



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Full Analysis

HEARING DATE JANUARY 8, 2015

Date: December 24, 2014
Case No.: 2013.0588DD
Project Address: 987 – 991 DOLORES STREET
Permit Application: 2014.05.06.4989
Zoning: RM-1 (Residential, Mixed, Low-Density) District
40-X Height and Bulk District
Block/Lot: 3631/017
Project Sponsor: Troy Kashanipour
2325 3rd Street, Suite 413
San Francisco, CA 94107
Staff Contact: Michael Smith – (415) 558-6322
michael.e.smith@sfgov.org
Recommendation: **Do not take DR and approve the project 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 demolish the existing detached garage located at the rear of the property on Quane Street and construct a detached, one-story over garage dwelling in the same location. One of the dwellings from the front building on Dolores Street would be relocated to the proposed detached building. The total number of dwellings on the lot would remain six dwellings. In February 2014, the project was granted variances for exposure, rear yard, and parking pursuant to case No. 2013.0588V.

SITE DESCRIPTION AND PRESENT USE

The subject property is located on the east side of Dolores Street, between 22nd and 23rd Streets, on the edge of both the Mission and Noe Valley neighborhoods. The subject property is a through lot with frontage on both Dolores and Quane Streets. The lot measures 30 feet in width and 117.5 feet in depth. The site is developed with a three-story over basement, six-family dwelling that was constructed in 1908 and a detached two car garage located at the rear of the lot that was constructed at an unknown date. According to Assessor's records, the residential building contains 5,205 square feet of habitable area. There is 23'-9" of rear yard open space located between the buildings on the lot.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located on Dolores Street, a wide boulevard with a landscaped median that separates the Noe Valley and Mission neighborhoods. The immediate neighborhood along Dolores Street is defined by three and four-story, multi-unit buildings that were constructed near the beginning of the 20th Century. Architecture is primarily Victorian and Edwardian era with a few locations of newer infill development. All of the buildings on the east side of Dolores Street are through lots with rear lot

frontage on Quane Street where many of the properties have detached garage structures. There is a large brick institutional building across Quane Street to the east.

BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	Aug. 28, 2014 – Sept. 27, 2014	Sept. 29, 2014	Jan. 8, 2015	100 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	Dec. 29, 2014	Dec. 18, 2014	21 days
Mailed Notice	10 days	Dec. 29, 2014	Dec. 18, 2014	21 days

PUBLIC COMMENT

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

The Department has not received any comments from the other neighbors regarding this project.

DR REQUESTOR

1. Roxanne Anderson, owner/occupant of 3676 23rd Street, the upper flat located in the adjacent property to the south of the proposed cottage.
2. Morgan Blum, owner/occupant of 3678 23rd Street, the lower flat located in the adjacent property to the south of the proposed cottage.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

Issue #1: The height and proximity of the proposed cottage would impact privacy and block light and air to the rear of the DR requestors' respective dwellings.

Issue #2: The location of the proposed cottage would make it difficult to maintain the back side of the DR requestors' building, would block access to an exterior drain pipe, and would enclose an existing property line opening at the bottom of the stairs.

Issue #3: The DR requestors would like more information about how the proposed construction might impact their adjacent foundation

Please reference the *Discretionary Review Application* for additional information. The *Discretionary Review Application* is an attached document.

PROJECT SPONSOR'S RESPONSE

The project sponsor is willing to address several of the DR requestors' concerns.

Preliminarily the sponsors have agreed to:

- Install zero maintenance siding to the DR requestors' rear blind wall and help install additional protective materials at this location.
- Eliminate the south side skylight and use opaque frosted glazing on the south bedroom wall.
- Relocate the furnace vent currently located on the exterior of the building.
- Pay for pest control services after demolition and again before substantial completion of construction.
- Restricted hours of construction.

Reference the *Response to Discretionary Review* for additional information. The *Response to Discretionary Review* is an attached document.

PROJECT ANALYSIS

The proposal is to demolish the existing detached garage at the rear of 987 – 991 Dolores Street and construct a one-story over garage cottage in the same location. One of the six dwelling units in the front building would be relocated to the new rear cottage which would have two bedrooms and two and one half baths. DR is requested by the neighbors who own and occupy the two adjacent residential flats to the south. The DR requestors' building is three-stories in height and is a noncomplying structure because it is located within the required rear yard. The building fronts on 23rd Street with its rear windows looking out upon the neighboring rear yards.

In February 2014, the Zoning Administrator granted a rear yard variance for the construction of the proposed cottage. The DR requestors did not oppose the project at that time but are concerned now about how the proposed cottage will impact the rear of their building. The existing detached garage at the rear of the subject property which will be demolished is set back from the rear wall of the DR requestors' building and it only one-story in height. The proposed cottage would be two stories in height and extend to the south side property line, creating a blind wall at the rear of the DR requestors' building. Though the DR requestors are concerned about the ability to maintain the back side of their building, this proposed lot line condition is not unique and the sponsor has agreed to help relocate the DR requestors' furnace vent pipe that encroaches onto their property. The proposed location of the cottage would also partially block an exterior stairway window and close off the opening at the bottom of the DR requestors' rear stairs. This is not a significant impact to the DR requestors' stairway because it is not conditioned

space that would be impacted. Furthermore, the Building Code does not require a window at this location.

The proposed cottage would minimally impact light and air to the other windows at the rear of the DR requestors' building. The windows in question face north and service their kitchens. The locations of the windows combined with the heights of the existing buildings that surround this property do more to shadow these windows than the proposed cottage. In addition, the southwest corner of the cottage is notched to maintain light and air to the DR requestors' kitchen windows. The windows at the top floor would not be impacted at all by the cottage because it would be one-story lower.

The cottage's windows are strategically designed to lessen their impact on DR requestors' property. The bedroom window that is of concern to the DR requestors is approximately six feet above the floor level so that occupants of the cottage can only see out at an oblique angle. Furthermore, the sponsor has agreed to make this window opaque.

Although there is a close urban context at the rear of these properties there is precedent on Quane Street for two-story accessory buildings along this street and the accommodations that have been made by the sponsor help to eliminate any potential impacts to the adjacent properties.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt from environmental review, pursuant to CEQA Guideline Sections 15301(1)(4) and 15303(a).

RESIDENTIAL DESIGN TEAM REVIEW

The adjacent building's rear property line windows within the stairway are not protected and do not provide light to habitable space. The ability to maintain the adjacent property's side wall is a maintenance issue, and not relevant to the RDGs. The proposed building's design and architecture is consistent and compatible with the neighborhood character. The project's proposed windows are not directly aligned with, nor parallel to the adjacent property's windows and will not substantially impact privacy.

Under the Commission's pending DR Reform Legislation, this project would be referred to the Commission, as this project involves new construction on a vacant lot.

BASIS FOR RECOMMENDATION

- The proposed cottage has been designed in a manner to reduce its impact on light, air, and privacy to adjacent properties.
- Many of the other issues raised by the DR requestors' are concerns that should be worked out between neighbors at the construction phase.

RECOMMENDATION: Do not take DR and approve the project as proposed.

Attachments:

Design Review Checklist
Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Section 311 Notice
DR Applications
Context Photos
3-D Rendering
Reduced Plans

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

QUESTION	
The visual character is: (check one)	
Defined	
Mixed	X

Comments: The subject property is located on a block with through lots that have rear frontage on Quane Street. Development along Quane Street is very utilitarian in style with a mixed character. Some properties have no accessory structures at the rear while others have two-story accessory structures similar in scale to what is being proposed.

SITE DESIGN (PAGES 11 - 21)

QUESTION	YES	NO	N/A
Topography (page 11)			
Does the building respect the topography of the site and the surrounding area?	X		
Is the building placed on its site so it responds to its position on the block and to the placement of surrounding buildings?	X		
Front Setback (pages 12 - 15)			
Does the front setback provide a pedestrian scale and enhance the street?	X		
In areas with varied front setbacks, is the building designed to act as transition between adjacent buildings and to unify the overall streetscape?			
Does the building provide landscaping in the front setback?	X		
Side Spacing (page 15)			
Does the building respect the existing pattern of side spacing?			X
Rear Yard (pages 16 - 17)			
Is the building articulated to minimize impacts on light to adjacent properties?	X		
Is the building articulated to minimize impacts on privacy to adjacent properties?	X		
Views (page 18)			
Does the project protect major public views from public spaces?			X
Special Building Locations (pages 19 - 21)			
Is greater visual emphasis provided for corner buildings?			X
Is the building facade designed to enhance and complement adjacent public spaces?			X
Is the building articulated to minimize impacts on light to adjacent cottages?			X

Comments: The proposed cottage would be located in approximately the same location as the existing detached garage at the rear of the subject property. The block has no consistent rear yard pattern that would be impacted by the development.

BUILDING SCALE AND FORM (PAGES 23 - 30)

QUESTION	YES	NO	N/A
Building Scale (pages 23 - 27)			
Is the building's height and depth compatible with the existing building scale at the street?	X		
Is the building's height and depth compatible with the existing building scale at the mid-block open space?	X		
Building Form (pages 28 - 30)			
Is the building's form compatible with that of surrounding buildings?	X		
Is the building's facade width compatible with those found on surrounding buildings?	X		
Are the building's proportions compatible with those found on surrounding buildings?	X		
Is the building's roofline compatible with those found on surrounding buildings?	X		

Comments: The proposed cottage would measure 20'-6" in height above Quane Street. Similar building heights can be found along this street to the north. The cottage would be notched at the southwest corner to reduce its impact on adjacent properties.

ARCHITECTURAL FEATURES (PAGES 31 - 41)

QUESTION	YES	NO	N/A
Building Entrances (pages 31 - 33)			
Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building?	X		
Does the location of the building entrance respect the existing pattern of building entrances?	X		
Is the building's front porch compatible with existing porches of surrounding buildings?	X		
Are utility panels located so they are not visible on the front building wall or on the sidewalk?	X		
Bay Windows (page 34)			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?	X		
Garages (pages 34 - 37)			
Is the garage structure detailed to create a visually interesting street frontage?	X		
Are the design and placement of the garage entrance and door compatible with the building and the surrounding area?	X		
Is the width of the garage entrance minimized?	X		
Is the placement of the curb cut coordinated to maximize on-street parking?	X		
Rooftop Architectural Features (pages 38 - 41)			
Is the stair penthouse designed to minimize its visibility from the street?			X
Are the parapets compatible with the overall building proportions and other			X

building elements?			
Are the dormers compatible with the architectural character of surrounding buildings?			X
Are the windscreens designed to minimize impacts on the building’s design and on light to adjacent buildings?			X

Comments: XXXXXX

BUILDING DETAILS (PAGES 43 - 48)

QUESTION	YES	NO	N/A
Architectural Details (pages 43 - 44)			
Are the placement and scale of architectural details compatible with the building and the surrounding area?	X		
Windows (pages 44 - 46)			
Do the windows contribute to the architectural character of the building and the neighborhood?	X		
Are the proportion and size of the windows related to that of existing buildings in the neighborhood?	X		
Are the window features designed to be compatible with the building’s architectural character, as well as other buildings in the neighborhood?	X		
Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street?	X		
Exterior Materials (pages 47 - 48)			
Are the type, finish and quality of the building’s materials compatible with those used in the surrounding area?	X		
Are the building’s exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings?	X		
Are the building’s materials properly detailed and appropriately applied?	X		

Comments: The proposed cottage will have a simple design that reflects the simple utilitarian character of the accessory buildings along Quane Street.

Parcel Map

22ND



DOLORES

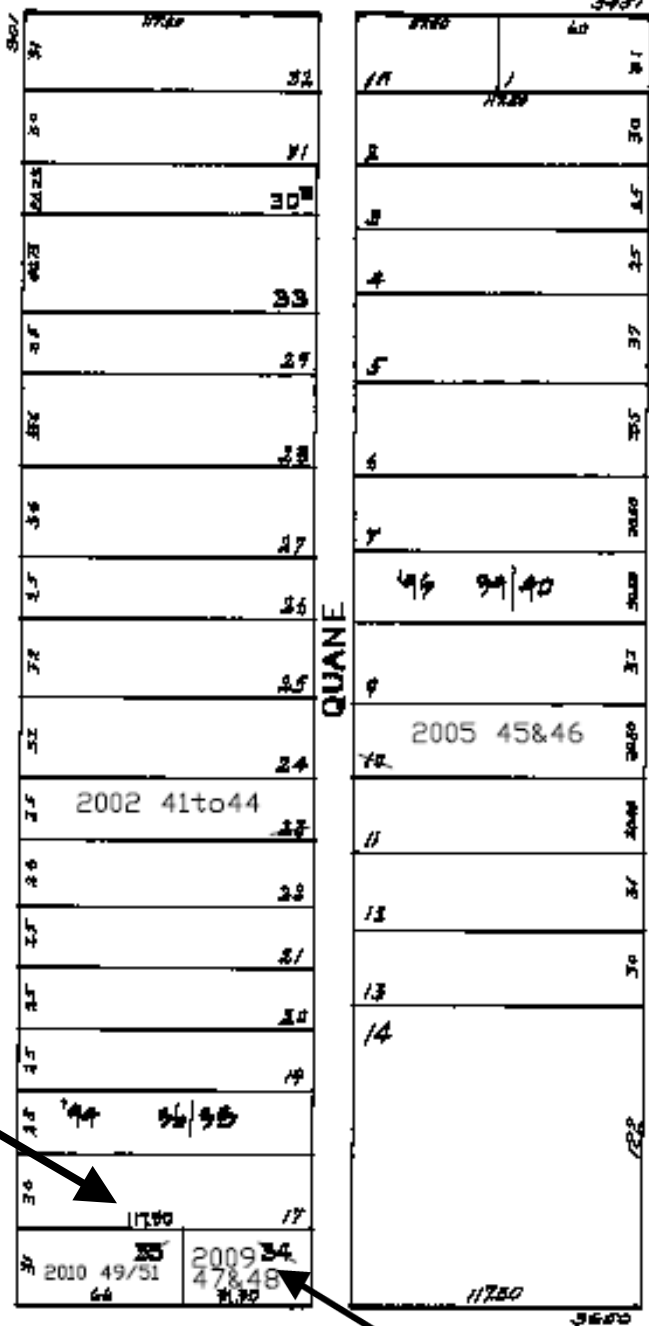
QUANE

FAIR OAKS

23RD

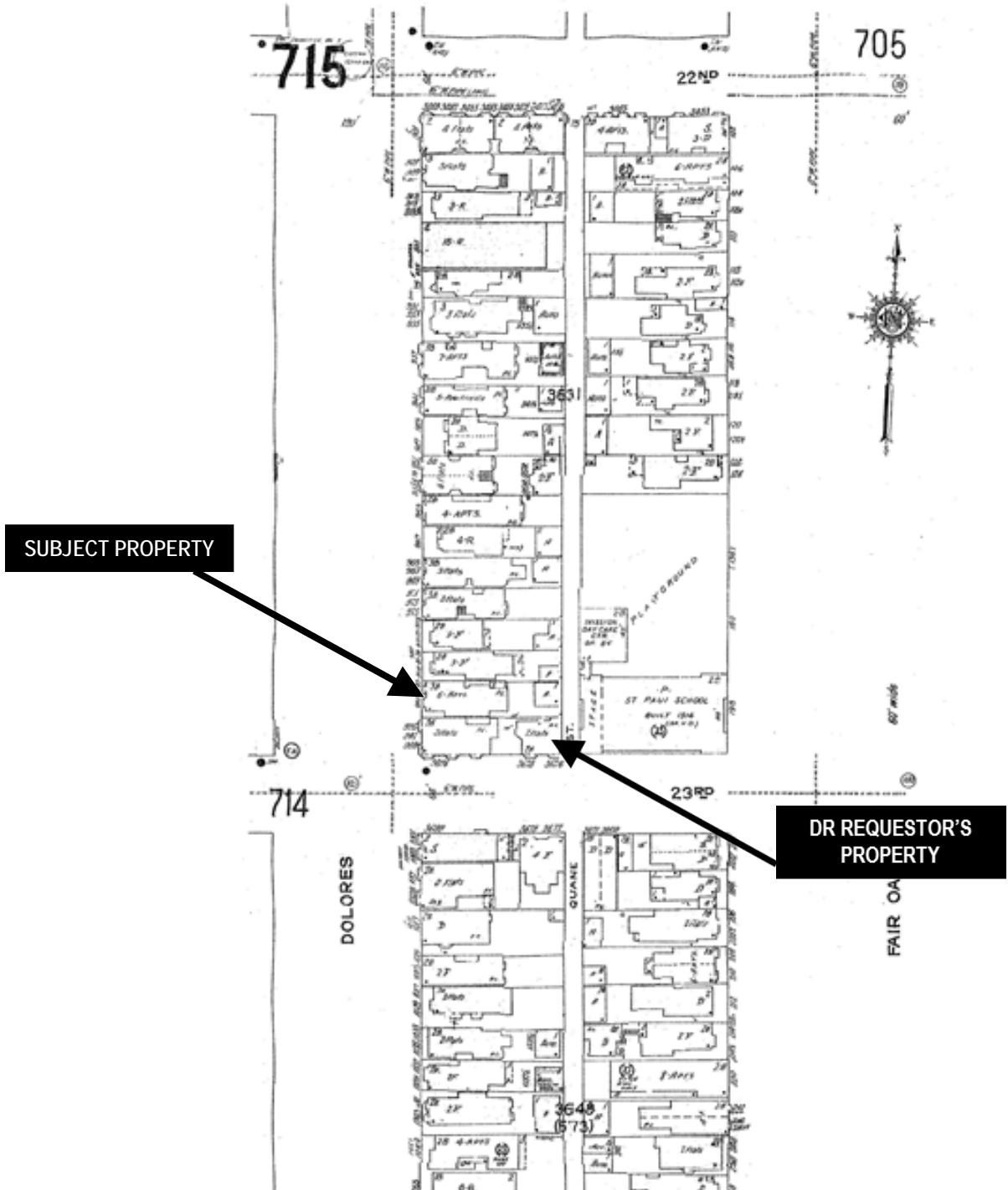
SUBJECT PROPERTY

DR REQUESTOR'S PROPERTY



Discretionary Review Hearing
 Case Number 2013.0588D
 987 – 991 Dolores Street

Sanborn Map*



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



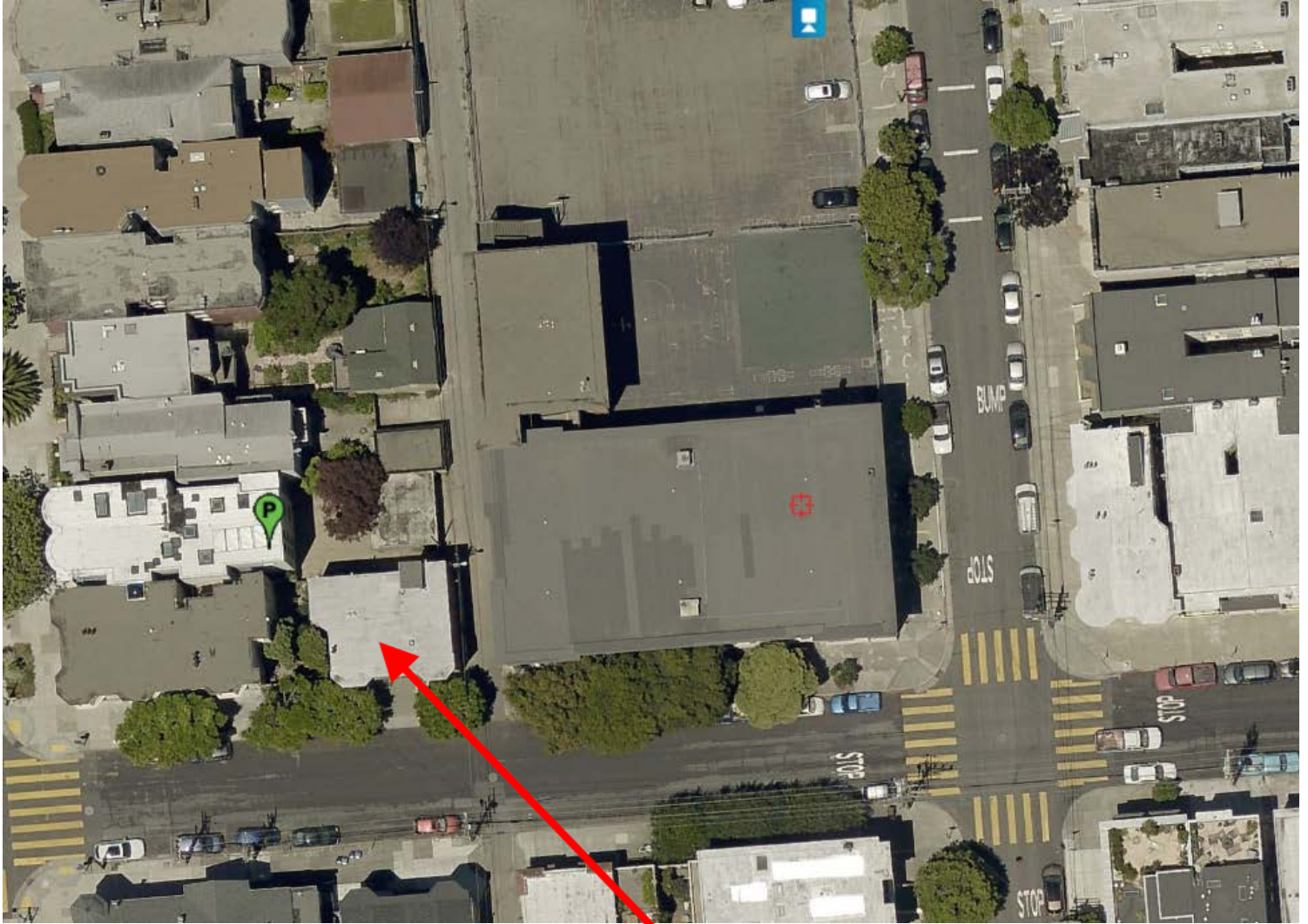
Discretionary Review Hearing
Case Number 2013.0588D
987 – 991 Dolores Street

