

SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: SEPTEMBER 8, 2011

| Date: | September 1, 2011 |
|---------------------|--------------------------------------|
| Case No.: | 2011.0082D |
| Project Address: | 655 Alvarado Street |
| Permit Application: | 2009.12.11.3061 |
| Zoning: | RH-2 (Residential House, Two-Family) |
| | 40-X Height and Bulk District |
| Block/Lot: | 2803/028C |
| Project Sponsor: | Ken Linsteadt |
| | Ken Linsteadt Architects |
| | 3407 Sacramento Street |
| | San Francisco, CA 94118 |
| Staff Contact: | Adrian C. Putra – (415) 575-9079 |
| | adrian.putra@sfgov.org |
| Recommendation: | Do not take DR and approve |

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 project is to construct a three-story horizontal rear extension and a one-story vertical extension. The proposed rear extension involves add a rear addition at the existing first floor and basement level, and creating a new second basement level (under the proposed basement extension). Additionally, the rear extension at the first floor level will be setback 5 feet from the east side property line. The proposed vertical extension will create a new third story which is setback 15 feet from the existing front building wall, and 9 feet from the existing rear building wall.

SITE DESCRIPTION AND PRESENT USE

The project site is a steeply down sloping lot that also has a lateral upslope west to east. The lot contains 2,850 square feet, measures 25 feet wide by 114 feet deep, and is located on the south side of Alvarado Street between Castro and Diamond Streets. The lot contains a two-story-over-basement, single-family building, which per City records was originally constructed circa 1925. The existing building is not listed in the Planning Department's 1976 Architectural Survey (AS survey) or the National or California Registers as having architectural significance.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located in the Noe Valley neighborhood. The subject block is within an RH-2 Zoning District, but is predominantly developed with single-family dwellings. On the subject block a majority of the lots facing Alvarado Street are 114 feet deep and around 25 feet wide with the exception of one 30 foot wide lot. Buildings on the subject block range from two-to-four stories in height from street view. A majority of buildings on the block were constructed between 1910 and 1940. The adjacent lot to the east

(651 Alvarado Street) contains a two-story-over-basement, single-family building. The adjacent lot to the west (661-663 Alvarado Street) contains a two-story-over-basement, two-family building.

The opposite side of Alvarado Street is developed with multi-family buildings. These include three separate three-story-over-garage apartment buildings that each contain between 26 to 34 dwelling units.

BUILDING PERMIT NOTIFICATION

| TYPE | REQUIRED PERIOD | NOTIFICATION DATES | DR FILE DATE | DR HEARING DATE | FILING TO HEARING TIME |
|---------------|--------------------|--|---------------------|----------------------|------------------------|
| 311 Notice | 30 days | December 13, 2010 – January 28, 2011 | January 24, 2011 | September 8, 2011 | 257 days |

*The 311 notice period was extended for an additional 15 days under a second notice sent on 1/13/2011 to better clarify the project's proposed number of stories and correct the listed cross streets.

HEARING NOTIFICATION

| ТҮРЕ | REQUIRED PERIOD | REQUIRED NOTICE DATE | ACTUAL NOTICE DATE | actual Period |
|---------------|--------------------|----------------------|--------------------|------------------|
| Posted Notice | 10 days | August 30, 2011 | August 30, 2011 | 10 days |
| Mailed Notice | 10 days | August 30, 2011 | August 30, 2011 | 10 days |

PUBLIC COMMENT

| | SUPPORT | OPPOSED | NO POSITION |
|--------------------------|---------|------------------|-------------|
| Adjacent neighbor(s) | | 1 (DR Requestor) | |
| Other neighbors on the | | | |
| block or directly across | | 3 | |
| the street | | | |
| Neighborhood groups | | | |

In addition to correspondence from the DR Requestor at 651 Alvarado Street, the Department has received correspondence from the owners of 647 Alvarado Street, 665 Alvarado Street, and 681 Alvarado Street who also voice concerns to the project similar the DR Requestor's.

DR REQUESTOR

Mary Ferretti, owner of 651 Alvarado Street, which is the adjacent property to the east of the project site.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated January 24, 2011, and additional information submitted on February 9, 2011.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached Response to Discretionary Review, dated February 16, 2011.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team (RDT) reviewed the proposal prior to 311 notification and requested that the third story vertical addition have a 15 foot setback from the front building wall with the massing stacked along the west side of the property, and that a 5 feet side setback be provided along the east side of the rear addition at the first floor and basement level.

The project was subsequently reviewed by the Department's Senior Management and they agreed with the RDT's design recommendation for the third story front setback. However, they felt that a 5 foot side setback along the east side of the rear extension at only the basement level would be sufficient in reducing the massing of the extension. This feature would not create a significant adverse impact to the adjacent buildings or the DR Requestor's property for the following reasons:

- The DR Requestor's property contains one of the shallowest buildings on the subject block which would severely restrict the buildable envelope of the subject building if limited to averaging adjacent building depths.
- All lots facing Alvarado Street (including the project site) on the subject block are steeply down sloping lots. While the rear extension is deeper than the average depth of the adjacent buildings, the extension at the basement level and second (lower) basement level are at a lower grade than the habitable levels of the DR Requestor's building and other buildings on the block facing Alvarado Street. Also, the rear extension at the first floor level is setback 5 feet from the east side property line. Therefore, the Department believes that the project would not result in exceptional or extraordinary impacts to the DR Requestor's access to light and air or the mid-block open space of the subject block.
- The rear extension's east facing windows at the first floor (see Sheet A1.3 of the reduced plans) are setback 5 feet from the east property line, and has limited visibility to the DR Requestor's building due to the subject building's existing footprint and build-out. Additionally, a 3.5 foot high solid railing has been added to the third floor's rear terrace, which is setback approximately 4 feet from the east side property line. The new railing will provide additional privacy to the DR Requestor's property by preventing terrace users from looking onto the DR Requestor's property is within acceptable tolerances for privacy, which is to be expected when living in a dense urban environment.

Following the filing of this Discretionary Application the project sponsor has setback the second floor rear roof deck 5 feet from the east side property line to fully comply with Department's requested modifications.

For reasons stated above the Department finds that the project does not demonstrate an exceptional or extraordinary circumstance.

(NOTE: Historical issues are not discussed as part of this DR report, as that subject matter falls under the purview of the California Environmental Quality ACT {CEQA}. The project has been reviewed by the Department's Historical Preservation staff and was determined to be Categorically Exempt from Environmental Review.)

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.

| RECOMMENDATION: | Do not take DR and approve | |
|------------------------|----------------------------|--|
|------------------------|----------------------------|--|

| Attachments: |
|--|
| Block Book Map |
| Sanborn Map |
| Zoning Map |
| Aerial Photographs |
| Context Photographs |
| Section 311 Notice |
| Revised Section 311 Notice |
| DR Application |
| Supplemental information from DR Requestor dated February 9, 2011 |
| Supplemental information received from DR Requestor on August 29, 2011 |
| Project sponsor submittal: |
| Response to DR Application dated February 16, 2011 |
| Photographs taken from the rear of the subject property |
| Reduced Plans |
| 3D Renderings |
| Aerial view of subject block |

ACP: G: IDocuments IDRs 655 Alvarado Street 655 Alvarado Street - 2011.0082D - DR - Abrreviated Analysis.doc

Parcel Map



Sanborn Map*

ALVARADO

π



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



















Zoning Map





Site Photo from the front



| 4: | 2011. | 00820 |
|----|-------|-------|
|----|-------|-------|

APPLICATION FOR Discretionary Review Application

1. Owner/Applicant Information

| · \ | |
|-----------|---|
| ZIP CODE: | TELEPHONE: |
| 94066 | (415401-9438 |
| | cell # 235-1680 |
| | |
| 6lazer | |
| ZIP CODE: | TELEPHONE: |
| 94114 | () |
| | |
| | |
| ZIP CODE: | TELEPHONE: |
| | () |
| | |
| | |
| | 94066 ARY REVIEW NAME: 6/02 <i>er</i> 210 CODE: 94114 |

2. Location and Classification

| | rado s | +. | | 2 | 94114 |
|--|--------|--------|--|---|-------|
| CROSS STREETS: Castro/f | Hvara | do St. | | | |
| ASSESSORS BLOCK/LOT: LOT DIMENSIONS: LOT AREA (SQ FT): ZONING DISTRICT: HEIGHT/BULK DISTRICT: $2803/028C$ 25×114 $Z850$ $TRH-2$ $40\times$ | | | | | |

3 Project Description

| Please check all that apply | |
|--|--|
| Change of Use Change of Hours New Construction Alterations | Demolition Other 🔀 |
| | Vertical Extension Horizontal Extension |
| | Harrizant I Tixla |
| Additions to Building: Rear 🔀 Front 🗌 Height 🔀 Side Yard | horizonia extension |
| n in a start (in it is it) | |
| Present or Previous Use: single family residence | |
| Proposed Use: single family residences | |
| | |
| Building Permit Application No. 2009. 11, 306 Date | Filed: $12 - 11 - 09$ |
| | |

11.0082**D**

CASE NUMBER: 2011.00820

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.

Me were not notified of a pre-planning meeting held on Nov 23,2009 (Thunksgiving weekend). At the meeting the architect told an attendee we were or with the project. We never spoke with him I called the planner. She went on medical leave, I spoke with Delvin Washington. 5/27/10 Mr. Washington said letter was sentout early February, they had concerns about massive project, wait for next notice." I received ta copy of the notice on iz-ig- ir Couring busy holiday season), not mailed to John Ferretti. I attempted to meet with the architect. He was out of town. I had the permit expiration date extended due to errors written on the building permit application and also wanted to meet-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: Sec. 311(c)(1) Sec. 101.1 protects existing neighborhood character, · Ensures the building's scale is compatable with surrounding buildings both in hieght and depth . Ensures that the building respects the mid block open space . Maintains light to adjacent properties by providing adequate set backs · provide adequate light, air privacy

None of the above Will be ensured leaving 651 Alvarado St. the feeling of being boxed in 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?

Provide adequate set back property line terraces in order to maintain and provide adequate light, air and privacy. Remove property line window to maintain privacy Reduce size of new 14x20 (plus) wall on the property line Reduce the rear addition which impacts mid block open space and is not in keeping with depth of my building (651 Alvaradost) or nieghbors buildings, severing the "specific community amenity"

11.00820

With the architect. We finally met on January 8, 2011. He never got back to US. The proposed project is 4700 square feet. Our home is 1200 square feet. (as of Jan 2010)

* Please note the architect, Mr. Linsteadt, knew the correct address for John Ferretti Was 324 Elm St. San Bruno CA. The second Notice of the Building Permit Application dated 12-13-10 was not gent. to John Ferretti.

April 2010 - New property owners at 647 Alvarado St. - never notified or discussed project with them

#2 651 Alvarado St. 647 Alvarado St. "are concerned with losing" mid block open 663 Alvarado St space, the specific community amenity. 665 Alvaradost · building scale is not compatable with surrounding buildings 681 Alvarado St. 651 Alvarado will lose air/light and privacy 663 Alvarado

4. Actions Prior to a Discretionary Review Request

| Prior Action | YES | NO |
|---|-----|----|
| Have you discussed this project with the permit applicant? | | X |
| Did you discuss the project with the Planning Department permit review planner? | × | |
| Did you participate in outside mediation on this case? | | X |

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.

| The architect | never got | back to | US regar | ding ou | ur |
|---------------|-----------|---------|--|---------|--|
| concerns. | J | | J | Ĵ | |
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11.00820

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.

ph Seneth" har ferret Signature:

Date: Jan. 24, 2011

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

John Ferretti and Mary Ferretti - owners

Owner / Authorized Agent (circle one)

11.00820

HAND DELIVERED

February 9, 2011,

Adrian Putra Planner San Francisco Planning Department 1660 Mission St. San Francisco, CA 94103

RE: Building Permit Application No. 2009.12.11.3061 Project Address: 655 Alvarado St. Assessor's Block / Lot # 2803/028C DR Application filed 1124/2011

Dear Mr. Putra,

For your information and to give you a clear understanding of the above referred proposal and it's negative impact please see the attached 11 pages ranging from sizes 11" x 17" thru 11" x 42" containing 38 photos and illustrations my and my neighbor's concerns.

I am also including a copy of emails (between Mr. Linsteadt and I) dating back to January 2010. To date Mr. Linsteadt has not gotten back to me or my neighbors.

I appreciate your time.

Mary Ferretti

Cc: Lucy Webb Sent: Monday, January 11, 2010 8:58 AM Subject: RE: 659 Alvarado St. San Francisco

Hi Mary,

Yes, we had the pre application meeting on November 23rd. Your letter came back marked undeliverable – with no forwarding address (we received six such returns). I'm sorry it didn't reach you, and we certainly were not trying to avoid you – San Francisco Planning dictates the exact addresses we were to invite to the meeting. We also didn't suggest to the Flynn's that you were in support of the project (your name/property didn't come up at the meeting). We are happy to send along copies of the plans to you - the Planning Department will be sending them to you as well (the entire neighborhood will receive plans).

Best,

Ken

From: mary ferretti [mailto:mferrettisf@astound.net] Sent: Friday, January 08, 2010 4:19 PM To: Lucy@kenlinsteadt.com Subject: 659 Alvarado St. San Francisco

Ken Linsteadt Ken Linsteadt Architects

Dear Mr. Linsteadt,

My brother, John Ferretti, and I own 651 Alvarado St. I was given your number by my neighbor Chris Flynn whom owns 661 Alvarado St. I was informed by Ms. Flynn and her son John Flynn that you had a pre application meeting the end of last year with neighborhood occupants that might be affected by the addition. The Flynn's informed me that you told them at the meeting that my brother and I were ok with the proposed plans for the addition of 659 Alvarado St. Both my brother and I have never received any information on proposed plans for 659 Alvarado St. nor have we ever spoken with you or the owners of 659 Alvarado St regarding any proposed addition. My next door neighbors at 659 Alvarado St. know my phone number. I find it surprising that the addition was never brought to my or my brothers' attention by you or the owners at 659 Alvarado St. When was the first correspondence sent out to the neighborhood? Why were we not on a list of persons to correspond to?

I would hate to think this was intentional on you and your client's part.

I would appreciate your attention to this matter.

Thank you,

Mary Ferretti

From: John Flynn <flynn@sonic.net>

Subject: Re: 659 Alvarado St. San Francisco

Date: January 11, 2010 1:29:31 PM PST

To: "mary ferretti" <mferrettisf@astound.net>

Con "Ken Linsteadt" <Ken@kenlinsteadt.com>

Dear Ken,

I must correct you on the exchange that took place between you and I back in November.

I had asked why Mary or John Ferretti were not at the meeting as they are the owners of the house to the immediate east of the property at 659 Alvarado. You did convey to me that they were not opposed to the extension, and in fact it was your understanding that Mary and John had similar plans underway for their property.

I also received a version of the plans in the mail, but when I phoned your office with a question whether these plans were the original plans, or the updated ones that you and the property owner were discussing that night, she said that she had "no idea." She also said that she would make sure you phone me to advise of which. I still have not received any call.

John Flynn (661 Alvarado) Cell: 650-465-3040

On Jan 11, 2010, at 1:02 PM, mary ferretti wrote:

Dear Ken,

I forwarded a copy of your email to Mr. Flynn. We are old nieghbors since we were 6 years old. I have no reson to doubt his word. My renters have always forwarded mail to me and I was in contact with the neighbors at 659 Alvarado St. as late as the end of October because they told me they were interested in purchasing my property and combining making to make one big parcel.

I would appreciate it if you would please email me copies of all correspondances, past and present along with proposed plans.

Thank you,

Mary Ferretti

cc: John Flynn

----- Original Message -----From: Ken Linsteadt To: mferrettisf@astound.net





Alvarado St.

