



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: DECEMBER 15, 2016
Continued from the June 16, 2016 Hearing

Date: December 5, 2016
Case No.: **2015-006857CUA**
Project Address: **4529 18th STREET**
Zoning: RH-2 (Residential-House, Two-Family) Zoning District
40-X Height and Bulk District
Block/Lot: 2691/040
Project Sponsor: Michael Zehner
4529 18th Street
San Francisco, CA 94114
Staff Contact: Erika S. Jackson – (415) 558-6363
erika.jackson@sfgov.org
Recommendation: **Approval with Conditions**

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415.558.6377

BACKGROUND

The original project, was to reactivate a ground floor commercial tenant space that was terminated in 1965. The storefront has been occupied by New Deal (interior designer office and showroom) from 2008 to present. The Project Sponsor proposes continuing the same type of use (architect/designer office/showroom) at this commercial location. The Proposed Project also includes a three-story vertical addition on top of the existing single-story structure (front building) containing a single-family unit and the proposed commercial space, which is currently occupied by an interior designer showroom/office. No alteration to the rear building on the lot is proposed as part of this proposal.

On June 16, 2016, the Planning Commission heard the Proposed Project and asked the Project Sponsor to work with the neighbors to redesign the proposal and alleviate their concerns. Specifically, the Planning Commission asked that the Project Sponsor consider making the 4th floor addition smaller and/or reconfiguring the layout of the floor to reduce bulk and mass, make the 4th floor decks smaller and/or eliminate one of the two decks, change the proposed architectural style of the front façade of the building, and match the lightwells on the 4th floor.

CURRENT PROPOSAL

The proposal submitted to the Planning Department on December 4, 2016 includes the reduction of the 4th floor by 750 square feet, the reduction of the southern section of the 3rd floor and creation of a 3 foot setback along the entire eastern property line, and revisions to the front façade.

BASIS FOR RECOMMENDATION

- The proposed revisions meet the concerns addressed by the Planning Commission on June 16, 2016.
- The Project promotes the continued operation of an established, locally-owned business and contributes to the viability of the neighborhood.
- The Project would not displace an existing retail tenant providing convenience goods and services to the neighborhood.
- The proposed use of an architect/designer office/showroom will not be an intense use and will be compatible with the surrounding uses.
- The Project meets all applicable requirements of the Planning Code.
- The Project is desirable for, and compatible with the surrounding neighborhood.
- The business is not a Formula Retail use and would serve the immediate neighborhood.

RECOMMENDATION: Approval with Conditions
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Attachments:

- Revised Motion
- Revised Plans received 12/04/16
- Project Sponsor Letter dated 12/05/16
- 3D Renderings for revised design
- Context Photos
- Planning Commission Packet from hearing 06/16/16



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input type="checkbox"/> Other |

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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 186(g) AND 303 TO ALLOW THE REACTIVATION OF A GROUND FLOOR COMMERCIAL TENANT SPACE AT 4529 18TH STREET WITHIN A RH-2 (RESIDENTIAL-HOUSE, TWO-FAMILY) ZONING DISTRICT, AND A 40-X HEIGHT AND BULK DESIGNATION.

PREAMBLE

On March 10, 2016, Michael Zehner (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section(s) 186(g) and 303 to allow the reactivation of a ground floor commercial tenant space at 4529 18th Street within a RH-2 (Residential-House, Two-Family) Zoning District, and a 40-X Height and Bulk District.

On December 15December 15, 2016, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2015-006857CUA.

On February 17, 2015 the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2015-006857CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The Proposed Project is located on the southern side of 18th Street, between Douglass and Clover Streets, near the intersection with Ord Street, Block 2691, Lot 040. The property is located within a RH-2 (Residential-House, Two-Family) Zoning District and a 40-X Height and Bulk district. The property is developed with two buildings. The front building is one-story and contains an approximately 600 square feet commercial tenant space in the front and a single-family unit in the rear. The rear building is three-stories and contains a single-family unit. The subject property is approximately 2,470 square feet with approximately 22 feet 3 inches of frontage on 18th Street.
3. **Surrounding Properties and Neighborhood.** The Project site is located within the Castro/Upper Market neighborhood. The surrounding development consists primarily of single and multi-family residential buildings. The scale of development in the area consists of a mix of low-and mid-rise buildings (one- to four-story structures), most of which were built in the early 1900s. All adjacent buildings contain residential uses. There are several small-scale neighborhood-serving commercial uses within a block of the Project site. Directly across the street there is a drycleaners/laundry personal service use and a community center. On the corner of 18th and Douglass Streets, there is a architect office, a hair salon, and a cobbler. There are areas of RH-3 (Residential-House, Three-Family) and RM-1 (Residential-Mixed, Low Density) Zoning Districts located to the east.
4. **Project Description.** The Project Sponsor proposes to to reactivate a ground floor commercial tenant space that was terminated in 1965. The storefront has been occupied by New Deal (interior designer office and showroom) from 2008 to present. The Project Sponsor proposes continuing the same type of use (architect/designer office/showroom) at this commercial location. The Proposed Project also includes a three-story vertical addition on top of the existing single-story structure (front building) containing a single-family unit and the proposed commercial

space, which is currently occupied by an interior designer showroom/office. No alteration to the rear building on the lot is proposed as part of this proposal.

5. **Public Comment.** The Department has received many emails and phone calls both in opposition to the continuation of the commercial use and to the proposed three-story addition.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

A. **Reactivation of a Limited Commercial Use within the RH-2 Zoning District.** Planning Code Section 186(g) states that limited commercial uses in RH, RM, RTO, and RED Districts that have been discontinued or abandoned may be reactivated with Conditional Use authorization with the following findings:

1. The subject space is located on or below the ground floor and was in commercial or industrial use prior to January 1, 1960; and

Planning Department records and Department of Building Department records indicate the existence of a commercial use prior to 1960:

- *A Building Permit Application from 1909 indicates the construction of a store in the front building.*
- *Sanborn maps from 1914 and 1950 indicate a commercial storefront use.*
- *A Planning Department Letter of Determination from 2002 indicates that the commercial use was in existence in the 1960's and terminated on April 22, 1965.*
- *A Department of Building Inspection Report of Residential Record (3R) from 2010 indicates a one-family dwelling and store as the authorized use for the front building.*

2. The proposed commercial use meets all the requirements of this section and other applicable sections of this Code.

The Proposed Project meets all requirements of the Planning Code.

B. **Conditions on Limited Conforming Uses.** Planning Code Section 186(b) states that limited nonconforming uses shall meet the following conditions:

1. The building shall be maintained in a sound and attractive condition, consistent with the general appearance of the neighborhood;

The Proposed Project involves interior tenant improvements to the ground floor commercial tenant spaces. There will be no expansion of the existing commercial space.

2. Any signs on the property shall be made to comply with the requirements of Article 6 of this Code applying to nonconforming uses;

All Proposed Project signage and projections will comply with Article 6 of the Planning Code.

3. The hours during which the use is open to the public shall be limited to the period between 6:00 a.m. and 10:00 p.m.;

The Project Sponsor intends to operate the proposed commercial use within the permitted hours of operation.

4. Public sidewalk space may be occupied in connection with the use provided that it is only occupied with tables and chairs as permitted by this Municipal Code;

The Proposed Project will not occupy the public sidewalk space with tables and chairs.

5. Truck loading shall be limited in such a way as to avoid undue interference with sidewalks, or with crosswalks, bus stops, hydrants and other public features;

The proposed commercial use will involve occasional truck loading which would not interfere with sidewalks, crosswalks, bus stops, hydrants and other public features.

6. Noise, odors and other nuisance factors shall be adequately controlled; and

Noise, odors, and other nuisance factors shall be adequately controlled under the Conditions of Approval for the Proposed Project under Exhibit A.

7. All other applicable provisions of this Code shall be complied with.

The Proposed Project meets all requirements of the Planning Code.

- C. **Formula Retail Use.** All uses meeting the definition of "formula retail" use per Section 703.3(b) shall not be permitted except by conditional use authorization under the procedures of Section 303 of this Code.

The proposed retail establishment has not been specified as Formula Retail use under Section 703.3 of the Planning Code.

- D. **Off-Street Parking.** Planning Code Section 151 requires that off-street parking for offices or studios of architects, engineers, interior designers, and other design professionals be provided at a ratio of 1 for each 1,000 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet. Planning Code Section 151 also requires one off-street parking space per dwelling unit. Planning Code Section 150(e) allows replacement of off-street parking spaces with Class 1 bicycle parking spaces at a ratio of 1:1.

The commercial tenant space, with approximately 600 square feet of floor area, will not require any off-street parking or loading spaces. The residential unit is proposing 2 Class 1 bicycle parking spaces.

- E. **Rear Yard Requirement.** Planning Code Section 134 states that the minimum rear yard depth shall be equal to 45 percent of the total depth of a lot in which it is situated, but in no case less than 15 feet. This requirement may be further reduced to no less than 25 percent of

the total depth of the lot by averaging the adjacent buildings. In the case of two legal non-conforming buildings on the lot, the rear yard should be provided in the middle between the buildings.

In this case, the rear yard requirement would be 30 feet and would be located between the buildings. The Proposed Project will remove an illegal portion of the structure that is within that area, leaving a clear 30 feet between the buildings.

- F. **Residential Demolition.** Planning Code Section 317 outlines the criteria for the approval process of residential demolitions. Under Planning Code Section 317(b)(2), a major alteration of a residential building that proposes the removal of more than 50% of the sum of the front facade and rear facade and also proposes the removal of more than 65% of the sum of all exterior walls, measured in lineal feet at the foundation level, or that proposes the removal of more than 50% of the vertical envelope elements and more than 50% of the horizontal elements of the existing building, as measured in square feet of actual surface area is considered to be a residential demolition. Illegal additions are excluded from this calculation.

The Proposed Project removes 34% of the sum of the front facade and rear facade, 50% of the sum of all exterior walls, 44% of the vertical envelope elements, and 54% of the horizontal elements of the existing building. Therefore, the Proposed Project does not qualify as a residential demolition under Planning Code Section 317.

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the Project does comply with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The Proposed Project is to allow a limited commercial use on the ground floor of the building. There will be tenant improvements made to the existing tenant space with no expansion of the commercial space. The uses are compatible with other small scale limited commercial uses located in residential area.

- B. The Proposed Project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the Project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The size and shape of the site and the arrangement of the structures on the site are adequate for the proposed project. There will be no physical expansion of the commercial space.

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

Existing traffic patterns will not be significantly affected by the Proposed Project. Public transit lines are in close proximity of the Proposed Project. There is on-street parking in front of the subject property and in the surrounding neighborhood.

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

No noxious or offensive emissions such as glare, dust, or odor are expected to be produced by the Proposed Project.

- iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

There will be no addition of off-street parking spaces, loading facilities, open space or service areas. Project signage will be consistent with the controls of the Planning Code.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Proposed Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

Although the Proposed Project is located within the RH-2 Zoning District, it is located ¼ mile from the Castro Street Neighborhood Commercial District and the intended use will be a neighborhood-serving use.

- 8. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

COMMERCE AND INDUSTRY

Objectives and Policies

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1:

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development, which has substantial undesirable consequences that cannot be mitigated.

The Proposed Project would be compatible with and complimentary to the other nearby limited commercial uses (neighborhood-serving use) located within the vicinity.

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1:

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development that has substantial undesirable consequences that cannot be mitigated.

Policy 1.2:

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

The proposed commercial space will provide desirable goods and services to the neighborhood. The business will operate in accordance to Conditions of Approval that will ensure that the business meets reasonable performance standards.

OBJECTIVE 2:

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1:

Seek to retain existing commercial and industrial activity and to attract new such activity to the City.

The Proposed Project will retain an existing commercial activity and will enhance the diverse economic base of the City.

OBJECTIVE 6:

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.1:

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

Policy 6.2:

Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship and which are responsive to the economic and technological innovation in the marketplace and society.

No commercial tenant would be displaced and the Proposed Project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood. An independent entrepreneur is sponsoring the proposal. The proposed use is a neighborhood serving use. This is not a Formula Retail use.

Policy 6.4:

Encourage the location of neighborhood shopping areas throughout the city so that essential retail goods and personal services are accessible to all residents.

The Proposed Project will be accessible to all residents in the neighborhood.

Policy 6.9:

Regulate uses so that traffic impacts and parking problems are minimized.

The Proposed Project would not adversely affect public transit or place a burden on the existing supply of parking in the neighborhood. Many patrons would be able to walk from their residences or places of employment, and the proposed uses are well served by public transportation.

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the Project does comply with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The Proposed Project will be complimentary to the existing commercial establishments within the immediate neighborhood.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The Proposed Project will preserve and enhance the cultural and economic diversity of the neighborhood by establishing new businesses in the area. Existing housing will not be affected by the Proposed Project.

- C. That the City's supply of affordable housing be preserved and enhanced,

No housing is removed for this Project. The Proposed Project will not displace any affordable housing.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The Proposed Project would not significantly increase the automobile traffic congestion and parking problems in the neighborhood. The proposal is a neighborhood-serving use accessible by walking or public transit.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

There is no commercial office development associated with the Proposed Project and there would be no displacement of any existing industrial or service businesses in the area.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Proposed Project will comply with all applicable earthquake safety standards and built to the current standards of the California Building Code.

- G. That landmarks and historic buildings be preserved.

A landmark or historic building does not occupy the Project site.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The Project will have no negative impact on existing parks and open spaces. The Project does not have an impact on open spaces.

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

11. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2015-006857CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated May 26, 2016, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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.

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on December 15, 2016.

Jonas P. Ionin
Acting Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: December 15, 2016

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a limited commercial use located at 4529 18th Street, Block 2691, Lot 040 pursuant to Planning Code Section(s) 186(g) and 303 within the RH-2 Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated May 26, 2016, and stamped "EXHIBIT B" included in the docket for Case No. 2015-006857CUA and subject to conditions of approval reviewed and approved by the Commission on December 15, 2016 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on December 15, 2016 under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXXX shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

7. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

PARKING AND TRAFFIC

8. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1, 155.4, and 155.5, the Project shall provide no fewer than **XXX** bicycle parking spaces (**XXX** Class 1 spaces for the residential portion of the Project and **XXX** Class 1 or 2 spaces for the commercial portion of the Project).

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

9. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

PROVISIONS

10. **Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING

11. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code

Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

12. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

13. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>

14. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

15. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

16. **Hours of Operation.** The subject establishment is limited to hours of operation from 6:00am to 10:00pm per Planning Code Section 186(g).

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

SITE PERMIT SUBMITTAL

4529 18TH STREET, SAN FRANCISCO, CA 94114

PROJECT NOTES

OWNER: MICHAEL ZEHNER
4529 18TH STREET, SAN FRANCISCO, CA 94114
PHONE: 415-501-0073

CODES USED: 2013 SAN FRANCISCO BUILDING CODE
2013 SAN FRANCISCO PLUMBING CODE
2013 SAN FRANCISCO MECHANICAL CODE
2013 SAN FRANCISCO ELECTRICAL CODE
2013 SAN FRANCISCO FIRE CODE

ZONING: RH-2

OCCUPANCY TYPE: RESIDENTIAL

BLOCK / LOT: 2691 / 040

PROJECT DESCRIPTION: THE FRONT 1-STORY BUILDING, THE FOCUS OF THIS PROJECT, CONSISTS OF A STOREFRONT WITH AN ATTACHED RESIDENCE.

WE WILL RECONFIGURE THE FIRST FLOOR TO WIDEN THE EXISTING 2'-3" WIDE WALKWAY TO BE 3'-0" WIDE MINIMUM TO ACCESS THE RESIDENTIAL ENTRY. WE WILL ADD 2 STORIES PLUS A ROOF ACCESS STAIR WITH APPROPRIATE SIDE SETBACKS ALIGNED WITH NEIGHBORING LIGHT WELLS AND APPROPRIATE FRONT AND REAR SETBACKS, RESPECTING STREET CHARACTER, LIGHT AND AIR REQUIREMENTS.

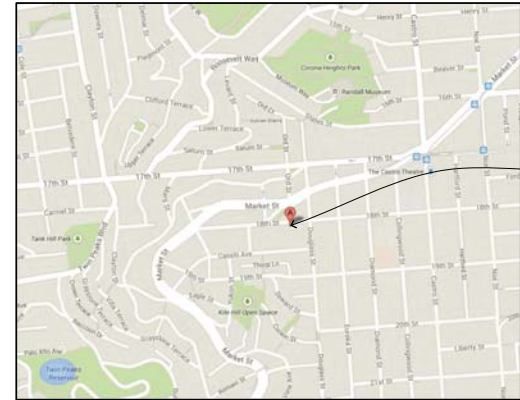
THE PROJECT WILL ALSO INCLUDE A 252 SF DECK AND AN EXPANDED REAR YARD.

DRAWING LIST

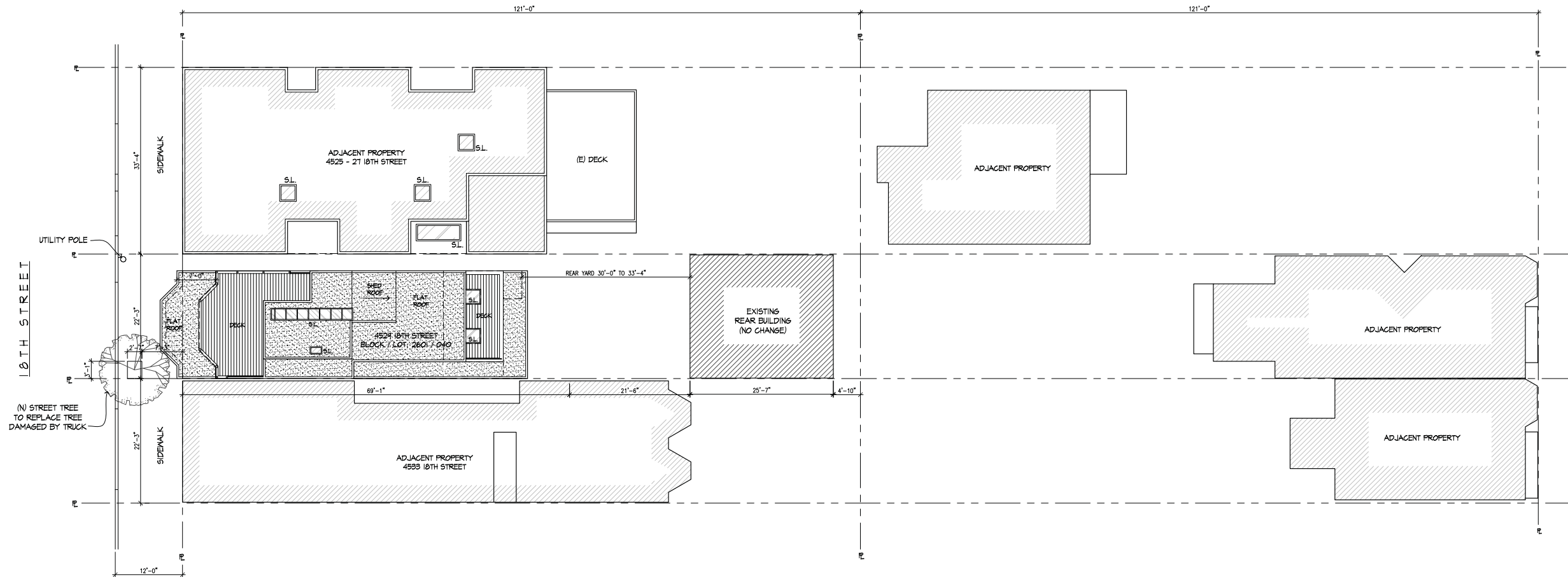
- A0.1 COVER SHEET
- A0.2 EXISTING SITE PLAN WITH PHOTOGRAPHS
- A0.3 PHOTOGRAPHS
- A1.1 EXISTING & PROPOSED FIRST FLOOR PLAN
- A1.2 PROPOSED SECOND & THIRD FLOOR PLAN
- A1.3 PROPOSED ROOF PLAN
- A2.1 EXISTING & PROPOSED FRONT ELEVATIONS
- A2.2 EXISTING & PROPOSED REAR ELEVATIONS
- A2.3 EXISTING & PROPOSED EAST ELEVATIONS
- A2.4 EXISTING & PROPOSED WEST ELEVATIONS
- A3.1 SECTIONS

ABBREVIATIONS

- BM BEAM
- C.H. CEILING HEIGHT
- C.L.O. CLOSET
- DR. DOOR
- (E) EXISTING
- F.C. FINISHED CEILING
- F.F. FINISHED FLOOR
- (N) NEW
- PG PRIVACY GLAZING FILM OR STRIPS WITH OR WITHOUT DECORATIVE PATTERNS
- PL PROPERTY LINE
- R/WALL RETAINING WALL
- REF REFRIGERATOR
- S.S.D. SEE STRUCTURAL DRAWINGS
- TYP. TYPICAL
- W WITH



VICINITY MAP



PROPOSED SITE PLAN

Scale: 1" = 10'-0"

ISSUED: TBD

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SHEET NAME

COVER SHEET

DRAWING SCALE

1" = 10'-0"

PROJECT INFORMATION

DATE: 12/4/16
STATUS: PLANNING COMMISSION MEETING

SHEET

A0.1



A FRONT ELEVATION W/ NEIGHBORING PROPERTY TO THE EAST



B FRONT ELEVATION - FRONT FACADE OF SUBJECT BLDG



C FRONT ELEVATION W/ NEIGHBORING PROPERTY TO THE WEST



H FRONT ELEVATION OF REAR BUILDING



D REAR ELEVATION W/ NEIGHBORING PROPERTY TO THE WEST



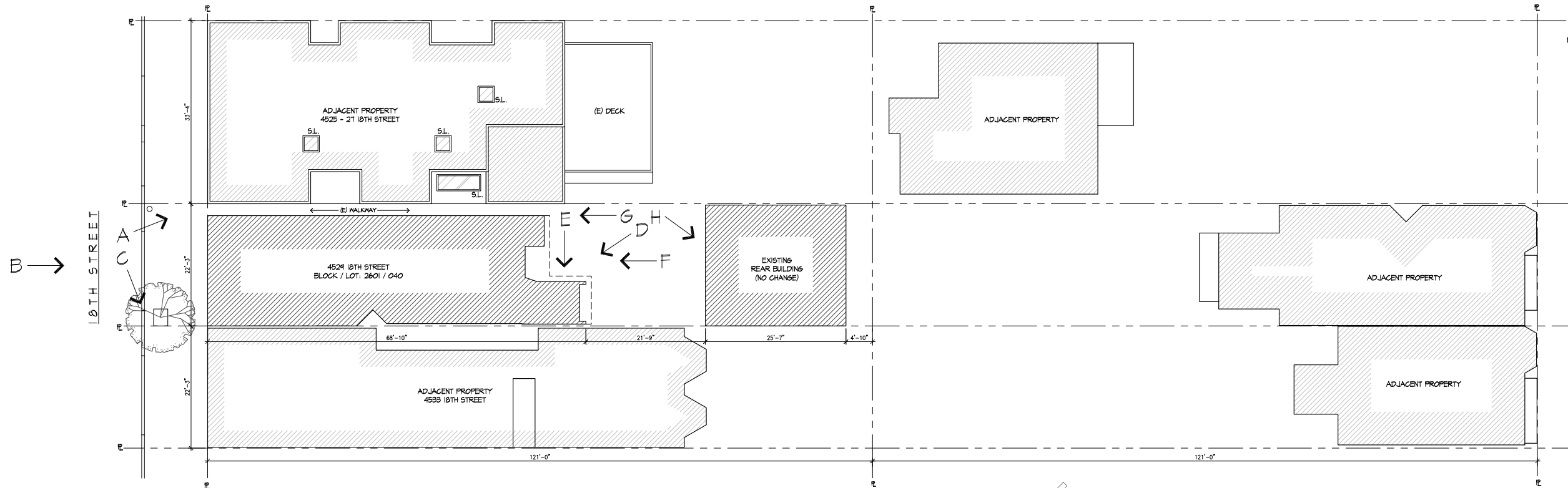
E REAR SIDE ELEVATION



F REAR ELEVATION - REAR FACADE OF SUBJECT BUILDING



G REAR ELEVATION W/ NEIGHBORING PROPERTY TO THE EAST



EXISTING SITE PLAN

Scale: 1" = 10'-0"

grateful CAD

KIRSTEN KRUSE
DESIGNER

57 ASHBURY ST. #2
SAN FRANCISCO, CA 94117
TEL - 415.831.8465

MICHAEL ZEHNER
REMODEL / ADDITION

4524 18TH STREET
SAN FRANCISCO, CA 94114
415-501-0073

ISSUED: TBD

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SHEET NAME

EXISTING SITE PLAN
W/ PHOTOGRAPHS

DRAWING SCALE

1" = 10'-0"

PROJECT INFORMATION

DATE: 12/4/16
STATUS: PLANNING
COMMISSION MEETING

SHEET

A0.2



BUILDINGS ON FACING SIDE OF THE STREET



BUILDINGS ON SAME SIDE OF THE STREET

ISSUED: TBD

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■ SHEET NAME

PHOTOGRAPHS

■ DRAWING SCALE

N/A

■ PROJECT INFORMATION

DATE: 12/4/16
STATUS: PLANNING COMMISSION MEETING

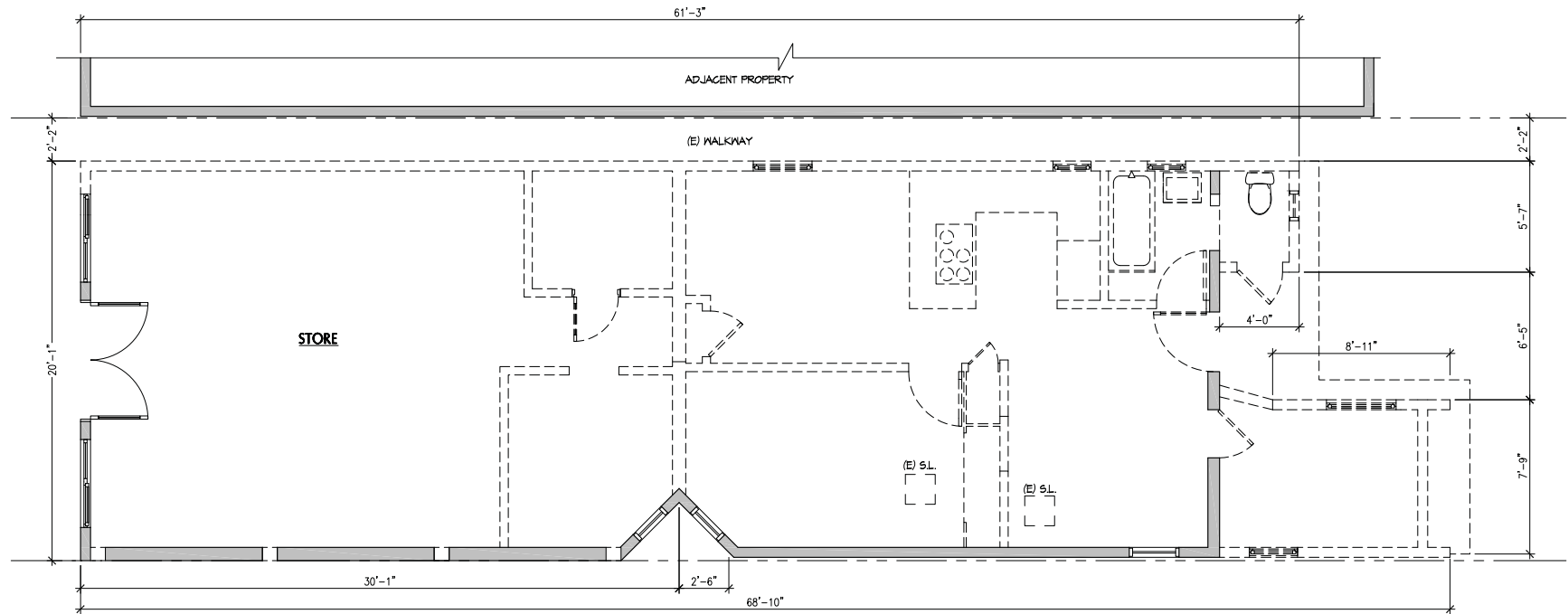
■ SHEET

KIRSTEN KRUSE
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REMODEL / ADDITION

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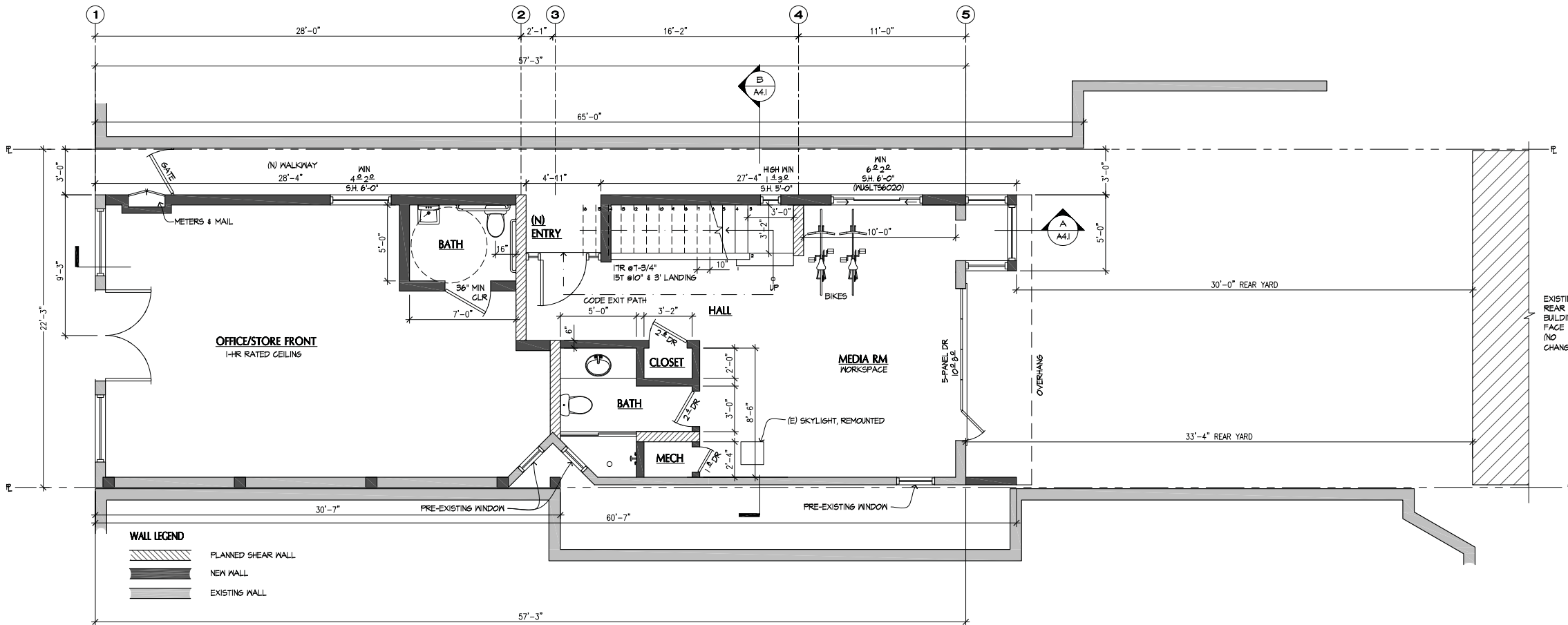
WALL LEGEND
 ——— EXISTING WALLS
 - - - - - WALLS TO BE DEMOLISHED
 NOTE: ALL ITEMS TO BE DEMOLISHED ARE SHOWN DASHED.

EXISTING FIRST FLOOR PLAN

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

SQUARE FOOTAGE

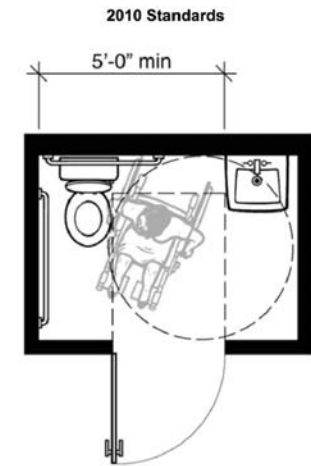
FLOOR	EXISTING	PROPOSED RESID.	STORE	QUALIFYING DECK
FIRST	600 SF STORE 643 SF RESID	466 SF RESID.	561 SF	
SECOND		1,048 SF RESID.		
THIRD		831 SF RESID.		
MEZZ		161 SF RESID.		
PLANNING GFA (SEC. 102)	1,243 SF	2,506 SF	561 SF	244 SF DECK
BUILDING DEPT SF	550 SF	2,314 SF	441 SF	



WALL LEGEND
 ▨ PLANNED SHEAR WALL
 ■ NEW WALL
 — EXISTING WALL

PROPOSED FIRST FLOOR PLAN

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



Plan-1B: 2010 Standards Minimum with Out-Swinging Door

7'-0" x 5'-0" • 35.00 Square Feet

TYPICAL ADA BATHROOM

ISSUED: TBD

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■ SHEET NAME

EXISTING & PROPOSED FIRST FLOOR PLANS

■ DRAWING SCALE

1/4" = 1'-0"

■ PROJECT INFORMATION

DATE: 12/4/16
 STATUS: PLANNING
 COMMISSION MEETING

■ SHEET

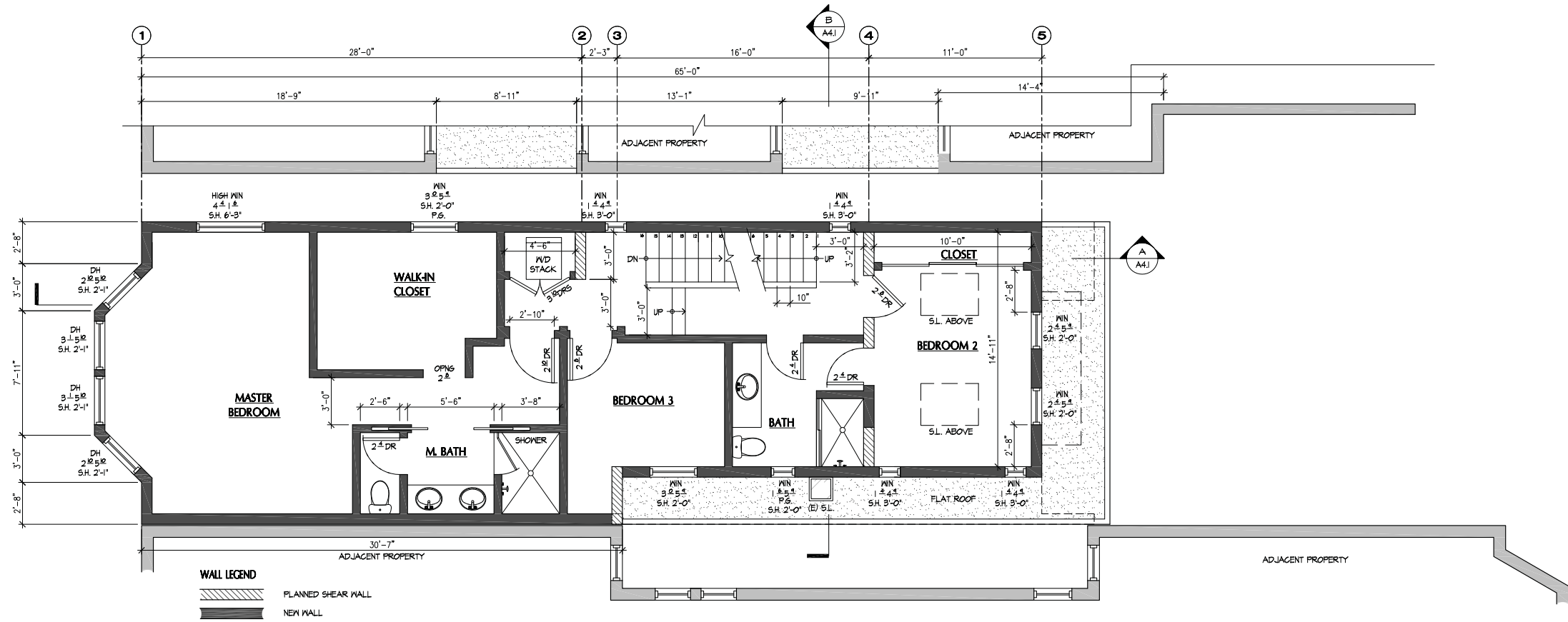
A1.1

KIRSTEN KRUSE
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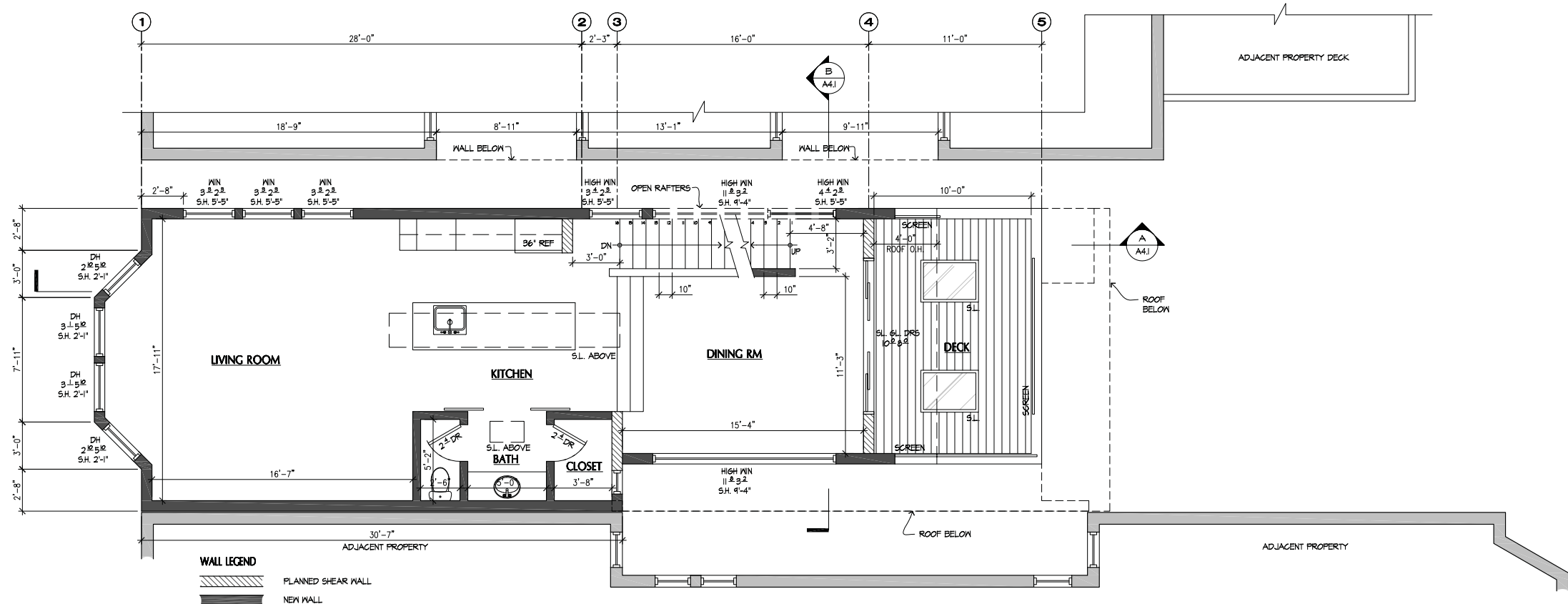
MICHAEL ZEHNER
REMODEL / ADDITION

4524 18TH STREET
SAN FRANCISCO, CA 94114
415-501-0073



PROPOSED SECOND FLOOR PLAN

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



PROPOSED THIRD FLOOR PLAN

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

ISSUED: TBD

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SHEET NAME

PROPOSED
SECOND & THIRD
FLOOR PLANS

DRAWING SCALE

1/4" = 1'-0"

PROJECT INFORMATION

DATE: 12/4/16
STATUS: PLANNING
COMMISSION MEETING

SHEET

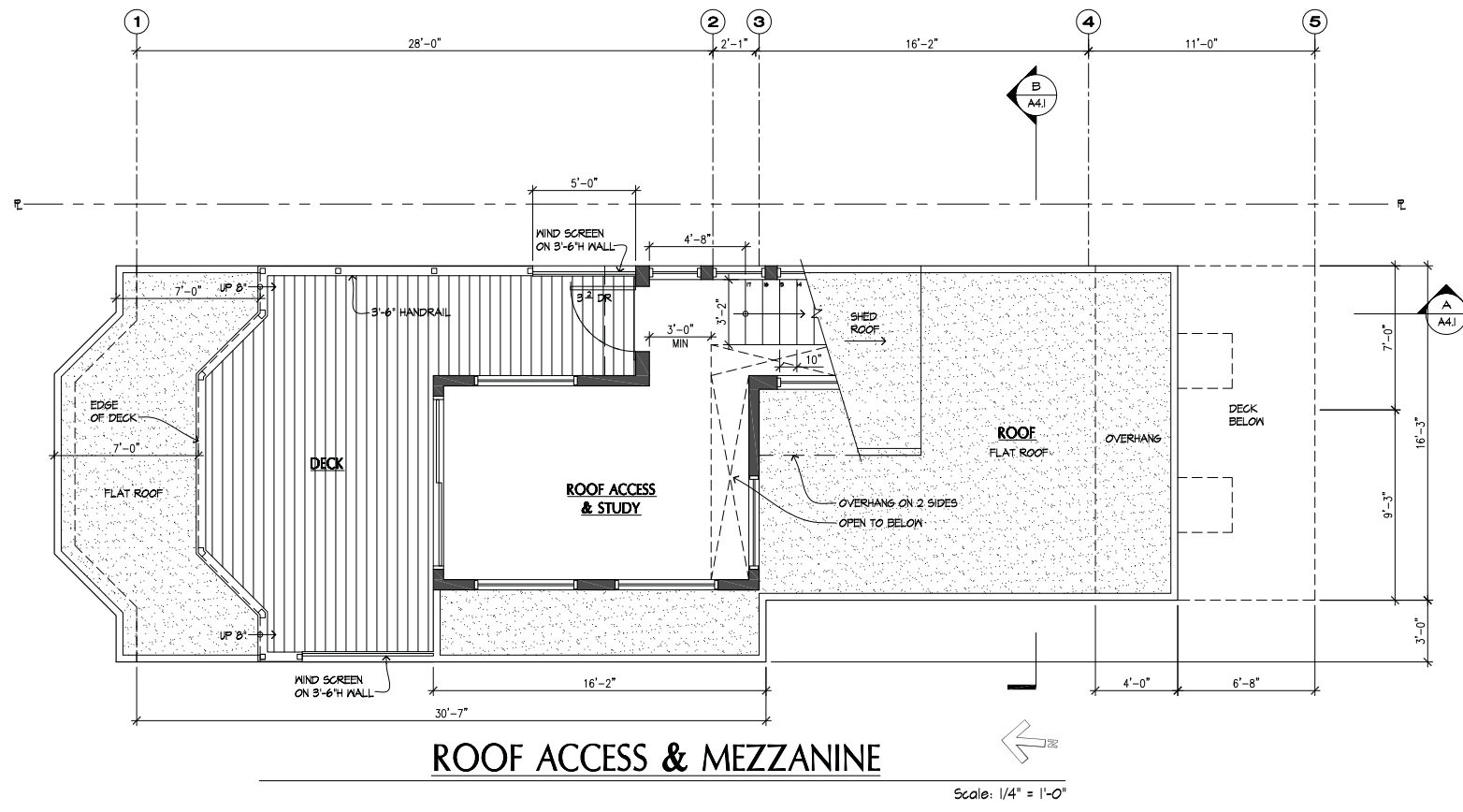
A1.2

KIRSTEN KRUSE
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MICHAEL ZEHNER
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4524 18TH STREET
SAN FRANCISCO, CA 94114
415-501-0073



ISSUED: TBD

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■ SHEET NAME

**PROPOSED
ROOF PLAN**

■ DRAWING SCALE

1/4" = 1'-0"

■ PROJECT INFORMATION

DATE: 12/4/16
STATUS: PLANNING
COMMISSION MEETING

■ SHEET

A1.3

KIRSTEN KRUSE
DESIGNER

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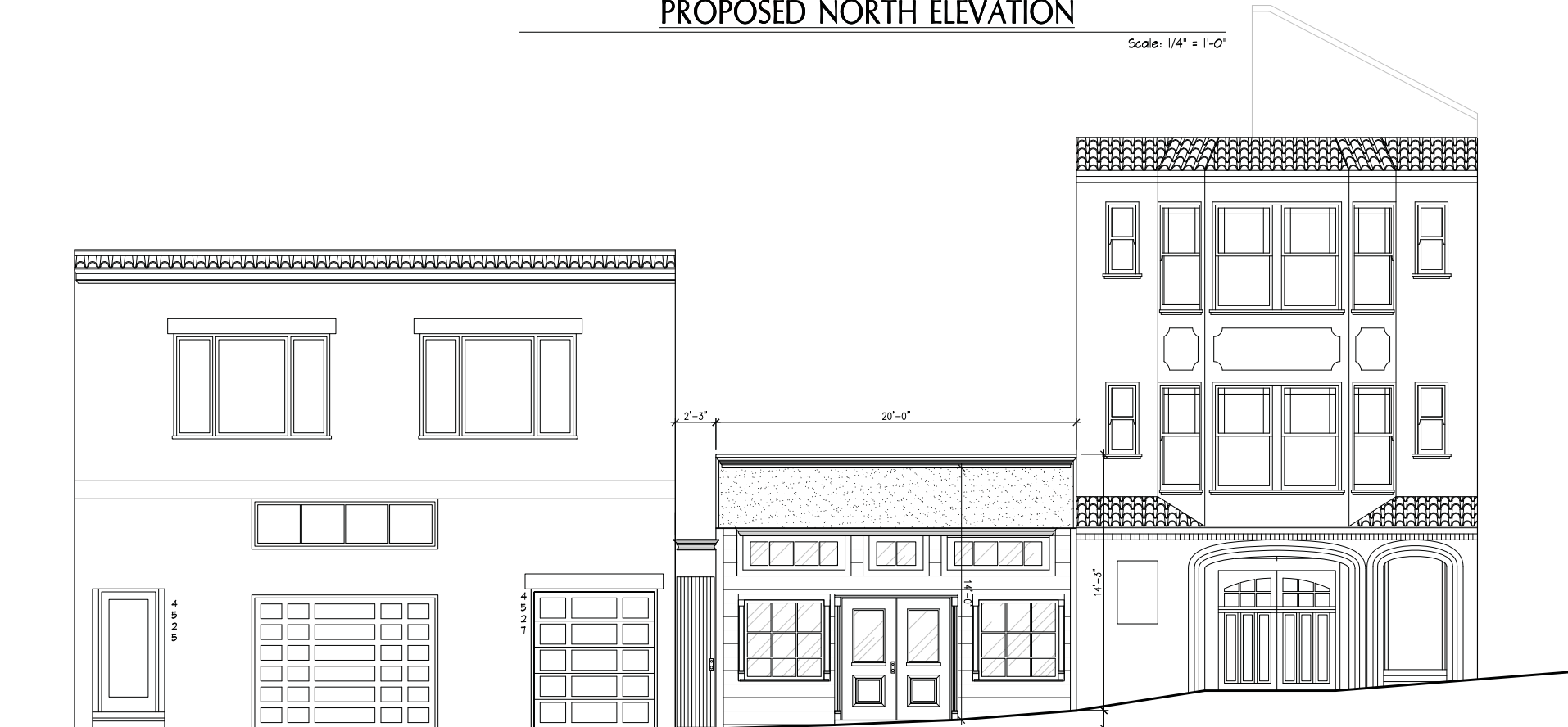
MICHAEL ZEHNER
REMODEL / ADDITION

4524 18TH STREET
SAN FRANCISCO, CA 94114
415-501-0073



PROPOSED NORTH ELEVATION

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



EXISTING NORTH ELEVATION

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

ISSUED: TBD

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SHEET NAME

EXISTING &
PROPOSED FRONT
ELEVATIONS

DRAWING SCALE

1/4" = 1'-0"

PROJECT INFORMATION

DATE: 12/4/16
STATUS: PLANNING
COMMISSION MEETING

SHEET

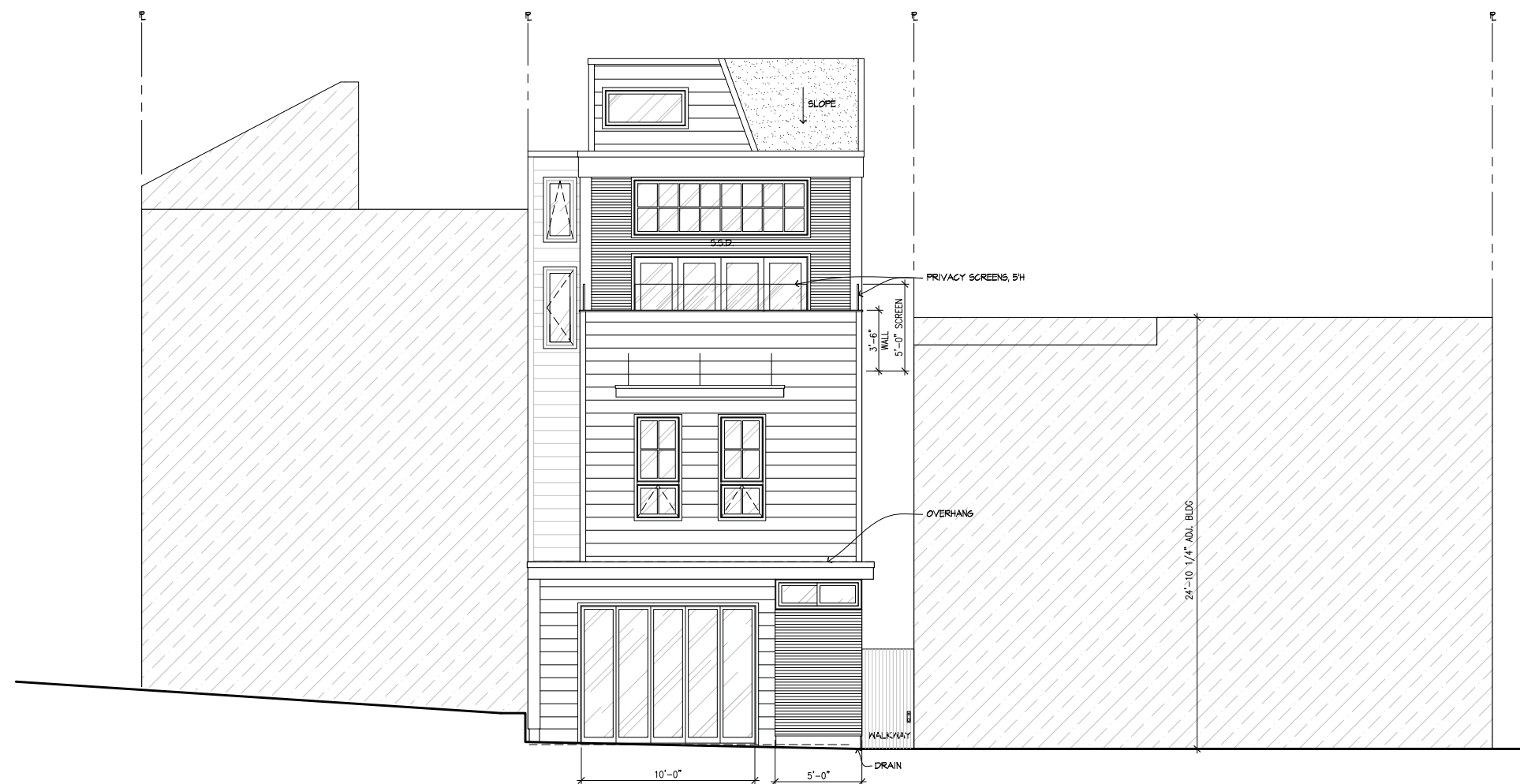
A2.1

KIRSTEN KRUSE
DESIGNER

57 ASHBURY ST. #2
SAN FRANCISCO, CA 94117
TEL - 415.831.8465

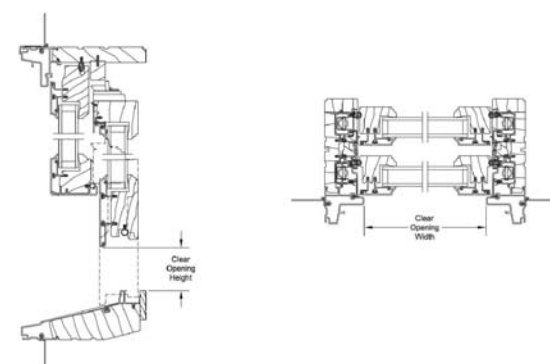
MICHAEL ZEHNER
REMODEL / ADDITION

4524 18TH STREET
SAN FRANCISCO, CA 94114
415-501-0073

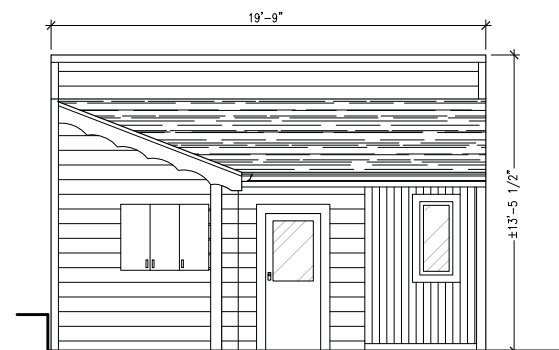


PROPOSED SOUTH ELEVATION

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



WINDOW DETAILS @ PROPOSED FRONT ELEVATION
SCALE: N.T.S



EXISTING SOUTH ELEVATION

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

ISSUED: TBD

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SHEET NAME

EXISTING &
PROPOSED REAR
ELEVATIONS

DRAWING SCALE

1/4" = 1'-0"