Aerial Photo

SUBJECT PROPERTY



Aerial Photo



SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2013.0588D
987 – 991 Dolores Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On May 6, 2014, the Applicant named below filed Building Permit Application No. 2014.05.06.4989 (New Construction), permit No 2014.05.06.4993 (Demolition) with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	991 Dolores Street	Applicant:	Troy Kashanipour
Cross Street(s):	22nd and 23rd Streets	Address:	2325 3rd Street, Suite 413
Block/Lot No.:	3631/017	City, State:	San Francisco, CA 94107
Zoning District(s):	RM-1 / 40-X	Telephone:	(415) 431-0869

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may 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.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE		
<input checked="" type="checkbox"/> Demolition	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input checked="" type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Garage	Dwelling
Front Setback (measured from Quane)	3 feet, 5 inches	0 feet
North Side Setback	0 feet	No Change
South Side Setback	7 feet, 9 inches	0 feet
Building Depth	19 feet, 8 inches	23 feet, 1 inch
Rear Yard (located between buildings)	23 feet, 9 inches	No Change
Building Height	10 feet	20 feet, 6 inches
Number of Stories	1	2
Number of Dwelling Units	0	1
Number of Parking Spaces	2	1
PROJECT DESCRIPTION		
<p>The proposal is to demolish the existing detached garage located at the rear of the property and construct a twostory dwelling in the same location. One of the dwellings from the front building would be relocated to the proposed detached dwelling. The total number of dwellings on the lot would remain six dwellings. In February 2014, the project was granted variances for exposure, rear yard, and parking pursuant to case No. 2013.0588V. See attached plans.</p> <p>The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.</p>		

For more information, please contact Planning Department staff:

Planner: Michael Smith
 Telephone: (415) 558-6322
 E-mail: michael.e.smith@sfgov.org

Notice Date: 8/28/14
 Expiration Date: 9/27/14

中文詢問請電: (415) 575-9010

Para información en Español llamar al: (415) 575-9010

GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00am - 5:00pm Monday-Friday. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org. You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you.**

Incomplete applications will not be accepted.

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: Morgan Blum		
DR APPLICANT'S ADDRESS: 3678 23rd Street	ZIP CODE: 94110	TELEPHONE: (415) 407-0540

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Gianmatteo Costanza/ Troy Kashanipour		
ADDRESS: 991 Dolores Street	ZIP CODE: 94110	TELEPHONE: (415) 894-2480

CONTACT FOR DR APPLICATION:		
Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE:
		()
E-MAIL ADDRESS:		

2. Location and Classification

STREET ADDRESS OF PROJECT: 991 Dolores Street 487	ZIP CODE: 94110
CROSS STREETS: 22nd and 23rd Streets	

ASSESSORS BLOCK/LOT: 3631 / 017	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT: RM-1/40-X	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 Garage Front Height Side Yard

Present or Previous Use: Two-story dwelling
 Proposed Use: _____
 Building Permit Application No. 2014.05.06.4989 Date Filed: 05/06/2014

RECEIVED
 SEP 29 2014
 CITY & COUNTY OF S.F.
 PLANNING DEPARTMENT
 PIC

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.
see attached document

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.

The amount of space provided is not sufficient for my answer, please see attached documents.

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:

The amount of space provided is not sufficient for my answer, please see attached documents.

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?

The amount of space provided is not sufficient for my answer, please see attached documents.

Applicant's Affidavit

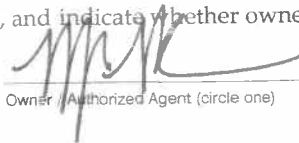
Under penalty of perjury the following declarations are made:

- 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: Morgan Blum

Date: 09/25/14

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



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"/>
Convenant 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: _____

Date: _____

5. Changes Made to the Project as a Result of Mediation

The owner attempted to alleviate our concerns by volunteering to frost on of the windows peering into our house, by creating a small slant in the roof to permit a modicum of light to reach the affected side of our dwelling. The change does little to alleviate the intrusion and blockage of view and light, while adding an unattractive architectural detail that further contributes to the awkward contrast between the angular modernity of the new structure against the classic lines of the main Edwardian structure. The attempt does not provide any significant positive impact on our dwelling.

Owner had agreed several months ago to construct a three-dimensional physical mockup of the outline of the proposed house on-site, purportedly to ease our concerns by seeing the impact of the proposed structure on our view, light, and accessibility for maintenance and repairs to our structure. Unfortunately, only a limited version of this mock-up didn't occur until last Thursday, September 25, 2014, giving us one working day before the discretionary review application was due. The owner waited over six months before honoring his agreement, and finally did so when his architect is out of the country and has been for some time, and is therefore unavailable for comment and possible revisions to the Owner's scheme.

Owner's agreement to connect us with the architect to address some of our concerns has been wholly frustrated by Owner, who never made the architect available at all before this Application for Discretionary Review was due, contrary to his promise, and lacking good faith.

Discretionary Review Request

1. What are the reasons for requesting Discretionary Review?

I expressed a concern on Oct 22, 2013 via email about privacy and design of the building. I was told by Mr. Vu, "Tomorrow's variance hearing is the first of many steps/requirements before permits may be issued to construct the building, which will take at least six months to procure" This email was confusing and very unclear of what was necessary at the time. I did not realize until recent conversations with Michael Smith that variance for building to property line was issued at that time. (see attached email).

My concerns have stayed consistent and have been expressed to the owner and city commission since learning about this project.

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?

The proposed proximity of the building would make it impossible to maintain the north side of our house. Caulking, weather-proofing, painting, repair of inevitable leaks, potential dry rot, and other necessary home repairs have been completely ignored in the granting of the variance. The side of my home, up to which the subject structure will be built will not seal my property from weather and wear, but it will prevent the sun from drying out the entirety of the exterior wall of my home, and no one will be able to maintain that wall, for so long as my neighbor's structure exists (or until my walls collapse from neglect). The new construction requires modification of our current building. The new construction covers the bottom ¼ of our window (see photo for an illustration); it would require relocating our gutter; it will cover the light and open space of our stairwell (see photo). These are major changes to our house and will be both expensive and inconvenient. And in the end, no matter how much money we are compelled to spend in support of our neighbor's expansion schemes, it will not be enough to save the affected exterior wall.

The height of the building would severely impact the light into our kitchen, office and dining room. The proximity of the building would severely impact the privacy of our home. The proposed dwelling would look directly into all north facing rooms in our home.

The proximity of the proposed dwelling would take away the entire view we have of San Francisco. The kitchen and office windows would only see the new dwelling. We are concerned that the building of a new dwelling might undermine the current foundation of our home (3678-3676 23rd Street). We were told by the owner that the new development would be supported by a large steel rod (see attached drawing). This steel rod would be drilled in within a few inches of our foundation. We are greatly concerned about the impact this will have on our foundation of a 100 year old home.

The owners of 3676 23rd Street -- John Anderson and Roxanne Garibay -- are also negatively impacted by the building. They recently purchased their home and were unaware of the project's scope -- this construction potentially impacts their home's foundation as well.

These are not just collateral effects, they will diminish our enjoyment and the value of our property. See the photos for an example. The shame is that the Owner could accomplish everything he truly needs without such an imposition on us and our property rights.

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would response to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

I would like to see the proposed project use the existing building envelope (footprint and height). I would like to see them not include the additional second

floor bedroom that is built to the property line. Making these modifications would address our primary concerns listed above.

A structural engineer should be required at this stage of the process to review the current plans and opine on any possible impact on our house and foundation. We would like to see any support poles relocated several feet away from our foundation and the property line.

Response to Variance Decision Findings

There is no support in fact or theory to support the Department's Findings and the Decision based upon the Findings.

As to Finding 1:

The hearing on October 23, 2013 was represented by Planning Department Staff Doug Vu and Owner as being anything but definitive. I expressed a concern in my email of Oct 22, 2013 about my loss of privacy and the inappropriate design of the building. In response to my concern that I could not physically attend the hearing, Mr. Vu represented that the hearing was "the first of many steps/requirements before permits may be issued..." and at no time indicated that the Variance was subject to formal granting at the hearing. Mr. Vu's email was confusing and very misleading about what was necessary for me to do, and what the consequences to my rights that were at stake at the time. I did not realize until recent conversations with Michael Smith of the Planning Department that a variance for building to the property line was issued at that time. (see attached email).

My concerns have stayed consistent and have been expressed to the owner and city commission since learning about this project.

The Owner has shown no special need or circumstance except to replace an unpleasant one-story structure with a more modern but no less inappropriate two-story structure, potentially enriching the Owner at the expense of my privacy, enjoyment, and the long-term integrity of my structure.

Staff's recitation of the "historic resource" of the Owner's existing Edwardian style building is entirely mocked by the variance that would permit an encroaching modern, density-adding building beside it. The Findings are not factual and are barely discernible in their purpose.

As to Finding 2: The cause of any "practical difficulty or unnecessary hardship" accruing to the Owner is entirely as a result of the over-reaching scope of Owner's scheme. Staff bootstraps the existence of the noncomplying structures already on the subject property into an argument that by dint of them, the Owner cannot expand the main residence, so therefore, Owner should be permitted to construct even more noncomplying and intrusive structures.

Staff appears to take as a given that Owner must be permitted the variance because how else to obtain the extra parking that Owner will need to accommodate the materially-expanded parking necessitated by the expansion!

As to Finding 3: Staff has decided that the "variance is necessary for preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district." Yet, there is no description of such a "substantial property right," only a regaling of the development advantages to the subject property by a "substantial expansion of the living area" of the subject

property through "increasing the size off two dwellings." Staff doesn't address any qualitative advantage in this result: the virtue appearing to be that additional space for the subject property is in itself a worthy quantitative goal, no matter how materially the neighbors are harmed by it.

As to Finding 4: The core untruth of Staff's Finding 4 is that the variance would not be "materially injurious to the property or improvement in the vicinity." Even if The Planning Department is totally blind to the invasion of privacy that would result from construction consistent with the variance, even if the loss of light and air and an open view could be avoided by an alternate design, even if my property rights and the intrinsic value of the substantial investment I have made in my property were not going to be significantly diminished by the variance being carried out as granted, there has been no mention or notice of the severe consequences of the variance to the care, longevity, and structural integrity of my home.

The proposed proximity of the building would make it impossible to maintain the north side of our house. Caulking, weather-proofing, painting, repair of inevitable leaks, potential dry rot, and other necessary home repairs have been completely ignored in the granting of the variance. The side of my home, up to which the subject structure will be built will not seal my property from weather and wear, but it will prevent the sun from drying out the entirety of the exterior wall of my home, and no one will be able to maintain that wall, for so long as my neighbor's structure exists (or until my walls collapse from neglect. The new construction requires modification of our current building. The new construction covers the bottom ¼ of our window (see photo for an illustration); it would require relocating our gutter; it will cover the light and open space of our stairwell (see photo). These are major changes to our house and will be both expensive and inconvenient. And in the end, no matter how much money we are compelled to spend in support of our neighbor's expansion schemes, it will not be enough to save the affected exterior wall.

The height of the building would severely impact the light into our kitchen, office and dining room. The proximity of the building would severely impact the privacy of our home. The proposed dwelling would look directly into all north facing rooms in our home.

The proximity of the proposed dwelling would take away the entire view we have of San Francisco. The kitchen and office windows would only see the new dwelling. We are concerned that the building of a new dwelling might undermine the current foundation of our home (3678-3676 23rd Street). We were told by the owner that the new development would be supported by a large steel rod (see attached drawing). This steel rod would be drilled in within a few inches of our foundation. We are greatly concerned about the impact this will have on our foundation of a 100 year old home.

The owners of 3676 23rd Street -- John Anderson and Roxanne Garibay -- are also negatively impacted by the building. They recently purchased their home and were

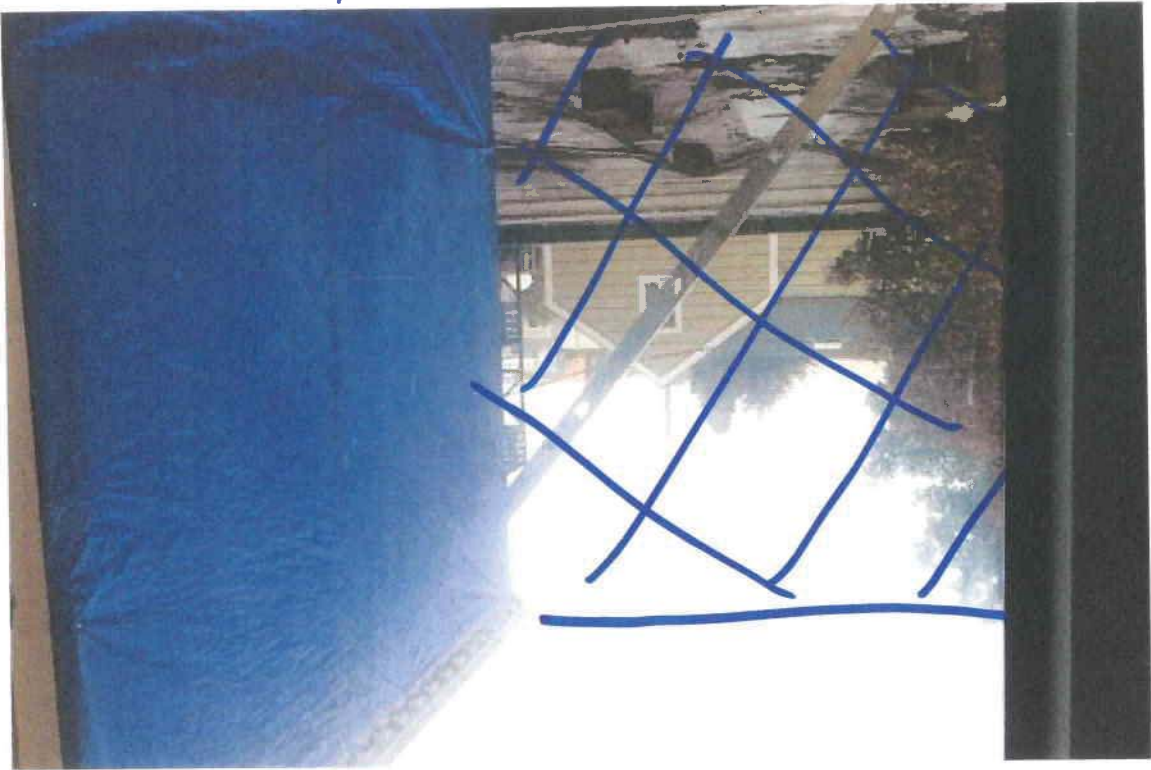
unaware of the project's scope -- this construction potentially impacts their home's foundation as well.

These are not just collateral effects, they will diminish our enjoyment and the value of our property. See the photos for an example. The shame is that the Owner could accomplish everything he truly needs without such an imposition on us and our property rights.

As to Finding 5: I would like to see the proposed project use the existing building envelope (footprint and height). I would like to see them not include the additional second floor bedroom that is built to the property line. Making these modifications would address our primary concerns listed above.

A structural engineer should be required at this stage of the process to review the current plans and opine on any possible impact on our house and foundation. We would like to see any support poles relocated several feet away from our foundation and the property line.

the proposed project height would block my
entire view of the city (currently I can see
about 5-6 blocks). The blue tarp
illustrates the height of the proposed project.



view from my current office window

13.05880

view from 3078 23rd St

View from
3678 23rd St

current
project

my
house



the view from my office window. The proposed project is built so close to my house I can touch the tarp (mock wall). This will impact my privacy, light, and access to air.

view from 3678 23rd St



the view from my kitchen window.
The current proposed project will impact my access to light and block my view of the city. All I will see is the proposed project.

view of proposed project from Quane Alley



the blue tarp is the height of the proposed project. Its width would extend out to cover the air and light into our stairwell.

the proposed project will block the windows (aportion of it) and access to a significant portion of our house. This will prevent us from painting and maintaining the house. Which could lead to mildew or dry rot.



View from Quana Alley

view from Quane Alley

gutter.

