



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: JULY 28, 2016

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

Date: July 21, 2016
Case No.: **2015-007009DRP**
Project Address: **2355 14TH AVENUE**
Permit Application: 2015.0527.7248
Zoning: RH-1(D) [Residential House, One-Family (Detached)]
40-X Height and Bulk District
Block/Lot: 2343/009
Project Sponsor: Tim Lee
TLC & Associates
3931 Alemeany Blvd., Suite 2003-188
San Francisco, CA 94132
Staff Contact: Veronica Flores – (415) 575-9173
veronica.flores@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The proposal involves a vertical and horizontal addition to an existing building. The proposal will add a master suite at the top floor. Additionally, the proposal will add an interior stair connection, a new bathroom, relocate the existing bath, and remodel the kitchen at the second floor. Lastly, the proposal will add 1 office, 1 bedroom, 1 family, and 1 bath at the ground floor.

SITE DESCRIPTION AND PRESENT USE

The subject property is located on the west side of 14th Avenue between Santiago and Taraval Streets, Block 2343, Lot 009. The property is located within the RH-1(D) (Residential House, One-Family Detached) Zoning District with a 40-X height and bulk district. A two-story single family dwelling currently occupies the subject property. The lot is approximately 50% covered by the existing building, with the rear yard abutting a property facing onto 15th Avenue.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located on 14th Avenue between Santiago and Taraval Streets. The subject property and immediate neighbors are located within the RH-2 (Residential House, Two-Family) Zoning District. The properties to the south, including the southern lots on the subject block facing onto Taraval Street, are located within the NC-2 (Neighborhood Commercial, Small Scale) Zoning District. To the northeast is Hawk Hill Park.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	February 17, 2016 – March 18, 2016	March 17, 2016	July 28, 2016	133 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	July 18, 2016	July 18, 2016	10 days
Mailed Notice	10 days	July 18, 2016	July 18, 2016	10 days

PUBLIC COMMENT

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

No other neighborhood comments have been received regarding this project.

DR REQUESTOR

The DR Application was filed by Steven Menasche, property owner and resident at 2350 15th Avenue which abuts the subject property at the rear.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated March 17, 2016

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated June 2, 2016.

ENVIRONMENTAL REVIEW

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

RESIDENTIAL DESIGN TEAM REVIEW

The RDT supports the project as proposed: (1) the third floor is only one-story taller than the adjacent context, and is setback 24'-8" from the front building wall. This is consistent with the Residential Design Guidelines and minimizes its visibility as viewed from 14th Avenue; (2) the expansion at the rear is pulled back 5' from the rear wall and includes relief along the side for an appropriately sculpted rear of the building, consistent with the Residential Design Guidelines. Additionally, there is approximately 100 feet between the subject property and the DR filer's property. The Project does not contain or create any exceptional or extraordinary circumstances, and an abbreviated DR analysis is appropriate.

Under the Commission's pending DR Reform Legislation, this project would not be referred to the Commission as this project does not contain or create any exceptional or extraordinary circumstances.

RECOMMENDATION: Do not take DR and approve project as proposed
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Attachments:

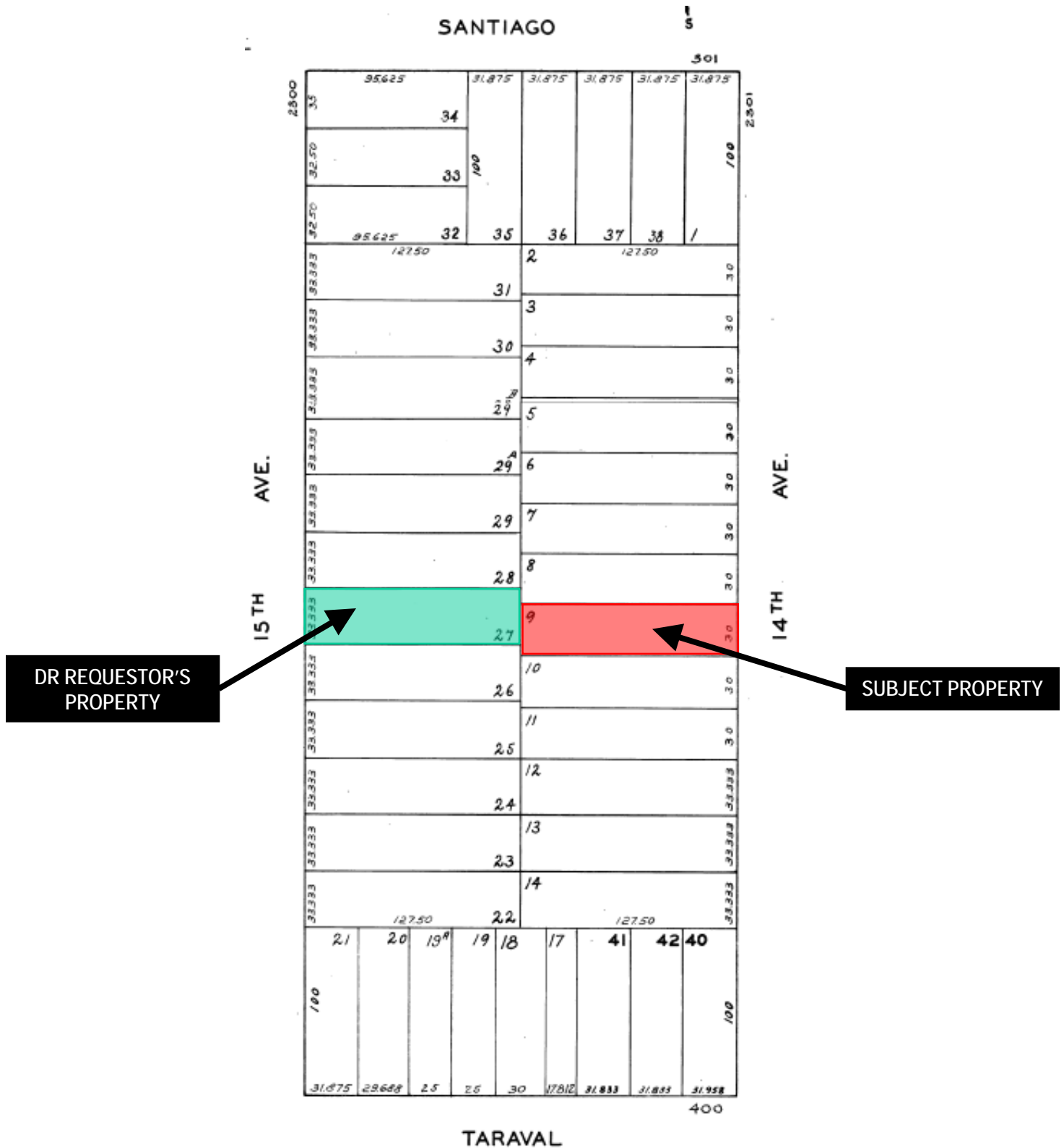
Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
CEQA Determination
Section 311 Notice
DR Application
Response to DR Application dated June 2, 2016
Reduced Plans
Materials Board

