



# SAN FRANCISCO PLANNING DEPARTMENT

---

## Memo to the Planning Commission

HEARING DATE: JUNE 30, 2016  
Continued from the June 2, 2016 Hearing

*Date:* June 9, 2016  
*Case No.:* **2015-003686CUA**  
*Project Address:* **437 HOFFMAN AVE**  
*Zoning:* RH-2 (Residential-House, Two Family)  
40-X Height and Bulk District  
*Block/Lot:* 6503/024  
*Project Sponsor:* Hoffman TIC Group  
c/o Kelly Condon  
443 Joost Avenue  
San Francisco, CA 94127  
*Staff Contact:* Nancy Tran – (415) 575-9174  
[nancy.h.tran@sfgov.org](mailto:nancy.h.tran@sfgov.org)  
*Recommendation:* Approval with Conditions

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### BACKGROUND

On June 2, 2016, the Planning Commission continued the proposed project at 437 Hoffman Avenue to April 14, 2016.

### CURRENT PROPOSAL

No changes have been proposed to the plans. The Project Sponsor submitted two additional materials for Commission review (1) Simplified Drawings showing colorized massing and key dimension of the project and (2) research/response to the petition gathered and submitted by a neighbor opposed to the project – Janet Fowler.

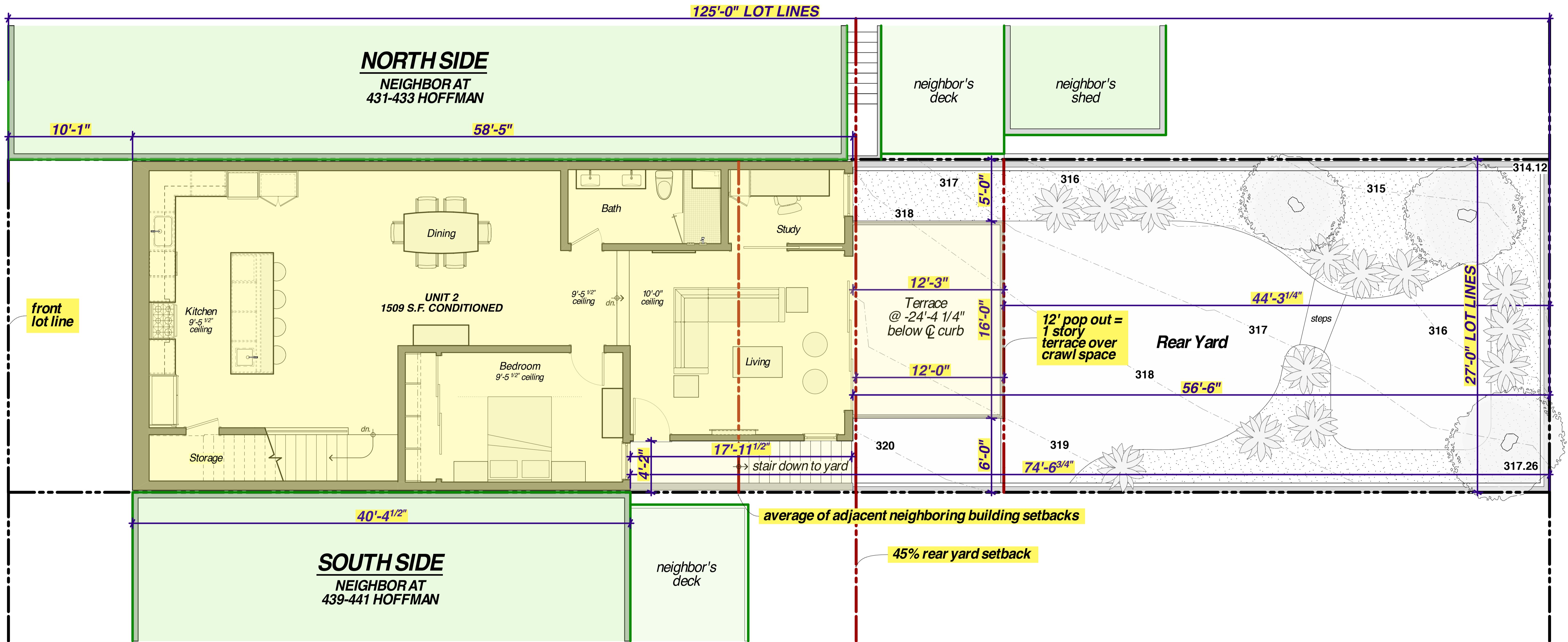
### REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization to allow tantamount to demolition of an existing single-family residence for the construction of two replacement dwelling units located at 437 Hoffman Avenue.

<b>RECOMMENDATION:</b> <b>Approval with Conditions</b>
--

#### Attachment:

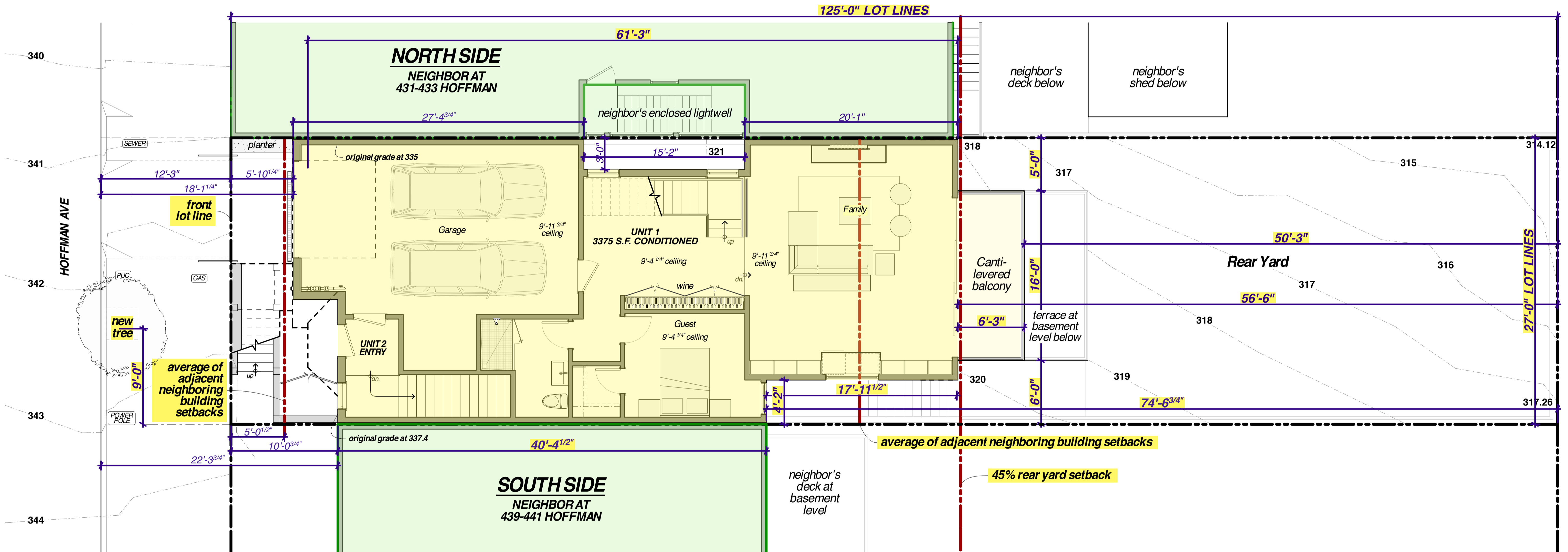
Simplified Drawings  
Petitioner Research



**Proposed Basement Plan**



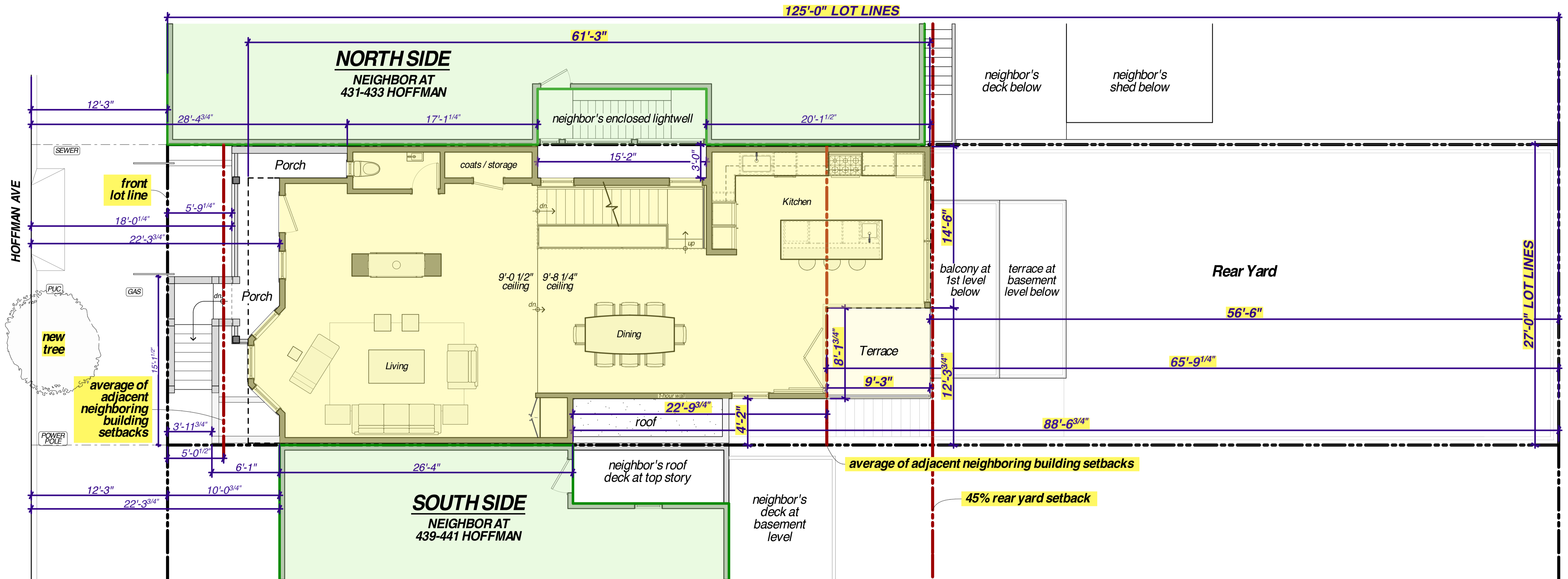
ENTIRE BUILDING FOOTPRINT = 1486 s.f. (includes Crawl Space under Terrace)  
 CONDITIONED SPACE = 1424 s.f. (measured to exterior face of perimeter walls - per SFBC definition of 'Conditioned Space')



**Proposed First Level Plan**



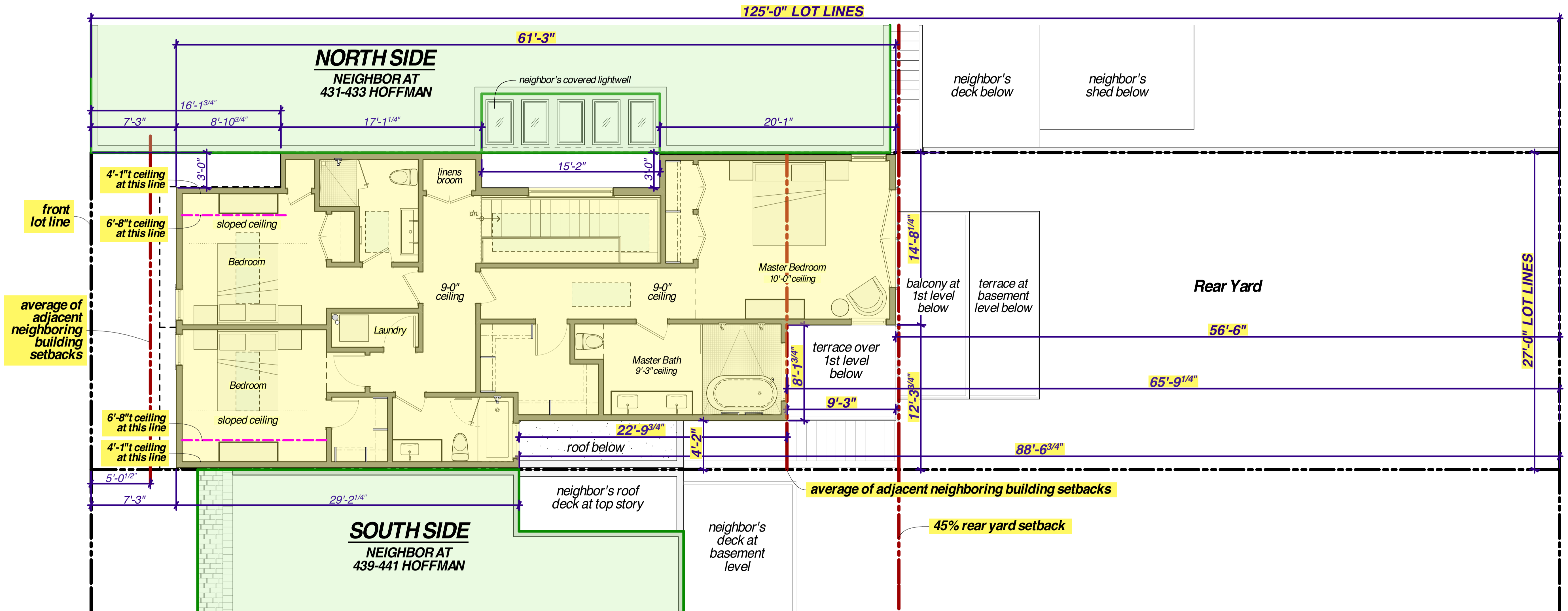
ENTIRE BUILDING FOOTPRINT = 1506 s.f. (includes garage, non-conditioned storage & garage door alcove)  
 CONDITIONED SPACE = 1007 s.f. (measured to exterior face of perimeter walls - per SFBC definition of 'Conditioned Space')



**Proposed Second Level Plan**



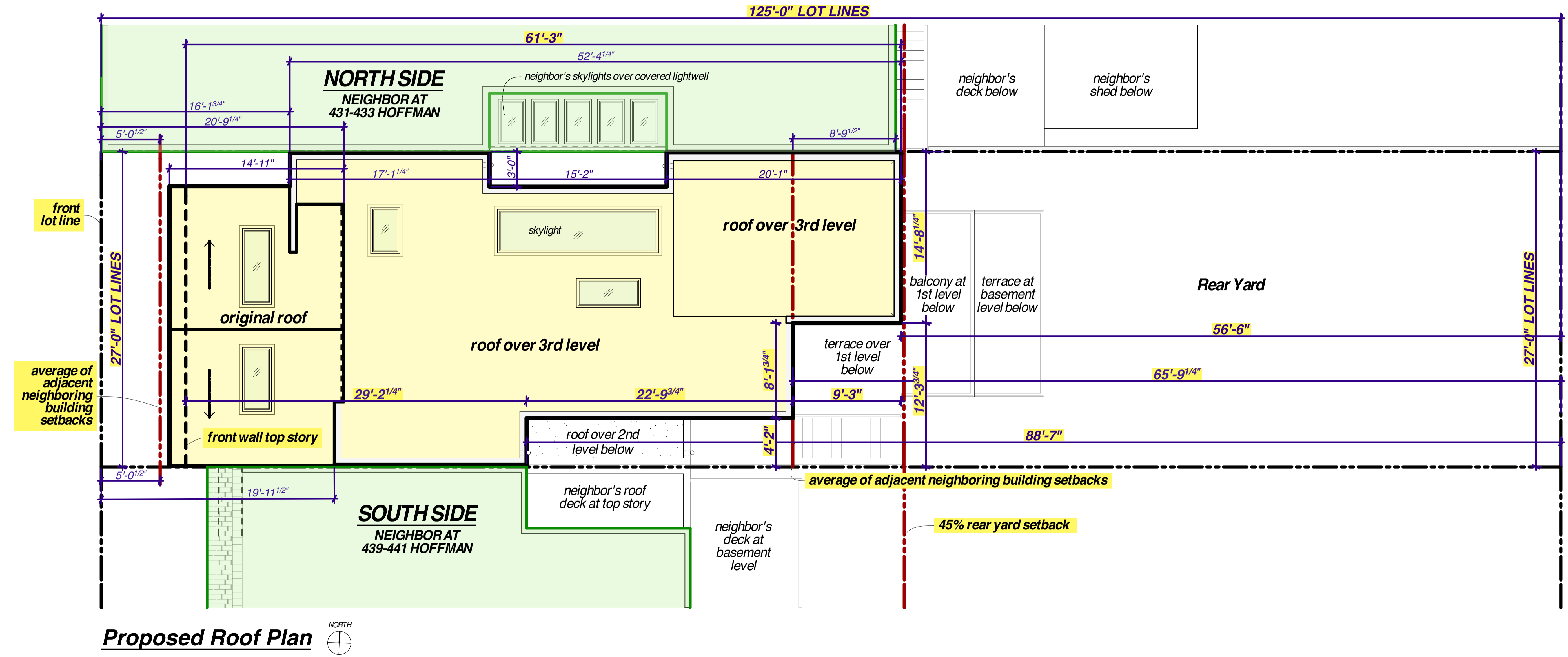
ENTIRE BUILDING FOOTPRINT = 1305 s.f. (does not include front porch)  
 CONDITIONED SPACE = 1290 s.f. (measured to exterior face of perimeter walls - per SFBC definition of 'Conditioned Space')

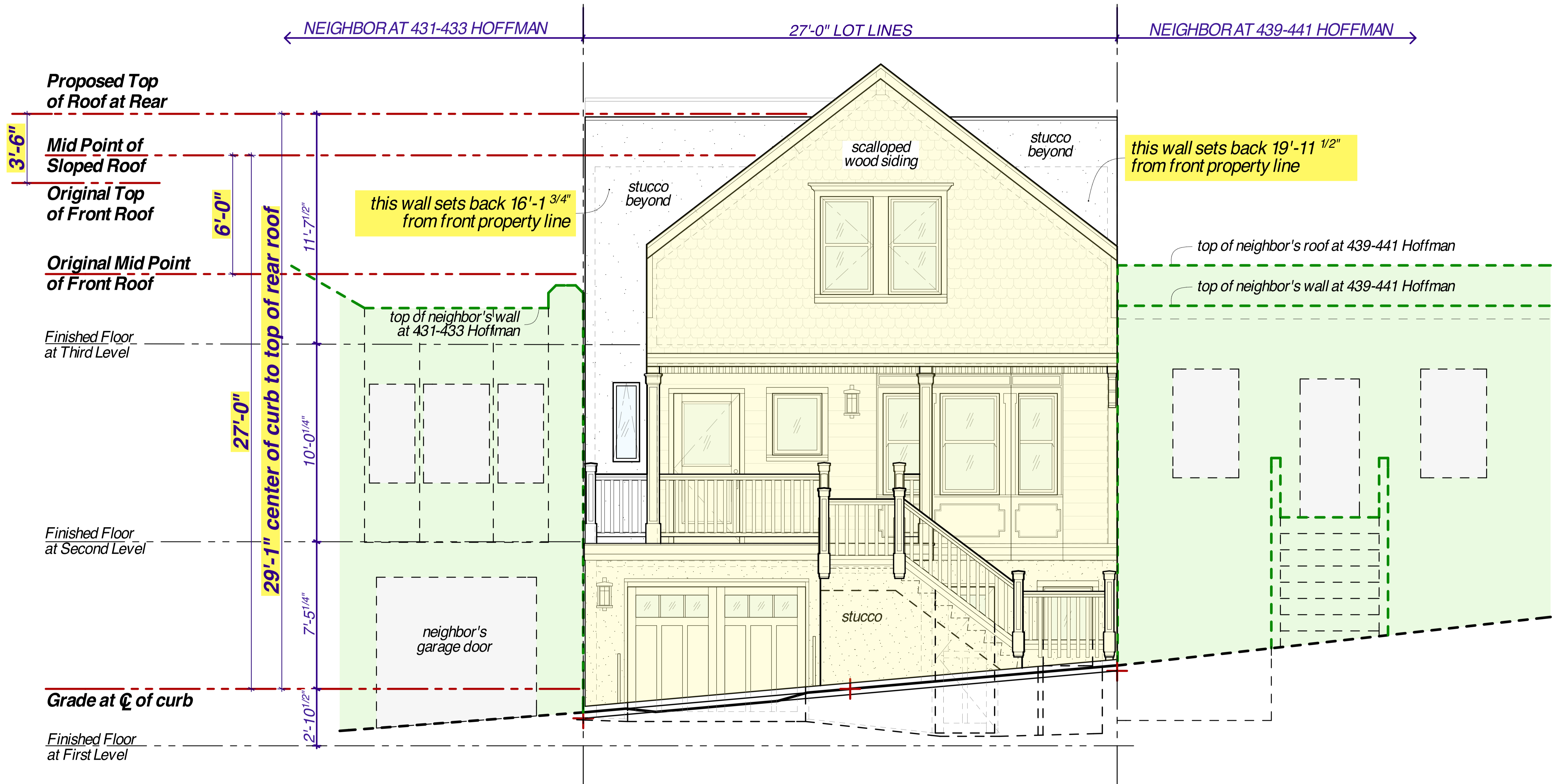


**Proposed Third Level Plan**



ENTIRE BUILDING FOOTPRINT = 1362 s.f.  
 CONDITIONED SPACE = 1189 s.f. (measured to exterior face of perimeter walls)

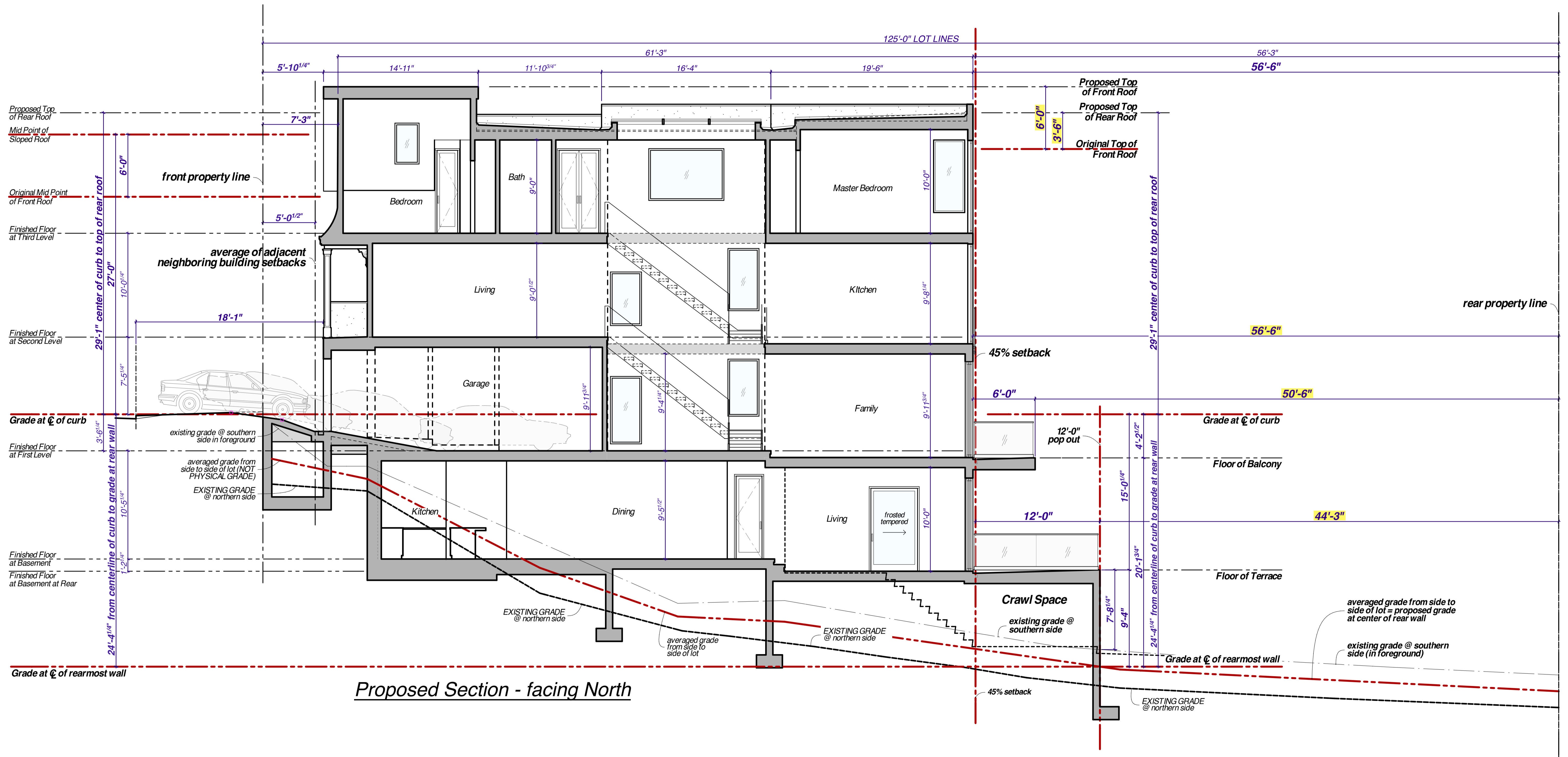




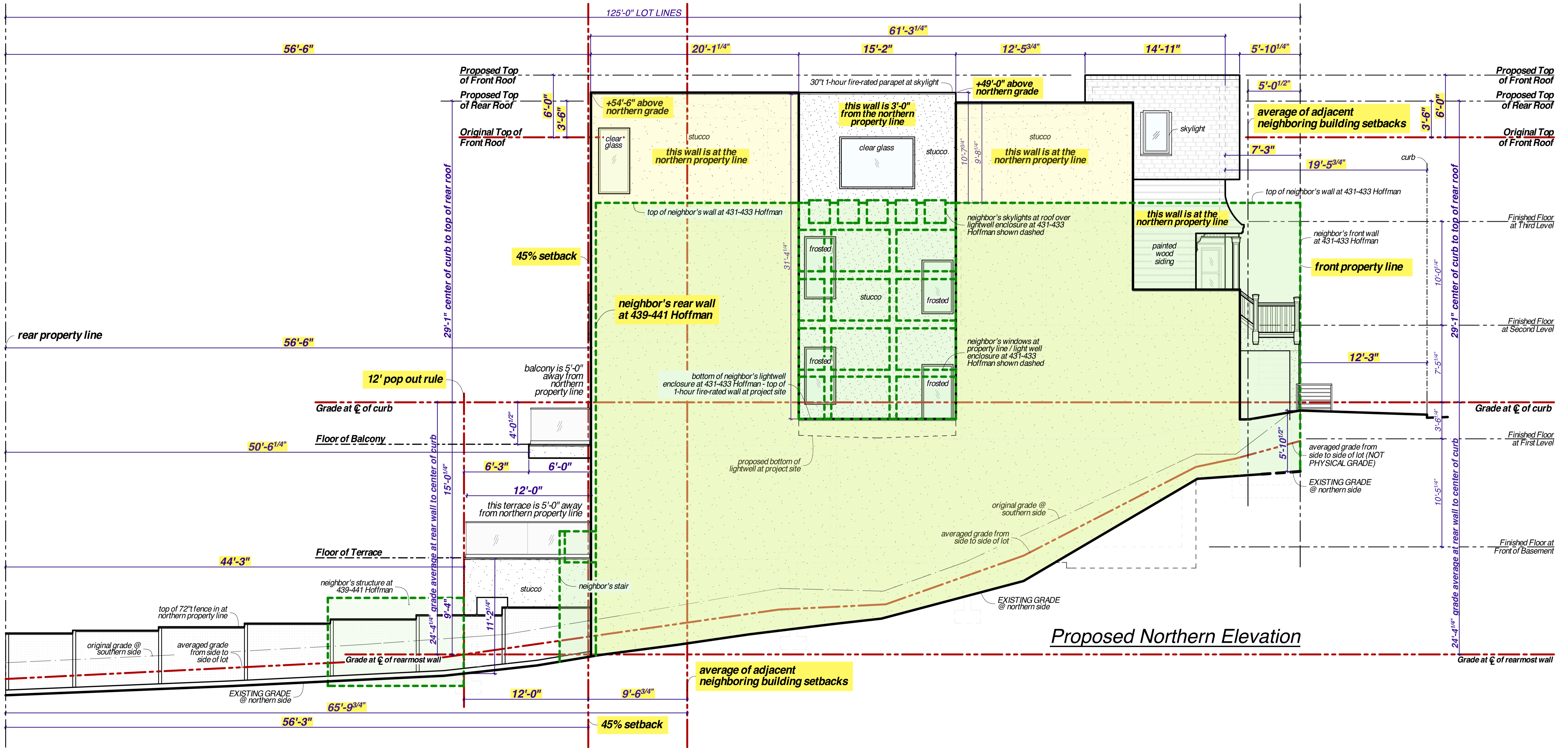
Proposed Western Elevation











PETITIONER NAME	ADDRESS	DATE	NOTE
J. JONAS & BRUCE R. BOWEN	4016 20TH ST	3/23/16	
ANASTASIA YOYANOPOULAS	3718 24TH ST	3/23/16	<b>signed petition twice on the same day.</b> Lives in a 4 story tall building
CAROL A. BRUTSCHG	119 VICKSBURG ST	3/23/16	3 Stories (2 stories over garage) 1 unit
RHETT CURRIER	324 CUMBERLAND ST	3/23/16	
SIDNEY S. HOLLAR	1619 SANCHEZ ST	3/23/16	3 Stories (2 stories over garage) 2 units
GEORGIA SCHUTTISH	460 DUNCAN ST	3/23/16	
DEBRA DALE & PHILIP COHEN	430 29TH ST	3/23/16	single family - 2 stories over garage with taller rear addition
ALICE WEST	4047 CESAR CHAVEZ	3/23/16	single family - 4 stories (3 stories over garage)
MAYA TARYN & STEVE BOEDEKKER	449 CLIPPER ST	3/25/16	they live in single family home that looks like ours but has is 4 stories (3 over garage)
RASA MOSS	359 JERSEY ST	3/25/16	3 unit building (2 stories over garage) - house in rear yard / very little yard
NINA SALTMAN	4227 26TH ST	3/27/16	single family - 3 stories (2 stories over garage)
JIM MORRELL	308 ELIZABETH ST	3/27/16	
CAROL & JOHN BRODERICK	367 JERSEY ST	3/28/16	single family - 3 stories (2 over garage)
MATTHEW T. MCCABE	1101 DIAMOND ST	3/27/16	single family 3 stories + basement with 2 garages - corner lot - downslope
OZZIE ROHM - PROTECT NOE'S CHARM	471 CLIPPER ST	3/29/16	this house looks very much like the project building but has is 4 stories at front (vs.3) & has 2 separate garages (vs. 1) for which she pulled permits & has a much wider than standard curb cut. has an oversized structure at the rear yard.
CHARLIE SUTTER	4627 25TH ST	3/26/16	
RIKKA LAMPINEN	4637 25TH ST	3/26/16	
ALIX ?	443 HOFFMAN AVE	3/28/16	
ETHAN RAVAGE	4367 24TH AVE	3/27/16	
PATRICIA & VALLY PHILISTA	425 HOFFMAN AVE	3/27/16	This is the church 2 doors down. That building is taller than what we are proposing.
ERIC LAGANDAON	28 HOMESTEAD	3/28/16	<b>signed petition twice on DIFFERENT days</b> - Lynda Grose's tenant - 3 stories (2 over garage)
RUSSELL MCCALL	461 HOFFMAN AVE	3/24/16	
CATHERINE M. DOMPE	450 HOFFMAN AVE	3/24/16	single family home - 3 Story building (2 stories over garage) across street from us
HORACIO RAMOS		3/29/16	
DAVID MEITES	47 WORTH ST	3/24/16	
LENORE GERARD	470 HOFFMAN AVE	3/27/16	3 Story building (2 stories over garage) across street from us
ADAM CALMENSON	471 HOFFMAN AVE	3/27/16	modern house - approved in 2013. It has more than what we are trying to do with an even smaller yard. 3 stories (2 over garage). Sold for \$6.7 million in 2015

**KEY:**

YELLOW = LIVES IN A HOUSE THAT IS AS TALL AS THE PROPOSED PROJECT FROM THE STREET

PINK = LIVES IN A HOUSE THAT IS LARGER THAN THE PROPOSED PROJECT FROM THE STREET & IN SOME CASES HOUSES THAT ARE BUILT FAR BEYOND THEIR NEIGHBORING BUILDING SETBACKS AT REAR

ORANGE = RECENTLY APPROVED WITH SAME SCOPE WE ARE PROPOSING (2 ARE ON SAME BLOCK AS US)

PETITIONER NAME	ADDRESS	DATE	NOTE
JUDITH RYDELL	460 HOFFMAN AVE	3/27/16	
JASON ALLEN & MAIA JIN	38 HOMESTEAD	3/27/16	directly behind us & through dense trees - their house extends more than 23'-9" past their shallow depth neighbor on one side & +/-10' past their other neighbor at rear yard - we met with them, measured their house & yard, & gave them drawings repeatedly. They signed this petition knowing it contained false statements
STEPHEN BASKERVILLE	439 HOFFMAN AVE	3/29/16	DR FILER - we met with them, measured their house & yard, & gave them drawings repeatedly. They signed this petition knowing it contained false statements
PAUL LEFEBVRE			
JANET FOWLER	434 HOFFMAN AVE	3/29/16	DR FILER - we met with & emailed repeatedly with Janet & gave her drawings repeatedly. She authored & signed this petition knowing it contained false statements & after being told we would add a unit she continued to collect signatures from people saying that we were removing affordable housing & compounding a unit merger that happened in 2008 vs. telling them there would be a unit added
GENE GIESLER	433A HOFFMAN AVE	3/29/16	DR FILER - we met with Gene repeatedly & gave him drawings repeatedly. He not only signed this petition knowing it contained false statements but also has submitted a DR filing FULL of wildly false statements for this case
JAMES & STEPHANIE BELLVILLE	431 HOFFMAN AVE	3/26/16	tenants of Gene Geisler (DR filer)
R. HAGEN & H. KRAFFT	431 HOFFMAN AVE	4/1/16	
MICHAEL KESSLER	60 HOMESTEAD	3/29/16	
FOUZIEYHA TOWGHI & ANJU GURNANI	24 HOMESTEAD	3/29/16	
URSULA COHEN	412 HOFFMAN AVE	3/29/16	These people live in a 3 unit - 4 story building across the street from the project
C. TURNER		4/1/16	
MARTINE VELKINIERS	414 HOFFMAN AVE	3/29/16	
PETER LAXTON	4405 24TH AVE	3/29/16	
KELSY MENEHAN	4377 24TH AVE	3/29/16	
INGRID CARAS	456 HOFFMAN AVE	3/30/16	3 stories (2 over garage) with oversized structure in rear yard
TODD MARCERO	416 HOFFMAN AVE	3/30/16	These people live in a 2 unit 4 story building across the street from the project
ANNIE ARMSTRONG			
NIEVES CERDAN	474 HOFFMAN AVE	4/3/16	3 Story building (2 stories over garage) across street from us
AGATHE EVRARD	4394 26TH ST	3/30/16	3 stories (2 over 2 garages with 2 driveways) 2 condos - the other unit in this building signed after we'd added the second unit
XAVIER GEERY	4394 26TH ST	3/30/16	modern single family - 3 stories (2 over garage) - 4 bedrooms - corner lot - very little yard - roof deck over 3rd story - addition approved in 2006
C. BABYOK	4644 25TH ST	3/31/16	
KEVIN CASLAVA	4701 25TH ST	4/4/16	

PETITIONER NAME	ADDRESS	DATE	NOTE
SALLY SMITH	4378 23RD ST	3/29/16	single family - tall edwardian over garage (as tall as 3 story building next door & downhill)
JIM MCDERMOT	498 HOFFMAN AVE	3/31/16	3 Stories (2 stories over garage) across street from us
PIERS CORNELIUS	465 HOFFMAN AVE	3/29/16	modern house - approved in 2005 after they decided to add a unit. 3 story house on same side of the street. Has everything we are trying to do with even less yard. 3 stories (2 over garage)
MEGAN WETHERILL			
HUGH THACHER	441 DOUGLASS ST	4/2/16	single family - 3 stories (2 over garage) - MASSIVE addition at rear yard that extends at least 25' beyond neighbors on both sides & leaves very little yard. In 1986 - they applied for a Variance & were denied. In 2014 a 3 story addition was approved
DAN WEBBER	4353 24TH ST	4/3/16	single family home developed with very little rear yard - extends at least 25' past both neighbors on each side - 3 story building (2 over garage)
ROBERT L. & NANCY L. DAVIS	413 DOUGLASS	4/3/16	single family home - house with attic over garage (possibly 3 stories at back)
FRAN & BOB FARISHON	398 EUREKA	4/3/16	3 (very tall) stories over garage, very modern - single family - corner lot - Variance approved in 2000 to split an RH-2 lot, resulting in one lot that does not meet minimum area requirement, and one lot that does not meet rear yard requirement.
CHRISTINE T ?	NOE VALLEY	4/4/16	
KEITH BUNNYMAN	21ST ST	4/4/16	

THE FOLLOWING SIGNATURES TIE TO ADDRESSES NOWHEAR NEAR THE PROJECT

CAITLIN KRACK	626 6TH AVE	4/1/16	
SOPHIE KREITMAN	2400 GEARY BLVD	4/2/16	
HUGO CAPOLE	88 KEARNY ST	4/2/16	
DAPHNE DUMOHER	1934 FOLSOM ST	4/2/16	
BENJAMIN D. MILLER	2001 EMBARCADERO	4/2/16	office building
PHILLIPE GALLAND	1003 DOLORES	4/2/16	
CHARLES DE LA COCHETIERE	2340 SAMARITAN PL	4/2/16	this address is in san jose
PAUL ?	1148 OAK ST	4/2/16	
STEVE B	45 ROMAIN	3/29/16	

THE FOLLOWING SIGNATURES WERE COLLECTED AFTER THE DR FILERS WERE INFORMED THAT WE WOULD BE ADDING UNIT. THE PETITION CONTINUED TO CONTAIN THE NUMEROUS FALSE STATEMENTS IT HAD ALWAYS CONTAINED (INCORRECT SQUARE FOOTAGE, FALSELY STATED THAT WE WERE REMOVING AFFORDABLE HOUSING, TALKED ABOUT A UNIT MERGER FROM 2008 WITHOUT STATING THAT WE ARE ADDING A UNIT NOW, & SAID THERE WAS A TREE REMOVAL WHEN WE ARE ACTUALLY REPLACING A TREE)

SUE BAELEN	315 HOFFMAN AVE	4/6/16	
JANE GUAN	443 HOFFMAN AVE	4/4/16	someone else at this address signed 3/18/16

PETITIONER NAME	ADDRESS	DATE	NOTE
LINAS & DEBRA CAYWOOD RUKAS	21 FOUNTAIN ST	4/8/16	single family - 3 stories (2 over garage) - down slope lot one block uphill from us & with an addition that extends WELL beyond their neighbors on both sides (more than 25' beyond their shallower depth neighbor & at least 7' past the other neighboring building - their yard appears to be about 25' x 25'. they are fighting exactly what they have (only we propose less)
SUSAN RUTBERG	523 ELIZABETH ST	4/12/16	3 unit building - 3 stories (2 over 2 garages with curb cut at full width of lot) - this building extends 12' beyond 45% setback at full height with no side setbacks
JERRY & JOAN KOSMACHUK	4626 25TH ST	4/15/16 4/20/16	
GERKA ALDA	1248 MONTGOMERY ST	4/15/16	residence - nowhere near this part of the city
HOLLIS SKAIFE	771 ELIZABETH ST	4/16/16	single family, 3 stories (plus attic) 2 stories over garage, this house extends more than 25' beyond one of it's adjacent neighbors
MARYBETH WEIDER	4609 25TH ST	4/19/16	3 stories tall at street
ELKE AUGUSTINA	4609 25TH ST	4/26/16	
K SULLIVAN	4156 or 4158 25TH ST?		illegible
AMY SCHEFFLER PETER GERSHATSLAY	17 HOFFMAN AVE	4/26/16	2 unit building - 3 stories at street face
JOHN ODELL	115 HOFFMAN AVE	4/28/16	single family - 3 stories (2 over garage) full story taller than neighbors on both sides & extends at least 10' past neighbors on both sides at rear yard (ie. they have MORE than what we propose)
CHRISTINA RODRIGUEZ	130 ALEXANDER	4/29/16	this house is not in SF
ELIZABETH F McKEOWN	734 GRAND VIEW AVE	4/29/16	2 unit building - 3 stories (2 over 2 garages with a curb cut = to entire width of lot) almost 2 stories taller than their own adjacent neighbor
CHARLOTTE HATCH	4521 20TH ST	5/2/16	5 story - SINGLE FAMILY - more than 2 stories taller than their downhill neighbor
ANTHONY DOUGHERTY	1139 DOLORES ST	5/2/16	this is nowhere near the property - but it's also a building that extends well past a shallower depth neighbor (though it is also next to a building with no yard)
JOHN VANCE	4601 25TH ST #3	5/8/16	7 unit building - 4 stories with 5 carports - built in 1972
EILEEN GLUTZER	63 HOMESTEAD	5/12/16	
KERRY KELLY JULIE CHERRINGTON	676 CLIPPER	5/14/16 5/14/16	2 condos at the top of the hill across from a large, empty, steep & city owned lot - 3 stories tall - built in 1999
E. VASQUEZ	4281 23RD ST	5/14/16	2 condos - 3 stories - almost no rear yard
MOSS	359 JERSEY	5/20/16	3 unit building 2 stories over garage - house in rear yard / very little yard
E ?	370 BARTLETT	5/21/16	this is nowhere near the subject property - that said - 3 stories tall - 4 units no yard (ie. no open space for the units & uses yard as a parking lot accessed off a rear alley)

---

**From:** Kelly Condon <kellymcondon@gmail.com>  
**Sent:** Monday, June 20, 2016 3:02:20 AM  
**To:** Tran, Nancy (CPC)  
**Subject:** 437 Hoffman - Revision per request from Antonini

Nancy -

I spoke with Mike Antonini on Friday & he asked me to create a version of the building that has a 3' recess on the the north side of the top story & to switch to a peaked roof for the duration of the addition.