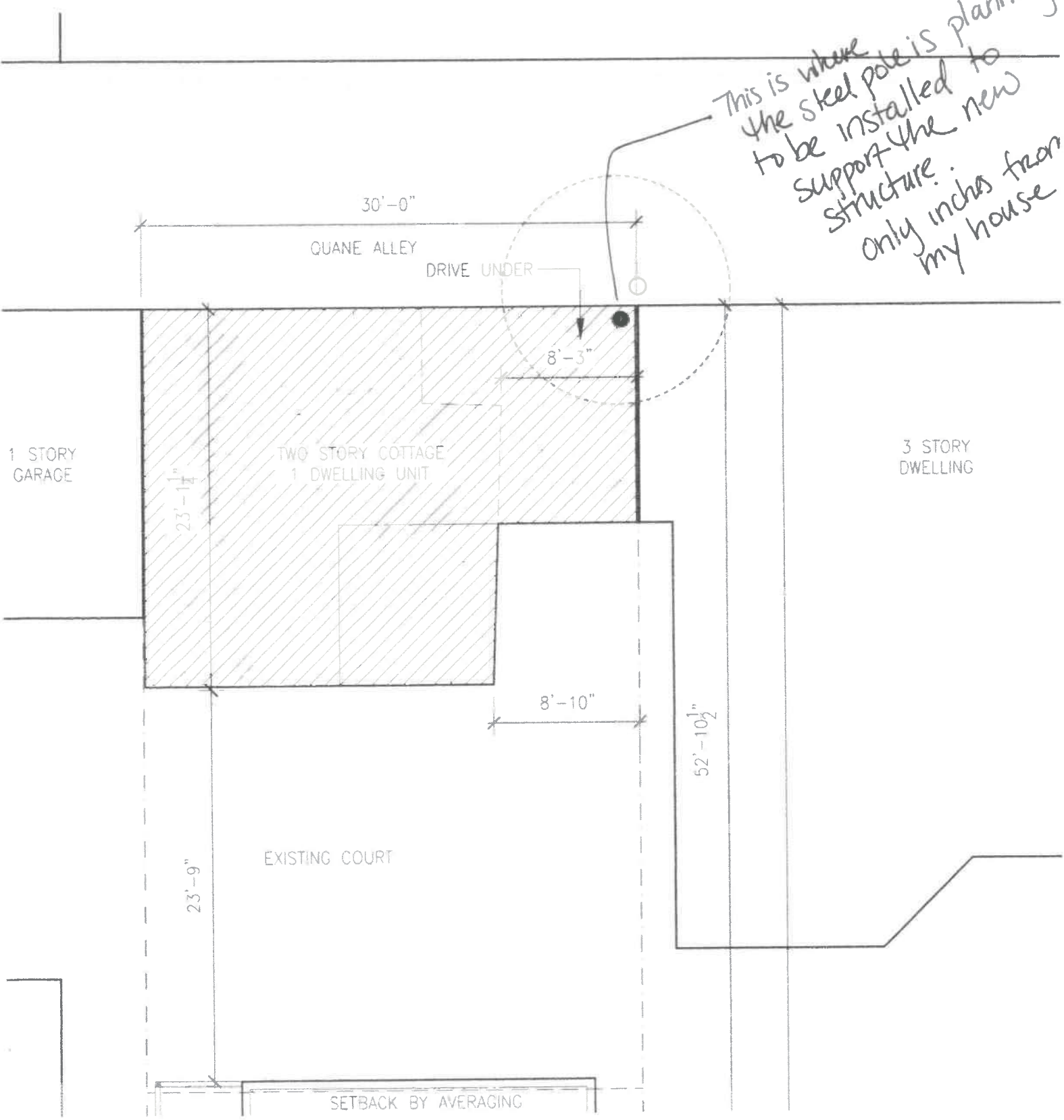


the proposed project will be supported by a steel pole drilled inches from our house. This may impact our foundation.

the proposed project will extend the structure to Quane and require the relocation of our existing gutter.

13.0588D

*This is where
the steel pole is planning
to be installed to
support the new
structure.
Only inches from
my house*





13.0588D

Morgan Blum <blum.morgan@gmail.com>

concern about 987 Dolores Street cottage

6 messages

Morgan Blum <blum.morgan@gmail.com>
To: doug.Vu@sfgov.org
Bcc: Seth Gentzler <sa00gent@gmail.com>

Tue, Oct 22, 2013 at 2:40 PM

Mr. Vu,

I am writing this email in response to the proposed construction project at 987 Dolores Street (case no: 2013.0588V). I have been in communication with the owners of this property and they have been very friendly and willing to share with me the detailed plans of their proposed construction of the the cottage in the back yard.

I am the owner of 3678 23rd Street and the windows of my dining room, kitchen, and office look out onto the property of 987 Dolores Street. I do not object to the conversion of the garage into a cottage. However, I am concerned about the current design. I have expressed to the owners that I am am concerned about the proximity of the proposed cottage to my house. The proposed plans have the bedroom built right to the property line, therefore adjacent to my house. I have expressed my concerns about privacy and the blocking of natural light into my residence. The owner has told me tomorrow's hearing is not a discussion of the design, and that will come later. However, as I will not be able to attend the hearing tomorrow myself, I felt it necessary to share my current concerns with you.

I appreciate your response confirming your received this email. Please do not hesitate to contact me with questions or further detail.

Sincerely,

Morgan Blum
3678 23rd Street
San Francisco, CA 94110

415-407-0540

Vu, Doug <doug.vu@sfgov.org>
To: Morgan Blum <blum.morgan@gmail.com>

Tue, Oct 22, 2013 at 3:39 PM

Hi Morgan,

I left you a voicemail about an hour ago, but in regard to the hearing tomorrow, the sole purpose is for the Zoning Administrator to determine whether or not a variance will be granted that will allow the proposed dwelling to encroach into the required rear yard, among other things identified in the notice (i.e. exposure and parking).

13.0588D

If granted by the ZA, the project sponsor will submit a building permit application in which I will review to ensure the proposal complies with the Planning Code and the Residential Design Guidelines. However, even before the sponsor is allowed to apply for the building permit, they must meet with you and other adjacent property owners (i.e. pre-application meeting) to share their proposal and receive preliminary comments. It would be appropriate at this meeting to share your concerns regarding privacy and light.

Tomorrow's variance hearing is the first of many steps/requirements before permits may be issued to construct the building, which will take at least six months to procure. Let me know if you have any questions.

Regards,

Doug

M. Douglas Vu, ASLA
Planner / Preservation Technical Specialist

Southwest Quadrant, Current Planning

Planning Department | City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-575-9120 | Fax: 415-558-6409

Email: Doug.Vu@sfgov.org

Web: www.sfplanning.org



From: Morgan Blum [<mailto:blum.morgan@gmail.com>]
Sent: Tuesday, October 22, 2013 2:41 PM
To: Vu, Doug
Subject: concern about 987 Dolores Street cottage

[Quoted text hidden]

Morgan Blum <blum.morgan@gmail.com>
To: "Vu, Doug" <doug.vu@sfgov.org>

Tue, Oct 22, 2013 at 4:04 PM

Doug,
Thank you for the information. I really appreciate it.

Regards,
Morgan



SAN FRANCISCO PLANNING DEPARTMENT

13.05880

Variance Decision

Date: February 27, 2014
Case No.: 2013.0588V
Project Address: 987 DOLORES STREET
Zoning: RM-1 [Residential, Mixed - Low Density]
 40-X Height and Bulk District
Block/Lots: 3631/017
Applicant: Troy Kashanipour
 2325 Third Street, Suite 401
 San Francisco, CA 94107
Owners: Gianmatteo Costanza & Andrew Swerdlow
 987 Dolores Street
 San Francisco, CA 94107
Staff Contact: Doug Vu – (415) 575-9120
 Doug.Vu@sfgov.org

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

Reception:
 415.558.6378

Fax:
 415.558.6409

Planning
 Information:
 415.558.6377

DESCRIPTION OF VARIANCES – REAR YARD, EXPOSURE AND OFF-STREET PARKING VARIANCES SOUGHT:

The proposal includes the demolition of an approximately 430 square feet noncomplying two-car garage that fronts Quane Street at the rear of the through lot behind an existing noncomplying six-family dwelling that fronts Sanchez Street, and the construction of a two-story, single-family dwelling at the site of the demolished garage. An 8-foot wide driveway at the first story of the new dwelling will provide access to the off-street parking for the property, and the second story will span the entire 30-foot lot width. The new building will extend approximately 23 feet 1 inch into the required rear yard, and is located 23 feet 9 inches from the rear wall of the six-family dwelling. The project also includes the relocation of one existing unit at the second floor of the six-dwelling building to the newly constructed building, and the vacated space will become part of the remaining unit on the second floor.

Section 134 of the Planning Code requires a rear yard area in an RM-1 Zoning District to be equivalent to 45 percent of the total lot depth (or 52 feet 10 inches) at grade level and at each succeeding story of the building. The subject property has a noncomplying rear yard that measures approximately 23 feet 9 inches, and the proposed dwelling will intensify this nonconformity at the second floor of the building, which requires a variance from this section of the Planning Code.

Section 140 of the Planning Code requires all dwelling units to face a public street, public alley at least 25 feet in width, side yard at least 25 feet in width, a rear yard meeting the requirements of the Code, or an unobstructed courtyard that is at least 25 feet in every horizontal dimension, with an increase of 5 feet in every horizontal dimension at each subsequent floor. The proposed dwelling unit will be located in the rear yard and will face a 15-foot wide alley and 23 feet 9 inch deep courtyard, which requires a variance from this section of the Planning Code.

Section 151 of the Planning Code requires one off-street parking space per dwelling unit in the RM-1 Zoning District. The property requires six parking spaces and currently provides five parking spaces in the primary building and two spaces in the rear garage. The proposed demolition of the detached garage will eliminate two parking spaces and result in a deficit of one space, which requires a variance from this section of the Planning Code.

PROCEDURAL BACKGROUND:

1. The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3(a) categorical exemption.
2. The Zoning Administrator held a public hearing on **Variance Application No. 2013.0588V** on **October 23, 2013**.
3. Planning Code Section 311 notification will be mailed following application for a building permit application.

DECISION:

GRANTED, in general conformity with the plans on file with this application, shown as EXHIBIT A, to demolish an approximately 430 square feet noncomplying two-car garage that fronts Quane Street at the rear of the through lot and construct a two-story, single-family dwelling at the site of the demolished garage that will encroach approximately 23 feet 1 inch into the required rear yard and remove one off-street parking space that is accessory to the four-story, six-family dwelling, subject to the following conditions:

1. Any future physical expansion, even in the buildable area, shall be reviewed by the Zoning Administrator to determine if the expansion is compatible with existing neighborhood character and scale. If the Zoning Administrator determines that there would be a significant or extraordinary impact, the Zoning Administrator shall require either notice to adjacent and/or affected property owners or a new Variance application be sought and justified.
2. The proposed project must meet these conditions and all applicable City Codes. In case of conflict, the more restrictive controls apply.
3. Minor modifications as determined by the Zoning Administrator may be permitted.
4. The owner of the subject property shall record on the land records of the City and County of San Francisco the conditions attached to this Variance decision as a Notice of Special Restrictions in a form approved by the Zoning Administrator.
5. This Variance Decision and the recorded Notice of Special Restrictions shall be reproduced on the Index Sheet of the construction plans submitted with the Site or Building Permit Application for the Project. This Index Sheet of the construction plans shall reference the Variance Case Number.

FINDINGS:

Section 305(c) of the Planning Code states that in order to grant a variance, the Zoning Administrator must determine that the facts of the case are sufficient to establish the following five findings:

FINDING 1.

That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other properties or uses in the same class of district.

Requirement Met.

- A. The subject property is larger than a typical 2,500 square foot lot because it is 30 feet wide and 117.5 feet deep, resulting in an area of 3,524 square feet. The property was developed circa 1908 as a three-unit dwelling, the two-car garage at the rear of the lot was constructed circa 1950, and the building was partitioned to a six-unit dwelling after 1976. The property is a through lot and has the principal frontage along Dolores Street with a secondary frontage along Quane Street, which functions as an alley. When the rear garage was constructed, the three parking spaces at the ground floor of the primary building were converted to storage space because the resulting 7 feet 9 inches wide driveway along Quane Street was not wide enough to accommodate modern vehicles with the existing parking configuration. The construction of the primary building and rear garage pre-dates the required rear yard controls, and thus the adoption of the Planning Code's rear yard requirements made the buildings legal noncomplying structures as they relate to the required rear yard.
- B. The primary Edwardian style building was constructed circa 1908 and is considered a potential historic resource per the California Environmental Quality Act (CEQA).

FINDING 2.

That owing to such exceptional and extraordinary circumstances the literal enforcement of specified provisions of this Code would result in a practical difficulty or unnecessary hardship not created by or attributed to the applicant or the owner of the property.

Requirement Met.

- A. Due to the historic development pattern of the subject property, both of the existing buildings are legal noncomplying structures located either entirely or partially within the required rear yard. As such, the rearmost portion of the primary structure cannot be expanded, and the proposed rear cottage cannot be completed without the granting of rear yard and exposure variances.
- B. The existing structure fronting Dolores Street is proposed to contain five off-street parking spaces, which is the maximum that can fit within that structure. It is unfeasible to create an additional code-complying off-street parking space on the subject lot that will not be located within the required rear yard and without significantly impacting the area and livability of the

proposed cottage unit at the rear of the property, which is already of modest size.

FINDING 3.

That such variance is necessary for preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district.

Requirement Met.

- A. Granting these variances will enable the expansion of the livable area of the existing 454 square feet unit located on the second floor of the primary building, which also allows for greater use of the existing building volume because the area vacated by the 454 square feet unit will become part of the remaining unit on the second floor. The proposed detached rear cottage is consistent with the pattern of development on Quane Street, especially between 23rd and 24th Streets, and along similar alleys and through lots in the surrounding neighborhood.
- B. Granting the variance will allow the property to maintain its historical residential density and development pattern while increasing the size of two dwellings on the site. The proposed development pattern and its slight parking deficiency is consistent with other properties within the same class of district along Dolores and Quane Streets, some of which were also granted variances in the past.

FINDING 4.

That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity.

Requirement Met.

- A. The detached dwelling will be constructed in the same location as the existing garage that has been located in the required rear yard for over 60 years with no apparent adverse effect or impact on the neighborhood. The relocated dwelling will have a similar building footprint, will not increase the deficiency of the rear yard at the ground level, and will not change the usability of the current open space or result in significant impacts to the existing character of the neighborhood. Granting these rear yard and exposure variances would improve the livability of the subject property and would not be materially detrimental to the public welfare or materially injurious to the neighboring properties.
- B. The detached dwelling will be only two stories tall and will not detrimentally impact the access of air and light to other units on the subject property or any neighboring properties.
- C. The building fronting on Dolores Street was originally constructed with three parking spaces at the ground floor. When the garage was constructed circa 1950, the parking spaces were converted to storage space and the resulting two spaces served the entire property with no significant adverse effect or impact on the neighborhood. Those two parking spaces continued to adequately serve the property when it was partitioned into six units after 1976. The owners recently retrofitted the ground floor to accommodate five vehicles and the proposal to construct a detached dwelling at the rear of the lot that will provide an 8 feet 10 inch driveway to access

these spaces. The new net total of five parking spaces is greater than either the three spaces that were originally constructed, or the two spaces that have served the property since 1950. Therefore, granting the parking variance would improve the livability of the subject property and would not be materially detrimental to the public welfare or materially injurious to the neighboring properties.

D. The Planning Department received no opposition to the proposed project.

FINDING 5.

The granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the General Plan.

Requirement Met.

- A. This development is consistent with the generally stated intent and purpose of the Planning Code to promote orderly and beneficial development. Planning Code Section 101.1 establishes eight priority-planning policies and requires review of variance applications for consistency with said policies. The project meets all relevant policies, including conserving neighborhood character, and maintaining housing stock.
1. Existing neighborhood retail uses will not be adversely affected by the proposed project.
 2. The proposed project will be in keeping with the existing housing and neighborhood character.
 3. The proposed project will have no effect on the City's supply of affordable housing.
 4. The proposed project does not adversely affect neighborhood parking or public transit.
 5. The project will have no effect on the City's industrial and service sectors.
 6. The proposed project will have no effect on the City's preparedness to protect against injury and loss of life in an earthquake.
 7. The project will have no effect on the City's landmarks or historic buildings.
 8. The project would not affect any existing or planned public parks or open spaces.

The effective date of this decision shall be either the date of this decision letter if not appealed or the date of the Notice of Decision and Order if appealed to the Board of Appeals.

Once any portion of the granted variance is utilized, all specifications and conditions of the variance authorization became immediately operative.

The authorization and rights vested by virtue of this decision letter shall be deemed void and cancelled if (1) a Building Permit has not been issued within three years from the effective date of this decision; or

(2) a Tentative Map has not been approved within three years from the effective date of this decision for Subdivision cases; or (3) neither a Building Permit or Tentative Map is involved but another required City action has not been approved within three years from the effective date of this decision. However, this authorization may be extended by the Zoning Administrator when the issuance of a necessary Building Permit or approval of a Tentative Map or other City action is delayed by a City agency or by appeal of the issuance of such a permit or map or other City action.

APPEAL: Any aggrieved person may appeal this variance decision to the Board of Appeals within ten (10) days after the date of the issuance of this Variance Decision. For further information, please contact the Board of Appeals in person at 1650 Mission Street, 3rd Floor (Room 304) or call 575-6880.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

Very truly yours,



Corey A. Teague
Acting Zoning Administrator

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OCCUPANCY. PERMITS FROM APPROPRIATE DEPARTMENTS MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

SMY:WP51\Southwest\Variance\2013.0588V - 987 Dolores Street - Granted

Copy to I:\Decision Documents\Variance Decision Letters\2013\2013.0588V - 987 Dolores Street - Granted

13.0588D

Affidavit for Notification Material Preparation

NOTIFICATION MAP, MAILING LIST, AND MAILING LABELS

Please submit this completed Affidavit with Notification Materials. Notification Materials are required for projects subject to Neighborhood Notification and certain Planning Department applications (e.g. Conditional Use Authorization, Variance, etc.).

I, Kristin Allison, do hereby declare as follows:

1. I have prepared the Notification Map, Mailing List, and Mailing Labels for Public notification in accordance with Planning Department requirements as referenced in the Planning Code.
2. I understand that I am responsible for the accuracy of this information, and that erroneous information may require re-mailing or lead to suspension or revocation of the permit.
3. I have prepared these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on this day, September 26, 2014 in San Francisco.
Date

Signature



Kristin Allison

Name (Print), Title

Agent - NotificationMaps.com

Relationship to Project, e.g. Owner, Agent (if Agent, give business name and profession)

991 Dolores

Project Address

3631 / 017

Block / Lot

3630 -012
LANE, JAY H
984 DOLORES ST
SAN FRANCISCO, CA 94110

3630 -014
LUCCHESI, ROMANDO J
435 17TH AVE
SAN FRANCISCO, CA 94121

3630 -014
RESIDENT
996 DOLORES ST APT 3
SAN FRANCISCO, CA 94110

3631 -014
BUSINESS OWNER
180 FAIR OAKS ST
SAN FRANCISCO, CA 94110

3631 -036
CASTOLDI, CHARLOTTE
979 DOLORES ST
SAN FRANCISCO, CA 94110

APPLICANT
BLUM, MORGAN
3678 23RD ST
SAN FRANCISCO, CA 94110

3631-047
ROXANNE ANDERSON
3676 23RD ST
SAN FRANCISCO, CA 94110

3630 -013
WARE, W
986 DOLORES ST
SAN FRANCISCO, CA 94110

3630 -014
RESIDENT
996 DOLORES ST APT 1
SAN FRANCISCO, CA 94110

3630 -014
RESIDENT
996 DOLORES ST APT 4
SAN FRANCISCO, CA 94110

3631 -017
COSTANZA, GIANMATTEO
987 DOLORES ST
SAN FRANCISCO, CA 94110

3631 -037
MAZNIKER, BORIS
981 DOLORES ST
SAN FRANCISCO, CA 94110

3631 -048
ANDERSON, JOHN
3676 23RD ST
SAN FRANCISCO, CA 94110

3630 -013
RESIDENT
988 DOLORES ST
SAN FRANCISCO, CA 94110

3630 -014
RESIDENT
996 DOLORES ST APT 2
SAN FRANCISCO, CA 94110

3631 -014
ARCHDIOCESE, OF S F
1301 POST ST STE 102
SAN FRANCISCO, CA 94109

3631 -017
RESIDENT
989 DOLORES ST
SAN FRANCISCO, CA 94110

3631 -038
FORGET, GUILLAUME
983 DOLORES ST
SAN FRANCISCO, CA 94110

3631 -049
WHEELER, MARGARET
995 DOLORES ST
SAN FRANCISCO, CA 94110

13.05880

Antonio Diaz, Project Director
People Organizing to Demand Environmental
and Economic Rights (PODER)
474 Valencia Street #125
San Francisco, CA 94103

Brent Plater
Wild Equity Institute
474 Valencia Street Suite 295
San Francisco, CA 94103

Buddy Choy
President
Coleridge St. Neighbors
157 Coleridge Street
San Francisco, CA 94110

David Campos
Supervisor, District 9
Board of Supervisors
1 Dr. Carlton B Goodlett Place, Room #244
San Francisco, CA 94102-4689

Erick Arguello, President
Calle 24 Merchants and Neighbors
Association
1065 A Hampshire Street
San Francisco, CA 94110

Ian Lewis
HERE Local 2
209 Golden Gate Avenue
San Francisco, CA 94102

Jason Henderson
Vice Chariman
Market/Octavia Community Advisory Comm.
300 Buchanan Street, Apt. 503
San Francisco, CA 94102

Jeff Parker
Steering Committee Member
Friends of Upper Douglass Dog Park
750 27th Street
San Francisco, CA 94131

Jim Meko
Chair
SOMA Leadership Council
366 Tenth Street
San Francisco, CA 94103

John Barbey, Chairperson
Liberty Hill Resident Association
50 Liberty Street
San Francisco, CA 94110

Judith Berkowitz, President
East Mission Improvement Association (EMIA)
1322 Florida Street
San Francisco, CA 94110

Keith Goldstein
Potrero-Dogpatch Merchants Association
800 Kansas Street
San Francisco, CA 94107

Lucia Bogatay
Board Member
Mission Dolores Neighborhood Association
3676 20th Street
San Francisco, CA 94110

Luis Grandados
Executive Director
Mission Economic Development Association
2301 Mission Street #301
San Francisco, CA 94110

Marvis Phillips
Land Use Chair
Alliance for a Better District 6
230 Eddy Street #1206
San Francisco, CA 94102-6526

Pam Hemphill
Co-Chair
Dolores Heights Improvement Club-DRC
P.O. Box 14426
San Francisco, CA 94114

Peter Heinecke
President
Liberty Hill Neighborhood Association
30 Hill Street
San Francisco, CA 94110

Peter Cohen
Noe Street Neighbors
33 Noe Street
San Francisco, CA 94114

Philip Lesser
President
Mission Merchants Association
555 Laurel Avenue #501
San Mateo, CA 94401

Robert Hernandez
1333 Florida Street
San Francisco, CA 94110

Sean Quigley
President
Valencia Corridor Merchant Association
1038 Valencia Street
San Francisco, CA 94110

Ted Olsson
Member
Market/Octavia Community Advisory Comm.
30 Sharon Street
San Francisco, CA 94114-1709

Tony Kelly
President
Potrero Boosters Neighborhood Association
1459 - 18th Street, Suite 133
San Francisco, CA 94107

Zoe Astrachen
Principal
Central 26th Street Neighborhood Coalition
3443 26th Street
San Francisco, CA 94114

September 27, 2014

To Whom It May Concern:

I am submitting this application for Discretionary Review. I believe it will lead to a hearing in the coming months and I wish to be certain that I can attend.