, house is cated at the p of the hill,

t is located in middle of block between steep hills,



 \leftarrow Castro St \rightarrow





3

addition will cut me off from neighbors " boxed in "feeling iew from my deck













in 1969 55 Alvarado St. Was gutted and went from 900 square feet to 2,700 square feet. Ushed out just short of rear of 661 Alvarado St.



"My yard slopes down. Property line terraces will create a dwarfed feeling while standing in yard and will cause loss of light, air and privacy. PAGE 6/11









7.SD (N) Fourth Floor (E) Third Floor 46% star from grade to frest 1.00% %/solid 42° 1904 cuardral at property line WS LIVE REPRESENTS PROFILE OF ACLACENT BUILDING (SST ALVARIADO STREET) (E) Second Floor (E), Frat Poot CHARTER FOR CLARTY (M) Ecsement

FITS

PROPOSED SIDE ELEVATION (WEST)

(1)

KOPERTY LINE

 property line terrace
 will increase the
 towering wall "feeling
 while one is in the
 yard. . property line terrare will create loss of light, and privacy











"property line terrare will increase the "towering wall" feeling while one is in the yard.

· property line terrare will create loss of light, air, and privacy











0

" Boxed in "







" Looking out bedroom



" Looking out bedroom window " Boxed in" feeling





proposed top level terrace will allow people to look into bedroom window.
I will lose air, light and privacy.

. Increased "boxed in" feeling

Wants to add property line window/ while there is a proposed large window window at the rear of the building a couple of fect away.









wants to pushout and add a property line terrace. wants to pushout and add a property line terrace. wants to make lattice a solid wall and extend 6t additional feet/adding a towering feeling while standing in the yard/ while people can look over me.















CONCERNS TO ADDRESS AT DISCRETIONARY REVIEW

1. Inadequate notification of proposal to neighborhood as demonstrated by affidavit filed by the architect, Ken Linsteadt:

The meeting was held during busy the Thanksgiving weekend, when many are busy or out of town. Only 3 attended the meeting.

John and I owner's of 651 Alvarado St. were unaware of a meeting.

3 homeowners on the were mailed notices of a pre-application meeting, 1 of which was mailed to "occupant."

4 addresses notified at the rear of the proposal located on 23rd St. were mailed to 23rd Ave. not Street.

28 occupants/renters residing across the Street at 650 Alvarado St. (large apartment complex, not affected by proposal) were mailed notices. Of the 11 organizations sent notices:

1 person is deceased
 1 resides in New York (my children went to school with his children)
 1 spends most of her time in Mexico
 3 have P.O. Boxes
 The remaining are not associated with the Noe Valley Community

This demonstrates that the mailing list was cherry picked.

- 2. At the Pre-application meeting the architect told the owner of 661 Alvarado St. that John and Mary Ferretti were ok with the project, which was not true.
- 3. Notices have the history of being sent out during busy holiday seasons; Thanksgiving and Christmas when people are busy or out of town.
- 4. No meeting with architect after several attempts by nieghbors.

Neighborhood concerns:

Ground water problems

Proposal adhering to Planning Code Sec. 311 (c)(1) guidelines: Ensure that the building respects the mid block open space Maintain light to adjacent properties by providing adequate set backs Minimize impact of of loss of privacy and light Neighborhood context / block pattern / leave center of the block open for rear yards and mid block open space Immediate context of the project, how does it relate to adjacent buildings? Design the scale of the building to be compatable with the height and depth of surrounding buildings at the mid block open space Preserve the neighborhood character Preserve "specific community amenity" Consider that an"out of scale rear yard can leave residents felling "boxed in"or "cut -off" from mid block open space

If proposal were to go through it would mean that the largest house in the neighborhood would be next to the smallest house.
We do not agree with the extension or excavation of 655 Alvarado St. especially since it was pushed out to it's maximum and went from a 900 square foot home to a 2700 square foot home in 1989.

Our neighborhood does not support a 5 story 4330.95 square foot home.

If the commission recommends we meet with the architect we ask that the city and the architect send out proper notification to all homeowners within the required radius, so that the neighborhood may attend.

4:34 -00

Hill SI

Vicksburg

Sanchez

10

73rd \$4

sauchaz

<u>0</u> 2441h St.

jersev Șt Map data 62011 Google

S55 Alvarado St San Francisco, CA 94114

Description

This is a 900 square foot, 1.0 bathroom, single family home. It is located at 655 Alvarado St San Francisco, California. This home is in the San Francisco Unified School District. The nearest schools are Alvarado Elementary School, James Lick Middle School and Mission High School.

| Bedrooms: | | Мар |
|-----------------|--------------------------|---|
| Bathrooms: | | N CALINARY INC. |
| | 900 | 17.84 ⁶ 21st St 21st St 2 |
| Sqft: | | ۲. ۲. ۲. ۲. ۲. ۲. ۲. ۲. ۲. ۲. ۲. ۲. ۲. ۲ |
| Lot size: | 2,850 sq ft / 0.07 acres | |
| Property type: | Single Family | 2 ¹³⁴ 2 ³⁴ |
| Year built: | 1925 | |
| Parking type: | | |
| Cooling system: | | 22nd St |
| Heating system: | | ₹ 22nd St E E Alvarado St |
| Fireplace: | | Aivarado St |
| Last sold: | August 08 2002 | Aivarado St 🖇 🏠 |
| County: | San Francisco | Alvarado St C Alvarado St C 23rd St 2 23rd St 2 23r |
| Lot depth: | 114 | 23rd St |
| Lot width: | 25 | 23rd St 22 Elizabeth St Elizabeth St |
| Parcel #: | 2803 028C | |
| Per floor sqft: | 900 | Elizabeth St |
| Total rooms: | 5 | |
| # Stories: | t | 24th St |
| Unit cnt: | 1 | 24th St C Wayreard Jersey S |
| Zillow Home ID: | 15131595 | Contraction of the series of t |

Nearby schools

District: San Francisco Unified Primary: Alvarado Elementary School Middle: James Lick Middle School

High: Mission High School

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SUPPORTING FACTS LEADING TO DISCRETIONARY REVIEW

- 11/9/09 Notice of Pre-Application Meeting Owners of adjacent building at 651 Alvarado St. (John Ferretti and Mary Ferretti) did not receive notice.
- 11/23/09 Pre- Application Meeting held during Thanksgiving weekend.
 Only 3 attendees
 Architect, Ken Linsteadt, told owner of 661 Alvarado St. that John Ferretti and Mary
 Ferretti were ok with the project. That was not true.
- 1/8/10 I sent an email Ken Linsteadt.Why were John and and I not notified about the meeting?Why were Chris and John Flynn told we were ok with the project? We never spoke with him.
- 1/11/10 I received an email response from Mr. Linsteadt John or I's name never came up at the meeting
- 1/11/10 Email to Mr. Linsteadt from John Flynn John Flynn corrects Mr. Linsteadt that yes indeed he questioned why John and I were not at the meeting.
- 1/20/10 I received copy of plans from Mr. Linsteadt I called and left message for Cecelia Jaroslowski, SF City planner assigned to the project.
- 3/27/10 I called Cecelia Jaroslowski She said she a set of revised plans had been submitted but had not had time to review them.
- 4/7/10 Left message for Ms. Jaroslowski
- 5/27/10 Ms. Jaroslowski on medical leave and no longer with planning department. I spoke with the Southwest Team Leader, Delvin Washington. I told him I was not notified of Pre-Application Meeting held in November 2009 nor did I speak with anyone regarding the project prior to it being submitted to the planning department. Mr. Washington informed me that "early February they sent out a notice that they had

concerns about the massive project."

I requested a complete set of plans. The ones I received were very vague. He told me to wait for another notice.

- 12/18/10 Just before Christmas I received a Notice of Building Permit Application dated 12/13/11 with an expiration date of 1/12/11 (another holiday season when people are very busy). It was not sent to the correct mailing address we provided to Mr. Linsteadt in January 2010. I was very surprised there was no attempt by the architect to meet with us or the neighbors prior to submitting the plans to the city.
- 12/23/10 Email to Mr. Lindsteadt We have not received a response from him regarding a meeting (expiration date of

Cc: Lucy Webb Sent: Monday, January 11, 2010 8:58 AM Subject: RE: $\widehat{\textbf{856}}$ Alvarado St. San Francisco $4 \leq 5$

Hi Mary,

Yes, we had the pre-application meeting on November 23rd. Your letter came back marked undeliverable – with no forwarding address (we received six such returns). I'm sorry it didn't reach you, and we certainly were not trying to avoid you – San Francisco Planning dictates the exact addresses we were to invite to the meeting. We also didn't suggest to the Flynn's that you were in support of the project (your name/property didn't come up at the meeting). We are happy to send along copies of the plans to you – the Planning Department will be sending them to you as well (the entire neighborhood will receive plans).

Best,

Ken

From: mary ferretti [mailto:mferrettisf@astound.net] Sent: Friday, January 08, 2010 4:19 PM To: Lucy@kenlinsteadt.com Subject: 659 Alvarado St. San Francisco 655 Ken Linsteadt

Ken Linsteadt Architects

Dear Mr. Linsteadt,

My brother, John Ferretti, and I own 651 Alvarado St. I was given your number by my neighbor Chris Flynn whom owns 661 Alvarado St. I was informed by Ms. Flynn and her son John Flynn that you had a pre application meeting the end of last year with neighborhood occupants that might be affected by the addition. The Flynn's informed me that you told them at the meeting that my brother and I were ok with the proposed plans for the addition of 659[°] Alvarado St. Both my brother and I have never received any information on proposed plans for 659[°] Alvarado St. nor have we ever spoken with you or the owners of 659[°] Alvarado St regarding any proposed addition. My next door neighbors at 659[°] Alvarado St. know my phone number. I find it surprising that the addition was never brought to my or my brothers' attention by you or the owners at 659[°] Alvarado St. When was the first correspondence sent out to the neighborhood? Why were we not on a list of persons to correspond to?

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John Flynn <flynn@sonic.net>

Re: 659 Alvarado St. San Francisco

January 11, 2010 1:29:31 PM PST

"mary ferretti" <mferrettisf@astound.net>

"Ken Linsteadt" <Ken@kenlinsteadt.com>

Dear Ken,

I must correct you on the exchange that took place between you and I back in November.

I had asked why Mary or John Ferretti were not at the meeting as they are the owners of the house to the immediate east of the property at 659 Alvarado. You did convey to me that they were not opposed to the extension, and in fact it was your understanding that Mary and John had similar plans underway for their property.

I also received a version of the plans in the mail, but when I phoned your office with a question whether these plans were the original plans, or the updated ones that you and the property owner were discussing that night, she said that she had "no idea." She also said that she would make sure you phone me to advise of which. I still have not received any call.

John Flynn (661 Alvarado) Cell: 650-465-3040

On Jan 11, 2010, at 1:02 PM, mary ferretti wrote:

Dear Ken,

I forwarded a copy of your email to Mr. Flynn. We are old nieghbors since we were 6 years old. I have no reson to doubt his word. My renters have always forwarded mail to me and I was in contact with the neighbors at 65th Alvarado St. as late as the end of October because they told me they were interested in purchasing my property and combining making to make one big parcel.

I would appreciate it if you would please email me copies of all correspondances, past and present along with proposed plans.

Thank you,

Mary Ferretti

cc: John Flynn

----- Original Message -----From: Ken Linsreadt To: miemetisf@astound.net



1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On December 11, 2009, the Applicant named below filed Building Permit Application No. 2009.12.11.3061 (Alteration) with the City and County of San Francisco.

| CONTACT INFORMATION | PROJECT | SITE INFORMATION |
|--|---|---|
| Applicant:Ken LinsteadtAddress:3407 Sacramento StreetCity, State:San Francisco, CA 94118Telephone:415.351.1018 | Project Address: Cross Streets: Assessor's Block /Lot #: Zoning District: Height-Bulk District: | 655 Alvarado Street Beaver & Castro Streets 2803/028C RH-2 40-X |

Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as possible. If your concerns are unresolved, you can 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.

PROJECT SCOPE

| [] DEMOLITION and/or [X] VERTICAL EXTENSION [] HORIZ EXTENSION (FRONT) | [] NEW CONSTRUCTION or [] CHANGE # OF DWELLING UNITS [] HORIZ. EXTENSION (SIDE) | [X] ALTERATION [X] FACADE ALTERATION(S) [X] HORIZ. EXTENSION (REAR) |
|---|---|--|
| PROJECT FEATURES | EXISTING CONDITION | PROPOSED CONDITION |
| REAR YARD HEIGHT OF BUILDING (AT FRONT) NUMBER OF STORIES NUMBER OF DWELLING UNITS ON PR | ±48 feet, 3 inches | ±39 feet, 9 inches ±32 feet (from curb to top of parapet) 3 over basement level No Change |

PROJECT DESCRIPTION

The subject property is a steeply down sloping lot that contains two-story, single-family dwelling with a basement level below. The project is to construct a two-story over basement level horizontal rear extension, and add a new third story that is setback 15 feet from the existing front building wall. Please see attached plans.

PLANNER'S NAME:

PHONE NUMBER:

Adrian C. Putra

adrian.putra@sfgov.org

(415) 575-9079

EMAIL:

DATE OF THIS NOTICE:

EXPIRATION DATE:

12-13-10 -12-11

revd . 2-18-10

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| Compose mail | Fw: 655 Alvarado St. San Francisco, CA Application No. 2009.12.11.3061 (Alteration) Inbox X | |
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| Sent Mail | | Tani Weiner |
| Drafts (2) | | taniweiner@gma |
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| Deleted Messages | From: Mary Ferretti-breidinger < <u>mferrettisf@gmail.com</u> > | Map this 655 Alvarado St |
| mferrettisf@astou mferrettisf@atoun | CONTROL OUD AIVALAUD SE SAN Francisco CA Application No. 2000 42 44 2004 441 | San Francisco, |
| Personal | To: ken@kenlinsteadt.com, flynn@sonic.net, adrian.putra@stgov.org, johnfredsf@yahoo.com Date: Thursday, December 23, 2010, 10:46 AM | 3407 Sacramen San Francisco. |
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| Ingrid Wilson JIMMIE MARQUEZ | San Francisco, Ca 94131 | Aggressive, Efficient, |
| Miss Rael | FAX# 351-1010 | www.lawmmh.com |
| Tani Weiner | | Love, money, career, |
| adrian.putra | | discover your year 20 |
| harpreet john ferretti | Dear Ken Linsteadt | AboutAstro.com/horo: |
| John Flynn | We am the owners of 651 Alvarado St. in San Francisco, Ca. We are in receipt of a Notice of Building Permit Application No. 2009.12.11.3061(Aleration) filed with the City and County of San Francisco deted 10/42/49. | Email Marketing fc \$6 a month all featur |
| johnfred | 2009.12.11.3061(Aleration) filed with the City and County of San Francisco dated 12/13/10. We have 3 concerns: | email address lists |
| sunny lemer | | AnalyticApproach.cor |
| ite a friend | 1. The height of the wall of 655 Alvarado St. on the proenty line on our side of the building. | Email Marketing S |
| | 2. Excavation involved | Email marketing to fit Start a Free 30-Day |
| | 3. Limited parking | iCentact.com/Email_N |
| | We would like to meet with you and the owners of 655 Alvarado St., Jonathan and Marci Kaplan. I understand it is a busy time of the year and we are on a time limit to express our concerns / resolve issues (expiration date 1/12/11). We can be precised at utility of the year and we | E-Marketing Integr Integrate your Email |
| | are on a time limit to express our concerns / resolve issues (expiration date 1/12/11). We can be reached at (415) 401-9438. Thank you very much, | with LexisNexis Inter- |
| | John Ferretti | www.concep.com |
| | | Overstock iPads: { Get 32GB Apple iPad |
| | Mary Ferretti-Breidinger | Limit One Per Day. G |
| | cc: Fraidy and Tani Weiner 647 Alvarado St. | www.DealFun.com/iP |
| | John Flynn and Christine Flynn 661 Alvarado St. | More about |
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| Nore V | San Francisco, CA 94131 |
| | FAX# 351-1019 |
| ch, add, or invite | Dear Ken Linsteadt, |
| ry Ferretti-breidir | We, the owners of 651 Alvarado St. in San Francisco, CA. located next door 655 Alvarado St. We have not received a reply to our letter dated December 23, |
| - | 2010 in which we request in which we request a meeting with you and the owners of 655 Alvarado St. to discuss our concerns with your project proposal. We |
| ii phone | |
| MMIE MARQUEZ gelina | are aware that time is of essence. There is a deadline of January 12, 2011. |
| n Breidinger | I will call and send an email to Adrian C. Putra, the planner at the San Francisco Planning Department tomorrow notifying her that you have made no attempt in |
| elle M. Ferretti In ferretti | to contact us to address our concerns with your proposal and follow the procedures written in the Notice of Building Permit Application (section 311) sent to us. |
| di Lane | |
| by Stenkamp chelle | Thank you, |
| ula.l.cormier | John Ferretti |
| ephanie Pokrywa | Mary Ferretti-Breidinger |
| a friend | PH# 401-9438 |
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Ing Proposal Permit Application No. 2009.12.11.3061 (Alteration) - mferrettisf@gmail.com

