

Attachment H

Planning Commission Correspondence

Johnson, Kenneth

From: Capasso, Julia
Sent: Monday, August 14, 2017 8:19 AM
To: Johnson, Kenneth
Subject: FW: support of 36-40 San Bruno Ave., Senior Housing and Retail Storefronts

From: tm [mailto:tmihaila@gmail.com]
Sent: Friday, August 11, 2017 2:31 PM
To: Planning Commissioners
Subject: Re: support of 36-40 San Bruno Ave., Senior Housing and Retail Storefronts

I am writing in support of the Senior Housing and Retail Storefronts. This proposal will increase access to affordable housing for seniors and help revitalize the Brisbane downtown area.

While we cherish the small town family atmosphere that Brisbane provides, my wife and I also support sensible development that helps address the housing problem that we face living here. I faced this issue personally while looking for affordable housing for my mother in the area and due to the high housing costs she preferred to relocate elsewhere.

This proposed development would help our town by providing more affordable choices for our seniors, while the commercial space can be used for yoga or other activities and the remodeled 23 club can be an added benefit to our downtown.

Sincerely

Radu and Masaki Mihaila

88 Beatrice Road

Brisbane

Johnson, Kenneth

From: Capasso, Julia
Sent: Monday, August 14, 2017 8:27 AM
To: Johnson, Kenneth
Subject: FW: 36-40 San Bruno Ave., Senior Housing and Retail Storefronts

From: Lenny Lind [<mailto:lind@covision.com>]
Sent: Sunday, August 13, 2017 5:04 PM
To: Planning Commissioners
Subject: 36-40 San Bruno Ave., Senior Housing and Retail Storefronts

Dear Commissioners,

I wanted to add my support for Joel Diaz's "36-40 San Bruno Ave., Senior Housing and Retail Storefronts" Project.

I've reviewed his plans and they feel well-thought-out for revitalizing downtown Brisbane.

I've lived in Brisbane since 1983. Over the years, the City has seemed to make the right moves in creating an ever-better place to live. This project feels like a move in the same direction.

Joel and Bonnie Diaz have been good neighbors for nearly 30 years. I know Joel has been a keen observer and participant in local initiatives and I respect him for it.

Sincerely,

—Lenny Lind

1122 Humboldt Road
Brisbane, CA
(415) 810-8194

Lenny Lind
Founder • Meeting Designer
Author • [Virtuous Meetings](#)
+1 415 810 8194


The Engagement Experts

Johnson, Kenneth

From: Capasso, Julia
Sent: Monday, August 14, 2017 8:27 AM
To: Johnson, Kenneth
Subject: FW: Proposed senior housing at 36-40 San Bruno ave

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

From: paul bouscal [<mailto:bouscalp@yahoo.com>]
Sent: Friday, August 11, 2017 5:00 PM
To: Planning Commissioners
Cc: Diaz, Joel
Subject: Proposed senior housing at 36-40 San Bruno ave

Honorable Planning Commissioners , I was present at the Planning Commission meeting month's ago when this project was proposed and I supported it then . This project will provide an urgent housing need within our community . I'm asking you to consider approving this project which will serve members of our community . Gratefully , Paul and Kathryn Bouscal

Johnson, Kenneth

From: Capasso, Julia
Sent: Monday, August 14, 2017 11:41 AM
To: Johnson, Kenneth
Subject: FW: Letter in support of proposed project at 36-40 San Bruno Avenue, Senior Housing
Attachments: support of 23 club housing for seniors.rtf

From: linda.dettmer@gmail.com [<mailto:linda.dettmer@gmail.com>] **On Behalf Of** Linda Dettmer | Dettmer & Associates
Sent: Monday, August 14, 2017 11:38 AM
To: Planning Commissioners
Subject: Letter in support of proposed project at 36-40 San Bruno Avenue, Senior Housing

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*Linda Montenegro Dettmer, Broker
Dettmer & Associates Real Estate
#00586178
415-467-3231 office
415-533-1776 cell*

www.dettmerassociates.com

Johnson, Kenneth

From: Capasso, Julia
Sent: Monday, August 14, 2017 8:18 AM
To: Johnson, Kenneth
Subject: FW: 36-40 San Bruno proposed Senior Housing

Hi Ken,

First of a few emails supporting the project.