VF: I:\Cases\2015\2015-007009DRP - 2355 14th Ave\2355 14th Ave_DR - Abbreviated Analysis.docx

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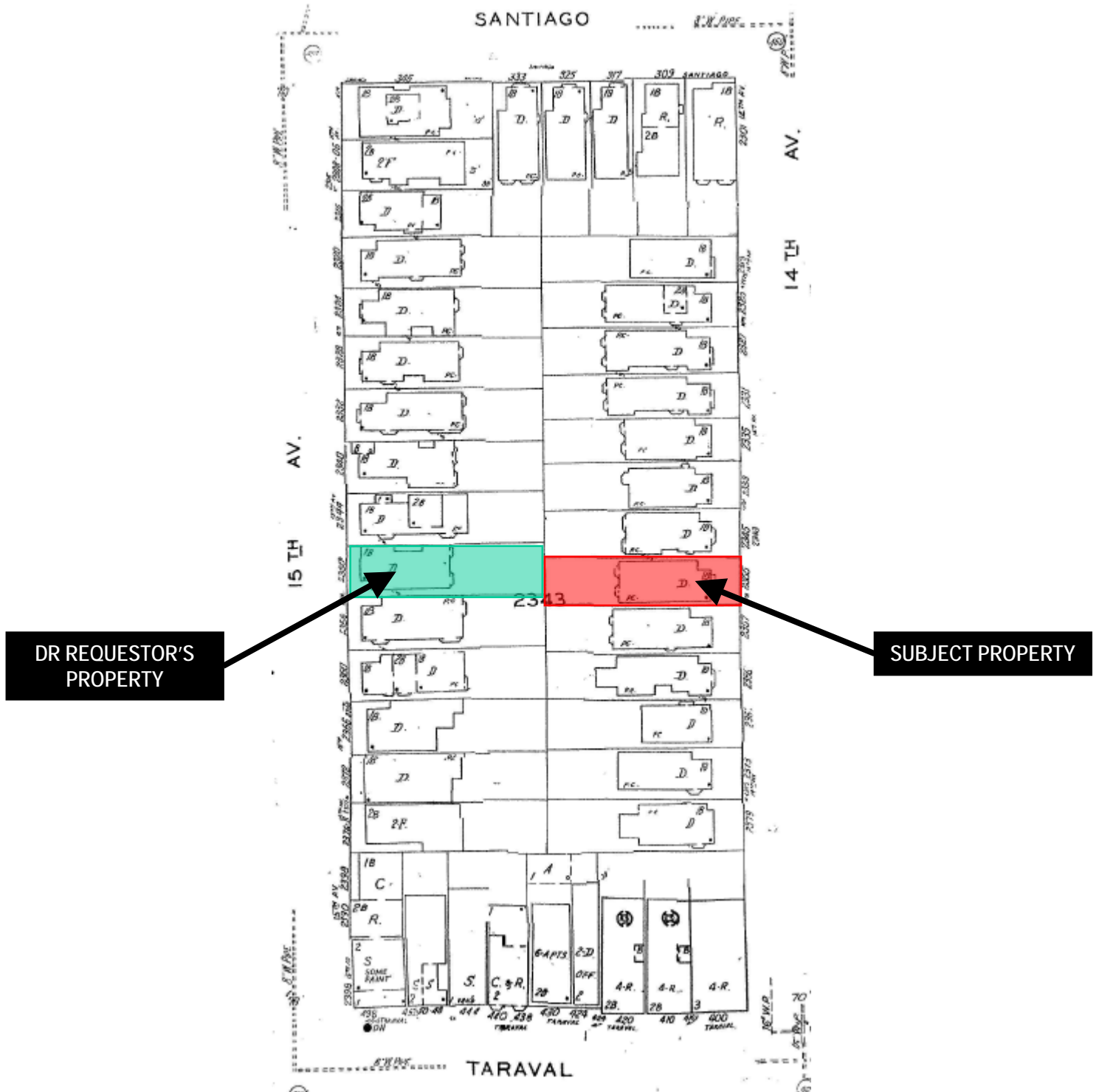
Exhibits