I built a 3D model of what that would look like & re-rendered all the sun studies to show the impacts of the change.

I believe the deadline to submit to commissioners is today (Monday) so I worked through the weekend & am sending this out very early Monday morning.

I realize that this wont have made it to the neighbors or to the other commissioners (I only sent it to Antonini - per his request).

I'm just hoping that having it at the hearing will save some back & forth between this hearing & whatever happens next.

Here is a link to the new sun studies - showing the model of the revised design:  
<http://www.mediafire.com/?oe40mxgacsjgs>

These are side by side comparisons of the existing building, the version sent out for 311 (what the hearing is based on), and the version we discussed with a 3' recess at the northern side & a peaked roof over the entire addition.

I rendered from sunrise to sunset for one day out of each month of the year.

I've also included a single page file called 'Sun Study Results' that simply states the points of comparison between each version.

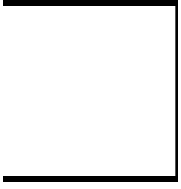
Let me know if you have any questions.

Kelly Condon  
415-240-8328



# SUN STUDY EVALUATION

MONTH	HOURS OF DIRECT SUNLIGHT EXISTING AT NORTHERN NEIGHBOR'S LIGHTWELL	HOURS OF DIRECT SUNLIGHT TO LIGHTWELL PER 311 NOTICE	HOURS OF DIRECT SUNLIGHT TO LIGHTWELL WITH SLOPED ROOFS & 3' RECESS AT NORTH SIDE
JANUARY	8AM - 1:30PM	NONE	NONE
FEBRUARY	8:30AM - 4:30PM	NONE	NONE
MARCH	7AM - 5:30PM	NONE	VERY SMALL AMOUNT OF LIGHT FROM 2PM-4PM
APRIL	7AM - 5:30PM	7AM - 5PM	MORE LIGHT FROM 8AM-4PM
MAY	7AM - 5:30PM	7AM - 5:30PM	MORE LIGHT FROM 9AM-11AM
JUNE	7AM - 5:30PM	7AM - 5:30PM	MORE LIGHT FROM 10AM-11AM
JULY	7AM - 5:30PM	7AM - 5:30PM	MORE LIGHT FROM 9AM-3PM
AUGUST	7AM - 5:30PM	7AM - 5:30PM	MORE LIGHT FROM 8AM-4PM
SEPTEMBER	7AM - 5:30PM	4:30PM - 5:30PM	MORE LIGHT FROM 8AM-4PM
OCTOBER	7AM - 3:30PM	NONE	NONE
NOVEMBER	8AM - 2:30PM	NONE	NONE
DECEMBER	8AM - 1:30PM	NONE	NONE





January 8am

EXISTING



January 8am

311 NOTICE



January 8am

SLOPED  
ROOF &  
3' RECESS  
TO NORTH



January 9am

EXISTING



January 9am

311 NOTICE



January 9am

SLOPED  
ROOF &  
3' RECESS  
TO NORTH



January 10am

EXISTING



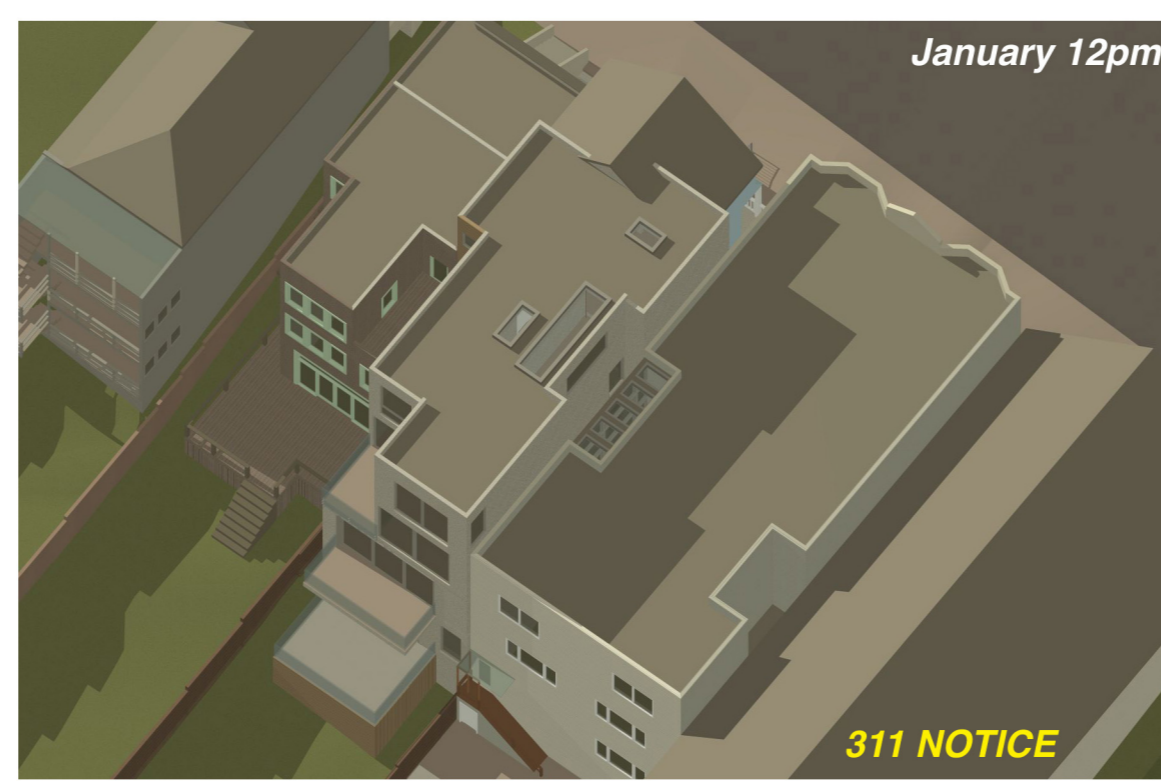
January 10am

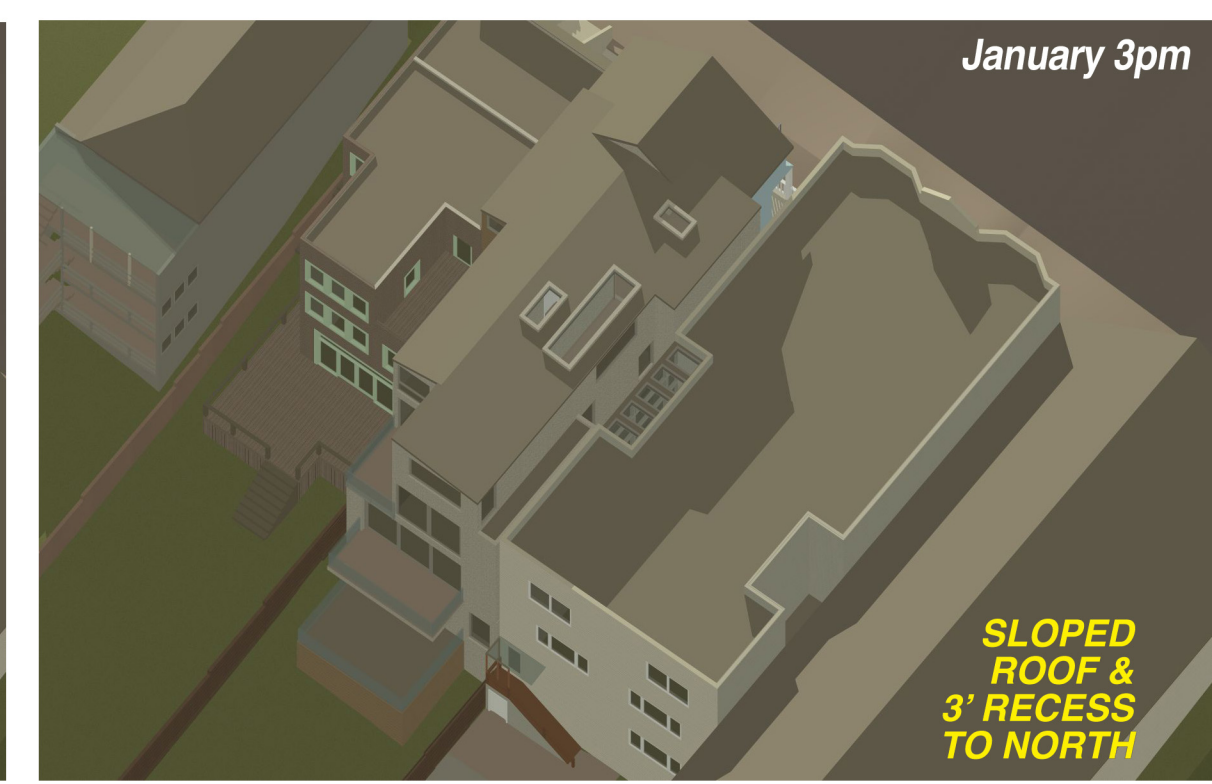
311 NOTICE



January 10am

SLOPED  
ROOF &  
3' RECESS  
TO NORTH







February 8am

**EXISTING**



February 8am

**311 NOTICE**



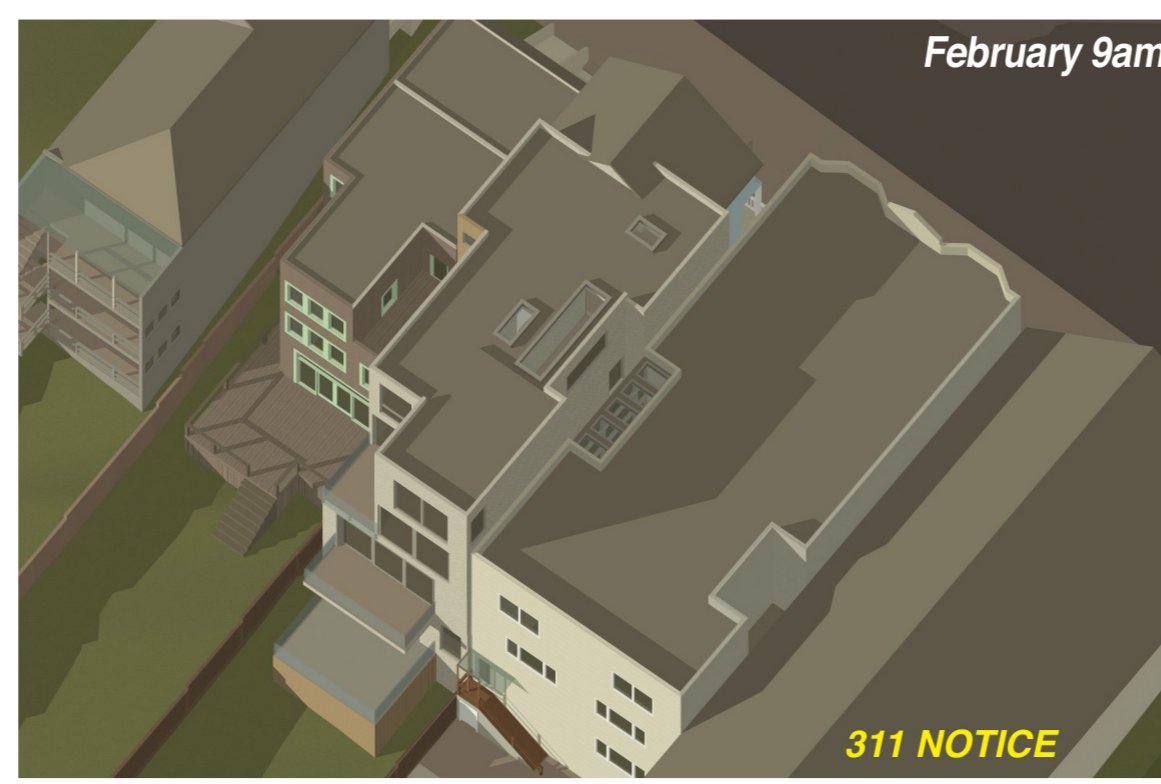
February - 8am

**SLOPED  
ROOF &  
3' RECESS  
TO NORTH**



February 9am

**EXISTING**



February 9am

**311 NOTICE**



February - 9am

**SLOPED  
ROOF &  
3' RECESS  
TO NORTH**



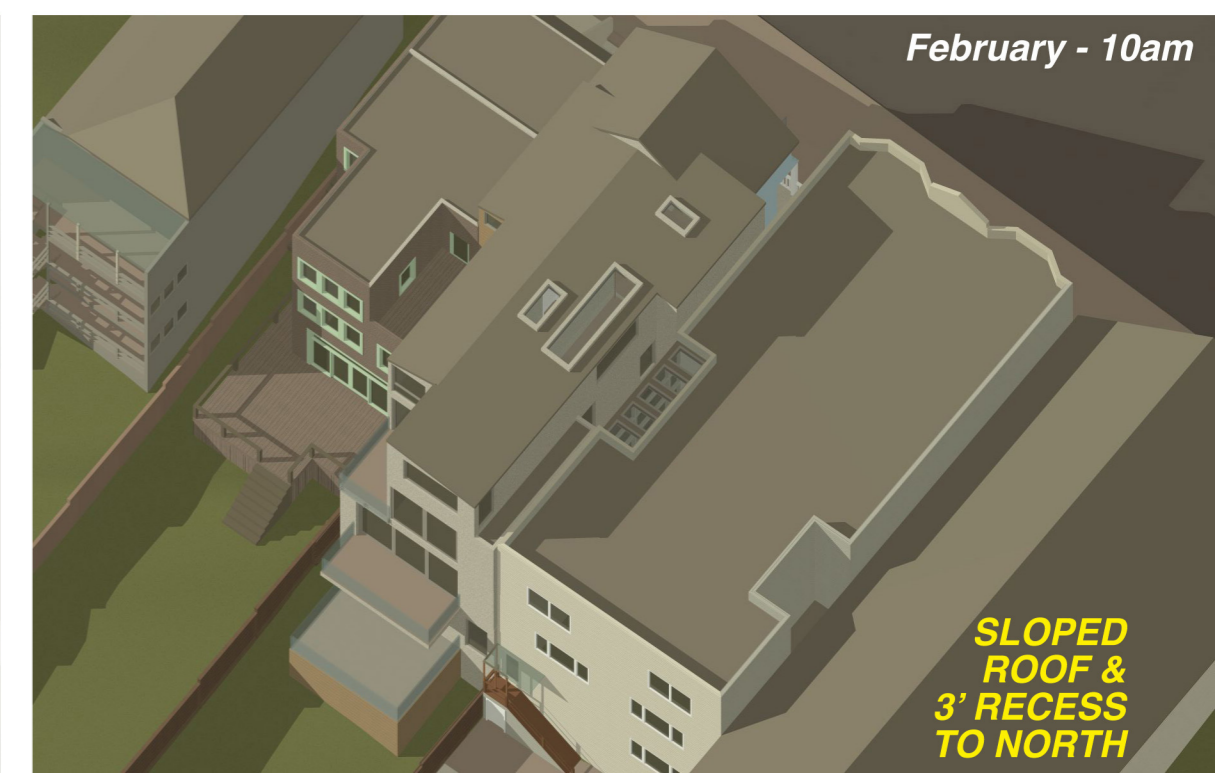
February 10am

**EXISTING**



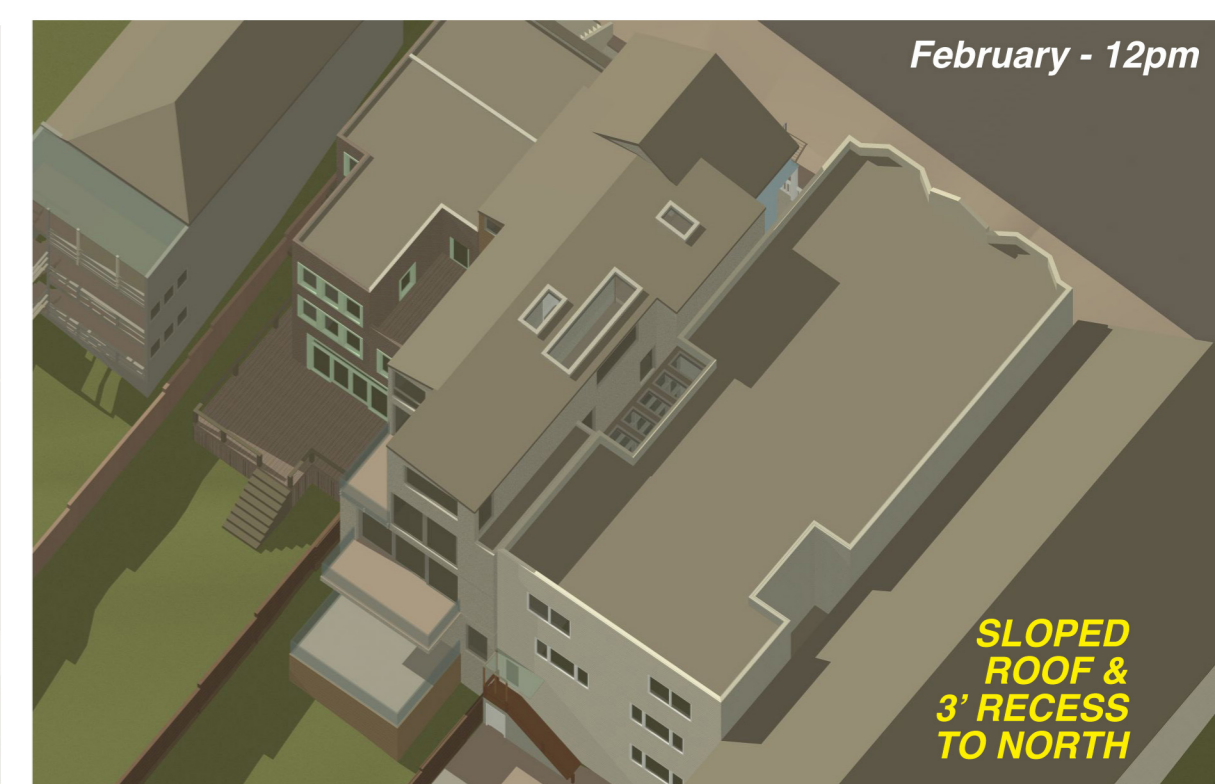
February 10am

**311 NOTICE**



February - 10am

**SLOPED  
ROOF &  
3' RECESS  
TO NORTH**





February 2pm

**EXISTING**



February 2pm

**311 NOTICE**



February - 2pm

**SLOPED  
ROOF &  
3' RECESS  
TO NORTH**



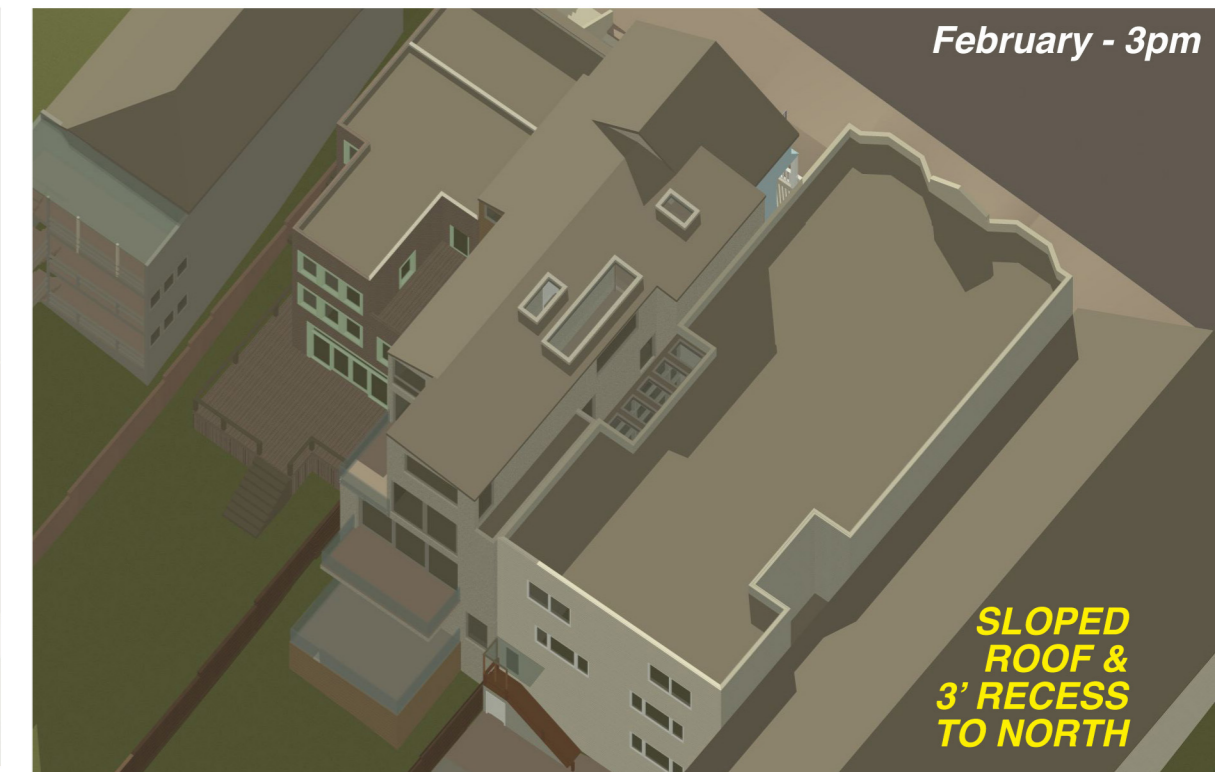
February 3pm

**EXISTING**



February 3pm

**311 NOTICE**



February - 3pm

**SLOPED  
ROOF &  
3' RECESS  
TO NORTH**



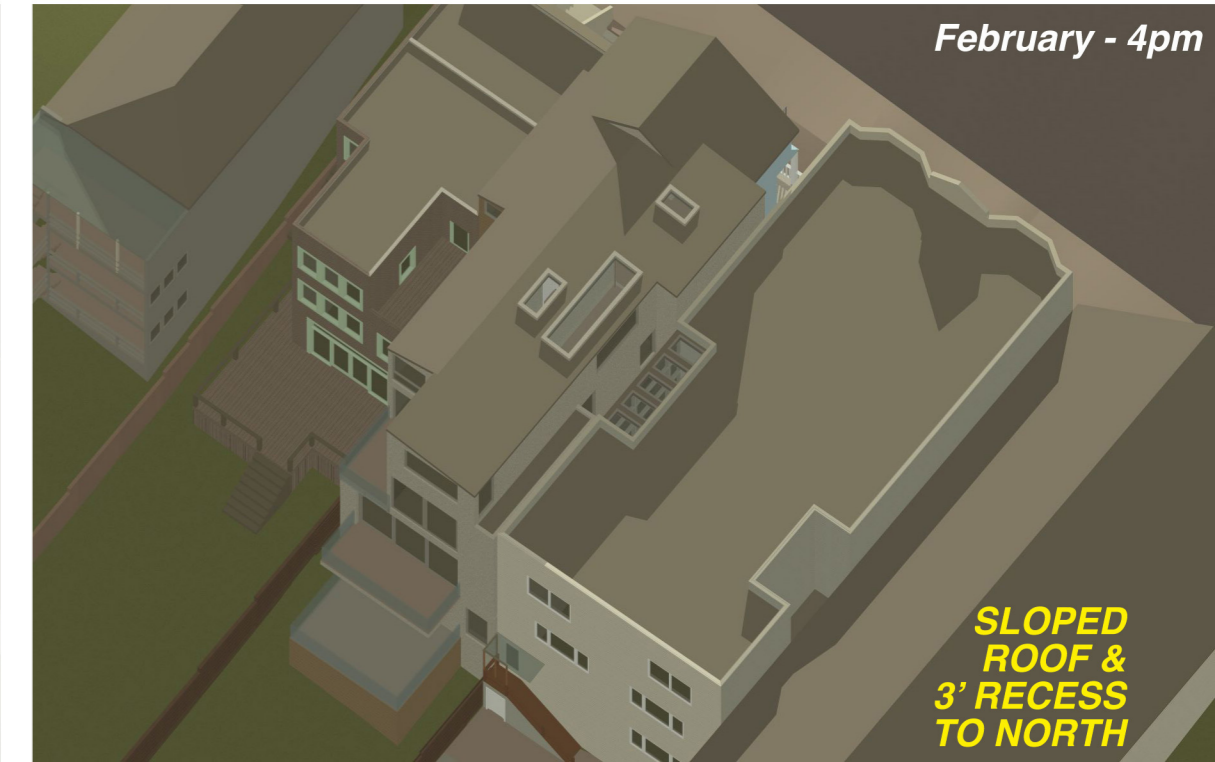
February 4pm

**EXISTING**



February 4pm

**311 NOTICE**



February - 4pm

**SLOPED  
ROOF &  
3' RECESS  
TO NORTH**



February 5pm



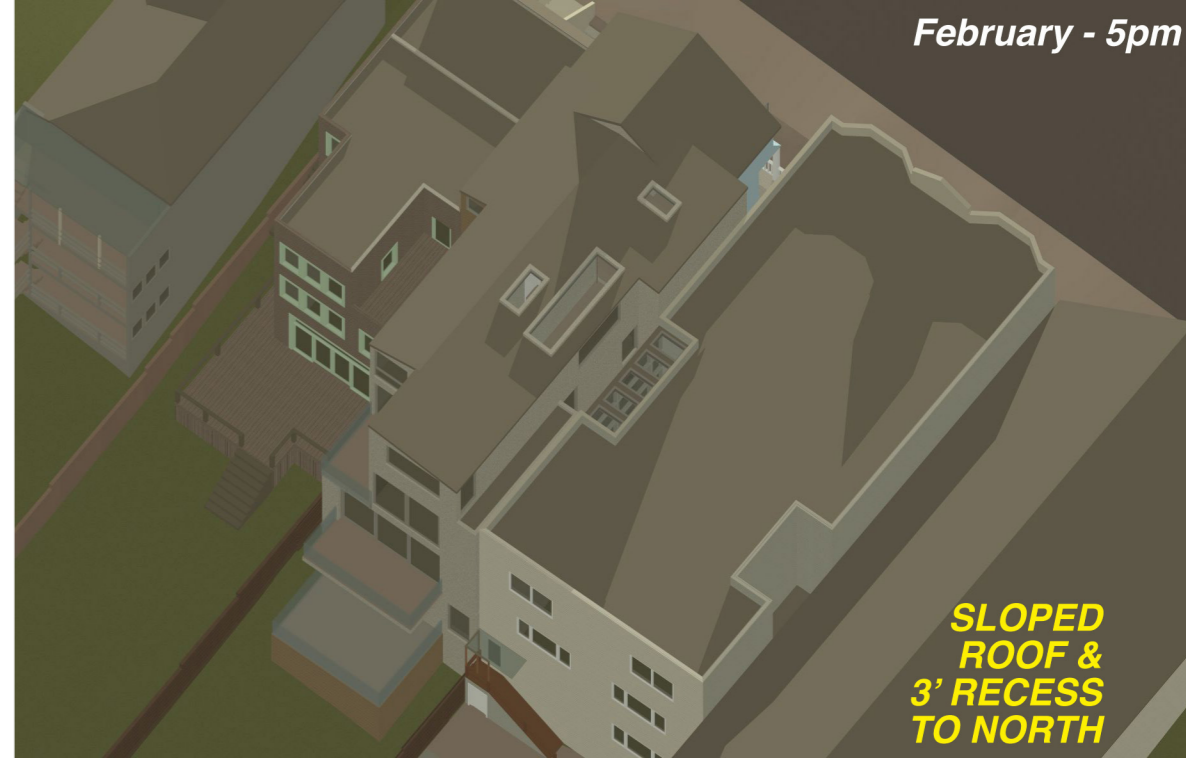
**EXISTING**

February 5pm



**311 NOTICE**

February - 5pm



**SLOPED  
ROOF &  
3' RECESS  
TO NORTH**



March 7am

**EXISTING**



March 7am

**311 NOTICE**



March 7am

**SLOPED  
ROOF &  
3' RECESS  
TO NORTH**



March 8am

**EXISTING**



March 8am

**311 NOTICE**



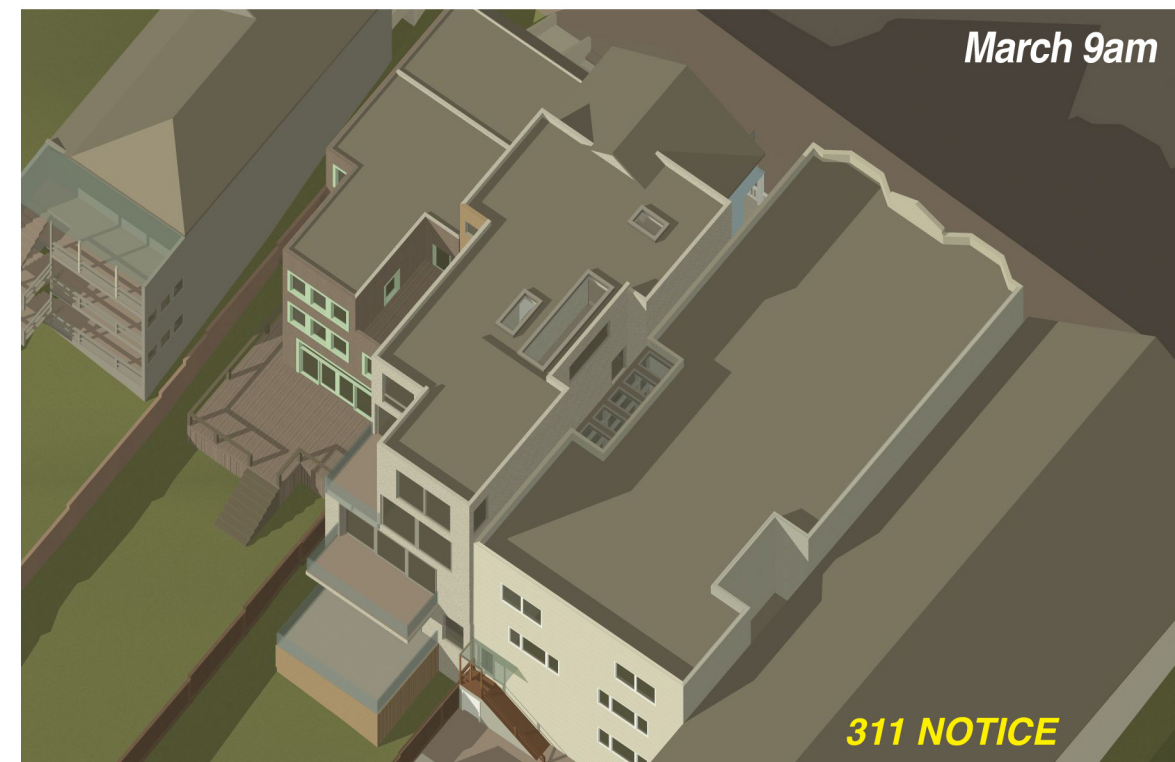
March 8am

**SLOPED  
ROOF &  
3' RECESS  
TO NORTH**



March 9am

**EXISTING**



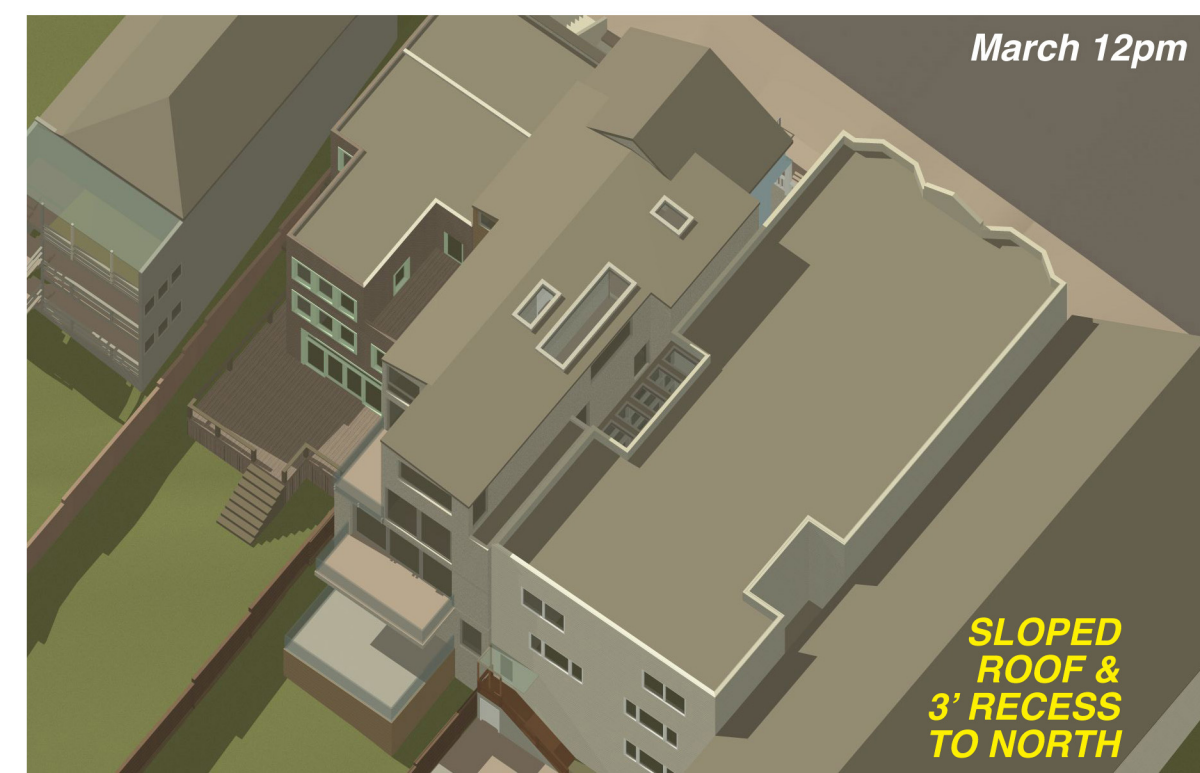
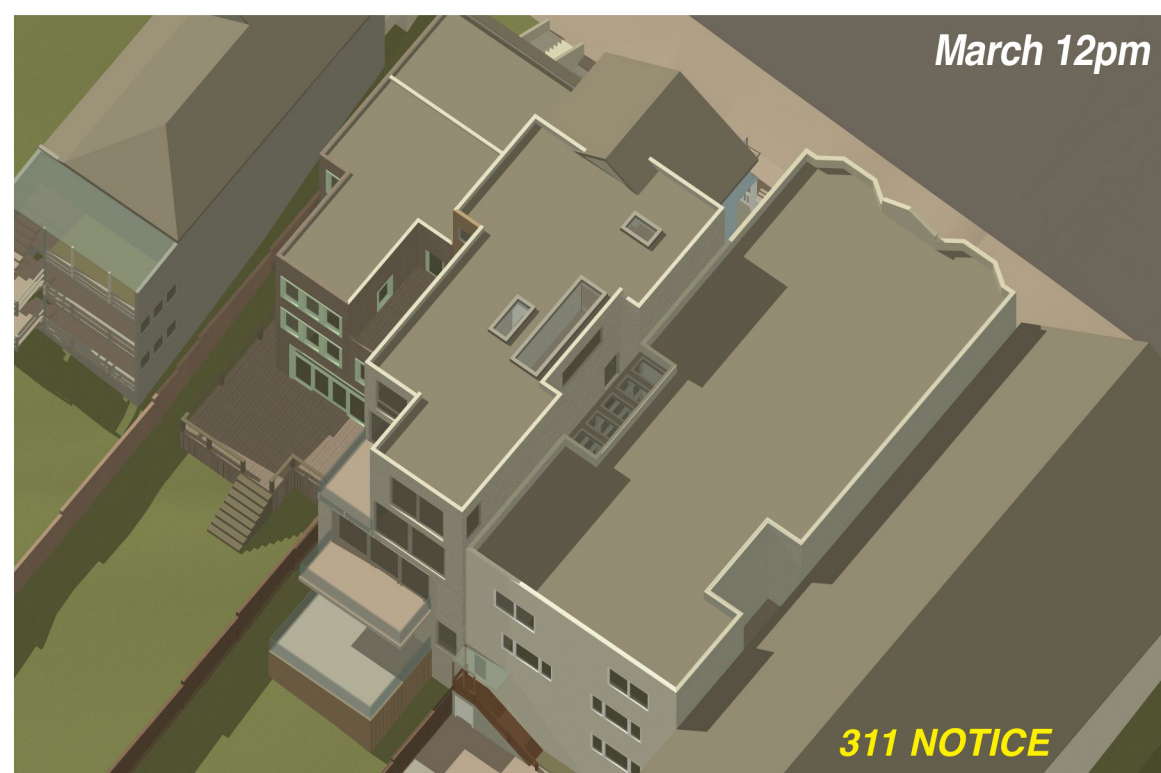
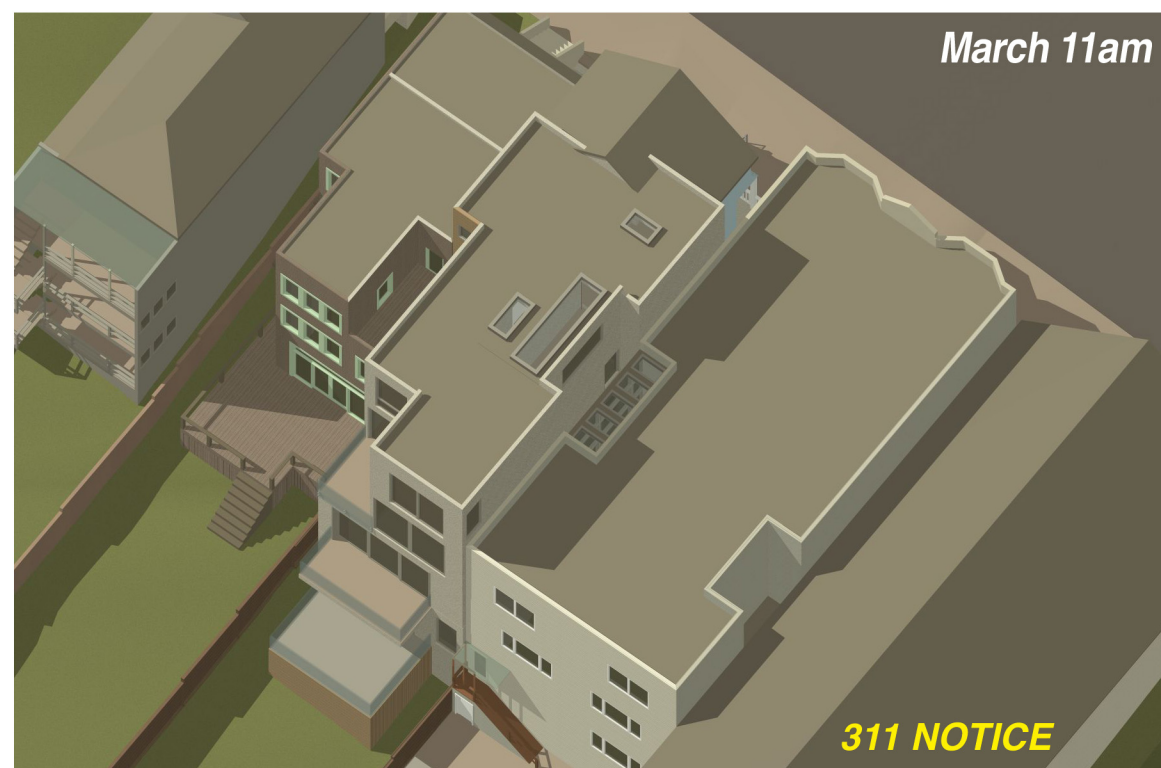
March 9am

**311 NOTICE**



March 9am

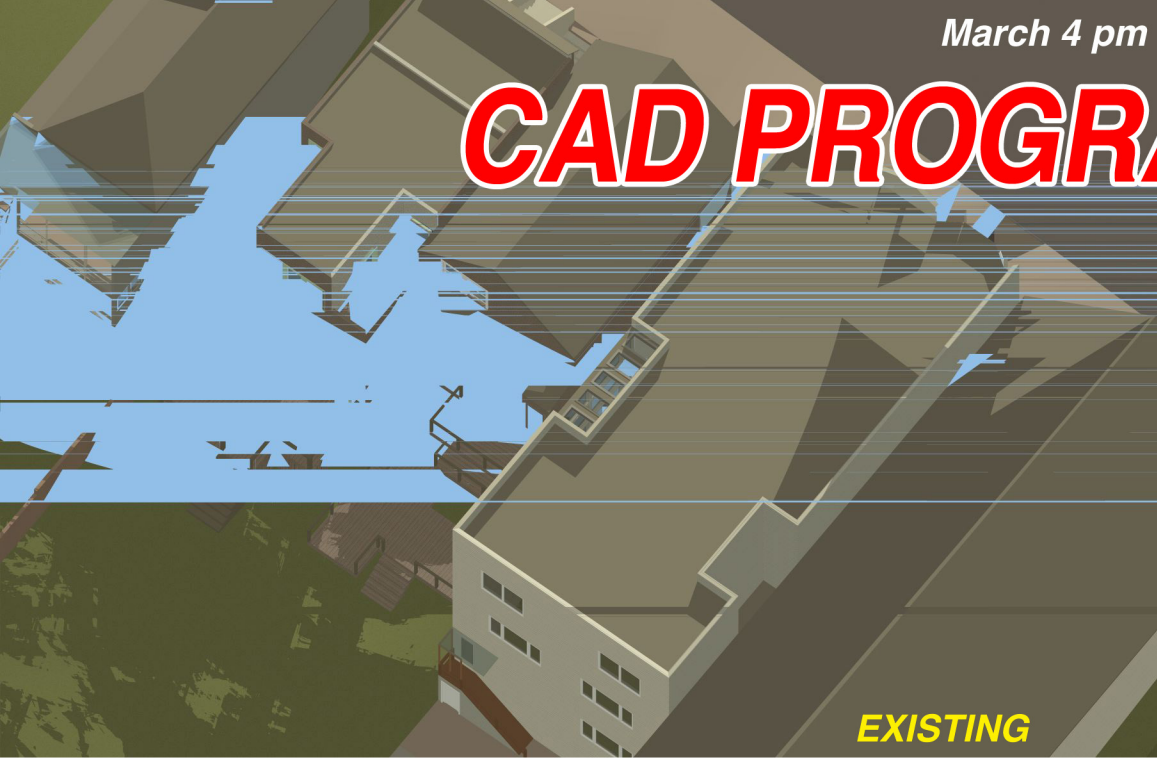
**SLOPED  
ROOF &  
3' RECESS  
TO NORTH**