Julia

From: Bonnie Boswell [<mailto:bonnboswell@gmail.com>]
Sent: Friday, August 11, 2017 11:10 AM
To: Planning Commissioners
Subject: 36-40 San Bruno proposed Senior Housing

Dear Planning Commissioners,

Please approve the senior housing and retail spaces for 36-40 San Bruno Avenue. I feel it helps bring vibrancy to our community, helps fix up downtown, and helps the seniors tremendously since I know there is a long waiting list for the senior housing that is available now. This location is the perfect location. Walking distance to the library, community center, parks, shops and the Senior citizen center - IDEAL location for seniors! As a Realtor I also know many families that are looking for affordable housing for their parents. This could be a step in the right direction for them. :)

Sincerely,
Bonnie Boswell
Better Homes and Gardens Real Estate | JF Finnegan Realtors
Realtor® / CalBRE #01906999
415.595.5883 mobile
www.BonnieBoswell.com

TRUST * EXPERIENCE * SERVICE

Want to know what's going on in any neighborhood? Get my free Better Homes and Gardens Real Estate APP! Text: JFF33 TO 87778

Thank you. Have a great day!

Johnson, Kenneth

From: Capasso, Julia
Sent: Tuesday, August 15, 2017 11:23 AM
To: Johnson, Kenneth
Subject: FW: support of 36-40 San Bruno Ave., Senior Housing and Retail Storefronts

From: Alina Zavodnik [<mailto:azavodnik001@yahoo.com>]
Sent: Tuesday, August 15, 2017 10:13 AM
To: Planning Commissioners
Subject: support of 36-40 San Bruno Ave., Senior Housing and Retail Storefronts

Hello,

This e-mail is to offer my support for 36-40 San Bruno Ave., Senior Housing and Retail Storefronts. I've been a resident of Brisbane for the last 7 years as a family of 4 and think bringing these changes is a great step in revitalizing the downtown of Brisbane so the community can enjoy new and exciting offerings and stay in town versus going outside. Also, my retired parents have been in line for a senior housing in Brisbane for several years now and having more choices for senior housing that gives priority to Brisbane residents and their children is a very valuable prospect.

Thank you for your consideration.
Alina Zavodnik

Johnson, Kenneth

From: Capasso, Julia
Sent: Thursday, August 17, 2017 8:05 AM
To: Johnson, Kenneth
Subject: FW: Revitalizing downtown Brisbane - new senior housing

From: Dolores Gomez [<mailto:Brischic@sonic.net>]
Sent: Thursday, August 17, 2017 7:54 AM
To: Planning Commisioners
Subject: FW: Revitalizing downtown Brisbane - new senior housing

Dear Brisbane Planning Co

I agree that the project of 16 one bedroom senior apartments that Mr. Diaz' is proposing, will be a compliment to Brisbane and helpful to senior residents. Of course parking is always a problem, but that may be figured out in plans. Parking would be my main concern.

Sincerely,
Dolores Gomez

Our project consists of 16 one-bedroom senior apartments with three micro-retail storefronts along 36-50 San Bruno Ave. Some of the apartments are affordable low and moderate income and all of the units are intended for Brisbane residents and family on a first come basis. The proposed micro-retail spaces will be very affordable and we are hoping that local artisans and entrepreneurs will rent them. The project is compliant with the zoning code and parking. No variances are being requested.

Capasso, Julia

From: Peter Grace <pgrace@petergrace.com>
Sent: Thursday, August 17, 2017 2:33 PM
To: Planning Commissioners
Cc: Diaz, Joel
Subject: 36-40 San Bruno Ave.

Dear Commissioners:

I encourage you to support the proposed development of 36-40 San Bruno Avenue.

Peter Grace
95 Kings Road
Brisbane

Johnson, Kenneth

From: anjakmiller@cs.com
Sent: Sunday, August 20, 2017 10:08 PM
To: Johnson, Kenneth
Cc: Miller Ray AT Yahoo
Subject: 30-50 San Bruno Avenue

Dear Commissioners,

We write in support of the above application for constructing much-needed affordable senior housing in central Brisbane.

In the current situation where our small community is being attacked from all sides by powerful entities unfairly and unreasonably pressuring us in the name of the housing crisis, it is gratifying to see a proposal like this. This infill project plan both complies with our General Plan and improves our downtown while meeting the needs of our residents and other seniors seeking affordable housing.