Due to previously scheduled travel and my upcoming wedding, I will be unable to be in San Francisco and out of the country on the following dates.

December 22, 2014-January 2, 2015
January 14, 2015- January 23, 2015

I appreciate you taking these dates into consideration upon scheduling the hearing.

Sincerely,

A handwritten signature in black ink, appearing to read 'Morgan N. Blum', with a long horizontal flourish extending to the right.

Morgan N. Blum
3678 23rd Street
San Francisco, CA 94110

blum.morgan@gmail.com
415-407-0540

CASE NUMBER: 13.05880 #2

APPLICATION FOR Discretionary Review

DR APPLICANT'S NAME:
Roxanne Anderson

DR APPLICANT'S ADDRESS:
3676 23rd St.

ZIP CODE:
94110

TELEPHONE:
(408) 464-3247

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:
Gianmatteo Costanza, et al.

ADDRESS:
987 Dolores St.

ZIP CODE:
94110

TELEPHONE:
(415) 894-2480

CONTACT FOR DR APPLICATION:

Same as Above
ADDRESS:

ZIP CODE:

TELEPHONE:
()

E-MAIL ADDRESS:
roxa226@yahoo.com

2 Location and Classification

STREET ADDRESS OF PROJECT:
987 Dolores St.

ZIP CODE:
94110

CROSS STREETS:
22nd St. & 23rd St.

ASSESSORS BLOCK/LOT:
3631 / 017

LOT DIMENSIONS: LOT AREA (SQ FT):

ZONING DISTRICT:
RM-1

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
Parking Garage

Present or Previous Use:
Proposed Use: 2-Story Family Dwelling

Building Permit Application No. 201405064989

Date Filed: 5/6/2014

RECEIVED

SEP 2 9 2014

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
P I C

13.05880

4. Actions Prior to a Discretionary Review Application

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 type="checkbox"/>	<input checked="" 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 Discussion

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.

See Attachment to Discretionary Review Application

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 cite specific sections of the Residential Design Guidelines.

See Attachment to Discretionary Review Application

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:

See Attachment to Discretionary Review Application

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?

See Attachment to Discretionary Review Application

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	
Covenant or Deed Restrictions	
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)	

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: _____

Date: _____

13.05880

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: Roxanne Anderson

Date: 9/29/14

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

Roxanne Anderson

Owner / Authorized Agent (circle one)

Attachment to Discretionary Review Application

5. On approximately September 23, 2014, I learned through a neighbor that the discretionary review application was due in a week for the proposed project located at 987 Dolores St. Since that time I have only had cursory discussions with the applicant about the proposed project. By way of background, when I purchased my home in June 2014, the disclosure package was vague on the proposed project. I only moved into my home on approximately September 15, 2014 due to, among other things, my baby's extended hospital stay, and was not aware of neighborhood notice about the project. As a result, I have not had the opportunity to fully review the plans for the proposed project or voice my concerns.

1. I have a number of exceptional and extraordinary concerns with the proposed project that justify Discretionary Review. These include, but are not limited to:

- a. the proposed project's impact on my home's foundation. As highlighted by Exhibits A (Photo 1) and B, the proposed project will be supported by a steel pole drilled within a few inches from my home's foundation. I am greatly concerned about the impact this will have on the foundation of my 100 year old home, and my family's safety, especially in the event of an earthquake;
- b. the proposed project's proximity to my home. As illustrated by Exhibit A (Photo 2), the proposed project would erect a structure inches from my home, thus, blocking access to a significant portion of my building. The proposed proximity of the building may make it extremely difficult, if not impossible to maintain the north side wall of my building, which could eventually lead to the possible collapse of my home. Caulking, weather-proofing, painting, repair of inevitable leaks, potential dry rot and other necessary home repairs seem to have been ignored in the granting of the variance for the proposed project;
- c. the proposed project's impact on the current layout of my building. As illustrated by Exhibit A (Photos 2 and 3), the proposed construction requires modification of my current building. The new construction covers the bottom $\frac{1}{4}$ of a window/emergency exit, it would require relocating a sewer pipe/gutter, and it will cover the light and open space of our stairwell. These are major changes to my home that may be both expensive and unduly burdensome; and
- d. the project's proposed modern structure may not be in keeping with the existing Edwardian style of my building.

2. As stated more fully in response to question 1, the proposed project may cause dangerous changes to the structure and foundation of my home, which could jeopardize the safety and well-being of my family. The proposed project may also negatively impact the current layout of my building with changes that are both expensive and burdensome. My neighbor, Morgan Blum,

13.0588D

Roxanne Anderson
3676 23rd St. 94110

has similar concerns about the proposed project located at 987 Dolores St and has also filed an Application for Discretionary Review. Finally, the hours, length and means of any construction should take into consideration the special needs of my newborn daughter who was born 2.5 months early with a hole in her heart, brain bleed and immature lungs.

3. I would like an independent architect and structural engineer to review the current plans and opine on any possible impact on my home and its foundation. I would like to see any support poles relocated several feet away from our foundation and the property line, and the project scaled down. In addition, the parties should discuss the proposed construction process in more detail. Mr. Costanza has indicated he would be open to discuss the terms of construction.

A

13.0588D

Photo 1

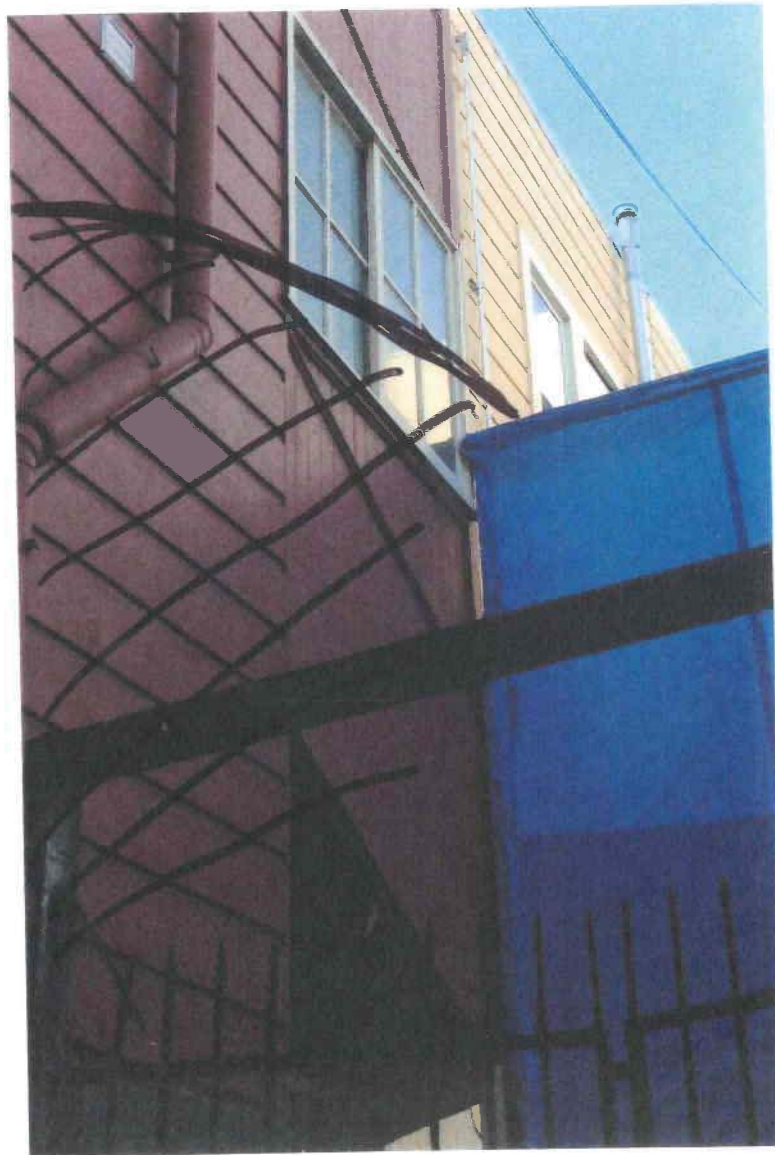
As highlighted by the photo and illustration, the proposed project will be supported by a steel pole drilled inches from my home.



13.0588D

Photo 2

The blue tarp was erected to show the height of the proposed project and its proximity to my building. As highlighted by the photo and illustration, the proposed project will block a window/ emergency exit and requires the relocation of an existing plumbing pipe/gutter. In addition, the proximity of the structure may make it extremely difficult, if not impossible to maintain the north side wall of my building.



13.05880

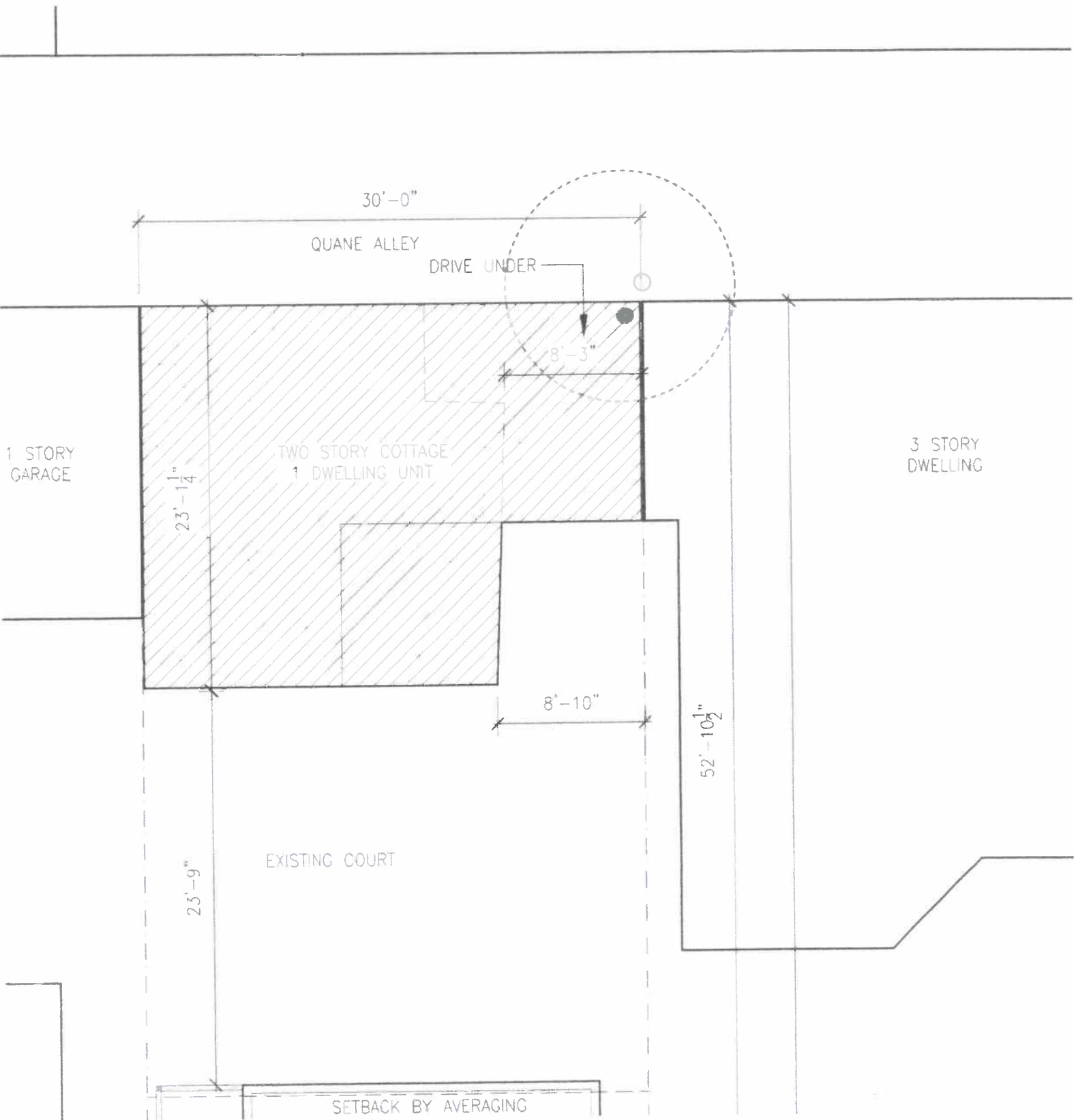
Photo 3

The blue tarp was erected to show the height of the proposed project and its proximity to my building. As highlighted by the photo and illustration, the proposed width of the project would cover the air and light into my building's stairwell.



13.0588D

B



13.05880

13.0588D

Affidavit for Notification Material Preparation

NOTIFICATION MAP, MAILING LIST, AND MAILING LABELS

Please submit this completed Affidavit with Notification Materials. Notification Materials are required for projects subject to Neighborhood Notification and certain Planning Department applications (e.g. Conditional Use Authorization, Variance, etc.).

I, **Kristin Allison**, do hereby declare as follows:

1. I have prepared the Notification Map, Mailing List, and Mailing Labels for Public notification in accordance with Planning Department requirements as referenced in the Planning Code.
2. I understand that I am responsible for the accuracy of this information, and that erroneous information may require re-mailing or lead to suspension or revocation of the permit.
3. I have prepared these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on this day, **September 26, 2014** in San Francisco.
Date



Signature

Kristin Allison

Name (Print), Title

Agent - NotificationMaps.com

Relationship to Project, e.g. Owner, Agent (if Agent, give business name and profession)

991 Dolores

Project Address

3631 / 017

Block / Lot

13.0588D

STAPLES

3630 -012
LANE, JAY H
984 DOLORES ST
SAN FRANCISCO, CA 94110

3630 -013
WARE, W
986 DOLORES ST
SAN FRANCISCO, CA 94110

3630 -013
RESIDENT
988 DOLORES ST
SAN FRANCISCO, CA 94110

3630 -014
LUCCHESI, ROMANDO J
435 17TH AVE
SAN FRANCISCO, CA 94121

3630 -014
RESIDENT
996 DOLORES ST APT 1
SAN FRANCISCO, CA 94110

3630 -014
RESIDENT
996 DOLORES ST APT 2
SAN FRANCISCO, CA 94110

3630 -014
RESIDENT
996 DOLORES ST APT 3
SAN FRANCISCO, CA 94110

3630 -014
RESIDENT
996 DOLORES ST APT 4
SAN FRANCISCO, CA 94110

3631 -014
ARCHDIOCESE, OF S F
1301 POST ST STE 102
SAN FRANCISCO, CA 94109

3631 -014
BUSINESS OWNER
180 FAIR OAKS ST
SAN FRANCISCO, CA 94110

3631 -017
COSTANZA, GIANMATTEO
987 DOLORES ST
SAN FRANCISCO, CA 94110

3631 -017
RESIDENT
989 DOLORES ST
SAN FRANCISCO, CA 94110

3631 -036
CASTOLDI, CHARLOTTE
979 DOLORES ST
SAN FRANCISCO, CA 94110

3631 -037
MAZNIKER, BORIS
981 DOLORES ST
SAN FRANCISCO, CA 94110

3631 -038
FORGET, GUILLAUME
983 DOLORES ST
SAN FRANCISCO, CA 94110

3631 -047
BLUM, MORGAN
3678 23RD ST
SAN FRANCISCO, CA 94110

3631 -048
ANDERSON, JOHN
3676 23RD ST
SAN FRANCISCO, CA 94110

3631 -049
WHEELER, MARGARET
995 DOLORES ST
SAN FRANCISCO, CA 94110

APPLICANT
ROXANNE ANDERSON
3676 23RD ST
SAN FRANCISCO, CA 94110

STAPLES

13.05880

Antonio Diaz, Project Director
People Organizing to Demand Environmental
and Economic Rights (PODER)
474 Valencia Street #125
San Francisco, CA 94103

Brent Plater
Wild Equity Institute
474 Valencia Street Suite 295
San Francisco, CA 94103

Buddy Choy
President
Coleridge St. Neighbors
157 Coleridge Street
San Francisco, CA 94110

David Campos
Supervisor, District 9
Board of Supervisors
1 Dr. Carlton B Goodlett Place, Room #244
San Francisco, CA 94102-4689

Erick Arguello, President
Calle 24 Merchants and Neighbors
Association
1065 A Hampshire Street
San Francisco, CA 94110

Ian Lewis
HERE Local 2
209 Golden Gate Avenue
San Francisco, CA 94102

Jason Henderson
Vice Chariman
Market/Octavia Community Advisory Comm.
300 Buchanan Street, Apt. 503
San Francisco, CA 94102

Jeff Parker
Steering Committee Member
Friends of Upper Douglass Dog Park
750 27th Street
San Francisco, CA 94131

Jim Meko
Chair
SOMA Leadership Council
366 Tenth Street
San Francisco, CA 94103

John Barbey, Chairperson
Liberty Hill Resident Association
50 Liberty Street
San Francisco, CA 94110

Judith Berkowitz, President
East Mission Improvement Association (EMIA)
1322 Florida Street
San Francisco, CA 94110

Keith Goldstein
Potrero-Dogpatch Merchants Association
800 Kansas Street
San Francisco, CA 94107

Lucia Bogatay
Board Member
Mission Dolores Neighborhood Association
3676 20th Street
San Francisco, CA 94110

Luis Grandados
Executive Director
Mission Economic Development Association
2301 Mission Street #301
San Francisco, CA 94110

Marvis Phillips
Land Use Chair
Alliance for a Better District 6
230 Eddy Street #1206
San Francisco, CA 94102-6526

Pam Hemphill
Co-Chair
Dolores Heights Improvement Club-DRC
P.O. Box 14426
San Francisco, CA 94114

Peter Heinecke
President
Liberty Hill Neighborhood Associaton
30 Hill Street
San Francisco, CA 94110