PROJECT INFORMATION

DATE: 12/4/16
STATUS: PLANNING
COMMISSION MEETING

SHEET

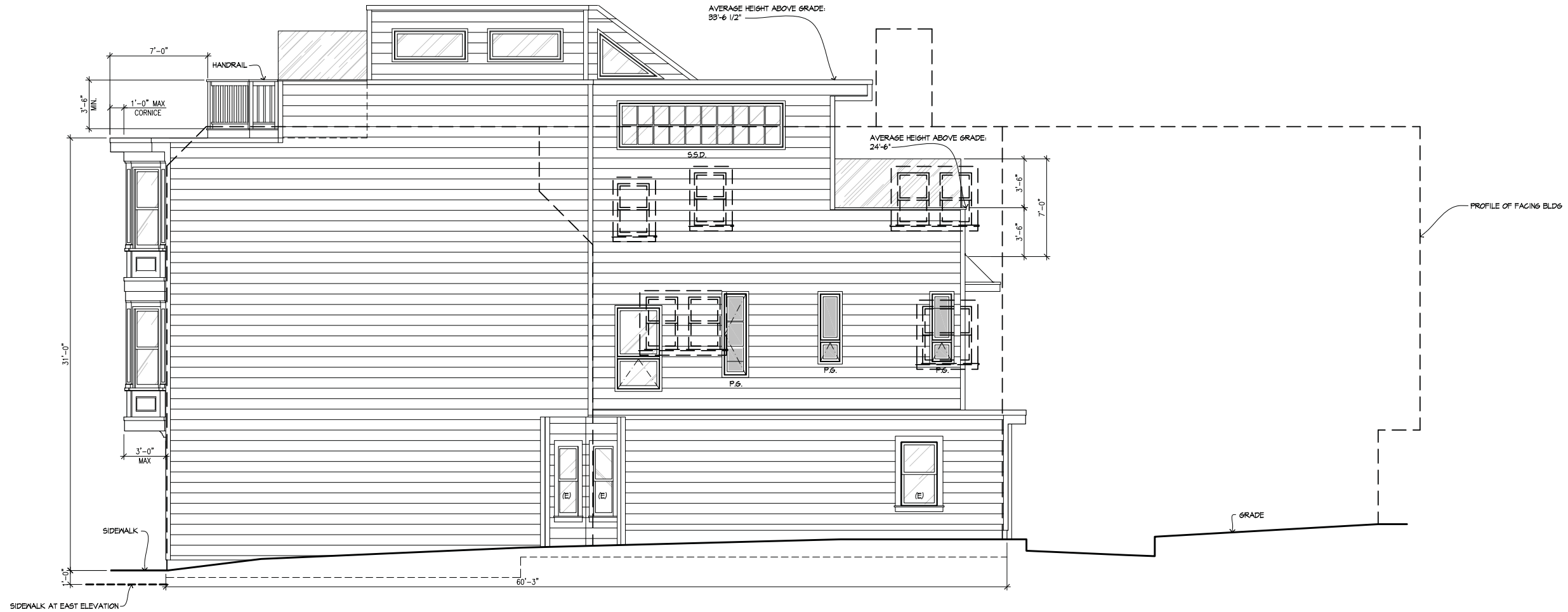
A2.2

KIRSTEN KRUSE
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SAN FRANCISCO, CA 94117
TEL - 415.831.8465

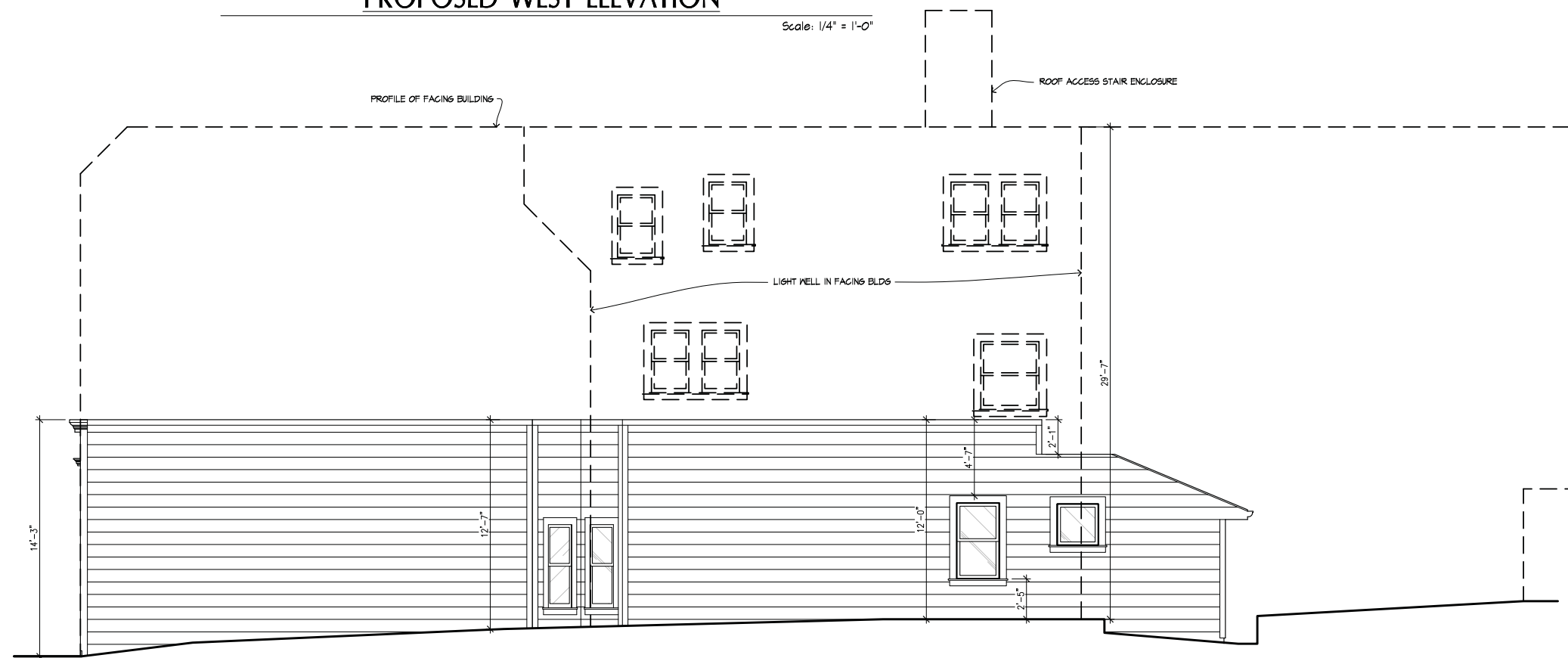
MICHAEL ZEHNER
REMODEL / ADDITION

4524 18TH STREET
SAN FRANCISCO, CA 94114
415-501-0073



PROPOSED WEST ELEVATION

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



EXISTING WEST ELEVATION

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

ISSUED: TBD

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SHEET NAME

EXISTING &
PROPOSED WEST
ELEVATIONS

DRAWING SCALE

1/4" = 1'-0"

PROJECT INFORMATION

DATE: 12/4/16
STATUS: PLANNING
COMMISSION MEETING

SHEET

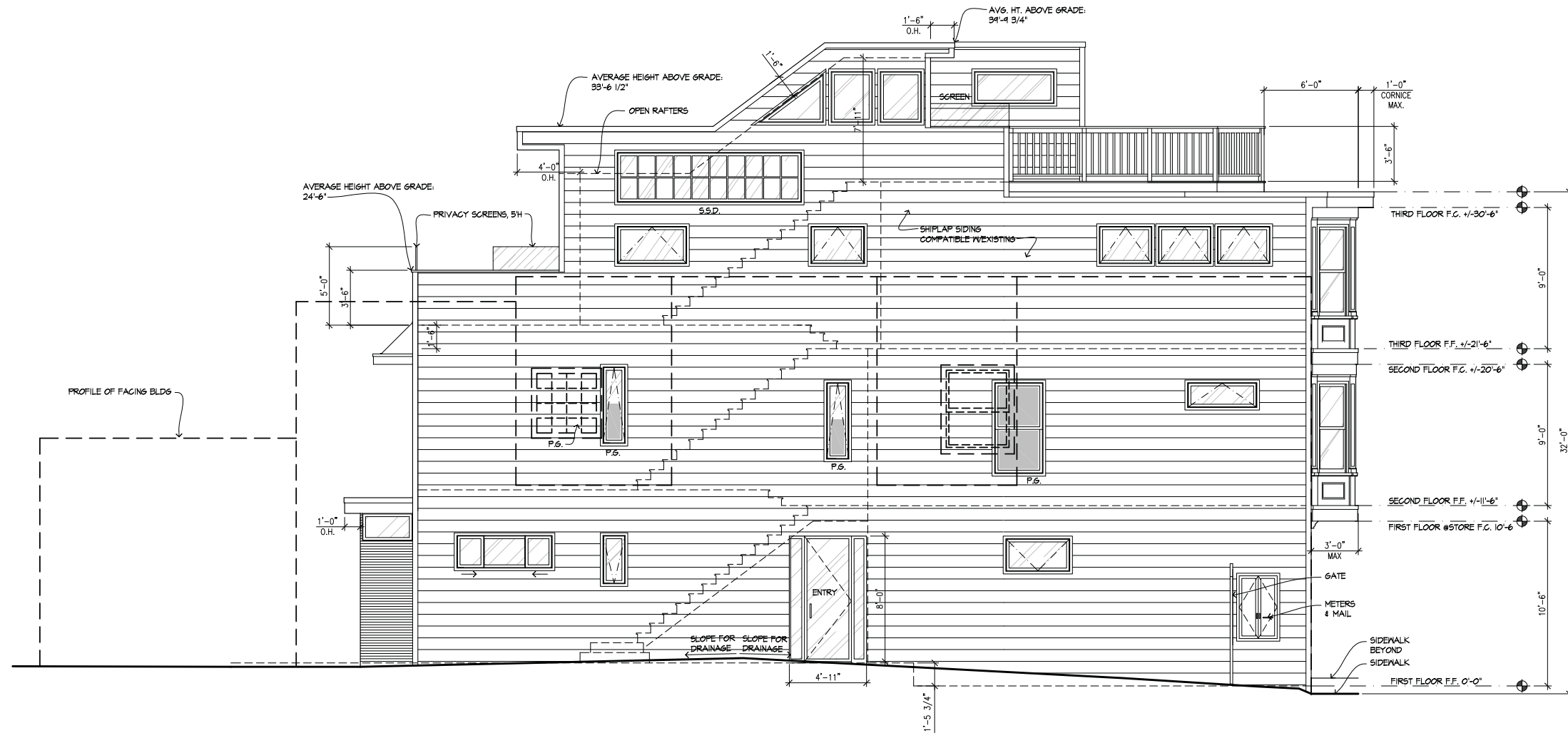
A2.3

KIRSTEN KRUSE
DESIGNER

57 ASHBURY ST. #2
SAN FRANCISCO, CA 94117
TEL - 415.891.8465

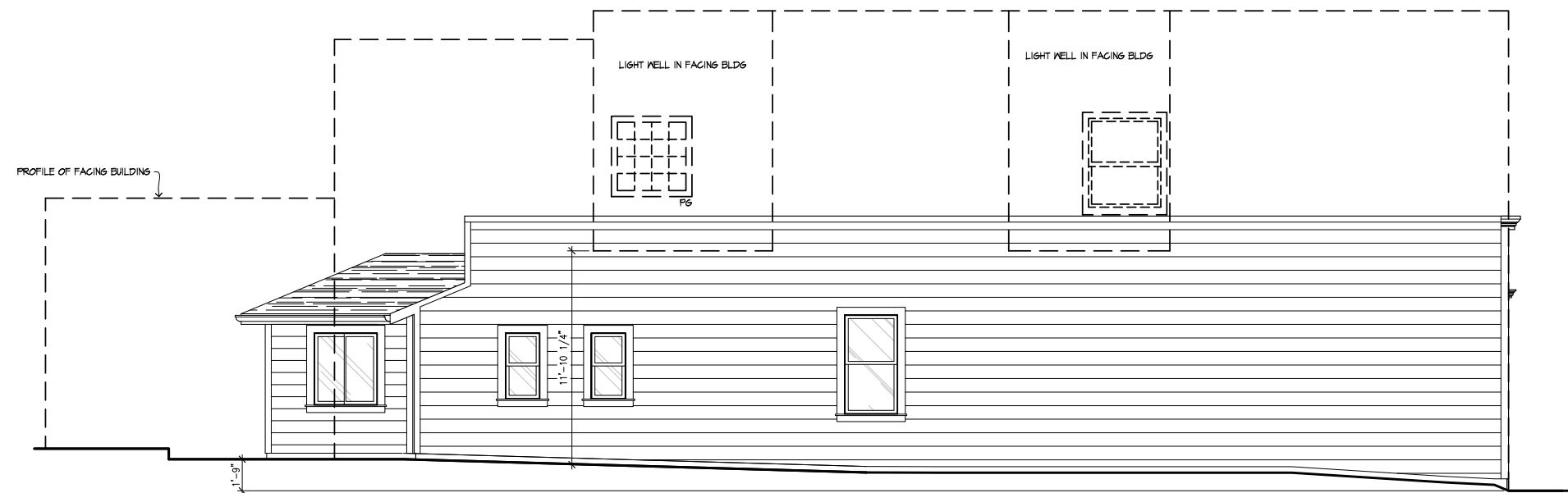
MICHAEL ZEHNER
REMODEL / ADDITION

4524 18TH STREET
SAN FRANCISCO, CA 94114
415-501-0073



PROPOSED EAST ELEVATION

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



EXISTING EAST ELEVATION

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

ISSUED: TBD

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■ SHEET NAME

EXISTING &
PROPOSED EAST
ELEVATIONS

■ DRAWING SCALE

1/4" = 1'-0"

■ PROJECT INFORMATION

DATE: 12/4/16
STATUS: PLANNING
COMMISSION MEETING

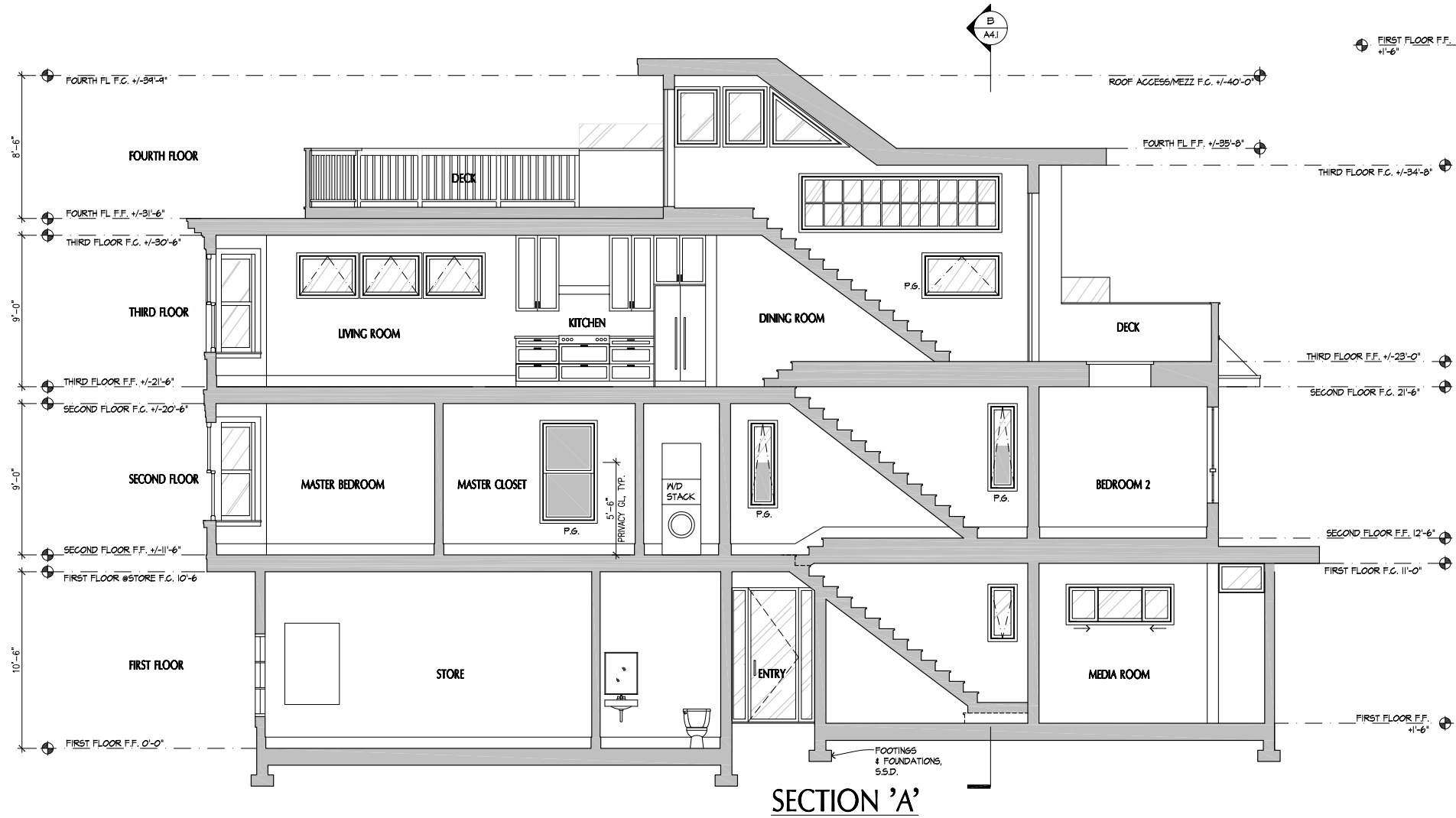
■ SHEET

KIRSTEN KRUSE
DESIGNER

57 ASHBURY ST. #2
SAN FRANCISCO, CA 94117
TEL - 415.831.8465

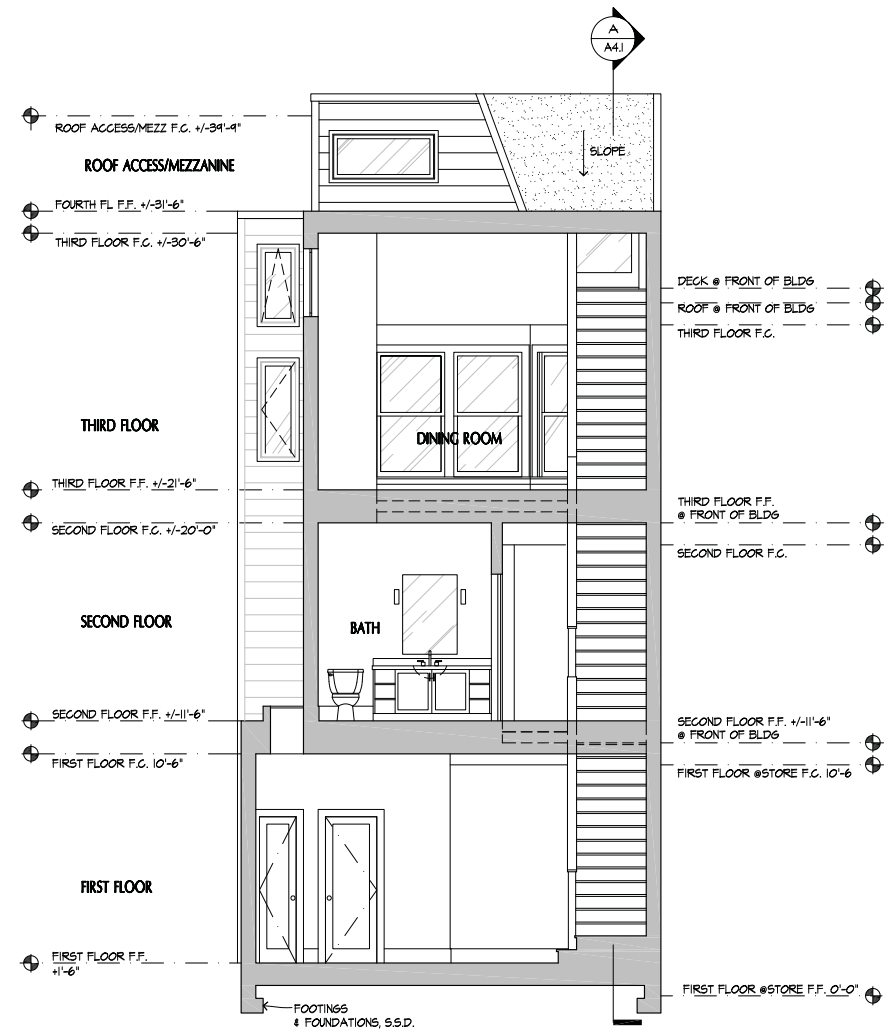
MICHAEL ZEHNER
REMODEL / ADDITION

4524 18TH STREET
SAN FRANCISCO, CA 94114
415-501-0073



SECTION 'A'

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



SECTION 'B'

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

ISSUED: TBD

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SHEET NAME

SECTIONS

DRAWING SCALE

1/4" = 1'-0"

PROJECT INFORMATION

DATE: 12/4/16
STATUS: PLANNING
COMMISSION MEETING

SHEET

A3.1

December 5, 2016

Dear President Fong and San Francisco Planning Commissioners,

Thank you for your input and for reconsidering our LCU and addition. To address concerns from the commission and our neighbors, we significantly **reduced the size of our proposed addition, by 750 square feet**, and made other specific changes recommended by commissioners Moore, Richards, Hillis, and Johnson as well as our neighbors. We met in-person with representatives of the neighborhood opposition on five separate occasions. Our resulting revision is well within the residential design guidelines for a lot with two buildings and especially increases light and eliminates cross views with our neighbors.

For bulk and mass reductions, we:

- replaced the 4th floor with a **much smaller roof access mezzanine** that is entirely north of the southern light wells to avoid blocking light
- **removed the southern section of the 3rd floor** adjacent to neighboring light wells
- removed the eastern 3-feet of the house, creating a minimum **3-foot setback along the entire eastern property line**
- **matched the entire length of our neighbors' light wells**. All light wells are open to the southern light

To address concerns regarding the façade we :

- simplified the bay design, eliminated windows, and better integrated the bay with the existing building
- updated the roof deck handrail design (see front elevation drawing for design)
- pushed the handrail back from the street to reduce visibility (now 7-feet back from the cornice edge)

To address concern of size, privacy and windows, we:

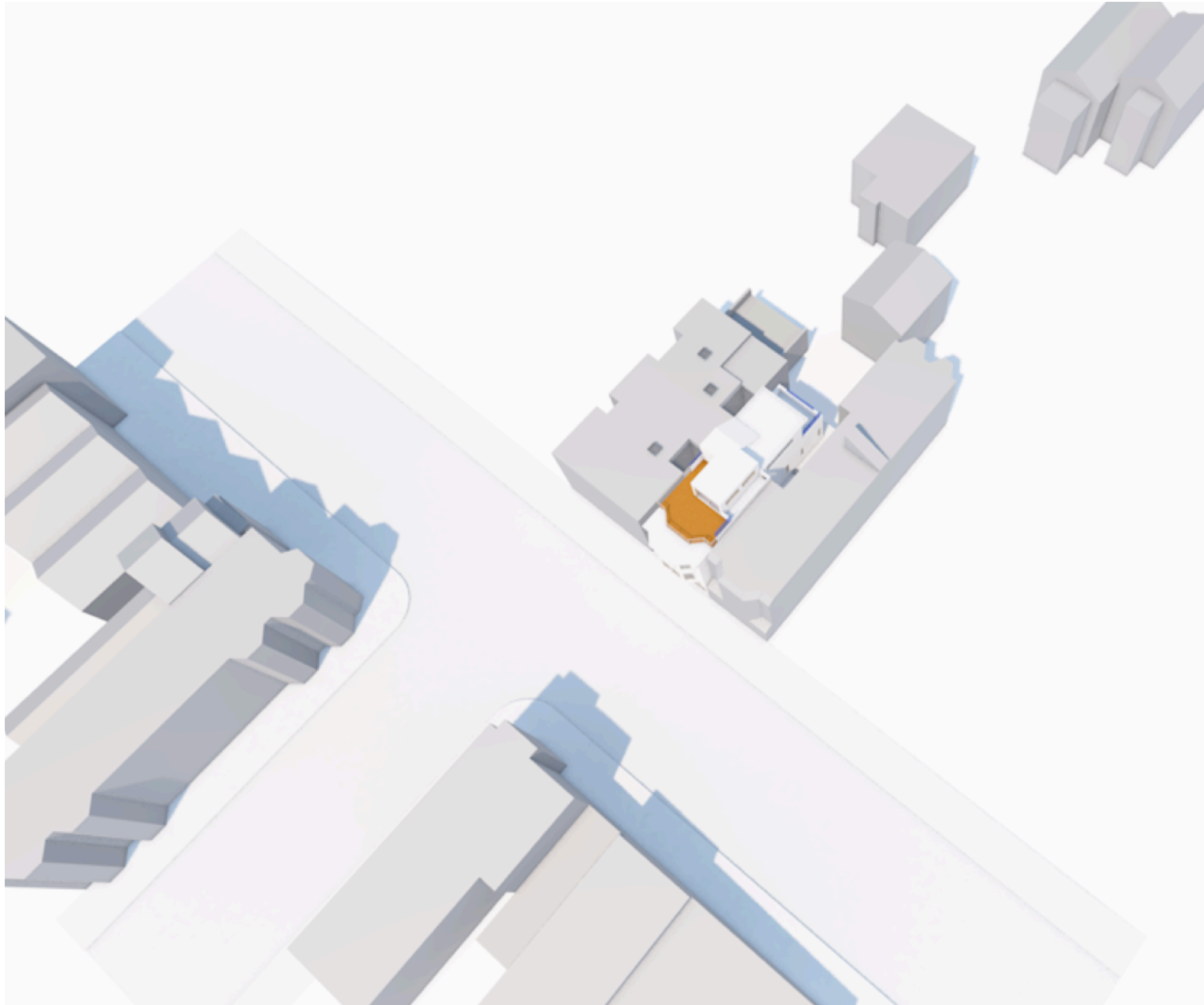
- reduced the gross floor area by 750s.f.
- removed a bedroom, bathroom, family room and a southern roof deck
- reduced the amount of glazing on all levels
- moved remaining windows up to clearstory height to eliminate potential cross views
- included privacy screens on all sides of the southern deck, which also blocks potential interior cross views

Please contact me with any questions or concerns.

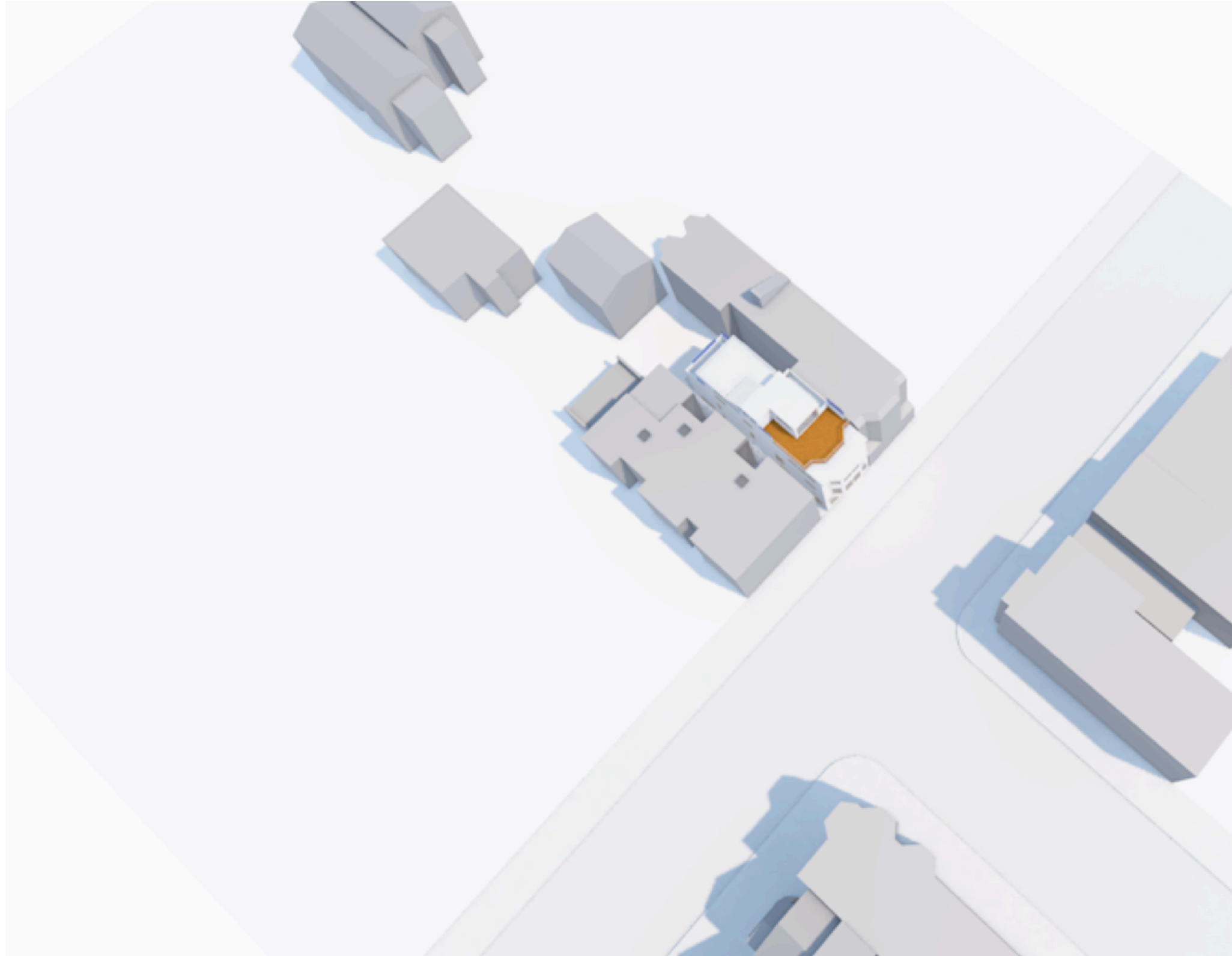
Thank you for your time,

Michael Zehner

AERIAL VIEW
LOOKING SOUTHEAST



AERIAL VIEW
LOOKING SOUTHWEST



PROPOSED STREET VIEW

18th STREET LOOKING SOUTHWEST



PROPOSED STREET VIEW

18th STREET LOOKING SOUTH



NOTE: SEE ELEVATIONS FOR HANDRAIL DESIGN

PROPOSED STREET VIEW

18th STREET LOOKING SOUTHEAST



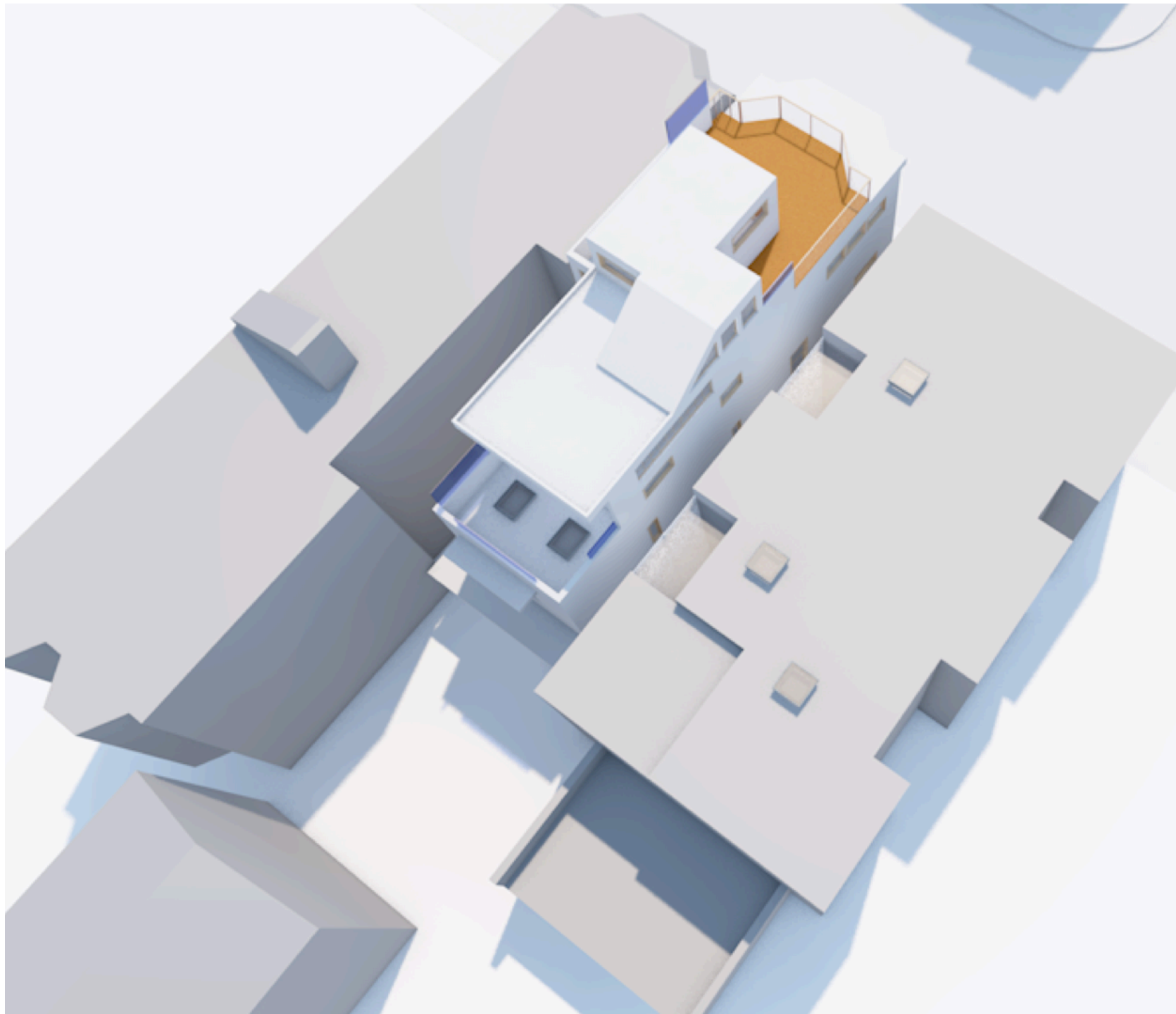
AERIAL 4TH FL VIEW
LOOKING SOUTHWEST



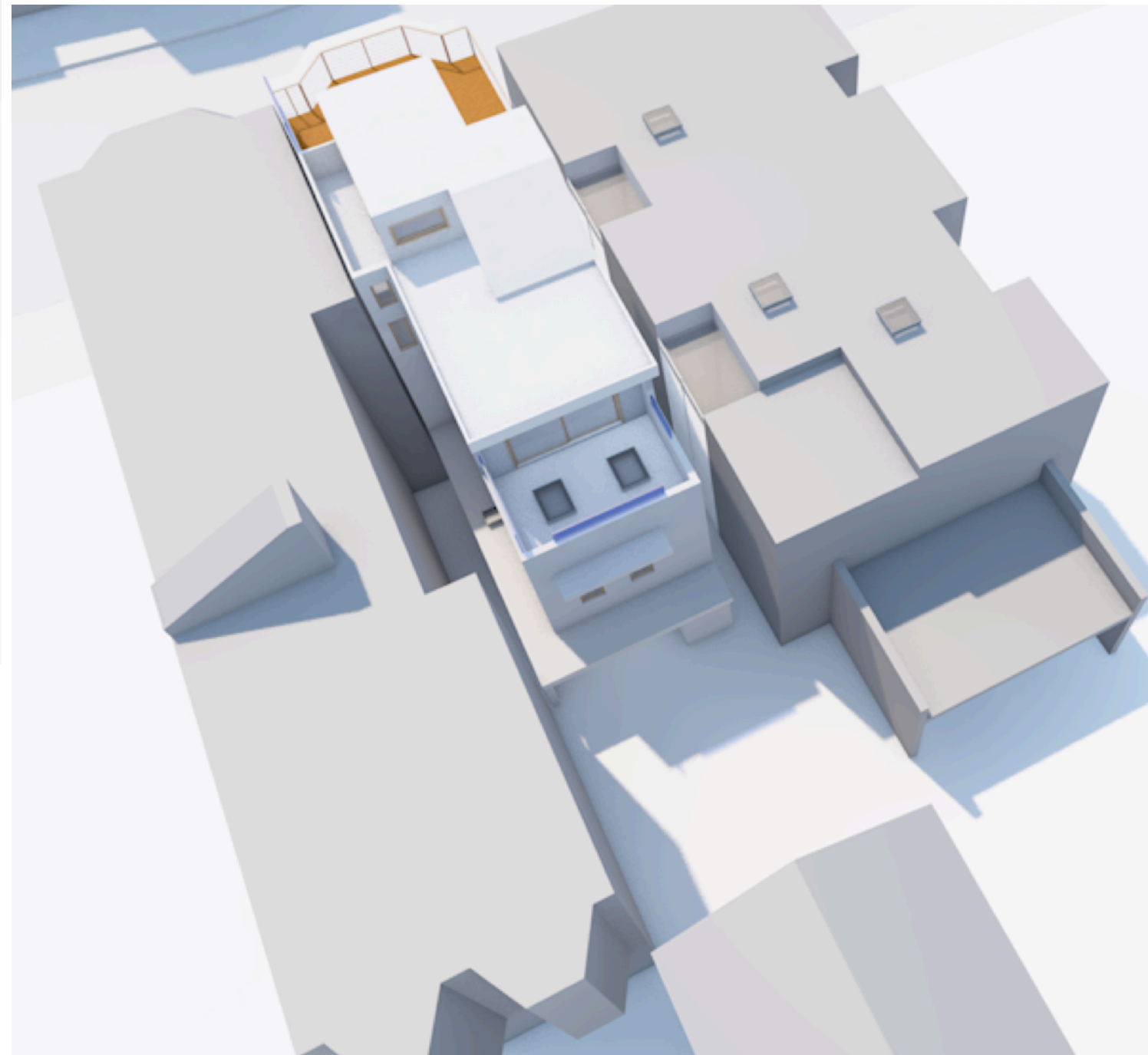
NOTE: SEE ELEVATIONS FOR HANDRAIL DESIGN

AERIAL 4TH FL VIEW
LOOKING SOUTHEAST



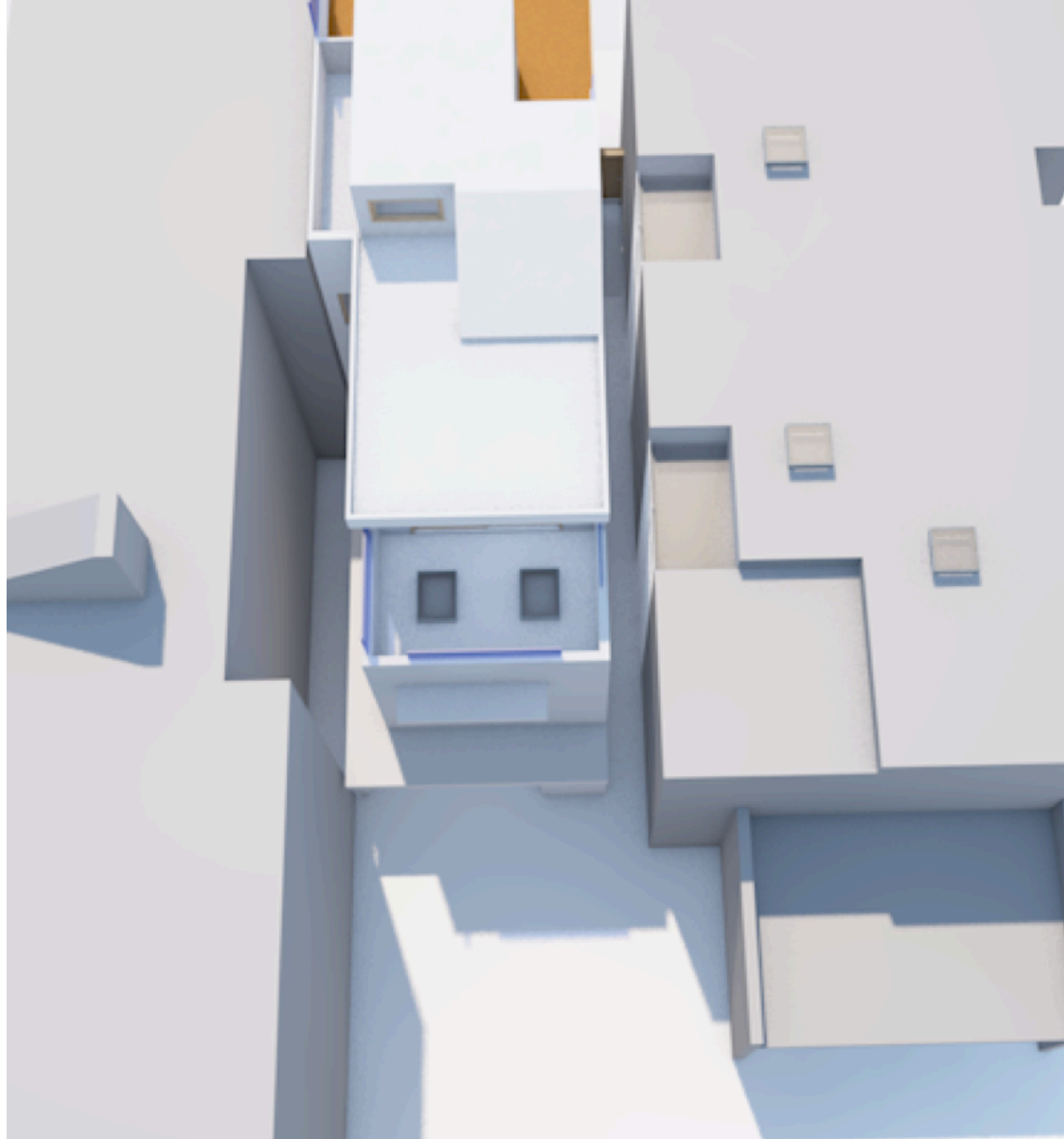


AERIAL REAR VIEW
LOOKING NORTHWEST



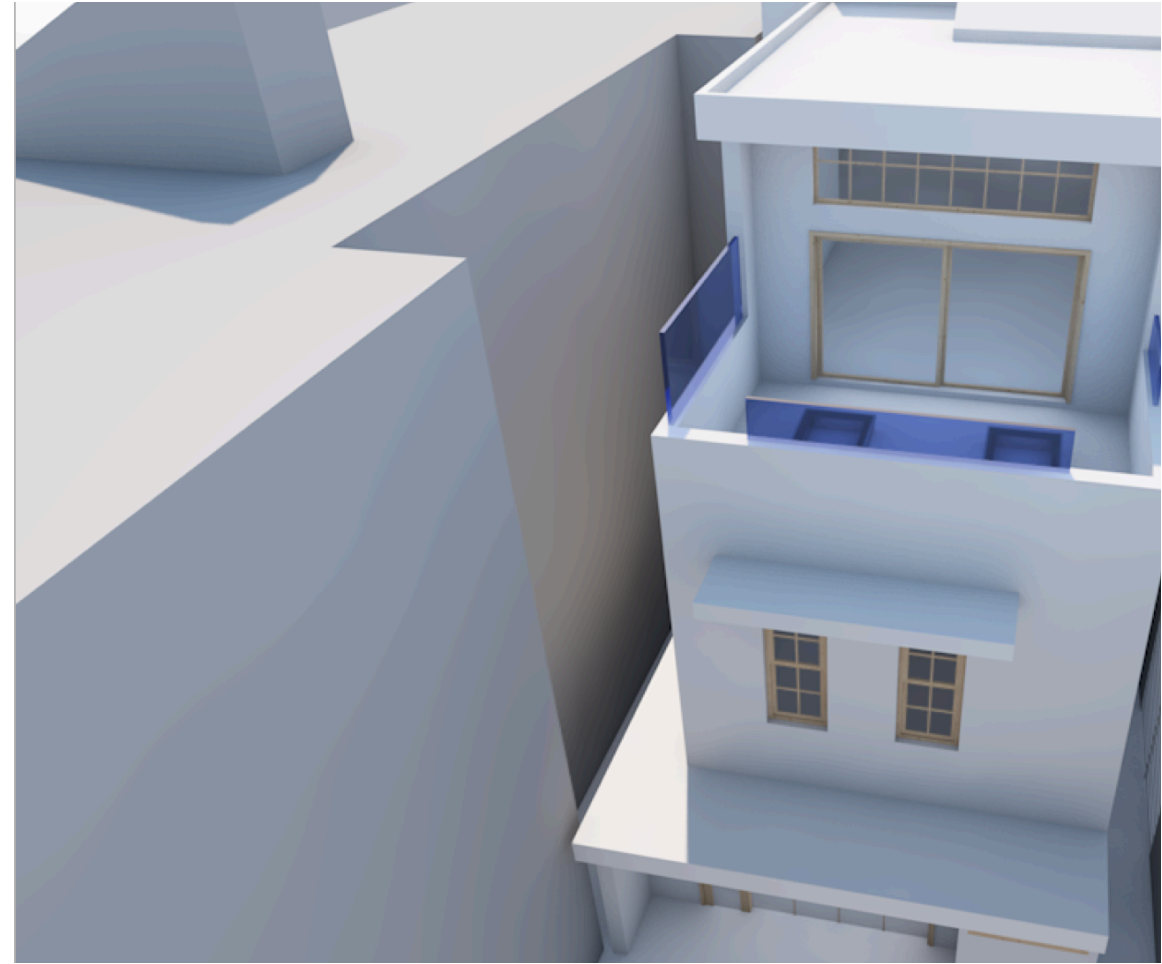
AERIAL REAR VIEW
LOOKING NORTHEAST

LIGHTWELL VIEW
PLAN

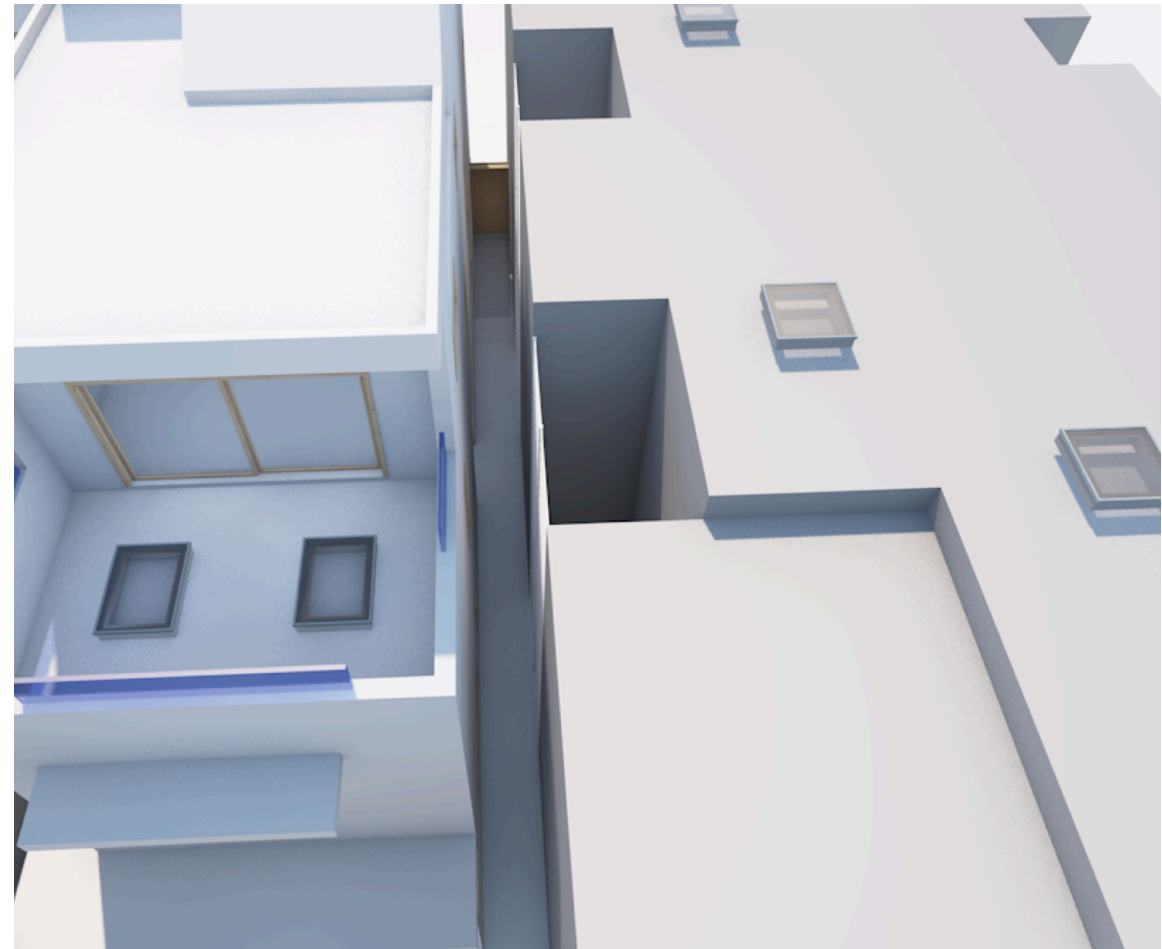


NOTE: PRIVACY SCREENS HIGHLIGHTED IN BLUE

LIGHTWELL VIEW
WESTERN DETAIL



LIGHTWELL VIEW
EASTERN DETAIL



EXISTING STREET VIEW

18th STREET (DOUGLASS to HATTIE)



Subject Property
4529 18th St.

PROPOSED STREET VIEW

18th STREET (DOUGLASS to HATTIE)



Subject Property
4529 18th St.

FACING BLOCK

18th STREET (DOUGLASS to HATTIE)





SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: JUNE 16, 2016

Date: June 9, 2016
Case No.: **2015-006857CUA**
Project Address: **4529 18th STREET**
Zoning: RH-2 (Residential-House, Two-Family) Zoning District
40-X Height and Bulk District
Block/Lot: 2691/040
Project Sponsor: Michael Zehner
4529 18th Street
San Francisco, CA 94114
Staff Contact: Erika S. Jackson – (415) 558-6363
erika.jackson@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

PROJECT DESCRIPTION

The Project Sponsor proposes to reactivate a ground floor commercial tenant space that was terminated in 1965. The storefront has been occupied by New Deal (interior designer office and showroom) from 2008 to present. The Project Sponsor proposes continuing the same type of use (architect/designer office/showroom) at this commercial location. The Proposed Project also includes a three-story vertical addition on top of the existing single-story structure (front building) containing a single-family unit and the proposed commercial space, which is currently occupied by an interior designer showroom/office. No alteration to the rear building on the lot is proposed as part of this proposal.

SITE DESCRIPTION AND PRESENT USE

The Proposed Project is located on the southern side of 18th Street, between Douglass and Clover Streets, near the intersection with Ord Street, Block 2691, Lot 040. The property is located within the RH-2 (Residential-House, Two-Family) Zoning District and a 40-X Height and Bulk district. The property is developed with two buildings. The front building is one-story and contains an approximately 600 square feet commercial tenant space in the front and a single-family unit in the rear. The rear building is three-stories and contains a single-family unit. The subject property is approximately 2,470 square feet with approximately 22 feet 3 inches of frontage on 18th Street.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project site is located within the Castro/Upper Market neighborhood. The surrounding development consists primarily of single and multi-family residential buildings. The scale of development in the area consists of a mix of low-and mid-rise buildings (one- to four-story stories), most of which were built in the early 1900s. The adjacent property located west of the subject building is an industrial use. There are

several small-scale neighborhood-serving commercial uses within a block of the Project site. Directly across the street there is a drycleaners/laundry personal service use and a community center. On the corner of 18th and Douglass Streets, there is a architect office, a hair salon, and a cobbler. There are areas of RH-3 (Residential-House, Three-Family) and RM-1 (Residential-Mixed, Low Density) Zoning Districts located to the east.

ENVIRONMENTAL REVIEW

On February 17, 2015 the Project was determined to be exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	May 27, 2016	May 27, 2016	20 days
Posted Notice	20 days	May 27, 2016	May 27, 2016	20 days
Mailed Notice	20 days	May 27, 2016	May 27, 2016	20 days

The proposal requires a Section 311-neighborhood notification, which was conducted in conjunction with the conditional use authorization process.

PUBLIC COMMENT/COMMUNITY OUTREACH

- To date, the Department has received many emails and phone calls both in opposition to the continuation of the commercial use and to the proposed three-story addition. Neighbor concerns are as follows:
 - Mass, bulk, size, height of the addition not compatible with neighborhood context.
 - Scope of the project (two units and a commercial space plus the potential to add a Accessory Dwelling Unit) are too much for one small lot.
 - Light, air, shadow, lack of privacy to adjacent structures.
 - Increased parking difficulty.
 - Loading and trash impacts from the commercial space.
 - No need for an additional commercial space in a neighborhood that has vacant commercial spaces and is located so close to the Castro NCD.

ISSUES AND OTHER CONSIDERATIONS

- Planning Department records and Department of Building Department records indicate the existence of a commercial use prior to 1960:
 - A Building Permit Application from 1909 indicates the construction of a store in the front building.
 - Sanborn maps from 1914 and 1950 indicate a commercial storefront use.
 - A Planning Department Letter of Determination from 2002 indicates that the commercial use was in existence in the 1960’s and terminated on April 22, 1965.

- A Department of Building Inspection Report of Residential Record (3R) from 2010 indicates a one-family dwelling and store as the authorized use for the front building.
- Since the termination in 1965, the storefront has been occupied by Baytalk (office use) from 1986-1988, Joseph's Studio (dressmaker) from 2001-2002, Rossington Architecture from 2004-2008, and New Deal (interior designer office and showroom) from 2008 to present.
- The uses are compatible with other small scale limited commercial uses located in residential area. Directly across the street there is a drycleaners/laundry personal service use and a community center. On the corner of 18th and Douglass Streets, there is a architect office, a hair salon, and a cobbler.
- Although the Proposed Project appears to dramatically change the existing one-story building by adding several floors, the existing building is not being demolished and the Proposed Project does not qualify as a residential demolition under Planning Code Section 317.
- The Proposed Project will enlarge the existing one-bedroom unit into a family-sized four-bedroom unit.
- The Proposed Project is not increasing the number of existing uses on the lot. Currently there are two legal residential units and one commercial space. The project is complying with the Planning Code, including but not limited to requirements for parking, open space, rear yard, and setbacks.
- Potential negative impacts from the commercial space will be regulated by Conditions of Approval in this Conditional Use Authorization, including but not limited to Conditions regarding storage of garbage/recycling and the assignment of a community liaison to address future potential issues.
- The design of the addition has been reviewed by the Residential Design Team (RDT) three times and complies with the Residential Design Guidelines. The RDT addressed the following issues and gave the following comments. The Project Sponsor complied with all RDT comments.
 - Building Scale and Form – setback the 4th floor by at least 15 feet from the front building wall
 - Lightwells – match lightwells at all new floors
 - Deck Railings – setback at least 5 feet from front building wall and 3 feet from side property lines; no firewalls
 - Neighborhood Context – flat roof form compatible, peaked roof not compatible

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant Conditional Use Authorization under Planning Code Section(s) 186(g) and 303 to allow the reactivation of a ground floor commercial tenant space at 4529 18th Street within the RH-2 (Residential-House, Two-Family) Zoning District, the Mission Alcoholic Beverage Special Use District, and a 40-X Height and Bulk District.

BASIS FOR RECOMMENDATION

- The Project promotes the continued operation of an established, locally-owned business and contributes to the viability of the neighborhood.
- The Project would not displace an existing retail tenant providing convenience goods and services to the neighborhood.
- The proposed use of a architect/designer office/showroom will not be an intense use and will be compatible with the surrounding uses.
- The Project meets all applicable requirements of the Planning Code.
- The Project is desirable for, and compatible with the surrounding neighborhood.
- The business is not a Formula Retail use and would serve the immediate neighborhood.