Parcel Map



Discretionary Review Hearing
Case Number 2015-007009DRP
2355 14th Avenue

Sanborn Map*



DR REQUESTOR'S
PROPERTY

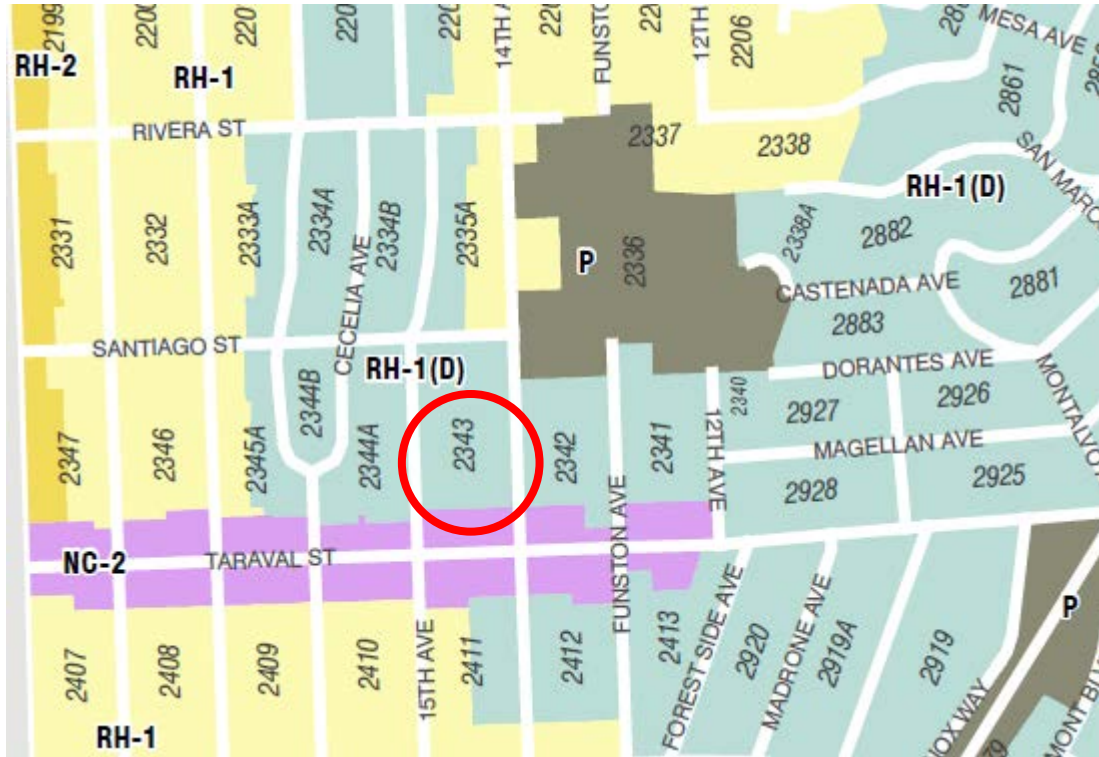
SUBJECT PROPERTY

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



Discretionary Review Hearing
Case Number 2015-007009DRP
2355 14th Avenue

Zoning Map



Discretionary Review Hearing
Case Number 2015-007009DRP
2355 14th Avenue

Aerial Photo



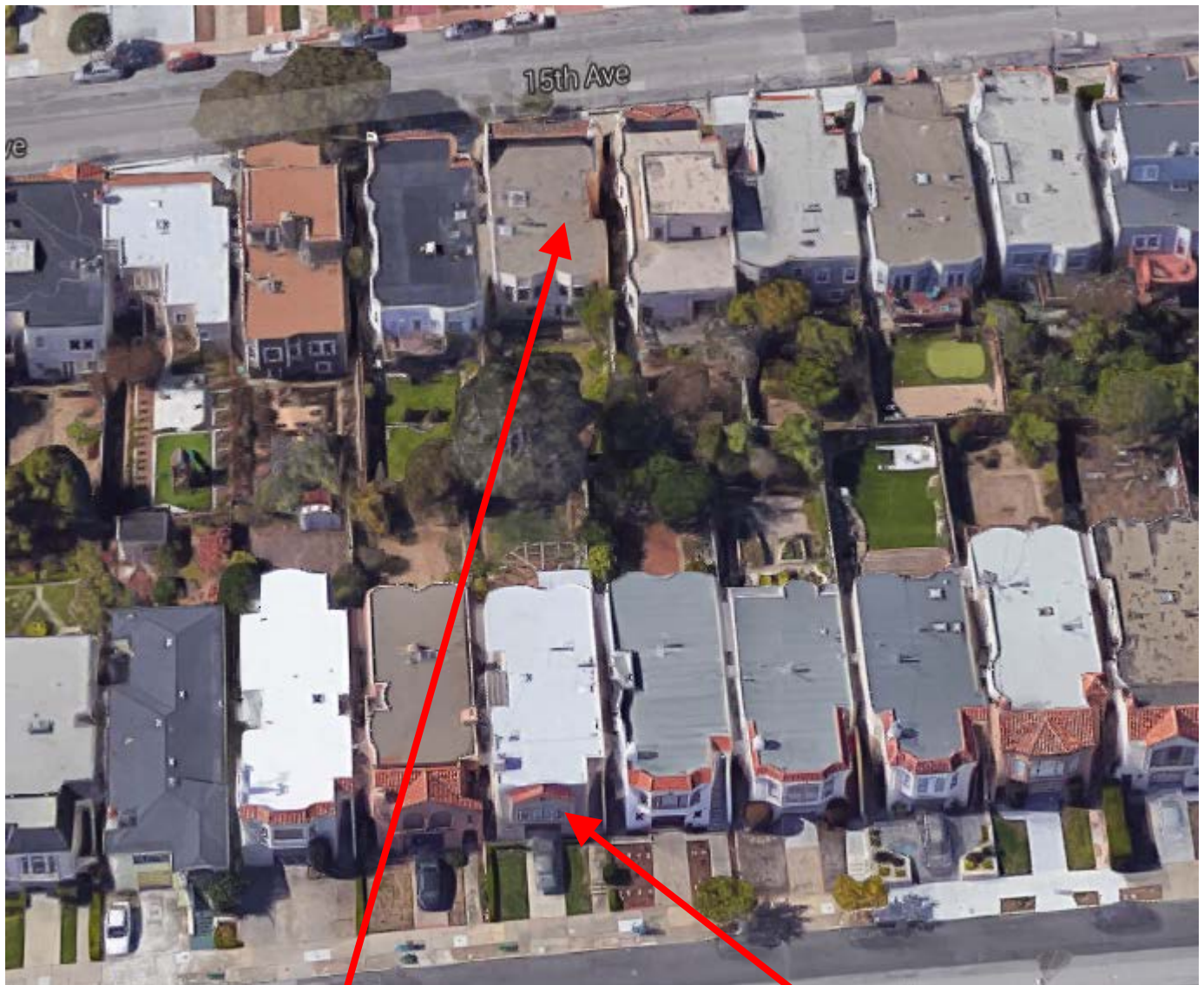
DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2015-007009DRP
2355 14th Avenue

Aerial Photo



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY



Discretionary Review Hearing
Case Number 2015-007009DRP
2355 14th Avenue

Aerial Photo



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2015-007009DRP
2355 14th Avenue

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2015-007009DRP
2355 14th Avenue

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SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2355 14th Avenue		2343/009	
Case No.	Permit No.	Plans Dated	
	2015.05.27.7248	6/1/15	
<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. Horizontal addition on existing single family home. 1. Add master suite at top floor. 2. Add interior stair, new bath, remodel kitchen at 2nd floor. 3. Add office, bedroom, family room, and bath at ground floor. Vertical addition is under BPA 2006.07.20.7099.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 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"/>	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)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
<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 Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<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"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</i>
<input type="checkbox"/>	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)</i>
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i>
<input type="checkbox"/>	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required.
<u>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

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

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*

<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

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

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. 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 type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input checked="" type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