Peter Cohen
Noe Street Neighbors
33 Noe Street
San Francisco, CA 94114

Philip Lesser
President
Mission Merchants Association
555 Laurel Avenue #501
San Mateo, CA 94401

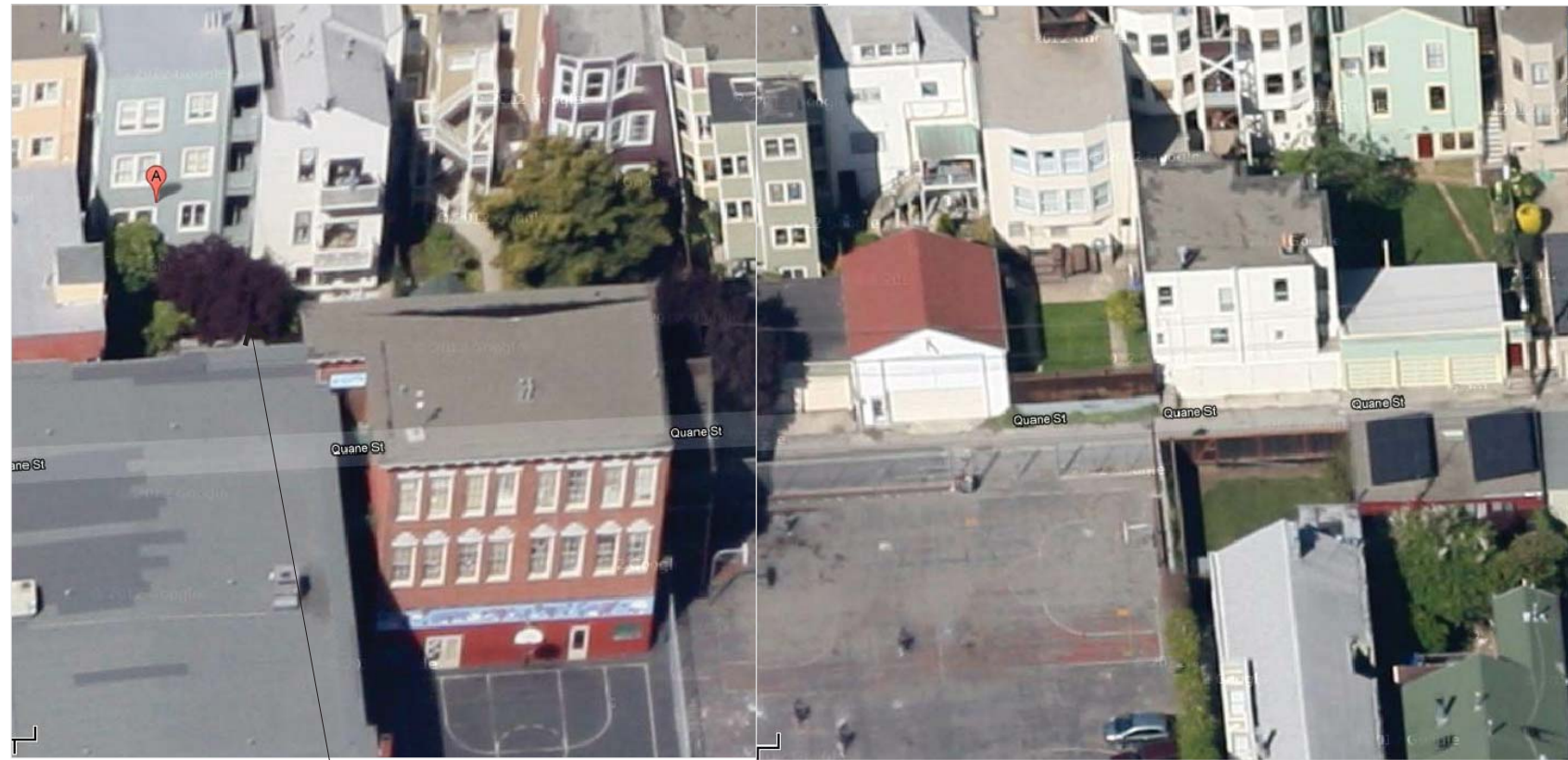
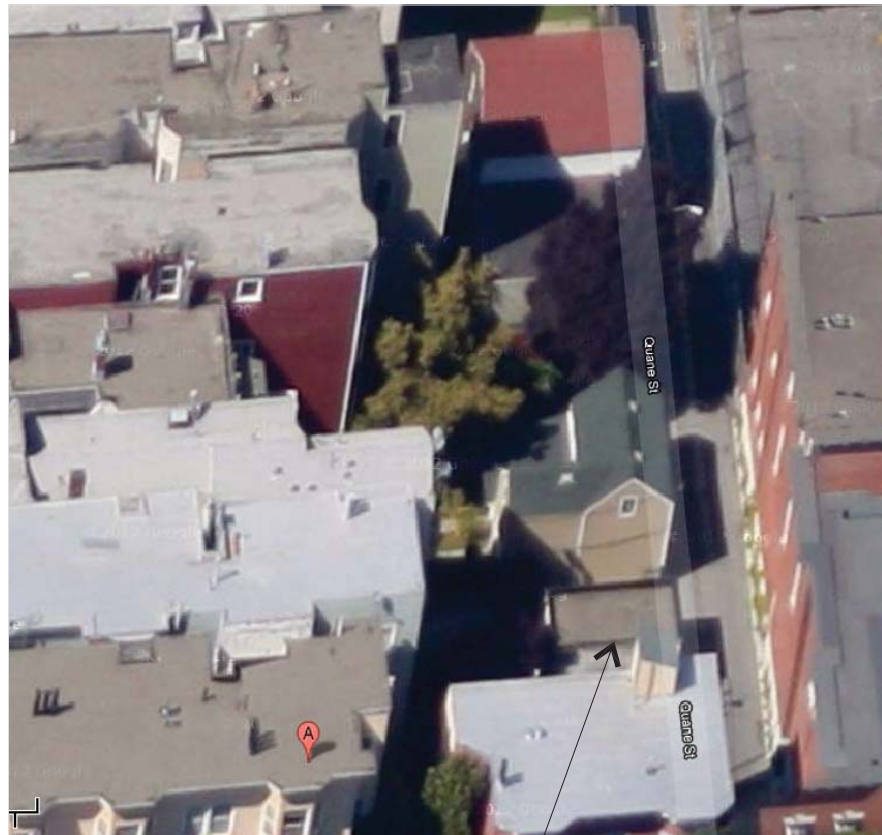
Robert Hernandez
1333 Florida Street
San Francisco, CA 94110

Sean Quigley
President
Valencia Corridor Merchant Association
1038 Valencia Street
San Francisco, CA 94110

Ted Olsson
Member
Market/Octavia Community Advisory Comm.
30 Sharon Street
San Francisco, CA 94114-1709

Tony Kelly
President
Potrero Boosters Neighborhood Association
1459 - 18th Street, Suite 133
San Francisco, CA 94107

Zoe Astrachen
Principal
Central 26th Street Neighborhood Coalition
3443 26th Street
San Francisco, CA 94114



PROPOSED COTTAGE SITE



EAST SIDE OF QUANE ALLEY BETWEEN 22ND & 23RD



EAST SIDE OF QUANE ALLEY ACROSS FROM COTTAGE SITE

TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 413, SF, CA 94107, PHONE/FAX 415.431.0869

QUANE ALLEY COTTAGE

OWNER:
GIANMATTEO COSTANZA
987 DOLORES STREET
SAN FRANCISCO, CA 94107
PHONE: 415.894.2480
GIANMATTEO.COSTANZA@GMAIL.COM

ISSUE: DATE:
ISSUED FOR PERMIT 04.15.2014

CONSULTANT

APPROVAL



DRAWN: TK
CHECKED: TK
SCALE: 1/4"=1'-0"

SITE PHOTOGRAPHS

A0.2

Rear view of DR requestors' building showing existing windows within the stair way. Approximately 8" of the lower window would be blocked by the proposed cottage.





BIRD'S EYE VIEW



BIRD'S EYE VIEW



VIEW FROM NORTH NEIGHBOR



BIRD'S EYE VIEW OF FRONT FACADE



BIRD'S EYE VIEW OF FRONT FACADE



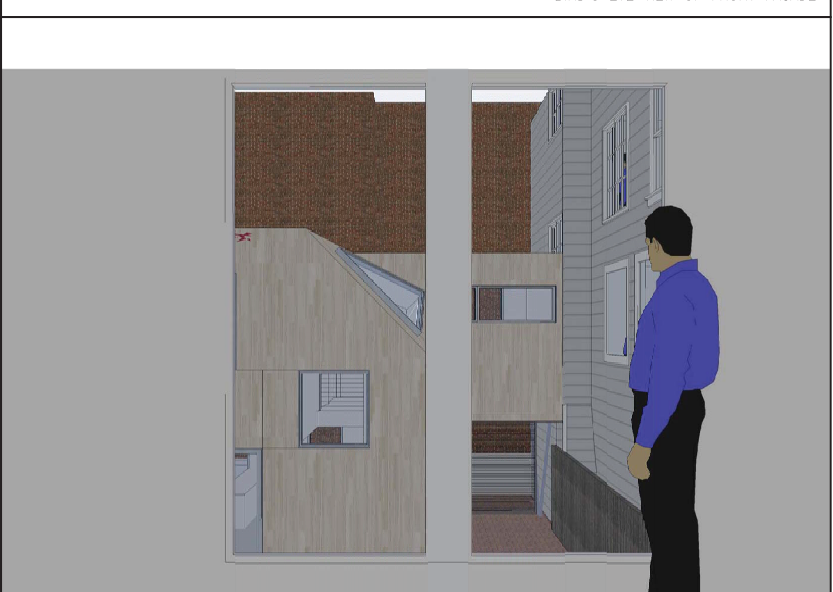
BIRD'S EYE VIEW OF FRONT FACADE



NORTHEAST VIEW FROM QUANE ALLEY



SOUTHEAST VIEW FROM QUANE ALLEY



SECOND FLOOR VIEW FROM 987 DOLORES STREET

TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 413, SF CA 94107, PHONE/FAX 415.431.0869

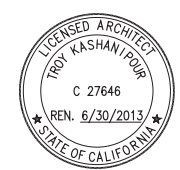
QUANE ALLEY COTTAGE

OWNER:
GIANMATTEO COSTANZA
987 DOLORES STREET
SAN FRANCISCO, CA 94107
PHONE: 415.894.2480
GIANMATTEO.COSTANZA@GMAIL.COM

ISSUE: DATE:
ISSUED FOR PERMIT 04.15.2014

CONSULTANT

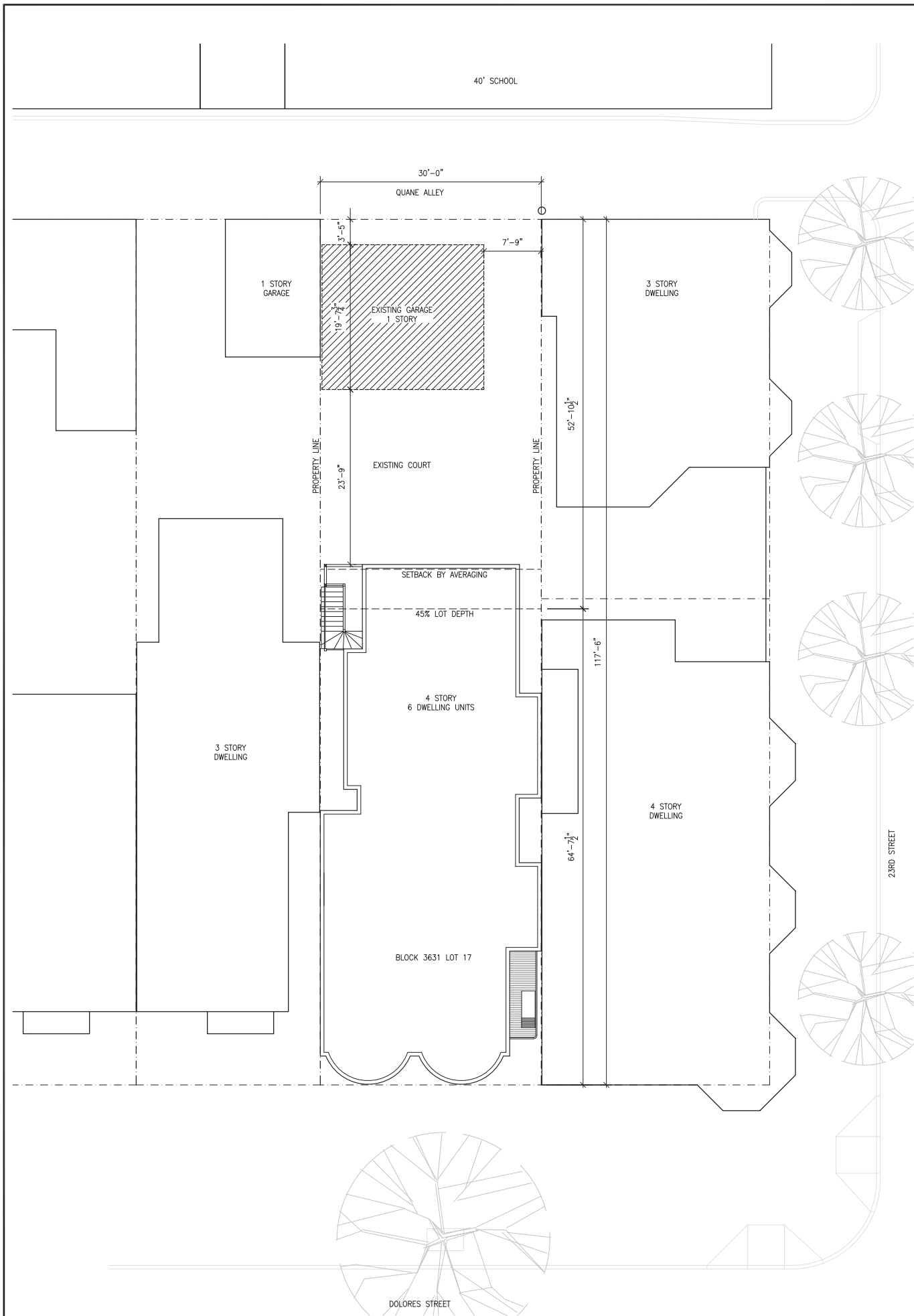
APPROVAL



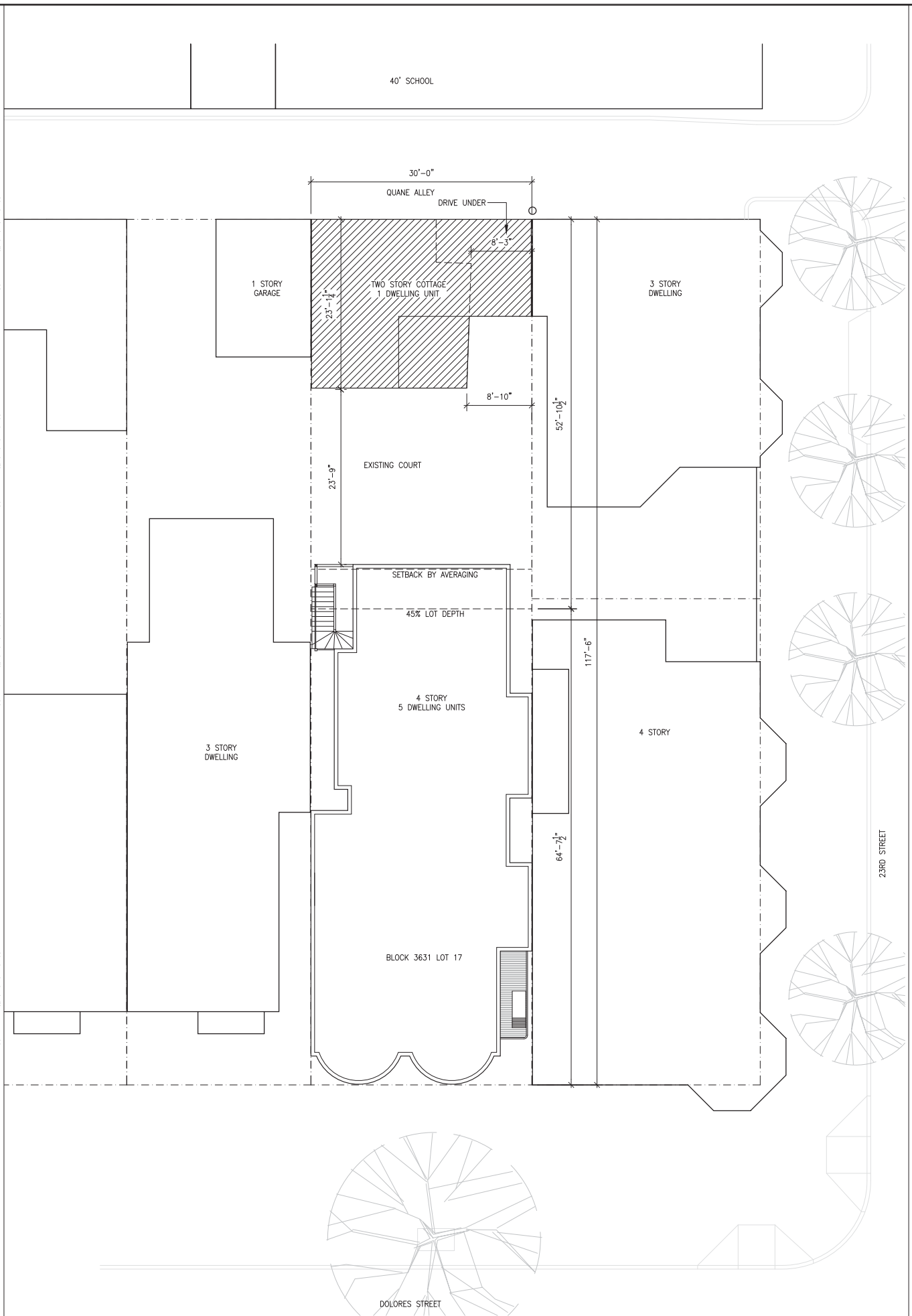
DRAWN: TK
CHECKED: TK
SCALE: NONE

3-DIMENSIONAL VIEWS

A0.3



2 EXISTING SITE PLAN
SCALE: 1/4" = 1'-0"



1 PROPOSED SITE PLAN
SCALE: 1/4" = 1'-0"

TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 413, SF CA 94107. PHONE/FAX 415.431.0869

