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Comm. Dev. Dept. Brisbane

January 21, 2014

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To Ken Johnson, Associate Planner
City of Brisbane
Planning and Community Development
50 Park Place, Brisbane, Ca. 94005

Dear Ken,

Please read this letter, feel free to annotate it for accuracy, or clarity, and forward it to the Mayor, and copies of it to City Council and Planning Commission members.

The City of Brisbane is not unfamiliar with this project. The proposal before you is the third consecutive attempt to play by the rules and build a home in the community at the north-east corner of Thomas and San Bruno Avenues.

After the initial attempt of a large, voluminous modern home was denied, Planning drew a line, cutting the height limit from 35 ft. to 15 ft. Owners chose a classical Chinese style of home, deformed enough that approval and a building-permit ensued. The recession curtailed that project.

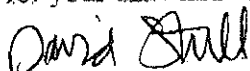
Early this year the property was sold with those plans. New owners were made aware that the previous approval was not automatic the second time around, and that there were changes to zoning requirements, (area and set-back changes, along with the ambiguous view clause that justifies why we are here now).

The current proposal, reviewed and approved by the Planning Department and the Planning Commission, has conformed to revised restrictions, removed perceived offending elements, and provides tremendous Public support in the form of curb, gutter and sidewalk along both San Bruno and Thomas Avenue adjacencies, handicap access and bus stop at the intersection, and a landscape plan and agreement that exceeds Habitat Conservation Plan requirements. The landscape is both personal and native, drought-tolerant and water-conserving, the home with many energy-conserving features.

Please do not delay this project: please have your public hearing as soon as possible. Interest on borrowed money, labor and material costs, and the anguish of uncertainty take heavy tolls on a family. The Mann Quach family deserves your quick attention.

Thank you for your time and consideration,

Sincerely,



David Stull