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

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

<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
<input type="checkbox"/>	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (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): vertical addition setback 24 feet from front building wall	
Preservation Planner Signature: Marcelle Boudreaux <small>Digitally signed by Marcelle Boudreaux DN: cn=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, email=Marcelle.Boudreaux@sfgov.org Date: 2016.02.19 10:36:19 -0800</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: Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Veronica Flores <small>Digitally signed by Veronica Flores DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Veronica Flores, email=Veronica.Flores@sfgov.org Date: 2016.06.08 14:52:13 -0700</small>
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. 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.		

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:

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SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On May 27, 2015, the Applicant named below filed Building Permit Application No. 2015.05.27.7248 with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	2355 14 th Avenue	Applicant:	Tim Lee
Cross Street(s):	Santiago and Taraval Street	Address:	3931 Alemany Blvd Suite 2003-188
Block/Lot No.:	2343/009	City, State:	San Francisco, CA 94132
Zoning District(s):	RH-1 (D) / 40-X	Telephone:	(415) 602-8088

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	Residential
Front Setback	15 feet 8 inches	No Change
Side Setbacks	Left: 3 feet; Right 1 foot 2.5 inches	No Change
Building Depth	59 feet 11.5 inches	67 feet 0.5 inches
Rear Yard	51 feet 9.5 inches	44 feet 8.5 inches
Building Height	19 feet	29 feet
Number of Stories	Two	Three
Number of Dwelling Units	One	No Change
Number of Parking Spaces	One	No Change
PROJECT DESCRIPTION		
The proposal involves a vertical and horizontal addition to an existing building. Add a master suite at top floor. Add interior stair, a new bathroom, relocating existing bath, and remodel kitchen at 2 nd floor. Add 1 office, 1 bedroom, 1 family, and 1 bath at ground floor.		
The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.		