QUANE ALLEY COTTAGE

OWNER:
GIANMATTEO COSTANZA
987 DOLORES STREET
SAN FRANCISCO, CA 94107
PHONE: 415.894.2480
GIANMATTEO.COSTANZA@GMAIL.COM

ISSUE: DATE:
ISSUED FOR PRE-APP 05.02.13
ISSUED FOR VARIANCE APPLICATION 05.09.13
ISSUED FOR PERMIT 04.15.14

CONSULTANT
-

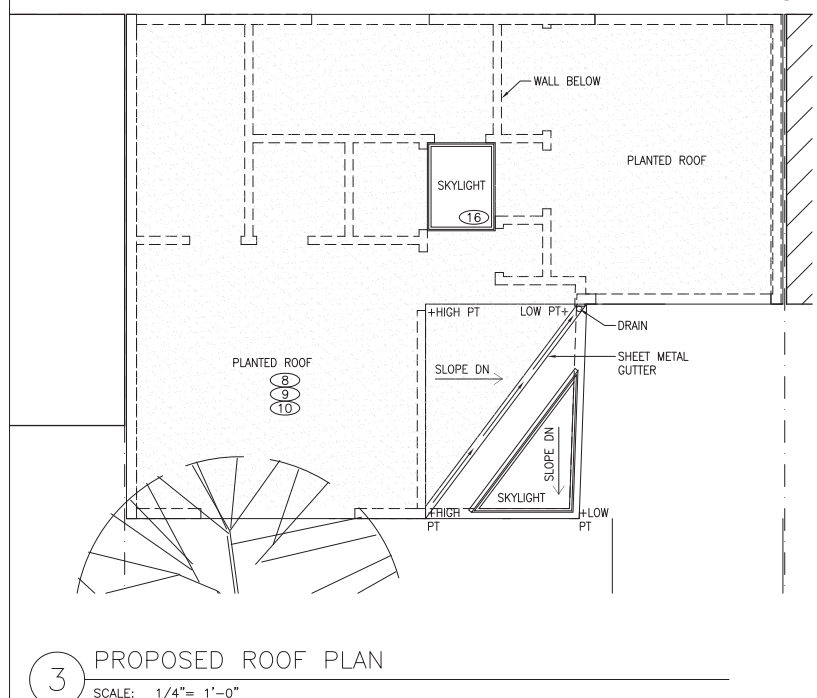
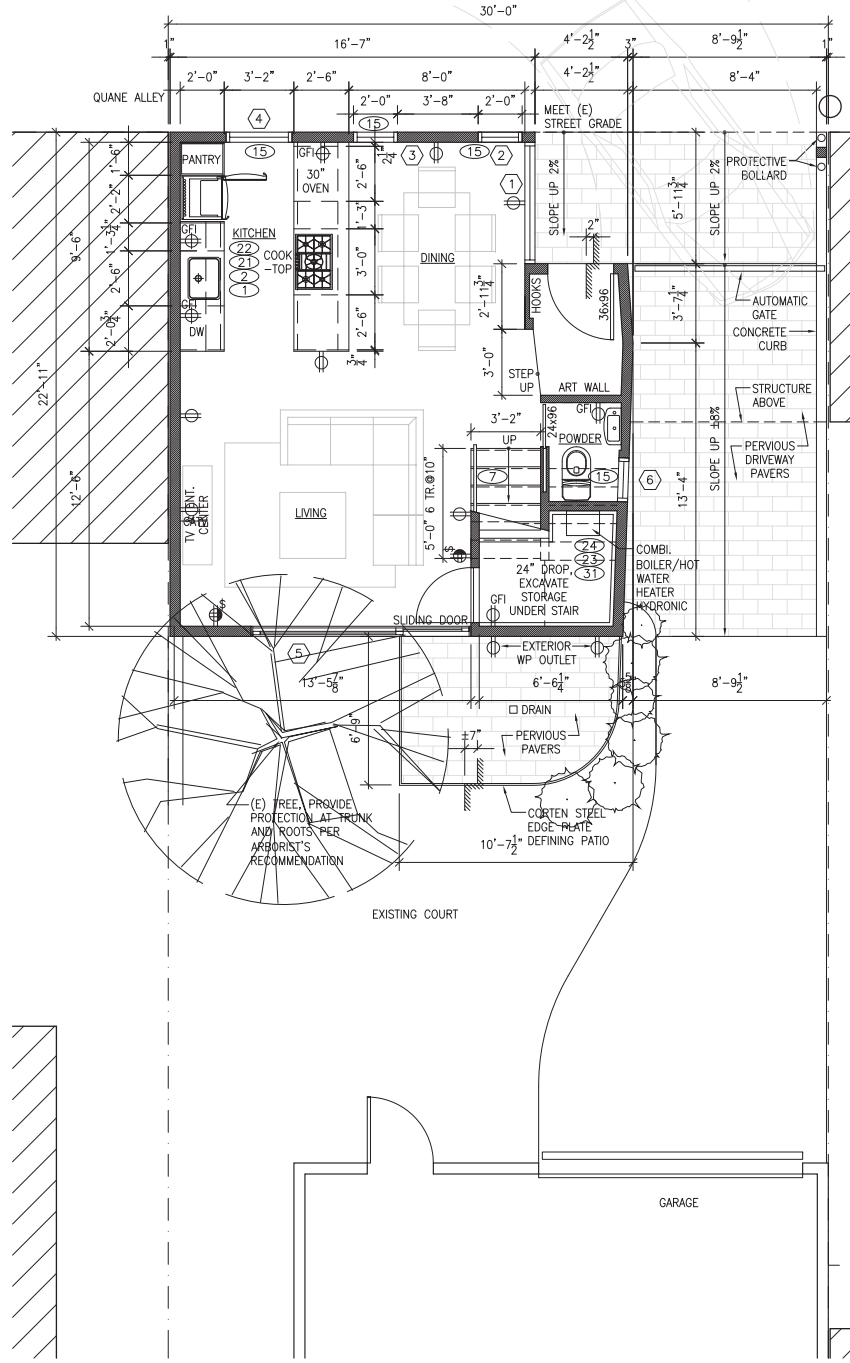
APPROVAL



DRAWN: TK
CHECKED: TK
SCALE: 1/4" = 1'-0"

EXISTING & PROPOSED
SITE PLANS

A0.5



KEYNOTES:

- 1 (N) KITCHEN CABINERY, TO BE SELECTED BY OWNER. COORDINATE CABINERY SUBMITTAL WITH ALL ELECTRICAL AND PLUMBING WORK.
- 2 PROVIDE SOLID BACKING FOR ALL WALL MOUNTED FIXTURES, CABINERY AND APPLIANCES. G.C. TO COORDINATE LOCATION.
- 3 SMOOTH FINISH AT ALL GYPBOARD WALL AND SOFFIT TYPICAL FINISH TO MATCH #5 FINISH, NO ORANGE PEEL, NO TEXTURE. TYP ALL FINISHES.
- 4 PROVIDE R-15 INSULATION AT WALLS, R-19 INSULATION AT GARAGE SOFFIT, R-38 INSULATION AT ROOF, R-10 AT CONC. SLAB. PER BY TITLE 24 ENERGY CALCULATIONS.
- 5 PROVIDE MOISTURE RESISTANT GYP BOARD AT BATHROOM WALLS AND SOFFIT, PRIMED AND PAINTED PER OWNER SELECTION.
- 6 45 MIN. RATED DOOR AND FRAME ASSEMBLY WITH CLOSER AND LEVER HARDWARE.
- 7 HANDRAIL GRASPABILITY: RECTANGULAR WITH PERIMETER DIMENSION OF 4" MIN. AND NOT GREATER THAN 6.25" WITH MAXIMUM DIMENSION OF 2.25" PER CBC 1012.3, CONTINUITY PER 1021.4. HANDRAIL CONTINUITY PER 1012.4, HEIGHT 34"-38" ABOVE STAIR NOSING. 1.5" SPACING FROM WALL.
- 8 PARAPET NOT REQUIRED: PROVIDE CLASS C ROOF COVERING. ROOF SHEATHING OF APPROVED NON-COMBUSTIBLE MATERIAL OR FIRE RETARDANT TREATED WOOD FOR 4' FROM PL PER CBC 704.11 EXCEPTION 5.1 OR 5.2.
- 9 PROVIDE (N) WATERPROOFING MEMBRANE. SLOPE 1/4" PER FOOT.
- 10 PROVIDE (N) ROOF DRAIN AND OVERFLOW. OVERFLOW TO BE 2" HIGHER THAN ROOF DRAIN. SEE 13/AB.1.
- 11 AT CEILING: PROVIDE 5/8" TYPE "X" GYPSUM WALLBOARD NAILED TO JOISTS WITH 5d COOLER OR WALLBOARD NAILS AT 6" ON CENTER. END JOINTS OF WALLBOARD CENTERED ON JOISTS.
- 12 1-HOUR WALL ASSEMBLY PER:
- 13 PROVIDE TEMPERED GLASS SHOWER ENCLOSURE WITH STAINLESS STEEL CLIPS. GLAZING SHALL MEET REQUIREMENTS OF CBC CHAPTER 24. IDENTIFICATION PER 2403.1 & 2406.3 HAZARDOUS LOCATIONS.
- 14 (N) WINDOW. MINIMUM U-VALUE PER TITLE 24 REQUIREMENTS TABLE 116A AND S.H.G.C. PER TABLE 116B, U MAX=0.40 AND REQUIREMENTS OF TITLE 24 CALCULATIONS.
- 15 WINDOW TO MEET REQUIREMENTS FOR RESCUE WINDOW: 20" CLEAR WIDTH, 24" CLEAR HEIGHT, 5.7 SQ. FT. MIN. 44" A.F.F.
- 16 TEMPERED GLASS SKYLIGHT, 8" MIN. CURB.
- 17 PROVIDE SHOP DRAWINGS FOR ARCHITECT & ENGINEER REVIEW FOR ALL METAL FABRICATIONS. INCLUDE ATTACHMENTS BACK TO STRUCTURE. RAILINGS AND GUARDRAILS INCLUDING ATTACHMENTS TO MEET REQUIREMENTS OF CBC TABLE 16-B NOTES 8 & 9.
- 18 PROVIDE FLEXIBLE VINYL SHOWER PAN LINER FOR SHOWER STALL. TILE PER TCA RECOMMENDED ASSEMBLY AND TCA STANDARDS.
- 19 PROVIDE MIN. 100 SQ. INCH MAKE-UP AIR GRILL OR LOUVERED TYPE DOOR AT LAUNDRY CLOSET DOOR TO SERVE DRYER OR PER CMC 504.3.2.
- 20 (N) WASHER/DRYER. A DEDICATED 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET. 2007 CEC ARTICLES 210.11(C)(2) & 210.52(F). PROVIDE UTILITY CONNECTION BOX WITH 2-125V AND 1-250V OUTLETS. PROVIDE EXHAUST VENTILATION PER TABLE 4-4 AND MAKEUP AIR AS NEEDED. DRYER MOISTURE EXHAUST TO MEET REQUIREMENTS OF: CMC 504.3.1 AND 4" Ø DUCT PER CMC 504.3.2. DRYER DUCTS PER CMC 504.3.2 AND 504.3.2.2. TERMINATION 3' FROM ANY OPENING OR PL PER CMC 504.5.
- 21 REFRIGERATOR CLEARANCE PER CMC 12" TOP 2" BACK, OR PER MFRG.
- 22 DOMESTIC RANGE AND COOK TOP UNIT INSTALLATION PER MFRG'S INSTRUCTIONS AND VENT SHALL PER PER CMC 504.2.
- 23 (N) HYDRONIC HEAT EQUIPMENT. DESIGN BUILD-ITEM BY G.C. AS SUBCONTRACTOR. HYDRONIC HEAT SYSTEM TO MEET REQUIREMENTS ALL APPLICABLE CODES INCLUDING:
- 24 CEC 150(J)2: PIPING FOR HYDRONIC HEATING SYSTEM SHALL MEET REQUIREMENTS OF TABLE 123-A.
- 25 CMC CHAPTER 12 FOR METALS, PB, PEX, PEX-AL-PEX PIPE, TUBES, FITTINGS, CONNECTIONS, INSULATION, SUPPORTS, AND PROTECTION DETAILS.
- 26 CEC (RESIDENTIAL MANUAL) 4.6.1-2 REQUIREMENTS FOR HEAT EXCHANGER ON CLOSED LOOP SYSTEM. WH EFFICIENCY AS LISTED.
- 27 DIRECT VENT EQUIPMENT SHALL BE VENTED WITH THE TERMS OF THE LISTING AND THE MANUFACTURER'S INSTRUCTIONS AND SHALL COMPLY WITH CBC 802.2.5, 802.6.2(3) & 802.8.3. GAS VENT TERMINATION PER CMC 802.6.2(1)&(2) GAS VENT TERMINATION CAP PER CMC 802.6.2.5 GAS VENT SUPPORT PER MFRG AND CMC 802.5.6 & 802.6.5.
- 28 PROVIDE COMBUSTION AIR OPENING FROM OUTSIDE FOR FURNACES AND WATER HEATERS PER CMC 701.10(3), 701.10(6), CMC 701.10(7) AND ALL OTHER APPLICABLE CODES.
- 29 TOILET, LAUNDRY, AND KITCHEN EXHAUST TERMINATION 3'-0" MINIMUM FROM PROPERTY LINES AND BUILDING OPENINGS PER CMC 504.5.
- 30 EXHAUST FAN TO PROVIDE MIN. 5 AIR CHANGES PER HOUR AND PER REQUIREMENTS OF CMC 403.7 TABLE 4-4 AND SOURCE OF MAKE-UP AIR. MECHANICAL CONTRACTOR TO SIZE AND SUBMIT CUTSHEET FOR APPROVAL PRIOR TO INSTALLATION.
- 31 ON DEMAND WATER HEATER. PROVIDE CLEARANCES PER MANUFACTURE'S RECOMMENDATIONS. DIRECT VENT TO BUILDING EXTERIOR.
- 32 HARDWIRED SMOKE ALARM WITH BATTERY BACKUP. ALL NEW SMOKE ALARMS TO COMPLY WITH CBC SECTIONS 907.2.10.1.2 FOR LOCATION; 907.2.10.2 TO BE HARD-WIRED WITH BATTERY BACKUP, 907.2.10.3 FOR INTERCONNECTION.
- 33 G.C. CONFIRM ELECTRIC & GAS METER REQUIREMENTS WITH PG&E STANDARDS. COORDINATE WITH ARCHITECT METER LOCATION AND MOUNTING DETAILS. PROVIDE CABINET FOR ELECTRIC METER WITH VIEWING WINDOW. CLAD CABINET WITH EXTERIOR FINISHES. SEE PG&E GREENBOOK FOR INSTALLATION STANDARDS.
- 34 ALL PLUMBING, MECHANICAL, ELECTRICAL AND ELEVATOR SYSTEMS TO BE DESIGN-BUILD BY SUBCONTRACTOR AND GENERAL CONTRACTOR. PROVIDE ALL MATERIALS FOR A CODE COMPLIANT INSTALLATION. SUBCONTRACTORS TO PROVIDE SUBMITTAL FOR OWNER REVIEW PRIOR TO INSTALLATION.

- 35 AN ARC-FAULT CIRCUIT INTERRUPTER SHALL PROTECT ALL RECEPTACLES IN THE BEDROOMS WITH BRACH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE 15 AND 20-AMPERE RECEPTACLE OUTLETS. 2007 CEC SECTION 210-12(b). ARC FAULT CIRCUIT INTERRUPTER REQUIREMENTS:
 - THE BEDROOM BRANCH CIRCUIT(S) SHALL BE RUN SEPARATELY FROM ALL OTHER BRANCH CIRCUITS. THE RACEWAYS OR CABLE ASSEMBLIES SHALL NOT TERMINATE INTO ANY JUNCTION BOX (OTHER THAN THE PANEL BOARD) WHERE OTHER CIRCUIT CONDUCTORS ARE LOCATED.
 - THE BEDROOM BRANCH CIRCUIT CONDUCTORS SHALL BE PERMANENTLY IDENTIFIED AT THE POINT OF ENTRY TO THE PANEL BOARD.
 - THE AFCI BREAKER SHALL BE A LISTED AND APPROVED DEVICE INSTALLED IN AN APPROVED PANEL BOARD IN ACCORDANCE WITH ITS LISTING.
 - OTHER OUTLETS WITHIN THE DWELLING UNIT MAY BE CONNECT TO THE AFCI PROTECTED BRANCH CIRCUIT; HOWEVER, THE SAME WIRING METHODS AS REQUIRED ABOVE FOR BEDROOMS SHALL BE USED.

GENERAL NOTES:

COMPOSITE WOOD PRODUCTS: HARDWOOD PLYWOOD, PARTICLEBOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON INTERIOR OR EXTERIOR SHALL MEET CARB AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD. SEE CALGREEN TABLE 4.504.5.

INTERIOR PAINTS AND COATINGS: COMPLY WITH VOC LIMITS IN THE AIR RESOURCES BOARD ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE AND CALIFORNIA CODE OF REGULATIONS TITLE 17 FOR AEROSOL PAINTS. SEE CALGREEN TABLE 4.504.3.

LOW-VOC AEROSOL PAINTS AND COATINGS: MEET BAQMD VOC LIMITS (REGULATION 8, RULE 49) AND PRODUCT-WEIGHTED MIR LIMITS FOR ROC. (CALGREEN4.504.2.3).

LOW VOC CAULKS, CONSTRUCTION ADHESIVES, AND SEALANTS: MEET SCAQMD RULE 1168. SEE CALGREEN TABLES 4.504.1 AND 4.504.2. (CALGREEN 4.504.2.1)

TILE 24 RESIDENTIAL LIGHTING REQUIREMENTS:

KITCHENS: AT LEAST 50% OF INSTALLED LUMINAIRE WATTAGE MUST BE HIGH EFFICACY (HE) LIGHTING AND MUST BE SWITCHED SEPARATELY FROM NON HE LIGHTING

BATHROOM, LAUNDRY ROOM, GARAGE, UTILITY ROOMS: ALL HIGH EFFICACY LUMINAIRES OR COMPLY WITH THE EXCEPTION AS FOLLOWS: PROVIDE A MANUAL-ON OCCUPANCY SENSOR AND MOTION SENSOR THAT COMPLIES WITH CEC SECTION 119(d) AND SHALL NOT HAVE A CONTROL THAT ALLOWS THE LUMINAIRES TO BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE ALLOWING THE LIGHT TO BE ALWAYS ON.

OUTDOOR LIGHTING: ALL HIGH EFFICACY UNLESS LIGHTING IS CONTROLLED BY CERTIFIED MOTION SENSORS AND PHOTOCONTROL.

COMMON AREAS (ENCLOSED NON DWELLING SPACES): ALL HIGH EFFICACY UNLESS CONTROLLED BY A CERTIFIED OCCUPANT SENSOR(S) - NOT REQUIRED TO BE MANUAL-ON.

ALL OTHER ROOM (BEDROOMS, HALLWAYS, STAIRS, DINING ROOMS, ETC) SHALL BE ALL HIGH EFFICACY LUMINAIRES OR COMPLY WITH THE EXCEPTIONS AS FOLLOWS:

- 1) PROVIDE DIMMER SWITCH.
2. PROVIDE MANUAL-ON OCCUPANCY SENSOR AND MOTION SENSOR THAT COMPLIES WITH CEC SECTION 119(d) AND SHALL NOT HAVE A CONTROL THAT ALLOWS THE LUMINAIRES TO BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE ALLOWING THE LIGHT TO BE ALWAYS ON/FLUORESCENT OR CONTROL BY DIMMER SWITCH.
- 3) CLOSETS LESS THAN 70 SQUARE FEET ARE EXEMPT FROM LIGHTING REQUIREMENTS.

RECESSED LUMINAIRES IN INSULATED CEILINGS: MUST BE APPROVED FOR ZERO CLEARANCE INSULATION COVER AND MUST BE CERTIFIED AS AIR TIGHT.

LIGHTING GENERAL NOTES:

G.C. AND ELECTRICAL SUBCONTRACTOR TO CONFIRM AND COORDINATE ALL TRANSFORMERS WITH FIXTURES SELECTION.

G.C. AND ELECTRICAL CONTRACTOR TO CONFIRM ANY ACCESS PANELS REQUIREMENTS.

PROVIDE SUBMITTAL FOR ARCHITECT AND OWNER REVIEW PRIOR TO PURCHASE OF FIXTURES.

WHERE DEVICES/SWITCHES ARE CLUSTERED, PROVIDE MULTI-GANG COVERS.

SWITCH MOUNTING HT = 48" TO CL A.F.F.

OUTLET/CATV/TELE MOUNTING HT = 15" TO CL A.F.F.

SEE SHEET A6.0 FOR [] LOCATIONS.

SEE SHEET A6.0 FOR [] LOCATIONS.