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| l would really appre Department. | ciate the opportunity to | have a neighborhood n | eeting prior to these plans | being considered by | the San Francisco Plannir | g |
| I look forward to he | aring from you. | | | | | |
| i can be reached at | 415-401-9438. | | | | | |
| Thank you, | | | | | | |
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| ent Messages | RE: Project address: 655 Alvarado St. San Francisco, Ca 94131 |
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| nore v | Assessor's Block / Lot #: 2803/028C |
| ch add, or invite | |
| ary Ferretti-breidir | Dear Adrian Putra, We are writing in regards to the proposed project at 655 Alvarado St. We are the owners of the property next door at 651 Alvarado St. We attempted to |
| i shore | contact the architect, Ken Linsteadt, on December 23, 2010 via email and fax. We also cc'd you a copy. |
| li phone rid Wilson IMIE MARQUEZ | We have concerns with the project. We have not received a response from Mr. Linsteadt or the owners of the property requesting a meeting to go over the proposal. 655 Alvarado St. used to be a modest 1,200 square foot home similar to ours. In the year 1986, 655 Alvarado St. underwent a major remodel to become a 2,703 square foot home which created a massive 30 foot wall on our property line. |
| ss Rael ni Weiner | The plans submitted to the planing department and distributed to the neighorhood are vague and very confusing. We would like to review a full set of drawings and meet with Mr. Linsteadt at the buildings to explain what he is proposing. |
| rian.putra rpreet n ferretti | The deadline for this application is January 12, 2011. If our concerns are not addressed we will be left with no other alternative but to seek a discretionary review. |
| n Flynn | I will call you tomorrow. |
| nfred any lemer | Yours truly, |
| • | John Ferretti |
| a friend | Mary Ferretti-Breidinger |
| | cc: Ken Linsteadt, Ken Linsteadt Architects |
| | John Flynn and Christine Flynn 661 Alvarado St. |
| | Fraidy and Tani Weiner 647 Alvarado St. |
| | |
| | Reply Reply to all Forward |
| | ken to me addian putta flyon tanjunjage jubofrod |
| | Hi Mary, |
| | Sorry I haven't been able to respond earlier - I have been out on vacation since the middle of last week, and will be back in town next Tuesday. I am more than happy to meet with you to discuss your concerns. Perhaps you can give me some possible windows of time to meet, and I'll coordinate with my office. |
| | Best, |
| | Ken |
| | - Show quoted text - |
| | Reply Reply to ail Forward |
| | Mary Ferretti-breidinger to john |

| - 100 | | |
|-------|---|----------------------|
| Ø. | Building permit No. 2009.12.11.3061 Letter to Planners Incorrect Info | - mferretticf@email |
| 6 51 | Building permit No. 2003.12.11.3001 Letter to Flamlers incorrect mile | - menetusi@gmail.com |

8/21/11 3:40 PM

| | cyenne@sbcglobal.net | Search Mail Search the Web Show search options Create a filter | |
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| Compose mail | Fwd: 655 Alvarado St. Build | ing permit No. 2009.12.11.3061 Letter to Planners Ir | correct Info |
| nbox (59) | Mary Ferretti-breidinger to C | xarol | show details Jan 7 Reply |
| Buzz | here's the email | | |
| Starred | | | |
| mportant | Forwarded message | | |
| Sent Mail | From: Mary Ferretti-breidinger < | <pre>sinferrettisf@gmail.com></pre> | |
| Drafts (2) | Date: Fri, Jan 7, 2011 at 7:57 AM Subject: 655 Alexando St. Publicion | | |
| | Subject: 655 Alvarado St. Building To: <u>delvin.washington@sfgov.org</u> . | y pennik No. 2009.12.11.3001 . adden autra@strov.om | |
| Imap]/Drafts | dental micelandron designed. | Bairda Para and Anna a | |
| Deleted Messages | | | |
| nferrettisf@astou | Dear Mr. Washington and Mr. Put | tra, | |
| nferrettisf@atoun | Those you for anothing with me | | |
| ersonal | incorrect information written on the | vesterday, i know we went over a lot of information however t do n | ot recall a response to one of my concerns with the |
| Sent Messages | ACCILCULATION WIREST OF BE | e application by your department. | |
| Fravel | Could you please address the thir | rd box entitled Project Features, Existing Condition and Proposed (| Condition: |
| | Number of stories: Existing 2 over | r basement Proposed condition: 3 over basement | |
| i more v | This is incorrect. The proposed pr may constitute correction the and | roject is 5 stories, not 4. It should state 4 over basement or 3 over lication and resending. This could buy me some time to go over m | basement and 1 below basement. I do believe this |
| | review which will need to be addr | essed on Monday. | y concerns which the allocated and avoid a discretionally |
| arch, add, or invite | | | |
| lary Ferretti-breidir | i look forward to your response. | | |
| Call phone | Park Freuerd | | |
| ngrid Wilson | Reply Forward | | |
| IMMIE MARQUEZ | | | |
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| 2009.12.11.3061 (Atteration) From: Mary Ferretti-breidinger < <u>mferrettisf@gmail.com</u> > | |
| To: ken <ken@kenlinsteadt.com></ken@kenlinsteadt.com> | |
| Cc: cvenne@global.net, flynn@sonic.net, taniweiner@gmail.com, | |
| JOHNFREDSF@yahoo.com Content-Type: multipart/alternative; boundary=0015174be8c45b073a0498a71505 | |
| - Show quoted text - | |
| | |
| Reply Forward Invite Mail Delivery Subsystem to chat | |
| Carol yeane to adrian.putra, me, ken, johnfred, flynn, taniweiner | show details Jan 7 |
| Dear Planner Putra: | |
| We are writing to voice our concerns about the above project. | |
| Two weeks ago we received for the first time the plans for this project and were advised for the first time | of the scope and size intended. |
| As we understand the existing building is the at the allowable depth into the yard and we believe that this | should not be exceeded. |
| We have lived at 681 Alvarado Street since 1975. We love our block and the fact that it is mostly small a the size in keeping with the planning code. The proposed project appears to be substantially larger than a way beyond anything currently on the block. | and medium size one and two unit residential buildings mything on the block. It juts out into the open space of |
| We first heard about it last month during the holiday season when we were distracted by many other thing | 3. |
| We have no issue with people buying houses and remodeling. But we do think that the adjacent neighbor | |
| yards and other issues should be taken into consideration which these plans do not do. | s deserve consideration and that the intent of open space |
| yards and other issues should be taken into consideration which these plans do not do. | |
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| yards and other issues should be taken into consideration which these plans do not do. We wish that neighbors had an opportunity to voice their opinions and concerns to reach a suitable compr Sincerely, Carol & Bill Yenne 681 Alvarado Street San Francisco, Ca 94114 From: Mary Ferretti-breidinger < <u>mferrettisf@gmail.com</u> > To: <u>ovenne@sbrgiobal.net</u> Sent: Sat, January 1, 2011 1:00:44 PM | romise before going to a city hearing. |
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SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

REVISED NOTICE OF BUILDING PERMIT APPLICATION (SECTION

_311)

On December 11, 2009, the Applicant named below filed Building Permit Application No. 2009.12.11.3061 (Alteration) with the City and County of San Francisco.

| CONTACT INFORMATION | PROJECT SITE INFORMATION |
|---|--|
| City, State: San Francisco, CA 94118 Telephone: 415.351.1018 | Project Address: 655 Alvarado Street Cross Streets: Diamond & Castro Streets Assessor's Block /Lot #: 2803/028C Zoning District: RH-2 Height-Bulk District: 40-X |

Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

| | an a | PROJECT SCOPE | en en sen ne en e |
|---------------------------------------|--|--|---|
| [] DEMOLITION | and/or | [] NEW CONSTRUCTION or | |
| [X] VERTICAL EXTENS | ION | - 「「「「「「」」」、「「「「「「」」」、「「」」、「」」、「」、「」、「」、「」 | [X] ALTERATION |
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| PROJECT FEATURE | ES . | | |
| | | EXISTING CONDITION | PROPOSED CONDITION |
| | ********* | ±48 feet, 3 inches | ±74 feet, 3 inches |
| | | | +39 feet 9 inches |
| | AI FRONT) | | +27 foot /from and is in a |
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| | EI PARKING | | No Change |
| | A LAND STREET | PROJECT DESCRIPTION | |

On 12/13/10, the Planning Department issued a Section 311 notification for this subject property. This notice corrects the project site cross streets, and clarifies the project's description for proposed number of stories. There is no change to the proposed scope of work. This notice will extend the Section 311 notification period of this Building Permit Application for an additional 15 days (as noted below).

The subject property is a steeply down sloping lot that contains two-story, single-family dwelling with a basement level below. The project is to construct a horizontal rear extension at the existing first floor and basement level, add a new second basement level at the rear (under the proposed rear extension), and add a new third story that is setback 15 feet from the existing front building wall. The site plan and elevations of the proposed project are available on the Planning Department's website at: <u>http://sf-planning.org/ftp/files/notice/2009.12.11.3061.pdf.</u>

PLANNER'S NAME: PHONE NUMBER: EMAIL:

Adrian C. Putra (415) 575-9079 adrian.putra@sfgov.org

DATE OF THIS NOTICE: EXPIRATION DATE:

1/13/2011 1/28/2011

| Archive Spain More to back More see mail Ref: Indecquate Notification of project (Notice of Building Pornit Application No. 2009,12,11.3061) toor. 3 (69) Carol yrans to advise puts, me, BLL, tankenker, frym, John-REDGF, mmry, harpent tor. 3008,121.3061) toor. 3 (69) Mr. Pare: Idea copy of the DR Gleich Mary Ferreti tody on the size projet and water to pain cat a compt of costons at to why the neighbors are so spat. 10 Jane gat copy of the DR Gleich Mary Ferreti tody on the size projet and water to pain cat a compt of costons at to why the neighbors are so spat. 10 Jane gat copy of the DR Gleich Mary Ferreti tody on the size projet and water to pain cat a compt of costons at to why the neighbors are so spat. 10 Jane gat copy of the DR Gleich Mary Ferreti tody on the size for the block, are made regating to the cost compt of the mail block are made regating to the cost compt of the block are made regating to the cost compt of the block are made regating to the cost compt of the mail block are made regating to the cost compt of the size so the cost cost are so the cost of the regating to the cost of the tot block are made regating to the cost cost and the size so the cost of the size so the cost of the cost of the size so the cost of | Add or invite Next Resident Web more Index valley voice Search Mail Search Meb 2004 and the Voice Voice Voice Spot Index valley voice Creating of the Voice Voice Voice Spot Index valley voice Archive Span Delete More to thox Labels More Ingree mail Ref: Inadequate Notification of project.(Notice of Building Permit Application No. 2009, 12.11.3061) Inore x Ingree mail Ref: Inadequate Notification of project.(Notice of Building Permit Application No. 2009, 12.11.3061) Inore x Ingree mail Ref: Inadequate Notification of project.(Notice of Building Permit Application No. 2009, 12.11.3061) Inore x Ingree mail Ref: Inadequate Notification of project.(Notice of Building Permit Application No. 2009, 12.11.3061) Inore x Ingree mail Ref: Inadequate Notification of project.(Notice of Building Permit Application No. 2009, 12.11.3061) Inore x Ingree mail Inter project owner listed 47 addresses invited to their meeting 'in 2009. This list of 47 included only SIX actual ables as to why the neighbors are ouge to project. Ingree mail Inter project owner listed 47 addresses invited to their meeting 'in 2009. This list of 47 included only SIX actual ables as to only the No. X (An and the search as a search asea search asearch as a search asearch as a sea | 21/11 3 |
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| d Creating @ skettlodat act: indivering @ mail.com: Unu@ sonic.net; JOHNFREDSF@ valuecon:: unuvrl@hotmail.com: hapreet@post.harvad.edu emer Sent: Mon. January 24, 2011 80-043 PM subject: Inadequate Placing of Poster on Building at 655 Alvarado St. (Notice of Building Permit Application No. 2009.12.11.3061) Dear Mr. Putra, While I was at the planning department (filing a DR) this afternoon I questioned the placement of the Section 311 Neighborhood Notification Notice placed on the front of 655 Alvarado St. I was given a copy of Section 311 mailing Notice and Posting instructions. The bottom of the orange poster (posted on 655 Alvarado St.) is posted over 13' above grade level and you need to climb stairs in order to read it. It is not clearly readable from the street level. There are specific instructions that need to be followed. I was told to bring it up to Scott Sanchez, the zoning administrator via you and could mean resending the notice. I am attaching 2 pictures of the current posting placement for your information. Thank you for your attention to this matter. Mary Ferretti <u>Baply Reply to all Epoward</u> Archive Spam Delete Move to Inbox Labels More 3% full | 10: <u>adrian.putra@stgov.org</u> | |
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| its (2) | We would like to add voice to the concerns that have been expressed by neighbors on Alvarado Street regarding this project. | |
| mettisf@atoun | proposed, there will be a precedent set that will erode the mid-block open space and result in a change to the character of thi scale buildings crowding out light and air. | |
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HAND DELIVERED

February 9, 2011,

Adrian Putra Planner San Francisco Planning Department 1660 Mission St. San Francisco, CA 94103

RE: Building Permit Application No. 2009.12.11.3061 Project Address: 655 Alvarado St. Assessor's Block / Lot # 2803/028C DR Application filed 1/24/2011

Dear Mr. Putra,

For your information and to give you a clear understanding of the above referred proposal and it's negative impact please see the attached 11 pages ranging from sizes 11" x 17" thru 11" x 42" containing 38 photos and illustrations my and my neighbor's concerns.

I am also including a copy of emails (between Mr. Linsteadt and I) dating back to January 2010. To date Mr. Linsteadt has not gotten back to me or my neighbors.

I appreciate your time.