We trust you will consider this application favorably, perhaps adding to the permit any modifications that might be needed based on your expert study.

Sincerely,

Ray and Anja Miller

Capasso, Julia

From: Luc Bouchard (lbouchar) <lbouchar@cisco.com>
Sent: Monday, August 21, 2017 9:11 AM
To: Planning Commissioners
Cc: Padilla, Ingrid
Subject: Re: PUBLIC HEARING: 36-50 San Bruno Avenue

Dear planning commission

It appears, upon further review that code section 17.34.050 - Exemptions, exceptions and modifications, provides a reduced parking requirement for senior citizen dwellings. As such, it appears the code parking requirements are satisfied by the revised version of the proposed project.

Thus, please consider my previous comments on parking as amended with regard to code compliance.

However, it seems the total project's impact to parking in the NCRO-2 sector is still worthy of careful review, and I urge the planning commission to carefully consider its total impact footprint.

Regards,

Luc Bouchard
Brisbane resident.

Luc Bouchard
Senior Systems Engineering Manager
Collaboration Technologies
Public Sector
Cisco Systems
lbouchar@cisco.com
Direct: [+1.919.927.1318](tel:+19199271318)
Mobile: [+1.415.613.4820](tel:+14156134820)

Sent from my phone.

On Aug 20, 2017, at 20:43, Luc Bouchard (lbouchar) <lbouchar@cisco.com> wrote:

To whom this may concern,
May I ask you forward this email to the appropriate email addresses for the planning commissioners?

I am not certain the original email made it through.

Thank you!

Regards,

Capasso, Julia

From: Luc Bouchard (lbouchar) <lbouchar@cisco.com>
Sent: Saturday, August 19, 2017 2:31 PM
To: Planning Commissioners
Subject: PUBLIC HEARING: 36-50 San Bruno Avenue

City of Brisbane
Planning Commission
Friday August 17, 2017.

The planning commission held a study session on May 26th, 2016 regarding an eventual application for variances, use permits and design review for a mixed-use project at 23, Visitacion avenue. The project in question will be reviewed on August 22nd pursuant to application for Use Permit UP-2-17, Design Permit DP-1-17, and Grading Permit EX-4-17.

As I cannot be present, I would like to share some concerns I have with the project as it was presented on May 26th, 2016 study session. The content below is based largely on the information made available during this study session, we recognize the newest state of the project may affect the opinions expressed herein.

The documentation shared by the presumptive eventual applicant included architectural representations of up to four stories of residential dwellings, three separate commercial spaces (one club, one restaurant and a gym), and a few artisan showcases.

One aspect of this project, of particular import to the community, is the parking load imposed by a project of this scale to the NCRO-2 and surrounding R1/R2 zones in this part of our town. As it stands in the documentation provided for the May 26, 2016 study session, the project is lacking at least 9, and as many as 14 parking spaces to satisfy the existing requirements applicable to its residential component. As per section 17.14.090 – Parking, which requires compliance with Chapter 17.34, we understand the requirement to include, in part:

- 17.34.020 - Minimum requirements [A]:
 - o *“Single-family dwellings and group care homes, Studio or 1-bedroom dwellings not more than 900 square feet in floor area: 1 off-street space (uncovered or covered).”*
 - o *“Additional guest parking spaces shall be provided for all residential subdivisions of 5 or more single-family residences, at the rate of 1 parking space for every 5 units. Such spaces shall be located entirely within the public right-of-way and available for public use. Any accessible parking spaces required per Section 17.34.040(D) shall count as guest parking spaces.”*

It appears that for a project encompassing 16 units (as indicated in the Notice of Public Hearing for 22 August 2017), a minimum of 19 parking spaces should be provided (more if some units are larger or are multi-bedroom).

The project's commercial component, mainly consisting of a renewed 23 Club, a renovated Café 23 and a net-new gym, would also add to the parking load for that sector, as any successful business would. These two parking loads would then compete for the on-street parking demands of other, pre-existing businesses and residences in the immediate vicinity of the project's site, and increase the parking-related traffic volume and its parking radius.