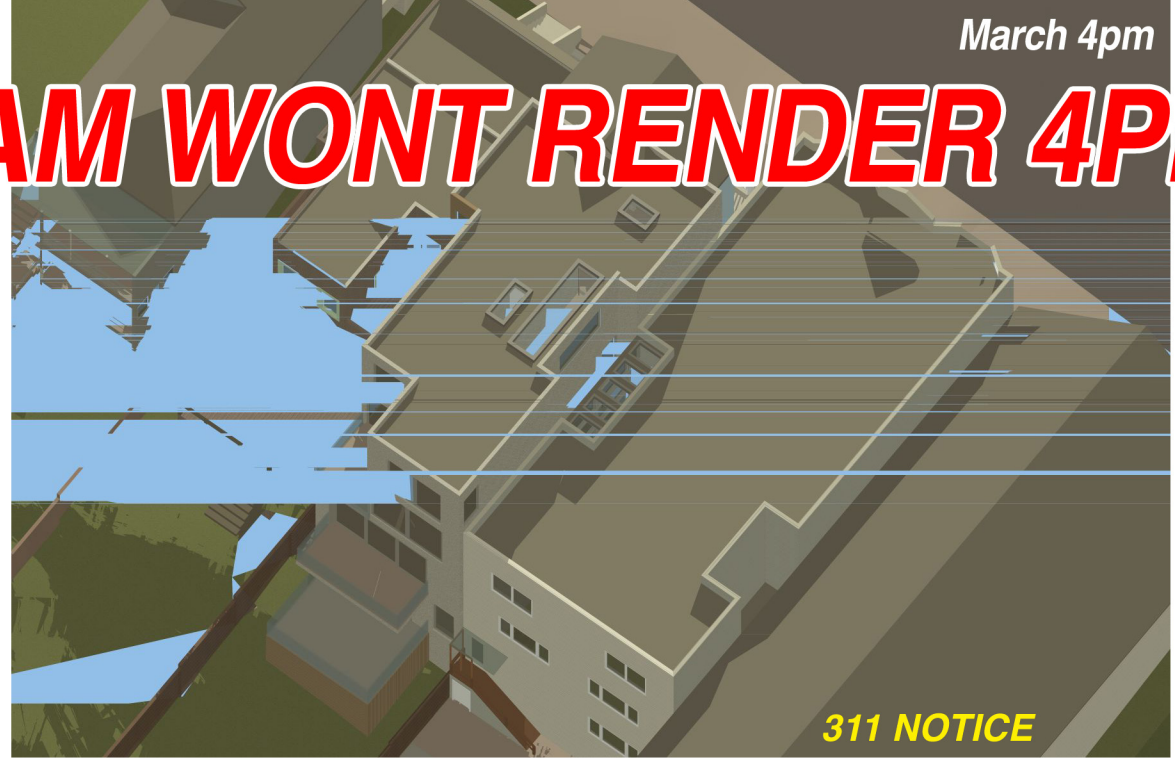
March 4 pm

# CAD PROGRAM WONT RENDER 4PM PROPERLY



EXISTING

March 4pm



311 NOTICE

March 4pm



SLOPED ROOF & 3' RECESS TO NORTH

March 5 pm



EXISTING

March 5pm

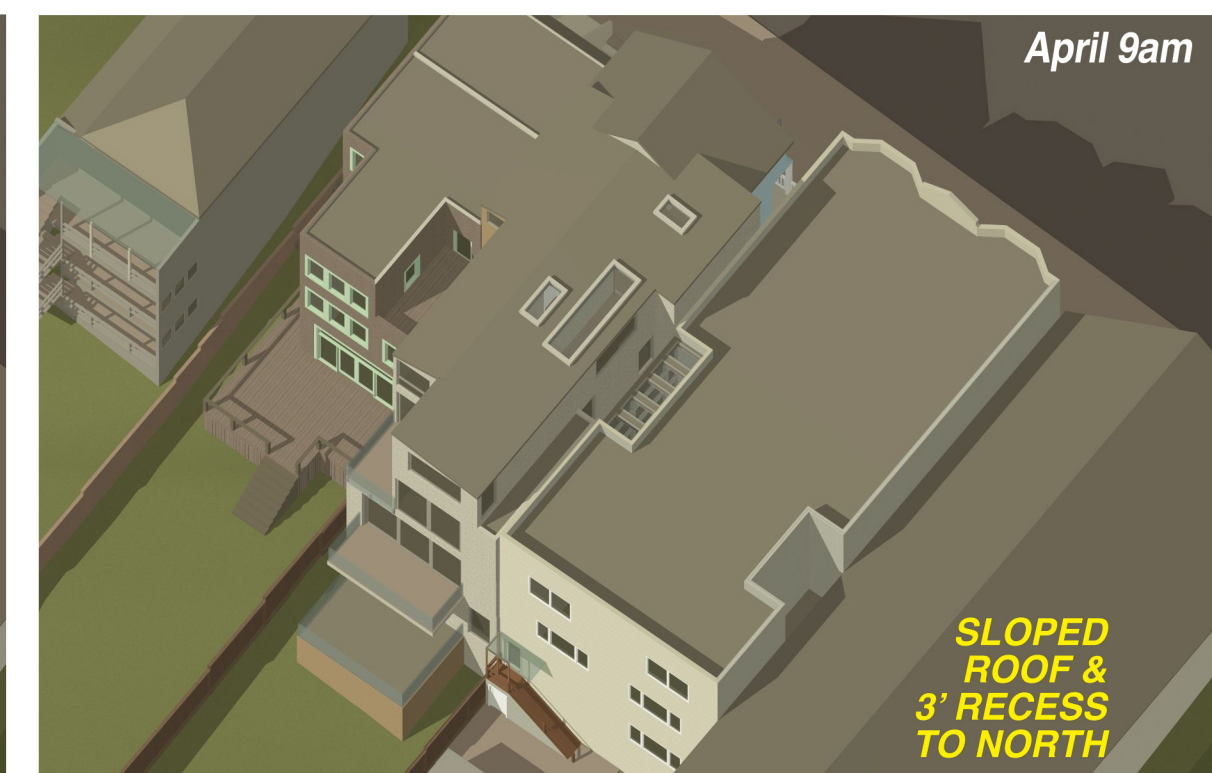
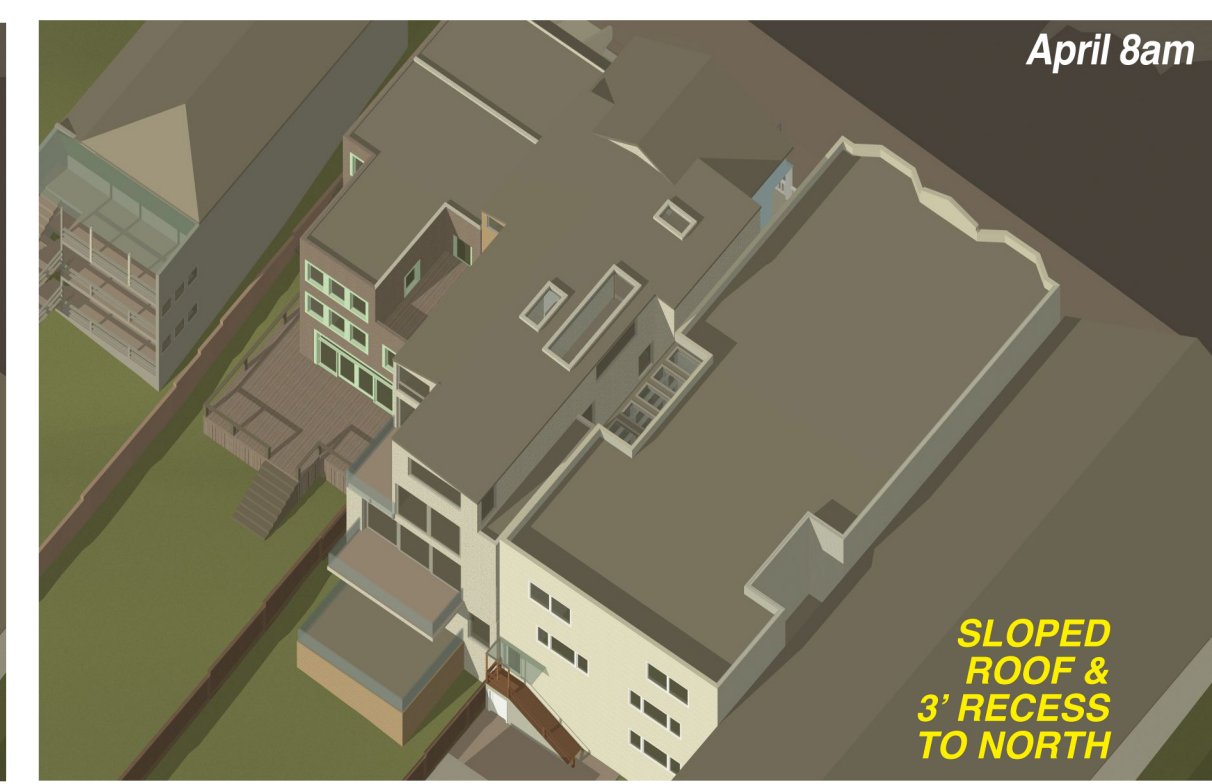
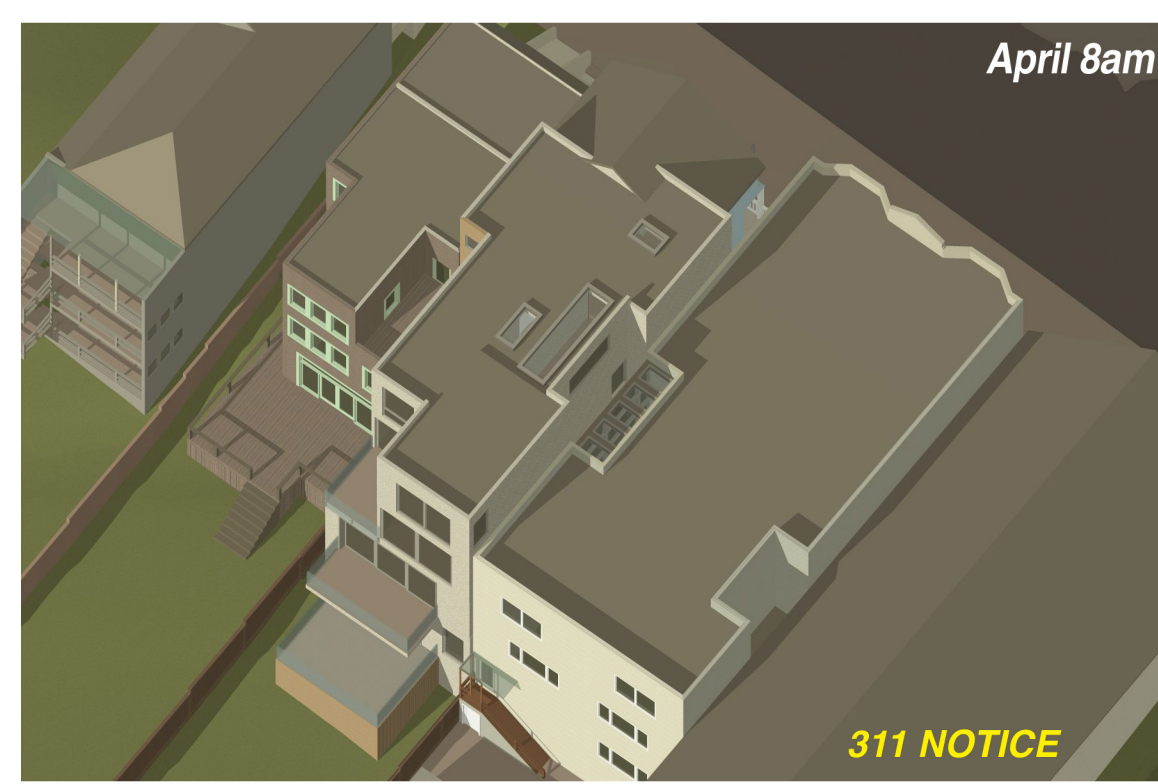


311 NOTICE

March 5pm



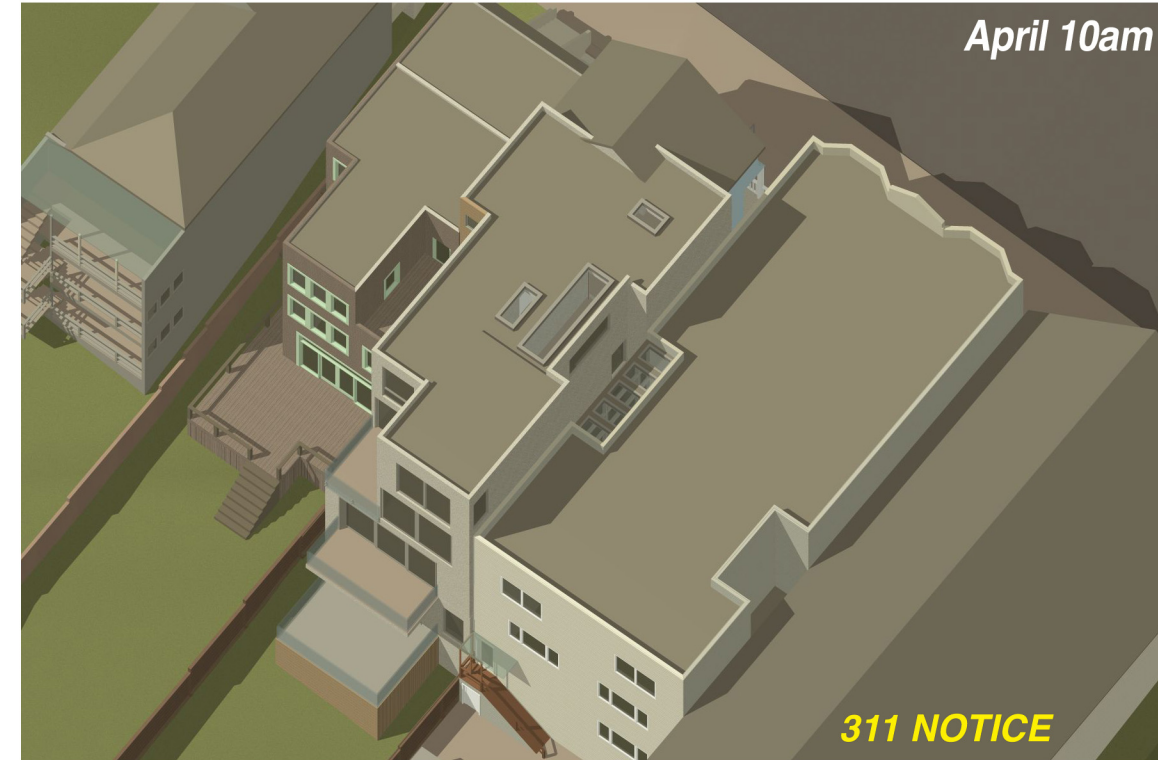
SLOPED ROOF & 3' RECESS TO NORTH





April 10am

EXISTING



April 10am

311 NOTICE



April 10am

SLOPED  
ROOF &  
3' RECESS  
TO NORTH



April 11am

EXISTING



April 11am

311 NOTICE



April 11am

SLOPED  
ROOF &  
3' RECESS  
TO NORTH



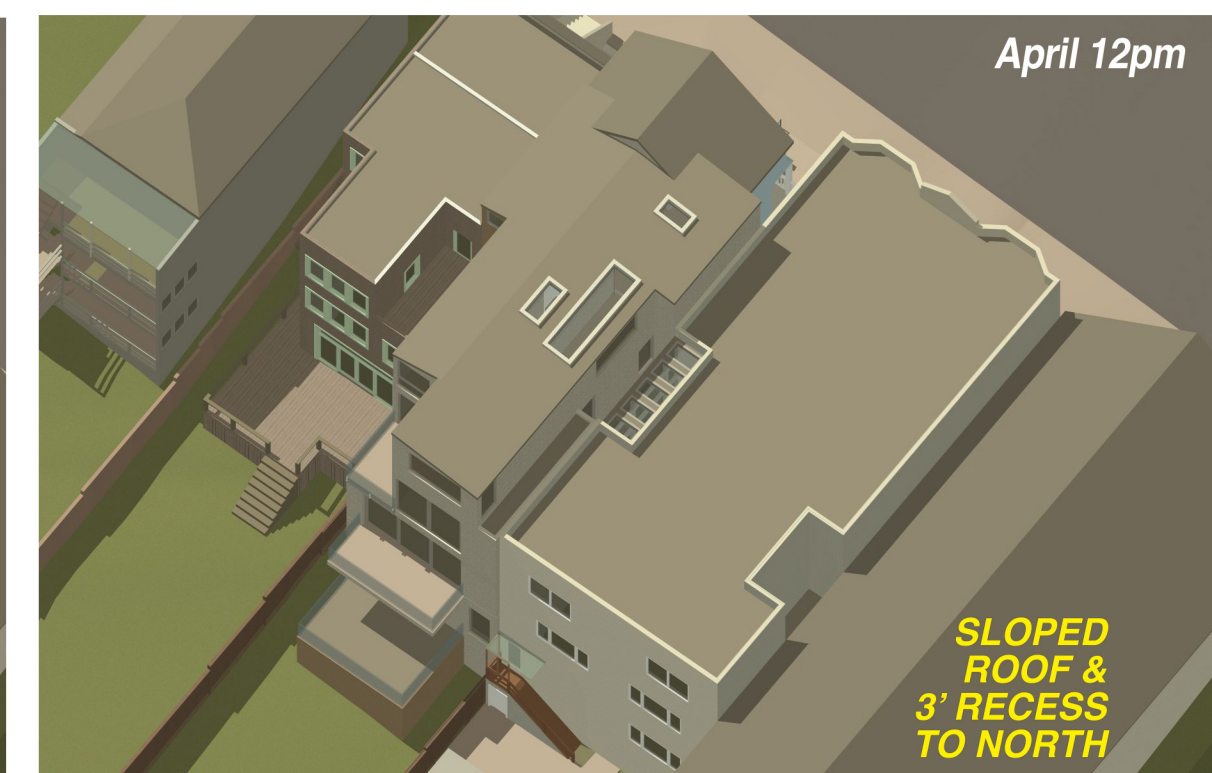
April 12pm

EXISTING



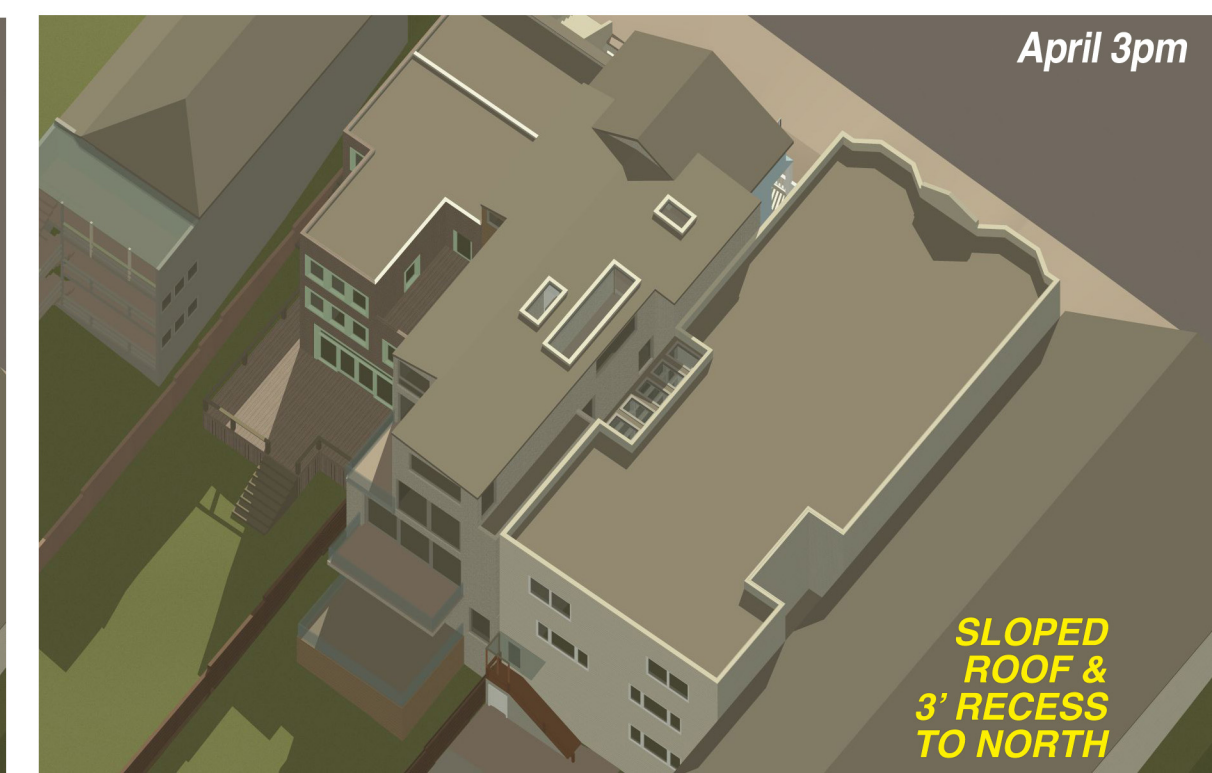
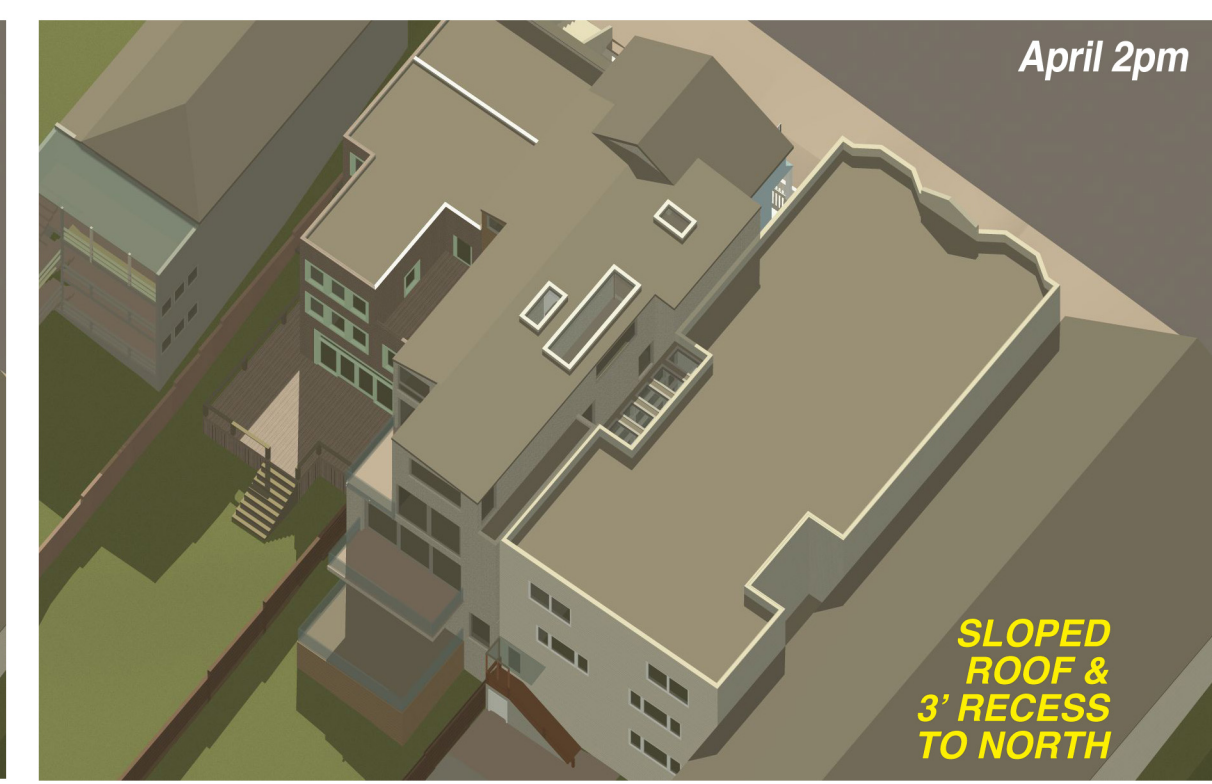
April 12pm

311 NOTICE



April 12pm

SLOPED  
ROOF &  
3' RECESS  
TO NORTH



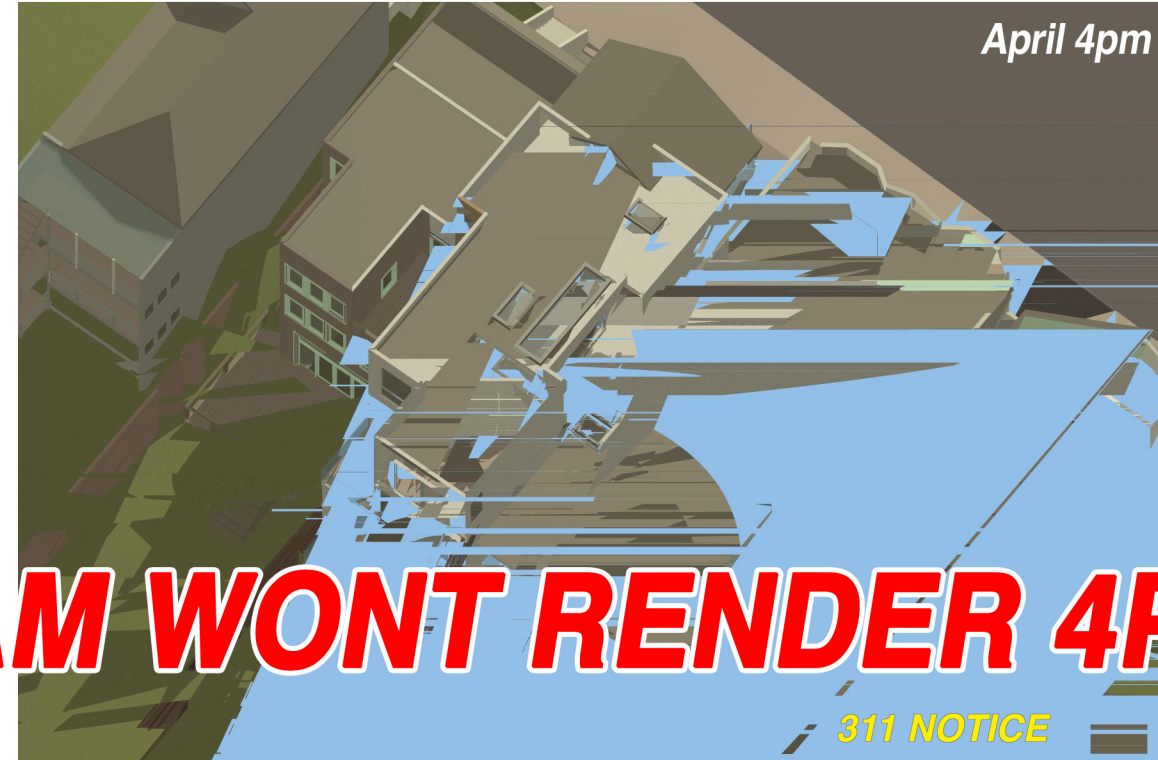




April 4pm

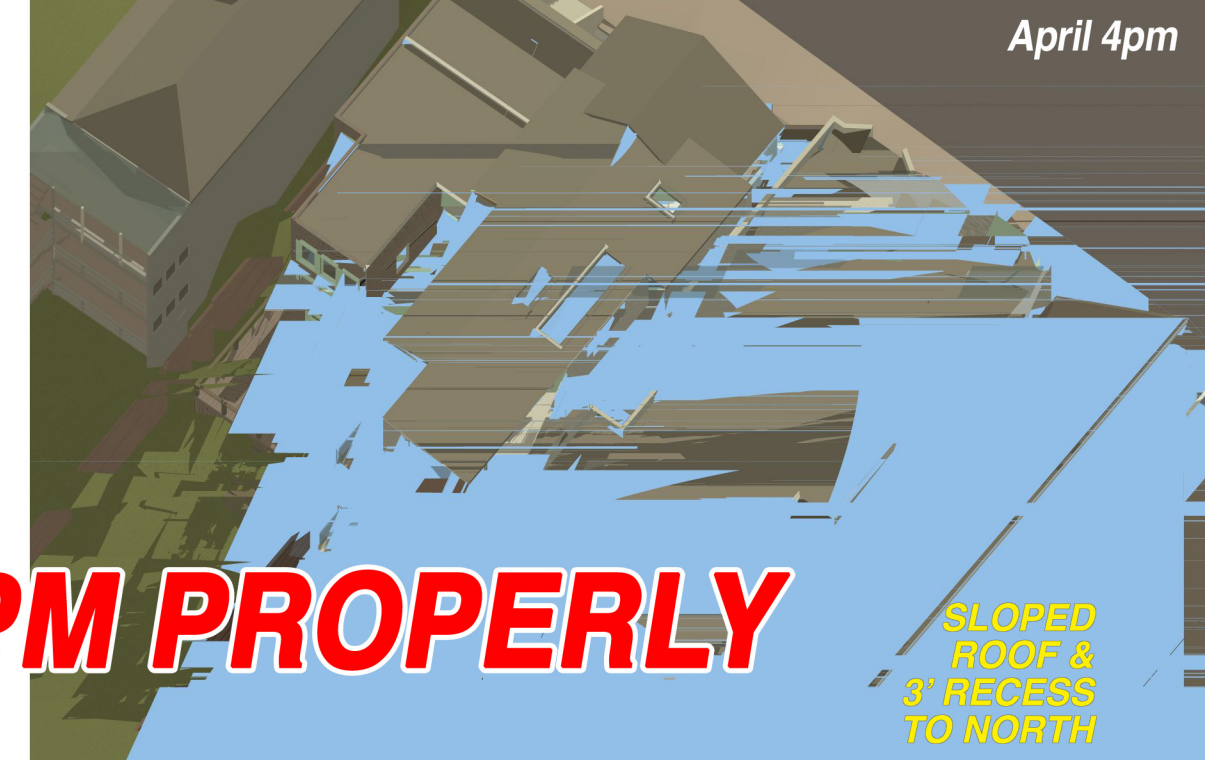
# CAD PROGRAM WONT RENDER 4PM PROPERLY

EXISTING



April 4pm

311 NOTICE



April 4pm

SLOPED ROOF & 3' RECESS TO NORTH



April 5pm

EXISTING



May 5pm

311 NOTICE



April 5pm

SLOPED ROOF & 3' RECESS TO NORTH



April 6pm

EXISTING



April 6pm

311 NOTICE



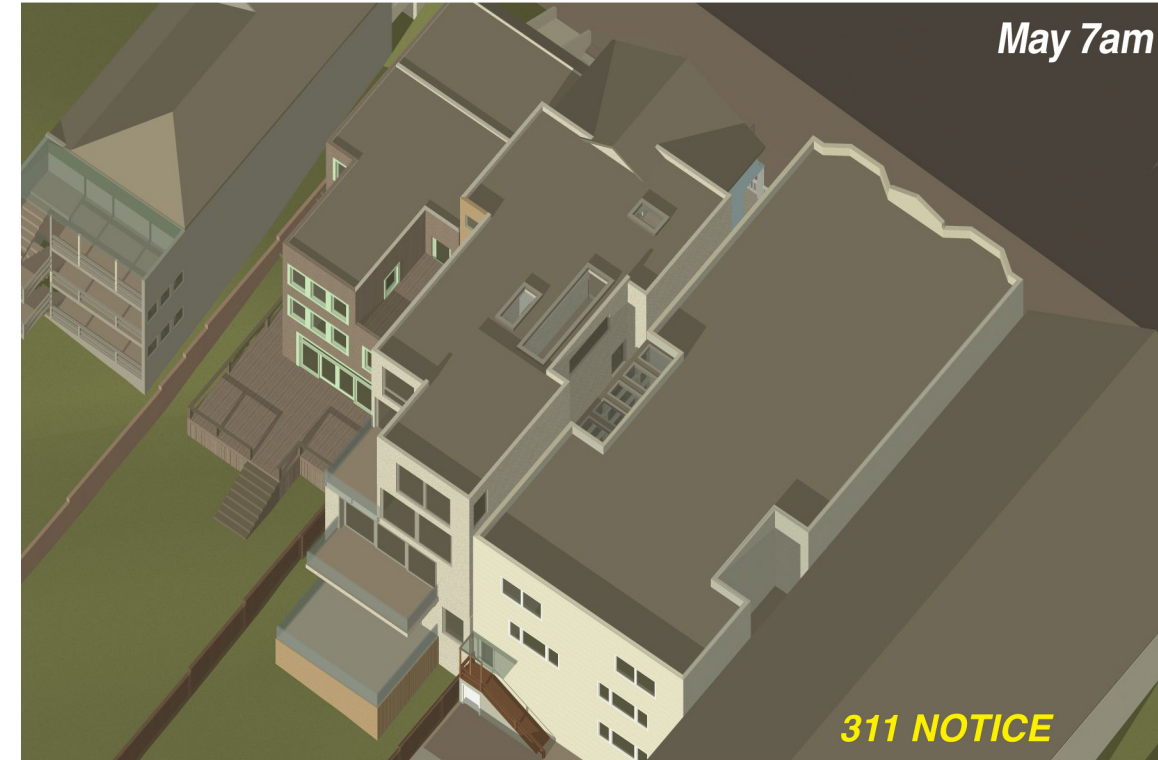
April 6pm

SLOPED ROOF & 3' RECESS TO NORTH



May 7am

EXISTING



May 7am

311 NOTICE



May 7am

SLOPED  
ROOF &  
3' RECESS  
TO NORTH



May 8am

EXISTING



May 8am

311 NOTICE



May 8am

SLOPED  
ROOF &  
3' RECESS  
TO NORTH



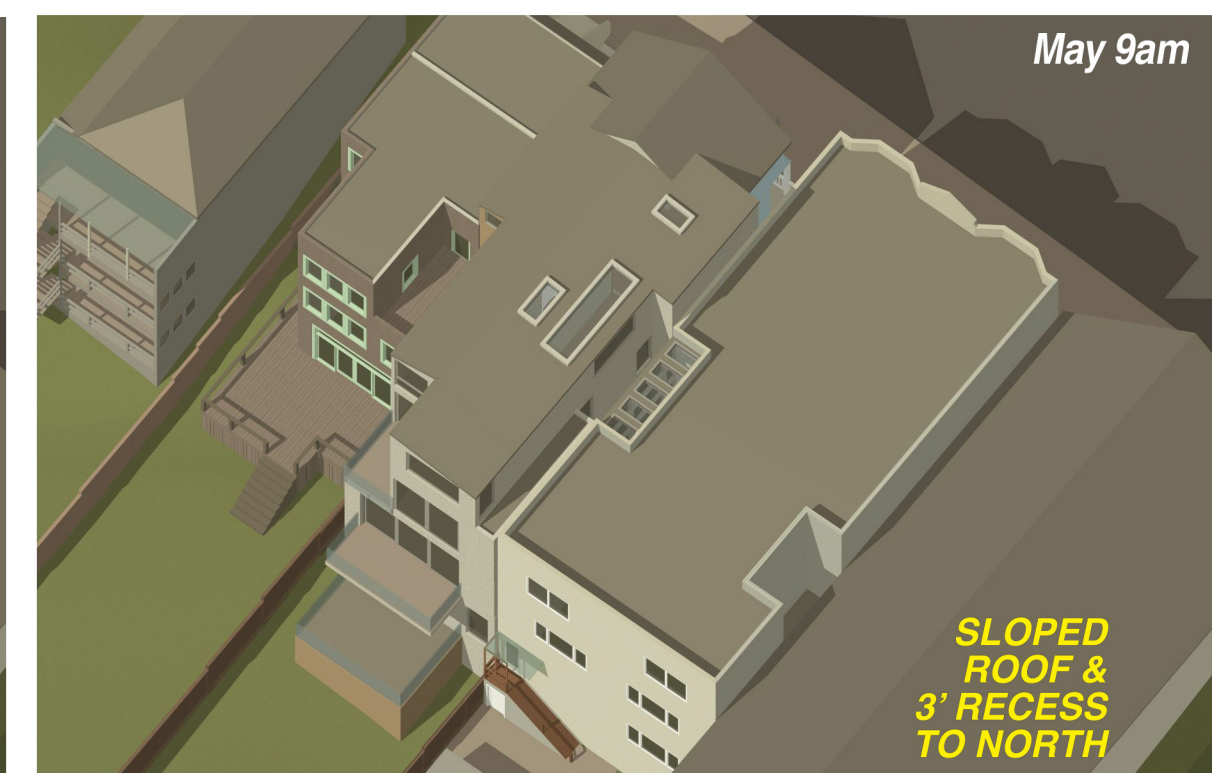
May 9am

EXISTING



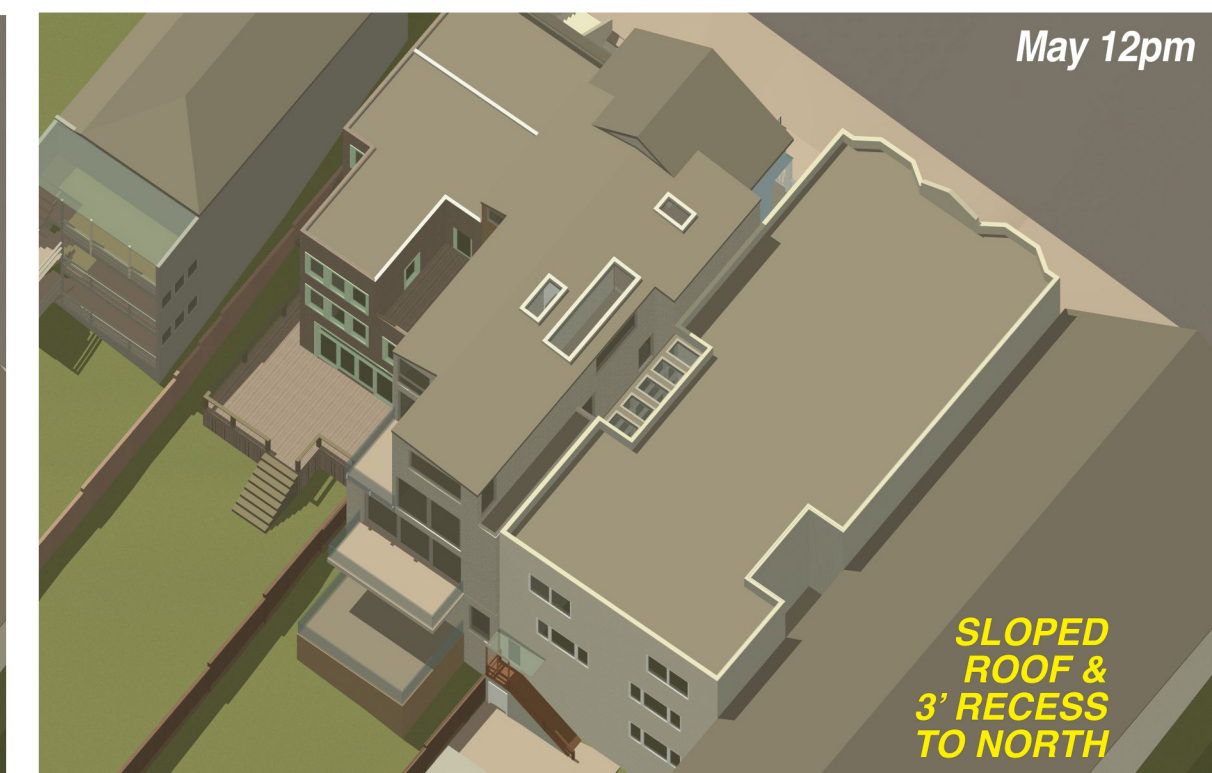
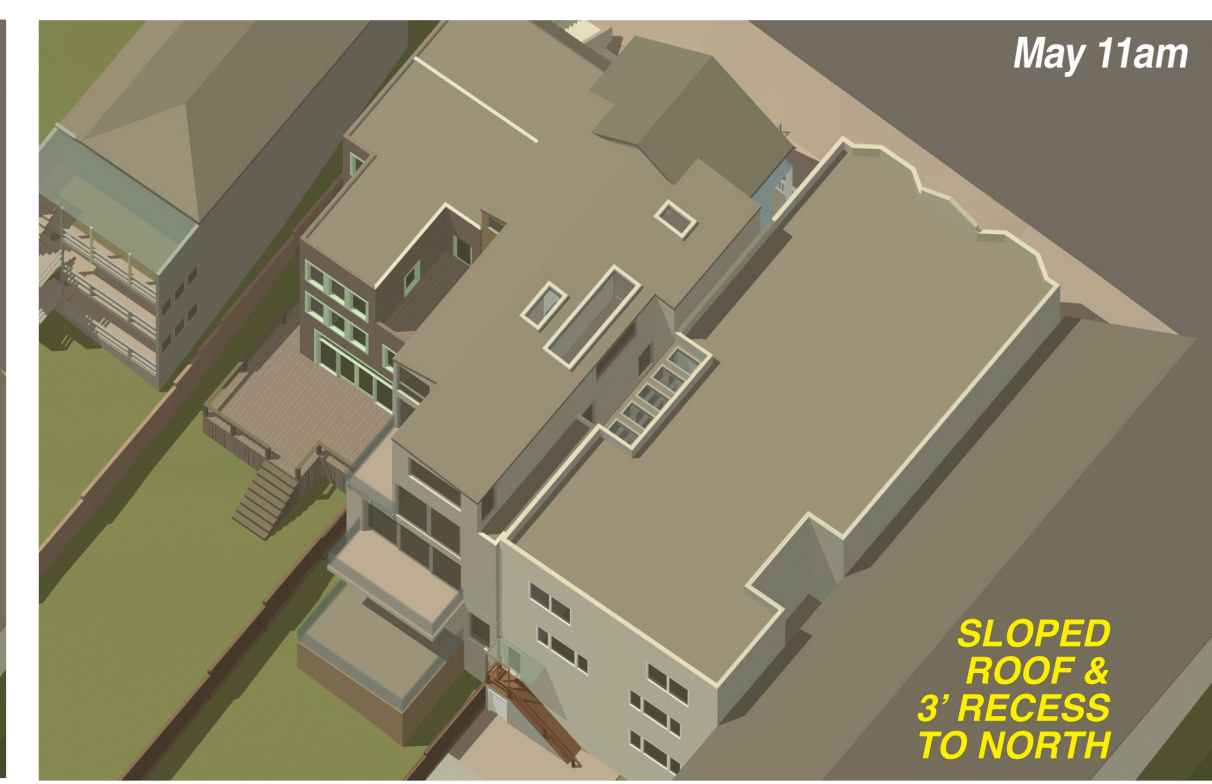
May 9am