For more information, please contact Planning Department staff:

Planner: Veronica Flores
Telephone: (415) 575-9173
E-mail: veronica.flores@sfgov.org

Notice Date: 2/17/16
Expiration Date: 3/18/16

中文詢問請電: (415) 575-9010

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

GENERAL INFORMATION ABOUT PROCEDURES

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

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

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

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

Incomplete applications will not be accepted.

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

BOARD OF APPEALS

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

ENVIRONMENTAL REVIEW

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

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

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: Steven William Menasche		
DR APPLICANT'S ADDRESS: 2350 15th Ave	ZIP CODE: 94116	TELEPHONE: (415) 525-1690
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Michael Tse		
ADDRESS: 2355 14th Ave	ZIP CODE: 94116	TELEPHONE: (415) 602-8088
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS: steve@realvo.com		

2. Location and Classification

STREET ADDRESS OF PROJECT: 2355 14th Ave		ZIP CODE: 94116
CROSS STREETS: Taraval and Santiago		
ASSESSORS BLOCK/LOT: 2343 / 009	LOT DIMENSIONS: 127.5 x 30	LOT AREA (SQ FT): 3824
ZONING DISTRICT: RH-1 (D)		HEIGHT/BULK DISTRICT: 40-X

3. Project Description

Please check all that apply

Change of Use ☐ Change of Hours ☐ New Construction ☐ Alterations ☒ Demolition ☐ Other ☐

Additions to Building: Rear ☒ Front ☒ Height ☒ Side Yard ☒
Present or Previous Use: ResidentialProposed Use: ResidentialBuilding Permit Application No. 2015.05.27.7248Date Filed: 5/27/15

Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

Please see attachment #1, "DR Request, Question 1"

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

Please see attachment #2, "DR Request, Question 2"

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

Please see attachment #3, "DR Request, Question 3"

4. Actions Prior to a Discretionary Review Request

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

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

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

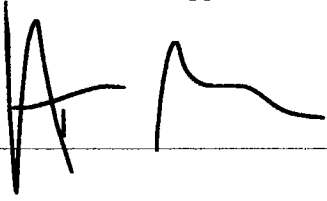
No changes were made based on any of the input from any of the neighbors. Our concerns were seemingly ignored by the owner (Michael Tse) the architect (Tim Lee) and the Planning Department (Veronica Flores).

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: _____



Date: 3/17/2006

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

Steven Menasche, owner 2350 15th Ave

Owner / Authorized Agent (circle one)

ATTACHMENT 1:

DR Review Request, Question 1

What are the reasons for requesting Discretionary Review?

The Building Permit for 2355 14th Ave, as presented, 1) breaks from *many* of the SF Residential Design Guidelines, 2) imposes severe light blockage on abutting and surrounding properties 3) is not supported by proper guidelines in seeking such permit and 4) is socially inappropriate.

1. Conflicts with the SF Residential Design Guidelines and/or Planning Code (if indicated):

- a. Introduction; Page 5, Design Principles: *Ensure that the building's scale is compatible with surrounding buildings.*

As you can see in pictures attached (photos 8,9,10,11,12) No other buildings on the block, nor across the street, nor in the neighborhood in general have three stories and none are nearly as large as the proposed permit.

- b. Introduction; Page 5, *Maintain light to adjacent properties by providing adequate setbacks.*

As presented in pictures attached the following properties are severely restricted of the sun and light in general. Specifically;

- 2350 15th Ave (West of 2355 14th Ave and abutted in the back) will lose sunrise and for 2-4 hours after sunrise will lose sunshine. 2350 15th Ave will also have significant encroachment on their privacy. Photo attached; Photos #3 & #4
- 2354 14th Ave (East of the of 2355 14th Ave and directly across the street will lose sunset for a significant portion of the setting. Photo attached; Photo #5
- 2357 14th Ave (South of 2355 14th Ave and directly next door) will have this towering construction blocking light, existing windows and constriction of existing easement. Photos #6 & #7.
- 2344 15th Ave (West of 2355 14th ave) will lose significant morning light.

- c. Introduction; Page 5, *Provide architectural features that enhance the neighborhood's character.*

Most the homes within a 5-block area were built between 1927-1938 (89-80 years old) and are in the charming Mediterranean Revival style (as identified by SAN FRANCISCO PRESERVATION BULLETIN NO. 18). The proposed permit will be a towering monstrosity that will not only *not* enhance the neighborhood's character, but will erode it.

- d. II. Neighborhood Character; page 8, *GUIDELINE: In areas with a mixed visual character, design buildings to help define, unify and contribute positively to the existing visual context.*

The overall building scale of the block, adjoining blocks and neighborhood in general is not in harmony with the proposed permit.

- e. III. Site Design; page 11, *Guideline: Respect the topography of the site and the surrounding area.*

As this proposed permit is on a hill/slope, its significant height increase will mar the existing topography.

- f. III. Site Design; Page 15, *Guideline: Respect the existing Pattern of Side Spacing*
The current plan proposes removing a wall area that has been present for over 40 years.