Even if the project's residential component were to comply with the regulations as they are today, it would still add to the traffic volume and extend the parking impact's radius (i.e.: cars having to park farther away from the project's site), as some of the units would no-doubt be multi-car dwellings, as induced by multi-income households, driving-age children, visitors and other factors. This, combined with the renewed success of the rejuvenated 23 Club & Café 23 and the new gym, would increase demand for parking. We must note also that parking for the residential component of the project comes at the expense of the current commercial parking associated with the 23 Club. A mere drive-by during week day business hours shows parking is already practically at capacity.

During his presentation, project proponent Mr. Joel Diaz indicated that a contractual "car-less" option was being studied by the project's owners as a potential approach to reduce the parking load of the project. We fail to see how that would work.

While it is clear how a renter could be told they are not entitled to the off-street parking spaces provided as part of the project, we fail to see how someone would be prevented from driving a vehicle they either own, borrow, rent or lease, drive it legally in the public right of way, and then legally park it anywhere they see fit, including on the streets near the project site, and simply walk home. We also fail to see how any enforcement would be made: surely the officers of Brisbane's police department would not become enforcers of some private contractual agreement between the renter and the landlord? And assuming that a renter, having entered in a contractual agreement "not to use a car" with said landlord, and that this same renter is paying the rent on time, are we to believe the landlord would be eagerly in the business of evicting their own income-generating tenants?

More specifically, it appears that current regulations do not allow dwellings without dedicated parking spaces. In Chapter 17.34.030 - Use restrictions, [C], we read: "*The required parking for each unit of a residential use shall be independently accessible from that required for any other unit. The property owner shall assign each unit the exclusive use of at least one standard-size parking space, which shall be a covered parking space, if such is required for the unit. If tandem parking is provided, the two (2) spaces in tandem shall be assigned together.*"

We ask the planning commission consider the parking load this project poses on our town with the same interest and intensity it had when it considered, in February 2012, increasing the off-street parking requirements in other residential zones. We also ask that it consider the full parking load of the project, as imposed by the projects commercial AND residential components, including the impact of eliminating the current 23 Club's commercial parking.

We also ask that the planning commission actively consult directly the residential and commercial neighbors of the project, to gauge their appetite for granting this project a variance reducing the quantity of off-street parking required for this district. We also ask that no consideration whatsoever be made of a class of dwelling somehow exempt from the parking requirement based on a hitherto un-demonstrated contractual agreement with the renter; should planning commission still decide to consider such an approach, we ask it consult with our police department to document the actual mode of enforcement of such an agreement.

Another aspect of this project that appears to not comply with city regulations is the size requirement for the street-level storefront.

Of note, on page 2 of the May 26, 2016 memo to the planning commission from Senior Planner Ken Johnson, page 2, states: "*the owner has proposed that the parking garage be lined with two "commercial boutiques/artist display areas", of approximately 6 feet 4 inches in depth, together totaling approximately 250 square feet.*" This seems to be incompatible with the requirement expressed in 17.14.060 - Development regulations for the NCRO-2 district (H) which in part states:

"Storefronts. All uses at street level facing Visitacion and/or San Bruno Avenues shall be storefronts, as defined in Section 17.02.746 of this chapter, except for entrances to uses above or behind the storefronts. Such uses shall comply with the following additional requirements:

1. *The minimum floor area for a storefront use is six hundred (600) square feet. "*

The continued text of the section above does state that the approving authority may approve a lesser floor area for the storefront, but only upon a finding "*that such lesser area is as large as possible for the intended storefront use, given the size, configuration, and physical constraints of the structure and the site.*"

It appears that the current conditions of the site do not prevent the development of the 600 square feet of storefront as required above, as the lot is vacant. This area has been designated as the "Neighborhood Commercial" core of

downtown Brisbane, and we ask the planning commission not arbitrarily reduce its ability *"to serve the community by providing goods and services to enhance the quality of life"* by allowing a smaller-than-required commercial store-front offering at street level for this project.

With kind regards,

Luc Bouchard
Brisbane Resident.

Luc Bouchard
Senior Systems Engineering Manager
Collaboration Technologies
Public Sector
Cisco Systems
lbouchar@cisco.com
Direct: +1.919.927.1318
Mobile: +1.415.613.4820

Capasso, Julia

From: James Brewer <jamesallenbrewer@gmail.com>
Sent: Monday, August 21, 2017 11:04 PM
To: Planning Commissioners
Subject: Proposed Brisbane Senior Housing and Retail Revitalization Project

Dear Commissioners,

We're writing to you in support of the downtown Brisbane revitalization project currently being proposed by local realtor, Joel Diaz, and his partners.