RECOMMENDATION: Approval with Conditions
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Attachment Checklist

- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | 3-D Renderings (new construction or significant addition) |
| <input checked="" type="checkbox"/> Sanborn Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Aerial Photo | |
| <input checked="" type="checkbox"/> Site Photos | |
| <input checked="" type="checkbox"/> Project Sponsor Letter, Petition in Support, Letters of Support | |
| <input checked="" type="checkbox"/> Neighbor Letter, Petition in Opposition, Letters of Opposition | |

Exhibits above marked with an "X" are included in this packet

Planner's Initials

ESJ: G:\DOCUMENTS\Projects\CU\18th Street 4529\ExecutiveSummary_template.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Draft Motion

HEARING DATE: JUNE 16, 2016

Date: June 9, 2016
Case No.: **2015-006857CUA**
Project Address: **4529 18th STREET**
Zoning: RH-2 (Residential-House, Two-Family) Zoning District
 40-X Height and Bulk District
Block/Lot: 2691/040
Project Sponsor: Michael Zehner
 4529 18th Street
 San Francisco, CA 94114
Staff Contact: Erika S. Jackson – (415) 558-6363
erika.jackson@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 186(g) AND 303 TO ALLOW THE REACTIVATION OF A GROUND FLOOR COMMERCIAL TENANT SPACE AT 4529 18TH STREET WITHIN A RH-2 (RESIDENTIAL-HOUSE, TWO-FAMILY) ZONING DISTRICT, AND A 40-X HEIGHT AND BULK DESIGNATION.

PREAMBLE

On March 10, 2016, Michael Zehner (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section(s) 186(g) and 303 to allow the reactivation of a ground floor commercial tenant space at 4529 18th Street within a RH-2 (Residential-House, Two-Family) Zoning District, the Mission Alcoholic Beverage Special Use District, and a 40-X Height and Bulk District.

On June 16, 2016, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2015-006857CUA.

On February 17, 2015 the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2015-006857CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The Proposed Project is located on the southern side of 18th Street, between Douglass and Clover Streets, near the intersection with Ord Street, Block 2691, Lot 040. The property is located within a RH-2 (Residential-House, Two-Family) Zoning District and a 40-X Height and Bulk district. The property is developed with two buildings. The front building is one-story and contains an approximately 600 square feet commercial tenant space in the front and a single-family unit in the rear. The rear building is three-stories and contains a single-family unit. The subject property is approximately 2,470 square feet with approximately 22 feet 3 inches of frontage on 18th Street.
3. **Surrounding Properties and Neighborhood.** The Project site is located within the Castro/Upper Market neighborhood. The surrounding development consists primarily of single and multi-family residential buildings. The scale of development in the area consists of a mix of low-and mid-rise buildings (one- to four-story structures), most of which were built in the early 1900s. The adjacent property located west of the subject building is an industrial use. There are several small-scale neighborhood-serving commercial uses within a block of the Project site. Directly across the street there is a drycleaners/laundry personal service use and a community center. On the corner of 18th and Douglass Streets, there is a architect office, a hair salon, and a cobbler. There are areas of RH-3 (Residential-House, Three-Family) and RM-1 (Residential-Mixed, Low Density) Zoning Districts located to the east.
4. **Project Description.** The Project Sponsor proposes to to reactivate a ground floor commercial tenant space that was terminated in 1965. The storefront has been occupied by New Deal (interior designer office and showroom) from 2008 to present. The Project Sponsor proposes continuing the same type of use (architect/designer office/showroom) at this commercial location. The Proposed Project also includes a three-story vertical addition on top of the existing single-story structure (front building) containing a single-family unit and the proposed commercial

space, which is currently occupied by an interior designer showroom/office. No alteration to the rear building on the lot is proposed as part of this proposal.

5. **Public Comment.** The Department has received many emails and phone calls both in opposition to the continuation of the commercial use and to the proposed three-story addition.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

A. **Reactivation of a Limited Commercial Use within the RH-2 Zoning District.** Planning Code Section 186(g) states that limited commercial uses in RH, RM, RTO, and RED Districts that have been discontinued or abandoned may be reactivated with Conditional Use authorization with the following findings:

1. The subject space is located on or below the ground floor and was in commercial or industrial use prior to January 1, 1960; and

Planning Department records and Department of Building Department records indicate the existence of a commercial use prior to 1960:

- *A Building Permit Application from 1909 indicates the construction of a store in the front building.*
- *Sanborn maps from 1914 and 1950 indicate a commercial storefront use.*
- *A Planning Department Letter of Determination from 2002 indicates that the commercial use was in existence in the 1960's and terminated on April 22, 1965.*
- *A Department of Building Inspection Report of Residential Record (3R) from 2010 indicates a one-family dwelling and store as the authorized use for the front building.*

2. The proposed commercial use meets all the requirements of this section and other applicable sections of this Code.

The Proposed Project meets all requirements of the Planning Code.

B. **Conditions on Limited Conforming Uses.** Planning Code Section 186(b) states that limited nonconforming uses shall meet the following conditions:

1. The building shall be maintained in a sound and attractive condition, consistent with the general appearance of the neighborhood;

The Proposed Project involves interior tenant improvements to the ground floor commercial tenant spaces. There will be no expansion of the existing commercial space.

2. Any signs on the property shall be made to comply with the requirements of Article 6 of this Code applying to nonconforming uses;

All Proposed Project signage and projections will comply with Article 6 of the Planning Code.

3. The hours during which the use is open to the public shall be limited to the period between 6:00 a.m. and 10:00 p.m.;

The Project Sponsor intends to operate the proposed commercial use within the permitted hours of operation.

4. Public sidewalk space may be occupied in connection with the use provided that it is only occupied with tables and chairs as permitted by this Municipal Code;

The Proposed Project will not occupy the public sidewalk space with tables and chairs.

5. Truck loading shall be limited in such a way as to avoid undue interference with sidewalks, or with crosswalks, bus stops, hydrants and other public features;

The proposed commercial use will involve occasional truck loading which would not interfere with sidewalks, crosswalks, bus stops, hydrants and other public features.

6. Noise, odors and other nuisance factors shall be adequately controlled; and

Noise, odors, and other nuisance factors shall be adequately controlled under the Conditions of Approval for the Proposed Project under Exhibit A.

7. All other applicable provisions of this Code shall be complied with.

The Proposed Project meets all requirements of the Planning Code.

- C. **Formula Retail Use.** All uses meeting the definition of "formula retail" use per Section 703.3(b) shall not be permitted except by conditional use authorization under the procedures of Section 303 of this Code.

The proposed retail establishment has not been specified as Formula Retail use under Section 703.3 of the Planning Code.

- D. **Off-Street Parking.** Planning Code Section 151 requires that off-street parking for offices or studios of architects, engineers, interior designers, and other design professionals be provided at a ratio of 1 for each 1,000 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet. Planning Code Section 151 also requires one off-street parking space per dwelling unit. Planning Code Section 150(e) allows replacement of off-street parking spaces with Class 1 bicycle parking spaces at a ratio of 1:1.

The commercial tenant space, with approximately 600 square feet of floor area, will not require any off-street parking or loading spaces. The residential unit is proposing 2 Class 1 bicycle parking spaces.

- E. **Rear Yard Requirement.** Planning Code Section 134 states that the minimum rear yard depth shall be equal to 45 percent of the total depth of a lot in which it is situated, but in no

case less than 15 feet. In the case of two legal non-conforming buildings on the lot, the rear yard should be provided in the middle between the buildings.

In this case, 45 percent of lot depth would be 30 feet and would be located between the buildings. The Proposed Project will remove an illegal portion of the structure that is within that area, leaving a clear 30 feet between the buildings.

- F. **Residential Demolition.** Planning Code Section 317 outlines the criteria for the approval process of residential demolitions. Under Planning Code Section 317(b)(2), a major alteration of a residential building that proposes the removal of more than 50% of the sum of the front facade and rear facade and also proposes the removal of more than 65% of the sum of all exterior walls, measured in lineal feet at the foundation level, or that proposes the removal of more than 50% of the vertical envelope elements and more than 50% of the horizontal elements of the existing building, as measured in square feet of actual surface area is considered to be a residential demolition. Illegal additions are excluded from this calculation.

The Proposed Project removes 34% of the sum of the front facade and rear facade, 50% of the sum of all exterior walls, 44% of the vertical envelope elements, and 54% of the horizontal elements of the existing building. Therefore, the Proposed Project does not qualify as a residential demolition under Planning Code Section 317.

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the Project does comply with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The Proposed Project is to allow a limited commercial use on the ground floor of the building. There will be tenant improvements made to the existing tenant space with no expansion of the commercial space. The uses are compatible with other small scale limited commercial uses located in residential area.

- B. The Proposed Project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the Project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The size and shape of the site and the arrangement of the structures on the site are adequate for the proposed project. There will be no physical expansion of the commercial space.

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

Existing traffic patterns will not be significantly affected by the Proposed Project. Public transit lines are in close proximity of the Proposed Project. There is on-street parking in front of the subject property and in the surrounding neighborhood.

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

No noxious or offensive emissions such as glare, dust, or odor are expected to be produced by the Proposed Project.

- iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

There will be no addition of off-street parking spaces, loading facilities, open space or service areas. Project signage will be consistent with the controls of the Planning Code.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Proposed Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

Although the Proposed Project is located within the RH-2 Zoning District, it is located ¼ mile from the 24th Street Mission Neighborhood Commercial District and the intended use will be a neighborhood-serving use.

- 8. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

COMMERCE AND INDUSTRY

Objectives and Policies

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1:

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development, which has substantial undesirable consequences that cannot be mitigated.

The Proposed Project would be compatible with and complimentary to the other nearby limited commercial uses (neighborhood-serving use) located within the vicinity.

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1:

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development that has substantial undesirable consequences that cannot be mitigated.

Policy 1.2:

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

The proposed commercial space will provide desirable goods and services to the neighborhood. The business will operate in accordance to Conditions of Approval that will ensure that the business meets reasonable performance standards.

OBJECTIVE 2:

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1:

Seek to retain existing commercial and industrial activity and to attract new such activity to the City.

The Proposed Project will retain an existing commercial activity and will enhance the diverse economic base of the City.

OBJECTIVE 6:

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.1:

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

Policy 6.2:

Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship and which are responsive to the economic and technological innovation in the marketplace and society.

No commercial tenant would be displaced and the Proposed Project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood. An independent entrepreneur is sponsoring the proposal. The proposed use is a neighborhood serving use. This is not a Formula Retail use.

Policy 6.4:

Encourage the location of neighborhood shopping areas throughout the city so that essential retail goods and personal services are accessible to all residents.

The Proposed Project will be accessible to all residents in the neighborhood.

Policy 6.9:

Regulate uses so that traffic impacts and parking problems are minimized.

The Proposed Project would not adversely affect public transit or place a burden on the existing supply of parking in the neighborhood. Many patrons would be able to walk from their residences or places of employment, and the proposed uses are well served by public transportation.

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the Project does comply with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The Proposed Project will be complimentary to the existing commercial establishments within the immediate neighborhood.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The Proposed Project will preserve and enhance the cultural and economic diversity of the neighborhood by establishing new businesses in the area. Existing housing will not be affected by the Proposed Project.

- C. That the City's supply of affordable housing be preserved and enhanced,

No housing is removed for this Project. The Proposed Project will not displace any affordable housing.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The Proposed Project would not significantly increase the automobile traffic congestion and parking problems in the neighborhood. The proposal is a neighborhood-serving use accessible by walking or public transit.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

There is no commercial office development associated with the Proposed Project and there would be no displacement of any existing industrial or service businesses in the area.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Proposed Project will comply with all applicable earthquake safety standards and built to the current standards of the California Building Code.

- G. That landmarks and historic buildings be preserved.

A landmark or historic building does not occupy the Project site.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The Project will have no negative impact on existing parks and open spaces. The Project does not have an impact on open spaces.

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

11. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2015-006857CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated May 26, 2016, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on June 16, 2016.

Jonas P. Ionin
Acting Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: June 16, 2016

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a limited commercial use located at 4529 18th Street, Block 2691, Lot 040 pursuant to Planning Code Section(s) 186(g) and 303 within the RH-2 Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated May 26, 2016, and stamped "EXHIBIT B" included in the docket for Case No. 2015-006857CUA and subject to conditions of approval reviewed and approved by the Commission on June 16, 2016 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on June 16, 2016 under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXXX shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

7. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

PARKING AND TRAFFIC

8. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1, 155.4, and 155.5, the Project shall provide no fewer than **XXX** bicycle parking spaces (**XXX** Class 1 spaces for the residential portion of the Project and **XXX** Class 1 or 2 spaces for the commercial portion of the Project).

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

9. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

PROVISIONS

10. **Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING

11. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code

Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

12. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

13. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>

14. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

15. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

16. **Hours of Operation.** The subject establishment is limited to hours of operation from 6:00am to 10:00pm per Planning Code Section 186(g).

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
4529 18th Street		2691/040	
Case No.	Permit No.	Plans Dated	
2014-001303ENV		10/10/2014	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Project involves the alteration of the front building only. Reconfigure the first floor to widen the existing walkway to access the residential entry. The addition of two-stories plus mezzanine. The project will include 1,049 sf of outdoor spaces such as deck, balcony and exterior stair as well as a 30' rear yard between the two buildings. Lot occupancy will remain unchanged.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

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

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

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

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

<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input checked="" type="checkbox"/>	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: <u>8/18/2014</u> (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greving <small>Digitally signed by Justin Greving DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2014.02.17 12:01:37 -08'00'</small>	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.
Planner Name: Justin A Greving Project Approval Action: Building Permit <small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small>	Signature: <div style="font-size: 2em; font-weight: bold;">Justin Greving</div> <small>Digitally signed by Justin Greving DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2015.02.17 12:01:37 -08'00'</small>
<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p>	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	
CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	2/12/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	4529 18th Street	
Block/Lot:	Cross Streets:	
2691/040	Ord and Hattie streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014-001303ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
<input checked="" type="radio"/> CEQA	<input type="radio"/> Article 10/11	<input type="radio"/> Preliminary/PIC	<input checked="" type="radio"/> Alteration	<input type="radio"/> Demo/New Construction

DATE OF PLANS UNDER REVIEW:	10/10/2014
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PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation prepared by Johanna Street (dated September 18, 2014)	
Proposed Project: Alteration of the front building only. Reconfigure 1st flr to widen (e) walkway to access residential entry. Addition of 2-stories plus mezzanine. The project will include 1,049 sf of outdoor spaces such as deck, balcony, exterior stair, and rear yard.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		<input type="radio"/> Yes	<input checked="" type="radio"/> No *	<input type="radio"/> N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 2 - Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 - Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Period of Significance:	<input type="text" value="n/a"/>	Period of Significance:	<input type="text" value="n/a"/>	
		<input type="radio"/> Contributor <input type="radio"/> Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
CEQA Material Impairment:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Needs More Information:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Defer to Residential Design Team:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Evaluation (HRE) prepared by Johanna Street (dated September 18, 2014) and information found in the Planning Department files, the subject property at 4529 18th Street contains a one-story wood-frame store constructed in 1909 at the street, and a rear two-story wood-frame single-family residence constructed in 1912 (source: building permit). The store was originally owned by John S. Stewart, a teamster, and was built by Werner & Company. At the time Stewart lived with his wife down the block at 52/56 Caselli Avenue. Within a year of its construction, "Riccomi Angelo Fruits" was operating at the subject property's address. The Riccomi family eventually purchased the subject property in 1924 and continued to operate a fruit market from the store until 1936, after which it was rented out to various tenants. Both buildings are simple vernacular constructions. Known alterations to the store include uncovering and replacement of a transom window, and installation of new windows and a glass door (2002). A photo from the assessor's office indicates the storefront originally contained a centered garage door which was replaced at an unknown date with a glass storefront. The rear residence was likely constructed to accommodate the growing Riccomi family. Known alterations to the rear residence include installation of a second floor window (1992), foundation repair (1997), and deck construction (2004).

No known historic events occurred at the subject property (Criterion 1). The Riccomi Angelo store was nothing more than a small neighborhood market. None of the owners or occupants have been identified as important to history (Criterion 2). The buildings on the subject property are not architecturally distinct such that they would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Castro/Upper Market neighborhood on a block that was largely developed after the 1906 earthquake. While the subject block has some buildings that may be individually eligible for their architecture, generally it displays a range of Queen-Anne single-family homes, Edwardian style apartment buildings, and later infill from the 1930s and 1940s. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>S. M. J. A.</i>	2/13/2015



Figure 2: Subject building's front elevation, facing southwest

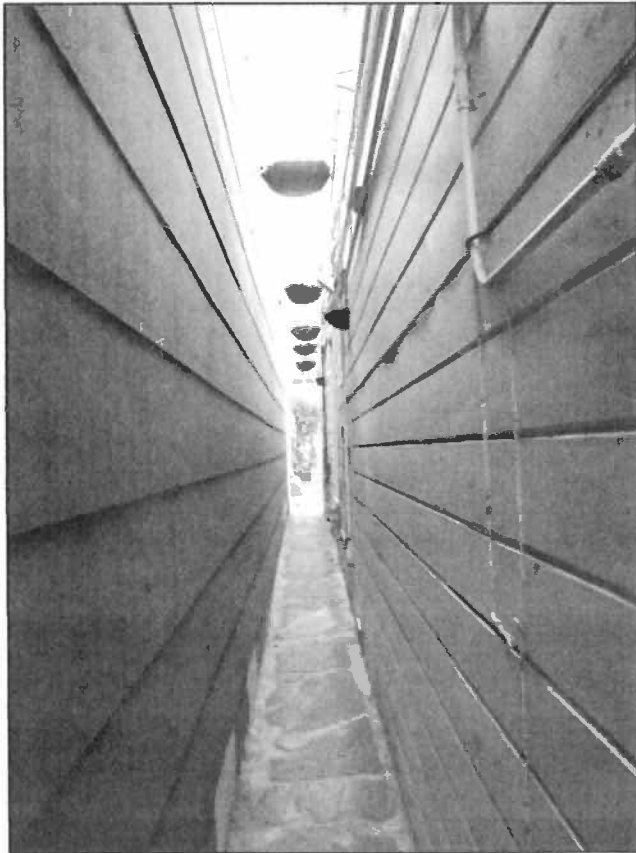
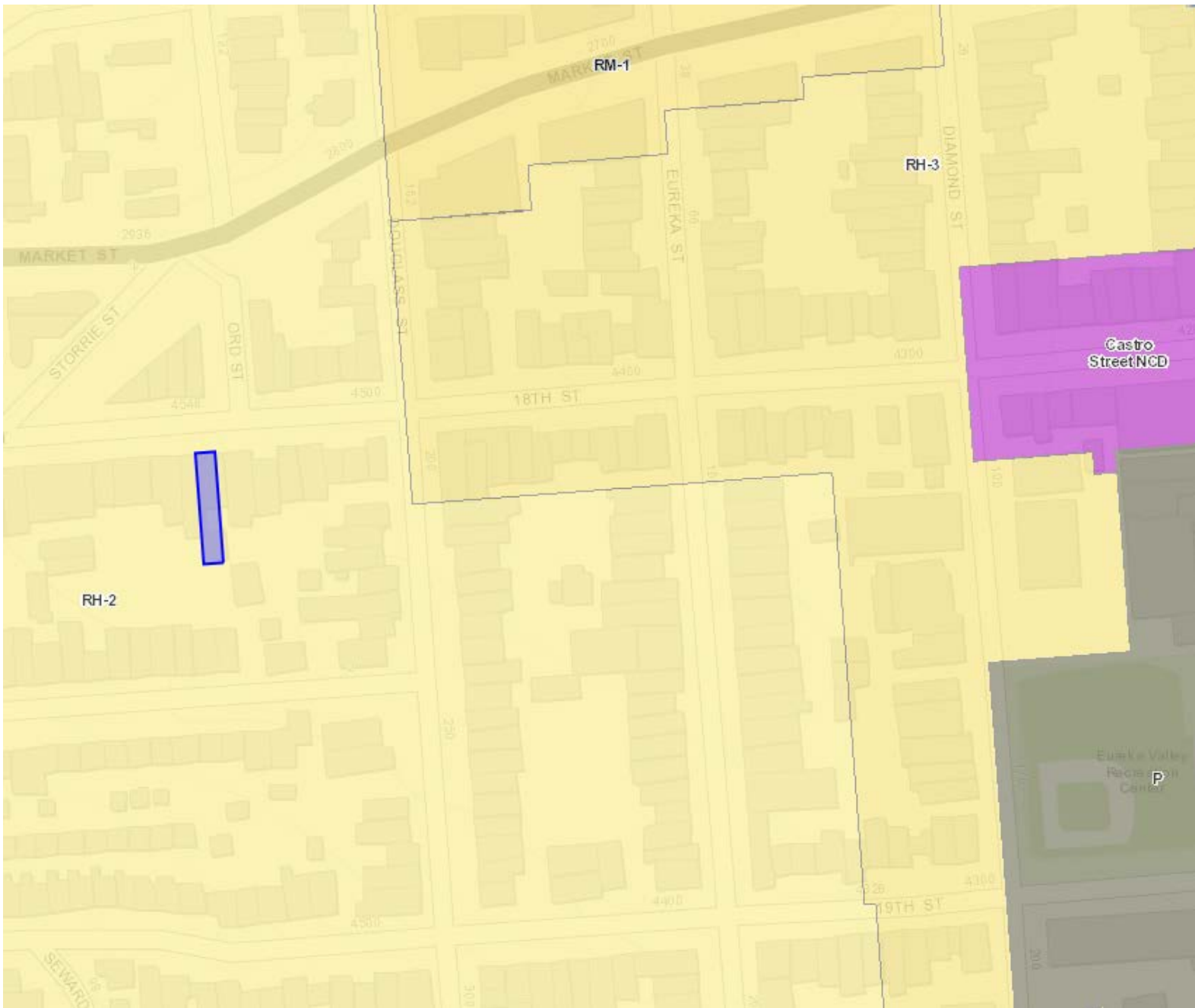
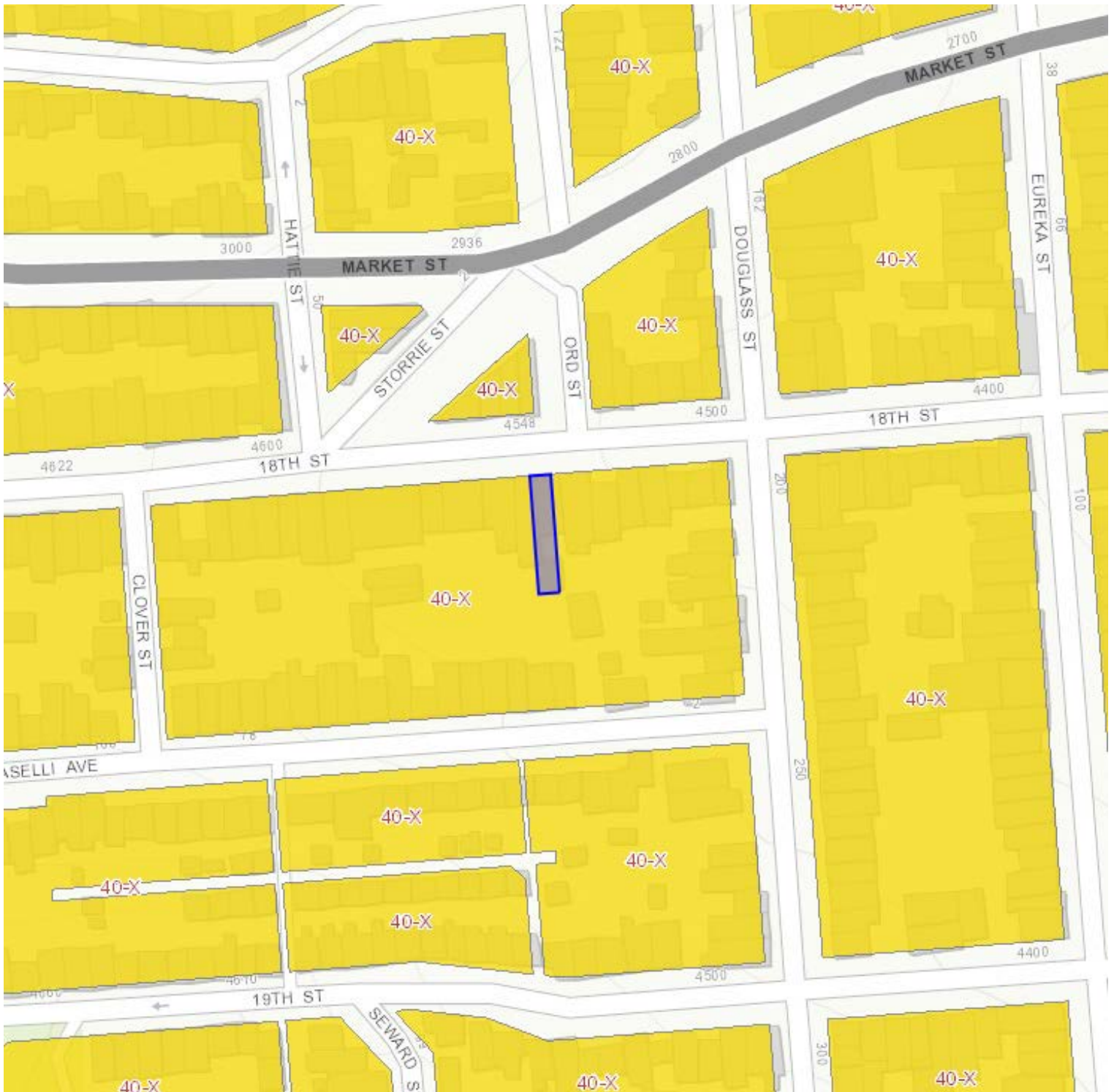


Figure 3: Walkway leading down the subject building's east side, view facing south (left); front elevation of 4529 1/2 18th Street, behind the subject building and sharing the same lot, view facing south (right)

Zoning Map



Height and Bulk Map



Conditional Use Hearing
Case Number 2015-006857CUA
4529 18th Street
June 16, 2016

Parcel Map



SUBJECT PROPERTY



Conditional Use Hearing
 Case Number 2015-006857CUA
 4529 18th Street
 June 16, 2016

Sanborn Map*

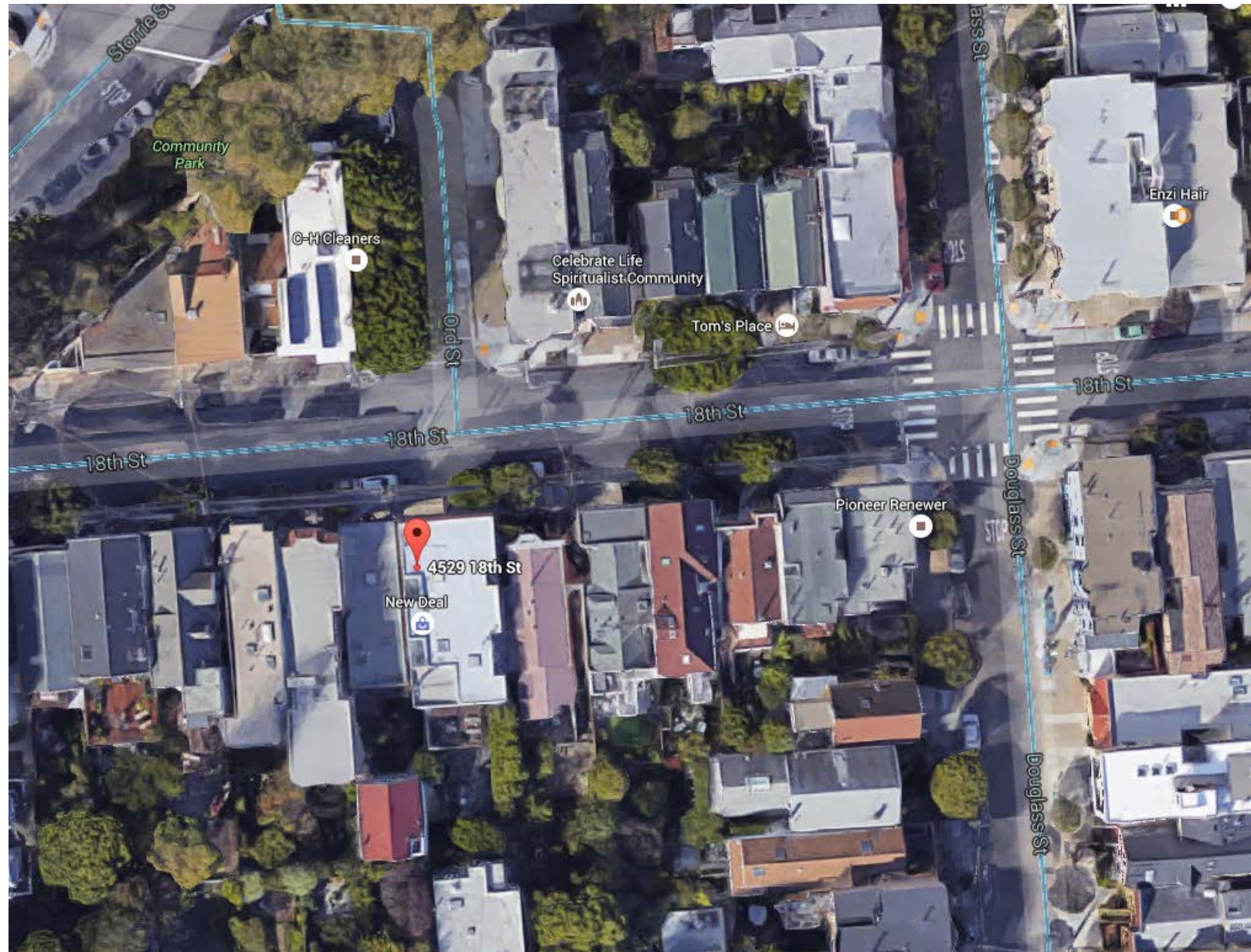


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Hearing
 Case Number 2015-006857CUA
 4529 18th Street
 June 16, 2016

Aerial Photo



Conditional Use Hearing
Case Number 2015-006857CUA
4529 18th Street
June 16, 2016

Site Photo



Conditional Use Hearing
Case Number 2015-006857CUA
4529 18th Street
June 16, 2016

To: San Francisco Planning Commission

June 2, 2016

From: Michael Zehner
4529 18th Street
San Francisco, CA 94114

Re: CU for 4529 18th St. (Case: 2015-006857CUA ; Permit: 2015.0513.6238)

Dear San Francisco Planning Commissioners,

Thank you for considering our request for Conditional Use for the small storefront at 4529 18th St. currently occupied by "New Deal," a locally owned interior design business. Our family has owned this building since 2008. We would like to briefly review for you 1) why we believe a LCU for the storefront would benefit the neighborhood, and 2) our process of engaging our neighbors and Planning Dept. staff in developing the associated vertical addition for our home.

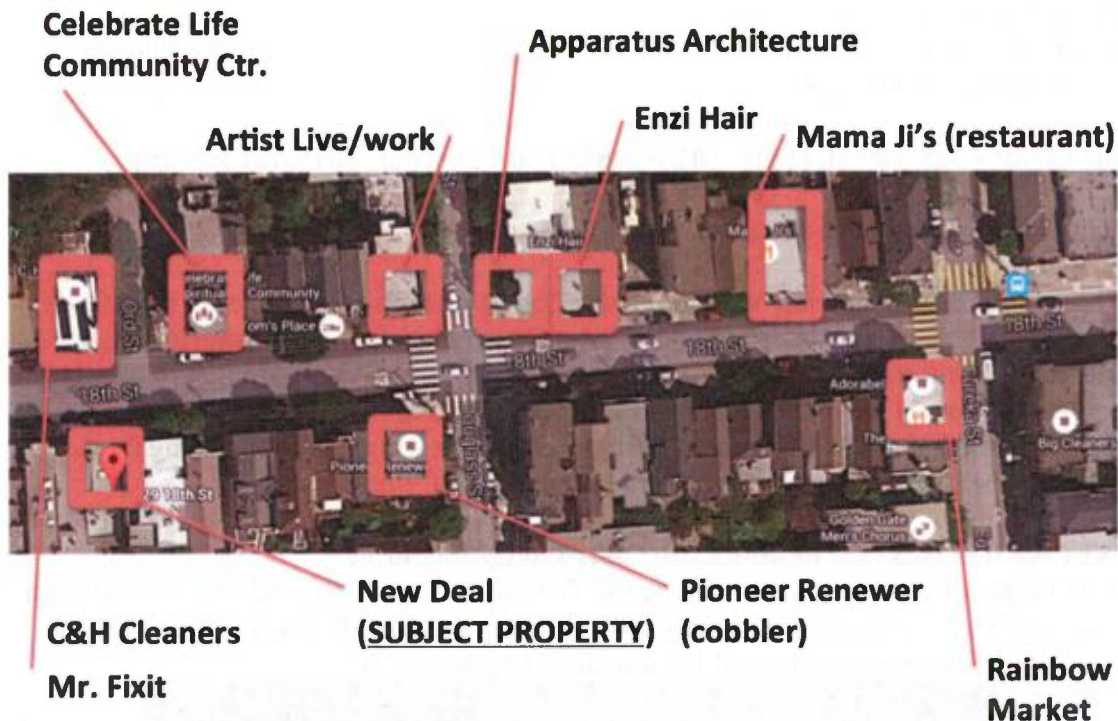
Why we feel this LCU benefits the Castro neighborhood

This neighborhood storefront, facing the T-intersection of 18th and Ord, provides an engaging street presence, currently with rotating window displays throughout the year as well as two plantings at the entrance to greet visitors.



Planning department records indicate that this ground floor was in commercial use prior to January 1, 1960 and is not within ¼ mile of a commercial use district. The most current 3R report indicates the subject property's original occupancy was a store and that the property is presently authorized as a store. The storefront was constructed in 1909. It has been the place of business since 2008 for a locally owned and operated interior design office, "New Deal" and previously by "Rossington Architecture." The storefront will not be significantly altered in the related vertical

addition and it is in scale with adjacent commercial uses, which exist across the street and down the street with similar zoning.



No complaints have been filed with the city regarding health, safety, convenience, size, traffic, accessibility, parking, loading, offensive emissions, type of use, or any other aspect of the operation of the businesses that have operated at the location.

Our work with neighbors and Planning Dept. staff on the associated addition

From the beginning of our design process, we instituted many neighbor-friendly gestures that exceed planning guideline minimums. Most significantly, the rear of our proposed home has an arrowhead shape; our side walls do not fully wrap around the lightwells as most buildings do. As a result, our design provides light wells that open freely to the southern sun. Our proposal remains under 40' at all points and does not step up in the rear to follow the grade line. Further, our latest revision has no upper roof deck, penthouses or other significant roof appurtenances (we reserved space for high-efficiency mechanical to vent out the rear). For safety, we plan to replace a narrow non-compliant corridor that serves a rear residence and provides emergency access to adjacent back yards through fence gates. We met with the San Francisco Fire Department to design and pre-approve a wider fire rated common corridor.

We began our project with a Planning Department Project Review Meeting in July 2013, where we learned about Planning staff's expectations for our design. We developed plans and shared them with neighbors in April 2015, when we also held a pre-application meeting to discuss the plans. Since that meeting we made the following changes to our plans:

- **We removed the northern corners of the top floor.**
- **We fully matched the length of the eastern light wells.**
- And, we instituted 8 other changes such as privacy glass, window reduction/offsets, and increased setbacks.

In August 2015 we met with our eastern neighbors at their house to discuss their updated list of concerns and see their window and deck perspectives. Later that month we completed a set of plans, which were distributed to our 150'-radius neighbors by postal mail. We received very few additional requests from neighbors, most of which we were able to address in December 2015. We:

- **Completely removed upper roof deck and associated stairway.**
- **Centered the front of the upper level and set it back 18' from the front bay (and at least 15' from building face).**
- **Increased the depth of eastern light wells by 20%.**
- And instituted 7 other minor changes such as privacy screens and smaller decks.

In January 2016, we met with three neighbors to see potentially impacted views and cross views. Even though our plans had already been accepted by the residential design team, we held two more open houses in February 2016 with 6-8 neighbors to discuss additional plan modifications:

- **We cut off the rear of the upper level at an angle to further increase light.**
- **We set back the entire upper level by a minimum of 3'-8" from the eastern property line.**
- **We greatly expanded the rear yard by removing part of our existing building.**
- We added a green roof to the rear to give our home appeal to neighbors who look down on our house from higher homes to the south.

This has been a very long process for us. We realize our project will have impacts, but have worked diligently to minimize these impacts. This CU has been recommended for approval by the Residential Design Team and has received unanimous support from the Castro Merchants Association. We thank you for your time and look forward to the opportunity to present our project to you.

Sincerely,

Michael Zehner

SF Planning Contact: Erika Jackson, (415)558-6363, Erika.jackson@sfgov.org

Dear Erika and Planning Commissioners,
I would like to support keeping the neighborhood storefront at 4529 18th St. Further, I support the residential addition above the store, provided it meets planning guidelines and does not exceed 40' average height.

Printed Name	Sign	Street Address	Date
Frank Foley	Frank Foley	4529 18th St #A	5/30/16
Nikita Shangraw		163 Collingwood	5/30/16
Drika Weller		163 Collingwood	5/30/16
Kurt Kurt		31 Roman St.	5/30/16
Chris Moore		4192 17th St	5/31/16
Roberto Williams		75 Hattie St.	5/31/16
DAISY YOUNG	Daisy Young	2929 Market St.	5/31/16
Dan Birken		178 Douglas St	5/31/16
Ruta Jaks		200 Douglass St	5/31/16
Matt DeMarco		4455 18th St	5/31/16
Shane Zaubor		4441 18th St	5/31/16

SF Planning Contact: Erika Jackson, (415)558-6363, Erika.jackson@sfgov.org

Dear Erika,

I would like to support keeping the neighborhood storefront at 4529 18th St.

<u>Name</u>	<u>Street Address</u>	<u>DATE</u>	<u>Phone/email (optional)</u>
Frank Foley	4529 18th St #A	415-463-1578	(Double)
Joe Clement	470 Castro St. (Volunteer)	415 572-0931	
Doris Weller	763 Collinswood	415-565-1708	(Double)
P.J. Chevria	4402B 18th x Eureka	415-638-2902	
Sohn Roberts	272 Douglass St.	415-474-6663	
ROBERT WATERS	4522 19th St.	415-896-4123	
Nick Mills	North 3545 Market St.	531/2016	
Timothy Nguyen	195 Douglass St.	531/2014	
Brian Springfield	2001 15th St.	415 378 9577	brian@brianspringfield.com



SF Planning Contact: Erika Jackson, (415)558-6363, Erika.jackson@sfgov.org

Dear Erika and Planning Commissioners,
 I would like to support keeping the neighborhood storefront at 4529 18th St.

Printed Name	Sign	Street Address	Date
AL Stanley	Al Stanley	4501 - 18th St.	5/31/16
Matthew Seve	Matthew Seve	2543 47th Ave SE CA 94116	5/31/16
Frank Herrero	Frank Herrero	4502 18th	5/31/16
Eli Rubel	Eli Rubel	250 Douglass Apt. 14	5/31/16
Jon Weinberg	Jon Weinberg	91 Caselli Ave	5/31/16
Patrick Laney	Patrick Laney	48 Caselli Ave.	5/31/16
Michael Rowland	Michael Rowland	4529 18th St #3	5/31/16
Alvin Chua	Alvin Chua	4529 18th St #3	5/31/16
Michael Rowland	Michael Rowland	4602A 18th St.	5/31/16



**584 Castro Street #333
San Francisco CA 94114-2512**

formerly "Merchants of Upper Market & Castro – MUMC"
415/431-2359

Info@CastroMerchants.com
www.CastroMerchants.com

June 2, 2016

By Email and USPS hardcopy

Erika Jackson, Staff Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

Re: Planning File/Case No. 2015-006857CUA; Building Permit 2015.0513.6238
Proposed CUA to Reactivate a Limited Commercial Use (*New Deal*); Ozzie Zehner, Project Sponsor)
4529-18th Street, San Francisco

Dear Ms. Jackson,

This confirms that the Members of **CASTRO MERCHANTS** (formerly "Merchants of Upper Market & Castro – MUMC") voted unanimously today to **SUPPORT** the proposed Project referenced above and related requests to your Department. We understand that this matter currently is scheduled for Planning Commission Hearing on June 16, 2016 (or any continuance thereof).

CM's support is based on information provided by Mr. Zehner during his presentation at our Members Meeting on June 2, 2016. We have asked the Project Sponsor to notify us if there are any subsequent, substantive changes to the proposal prior to Planning's approval, so we can evaluate whether such changes would affect the previous vote. We have received no such notification, to date.

CASTRO MERCHANTS is the merchants' organization serving San Francisco's Castro-Upper Market area, generally along Upper Market Street from Castro Street to Octavia Blvd.; Castro from Market to 19th Street; and cross streets throughout that area. **CASTRO MERCHANTS** has about 300 paid Members for 2016-2017. The property covered by this matter is within our organization's primary service area.

In addition to today's email to you and to the individuals cc'd below, hardcopies of this letter are being mailed on June 3 to you and to Mr. Zehner.

..... *continued*

CASTRO MERCHANTS

San Francisco Planning Department
Re: Planning Case No. 2015-006857CUA; Building Permit 2015.0513.6238
4529-18th Street, San Francisco
New Deal, Ozzie Zehner, Project Sponsor

June 2, 2016

Please let us know if you have any questions regarding **CASTRO MERCHANTS's** SUPPORT for this Application and related items. Please include this letter in the matter's permanent file, and assure that it is provided to all Planning Staff and Commissioners and to any other hearing panels at the time that this matter is considered by them. Thank you for considering our comments.

Respectfully,



Daniel Bergerac, President

Email and hardcopy cc: Ozzie Zehner
Email cc: Supervisor Scott Wiener, Staff Ann Fryman
Capt. Daniel Perea, SFPD Mission Station

Jackson, Erika

From: Frank Foley <rowdiedog20@gmail.com>
Sent: Thursday, June 02, 2016 6:18 PM
To: Jackson, Erika
Subject: Letter in support of 4529 18th Project

Dear Planning Commission Members:

My name is Frank Foley, and I currently reside at 4529 18th Street at the subject property in the residence directly behind the store, New Deal. I have rented a room there as a lodger while my long-time friends, the project sponsors Michael Zehner and Aaron Norton, have spent time away from San Francisco because of Aaron's two-year postdoc. Michael moved back in early 2016 and we have been living together since then.

I want you to know that I fully support the proposed project in its entirety. Further, it has recently come to my attention that my neighbors have circulated a petition that included false and embarrassing information about me. In what seems to be an attempt to block the building proposal, the petition stated that I am over 60 and "ill". **I am NOT ill.** Over a year ago, I was hospitalized for a bacterial infection. I have long since fully recovered, and I am now in better health than I was before the incident, working out with a personal trainer several times per week. **Further, none of the neighbors spoke to me about sharing this false information about my health.** If they had, I would have informed them that what they were saying about me was not true and further, that I support the project. I feel that my personal information was shared for instrumental ends, which is not only embarrassing, but also demeaning to my dignity by spreading false information about me without my knowledge or consent to surrounding neighbors. I may be over 60, but I do have a voice.

Finally, in case there is any confusion about the impact of this project on me, I want you to know that the project sponsor – Michael Zehner – has been a close personal friend for many years prior to my living in his home. He is not some landlord kicking out an "elderly person." I was fully aware of the proposed plans to build an addition when I moved in and knew that this was a temporary living situation. In fact, I even asked if I might stay there for the two years that Aaron would be away because I wanted to try out living in the Castro before deciding whether this was the neighborhood for me before finding my own place. This was with the understanding that Michael and I would share his residence. To be clear, I am not being displaced by this project because I never intended to stay past the initiation of construction.

Sincerely,

Frank Foley

Jackson, Erika

From: Terje Arnesen <nortintin@aol.com>
Sent: Thursday, June 02, 2016 8:47 PM
To: Jackson, Erika
Subject: Re: Support for 4529 18th St. Conditional Use Application

|
Re: Support for 4529 18th St. Conditional Use Application

Dear Erika Jackson,

My business, New Deal, is currently located at 4529 18th Street. I have been in this location since September 2008 and prior to that I was in another location for 15 years. I am an interior designer with a small showroom/office with very limited numbers of customers and clients visiting and most of that traffic is by appointment.

I am very established in my current location and relocating will affect buy business and drop significantly till a new location becomes established - a process I have done once before - and it takes a long time for people to realize you've moved and didn't go out of business. I still run across customers who still think New Deal went out of business when I relocated to 18th Street years ago so moving is always an expensive transition.

My intention is to stay in this location for a very long time. It is not a nuisance to the neighborhood with a lot of customers' cars parked everywhere and the occasional pick up and drop off of product shipments are short and infrequent. The style and look of the business front is a pleasant addition to the neighborhood that adds to the character of the street and most neighbors have acknowledged this fact.

Best

Terje Arnesen/New Deal

June 5, 2016

President Fong and Members of the Planning Commission
San Francisco City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Re: 4529 18th Street Proposal

Dear Commissioners,

Thank you for the opportunity to submit comments on the above project. We reside at 4525 18th Street and own the rental unit at 4527 18th Street, immediately adjacent to the project on the east side.

Commerical Use

The current use of the first floor space at 4529 is illegal, as reflected in a Zoning Determination Letter dated 4/12/2002.

At the time we purchased our home, this space was used as an architect's office – a minimal commercial use with little foot traffic. More recently, it became a retail showroom for an interior decorator. We now frequently find our driveway blocked by delivery trucks or vehicles belonging to customers. Discarded packaging is left on the front sidewalk, days before the scheduled recycling pickup. So, the current illegal use has resulted in greater inconvenience and an unsightly sidewalk appearance on days when recycling is left out.

Surrounding neighbors are also opposed to reinstatement of commercial use. 69 of them have signed a letter petition stating this. Many of us appreciate the existing commercial shops nearby but feel that these are sufficient. An interior decorator showroom provides no convenience or recurring service to the neighborhood.

We hope that the Commission will agree that non-residential uses in an RH-2 zone should be limited and will recognize the collective desire of the neighborhood not to expand commercial use further.

The Building Proposal

1. 4th Floor

Although the plans show usable floor space of 343 sq. ft., the square footage of the 4th floor is in fact much greater - approximately 40% greater (at more than 500 sq. ft.). The unusable space is used for three skylight areas that are open to the floor below.

Replacing these features with skylights situated on the 3rd floor would allow the same or greater light and, at the same time, would help to preserve light and privacy for adjacent neighbors. (See attached diagrams)

At 40' in height, the proposed structure is 13.5' higher than our two-story building. This results in a significant loss of direct sunlight from our west and southwest side, as well as our skylights, and removes any possibility of future installation of solar panels. The shadow study shows that during most of the day, throughout the year, the quality of light will be limited to ambient, indirect light from a steep angle via light wells.

We believe that the 4th floor is unnecessary and that the plan for usable space could easily be accommodated on 3 floors below. This is particularly so if the ground floor residential portion ("art/family room, mudroom with shower, and bathroom") is re-purposed.

2. Overly dense use on a non-standard lot.

The lot is non-standard in width – only 22 feet wide – with an existing, non-conforming grandfathered 2-story residence in the rear. The rear tenants in common are currently seeking to legalize an additional dwelling unit. The current proposal will result in 3 – and potentially 4 - different uses on a narrow lot, with no parking. We feel that this is too dense for this particular lot and is inconsistent with RH-2 zoning.

We recognize that the issue of legalizing an additional dwelling unit on this lot is not before the Commission at this time. However, we would support adding affordable rental housing, rather than commercial space.

3. Bulk, Mass and Height

The proposed design would place a 40 ft. structure in between a 26 ft. building and a 31 ft. building, failing to preserve the roofline slope of the street. Although the proposed 4th story is set back from the street in accordance with the Residential Design Guidelines, there are no other four-story single-family residences on this street. The taller buildings nearby are several multi-unit apartment buildings and historic Victorians, all of which are on larger lots.

Apart from the street view, the bulk, mass and height of the proposed structure negatively impacts the enjoyment of the open space in rear yards of all adjacent neighbors, including the tenants in common in the rear of the lot. Decks proposed for the 3rd and 4th floors could be removed or reduced.

4. East-facing windows.

The proposed design shows 16 windows facing east – 12 directly east facing and 4 on a bias. Of these, we have asked the project sponsor to modify 4, to avoid cross views into our bedroom and living area. The proposal shows an abundance of light

through south-facing windows and we feel that our request for removal or modification of four east-facing windows is a reasonable compromise to allow us some privacy in our living areas.

a. 2nd Floor: The proposed bedroom window on the second floor has a direct cross view to our master bedroom. We respectfully ask that this window be eliminated or that privacy glass be required.

b. 3rd floor: The stair landing window has a cross view into our master bedroom. On the same floor, the kitchen window over the countertop directly faces east and should have privacy glass, as provided for on the east-facing window in the adjacent guest bathroom. We respectfully ask that privacy glass be required.

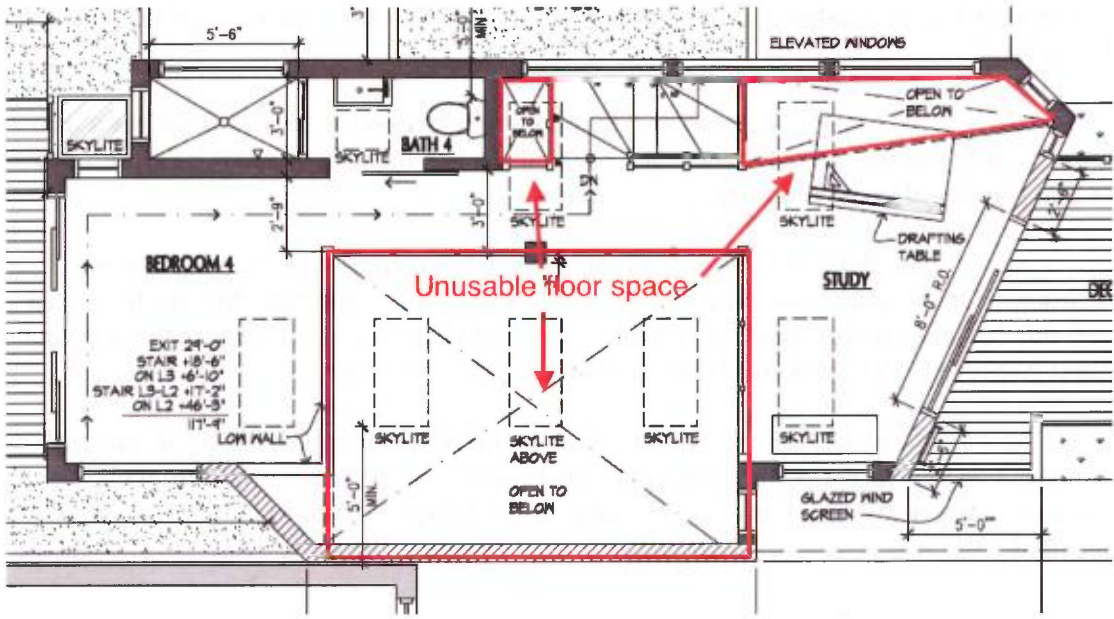
c. 4th Floor: The shower window on the 4th floor appears to be at standard window size and height, with a cross and downward view into our north light well windows. We respectfully ask that this large window be removed or that privacy glass be required.

In summary, we feel that the bulk, mass, and height of the proposed structure is excessive for this narrow lot and that the density of use is inconsistent with RH-2. Removal of the 4th floor resolves numerous problems by preserving some privacy and light for adjacent neighbors, while yet allowing the project sponsor to build a large residence.

Thank you for your consideration of these points.

Sincerely yours,

Lokelani Devone and Annette Brands
4525-4527 18th Street
San Francisco, CA 94114



May 24, 2016

President Fong and Members of the Planning Commission
San Francisco City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Re: **4529 18th Street Proposal**

Dear Commissioners,

We oppose the proposed plans for the above-referenced project that seeks to add three stories to an existing one-story building and to authorize non-conforming commercial use at that address. The undersigned individuals are neighbors who reside adjacent to, across the street from, or nearby the project, representing surrounding and impacted residences on 18th Street, Caselli Avenue, and Ord Alley.

Our primary concerns are:

1. **The height, mass and scale of the proposed structure are inconsistent with other buildings in the neighborhood.** The project sponsor proposes constructing a 3,823 sq. ft. 4-story building comprised of commercial space on the ground floor and a three-story single-family dwelling unit above. The proposal includes an additional 352 sq. ft. of deck space. There are NO other 4-story buildings on this block. Most of the homes on the street are one or two stories over a garage and respect the height and sightlines of neighboring buildings. At a proposed 40' ft height, the structure will tower over its neighbors and the existing dwelling in the rear of the lot. It would negatively impact the light and privacy of neighbors to the east, west, and south and set a new height precedent that is out of scale and wholly inconsistent with other buildings on the street. There has been no effort to minimize the severe negative impact on the second dwelling located on the same lot. We understand that the owners of this dwelling are precluded from voicing objection to the proposal design due to contract.
2. **The proposal will result in an overly dense, over-developed lot, incompatible with this neighborhood.** The proposal calls for a 4-story building including ground floor commercial use and a 3-story residence on an abnormally narrow lot (22' wide) that is already shared with a second grandfathered non-conforming dwelling. No parking is provided. Three separate uses on a single lot creates a density incompatible with residential neighborhoods generally and inconsistent with the surrounding residences on this street.
3. **The proposal eliminates an existing affordable rental unit.** The existing front building includes a rental unit in the rear of the structure. This rental unit is currently occupied by an elderly man, who is over the age of 60 and in ill health. The proposal displaces this renter in exchange for commercial

ill health. The proposal displaces this renter in exchange for commercial space and eliminates affordable housing.

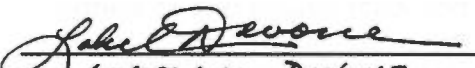
4. **The neighbors oppose reinstatement of limited commercial use at this location.** The front portion of the existing building is currently an illegal commercial unit in violation the RH-2 zoning for this block. The project sponsor seeks approval for limited commercial use, based on the use of the existing structure as warehouse space prior to 1960. He represents that the commercial space will continue to be used only as an interior decorator office space. However, there is no guarantee – nor likelihood – that this will be the case. In considering this issue carefully, neighbors agree that additional commercial space in this particular location is undesirable. This residential block is located within ¼ mile of the Castro Street Neighborhood Commercial Zone, walking distance from existing convenience shops and grocery stores that adequately provide necessary and desirable retail services that meet the frequent and recurring needs of neighborhood residents. Further, the proposed use is inconsistent with existing commercial spaces that are normally located on street corners, and not situated in the middle of a residential block.

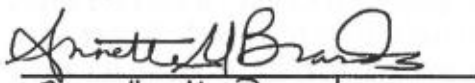
We respectfully ask that the proposed 4th story be removed from the plans and that the request to permit limited commercial use be rejected.

We would fully support a development that is reasonable, consistent and compatible with neighboring homes, and considerate of the neighborhood in general. However, neighbors who have repeatedly expressed the above concerns have been ignored.

We believe that neighborhood input is important and should not be ignored, and we therefore appeal to the Planning Commission to consider our concerns.

Signed by:

Signature: 
Printed Name: LORELANI DEVONE
Address: 4525 18TH STREET, SF, CA 94114
Date: MAY 25, 2016

Signature: 
Printed Name: Annette M. Brands
Address: 4525 18th St. SF CA 94114
Date: 5.26.16

space and eliminates affordable housing.

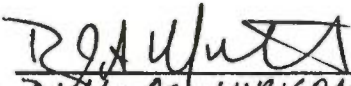
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We believe that neighborhood input is important and should not be ignored, and we therefore appeal to the Planning Commission to consider our concerns.