Mary Ferretti

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| /ad | o St./ Building Permit Application No. 2009.12.11.3061 - mferrettisf@gmail.com | n |
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| (60) | Mary Ferretti-breidinger | |
| | Tani Weiner to me | show details Feb 10 Reply |
| kd tant Vlail 5 (2) | Thanks Mary - I don't know if a visit to the block is something that Mr. Putra would be house/yard to see the impact in person. Generally any friday or weekend day would to - Show quoted text - | |
| /Drafts | Reply Forward Tani is not available to chat | |
| ettisf@astou | Mary Ferretti-breidinger to Tani | show details Feb 11 Reply |
| ettisf@atoun | Hi Tani. | |
| nal | I am not sure of what their procedure is. I am sure if you drop me Mr. Putra a note it | might be better. I am sure he got the picture with all of the pictures |
| Aessages | (and measurements) i sent him. Mary | |
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| | Reply Forward Tani is not available to chat | |
| add, or invite | Tani Weiner to adrian.putra, me | show details Feb 14 Reply |
| Ferretti-breidir | Mr. Putra, | |
| hone Wilson | I'm not sure whether this is something that is part of planning department protocol, bu impacted by the proposed project (beyond the photos that Mary has provided) I would 647 Alvarado Street. | t if you would like to see the backyard open space area that would be be glad to provide access to the backyard area from our home at |
| E MARQUEZ | | |
| E MARQUEZ Rael | If this is something that would be helpful to you, please let me know. | |
| Rael Veiner | If this is something that would be helpful to you, please let me know. Sincerely yours, | |
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| Rael Veiner .putra | Sincerely yours, Nathaniel Weiner On Thu, Feb 10, 2011 at 11:59 AM, Mary Ferretti-breidinger < <u>mferrettisf@gmail.com</u> > | wrote: |
| Rael Veiner .putra vet erretti | Sincerely yours, Nathaniel Weiner | wrote: |
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| ł | dresses | for | neighbors | on Alvarado | St. | - mferrettisf@gmail.com |
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| 7 | \$15K FLAT Custom Kitchen - IdeserveCustomKitchen.com - Kitchen revolution in Bay Area! All Materials and Labor Included |
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| pose mail | Meeting / Email Adresses for neighbors on Alvarado St. × Inbox X |
| x (146) | Mary Ferretti-breidinger to Ken, JOHNFREDSF, flynn, taniweiner, harpreet, cyenne, sunnyrl, adria show details Aug 17 (10 days ago) Reply |
| : | Dear Mr. Linsteadt, |
| ed | I appreciate your call today. I would very much like to meet with you next week to discuss the project a 655 Alvarado St. I understand, as per Mr. Putra, |
| rtant Mail | the DR bearing is scheduled for Sentember 8th |
| ts (2) | As per our conversation I am forwarding you the contacts of the neighbors whom would be interested in attending a meeting with you. Hopefully we can come to a mutual agreement that will avoid us having to go to a DR hearing. |
| o//Drafts | Here are the contacts: |
| ed Messages | Fraidy and Tani Weiner |
| rettisf@astou rettisf@atoun | 647 Álvarado St. |
| onal | taniweiner@gmail.com |
| Messages | John and Chris Flynn 661 Alvarado St. |
| əl | flynn@sonic.net |
| re ▼ | Nishu |
| | 661 Alvarado St. harpreet@post.harvard.edu |
| add, or invite | |
| Ferretti-breidia | Bill and Carl Yenne 681 Alvarado St <u>cyenne@sbcglobal.net</u> |
| phone | John and Sunny Lemen |
| Weiner I Wilson | 665 Alvarado St. sunnyrl@hotmail.com |
| IE MARQUEZ | |
| Rael | I look forward to hearing from you. |
| n.putra I Yenne | Thank you for your time in this matter. |
| reet ferretti | Mary Ferretti |
| Flynn | John Ferretti |
| y lemer | cc Mr Putra Alvarado St. Neighbors |
| friend | |
| | Reply Reply to all Forward |
| | Ken Linsteadt to me show details Aug 18 (10 days ago) Reply |
| | Hi Mary. |
| | Thanks - I'll look at my calendar and send you some times for next week. |
| | Ken |
| | From: Mary Ferretti-breidinger [mailto: <u>mferrettisf@qmail.com]</u> Sent: Wednesday, August 17, 2011 8:01 PM To: Ken Linsteadt Cc: <u>JOHNFREDSF@yahoo.com; fivnn@sonic.net; taniweiner@gmail.com; harpreet@post.harvard.edu; cvenne@sbcglobal.net; sunnvrl@hotmail.com;</u> |
| | adrian putra@sfgov.org Subject: Meeting / Email Adresses for neighbors on Alvarado St. - Show quoted text - |
| | Reply Forward |
| | Mary Ferretti-breidinger to JOHNFREDSF <u>show details</u> Aug 18 (9 days ago) Reply |
| | Forwarded message |
| | From: Mary Ferretti-breidinger < <u>mferrettisf@amail.com</u> > Date: Wed, Aug 17, 2011 at 8:00 PM |
| | Subject: Meeting / Email Adresses for neighbors on Alvarado St. To: Ken Linsteadt <ken@kenlinsteadt.com></ken@kenlinsteadt.com> |

From: Mary Ferretti-breidinger [mailto:mferrettisf@gmail.com] Sent: Wednesday, August 17, 2011 8:01 PM To: Ken Linsteadt Cc: JOHNFREDSF@yahoo.com; flynn@sonic.net; taniweiner@gmail.com; harpreet@post.harvard.edu; cyenne@sbcglobal.net; sunnyrl@hotmail.com; adrian.putra@sfgov.org Subject: Meeting / Email Adresses for neighbors on Alvarado St.

Dear Mr. Linsteadt,

- Show quoted text -

Reply Reply to all Forward

Babac Doane babac@keniinsteadt.com to me, JOHNFREDSF, flynn, taniweiner, harpreet, cyenne, s show details Aug 23 (4 days ago) Reply

images are not displayed.

Display images below - Always display images from babac@kenlinsteadt.com

Hello everyone,

If possible. Ken would like to meet on Thursday at 4:00 pm at 655 Alvarado Street to go over the proposed project rather than on Wednesday since his time tomorrow is very limited.

Thank you,

Babac

Babac Doane

KEN LINSTEADT

ARCHITECTS 116 Sheridan Avenue The Presidio of San Francisco San Francisco, CA 94129 Phone: 415.351.1018 ext. 111 Fax: 415.351.1019 babac@kenlinsteadt.com

| | Ken Lins | | | | |
|-------|----------|------------|------|-------|----|
| Sent: | Tuesday, | August 23, | 2011 | 10:25 | AM |

To: 'Mary Ferretti-breidinger'

Cc: 10HNFREDSF@yahoo.com; flynn@sonic.net; taniweiner@gmail.com; harpreet@post.harvard.edu; cyenne@sbcglobal.net; sunnyrl@hotmail.com; adrian.putra@sfgov.org; Babac Doane Subject: RE: Meeting / Email Adresses for neighbors on Alvarado St. - Show quoted text

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| lf Mary i | is able to take off w | work to make a 4pm mtg we will try and be there m | |

Sent from my Verizon Wireless BlackBerry

From: Babac Doane <<u>babac@kenlinsteadt.com</u>> Date: Tue, 23 Aug 2011 12:28:17 -0700 To: "Mary Ferretti-breidinger'<<u>mferrettisf@gmail.com</u>>

https://mail.google.com/mail/?shva=1#search/ken%40kenlinsteadt.com/131dad58aaa9c020

Page 2 of 5

Reply

Adresses for neighbors on Alvarado St. - mferrettisf@gmail.com

Cc: JOHNFREDSF@yahoo.com, flynn@sonic.net, taniweiner@gmail.com, harpreet@post.harvard.edu, cyenne@sbcglobai.net, sunnyrl@hotmail.com, adrian.putra@sfgov.org

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Reply Forward

Ken Linsteadt to Babac, me, JOHNFREDSF, flynn, taniweiner, harpreet, cyenne, sunnyrl, adrian.pu show details Aug 23 (4 days ago) Reply Hi All,

I wonder if we can possibly meet either tomorrow (24th) or Thursday (25th) at 4PM on site?

Best,

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| lubby is ou | of town so I'm juggling kids. Will try to make the meeting. Thanks for setting it upSunny | |
| Sent from n | y iPhone | |
| n Aug 23 | 2011, at 12:30 PM, "Carol Yenne" < <u>cyenne@sbcglobal.net</u> > wrote: | |
| | | |
| if Ma | y is able to take off work to make a 4pm mtg we will try and be there m | |
| Sent | irom my Verizon Wireless BlackBerry | |
| | : Babac Doane < <u>babac@kenlinsteadt.com</u> > | |
| | Tue, 23 Aug 2011 12:28:17 -0700 lary Ferretti-breidinger'< <u>mferrettisf@gmail.com</u> > | |
| Cc: , | <u> 2HNFREDSF@yahoo.com<johnfredsf@yahoo.com>; flynn@sonic.net<flynn@sonic.net>; taniweiner@gmail.com<taniweine< u=""></taniweine<></flynn@sonic.net></johnfredsf@yahoo.com></u> | |
| sunn | ail.com>: harpreet@post.harvard.edu <harpreet@post.harvard.edu>; syenne@sbcglobal.net<cvenne@sbcglobal.net>; rl@hotmail.com<sunnvrl@hotmail.com>: adrian.putra@sfgov.org<adrian.putra@sfgov.org>; KenLinsteadt<<u>Ken@kenjinsteadt.com</u>></adrian.putra@sfgov.org></sunnvrl@hotmail.com></cvenne@sbcglobal.net></harpreet@post.harvard.edu> | |
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| Hello | everyone, | |
| If pos | sible. Ken would like to meet on Thursday at 4:00 pm at 655 Alvarado Street to go over the proposed project rather than on | |
| vvedi | esday since his time tomorrow is very limited. | |
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| ihould i nl | in to meet tomorrow at 4PM? | |
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| Date Franke & Rei, a | SunnyLerner, Babac, me, JOHNFREDSF, flynn, taniweiner, harpreet, adrian.p. show details Aug 24 (3 days ago) | Rept |
|---|--|--|
| HiKen, I just spoke with I Can you make it at 7pm to | Mary, she can't make a meeting before 7pm. She works and goes to school. I don't see the point of meeting witho omorrow? | ut her. |
| Carol Yenne | | |
| Original Message | A second s | |
| From: Ken Linsteadt | | |
| To: SunnyLerner ; cyer | nne@sbcglobal.net | |
| adrian.putra@sfgov.org | y Ferretti-breidinger ; JOHNFREDSF@yahoo.com ; flynn@sonic.net ; taniweiner@gmail.com ; harpreet@post.harvar | <u>d.edu</u> ; |
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| Best, | | |
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| De: Debug D : 44 E | | |
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| To: Carol Yo | | man Pahas Dasa | · | | | . | | | |
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| Hi All, | | | | | | | | | |
| arn out of | f the office nex | t week. Let me | e try to find som | e alternate t | times to mee | t prior to o | ir hearing da | e | |
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| Thanks, | | | | | | | | | |
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building permit Application No. 2009.12.11.3061 - mferrettisf@gmail.com

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|--------------------------------|---------------------------------|--------|--------|--|
| Thanks a lot for you interest. | | | | |
| Mary Ferretti | | | | |
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4. A hard copy of 11" X 17" plans for the Planning Department's record. This set of plans will remain in the Planning Department for public review.

The Neighborhood Notification Section 311 notice will be mailed out within one week after receipt of the materials by the Planning Department. **The fee and required materials must be submitted within 30 days of the date of this letter.** The application will be sent back to the Department of Building Inspection for cancellation or administrative proceedings if the applicant does not comply with this notice.

INSTRUCTIONS FOR POSTING THE ORANGE NOTICE AT THE SUBJECT PROPERTY

Included with this letter is 1 orange 11" X 17" Notice(s) that must be posted at the site. Post the enclosed Notice (s) as soon as you receive the official 30-day Neighborhood Notification Section 311 notice in the mail. Check the notification dates on the official notice, and write in the notification dates on the bottom right hand corner of the poster. The placement of the poster must comply with following requirements:

- 1. If a window of the building or building façade is within 6 feet of the property line, the poster must be posted inside the window or on the building façade if the window is not large enough.
 - a. The bottom of the poster must be no lower than three feet above grade and the top of the poster no higher than six feet above grade.
 - b. The face of the poster must be parallel to the street and the entire poster and lettering must be clearly visible from a public street, alley or sidewalk.
 - c. If the poster is posted on the building façade, it must be covered with plastic or transparent materials to protect it from rain.
 - d. The pathway to the sign must be unobstructed so that the interested [arties can approach close and read the poster.
 - e. The poster shall not be posted on a commonly used door that might be left open so that the sign will be obscured from public view.
- 2. If the building is more than six feet from the property line the poster must be mounted on a display board at the property line.
 - a. The top of the poster must be between five and six feet above grade.
 - b. The face of the poster must be parallel to the street and the entire poster and letter must be clearly visible from a public street, alley or sidewalk.
 - c. The poster must be covered with plastic or transparent materials to protect it from rain.
- 3. If the project site is a corner property or a through lot, the poster must be posted on each street frontage following the instructions above.

The poster must be posted on the site through 5:00 p.m. on the expiration date.

Pictures

Front of 651 Alvarado St (East side adjacent building) and 655 Alvarado St.

Note: Placement of orange Neighborhood Notification Section 311 Notice in center window to the right or front door. Unable to be viewed by neighbors and public.

- P2 655 Alvardao is set back
- P3 & P4 651 Alvarado St. is located at the top center between 2 down sloped hills
- P5 Rear view of 651 Alvarado St. Note: Shaded area and 3 homes rear flush to one another
- P6 Homes on 23rd Street (behind 655 Alvarado St.) Note: Homes are set back
- P7 View of 655 Alvarado St. roof from my the bedroom window
 Proposal will obstruct light and privacy
 Note: Roof is not at same level as the top of my window as illustrated on A2.1 drawings.
- P8 View of rear from my bedroom window "boxed in feeling"
- P9 View of rear from dining room window "boxed in feelin"
- P10 View of rear from dining room window Note: Closeness of homes at the rear (on 23rd Street)
- P11 Proposed top deck to extend 6' additional feet and become totaling 14' Lower deck to extend additional 12'
 Proposed garden level to extend approximately additonal 8' feet.

P12 & P13

Proposed 14' extension I will feel "boxed in" and "cut off " from my neighbors Will 'divide the block in half " Not "consistant with other homes" Not "protecting mid block open space"

P14, P15, P16 & P17

Shows my rear basement door to yard 30+ high wall from bottom rear wall to top of roof Proposal wants to make lattice solid, extending deck level 14' plus lower level additonal 8'

P18, P19, & P20

Height at the beginning of fence is 4'

Height (P22) from tallest part of fence to top of retainer wall is 8' 3"

My yard slopes down (adding to "towering" feeling and "loss of privacy" while trying to enjoy my yard.

Propasal for garden room and storage space calls for excavation, below my foundation. I've had drainage problems since the last extensive remodel. In fact, a year or so after 655 Alvarado St. was gutted and rebuilt in 1989 it had drainage problems and the foundation had to be torn out and redone.

Roof of 655 Alvarado St. is shorter than my roof line (not as illustrated on (A2.1)

Proposal wants to add more height to the 30'+ wall by adding a 5th floor story Which will add to the "towering feeling" and loss of privacy and light.

P25 In 1989 655 Alvrado St. went from 900 suare feet to 2700 square feet by its previous owners. It was not averaged. It was extended to it's maximum.

P26 I do not agree with adding any property line window.

54

P27 Birds eye view of "Mid block open space." The yards and open space are a "specific community amenity."

Approximate open yard (length) measurements (not including open decks). 651 Alvarado St 60'1" 647 Alvarado St 62'1" 665 Alvarado St 61'5" 661 Alvarado St 55'3"

P28 Birds eye view of "Mid block open space."
Rear view of 651 Alvarado and 648 Alvarado St.
Proposal wants rear decks of 655 Alvarado St. to become a 26' building extension with terraces Plus and more height to the existing 30+ wall by adding a penthouse





PZ

P1 Front of 651 Alvarado St (East side adjacent building) and 655 Alvarado St.
 Note: Placement of orange Neighborhood Notification Section 311 Notice in center window to the right of front door. Unable to be viewed by neighbors and public.

