

MAPLE – NEW TOWNHOUSES PROJECT

616 Maple Avenue – 4 detached Residential buildings - Housing Development Project

Summary of discussion from Neighborhood Meeting

Meeting Date: July 31, 2025, Thursday
Meeting Time: 6:00 pm to 7:00 pm
Meeting Address: 616 Maple Ave – project site
Property Owner : Richard Lee
Project Applicant: Winnie Tam – architect

Summarize the questions/comments/concerns received prior or at the Neighborhood Meeting below.
State our responses /or how the project has been designed to answer concerns.

Questions/Concerns # received before Neighborhood Meeting:

1. Concern #1:

(Email received from Ming Lee on Jul 18, 2025.) mingwinglee919@gmail.com Physical address not stated.

Concern on parking space around neighborhood: new townhouse Complex to provide adequate parking.

(Email **answered** on Jul 21, Mon.) Our project is providing adequate parking spaces per Planning requirement. Two Maple-front townhouses have 2 parking spaces each; and the Rear Hawthorne Condo units have an open garage of 6 parking spaces. Reply-email attached with Cover 3D-renderings, and Maple Ave proposed Front Elevations with adjacent neighbors, inserted with existing Site photos.

2. Question #2:

(Email received from Jonathan on Jul 28, 2025.) jonchoy@gmail.com Physical address not stated.

Question on providing plans for the proposed project. Curious about layout and parking:

(Email **answered** on Jul 30, Wed.) Listed our project's parking provision for all the units. Email attached Cover 3D-renderings and proposed Front Elevations with adjacent neighbors. Invite Jonathan to join our Neighbors' Meeting where Full-size and half-size drawing Sets would be available for reviews.

Neighborhood Meeting: Held at Site on July 31, 2025, Thursday from 6:00 pm to 7:00 pm.

- **Project planner** (Victoria Kim), **Property Owner** (Richard Lee), **Project architect** (Winnie Tam), together with the tenants of existing residential unit were standing by 10 minutes before 6 pm, ready to welcome neighbors and interested parties coming to the meeting.
- **Attendees** started arriving, were invited to fill in the meeting sign-in sheet. There are about a dozen+ attendees, mostly from the nearby neighborhood. (Shown physical addresses on Sign-in sheet from: Maple Ave, Pine Terrace, Olive Ave, Magnolia Ave, & Miller Ave. See meeting Sign-in attached.)
- **Meeting started** with project architect welcoming guests, introducing our project planner, and briefly presenting an overview of our project. The existing non-conforming unit is to be removed. 4 new detached residential buildings are to be built on the existing mostly vacant lot of 10,500 sf. There will be 2 new townhouses at Maple front, and 4 condo units at the 2 rear buildings. Large format drawing set was presented for detail reviews. Four half-size drawing sets are also available for interested parties' checking.
- **Questions and answers** started, then **discussions** continued in casual and friendly exchanges between attendees, project architect, the project planner and the property owner.

Summary of Questions/Concerns and Discussions:

'Parking provisions' for the new units were the most concerned questions:

Neighbors stated the neighborhood is already stressed with finding curb side parking spaces and concerned if the new project will make situation worse.

- Project architect explained our project has provided adequate parking spaces per Planning requirement. The large format Site Plan drawing (Garage level of all units) was presented, showing a total of 10 parking spaces were provided for the 6 new residential units. Also, separate driveways were designed to serve both street fronts, at Maple Ave and at the rear Hawthorne Place.

Story height of building was enquired:

- Project architect explained that our project had been working with Planning Dept. to develop a 2-story building front design for nicely blending in with the adjacent neighborhood buildings. Behind the front 2-story design is the hidden split-level living spaces at rear of building footprint. Per our sloping site, (sloping from left to right at Maple sidewalk; and sloping from Maple Ave front down to Hawthorne Place rear), the Maple front townhouses footprints were set to lower about 3 ft. from the high lot side, at the mid-driveway level. The top of building height was hence lowered to avoid any view blocking to the opposite neighbors. Situation explained by presenting large format drawings of Longitudinal Site Sections and Lateral Sections.

Question raised about whether units are meant for rental or for sale:

- Answered by property owner that units would be mostly owner-occupied and rental.

A few neighbors are interested to know when the new project would start construction:

- Project architect explained that after smoothly moving along on Neighborhood Reach-out, we may continue to process preparation for Planning Commission Public Hearings, and the City Council Public Hearing after. Then probably move forward for Building construction permit next year.

A few Interested parties would like to receive pdf plans for our project and updates:

- Project architect asked interested parties to write to architect's email on our invitation letter, and pdf plans would be attached with a reply email.

Meeting ended around a few minutes after 7 pm.

Attached Meeting Sign-in Sheet :

- (See scanned Meeting Sign-in for record on the following page.)

Pdf plans Requests received after Neighborhood Meeting:-

- (Email received from Bob Bartoli on Aug 8, 2025.) bbartoli@pacbell.com Physical address: 675 Pine Terrace.
It was a pleasure meeting the other night. Please keep me in loop with updates and email a PDF of the plans.

(Email **answered** on Aug 11, Mon.) Thanks for interest and reply email attached with pdf of current plan set.

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Neighborhood Meeting – Sign-in Sheet

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Property Owner: Richard Lee
Project Applicant: Winnie Tam - architect

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number or email. (Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.)

<u>NAME/ORGANIZATION</u>	<u>ADDRESS</u>	<u>PHONE #</u>	<u>EMAIL</u>
1. ROBERT BARTOZZI	675 PINE TERRACE	650.224.2433	BBARTOZZI@PACBELL.NET
2. IRISH COLOMBO	604 MAPLE AVE	650.515-6614	
3. SA Jimenez	622 MAPLE AVE	650-296-1377	salvadorjimenez1@yahoo.com
4. Julia Lopez	612 B Olive Ave	650 8923380	
5. Allen Innes	618 Maple Ave.	650-243-7441	acinnhes@gmail.com
6. Brenda Rodriguez	617 Maple Ave.		bhammond336@gmail.com
7. Dave Rodriguez	1017 Maple Ave		dave.rodriguez619@gmail.com
8. Julia Lopez			juvelo27@yahoo.com
9. Juan Carlos Jimenez	622 Maple Ave	650 452 3516	
10.			Jimenez SC 70 @ gmail.com
11. Weimen Peng	554 Magnolia Ave, SSF	CA 94280	
12. SA Jimenez	141 San Jose Ave		
13. Huizhong Ling	605 Maple Ave		South San Francisco
14. Tie Liny	416 Miller Ave		
15.			