- g. III. Site Design; Page 16, *Light.* AND, 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.*

As mentioned earlier (see photos), light, (direct sun), air and privacy are severely deprived for the following :

- 2350 15th Ave
- 2354 14th Ave
- 2357 14th Ave
- 2344 15th Ave

- h. IV. Building Scale and Form; Page 23, *GUIDELINE: Design the scale of the building to be compatible with the height and depth of surrounding buildings.*

The majority of the home in the area and most definitely on the proposed permits block and across the street are not 3-story 'McMansions'. This proposed permit is not compatible with the height and depth of the surrounding buildings. Given the building is already quite big see photo #13 this makes little sense.

- i. IV. Building Scale and Form; Page 24, *GUIDELINE: Design the height and depth of the building to be compatible with the existing building scale at the street.*

Due to a significant slope from the street to the existing and proposed permit this home will be even more incompatible with existing building scale at street level. See photo #13.

- j. IV. Building Scale and Form; Page 30, *GUIDELINE: Design roof lines to be compatible with those found on surrounding buildings.*

As you can clearly see in the plans (see plans) the newly created 3rd floor will create rooflines that are inconsistent with their abutting neighbors.

2. Problems with the Presentation of the Plans as Presented

On July 6th, 2015, The Planning Department presented Mr. Tim Lee a 'Notice of Planning Department Requirements #1'. A number of changes were requested and are NOT in the current plans. They include:

- a. Right hand hard requirements not met. Sheet No.A1.0) still showing the right hand side of the yard measuring 1'.2.5"
- b. No plan for Tree plantings
- c. No bicycle parking
- d. Front setback garden plan

ATTACHMENT 2:

DR Review Request, Question 2

What are the Impacts of the permit?

- As presented in pictures attached the following properties are severely restricted of the sun and light in general. Specifically;
 - 2350 15th Ave (West of 2355 14th Ave and abutted in the back) will lose sunrise and for 2-4 hours after sunrise will lose sunshine. 2350 15th Ave will also have significant encroachment on their privacy; See Photos #3 and #4.
 - 2354 14th Ave (East of the of 2355 14th Ave and directly across the street will lose sunset for a significant portion of the setting. See Photo #5.
 - 2357 14th Ave (South of 2355 14th Ave and directly next door) will have this towering construction blocking light, existing windows and constriction of existing easement. See photos #6 & #7.
 - 2344 15th Ave (West of 2355 14th ave) will lose significant morning light.
- I, (2350 15th Ave) would lose all privacy. At great cost, we purposefully built (legally and permitted) our master bedroom on our ground floor to gain privacy. This would all be lost. See photo's #1 & #2.
- The character of the neighborhood would be changes in an unwarranted manner that will deteriorate this historical district. See photos #8, #9, #10, #11 and #12
- Two of the abutting neighbors (2350 15th Ave and 2357 14th ave) work from home. Noise from this project will prevent their work from being done.
- 14th Ave is a major thoroughfare for school children and their parents commuting the Herbert Hoover Middle school at the end of the block. Already traffic ridden, this extending, unnecessary construction will add to the safety concerns of these parties and significantly increase traffic. See photo #14.

ATTACHMENT 3:

DR Review Request, Question 3

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

Frankly, if we, the neighbors of 2355 14th Ave understood why any family with almost 2300 ft (!) of living space needed more (3600 ft!!!), perhaps we could make recommendations. That said, the following makes sense to us:

- If a view is what is desired; build a roof deck without adding the 3rd floor.
- If more space is desired build out the first floor (ground) further and bring it up to code.
- Redesign interior of 2nd floor.

We strongly oppose any version of the a 3rd floor that blocks light to any of the properties already mentioned.

Discretionary Review Application Submittal Checklist

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

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

NOTES:

☐ Required Material.☐ Optional Material.☐ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

RECEIVED

MAR 17

CITY & COUNTY
PLANNING DEPT.