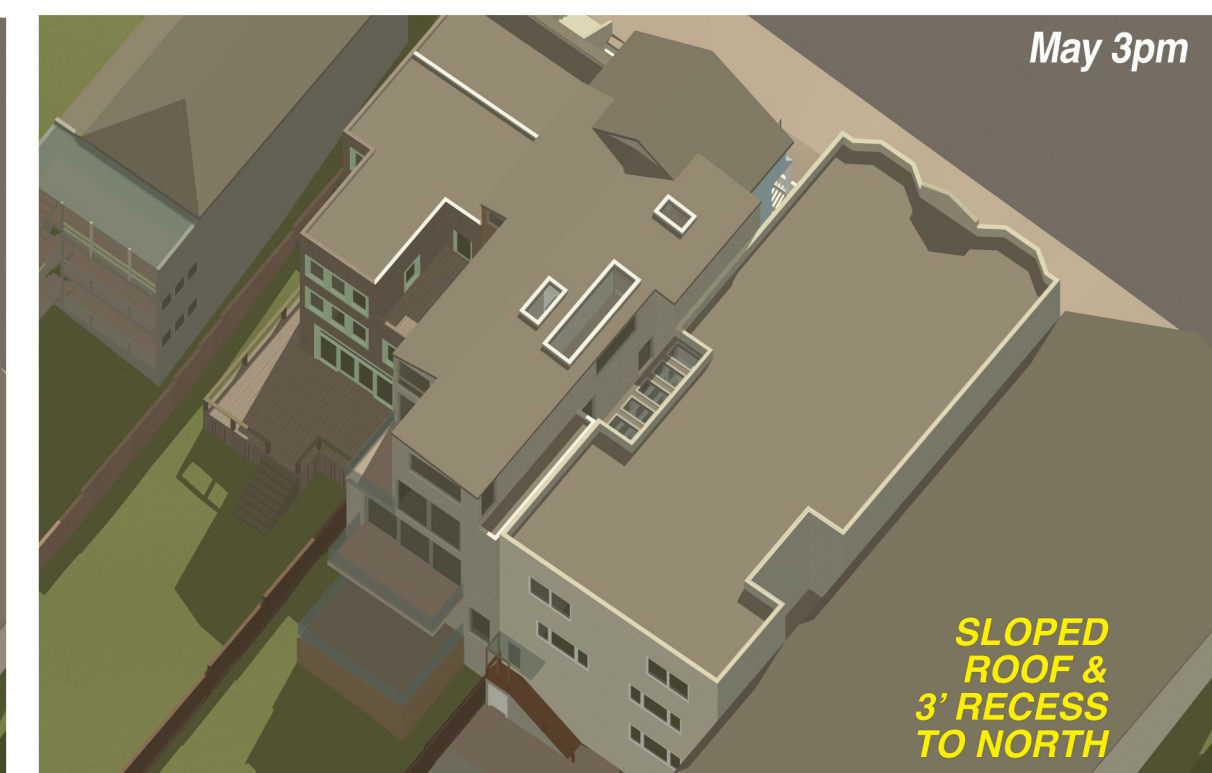
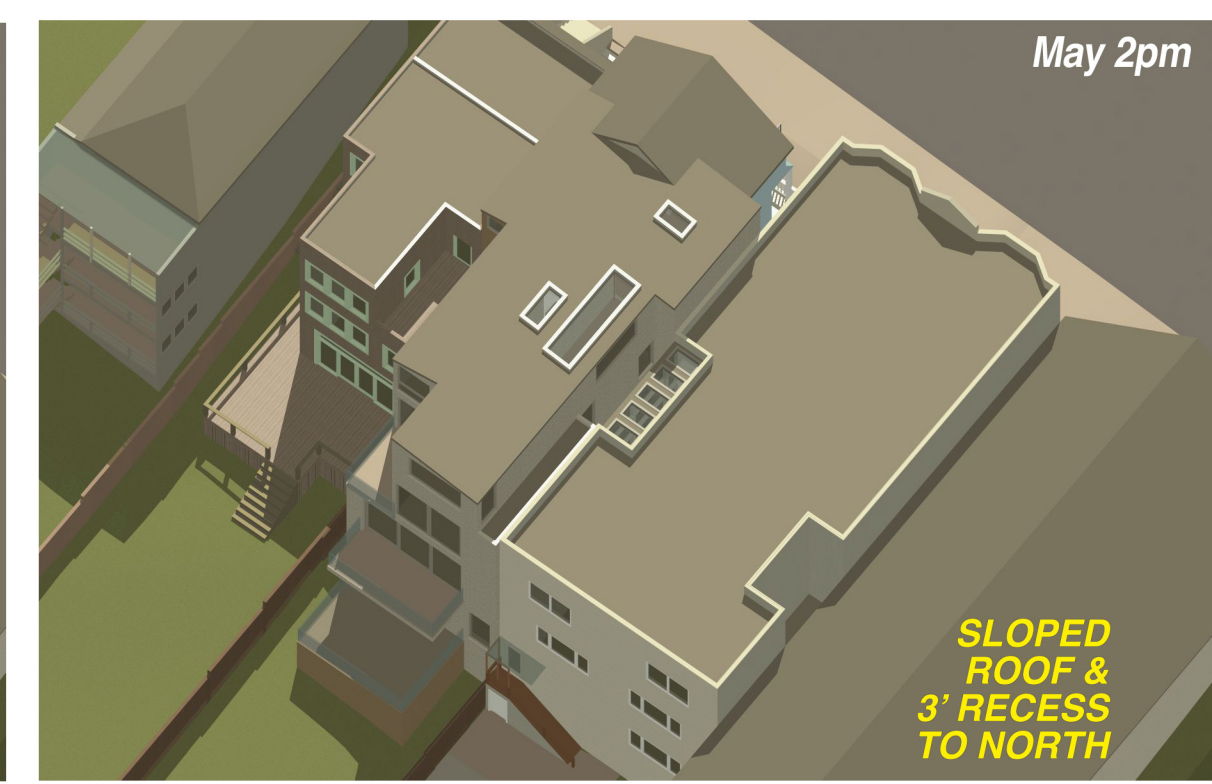
311 NOTICE

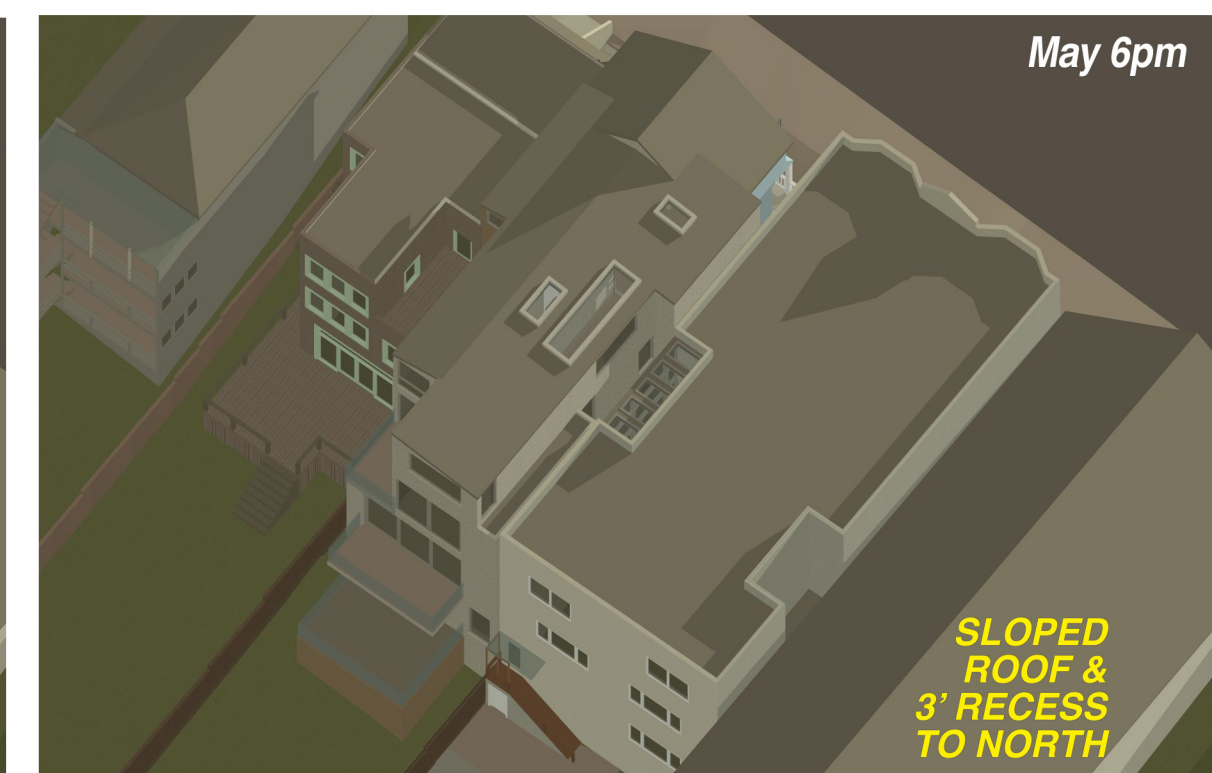
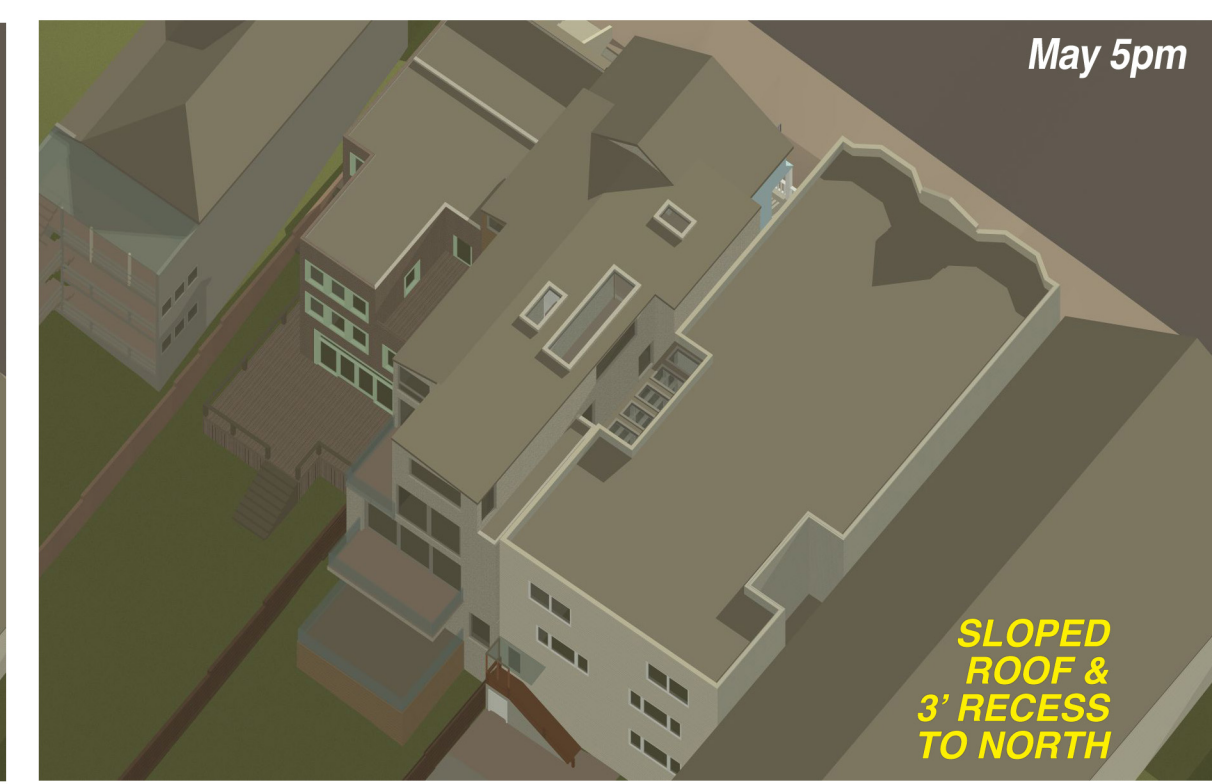


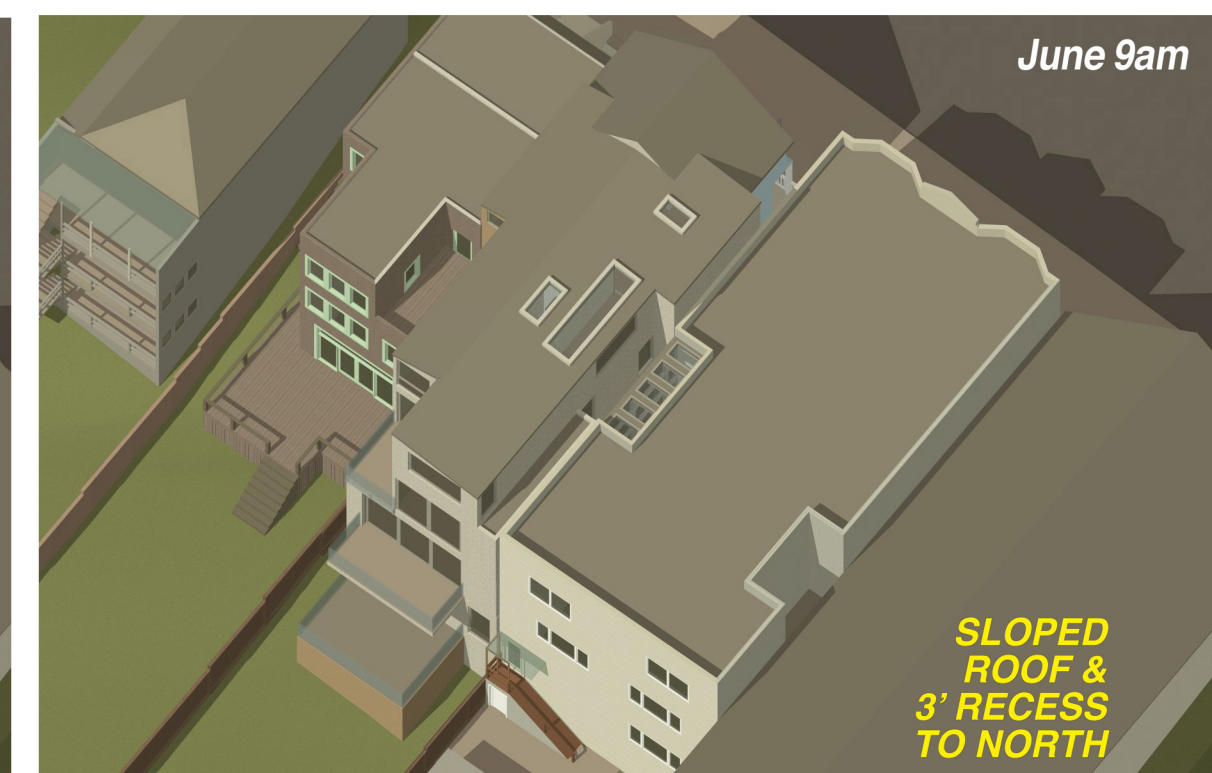
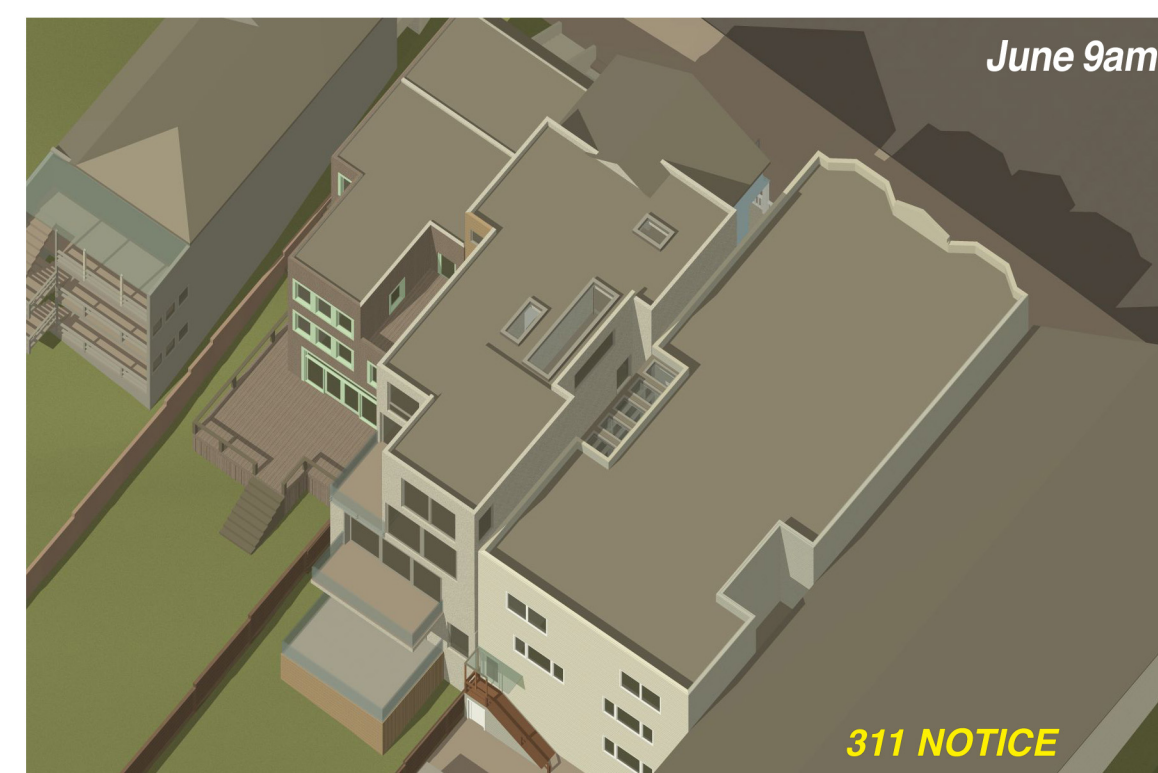
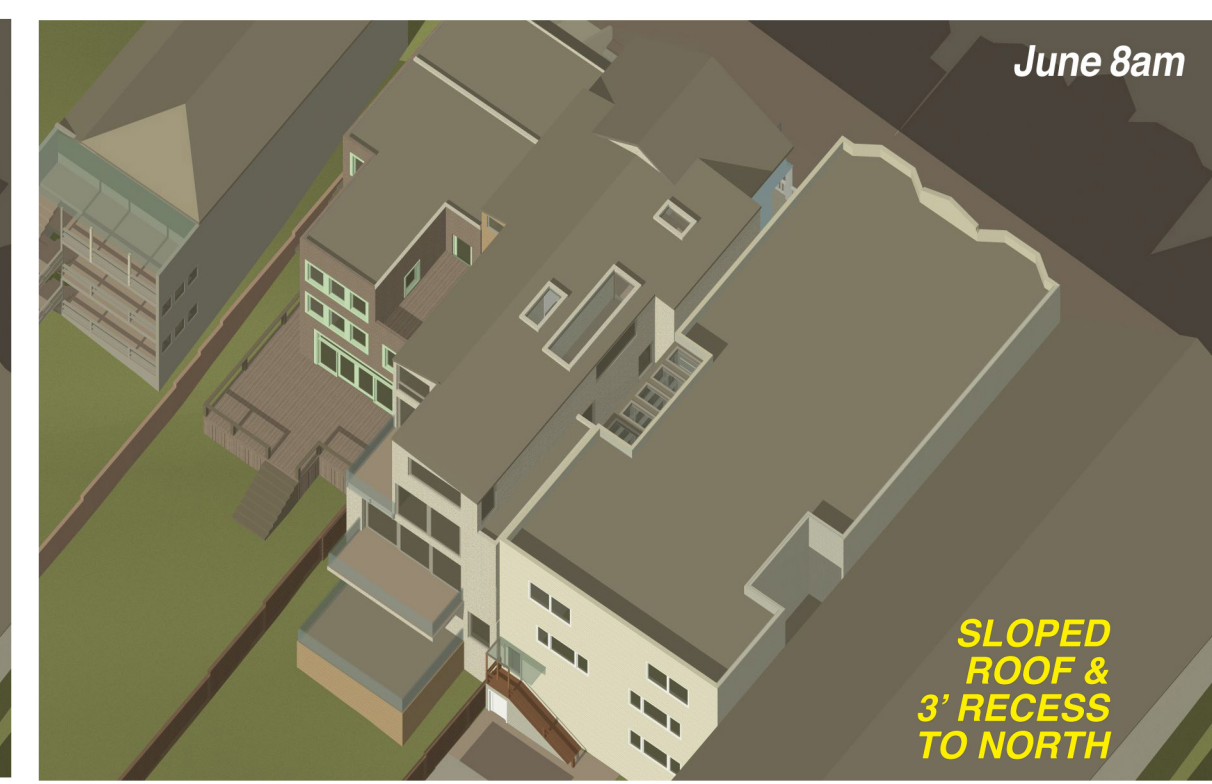
May 9am

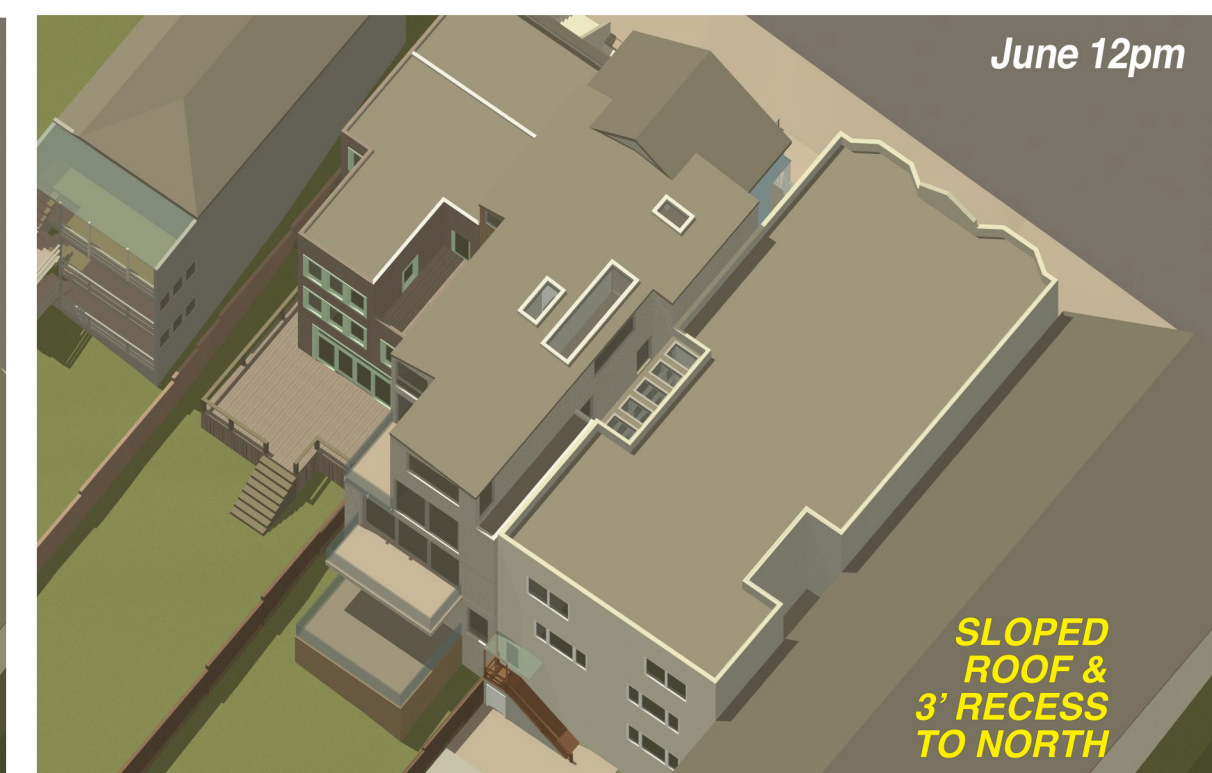
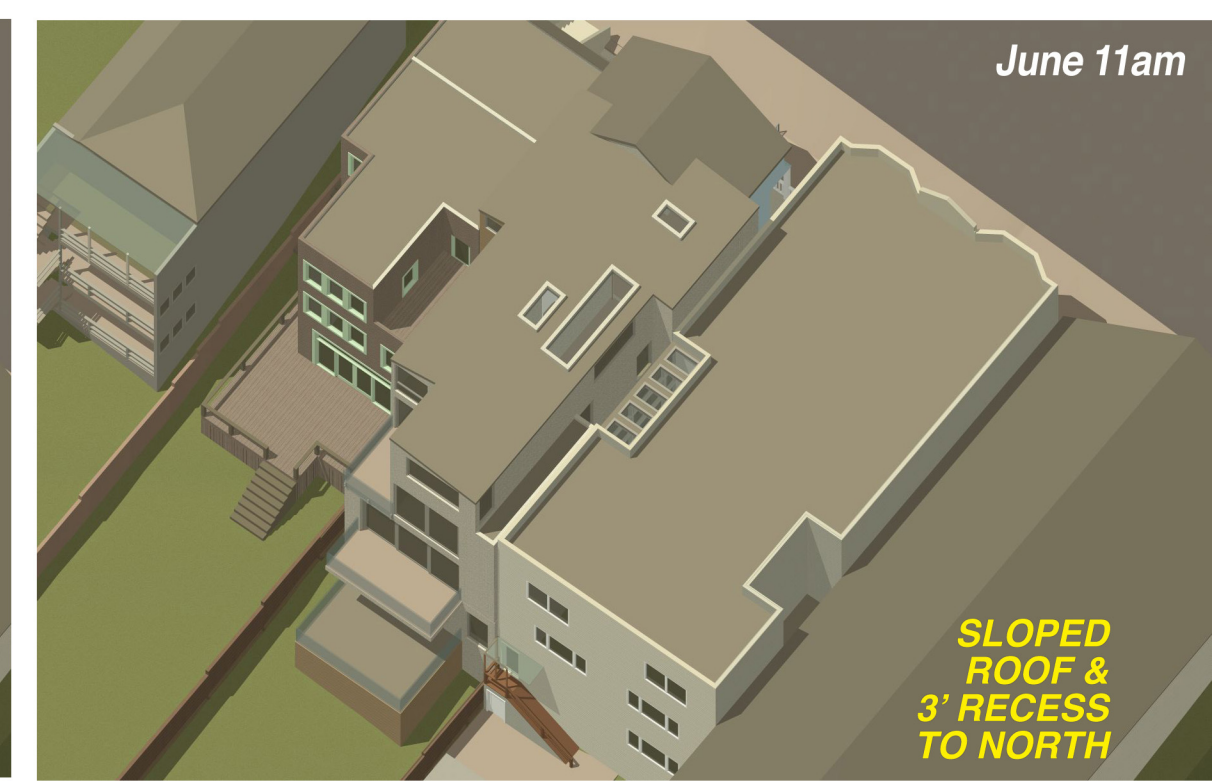
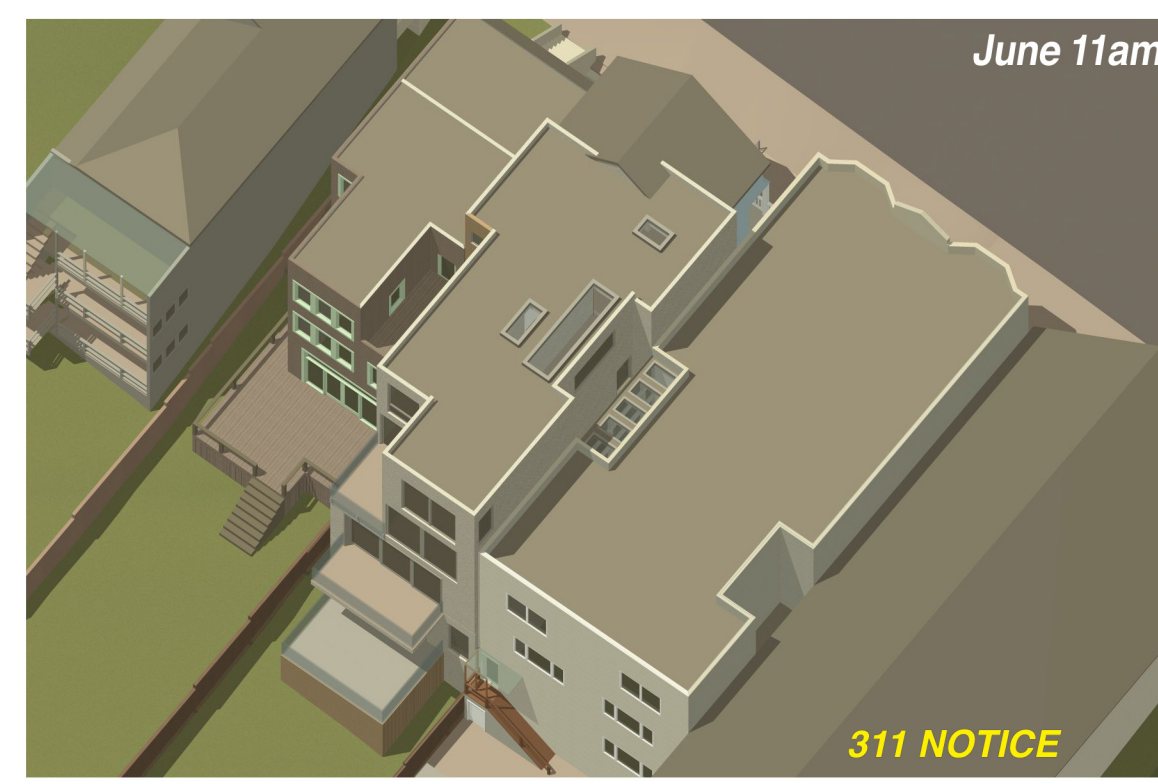
SLOPED  
ROOF &  
3' RECESS  
TO NORTH

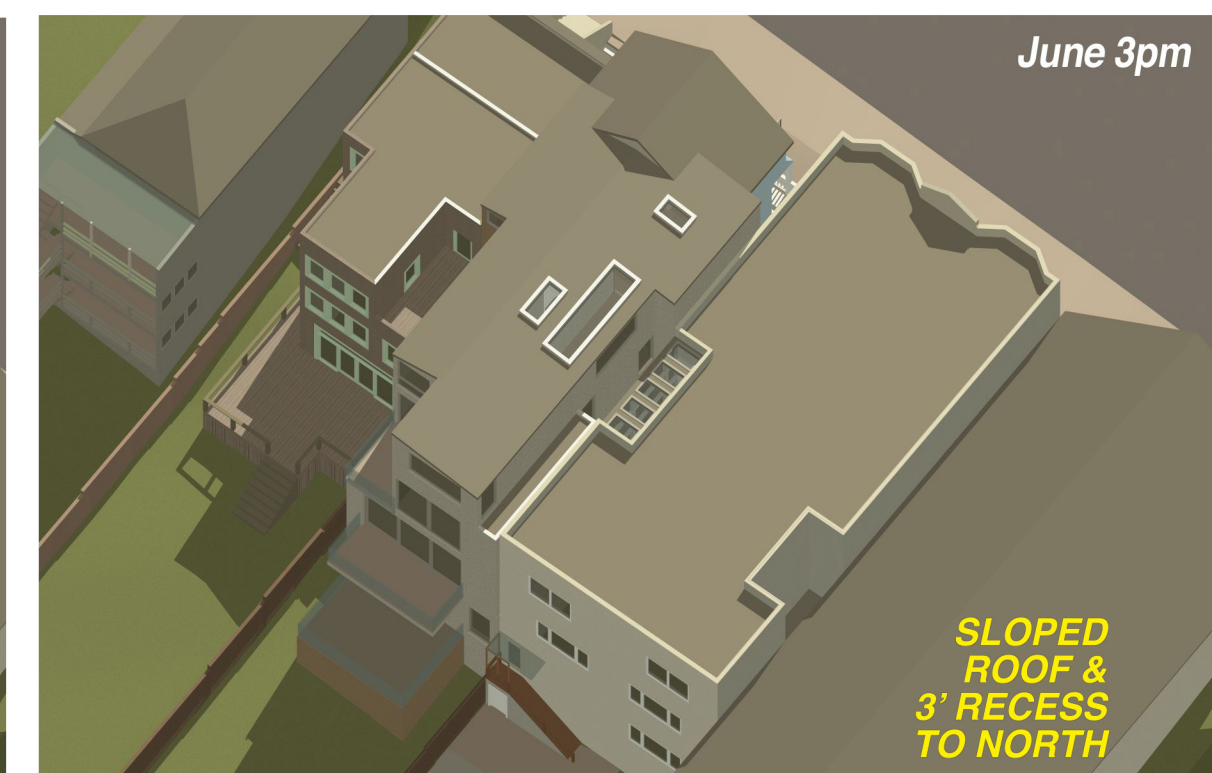
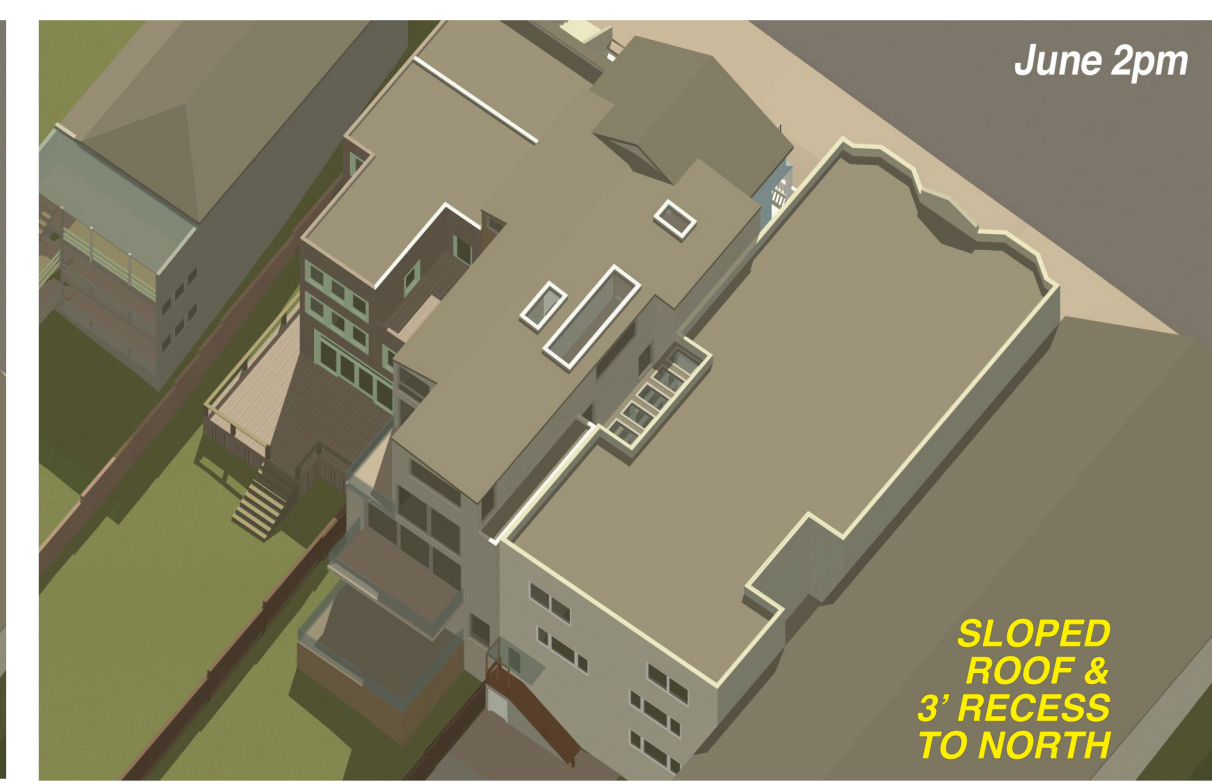




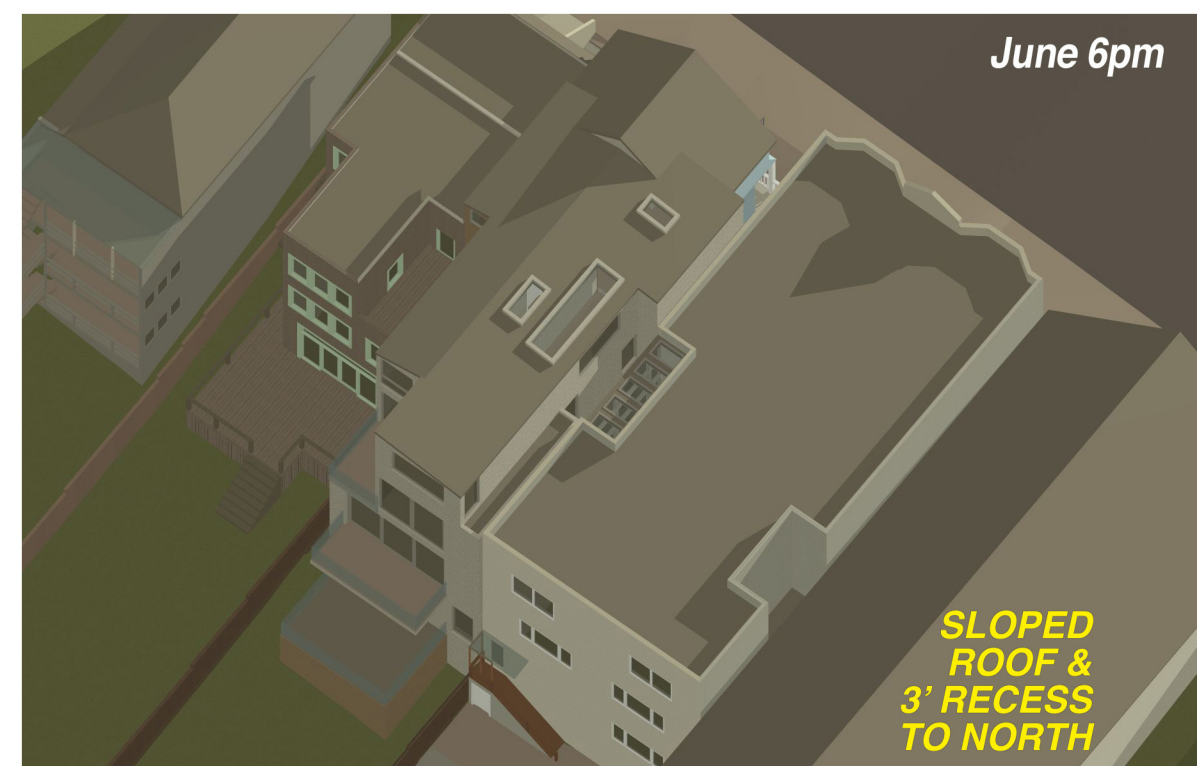
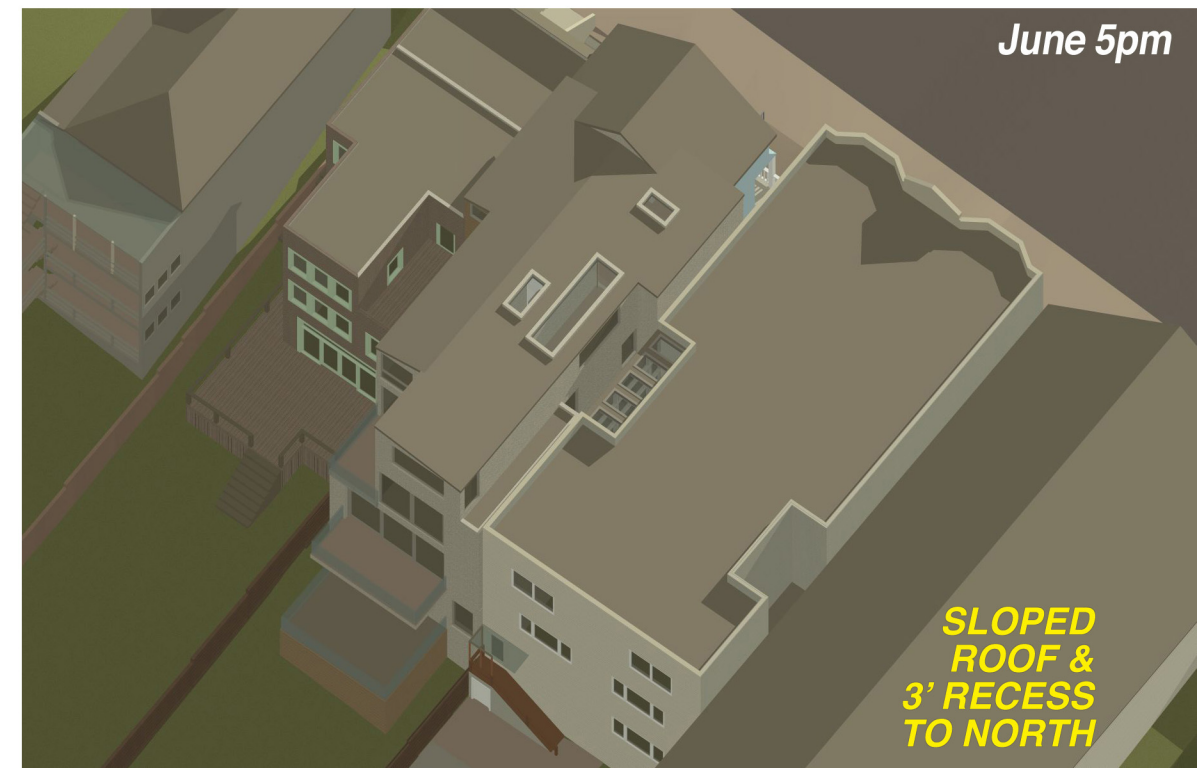