P2 655 Alvardao is set back





P3 & P4 651 Alvarado St. is located at the top center between 2 down sloped hills





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P6 Homes on 23rd Street (behind 655 Alvarado St.) Note: Homes are set back



P6





P7 View of 655 Alvarado St. roof from the bedroom window

Proposal will obstruct light and privacy Note: Roof is not at same level as the top of my window as illustrated on A2.1 drawings.

P8 View of rear from my bedroom window "boxed in feeling"







- P9 View of rear from dining room window "boxed in feeling"
- P10 View of rear from dining room window Note: Closeness of homes at the rear (on 23rd Street)

P11 Proposed top deck to extend 6' additional feet and become totaling 14' Lower deck to extend additional 12' Proposed garden level to extend approximately additional 8' fact

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PIZ



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P12 & P13

Proposed 14' extension I will feel "boxed in" and "cut off " from my neighbors Will 'divide the block in half " Not "consistant with other homes" Not "protecting mid block open space"



P14



P15





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4, P15, P16 & P17

Shows my rear basement door to yard 30+ high wall from bottom rear wall to top of roof Proposal wants to make lattice solid. extending deck level 14' plus lower level additonal 8'



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P24 Roof of 655 Alvarado St. is shorter than my roof line (not as illustrated on (A2.1)

Proposal wants to add more height to the 30'+ wall by adding a 5th floor story Which will add to the "towering feeling" and loss of privacy and light.



P25





- P25 In 1989 655 Alvrado St. went from 900 spare feet to 2700 square feet by its previous owners. It was not averaged. It was extended to it's maximum.
- P26 I do not agree with adding any property line window.




ohn

3

Birds eye view of "Mid block open space." The yards and open space are a "specific P27 community amenity."

Approximate open yard (length) measurements (not including open decks).

651 Alvarado St 60'1" 647 Alvarado St 62'1" 665 Alvarado St 61'5" 661 Alvarado St 55'3"

Birds eye view of "Mid block open space." P28

Rear view of 651 Alvarado and 648 Alvarado St. Proposal wants rear decks of 655 Alvarado St. to become a 26' building extension with terraces Plus and more height to the existing 30+ wall by adding a penthouse

CONCERNS TO ADDRESS AT DISCRETIONARY REVIEW

1. Inadequate notification of proposal to neighborhood as demonstrated by affidavit filed by the architect, Ken Linsteadt:

The meeting was held during busy the Thanksgiving weekend, when many are busy or out of town. Only 3 attended the meeting.

John and I owner's of 651 Alvarado St. were unaware of a meeting.

3 homeowners on the were mailed notices of a pre-application meeting, 1 of which was mailed to "occupant."

4 addresses notified at the rear of the proposal located on 23rd St. were mailed to 23rd Ave. not Street.

28 occupants/renters residing across the Street at 650 Alvarado St. (large apartment complex, not affected by proposal) were mailed notices. Of the 11 organizations sent notices:

1 person is deceased
 1 resides in New York (my children went to school with his children)
 1 spends most of her time in Mexico
 3 have P.O. Boxes
 The remaining are not associated with the Noe Valley Community

This demonstrates that the mailing list was cherry picked.

- 2. At the Pre-application meeting the architect told the owner of 661 Alvarado St. that John and Mary Ferretti were ok with the project, which was not true.
- 3. Notices have the history of being sent out during busy holiday seasons; Thanksgiving and Christmas when people are busy or out of town.
- 4. No meeting with architect after several attempts by nieghbors.

Neighborhood concerns:

Ground water problems

Proposal adhering to Planning Code Sec. 311 (c)(1) guidelines: Ensure that the building respects the mid block open space Maintain light to adjacent properties by providing adequate set backs Minimize impact of of loss of privacy and light Neighborhood context / block pattern / leave center of the block open for rear yards and mid block open space Immediate context of the project, how does it relate to adjacent buildings? Design the scale of the building to be compatable with the height and depth of surrounding buildings at the mid block open space Preserve the neighborhood character Preserve "specific community amenity" Consider that an"out of scale rear yard can leave residents felling "boxed in"or "cut -off" from mid block open space

If proposal were to go through it would mean that the largest house in the neighborhood would be next to the smallest house.

We do not agree with the extension or excavation of 655 Alvarado St. especially since it was pushed out to it's maximum and went from a 900 square foot home to a 2700 square foot home in 1989.

Our neighborhood does not support a 5 story 4330.95 square foot home.

If the commission recommends we meet with the architect we ask that the city and the architect send out proper notification to all homeowners within the required radius, so that the neighborhood may attend.

4:34 -00

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S55 Alvarado St San Francisco, CA 94114

Description

This is a 900 square foot, 1.0 bathroom, single family home. It is located at 655 Alvarado St San Francisco, California. This home is in the San Francisco Unified School District. The nearest schools are Alvarado Elementary School, James Lick Middle School and Mission High School.

| Bedrooms: | | Мар |
|-----------------|--------------------------|---|
| Bathrooms: | | N CALINARY INC. |
| | 900 | 17.84 ⁶ 21st St 21st St 2 |
| Sqft: | | ۲. ۲. ۲. ۲. ۲. ۲. ۲. ۲. ۲. ۲. ۲. ۲. ۲. ۲ |
| Lot size: | 2,850 sq ft / 0.07 acres | |
| Property type: | Single Family | 2 ¹³⁴ 2 ³⁴ |
| Year built: | 1925 | |
| Parking type: | | |
| Cooling system: | | 22nd St |
| Heating system: | | ₹ 22nd St E E Alvarado St |
| Fireplace: | | Aivarado St |
| Last sold: | August 08 2002 | Aivarado St 🖇 🏠 |
| County: | San Francisco | Alvarado St C Alvarado St C 23rd St 2 23rd St 2 23r |
| Lot depth: | 114 | 23rd St |
| Lot width: | 25 | 23rd St 22 Elizabeth St Elizabeth St |
| Parcel #: | 2803 028C | |
| Per floor sqft: | 900 | Elizabeth St |
| Total rooms: | 5 | |
| # Stories: | t | 24th St |
| Unit cnt: | 1 | 24th St C Wayreard Jersey S |
| Zillow Home ID: | 15131595 | Contraction of the series of t |

Nearby schools

District: San Francisco Unified Primary: Alvarado Elementary School Middle: James Lick Middle School

High: Mission High School

Take Zillow on the go! Get free Zillow apps for the iPhone. iPad, and Android.

SUPPORTING FACTS LEADING TO DISCRETIONARY REVIEW

- 11/9/09 Notice of Pre-Application Meeting Owners of adjacent building at 651 Alvarado St. (John Ferretti and Mary Ferretti) did not receive notice.
- 11/23/09 Pre- Application Meeting held during Thanksgiving weekend.
 Only 3 attendees
 Architect, Ken Linsteadt, told owner of 661 Alvarado St. that John Ferretti and Mary
 Ferretti were ok with the project. That was not true.
- 1/8/10 I sent an email Ken Linsteadt.Why were John and and I not notified about the meeting?Why were Chris and John Flynn told we were ok with the project? We never spoke with him.
- 1/11/10 I received an email response from Mr. Linsteadt John or I's name never came up at the meeting
- 1/11/10 Email to Mr. Linsteadt from John Flynn John Flynn corrects Mr. Linsteadt that yes indeed he questioned why John and I were not at the meeting.
- 1/20/10 I received copy of plans from Mr. Linsteadt I called and left message for Cecelia Jaroslowski, SF City planner assigned to the project.
- 3/27/10 I called Cecelia Jaroslowski She said she a set of revised plans had been submitted but had not had time to review them.
- 4/7/10 Left message for Ms. Jaroslowski
- 5/27/10 Ms. Jaroslowski on medical leave and no longer with planning department. I spoke with the Southwest Team Leader, Delvin Washington. I told him I was not notified of Pre-Application Meeting held in November 2009 nor did I speak with anyone regarding the project prior to it being submitted to the planning department. Mr. Washington informed me that "early February they sent out a notice that they had

concerns about the massive project."

I requested a complete set of plans. The ones I received were very vague. He told me to wait for another notice.

- 12/18/10 Just before Christmas I received a Notice of Building Permit Application dated 12/13/11 with an expiration date of 1/12/11 (another holiday season when people are very busy). It was not sent to the correct mailing address we provided to Mr. Linsteadt in January 2010. I was very surprised there was no attempt by the architect to meet with us or the neighbors prior to submitting the plans to the city.
- 12/23/10 Email to Mr. Lindsteadt We have not received a response from him regarding a meeting (expiration date of

Cc: Lucy Webb Sent: Monday, January 11, 2010 8:58 AM Subject: RE: $\widehat{\textbf{856}}$ Alvarado St. San Francisco $4 \leq 5$

Hi Mary,

Yes, we had the pre-application meeting on November 23rd. Your letter came back marked undeliverable – with no forwarding address (we received six such returns). I'm sorry it didn't reach you, and we certainly were not trying to avoid you – San Francisco Planning dictates the exact addresses we were to invite to the meeting. We also didn't suggest to the Flynn's that you were in support of the project (your name/property didn't come up at the meeting). We are happy to send along copies of the plans to you – the Planning Department will be sending them to you as well (the entire neighborhood will receive plans).

Best,

Ken

From: mary ferretti [mailto:mferrettisf@astound.net] Sent: Friday, January 08, 2010 4:19 PM To: Lucy@kenlinsteadt.com Subject: 659 Alvarado St. San Francisco 655 Ken Linsteadt

Ken Linsteadt Architects

Dear Mr. Linsteadt,

My brother, John Ferretti, and I own 651 Alvarado St. I was given your number by my neighbor Chris Flynn whom owns 661 Alvarado St. I was informed by Ms. Flynn and her son John Flynn that you had a pre application meeting the end of last year with neighborhood occupants that might be affected by the addition. The Flynn's informed me that you told them at the meeting that my brother and I were ok with the proposed plans for the addition of 659[°] Alvarado St. Both my brother and I have never received any information on proposed plans for 659[°] Alvarado St. nor have we ever spoken with you or the owners of 659[°] Alvarado St regarding any proposed addition. My next door neighbors at 659[°] Alvarado St. know my phone number. I find it surprising that the addition was never brought to my or my brothers' attention by you or the owners at 659[°] Alvarado St. When was the first correspondence sent out to the neighborhood? Why were we not on a list of persons to correspond to?

I would hate to think this was intentional on you and your client's part.

I would appreciate your attention to this matter.

Thank you,

Mary Ferretti

John Flynn <flynn@sonic.net>

Re: 659 Alvarado St. San Francisco

January 11, 2010 1:29:31 PM PST

"mary ferretti" <mferrettisf@astound.net>

"Ken Linsteadt" <Ken@kenlinsteadt.com>

Dear Ken,

I must correct you on the exchange that took place between you and I back in November.

I had asked why Mary or John Ferretti were not at the meeting as they are the owners of the house to the immediate east of the property at 659 Alvarado. You did convey to me that they were not opposed to the extension, and in fact it was your understanding that Mary and John had similar plans underway for their property.

I also received a version of the plans in the mail, but when I phoned your office with a question whether these plans were the original plans, or the updated ones that you and the property owner were discussing that night, she said that she had "no idea." She also said that she would make sure you phone me to advise of which. I still have not received any call.

John Flynn (661 Alvarado) Cell: 650-465-3040

On Jan 11, 2010, at 1:02 PM, mary ferretti wrote:

Dear Ken,

I forwarded a copy of your email to Mr. Flynn. We are old nieghbors since we were 6 years old. I have no reson to doubt his word. My renters have always forwarded mail to me and I was in contact with the neighbors at 65th Alvarado St. as late as the end of October because they told me they were interested in purchasing my property and combining making to make one big parcel.

I would appreciate it if you would please email me copies of all correspondances, past and present along with proposed plans.

Thank you,

Mary Ferretti

cc: John Flynn

----- Original Message -----From: Ken Linsreadt To: miemetisf@astound.net



1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On December 11, 2009, the Applicant named below filed Building Permit Application No. 2009.12.11.3061 (Alteration) with the City and County of San Francisco.

| CONTACT INFORMATION | PROJECT | SITE INFORMATION |
|--|---|---|
| Applicant:Ken LinsteadtAddress:3407 Sacramento StreetCity, State:San Francisco, CA 94118Telephone:415.351.1018 | Project Address: Cross Streets: Assessor's Block /Lot #: Zoning District: Height-Bulk District: | 655 Alvarado Street Beaver & Castro Streets 2803/028C RH-2 40-X |

Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as possible. If your concerns are unresolved, you can 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.

PROJECT SCOPE

| [] DEMOLITION and/or [X] VERTICAL EXTENSION [] HORIZ EXTENSION (FRONT) | [] NEW CONSTRUCTION or [] CHANGE # OF DWELLING UNITS [] HORIZ. EXTENSION (SIDE) | [X] ALTERATION [X] FACADE ALTERATION(S) [X] HORIZ. EXTENSION (REAR) |
|---|---|--|
| PROJECT FEATURES | EXISTING CONDITION | PROPOSED CONDITION |
| REAR YARD HEIGHT OF BUILDING (AT FRONT) NUMBER OF STORIES NUMBER OF DWELLING UNITS ON PR | ±48 feet, 3 inches | ±39 feet, 9 inches ±32 feet (from curb to top of parapet) 3 over basement level No Change |

PROJECT DESCRIPTION

The subject property is a steeply down sloping lot that contains two-story, single-family dwelling with a basement level below. The project is to construct a two-story over basement level horizontal rear extension, and add a new third story that is setback 15 feet from the existing front building wall. Please see attached plans.