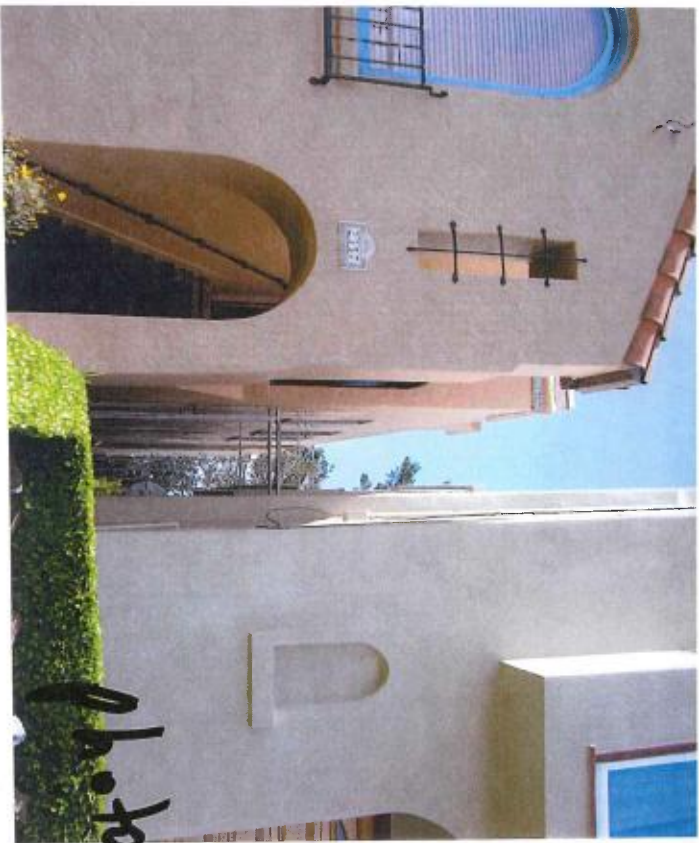


Photo #6

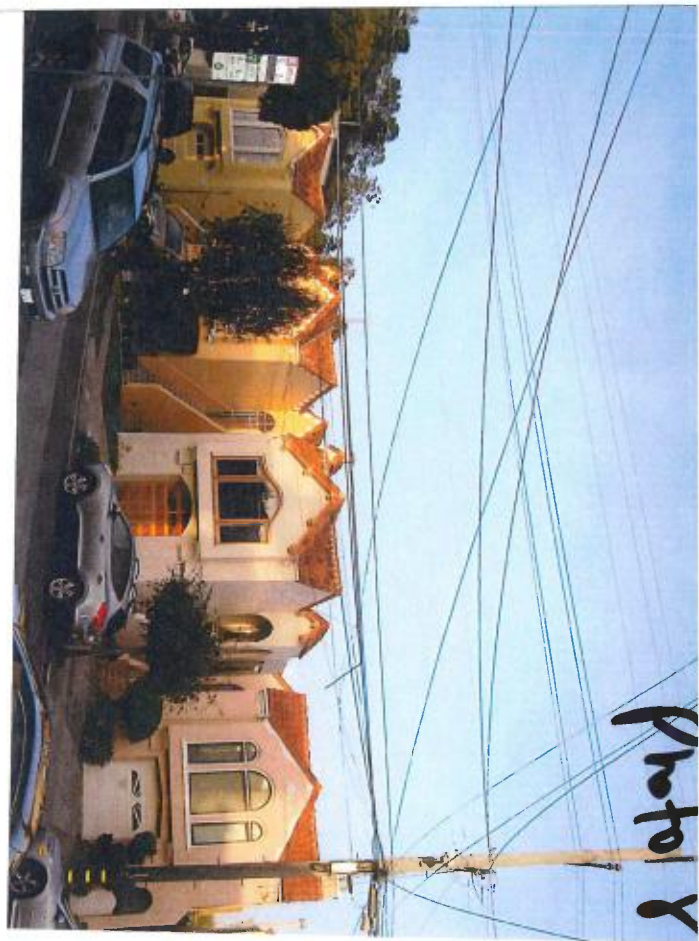


Photo 8



Photo #12

Photo #14



Photo #10



Photo #17



Photo #11





Photo #13



Photo 1

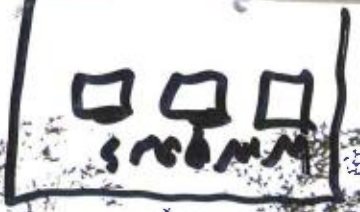




Photo #13



↑ windows



Windows







0001 / 004
TIM LI
3931 ALEMANY BLVD STE 2003-188
SAN FRANCISCO, CA 94132

2342 / 025
GESELL & LAM
2368 14TH AV
SAN FRANCISCO, CA 94116-2517

2342 / 028
J & V YACOBIAN TRS
2354 14TH AV
SAN FRANCISCO, CA 94116-2517

2342 / 031
CHOW & LIANG
201 SAN ANSELMO AV
SAN FRANCISCO, CA 94127-2029

2342 / 032
OCCUPANT
2334 14TH AV
SAN FRANCISCO, CA 94116-2517

2342 / 034
MARIA NOWICKI
2324 14TH AV
SAN FRANCISCO, CA 94116-2517

2343 / 004
OCCUPANT
2327 14TH AV
SAN FRANCISCO, CA 94116-2518

2343 / 006
OCCUPANT
2335 14TH AV
SAN FRANCISCO, CA 94116-2518

2343 / 008
OCCUPANT
2345 14TH AV
SAN FRANCISCO, CA 94116-2518

2343 / 011
MICHAEL PERLMUTTER
2359 14TH AV
SAN FRANCISCO, CA 94116-2518

2342 / 023
MAXINE MONAGHAN TRS
2380 14TH AV
SAN FRANCISCO, CA 94116-2517

2342 / 026
JOHN DEMARTINI
2364 14TH AV
SAN FRANCISCO, CA 94116-2517

2342 / 029
C & L STACPOOLE
2350 14TH AV
SAN FRANCISCO, CA 94116-2517

2342 / 031
OCCUPANT
2338 14TH AV
SAN FRANCISCO, CA 94116-2517

2342 / 033
JESSICA LEUNG
PO BOX 210396
SAN FRANCISCO, CA 94121-0396

2343 / 003
GARRY PAYTEN
2323 14TH AV
SAN FRANCISCO, CA 94116-2518

2343 / 005
IDA TREISTMAN
2331 14TH AV
SAN FRANCISCO, CA 94116-2518

2343 / 007
THE CURRY TRS
2339 14TH AV
SAN FRANCISCO, CA 94116-2518

2343 / 009
T & C TSE
2355 14TH AV
SAN FRANCISCO, CA 94116-2518

2343 / 012
GRACE IEONG TRS
75 POPLAR AV
MILLBRAE, CA 94030-2444

2342 / 024
J & S YEE
2374 14TH AV
SAN FRANCISCO, CA 94116-2517

2342 / 027
TAMARA SHKOLNIKOV TRS
2358 14TH AV
SAN FRANCISCO, CA 94116-2517

2342 / 030
NATAN ROZENFELD
2344 14TH AV
SAN FRANCISCO, CA 94116-2517

2342 / 032
COURTNEY TRS
745 LARKSPUR DR
TRACY, CA 95376-9784

2342 / 033
OCCUPANT
2330 14TH AV
SAN FRANCISCO, CA 94116-2517

2343 / 004
D & M MAGUIRE
48 STRATFORD DR
SAN FRANCISCO, CA 94132-2029

2343 / 006
SHARON CHUN
236 W PORTAL AV #180
SAN FRANCISCO, CA 94127-1423

2343 / 008
J & Z YIP
674 23RD AV
SAN FRANCISCO, CA 94121-3709

2343 / 010
R & S SCHUMANN
2357 14TH AV
SAN FRANCISCO, CA 94116-2518

2343 / 012
OCCUPANT
2367 14TH AV
SAN FRANCISCO, CA 94116-2518

2343 / 013
RAAFAT & BIER
2373 14TH AV
SAN FRANCISCO, CA 94116-2518

2343 / 014
JULIETTE DAVIS
2379 14TH AV
SAN FRANCISCO, CA 94116-2518

2343 / 022
S & A KIM
450 TARAVAL ST #133
SAN FRANCISCO, CA 94116-2530

2343 / 022
OCCUPANT
2376 15TH AV
SAN FRANCISCO, CA 94116-2502

2343 / 022
OCCUPANT
2378 15TH AV
SAN FRANCISCO, CA 94116-2502

2343 / 023