Signed by:

Signature: 
Printed Name: DOUGLAS KIRKPATRICK
Address: 32 CASSELLI AVE, SF, CA 94114
Date: 5/30/2016

Signature: 
Printed Name: Mary Ellen Kirkpatrick
Address: 32 Casselli Ave
Date: SAN FRANCISCO, CA 94114

ill health. The proposal displaces this renter in exchange for commercial space and eliminates affordable housing.


- The neighbors oppose reinstatement of limited commercial use at this location.** The front portion of the existing building is currently an illegal commercial unit in violation the RH-2 zoning for this block. The project sponsor seeks approval for limited commercial use, based on the use of the existing structure as warehouse space prior to 1960. He represents that the commercial space will continue to be used only as an interior decorator office space. However, there is no guarantee - nor likelihood - that this will be the case. In considering this issue carefully, neighbors agree that additional commercial space in this particular location is undesirable. This residential block is located within ¼ mile of the Castro Street Neighborhood Commercial Zone, walking distance from existing convenience shops and grocery stores that adequately provide necessary and desirable retail services that meet the frequent and recurring needs of neighborhood residents. Further, the proposed use is inconsistent with existing commercial spaces that are normally located on street corners, and not situated in the middle of a residential block.

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We believe that neighborhood input is important and should not be ignored, and we therefore appeal to the Planning Commission to consider our concerns.

Signed by:

Signature: 
Printed Name: Bill Hume
Address: 4533 18th St
Date: 5/30/2012

Signature: _____
Printed Name: _____
Address: _____
Date: _____

ill health. The proposal displaces this renter in exchange for commercial space and eliminates affordable housing.

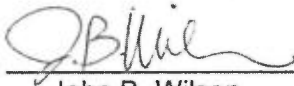
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Signed by:

Signature: 
Printed Name: John B. Wilson
Address: 4550 18th Street
Date: 5-30-2016

Signature: _____
Printed Name: _____
Address: _____
Date: _____

Signature: Karen A. Auer
Printed Name: KAREN ABERGSON
Address: 22 CASELLI AVE
Date: 5/25/2016

Signature: Charles M. Halzw
Printed Name: Charles M. Halzw
Address: 22 Caselli Ave.
Date: 5/25/16

Signature: M. BARBARA SHINNERS
Printed Name: M. Barbara Shinnery
Address: 4533 18th ST. AVE
Date: 5/26/2016

Signature: C. R.
Printed Name: CITRYL DAMIAN
Address: 4527 18th Street
Date: San Francisco, CA 94114

Signature: L.
Printed Name: Cond Leo Petroni
Address: 4517 18th St. SF CA 94114
Date: 5/28/16

Signature: Gael H. Miller
Printed Name: Gael H. Miller
Address: 4548 18th St.
Date: May 24, 2016

Signature: T. Otsmane
Printed Name: Tammy Otsmane
Address: 4521-18th street
Date: May 26, 2016

Signature: Thomas Wright
Printed Name: Thomas Wright
Address: 4237 20th St.
Date: 5/26/16

WE OPPOSE THE PROPOSED 4-STORY DEVELOPMENT AT 4529 18TH STREET.
 WE ASK THAT THE SF PLANNING COMMISSION ORDER THE REMOVAL OF THE
 4TH FLOOR FROM THE BUILDING APPLICATION AND DENY THE REQUEST FOR
 REINSTATEMENT OF COMMERCIAL USE.

Signature	Print Name	Address	Date
	DEBRA KYAGER	4557A 18th St SF, CA	5/26/2016
	ALAN KARAS	4558 18th St.	26 May 16
	David Schultz	4558 18th St.	26/5/16
	Bill Parker	452A 18th St	5/26/16
	Soo-Hwa Yoon	4500 18th St 9414	5/26/16
	Kelly Hill	4554 18th St. 9414	5/27/16
	Joseph Graham	4524 18th St.	5/27/16
	Rabah OUSMANE	4521 18th St	5/29/16
	Sue Wilkison	239 Corbett Ave	5/29/16
	Diana Wilkison	239 Corbett Ave	5/29/16
	Edward Miller	4550 18th St	5/28/16
	Janet Heitz	4604 18th St	5/28/16
	Sergio Zamora	915-757-7794	5/28/16
	Sonjintana Kuderman	858 263 8778	5/28/16
	IVAN DUDLEY	4543A 18th St	5-28-16
	Carolyn Hendrickson	4522 18th St	5-28-16
	Dimitar Tommas	4559 18th Street	5/28/16
	Arden Lipnick	208 Douglass St	5/28/16
	Rachel Katz	208 Douglas St.	5/28/16
	William Heitz	2931 Market	5/28/16
	Greg Common	4439 18th St	5/28/16

May 24, 2016

President Fong and Members of the Planning Commission
San Francisco City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Re: **4529 18th Street Proposal**

Dear Commissioners,

We oppose the proposed plans for the above-referenced project that seeks to add three stories to an existing one-story building and to authorize non-conforming commercial use at that address. The undersigned individuals are neighbors who reside adjacent to, across the street from, or nearby the project, representing surrounding and impacted residences on 18th Street, Caselli Avenue, and Ord Alley.

Our primary concerns are:

1. **The height, mass and scale of the proposed structure are inconsistent with other buildings in the neighborhood.** There are NO other 4-story buildings on this block. Most of the homes on the street are one or two stories over a garage and respect the height and sightlines of neighboring buildings. At a proposed 40' ft height, the structure will tower over its neighbors and the existing dwelling in the rear of the lot. It would negatively impact the light and privacy of neighbors to the east, west, and south and set a new height precedent that is out of scale and wholly inconsistent with other buildings on the street. There has been no effort to minimize the severe negative impact on the second dwelling located on the same lot. We understand that the owners of this dwelling are precluded from voicing objection to the proposal design due to contract.
2. **The proposal will result in an overly dense, over-developed lot, incompatible with this neighborhood.** The proposal calls for a 4-story building including ground floor commercial use and a 3-story residence on an abnormally narrow lot (22' wide) that is already shared with a second grandfathered non-conforming dwelling. No parking is provided. Three separate uses on a single lot creates a density incompatible with residential neighborhoods generally and inconsistent with the surrounding residences on this street.
3. **The proposal eliminates an existing affordable rental unit.** The existing front building includes a rental unit in the rear of the structure. This rental unit is currently occupied by an elderly man, who is over the age of 60 and in ill health. The proposal displaces this renter in exchange for commercial space and eliminates affordable housing.
4. **The neighbors oppose reinstatement of limited commercial use at this location.** The front portion of the existing building is currently an illegal commercial unit in violation the RH-2 zoning for this block. The project sponsor seeks permission for limited commercial use, based on the use of the existing structure as warehouse space prior to 1960. He represents that the commercial space will continue to be used only as an interior decorator office space. However, there is no guarantee - nor likelihood - that this will be the case. In considering this issue carefully, neighbors agree that additional commercial space in this

that the commercial space will continue to be used only as an interior decorator office space. However, there is no guarantee - nor likelihood - that this will be the case. In considering this issue carefully, neighbors agree that additional commercial space in this particular location is undesirable. This residential block is located within 1/4 mile of the Castro Street Neighborhood Commercial Zone, walking distance from existing convenience shops and grocery stores that adequately provide necessary and desirable retail services that meet the frequent and recurring needs of neighborhood residents. Further, the proposed use is inconsistent with existing commercial spaces that are normally located on street corners, and not situated in the middle of a residential block.

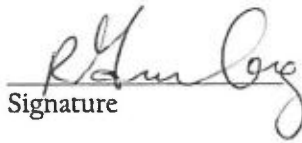
We respectfully ask that the proposed 4th story be removed from the plans and that the request to permit limited commercial use be rejected.

We would fully support a development that is reasonable, consistent and compatible with neighboring homes, and considerate of the neighborhood in general. However, neighbors who have repeatedly expressed the above concerns have been ignored.

We believe that neighborhood input is important and should not be ignored, and we therefore appeal to the Planning Commission to consider our concerns.

Signed by:

RACHEL GRUNBERG
Printed Name


Signature

38 Caselli Ave, SF 5/25/16
Address Date

Printed Name

Signature

Address Date

Printed Name

Signature

Address Date

Printed Name

Signature

Address Date

Printed Name

Signature

Address Date

Printed Name

Signature

Address Date

Printed Name

Signature

Address Date

Printed Name

Signature

Address Date

Printed Name

Signature

Address Date

particular location is undesirable. This residential block is located within ¼ mile of the Castro Street Neighborhood Commercial Zone, walking distance from existing convenience shops and grocery stores that adequately provide necessary and desirable retail services that meet the frequent and recurring needs of neighborhood residents. Further, the proposed use is inconsistent with existing commercial spaces that are normally located on street corners, and not situated in the middle of a residential block.

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We believe that neighborhood input is important and should not be ignored, and we therefore appeal to the Planning Commission to consider our concerns.

Signed by:

<u>Jared Cleverl</u> <u>Kerne Matsubara</u>	<u>[Signature]</u>	<u>44 Caselli Ave</u>	<u>5-28-16</u>
Printed Name	Signature	Address	Date

_____	_____	_____	_____
Printed Name	Signature	Address	Date

_____	_____	_____	_____
Printed Name	Signature	Address	Date

_____	_____	_____	_____
Printed Name	Signature	Address	Date

_____	_____	_____	_____
Printed Name	Signature	Address	Date

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Printed Name	Signature	Address	Date

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Printed Name	Signature	Address	Date

_____	_____	_____	_____
Printed Name	Signature	Address	Date

_____	_____	_____	_____
Printed Name	Signature	Address	Date

_____	_____	_____	_____
Printed Name	Signature	Address	Date

May 24, 2016

President Fong and Members of the Planning Commission
San Francisco City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Re: 4529 18th Street Proposal

Dear Commissioners,

We oppose the proposed plans for the above-referenced project that seeks to add three stories to an existing one-story building and to authorize non-conforming commercial use at that address. The undersigned individuals are neighbors who reside adjacent to, across the street from, or nearby the project, representing surrounding and impacted residences on 18th Street, Caselli Avenue, and Ord Alley.

Our primary concerns are:

1. **The height, mass and scale of the proposed structure are inconsistent with other buildings in the neighborhood.** The project sponsor proposes constructing a 3,823 sq. ft. 4-story building comprised of commercial space on the ground floor and a three-story single-family dwelling unit above. The proposal includes an additional 582 sq. ft. of deck space. There are NO other 4-story buildings on this block. Most of the homes on the street are one or two stories over a garage and respect the height and sightlines of neighboring buildings. At a proposed 40' ft height, the structure will tower over its neighbors and the existing dwelling in the rear of the lot. It would negatively impact the light and privacy of neighbors to the east, west, and south and set a new height precedent that is out of scale and wholly inconsistent with other buildings on the street. There has been no effort to minimize the severe negative impact on the second dwelling located on the same lot. We understand that the owners of this dwelling are precluded from voicing objection to the proposal design due to contract.
2. **The proposal will result in an overly dense, over-developed lot, incompatible with this neighborhood.** The proposal calls for a 4-story building including ground floor commercial use and a 3-story residence on an abnormally narrow lot (22' wide) that is already shared with a second grandfathered non-conforming dwelling. No parking is provided. Three separate uses on a single lot creates a density incompatible with residential neighborhoods generally and inconsistent with the surrounding residences on this street.
3. **The proposal eliminates an existing affordable rental unit.** The existing front building includes a rental unit in the rear of the structure. This rental unit is currently occupied by an elderly man, who is over the age of 60 and in

ill health. The proposal displaces this renter in exchange for commercial space and eliminates affordable housing.

4. **The neighbors oppose reinstatement of limited commercial use at this location.** The front portion of the existing building is currently an illegal commercial unit in violation the RH-2 zoning for this block. The project sponsor seeks approval for limited commercial use, based on the use of the existing structure as warehouse space prior to 1960. He represents that the commercial space will continue to be used only as an interior decorator office space. However, there is no guarantee - nor likelihood - that this will be the case. In considering this issue carefully, neighbors agree that additional commercial space in this particular location is undesirable. This residential block is located within ¼ mile of the Castro Street Neighborhood Commercial Zone, walking distance from existing convenience shops and grocery stores that adequately provide necessary and desirable retail services that meet the frequent and recurring needs of neighborhood residents. Further, the proposed use is inconsistent with existing commercial spaces that are normally located on street corners, and not situated in the middle of a residential block.

We respectfully ask that the proposed 4th story be removed from the plans and that the request to permit limited commercial use be rejected.

We would fully support a development that is reasonable, consistent and compatible with neighboring homes, and considerate of the neighborhood in general. However, neighbors who have repeatedly expressed the above concerns have been ignored.

We believe that neighborhood input is important and should not be ignored, and we therefore appeal to the Planning Commission to consider our concerns.

Signed by:

Kate Elscot  20 Caselli Ave. 24 May 2016

Printed Name Signature Address Date

Benjamin T. Gimpert  20 Caselli Ave. 26 May 2016

Printed Name Signature Address Date

Printed Name Signature Address Date

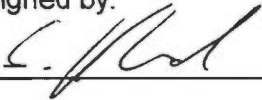

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Signed by:

	<u>36 Caselli Ave.</u>		
Printed Name	Signature	Address	Date 5/28/16
<u>Susanne Khaw and San Francisco, CA 94114</u>			
Printed Name	Signature	Address	Date
<u>Pierre Khawant</u>		<u>36 Caselli Ave</u>	<u>5/28/2016</u>
Printed Name	Signature	Address SF 94114	Date
_____	_____	_____	_____
Printed Name	Signature	Address	Date
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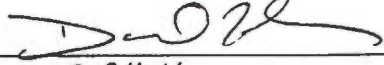
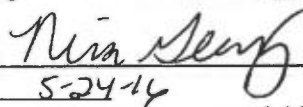
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Signed by:

<u>Daniel A. Zahoor</u>			
<u>34 Caselli Ave, SF 94114</u>	<u>5-24-16</u>	Address	Date
Printed Name	Signature	Address	Date
<u>Nira Geewaris</u>			
<u>34 Caselli Ave, SF 94114</u>	<u>5-24-16</u>	Address	Date
Printed Name	Signature	Address	Date
_____	_____		
Printed Name	Signature	Address	Date
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Printed Name	Signature	Address	Date
_____	_____		
Printed Name	Signature	Address	Date
_____	_____		
Printed Name	Signature	Address	Date

May 24, 2016

President Fong and Members of the Planning Commission
San Francisco City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Re: **4529 18th Street Proposal**

Dear Commissioners,

We oppose the proposed plans for the above-referenced project that seeks to add three stories to an existing one-story building and to authorize non-conforming commercial use at that address. The undersigned individuals are neighbors who reside adjacent to, across the street from, or nearby the project, representing surrounding and impacted residences on 18th Street, Caselli Avenue, and Ord Alley.

Our primary concerns are:

- 1. The height, mass and scale of the proposed structure are inconsistent with other buildings in the neighborhood.** The project sponsor proposes constructing a 3,823 sq. ft. 4-story building comprised of commercial space on the ground floor and a three-story single-family dwelling unit above. The proposal includes an additional 582 sq. ft. of deck space. There are NO other 4-story buildings on this block. Most of the homes on the street are one or two stories over a garage and respect the height and sightlines of neighboring buildings. At a proposed 40' ft height, the structure will tower over its neighbors and the existing dwelling in the rear of the lot. It would negatively impact the light and privacy of neighbors to the east, west, and south and set a new height precedent that is out of scale and wholly inconsistent with other buildings on the street. There has been no effort to minimize the severe negative impact on the second dwelling located on the same lot. We understand that the owners of this dwelling are precluded from voicing objection to the proposal design due to contract.
- 2. The proposal will result in an overly dense, over-developed lot, incompatible with this neighborhood.** The proposal calls for a 4-story building including ground floor commercial use and a 3-story residence on an abnormally narrow lot (22' wide) that is already shared with a second grandfathered non-conforming dwelling. No parking is provided. Three separate uses on a single lot creates a density incompatible with residential neighborhoods generally and inconsistent with the surrounding residences on this street.
- 3. The proposal eliminates an existing affordable rental unit.** The existing front building includes a rental unit in the rear of the structure. This rental unit is currently occupied by an elderly man, who is over the age of 60 and in ill health. The proposal displaces this renter in exchange for commercial space and eliminates affordable housing.

4. The neighbors oppose reinstatement of limited commercial use at this location. The front portion of the existing building is currently an illegal commercial unit in violation the RH-2 zoning for this block. The project sponsor seeks approval for limited commercial use, based on the use of the existing structure as warehouse space prior to 1960. He represents that the commercial space will continue to be used only as an interior decorator office space. However, there is no guarantee – nor likelihood - that this will be the case. In considering this issue carefully, neighbors agree that additional commercial space in this particular location is undesirable. This residential block is located within ¼ mile of the Castro Street Neighborhood Commercial Zone, walking distance from existing convenience shops and grocery stores that adequately provide necessary and desirable retail services that meet the frequent and recurring needs of neighborhood residents. Further, the proposed use is inconsistent with existing commercial spaces that are normally located on street corners, and not situated in the middle of a residential block.


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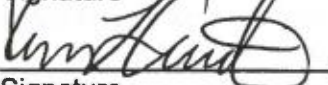
Signed by:

<u>John Rosenzweig</u> Printed Name	 Signature	<u>26 Caselli Ave</u> Address
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<u>NOEL CASTANEDA</u> Printed Name	 Signature	<u>26 CASELLI AVE</u> Address
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<u>Steve CARTER</u> Printed Name	 Signature	<u>27 Caselli Ave</u> Address
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<u>ALEX LEMBERG</u> Printed Name	 Signature	<u>24 Caselli Ave.</u> Address
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<u>Kevin Carleton</u> Printed Name	 Signature	<u>24 Caselli Ave.</u> Address
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_____ Printed Name	_____ Signature	_____ Address
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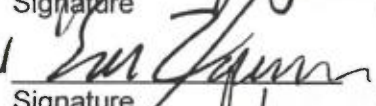
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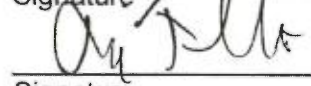
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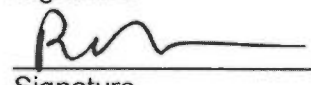
Signed by:

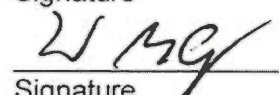
<u>Gregg Kleiner</u>		<u>43 Caselli Ave, SF, CA</u>
Printed Name	Signature	Address

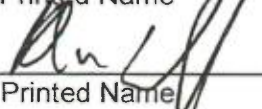
<u>JANICE JURGENSEN</u>		<u>52 Caselli ave.</u>
Printed Name	Signature	Address

<u>ERIC HANSEN</u>		<u>83 CASELLI AVE</u>
Printed Name	Signature	Address

<u>ROGER TELLO</u>		<u>83 CASELLI AVE.</u>
Printed Name	Signature	Address

<u>Patrick Loney</u>		<u>48 Caselli Ave.</u>
Printed Name	Signature	Address

<u>William McCraig</u>		<u>64 Caselli Ave</u>
Printed Name	Signature	Address

<u>Karl von Brockdorff</u>		<u>96 Caselli Ave</u>
Printed Name	Signature	Address

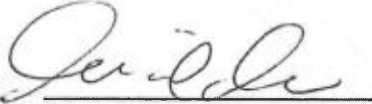
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Signed by:

Linda Lee  76 Caselli Ave
 Printed Name Signature Address

 Printed Name Signature Address

 Printed Name Signature Address

 Printed Name Signature Address

 Printed Name Signature Address

 Printed Name Signature Address

 Printed Name Signature Address

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Signed by:

Oliver

Printed Name




Signature

92 Caselli Ave

Address

J de Sier

Printed Name



Signature

90 Caselli Ave.

Address

Printed Name

Signature

Address

Printed Name

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Signed by:

Ken Everett
Printed Name

Ken Everett
Signature

70 Caselli Ave #3 SF CA.
Address

Patrick Miller
Printed Name

Patrick Miller
Signature

70 Caselli Ave #3 SF CA
Address

WM. BENEMAN
Printed Name

W.B.
Signature

71 CASELLI, SF, CA
Address

Printed Name

Signature

Address

Printed Name

Signature

Address

Printed Name

Signature

Address

Printed Name

Signature

Address

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Signed by:

Ellen J. Leonard
Printed Name

Ellen Leonard
Signature

27, 29 & 29A Caselli Ave
Address

Jyn CRAWFORD
Printed Name

Jyn Crawford
Signature

27, 29, + 29A Caselli Ave.
Address

Printed Name

Signature

Address

Printed Name

Signature

Address

Jackson, Erika

From: LP Petroni <lpenterprises2012@gmail.com>
Sent: Tuesday, September 08, 2015 9:47 PM
To: zehner@imagitrends.com
Cc: Jackson, Erika; Annette Brands; lokedevone@icloud.com
Subject: 4529 Plans for Proposed Structure

Hello Ozzie,

Thank you for listening to your neighbors concerns. I live at 4517 18th street and the following are my concerns about the project and please note that I am a realtor so I am very much for new development:

1. The scope of the project is extremely ambitious for this neighborhood. All the homes on this block are 3 levels and you are proposing 4.
2. Not one structure on this block has a roof top deck.
3. The Zoning for your property is RH-2 and you have a commercial space below which does not coincide with the zoning and legally should not be there.
4. I would like to know more information about the FAR- Floor Area Ratio
5. If this structure is built my view, light, and most importantly my privacy will be invaded.
6. What is the total square footage of the structure you are proposing?
7. From the plans it looks like you will not be providing any parking? Is this correct and if so this will potentially making parking more difficult in this neighborhood.
8. It does concern me that you are the architect on this project but, have never built in San Francisco. Being born and raised here I do know that San Francisco is a very unique city and the neighborhoods are very special and need to be taken into consideration when any structure is being proposed
9. The proposed height of the building will most likely be more than 40 feet as the roof top deck will need railing

Again, thank you for listening to your neighbors and I anxiously wait for your response. Please cc everyone so we can all be in the know. Furthermore, if you could cc me on all e-mails concerning this issue that would be great.

Best,
Leo Petroni
Mobile 415.710.6631

Jackson, Erika

From: Lokelani Devone <lokedevone@icloud.com>
Sent: Wednesday, November 04, 2015 3:10 PM
To: Ozzie Zehner
Cc: Jackson, Erika; Bill Hume; Barbara Hume; Annette Brands; Tommi West; David V; LP Petroni; Doug Kirkpatrick; John Rosenzweig; karneson@sbcglobal.net; john@jwilson.net; gaelatchcleaners@yahoo.com; Tammy & Hamid Otsmane
Subject: Re: Update on 4529 18th - peaked roof
Attachments: 4929 Zoning Determ Ltr.pdf; ATT00001.htm

Follow Up Flag: Follow up
Flag Status: Completed

Dear Ozzie,

Thank you for the update. While it is clear that you and Kirsten are attempting to make an effort here, the key concerns (expressed by your neighbors) remain unaddressed.

As we have written previously, those major concerns are:

1. Non-compliance with Zoning Regulations: Your structure is proposed for an R-2 zone (for two residential units). However, the plans continue to propose a commercial use for the first floor, in addition to the two residences (David and Tommi's, and your home) in your proposal. How do you explain this? We remain opposed to any commercial use of the space.
2. Height: Your plan still proposes a 4-story structure. No other structures on the street that have four floors. Your proposal is inconsistent with the City's residential design principles which require that new structures be compatible with the design and scale (height and depth) of surrounding buildings. (See our email of 8/28/2015.) We continue to request that you reduce the height by removing the 4th floor.
3. Bulk and Mass: As we wrote to you on August 5th, you propose to a new structure of over 4000 sq. ft (plus over 1000 sq. ft. of deck) to a lot that already has a non-conforming building in the rear of the lot, thus not allowing for 45% open space typically required by the City planning codes. Our hope was that you would take that into account in developing your plans, as a courtesy to your neighbors, as well as to your co-tenants in common. (Please see our email dated 8/5/15.) From the outset, the neighborhood has expressed its concern that the bulk and mass of your proposed structure is excessive, but you have not addressed this point in your revised plans or your email.

We also raised specific issues in our email to you of 8/28, as well as in our meeting with Aaron, that you have not addressed. Below are copies of what we sent previously to you. You've asked us for our input and we've taken considerable time and effort to provide it to you in good faith. But, I don't see how you can expect us to work with you if you fail to even acknowledge our concerns, let alone address them. Given that, we cannot and will not support a variance for your project.

We've copied Erika Jackson at City Planning. Additionally, we've copied your neighbors directly across the street and John & Doug's neighbor behind you on Casselli, all of whom were unable to attend the "311" neighborhood meeting.

Sincerely,

Lokelani Devone
Annette Brands
4525 18th Street

Below are copies of our emails to you dated August 5th and 28th:

Dear Ozzie,

Thank you for your note. Yes, we noted that the Planning Dept. notice was incorrect and we understand from the planner that a corrected notice will be posted. We are pleased to hear that you intend to revise your plans and we look forward to seeing them. We think it would be helpful if the neighbors had a chance to see them and provide input in advance of the next notice being sent out. The latest set of plans that was mailed to neighbors didn't really address neighborhood concerns in any significant way.

We are copying Erika Jackson, the planner, so that she is aware of our concerns and communication with you to date.

The primary concern is the mass, bulk and size of the proposed structure. There are no 4-story buildings on the street. There are only 2 and 3 stories up and down the street - it simply does not fit into the neighborhood context. We understand that the Planning Department commonly requests a full street evaluation or some sort of analysis to show where other 4-story buildings occur (if at all). Your last set of plans proposes a structure that we believe is inconsistent with the City's design principles and guidelines which state:

"DESIGN PRINCIPLE: Design the building's scale and form to be compatible with that of surrounding buildings, in order to preserve neighborhood character. GUIDELINE: Design the scale of the building to be compatible with the height and depth of surrounding buildings."

Of the immediate adjacent buildings, the building to the west is three stories, our building to the east is two stories, and the building on your shared lot belonging to your tenants in common is two stories.

Our second key concern: The matter of the City's letter of determination that the space cannot be used for commercial use remains open. We understand that Ms. Jackson is looking into this. However, it seems premature to even start this process until that issue is resolved. The determination letter clearly prohibits your proposal for commercial use. Your neighbors made it clear in the 311 meeting that they did not support commercial use.

Many of our initial concerns remain unaddressed. Please see our email dated 8/5/2015 below. As we examine your last set of plans further, we have additional concerns and comments:

1. Where are your utility meters going to go? *"Utility Panels GUIDELINE: Locate utility panels so they are not visible on the front building wall or on the sidewalk."*
2. We remain entirely opposed to the proposed height. You've stated that you ameliorated our concern by pulling the 4th floor back 15'. However, Planning generally asks for a 15' setback from the main wall. But, you've have proposed the setback 15' from the bay window, not the main wall.
3. It's not clear that you have carefully considered structural requirements. You have no shear walls at the front of the building (or basically anywhere for that matter). Do you intend to use steel in this house? If so, how do you plan to do so within your proposed cost estimate of \$427,200? What kinds of materials do you plan to use for the front and side elevations? We request that you note the materials and depict them accurately on the elevations.
4. To address our concerns for light, air and privacy, we previously requested that you provide a 3-D model and shadow study. In addition, typically Planning requires that you show the window and skylight placement on all adjacent buildings. We request that your revised plans accurately include these. We will be verifying the height of our building.
5. We would ask that your light wells, at a minimum, match the depth of ours. Your last set of plans showed only a 3' depth, whereas ours are 6'.

In general, these plans seem poorly conceived. They raise a lot of questions architecturally and design-wise. The number of decks and balconies are intrusive to your neighbors and seem excessive. There is also concern that the cost estimate is far too low to realistically construct a 3800 sq. ft. building in San Francisco. The project has not been sufficiently flushed out to understand what this thing is really going to look like.

We are available to discuss your revised plans and we encourage to work with your neighbors on significant issues that have been identified.

Annette Brands
Lokelani Devone
4525-27 18th Street

Annette Brands
abrands@me.com
415-640-4698

Begin forwarded message:

From: Lokelani Devone <lokedevone@icloud.com>
Subject: 4529 Plans for Proposed Structure
Date: August 5, 2015 at 6:14:53 PM PDT
To: Ozzie Zehner <zehner@imagitrends.com>
Cc: Annette Brands <abrands@me.com>

Dear Ozzie,

Thank you for sending us the most recent copy of your plans. We've taken some time to go through them.

Overall, while we appreciate the few modifications you have made, we are disappointed that our primary concerns still have not been addressed, either by the plans or by some direct communication from you. (In your last note to us, you stated that you would be able to address our concerns more concretely after speaking with the city planner.) Specifically, you propose to add a nearly 3900 sq. ft. structure to a lot that already has a non-conforming building in the rear of the lot, thus not allowing for 45% open space typically required by the City planning codes. Our hope was that you would take that into account in developing your plans, as a courtesy to your neighbors, as well as to your co-tenants in common. If one walks our street, you will see that most, if not all, of the building are limited to 3 floors.

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We have both general and specific issues with your proposed plans. For the sake of clarity, we address these below.

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1. We are opposed to the use of space for any commercial use. Prior to purchasing our adjacent building in 2003, we reviewed the City's zoning files for 4529 and found the attached zoning determination letter from the City in 2002 to the previous owner, stating that the property is zoned R-2 for residential use. Specifically, the letter states,

"Any subsequent use of the property for a commercial use would be contrary to the provisions of the Planning Code and could be considered in violation of that Code. Future use of the buildings and property must comply with the requirements of the RH-2 district."

It is our understanding that no subsequent interpretation has been made and that the determination letter is effective. If you have different information, please let us know.

Jackson, Erika

From: Doug Kirkpatrick <dkirkpatrick@innerproductpartners.com>
Sent: Wednesday, November 04, 2015 3:30 PM
To: Lokelani Devone; Ozzie Zehner
Cc: Jackson, Erika; Bill Hume; Barbara Hume; Annette Brands; Tommi West; David V; LP Petroni; John Rosenzweig; karneson@sbcglobal.net; john@jbwilson.net; gaelatchcleaners@yahoo.com; Tammy & Hamid Otsmane
Subject: RE: Update on 4529 18th - peaked roof

Follow Up Flag: Follow up
Flag Status: Completed

Ozzie

MaryEllen and I can only reiterate what Lokelani has written. "Ditto – what she said."

Doug Kirkpatrick
32 Caselli

From: Lokelani Devone [mailto:lokedevone@icloud.com]
Sent: Wednesday, November 4, 2015 3:10 PM
To: Ozzie Zehner
Cc: Erika Jackson; Bill Hume; Barbara Hume; Annette Brands; Tommi West; David V; LP Petroni; Doug Kirkpatrick; John Rosenzweig; karneson@sbcglobal.net; john@jbwilson.net; gaelatchcleaners@yahoo.com; Tammy & Hamid Otsmane
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Dear Ozzie,

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As we have written previously, those major concerns are:

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the bulk and mass of your proposed structure is excessive, but you have not addressed this point in your revised plans or your email.

We also raised specific issues in our email to you of 8/28, as well as in our meeting with Aaron, that you have not addressed. Below are copies of what we sent previously to you. You've asked us for our input and we've taken considerable time and effort to provide it to you in good faith. But, I don't see how you can expect us to work with you if you fail to even acknowledge our concerns, let alone address them. Given that, we cannot and will not support a variance for your project.

We've copied Erika Jackson at City Planning. Additionally, we've copied your neighbors directly across the street and John & Doug's neighbor behind you on Casselli, all of whom were unable to attend the "311" neighborhood meeting.

Sincerely,

Lokelani Devone
Annette Brands
4525 18th Street

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We are available to discuss your revised plans and we encourage to work with your neighbors on significant issues that have been identified.

Annette Brands
Lokelani Devone
4525-27 18th Street

Annette Brands
abrands@me.com
415-640-4698

Begin forwarded message:

From: Lokelani Devone <lokedevone@icloud.com>
Subject: 4529 Plans for Proposed Structure
Date: August 5, 2015 at 6:14:53 PM PDT
To: Ozzie Zehner <zehner@imagitrends.com>
Cc: Annette Brands <abrands@me.com>

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Jackson, Erika

From: John Rosenzweig <johnrsf@gmail.com>
Sent: Wednesday, November 04, 2015 3:47 PM
To: Lokelani Devone
Cc: Ozzie Zehner; Jackson, Erika; Bill Hume; Barbara Hume; Annette Brands; Tommi West; David V; LP Petroni; Doug Kirkpatrick; karneson@sbcglobal.net; john@jbwilson.net; gaelatchcleaners@yahoo.com; Tammy & Hamid Otsmane
Subject: Re: Update on 4529 18th - peaked roof

Ozzie, and fellow neighbor's,

We are in full agreement with everything Lokelani wrote in her response to this most recent iteration of the plans.

John and Noel

On Wednesday, November 4, 2015, Lokelani Devone <lokedevone@icloud.com> wrote:

Dear Ozzie,

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Annette Brands
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4525-27 18th Street

Annette Brands

abrands@me.com
415-640-4698

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From: Lokelani Devone <lokedevone@icloud.com>
Subject: 4529 Plans for Proposed Structure
Date: August 5, 2015 at 6:14:53 PM PDT
To: Ozzie Zehner <zehner@imagitrends.com>
Cc: Annette Brands <abrands@me.com>

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Jackson, Erika

From: Karen Arneson <karneson@sbcglobal.net>
Sent: Wednesday, November 04, 2015 6:43 PM
To: 'Lokelani Devone'; 'Ozzie Zehner'
Cc: Jackson, Erika; 'Bill Hume'; 'Barbara Hume'; 'Annette Brands'; 'Tommi West'; 'David V'; 'LP Petroni'; 'Doug Kirkpatrick'; 'John Rosenzweig'; john@jbwilson.net; gaelatchcleaners@yahoo.com; 'Tammy & Hamid Otsmane'
Subject: RE: Update on 4529 18th - peaked roof

Ozzie, neighbors, and Erika,

My husband, Charles Pfalzer, and I have not previously commented on your plans but need to speak up at this point. We live at 22 Caselli Ave and are John and Noel's neighbors to the east. We live directly behind Lokelani and Annette.

Charles and I are in complete agreement with what Lokelani has written to you below and respectfully request that you take your neighbors' concerns (as well as the City's residential design principles) into account as you finalize your plans.

Regards,

Karen Arneson and Charles Pfalzer

Karen Arneson

Phone: 415-552-0308

Cell: 415-786-7413

From: Lokelani Devone [mailto:lokedevone@icloud.com]
Sent: Wednesday, November 04, 2015 3:10 PM
To: Ozzie Zehner <zehner@imagitrends.com>
Cc: Erika Jackson <erika.jackson@sfgov.org>; Bill Hume <billhume@comcast.net>; Barbara Hume <barbarahume@comcast.net>; Annette Brands <abrands@me.com>; Tommi West <tommi@tommiwest.com>; David V <eigenstates@gmail.com>; LP Petroni <lpenterprises2012@gmail.com>; Doug Kirkpatrick <dkirkpatrick@innerproductpartners.com>; John Rosenzweig <johnrsf@gmail.com>; karneson@sbcglobal.net; john@jbwilson.net; gaelatchcleaners@yahoo.com; Tammy & Hamid Otsmane <littlepinkhouses@sbcglobal.net>
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Jackson, Erika

From: Lord Leo Petroni <lpenterprises2012@gmail.com>
Sent: Wednesday, November 04, 2015 10:49 PM
To: Karen Arneson
Cc: Lokelani Devone; Ozzie Zehner; Jackson, Erika; Bill Hume; Barbara Hume; Annette Brands; Tommi West; David V; Doug Kirkpatrick; John Rosenzweig; john@jbwilson.net; gaelatchcleaners@yahoo.com; Tammy & Hamid Otsmane
Subject: Re: Update on 4529 18th - peaked roof

Hello Ozzie,

I as well am in complete agreement with Loke and Annette. You are not addressing the issues we have brought up over and over again.

Best,
Leo

On Wed, Nov 4, 2015 at 6:43 PM, Karen Arneson <karneson@sbcglobal.net> wrote:

Ozzie, neighbors, and Erika,

My husband, Charles Pfalzer, and I have not previously commented on your plans but need to speak up at this point. We live at 22 Caselli Ave and are John and Noel's neighbors to the east. We live directly behind Lokelani and Annette.

Charles and I are in complete agreement with what Lokelani has written to you below and respectfully request that you take your neighbors' concerns (as well as the City's residential design principles) into account as you finalize your plans.

Regards,

Karen Arneson and Charles Pfalzer

Karen Arneson

Phone: 415-552-0308

Cell: 415-786-7413

From: Lokelani Devone [mailto:lokedevone@icloud.com]
Sent: Wednesday, November 04, 2015 3:10 PM
To: Ozzie Zehner <zehner@imagitrends.com>

Cc: Erika Jackson <erika.jackson@sfgov.org>; Bill Hume <billhume@comcast.net>; Barbara Hume <barbarahume@comcast.net>; Annette Brands <abrands@me.com>; Tommi West <tommi@tommiwest.com>; David V <eigenstates@gmail.com>; LP Petroni <lpenterprises2012@gmail.com>; Doug Kirkpatrick <dkirkpatrick@innerproductpartners.com>; John Rosenzweig <johnrsf@gmail.com>; karneson@sbcglobal.net; john@jwilson.net; gaelatchcleaners@yahoo.com; Tammy & Hamid Otsmane <littlepinkhouses@sbcglobal.net>
Subject: Re: Update on 4529 18th - peaked roof

Dear Ozzie,

Thank you for the update. While it is clear that you and Kirsten are attempting to make an effort here, the key concerns (expressed by your neighbors) remain unaddressed.

As we have written previously, those major concerns are:

1. Non-compliance with Zoning Regulations: Your structure is proposed for an R-2 zone (for two residential units). However, the plans continue to propose a commercial use for the first floor, in addition to the two residences (David and Tommi's, and your home) in your proposal. How do you explain this? We remain opposed to any commercial use of the space.
2. Height: Your plan still proposes a 4-story structure. No other structures on the street that have four floors. Your proposal is inconsistent with the City's residential design principles which require that new structures be compatible with the design and scale (height and depth) of surrounding buildings. (See our email of 8/28/2015.) We continue to request that you reduce the height by removing the 4th floor.
3. Bulk and Mass: As we wrote to you on August 5th, you propose to a new structure of over 4000 sq. ft (plus over 1000 sq. ft. of deck) to a lot that already has a non-conforming building in the rear of the lot, thus not allowing for 45% open space typically required by the City planning codes. Our hope was that you would take that into account in developing your plans, as a courtesy to your neighbors, as well as to your co-tenants in common. (Please see our email dated 8/5/15.) From the outset, the neighborhood has expressed its concern that the bulk and mass of your proposed structure is excessive, but you have not addressed this point in your revised plans or your email.

We also raised specific issues in our email to you of 8/28, as well as in our meeting with Aaron, that you have not addressed. Below are copies of what we sent previously to you. You've asked us for our input and we've taken considerable time and effort to provide it to you in good faith. But, I don't see how you can expect us to

work with you if you fail to even acknowledge our concerns, let alone address them. Given that, we cannot and will not support a variance for your project.

We've copied Erika Jackson at City Planning. Additionally, we've copied your neighbors directly across the street and John & Doug's neighbor behind you on Casselli, all of whom were unable to attend the "311" neighborhood meeting.

Sincerely,

Lokelani Devone

Annette Brands

4525 18th Street

Below are copies of our emails to you dated August 5th and 28th:

Dear Ozzie,

Thank you for your note. Yes, we noted that the Planning Dept. notice was incorrect and we understand from the planner that a corrected notice will be posted. We are pleased to hear that you intend to revise your plans and we look forward to seeing them. We think it would be helpful if the neighbors had a chance to see them and provide input in advance of the next notice being sent out. The latest set of plans that was mailed to neighbors didn't really address neighborhood concerns in any significant way.

We are copying Erika Jackson, the planner, so that she is aware of our concerns and communication with you to date.

The primary concern is the mass, bulk and size of the proposed structure. There are no 4-story buildings on the street. There are only 2 and 3 stories up and down the street - it simply does not fit into the neighborhood context. We understand that the Planning Department commonly requests a full street evaluation or some sort of analysis to show where other 4-story buildings occur (if at all). Your last set of plans proposes a structure that we believe is inconsistent with the City's design principles and guidelines which state:

"DESIGN PRINCIPLE: Design the building's scale and form to be compatible with that of surrounding buildings, in order to preserve neighborhood character. GUIDELINE: Design the scale of the building to be compatible with the height and depth of surrounding buildings."

Of the immediate adjacent buildings, the building to the west is three stories, our building to the east is two stories, and the building on your shared lot belonging to your tenants in common is two stories.

Our second key concern: The matter of the City's letter of determination that the space cannot be used for commercial use remains open. We understand that Ms. Jackson is looking into this. However, it seems premature to even start this process until that issue is resolved. The determination letter clearly prohibits your proposal for commercial use. Your neighbors made it clear in the 311 meeting that they did not support commercial use.

Many of our initial concerns remain unaddressed. Please see our email dated 8/5/2015 below. As we examine your last set of plans further, we have additional concerns and comments:

1. Where are your utility meters going to go? *"Utility Panels GUIDELINE: Locate utility panels so they are not visible on the front building wall or on the sidewalk."*

2. We remain entirely opposed to the proposed height. You've stated that you ameliorated our concern by pulling the 4th floor back 15'. However, Planning generally asks for a 15' setback from the main wall. But, you've have proposed the setback 15' from the bay window, not the main wall.

3. It's not clear that you have carefully considered structural requirements. You have no shear walls at the front of the building (or basically anywhere for that matter). Do you intend to use steel in this house? If so, how do you plan to do so within your proposed cost estimate of \$427,200? What kinds of materials do you plan to use for the front and side elevations? We request that you note the materials and depict them accurately on the elevations.

4. To address our concerns for light, air and privacy, we previously requested that you provide a 3-D model and shadow study. In addition, typically Planning requires that you show the window and skylight placement on all adjacent buildings. We request that your revised plans accurately include these. We will be verifying the height of our building.

5. We would ask that your light wells, at a minimum, match the depth of ours. Your last set of plans showed only a 3' depth, whereas ours are 6'.

In general, these plans seem poorly conceived. They raise a lot of questions architecturally and design-wise. The number of decks and balconies are intrusive to your neighbors and seem excessive. There is also concern that the cost estimate is far too low to realistically construct a 3800 sq. ft. building in San Francisco. The project has not been sufficiently flushed out to understand what this thing is really going to look like.

We are available to discuss your revised plans and we encourage to work with your neighbors on significant issues that have been identified.

Annette Brands

Lokelani Devone

4525-27 18th Street

Annette Brands

abrands@me.com

415-640-4698

Begin forwarded message:

From: Lokelani Devone <lokedevone@icloud.com>

Subject: 4529 Plans for Proposed Structure

Date: August 5, 2015 at 6:14:53 PM PDT

To: Ozzie Zehner <zehner@imagitrends.com>

Cc: Annette Brands <abrands@me.com>

Dear Ozzie,

Thank you for sending us the most recent copy of your plans. We've taken some time to go through them.

Overall, while we appreciate the few modifications you have made, we are disappointed that our primary concerns still have not been addressed, either by the plans or by some direct communication from you. (In your last note to us, you stated that you would be able to address our concerns more concretely after speaking with the city planner.) Specifically, you propose to

add a nearly 3900 sq. ft. structure to a lot that already has a non-conforming building in the rear of the lot, thus not allowing for 45% open space typically required by the City planning codes. Our hope was that you would take that into account in developing your plans, as a courtesy to your neighbors, as well as to your co-tenants in common. If one walks our street, you will see that most, if not all, of the building are limited to 3 floors.

We realize that you are not on site. At the neighbor meeting, we invited you to tour our home and see the window and skylight placement to inform your plans. You acknowledged at the time that you were unaware that each of our light wells has 3 windows each and that one also has a skylight providing light to our 1st floor rental unit. Given what you are now proposing and the significant impact it will have upon your neighbors, can we suggest that it would be helpful if you could visit our home to see for yourself and understand more clearly what our concerns are. In general, these types of matters are always best dealt with in person.

We have both general and specific issues with your proposed plans. For the sake of clarity, we address these below.

1st Floor

1. We are opposed to the use of space for any commercial use. Prior to purchasing our adjacent building in 2003, we reviewed the City's zoning files for 4529 and found the attached zoning determination letter from the City in 2002 to the previous owner, stating that the property is zoned R-2 for residential use. Specifically, the letter states,

"Any subsequent use of the property for a commercial use would be contrary to the provisions of the Planning Code and could be considered in violation of that Code. Future use of the buildings and property must comply with the requirements of the RH-2 district."

It is our understanding that no subsequent interpretation has been made and that the determination letter is effective. If you have different information, please let us know.

--
Lord Leo Petroni

Jackson, Erika

From: zehner <imagitrends@gmail.com> on behalf of Ozzie Zehner
<zehner@imagitrends.com>
Sent: Friday, November 06, 2015 1:57 PM
To: Lokelani Devone
Cc: Jackson, Erika; Bill Hume; Barbara Hume; Annette Brands; Tommi West; David V; LP
Petroni; Doug Kirkpatrick; John Rosenzweig; karneson@sbcglobal.net;
fly@turboflip.com; john@jbwilson.net; gaelatchcleaners@yahoo.com; Tammy & Hamid
Otsmane
Subject: Re: Update on 4529 18th - peaked roof
Follow Up Flag: Follow up
Flag Status: Completed

Hello Loke, Annette and neighbors,

Thank you all for your emails and for taking the time to look over the peaked roof option – I understand that there is not consensus support for peaked roof compromise.

Loke and Annette, you mentioned we have not acknowledged or addressed your emailed concerns - did you receive my replies? I am terribly sorry if you did not! I sent lengthy replies responding to each of your concerns point-by-point shortly after receiving your emails. I have been collecting open requests by all of our neighbors to make sure we don't miss anything as we move forward. I can look for those emails and resend those if you did not receive them. If you have any immediate concerns outstanding, I would be happy to address those. If you would like to set up a time to talk, please let me know.

I understand your three concerns in this email and I definitely hear what you are saying. I feel like some of this might be a difference in perspectives or differences in interpretation of building code/guidelines rather than an issue of courtesy or discourtesy. First, with regard to zoning, RH-2 lots sometimes contain commercial units such as the ones found on 18th St and at the front of our property. The city has a conditional use process to bring those uses into compliance, which I have been told requires an application and a public meeting that neighbors can attend to either approve or disapprove of the application for conditional use. I can assure you that we will not build anything that violates the city's determination.

Also, I should note that whatever plans we send out for neighborhood notification will comply with zoning and planning code. In addition, we will also gain approval from a residential design team, who assesses plans to determine if they are both in compliance with planning code and satisfy neighborly design principles with regard to height, bulk, mass, and many other features. This is an impartial team of planners that takes into account the rights and impacts of both neighbors and building permit applicants. As we move forward, if you feel there is something they missed, or that I missed, I can either explain my understanding about the code with you, or direct you to the right people at the city who can explain in more detail and can offer an independent assessment.

There are ways to supersede the planning department's guidance by applying for a variance, but we have no intentions of pursuing that option now that the peaked roof plan has been dropped.

I can explain my knowledge of the open space requirement. The city code has a section for lots that contain multiple buildings and the typical open space is 30%, not 45%. All of our proposals have met the open space

requirement in the rear yard (this does not include the additional smaller portion of open space behind Tommi and David's house in the rear).

Regarding your more general concerns about height and mass, there may be a difference between our interpretations here, upon which we may just not see eye to eye. However, I don't think that should stand in the way of us continuing to discuss specific concerns about the construction so we can minimize impacts on your homes. And through that process I am hopeful we can come to a compromise or a shared understanding that is satisfactory to everyone involved. I am very concerned about all of our neighbors and the surrounding community that could be affected by this addition, since we plan to live here for a long time! I'm going to be back at the drawing board for a bit, but please reach out to me with any concerns or questions as we move forward.

Best,

Ozzie

202-425-9341

On Nov 4, 2015, at 5:09 PM, Lokelani Devone <lokedevone@icloud.com> wrote:

Dear Ozzie,

Thank you for the update. While it is clear that you and Kirsten are attempting to make an effort here, the key concerns (expressed by your neighbors) remain unaddressed.

As we have written previously, those major concerns are:

1. Non-compliance with Zoning Regulations: Your structure is proposed for an R-2 zone (for two residential units). However, the plans continue to propose a commercial use for the first floor, in addition to the two residences (David and Tommi's, and your home) in your proposal. How do you explain this? We remain opposed to any commercial use of the space.
2. Height: Your plan still proposes a 4-story structure. No other structures on the street that have four floors. Your proposal is inconsistent with the City's residential design principles which require that new structures be compatible with the design and scale (height and depth) of surrounding buildings. (See our email of 8/28/2015.) We continue to request that you reduce the height by removing the 4th floor.
3. Bulk and Mass: As we wrote to you on August 5th, you propose to a new structure of over 4000 sq. ft (plus over 1000 sq. ft. of deck) to a lot that already has a non-conforming building in the rear of the lot, thus not allowing for 45% open space typically required by the City planning codes. Our hope was that you would take that into account in developing your plans, as a courtesy to your neighbors, as well as to your co-tenants in common. (Please see our email dated 8/5/15.) From the outset, the neighborhood has expressed its concern that the bulk and mass of your proposed structure is excessive, but you have not addressed this point in your revised plans or your email.

We also raised specific issues in our email to you of 8/28, as well as in our meeting with Aaron, that you have not addressed. Below are copies of what we sent previously to you. You've asked us for our input and we've taken considerable time and effort to provide it to you in good faith. But, I don't see how you can expect us to work with you if you fail to even acknowledge our concerns, let alone address them. Given that, we cannot and will not support a variance for your project.

We've copied Erika Jackson at City Planning. Additionally, we've copied your neighbors directly across the street and John & Doug's neighbor behind you on Casselli, all of whom were unable to attend the "311" neighborhood meeting.

Sincerely,

Lokelani Devone
Annette Brands
4525 18th Street

Below are copies of our emails to you dated August 5th and 28th:

Dear Ozzie,

Thank you for your note. Yes, we noted that the Planning Dept. notice was incorrect and we understand from the planner that a corrected notice will be posted. We are pleased to hear that you intend to revise your plans and we look forward to seeing them. We think it would be helpful if the neighbors had a chance to see them and provide input in advance of the next notice being sent out. The latest set of plans that was mailed to neighbors didn't really address neighborhood concerns in any significant way.

We are copying Erika Jackson, the planner, so that she is aware of our concerns and communication with you to date.

The primary concern is the mass, bulk and size of the proposed structure. There are no 4-story buildings on the street. There are only 2 and 3 stories up and down the street - it simply does not fit into the neighborhood context. We understand that the Planning Department commonly requests a full street evaluation or some sort of analysis to show where other 4-story buildings occur (if at all). Your last set of plans proposes a structure that we believe is inconsistent with the City's design principles and guidelines which state:

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Of the immediate adjacent buildings, the building to the west is three stories, our building to the east is two stories, and the building on your shared lot belonging to your tenants in common is two stories.

Our second key concern: The matter of the City's letter of determination that the space cannot be used for commercial use remains open. We understand that Ms. Jackson is looking into this. However, it seems premature to even start this process until that issue is resolved. The determination letter clearly prohibits your proposal for commercial use. Your neighbors made it clear in the 311 meeting that they did not support commercial use.

Many of our initial concerns remain unaddressed. Please see our email dated 8/5/2015 below. As we examine your last set of plans further, we have additional concerns and comments:

1. Where are your utility meters going to go? *"Utility Panels GUIDELINE: Locate utility panels so they are not visible on the front building wall or on the sidewalk."*
2. We remain entirely opposed to the proposed height. You've stated that you ameliorated our concern by pulling the 4th floor back 15'. However, Planning generally asks for a 15' setback from the main wall. But, you've have proposed the setback 15' from the bay window, not the main wall.
3. It's not clear that you have carefully considered structural requirements. You have no shear walls at the front of the building (or basically anywhere for that matter). Do you intend to use steel in this house? If so, how do you plan to do so within your proposed cost estimate of \$427,200? What kinds of materials do you plan to use for the front and side elevations? We request that you note the materials and depict them accurately on the elevations.
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In general, these plans seem poorly conceived. They raise a lot of questions architecturally and design-wise. The number of decks and balconies are intrusive to your neighbors and seem excessive. There is also concern that

the cost estimate is far too low to realistically construct a 3800 sq. ft. building in San Francisco. The project has not been sufficiently flushed out to understand what this thing is really going to look like.

We are available to discuss your revised plans and we encourage to work with your neighbors on significant issues that have been identified.

Annette Brands
Lokelani Devone
4525-27 18th Street

Annette Brands
abrands@me.com
415-640-4698

Begin forwarded message:

From: Lokelani Devone <lokedevone@icloud.com>
Subject: 4529 Plans for Proposed Structure
Date: August 5, 2015 at 6:14:53 PM PDT
To: Ozzie Zehner <zehner@imagitrends.com>
Cc: Annette Brands <abrands@me.com>

Dear Ozzie,

Thank you for sending us the most recent copy of your plans. We've taken some time to go through them.

Overall, while we appreciate the few modifications you have made, we are disappointed that our primary concerns still have not been addressed, either by the plans or by some direct communication from you. (In your last note to us, you stated that you would be able to address our concerns more concretely after speaking with the city planner.) Specifically, you propose to add a nearly 3900 sq. ft. structure to a lot that already has a non-conforming building in the rear of the lot, thus not allowing for 45% open space typically required by the City planning codes. Our hope was that you would take that into account in developing your plans, as a courtesy to your neighbors, as well as to your co-tenants in common. If one walks our street, you will see that most, if not all, of the building are limited to 3 floors.

We realize that you are not on site. At the neighbor meeting, we invited you to tour our home and see the window and skylight placement to inform your

plans. You acknowledged at the time that you were unaware that each of our light wells has 3 windows each and that one also has a skylight providing light to our 1st floor rental unit. Given what you are now proposing and the significant impact it will have upon your neighbors, can we suggest that it would be helpful if you could visit our home to see for yourself and understand more clearly what our concerns are. In general, these types of matters are always best dealt with in person.

We have both general and specific issues with your proposed plans. For the sake of clarity, we address these below.

1st Floor

1. We are opposed to the use of space for any commercial use. Prior to purchasing our adjacent building in 2003, we reviewed the City's zoning files for 4529 and found the attached zoning determination letter from the City in 2002 to the previous owner, stating that the property is zoned R-2 for residential use. Specifically, the letter states,

"Any subsequent use of the property for a commercial use would be contrary to the provisions of the Planning Code and could be considered in violation of that Code. Future use of the buildings and property must comply with the requirements of the RH-2 district."

It is our understanding that no subsequent interpretation has been made and that the determination letter is effective. If you have different information, please let us know.

<4929 Zoning Determ Ltr.pdf>

2. The former plan for an "in-law" unit now bears the title of "Workshop". Is this just a semantic change or did the City planner advise you that an in-law is not permitted? Our view is that the 4529 property is already overly dense in terms of the number of people using the space. The layout looks exactly the same as it did in the original drawings, minus a kitchen. If that space were ever to be used as an in-law, rental space, or AirBnB type of use, be assured that we will file a complaint. Could you consider reclaiming most of the 1st floor for your living space?