This redevelopment project would not only address the dearth of affordable senior housing available in Brisbane, it would also create a new gathering place for the community, via the reconfigured 23 Club, with its accompanying outdoor gathering area, plus the micro retail rental spaces. Downtown Brisbane could indeed benefit from a "shot in the arm," and this development might be just what the doctor ordered.

We hope you'll see your way clear to supporting a project that promises to be of great benefit to our senior residents and the community as a whole.

Sincerely,

James Brewer and Amy Dondy
385 Alvarado Street
Brisbane, CA 94005-1601

James Allen Brewer
Actor/Producer
415-517-1430
<http://jamesallenbrewer.com/>

Capasso, Julia

From: eden dinoy <edendinoy@yahoo.com>
Sent: Monday, August 21, 2017 6:40 PM
To: Planning Commissioners
Subject: Senior Housing

Please consider the plans being presented to you over the dreadful, eyesore that this property is now.

Sincerely,
Tom Coursey

Sent from my iPhone

*Emo I already provided
RECEIVED to Comms
separately
AUG 21 2017*

Subject: 36-40 San Bruno Avenue Housing Project
From: Linda Parker (lindakbos@yahoo.com)
To: planningcommissioners@ci.brisbane.ca.us;
Date: Friday, August 18, 2017 12:21 PM

Comm. Dev. Dept. Brisbane

Dear Commissioners,

As a resident of Brisbane, I am totally in agreement with the above mentioned senior housing project.

This project will provide additional, needed funds to the City coffers. It will make downtown prettier and get rid of that ugly storefront on Visitacion.

Brisbane is a lovely community and with the new library that will be built, this project will also enhance our main street and be a great improvement to our City.

Thank you,

Linda Parker
301 Harold Rd
Brisbane, CA 94005

RECEIVED

AUG 21 2017

Comm. Dev. Dept. Brisbane

letter was previously
emailed to Planning
Commission

Kima Hayuk
Michelle L'Don-Hayuk
353 Alvarado St
Brisbane CA 94005

City of Brisbane
Planning Commission
50 Park Place
Brisbane CA 94005

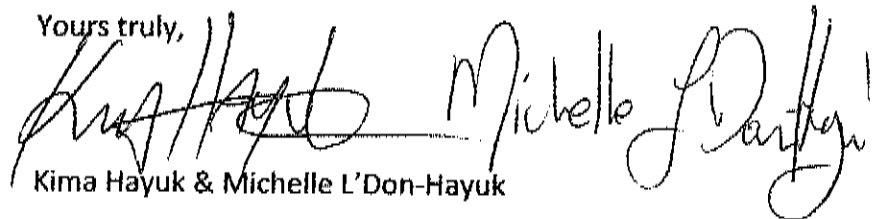
Honorable Members of the Planning Commission,

We are writing to you to express our support for, and encourage your approval of Senior Housing at 36 – 40 San Bruno Avenue. While we are all familiar with the severe shortage of housing in the Bay Area, an often-overlooked aspect is the crisis in housing availability for seniors, especially low-income options. This is evident in our own lovely city of Brisbane where there is only one senior housing complex and the waiting list is quickly approaching 100. Many of the folks on the list are at risk of passing before they have the opportunity to take advantage of the existing options. Our elder generations deserve our respect and support and new housing complex would place them at the center of a revitalizing downtown with quick access to civic resources such as our new library and the town park as well as to be closer to their families and loved ones. An integrated development with new micro-storefronts and the 23 Club restored as a historic treasure would help anchor a renewed town center which would be welcoming to city residents and visitors alike.

Many Brisbane families despair at the thought of being far from their elder loved ones. We have before us the possibility of creating opportunities for a multigenerational civic environment which allows us to help care for them and improve their quality of life while helping the city fulfill its obligations to alleviating the housing crisis.

We thank you in advance for your thoughtful consideration in approval of the proposed plan.