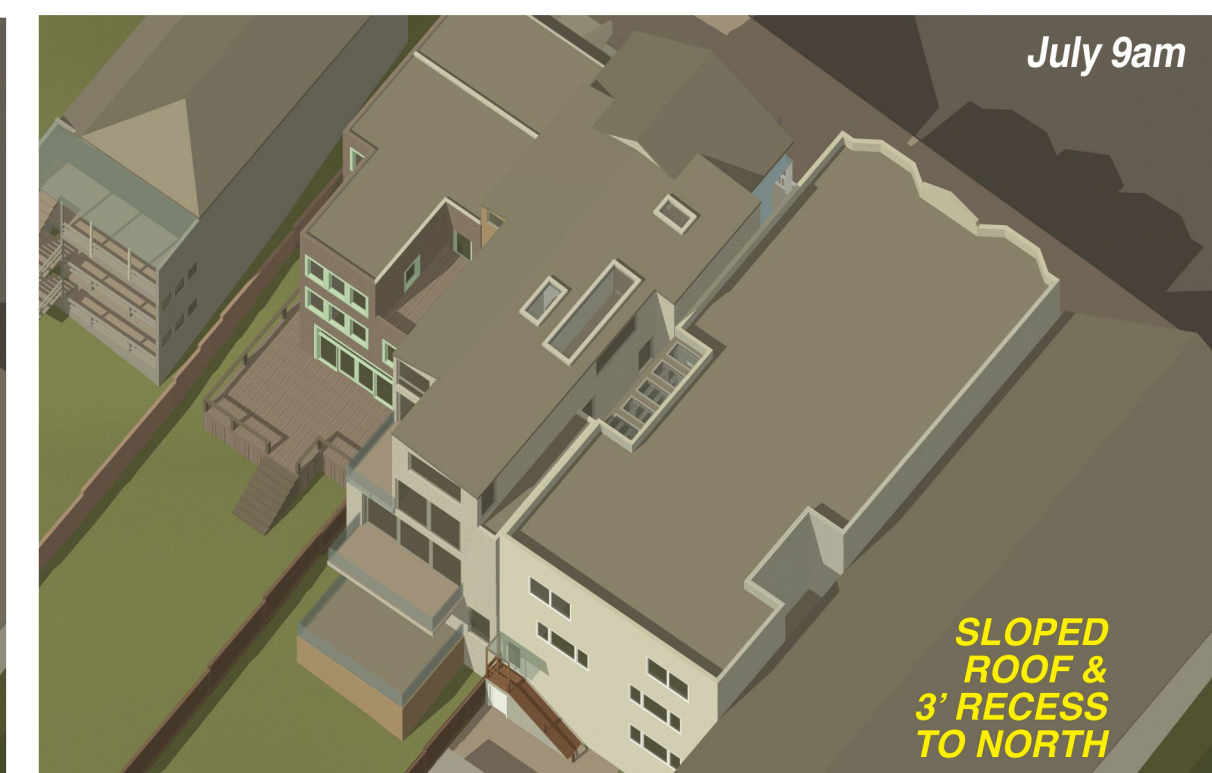
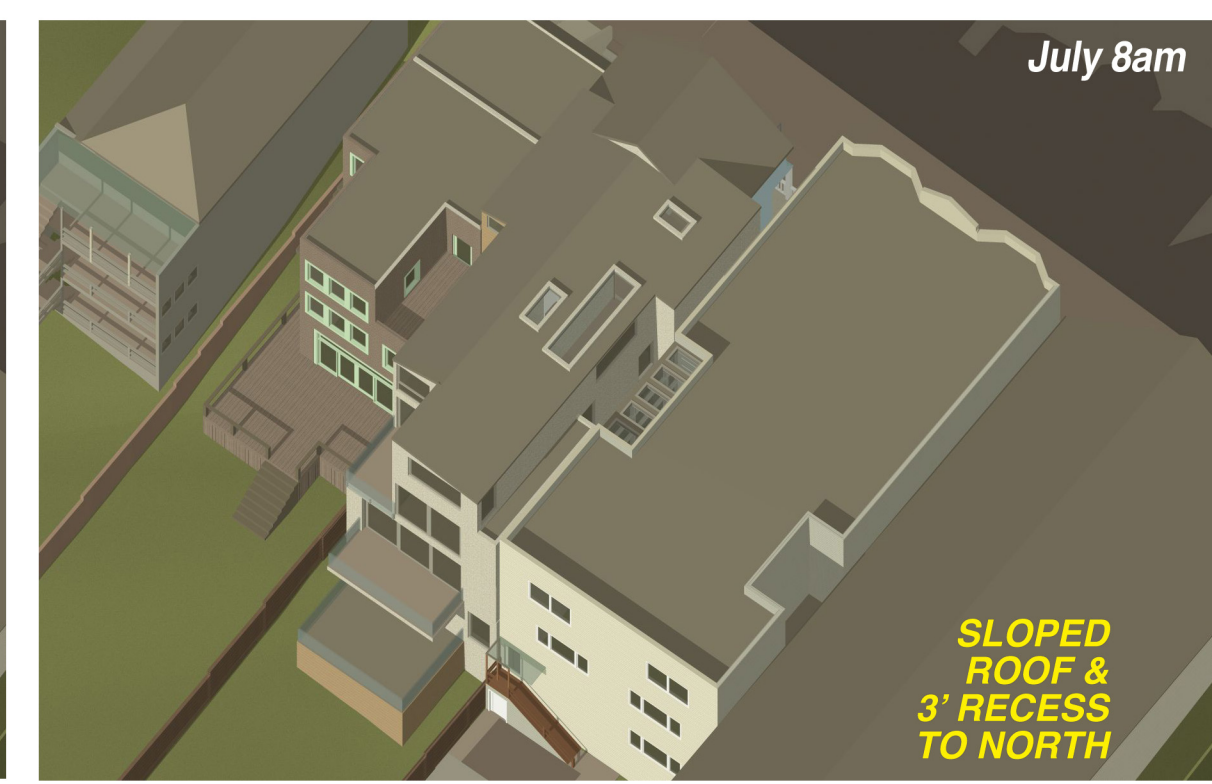


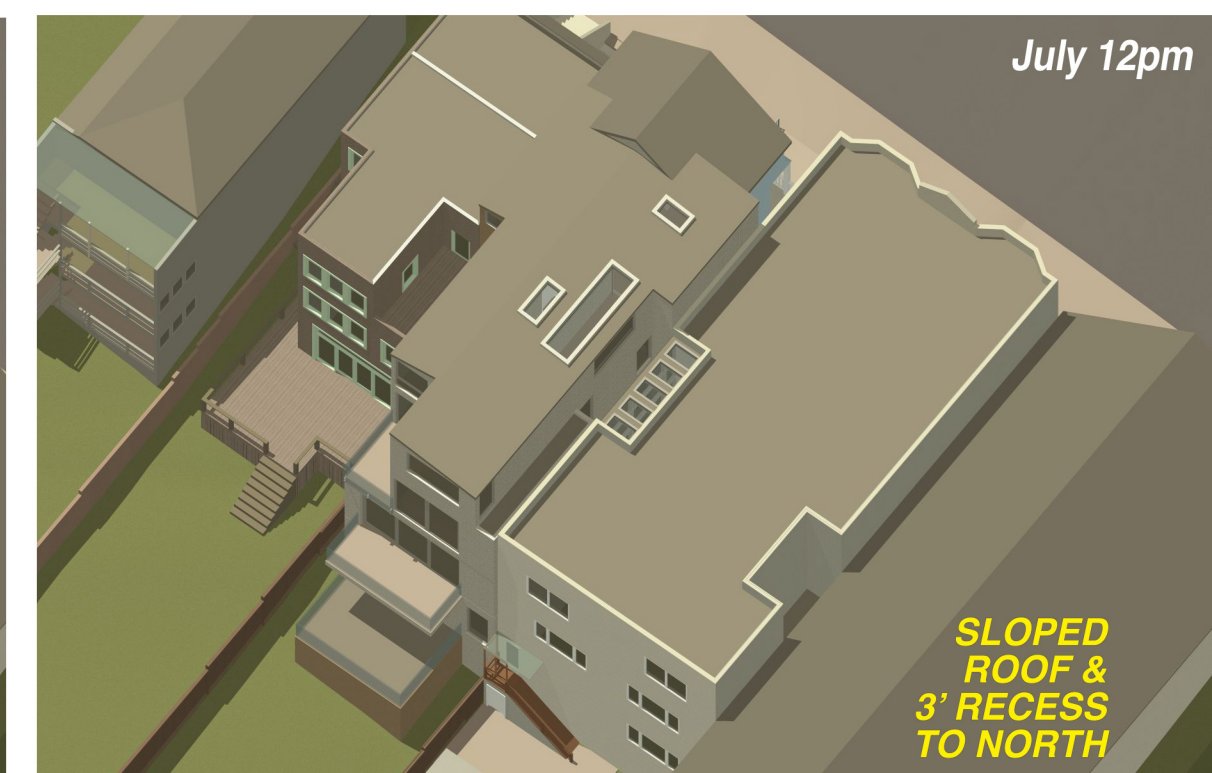
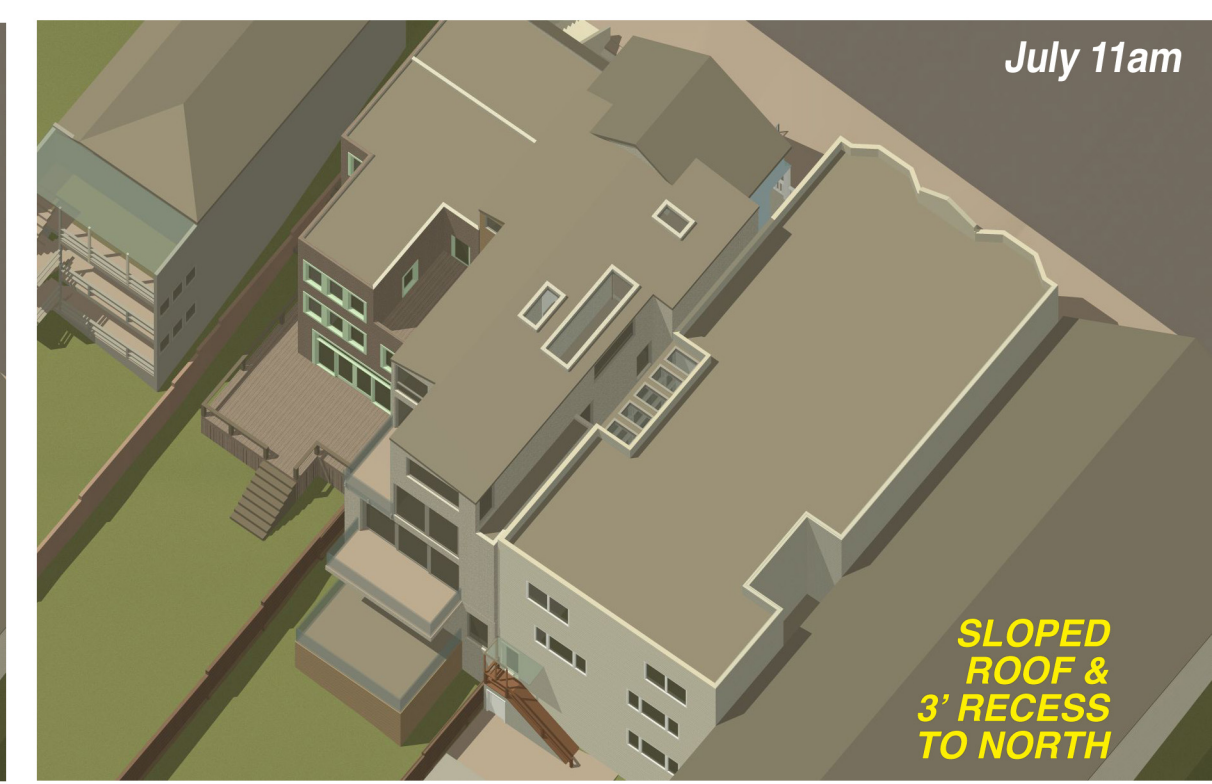


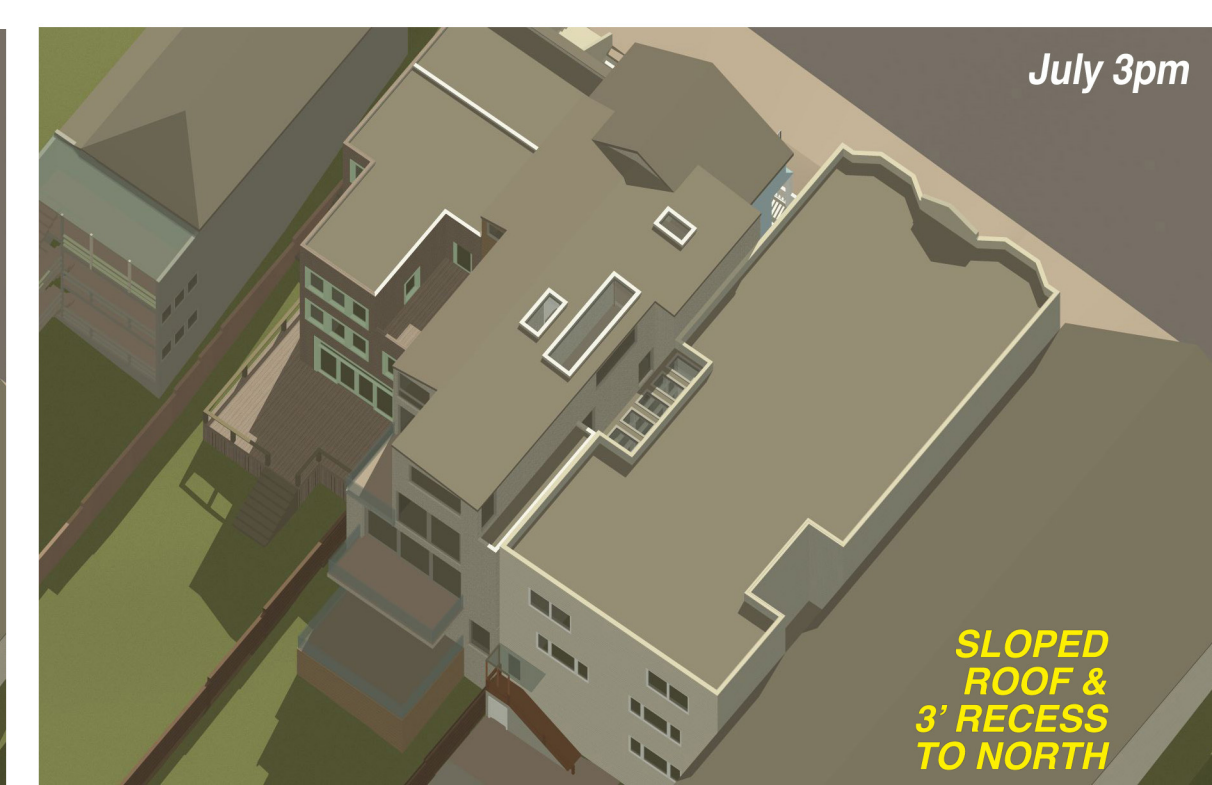
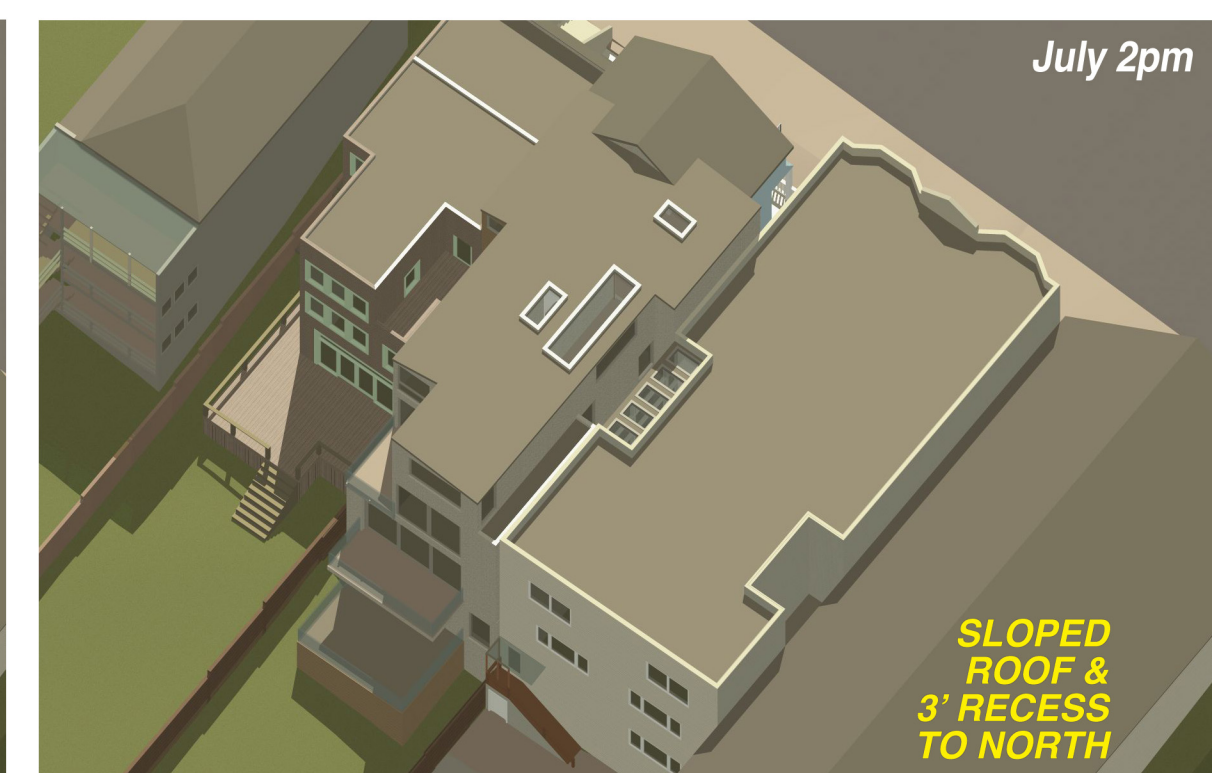


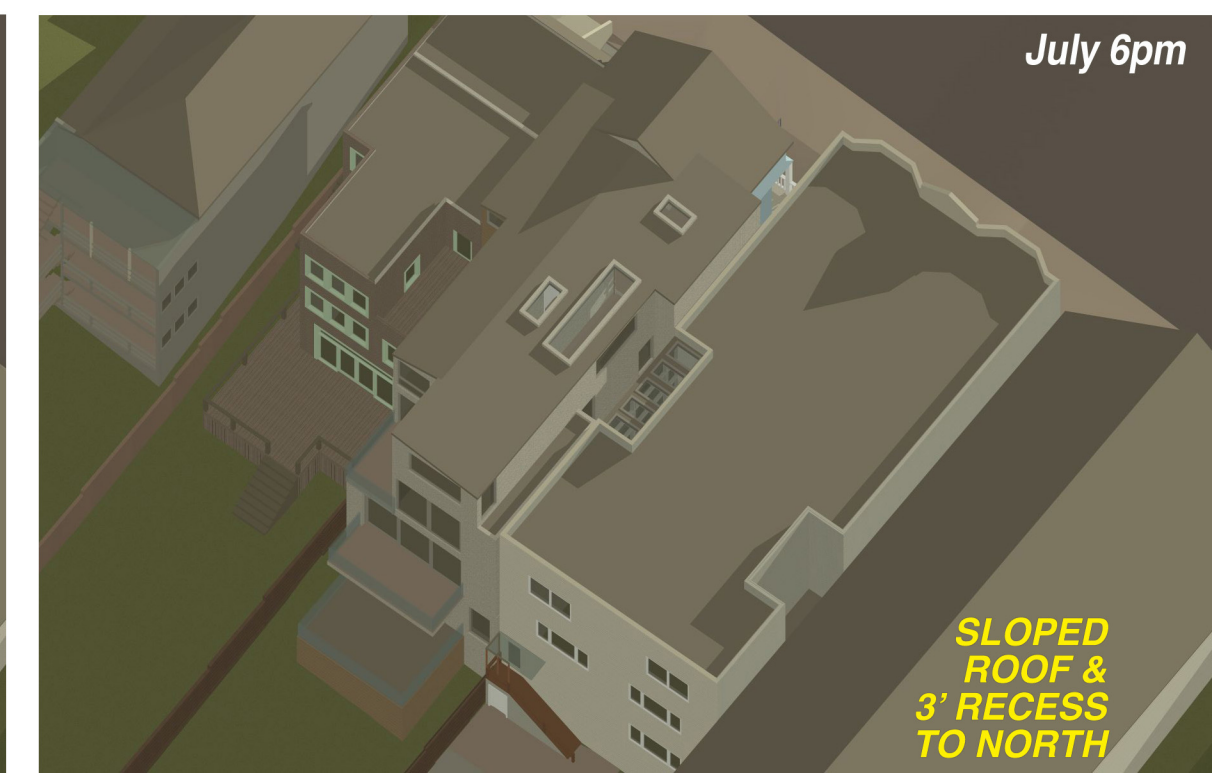
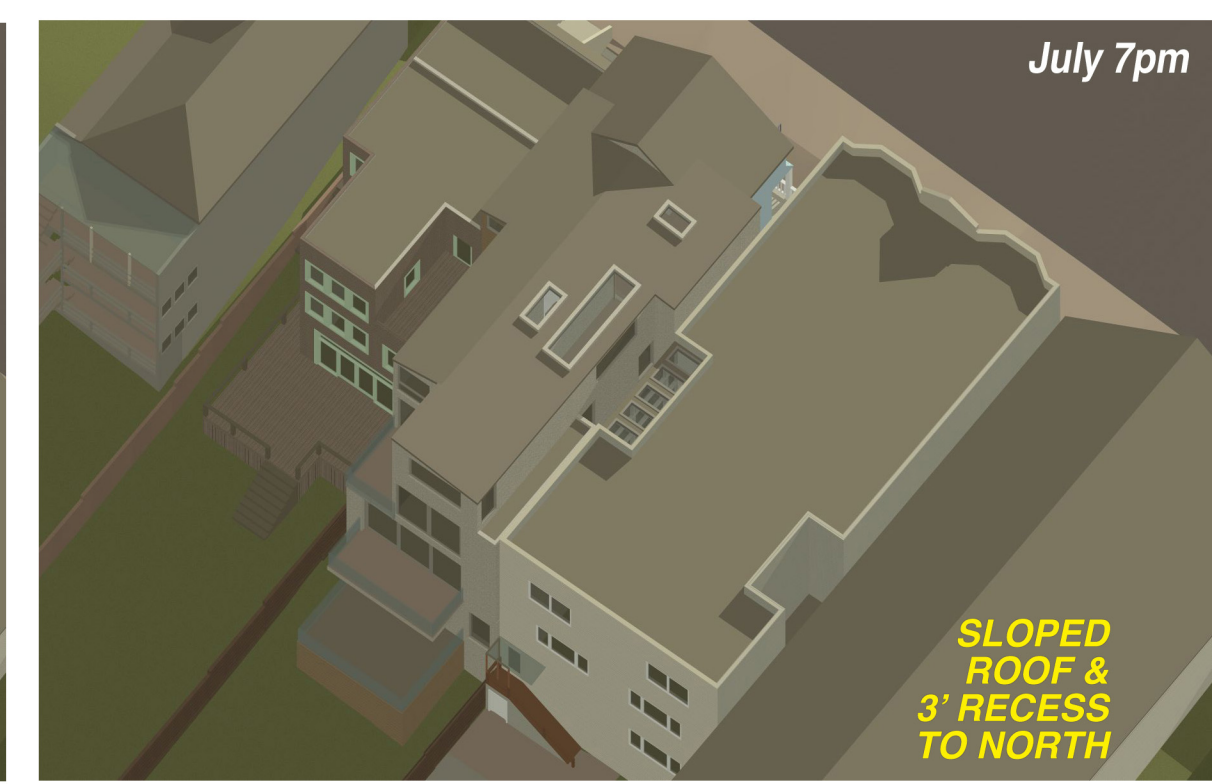


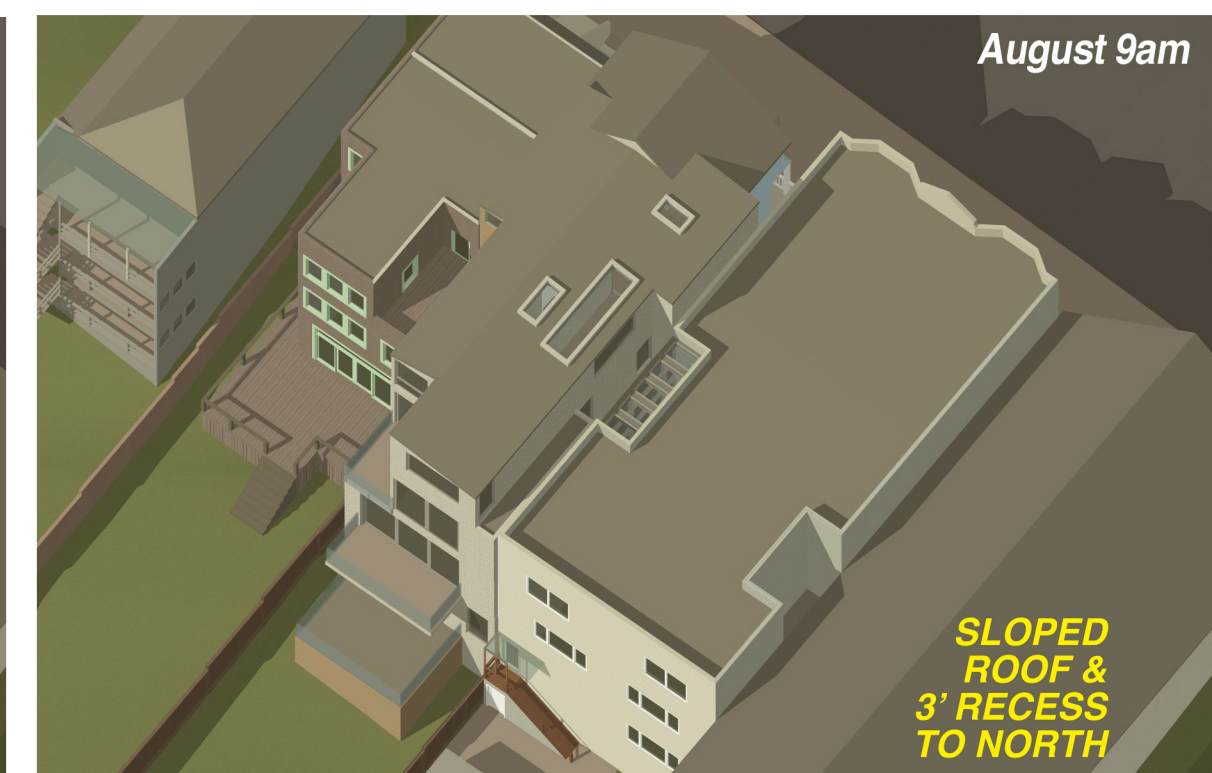
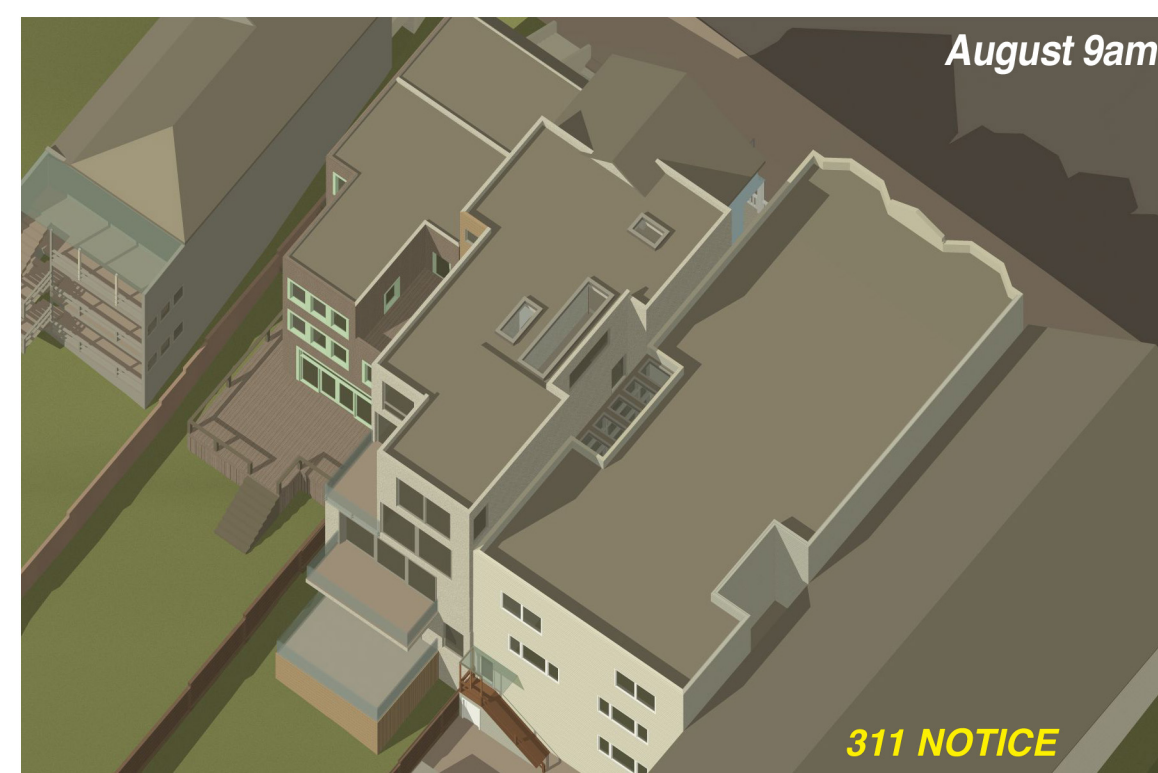
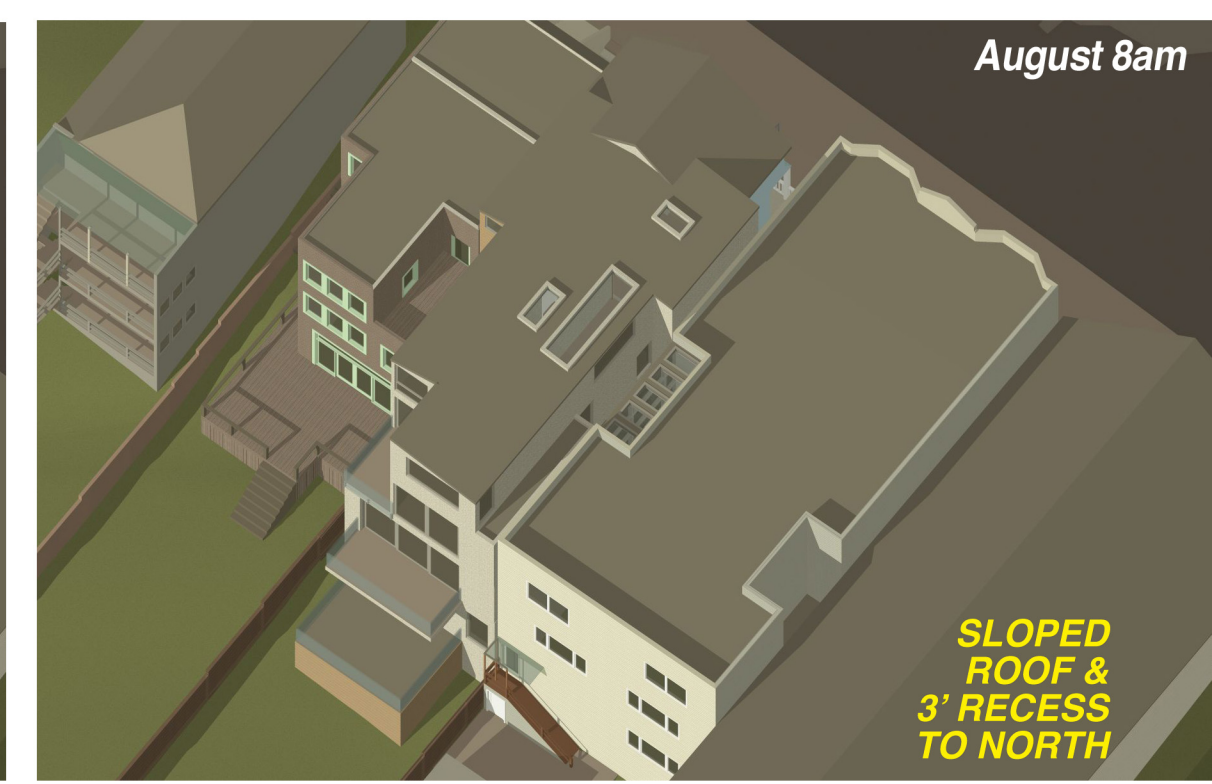
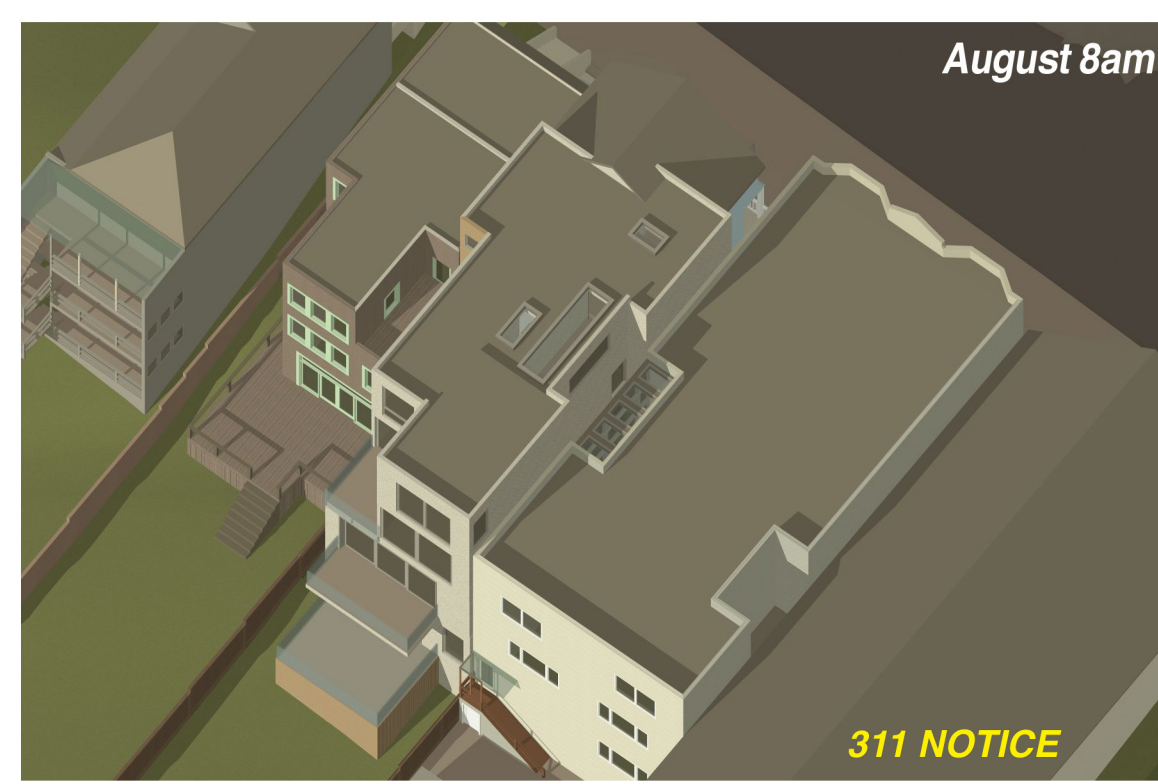