3. Parking - You have not addressed the neighbors' expressed concern over the lack of planned parking, which again adds to congestion and reduces street parking for others and their guests.

Second Floor

4. The depth of your light wells are a mere 3 feet deep, whereas ours are 6 feet. This will result in significant loss of light to our property, as we have 3 windows in each light well bay, in addition to a skylight in our south light well. Moreover, the proposed height of your building - towering three stories above our light wells - in reality renders them useless. They will no longer truly provide any direct light whatsoever.

Third Floor

5. This part of your proposal is of great concern. First, unlike the light well windows on the second floor, only one of the four windows facing our property has privacy glass. The windows on the north light well will have views directly into our living room. If these were transom windows (placed higher), that might solve the issue. Of even greater concern are the windows and the balcony facing our south light well, off of your proposed kitchen. These have a direct views - from only a few feet away - down into our bedroom, our family room, and into our tenant's living space.

6. On the southside of our property, the proposed balcony will look down only a few feet away onto our own deck. Can you consider pulling the balcony back from the property line?

4th Floor ("Mezzanine")

7. We remain opposed to the addition of this floor despite your "pulling it in." There remains a wrap-around balcony. The balcony proposed on this floor again will look down into our home, with views into our family room, bedroom and our tenant's living space. The addition of this floor, in our view, is excessive and results in bulk and height that is entirely inappropriate to its surroundings. It is particularly a hardship on all of your neighbors who will lose significant light and privacy.

5th Floor Rooftop

We are not even sure what more to say about the rooftop balcony, other than what I have already said. The word "excess" comes to mind. We gather that you really like balconies. We do too, but not ones that look into our neighbors' homes.

Next Steps

It would be really helpful if you could be more transparent with the neighbors and let us know where things stand with the planning process. You may or may not be aware that this has caused many of us anxiety and worry. At your convenience, Annette and I would like to meet with you in person and sit down to talk about the plans, if possible. I think it will also be helpful for you to see (literally) our perspective.

Also, we request that you could provide a 3-D model, showing your proposed structure and David and Tommi's existing house, next to our house. We have not yet received any notification from the City, nor the hard copy of the proposed drawings.

Please understand that we are not opposed to change and you have a right to develop your property. We have voiced our concerns and hope to work things out in a neighborly way with you, but the latest set of drawings doesn't address these. You are proposing to erect a very large, oversized structure on a narrow piece of property that is already densely occupied. We hope that you will consider smaller tasteful home, appropriate to the lot and the surrounding neighborhood, and considerate of your neighbors' homes.

Please give us a call if you would like to discuss this or if we can schedule a time for you to visit our house. We would welcome that opportunity.

Sincerely,

Loke and Annette

On Nov 4, 2015, at 11:02 AM, Ozzie Zehner <zehner@imagitrends.com> wrote:

Hello everyone,

I hope this finds you all well. I finally have an update on 4529 18th St – thank you for your patience! Kirsten drew up a new partial plan set - in essence, it shifts the 4th floor mezzanine toward the street and has a peaked roof. This does not resolve every issue but does address many of the concerns that everyone has brought up along the way and we hope it can serve as a compromise all around. We would need your help to get it approved, as it does not meet the planning code front setback requirement. However, we think it's within the spirit of the code and has a good chance of being granted a "variance" if all neighbors support it.

This concept is a 3 full story with the 4th fl. Mezz inside a peaked roof (with dormers). The peaked design would increase light to adjacent homes and would

open Tommi and David's view of Corona Heights. The south side (rear) of the peak is cut off at an angle to expand Bill and Barbara's dogleg and give privacy to Loki and Annette while also allowing light into the light wells. For Leo, this would be a mixed bag as it would raise the crest line of the roof 42-inches above the original flat-roof design to about 44-feet but it would also shift the roof line away from the view of Twin Peaks. I know the height has been of concern to many of you, but this is still well below the zoned height limit and would shift that height toward the front of the building.

I attached a PDF with a preliminary set of elevations and floorplan (please ignore the interior floorplans of floors 1-3, as those remain unaltered in this preliminary set - we can update those as we move forward). I know this won't fully satisfy every concern but it does address nearly all concerns. It does reduce our utility/light of the interior space and it eliminates a room for us, but I feel like this is a reasonable compromise that finds a middle ground. Of course, we can work on these plans to further adjust privacy glazing, materials, colors, handrail/privacy wall tradeoffs, keep/remove front balcony (small romeo and Juliet balcony in front elevation) and other appearance details. Please let me know if you have any initial thoughts or suggestions.

At this point, the peaked roof design would require a variance from the city and I would be happy to initiate that process if there is interest and full support from all of our adjacent neighbors. I can't predict the outcome of the variance request but I think we would have a reasonable chance of getting it approved.

To move forward, we should pull together a letter of support from each adjacent neighbor any anyone else who has been involved so far, stating support for the project and the reasons why this plan is preferable. We can set up a time to talk by phone or you may send me emails, or meet with Kirsten in person if you have questions about the plans. Or, if you have any thoughts or proposals, we can discuss those too. Please contact us and we'll coordinate!

Best wishes,

Ozzie, Aaron & Kirsten

<4529 18th St_Preliminary peaked roof plans_09.09.15.pdf>

Jackson, Erika

From: Tammy Otsmane <littlepinkhouses@sbcglobal.net>
Sent: Friday, November 06, 2015 10:57 PM
To: Ozzie Zehner; Lokelani Devone
Cc: Jackson, Erika; Bill Hume; Barbara Hume; Annette Brands; Tommi West; David V; LP Petroni; Doug Kirkpatrick; John Rosenzweig; karneson@sbcglobal.net; fly@turboflip.com; john@jbwilson.net; gaelatchcleaners@yahoo.com
Subject: Re: Update on 4529 18th - peaked roof

Hello Ozzie,

Hamid Otsmane and myself are also in complete agreement with Lokelani Devone and Annette Brands.

Sincerely,
Tammy Otsmane
4521 18th Street

On Friday, November 6, 2015 2:01 PM, Ozzie Zehner <zehner@imagitrends.com> wrote:

Hello Loke, Annette and neighbors,

Thank you all for your emails and for taking the time to look over the peaked roof option – I understand that there is not consensus support for peaked roof compromise.

Loke and Annette, you mentioned we have not acknowledged or addressed your emailed concerns - did you receive my replies? I am terribly sorry if you did not! I sent lengthy replies responding to each of your concerns point-by-point shortly after receiving your emails. I have been collecting open requests by all of our neighbors to make sure we don't miss anything as we move forward. I can look for those emails and resend those if you did not receive them. If you have any immediate concerns outstanding, I would be happy to address those. If you would like to set up a time to talk, please let me know.

I understand your three concerns in this email and I definitely hear what you are saying. I feel like some of this might be a difference in perspectives or differences in interpretation of building code/guidelines rather than an issue of courtesy or discourtesy. First, with regard to zoning, RH-2 lots sometimes contain commercial units such as the ones found on 18th St and at the front of our property. The city has a conditional use process to bring those uses into compliance, which I have been told requires an application and a public meeting that neighbors can attend to either approve or disapprove of the application for conditional use. I can assure you that we will not build anything that violates the city's determination.

Also, I should note that whatever plans we send out for neighborhood notification will comply with zoning and planning code. In addition, we will also gain approval from a residential design team, who assesses plans to determine if they are both in compliance with planning code and satisfy neighborly design principles with regard to height, bulk, mass, and many other features. This is an impartial team of planners that takes into account the rights and impacts of both neighbors and building permit applicants. As we move forward, if you feel there is something they missed, or that I missed, I can either explain my understanding about the code with you, or direct you to the right people at the city who can explain in more detail and can offer an independent assessment.

There are ways to supersede the planning department's guidance by applying for a variance, but we have no intentions of pursuing that option now that the peaked roof plan has been dropped.

I can explain my knowledge of the open space requirement. The city code has a section for lots that contain multiple buildings and the typical open space is 30%, not 45%. All of our proposals have met the open space requirement in the rear yard (this does not include the additional smaller portion of open space behind Tommi and David's house in the rear).

Regarding your more general concerns about height and mass, there may be a difference between our interpretations here, upon which we may just not see eye to eye. However, I don't think that should stand in the way of us continuing to discuss specific concerns about the construction so we can minimize impacts on your homes. And through that process I am hopeful we can come to a compromise or a shared understanding that is satisfactory to everyone involved. I am very concerned about all of our neighbors and the surrounding community that could be affected by this addition, since we plan to live here for a long time! I'm going to be back at the drawing board for a bit, but please reach out to me with any concerns or questions as we move forward.

Best,

Ozzie

202-425-9341

On Nov 4, 2015, at 5:09 PM, Lokelani Devone <lokedevone@icloud.com> wrote:

Dear Ozzie,

Thank you for the update. While it is clear that you and Kirsten are attempting to make an effort here, the key concerns (expressed by your neighbors) remain unaddressed.

As we have written previously, those major concerns are:

1. Non-compliance with Zoning Regulations: Your structure is proposed for an R-2 zone (for two residential units). However, the plans continue to propose a commercial use for the first floor, in addition to the two residences (David and Tommi's, and your home) in your proposal. How do you explain this? We remain opposed to any commercial use of the space.
2. Height: Your plan still proposes a 4-story structure. No other structures on the street that have four floors. Your proposal is inconsistent with the City's residential design principles which require that new structures be compatible with the design and scale (height and depth) of surrounding buildings. (See our email of 8/28/2015.) We continue to request that you reduce the height by removing the 4th floor.
3. Bulk and Mass: As we wrote to you on August 5th, you propose to a new structure of over 4000 sq. ft (plus over 1000 sq. ft. of deck) to a lot that already has a non-conforming building in the rear of the lot, thus not allowing for 45% open space typically required by the City planning codes. Our hope was that you would take that into account in developing your plans, as a courtesy to your neighbors, as well as to your co-tenants in common. (Please see our email dated 8/5/15.) From the outset, the neighborhood has expressed its concern that the bulk and mass of your proposed structure is excessive, but you have not addressed this point in your revised plans or your email.

We also raised specific issues in our email to you of 8/28, as well as in our meeting with Aaron, that you have not addressed. Below are copies of what we sent previously to you. You've asked us for our input and we've taken considerable time and effort to provide it to you in good faith. But, I don't see how you can expect us to work with you if you fail to even acknowledge our concerns, let alone address them. Given that, we cannot and will not support a variance for your project.

We've copied Erika Jackson at City Planning. Additionally, we've copied your neighbors directly across the street and John & Doug's neighbor behind you on Casselli, all of whom were unable to attend the "311" neighborhood meeting.

Sincerely,

Lokelani Devone
Annette Brands
4525 18th Street

Below are copies of our emails to you dated August 5th and 28th:

Dear Ozzie,

Thank you for your note. Yes, we noted that the Planning Dept. notice was incorrect and we understand from the planner that a corrected notice will be posted. We are pleased to hear that you intend to revise your plans and we look forward to seeing them. We think it would be helpful if the neighbors had a chance to see them and provide input in advance of the next notice being sent out. The latest set of plans that was mailed to neighbors didn't really address neighborhood concerns in any significant way.

We are copying Erika Jackson, the planner, so that she is aware of our concerns and communication with you to date.

The primary concern is the mass, bulk and size of the proposed structure. There are no 4-story buildings on the street. There are only 2 and 3 stories up and down the street - it simply does not fit into the neighborhood context. We understand that the Planning Department commonly requests a full street evaluation or some sort of analysis to show where other 4-story buildings occur (if at all). Your last set of plans proposes a structure that we believe is inconsistent with the City's design principles and guidelines which state:

"DESIGN PRINCIPLE: Design the building's scale and form to be compatible with that of surrounding buildings, in order to preserve neighborhood character. GUIDELINE: Design the scale of the building to be compatible with the height and depth of surrounding buildings."

Of the immediate adjacent buildings, the building to the west is three stories, our building to the east is two stories, and the building on your shared lot belonging to your tenants in common is two stories.

Our second key concern: The matter of the City's letter of determination that the space cannot be used for commercial use remains open. We understand that Ms. Jackson is looking into this. However, it seems premature to even start this process until that issue is resolved. The determination letter clearly prohibits your proposal for commercial

use. Your neighbors made it clear in the 311 meeting that they did not support commercial use.

Many of our initial concerns remain unaddressed. Please see our email dated 8/5/2015 below. As we examine your last set of plans further, we have additional concerns and comments:

1. Where are your utility meters going to go? *"Utility Panels GUIDELINE: Locate utility panels so they are not visible on the front building wall or on the sidewalk."*
2. We remain entirely opposed to the proposed height. You've stated that you ameliorated our concern by pulling the 4th floor back 15'. However, Planning generally asks for a 15' setback from the main wall. But, you've have proposed the setback 15' from the bay window, not the main wall.
3. It's not clear that you have carefully considered structural requirements. You have no shear walls at the front of the building (or basically anywhere for that matter). Do you intend to use steel in this house? If so, how do you plan to do so within your proposed cost estimate of \$427,200? What kinds of materials do you plan to use for the front and side elevations? We request that you note the materials and depict them accurately on the elevations.
4. To address our concerns for light, air and privacy, we previously requested that you provide a 3-D model and shadow study. In addition, typically Planning requires that you show the window and skylight placement on all adjacent buildings. We request that your revised plans accurately include these. We will be verifying the height of our building.
5. We would ask that your light wells, at a minimum, match the depth of ours. Your last set of plans showed only a 3' depth, whereas ours are 6'.

In general, these plans seem poorly conceived. They raise a lot of questions architecturally and design-wise. The number of decks and balconies are intrusive to your neighbors and seem excessive. There is also concern that the cost estimate is far too low to realistically construct a 3800 sq. ft. building in San Francisco. The project has not been sufficiently flushed out to understand what this thing is really going to look like.

We are available to discuss your revised plans and we encourage to work with your neighbors on significant issues that have been identified.

Annette Brands
Lokelani Devone
4525-27 18th Street

Annette Brands

abrands@me.com
415-640-4698

Begin forwarded message:

From: Lokelani Devone <lokedevone@icloud.com>
Subject: 4529 Plans for Proposed Structure
Date: August 5, 2015 at 6:14:53 PM PDT
To: Ozzie Zehner <zehner@imagitrends.com>
Cc: Annette Brands <abrands@me.com>

Dear Ozzie,

Thank you for sending us the most recent copy of your plans. We've taken some time to go through them.

Overall, while we appreciate the few modifications you have made, we are disappointed that our primary concerns still have not been addressed, either by the plans or by some direct communication from you. (In your last note to us, you stated that you would be able to address our concerns more concretely after speaking with the city planner.) Specifically, you propose to add a nearly 3900 sq. ft. structure to a lot that already has a non-conforming building in the rear of the lot, thus not allowing for 45% open space typically required by the City planning codes. Our hope was that you would take that into account in developing your plans, as a courtesy to your neighbors, as well as to your co-tenants in common. If one walks our street, you will see that most, if not all, of the building are limited to 3 floors.

We realize that you are not on site. At the neighbor meeting, we invited you to tour our home and see the window and skylight placement to inform your plans. You acknowledged at the time that you were unaware that each of our light wells has 3 windows each and that one also has a skylight providing light to our 1st floor rental unit. Given what you are now proposing and the significant impact it will have upon your neighbors, can we suggest that it would be helpful if you could visit our home to see for yourself and understand more clearly what our concerns are. In general, these types of matters are always best dealt with in person.

We have both general and specific issues with your proposed plans. For the sake of clarity, we address these below.

1st Floor

1. We are opposed to the use of space for any commercial use. Prior to purchasing our adjacent building in 2003, we reviewed the City's zoning files for 4529 and found the

attached zoning determination letter from the City in 2002 to the previous owner, stating that the property is zoned R-2 for residential use. Specifically, the letter states,

"Any subsequent use of the property for a commercial use would be contrary to the provisions of the Planning Code and could be considered in violation of that Code. Future use of the buildings and property must comply with the requirements of the RH-2 district."

It is our understanding that no subsequent interpretation has been made and that the determination letter is effective. If you have different information, please let us know.

<4929 Zoning Determ Ltr.pdf>

2. The former plan for an "in-law" unit now bears the title of "Workshop". Is this just a semantic change or did the City planner advise you that an in-law is not permitted? Our view is that the 4529 property is already overly dense in terms of the number of people using the space. The layout looks exactly the same as it did in the original drawings, minus a kitchen. If that space were ever to be used as an in-law, rental space, or AirBnB type of use, be assured that we will file a complaint. Could you consider reclaiming most of the 1st floor for your living space?

3. Parking - You have not addressed the neighbors' expressed concern over the lack of planned parking, which again adds to congestion and reduces street parking for others and their guests.

Second Floor

4. The depth of your light wells are a mere 3 feet deep, whereas ours are 6 feet. This will result in significant loss of light to our property, as we have 3 windows in each light well bay, in addition to a skylight in our south light well. Moreover, the proposed height of your building - towering three stories above our light wells - in reality renders them useless. They will no longer truly provide any direct light whatsoever.

Third Floor

5. This part of your proposal is of great concern. First, unlike the light well windows on the second floor, only one of the four windows facing our property has privacy glass. The windows on the north light well will have views directly into our living room. If these were transom windows (placed higher), that might solve the issue. Of even greater concern are the windows and the balcony facing our south light well, off of your proposed kitchen. These have a direct views - from only a few feet away - down into our bedroom, our family room, and into our tenant's living space.

6. On the southside of our property, the proposed balcony will look down only a few feet away onto our own deck. Can you consider pulling the balcony back from the property line?

4th Floor ("Mezzanine")

7. We remain opposed to the addition of this floor despite your "pulling it in." There remains a wrap-around balcony. The balcony proposed on this floor again will look down into our home, with views into our family room, bedroom and our tenant's living space. The addition of this floor, in our view, is excessive and results in bulk and height that is entirely inappropriate to its surroundings. It is particularly a hardship on all of your neighbors who will lose significant light and privacy.

5th Floor Rooftop

We are not even sure what more to say about the rooftop balcony, other than what I have already said. The word "excess" comes to mind. We gather that you really like balconies. We do too, but not ones that look into our neighbors' homes.

Next Steps

It would be really helpful if you could be more transparent with the neighbors and let us know where things stand with the planning process. You may or may not be aware that this has caused many of us anxiety and worry. At your convenience, Annette and I would like to meet with you in person and sit down to talk about the plans, if possible. I think it will also be helpful for you to see (literally) our perspective.

Also, we request that you could provide a 3-D model, showing your proposed structure and David and Tommi's existing house, next to our house. We have not yet received any notification from the City, nor the hard copy of the proposed drawings.

Please understand that we are not opposed to change and you have a right to develop your property. We have voiced our concerns and hope to work things out in a neighborly way with you, but the latest set of drawings doesn't address these. You are proposing to erect a very large, oversized structure on a narrow piece of property that is already densely occupied. We hope that you will consider smaller tasteful home, appropriate to the lot and the surrounding neighborhood, and considerate of your neighbors' homes.

Please give us a call if you would like to discuss this or if we can schedule a time for you to visit our house. We would welcome that opportunity.

Sincerely,

Loke and Annette

On Nov 4, 2015, at 11:02 AM, Ozzie Zehner <zehner@imagitrends.com> wrote:

Hello everyone,

I hope this finds you all well. I finally have an update on 4529 18th St – thank you for your patience! Kirsten drew up a new partial plan set - in essence, it shifts the 4th floor mezzanine toward the street and has a peaked roof. This does not resolve every issue but does address many of the concerns that everyone has brought up along the way and we hope it can serve as a compromise all around. We would need your help to get it approved, as it does not meet the planning code front setback requirement. However, we think it's within the spirit of the code and has a good chance of being granted a "variance" if all neighbors support it.

This concept is a 3 full story with the 4th fl. Mezz inside a peaked roof (with dormers). The peaked design would increase light to adjacent homes and would open Tommi and David's view of Corona Heights. The south side (rear) of the peak is cut off at an angle to expand Bill and Barbara's dogleg and give privacy to Loki and Annette while also allowing light into the light wells. For Leo, this would be a mixed bag as it would raise the crest line of the roof 42-inches above the original flat-roof design to about 44-feet but it would also shift the roof line away from the view of Twin Peaks. I know the height has been of concern to many of you, but this is still well below the zoned height limit and would shift that height toward the front of the building.

I attached a PDF with a preliminary set of elevations and floorplan (please ignore the interior floorplans of floors 1-3, as those remain unaltered in this preliminary set - we can update those as we move forward). I know this won't fully satisfy every concern but it does address nearly all concerns. It does reduce our utility/light of the interior space and it eliminates a room for us, but I feel like this is a reasonable compromise that finds a middle ground. Of course, we can work on these plans to further adjust privacy glazing, materials, colors, handrail/privacy wall tradeoffs, keep/remove front balcony (small romeo and Juliet balcony in front elevation) and other appearance details. Please let me know if you have any initial thoughts or suggestions.

At this point, the peaked roof design would require a variance from the city and I would be happy to initiate that process if there is interest and full support from all of our adjacent neighbors. I can't predict the outcome of the variance request but I think we would have a reasonable chance of getting it approved.

To move forward, we should pull together a letter of support from each adjacent neighbor any anyone else who has been involved so far, stating support for the project and the reasons why this plan is preferable. We can set up a time to talk by phone or you may send me emails, or meet with Kirsten in person if you have questions about the plans. Or, if you have any thoughts or proposals, we can discuss those too. Please contact us and we'll coordinate!

Best wishes,

Ozzie, Aaron & Kirsten

<4529 18th St_Preliminary peaked roof plans_09.09.15.pdf>

Jackson, Erika

From: Lokelani Devone <lokedevone@icloud.com>
Sent: Saturday, November 07, 2015 10:11 AM
To: Ozzie Zehner
Cc: Jackson, Erika; Bill Hume; Barbara Hume; Annette Brands; Tommi West; David V; LP Petroni; Doug Kirkpatrick; John Rosenzweig; karneson@sbcglobal.net; fly@turboflip.com; john@jwilson.net; gaelatchcleaners@yahoo.com; Tammy & Hamid Otsmane
Subject: Re: Update on 4529 18th - peaked roof

Dear Ozzie,

Yes, we've received your replies. But, replying to an email is not the same thing as being substantively responsive to the neighbor concerns expressed in them.

Yes, there can be differing perspectives about height, bulk, mass, loss of privacy. I think you can see the perspective of many of your neighbors. The building code and Planning Dept. also allows for neighborhood input through discretionary review so that differing perspectives are heard and reasonably accommodated.

Your proposed plans speak for themselves. Until there is some substantive change - particularly in the proposed height and mass of your planned building - I think many of us will continue to feel that we are not being heard.

Having said that, we continue to want to work with you to develop a plan that is reasonable and compatible with the rest of the neighborhood.

Loke and Annette

On Nov 6, 2015, at 3:56 PM, Ozzie Zehner <zehner@imagitrends.com> wrote:

Hello Loke, Annette and neighbors,

Thank you all for your emails and for taking the time to look over the peaked roof option – I understand that there is not consensus support for peaked roof compromise.

Loke and Annette, you mentioned we have not acknowledged or addressed your emailed concerns - did you receive my replies? I am terribly sorry if you did not! I sent lengthy replies responding to each of your concerns point-by-point shortly after receiving your emails. I have been collecting open requests by all of our neighbors to make sure we don't miss anything as we move forward. I can look for those emails and resend those if you did not receive them. If you have any immediate concerns outstanding, I would be happy to address those. If you would like to set up a time to talk, please let me know.

I understand your three concerns in this email and I definitely hear what you are saying. I feel like some of this might be a difference in perspectives or differences in interpretation of building code/guidelines rather than an issue of courtesy or discourtesy. First, with regard to zoning, RH-2 lots sometimes contain commercial units such as the ones found on 18th St and at the front of our property. The city has a conditional use process to bring those uses into compliance, which I have been told requires an application and a public meeting that neighbors can attend to either approve or disapprove of the application for conditional use. I can assure you that we will not build anything that violates the city's determination.

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I can explain my knowledge of the open space requirement. The city code has a section for lots that contain multiple buildings and the typical open space is 30%, not 45%. All of our proposals have met the open space requirement in the rear yard (this does not include the additional smaller portion of open space behind Tommi and David's house in the rear).

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Best,

Ozzie

202-425-9341

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As we have written previously, those major concerns are:

1. Non-compliance with Zoning Regulations: Your structure is proposed for an R-2 zone (for two residential units). However, the plans continue to propose a commercial use for the first floor, in addition to the two residences (David and Tommi's, and your home) in your proposal. How do you explain this? We remain opposed to any commercial use of the space.
2. Height: Your plan still proposes a 4-story structure. No other structures on the street that have four floors. Your proposal is inconsistent with the City's residential design principles which require that new structures be compatible with the design and scale (height and depth) of surrounding buildings. (See our email of 8/28/2015.) We continue to request that you reduce the height by removing the 4th floor.
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We also raised specific issues in our email to you of 8/28, as well as in our meeting with Aaron, that you have not addressed. Below are copies of what we sent previously to you. You've asked us for our input and we've taken considerable time and effort to provide it to you in good faith. But, I don't see how you can expect us to work with you if you fail to even acknowledge our concerns, let alone address them. Given that, we cannot and will not support a variance for your project.

We've copied Erika Jackson at City Planning. Additionally, we've copied your neighbors directly across the street and John & Doug's neighbor behind you on Casselli, all of whom were unable to attend the "311" neighborhood meeting.

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Annette Brands
4525 18th Street

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We are copying Erika Jackson, the planner, so that she is aware of our concerns and communication with you to date.

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"DESIGN PRINCIPLE: Design the building's scale and form to be compatible with that of surrounding buildings, in order to preserve neighborhood character. GUIDELINE: Design the scale of the building to be compatible with the height and depth of surrounding buildings."

Of the immediate adjacent buildings, the building to the west is three stories, our building to the east is two stories, and the building on your shared lot belonging to your tenants in common is two stories.

Our second key concern: The matter of the City's letter of determination that the space cannot be used for commercial use remains open. We understand that Ms. Jackson is looking into this. However, it seems premature to even start this process until that issue is resolved. The determination letter clearly prohibits your proposal for commercial use. Your neighbors made it clear in the 311 meeting that they did not support commercial use.

Many of our initial concerns remain unaddressed. Please see our email dated 8/5/2015 below. As we examine your last set of plans further, we have additional concerns and comments:

1. Where are your utility meters going to go? *"Utility Panels GUIDELINE: Locate utility panels so they are not visible on the front building wall or on the sidewalk."*
2. We remain entirely opposed to the proposed height. You've stated that you ameliorated our concern by pulling the 4th floor back 15'. However, Planning generally asks for a 15' setback from the main wall. But, you've have proposed the setback 15' from the bay window, not the main wall.
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We are available to discuss your revised plans and we encourage to work with your neighbors on significant issues that have been identified.

Annette Brands
Lokelani Devone
4525-27 18th Street

Annette Brands
abrands@me.com
415-640-4698

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From: Lokelani Devone <lokedevone@icloud.com>
Subject: 4529 Plans for Proposed Structure
Date: August 5, 2015 at 6:14:53 PM PDT
To: Ozzie Zehner <zehner@imagitrends.com>
Cc: Annette Brands <abrands@me.com>

Dear Ozzie,

Thank you for sending us the most recent copy of your plans. We've taken some time to go through them.

Overall, while we appreciate the few modifications you have made, we are disappointed that our primary concerns still have not been addressed, either by the plans or by some direct communication from you. (In your last note to us, you stated that you would be able to address our concerns more concretely after speaking with the city planner.) Specifically, you propose to add a nearly 3900 sq. ft. structure to a lot that already has a non-conforming building in the rear of the lot, thus not allowing for 45% open space typically required by the City planning codes. Our hope was that you would take that into account in developing your plans, as a courtesy to your neighbors, as well as to your co-tenants in common. If one walks our street, you will see that most, if not all, of the building are limited to 3 floors.

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placement to inform your plans. You acknowledged at the time that you were unaware that each of our light wells has 3 windows each and that one also has a skylight providing light to our 1st floor rental unit. Given what you are now proposing and the significant impact it will have upon your neighbors, can we suggest that it would be helpful if you could visit our home to see for yourself and understand more clearly what our concerns are. In general, these types of matters are always best dealt with in person.

We have both general and specific issues with your proposed plans. For the sake of clarity, we address these below.

1st Floor

1. We are opposed to the use of space for any commercial use. Prior to purchasing our adjacent building in 2003, we reviewed the City's zoning files for 4529 and found the attached zoning determination letter from the City in 2002 to the previous owner, stating that the property is zoned R-2 for residential use. Specifically, the letter states,

"Any subsequent use of the property for a commercial use would be contrary to the provisions of the Planning Code and could be considered in violation of that Code. Future use of the buildings and property must comply with the requirements of the RH-2 district."

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<4929 Zoning Determ Ltr.pdf>

2. The former plan for an "in-law" unit now bears the title of "Workshop". Is this just a semantic change or did the City planner advise you that an in-law is not permitted? Our view is that the 4529 property is already overly dense in terms of the number of people using the space. The layout looks exactly the same as it did in the original drawings, minus a kitchen. If that space were ever to be used as an in-law, rental space, or AirBnB type of use, be assured that we will file a complaint. Could you consider reclaiming most of the 1st floor for your living space?

3. Parking - You have not addressed the neighbors' expressed concern over the lack of planned parking, which again adds to congestion and reduces street parking for others and their guests.

Second Floor

4. The depth of your light wells are a mere 3 feet deep, whereas ours are 6 feet. This will result in significant loss of light to our property, as we have 3 windows in each light well bay, in addition to a skylight in our south light well. Moreover, the proposed height of your building - towering three stories above our light wells - in reality renders them useless. They will no longer truly provide any direct light whatsoever.

Third Floor

5. This part of your proposal is of great concern. First, unlike the light well windows on the second floor, only one of the four windows facing our property has privacy glass. The windows on the north light well will have views directly into our living room. If these were transom windows (placed higher), that might solve the issue. Of even greater concern are the windows and the balcony facing our south light well, off of your proposed kitchen. These have a direct views - from only a few feet away - down into our bedroom, our family room, and into our tenant's living space.

6. On the southside of our property, the proposed balcony will look down only a few feet away onto our own deck. Can you consider pulling the balcony back from the property line?

4th Floor ("Mezzanine")

7. We remain opposed to the addition of this floor despite your "pulling it in." There remains a wrap-around balcony. The balcony proposed on this floor again will look down into our home, with views into our family room, bedroom and our tenant's living space. The addition of this floor, in our view, is excessive and results in bulk and height that is

entirely inappropriate to its surroundings. It is particularly a hardship on all of your neighbors who will lose significant light and privacy.

5th Floor Rooftop

We are not even sure what more to say about the rooftop balcony, other than what I have already said. The word "excess" comes to mind. We gather that you really like balconies. We do too, but not ones that look into our neighbors' homes.

Next Steps

It would be really helpful if you could be more transparent with the neighbors and let us know where things stand with the planning process. You may or may not be aware that this has caused many of us anxiety and worry. At your convenience, Annette and I would like to meet with you in person and sit down to talk about the plans, if possible. I think it will also be helpful for you to see (literally) our perspective.

Also, we request that you could provide a 3-D model, showing your proposed structure and David and Tommi's existing house, next to our house. We have not yet received any notification from the City, nor the hard copy of the proposed drawings.

Please understand that we are not opposed to change and you have a right to develop your property. We have voiced our concerns and hope to work things out in a neighborly way with you, but the latest set of drawings doesn't address these. You are proposing to erect a very large, oversized structure on a narrow piece of property that is already densely occupied. We hope that you will consider smaller tasteful home, appropriate to the lot and the surrounding neighborhood, and considerate of your neighbors' homes.

Please give us a call if you would like to discuss this or if we can schedule a time for you to visit our house. We would welcome that opportunity.

Sincerely,

Loke and Annette

On Nov 4, 2015, at 11:02 AM, Ozzie Zehner
<zehner@imagitrends.com> wrote:

Hello everyone,

I hope this finds you all well. I finally have an update on 4529 18th St – thank you for your patience! Kirsten drew up a new partial plan set - in essence, it shifts the 4th floor mezzanine toward the street and has a peaked roof. This does not resolve every issue but does address many of the concerns that everyone has brought up along the way and we hope it can serve as a compromise all around. We would need your help to get it approved, as it does not meet the planning code front setback requirement. However, we think it's within the spirit of the code and has a good chance of being granted a “variance” if all neighbors support it.

This concept is a 3 full story with the 4th fl. Mezz inside a peaked roof (with dormers). The peaked design would increase light to adjacent homes and would open Tommi and David's view of Corona Heights. The south side (rear) of the peak is cut off at an angle to expand Bill and Barbara's dogleg and give privacy to Loki and Annette while also allowing light into the light wells. For Leo, this would be a mixed bag as it would raise the crest line of the roof 42-inches above the original flat-roof design to about 44-feet but it would also shift the roof line away from the view of Twin Peaks. I know the height has been of concern to many of you, but this is still well below the zoned height limit and would shift that height toward the front of the building.

I attached a PDF with a preliminary set of elevations and floorplan (please ignore the interior floorplans of floors 1-3, as those remain unaltered in this preliminary set - we can update those as we move forward). I know this won't fully satisfy every concern but it does address nearly all concerns. It does reduce our utility/light of the interior space and it eliminates a room for us, but I feel like this is a reasonable compromise that finds a middle ground. Of course, we can work on these plans to further adjust privacy glazing, materials, colors, handrail/privacy wall tradeoffs, keep/remove front balcony (small romeo and Juliet balcony in front elevation) and other appearance details. Please let me know if you have any initial thoughts or suggestions.

At this point, the peaked roof design would require a variance from the city and I would be happy to initiate that process if there is interest and full support from all of our adjacent neighbors. I can't

predict the outcome of the variance request but I think we would have a reasonable chance of getting it approved.

To move forward, we should pull together a letter of support from each adjacent neighbor any anyone else who has been involved so far, stating support for the project and the reasons why this plan is preferable. We can set up a time to talk by phone or you may send me emails, or meet with Kirsten in person if you have questions about the plans. Or, if you have any thoughts or proposals, we can discuss those too. Please contact us and we'll coordinate!

Best wishes,

Ozzie, Aaron & Kirsten

<4529 18th St_Preliminary peaked roof plans_09.09.15.pdf>

Jackson, Erika

From: Lord Leo Petroni <lperprises2012@gmail.com>
Sent: Saturday, November 07, 2015 11:01 AM
To: Ozzie Zehner
Cc: Lokelani Devone; Jackson, Erika; Bill Hume; Barbara Hume; Annette Brands; Tommi West; David V; Doug Kirkpatrick; John Rosenzweig; karneson@sbcglobal.net; fly@turboflip.com; john@jbwilson.net; gaelatchcleaners@yahoo.com; Tammy & Hamid Otsmane
Subject: Re: Update on 4529 18th - peaked roof

Hello Ozzie,

Let's stop going back and forth wasting your time and our time and sit down and come to a resolution. We are your neighbors and will probably be your neighbors for a long time to come so, I would think you would want to work with us. Loke, Annette, and other neighbors have explained in detail over many e-mails what you are not addressing but, you just e-mail back what you want to say. The scale of your project is way too big! I don't know how we can say it any clearer. Let's deal with this head on as it is taking up too much time and energy! Take some time to come out here and sit down with your neighbors to go over everything so, we can all get on with our busy lives. Thank you

Best,
Leo

On Sat, Nov 7, 2015 at 10:11 AM, Lokelani Devone <lokedevone@icloud.com> wrote:
Dear Ozzie,

Yes, we've received your replies. But, replying to an email is not the same thing as being substantively responsive to the neighbor concerns expressed in them.

Yes, there can be differing perspectives about height, bulk, mass, loss of privacy. I think you can see the perspective of many of your neighbors. The building code and Planning Dept. also allows for neighborhood input through discretionary review so that differing perspectives are heard and reasonably accommodated.

Your proposed plans speak for themselves. Until there is some substantive change - particularly in the proposed height and mass of your planned building - I think many of us will continue to feel that we are not being heard.

Having said that, we continue to want to work with you to develop a plan that is reasonable and compatible with the rest of the neighborhood.

Loke and Annette

On Nov 6, 2015, at 3:56 PM, Ozzie Zehner <zehner@imagitrends.com> wrote:

Hello Loke, Annette and neighbors,

Thank you all for your emails and for taking the time to look over the peaked roof option – I understand that there is not consensus support for peaked roof compromise.

Loke and Annette, you mentioned we have not acknowledged or addressed your emailed concerns - did you receive my replies? I am terribly sorry if you did not! I sent lengthy replies responding to each of your concerns point-by-point shortly after receiving your emails. I have been collecting open requests by all of our neighbors to make sure we don't miss anything as we move forward. I can look for those emails and resend those if you did not receive them. If you have any immediate concerns outstanding, I would be happy to address those. If you would like to set up a time to talk, please let me know.

I understand your three concerns in this email and I definitely hear what you are saying. I feel like some of this might be a difference in perspectives or differences in interpretation of building code/guidelines rather than an issue of courtesy or discourtesy. First, with regard to zoning, RH-2 lots sometimes contain commercial units such as the ones found on 18th St and at the front of our property. The city has a conditional use process to bring those uses into compliance, which I have been told requires an application and a public meeting that neighbors can attend to either approve or disapprove of the application for conditional use. I can assure you that we will not build anything that violates the city's determination.

Also, I should note that whatever plans we send out for neighborhood notification will comply with zoning and planning code. In addition, we will also gain approval from a residential design team, who assesses plans to determine if they are both in compliance with planning code and satisfy neighborly design principles with regard to height, bulk, mass, and many other features. This is an impartial team of planners that takes into account the rights and impacts of both neighbors and building permit applicants. As we move forward, if you feel there is something they missed, or that I missed, I can either explain my understanding about the code with you, or direct you to the right people at the city who can explain in more detail and can offer an independent assessment.

There are ways to supersede the planning department's guidance by applying for a variance, but we have no intentions of pursuing that option now that the peaked roof plan has been dropped.

I can explain my knowledge of the open space requirement. The city code has a section for lots that contain multiple buildings and the typical open space is 30%, not 45%. All of our proposals have met the open space requirement in the rear yard (this does not include the additional smaller portion of open space behind Tommi and David's house in the rear).

Regarding your more general concerns about height and mass, there may be a difference between our interpretations here, upon which we may just not see eye to eye. However, I don't think that should stand in the way of us continuing to discuss specific concerns about the construction so we can minimize impacts on your homes. And through that process I am hopeful we can come to a compromise or a shared understanding that is satisfactory to everyone involved. I am very concerned about all of our neighbors and the surrounding community that could be affected by this addition, since we plan to live here for a long time! I'm going to be back at the drawing board for a bit, but please reach out to me with any concerns or questions as we move forward.

Best,

Ozzie

On Nov 4, 2015, at 5:09 PM, Lokelani Devone <lokedevone@icloud.com> wrote:

Dear Ozzie,

Thank you for the update. While it is clear that you and Kirsten are attempting to make an effort here, the key concerns (expressed by your neighbors) remain unaddressed.

As we have written previously, those major concerns are:

1. Non-compliance with Zoning Regulations: Your structure is proposed for an R-2 zone (for two residential units). However, the plans continue to propose a commercial use for the first floor, in addition to the two residences (David and Tommi's, and your home) in your proposal. How do you explain this? We remain opposed to any commercial use of the space.
2. Height: Your plan still proposes a 4-story structure. No other structures on the street that have four floors. Your proposal is inconsistent with the City's residential design principles which require that new structures be compatible with the design and scale (height and depth) of surrounding buildings. (See our email of 8/28/2015.) We continue to request that you reduce the height by removing the 4th floor.
3. Bulk and Mass: As we wrote to you on August 5th, you propose to a new structure of over 4000 sq. ft (plus over 1000 sq. ft. of deck) to a lot that already has a non-conforming building in the rear of the lot, thus not allowing for 45% open space typically required by the City planning codes. Our hope was that you would take that into account in developing your plans, as a courtesy to your neighbors, as well as to your co-tenants in common. (Please see our email dated 8/5/15.) From the outset, the neighborhood has expressed its concern that the bulk and mass of your proposed structure is excessive, but you have not addressed this point in your revised plans or your email.

We also raised specific issues in our email to you of 8/28, as well as in our meeting with Aaron, that you have not addressed. Below are copies of what we sent previously to you. You've asked us for our input and we've taken considerable time and effort to provide it to you in good faith. But, I don't see how you can expect us to work with you if you fail to even acknowledge our concerns, let alone address them. Given that, we cannot and will not support a variance for your project.

We've copied Erika Jackson at City Planning. Additionally, we've copied your neighbors directly across the street and John & Doug's neighbor behind you on Casselli, all of whom were unable to attend the "311" neighborhood meeting.

Sincerely,

Lokelani Devone
Annette Brands
4525 18th Street

Below are copies of our emails to you dated August 5th and 28th:

Dear Ozzie,

Thank you for your note. Yes, we noted that the Planning Dept. notice was incorrect and we understand from the planner that a corrected notice will be posted. We are pleased to hear that you intend to revise your plans and we look forward to seeing them. We think it would be helpful if the neighbors had a chance to see them and provide input in advance of the next notice being sent out. The latest set of plans that was mailed to neighbors didn't really address neighborhood concerns in any significant way.

We are copying Erika Jackson, the planner, so that she is aware of our concerns and communication with you to date.

The primary concern is the mass, bulk and size of the proposed structure. There are no 4-story buildings on the street. There are only 2 and 3 stories up and down the street - it simply does not fit into the neighborhood context. We understand that the Planning Department commonly requests a full street evaluation or some sort of analysis to show where other 4-story buildings occur (if at all). Your last set of plans proposes a structure that we believe is inconsistent with the City's design principles and guidelines which state:

"DESIGN PRINCIPLE: Design the building's scale and form to be compatible with that of surrounding buildings, in order to preserve neighborhood character. GUIDELINE: Design the scale of the building to be compatible with the height and depth of surrounding buildings."

Of the immediate adjacent buildings, the building to the west is three stories, our building to the east is two stories, and the building on your shared lot belonging to your tenants in common is two stories.

Our second key concern: The matter of the City's letter of determination that the space cannot be used for commercial use remains open. We understand that Ms. Jackson is looking into this. However, it seems premature to even start this process until that issue is resolved. The determination letter clearly prohibits your proposal for commercial use. Your neighbors made it clear in the 311 meeting that they did not support commercial use.

Many of our initial concerns remain unaddressed. Please see our email dated 8/5/2015 below. As we examine your last set of plans further, we have additional concerns and comments:

1. Where are your utility meters going to go? *"Utility Panels GUIDELINE: Locate utility panels so they are not visible on the front building wall or on the sidewalk."*
2. We remain entirely opposed to the proposed height. You've stated that you ameliorated our concern by pulling the 4th floor back 15'. However, Planning generally asks for a 15' setback from the main wall. But, you've have proposed the setback 15' from the bay window, not the main wall.
3. It's not clear that you have carefully considered structural requirements. You have no shear walls at the front of the building (or basically anywhere for that matter). Do you intend to use steel in this house? If so, how do you plan to do so within your proposed cost estimate of \$427,200? What kinds of materials do you plan to use for the front and side elevations? We request that you note the materials and depict them accurately on the elevations.
4. To address our concerns for light, air and privacy, we previously requested that you provide a 3-D model and shadow study. In addition, typically Planning requires that you show the window and skylight placement on all adjacent buildings. We request that your revised plans accurately include these. We will be verifying the height of our building.
5. We would ask that your light wells, at a minimum, match the depth of ours. Your last set of plans showed only a 3' depth, whereas ours are 6'.

In general, these plans seem poorly conceived. They raise a lot of questions architecturally and design-wise. The number of decks and balconies are intrusive to your neighbors and seem

excessive. There is also concern that the cost estimate is far too low to realistically construct a 3800 sq. ft. building in San Francisco. The project has not been sufficiently flushed out to understand what this thing is really going to look like.

We are available to discuss your revised plans and we encourage to work with your neighbors on significant issues that have been identified.

Annette Brands
Lokelani Devone
4525-27 18th Street

Annette Brands
abrands@me.com
[415-640-4698](tel:415-640-4698)

Begin forwarded message:

From: Lokelani Devone <lokedevone@icloud.com>
Subject: 4529 Plans for Proposed Structure
Date: August 5, 2015 at 6:14:53 PM PDT
To: Ozzie Zehner <zehner@imagitrends.com>
Cc: Annette Brands <abrands@me.com>

Dear Ozzie,

Thank you for sending us the most recent copy of your plans. We've taken some time to go through them.

Overall, while we appreciate the few modifications you have made, we are disappointed that our primary concerns still have not been addressed, either by the plans or by some direct communication from you. (In your last note to us, you stated that you would be able to address our concerns more concretely after speaking with the city planner.) Specifically, you propose to add a nearly 3900 sq. ft. structure to a lot that already has a non-conforming building in the rear of the lot, thus not allowing for 45% open space typically required by the City planning codes. Our hope was that you would take that into account in developing your plans, as a courtesy to your neighbors, as well as to your co-

tenants in common. If one walks our street, you will see that most, if not all, of the building are limited to 3 floors.

We realize that you are not on site. At the neighbor meeting, we invited you to tour our home and see the window and skylight placement to inform your plans. You acknowledged at the time that you were unaware that each of our light wells has 3 windows each and that one also has a skylight providing light to our 1st floor rental unit. Given what you are now proposing and the significant impact it will have upon your neighbors, can we suggest that it would be helpful if you could visit our home to see for yourself and understand more clearly what our concerns are. In general, these types of matters are always best dealt with in person.

We have both general and specific issues with your proposed plans. For the sake of clarity, we address these below.

1st Floor

1. We are opposed to the use of space for any commercial use. Prior to purchasing our adjacent building in 2003, we reviewed the City's zoning files for 4529 and found the attached zoning determination letter from the City in 2002 to the previous owner, stating that the property is zoned R-2 for residential use. Specifically, the letter states,

"Any subsequent use of the property for a commercial use would be contrary to the provisions of the Planning Code and could be considered in violation of that Code. Future use of the buildings and property must comply with the requirements of the RH-2 district."

It is our understanding that no subsequent interpretation has been made and that the determination letter is effective. If you have different information, please let us know.

<4929 Zoning Determ Ltr.pdf>

2. The former plan for an "in-law" unit now bears the title of "Workshop". Is this just a semantic change or did the City planner advise you that an in-law is not permitted? Our view is that the 4529 property is already overly dense in terms of the number of people using the space. The layout looks exactly the same as it did in the original drawings, minus a kitchen. If

that space were ever to be used as an in-law, rental space, or AirBnB type of use, be assured that we will file a complaint. Could you consider reclaiming most of the 1st floor for your living space?

3. Parking - You have not addressed the neighbors' expressed concern over the lack of planned parking, which again adds to congestion and reduces street parking for others and their guests.

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4. The depth of your light wells are a mere 3 feet deep, whereas ours are 6 feet. This will result in significant loss of light to our property, as we have 3 windows in each light well bay, in addition to a skylight in our south light well. Moreover, the proposed height of your building - towering three stories above our light wells - in reality renders them useless. They will no longer truly provide any direct light whatsoever.

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Best wishes,

Ozzie, Aaron & Kirsten

<4529 18th St_Preliminary peaked roof plans_09.09.15.pdf>

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Lord Leo Petroni

Jackson, Erika

From: zehner <imagitrends@gmail.com> on behalf of Ozzie Zehner
<zehner@imagitrends.com>
Sent: Wednesday, November 11, 2015 9:12 AM
To: Lokelani Devone; John Wilson; Lord Leo Petroni; Jackson, Erika; Bill Hume; Barbara Hume; Annette Brands; Tommi West; David V; Doug Kirkpatrick; John Rosenzweig; fly@turboflip.com; karneson@sbcglobal.net; Gael Miller; Tammy & Hamid Otsmane
Cc: Aaron Norton
Subject: Re: Update on 4529 18th - peaked roof

Follow Up Flag: Follow up
Flag Status: Completed

Hello everyone,

Thank you for your emails and I hope this finds you all well. I can see that I am not too popular right now but I want to reiterate our interest in hearing your questions and concerns with our house plans when we have a revised plan set. I understand the 4th fl. mezzanine is still a sticking point and we are not prepared to remove it. However, in consideration of the ongoing bulk concerns we will shrink the overall envelope and include an additional setback on the upper level in the next 311 neighborhood notification plans. We will also institute updates to address concerns about privacy, structural characteristics, aesthetic designs, and so forth. Unfortunately, there will still be impacts on adjacent neighbors and we will continue our work to minimize those but we can not eliminate them. Once we have a set of plans, we will be better prepared to discuss renderings, shadows, etc to help show what the house would look like.

As for the next steps, we intend to have a revised set of plans within weeks, which will be mailed out to everyone. At that point, we will have a month to accommodate your concerns. Loke mentioned that there is a city hearing that can be requested (it must be requested during that month of review). Hopefully that won't be needed. However, if you or any one of our neighbors were to feel that the inclusion of a 4th fl. mezzanine is unreasonable regardless of its form, then the review process may be needed to determine if we are in the wrong. If that review is requested, it's my understanding that it would effectively extend the negotiation period beyond the initial month to include the time up to the meeting, typically a few months. If anyone has questions about the process, you can contact Erika Jackson once the next 311 neighborhood notification has been mailed, or you may contact me at any time and I can share what I know of the process.

For our neighbor John across the street, I'm able to answer your question about shadows now. For comparison, the average front shadow from our original house plans (mailed out by the city previously) would be about the same length as shadows cast by each of the other buildings across from you (4533 - 4539 18th St.) and our shadow would be about 10-15% smaller in overall in size. I hope that's helpful but let me know if it's unclear.

Best wishes,

Ozzie

On Nov 7, 2015, at 1:40 PM, Lokelani Devone <lokedevone@icloud.com> wrote:

Hi John,

Yes. Early on, we asked Ozzie for a shadow study and 3-D model for adjacent properties.

He has not responded to this request.

Loke

On Nov 7, 2015, at 1:28 PM, John Wilson <john@jbwilson.net> wrote:

Hello neighbors,

My voice is late to the game on this, although I've been reading the correspondence and viewing the attachments while remaining silent up to now.

Does anyone reading this know if there's been a shadow study of this proposed structure? My main concern in asking this question is in regard to the shadow, if any, that the structure would cast on my building across the street at 4550 18th St., and whether it would shade my rooftop solar panels. It seems unlikely, but there's nothing existing that's comparable because it appears the proposed structure would be much taller than any of the surrounding buildings.

Thanks
JW

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Hello Ozzie,

Let's stop going back and forth wasting your time and our time and sit down and come to a resolution. We are your neighbors and will probably be your neighbors for a long time to come so, I would think you would want to work with us. Loke, Annette, and other neighbors have explained in detail over many e-mails what you are not addressing but, you just e-mail back what you want to say. The scale of your project is way too big! I don't know how we can say it any clearer. Let's deal with this head on as it is taking up too much time and energy! Take some time to come out here and sit down with your neighbors to go over everything so, we can all get on with our busy lives. Thank you

Best,
Leo

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Hello Loke, Annette and neighbors,

Thank you all for your emails and for taking the time to look over the peaked roof option – I understand that there is not consensus support for peaked roof compromise.

Loke and Annette, you mentioned we have not acknowledged or addressed your emailed concerns - did you receive my replies? I am terribly sorry if you did not! I sent lengthy replies responding to each of your concerns point-by-point shortly after receiving your emails. I have been collecting open requests by all of our neighbors to make sure we don't miss anything as we move forward. I can look for those emails and resend those if you did not receive them. If you have any immediate concerns outstanding, I would be happy to address those. If you would like to set up a time to talk, please let me know.

I understand your three concerns in this email and I definitely hear what you are saying. I feel like some of this might be a difference in perspectives or differences in interpretation of building code/guidelines rather than an issue of courtesy or discourtesy. First, with regard to zoning, RH-2 lots sometimes contain commercial units such as the ones found on 18th St and at the front of our property. The city has a conditional use process to bring those uses into compliance, which I have been told requires an application and a public meeting that neighbors can attend to either approve or disapprove of the application for conditional use. I can assure you that we will not build anything that violates the city's determination.

Also, I should note that whatever plans we send out for neighborhood notification will comply with zoning and planning code. In addition, we will also gain approval from a residential design team, who assesses plans to determine if they are both in compliance with planning code and satisfy neighborly design principles with regard to height, bulk, mass, and many other features. This is an impartial team of planners that takes into account the rights and impacts of both neighbors and building permit applicants. As we move forward, if you feel there is something they missed, or that I missed, I can either explain my understanding about the code with you, or direct you to the right people at the city who can explain in more detail and can offer an independent assessment.

There are ways to supersede the planning department's guidance by applying for a variance, but we have no intentions of pursuing that option now that the peaked roof plan has been dropped.

I can explain my knowledge of the open space requirement. The city code has a section for lots that contain multiple buildings and the typical open space is 30%, not 45%. All of our proposals have met the open space requirement in the rear yard (this does not include the additional smaller portion of open space behind Tommi and David's house in the rear).

Regarding your more general concerns about height and mass, there may be a difference between our interpretations here, upon which we may just not see eye to eye. However, I don't think that should stand in the way of us continuing to discuss specific concerns about the construction so we can minimize impacts on your homes. And through that process I am hopeful we can come to a compromise or a shared understanding that is satisfactory to everyone involved. I am very concerned about all of our neighbors and the surrounding community that could be affected by this addition, since we plan to live here for a long time! I'm going to be back at the drawing board for a bit, but please reach out to me with any concerns or questions as we move forward.

Best,

Ozzie

202-425-9341

On Nov 4, 2015, at 5:09 PM, Lokelani Devone <lokedevone@icloud.com> wrote:

Dear Ozzie,

Thank you for the update. While it is clear that you and Kirsten are attempting to make an effort here, the key concerns (expressed by your neighbors) remain unaddressed.

As we have written previously, those major concerns are:

1. Non-compliance with Zoning Regulations: Your structure is proposed for an R-2 zone (for two residential units). However, the plans continue to propose a commercial use for the first floor, in addition to the two residences (David and Tommi's, and your home) in your proposal. How do you explain this? We remain opposed to any commercial use of the space.
2. Height: Your plan still proposes a 4-story structure. No other structures on the street that have four floors. Your proposal is inconsistent with the City's residential design principles which require that new structures be compatible with the design and scale (height and depth) of surrounding buildings. (See our email of 8/28/2015.) We continue to request that you reduce the height by removing the 4th floor.

3. Bulk and Mass: As we wrote to you on August 5th, you propose to a new structure of over 4000 sq. ft (plus over 1000 sq. ft. of deck) to a lot that already has a non-conforming building in the rear of the lot, thus not allowing for 45% open space typically required by the City planning codes. Our hope was that you would take that into account in developing your plans, as a courtesy to your neighbors, as well as to your co-tenants in common. (Please see our email dated 8/5/15.) From the outset, the neighborhood has expressed its concern that the bulk and mass of your proposed structure is excessive, but you have not addressed this point in your revised plans or your email.