Yours truly,


Kima Hayuk & Michelle L'Don-Hayuk

August 21, 2017

RECEIVED

AUG 21 2017

Planning Commissioners
City of Brisbane
50 Park Place
Brisbane, CA 94005

Comm. Dev. Dept. Brisban

RE: 36-50 San Bruno Avenue Senior Housing

Dear Commissioners:

As a long-time resident of Brisbane, I am in favor of this project where additional housing is needed in our community, especially rentals.

Sincerely, *Wm Durham*
William h- Durham

Larry Durham
Brisbane, CA 94005

Planning Commissioners
City of Brisbane
50 Park Place
Brisbane, CA 94005

RECEIVED

AUG 21 2017

Comm. Dev. Dept. Brisbane

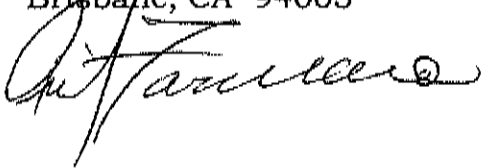
RE: 36-40 San Bruno Avenue Senior Housing

Dear Commissioners:

As a resident and home owner in Brisbane, I am in favor of this project where additional housing is needed in our community. This will also enhance the looks of the street where there is currently just a vacant parking lot. Let's make our downtown attractive.

Sincerely,

Rich Facciano
490 Kings Road
Brisbane, CA 94005

A handwritten signature in cursive script, appearing to read "Rich Facciano", written in black ink.

August 19, 2017

RECEIVED
AUG 21 2017
Comm. Dev. Dept. Brisbane

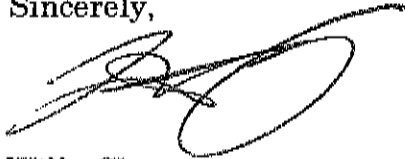
Planning Commissioners
City of Brisbane
50 Park Place
Brisbane, CA 94005

RE: 36-40 San Bruno Avenue Senior Housing

Dear Commissioners:

As a resident and owner of property in Brisbane, I am in favor of this project where additional housing is needed in our community. This will bring in additional revenue to the City as well.

Sincerely,



Willy Chang
260 Annis Road
Brisbane, CA 94005

RECEIVED

AUG 21 2017

Comm. Dev. Dept. Brisbane

August 19, 2017

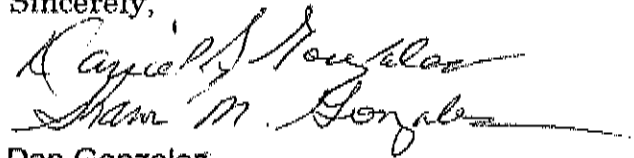
Planning Commissioners
City of Brisbane
50 Park Place
Brisbane, CA 94005

RE: 3640 San Bruno Avenue Senior Housing

Dear Commissioners:

As a home owner in Brisbane, I am in favor of this project where additional housing is needed in our community. In our personal experience, we tried to secure senior housing at the Brisbane senior housing complex for a parent, but there were too many others on the waiting list. Please allow this project to proceed.

Sincerely,



Dan Gonzalez
200 Harold Road
Brisbane, CA 94005

August 19, 2017

RECEIVED

AUG 21 2017

Comm. Dev. Dept. Brisbane

Planning Commissioners
City of Brisbane
50 Park Place
Brisbane, CA 94005

RE: 36-40 San Bruno Avenue Senior Housing

Dear Commissioners:

As a resident and owner of property in Brisbane, I am in favor of this project where additional housing is needed in our community. This will bring in additional revenue to the City as well.

Sincerely,



Gerald Yee
401 Harold Road
Brisbane, CA 94005

August 19, 2017

RECEIVED

AUG 21 2017

City Dept. Brisbane

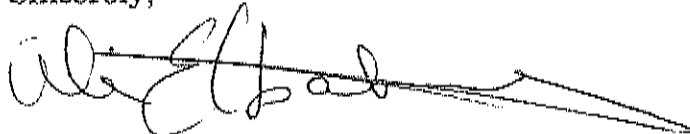
Planning Commissioners
City of Brisbane
50 Park Place
Brisbane, CA 94005

RE: 3640 San Bruno Avenue Senior Housing

Dear Commissioners:

As a resident and owner of property in Brisbane, I am in favor of this project where additional housing is needed in our community. With the price of single family homes skyrocketing, we need smaller, affordable housing for our residents. This project will help, including making downtown more attractive.