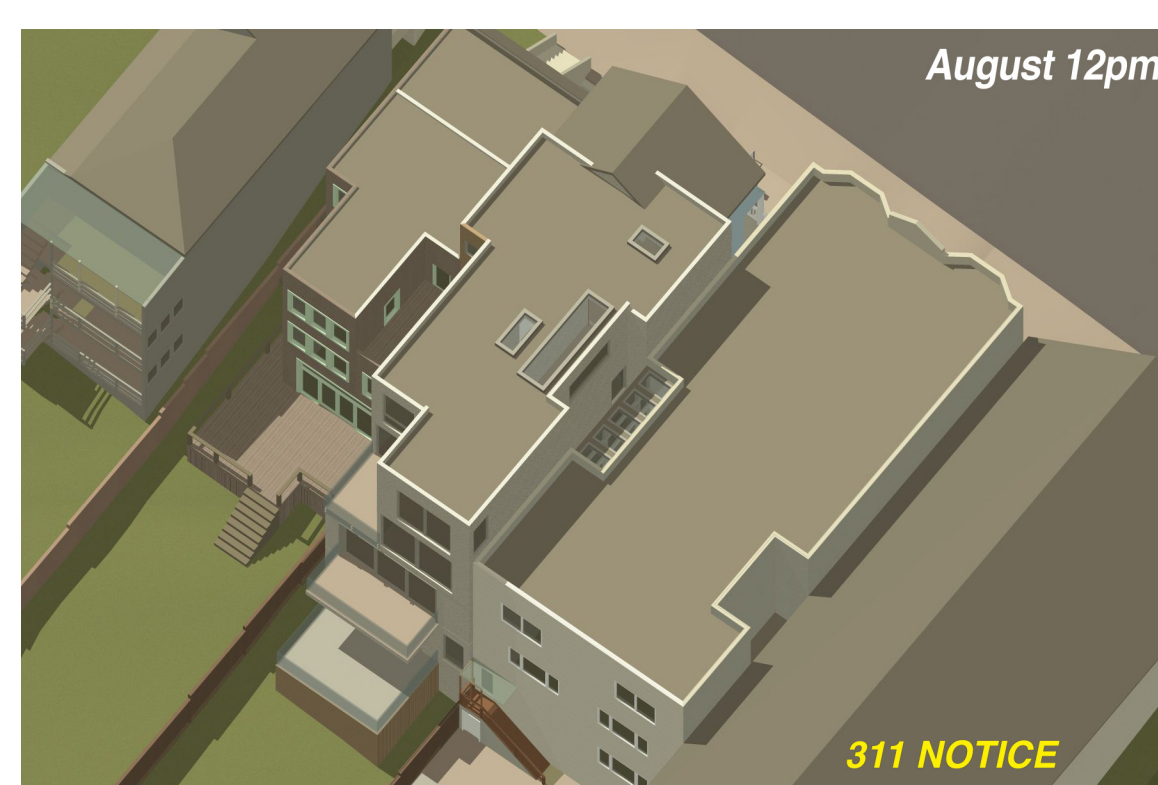
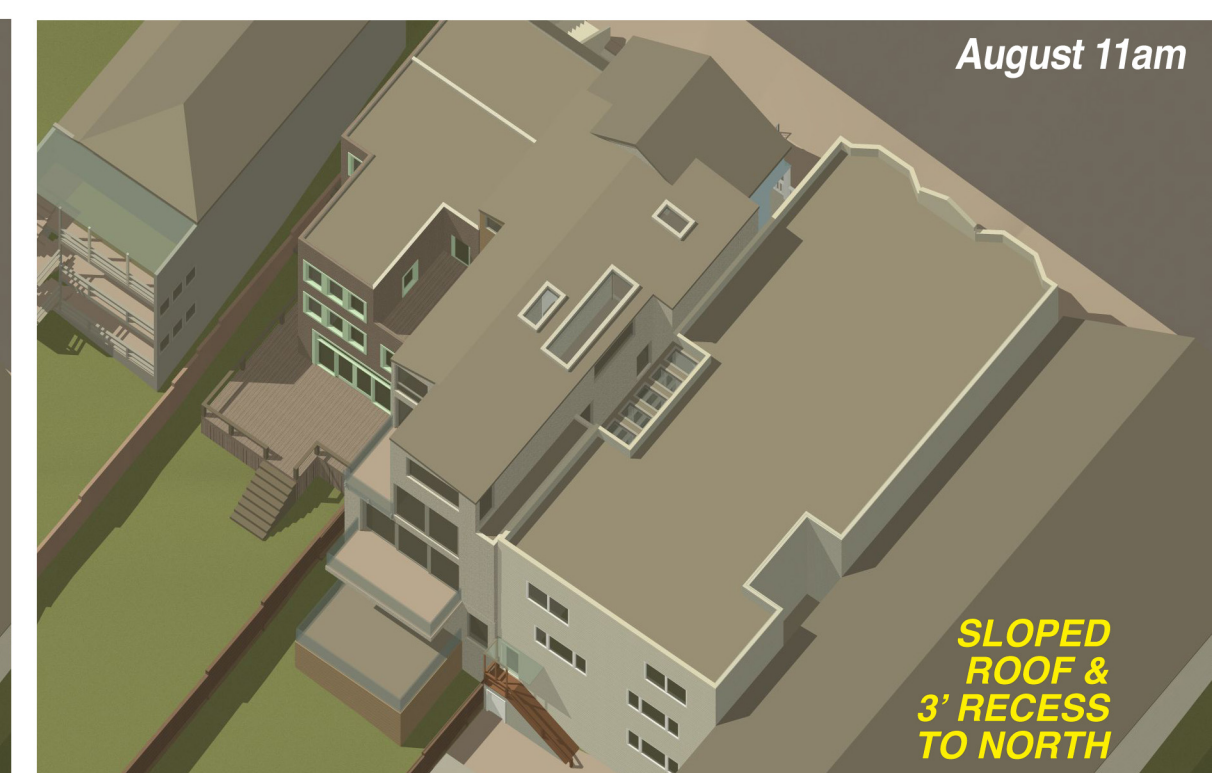
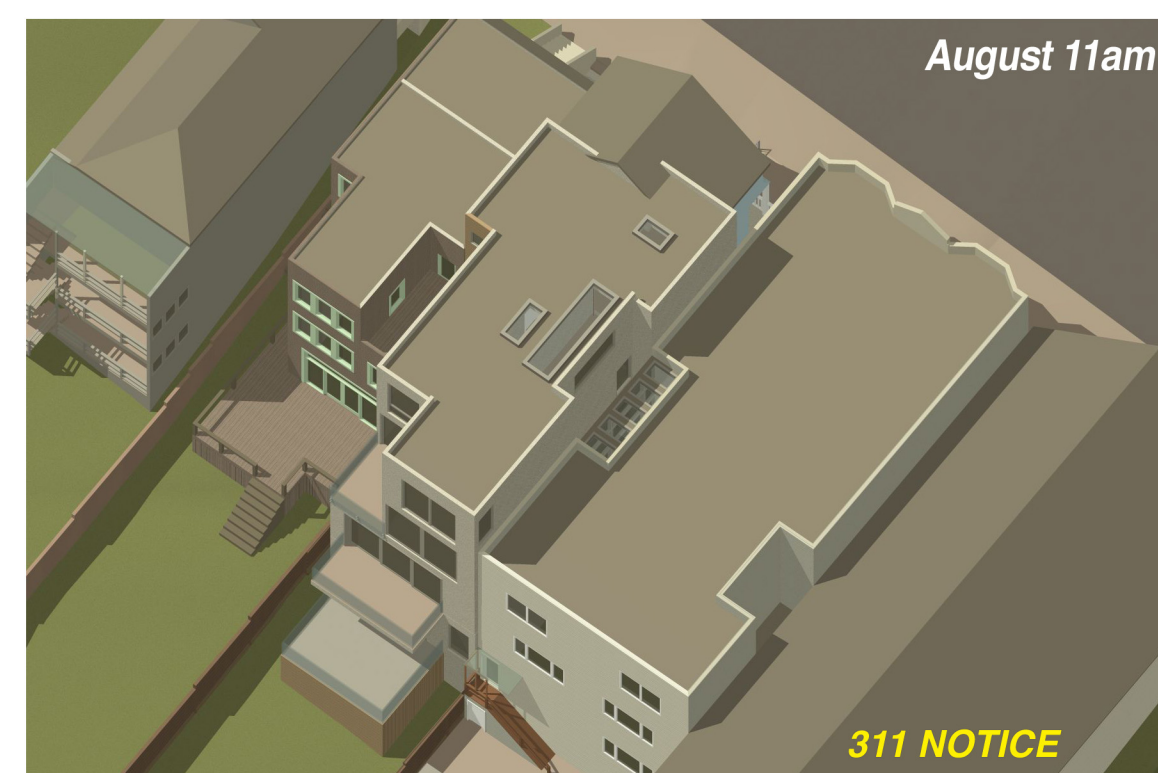
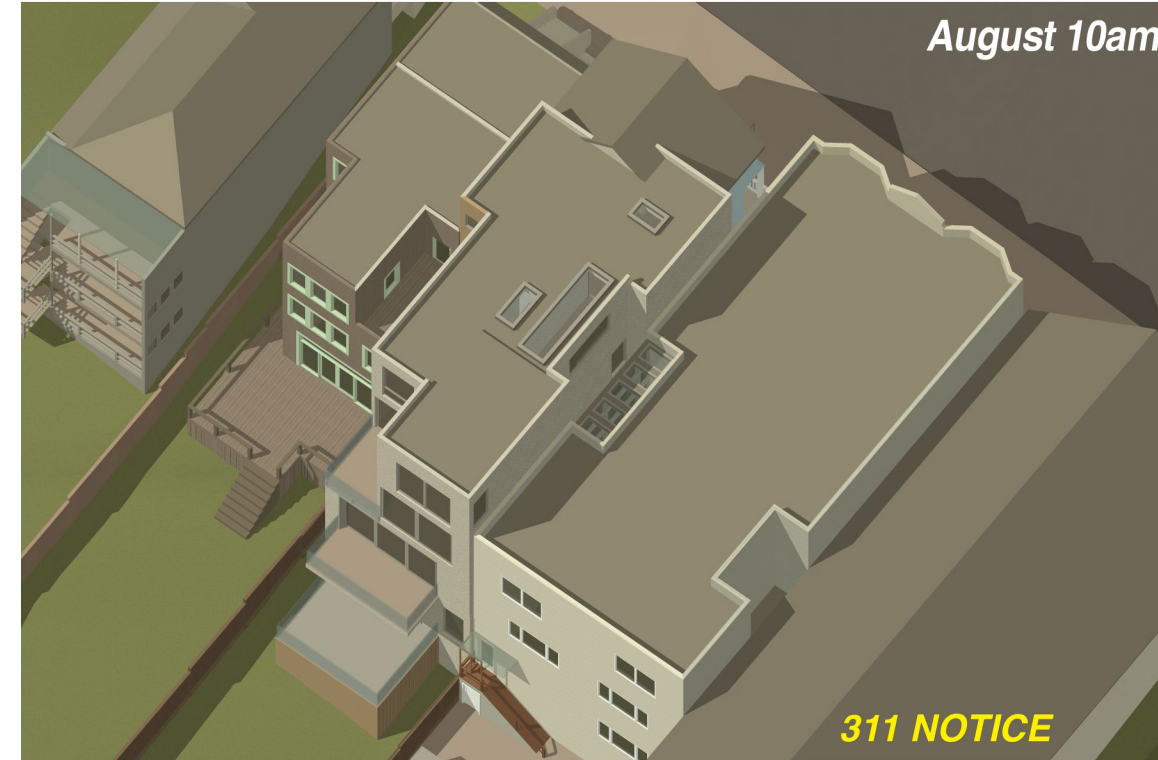


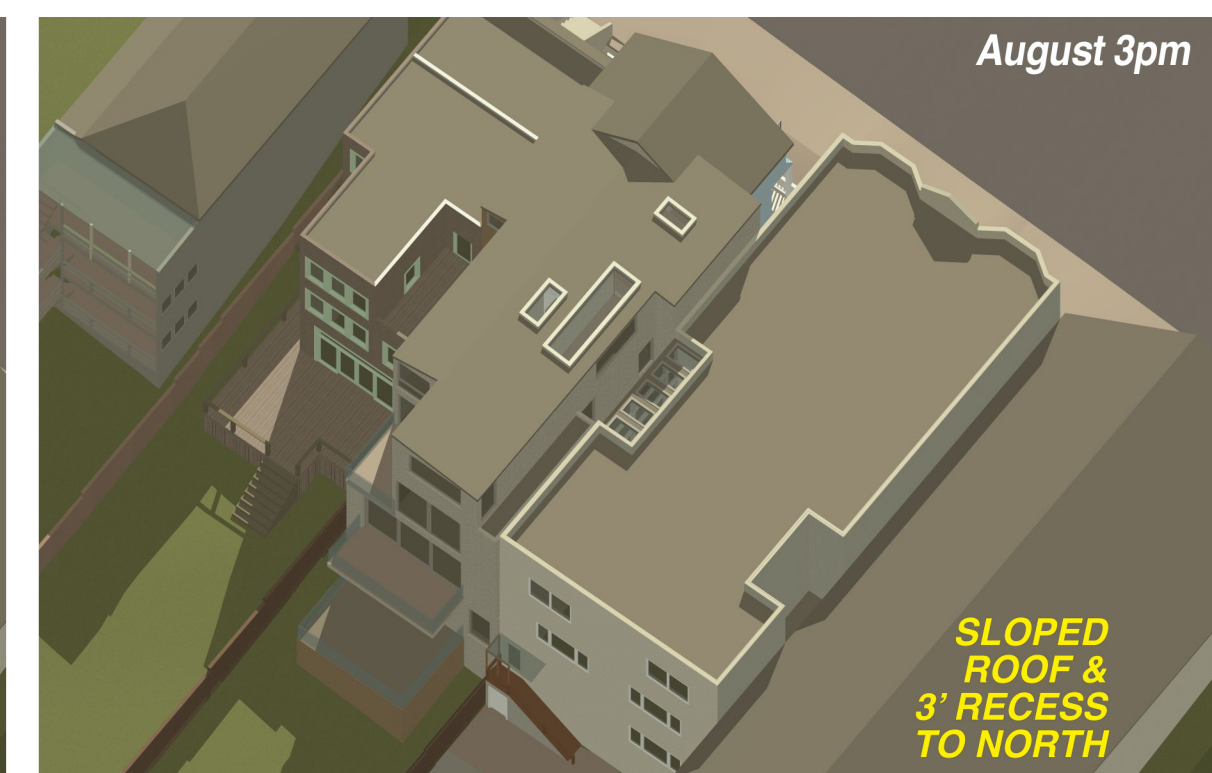
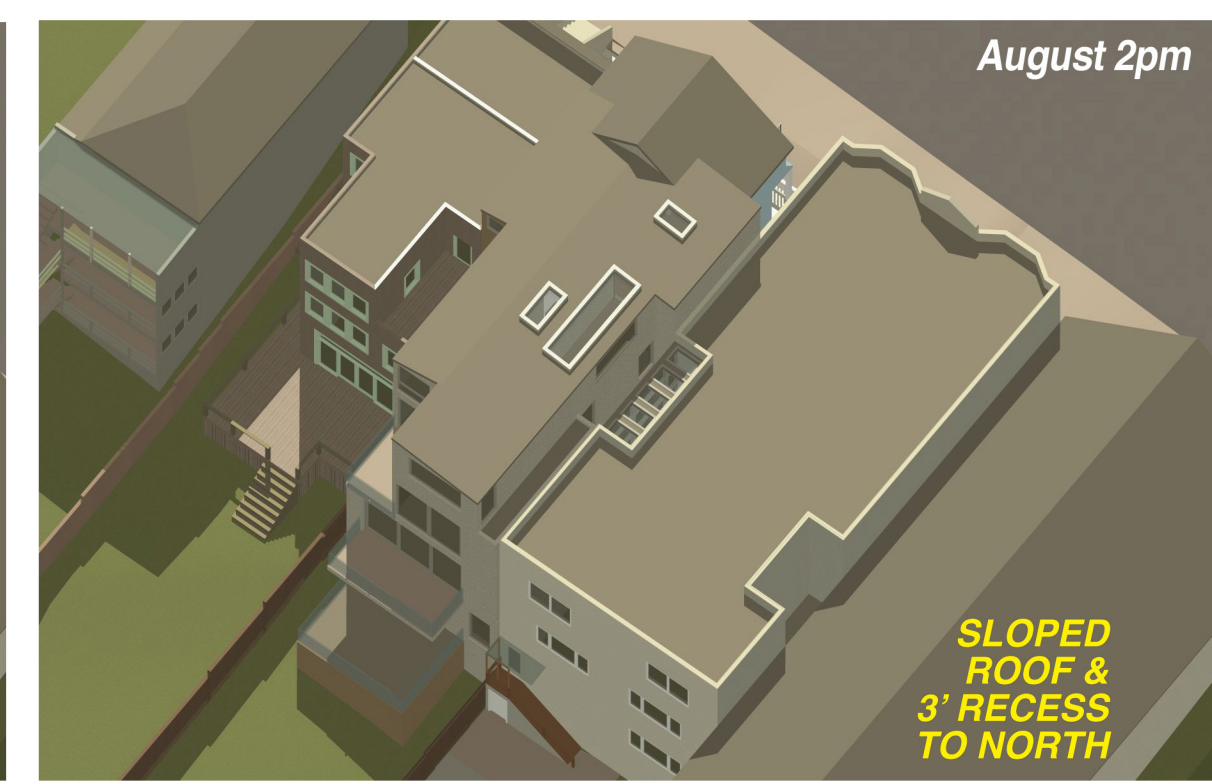
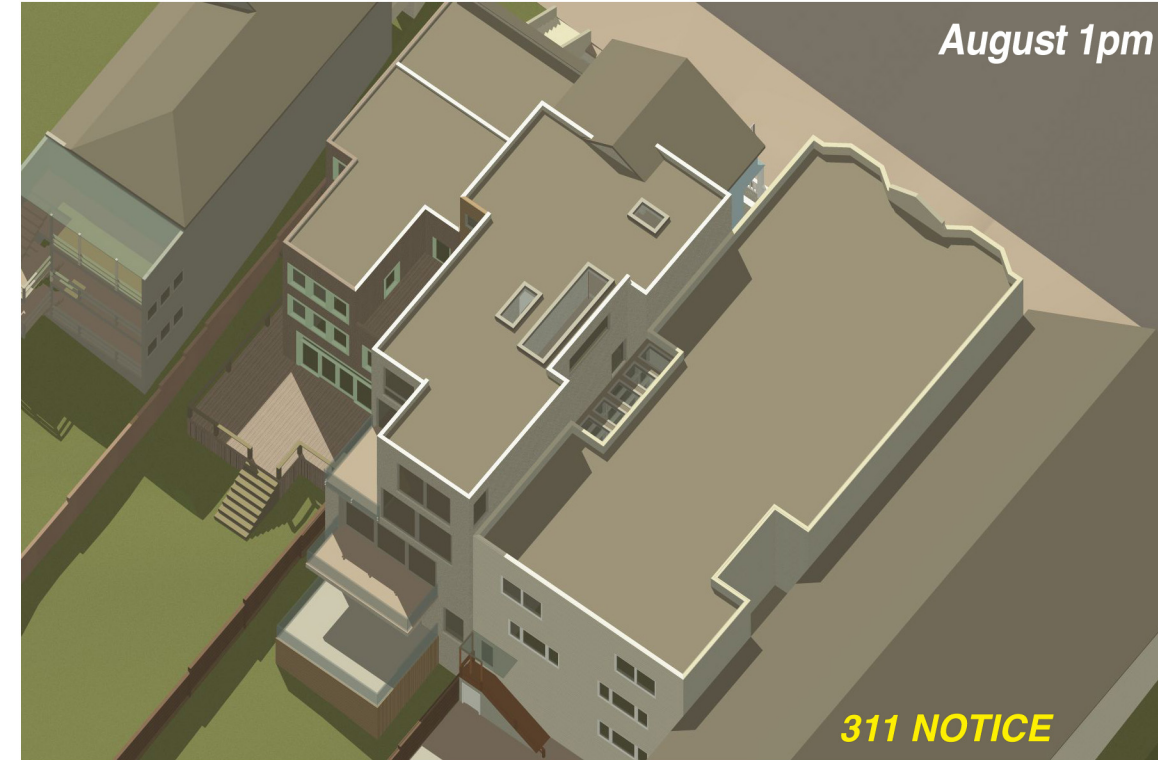




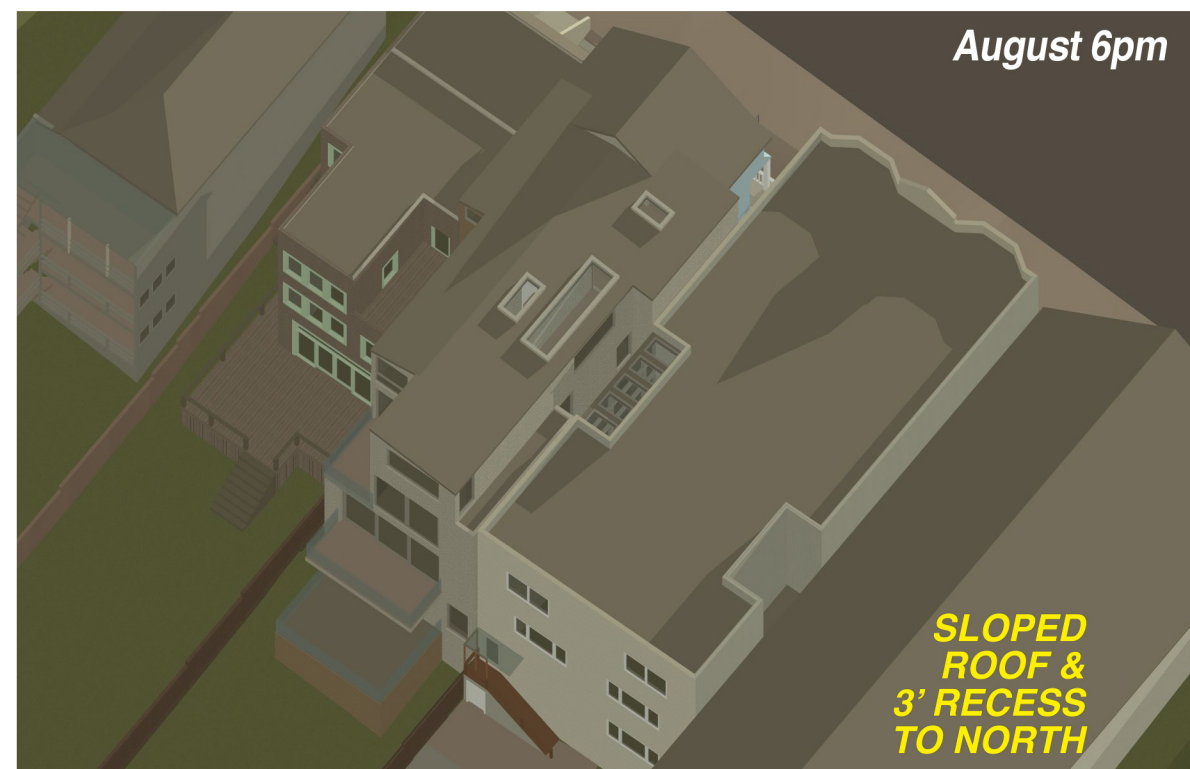
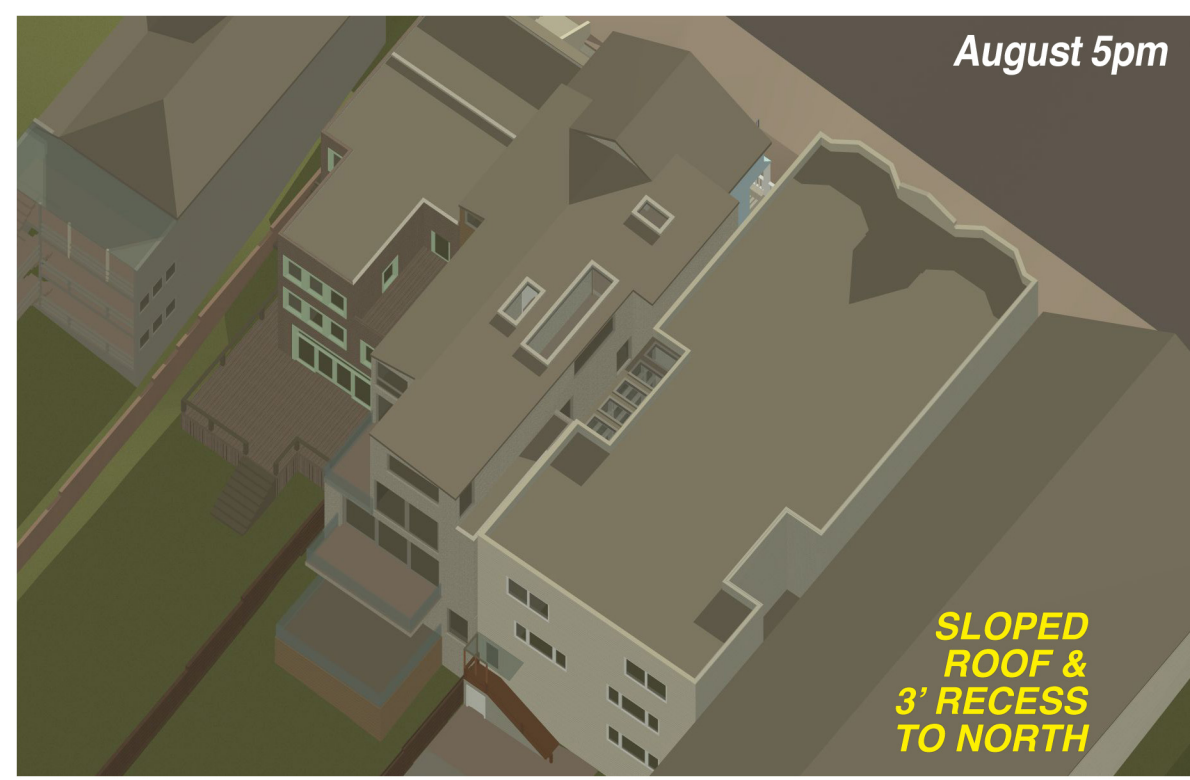
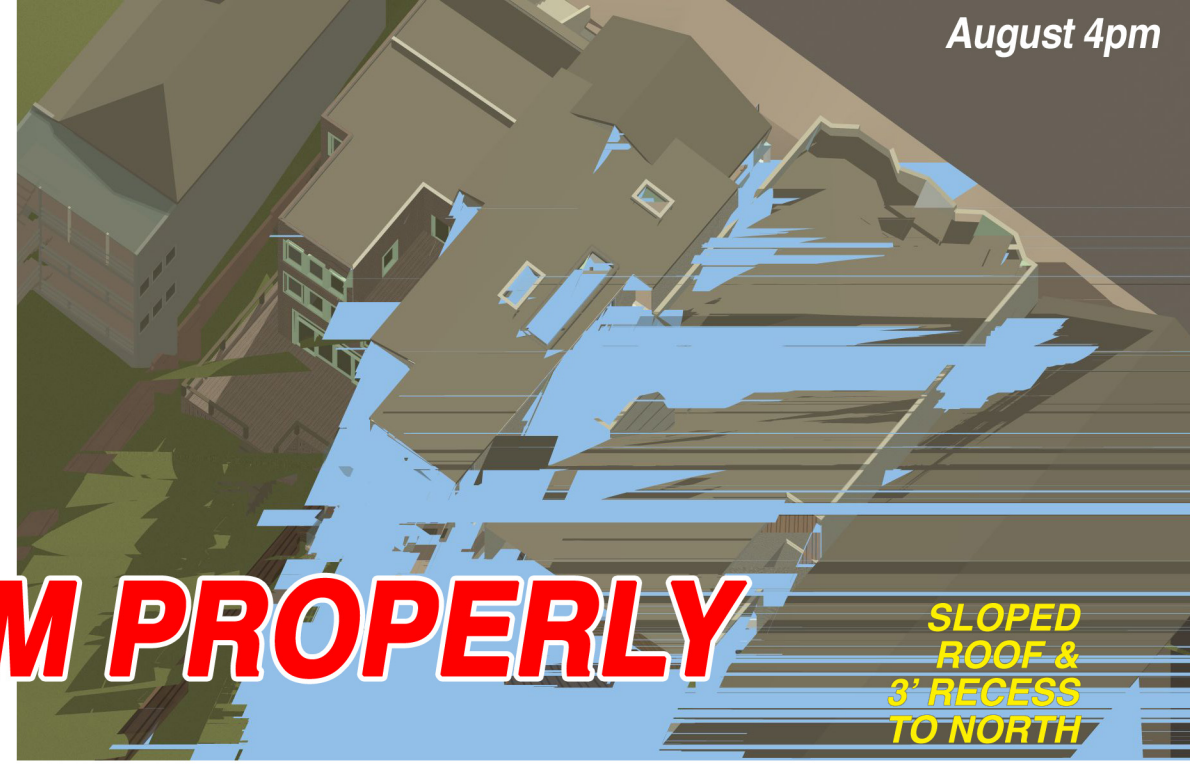
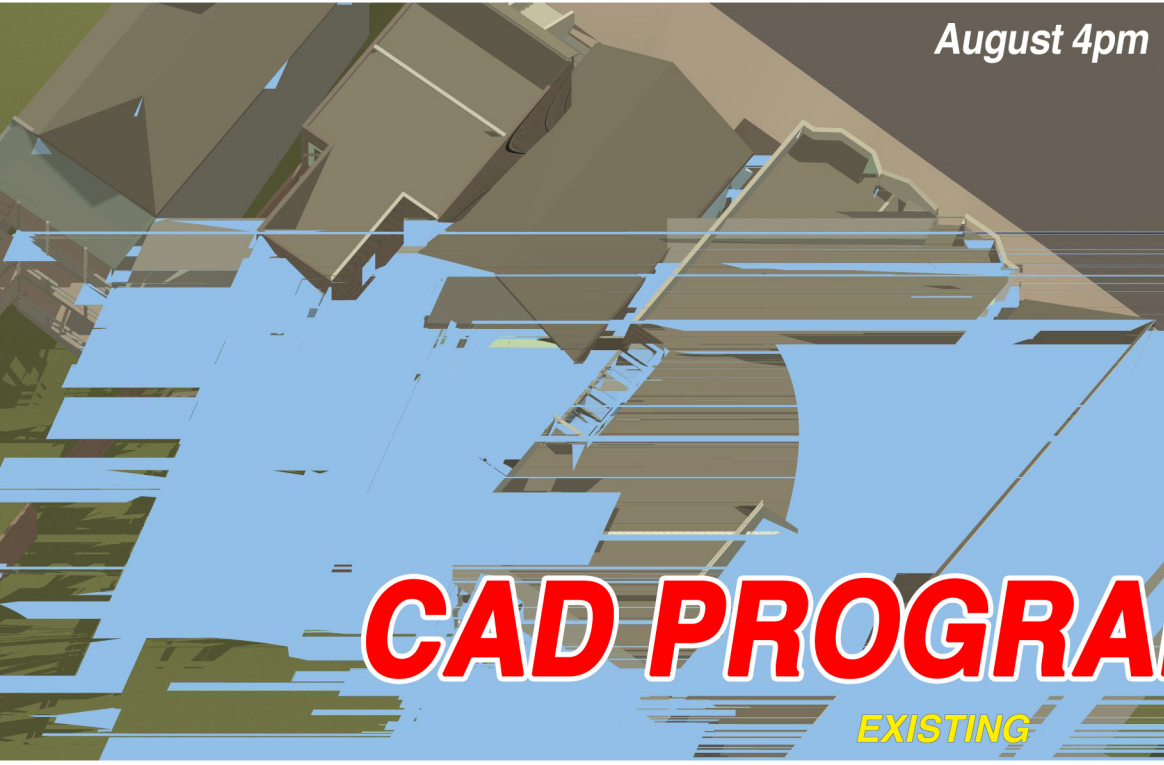


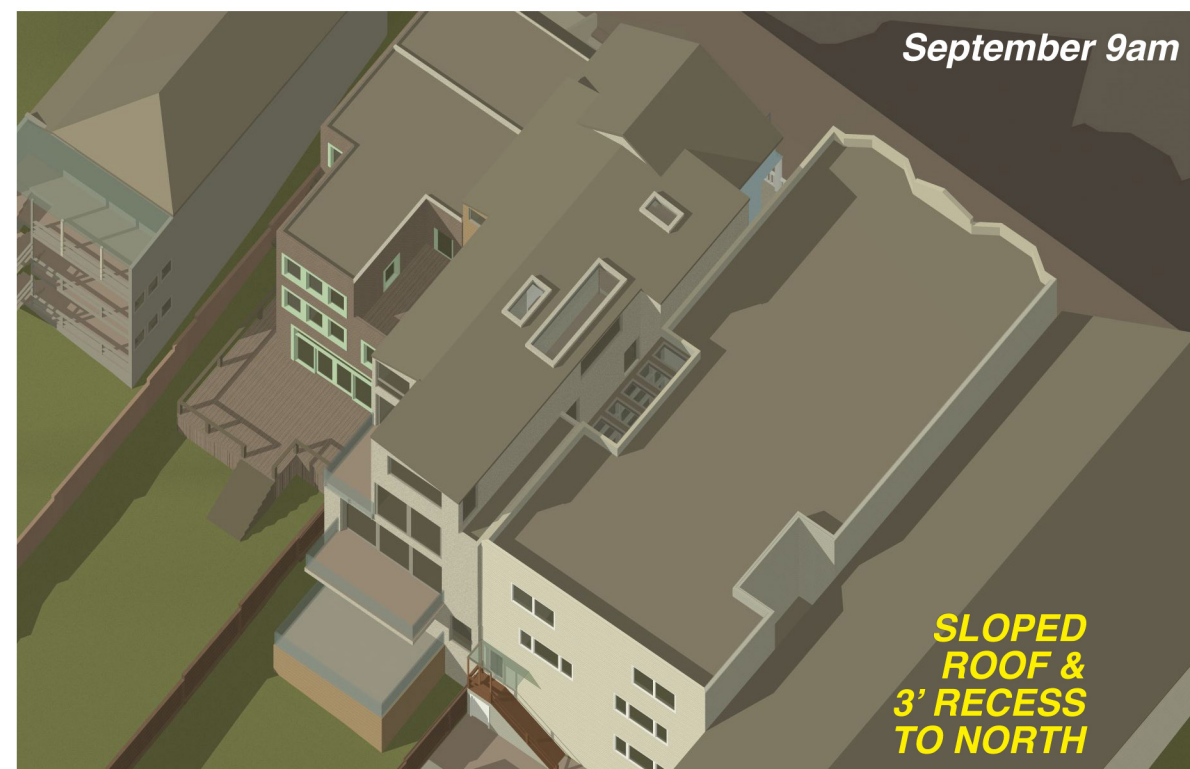
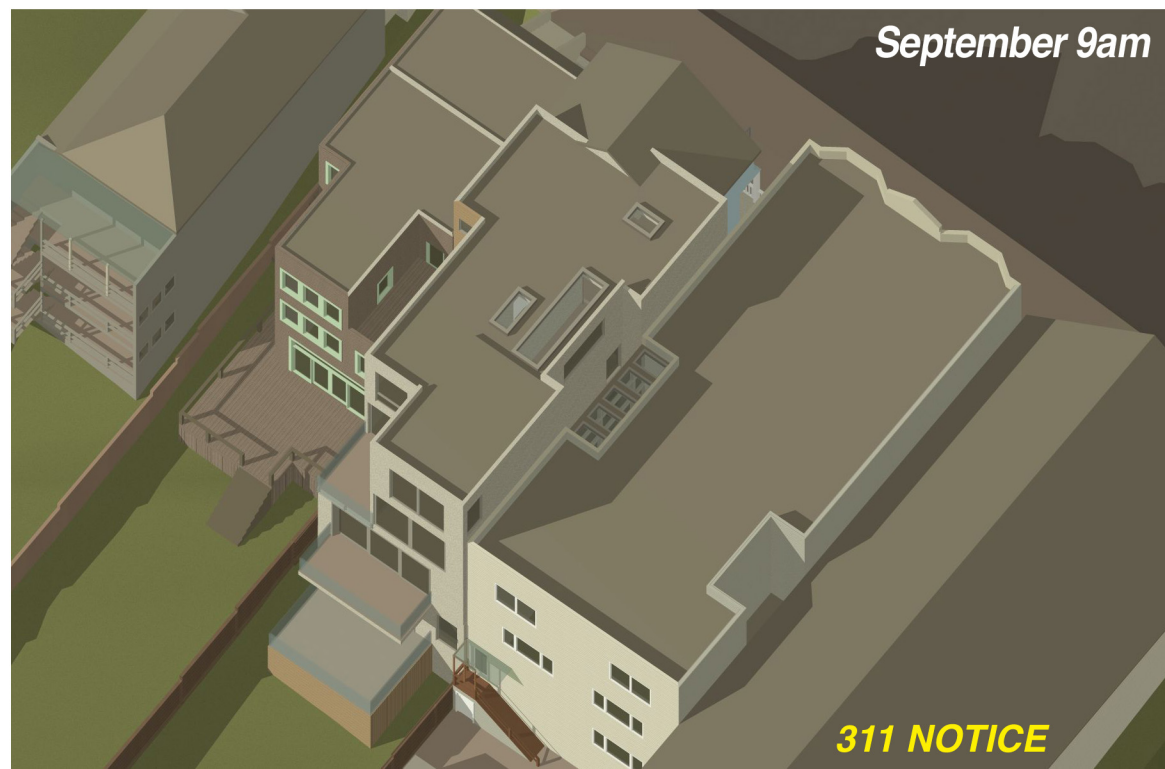
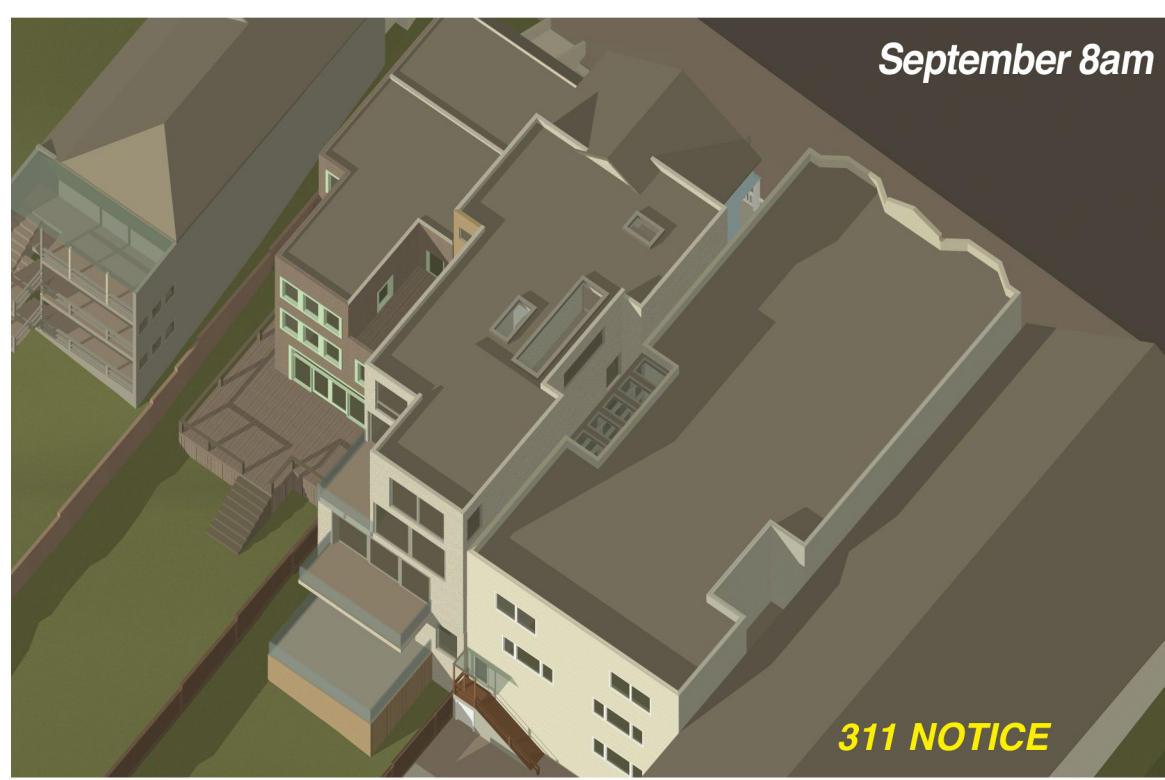


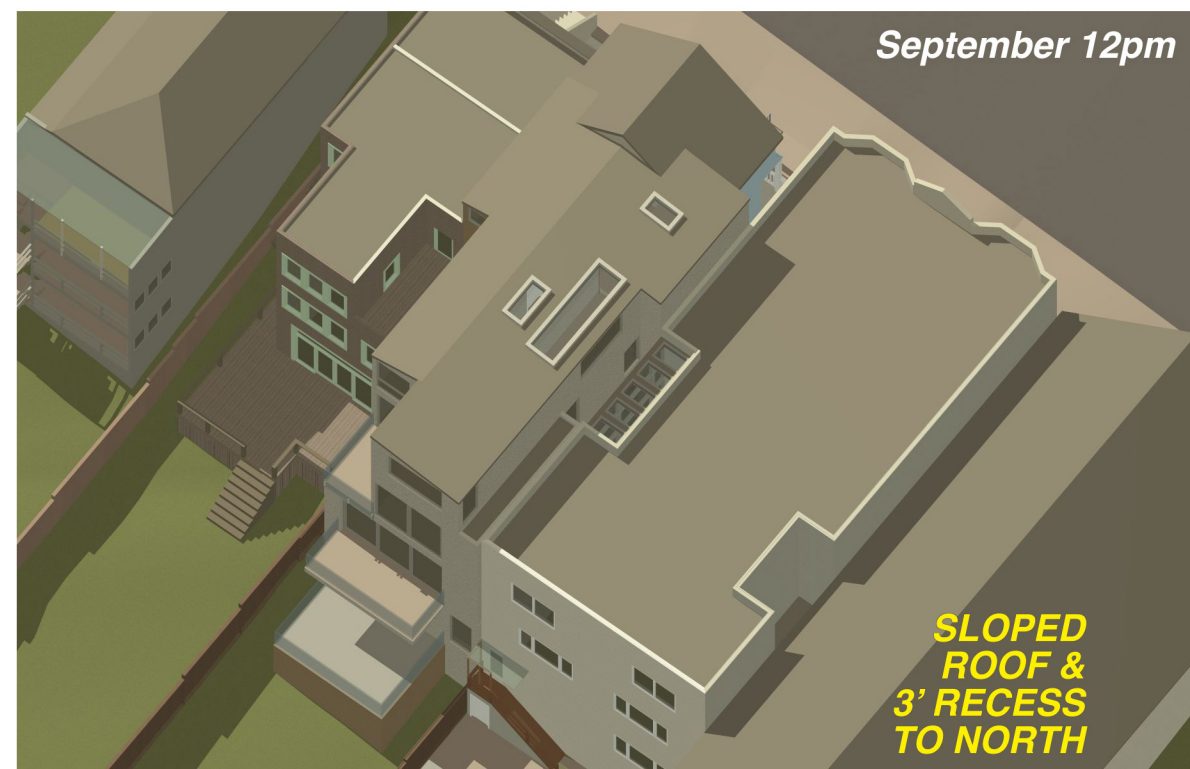
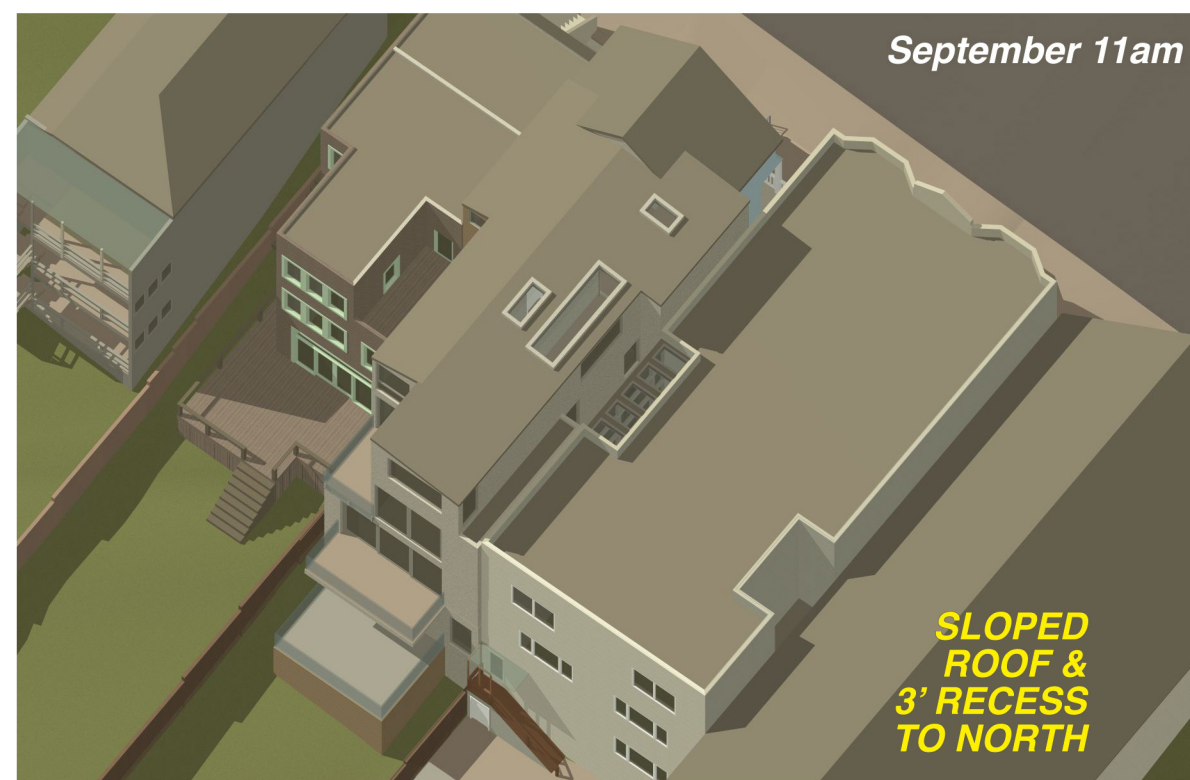
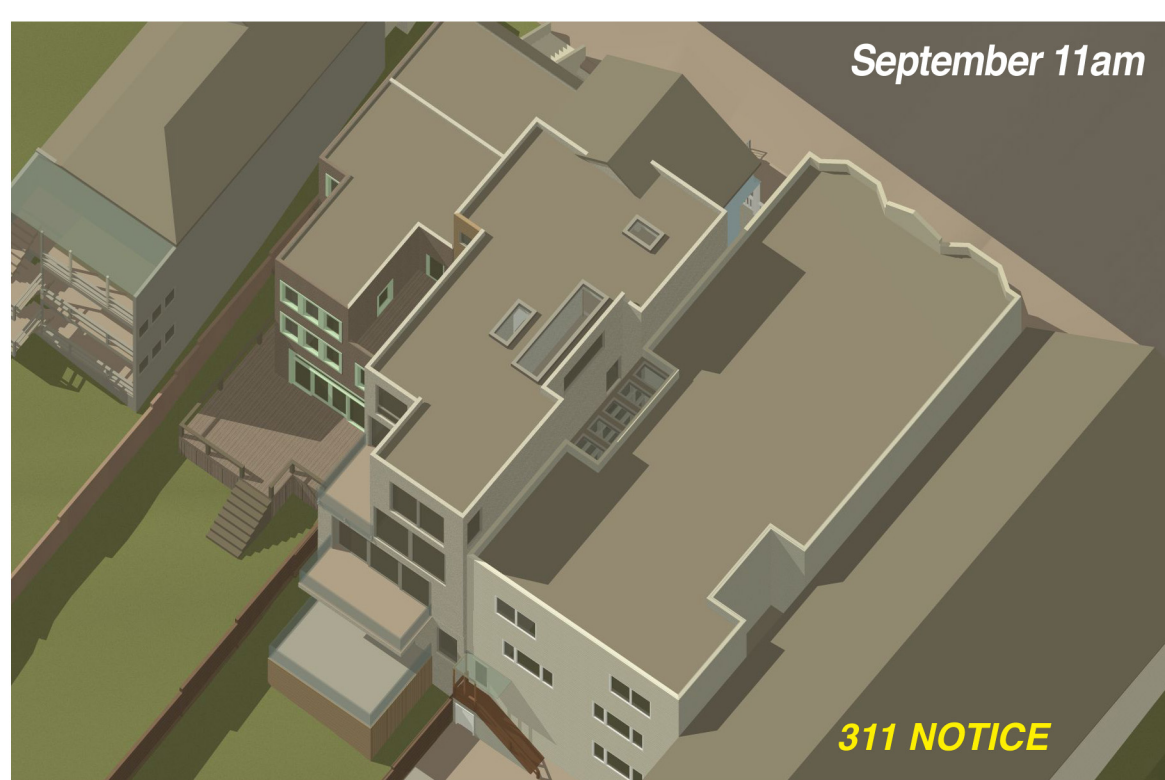