We also raised specific issues in our email to you of 8/28, as well as in our meeting with Aaron, that you have not addressed. Below are copies of what we sent previously to you. You've asked us for our input and we've taken considerable time and effort to provide it to you in good faith. But, I don't see how you can expect us to work with you if you fail to even acknowledge our concerns, let alone address them. Given that, we cannot and will not support a variance for your project.

We've copied Erika Jackson at City Planning. Additionally, we've copied your neighbors directly across the street and John & Doug's neighbor behind you on Casselli, all of whom were unable to attend the "311" neighborhood meeting.

Sincerely,

Lokelani Devone
Annette Brands
4525 18th Street

Below are copies of our emails to you dated August 5th and 28th:

Dear Ozzie,

Thank you for your note. Yes, we noted that the Planning Dept. notice was incorrect and we understand from the planner that a corrected notice will be posted. We are pleased to hear that you intend to revise your plans and we look forward to seeing them. We think it would be helpful if the neighbors had a chance to see them and provide input in advance of the next notice being sent out. The latest set of plans that was mailed to neighbors didn't really address neighborhood concerns in any significant way.

We are copying Erika Jackson, the planner, so that she is aware of our concerns and communication with you to date.

The primary concern is the mass, bulk and size of the proposed structure. There are no 4-story buildings on the street. There are only 2 and 3 stories up and down the street - it simply does not fit into the neighborhood context. We understand that the Planning Department commonly requests a full street evaluation or some sort of analysis to show where other 4-story buildings occur (if at all). Your last set of plans proposes a structure that we believe is inconsistent with the City's design principles and guidelines which state:

"DESIGN PRINCIPLE: Design the building's scale and form to be compatible with that of

surrounding buildings, in order to preserve neighborhood character. GUIDELINE: Design the scale of the building to be compatible with the height and depth of surrounding buildings."

Of the immediate adjacent buildings, the building to the west is three stories, our building to the east is two stories, and the building on your shared lot belonging to your tenants in common is two stories.

Our second key concern: The matter of the City's letter of determination that the space cannot be used for commercial use remains open. We understand that Ms. Jackson is looking into this. However, it seems premature to even start this process until that issue is resolved. The determination letter clearly prohibits your proposal for commercial use. Your neighbors made it clear in the 311 meeting that they did not support commercial use.

Many of our initial concerns remain unaddressed. Please see our email dated 8/5/2015 below. As we examine your last set of plans further, we have additional concerns and comments:

1. Where are your utility meters going to go? "Utility Panels GUIDELINE: Locate utility panels so they are not visible on the front building wall or on the sidewalk."
2. We remain entirely opposed to the proposed height. You've stated that you ameliorated our concern by pulling the 4th floor back 15'. However, Planning generally asks for a 15' setback from the main wall. But, you've have proposed the setback 15' from the bay window, not the main wall.
3. It's not clear that you have carefully considered structural requirements. You have no shear walls at the front of the building (or basically anywhere for that matter). Do you intend to use steel in this house? If so, how do you plan to do so within your proposed cost estimate of \$427,200? What kinds of materials do you plan to use for the front and side elevations? We request that you note the materials and depict them accurately on the elevations.
4. To address our concerns for light, air and privacy, we previously requested that you provide a 3-D model and shadow study. In addition, typically Planning requires that you show the window and skylight placement on all adjacent buildings. We request that your revised plans accurately include these. We will be verifying the height of our building.
5. We would ask that your light wells, at a minimum, match the depth of ours. Your last set of plans showed only a 3' depth, whereas ours are 6'.

In general, these plans seem poorly conceived. They raise a lot of questions architecturally and design-wise. The number of decks and balconies are intrusive to your neighbors and seem excessive. There is also concern that the cost estimate is far too low to realistically construct a 3800 sq. ft. building in San Francisco. The project has not been sufficiently flushed out to understand what this thing is really going to look like.

We are available to discuss your revised plans and we encourage to work with your neighbors on significant issues that have been identified.

Annette Brands
Lokelani Devone

4525-27 18th Street

Annette Brands
abrands@me.com
415-640-4698

Begin forwarded message:

From: Lokelani Devone <lokedevone@icloud.com>
Subject: 4529 Plans for Proposed Structure
Date: August 5, 2015 at 6:14:53 PM PDT
To: Ozzie Zehner <zehner@imagitrends.com>
Cc: Annette Brands <abrands@me.com>

Dear Ozzie,

Thank you for sending us the most recent copy of your plans. We've taken some time to go through them.

Overall, while we appreciate the few modifications you have made, we are disappointed that our primary concerns still have not been addressed, either by the plans or by some direct communication from you. (In your last note to us, you stated that you would be able to address our concerns more concretely after speaking with the city planner.) Specifically, you propose to add a nearly 3900 sq. ft. structure to a lot that already has a non-conforming building in the rear of the lot, thus not allowing for 45% open space typically required by the City planning codes. Our hope was that you would take that into account in developing your plans, as a courtesy to your neighbors, as well as to your co-tenants in common. If one walks our street, you will see that most, if not all, of the building are limited to 3 floors.

We realize that you are not on site. At the neighbor meeting, we invited you to tour our home and see the window and skylight placement to inform your plans. You acknowledged at the time that you were unaware that each of our light wells has 3 windows each and that one also has a skylight providing light to our 1st floor rental unit. Given what you are now proposing and the significant impact it will have upon your neighbors, can we suggest that it would be helpful if you could visit our home to see for yourself and understand more clearly what our concerns are. In general, these types of matters are always best dealt with in person.

We have both general and specific issues with your proposed plans. For the sake of clarity, we address these below.

1st Floor

1. We are opposed to the use of space for any commercial use. Prior to purchasing our adjacent building in 2003, we reviewed the City's zoning files for 4529 and found the attached zoning determination letter from the City in 2002 to the previous owner, stating that the property is zoned R-2 for residential use. Specifically, the letter states,

"Any subsequent use of the property for a commercial use would be contrary to the provisions of the Planning Code and could be considered in violation of that Code. Future use of the buildings and property must comply with the requirements of the RH-2 district."

It is our understanding that no subsequent interpretation has been made and that the determination letter is effective. If you have different information, please let us know.
<4929 Zoning Determ Ltr.pdf>

2. The former plan for an "in-law" unit now bears the title of "Workshop". Is this just a semantic change or did the City planner advise you that an in-law is not permitted? Our view is that the 4529 property is already overly dense in terms of the number of people using the space. The layout looks exactly the same as it did in the original drawings, minus a kitchen. If that space were ever to be used as an in-law, rental space, or AirBnB type of use, be assured that we will file a complaint. Could you consider reclaiming most of the 1st floor for your living space?

3. Parking - You have not addressed the neighbors' expressed concern over the lack of planned parking, which again adds to congestion and reduces street parking for others and their guests.

Second Floor

4. The depth of your light wells are a mere 3 feet deep, whereas ours are 6 feet. This will result in significant loss of light to our property, as we have 3 windows in each light well bay, in addition to a skylight in our south light well. Moreover, the proposed height of your building - towering three stories above our light wells - in reality renders them useless. They will no longer truly provide any direct light whatsoever.

Third Floor

5. This part of your proposal is of great concern. First, unlike the light well windows on the second floor, only one of the four windows facing our property has privacy glass. The windows on the north light well will have views directly into our living room. If these were transom windows (placed higher), that might solve the issue. Of even greater concern are the windows and the balcony facing our south light well, off of your proposed kitchen. These have a direct views - from only a few feet away - down into our bedroom, our family room, and into our tenant's living space.

6. On the southside of our property, the proposed balcony will look down only a few feet away onto our own deck. Can you consider pulling the balcony back from the property line?

4th Floor ("Mezzanine")

7. We remain opposed to the addition of this floor despite your "pulling it in." There remains a wrap-around balcony. The balcony proposed on this floor again will look down into our home, with views into our family room, bedroom and our tenant's living space. The addition of this floor, in our view, is excessive and results in bulk and height that is entirely inappropriate to its surroundings. It is particularly a hardship on all of your neighbors who will lose significant light and privacy.

5th Floor Rooftop

We are not even sure what more to say about the rooftop balcony, other than what I have already said. The word “excess” comes to mind. We gather that you really like balconies. We do too, but not ones that look into our neighbors’ homes.

Next Steps

It would be really helpful if you could be more transparent with the neighbors and let us know where things stand with the planning process. You may or may not be aware that this has caused many of us anxiety and worry. At your convenience, Annette and I would like to meet with you in person and sit down to talk about the plans, if possible. I think it will also be helpful for you to see (literally) our perspective.

Also, we request that you could provide a 3-D model, showing your proposed structure and David and Tommi’s existing house, next to our house. We have not yet received any notification from the City, nor the hard copy of the proposed drawings.

Please understand that we are not opposed to change and you have a right to develop your property. We have voiced our concerns and hope to work things out in a neighborly way with you, but the latest set of drawings doesn’t address these. You are proposing to erect a very large, oversized structure on a narrow piece of property that is already densely occupied. We hope that you will consider smaller tasteful home, appropriate to the lot and the surrounding neighborhood, and considerate of your neighbors’ homes.

Please give us a call if you would like to discuss this or if we can schedule a time for you to visit our house. We would welcome that opportunity.

Sincerely,

Loke and Annette

On Nov 4, 2015, at 11:02 AM, Ozzie Zehner <zehner@imagitrends.com> wrote:

Hello everyone,

I hope this finds you all well. I finally have an update on 4529 18th St – thank you for your patience! Kirsten drew up a new partial plan set - in essence, it shifts the 4th floor mezzanine toward the street and has a peaked roof. This does not resolve every issue but does address many of the concerns that everyone has brought up along the way and we hope it can serve as a compromise all around. We would need your help to get it approved, as it does not meet the planning code front setback requirement. However, we think it’s within the spirit of the code and has a good chance of being granted a “variance” if all neighbors support it.

This concept is a 3 full story with the 4th fl. Mezz inside a peaked roof (with dormers). The peaked design would increase light to adjacent homes and would open Tommi and David’s view of Corona Heights. The south side (rear) of the peak is cut off at an angle to expand Bill and

Barbara's dogleg and give privacy to Loki and Annette while also allowing light into the light wells. For Leo, this would be a mixed bag as it would raise the crest line of the roof 42-inches above the original flat-roof design to about 44-feet but it would also shift the roof line away from the view of Twin Peaks. I know the height has been of concern to many of you, but this is still well below the zoned height limit and would shift that height toward the front of the building.

I attached a PDF with a preliminary set of elevations and floorplan (please ignore the interior floorplans of floors 1-3, as those remain unaltered in this preliminary set - we can update those as we move forward). I know this won't fully satisfy every concern but it does address nearly all concerns. It does reduce our utility/light of the interior space and it eliminates a room for us, but I feel like this is a reasonable compromise that finds a middle ground. Of course, we can work on these plans to further adjust privacy glazing, materials, colors, handrail/privacy wall tradeoffs, keep/remove front balcony (small romeo and Juliet balcony in front elevation) and other appearance details. Please let me know if you have any initial thoughts or suggestions.

At this point, the peaked roof design would require a variance from the city and I would be happy to initiate that process if there is interest and full support from all of our adjacent neighbors. I can't predict the outcome of the variance request but I think we would have a reasonable chance of getting it approved.

To move forward, we should pull together a letter of support from each adjacent neighbor anyone else who has been involved so far, stating support for the project and the reasons why this plan is preferable. We can set up a time to talk by phone or you may send me emails, or meet with Kirsten in person if you have questions about the plans. Or, if you have any thoughts or proposals, we can discuss those too. Please contact us and we'll coordinate!

Best wishes,

Ozzie, Aaron & Kirsten

<4529 18th St_Preliminary peaked roof plans_09.09.15.pdf>

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Lord Leo Petroni

Jackson, Erika

From: zehner <imagitrends@gmail.com> on behalf of Ozzie Zehner
<zehner@imagitrends.com>
Sent: Wednesday, January 27, 2016 10:21 AM
To: Lokelani Devone; John Wilson; Lord Leo Petroni; Jackson, Erika; Bill Hume; Barbara Hume; Annette Brands; Tommi West; David V; Doug Kirkpatrick; John Rosenzweig; fly@turboflip.com; karneson@sbcglobal.net; Gael Miller; Tammy & Hamid Otsmane
Cc: Aaron Norton
Subject: Re: Update on 4529 18th - peaked roof

Dear neighbors,

I hope the new year is treating you all well. We have been working on revising the plans for our home at 4529 18th. and should have something to mail out soon. We are planning to fully meet or work toward a compromise on all of the points listed in Loke and Annette's two emails, which I know many of you supported. We are working from the original plans, not the peaked roof plans, as the majority of our neighbors requested that we not pursue the peaked roof design.

In brief, we plan to meet the following concerns:

1) Utility panel locations will be noted, 2) we are shifting the upper level south by three feet to be 15' back from the front property line and 18' back from the front bay, 3) we will indicate sheer walls in the drawings, 4) the new drawings will indicate proposed cladding materials, 5) the cost of the project will be adjusted after final bidding 6) we will have a designer develop 3D renderings 7) we will develop a typical shadow study on the winter solstice when maximum shadows occur and light is most limited, including shadow coverage at various times of the day, 8) the plans will show adjacent home skylight placements 9) the plans will have reduced deck sizes (see more below) 10) We are planning to add 2-3 bike parking spaces 11) we are attempting to greatly reduce and hopefully fully eliminate many cross views 12) we are adding a privacy screen to the third floor deck to eliminate southern light well cross views.

In brief, we have worked toward compromise on the remaining concerns:

1) Light wells: The neighborhood design guidelines recommend a 2/3 match in length and a 3' depth. We have already far exceeded that in the original 311 plans. Our light wells match nearly the full length of the light wells to the east. Further, both the southeast and entire western light wells are unbounded to the south, opening to the southern sun to increase light to the adjacent home's skylights and windows. Our light wells do not match the 6' depth because doing so on our comparatively narrow lot would make the interior space difficult to use – opening the light wells to the south provides a preferential interior layout for us and more sunlight into the light wells when compared to a deeper bounded light well design. That said we do plan to deepen the eastern light wells by about 20% further. To increase daylight to the west, we found the best results for increasing light to the western light well through providing an angled cutout on the western side of the top floor. We expect to be able to lower the height of the property line wall to the west, which will also increase light well radiance on the ground level (awaiting building department approval for this change). And, we plan to remove the handrail from the western property line. To the east, we are removing the stair to the roof, which significantly lowers the rim to the light wells. We are also setting back the entire top level by three feet from the eastern property line.

2) Commercial use: The storefront approval issue will be separated from our construction project under a "conditional use" request. In other words, neighbors who are not in favor of the construction project can still support Terje's office/store, New Deal, as the issues will be handled separately. Terje has been in business at the space since 2008 and would like to maintain his lease after the construction, which we have agreed to do. We know there are some concerns about parking and deliveries, but feel Terje's presence makes the block more inviting, safer and more cheerful. The

planning commission will decide whether to continue commercial use, which was originally established at the space in 1910 as The Riccomi & Co Fruit Market. The most current 3R report from the Building Department indicates the space's original occupancy was a store and that the property is presently authorized as a store. The issue here is that the planning department records do not align with the building department records and we are hoping you will consider supporting Terje's store when the issue heads to the planning commission. If you would like to write a short letter of support for Terje, please let me or Terje know - I know he would appreciate it. Again, support for the storefront use does not imply support for the construction project.

3) Upper level: We are proposing to keep a shortened 4th floor but completely remove the roof deck and the staircase up to the roof deck. In addition to removing the roof deck, we are proposing to remove the wrap-around balcony, setting back handrails by 3-4 feet from the property line on the 4th fl. deck. We also plan to remove the catwalk on the western side of the building, setting back the handrails on that side as well. The upper level new configuration will be set back three feet farther from the front face of the building and will also incorporate a 3-foot setback along the entire eastern side of the building. To the west, we will add a angled cut to allow more southeast light into the western light well.

We are hoping these changes will avoid the need for a discretionary review and remain open to discussing any specific concerns that these changes might bring up. If you have any remaining requests or concerns, please let me know. As always, one of us (Ozzie, Aaron, or Kirsten) will be available to meet with you if you have questions about the plans or would like us to see perspectives from your windows or decks.

Many thanks,
Ozzie and Aaron

Jackson, Erika

From: Bill Hume <billhume@comcast.net>
Sent: Sunday, January 31, 2016 9:29 AM
To: 'Annette Brands'; 'Ozzie Zehner'
Cc: 'Lokelani Devone'; 'John Wilson'; 'Lord Leo Petroni'; Jackson, Erika; 'Barbara Hume'; 'Tommi West'; 'David Van der Voort'; 'Doug Kirkpatrick'; 'John Rosenzweig'; fly@turboflip.com; 'Karen Arneson'; 'Gael Miller'; 'Tammy & Hamid Otsmane'; 'Aaron Norton'
Subject: RE: Update on 4529 18th - peaked roof

Ozzie,

Thanks for the update and the accommodations you are proposing. I do agree with Annette that many of these changes are difficult to visualize and would greatly appreciate seeing a preliminary plan.

Light into the light wells, and keeping the building within the aesthetic of the neighborhood remain our largest concerns.

Thanks.

Best Regards;

Bill
415.577.4522

-----Original Message-----

From: Annette Brands [mailto:abrands@me.com]
Sent: Thursday, January 28, 2016 12:44 PM
To: Ozzie Zehner
Cc: Lokelani Devone; John Wilson; Lord Leo Petroni; Erika Jackson; Bill Hume; Barbara Hume; Tommi West; David Van der Voort; Doug Kirkpatrick; John Rosenzweig; fly@turboflip.com; Karen Arneson; Gael Miller; Tammy & Hamid Otsmane; Aaron Norton
Subject: Re: Update on 4529 18th - peaked roof

Hi Ozzie,

May we have an opportunity to see the latest set of plans with these changes and meet with you prior to you filing the 311? As we said in an earlier email, the changes you are laying out are difficult to visualize in relation to our property, without seeing the revised plans.

Annette Brands
abrands@me.com
415-640-4698

> On Jan 27, 2016, at 10:21 AM, Ozzie Zehner <zehner@imagitrends.com> wrote:

>

> Dear neighbors,

>

> I hope the new year is treating you all well. We have been working on revising the plans for our home at 4529 18th. and should have something to mail out soon. We are planning to fully meet or work toward a compromise on all of the

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> We are hoping these changes will avoid the need for a discretionary review and remain open to discussing any specific concerns that these changes might bring up. If you have any remaining requests or concerns, please let me know. As always, one of us (Ozzie, Aaron, or Kirsten) will be available to meet with you if you have questions about the plans or would like us to see perspectives from your windows or decks.

>

> Many thanks,

> Ozzie and Aaron

Jackson, Erika

From: John Rosenzweig <johnrsf@gmail.com>
Sent: Wednesday, April 06, 2016 3:34 PM
To: Karen Arneson
Cc: Ozzie Zehner; Annette Brands; Devone Lokelani; Jackson, Erika; Bill Hume; Hume Barbara; Tommi West; Van der Voort David; LP Petroni; Doug Kirkpatrick; Aaron Norton; fly@turboflip.com; John Wilson; Gael Miller; Otsmane Tammy & Hamid
Subject: Re: Plan revisions for 4529 18th

Dear Ozzie,

While you are still working on plan revisions I would like to make it clear that I join my neighbors in objecting to the height and mass of your project, which is not in keeping with the height and mass of other buildings on that block of 18th street. Although you have taken steps to make the height not visible from 18th Street, the proposed height of your project would be very much visible to your neighbors to the south on Caselli Avenue, where it would rise above its neighboring buildings on your side of your block. Given the existence of the other non-conforming building on your lot occupied by your tenants in common, it would seem that building a project to the maximum dimensions allowed under the planning code may not be appropriate.

In order that I and other neighbors can get a clear visual sense of what your project would look like when built (without having to make guesses for differences in grade, for example,) I have requested that you erect "story poles" that will show the outline of the project.

I am also concerned about efforts to get city approval for commercial use of the ground floor space, which may not be consistent with current zoning of your parcel.

I look forward to seeing you at the upcoming planning commission meeting.

Best regards,

John Rosenzweig
26 Caselli Ave.

On Tue, Apr 5, 2016 at 9:45 AM, Karen Arneson <karneson@sbcglobal.net> wrote:

Hi Ozzie,

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Thanks,
Karen

Karen Arneson
Phone: 415-552-0308
Cell: 415-786-7413

-----Original Message-----

From: zehner [mailto:imagitrends@gmail.com] On Behalf Of Ozzie Zehner

Sent: Monday, April 04, 2016 10:34 PM

To: Annette Brands <abrands@me.com>

Cc: Devone Lokelani <lokedevone@icloud.com>; Arneson Karen <karneson@sbcglobal.net>; Erika Jackson <erika.jackson@sfgov.org>; Bill Hume <billhume@comcast.net>; Hume Barbara

<barbarahume@comcast.net>; Tommi West <tommi@tommiwest.com>; Van der Voort David

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<dkirkpatrick@innerproductpartners.com>; John Rosenzweig <johnrsf@gmail.com>; Aaron Norton

<atnorton54@gmail.com>; fly@turboflip.com; john@jbwilson.net; gaelatchcleaners@yahoo.com; Otsmane

Tammy & Hamid <littlepinkhouses@sbcglobal.net>

Subject: Re: Plan revisions for 4529 18th

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> Annette Brands

> abrands@me.com

> 415-640-4698

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Jackson, Erika

From: Karen Arneson <karneson@sbcglobal.net>
Sent: Wednesday, April 06, 2016 6:52 PM
To: 'Ozzie Zehner'
Cc: 'Ozzie Zehner'; 'Annette Brands'; 'Devone Lokelani'; Jackson, Erika; 'Bill Hume'; 'Hume Barbara'; 'Tommi West'; 'Van der Voort David'; 'LP Petroni'; 'Doug Kirkpatrick'; 'Aaron Norton'; fly@turboflip.com; 'John Wilson'; 'Gael Miller'; 'Otsmane Tammy & Hamid'; 'John Rosenzweig'
Subject: RE: Plan revisions for 4529 18th

Ozzie,

In addition to my prior request for you to erect "story poles" for your project, I would like to confirm that, as one of your neighbors to the south on Caselli Ave, my husband and I totally agree with all of John Rosenzweig's comments below regarding our continuing concern over the height and mass of your project. We feel that the proposed bulk and mass and of your project is out of character with the neighborhood, a fact that will be especially apparent when looking to the north from our house on Caselli.

I also share John's concerns about your efforts to get city approval for commercial use of the ground floor space of your project given the existence of the other non-conforming building on your lot occupied by your tenants in common.

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To: Karen Arneson <karneson@sbcglobal.net>
Cc: Ozzie Zehner <zehner@imagitrends.com>; Annette Brands <abrands@me.com>; Devone Lokelani <lokedevone@icloud.com>; Erika Jackson <erika.jackson@sfgov.org>; Bill Hume <billhume@comcast.net>; Hume Barbara <barbarahume@comcast.net>; Tommi West <tommi@tommiwest.com>; Van der Voort David <eigenstates@gmail.com>; LP Petroni <lpenterprises2012@gmail.com>; Doug Kirkpatrick <dkirkpatrick@innerproductpartners.com>; Aaron Norton <atnorton54@gmail.com>; fly@turboflip.com; John Wilson <john@jwilson.net>; Gael Miller <gaelatchcleaners@yahoo.com>; Otsmane Tammy & Hamid <littlepinkhouses@sbcglobal.net>
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Jackson, Erika

From: zehner <imagitrends@gmail.com> on behalf of Ozzie Zehner
<zehner@imagitrends.com>
Sent: Thursday, April 14, 2016 10:12 AM
To: Karen Arneson; Annette Brands; Devone Lokelani; Jackson, Erika; Bill Hume; Hume
Barbara; Tommi West; Van der Voort David; LP Petroni; Doug Kirkpatrick; Aaron Norton;
John Wilson; Gael Miller; fly@turboflip.com; Otsmane Tammy & Hamid; John
Rosenzweig
Subject: Re: Plan revisions for 4529 18th

Hello everyone,

I hope this finds you all well and thank you all for your continued patience.

To answer Loke's question, we have not yet finalized the exterior elements so we're waiting to do that before making the 3D/shadow renderings. We're working as fast as we can to finalize the plans so we can send them out well in advance of the planning commission meeting.

I understand that there are still concerns about the building size. It has always been our goal to propose something that will not just meet planning code and the neighborhood guidelines, but also exceed those expectations in some areas to benefit our neighbors. That said, the building will have impacts and it will be visible from other homes, unlike our existing building. Since our proposal will meet all planning guidelines, story poles are not considered customary for this situation but we believe that the 3D drawings should give a good sense of the relative size of the building.

Regarding Terje's store, the planning commission will be making the determination on whether it will be allowed to remain after the construction. We like having the storefront and Terje there so we are requesting to keep the store, but it will ultimately be up to the city to decide.

Let me know if you have any questions about the process - if I can't answer your question, I should be able to find someone at the city to ask.

Have a great weekend and best wishes,

Ozzie

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In addition to my prior request for you to erect "story poles" for your project, I would like to confirm that, as one of your neighbors to the south on Caselli Ave, my husband and I totally agree with all of John Rosenzweig's comments below regarding our continuing concern over the height and mass of your project. We feel that the proposed bulk and mass and of your project is out of character with the neighborhood, a fact that will be especially apparent when looking to the north from our house on Caselli.

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>>>>>>> Please let us know if that is possible. Thanks,

>>>>>>>
>>>>>>> Loke

>>>>>>>
>>>>>>>
>>>>>>>> On Feb 8, 2016, at 7:23 PM, Ozzie Zehner <zehner@imagitrends.com> wrote:

>>>>>>

>>>>>> Dear Neighbors,

>>>>>>

>>>>>> I hope this finds you all well. Terje has offered his store, New Deal, for me to show you the revised plans on Thursday (Feb 11th) from 6:30-7:30. Please feel free to drop by if you'd like to see the updates I described. We expect to have the plans prepared to send out soon as well as 3D drawings and a shadow study to follow.

>>>>>>

>>>>>> Best,

>>>>>> Ozzie

>>>>

>>

>

Jackson, Erika

From: Karen Arneson <karneson@sbcglobal.net>
Sent: Thursday, April 14, 2016 5:34 PM
To: Jackson, Erika
Subject: Request for "Story Poles" for 4529 18th

Follow Up Flag: Follow up
Flag Status: Completed

Hi Erika,

I am one of Ozzie Zehner's neighbors at 22 Caselli Ave. that will be impacted by his proposed project. As noted below in my email and the email from John Rosenzweig from 26 Caselli, both dated 4/6/2016, we are concerned about the height and mass of the building when viewing it from the southern side of the building. We feel that it will be out of character with the rest of the buildings on the block.

To enable us to have a good visual sense of the scope of the project, John and I have requested that "story poles" be erected. In Ozzie's response from today (4/14/2016), he has stated that story poles are not considered customary for projects that meet all planning guidelines. Could you please confirm whether or not that is true?

Even if his comment is true in a technical sense, I would think that, since Ozzie is proposing to build a 4 story house that is taller than any of the buildings on the street and thus not in keeping with the character of the neighborhood, he should be required to erect story poles if any affected neighbor makes such a request. Can you please also comment on the request for story poles from that perspective.

Thanks in advance for your reply to this question.

Regards,
Karen

Karen Arneson
Phone: 415-552-0308
Cell: 415-786-7413

From: zehner [mailto:imagitrends@gmail.com] **On Behalf Of** Ozzie Zehner
Sent: Thursday, April 14, 2016 10:12 AM
To: Karen Arneson <karneson@sbcglobal.net>; Annette Brands <abrand@me.com>; Devone Lokelani <lokedevone@icloud.com>; Erika Jackson <erika.jackson@sfgov.org>; Bill Hume <billhume@comcast.net>; Hume Barbara <barbarahume@comcast.net>; Tommi West <tommi@tommiwest.com>; Van der Voort David <eigenstates@gmail.com>; LP Petroni <lpenterprises2012@gmail.com>; Doug Kirkpatrick <dkirkpatrick@innerproductpartners.com>; Aaron Norton <atnorton54@gmail.com>; John Wilson <john@jwilson.net>; Gael Miller <gaelatchcleaners@yahoo.com>; fly@turboflip.com; Otsmane Tammy & Hamid <littlepinkhouses@sbcglobal.net>; John Rosenzweig <johnrsf@gmail.com>
Subject: Re: Plan revisions for 4529 18th

Hello everyone,

I hope this finds you all well and thank you all for your continued patience.

To answer Loke's question, we have not yet finalized the exterior elements so we're waiting to do that before

making the 3D/shadow renderings. We're working as fast as we can to finalize the plans so we can send them out well in advance of the planning commission meeting.

I understand that there are still concerns about the building size. It has always been our goal to propose something that will not just meet planning code and the neighborhood guidelines, but also exceed those expectations in some areas to benefit our neighbors. That said, the building will have impacts and it will be visible from other homes, unlike our existing building. Since our proposal will meet all planning guidelines, story poles are not considered customary for this situation but we believe that the 3D drawings should give a good sense of the relative size of the building.

Regarding Terje's store, the planning commission will be making the determination on whether it will be allowed to remain after the construction. We like having the storefront and Terje there so we are requesting to keep the store, but it will ultimately be up to the city to decide.

Let me know if you have any questions about the process - if I can't answer your question, I should be able to find someone at the city to ask.

Have a great weekend and best wishes,

Ozzie

On Apr 6, 2016, at 8:51 PM, Karen Arneson <karneson@sbcglobal.net> wrote:

Ozzie,

In addition to my prior request for you to erect "story poles" for your project, I would like to confirm that, as one of your neighbors to the south on Caselli Ave, my husband and I totally agree with all of John Rosenzweig's comments below regarding our continuing concern over the height and mass of your project. We feel that the proposed bulk and mass and of your project is out of character with the neighborhood, a fact that will be especially apparent when looking to the north from our house on Caselli.

I also share John's concerns about your efforts to get city approval for commercial use of the ground floor space of your project given the existence of the other non-conforming building on your lot occupied by your tenants in common.

Regards,
Karen

Karen Arneson
22 Caselli Ave.

Phone: 415-552-0308
Cell: 415-786-7413

From: John Rosenzweig [<mailto:johnrsf@gmail.com>]
Sent: Wednesday, April 06, 2016 3:34 PM
To: Karen Arneson <karneson@sbcglobal.net>
Cc: Ozzie Zehner <zehner@imagitrends.com>; Annette Brands <abrand@me.com>; Devone Lokelani <lokedevone@icloud.com>; Erika Jackson <erika.jackson@sfgov.org>; Bill Hume <billhume@comcast.net>; Hume Barbara <barbarahume@comcast.net>; Tommi West

<tommi@tommiwest.com>; Van der Voort David <eigenstates@gmail.com>; LP Petroni <lpenterprises2012@gmail.com>; Doug Kirkpatrick <dkirkpatrick@innerproductpartners.com>; Aaron Norton <atnorton54@gmail.com>; fly@turboflip.com; John Wilson <john@jwilson.net>; Gael Miller <gaelatchcleaners@yahoo.com>; Otsmane Tammy & Hamid <littlepinkhouses@sbcglobal.net>
Subject: Re: Plan revisions for 4529 18th

Dear Ozzie,

While you are still working on plan revisions I would like to make it clear that I join my neighbors in objecting to the height and mass of your project, which is not in keeping with the height and mass of other buildings on that block of 18th street. Although you have taken steps to make the height not visible from 18th Street, the proposed height of your project would be very much visible to your neighbors to the south on Caselli Avenue, where it would rise above its neighboring buildings on your side of your block. Given the existence of the other non-conforming building on your lot occupied by your tenants in common, it would seem that building a project to the maximum dimensions allowed under the planning code may not be appropriate.

In order that I and other neighbors can get a clear visual sense of what your project would look like when built (without having to make guesses for differences in grade, for example,) I have requested that you erect "story poles" that will show the outline of the project.

I am also concerned about efforts to get city approval for commercial use of the ground floor space, which may not be consistent with current zoning of your parcel.

I look forward to seeing you at the upcoming planning commission meeting.

Best regards,

John Rosenzweig
26 Caselli Ave.

On Tue, Apr 5, 2016 at 9:45 AM, Karen Arneson <karneson@sbcglobal.net> wrote:

Hi Ozzie,
Thanks for the update. Can you also please put up the "story pole" that was previously requested by another neighbor. That will provide the visual guideline we need to understand the true height of the proposed building relative to all of our houses.

Thanks,
Karen

Karen Arneson
Phone: 415-552-0308
Cell: 415-786-7413

-----Original Message-----

From: zehner [mailto:imagitrends@gmail.com] On Behalf Of Ozzie Zehner

Sent: Monday, April 04, 2016 10:34 PM
To: Annette Brands <abrands@me.com>

Cc: Devone Lokelani <lokedevone@icloud.com>; Arneson Karen <karneson@sbcglobal.net>; Erika Jackson <erika.jackson@sfgov.org>; Bill Hume <billhume@comcast.net>; Hume Barbara <barbarahume@comcast.net>; Tommi West <tommi@tommiwest.com>; Van der Voort David <eigenstates@gmail.com>; LP Petroni <lpenterprises2012@gmail.com>; Doug Kirkpatrick <dkirkpatrick@innerproductpartners.com>; John Rosenzweig <johnrsf@gmail.com>; Aaron Norton <atnorton54@gmail.com>; fly@turboflip.com; john@jbwilson.net; gaelatchcleaners@yahoo.com; Otsmane Tammy & Hamid <littlepinkhouses@sbcglobal.net>
Subject: Re: Plan revisions for 4529 18th

Hello Annette,

The revisions are taking a little longer than expected but once we have those dialed in, we can create the shadow and 3D drawings. I'll be in touch once we have something ready. I'm not sure of our timeline but we will have those completed in advance of the planning commission meeting so everyone can review them.

Best,

Ozzie

Jackson, Erika

From: Lord Leo Petroni <lpenterprises2012@gmail.com>
Sent: Sunday, April 17, 2016 9:55 PM
To: Jackson, Erika
Subject: 4529 18th Street Project

Hello Erika,

I live at and own 4517 18th street just three properties down from 4529 18th street. I want to first start off by saying that I am a realtor here in San Francisco and I am all for development but, what the owner of 4529 18th street, Ozzie Zehner, is proposing is completely out of character with the neighborhood. I don't know what Ozzie is telling you about neighborhood concerns but, he is definitely not addressing them. The height, bulk, and mass of the structure is excessive for the lot size. The loss of privacy and light to his neighbors will be immense. If you look on our block there are no other dwellings that are this height and on top of that there are no homes that are over 3 stories. I think that sums it up right there.

The three story building he is proposing doesn't even have parking which is a huge concern for the neighborhood as well. Not everyone is able to ride bikes or walk where they need to go. I battle this on a daily basis with people parking over into my drive way.

There is also a dwelling in the back of the lot which will completely lose all of their privacy and light. The proposed building will look directly down on them and this of course will effect there quality of life and not to mention the value of their home. This proposal is completely one sided in that the other tic unit has absolutely no say. That is not right.

Furthermore, the commercial unit that is there now is not permitted and the neighbors are opposed to allowing it in the future.

This is not South Beach or Soma, this is a neighborhood and a community. If you pass this, can you imagine how many angry neighbors

you will have in the future with people wanting to build up. I think the decision you make here will set a precedent for future construction in this neighborhood. I appreciate your time and efforts in this tough decision. If you would like to discuss this with me I am happy to do so.

Best,

Leo Petroni

Mobile 415.710.6631

Jackson, Erika

From: Annette Brands <abrands@me.com>
Sent: Thursday, May 26, 2016 2:32 PM
To: Jackson, Erika
Cc: Lokelani Devone
Subject: SF Planning Commission - 2015-006857CUA

Dear Erika,

We would like to thank you for providing the email and document history for the 4529 proposed project via the Sunshine Ordinance. In advance of your final recommendation to the SF Planning Commission, in their consideration of the conditional limited commercial use, we want to address several items we found in the correspondence and reiterate why we and many of our neighbors are opposed to the reinstatement of the limited commercial use. We ask that you include these comments in the packet to the Commission.

- Prior to purchasing our building at 4525 and 4527 18th Street in 2003, we performed our due diligence in looking carefully at the overall neighborhood, zoning, property records etc. We looked carefully at the adjacent property records to ensure we were buying a home in an RH-2 zoned neighborhood. We found the zoning determination letter for 4529, requested in 2002, by the owner at the time, determining that no commercial use was allowed. This is the same zoning determination letter I brought to your attention last fall. At the time we purchased our property, the front space at 4529 was occupied by an architect from 2003 until the sale of the property to its current owners in 2008. From 2008 until present, the space has been occupied by an interior designer who works from this space only 2 days per week. It is otherwise closed.

- Historically, 4529 18th street, the front building was a garage/storage building with a separate and detached residence built in 1925 in the rear of the lot. There remains a garage curb cut at the street. Sometime in the 1990's, the garage entry was converted to a store front with windows and doors as well as a small residence behind the storefront. We cannot find any permits on record for this conversion. We have been told by long term neighbors, that the first use after this conversion in the 90's, was to a gentleman who taught sewing classes followed by the architect. It has been suggested by Mr Zehner that there was a grocer operating out of that front building as long as 100 years ago. Our own research has the grocer as Riccomi and Son's who were fruit sellers and that their address was actually ours- 4527 18th Street as early as 1908- before any of the current structures were built. Riccomi & Sons operated various shops in the area- 4063 18th St, 301 Noe, 23 Collingwood, and 3023 20th in the years following the 1906 earthquake. The commercial activity for this property has been less than 20 years and has not been legal.

- We did not previously file a complaint (though we considered it during the last year) because the property in question was a residence in the back and part-time non-retail office space in the front without further development. We understood that at some point, the owner of the front building intended to build a residence. However, we did not expect a residence plus a commercial space- especially at the scale and mass currently proposed.

- Ozzie Zehner, the project sponsor, claims that the current interior design tenant plans to remain. We have heard the contrary - that he would find it difficult to return to this space after 1-2 years of construction. At best, Mr. Zehner's claim is speculative. Such a claim is highly prejudicial to the interest of neighbors who relied upon the City's zoning letter of determination and who are opposed to further commercial space on this street. We believe it would be entirely unfair to neighbors to make such a speculative representation in your

recommendation to the Commission. There is no guarantee that the current tenant would occupy the space, and even if he did, having 2 residences, a commercial space and most likely an ADU on that extremely small lot is too much!

- While there are other commercial spaces on the block, these are in spaces that were designed in to the original, unaltered buildings and all of them are situated on corners and not mid-block. They have been legal commercial spaces for many decades. Two of them provide daily and recurrent services to the surrounding neighborhood- a dry cleaners and a shoe repair shop.

- We are not opposed to those commercial spaces that remain in the buildings that were designed for them- like the 2 directly across on the corners of 18th and Ord Streets. The commercial hub of our neighborhood now is the Castro Neighborhood Commercial District. Currently there are 2 vacant commercial spaces on the upper 4600 block of 18th Street- a market and a former small restaurant. Both of these spaces have remained vacant for more then 6-8 months. We do not need additional, re-instated commercial space in the neighborhood- especially since the commercial hub has moved centrally to the Castro/18th intersection over the last 60 years.

- Finally, we previously asked whether we should now file a complaint regarding the illegal commercial use at 4529 18th and you advised that it would be unnecessary, given that the Commission is taking up the issue in June. As a consequence, no complaint is on record. However, it would be unfair to now represent to the Commission in any recommendation that no neighbors have filed a complaint, as any such statement would tend to suggest that we have no objection. On the contrary, for the reasons we have explained above, we strongly oppose reinstatement of a limited commercial use.

Sincerely,
Annette Brands and Lokelani Devone

Annette Brands
abrands@me.com
415-640-4698

From: [Lokelani Devone](#)
To: [Jackson, Erika](#)
Cc: [Karen Arneson](#); [Annette Brands](#)
Subject: Re: SF Planning Commission - 2015-006857CUA (4529 18th St)
Date: Friday, May 27, 2016 12:21:01 PM

Dear Erika,

Further to Annette's email regarding the illegal commercial use at 4529 18th Street, here are some photos showing why it has been a problem for us. Our driveway is often blocked by the shop's clients or delivery vans. The woman who operates the cleaners across the way complains that the New Deal shop clients use her green zone space.

After taking deliveries, the shop owner leaves the discarded packing materials and cardboard outside on the sidewalk, often days before the scheduled garbage/recycling day. In addition to being unsightly, it often creates a mess that I or others must clean up.

Here are some photos depicting what pretty much happens every week:





















On May 26, 2016, at 2:32 PM, Annette Brands <abrands@me.com> wrote:

Dear Erika,

We would like to thank you for providing the email and document history for the 4529 proposed project via the Sunshine Ordinance. In advance of your final recommendation to the SF Planning Commission, in their consideration of the conditional limited commercial use, we want to address several items we found in the correspondence and reiterate why we and many of our neighbors are opposed to the reinstatement of the limited commercial use. We ask that you include these comments in the packet to the Commission.

- Prior to purchasing our building at 4525 and 4527 18th Street in 2003, we performed our due diligence in looking carefully at the overall neighborhood, zoning, property records etc. We looked carefully at the adjacent property records to ensure we were buying a home in an RH-2 zoned neighborhood. We found the zoning determination letter for 4529, requested in 2002, by the owner at the time, determining that no commercial use was allowed. This is the same zoning determination letter I brought to your attention last fall. At the time we purchased our property, the front space at 4529 was occupied by an architect from 2003 until the sale of the property to its current owners in 2008. From 2008 until present, the space has been occupied by an interior designer who works from this space only 2 days per week. It is otherwise closed.

- Historically, 4529 18th street, the front building was a garage/storage building with a separate and detached residence built in 1925 in the rear of the lot. There remains a garage curb cut at the street. Sometime in the 1990's, the garage entry was converted to a store front with windows and doors as well as a small residence behind the storefront. We cannot find any permits on record for this conversion. We have been told by long term neighbors, that the first use after this conversion in the 90's, was to a gentleman who taught sewing classes followed by the architect. It has been suggested by Mr Zehner that there was a grocer operating out of that front building as long as 100 years ago. Our own research has the grocer as Riccomi and Son's who were fruit sellers and that their address was actually ours- 4527 18th Street as early as 1908- before any of the current structures were built. Riccomi & Sons operated various shops in the area- 4063 18th St, 301 Noe, 23 Collingwood, and 3023 20th in the years following the 1906 earthquake. The commercial activity for this property has been less than 20 years and has not been legal.

- We did not previously file a complaint (though we considered it during the last year) because the property in question was a residence in the back and part-time non-retail office space in the front without further development. We understood that at some point, the owner of the front building intended to build a residence. However, we did not expect a residence plus a commercial space- especially at the scale and mass currently proposed.

- Ozzie Zehner, the project sponsor, claims that the current interior design tenant plans to remain. We have heard the contrary - that he would find it difficult to return to this space after 1-2 years of construction. At best, Mr. Zehner's claim is speculative. Such a claim is highly prejudicial to the interest of neighbors who relied upon the City's zoning letter of determination and who are opposed to further commercial space on this street. We believe it would be entirely unfair to neighbors to make such a speculative representation in your recommendation to the Commission. There is no guarantee that the current tenant would occupy the space, and even if he did, having 2 residences, a commercial space and most likely an ADU on that extremely small lot is too much!

- While there are other commercial spaces on the block, these are in spaces that were designed in to the original, unaltered buildings and all of them are situated on corners and not mid-block. They have been legal commercial spaces for many decades. Two of them provide daily and recurrent services to the surrounding neighborhood- a dry cleaners and a shoe repair shop.

- We are not opposed to those commercial spaces that remain in the buildings that were designed for them- like the 2 directly across on the corners of 18th and Ord Streets. The commercial hub of our neighborhood now is the Castro Neighborhood Commercial District. Currently there are 2 vacant commercial spaces on the upper 4600 block of 18th Street- a market and a former small restaurant. Both of these spaces have remained vacant for more than 6-8 months. We do not need additional, re-instated commercial space in the neighborhood- especially since the commercial hub has moved centrally to the Castro/18th intersection over the last 60 years.

- Finally, we previously asked whether we should now file a complaint regarding the illegal commercial use at 4529 18th and you advised that it would be unnecessary, given that the Commission is taking up the issue in June. As a consequence, no

complaint is on record. However, it would be unfair to now represent to the Commission in any recommendation that no neighbors have filed a complaint, as any such statement would tend to suggest that we have no objection. On the contrary, for the reasons we have explained above, we strongly oppose reinstatement of a limited commercial use.

Sincerely,
Annette Brands and Lokelani Devone

Annette Brands
abrands@me.com
415-640-4698

Jackson, Erika

From: Annette Brands <abrands@me.com>
Sent: Friday, June 03, 2016 5:15 PM
To: Ozzie Zehner; Jackson, Erika
Cc: Lokelani Devone
Subject: 4529 18th 5/25/16 plans, shadow studies and 3D- comments and concerns

Ozzie,

We have noted specific issues related to your final plan set dated 5/26/16 as well as the 3D rendering and shadow studies we finally received this past Tuesday. Receiving the shadow studies and 3D renderings at such a late date has left us with very little time to respond or ask for changes.

We remain adamantly opposed to your 4th floor. If the Planning Commission approves it, we would request, for the sake of all your neighbors, to remove your south facing 4th floor deck which will provide you with an imposing perch from which to look down on all your adjacent neighbors. Its location is intrusive to the peaceful enjoyment of backyards for many of us, including neighbors on Caselli.

Your shadow study demonstrates a dramatic impact on our west facing windows and our skylights (including the skylight to the 1st floor unit on the south light well) throughout the year and even to our deck at the height of summer. I won't even go in to how difficult and confusing the shadow studies were to interpret- typically licensed architects provide either an animated study or provide still images of each hour throughout these 4 quarters to see how it impacts. That criticism aside, we are deeply concerned by how much light we will actually lose (not to mention potential home value). All of our west facing windows and skylights will be shaded at 1pm on Dec 21; by 2pm on Mar 21; by 2:45 on June 21 and by 2pm on Sep 21. While the Residential Design Guidelines state that some loss of light should be anticipated with building expansion, we are losing much more than "some" light. Meanwhile, you have maximized light to your proposed residence, including more windows and glass doors than we can count, while denying significant loss of light to your adjacent neighbors. Unless you are open to making some modifications on this count, we fully intend to take it up with the Planning Commission on the 16th.

Light

In areas with a dense building pattern, some reduction of light to neighboring buildings can be expected with a building expansion. However, there may be situations where a proposed project will have a greater impact on neighboring buildings. In these situations, the following design modifications can minimize impacts on light; other modifications may also be appropriate depending on the circumstances of a particular project:

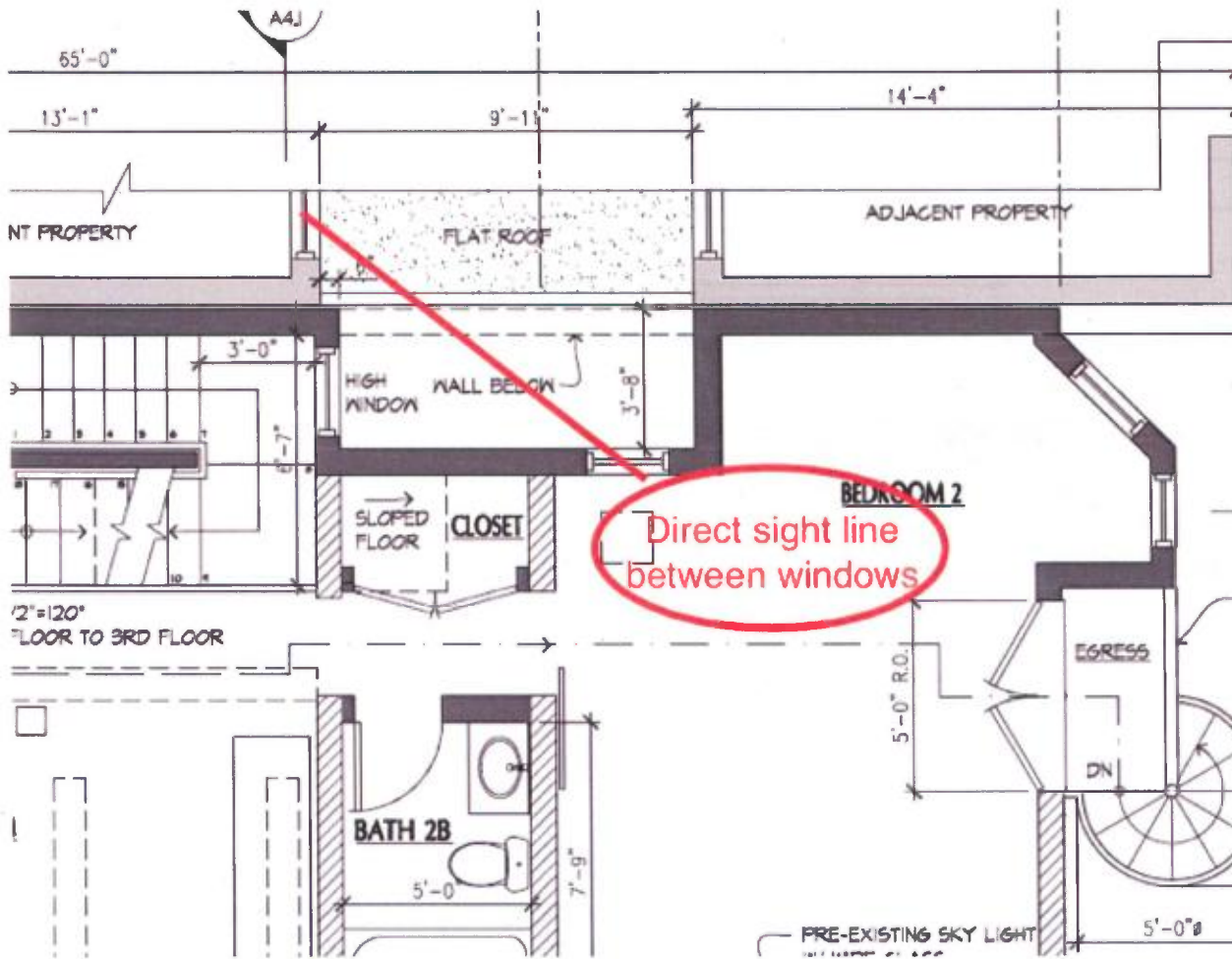
- Provide setbacks on the upper floors of the building.
- Include a sloped roof form in the design.
- Provide shared light wells to provide more light to both properties.
- Incorporate open railings on decks and stairs.
- Eliminate the need for parapet walls by using a fire-rated roof.

Planning Code Section 101 states that one of the purposes of the Planning Code is to provide adequate light, air, privacy and convenience of access to property in San Francisco.

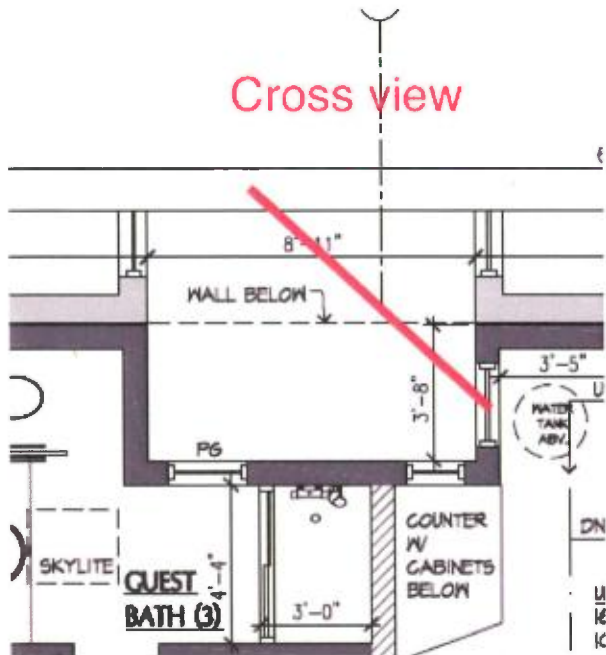
Shadow study indicate dramatic loss of light to our skylights and light wells

16 • Residential Design Guidelines: December 2003

Bedroom # 2 window that faces our south light well is problematic and has a direct cross view to our Master bedroom. In a previous email, you offered that if after it was in place and if it was a problem, you would put up curtains or a privacy strip. It is a problem for us now and we ask that you eliminate the window or use privacy glass. You have additional windows for this room, facing south, that will provide plenty of light-lots more light than what you propose to leave us with. Our window is large- 4x5' and we currently are able to look out at a 90 degree angle over your existing 1st floor.

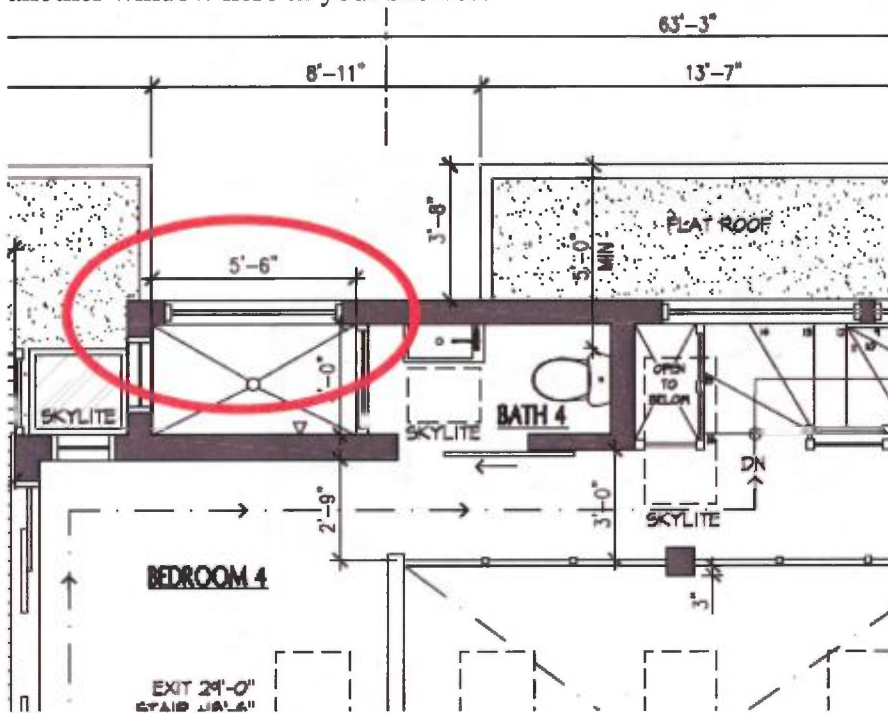


3rd floor stair landing window has the same problem. Again our window here is quite large, again approx 4 x 5' and easy to see into at a 90 degree angle. Please add privacy glass here as well.