Sincerely,



Mrs. Ali El-batniji, Owner/Resident
811 Humboldt Road
Brisbane, CA 94005

8-8-17

Dear City Council:

I, Penny O'Connor, support
the housing development on
lots 30-50 on San Bruno
Ave. This will be for senior
housing which is in great
need for our seniors. There is
a waiting list of approximately
eight years for a unit -
AND That is Deplorable.

Sincerely,

Penny O'Connor
Brisbane Resident

RECEIVED

AUG 21 2017

Comm. Dev. Dept. Brisbane

August 21, 2017

RECEIVED

AUG 21 2017

Comm. Dev. Dept. Brisbane


Planning Commissioners
City of Brisbane
50 Park Place
Brisbane, CA 94005

RE: 36-50 San Bruno Avenue Senior Housing

Dear Commissioners:

As a resident and homeowner of Brisbane, I am in favor of this project where additional housing is needed in our community, especially homes for seniors.

Sincerely,



Tami Quan
301 Harold Road
Brisbane, CA 94005

RECEIVED

AUG 21 2017

Comm. Dev. Dept. Brisbane

August 21, 2017

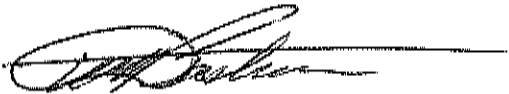
Planning Commissioners
City of Brisbane
50 Park Place
Brisbane, CA 94005

RE: 36-50 San Bruno Avenue Senior Housing

Dear Commissioners:

As a resident and homeowner of Brisbane, I am in favor of this project where additional senior housing is needed in our community. Senior residents will be good for the vitality of Visitacion Street merchants because they might be more inclined to shop locally.

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Bostrom", with a horizontal line extending to the right.

Dave Bostrom
301 Harold Road
Brisbane, CA 94005

RECEIVED

AUG 22 2017

Comm. Dev. Dept. Brisbane

August 21, 2017

Planning Commissioners
City of Brisbane
50 Park Place
Brisbane, CA 94005

RE: 36-50 San Bruno Avenue Senior Housing

Dear Commissioners:

As a resident and home owner in Brisbane, I approve of this project where senior and affordable housing is needed in our community. This will eliminate the vacant parking lot and enhance the looks of the street. Let's make our downtown beautiful.

Sincerely,



Daniel Sorrentino
574 Alvarado Street
Brisbane, CA 94005

RECEIVED

AUG 22 2017

Comm. Dev. Dept. Brisbane

August 20, 2017

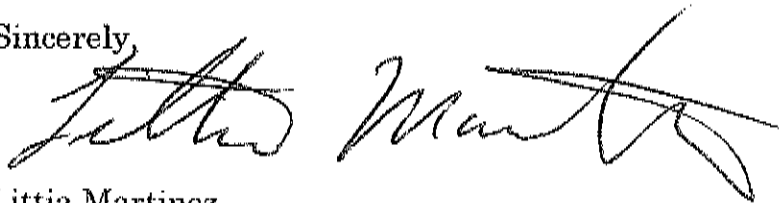
Planning Commissioners
City of Brisbane
50 Park Place
Brisbane, CA 94005

RE: 36-40 San Bruno Avenue Senior Housing

Dear Commissioners:

As a resident of Brisbane, I am in favor of this project where additional housing is needed in our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Littia Martinez". The signature is fluid and cursive, with a large initial "L" and "M".

Littia Martinez
401 Harold Road
Brisbane, CA 94005

RECEIVED

AUG 22 2017

Comm. Dev. Dept. Brisbane

August 19, 2017

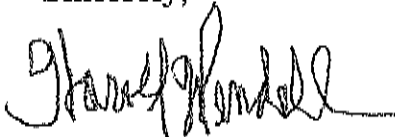
Planning Commissioners
City of Brisbane
50 Park Place
Brisbane, CA 94005

RE: 36-40 San Bruno Avenue Senior Housing

Dear Commissioners:

As a resident and home owner in Brisbane, I am in favor of this project where smaller, more affordable housing is needed in our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Harold Wendell". The signature is fluid and cursive, with a long horizontal stroke at the end.

Harold Wendell
1154 Humboldt Road
Brisbane, CA 94005