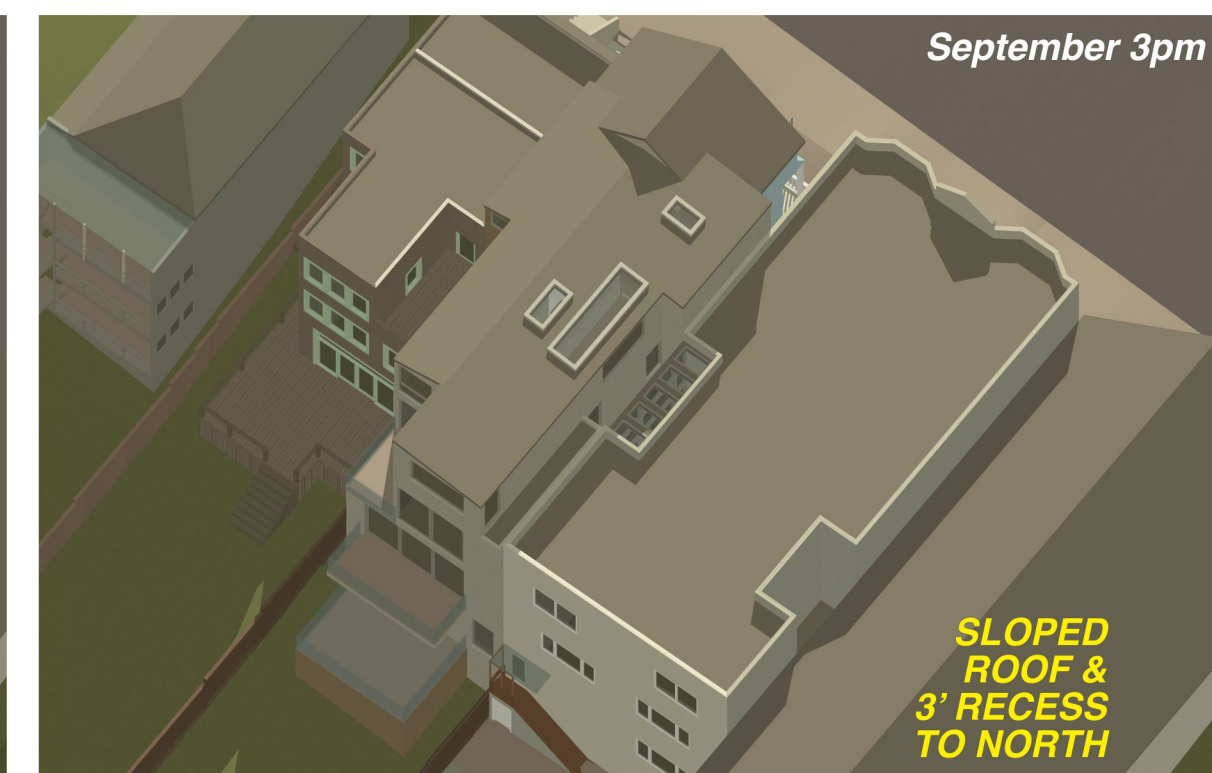
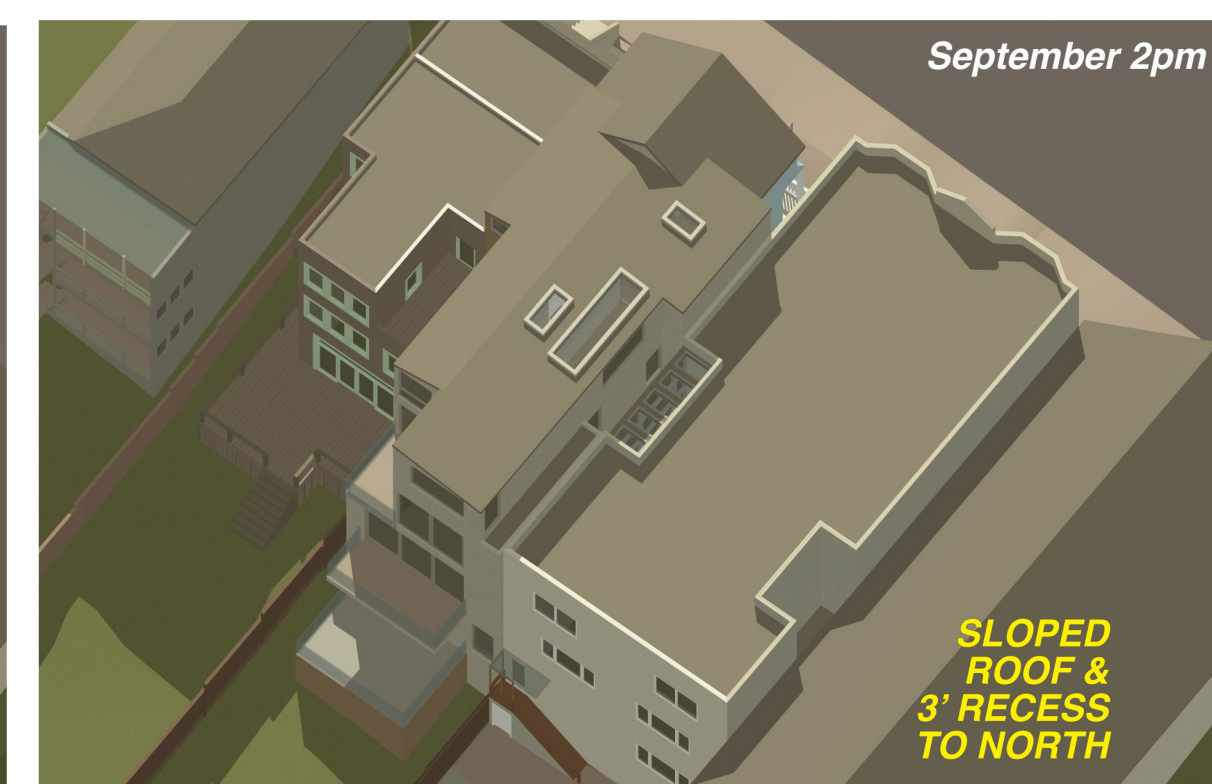


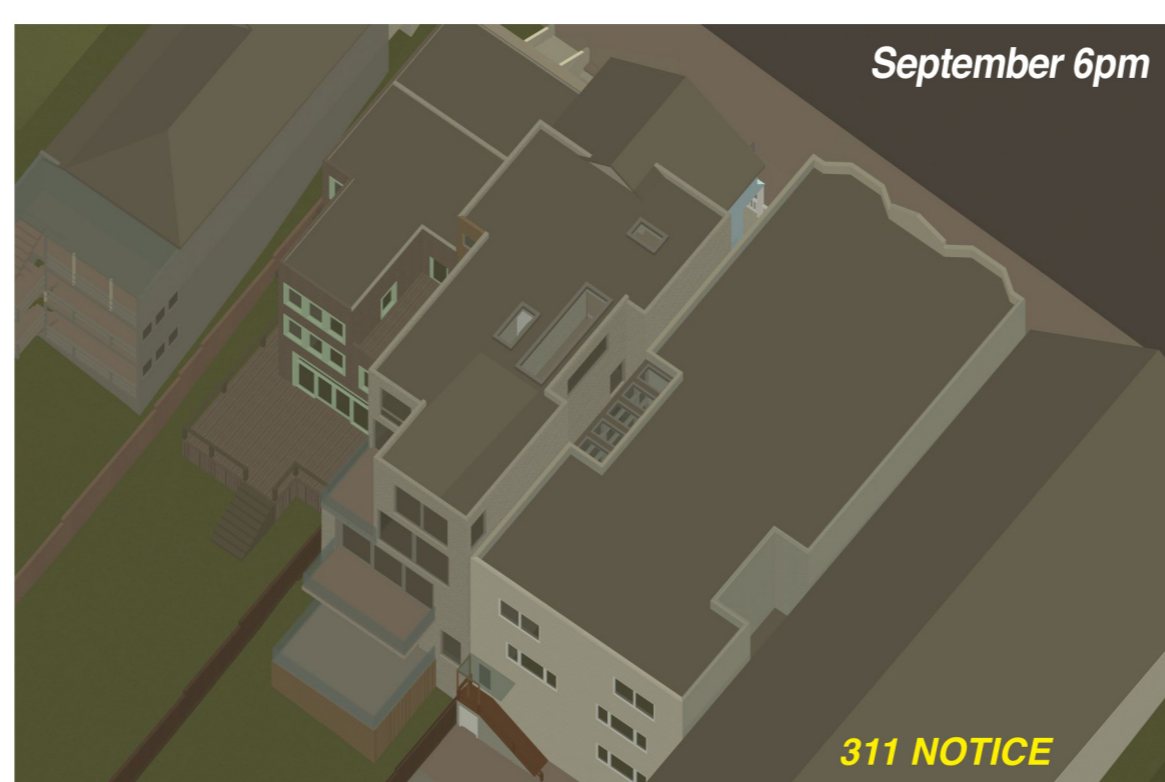
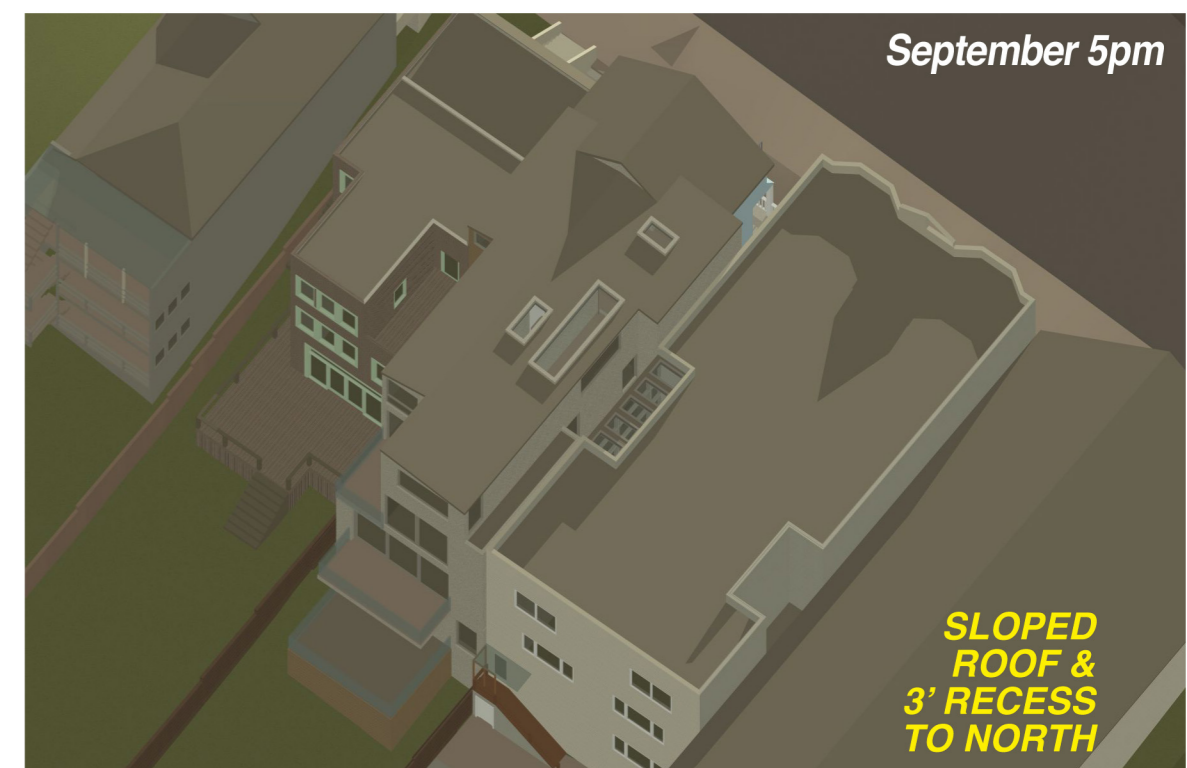




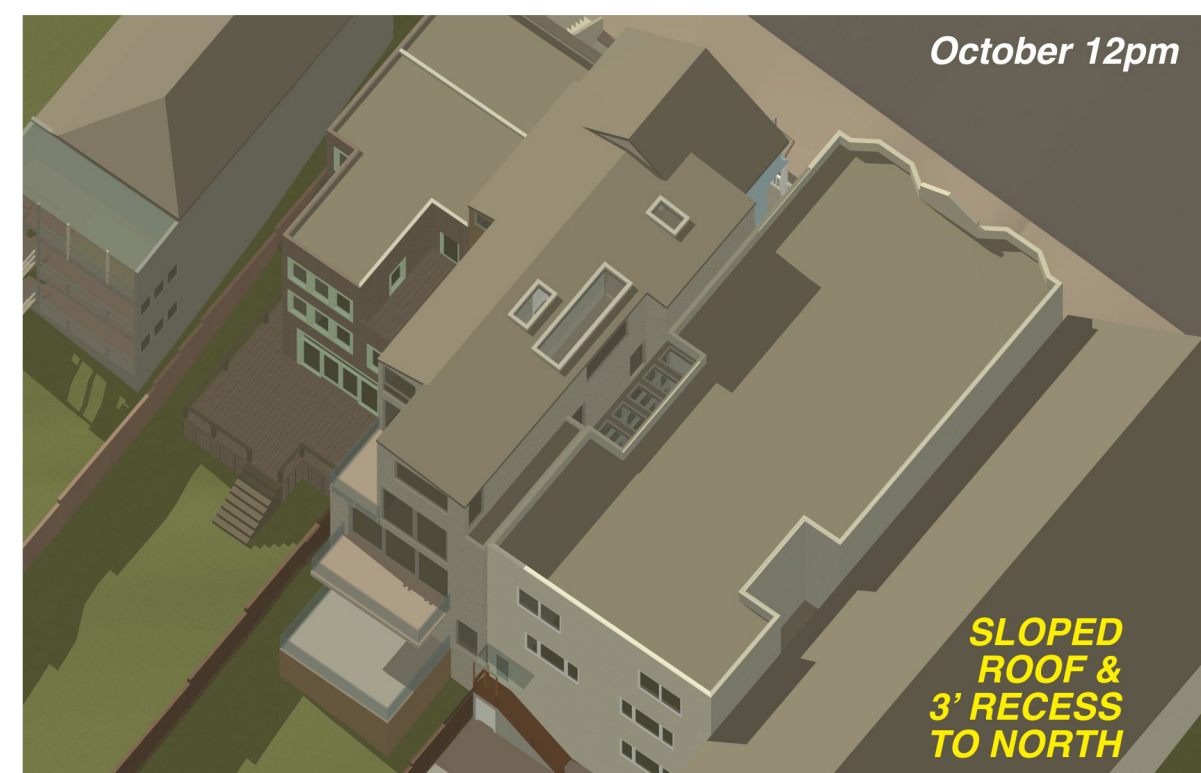
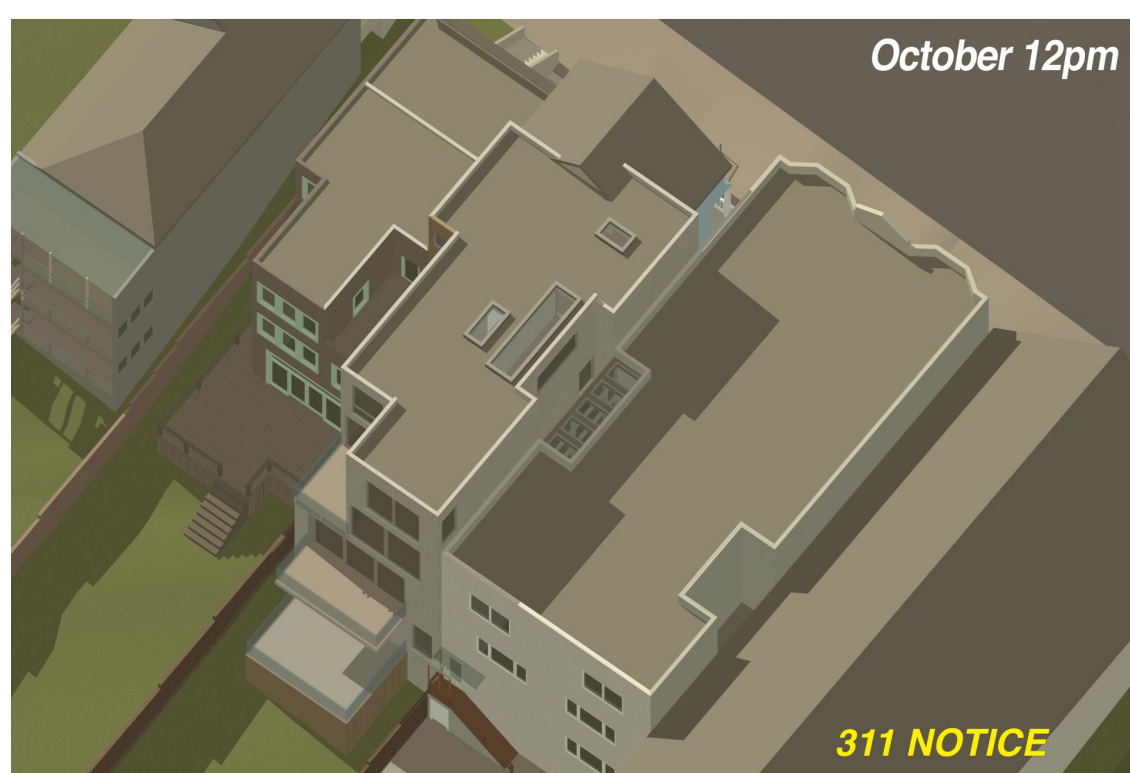


















November 8am

EXISTING



November 8am

311 NOTICE



November 8am

SLOPED ROOF & 3' RECESS TO NORTH



November 9am

EXISTING



November 9am

311 NOTICE



November 9am

SLOPED ROOF & 3' RECESS TO NORTH



November 10am

EXISTING



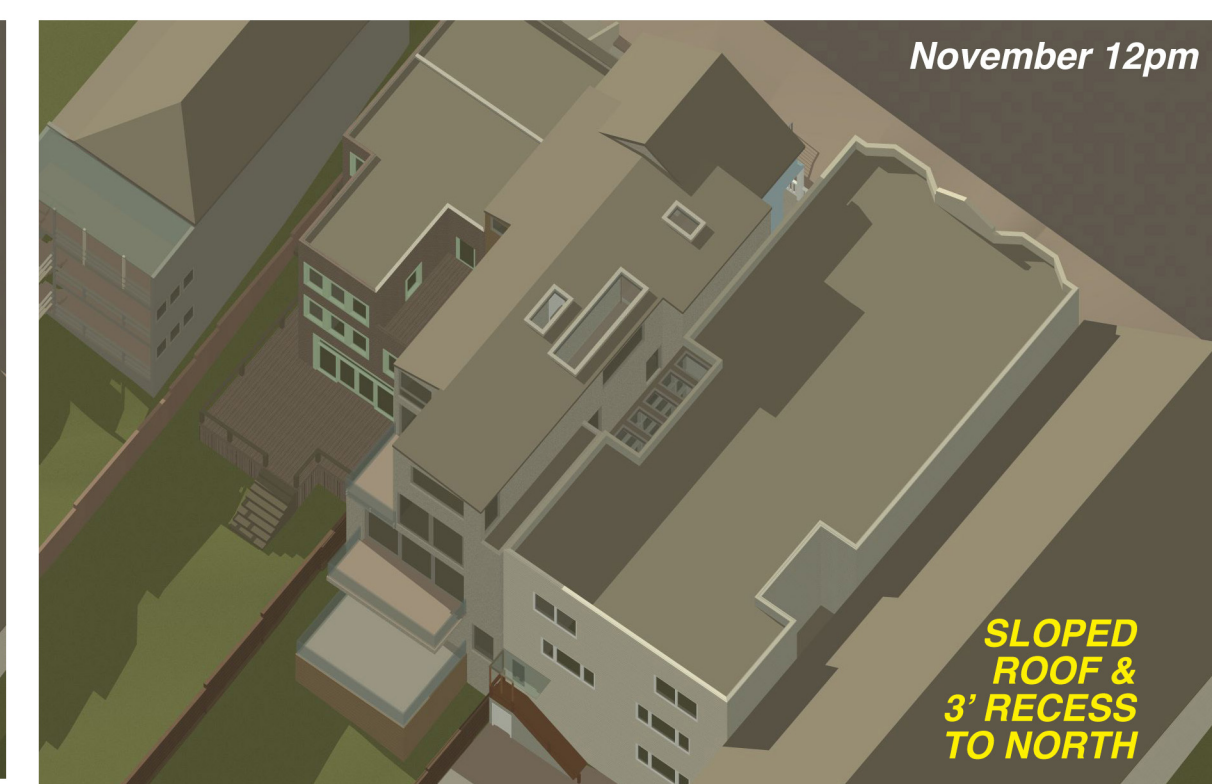
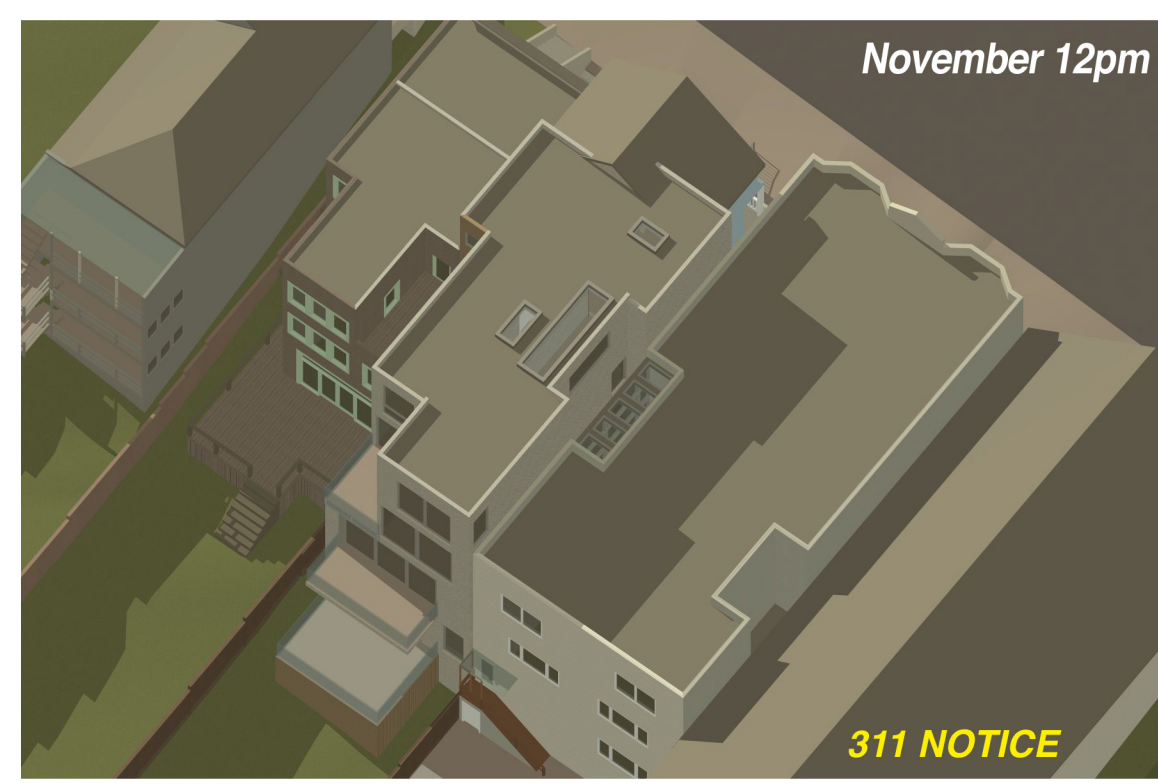
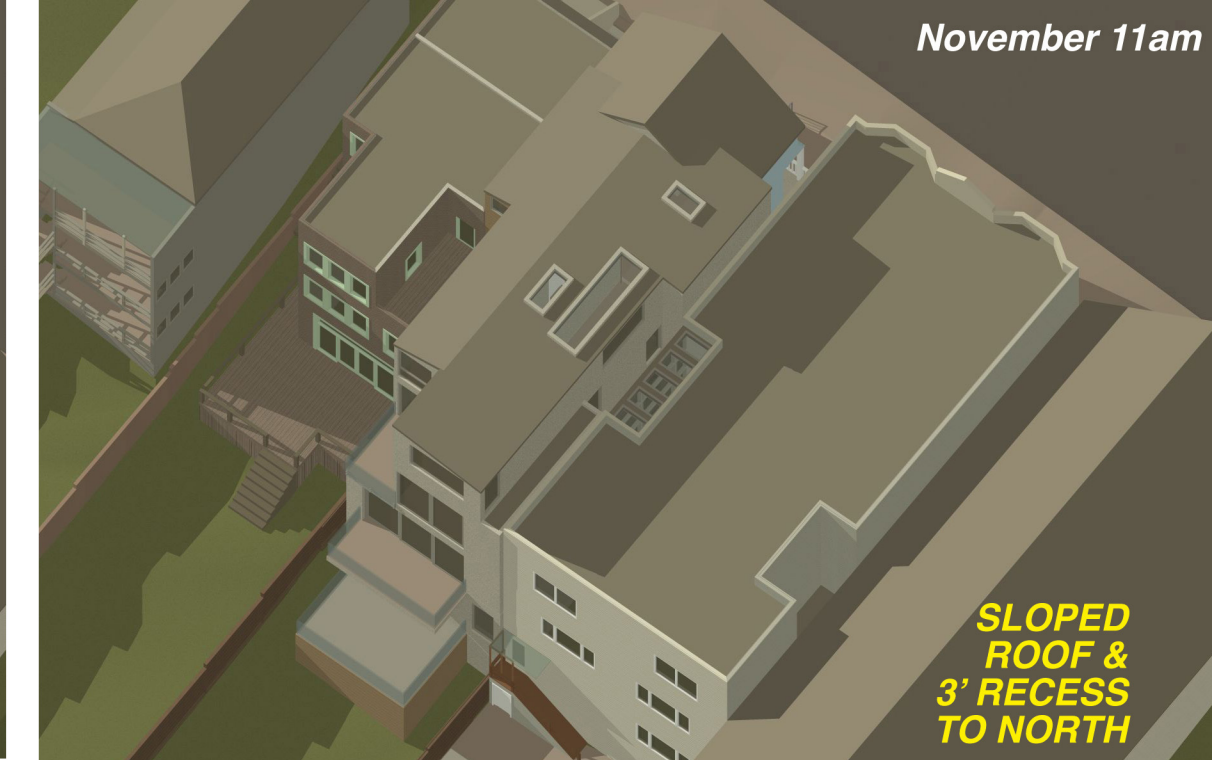
November 10am

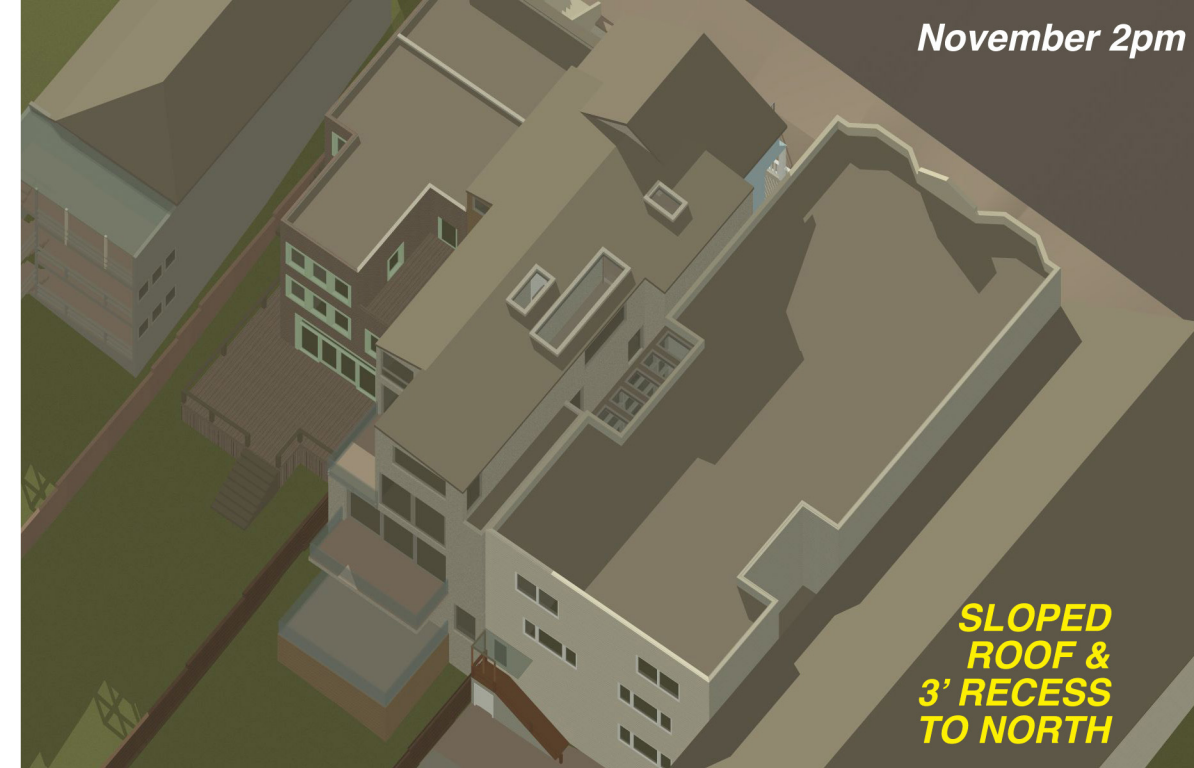
311 NOTICE



November 10am

SLOPED ROOF & 3' RECESS TO NORTH









December 2pm



**EXISTING**

December 2pm



**311 NOTICE**

December 2pm



**SLOPED  
ROOF &  
3' RECESS  
TO NORTH**

## Protect Noe's Charm

*Neighbors committed to fair planning for Noe Valley*



June 20, 2016

San Francisco Planning Commissioners  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Re: Conditional Use Authorization Hearing for 437 Hoffman Avenue

Members of the Planning Commission,

On behalf of Protect Noe's Charm (PNC) neighborhood organization, I am writing to you to express our opposition to the demolition of the dwelling at 437 Hoffman Avenue and its replacement by the proposed project at its current state.

The proposed construction is clearly out of scale both in its overall mass and its specific dimensions such as its marked interruption of the block's roofline progression. There are many points within the San Francisco Residential Design Guidelines (RDG) that this project falls on and as such it should not be approved to make way for the demolition of the existing dwelling.

That is why we urge you to stand up for enforcement of the RDG and to reject the request for Conditional Use Authorization of this project.

Sincerely,

Ozzie Rohm

On behalf of the 250+ members of Protect Noe's Charm

June 20th, 2016

RE: Building Permit: 2014.04.11.3029  
Case No: 2015-003686CUA, 437 Hoffman June 30 Hearing

Dear President Fong, Vice-President Richards, and Fellow Commissioners:

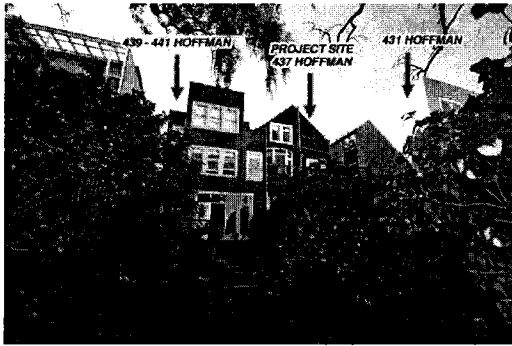
My concerns regarding the proposed development at 437 Hoffman are the same as they were on April 7<sup>th</sup> and June 2<sup>nd</sup>. The proposed project has too much mass and is out of scale with neighboring homes and out of character with the neighborhood. The proposed project is so massive in comparison to adjacent homes that the usual required setbacks do next to nothing to mitigate the loss of light and/or privacy to the neighbors. The streetscape will be drastically compromised by the height and massive roofline, as well as by the loss of the spectacular New Zealand Christmas tree in front of it.

437 Hoffman is a structurally-sound house. It was built by German shipbuilders in 1904. Since it was built like a ship, it was one of only a few houses in the area that stood through the 1906 earthquake. For about a year after the quake about 17 people lived in the house and the owners let anyone who lost their home stay. As late as 2010, the *original* architectural plans were in existence and in the house. This house was the first house built on that side of the block. The builder, R.W. Getty, was active in the West of Castro Improvement Club and also had strong ties to Coos Bay, Oregon, where he was instrumental in labor reform for shipwrights. It seems wrong that 437 was determined Not an Historic Resource (Category "C") because it is ineligible for listing in the California Register of Historic Places. It is baffling that San Francisco is so disinterested in or too disorganized to preserve its amazing history, especially the post 1906 residential restoration and growth.

Continued on page 2 below...



PDF Submission for 437 Hoffman Avenue Case No. 2015-003686CUA June 30, 2016  
Janet Fowler



January 31 2:20pm



**This huge structure violates the character of the neighborhood and jeopardizes economic diversity. For this project, mass does not equal density since this home has been a two-unit home for most of its history.**

Please deny the Conditional Use Permit for 437 Hoffman Avenue.

**The proposed use, at the size and intensity contemplated and at the proposed location, will not provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.**

Sincerely,

Janet Fowler

## Tran, Nancy (CPC)

---

**From:** Secretary, Commissions (CPC)  
**Sent:** Wednesday, June 01, 2016 10:00 AM  
**To:** Tran, Nancy (CPC)  
**Cc:** Gerber, Patricia (CPC)  
**Subject:** FW: 437 Hoffman #2015-003686CUA, June 2nd Hearing  
**Attachments:** Petition Visual Rear.png; 437 Signed Petition 1-11.pdf

### Office of Commission Affairs

Planning Department | City & County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-6309 | Fax: 415-558-6409

[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)



**From:** Janet Fowler [<mailto:jfowlers@aol.com>]  
**Sent:** Tuesday, May 31, 2016 5:59 PM  
**To:** [planning@rodneyfong.com](mailto:planning@rodneyfong.com); Richards, Dennis (CPC); [cwu.planning@gmail.com](mailto:cwu.planning@gmail.com); [wordweaver21@aol.com](mailto:wordweaver21@aol.com); [richhillissf@yahoo.com](mailto:richhillissf@yahoo.com); Johnson, Christine (CPC); [mooreurban@aol.com](mailto:mooreurban@aol.com)  
**Cc:** Secretary, Commissions (CPC)  
**Subject:** 437 Hoffman #2015-003686CUA, June 2nd Hearing

Dear Commissioners,

Below is the photo that is hanging on the neighbor's wall (next to 437 Hoffman) with a notice asking neighbors to sign the petition that is hanging on his door. It is this jaw-dropping rendering done by the project sponsor that has garnered over 110 signatures; most of these signatures have been added by passers-by when no one was looking. In this photo it is easy to see how much higher the proposed project is than 431-433 Hoffman; it is similarly higher than 439-441 Hoffman but is harder to distinguish because of the perspective of the rendering. It is massive by almost anyone's standards. If passers-by found this project to be of reasonable scale for the neighborhood, there would not be this many *unsolicited* signatures. We do not want to pack the hearing and have endless testimony; however, we want you to know that these signatures are neither frivolous nor begged for, and all these people are seriously opposed to such a massive project. The petitions have already been submitted in my section of the agenda packet and the rear visual can be found in the project sponsor's section. The petition doesn't include the photo; the photo was enlarged and posted as a sign directing passers-by to the petition.

BTW: The project sponsor has misaddressed the building to the north in the photo and rendering. It's 431-433 Hoffman, which has two upper occupied units and two lower unoccupied studio apartments that would also lose sunlight. The building to the the north has four units while the building to the south has two units.

Sincerely, Janet Fowler

**PROPOSED PROJECT AT 437 HOFFMAN**



**REAR VIEW**



**PROPOSED REAR VIEW**

## Tran, Nancy (CPC)

---

**From:** Secretary, Commissions (CPC)  
**Sent:** Tuesday, May 31, 2016 10:38 AM  
**To:** Tran, Nancy (CPC)  
**Subject:** FW: 437 Hoffman Av. (Case #2015-003686CUA - Block/Lot: 6503/024 Zoning: RH:-2 (Residential -House, Two Family 6503/024

Office of Commission Affairs

Planning Department | City & County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-6309 | Fax: 415-558-6409

[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)



---

**From:** R Gene Geisler [<mailto:geneg@sfsu.edu>]

**Sent:** Monday, May 30, 2016 1:36 PM

**To:** Secretary, Commissions (CPC)

**Subject:** Re: 437 Hoffman Av. (Case #2015-003686CUA - Block/Lot: 6503/024 Zoning: RH:-2 (Residential -House, Two Family 6503/024

Re: 437 Hoffman Av. (Case #2015-003686CUA - Block/Lot: 6503/024 Zoning: RH:-2 (Residential -House, Two Family 6503/024

COMMISSIONER:

I strongly oppose granting the above permit re: 435/337 Hoffman.

Although the plans have been recently changed to restore it to a two unit building - its bulk and height - as currently redesigned - remains seriously out character with this block of Hoffman AVE. The openness and light of my Southern exposure will be obliterated. That light is a precious contribution of my health and morale.

For over a hundred years Hoffman Ave **has** been affordably accessible to middle class San Francisco.

Today - diverse younger families with children are moving into the houses vacated by older residents. So far it largely remains genuinely affordable to middle class families.

Should the permit be granted - the quality of this Veteran's life will be the seriously damaged by the proposed Demolition /Remodel of 435/37 Hoffman.

I STRONGLY PROTEST GRANTING THE PERMIT REQUESTED: Case #2015-003686CUA

R. Gene Geisler, Professor Emeritus  
San Francisco State University

## Tran, Nancy (CPC)

---

**From:** Secretary, Commissions (CPC)  
**Sent:** Tuesday, May 31, 2016 12:08 PM  
**To:** Tran, Nancy (CPC)  
**Cc:** Gerber, Patricia (CPC)  
**Subject:** FW: 437 Hoffman Avenue, June 2, Conditional Use Authorization.