PLANNER'S NAME:

PHONE NUMBER:

Adrian C. Putra

adrian.putra@sfgov.org

(415) 575-9079

EMAIL:

DATE OF THIS NOTICE:

EXPIRATION DATE:

12-13-10 -12-11

revd . 2-18-10

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| Contacts Tasks | 2011-12 season on sale - LivelyArts.Stanford.edu - Gil Shanam, Anonymous 4, Juulliard String Quartet. Chantideer & more: | ADO |
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| Compose mail | Fw: 655 Alvarado St. San Francisco, CA Application No. 2009.12.11.3061 (Alteration) Inbox X | |
| Inbox (60) | john ferretti to me | People |
| Buzz Starred | show details 12/29/10 Reply | john ferretti |
| Important | 9 | johnfredsf@yah |
| Sent Mail | | Tani Weiner |
| Drafts (2) | | taniweiner@gma |
| [imap]/Drafts | On Thu, 12/23/10, Mary Ferretti-breidinger < <u>inferrettisf@gmail.com</u> > wrote: | |
| Deleted Messages | From: Mary Ferretti-breidinger < <u>mferrettisf@gmail.com</u> > | Map this 655 Alvarado St |
| mferrettisf@astou mferrettisf@atoun | CONTROL OUD AIVALAUD SE SAN Francisco CA Application No. 2000 42 44 2004 441 | San Francisco, |
| Personal | To: ken@kenlinsteadt.com, flynn@sonic.net, adrian.putra@stgov.org, johnfredsf@yahoo.com Date: Thursday, December 23, 2010, 10:46 AM | 3407 Sacramen San Francisco. |
| Sent Messages | | 651 Alvarado St |
| Travel | VIA EMAIL AND FAX | San Francisco. |
| 6 more v | | Ads |
| hat | December 23, 2010, | |
| Search, add, or invite | | Restaurant Attorne We help people oper |
| Mary Ferretti-breidir | Ken Linsteadt | restaurants in San Fi www.sfrestaurantatto |
| | Ken Linsteadt Architects | |
| Call phone | 3407 Sacramento Street | Business Litigation Contracts, Fraud - Bi |
| Ingrid Wilson JIMMIE MARQUEZ | San Francisco, Ca 94131 | Aggressive, Efficient, |
| Miss Rael | FAX# 351-1010 | www.lawmmh.com |
| Tani Weiner | | Love, money, career, |
| adrian.putra | | discover your year 20 |
| harpreet john ferretti | Dear Ken Linsteadt | AboutAstro.com/horo: |
| John Flynn | We am the owners of 651 Alvarado St. in San Francisco, Ca. We are in receipt of a Notice of Building Permit Application No. 2009.12.11.3061(Aleration) filed with the City and County of San Francisco deted 10/42/49. | Email Marketing fc \$6 a month all featur |
| johnfred | 2009.12.11.3061(Aleration) filed with the City and County of San Francisco dated 12/13/10. We have 3 concerns: | email address lists |
| sunny lemer | | AnalyticApproach.cor |
| ite a friend | 1. The height of the wall of 655 Alvarado St. on the proenty line on our side of the building. | Email Marketing S |
| | 2. Excavation involved | Email marketing to fit Start a Free 30-Day |
| | 3. Limited parking | iCentact.com/Email_N |
| | We would like to meet with you and the owners of 655 Alvarado St., Jonathan and Marci Kaplan. I understand it is a busy time of the year and we are on a time limit to express our concerns / resolve issues (expiration date 1/12/11). We can be precised at utility of the year and we | E-Marketing Integr Integrate your Email |
| | are on a time limit to express our concerns / resolve issues (expiration date 1/12/11). We can be reached at (415) 401-9438. Thank you very much, | with LexisNexis Inter- |
| | John Ferretti | www.concep.com |
| | | Overstock iPads: { Get 32GB Apple iPad |
| | Mary Ferretti-Breidinger | Limit One Per Day. G |
| | cc: Fraidy and Tani Weiner 647 Alvarado St. | www.DealFun.com/iP |
| | John Flynn and Christine Flynn 661 Alvarado St. | More about |
| | Adrian C. Putra S.F. Planning Dept. | San Francisco » SF » SF City Hall » SF Parking Meter Ca Meeting » Hotmail com » |
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| 10x (175) zz | VIA EMAIL AND FAX |
| rred | December 29, 2010, |
| nt Mail Ifts (1) | Ken Linsteadt |
| errettisf@astound | |
| errettisf@atound.n | |
| rsonal vel | 3407 Sacramento Street |
| Nore V | San Francisco, CA 94131 |
| | FAX# 351-1019 |
| ch, add, or invite | Dear Ken Linsteadt, |
| ry Ferretti-breidir | We, the owners of 651 Alvarado St. in San Francisco, CA. located next door 655 Alvarado St. We have not received a reply to our letter dated December 23, |
| - | 2010 in which we request in which we request a meeting with you and the owners of 655 Alvarado St. to discuss our concerns with your project proposal. We |
| ii phone | |
| MMIE MARQUEZ gelina | are aware that time is of essence. There is a deadline of January 12, 2011. |
| n Breidinger | I will call and send an email to Adrian C. Putra, the planner at the San Francisco Planning Department tomorrow notifying her that you have made no attempt in |
| elle M. Ferretti In ferretti | to contact us to address our concerns with your proposal and follow the procedures written in the Notice of Building Permit Application (section 311) sent to us. |
| di Lane | |
| by Stenkamp chelle | Thank you, |
| ula.l.cormier | John Ferretti |
| ephanie Pokrywa | Mary Ferretti-Breidinger |
| a friend | PH# 401-9438 |
| | cc: Fraidy and Tani Weiner 647 Alvarado St. |
| | John Flynn and Christine Flynn 661 Alvarado St. |
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| | Adrain C. Putra S.F. Planning Dept. |
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Ing Proposal Permit Application No. 2009.12.11.3061 (Alteration) - mferrettisf@gmail.com

| Mary Ferretti-b | reidinger to cvenne a | drian.putra, ken, johnfre | 1, flynn, taniweiner | · · · · · · · · · · · · · · · · · · · | show details 12/30/10 | Rep |
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| | ck / Lot# 2803/028C | | | | | |
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| plans | steadt and the owners o ncerns we might have. | f 655 Alvarado St. sche | dule a meeting during the d | lay with the neighbor | hood residents to review t | neir pres |
| In 1986 the owners | of 655 Alvarado St. did | a major remodel and p | ushed the building back to i | t's 14ft maximum allo | wed by the city. | |
| l would really appre Department. | ciate the opportunity to | have a neighborhood n | eeting prior to these plans | being considered by | the San Francisco Plannir | g |
| I look forward to he | aring from you. | | | | | |
| i can be reached at | 415-401-9438. | | | | | |
| Thank you, | | | | | | |
| Mary Ferretti-Breidi | nger | | | | | |
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| box (60) | Mary Ferretti-breidinger to adrian.putra, ken, flynn, taniweiner, johnfred show details 12/29/10 Repty |
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| ent Mail afts (2) | Adrian C. Putra |
| apj/Drafts | San Francisco Planning Department |
| leted Messages | 1650 Mission St. Suite 400 |
| ferrettisf@astou ferrettisf@atoun rsonai | San Francisco, Ca 94131 |
| ent Messages | RE: Project address: 655 Alvarado St. San Francisco, Ca 94131 |
| avel | Cross Sts: Alvarado & Castro Sts |
| nore v | Assessor's Block / Lot #: 2803/028C |
| ch add, or invite | |
| ary Ferretti-breidir | Dear Adrian Putra, We are writing in regards to the proposed project at 655 Alvarado St. We are the owners of the property next door at 651 Alvarado St. We attempted to |
| i shore | contact the architect, Ken Linsteadt, on December 23, 2010 via email and fax. We also cc'd you a copy. |
| li phone rid Wilson IMIE MARQUEZ | We have concerns with the project. We have not received a response from Mr. Linsteadt or the owners of the property requesting a meeting to go over the proposal. 655 Alvarado St. used to be a modest 1,200 square foot home similar to ours. In the year 1986, 655 Alvarado St. underwent a major remodel to become a 2,703 square foot home which created a massive 30 foot wall on our property line. |
| ss Rael ni Weiner | The plans submitted to the planing department and distributed to the neighorhood are vague and very confusing. We would like to review a full set of drawings and meet with Mr. Linsteadt at the buildings to explain what he is proposing. |
| rian.putra rpreet n ferretti | The deadline for this application is January 12, 2011. If our concerns are not addressed we will be left with no other alternative but to seek a discretionary review. |
| n Flynn | I will call you tomorrow. |
| nfred any lemer | Yours truly, |
| • | John Ferretti |
| a friend | Mary Ferretti-Breidinger |
| | cc: Ken Linsteadt, Ken Linsteadt Architects |
| | John Flynn and Christine Flynn 661 Alvarado St. |
| | Fraidy and Tani Weiner 647 Alvarado St. |
| | |
| | Reply Reply to all Forward |
| | ken to me addian putta flyon tanjunjage jubofrod |
| | Hi Mary, |
| | Sorry I haven't been able to respond earlier - I have been out on vacation since the middle of last week, and will be back in town next Tuesday. I am more than happy to meet with you to discuss your concerns. Perhaps you can give me some possible windows of time to meet, and I'll coordinate with my office. |
| | Best, |
| | Ken |
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| | Mary Ferretti-breidinger to john |

| - 100 | | |
|-------|---|----------------------|
| Ø. | Building permit No. 2009.12.11.3061 Letter to Planners Incorrect Info | - mferretticf@email |
| 6 51 | Building permit No. 2003.12.11.3001 Letter to Flamlers incorrect mile | - menetusi@gmail.com |

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| | Subject: 655 Alvarado St. Building To: <u>delvin.washington@sfgov.org</u> . | y pennik No. 2009.12.11.3001 . adden autra@strov.om | |
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| Deleted Messages | | | |
| nferrettisf@astou | Dear Mr. Washington and Mr. Put | tra, | |
| nferrettisf@atoun | Those you for anothing with me | | |
| ersonal | incorrect information written on the | vesterday, i know we went over a lot of information however t do n | ot recall a response to one of my concerns with the |
| Sent Messages | ACCILCULATION WIREST OF BE | e application by your department. | |
| Fravel | Could you please address the thir | rd box entitled Project Features, Existing Condition and Proposed (| Condition: |
| | Number of stories: Existing 2 over | r basement Proposed condition: 3 over basement | |
| i more v | This is incorrect. The proposed pr may constitute correction the and | roject is 5 stories, not 4. It should state 4 over basement or 3 over lication and resending. This could buy me some time to go over m | basement and 1 below basement. I do believe this |
| | review which will need to be addr | essed on Monday. | y concerns which the allocated and avoid a discretionally |
| arch, add, or invite | | | |
| lary Ferretti-breidir | i look forward to your response. | | |
| Call phone | Park Freuerd | | |
| ngrid Wilson | Reply Forward | | |
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| 1000 13 11 2004 (Allerthen) | |
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| 2009.12.11.3061 (Atteration) From: Mary Ferretti-breidinger < <u>mferrettisf@gmail.com</u> > | |
| To: ken <ken@kenlinsteadt.com></ken@kenlinsteadt.com> | |
| Cc: cvenne@global.net, flynn@sonic.net, taniweiner@gmail.com, | |
| JOHNFREDSF@yahoo.com Content-Type: multipart/alternative; boundary=0015174be8c45b073a0498a71505 | |
| - Show quoted text - | |
| | |
| Reply Forward Invite Mail Delivery Subsystem to chat | |
| Carol yeane to adrian.putra, me, ken, johnfred, flynn, taniweiner | show details Jan 7 |
| Dear Planner Putra: | |
| We are writing to voice our concerns about the above project. | |
| Two weeks ago we received for the first time the plans for this project and were advised for the first time | of the scope and size intended. |
| As we understand the existing building is the at the allowable depth into the yard and we believe that this | should not be exceeded. |
| We have lived at 681 Alvarado Street since 1975. We love our block and the fact that it is mostly small a the size in keeping with the planning code. The proposed project appears to be substantially larger than a way beyond anything currently on the block. | and medium size one and two unit residential buildings mything on the block. It juts out into the open space of |
| We first heard about it last month during the holiday season when we were distracted by many other thing | 3. |
| We have no issue with people buying houses and remodeling. But we do think that the adjacent neighbor | |
| yards and other issues should be taken into consideration which these plans do not do. | s deserve consideration and that the intent of open space |
| yards and other issues should be taken into consideration which these plans do not do. | |
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SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

REVISED NOTICE OF BUILDING PERMIT APPLICATION (SECTION

_311)

On December 11, 2009, the Applicant named below filed Building Permit Application No. 2009.12.11.3061 (Alteration) with the City and County of San Francisco.

| CONTACT INFORMATION | PROJECT SITE INFORMATION |
|---|--|
| City, State: San Francisco, CA 94118 Telephone: 415.351.1018 | Project Address: 655 Alvarado Street Cross Streets: Diamond & Castro Streets Assessor's Block /Lot #: 2803/028C Zoning District: RH-2 Height-Bulk District: 40-X |

Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

| | an a | PROJECT SCOPE | en en sen ne en e |
|---------------------------------------|--|--|---|
| [] DEMOLITION | and/or | [] NEW CONSTRUCTION or | |
| [X] VERTICAL EXTENS | ION | - 「「「「「「」」」、「「「「「「」」」、「「」」、「」」、「」、「」、「」、「」 | [X] ALTERATION |
| ************************************* | | [] CHANGE # OF DWELLING UNITS | [X] FACADE ALTERATION(S) |
| [] HORIZ. EXTENSION | 영양에는 그럼 많은 다섯 만큼 것 같아요. | [] HORIZ. EXTENSION (SIDE) | [X] HORIZ EXTENSION (REAR) |
| PROJECT FEATURE | ES . | | |
| | | EXISTING CONDITION | PROPOSED CONDITION |
| | ********* | ±48 feet, 3 inches | ±74 feet, 3 inches |
| | | | +39 feet 9 inches |
| | AI FRONT) | | +27 foot /from and is in a |
| NUMBER OF STORIES | | ROPERTY 2 over 1 basement level | .3 over 2 basement levels |
| NUMBER OF OFF-STRE | TUNIIS UN PI | ROPERTY | No Change |
| | EI PARKING | | No Change |
| | A LAND STREET | PROJECT DESCRIPTION | |

On 12/13/10, the Planning Department issued a Section 311 notification for this subject property. This notice corrects the project site cross streets, and clarifies the project's description for proposed number of stories. There is no change to the proposed scope of work. This notice will extend the Section 311 notification period of this Building Permit Application for an additional 15 days (as noted below).

The subject property is a steeply down sloping lot that contains two-story, single-family dwelling with a basement level below. The project is to construct a horizontal rear extension at the existing first floor and basement level, add a new second basement level at the rear (under the proposed rear extension), and add a new third story that is setback 15 feet from the existing front building wall. The site plan and elevations of the proposed project are available on the Planning Department's website at: <u>http://sf-planning.org/ftp/files/notice/2009.12.11.3061.pdf.</u>

PLANNER'S NAME: PHONE NUMBER: EMAIL:

Adrian C. Putra (415) 575-9079 adrian.putra@sfgov.org

DATE OF THIS NOTICE: EXPIRATION DATE:

1/13/2011 1/28/2011

| Archive Spain More to back More see mail Ref: Indecquate Notification of project (Notice of Building Pornit Application No. 2009,12,11.3061) toor. 3 (69) Carol yrans to advise puts, me, BLL, tankenker, frym, John-REDGF, mmry, harpent tor. 3008,121.3061) toor. 3 (69) Mr. Pare: Idea copy of the DR Gleich Mary Ferreti tody on the size projet and water to pain cat a compt of costons at to why the neighbors are so spat. 10 Jane gat copy of the DR Gleich Mary Ferreti tody on the size projet and water to pain cat a compt of costons at to why the neighbors are so spat. 10 Jane gat copy of the DR Gleich Mary Ferreti tody on the size projet and water to pain cat a compt of costons at to why the neighbors are so spat. 10 Jane gat copy of the DR Gleich Mary Ferreti tody on the size for the block, are made regating to the cost compt of the mail block are made regating to the cost compt of the block are made regating to the cost compt of the block are made regating to the cost compt of the mail block are made regating to the cost compt of the size so the cost cost are so the cost of the regating to the cost of the tot block are made regating to the cost cost and the size so the cost of the size so the cost of the cost of the size so the cost of | Add or invite Next Resident Web more Index valley voice Search Mail Search Meb 2004 and the Voice Voice Voice Spot Index valley voice Creating of the Voice Voice Voice Spot Index valley voice Archive Span Delete More to thox Labels More Ingree mail Ref: Inadequate Notification of project.(Notice of Building Permit Application No. 2009, 12.11.3061) Inore x Ingree mail Ref: Inadequate Notification of project.(Notice of Building Permit Application No. 2009, 12.11.3061) Inore x Ingree mail Ref: Inadequate Notification of project.(Notice of Building Permit Application No. 2009, 12.11.3061) Inore x Ingree mail Ref: Inadequate Notification of project.(Notice of Building Permit Application No. 2009, 12.11.3061) Inore x Ingree mail Ref: Inadequate Notification of project.(Notice of Building Permit Application No. 2009, 12.11.3061) Inore x Ingree mail Inter project owner listed 47 addresses invited to their meeting 'in 2009. This list of 47 included only SIX actual ables as to why the neighbors are ouge to project. Ingree mail Inter project owner listed 47 addresses invited to their meeting 'in 2009. This list of 47 included only SIX actual ables as to only the No. X (An and the search as a search asea search asearch as a search asearch as a sea | 21/11 3 |
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| d Creating @ skettlodat act: indivering @ mail.com: Unu@ sonic.net; JOHNFREDSF@ valuecon:: unuvrl@hotmail.com: hapreet@post.harvad.edu emer Sent: Mon. January 24, 2011 80-043 PM subject: Inadequate Placing of Poster on Building at 655 Alvarado St. (Notice of Building Permit Application No. 2009.12.11.3061) Dear Mr. Putra, While I was at the planning department (filing a DR) this afternoon I questioned the placement of the Section 311 Neighborhood Notification Notice placed on the front of 655 Alvarado St. I was given a copy of Section 311 mailing Notice and Posting instructions. The bottom of the orange poster (posted on 655 Alvarado St.) is posted over 13' above grade level and you need to climb stairs in order to read it. It is not clearly readable from the street level. There are specific instructions that need to be followed. I was told to bring it up to Scott Sanchez, the zoning administrator via you and could mean resending the notice. I am attaching 2 pictures of the current posting placement for your information. Thank you for your attention to this matter. Mary Ferretti <u>Baply Reply to all Epoward</u> Archive Spam Delete Move to Inbox Labels More 3% full | 10: <u>adrian.putra@stgov.org</u> | |
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HAND DELIVERED

February 9, 2011,

Adrian Putra Planner San Francisco Planning Department 1660 Mission St. San Francisco, CA 94103

RE: Building Permit Application No. 2009.12.11.3061 Project Address: 655 Alvarado St. Assessor's Block / Lot # 2803/028C DR Application filed 1/24/2011

Dear Mr. Putra,

For your information and to give you a clear understanding of the above referred proposal and it's negative impact please see the attached 11 pages ranging from sizes 11" x 17" thru 11" x 42" containing 38 photos and illustrations my and my neighbor's concerns.