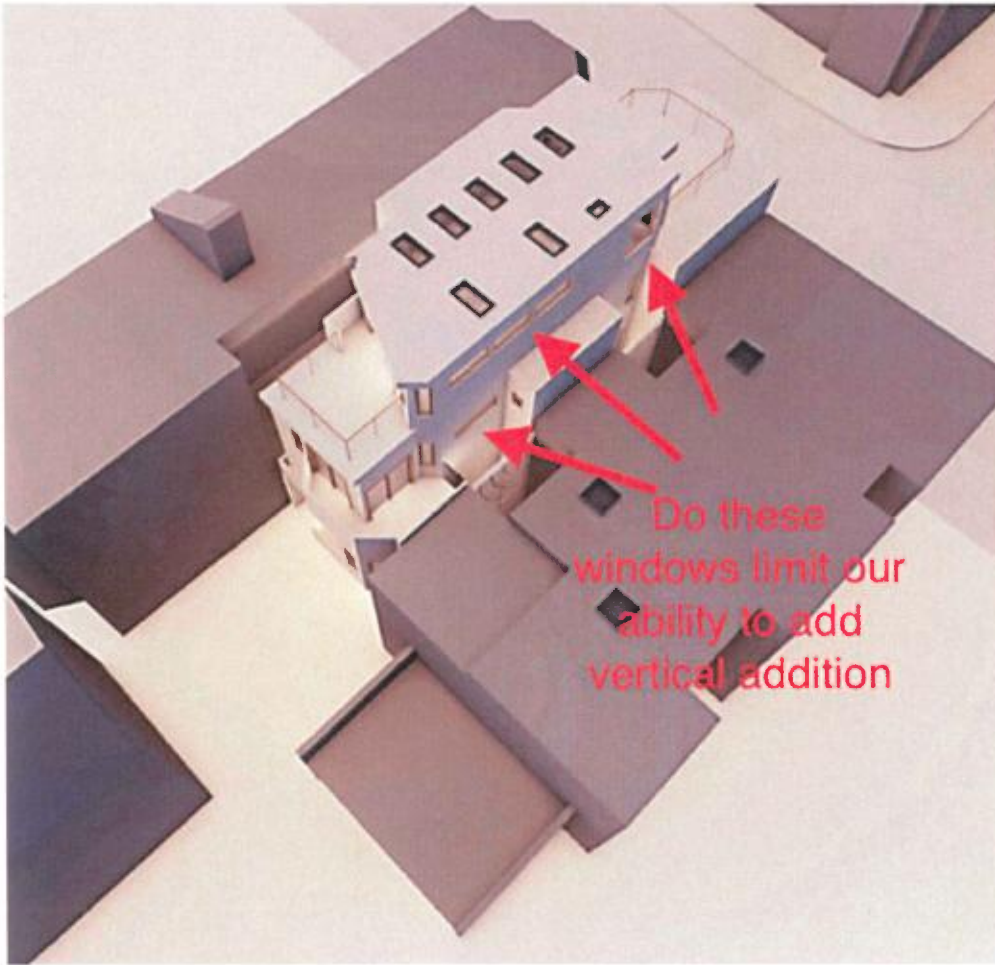


We would also ask that you make the window over the kitchen counter with privacy glass.

4th Floor Shower Window- appears to be at normal height. One could look straight down to 2 of our north light well windows (again both are 4 x 5'). We ask that you eliminate this window. Do you really need yet another window here in your shower?

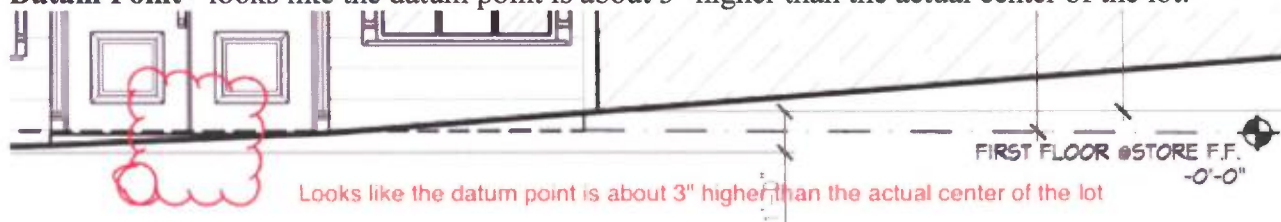


We had previously asked how high you proposed to place your east facing “high windows” on the 3rd and 4th floors and you stated 5’5”. Given the length of those windows on both the 3rd and 4th Floors- we have several concerns. A tall person could walk up to those windows and look down into our windows and skylights. Also given the east facing property line location, we would be limited in our ability to add a 3rd story to our building (or reduce the value to someone interested in expanding up). Often in San Francisco, buildings are not able to even put windows on property lines to allow for this vertical expansion. Your design limits what we or a future owner would be able to do. We would like you to raise your “high” windows higher than 5’5” to a more traditional transom window height and also to only place windows on the east side, to the light well area so as to allow a potential 3rd floor addition to our building.



Windows within 5' of property line. We noticed several operable windows within 5' of the property line on the west side. Are there any on the east side and if so are any within 3' of the property line as these would need to be fire rated windows?

Datam Point- looks like the datum point is about 3" higher than the actual center of the lot:



Lastly, we would also want to see where our windows and 4533's windows are in relation to what you are showing on the street elevation (and rear for that matter).

We were mistaken regarding the alignment of the lightwells. we realized our west facing windows are not centered within our light well. Our apologies- it has been very difficult to review these plans, window alignment etc on a laptop screen.

Annette Brands and Lokelani Devone
4525 and 4527 18th Street

Annette Brands
abrands@me.com
415-640-4698

Jackson, Erika

From: Hume, Bill <bill.hume@emc.com>
Sent: Sunday, June 05, 2016 5:42 PM
To: Jackson, Erika
Cc: bill Hume; Barbara Hume
Subject: RE: 4529 18th Street - SF Planning Commission

Importance: High

Follow Up Flag: Follow up

Flag Status: Flagged

Erika Jackson and the SF Planning Commission;

We are the owners of the property (4533 18th Street) to the west of the proposed construction project at 4529 18th Street, and provide the following statement in strong opposition to approving the structure as proposed. Although we were provided with the latest plans only recently, it is clear that there are several critical aspects that the out-of-state developer has not accommodated in his proposed plans. Although we are not opposed to a larger structure being built on the current site, being out-of-state, he has limited knowledge of the neighborhood and has made limited accommodations to the neighbor's clear and strong objections.

Significant Loss of Light– the proposed structure will directly impact the quality and quantity of light into the 9 operating windows in the living space of three separate units that are east facing. This has been validated with his light and shadow study that directly demonstrates that light will be impacted and shadows will become dominant. The out-of-state developer recognized this by designing half of his proposed 4th floor with a modified light well to maximize the light flowing into his lower living space. He wants the light, while taking it away from his neighbors. Removing the 4th floor would help mitigate this issue. In addition, he has not matched in position his proposed 2nd and 3rd floor window/light wells with our existing window/light well (refer to Diagram A) as is clearly stated in the Residential Design Guidelines. We ask that his proposed structure be modified to match our existing window/light well, as this would also mitigate the direct impact on our quality and quantity of light. Finally he has not accommodated any privacy concerns with his proposed clear west facing windows into our existing living space (refer to Diagram B). We ask that privacy glass windows be installed in all west facing windows and doors.

Density – the proposed density on this non-conforming parcel is inappropriate for the neighborhood. The already non-conforming parcel should not have to accommodate the potential of 14 people on the property, 5 separate units, very limited green space between the two structures, and no off street parking. This has a direct impact on neighborhood parking, cars and delivery trucks blocking driveways, traffic, noise and other neighborhood nuisances. Again, removing the 4th floor and creating a mindfully sized structure with appropriate density and off street parking, consistent with the neighborhood, is requested and seems appropriate.

Mass – the proposed 4 bedroom 5 bathroom mini-mansion with separate living, dining, family, media, study, arts/family and guest quarters is simply not a single family home in the character of the

neighborhood, impacting the aesthetic character of the neighborhood and as a result property values. This is true not only aesthetically but visually. His proposal is higher than any other single family structure including our egress exit to the roof (refer to Diagram C). There are no other single family 4 story structures in the immediate area, and his proposed structure would stick out like a sore thumb.

As far as we can surmise, he has no intention of living in his proposed mini-mansion, and has demonstrated minimal willingness to compromise with his neighbors. His proposed changes have resulted in the size of the structure being reduced by only 200 sq ft, minimal changes to the setbacks, and failure to show code-compliant fire-rated windows that are within 3 feet of the property line. The changes he claims to have made appear to be mostly code or design modifications required from the planning dept. I also strongly encourage you to speak confidentially with the TIC co-owners in the rear structure as they are also directly impacted by this proposed structure and due to a contractual agreement can't publicly oppose this structure.

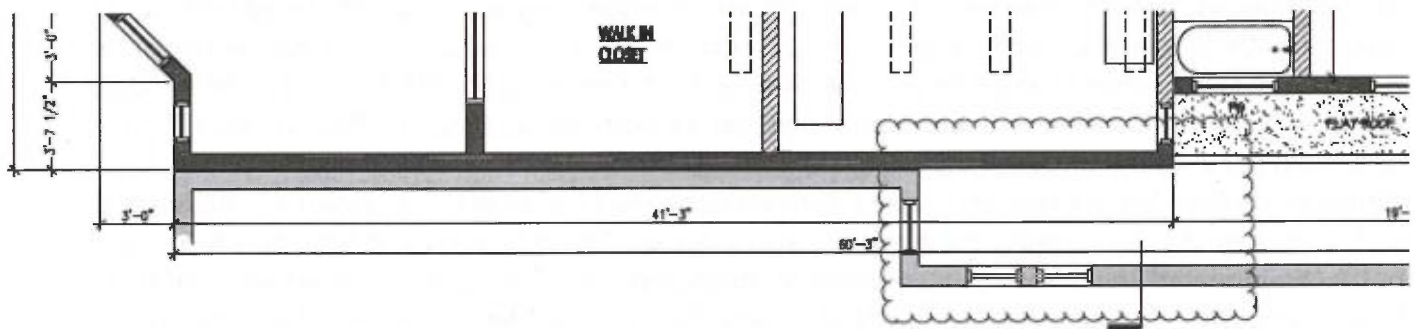
For these reasons and more, we strongly encourage the Planning Department to deny approval for building the proposed structure and require modifications be made so that a 3 story structure of less mass, a smaller structure with less density, and a modified structure accommodating neighbor quality of life concerns and meets documented city guidelines be approved to be built.

Respectfully,

Bill Hume

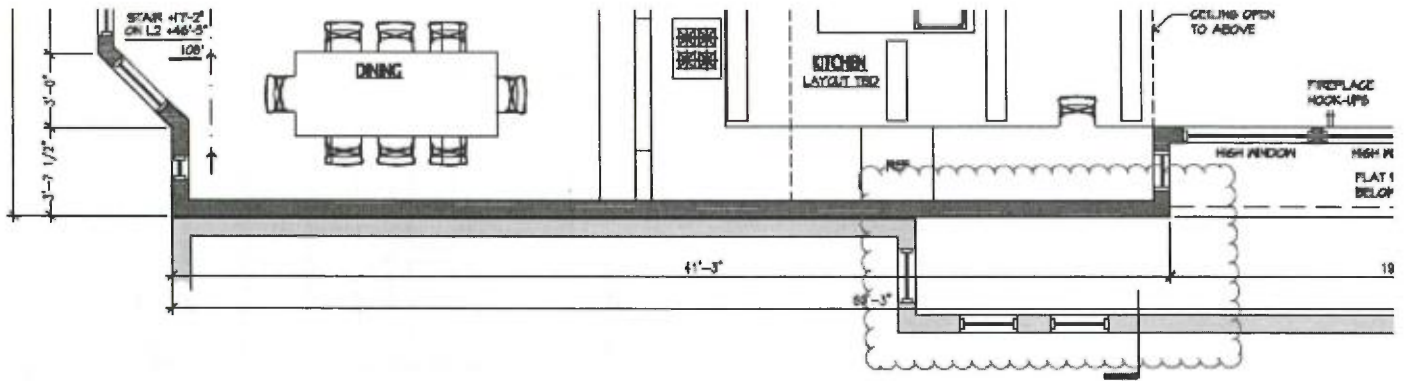
Barbara Shiners

Diagram A



PROPOSED SECOND FLOOR PLAN

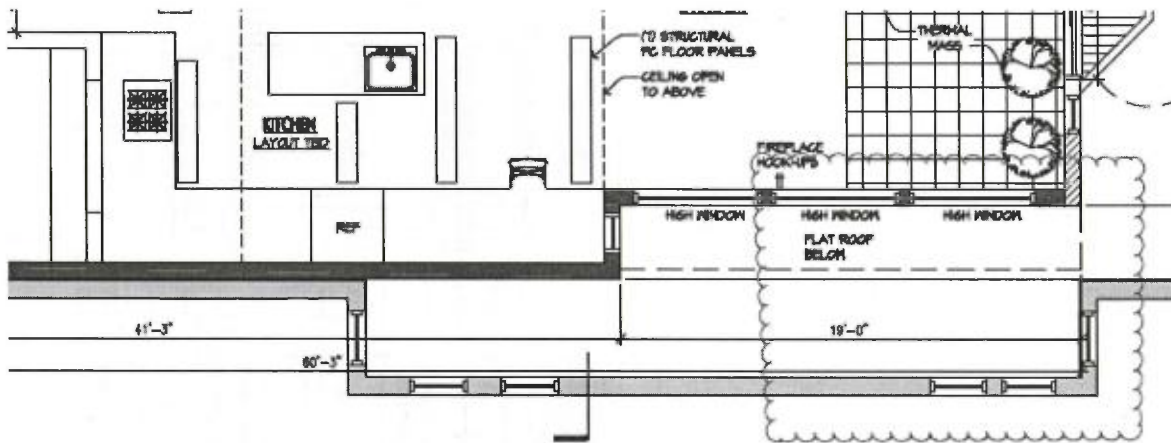
Scale



PROPOSED THIRD FLOOR PLAN

50a

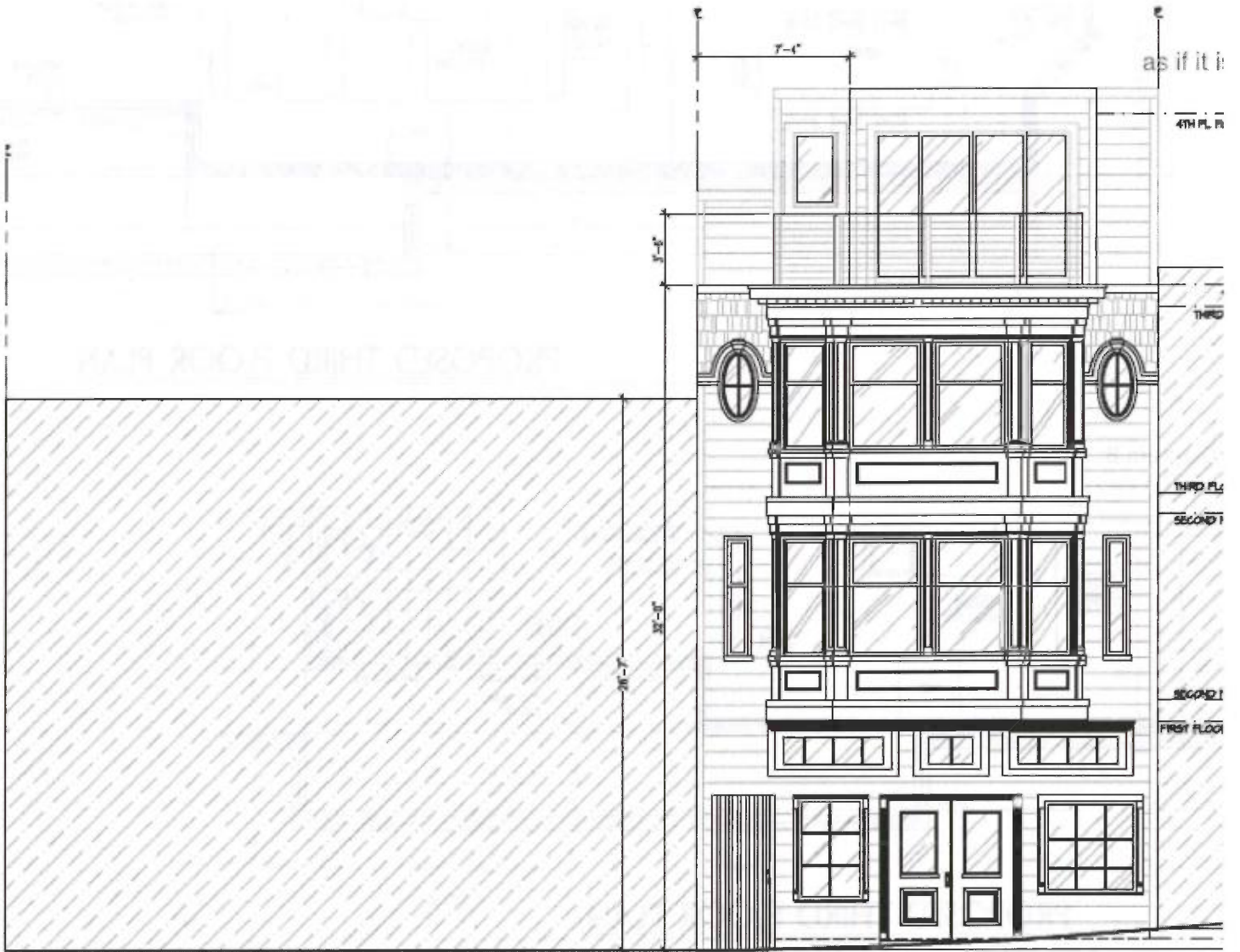
Diagram B



PROPOSED THIRD FLOOR PLAN

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

Diagram C



PROPOSED NORTH ELEVATION

Jackson, Erika

From: Karen Arneson <karneson@sbcglobal.net>
Sent: Tuesday, May 31, 2016 5:36 PM
To: Jackson, Erika
Subject: Project at 4529 18th St - Letter to Planning Commission

Hi Erika,

The following is a letter to the members of the Planning Commission from my husband, Charles Pfalzer, and me regarding our objections to Ozzie Zehner's proposed project at 4529 18th St. Please include this email/letter in your packet to the Planning Commission when you submit your Departmental recommendation.

Thanks very much for your assistance.

May 31, 2016

To: President Fong and Members of the Planning Commission

Cc: Erika Jackson, Planning Department

From: Karen Arneson and Charles Pfalzer
22 Caselli Ave.
San Francisco, CA 94114

RE: 4529 18th Street Proposal

Dear Commissioners,

My husband and I have owned and lived in our home at 22 Caselli Ave. for 28 years. We are writing to express our **opposition to the current proposal** for the above referenced project which seeks to add three stories to the existing one story building and reinstatement of limited commercial use at this location.

A decision to allow a 4-story structure on that block of 18th Street (which currently has no other 4-story buildings) would create a structure that is totally out of character with the rest of the buildings on the block. As a neighbor directly to the south of the project, the height, mass and scale of the building would be especially apparent to those of us on Caselli Ave. We note that the project sponsor, Ozzie Zehner, has made adjustments in his plans to minimize the impact of the 4th story from across 18th Street through the use of front set-backs on the top floor, but nothing has been done to minimize the impact of the height, scale and mass of the building to his neighbors from the south on Caselli Ave. We feel that a 4-story building simply does not conform to the character of the neighborhood and the 4th story should not be allowed.

In addition to the foregoing, we are concerned about the density of the proposed development. The plans call for building a 4-story building including ground floor commercial use with a 3-story residence above on an abnormally narrow lot (22 ft. wide) that already has a grandfathered, non-conforming, 2-story residence on the rear of the lot. There will not be any parking provided for any of the structures. Three separate uses on a single lot creates a density that is, in general, incompatible with residential neighborhoods and, more specifically, inconsistent with the surrounding residences on 18th Street.

Related to the foregoing is our opposition to the request to approve reinstatement of limited commercial use at that location. The front portion of the existing building is currently an illegal commercial unit in violation of the RH-2 zoning for that block. A zoning determination letter from 2002 states that use of the building for commercial storage terminated in 1965 and any subsequent use of the building for commercial purposes would be in violation of the Planning Code. In fact, the subject property had been converted from a garage to a commercial storefront in the early/mid-1990's – an event the Planning Department was not aware of in 2002, therefore we can only assume the conversion was completed without permits. In any event, we feel that approval for continued use of this space for any commercial purpose is, by itself, not appropriate for the neighborhood. When considered together with approval of a 3-story residence above the ground floor storefront space, we firmly believe the resulting project would have a height, mass, scale and density that is totally out of character with the rest of the neighborhood and therefore approval for limited commercial use of the space should not be granted.

Another related concern about the development is that the front building currently contains a small residential rental unit (in addition to the illegal commercial space) that is now occupied by an elderly (age 60+) man with health problems. This rental unit was reportedly added in the early/mid-1990's at the same time as the former garage was converted into a storefront. Based on the plans that have been provided to neighbors, this rental unit will be eliminated as part of the re-development. Is this not inconsistent with San Francisco's concern about the reduction in affordable housing units?

Finally, we must comment about the timing of notices for this significant development. As I mentioned in the beginning, my husband and I have both lived in and owned our home since 1988. The southeast corner of 4529 18th Street is directly adjacent to the northwest corner of our lot at 22 Caselli Ave. Despite this proximity, we did not receive the initial notices about the development in March/April 2015 that some of our neighbors received nor were we informed of the "311" meetings that apparently were held in March/April 2015 and possibly again in November 2015. It was only after getting looped in by our neighbors and after we personally reached out to Mr. Zehner about our objections to the proposed development plans that Mr. Zehner started including us on his communications in November 2015. Now we are at the point that a formal Planning Commission hearing will take place on 6/16/2016, but we didn't receive the final plans and the official notice of the meeting wasn't posted until late Thursday, 5/26/2016, just before the Memorial Day holiday weekend. Furthermore, we only received the 3D drawings and shadow studies (very critical documents given the magnitude of this development project) at 10 p.m. on Monday, 5/30/2016. As far as I know, many people within the 300 ft. notification radius had no idea prior to the notice being posted in front of 4529 18th Street that this development is happening. How is it possible that all affected neighbors were not properly notified throughout the entire process? In recent years, we have regularly received notice about projects from Douglass St. and 19th St. – i.e., locations that are much further away than our location relative to this project on 4529 18th Street. Overall, we feel that there have been many communication missteps on this project, which are only compounded by the limited notice we have received for the upcoming Planning Commission meeting. Given the short notice plus the late receipt of final plans, 3D drawings and the shadow study, we are concerned that affected neighbors will not have sufficient time to familiarize themselves with the proposed design and communicate their concerns about the project to the Planning Commission.

Please note that my husband and I fully support development of this property with a residence that is reasonable, consistent and compatible with neighboring homes, and considerate of the neighborhood in general. We are not opposed to the property being developed, but feel it should be in alignment with the planning commission guidelines set forth in the Residential Design Guidelines, which we feel that this proposed structure clearly does not follow. We also believe that neighborhood input is important and should not be ignored, and we therefore request that the Planning Commission consider our concerns. In the final analysis, we trust that the Planning Commission will do the right thing for all parties involved.

We therefore respectfully ask that the proposed 4th story be removed from the plans and that the request to permit limited commercial use be rejected.

Thank you in advance for your consideration of our concerns.

Respectfully submitted,

Karen A. Arneson and Charles M. Pfalzer
22 Caselli Ave.
San Francisco, CA 94114

Karen Arneson
Phone: 415-552-0308
Cell: 415-786-7413

SITE PERMIT SUBMITTAL

4529 18TH STREET, SAN FRANCISCO, CA 94114

PROJECT NOTES

OWNER: MICHAEL ZEHNER
4529 18TH STREET, SAN FRANCISCO, CA 94114
PHONE: 415-501-0073

CODES USED: 2013 SAN FRANCISCO BUILDING CODE
2013 SAN FRANCISCO PLUMBING CODE
2013 SAN FRANCISCO MECHANICAL CODE
2013 SAN FRANCISCO ELECTRICAL CODE
2013 SAN FRANCISCO FIRE CODE

ZONING: RH-2

OCCUPANCY TYPE: RESIDENTIAL

BLOCK / LOT: 2691 / 040

PROJECT DESCRIPTION: THE FRONT 1-STORY BUILDING, THE FOCUS OF THIS PROJECT, CONSISTS OF A STOREFRONT WITH AN ATTACHED RESIDENCE.

WE WILL RECONFIGURE THE FIRST FLOOR TO WIDEN THE EXISTING 2'-3" WIDE WALKWAY TO BE 3'-0" WIDE MINIMUM TO ACCESS THE RESIDENTIAL ENTRY. WE WILL ADD 2 STORIES PLUS A 4th FL LOFT WITH APPROPRIATE SIDE SETBACKS ALIGNED WITH NEIGHBORING LIGHT WELLS AND APPROPRIATE FRONT AND REAR SETBACKS, RESPECTING STREET CHARACTER, LIGHT AND AIR REQUIREMENTS. THE 4TH FLOOR LOFT WILL BE SET BACK FROM THE FRONT OF THE BUILDING FAR ENOUGH TO BE MINIMALLY VISIBLE FROM OPPOSITE SIDE OF 18TH STREET.

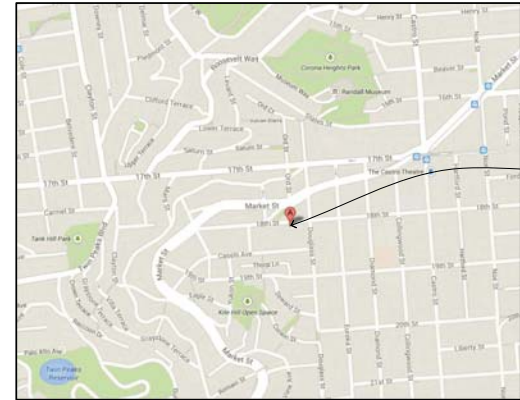
THE PROJECT WILL ALSO INCLUDE 356 SF OF DECKS AND AN EXPANDED REAR YARD.

DRAWING LIST

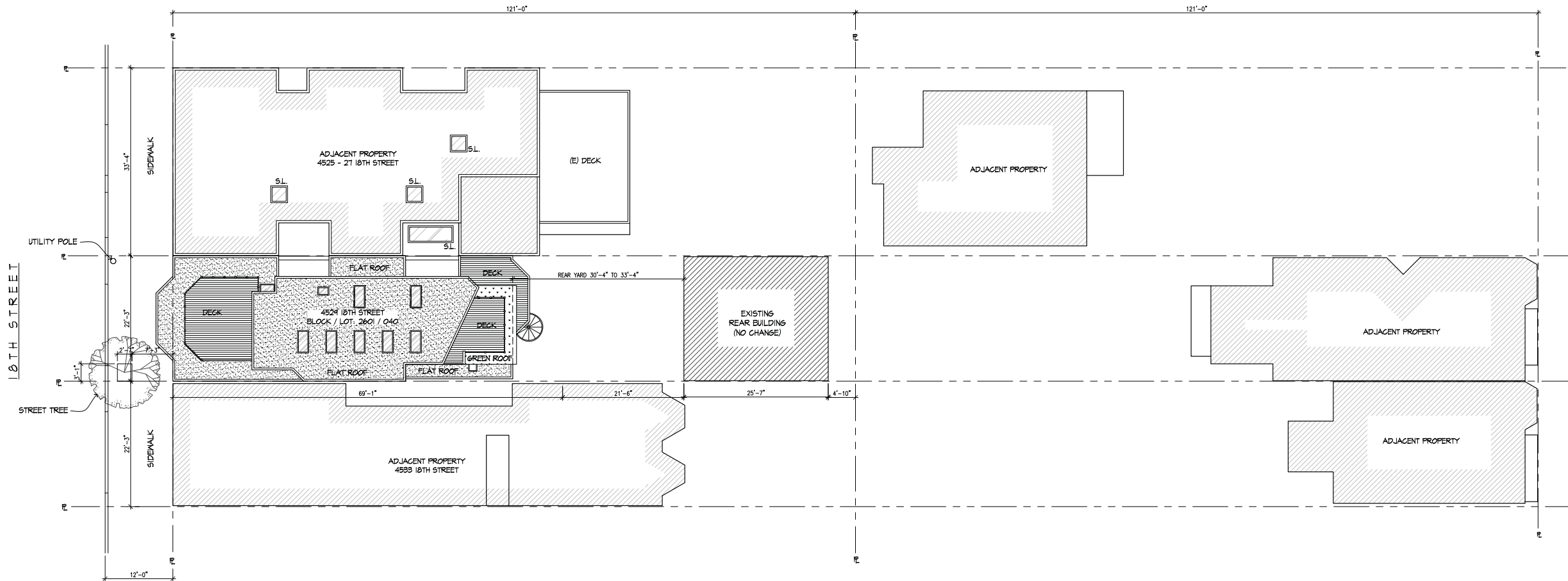
- A0.1 COVER SHEET
- A0.2 EXISTING SITE PLAN WITH PHOTOGRAPHS
- A0.3 PHOTOGRAPHS
- A1.1 EXISTING & PROPOSED FIRST FLOOR PLAN
- A1.2 PROPOSED SECOND & THIRD FLOOR PLAN
- A1.3 PROPOSED FOURTH FLOOR & ROOF PLAN
- A3.1 EXISTING & PROPOSED FRONT ELEVATIONS
- A3.2 EXISTING & PROPOSED REAR ELEVATIONS
- A3.3 EXISTING & PROPOSED EAST ELEVATIONS
- A3.4 EXISTING & PROPOSED WEST ELEVATIONS
- A4.1 SECTIONS
- A5.1 SIGHTLINE STUDIES

ABBREVIATIONS

- BM BEAM
- C.H. CEILING HEIGHT
- C.L.O. CLOSET
- DR. DOOR
- (E) EXISTING
- F.C. FINISHED CEILING
- F.F. FINISHED FLOOR
- (N) NEW
- PC POLYCARBONATE
- PL PROPERTY LINE
- R/WALL RETAINING WALL
- REF REFRIGERATOR
- S.S.D. SEE STRUCTURAL DRAWINGS
- TYP. TYPICAL
- W WITH



VICINITY MAP



PROPOSED SITE PLAN

Scale: 1" = 10'-0"

MICHAEL ZEHNER
REMODEL / ADDITION

4529 18TH STREET
SAN FRANCISCO, CA 94114
415-501-0073

ISSUED: TBD

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SHEET NAME

COVER SHEET

DRAWING SCALE

1" = 10'-0"

PROJECT INFORMATION

DATE: 5/26/16
STATUS: SITE PERMIT SUBMITTAL SET

SHEET

A0.1

KIRSTEN KRUSE
DESIGNER

57 ASHBURY ST. #2
SAN FRANCISCO, CA 94117
TEL - 415.831.8465



A FRONT ELEVATION W/ NEIGHBORING PROPERTY TO THE EAST



B FRONT ELEVATION - FRONT FACADE OF SUBJECT BLDG



C FRONT ELEVATION W/ NEIGHBORING PROPERTY TO THE WEST



H FRONT ELEVATION OF REAR BUILDING



D REAR ELEVATION W/ NEIGHBORING PROPERTY TO THE WEST



E REAR SIDE ELEVATION



F REAR ELEVATION - REAR FACADE OF SUBJECT BUILDING



G REAR ELEVATION W/ NEIGHBORING PROPERTY TO THE EAST

MICHAEL ZEHNER
REMODEL / ADDITION

4524 18TH STREET
SAN FRANCISCO, CA 94114
415-501-0073

ISSUED: TBD

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SHEET NAME

EXISTING SITE PLAN
W/ PHOTOGRAPHS

DRAWING SCALE

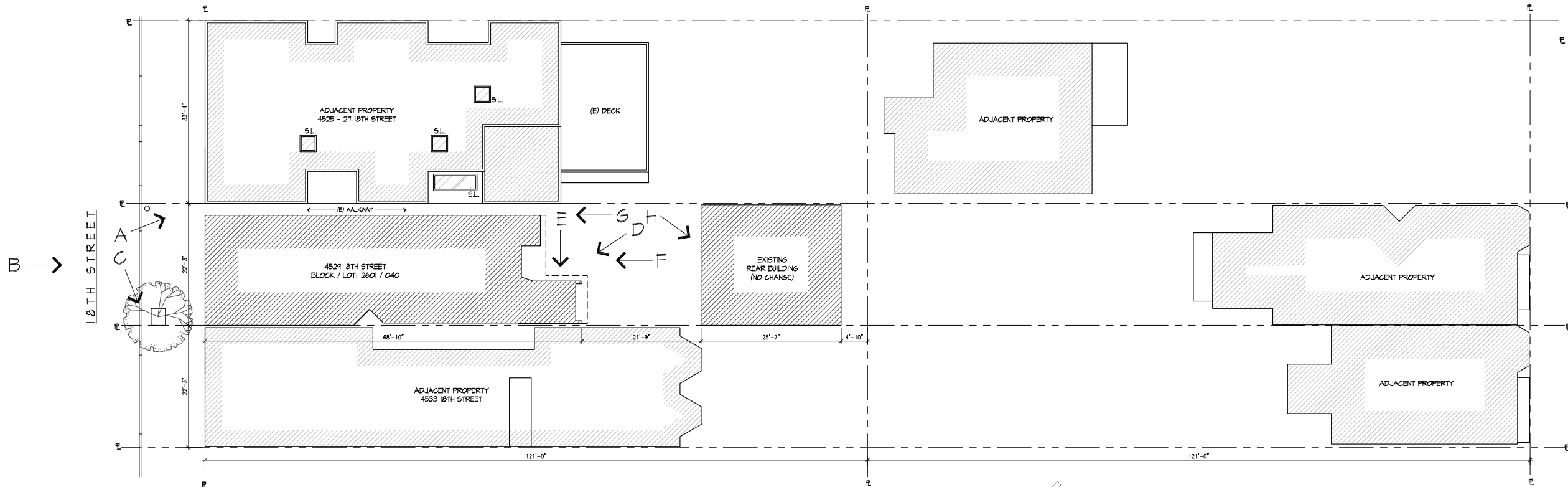
1" = 10'-0"

PROJECT INFORMATION

DATE: 5/26/16
STATUS: SITE PERMIT
SUBMITTAL SET

SHEET

A0.2



EXISTING SITE PLAN

Scale: 1" = 10'-0"



BUILDINGS ON FACING SIDE OF THE STREET

ISSUED: TBD

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■ SHEET NAME

PHOTOGRAPHS

■ DRAWING SCALE

N/A

■ PROJECT INFORMATION

DATE: 5/26/16
STATUS: SITE PERMIT
SUBMITTAL SET

■ SHEET



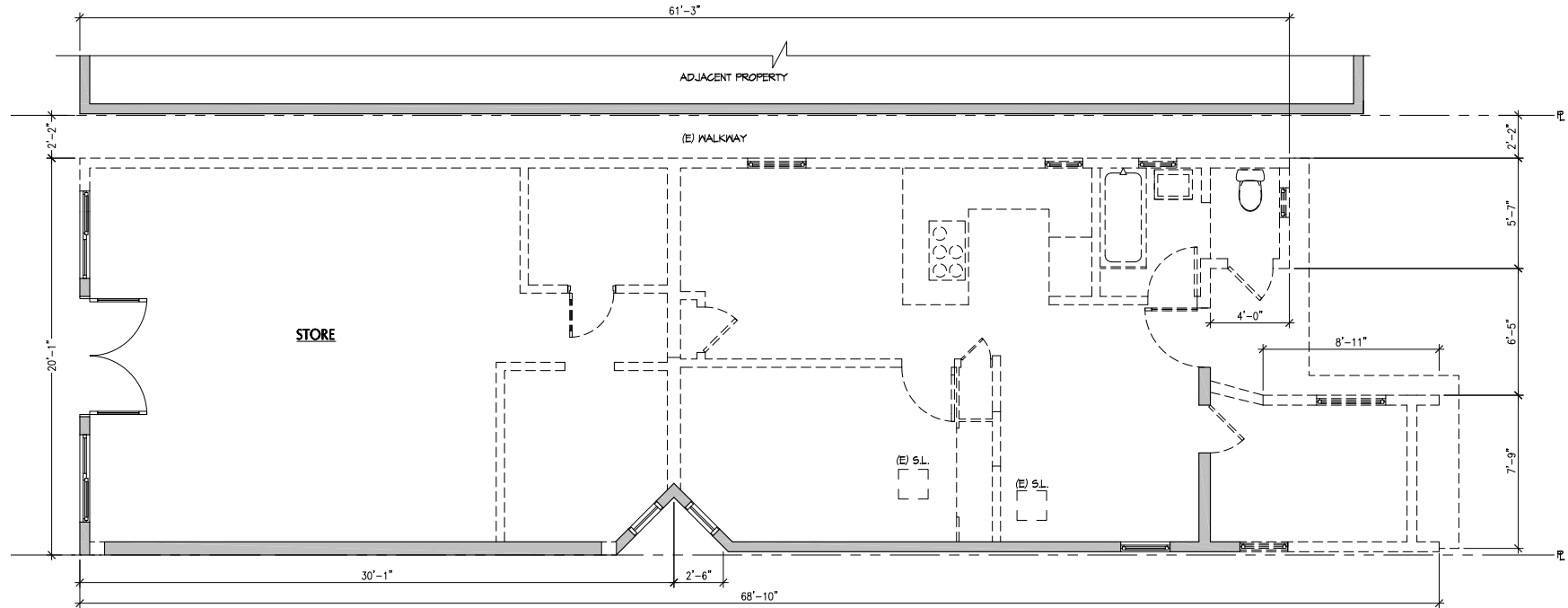
BUILDINGS ON SAME SIDE OF THE STREET

KIRSTEN KRUSE
DESIGNER

57 ASHBURY ST. #2
SAN FRANCISCO, CA 94117
TEL - 415.831.8465

MICHAEL ZEHNER
REMODEL / ADDITION

4524 18TH STREET
SAN FRANCISCO, CA 94114
415-501-0073



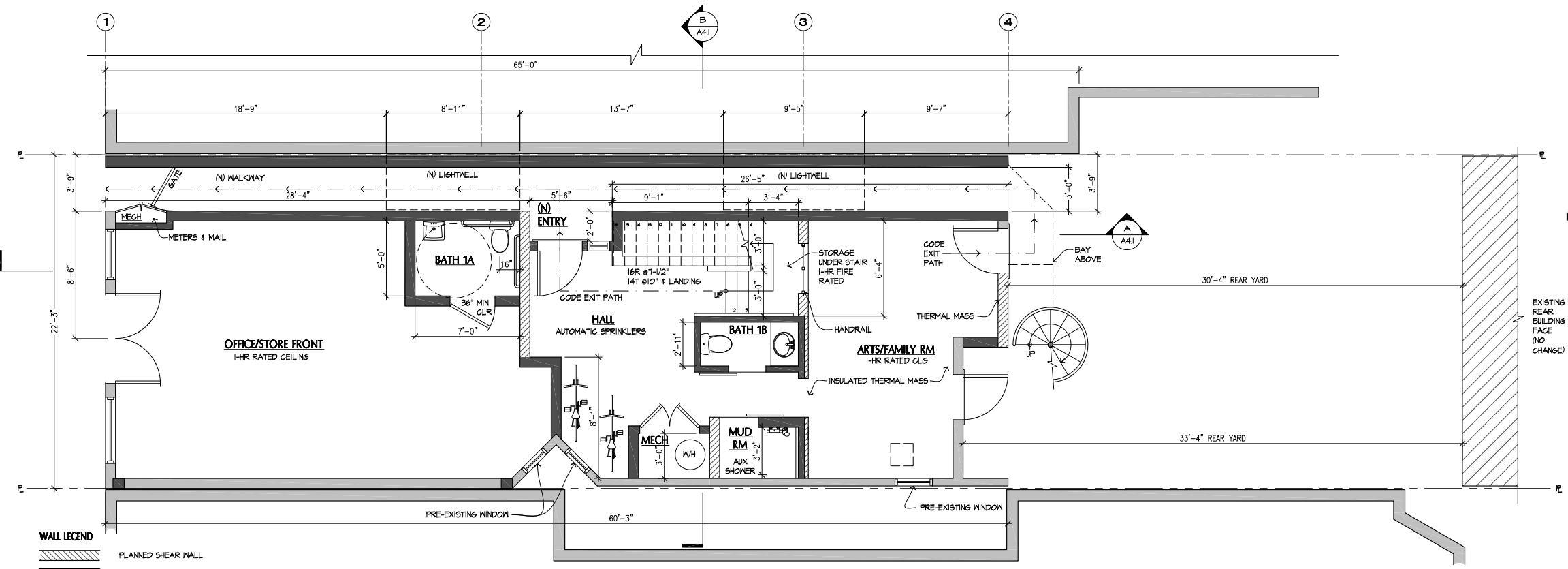
WALL LEGEND
 ——— EXISTING WALLS
 - - - - - WALLS TO BE DEMOLISHED
 NOTE: ALL ITEMS TO BE DEMOLISHED ARE SHOWN DASHED.

EXISTING FIRST FLOOR PLAN

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

SQUARE FOOTAGE

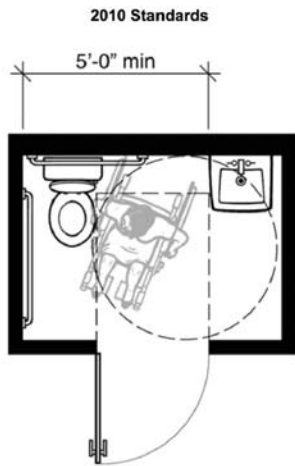
FLOOR	EXISTING	PROPOSED RESID.	STORE	PROPOSED DECKS
FIRST	600 SF STORE 643 SF RESID	473 SF RESD.	540 SF	
SECOND		1,251 SF RESD.		
THIRD		1,190 SF RESD.		83 SF DECK
FOURTH		343 SF RESD.		264 SF DECK
PLANNING 6FA (SEC. 102)	1,243 SF	3,263 SF	540 SF	352 SF DECKS



WALL LEGEND
 ▨ PLANNED SHEAR WALL
 — NEW WALL
 ——— EXISTING WALL

PROPOSED FIRST FLOOR PLAN

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



Plan-1B: 2010 Standards Minimum with Out-Swinging Door
 7'-0" x 5'-0" • 35.00 Square Feet
 TYPICAL ADA BATHROOM

ISSUED: TBD
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■ SHEET NAME
 EXISTING & PROPOSED FIRST FLOOR PLANS

■ DRAWING SCALE
 1/4" = 1'-0"

■ PROJECT INFORMATION
 DATE: 5/26/16
 STATUS: SITE PERMIT SUBMITTAL SET

■ SHEET

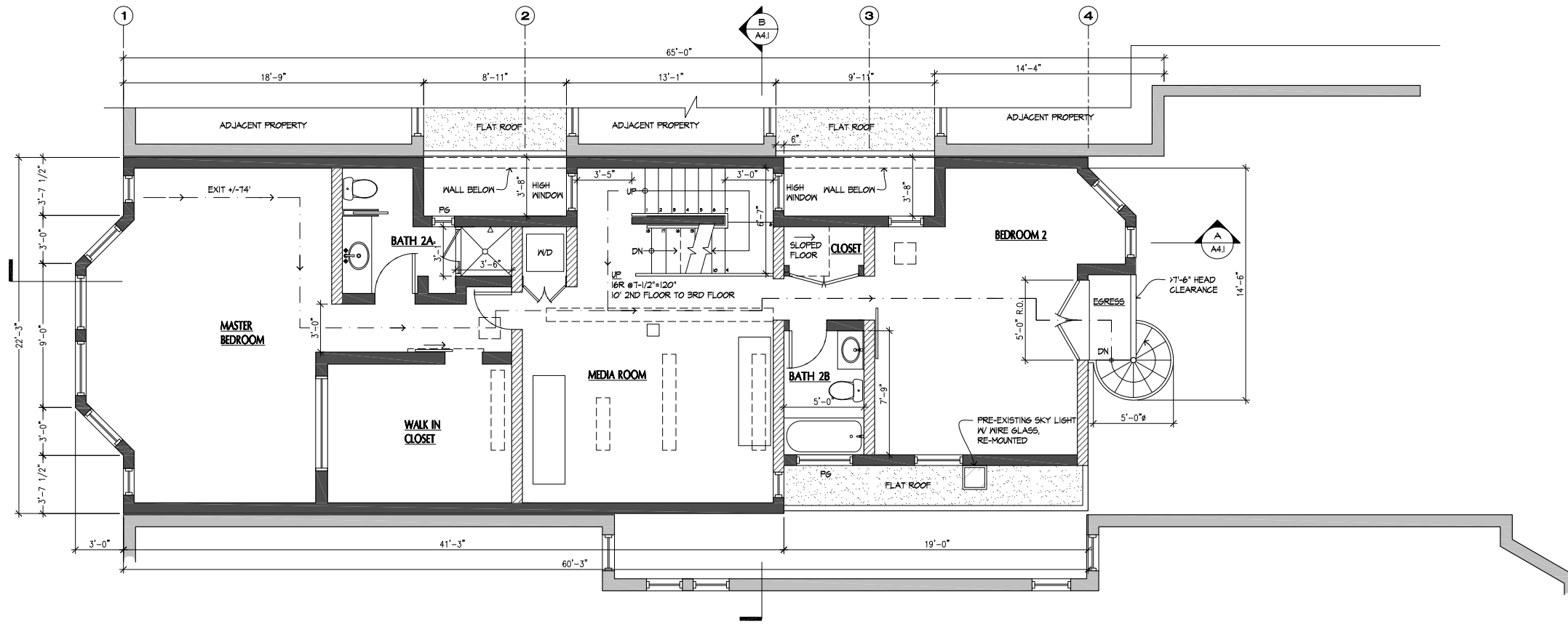
A1.1

KIRSTEN KRUSE
DESIGNER

57 ASHBURY ST. #2
SAN FRANCISCO, CA 94117
TEL - 415.831.8465

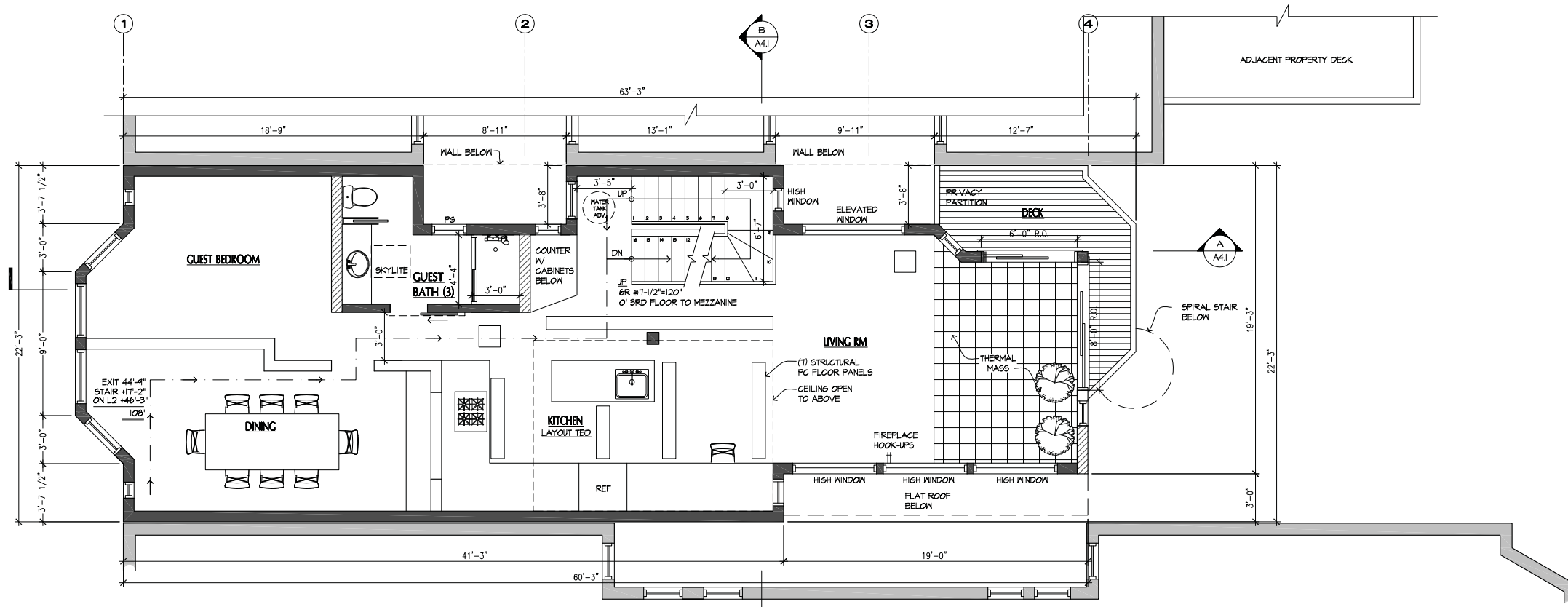
MICHAEL ZEHNER
REMODEL / ADDITION

4524 18TH STREET
SAN FRANCISCO, CA 94114
415-501-0073



PROPOSED SECOND FLOOR PLAN

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



PROPOSED THIRD FLOOR PLAN

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

ISSUED: TBD

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SHEET NAME

PROPOSED
SECOND & THIRD
FLOOR PLANS

DRAWING SCALE

1/4" = 1'-0"

PROJECT INFORMATION

DATE: 5/26/16
STATUS: SITE PERMIT SUBMITTAL SET

SHEET

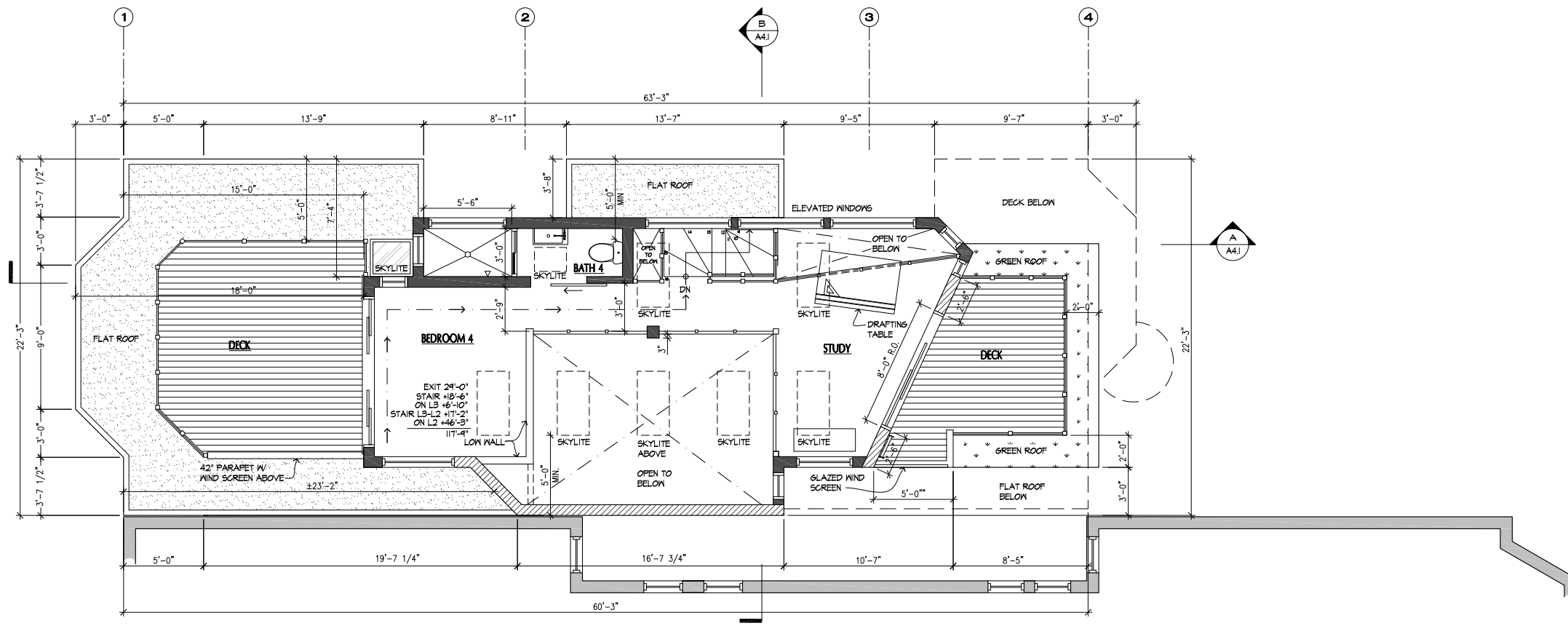
A1.2

KIRSTEN KRUSE
DESIGNER

57 ASHBURY ST. #2
SAN FRANCISCO, CA 94117
TEL - 415.831.8465

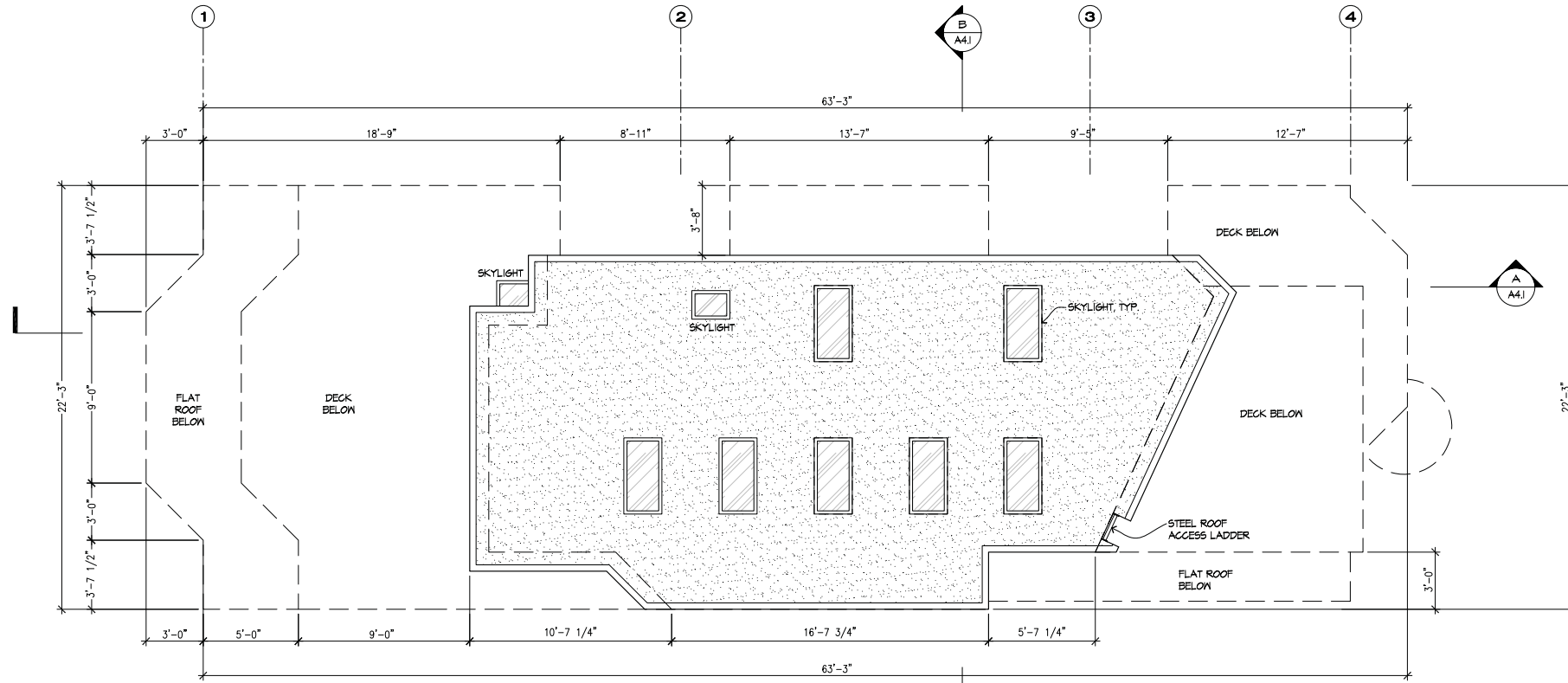
MICHAEL ZEHNER
REMODEL / ADDITION

4524 18TH STREET
SAN FRANCISCO, CA 94114
415-501-0073



PROPOSED FOURTH FLOOR PLAN

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



PROPOSED ROOF PLAN

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

ISSUED: TBD

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■ SHEET NAME
INDICATED FOURTH FLOOR MAY QUALIFY AS MEZZANINE FOR PURPOSES OF BUILDING CODE - SEE SEC. 509