DRAWING LEGEND:

- [Grey Line] EXISTING WALL OF ADJACENT STRUCTURE (GREY LINES)
- [Hatched] NEW WALL
- [Hatched] 1-HR RATED WALL

GRAPHIC SCALE

2 5 10

OWNER:
GIANMATTEO COSTANZA
987 DOLORES STREET
SAN FRANCISCO, CA 94107
PHONE: 415.894.2480
GIANMATTEO.COSTANZA@GMAIL.COM

ISSUE: DATE:
ISSUED FOR PRE-APP 05.02.13
ISSUED FOR VARIANCE APPLICATION 05.09.13
ISSUED FOR PERMIT 04.15.14

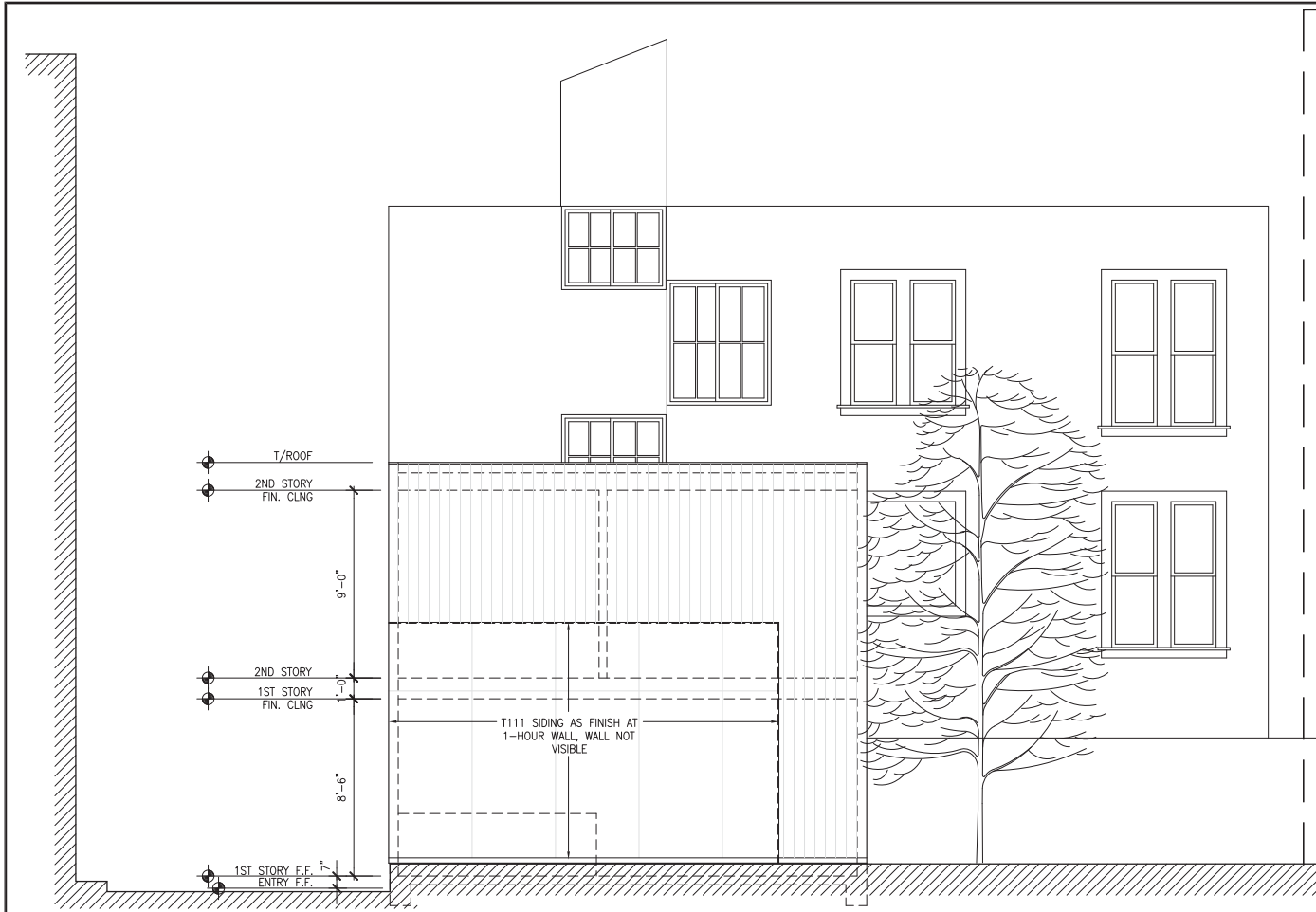
CONSULTANT

APPROVAL

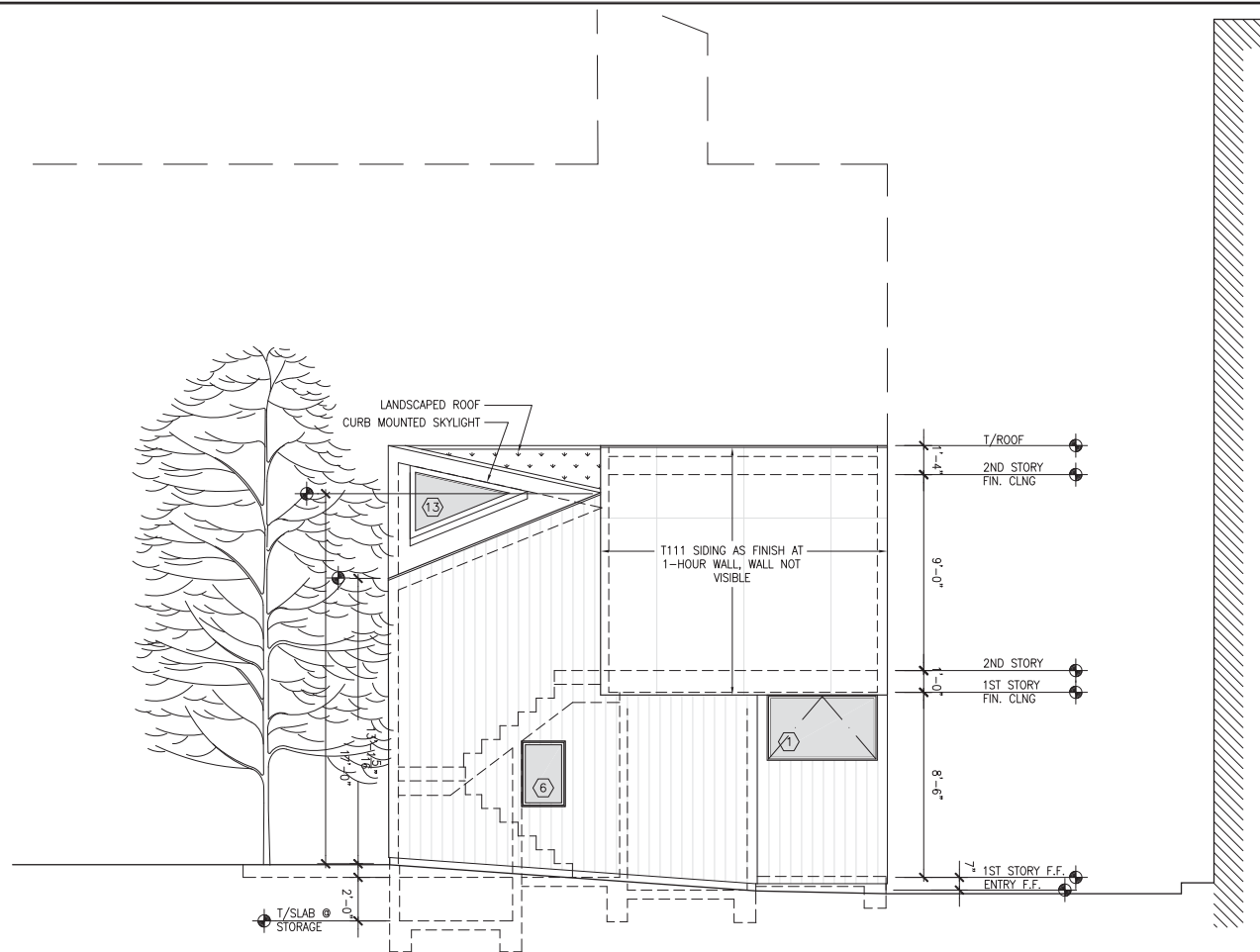
PROPOSED FLOOR PLANS

A2.0

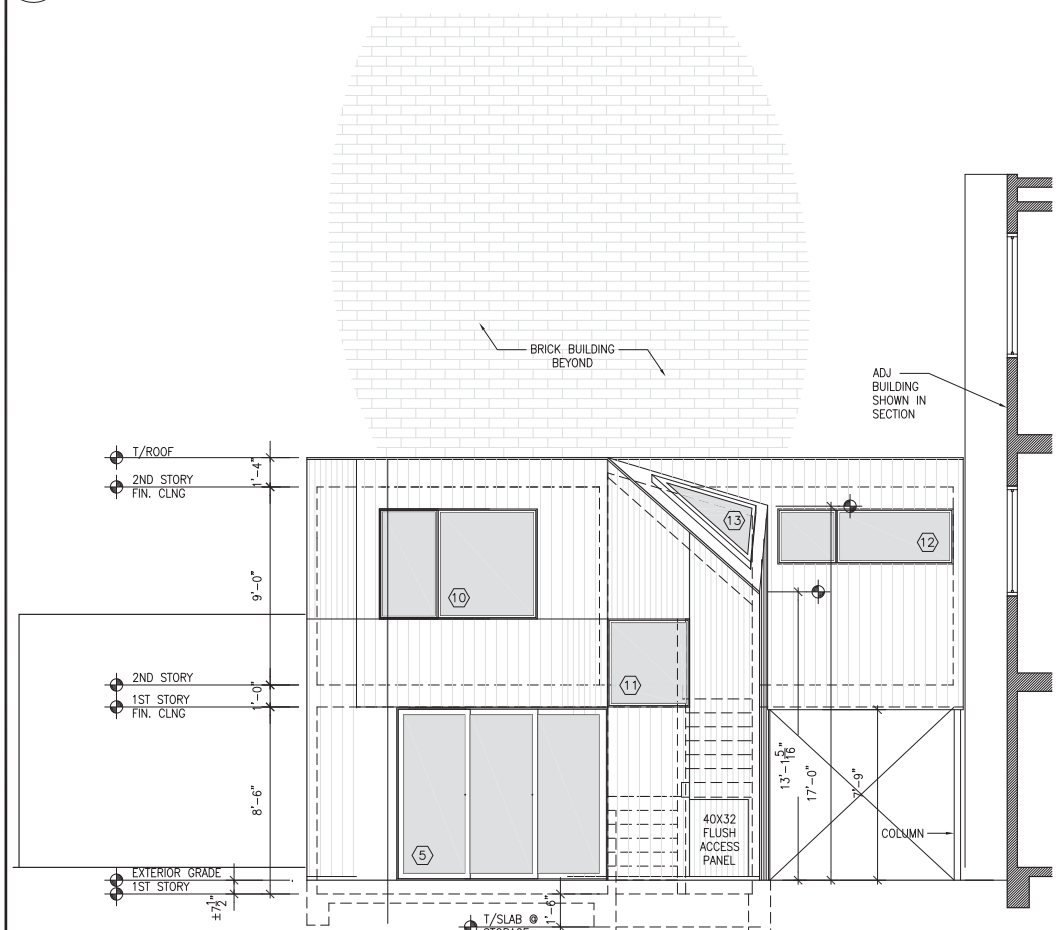
1/4" = 1'-0"



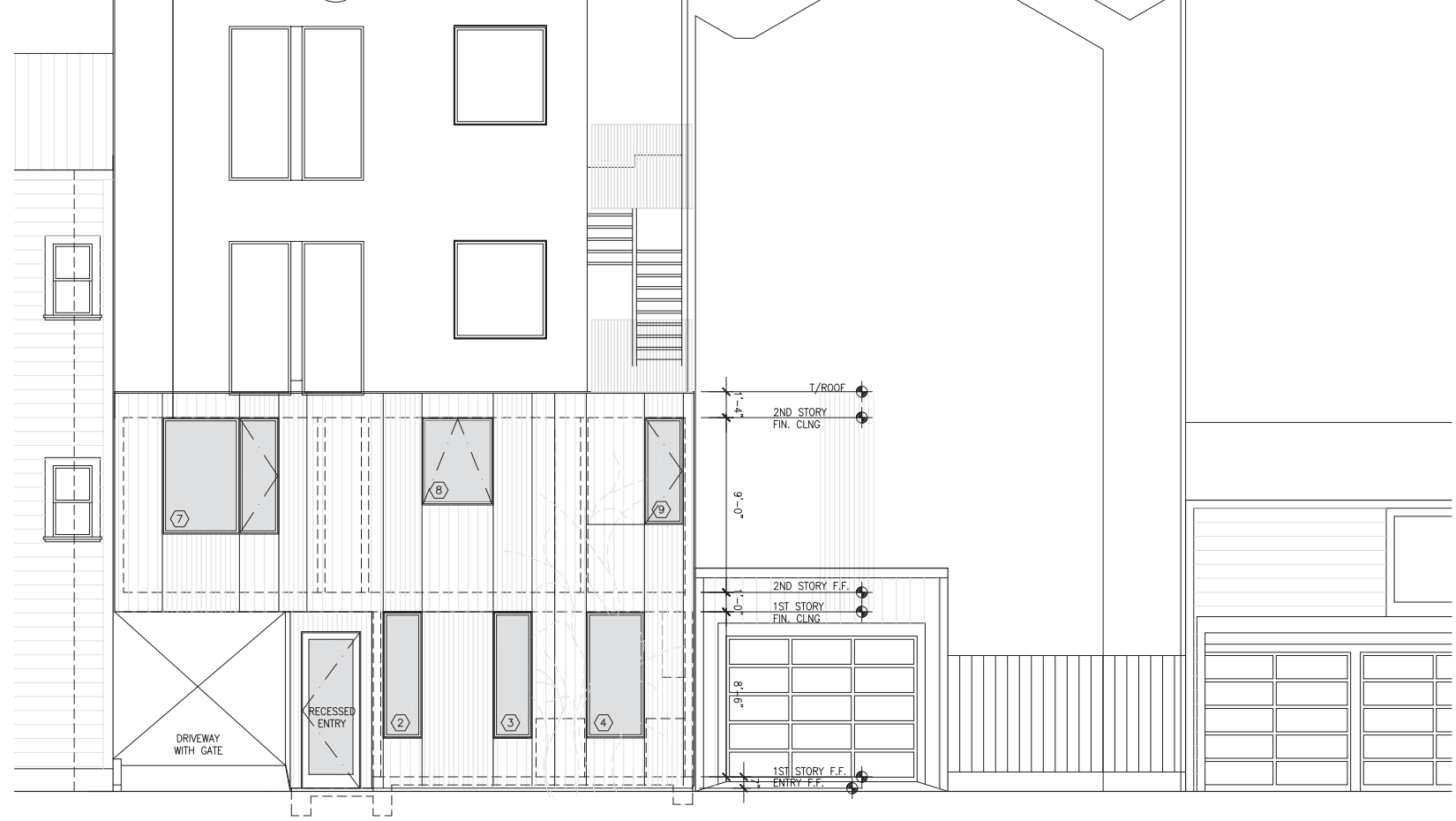
4 PROPOSED NORTH COTTAGE ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED SOUTH COTTAGE ELEVATION
SCALE: 1/4" = 1'-0"



3 PROPOSED EAST COTTAGE ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED WEST COTTAGE ELEVATION
SCALE: 1/4" = 1'-0"

TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 413, SF CA 94107. PHONE/FAX 415.431.0869

QUANE ALLEY COTTAGE

OWNER:
GIANMATTEO COSTANZA
987 DOLORES STREET
SAN FRANCISCO, CA 94107
PHONE: 415.894.2480
GIANMATTEO.COSTANZA@GMAIL.COM

ISSUE:	DATE:
ISSUED FOR PRE-APP	05.02.13
ISSUED FOR VARIANCE APPLICATION	05.09.13
ISSUED FOR PERMIT	04.15.14

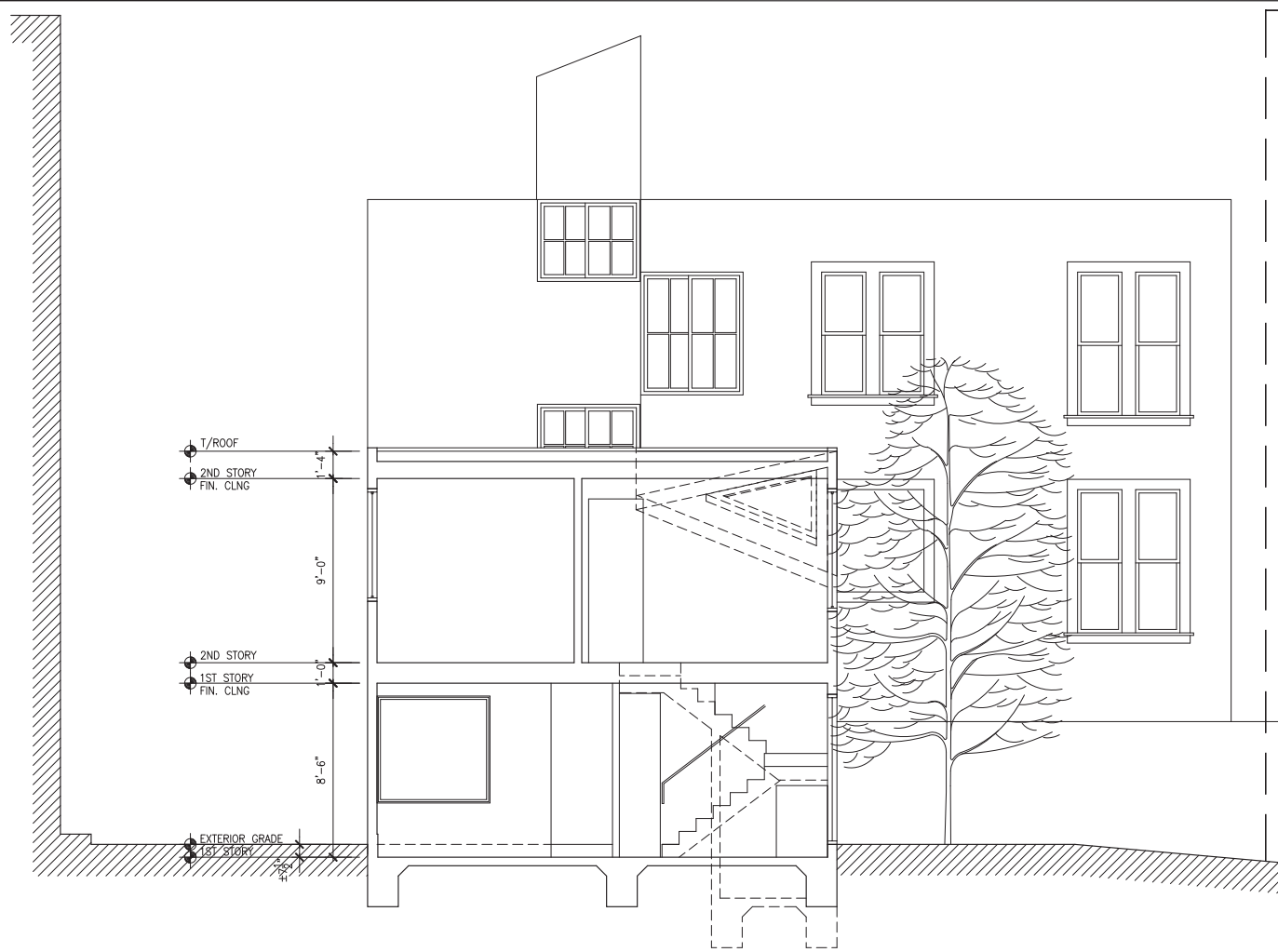
CONSULTANT

APPROVAL

DRAWN:
TK
CHECKED:
TK
SCALE:
1/4" = 1'-0"