I am also including a copy of emails (between Mr. Linsteadt and I) dating back to January 2010. To date Mr. Linsteadt has not gotten back to me or my neighbors.

I appreciate your time.

Mary Ferretti

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|-------|--|---|
| /ad | o St./ Building Permit Application No. 2009.12.11.3061 - mferrettisf@gmail.com | n |
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| cts | GEICO Auto Insurance - www.GEICO.com - You could save 15% in minutes. Get your fr | ee quote now. |
| ; | Archive Spam Delete Move to Inbox Labels More | |
| ose mail | DR / 655 Alvarado St./ Building Permit Application No. 2009.12.11.30 | 61 Inbox X |
| (60) | Mary Ferretti-breidinger | |
| | Tani Weiner to me | show details Feb 10 Reply |
| kd tant Vlail 5 (2) | Thanks Mary - I don't know if a visit to the block is something that Mr. Putra would be house/yard to see the impact in person. Generally any friday or weekend day would to - Show quoted text - | |
| /Drafts | Reply Forward Tani is not available to chat | |
| ettisf@astou | Mary Ferretti-breidinger to Tani | show details Feb 11 Reply |
| ettisf@atoun | Hi Tani. | |
| nal | I am not sure of what their procedure is. I am sure if you drop me Mr. Putra a note it | might be better. I am sure he got the picture with all of the pictures |
| Aessages | (and measurements) i sent him. Mary | |
| ł | - Show quoted text - | |
| 8▼ | | |
| | Reply Forward Tani is not available to chat | |
| add, or invite | Tani Weiner to adrian.putra, me | show details Feb 14 Reply |
| Ferretti-breidir | Mr. Putra, | |
| hone Wilson | I'm not sure whether this is something that is part of planning department protocol, bu impacted by the proposed project (beyond the photos that Mary has provided) I would 647 Alvarado Street. | t if you would like to see the backyard open space area that would be be glad to provide access to the backyard area from our home at |
| E MARQUEZ | | |
| E MARQUEZ Rael | If this is something that would be helpful to you, please let me know. | |
| Rael Veiner | If this is something that would be helpful to you, please let me know. Sincerely yours, | |
| Rael Veiner .putra | Sincerely yours, | |
| Rael Veiner .putra vet | | |
| Rael Veiner .putra | Sincerely yours, Nathaniel Weiner On Thu, Feb 10, 2011 at 11:59 AM, Mary Ferretti-breidinger < <u>mferrettisf@gmail.com</u> > | wrote: |
| Rael Veiner .putra vet erretti | Sincerely yours, Nathaniel Weiner | wrote: |
| Rael Veiner .putra vet erretti Flynn rd | Sincerely yours, Nathaniel Weiner On Thu, Feb 10, 2011 at 11:59 AM, Mary Ferretti-breidinger < <u>mferrettisf@gmail.com</u> > | wrote: |
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| Rael Veiner .putra et erretti Flynn ed lerner | Sincerely yours, Nathaniel Weiner On Thu, Feb 10, 2011 at 11:59 AM, Mary Ferretti-breidinger < <u>mferrettisf@gmail.com</u> > - Show quoted text - | wrote: |
| Rael Veiner .putra et erretti Flynn ed lerner | Sincerely yours, Nathaniel Weiner On Thu, Feb 10, 2011 at 11:59 AM, Mary Ferretti-breidinger < <u>mferrettisf@gmail.com</u> > - Show quoted text - | wrote: |

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| ł | dresses | for | neighbors | on Alvarado | St. | - mferrettisf@gmail.com |
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8/27/11 8:52 PM

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| 7 | \$15K FLAT Custom Kitchen - IdeserveCustomKitchen.com - Kitchen revolution in Bay Area! All Materials and Labor Included |
| acts s | Archive Spam Delete Move to Inbox Labels More |
| pose mail | Meeting / Email Adresses for neighbors on Alvarado St. × Inbox X |
| x (146) | Mary Ferretti-breidinger to Ken, JOHNFREDSF, flynn, taniweiner, harpreet, cyenne, sunnyrl, adria show details Aug 17 (10 days ago) Reply |
| : | Dear Mr. Linsteadt, |
| ed | I appreciate your call today. I would very much like to meet with you next week to discuss the project a 655 Alvarado St. I understand, as per Mr. Putra, |
| rtant Mail | the DR bearing is scheduled for Sentember 8th |
| ts (2) | As per our conversation I am forwarding you the contacts of the neighbors whom would be interested in attending a meeting with you. Hopefully we can come to a mutual agreement that will avoid us having to go to a DR hearing. |
| o//Drafts | Here are the contacts: |
| ed Messages | Fraidy and Tani Weiner |
| rettisf@astou rettisf@atoun | 647 Álvarado St. |
| onal | taniweiner@gmail.com |
| Messages | John and Chris Flynn 661 Alvarado St. |
| əl | flynn@sonic.net |
| re ▼ | Nishu |
| | 661 Alvarado St. harpreet@post.harvard.edu |
| add, or invite | |
| Ferretti-breidia | Bill and Carl Yenne 681 Alvarado St <u>cyenne@sbcglobal.net</u> |
| phone | John and Sunny Lemen |
| Weiner I Wilson | 665 Alvarado St. sunnyrl@hotmail.com |
| IE MARQUEZ | |
| Rael | I look forward to hearing from you. |
| n.putra I Yenne | Thank you for your time in this matter. |
| reet ferretti | Mary Ferretti |
| Flynn | John Ferretti |
| y lemer | cc Mr Putra Alvarado St. Neighbors |
| friend | |
| | Reply Reply to all Forward |
| | Ken Linsteadt to me show details Aug 18 (10 days ago) Reply |
| | Hi Mary. |
| | Thanks - I'll look at my calendar and send you some times for next week. |
| | Ken |
| | From: Mary Ferretti-breidinger [mailto: <u>mferrettisf@qmail.com]</u> Sent: Wednesday, August 17, 2011 8:01 PM To: Ken Linsteadt Cc: <u>JOHNFREDSF@yahoo.com; fivnn@sonic.net; taniweiner@gmail.com; harpreet@post.harvard.edu; cvenne@sbcglobal.net; sunnvrl@hotmail.com;</u> |
| | adrian putra@sfgov.org Subject: Meeting / Email Adresses for neighbors on Alvarado St. - Show quoted text - |
| | Reply Forward |
| | Mary Ferretti-breidinger to JOHNFREDSF <u>show details</u> Aug 18 (9 days ago) Reply |
| | Forwarded message |
| | From: Mary Ferretti-breidinger < <u>mferrettisf@amail.com</u> > Date: Wed, Aug 17, 2011 at 8:00 PM |
| | Subject: Meeting / Email Adresses for neighbors on Alvarado St. To: Ken Linsteadt <ken@kenlinsteadt.com></ken@kenlinsteadt.com> |

From: Mary Ferretti-breidinger [mailto:mferrettisf@gmail.com] Sent: Wednesday, August 17, 2011 8:01 PM To: Ken Linsteadt Cc: JOHNFREDSF@yahoo.com; flynn@sonic.net; taniweiner@gmail.com; harpreet@post.harvard.edu; cyenne@sbcglobal.net; sunnyrl@hotmail.com; adrian.putra@sfgov.org Subject: Meeting / Email Adresses for neighbors on Alvarado St.

Dear Mr. Linsteadt,

- Show quoted text -

Reply Reply to all Forward

Babac Doane babac@keniinsteadt.com to me, JOHNFREDSF, flynn, taniweiner, harpreet, cyenne, s show details Aug 23 (4 days ago) Reply

images are not displayed.

Display images below - Always display images from babac@kenlinsteadt.com

Hello everyone,

If possible. Ken would like to meet on Thursday at 4:00 pm at 655 Alvarado Street to go over the proposed project rather than on Wednesday since his time tomorrow is very limited.

Thank you,

Babac

Babac Doane

KEN LINSTEADT

ARCHITECTS 116 Sheridan Avenue The Presidio of San Francisco San Francisco, CA 94129 Phone: 415.351.1018 ext. 111 Fax: 415.351.1019 babac@kenlinsteadt.com

| | Ken Lins | | | | |
|-------|----------|------------|------|-------|----|
| Sent: | Tuesday, | August 23, | 2011 | 10:25 | AM |

To: 'Mary Ferretti-breidinger'

Cc: 10HNFREDSF@yahoo.com; flynn@sonic.net; taniweiner@gmail.com; harpreet@post.harvard.edu; cyenne@sbcglobal.net; sunnyrl@hotmail.com; adrian.putra@sfgov.org; Babac Doane Subject: RE: Meeting / Email Adresses for neighbors on Alvarado St. - Show quoted text

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| Care | | . me, JOHNFREDSF, flynn, taniweiner, harpreet, sunnyrl, adrian.putra, KenLir <u>show details</u> A | |
| lf Mary i | is able to take off w | work to make a 4pm mtg we will try and be there m | |

Sent from my Verizon Wireless BlackBerry

From: Babac Doane <<u>babac@kenlinsteadt.com</u>> Date: Tue, 23 Aug 2011 12:28:17 -0700 To: "Mary Ferretti-breidinger'<<u>mferrettisf@gmail.com</u>>

https://mail.google.com/mail/?shva=1#search/ken%40kenlinsteadt.com/131dad58aaa9c020

Page 2 of 5

Reply

Adresses for neighbors on Alvarado St. - mferrettisf@gmail.com

Cc: JOHNFREDSF@yahoo.com, flynn@sonic.net, taniweiner@gmail.com, harpreet@post.harvard.edu, cyenne@sbcglobai.net, sunnyrl@hotmail.com, adrian.putra@sfgov.org

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Reply Forward

Ken Linsteadt to Babac, me, JOHNFREDSF, flynn, taniweiner, harpreet, cyenne, sunnyrl, adrian.pu show details Aug 23 (4 days ago) Reply Hi All,

I wonder if we can possibly meet either tomorrow (24th) or Thursday (25th) at 4PM on site?

Best,

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| Babac | coane babac@keniinsteadt.com to cyenne, me, JOHNFREDSF, flynn, taniweiner, harpreet, s show details Aug 23 (4 days ago) | Reply |
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| | es below - Always display images from babac@kenlinsteadt.com | |
| Thank you, | | |
| 3abac | | |
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| Sent: Tues | Yenne [mailto: <u>cyenne@sbcglobal.net]</u> lay, August 23, 2011 12:31 PM | |
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| insteadt | EDSF@yahoo.com; flynn@sonic.net; taniweiner@gmail.com; harpreet@post.harvard.edu; sunnyrl@hotmail.com; adrian.putra@sfgoy | .org; ke |
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| Reply | Reply to all Forward | |
| SunnyL | rmer to cyenne, Babac, me, JOHNFREDSF, flynn, taniweiner, harpreet, adrian.putra, KenLii show details Aug 24 (4 days ago) | Reply |
| lubby is ou | of town so I'm juggling kids. Will try to make the meeting. Thanks for setting it upSunny | |
| Sent from n | y iPhone | |
| n Aug 23 | 2011, at 12:30 PM, "Carol Yenne" < <u>cyenne@sbcglobal.net</u> > wrote: | |
| | | |
| if Ma | y is able to take off work to make a 4pm mtg we will try and be there m | |
| Sent | irom my Verizon Wireless BlackBerry | |
| | : Babac Doane < <u>babac@kenlinsteadt.com</u> > | |
| | Tue, 23 Aug 2011 12:28:17 -0700 lary Ferretti-breidinger'< <u>mferrettisf@gmail.com</u> > | |
| Cc: , | <u> 2HNFREDSF@yahoo.com<johnfredsf@yahoo.com>; flynn@sonic.net<flynn@sonic.net>; taniweiner@gmail.com<taniweine< u=""></taniweine<></flynn@sonic.net></johnfredsf@yahoo.com></u> | |
| sunn | ail.com>: harpreet@post.harvard.edu <harpreet@post.harvard.edu>; syenne@sbcglobal.net<cvenne@sbcglobal.net>; rl@hotmail.com<sunnvrl@hotmail.com>: adrian.putra@sfgov.org<adrian.putra@sfgov.org>; KenLinsteadt<<u>Ken@kenjinsteadt.com</u>></adrian.putra@sfgov.org></sunnvrl@hotmail.com></cvenne@sbcglobal.net></harpreet@post.harvard.edu> | |
| Subj | ct: RE: Meeting / Email Adresses for neighbors on Alvarado St. | |
| Hello | everyone, | |
| If pos | sible. Ken would like to meet on Thursday at 4:00 pm at 655 Alvarado Street to go over the proposed project rather than on | |
| vvedi | esday since his time tomorrow is very limited. | |
| Than | you, | |
| Baba | | |
| Bab | c Doane | |
| | lage001.jpg>KEN LINSTEADT | |
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| li Mary, e | at. | |
| ihould i nl | in to meet tomorrow at 4PM? | |
| | | |
| hanks, | | |
| en | | |
| rom: Sunn | Lemer [mailto:sunnyrt@hotmail.com] | |
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| ent:Wedn | sday, August 24, 2011 9:53 AM | |

| Date Franke & Rei, a | SunnyLerner, Babac, me, JOHNFREDSF, flynn, taniweiner, harpreet, adrian.p. show details Aug 24 (3 days ago) | Rept |
|---|--|--|
| HiKen, I just spoke with I Can you make it at 7pm to | Mary, she can't make a meeting before 7pm. She works and goes to school. I don't see the point of meeting witho omorrow? | ut her. |
| Carol Yenne | | |
| Original Message | A second s | |
| From: Ken Linsteadt | | |
| To: SunnyLerner ; cyer | nne@sbcglobal.net | |
| adrian.putra@sfgov.org | y Ferretti-breidinger ; JOHNFREDSF@yahoo.com ; flynn@sonic.net ; taniweiner@gmail.com ; harpreet@post.harvar | <u>d.edu</u> ; |
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| Hi Carol, | | |
| Unfortunately, I can't m to meet before I leave t | neet that late this eve. Perhaps we can work out something for Saturday? 1 am out most of next week town this Sunday. | , so hop |
| Best, | | |
| Ken | | |
| | | |
| From: Carol Vanas I | | |
| From: Carol Yenne (mailto Sent: Wednesday, August | 2 <u>Cyenne@spcglobal.net</u> | |
| To: Ken Linsteadt; 'Sunnyl | Lemer' | |
| De: Debug D : 44 E | | |
| UC: Babac Doane; Mary Fe adrian.putra@sfgov.org | erretti-breidinger; <u>JOHNFREDSF@yahoo.com; flynn@sonic.net;</u> taniweiner@gmail.com; harpreet@post.narvard.edu | |
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| To: Carol Yo | | man Pahas Dasa | · | | | . | | | |
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| Thanks, | | | | | | | | | |
| Ken | | | | | | | | | |
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| From: Caro | Yenne Imailto: | venner@ebcolob | ai acti | | | | | | |
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building permit Application No. 2009.12.11.3061 - mferrettisf@gmail.com

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|--------------------------------|---------------------------------|--------|--------|--|
| Thanks a lot for you interest. | | | | |
| Mary Ferretti | | | | |
| Show quoted text - | | | | |
| Reply Forward | | | | |
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4. A hard copy of 11" X 17" plans for the Planning Department's record. This set of plans will remain in the Planning Department for public review.