Office of Commission Affairs

Planning Department | City & County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-6309 | Fax: 415-558-6409

[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)



---

**From:** Linas Rukas [<mailto:lrukus@yahoo.com>]  
**Sent:** Tuesday, May 31, 2016 11:19 AM  
**To:** [planning@rodnevfong.com](mailto:planning@rodnevfong.com); Richards, Dennis (CPC); [cwu.planning@gmail.com](mailto:cwu.planning@gmail.com); [wordweaver21@aol.com](mailto:wordweaver21@aol.com); [richhillissf@yahoo.com](mailto:richhillissf@yahoo.com); Johnson, Christine (CPC); [mooreurban@aol.com](mailto:mooreurban@aol.com)  
**Cc:** Secretary, Commissions (CPC)  
**Subject:** 437 Hoffman Avenue, June 2, Conditional Use Authorization.

Dear President Fong and Members of the Commission:

My name is Linas Rukas and my address is 21 Fountain St.. i would like to voice my objection to the proposed development of the house at 437 Hoffman. What is being considered is way out of character and scale of the adjacent properties as well as the neighborhood. The new structure would significantly adversely effect the sunlight and air of the surrounding properties.

San Francisco is starting to see a proliferation of these hulking "McMansions" that are totally out of character of the city. Noe Valley has a particular charm, some of which is due to the scale of the houses. it's clear from the developer's intentions that there is a blatant disregard for the residents, some of which have lived there for decades, that currently live in close proximity to the proposed redevelopment. The neighbors don't oppose redevelopment but do oppose redevelopment that seriously undermines their quality of life. i hope that you force the developer to scale back his plans so that the all residents can enjoy their homes. That truly is all anyone's asking for.

Regards,

-Linas A. Rukas  
21 Fountain St., 94114  
847 902-9240

## Tran, Nancy (CPC)

---

**From:** Secretary, Commissions (CPC)  
**Sent:** Wednesday, June 01, 2016 11:20 AM  
**To:** Tran, Nancy (CPC)  
**Subject:** FW: June 2, 2016 437 Hoffman #2015-003686CUA

Office of Commission Affairs

Planning Department | City & County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-6309 | Fax: 415-558-6409

[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)



**From:** L Gerard [<mailto:lgerard55@gmail.com>]  
**Sent:** Wednesday, June 01, 2016 10:56 AM  
**To:** [wordweaver21@aol.com](mailto:wordweaver21@aol.com); [richhillissf@yahoo.com](mailto:richhillissf@yahoo.com); [mooreurban@aol.com](mailto:mooreurban@aol.com); [cwu.planning@gmail.com](mailto:cwu.planning@gmail.com); o: planning; Richards, Dennis (CPC); Johnson, Christine (CPC); Secretary, Commissions (CPC)  
**Subject:** Re: June 2, 2016 437 Hoffman #2015-003686CUA

**From:** L Gerard [<mailto:lgerard55@gmail.com>]  
**To:** [planning@rodnevfong.com](mailto:planning@rodnevfong.com); Richards, Dennis (CPC); [wordweaver21@aol.com](mailto:wordweaver21@aol.com); [richhillissf@yahoo.com](mailto:richhillissf@yahoo.com); Johnson, Christine (CPC); [mooreurban@aol.com](mailto:mooreurban@aol.com); [cwu.planning@gmail.com](mailto:cwu.planning@gmail.com)  
**Subject:** Proposal Development  
437 Hoffman #2015-003686CUA, June 2nd Hearing

**Dear President Fong and Commission Members:**

I am writing again as a concerned neighbor and long time resident of 470 Hoffman Avenue, S.F., CA 94114. I bought my house in 1974, enjoying the unique character of Noe Valley community. We have one of the nicest blocks in Noe Valley.

I am writing in opposition to the proposed development plans for 437 Hoffman Avenue specified above in the subject heading.

A careful review of the plans show clearly that the proposal is way out of proportion to our street's character and other homes on the block.

I ask that you enforce the residential design guidelines for our neighborhood!!

I also ask that you give consideration to retaining the street tree at 437 Hoffman.

Sincerely yours,

Lenore Gerard



## Tran, Nancy (CPC)

---

**From:** Secretary, Commissions (CPC)  
**Sent:** Wednesday, June 01, 2016 10:02 AM  
**To:** Tran, Nancy (CPC)  
**Cc:** Gerber, Patricia (CPC)  
**Subject:** FW: 437 Hoffman Avenue and #2015-003686CUA

Office of Commission Affairs

Planning Department | City & County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-6309 | Fax: 415-558-6409

[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)



**From:** Fouzieyha Towghi [<mailto:ftnazgul@gmail.com>]  
**Sent:** Wednesday, June 01, 2016 7:55 AM  
**To:** [planning@rodneyfong.com](mailto:planning@rodneyfong.com); Richards, Dennis (CPC); [cwu.planning@gmail.com](mailto:cwu.planning@gmail.com); [wordweaver21@aol.com](mailto:wordweaver21@aol.com); [richhillissf@yahoo.com](mailto:richhillissf@yahoo.com); Johnson, Christine (CPC); [mooreurban@aol.com](mailto:mooreurban@aol.com)  
**Cc:** Secretary, Commissions (CPC)  
**Subject:** 437 Hoffman Avenue and #2015-003686CUA

Dear President Fong and Members of the Commission:

My name is Fouzieyha Towghi and my address is 24 Homestead St. I am writing to voice my objection to the proposed development of the house at 437 Hoffman. The proposed plan is radically out of character and scale of the adjacent properties as well as the neighborhood. The planned structure would significantly and adversely impact the adjacent neighbors' privacy, sunlight as well as the flow of air. This monster construction would only add to the astonishing changes already evident in Noe Valley due to previous approved constructions that have disregarded the neighborhood character and harmony as well as the residential design guidelines. The 437 Hoffman proposed construction would also violate the residential design guidelines set by the city of San Francisco to protect midblock space for urban flora and fauna and the overall neighborhood scale, character, and harmony. This construction would be too tall and jet out too far to the back, thus creating one more unnecessary monster home. Moreover, there is no evidence that this construction would provide affordable housing.

Sincerely,

Fouziyha Towghi

24 Homestead St.

SF, CA 94114

## Tran, Nancy (CPC)

---

**From:** Secretary, Commissions (CPC)  
**Sent:** Thursday, June 02, 2016 9:15 AM  
**To:** Tran, Nancy (CPC)  
**Cc:** Son, Chanbory (CPC)  
**Subject:** FW: 437 Hoffman Avenue and #2015-003686CUA

Office of Commission Affairs

Planning Department | City & County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-6309 | Fax: 415-558-6409

[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)



---

**From:** [info@anjuchinesemedicine.com](mailto:info@anjuchinesemedicine.com) [<mailto:info@anjuchinesemedicine.com>]  
**Sent:** Wednesday, June 01, 2016 8:47 PM  
**To:** [planning@rodneyfong.com](mailto:planning@rodneyfong.com); Richards, Dennis (CPC); [cwu.planning@gmail.com](mailto:cwu.planning@gmail.com); [wordweaver21@aol.com](mailto:wordweaver21@aol.com); [richhillissf@yahoo.com](mailto:richhillissf@yahoo.com); Johnson, Christine (CPC); [mooreurban@aol.com](mailto:mooreurban@aol.com)  
**Cc:** Secretary, Commissions (CPC)  
**Subject:** RE: 437 Hoffman Avenue and #2015-003686CUA

Dear President Fong and Members of the Commission:

My name is Anju Gurnani. I reside at 22 Homestead St. I am writing to express my objection to the proposed development of the house at 437 Hoffman, SF 94114. I find the plan egregiously out of character for the neighborhood. It does not conform to the scale of the adjacent properties. The planned structure would significantly and adversely impact the adjacent neighbors' privacy, sunlight as well as the flow of air. This monster construction would only add to the astonishing changes already evident in Noe Valley due to previous approved constructions that have disregarded the neighborhood character and harmony as well as the residential design guidelines. The 437 Hoffman proposed construction would also violate the residential design guidelines set by the city of San Francisco to protect midblock space for urban flora and fauna and the overall neighborhood scale, character, and harmony. This construction would be too tall and jet out too far to the back, thus creating one more unnecessary monster home. Moreover, there is no evidence that this construction would provide affordable housing.

Sincerely,

Anju Gurnani  
22 Homestead St.  
SF, CA 94114

## Tran, Nancy (CPC)

---

**From:** Kelly Condon <kellymcondon@gmail.com>  
**Sent:** Wednesday, June 22, 2016 12:53 PM  
**To:** JANET FOWLER; Stephen Baskerville; PAUL LEFEBVRE; R Gene Geisler  
**Cc:** DAVID SILVERMAN; John Kevlin; Paul K; Alek Juretic; Jason Lindley; Tran, Nancy (CPC)  
**Subject:** 437 Hoffman - Revision per Commissioner  
**Attachments:** JUNE 20 2016 - 2 - 2 story units & sloped roof.pdf

Hello All -

Commissioner Antonini has discussed our project with other commissioners & asked me on Friday to revise the plans & sun study to reduce massing at the rear of the building.

I was able to get the new model built & the new sun studies done over the weekend - so the sun studies are in the commission package.

I've also sent the plans & elevations to the planning department & to Antonini to review.

Antonini visited the house yesterday to assess the site conditions in person.

The changes are that the building will now have:

-- 2 two story units. The lower unit will be 2464 s.f. & the upper unit will be 2643 s.f.

-- there will be a 3' recess at the top story on the north side starting at the lightwell. So at the top story - the lightwell will become a recess all the way to the rear of the building.

-- the roof over the entire addition will be sloped. The ceilings will be 8' tall at the property lines & then they will slope up. At the master - the peak will be at 10' to the ceiling & at the rest of the building - the high points of the rooms vary because the wall jogs - but the peak of the roof itself will be 3" lower than the peak over the master bedroom.

These changes will increase the amount of light to Gene's lightwell & will decrease the overall shadow over Gene's roof.

The sun study is a side x side comparison of the existing building / what was sent out for 311 notice / what was requested by the commissioners last Friday.

This request is not a ruling. It was a preliminary request by several commissioners so that we might be able to discuss the impacts to light at the lightwell due to a reduction in mass & might be able to create 2 family sized units.

Attached are the revised drawings & here is a link to the new sun study:

<https://www.mediafire.com/#oe40mxgacsjgs>

There is a file included in the sun study link that is called 'Sun Study Results'

This is a one page document that explains the differences to light between the existing building / what was sent out for 311 notice / what was requested by the commissioners last Friday.

If you look at the individual sun studies you will see exactly what those differences are & where the shadows fall on the lightwell itself.

Let me know if you have any questions.

Kelly Condon  
415-240-8328

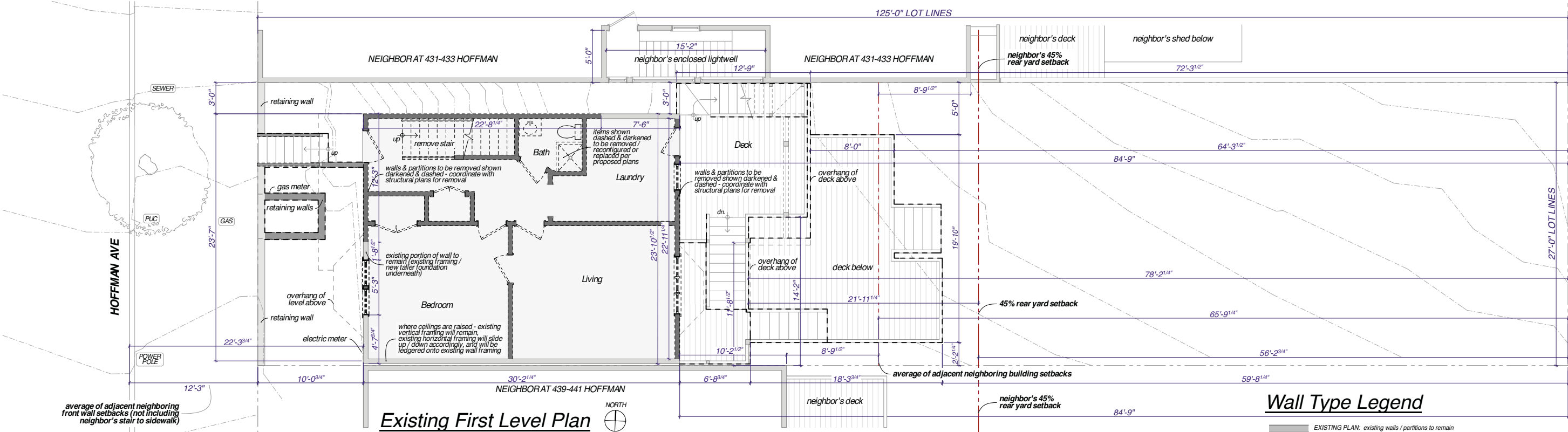


June 20, 2016



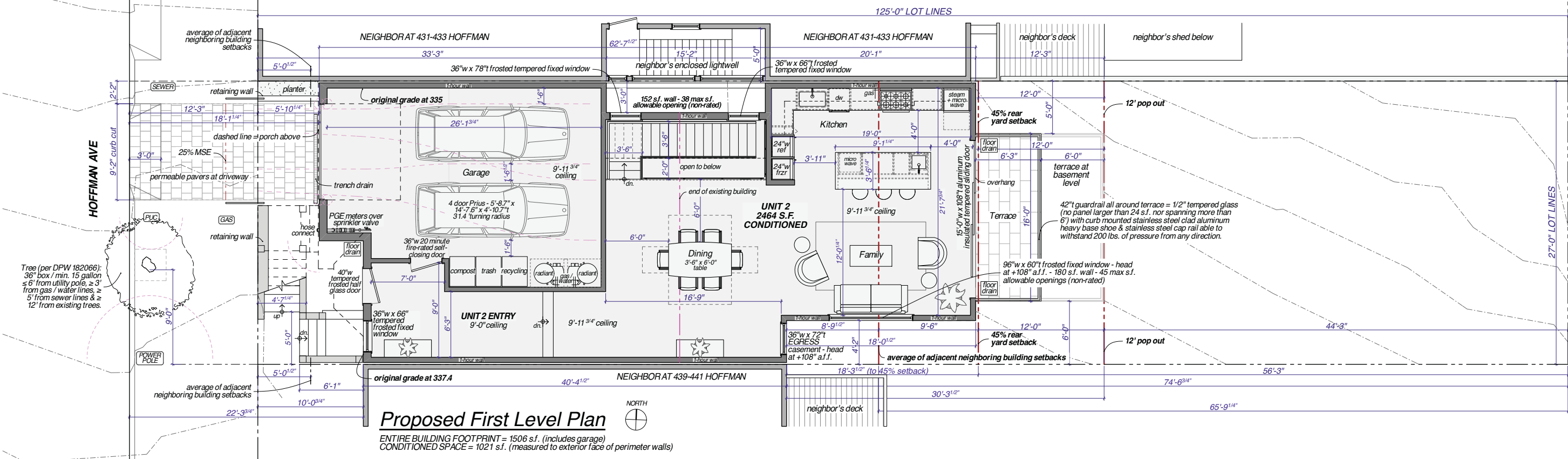
Existing &  
 Proposed First  
 Level

scale: as noted  
**A6**



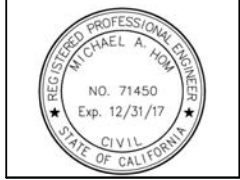
**Wall Type Legend**

- EXISTING PLAN: existing walls / partitions to remain
- EXISTING PLAN: existing walls / partitions to be removed
- Neighbor's Walls & Mid Height Walls at Project Site
- PROPOSED PLAN: Low Height Walls
- PROPOSED PLAN: Existing & Proposed Full Height Walls at Project Site



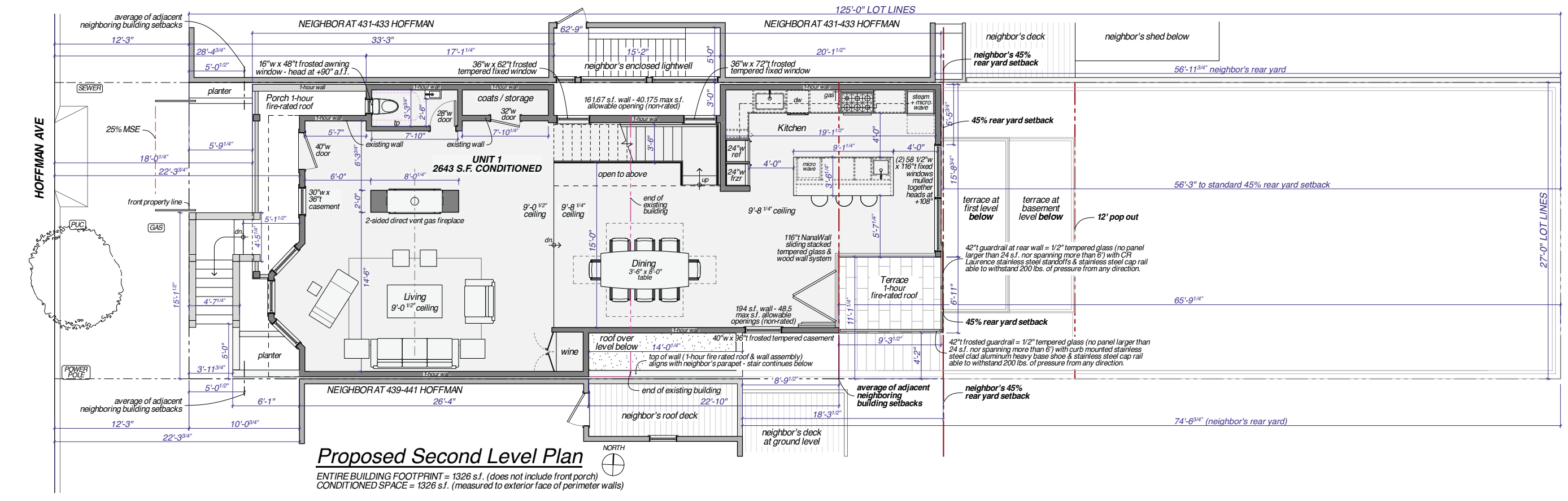
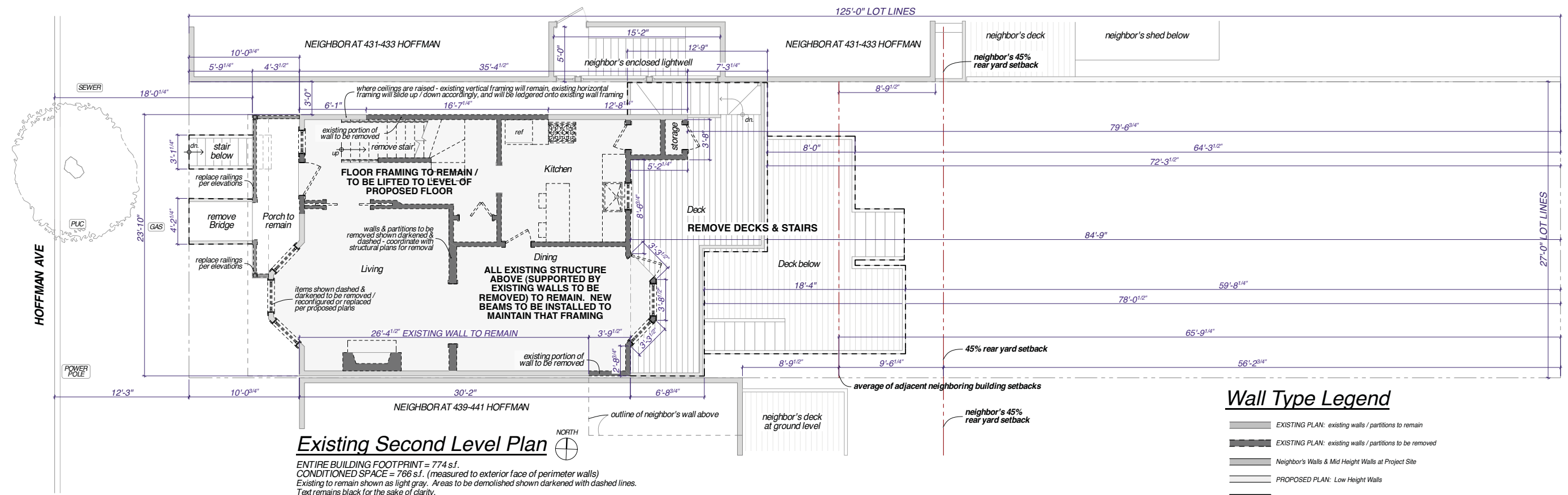
Tree (per DPW 182066):  
 36" box / min. 15 gallon  
 ≤ 6' from utility pole, ≥ 3'  
 from gas / water lines, ≥ 5'  
 from sewer lines & ≥ 12'  
 from existing trees.

June 20, 2016

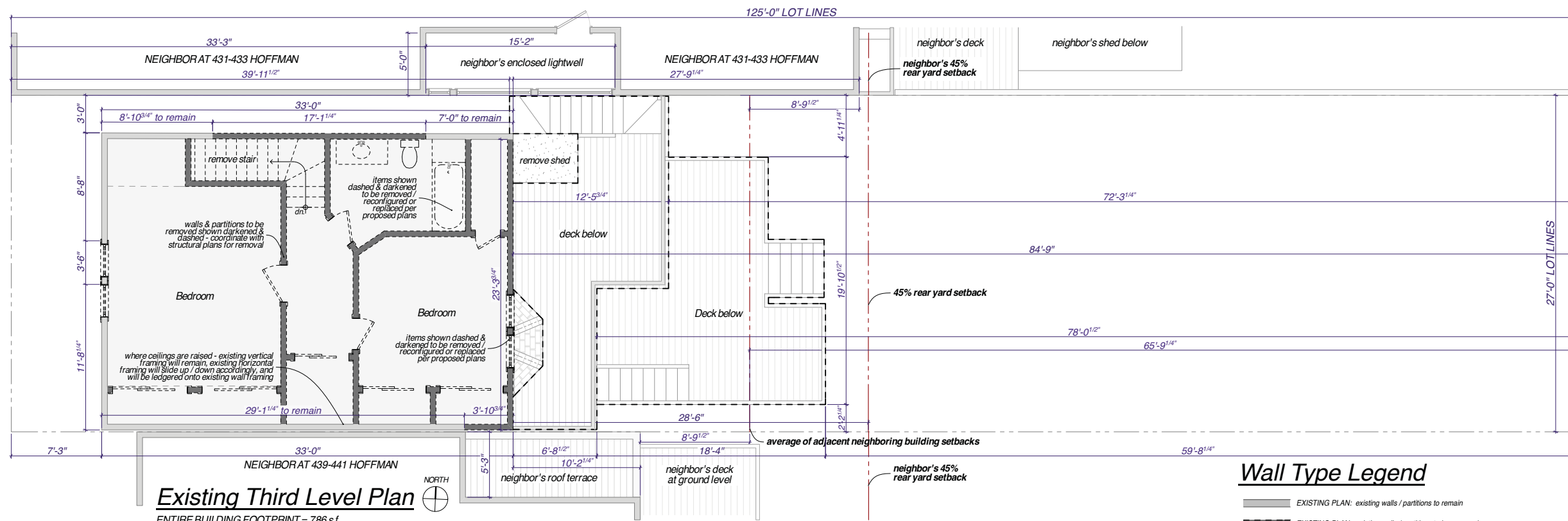


Existing & Proposed Second Level

scale: as noted  
**A7**

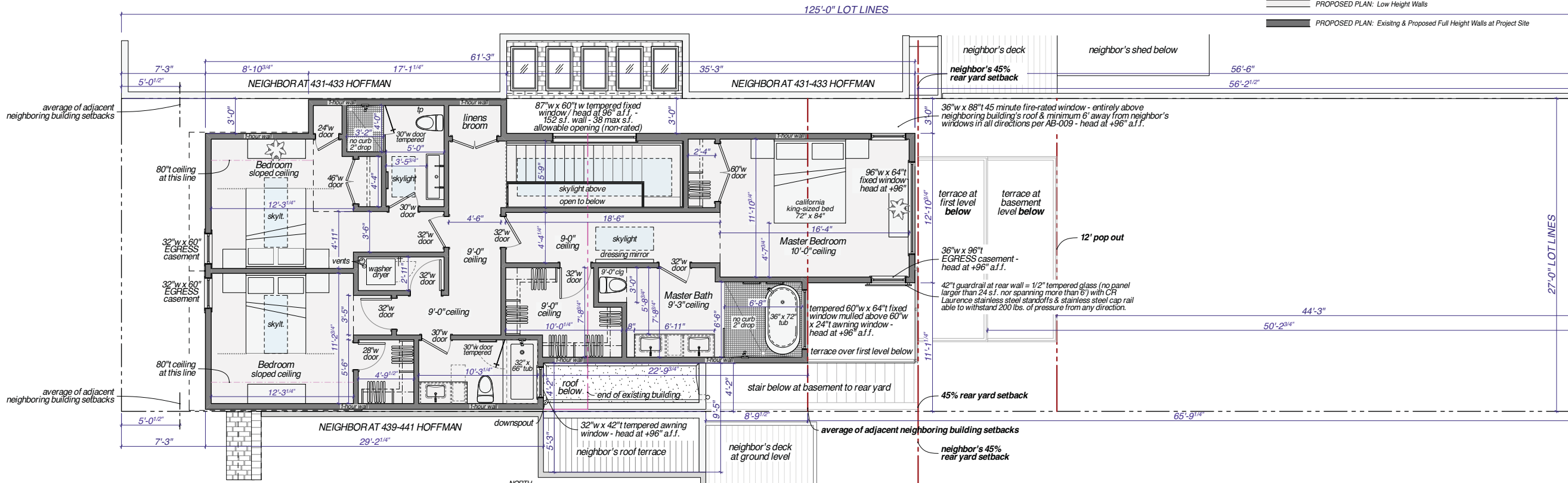




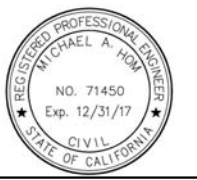


**Wall Type Legend**

- EXISTING PLAN: existing walls / partitions to remain
- EXISTING PLAN: existing walls / partitions to be removed
- Neighbor's Walls & Mid Height Walls at Project Site
- PROPOSED PLAN: Low Height Walls
- PROPOSED PLAN: Existing & Proposed Full Height Walls at Project Site



June 20, 2016

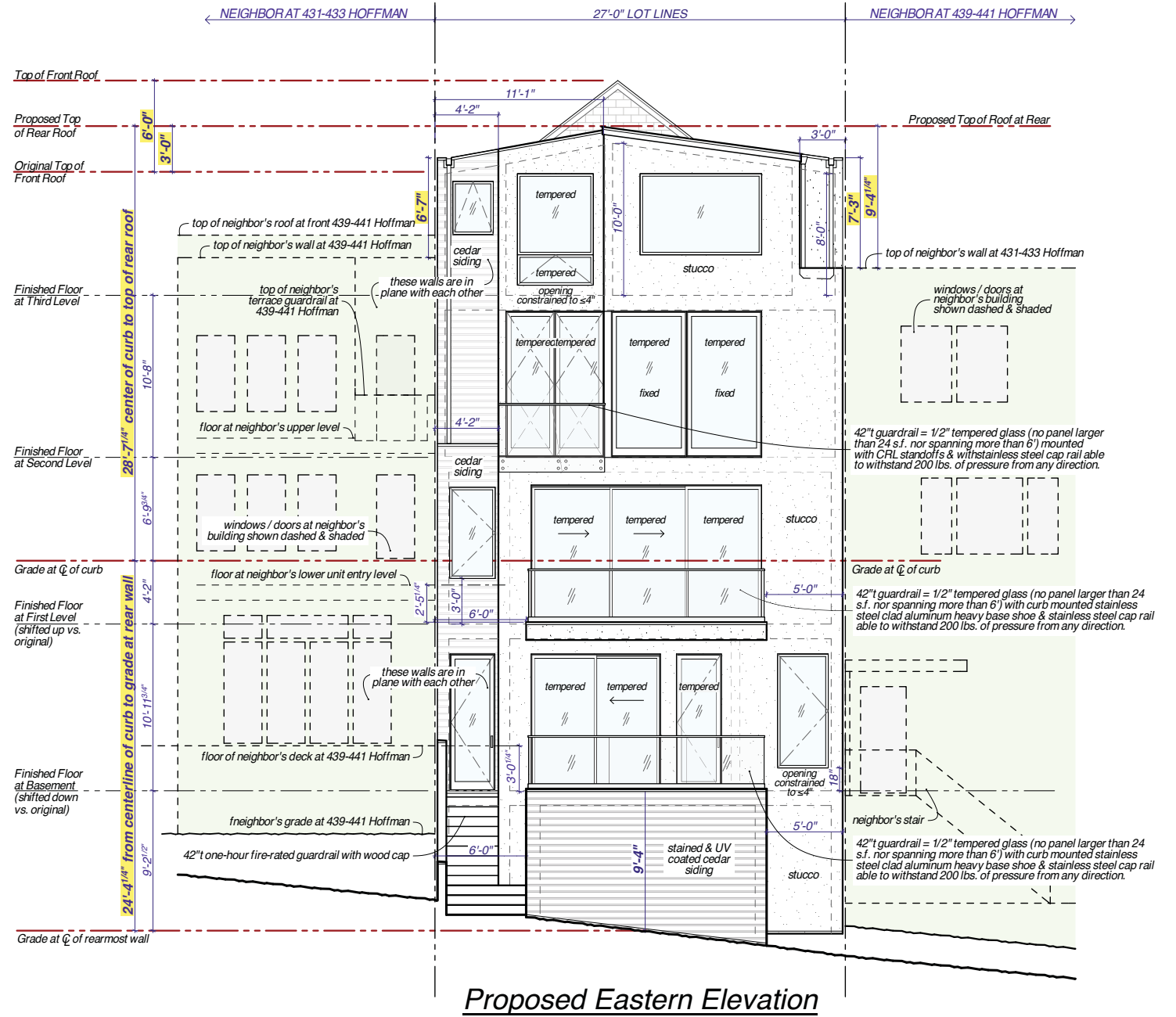


Existing & Proposed Third Level

scale: as noted  
**A8**







*remodel*  
**for Hoffman**  
**TIC Group**

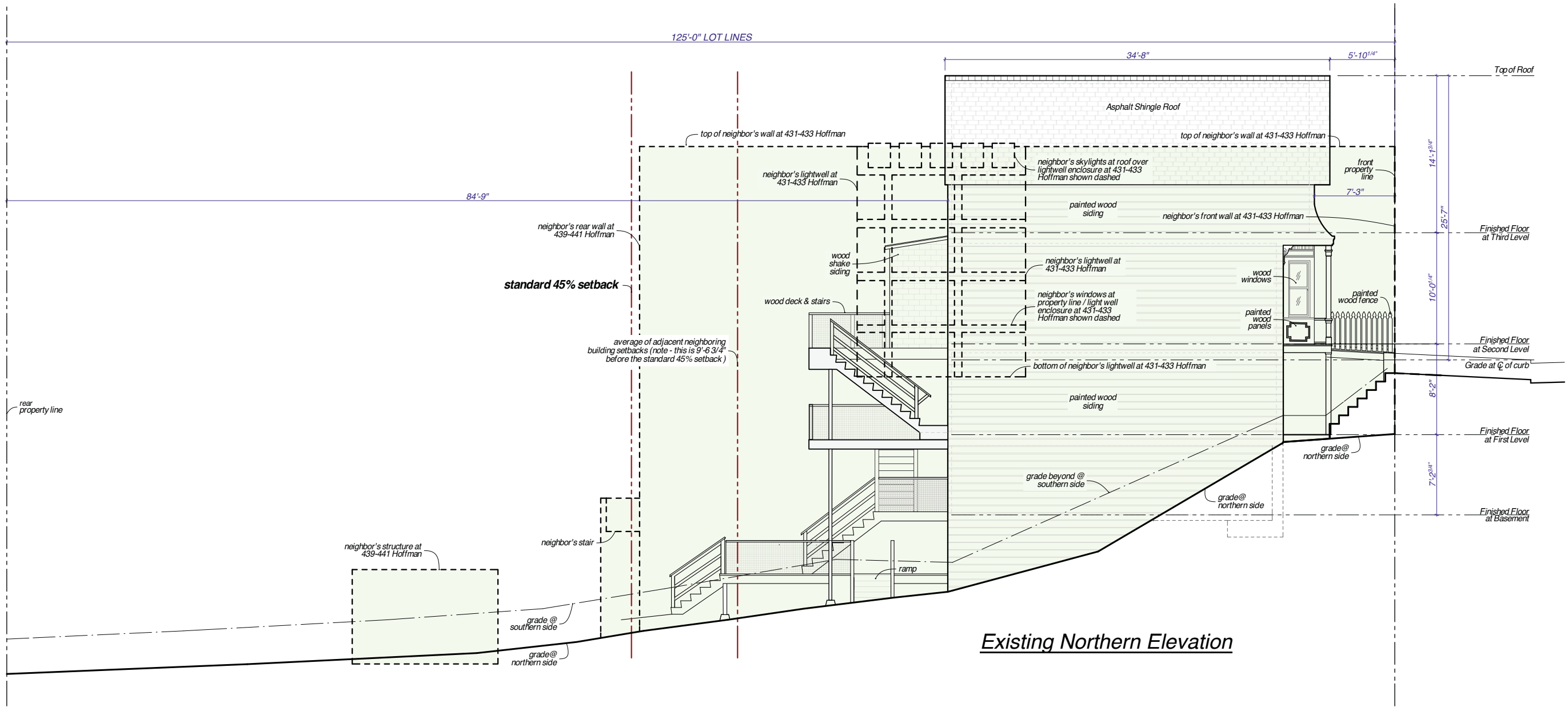
**437**  
**Hoffman**  
 san francisco  
 9 4 1 1 4

June 20, 2016

Existing & Proposed Rear Elevations

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

A11



**Existing Northern Elevation**

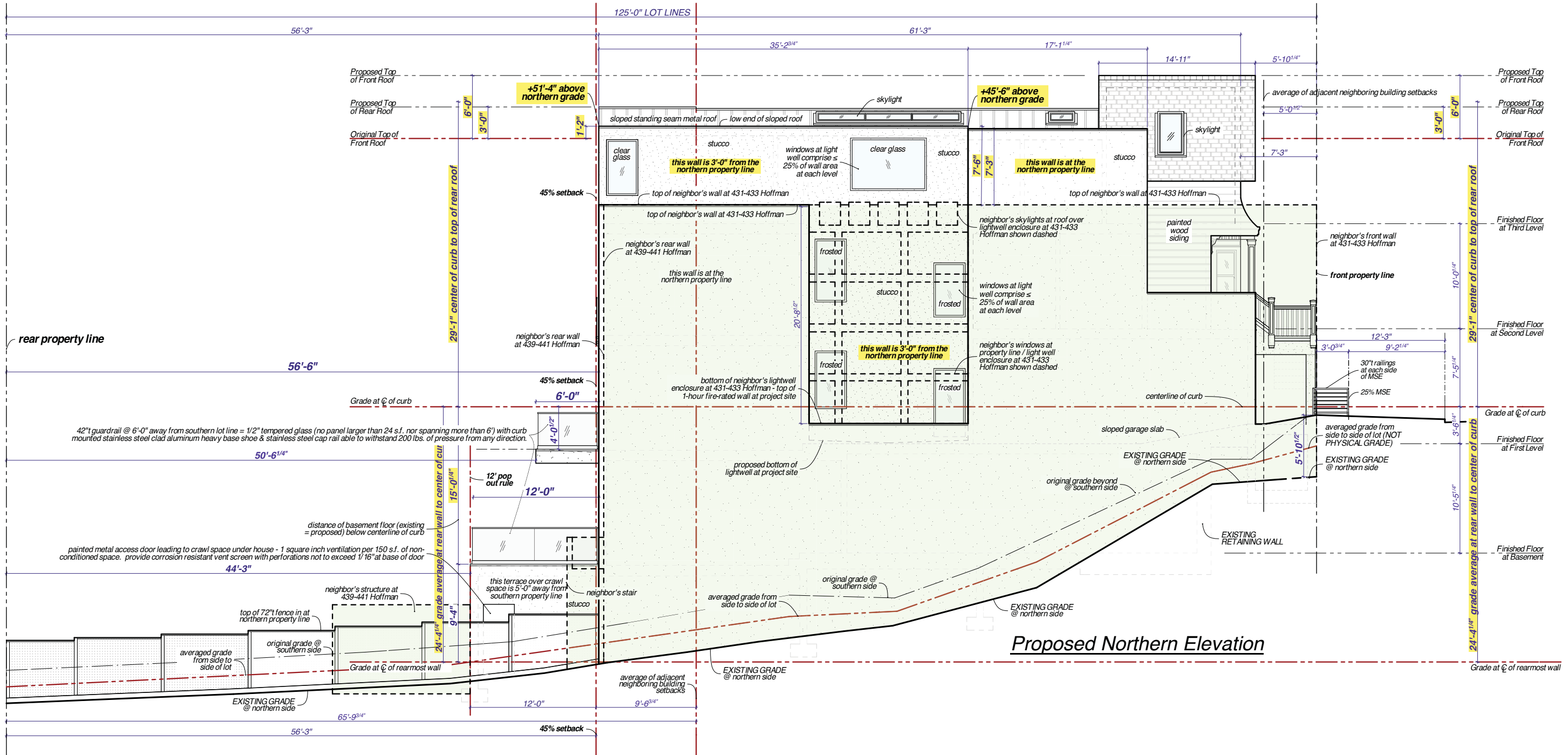
June 20, 2016

REGISTERED PROFESSIONAL ENGINEER  
 MICHAEL A. HOH  
 NO. 71450  
 Exp. 12/31/17  
 CIVIL  
 STATE OF CALIFORNIA

Existing Northern Elevation

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

**A12**



remodel  
 for  
**Hoffman**  
**TIC Group**

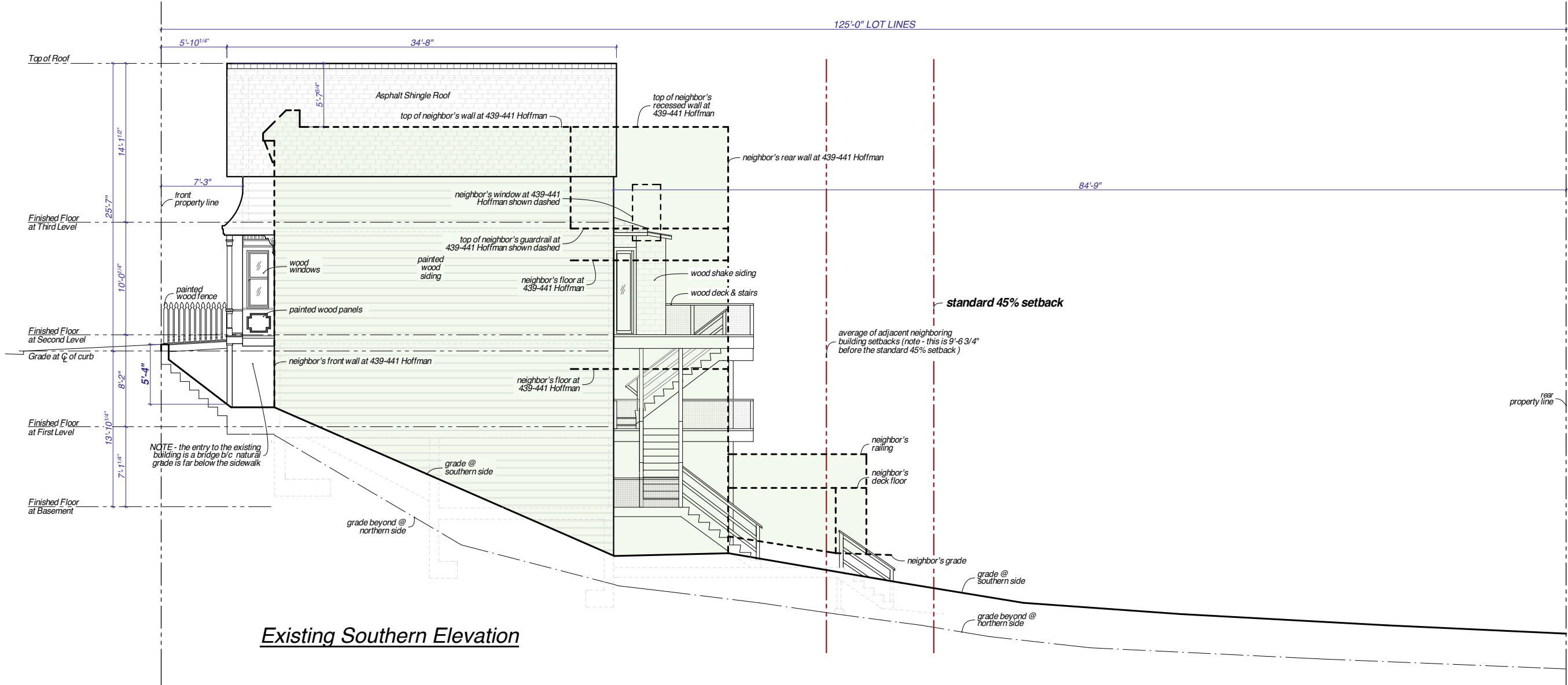
**437**  
**Hoffman**  
 san francisco  
 9 4 1 1 4

June 20, 2016

Proposed  
 Northern  
 Elevation

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

**A13**



Existing Southern Elevation