L & C KIRZNER
2372 15TH AV
SAN FRANCISCO, CA 94116-2502

2343 / 024
CIKES TRS
190 FOREST SIDE AV
SAN FRANCISCO, CA 94127-1316

2343 / 024
OCCUPANT
2366 15TH AV
SAN FRANCISCO, CA 94116-2502

2343 / 025
C & L RICH
2360 15TH AV
SAN FRANCISCO, CA 94116-2502

2343 / 026
R & B FALLON
2356 15TH AV
SAN FRANCISCO, CA 94116-2502

2343 / 027
CLARK-MENASCHE TRS
2350 15TH AV
SAN FRANCISCO, CA 94116-2502

2343 / 028
FLORENCE BATILORO
2344 15TH AV
SAN FRANCISCO, CA 94116-2502

2343 / 029
HELEN ONG TRS
2340 15TH AV
SAN FRANCISCO, CA 94116-2502

2343 / 029A
C & H SPEAR
2332 15TH AV
SAN FRANCISCO, CA 94116-2502

2343 / 029B
T & M MOORE
2328 15TH AV
SAN FRANCISCO, CA 94116-2502

2343 / 030
THE TABAK TRS
2545 TARAVAL ST #2
SAN FRANCISCO, CA 94116-2256

2343 / 030
OCCUPANT
2324 15TH AV
SAN FRANCISCO, CA 94116-2502

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RESPONSE TO
DISCRETIONARY
REVIEW (DRP)



San Francisco
Planning

SAN FRANCISCO PLANNING DEPARTMENT
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103-2479
MAIN: (415) 558-6378 SFPLANNING.ORG

Project Information

Property Address: 2355 14th Avenue

Zip Code: 94116

Building Permit Application(s): 2015.05.27.7248

Record Number: 2015-007009DRP

Assigned Planner: Veronica Flores

Project Sponsor

Name:

Phone:

Email:

Required Questions

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

See Attached

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

See Attached

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

See Attached

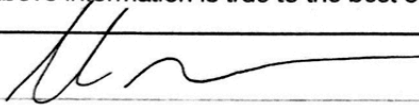
Project Features

Please provide the following information about the project for both the existing and proposed features. Please attach an additional sheet with project features that are not included in this table.

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	1	1
Occupied Stories (all levels with habitable rooms)	2	3
Basement Levels (may include garage or windowless storage rooms)	1	1
Parking Spaces (Off-Street)	1	1
Bedrooms	2	4
Height	19 Feet	29 Feet
Building Depth	59 Feet 11.5 inches	67 Feet 0.5 inches
Rental Value (monthly)	unsure	unsure
Property Value	unsure	unsure

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

Signature:



Date: 4/15/16

Printed Name:

Michael Tse

☒ Property Owner
☐ Authorized Agent

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

See Attached

Response to Discretionary Review Question 1:

Given the concerns of the DR Requester and other concerned parties, why do you feel your proposed project should be approved?

I wish to raise my growing family in the neighborhood where I spent my childhood and in the house that my family has owned for 20 years. