



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: OCTOBER 24TH, 2013

Date: October 17th, 2013
Case No.: 2013.0271D
Project Address: 10 De Soto Street
Permit Application: 2013.02.26.0954
Zoning: RH-1(D) [Residential, House, One-Family, Detached] Zoning District
40-X Height and Bulk District
Block/Lot: 6930/013
Project Sponsor: Andy Forrest
1539 Taraval Street, Suite 203
San Francisco, CA 94116
Staff Contact: Tom Wang – (415) 588-6335
thomas.wang@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

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 proposal is to construct a two-story addition to the rear of an existing two-story over basement, single-family dwelling (hereinafter "Project").

The proposed two-story addition would project 34 feet 4 inches into the rear yard, reducing the existing rear yard depth from 63 feet 8 inches to 29 feet 4 inches, but not encroaching into the required rear yard. The Project would be set in 6 feet from the north side lot line and 20 feet from the south side lot line.

With the Project containing a total floor area of approximately 1,497 square feet, the subject dwelling's total habitable floor area would be increased from the current 1,756 square feet (excluding the basement) to 3,253 square feet. The Project would be at the same height as the current dwelling. The depth of the current dwelling is 27 feet 10 inches and would be increased by 34 feet 4 inches to 62 feet 2 inches.

SITE DESCRIPTION AND PRESENT USE

The subject property at 10 De Soto Street is on the east side of De Soto Street between Holloway Avenue and Urbano Drive, in the Ocean View neighborhood and an RH-1(D)(Residential, House, One-Family, Detached) Zoning District and a 40-X Height and Bulk District. The subject lot has a frontage of approximately 51 feet along De Soto Street and a depth of approximately 117 feet. Existing grade on the subject lot slopes slightly down from the front property line toward the rear property line.

Currently, the subject lot is occupied by a two-story over basement, detached single-family dwelling, containing a total habitable floor area of approximately 1,756 square feet on the ground and second floors. No habitable space exists in the basement. The existing dwelling measures approximately 27 feet 10 inches deep and 25 feet 7 inches tall from grade at the center of the front façade to the top of the roof. It was constructed with an average front setback of 25 feet and a rear yard depth of approximately 63 feet 8 inches. Records from the City Assessor's Office indicate the subject dwelling was erected in 1925.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is in the Ocean View neighborhood. Along the subject block-face, existing detached homes are two or three stories in height at the street level. These homes were completed from the 1910s to the 1930s. Along the opposite block-face, existing detached homes are one or two stories in height at the street level. These homes were completed in the 1920s.

The adjacent lot to the south measures approximately 50 feet wide and 117 feet deep and is developed with a three-story, detached single-family dwelling. The adjacent lot to the north measures approximately 51 feet wide and 117 feet deep and is developed with a two-story over basement, detached single-family dwelling.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311/312 Notice	30 days	May 15 th , 2013 – June 14 th , 2013	June 13 th , 2013	October 24 th , 2013	133 days from June 13 th , 2013 *

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	October 14 th , 2013	October 11 th , 2013	13 days
Mailed Notice	10 days	October 14 th , 2013	October 11 th , 2013	13 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	--	Two (DR Requestors)	--
Other neighbors on the block or directly across the street	--	--	--
Neighborhood groups	--	--	--

DR REQUESTORS

John Petterson and Loretta Kelley, owners of a two-story, detached single-family home at 20 De Soto Street, which is the adjacent house north of the subject property.

DR REQUESTORS' CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated June 13th, 2013.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated June 30th, 2013.

ENVIRONMENTAL REVIEW

On August 9th, 2013, the Department has determined (Case No. 2013.0271E) that the Project is exempt 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) and that the subject building is not historic resource.

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team (RDT) reviewed the Project as well as concerns expressed by the DR Requestors. The RDT determined that the Project is consistent with the Residential Design Guidelines and does not contain or create any exceptional or extraordinary circumstances and that no further changes to the Project are necessary.

The RDT findings include:

1. The Project will be set in 6 feet from the north side lot line and 20 feet from the south side lot line. As a result, it will be minimally visible from De Soto Street and will have almost no impact on the current building character along the subject block-face.
2. The depth of the subject dwelling with the Project will still be shallower than that of the DR Requestors' house. The Project will be set in 6 feet from the north side lot line. On the DR Requestors' lot, their existing one-story, 15 feet wide garage abuts on the adjoining north side lot line. Therefore, the shallower proposed building depth in conjunction with a total of 21 feet horizontal distance between the Project and the existing windows on the south side wall of the DR Requestors' house should be more than adequate to minimize any adverse effect on the current air, light and privacy to those windows within a dense urban setting of San Francisco.
3. With the Project, the depth of the subject dwelling will be at the average depth of the DR Requestors' house and the adjacent house to the south. Therefore, the Project will result in no significant impact on the current mid-block open space.

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 the Project as proposed

Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
DR Application
Project Sponsor's Response to DR Application
Reduced Plans

TW: G:\Documents\DRs\10 De Soto Street\DR Analysis - Abbreviated.doc

Parcel Map

6930

INGLESIDE TER. BLK 29
~~R1B~~
40-X

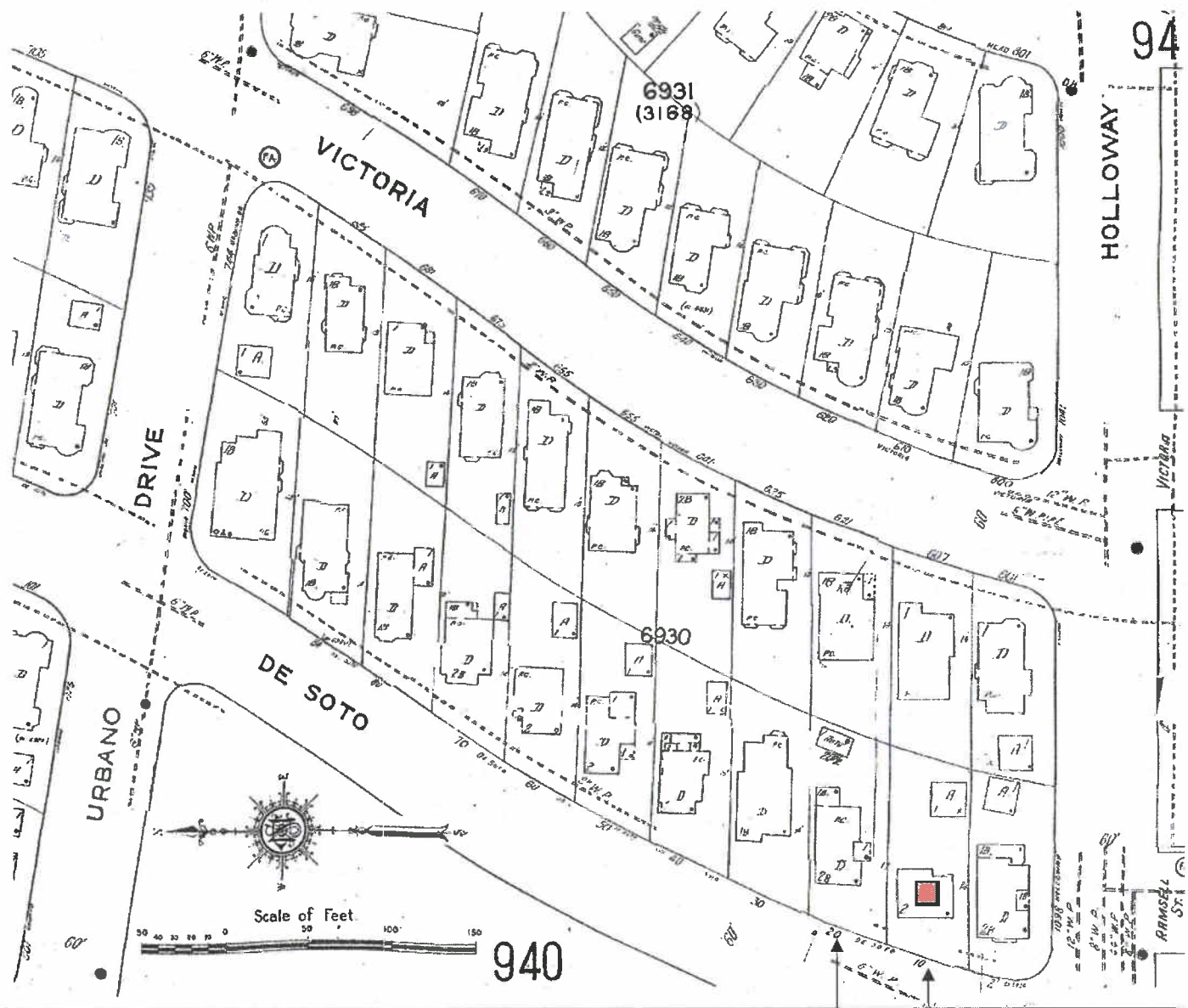


SUBJECT PROPERTY



Planning Commission Hearing
Case Number 2013.0271D
10 De Soto Street

Sanborn Map*



DR REQUESTORS' PROPERTY

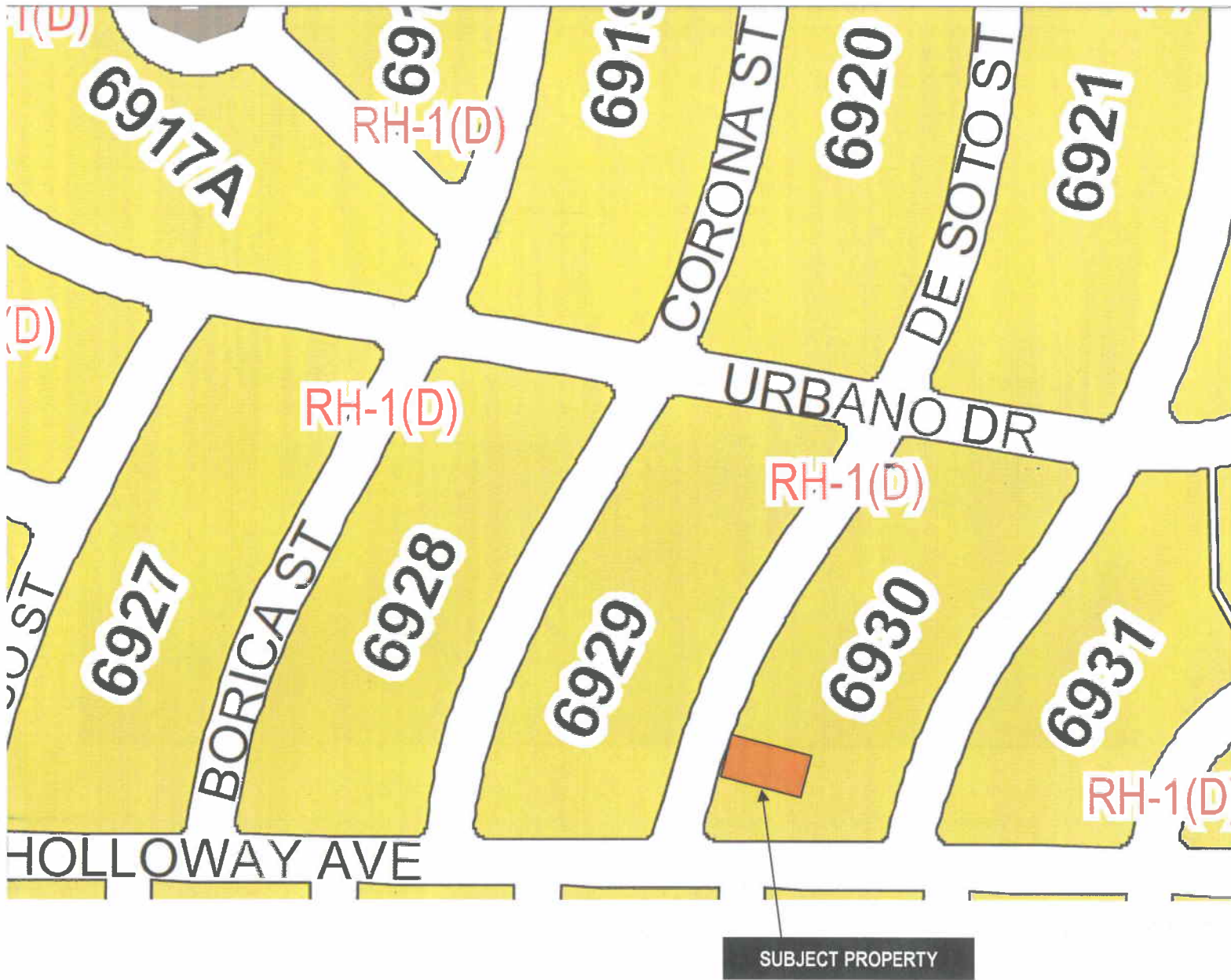
SUBJECT PROPERTY

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



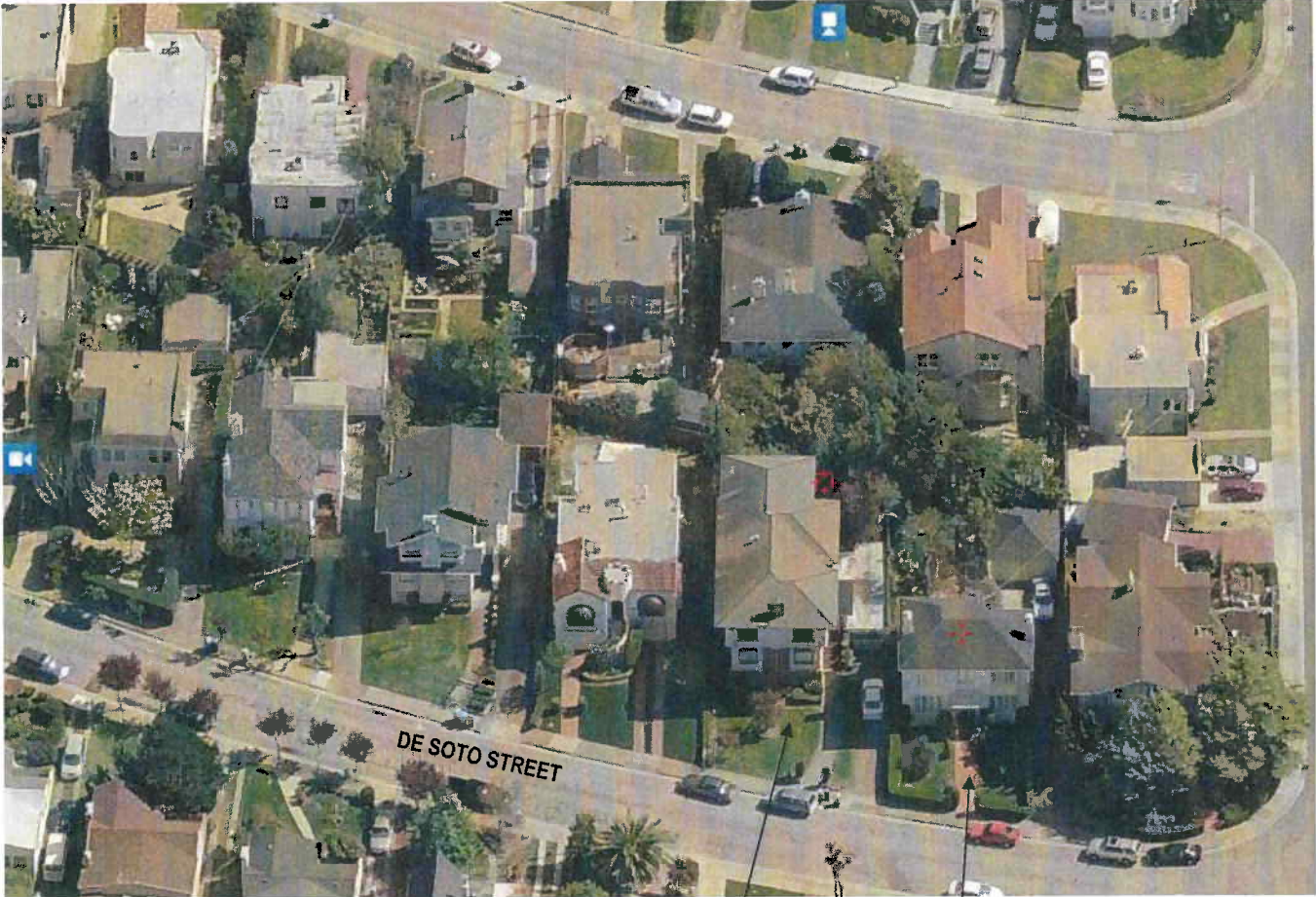
Planning Commission Hearing
Case Number 2013.0271D
10 De Soto Street

Zoning Map



Aerial Photo

VIEW FROM WEST



DR REQUESTORS' PROPERTY

SUBJECT PROPERTY



Planning Commission Hearing
Case Number 2013.0271D
10 De Soto Street

Aerial Photo

VIEW FROM EAST

SUBJECT PROPERTY

DR REQUESTORS' PROPERTY



Planning Commission Hearing
Case Number 2013.0271D
10 De Soto Street

Aerial Photo

VIEW ORTHO

DR REQUESTORS' PROPERTY



SUBJECT PROPERTY



Planning Commission Hearing
Case Number 2013.0271D
10 De Soto Street

President Rodney Fong
San Francisco Planning Commission
1650 Mission Street, Fourth Floor
San Francisco, CA 94103

RE: Horizontal Expansion at 10 De Soto Street Violates Residential Design Guidelines Case No: 2013.0271D

President Fong and Honorable Planning Commissioners,

We are the residents of 20 De Soto Street and sincerely appreciate the opportunity to call your attention to the serious impacts on our property if the proposed horizontal expansion is allowed.

In considering this application for an inappropriate horizontal expansion, we ask that the commissioners find non-compliance with San Francisco's Residential Design Guidelines (RDGs) and the Urban Design portion of the San Francisco General Plan for the following primary reasons:

- **Inadequate notice was given to us concerning the proposed expansion.**
- **No meaningful discussions concerning possible changes to the plan were held.**
- **The proposed plan fails to "Protect the livability and character of residential properties..." specifically that of our home.**

Below, we analyze how these issues have and will negatively affect our property.

Thank you very much for your consideration in this matter that is important to us.

John Petterson and Loretta Kelley
20 De Soto Street
San Francisco, CA 94127

Neighborhood Setting

The Ingleside Terraces neighborhood was originally developed as a residential area between 1912 and 1915. On our block of De Soto, four houses were built in that period, 2, 20, 40, and 70 De Soto, all two stories. Most of the remaining houses built in the 1930's and 1940's. All of the houses are detached single-family residences.

Inadequate notice was given to us concerning the proposed expansion.

There was a Neighborhood meeting where the developer presented the plans to the Ingleside Terraces Home Association. We did not receive any notices about this meeting. This denied us the opportunity to express our objections to the plan as presented and to enlist the neighborhood association's support in having the plan modified. We first learned of the proposed plan from the placard placed in front of the property about May 15th.

No meaningful discussions concerning possible changes to the plan were held.

We contacted Mr. Forrest shortly after May 15th. Mr. Forrest was kind enough to come to our home and present the plans to us. Over the next few weeks I had several conversations with Mr. Forrest but never really discussed what changes we'd like to see. The two minor modifications discussed did not adequately address our main concern and raised other issues. These are discussed in the Application for Discretionary review. About a week before the expiration date of the review period, I asked Mr. Forrest if it would be possible for him to any changed plans before the review period expired. He said that he would get an informal extension from Mr. Wang.

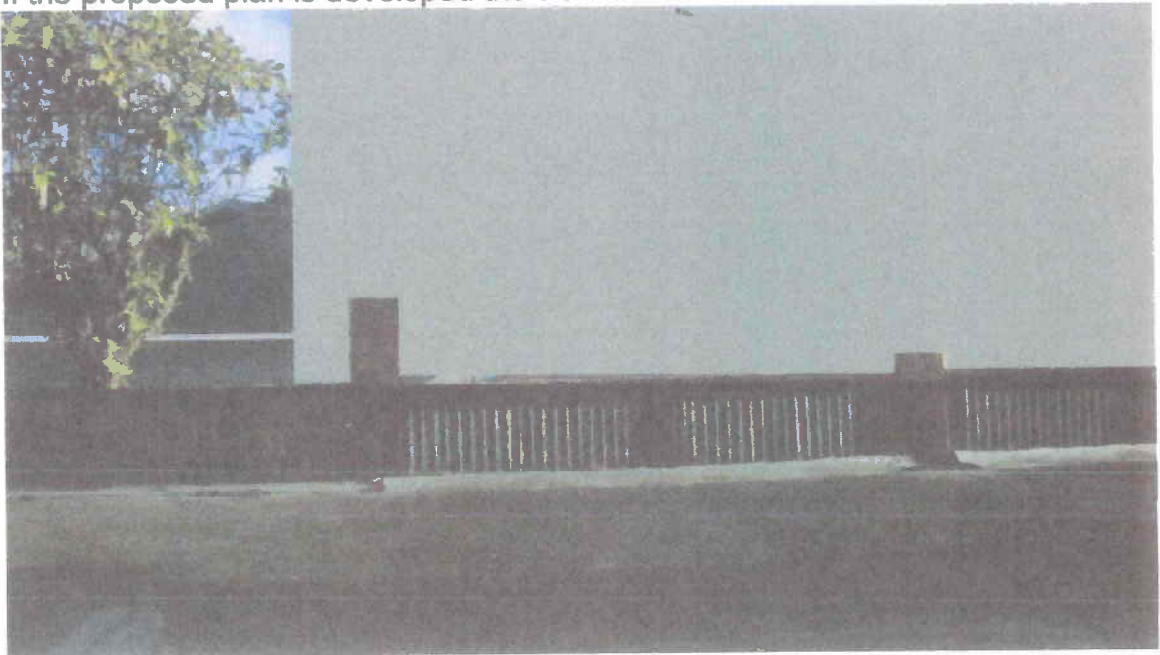
The proposed plan fails to "Protect the livability and character of residential properties...", specifically that of our home as specified in Policy 4.15 of the Urban Design portion of the San Francisco General Plan.

We believe the proposed plan violates Policy 4.15 of the Urban Design of the San Francisco General Plan as well as the Design Principles of the Residential Design Guidelines (page 5) and the Planning Code Section 101. There are two aspects of this:

1. The view to the south shown from a dining window will be replaced by a view of a wall. The current view from our dining room windows is:



If the proposed plan is developed the view will look like this:



We did suggest a modification to the plan which would result in this view:



but never heard a response from the developer.

Two other modifications were discussed. They did not significantly address our concerns and raised issues of privacy and visual continuity of the roof lines.

2. The proposed expansion greatly impacts the sunlight incident on our property.

We performed a few calculations to quantify the loss of sunlight: using the drawings provided by Mr. Forrest and measurements of the surrounding buildings and vegetation.

Date	Time	Sun Angle	Azimuth	(all standard times)
21-Dec	10:00	21.82	-31.62	Sun comes out from behind trees
	11:00	26.77	-17.52	Sun intercepted by proposed plan
	12:00	28.8	-2.14	
	14:30	20.35	34.58	Sun drops behind 2 De Soto
21-Mar	11:00	48.79	-29.98	Sun comes out from behind trees
	15:15	34.75	58.6	Sun Drops behind proposed plan
	16:30	21.22	73.38	Sun drops behind 2 De Soto
21-Jun	9:00	48.86	-98.83	Sun rises over trees
	16:45	19:35	0.82	Sunset

source: <http://www.susdesign.com/sunangle/>

Based on these, we calculated the number of hours of sunlight that would be possible currently and what could be expected if the proposed plan was completed.

Date	Start	End	Duration	
21-Dec	Current	10:00	14:30	4:30
	Proposed	10:00	11:00	1:00 78% reduction in sunlight hours
21-Mar	Current	11:00	16:30	5:30
	Proposed	11:00	15:15	4:15 25% reduction in sunlight hours
21-Jun	Current			No change
	Proposed			

While our neighborhood is not known for its sunny days, it's definitely sunnier in the winter when the light is needed the most.

CASE NUMBER:
The Staff Use Only

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: John Petterson / Loretta Kelley		
DR APPLICANT'S ADDRESS: 20 De Soto Street, San Francisco, CA	ZIP CODE: 94127	TELEPHONE: (415)902 9768
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Zhu Can Quan & Luo Run Lo		
ADDRESS: 264 Dalewood Way, San Francisco, CA	ZIP CODE: 94127	TELEPHONE: ()
CONTACT FOR DR APPLICATION: Same as Above <input type="checkbox"/> Andy Forrest		
ADDRESS: 1539 Taraval Street, San Francisco, CA	ZIP CODE: 94116	TELEPHONE: (415) 566 2215
E-MAIL ADDRESS:		

2. Location and Classification

STREET ADDRESS OF PROJECT: 10 De Soto Street, San Francisco, CA		ZIP CODE: 94127
CROSS STREETS: Holloway		
ASSESSORS BLOCK/LOT: 6930 /013	LOT DIMENSIONS:	LOT AREA (SQ FT):
ZONING DISTRICT:		HEIGHT/BULK DISTRICT:

3. Project Description

Please check all that apply

Change of Use Change of Hours New Construction Alterations Demolition Other

Additions to Building: Rear Front Height Side Yard
 Single Family Residence

Present or Previous Use: _____

Proposed Use: Single Family Residence

Building Permit Application No. _____ Date Filed: _____

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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.

Mr. Forrest and we discussed the proposed project and our concerns about it. We were unable to reach a mutually acceptable agreement, in part, because there was insufficient time. We were not notified of the proposed project before the Planning Department mailing of May 15th, 2013

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.

A. Insufficient time to reach an agreement.

B. The expanse of the addition prevents adequate light and openness on the south side of our home.

C. Some of the alternatives discussed raise additional issues of privacy and architectural consistency that would be visible to the public on Holloway Street and farther south.

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:

Please see the attached photographs, both modified and unmodified to view the impact of the project

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?

Several alternatives have been discussed to reduce the impact of the project. The one we favor would reduce the depth of the addition from 34'3" to 24'3". The size of the Master Bedroom suite and first floor great room would still be 24' x 24'. There would still be a large reduction in light and openness especially to our entry way and dining room. Our rationale for preferring this and descriptions of alternatives are in the attachments

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.

Signature: John Peterson

Date: June 13, 2013

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

John Peterson
 Owner Authorized Agent (circle one)

Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent.**

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input type="checkbox"/>
Address labels (original), if applicable	<input type="radio"/>
Address labels (copy of the above), if applicable	<input type="radio"/>
Photocopy of this completed application	<input type="checkbox"/>
Photographs that illustrate your concerns	<input checked="" type="checkbox"/>
Covenant or Deed Restrictions	<input checked="" type="checkbox"/>
Check payable to Planning Dept.	<input type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input checked="" type="checkbox"/>

NOTES:

Required Material.

Optional Material.

Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

For Department Use Only

Application received by Planning Department:

By: T. C. W.

Date: JUN 13 2013

Reasons for requesting a Discretionary Review are:

A. We did not receive notification of the neighborhood meeting where the project was discussed. This is relevant for three different reasons:

1. We were unable to attend the meeting and express our concerns to our neighbors and neighborhood association.
2. A major thrust of the review process is to get the parties to reach an agreement among themselves without a major involvement of the Planning Department. There was not sufficient time after we learned of the proposed project for this to happen.
3. More time would have allowed us to better document our concerns and analyze the alternatives.

B. The size of the addition greatly reduces light during many months of the year and reduces openness on the south side of our home. There are pictures and modified pictures in the following discussions of the current situation and various alternatives discussed that give some indication of how the project could affect our property.

C. The large addition will increase the wind velocity between the two houses and into our back yard. The current build offsets reduce the wind tunnel effect but this reduction will largely disappear with the addition.

D. Some of the alternatives discussed raise additional issues of privacy and architectural consistency that will be visible to the public on Holloway Street and farther south.

Various Options discussed

We feel the project as proposed is too large and greatly impacts our property. In our discussions with Mr. Forrest and Mr. Wang various alternatives were discussed. They are:

- Replace the last 8' 7" of the upper floor with an open deck. This does not change the major problems of the initial proposal – it blocks almost as much light as the original proposal and does not address our other concerns. In addition, it raises an issue of privacy since the deck to be facing one of our upstairs bedrooms. As a side note, five two story houses on this block of De Soto were built with second floor decks. All of the decks were later enclosed. We had one; it was too cold and windy to use.

- Use a flat roof instead of a peaked roof. Due to its pitch the current is barely visible from our ground floor. Flattening it will not increase light or openness. Also, the houses on both sides and behind the project have peaked roofs. A flat roof would be architecturally different.
- Increase the side yard setback. This allows a little more light onto our property but reduces the useable area in the project by 204 sq ft with an additional 3 foot setback
- Reduce the depth of the addition from 34'3" to 21'3". The size of the Master Bedroom suite and first floor great room would still be 21' x 24'. This would allow mid-morning sun light to reach our property year round. There would still be a large reduction in light and openness especially to our entry way and dining room, but we could accept this. This is the alternative we prefer.

Views from our property.

Below are current pictures taken from our entry way and dining room and modified pictures intended to show how the various alternatives discussed would look. The effects of the changes are not as pronounced on the second floor rooms.

Current situation

These pictures were taken about 6 pm on June 10, 2013. It really can be sunny in this area.



Entry Way- Current

East Dining Room Window - Current



West Dining Room Window - Current

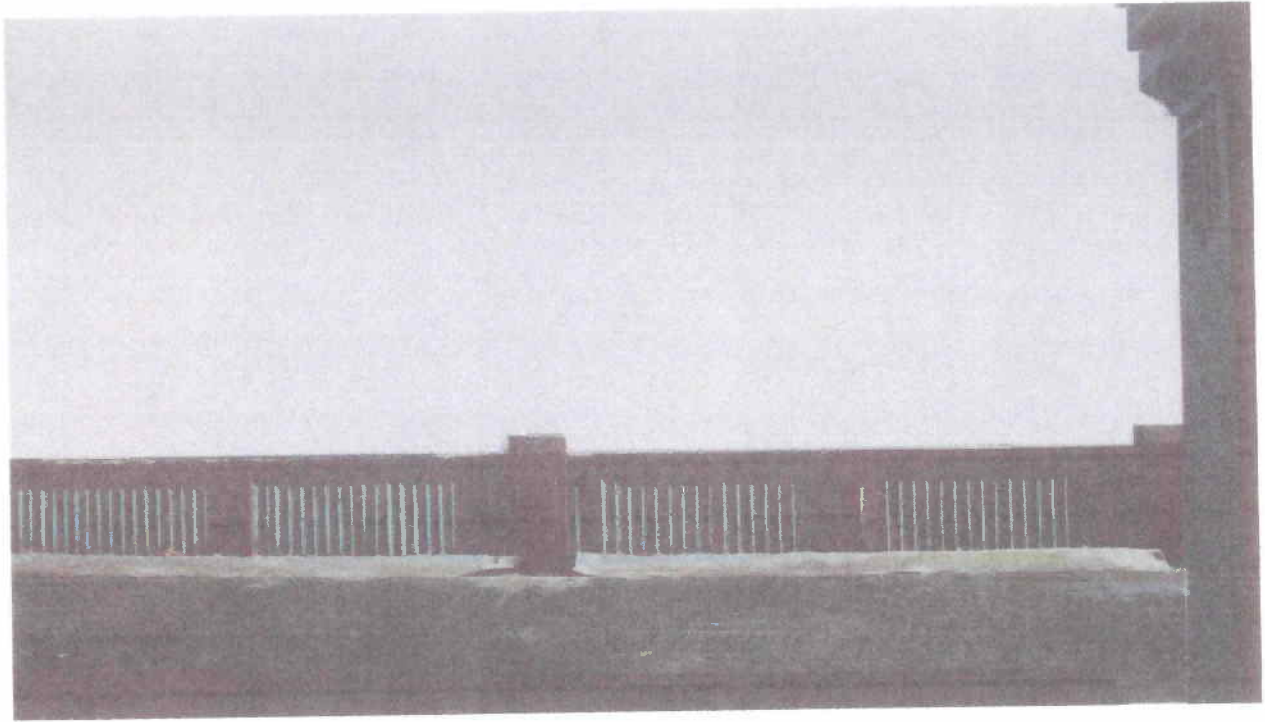


Views with Project Proposal

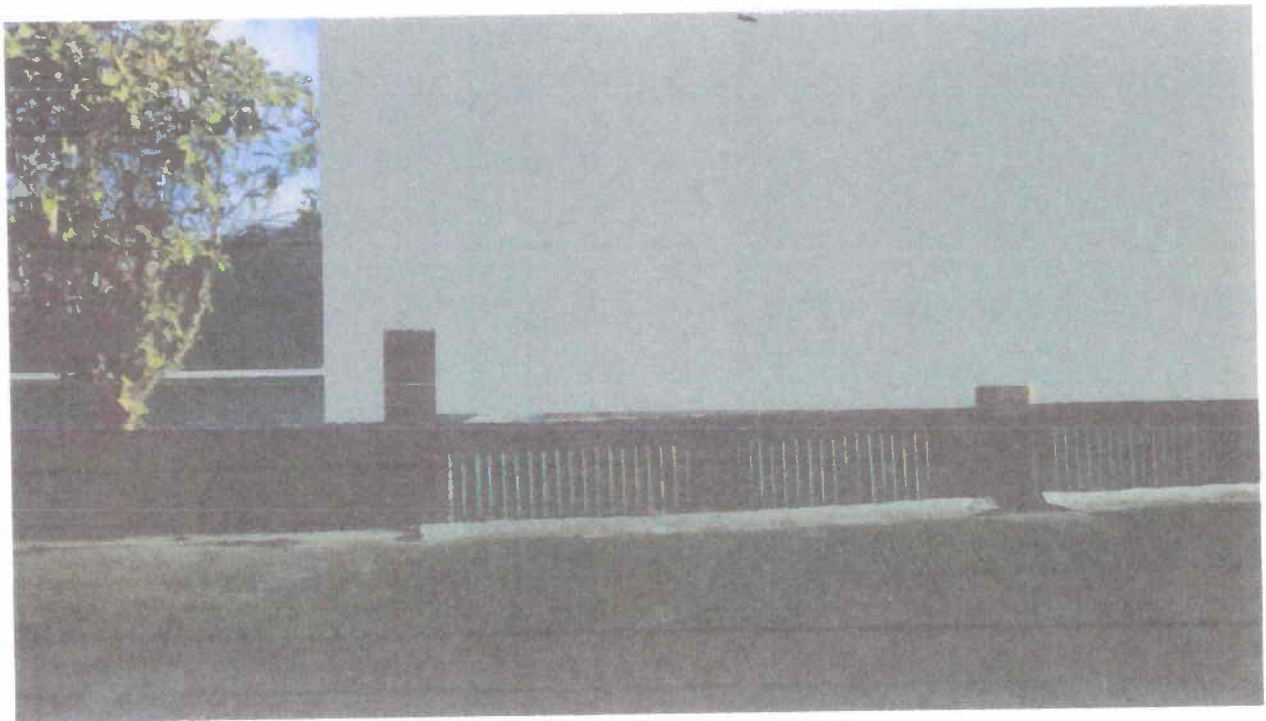
Modified pictures showing how the scene would change if the original proposal was build. Grey is the color of the current house.



Entry Way – Proposed Project

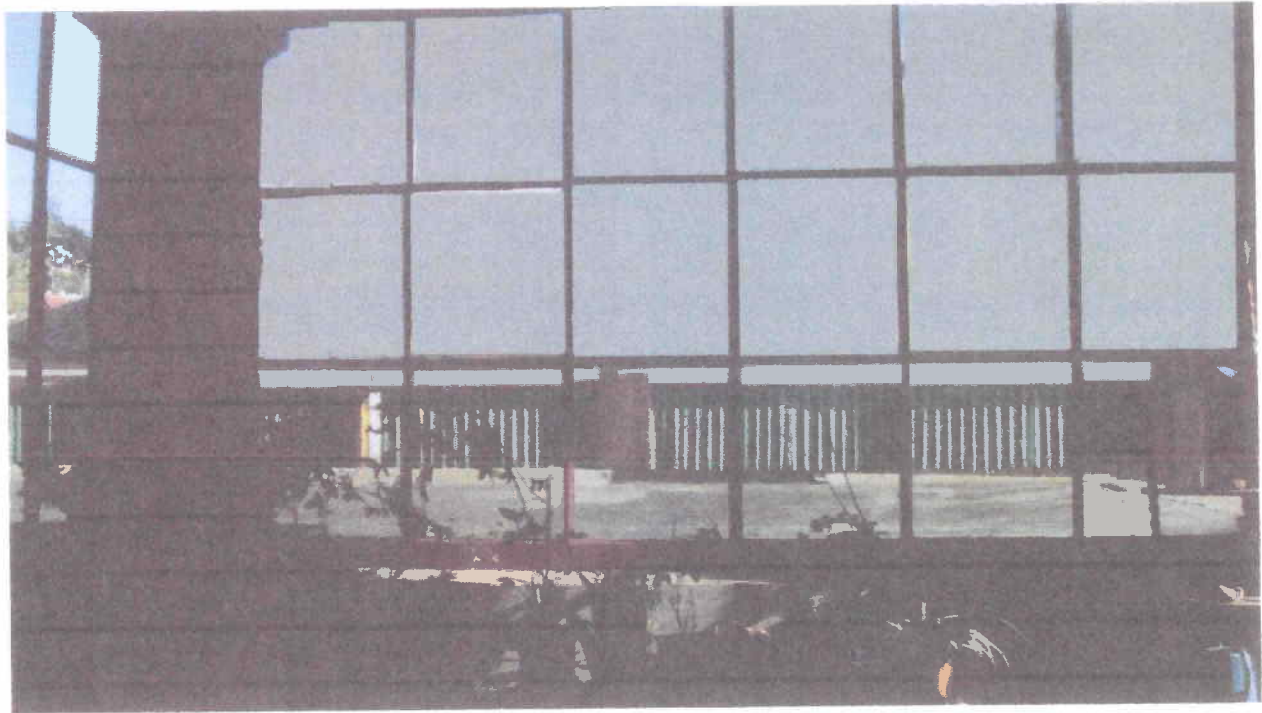


West Dining Room Window – Proposed Project



East Dining Room Window – Proposed Project

Views with Alternative with deck as last 8'7" of second floor



Entry Way - Deck Proposal – Deck changes mostly hidden by post

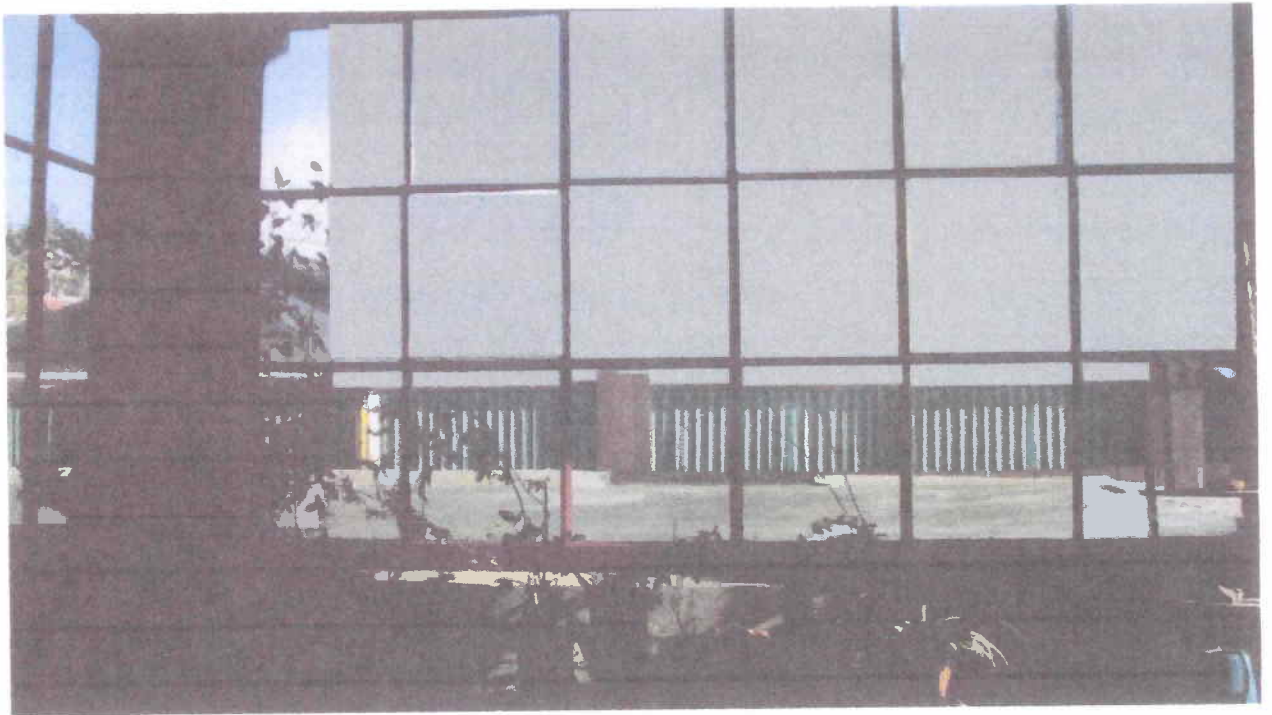


West Dining Room Window - Deck Proposal



East Dining Room Window - Deck Proposal

Views with Favored Alternative



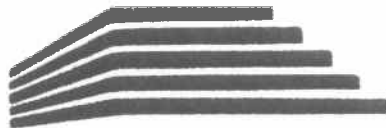
Entry Way View - Favored Alternative



West Dining Room Window - Favored Alternative



East Dining Room Window – Favored Alternative



ANDY FORREST, P.E.
DESIGN & ENGINEERING

October 9, 2013

Introduction for Response to Discretionary Review

D.R. Case # - 13.0271D

Bldg. Permit # - 2013-0226-0954

Address: 10 DeSoto Street

Project Sponsors Name: Andy Forrest

Home Owners: Can Quan Zhu

Judy Luo

Dear Commissioners,

We are here today to demonstrate that our project meets the parameters of the Residential Design guidelines along with no special consideration in meeting the requirements of the Planning code.

Our design and my efforts on behalf of my clients have made multiple attempts to ameliorate the neighbor's perceived effect our project would have on their property to the North (D.R. requestors).

Comments by the D.R. requestors such as "Let's see what happens at the Commission" and "We'll take our chances" do not allow for a neighborly resolution to such issues. We have offered to remove a large floor area (19'-3" wide by 8'-6" deep) at the 2nd floor rear as well as introduce a flat roof for the addition. These items were offered early in the process and were not accepted or even used by the D.R. requestor to negotiate a possible solution.

The D.R. requestor's have based their concerns on issues as reduction of light & openness, increased wind, lack of privacy and time to discuss the issues.

What is exceptional & extraordinary is the D.R. requestor's south facing windows are set back over 14 ft. from the property line and along with the 6 ft. side yard setback of the subject property there is a separation of over 20 ft. separating the homes. It is hard to imagine the loss of light & openness and lack of privacy with this 20 ft. buffer zone. In fact, there are only two, high transom obscure windows from the master bath that are on the entire North facing wall – hardly a threat to privacy. Kindly review our D.R. response packet for a short appraisal of the project and why we believe there are no extraordinary or exceptional issues to take a discretionary review.

Sincerely,

Andy Forrest, P.E.

Response to Discretionary Review

D.R. Case # - 13.0271D

Bldg. Permit # - 2013-0226-0954

Address: 10 De Soto Street

Project Sponsors Name: Andy Forrest

Tel. # - 415-602-9997

1. The bullet points for the issues the next door neighbor contends are exceptional & extraordinary are reduction of light & openness, increased wind velocity, lack of privacy and not enough time to discuss and resolve issues.

We feel what is extraordinary is the neighbor's specific windows that are to receive less light & openness, have less privacy, etc. are set back twenty feet from the property line. There is an additional five feet void side yard on the builder's side. Therefore, twenty-five feet separate the DR Requestors windows from the North wall of the proposed extension. That is exceptional.

Understanding the distances that separate the structures, it is hard to imagine the light & openness, increased wind velocity and lack of privacy have an overwhelming impact on the neighbor's home to negate the homeowner's plans for addition to their home.

2. We have offered to remove a 19'-3" wide by 8'6" rear room on the 2nd floor along with installing a flat roof instead of a hip roof. When we received notice the next door neighbor had concerns with the proposed project we immediately contacted them to set up a meeting. We were surprised the DR Requestor stated they have not received the pre-application notice. Other neighbors along with five members of the Ingleside Terrace Homeowners Assn. were in attendance as a result of the pre-appl. Notice. In fact, it was stated in a passing comment during the pre-appl. meeting how surprised it was the neighbor to the North was not interested in the project. In conversations with the adjacent neighbors to the South, the couple who have lived there for many years did not have an objection to the project. They requested security gate modifications which have been completed. The above offered modifications were presented to the DR Requestors at the 1st meeting after the 311 poster was installed on the property.

3. In the spirit of neighbor consideration we have offered a substantial reduction of the scope of work as a result of the neighbor's concerns. Those concerns that are subjective in their own right are reduction of light, openness, increased wind, lack of privacy and time to discuss perceived issues and potential modifications.

The homes in Ingleside Terrace are relatively large and sit on RH-1 (D) lots. This home which was recently purchased by the project sponsor is small (1750 sq. ft.). It is approx. ½ the size of the adjacent neighbor's homes to the North & South. The proposal to add a rear addition which includes a family room on the 1st floor and a master bedroom on the 2nd floor is a reasonable addition and consistent with the size of the adjacent and neighboring homes.

An additional consideration is the unusual setback of the DR Requestor's home from the property line. There is a very long, enclosed garage that sits between the DR Requestors residence and the property line separating the two homes. This ten ft. high structure acts as a buffer between the two homes and along with the five ft. side yard setback on the project it is hard to take seriously the issues of loss of light, openness and privacy.

Additionally, the photo-shop depictions of the blank wall of the addition is misleading. It lacks the structure's architectural detailing, does not account for ambient & reflected light and is presented as a void in the view.

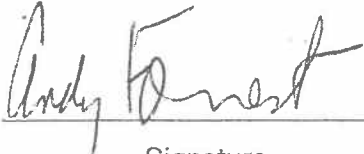
The DR Requestor's have focused on issues pertaining to specifically their dining room and entry foyer. In fact, their home is large with an estimated 2800 sq. ft. area with an estimated 10 rooms. Their home is actually a very long structure (62 ft.) and extends nineteen ft. past the proposed extension. This is remarkable and we feel the project is appropriate when considering the siting of the homes on the lot and the extraordinary existing setbacks.

If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.

4. Please supply the following information about the proposed project and the existing improvements on the property.

<u>Number of</u>	<u>Existing</u>	<u>Proposed</u>	
Dwelling units (only one kitchen per unit –additional kitchens count as additional units)	<u>1</u>	<u>1</u>	
Occupied stories (all levels with habitable rooms) ...	<u>2</u>	<u>2</u>	
Basement levels (may include garage or windowless storage rooms)	<u>1</u>	<u>1</u>	
Parking spaces (Off-Street)	<u>2</u>	<u>2</u>	(E) GARAGE DETACHED
Bedrooms	<u>3</u>	<u>4</u>	
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas....	<u>1749</u>	<u>3250</u>	
Height	<u>25'-7"</u>	<u>25'-7"</u>	
Building Depth	<u>27'-10"</u>	<u>62'</u>	
Most recent rent received (if any)	<u>N.A.</u>	<u>N.A.</u>	
Projected rents after completion of project	<u>N.A.</u>	<u>N.A.</u>	
Current value of property	<u>\$849.^K</u>	<u>N.A.</u>	SOLD 1/13
Projected value (sale price) after completion of project (if known)	<u>N.A.</u>	<u>N.A.</u>	

I attest that the above information is true to the best of my knowledge.


6/30/13
Andy Forrest
 Signature Date Name (please print)
 ENGINEER



SAN FRANCISCO PLANNING DEPARTMENT

RESPONSE TO DISCRETIONARY REVIEW

Case No.: 13.0271 D
Building Permit No.: 2013-0226-0954
Address: 10 DE SOTO ST.

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Sponsor's Name: ANDY FORREST

Telephone No.: 415-602-9997 (for Planning Department to contact)

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

SEE ATTACHED SHEETS

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes. Indicate whether the changes were made before filing your application with the City or after filing the application.

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Please explain your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.



SUBJECT
PROPERTY



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
10 de Soto Street		6930/013
Case No.	Permit No.	Plans Dated
2013.0271E		2/10/2013
4 Addition/Alteration	Demolition (requires HRER if over 50 years old)	New Construction
Project description for Planning Department approval. Two story rear horizontal addition to the existing two-story, single-family dwelling.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
4	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
	Hazardous Materials: Would the project involve (1) change of use (including tenant improvements) and/or (2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If box is checked, a Phase I Environmental Site Assessment required.
	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)

<input type="checkbox"/>	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
<input type="checkbox"/>	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

**STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Interior alterations/interior tenant improvements. Note: publicly accessible spaces (e.g., lobby, auditorium, or sanctuary) require preservation planner review.
<input type="checkbox"/>	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
<input type="checkbox"/>	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input checked="" type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER**

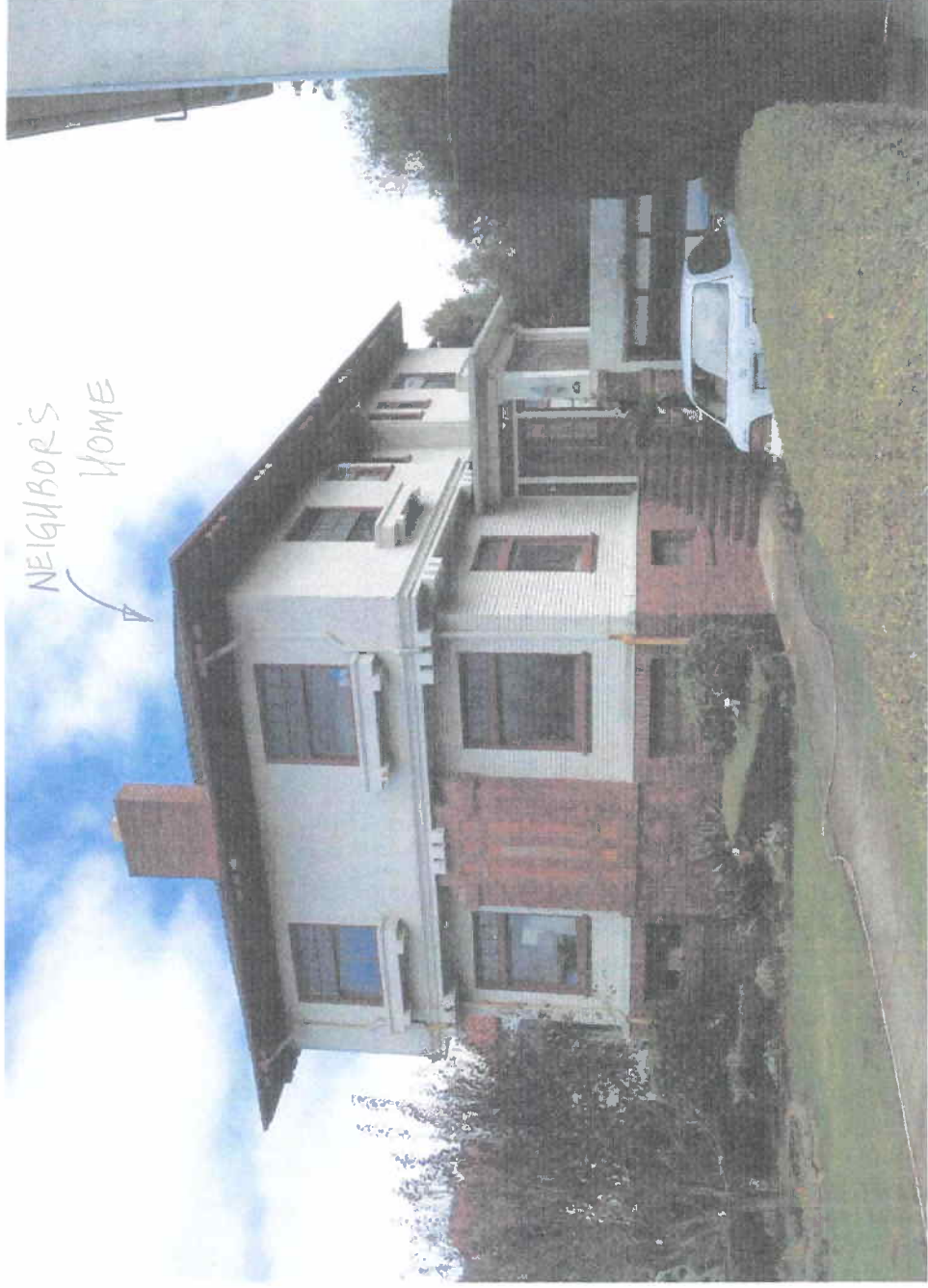
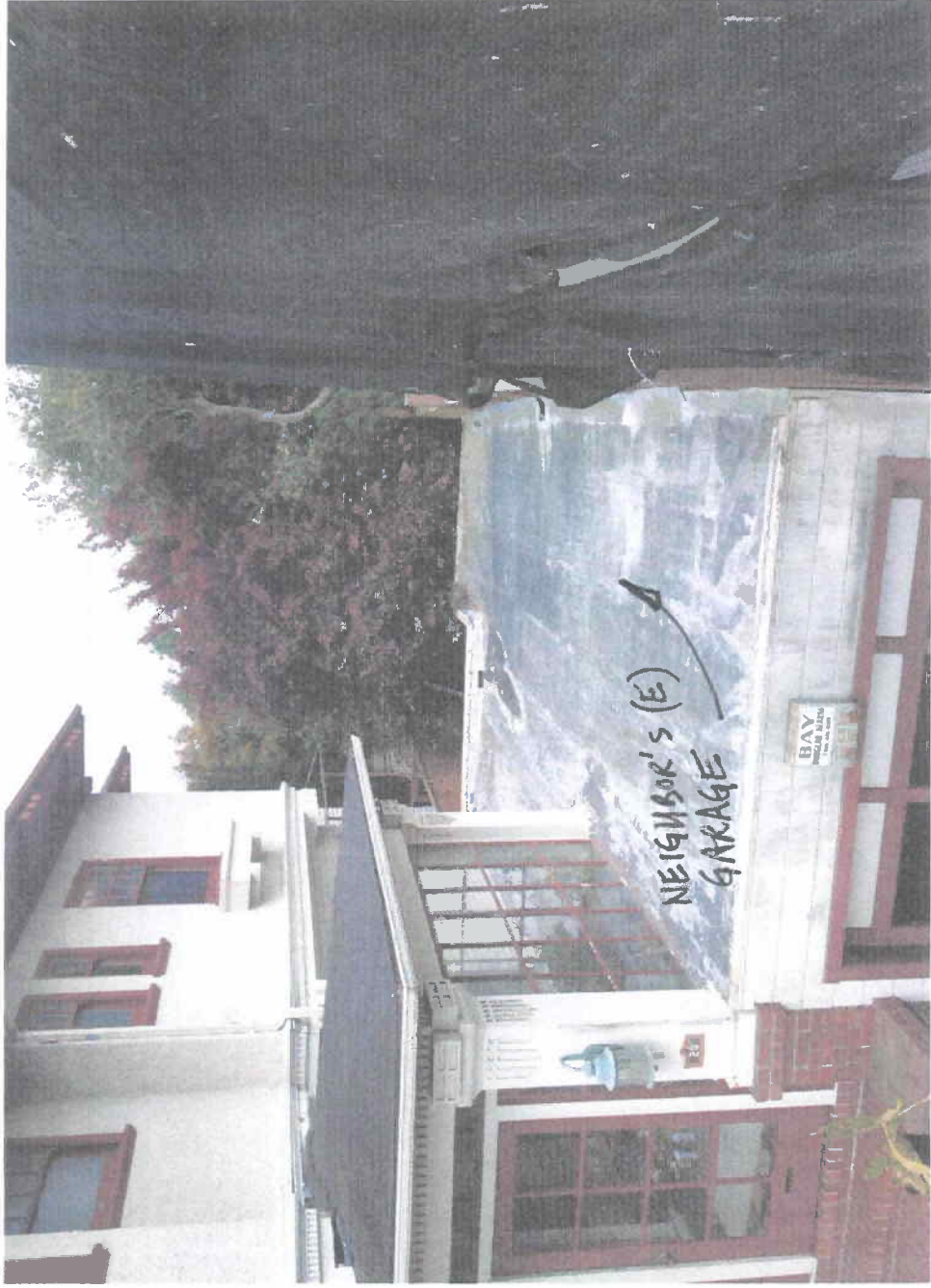
Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input checked="" type="checkbox"/>	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

<input type="checkbox"/>	<p>8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):</p>
<input type="checkbox"/>	<p>9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator)</p> <p>a. Per HRER dated: _____ (attach HRER)</p> <p>b. Other (specify):</p> <p>Rear addition will be minimally visible and is distinguished from the original building through a 2'3" side setback.</p>
<p>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</p>	
<input type="checkbox"/>	<p>Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.</p>
<input checked="" type="checkbox"/>	<p>Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.</p>
<p>Comments (optional):</p>	
<p>Preservation Planner Signature:</p>	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<p>Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):</p> <p><input type="checkbox"/> Step 2 – CEQA Impacts</p> <p><input type="checkbox"/> Step 5 – Advanced Historical Review</p> <p>STOP! Must file an Environmental Evaluation Application.</p>	
<input checked="" type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p>	
	<p>Planner Name: Doug Vu</p>	<p>Signature or Stamp:</p>
	<p>Date: 8/9/2013</p>	
<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p>		



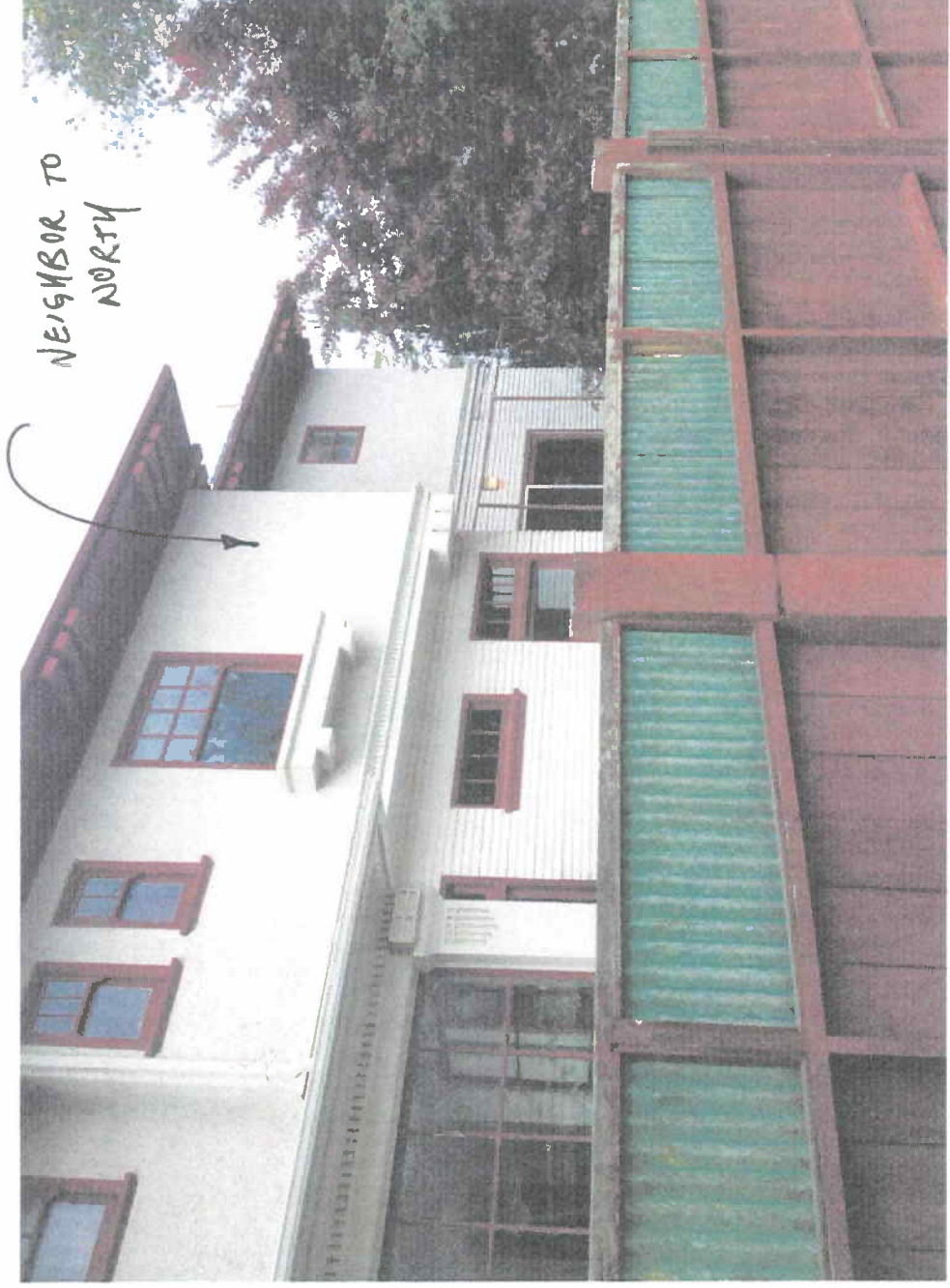


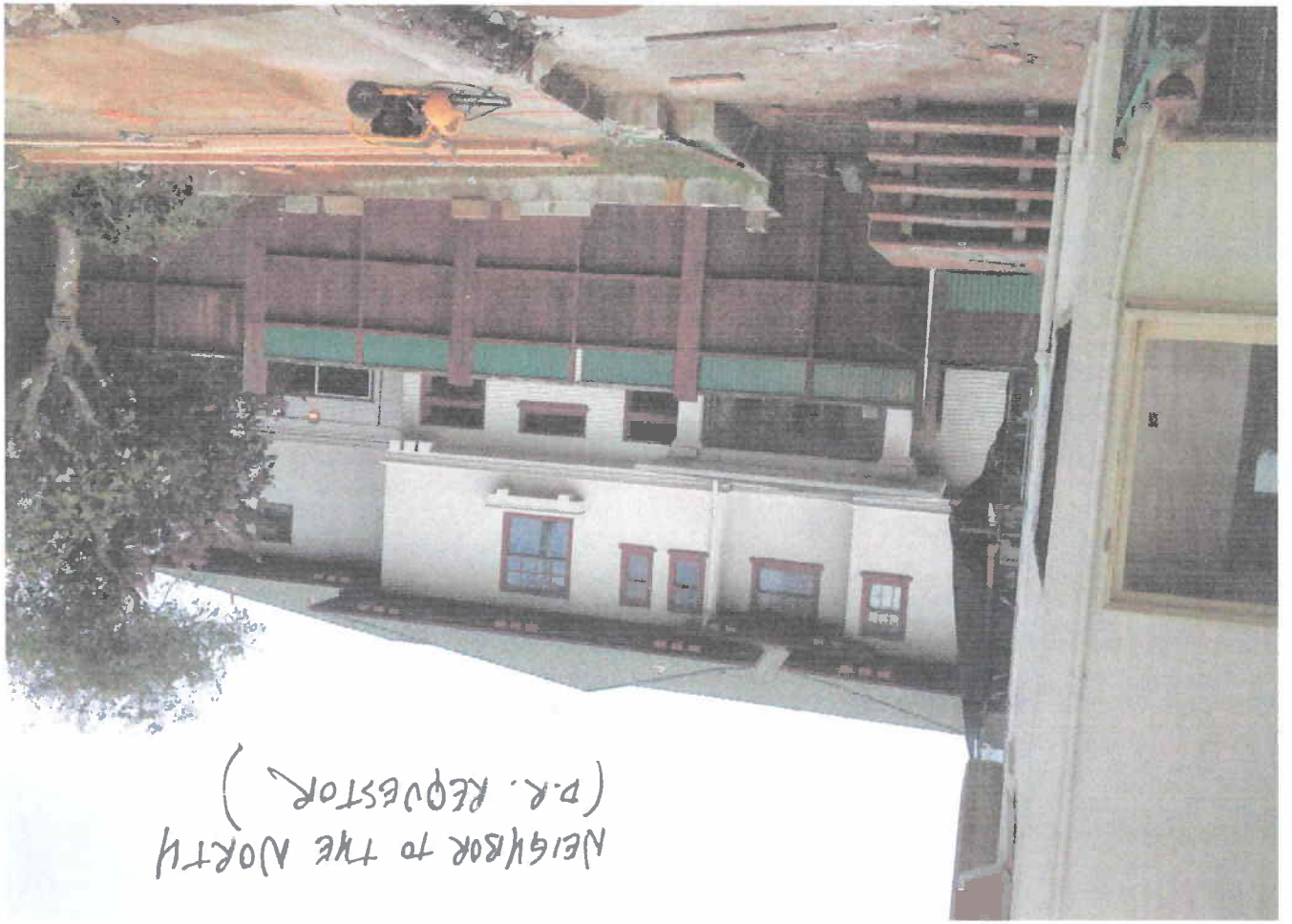
NEIGHBOR TO NORTH

SUBJECT
PROPERTY



NEIGHBOR TO
NORTH

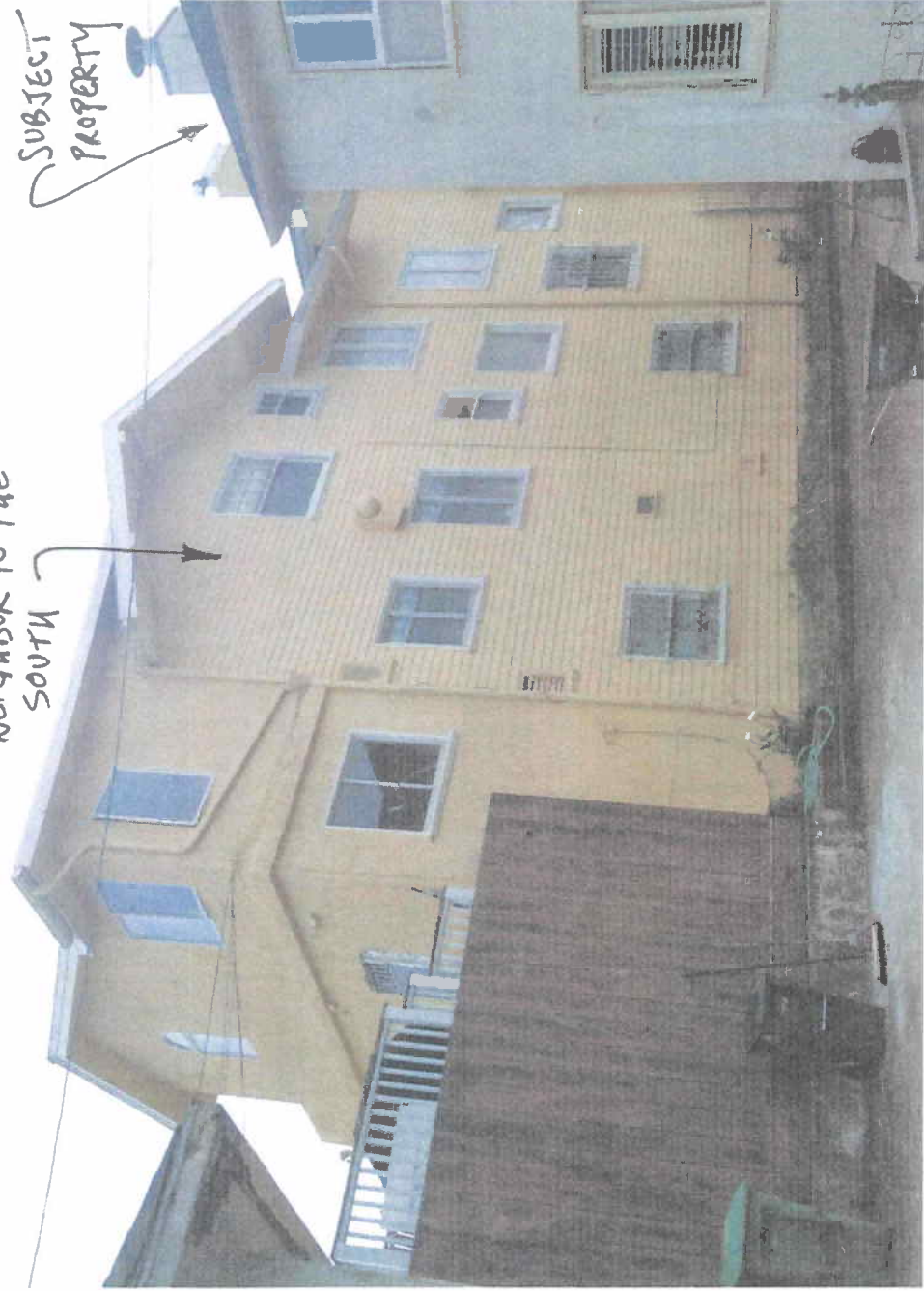




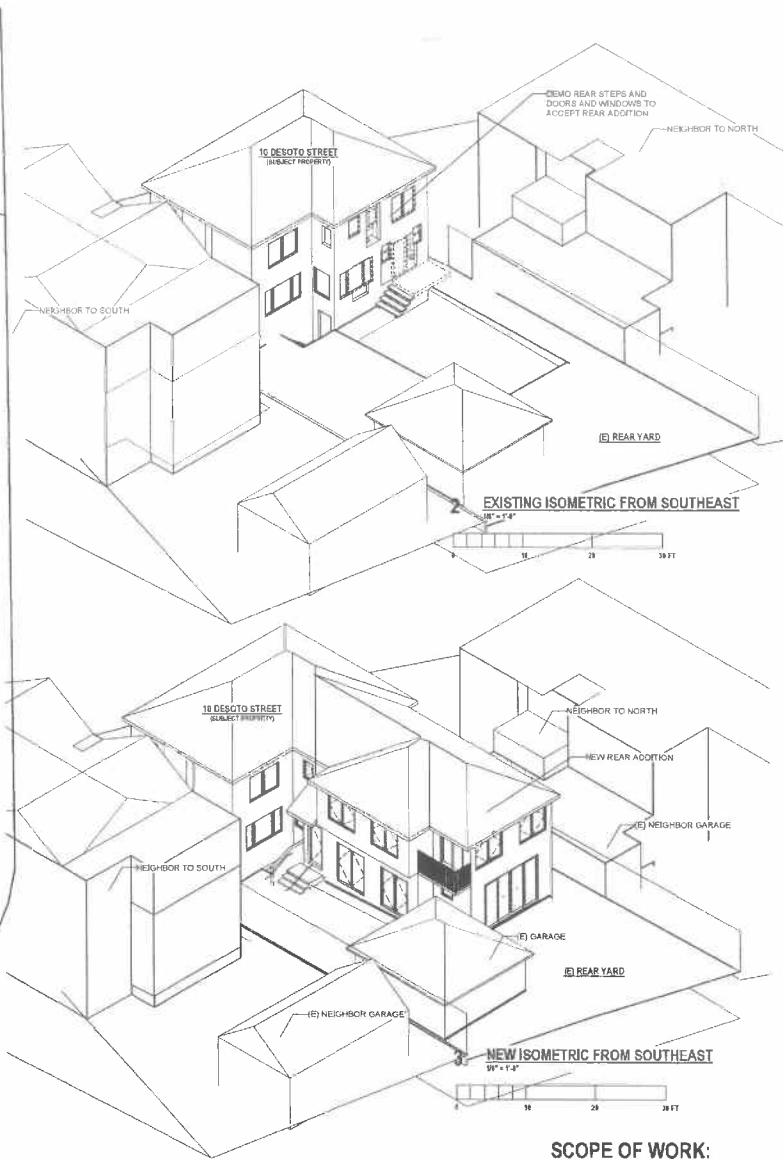
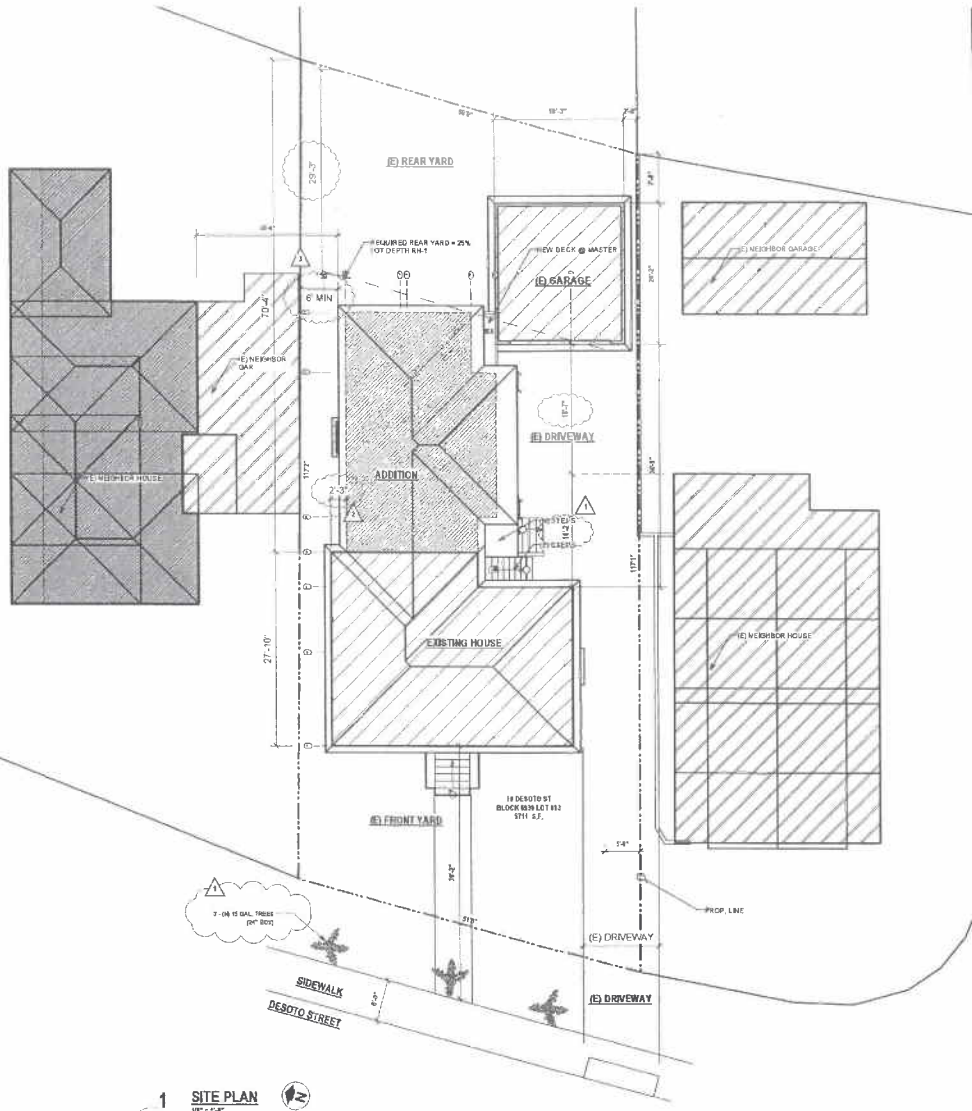
NEIGHBOR TO THE SOUTH



NEIGHBOR TO THE SOUTH



SUBJECT PROPERTY



COMMENTS / REVISIONS

- 1. CITY PLANNING COMMENTS
- 2. H.A.E. COMMENTS
- 3. CITY REVIEW FOR PLANNING CORRAL KEY

ANDY FORREST, P.E.
 CIVIL ENGINEER
 17th Street, Suite 300
 San Francisco, CA 94118
 415-555-7111
 Email: andy@andforrest.com

REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 No. 173880
 Exp. 9-30-21
 State of California

REAR ADDITION
 10 DESOTO STREET
 SAN FRANCISCO, CALIF. 94117

SHEET TITLE
 SITE PLAN & NOTES

DATE: 02/13/21
 DRAWN BY: DMI AJ
 CHECKED BY: AF
 SCALE: AS NOTED

LIST OF SHEETS:
 A-0 SITE PLAN & NOTES
 A-1E (E) FLR. PLANS, ELEVATIONS AND SECTIONS
 A-2 (N) 2ND FLR. & 1ST FLR. & (E) BASEMENT
 A-3 (N) ELEV. SECTIONS AND ISOMETRIC VIEW

A-0



EXISTING:
 USE: SINGLE FAMILY DWELLING
 OCCUPANCY: R-3
 2 STORY OVER BASEMENT
 ZONING: RH-1
 YEAR BUILT: 1925

PROPOSED:
 USE: SINGLE FAMILY DWELLING
 OCCUPANCY: R-3
 2 STORY OVER BASEMENT
 ZONING: RH-1

GROSS FLOOR AREA:

	(E) HABITABLE AREA	(N) HABITABLE AREA	TOTAL (E) & (N) HABITABLE AREA
2ND FLOOR	873 SQ. FT.	780 SQ. FT.	1,653 SQ. FT.
1ST FLOOR	883 SQ. FT.	773 SQ. FT.	1,656 SQ. FT.
BSMT FLOOR	8 SQ. FT.	8 SQ. FT.	16 SQ. FT.
TOTAL	1,756 SQ. FT.	1,461 SQ. FT.	3,253 SQ. FT.

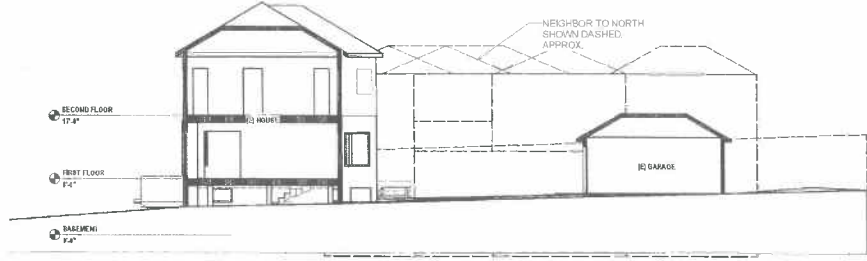
THIS PROJECT SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

- 2014 CALIFORNIA BUILDING CODE WITH SAN FRANCISCO AMENDMENTS
- 2014 CALIFORNIA ELECTRICAL CODE WITH SAN FRANCISCO AMENDMENTS
- 2014 CALIFORNIA ENERGY CODE WITH SAN FRANCISCO AMENDMENTS
- 2014 SAN FRANCISCO HOUSING CODE
- 2014 CALIFORNIA MECHANICAL CODE WITH SAN FRANCISCO AMENDMENTS
- 2014 CALIFORNIA PLANNING CODE WITH SAN FRANCISCO AMENDMENTS

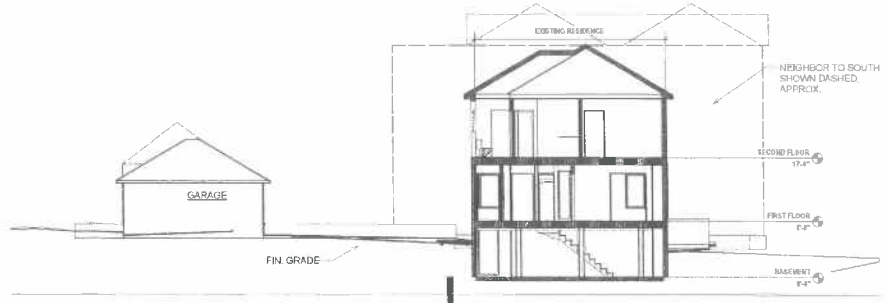
SCOPE OF WORK:
 1. ADD REAR TWO STORY ADDITION W/ (N) MASTER SUITE, FAMILY ROOM AND DINING RM.



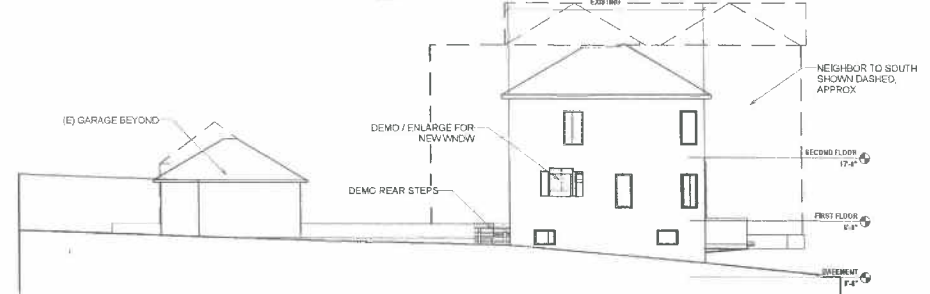
4 EAST ELEVATION EXISTING
Scale: 1/8" = 1'-0"



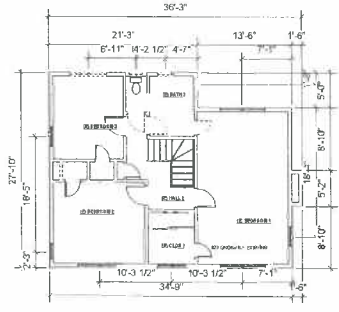
5 SOUTH ELEVATION EXISTING
Scale: 1/8" = 1'-0"



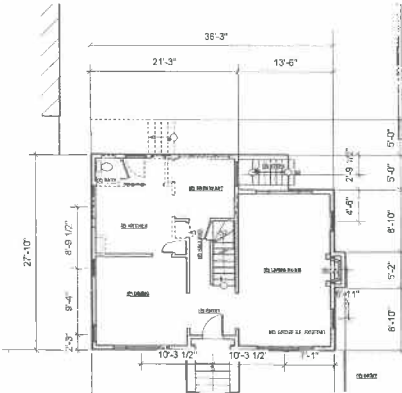
6 SECTION 1 EXISTING
Scale: 1/8" = 1'-0"



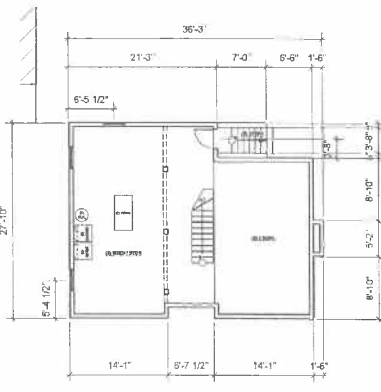
7 NORTH ELEVATION EXISTING
Scale: 1/8" = 1'-0"



8 EXISTING SECOND FLOOR PLAN
Scale: 1/8" = 1'-4"



9 EXISTING FIRST FLOOR PLAN
Scale: 1/8" = 1'-4"



10 EXISTING BASEMENT PLAN
Scale: 1/8" = 1'-4"

WALL LEGEND

- EXISTING WALL
- REMOVED WALLS
- NEW WALL
- OR 1/2\"/>

DOOR / WINDOW LEGEND

- (1) EXISTING TO REMAIN
- (R) NEW
- (C) CANCEL
- (R) REPLACE AN EXISTING
- SEE SCHEDULES FOR ADDITIONAL NOTES
- MARKED DEFECTOR MARK SHIPPED WHERE PLANNING PROVIDED BY

COMMENTS / REVISIONS

ANDY FORREST, P.E.
 CIVIL ENGINEER
 Engineering & Design
 1500 7th Ave South, Suite 203
 San Francisco, CA 94115
 415.416.2210, Fax 415.416.2212
 andy@andforrest.com



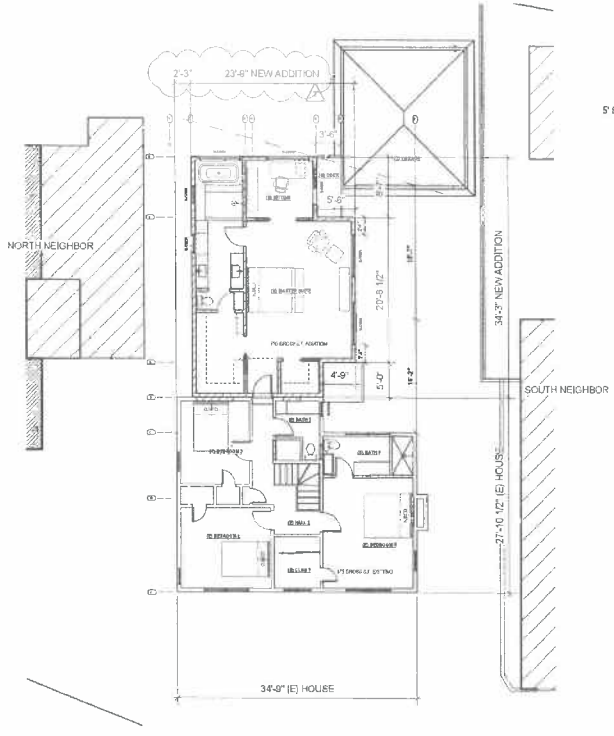
REAR ADDITION
 10 DESOTO STREET
 SAN FRANCISCO, CALIF. 94127

SHEET TITLE
EXISTING PLANS AND ELEVATIONS

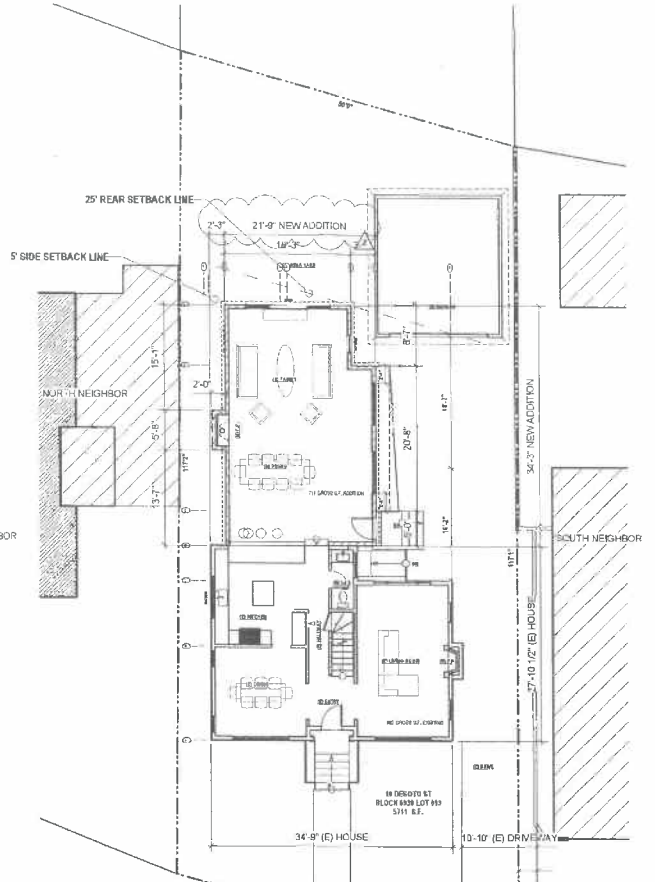
THIS DOCUMENT IS THE PROPERTY OF ANDY FORREST, P.E. AND SHOULD NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ANDY FORREST, P.E. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS PROHIBITED.

DATE: 10/2013
 DRAWN BY: DHF/AF
 CHECKED BY: AF
 SCALE: AS NOTED

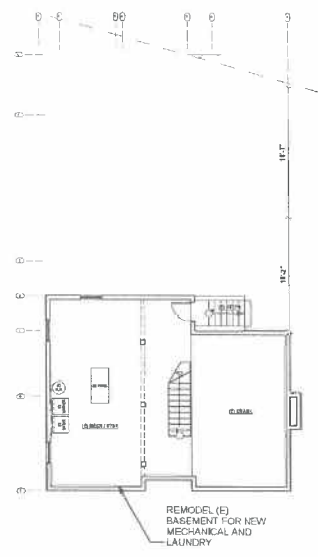
A-1X



11 NEW SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"



12 NEW FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"



13 BASEMENT FLOOR PLAN
Scale: 1/8" = 1'-0"

WALL LEGEND

- EXISTING WALL
- REMOVED WALLS
- NEW WALL
- 1/2" CMU WALL

DOOR / WINDOW LEGEND

- EXISTING TO REMAIN
- NEW
- DEMOLITION
- REPLACE IN-KIND

SEE SCHEDULES FOR ADDITIONAL NOTES

S.D. ENGINEER, HAVING PREPARED THESE PLANS PROVIDES

COMMENTS / REVISIONS

N.R.E. COMMENTS

DATE: 2/28/13

DESIGNED BY: DM/AF

CHECKED BY: AF

SCALE: AS NOTED

ANDY FORREST, P.E.
 CIVIL ENGINEER
 1521 Fremont Street, Suite 213
 San Francisco, CA 94115
 415-444-2776, Fax 415-444-2212
 Email: andy@andforrest.com

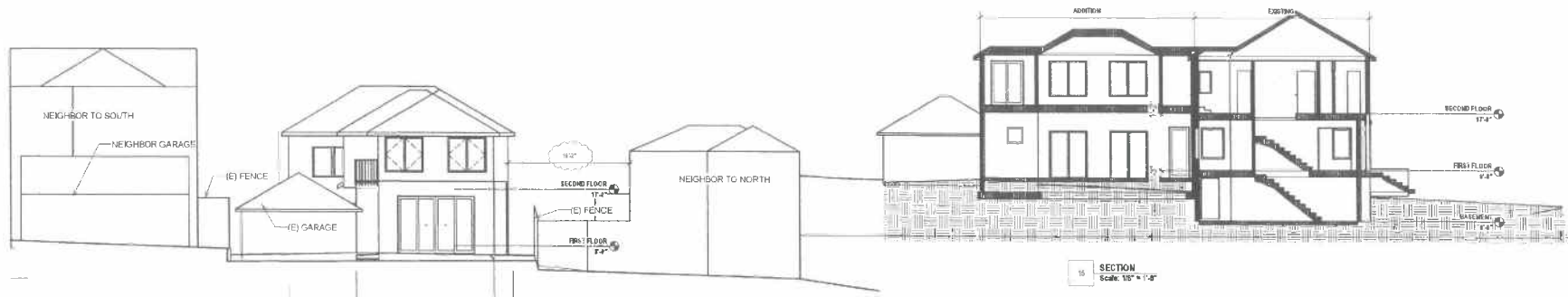


REAR ADDITION
 10 DESOTO STREET
 SAN FRANCISCO, CALIF. 94127

SHEET TITLE
NEW FLOOR PLANS

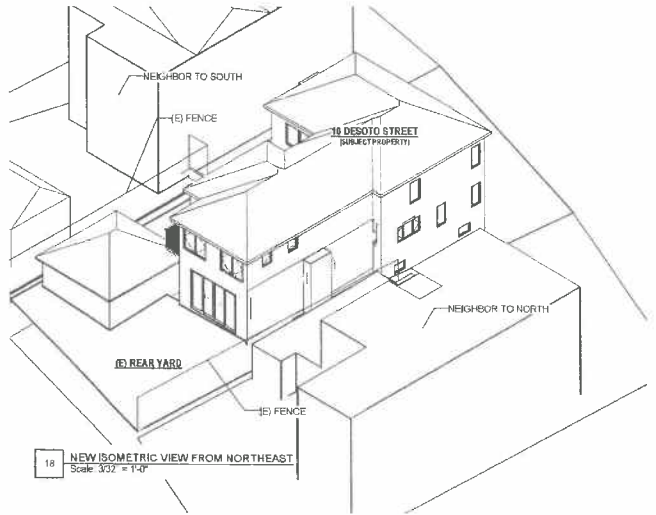
NOTICE: CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN FRANCISCO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN FRANCISCO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN FRANCISCO.

A-2



14 NEW SOUTH ELEVATION
Scale: 1/8" = 1'-0"

17 NORTH ELEVATION
Scale: 1/8" = 1'-0"



18 NEW ISOMETRIC VIEW FROM NORTHEAST
Scale: 1/32" = 1'-0"

COMMENTS / REVISIONS

H.A.S. COMMENTS

DATE: 2013

DESIGNED BY: D.H.F.

DRAWN BY: AF

SCALE: AS NOTED

REAR ADDITION
10 DESOTO STREET
SAN FRANCISCO, CALIF. 94127

SHEET TITLE:
NEW ELEVATIONS

100% PROFESSIONAL SEAL REQUIRED

ANDY FORREST, P.E.
Civil Engineer
1501 The Wood Street, Suite 202
San Francisco, CA 94116
415-398-0200 Fax 415-398-0201
Email: andy@andystudio.net

REGISTERED PROFESSIONAL ENGINEER
ANDY FORREST
No. C-20050
Exp. 12-31-14
STATE OF CALIFORNIA

A-3