PROPOSED
FOURTH FLOOR
& ROOF PLAN

■ DRAWING SCALE

1/4" = 1'-0"

■ PROJECT INFORMATION

DATE: 5/26/16
STATUS: SITE PERMIT SUBMITTAL SET

■ SHEET

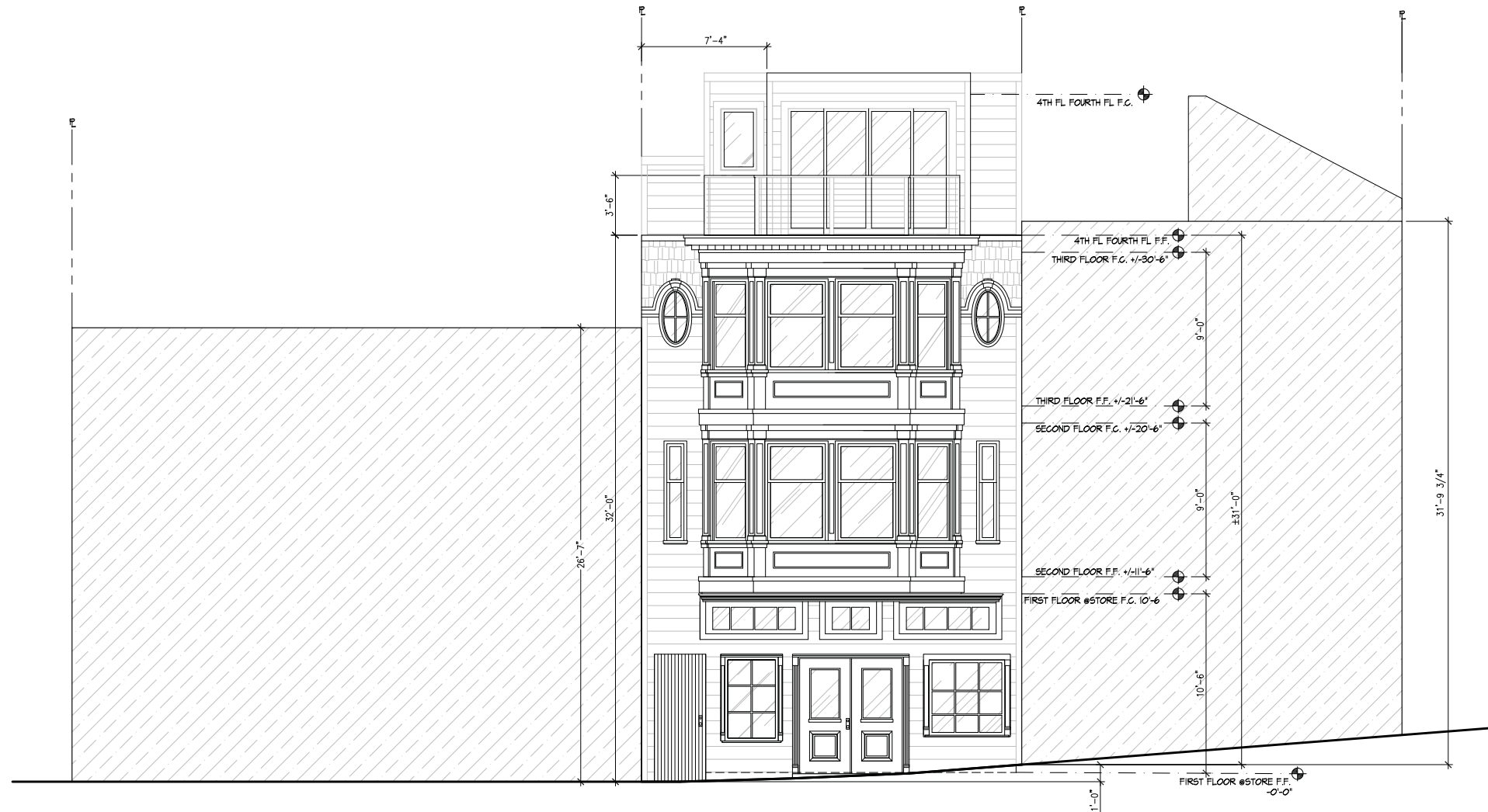
A1.3

KIRSTEN KRUSE
DESIGNER

57 ASHBURY ST. #2
SAN FRANCISCO, CA 94117
TEL - 415.831.8465

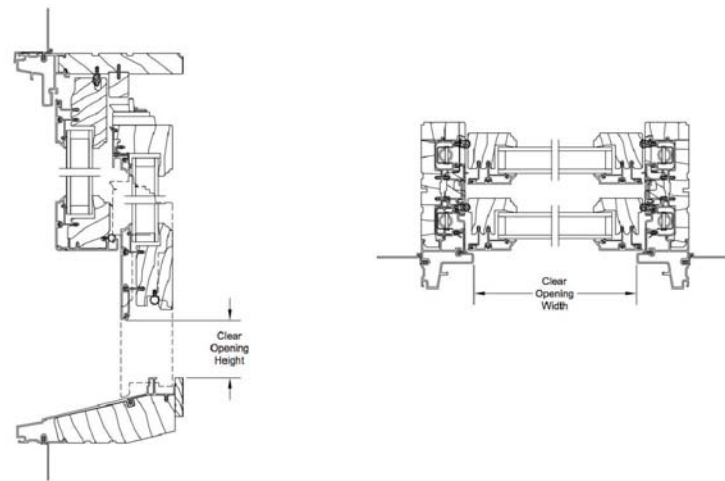
MICHAEL ZEHNER
REMODEL / ADDITION

4524 18TH STREET
SAN FRANCISCO, CA 94114
415-501-0073



PROPOSED NORTH ELEVATION

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



WINDOW DETAILS @ PROPOSED FRONT ELEVATION

SCALE: NTS



EXISTING NORTH ELEVATION

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

ISSUED: TBD

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SHEET NAME

EXISTING &
PROPOSED FRONT
ELEVATIONS

DRAWING SCALE

1/4" = 1'-0"

PROJECT INFORMATION

DATE: 5/26/16
STATUS: SITE PERMIT
SUBMITTAL SET

SHEET

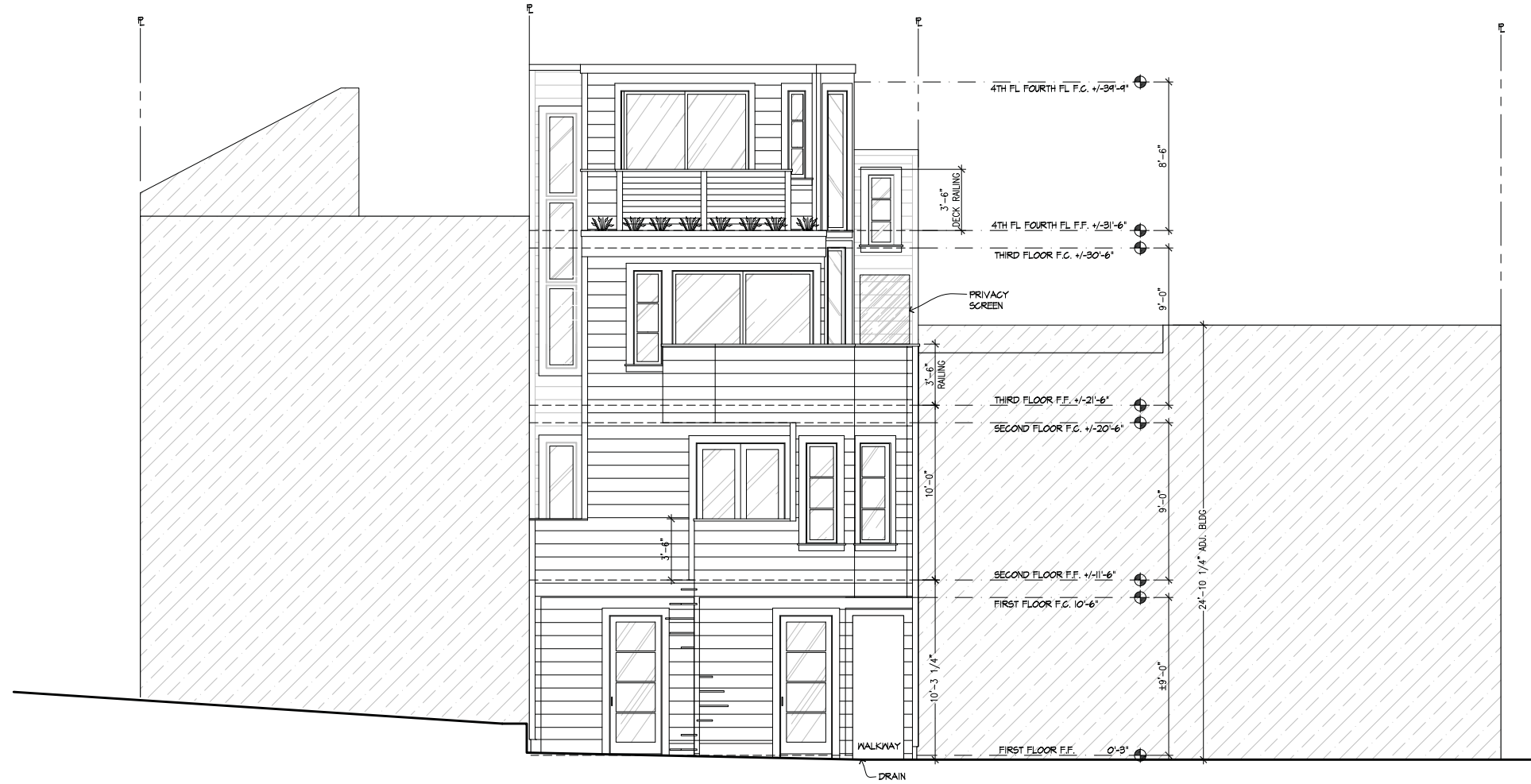
A3.1

KIRSTEN KRUSE
DESIGNER

57 ASHBURY ST. #2
SAN FRANCISCO, CA 94117
TEL - 415.831.8465

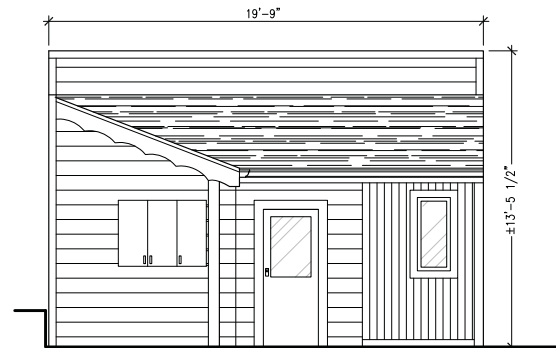
MICHAEL ZEHNER
REMODEL / ADDITION

4524 18TH STREET
SAN FRANCISCO, CA 94114
415-501-0073



PROPOSED SOUTH ELEVATION

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



EXISTING SOUTH ELEVATION

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

ISSUED: TBD

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■ SHEET NAME

EXISTING &
PROPOSED REAR
ELEVATIONS

■ DRAWING SCALE

1/4" = 1'-0"

■ PROJECT INFORMATION

DATE: 5/26/16
STATUS: SITE PERMIT SUBMITTAL SET

■ SHEET

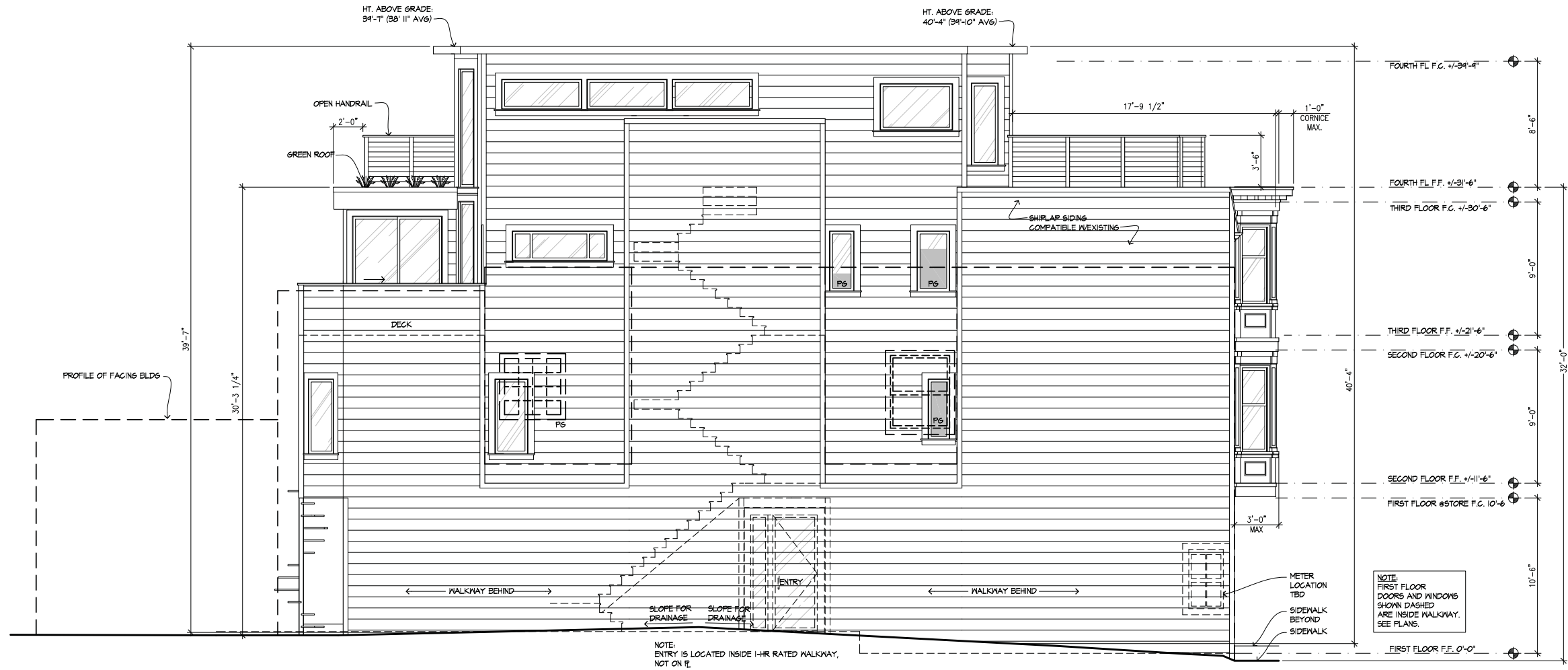
A3.2

KIRSTEN KRUSE
DESIGNER

57 ASHBURY ST. #2
SAN FRANCISCO, CA 94117
TEL - 415.831.8465

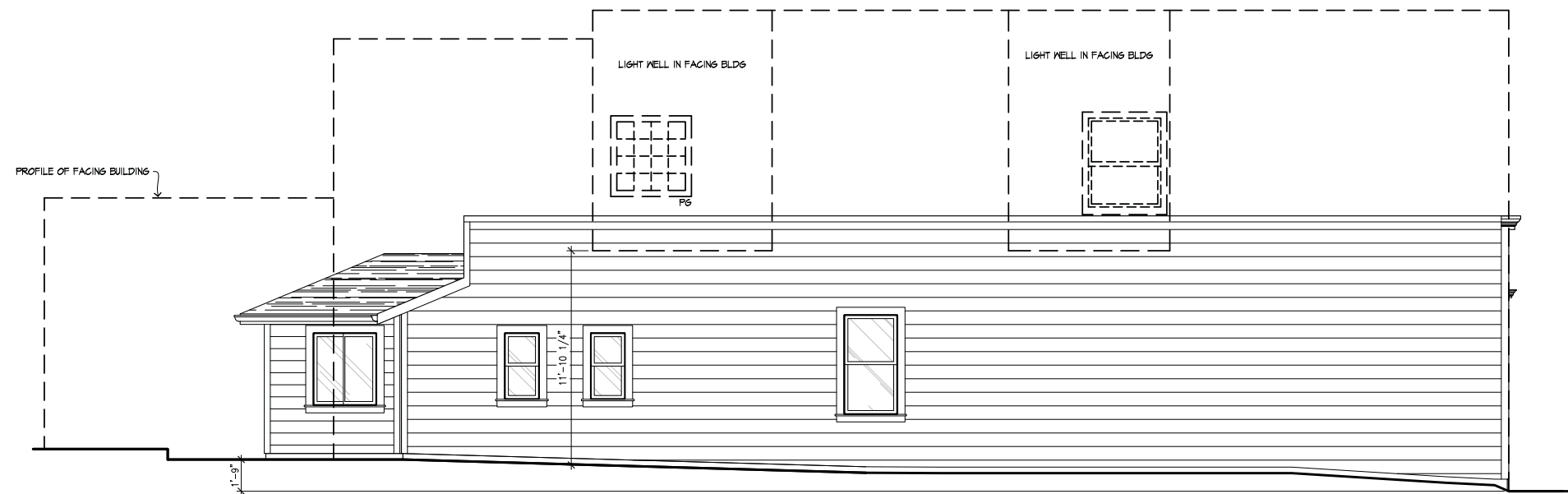
MICHAEL ZEHNER
REMODEL / ADDITION

4524 18TH STREET
SAN FRANCISCO, CA 94114
415-501-0073



PROPOSED EAST ELEVATION

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



EXISTING EAST ELEVATION

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

ISSUED: TBD

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SHEET NAME

EXISTING &
PROPOSED EAST
ELEVATIONS

DRAWING SCALE

1/4" = 1'-0"

PROJECT INFORMATION

DATE: 5/26/16
STATUS: SITE PERMIT
SUBMITTAL SET

SHEET

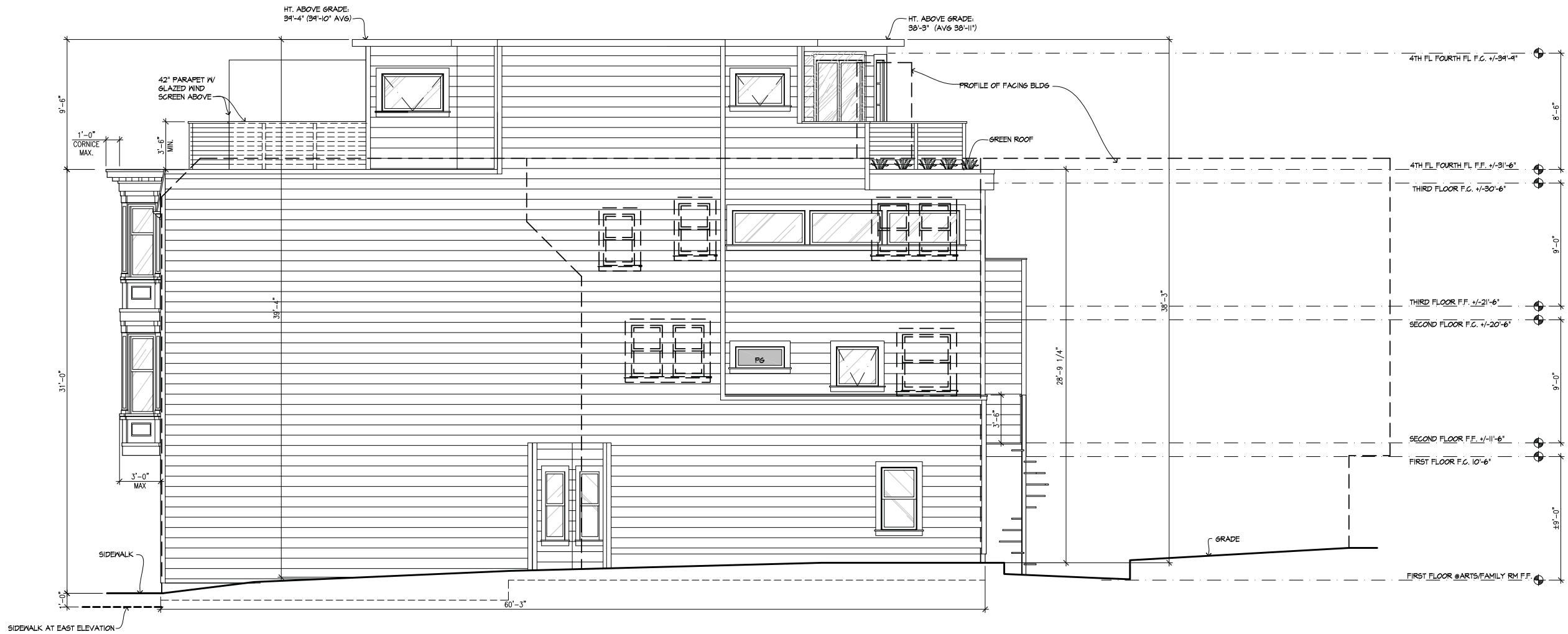
A3.3

KIRSTEN KRUSE
DESIGNER

57 ASHBURY ST. #2
SAN FRANCISCO, CA 94117
TEL - 415.831.8465

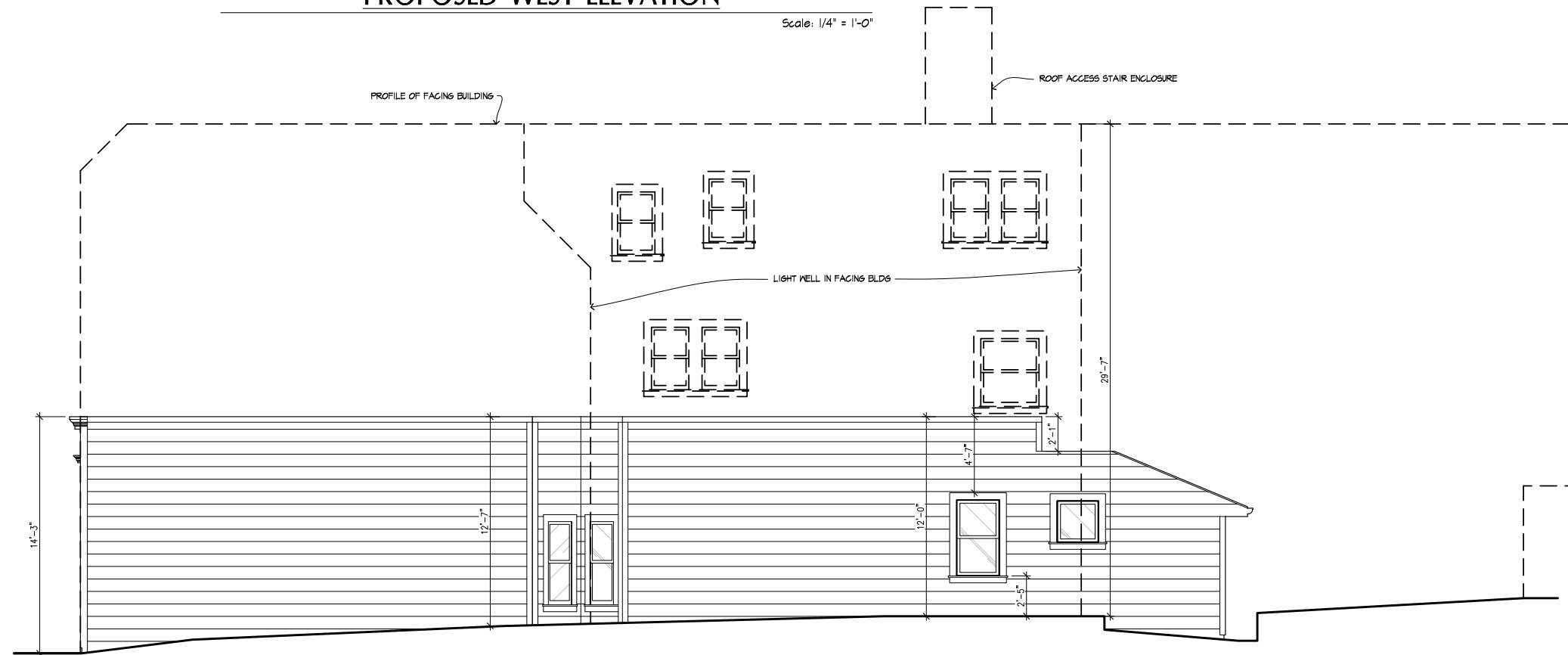
MICHAEL ZEHNER
REMODEL / ADDITION

4524 18TH STREET
SAN FRANCISCO, CA 94114
415-501-0073



PROPOSED WEST ELEVATION

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



EXISTING WEST ELEVATION

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

ISSUED: TBD

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SHEET NAME

EXISTING &
PROPOSED WEST
ELEVATIONS

DRAWING SCALE

1/4" = 1'-0"

PROJECT INFORMATION

DATE: 5/26/16
STATUS: SITE PERMIT
SUBMITTAL SET

SHEET

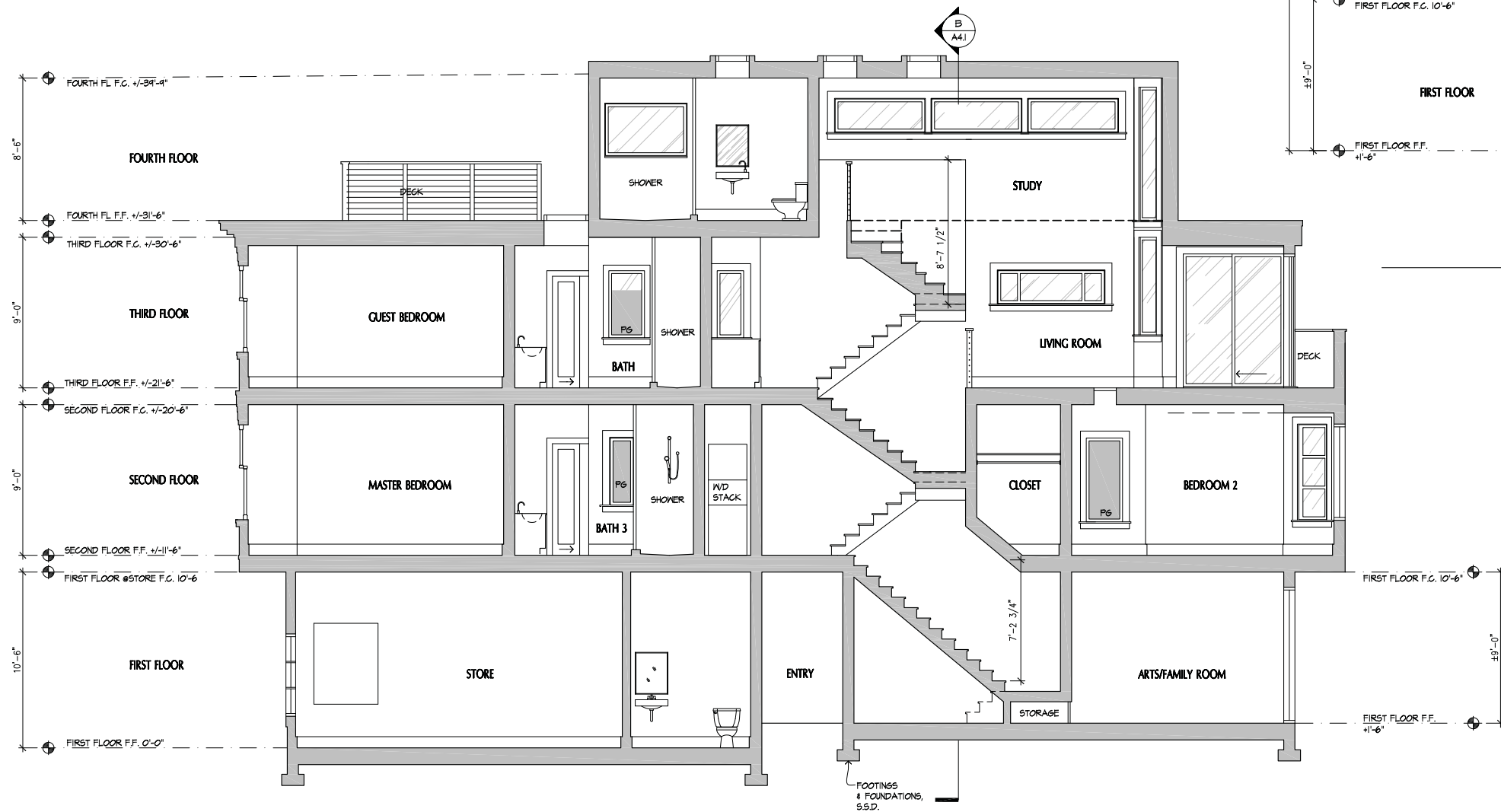
A3.4

KIRSTEN KRUSE
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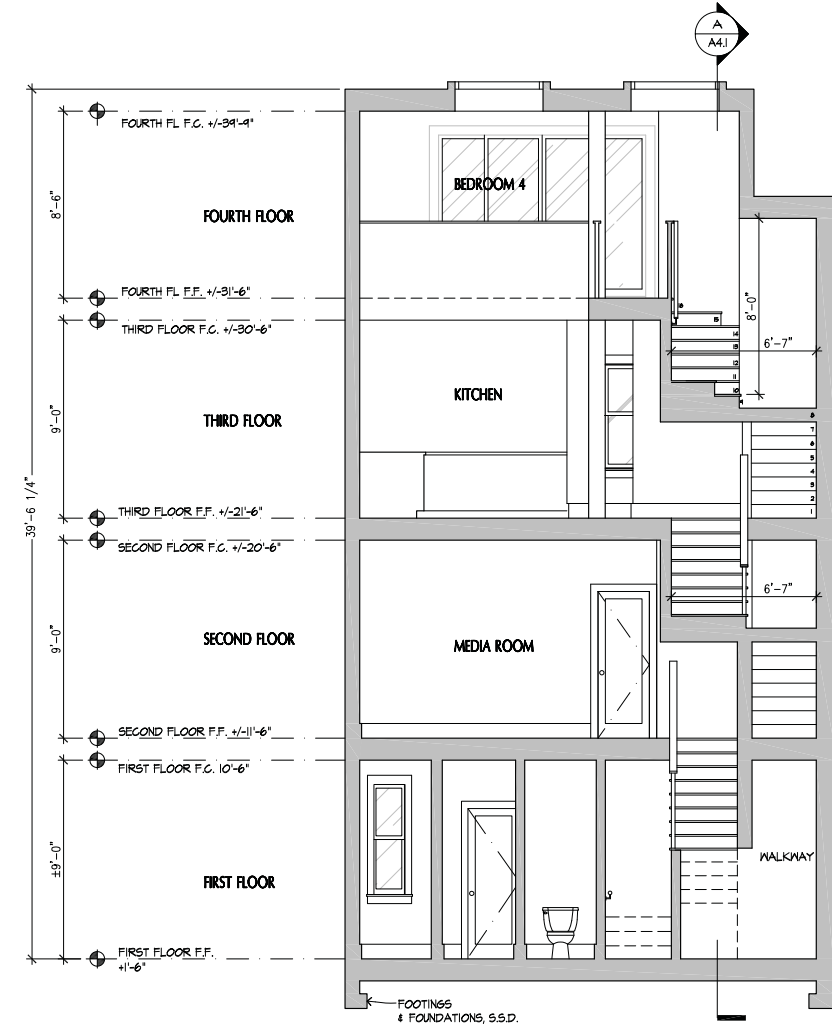
MICHAEL ZEHNER
REMODEL / ADDITION

4524 18TH STREET
SAN FRANCISCO, CA 94114
415-501-0073



SECTION 'A'

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



SECTION 'B'

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

ISSUED: TBD

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■ SHEET NAME

SECTIONS

■ DRAWING SCALE

1/4" = 1'-0"

■ PROJECT INFORMATION

DATE: 5/26/16
STATUS: SITE PERMIT SUBMITTAL SET

■ SHEET

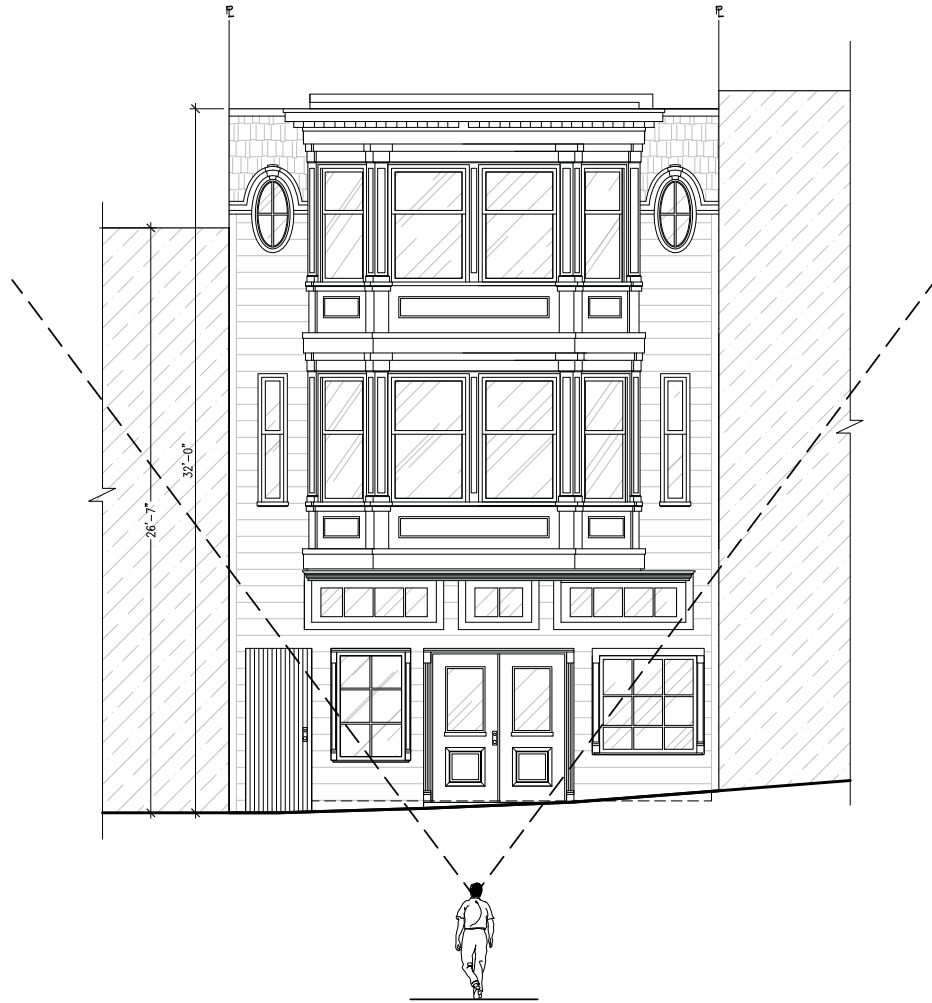
A4.1

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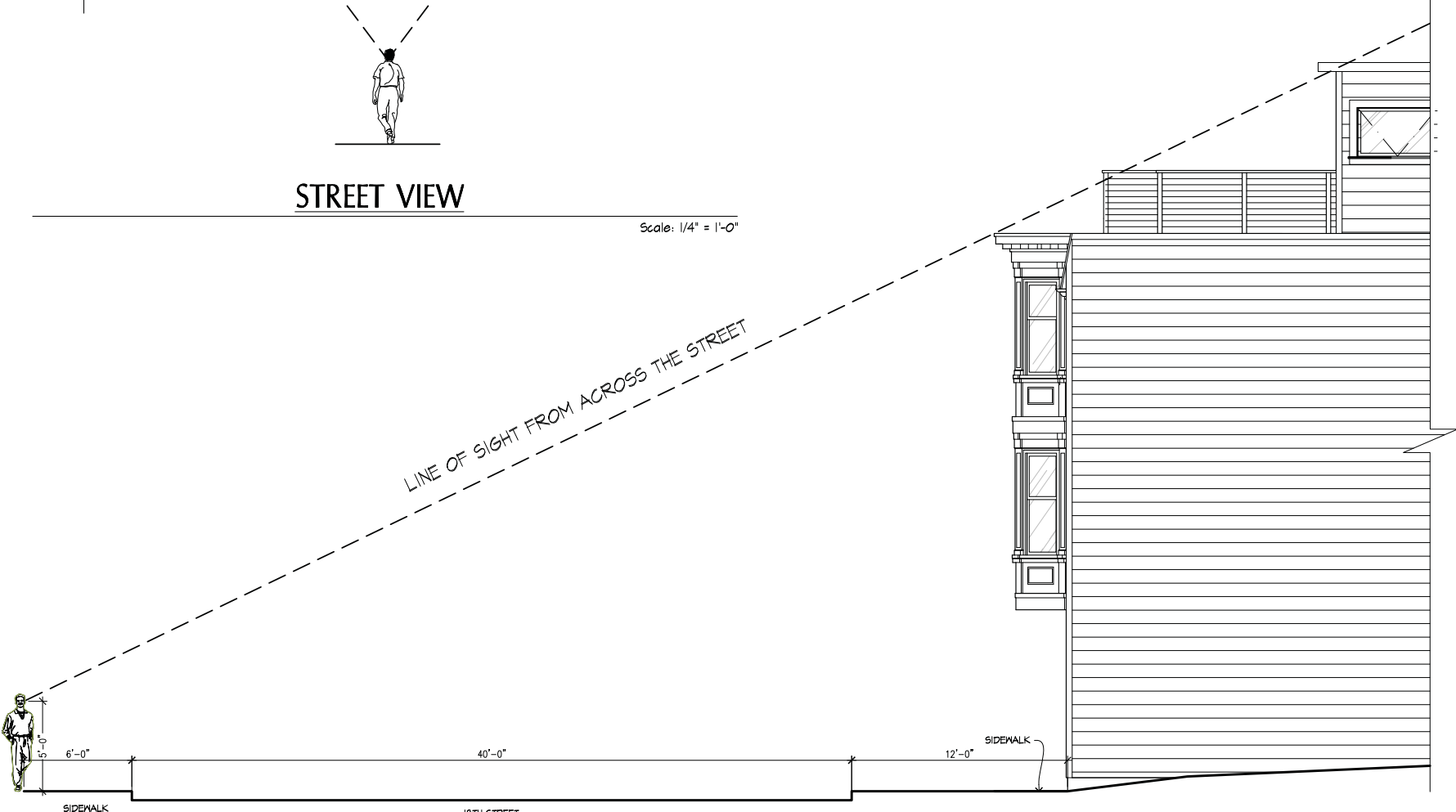
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STREET VIEW

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



SIGHT LINE STUDY 'A'

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

ISSUED: TBD

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■ SHEET NAME

SIGHTLINE STUDIES

■ DRAWING SCALE

1/4" = 1'-0"

■ PROJECT INFORMATION

DATE: 5/26/16
STATUS: SITE PERMIT SUBMITTAL SET

■ SHEET

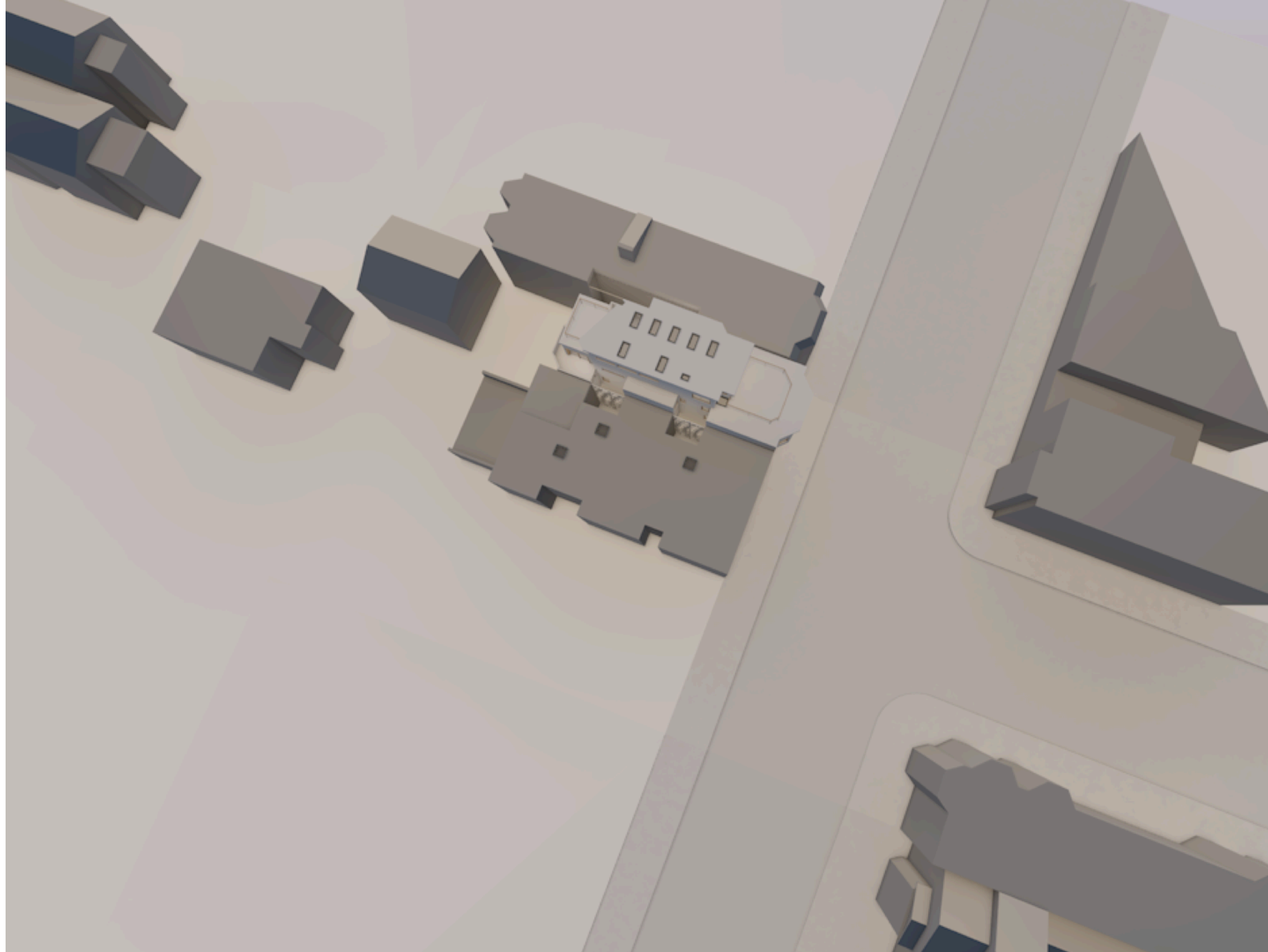
A5.1

AERIAL VIEW

LOOKING SOUTHEAST



AERIAL VIEW
LOOKING SOUTHWEST



PROPOSED STREET VIEW
18th STREET LOOKING SOUTHWEST



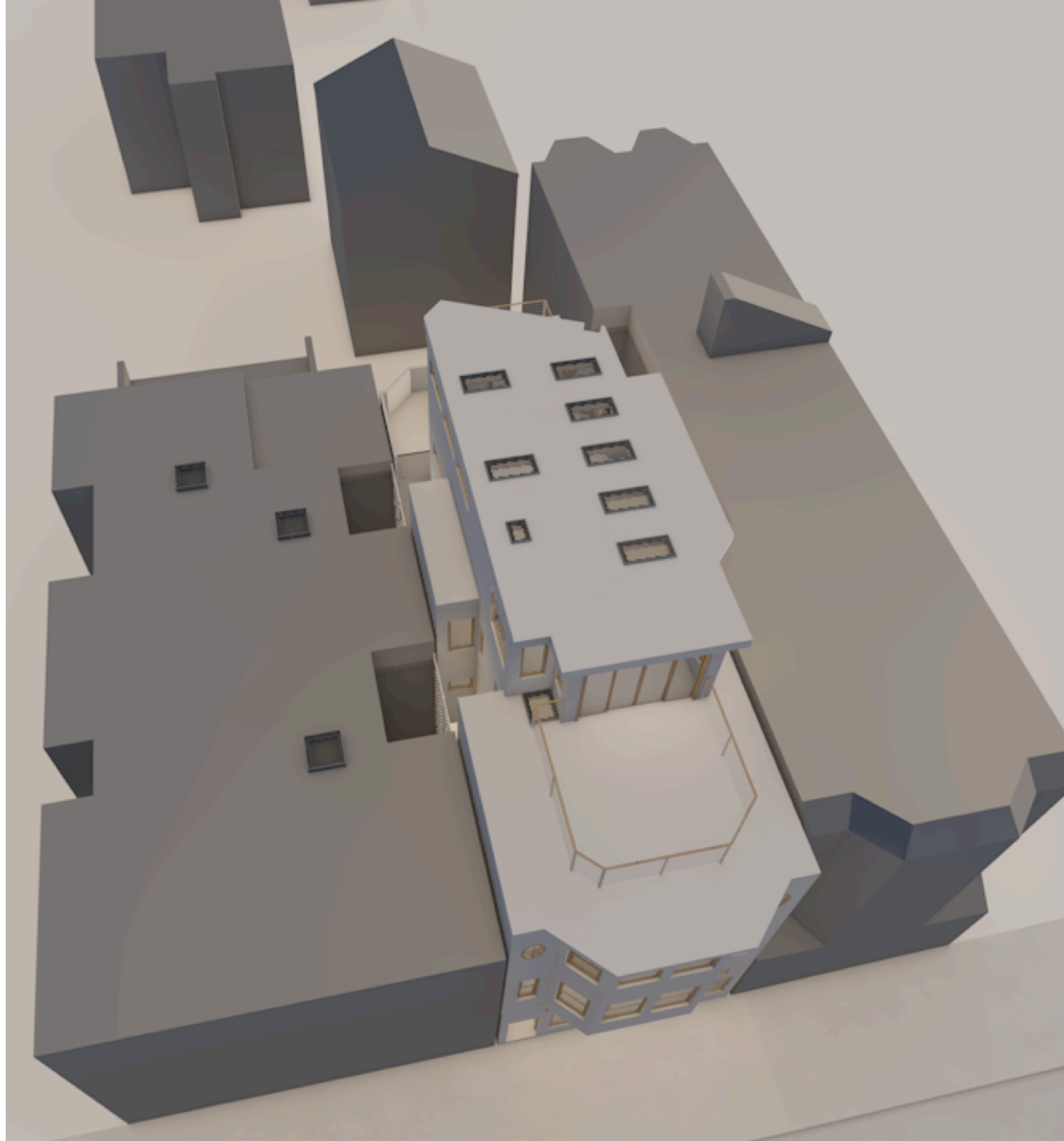
PROPOSED STREET VIEW
18th STREET LOOKING SOUTH



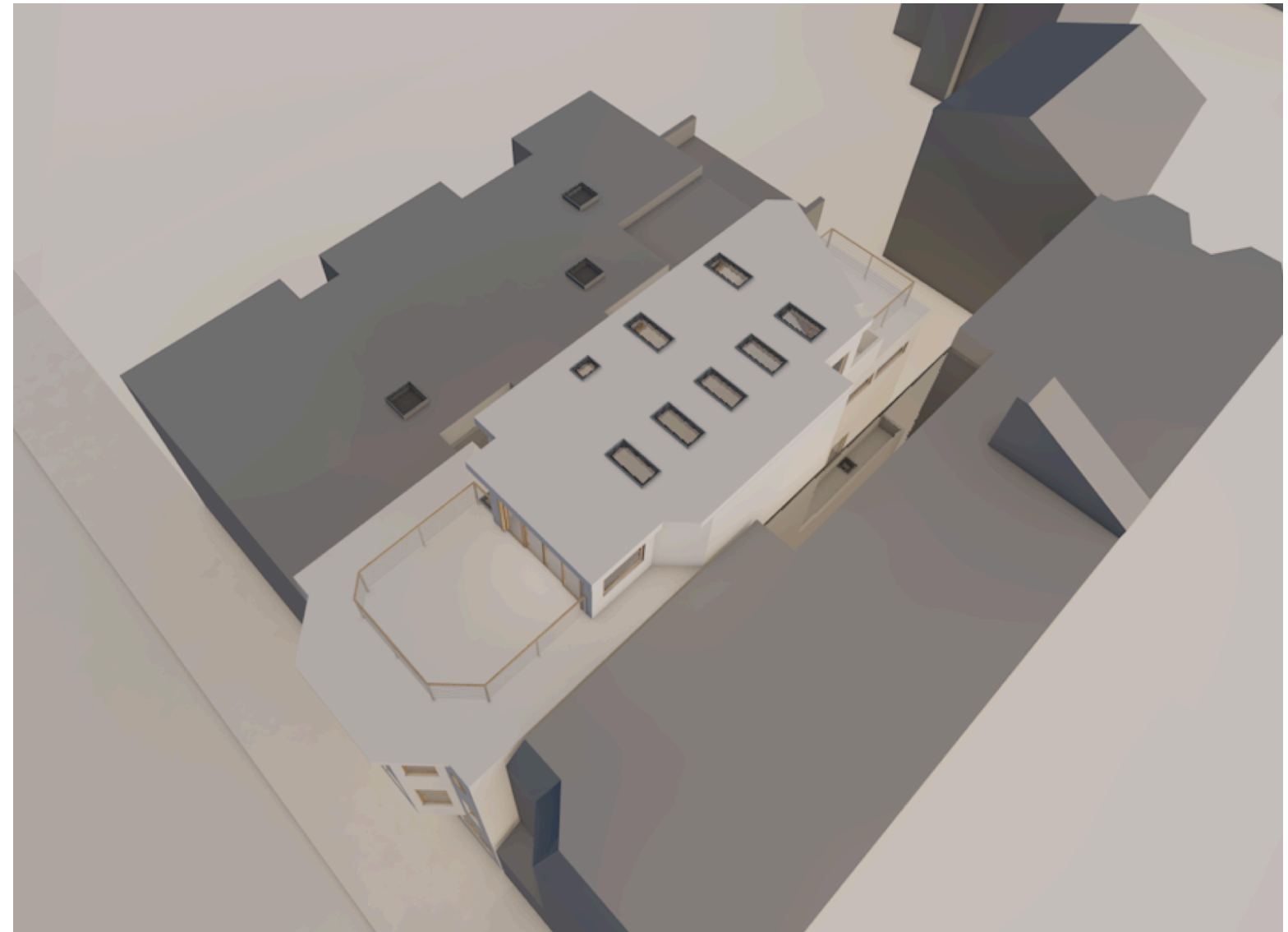
PROPOSED STREET VIEW
18th STREET LOOKING SOUTHEAST

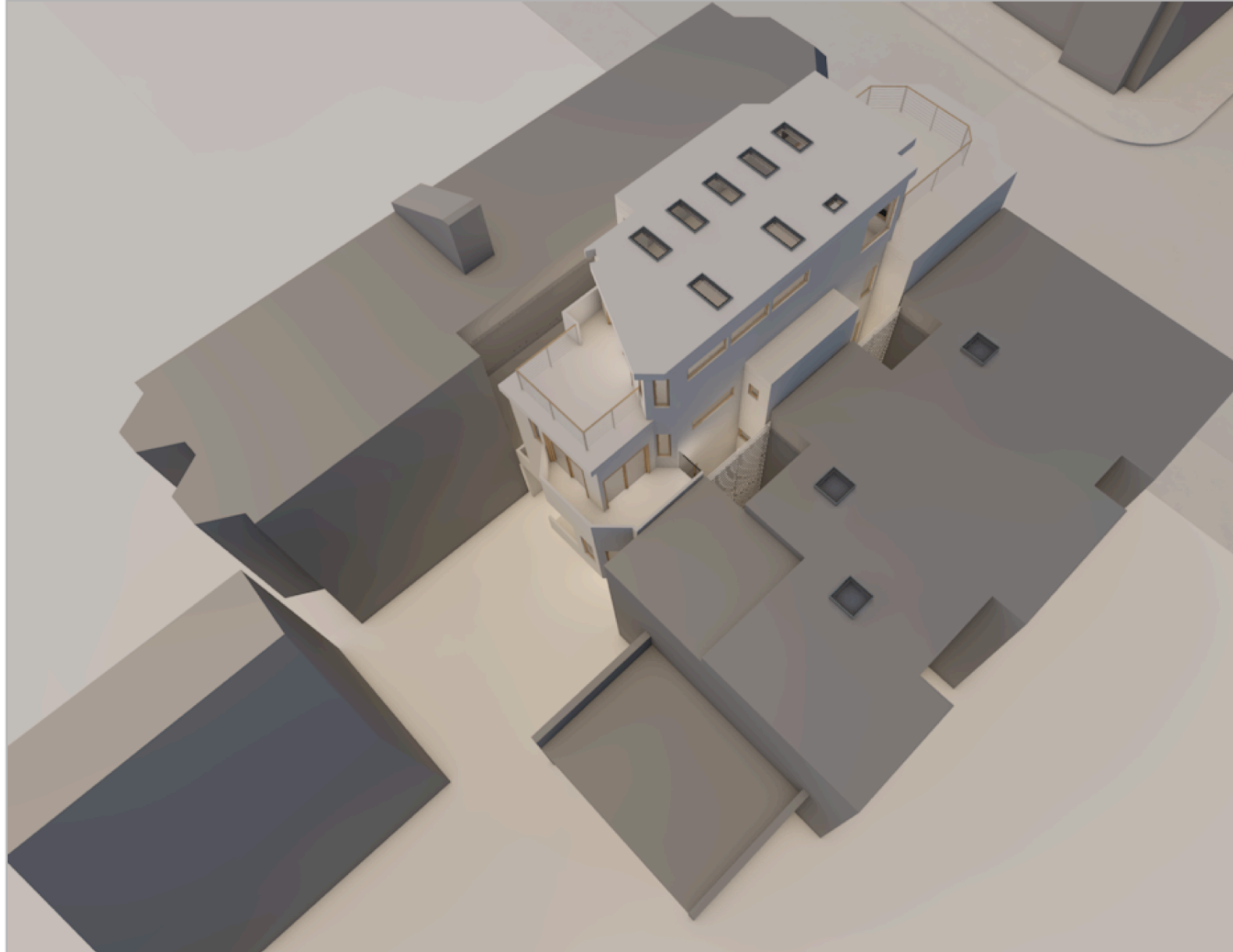


AERIAL 4TH FL VIEW
LOOKING SOUTHWEST



AERIAL 4TH FL VIEW
LOOKING SOUTHEAST





AERIAL REAR VIEW
LOOKING NORTHWEST

AERIAL REAR VIEW
LOOKING NORTHEAST



LIGHTWELL VIEW
PLAN



LIGHTWELL VIEW
WESTERN DETAIL



LIGHTWELL VIEW
EASTERN DETAIL