PROPOSED ELEVATIONS

A3.0



4 EAST-WEST COTTAGE SECTION
SCALE: 1/4" = 1'-0"

WINDOWS & EXTERIOR DOORS:									
NAME	ELEV	NEW OR EXIST.	MFGR.	PRODUCT	SIZE (W x H) FRAME SIZE (FS):	OPENING: 0=FIXED, X=OPERABLE	GLASS: CLR, INS, LOW-E U.O.N.	HARDWARE	NOTES
①	S	(N)	FLEETWOOD	CASEMENT	60" x 36"	X	INSULATED DOUBLE GLAZED	-	NEW WINDOW
②	E	(N)	FLEETWOOD	FIXED	24" x 78"	0	INSULATED DOUBLE GLAZED	-	NEW WINDOW
③	E	(N)	FLEETWOOD	FIXED	24" x 78"	0	INSULATED DOUBLE GLAZED	-	NEW WINDOW
④	E	(N)	FLEETWOOD	FIXED	36" x 78"	0	INSULATED DOUBLE GLAZED	-	NEW WINDOW
⑤	W	(N)	FLEETWOOD	SLIDING GLASS DOORS	114" x 94"	X	INSULATED DOUBLE GLAZED	-	NEW WINDOW
⑥	S	(N)	FLEETWOOD	CASEMENT	24" x 36"	X	INSULATED DOUBLE GLAZED	-	NEW WINDOW
⑦	E	(N)	FLEETWOOD	CASEMENT	72" x 72"	X	INSULATED DOUBLE GLAZED	-	NEW WINDOW
⑧	E	(N)	FLEETWOOD	AWNING	44" x 54"	X	INSULATED DOUBLE GLAZED	-	NEW WINDOW
⑨	E	(N)	FLEETWOOD	CASEMENT	24" x 66"	X	INSULATED DOUBLE GLAZED	-	NEW WINDOW
⑩	W	(N)	FLEETWOOD	SLIDER	86" x 60"	X	INSULATED DOUBLE GLAZED	-	NEW WINDOW
⑪	W	(N)	FLEETWOOD	FIXED	45" x 48"	0	INSULATED DOUBLE GLAZED	-	NEW WINDOW
⑫	W	(N)	FLEETWOOD	SLIDER	96" x 30"	X	INSULATED DOUBLE GLAZED	-	NEW WINDOW
⑬	ROOF	(N)	ROYALITE	SKYLIGHT	36" x 60"	X	INSULATED DOUBLE GLAZED	-	NEW WINDOW
⑭	ROOF	(N)	ROYALITE	SKYLIGHT	36" x 60"	X	INSULATED DOUBLE GLAZED	-	NEW WINDOW

- NOTES:
1. WINDOW SUBMITTAL REQUIRED PRIOR TO ORDER BY CONTRACTOR
 2. CONTRACTOR TO CONFIRM WINDOW MULLING WITH MANUFACTURER
 3. CONTRACTOR TO VERIFY ALL R.O. DIMENSIONS AND QUANTITIES PRIOR TO ORDERING WINDOWS.
 4. INSTALLATION/FLASHING: SEE DETAIL 16/A8.0 FOR TYPICAL FLASHING INSTALLATION.
 5. PROVIDE TEMPERED GLASS WHERE REQUIRED PER SECTION 2406
 6. ALL R.O. DIMENSION ARE TO BE CONFIRMED BY CONTRACTOR WITH (E) AND (N) FIELD CONDITIONS PRIOR TO FABRICATION.
 7. WINDOWS TO MEET TITLE 24 ENERGY MANDATORY MINIMUM OR AS OUTLINED IN TITLE 24 REPORT.
 8. FOR (N) WINDOWS, REMOVE (E) WINDOW, FRAME, COUNTER WEIGHTS. (N) WINDOW SIZE TO BE VERIFIED BY G.C. IN CONSULTATION WITH ARCHITECT AND CONCLUSION OF DEMOLITION PRIOR TO WINDOW ORDER.

TROY KASHANIPOUR ARCHITECTURE 2325 JRD STREET SUITE 413, SF CA 94107. PHONE/FAK 415.431.0869

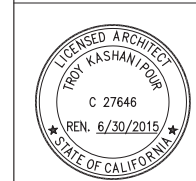
QUANE ALLEY COTTAGE

OWNER:
GIANMATTEO COSTANZA
987 DOLORES STREET
SAN FRANCISCO, CA 94107
PHONE: 415.894.2480
GIANMATTEO.COSTANZA@GMAIL.COM

ISSUE: DATE:
ISSUED FOR PERMIT 04.15.14

CONSULTANT
-

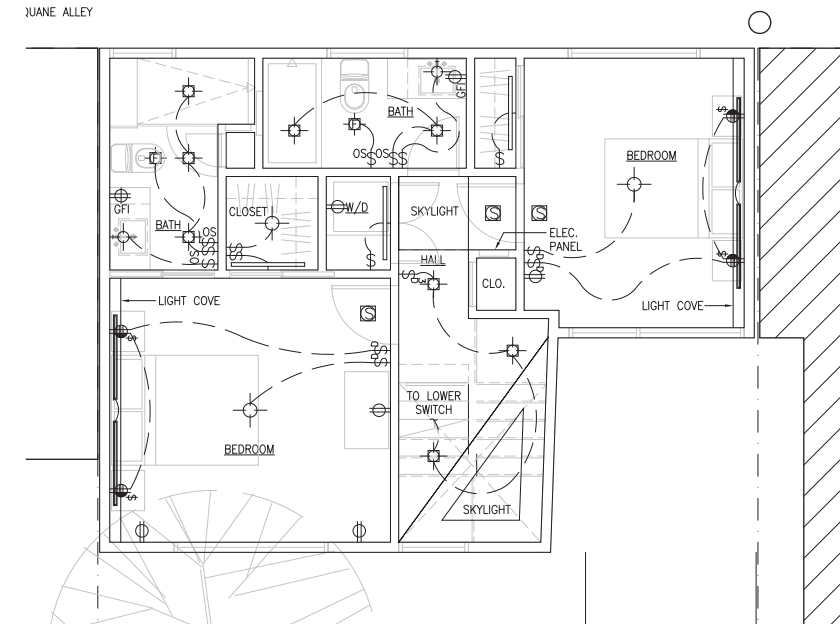
APPROVAL



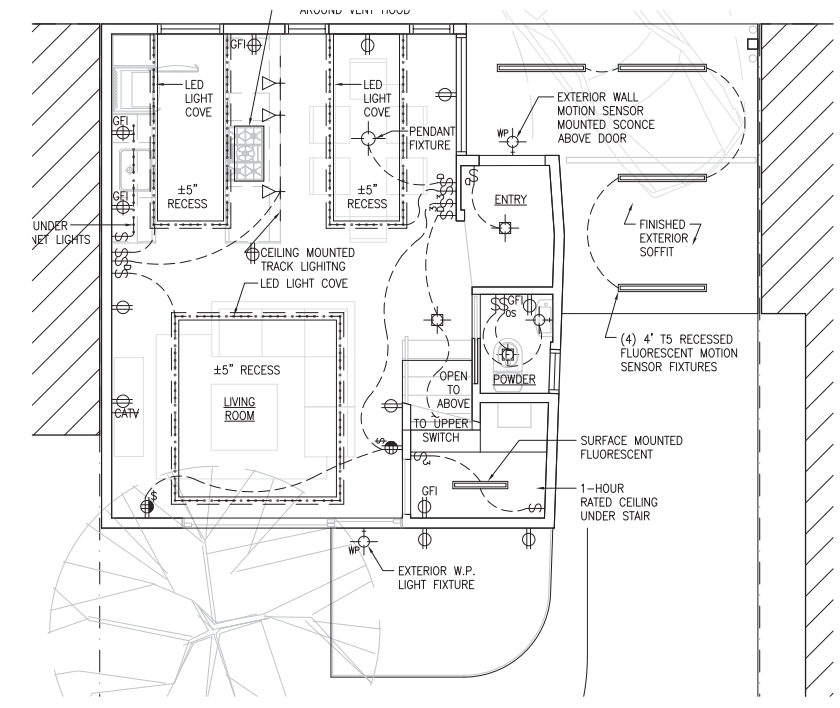
DRAWN:
TK
CHECKED:
TK
SCALE:
1/4"=1'-0"

BUILDING SECTIONS

A3.1



2 PROPOSED SECOND FLOOR CEILING PLAN
SCALE: 1/4" = 1'-0"



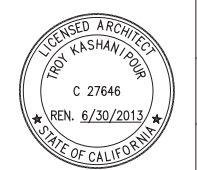
1 PROPOSED FIRST FLOOR CEILING PLAN
SCALE: 1/4" = 1'-0"

OWNER:
GIANMATTEO COSTANZA
987 DOLORES STREET
SAN FRANCISCO, CA 94107
PHONE: 415.894.2480
GIANMATTEO.COSTANZA@GMAIL.COM

ISSUE: DATE:
ISSUED FOR PERMIT 04.15.14

CONSULTANT

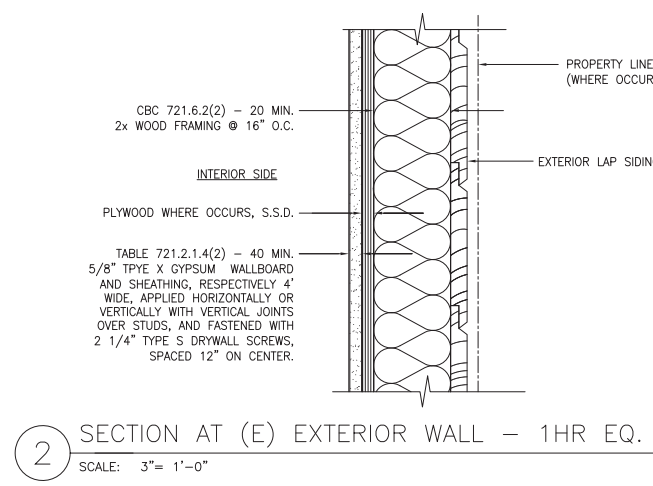
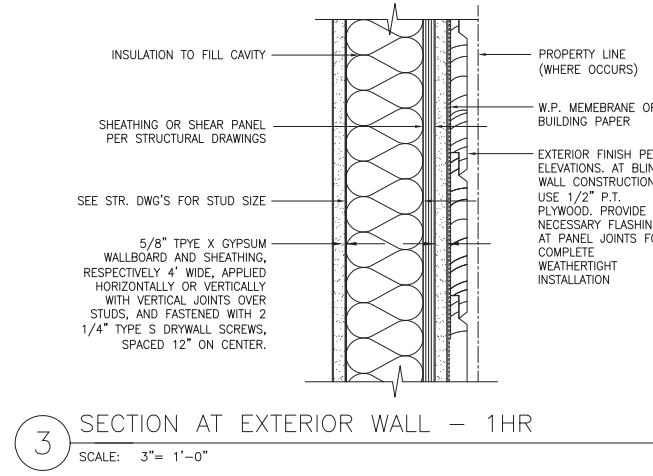
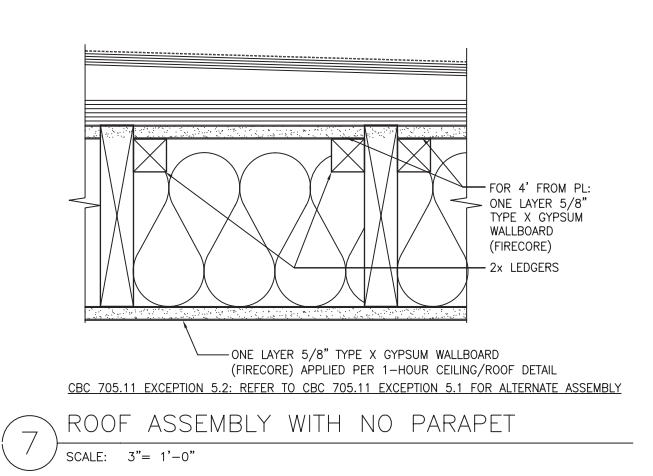
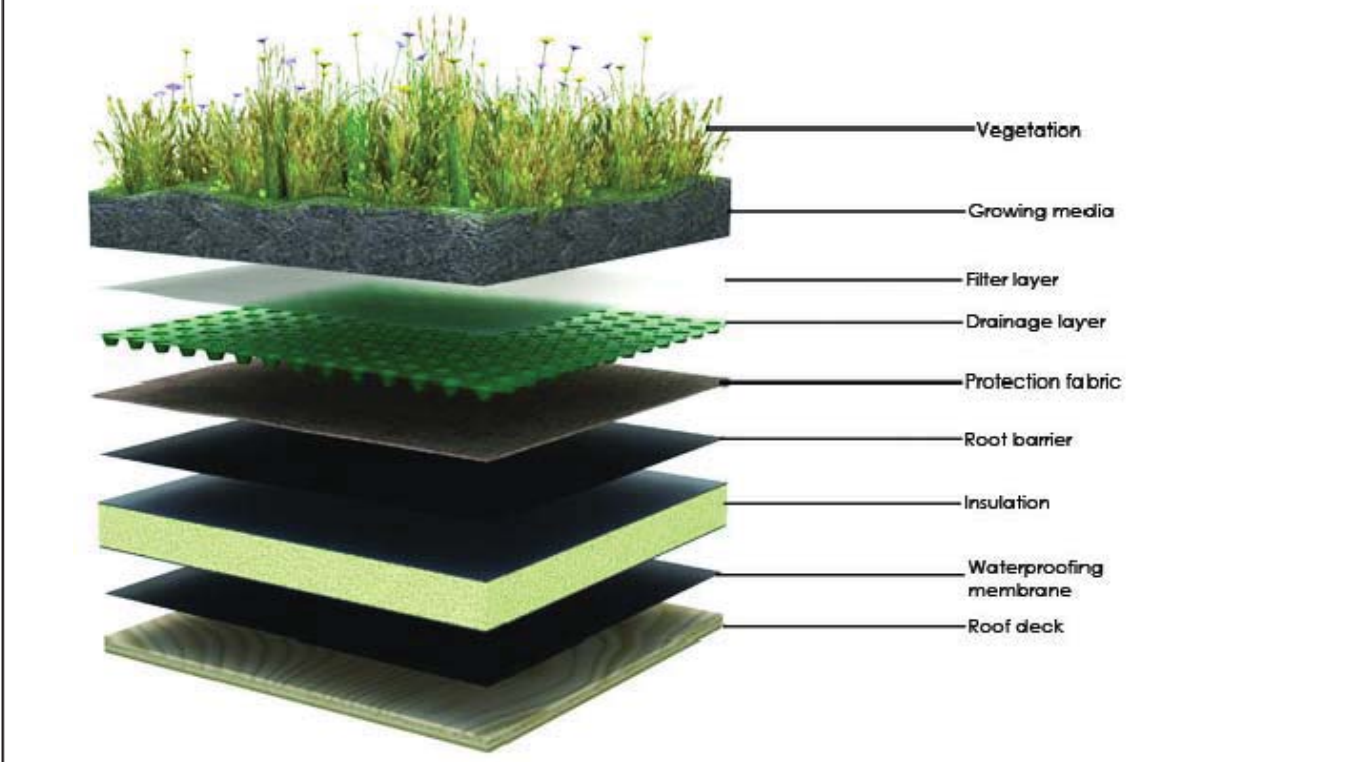
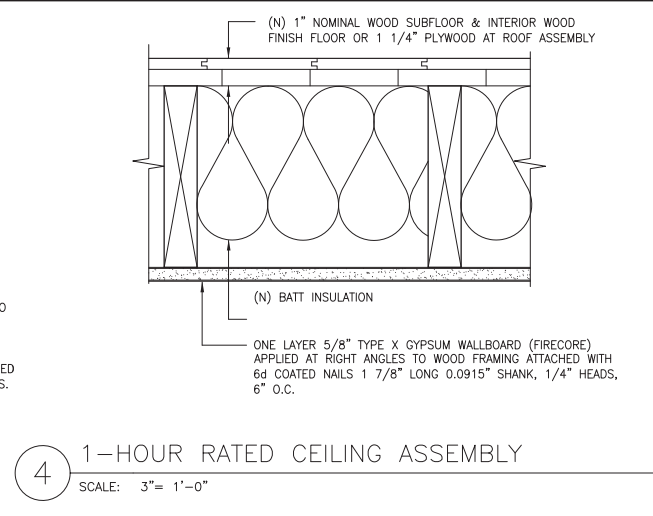
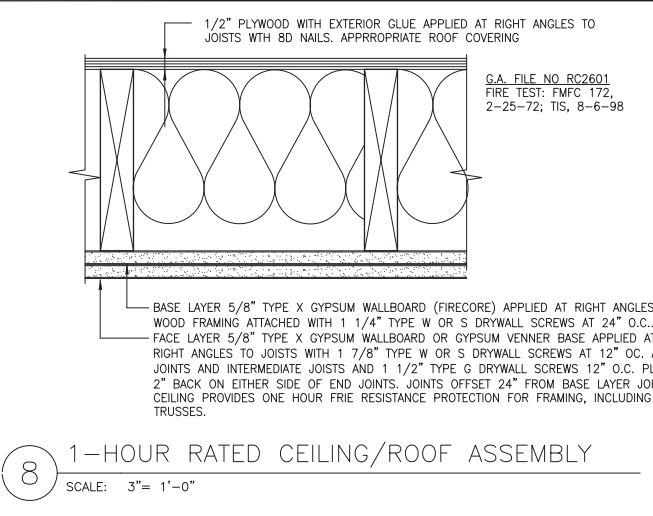
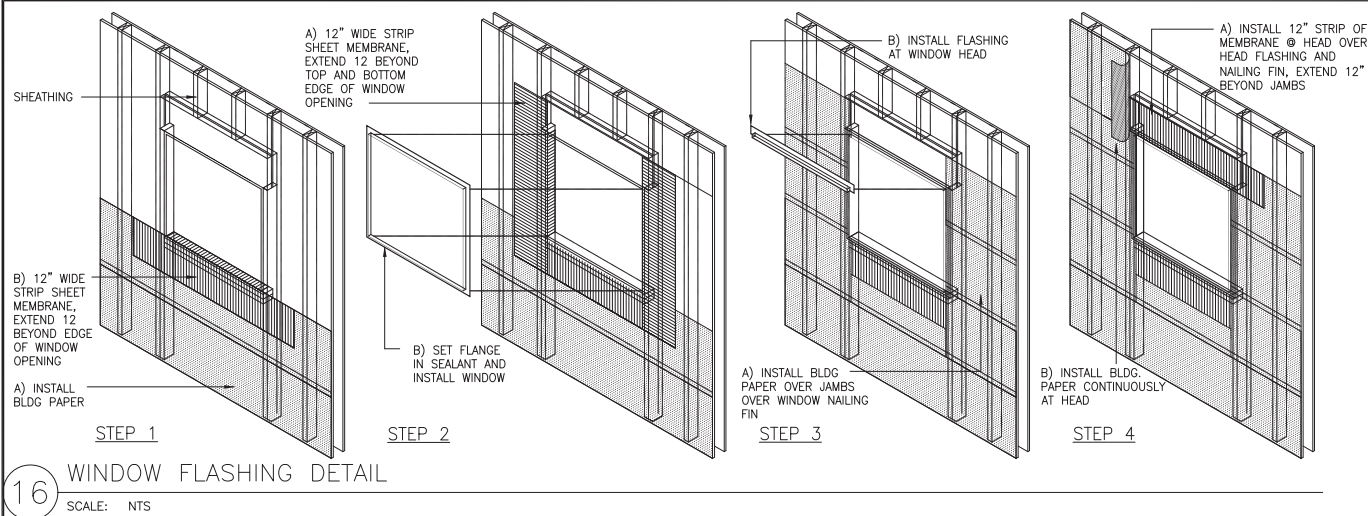
APPROVAL



DRAWN: TK
CHECKED: TK
SCALE: 1/4" = 1'-0"

REFLECTED CEILING PLANS

A6.0



OWNER:
GIANMATTEO COSTANZA
987 DOLORES STREET
SAN FRANCISCO, CA 94107
PHONE: 415.894.2480
GIANMATTEO.COSTANZA@GMAIL.COM

ISSUE: ISSUED FOR PERMIT DATE: 04.15.14

CONSULTANT: -

APPROVAL: -

DRAWN: TK
CHECKED: TK
SCALE: NONE

CONSTRUCTION DETAILS

A8.0