The Neighborhood Notification Section 311 notice will be mailed out within one week after receipt of the materials by the Planning Department. **The fee and required materials must be submitted within 30 days of the date of this letter.** The application will be sent back to the Department of Building Inspection for cancellation or administrative proceedings if the applicant does not comply with this notice.

INSTRUCTIONS FOR POSTING THE ORANGE NOTICE AT THE SUBJECT PROPERTY

Included with this letter is 1 orange 11" X 17" Notice(s) that must be posted at the site. Post the enclosed Notice (s) as soon as you receive the official 30-day Neighborhood Notification Section 311 notice in the mail. Check the notification dates on the official notice, and write in the notification dates on the bottom right hand corner of the poster. The placement of the poster must comply with following requirements:

- 1. If a window of the building or building façade is within 6 feet of the property line, the poster must be posted inside the window or on the building façade if the window is not large enough.
 - a. The bottom of the poster must be no lower than three feet above grade and the top of the poster no higher than six feet above grade.
 - b. The face of the poster must be parallel to the street and the entire poster and lettering must be clearly visible from a public street, alley or sidewalk.
 - c. If the poster is posted on the building façade, it must be covered with plastic or transparent materials to protect it from rain.
 - d. The pathway to the sign must be unobstructed so that the interested [arties can approach close and read the poster.
 - e. The poster shall not be posted on a commonly used door that might be left open so that the sign will be obscured from public view.
- 2. If the building is more than six feet from the property line the poster must be mounted on a display board at the property line.
 - a. The top of the poster must be between five and six feet above grade.
 - b. The face of the poster must be parallel to the street and the entire poster and letter must be clearly visible from a public street, alley or sidewalk.
 - c. The poster must be covered with plastic or transparent materials to protect it from rain.
- 3. If the project site is a corner property or a through lot, the poster must be posted on each street frontage following the instructions above.

The poster must be posted on the site through 5:00 p.m. on the expiration date.

Pictures

Front of 651 Alvarado St (East side adjacent building) and 655 Alvarado St.

Note: Placement of orange Neighborhood Notification Section 311 Notice in center window to the right or front door. Unable to be viewed by neighbors and public.

- P2 655 Alvardao is set back
- P3 & P4 651 Alvarado St. is located at the top center between 2 down sloped hills
- P5 Rear view of 651 Alvarado St. Note: Shaded area and 3 homes rear flush to one another
- P6 Homes on 23rd Street (behind 655 Alvarado St.) Note: Homes are set back
- P7 View of 655 Alvarado St. roof from my the bedroom window
 Proposal will obstruct light and privacy
 Note: Roof is not at same level as the top of my window as illustrated on A2.1 drawings.
- P8 View of rear from my bedroom window "boxed in feeling"
- P9 View of rear from dining room window "boxed in feelin"
- P10 View of rear from dining room window Note: Closeness of homes at the rear (on 23rd Street)
- P11 Proposed top deck to extend 6' additional feet and become totaling 14' Lower deck to extend additional 12'
 Proposed garden level to extend approximately additonal 8' feet.

P12 & P13

Proposed 14' extension I will feel "boxed in" and "cut off " from my neighbors Will 'divide the block in half " Not "consistant with other homes" Not "protecting mid block open space"

P14, P15, P16 & P17

Shows my rear basement door to yard 30+ high wall from bottom rear wall to top of roof Proposal wants to make lattice solid, extending deck level 14' plus lower level additonal 8'

P18, P19, & P20

Height at the beginning of fence is 4'

Height (P22) from tallest part of fence to top of retainer wall is 8' 3"

My yard slopes down (adding to "towering" feeling and "loss of privacy" while trying to enjoy my yard.

Propasal for garden room and storage space calls for excavation, below my foundation. I've had drainage problems since the last extensive remodel. In fact, a year or so after 655 Alvarado St. was gutted and rebuilt in 1989 it had drainage problems and the foundation had to be torn out and redone.

Roof of 655 Alvarado St. is shorter than my roof line (not as illustrated on (A2.1)

Proposal wants to add more height to the 30'+ wall by adding a 5th floor story Which will add to the "towering feeling" and loss of privacy and light.

P25 In 1989 655 Alvrado St. went from 900 suare feet to 2700 square feet by its previous owners. It was not averaged. It was extended to it's maximum.

P26 I do not agree with adding any property line window.

54

P27 Birds eye view of "Mid block open space." The yards and open space are a "specific community amenity."

Approximate open yard (length) measurements (not including open decks). 651 Alvarado St 60'1" 647 Alvarado St 62'1" 665 Alvarado St 61'5" 661 Alvarado St 55'3"

P28 Birds eye view of "Mid block open space."
Rear view of 651 Alvarado and 648 Alvarado St.
Proposal wants rear decks of 655 Alvarado St. to become a 26' building extension with terraces Plus and more height to the existing 30+ wall by adding a penthouse





PZ

P1 Front of 651 Alvarado St (East side adjacent building) and 655 Alvarado St.
 Note: Placement of orange Neighborhood Notification Section 311 Notice in center window to the right of front door. Unable to be viewed by neighbors and public.

P2 655 Alvardao is set back





P3 & P4 651 Alvarado St. is located at the top center between 2 down sloped hills





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P6 Homes on 23rd Street (behind 655 Alvarado St.) Note: Homes are set back



P6





P7 View of 655 Alvarado St. roof from the bedroom window

Proposal will obstruct light and privacy Note: Roof is not at same level as the top of my window as illustrated on A2.1 drawings.

P8 View of rear from my bedroom window "boxed in feeling"







- P9 View of rear from dining room window "boxed in feeling"
- P10 View of rear from dining room window Note: Closeness of homes at the rear (on 23rd Street)

P11 Proposed top deck to extend 6' additional feet and become totaling 14' Lower deck to extend additional 12' Proposed garden level to extend approximately additional 8' fact

Proposed garden level to extend approximately additonal 8' feet.

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PIZ



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P14



P15





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4, P15, P16 & P17

Shows my rear basement door to yard 30+ high wall from bottom rear wall to top of roof Proposal wants to make lattice solid. extending deck level 14' plus lower level additonal 8'



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P24 Roof of 655 Alvarado St. is shorter than my roof line (not as illustrated on (A2.1)

Proposal wants to add more height to the 30'+ wall by adding a 5th floor story Which will add to the "towering feeling" and loss of privacy and light.



P25





- P25 In 1989 655 Alvrado St. went from 900 spare feet to 2700 square feet by its previous owners. It was not averaged. It was extended to it's maximum.
- P26 I do not agree with adding any property line window.





ohn

3

Birds eye view of "Mid block open space." The yards and open space are a "specific P27 community amenity."

Approximate open yard (length) measurements (not including open decks).

651 Alvarado St 60'1" 647 Alvarado St 62'1" 665 Alvarado St 61'5" 661 Alvarado St 55'3"

Birds eye view of "Mid block open space." P28

Rear view of 651 Alvarado and 648 Alvarado St. Proposal wants rear decks of 655 Alvarado St. to become a 26' building extension with terraces Plus and more height to the existing 30+ wall by adding a penthouse

February 16, 2011

Adrian C. Putra San Francisco Planning Department 1650 Mission Street, Suite 400 San Francisco, CA 94103

Re: 655 Alvarado Street 2803/028C Planning permit # 2009.12.11.3061

Dear Mr. Putra:

2.

This letter is in response to the questions on the attached Planning Department discretionary review form.

1. Regarding the concerns of the DR requester: Improper notification procedure. Response: All pre-application procedures required by the Planning Department were followed. Notice of the pre-application meeting for this project was sent 35 neighbors (owners & occupants) as well as 11 neighborhood associations on November 9, 2009. This mailing included both adjacent neighbors, including the DR requestor, four neighbors to the south of the subject property and 28 across the street (owner and occupants of large apartment building). The list of neighbors to be notified for the pre-application meeting was prepared by Radius Services. The pre-application meeting was held at the time and place listed on the notices: 6:00 - 8:00 pm on November 23, 2009 at Café Ponte, 751 Diamond Street. This location is 0.2 miles (less than three blocks) from the subject property. The discussion summary and sign-in sheet from the meeting as well as all other documents required by the Planning Department were then submitted to the Department with the building permit application. Copies of the Radius Services list, the list of all neighbors and neighborhood organizations, etc. are attached for your review. The section 311 thirty day notification period, which overlapped the holidays, was extended an additional 15 days by the Planning Department.

Regarding adverse impact on neighboring property and neighborhood: Building scale compatibility with surrounding structures.

Response: This project has been thoroughly reviewed by the Planning Department for over a year. Even though the initial design of the addition and remodel to the existing building were completely within the basic buildable envelope described in the Planning code, revisions to the design were made based on meetings with Ms. Cecilia Jaroslawski, the planner initially assigned to this project, Mr. Delvin Washington, after her departure from the department and before your involvement with the project. The area of the upper floor addition was reduced and set back 15'-0" from the front wall in order to minimize the visible massing of the addition from the street and the east wall of the addition at the rear was set back 5'-0" from the east property line adjacent to the DR requestor's property. The buildings in this neighborhood are mixed in character and scale: the DR requestor's building is among the smallest, extending only approximately 33'-0" from the front property line and the apartment building directly across the street is approximately 240'-0" deep. The rear wall of the proposed addition to the subject property does not encroach on the required 45% rear yard requirement and therefore does not impede the mid-block open space. The 5'-0" setback on east side of the proposed addition was made solely for the benefit of the DR requestor. The resulting massing is stepped away from the street, stepped down in the rear and the addition is set back from the east property line.

3. Regarding adverse impact on neighboring property and neighborhood: Maintenance of adequate light and air to neighboring building. Response: As noted, the proposed project meets all of the Planning Code, is well within the limits of the buildable envelope, preserves 45% of the lot depth at the rear, is stepped in the front and back and has a set back on the east side of the addition. All reasonable efforts have been made to minimize the impact of this project on neighbors. The DR requestor's building appears to have two levels of occupancy that approximately correspond to the upper two stories of the subject property. The level below (the garage level) has a single opaque door and a small window that is beneath a deck. Light and air to the garage level are limited by the deck and by the lack of openings. The levels above the garage are both less than 8'-0" from the corresponding proposed rear walls of the subject property. Please see the proposed east elevation showing the outline of the neighboring building as well as the attached photograph of the neighbor's rear wall.

I hope that these responses adequately address the questions. Thank you for your help with this project.

Sincerely,

Ken Linsteadt



Rear facade of subject property and east neighbor



1





East neighbor

1.1





Rear facade of subject property showing west neighbor



Deck of subject property & west neighbor





Rear view of west neighbor

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SUBJECT PROPERTY FROM THE WEST

PROJECT DATA

| BLOCK NUMBER: |
|---------------|
| LOT NUMBER: |
| LOT AREA: |

FRONT SET-BACK REQUIREMENTS:

REAR YARD REQUIREMENTS USE DISTRICT HEIGHT LIMIT:

2803 0280

2850 SQ. FT.

BASED UPON AVERAGE OF ADJACENT BUILDINGS. UP TO 15 FT. OR 15% OF LOT DEPTH 45% OF LOT DEPTH

40 FT: 30 FT. AT FRONT OF PROPERTY

APPLICABLE CODES

- 2007 CALIFORNIA BUILDING CODE
- 2007 CALIFORNIA FIRE CODE
- 2007 CALIFORNIA PLUMBING CODE
- 2007 CALIFORNIA MECHANICAL CODE • 2007 CALIFORNIA ELECTRICAL CODE •
- 2007 CALIFORNIA ENERGY CODE

PROJECT DIRECTORY

<u>OWNERS</u> MARCI KAPLAN-GLAZER & JONATHAN KAPLAN 655 ALVARADO ST. SAN FRANCISCO, CALIFORNIA 94114 (415)

ARCHITECT

KEN LINSTEADT ARCHITECTS 3407 SACRAMENTO STREET SAN FRANCISCO, CALIFORNIA 94118 PHONE: (415) 351-1018 FAX: (415) 351-1019 CONTACT: KEN LINSTEADT WWW.KENLINSTEADT.COM

AREA CALCULATIONS:

| EXISTING RESIDENCE BASEMENT /BEDROOM LEVEL GARAGE/MASTER BEDROOM LEVEL LIVING/DINING/KITCHEN LEVEL | 604.93 sq.ft. 1065.34 sq.ft. 1033.07 sq.ft. |
|---|---|
| TOTAL EXISTING FLOOR AREA: | 2703.34 sq.ft. |
| PROPOSED RESIDENCE NEW BASEMENT LEVEL | 525.00 sq.ft. |
| MASTER BEDROOM LEVEL GARAGE/BEDROOM LEVEL LIVING/DINING/KITCHEN LEVEL | 943.30 sq.ft. 1355.45 sq.ft. 1072 70 sr.ft |
| PENTHOUSE LEVEL. | 1072.70 sq.ft. 434.50 sq.ft. |

4330.95 sq.ft.

TOTAL PROPOSED FLOOR AREA:





| | KEN LINSTEADT ARCHITECTS Ité SHERIDAN AVENUE THE PRESIDIO OF SAN FRANCISCO SAN FRANCISCO, CA 94129 T.415.351.1018 F.415.351.1019 All drawings and copies thereof are instruments of service and as such remain the property of the Architect. They are to be used only with respect to this project. With the exception of one complete set for each party to the contract, all copies are to be returned or suitably accounted for to the Architect upon completion of the project. |
|---|---|
| | ALVARADO STREET SAN FRANCISCO, CA 94114 |
| NEW WALL Image: State of the st | BLOCK 2803 LOT 028C |
| EXISTING WALL TO BE REMOVED | Proposed Basement Floor Plan DRAWN BY: er <u>DATE: ISSUE:</u> |
| | 05.06.10 Planning 08.04.10 Planning 11.05.10 Planning Rev 07.14.11 Planning Rev 08.29.11 Planning Rev Market Rev Planning Rev 08.29.11 Planning Rev Market Rev Planning Rev 08.29.11 Planning Rev Market Rev Planning Rev |





PROPERTY LINE







PROPERTY LINE











PROPERTY LINE



















EXISTING NORTH ELEVATION ່າ

SCALE: 1/4" = 1'-0"

- ____

35'-0" FT. HEIGHT LIMIT Top of Roof Tiles at Front 32' 3-3/4" Above Curb ROOF TILES TO MATCH (E) -(N) WIN. EXTERIOR WALL FINISH TO MATCH 26 36 (E) STUCCO FINISH -ROOF TILES TO MATCH (E) — ++-(N) Fourth Floor 18'-10" Above Curb (E) (E) (N) 42" WOOD GUARDRAIL WITH 1" PICKETS -(E) Third Floor (No Change) 9'-2" Above Curb (E) Second Floor (No Change) 0'-1/2" Below Curb

PROPOSED NORTH ELEVATION

















EXISTING



KEN LINSTEADT ARCHITECTS - 07/14/11







KEN LINSTEADT ARCHITECTS - 08/29/11

PROPOSED



EXISTING



KEN LINSTEADT ARCHITECTS - 08/29/11







KEN LINSTEADT ARCHITECTS - 08/29/11

EXISTING

PROPOSED

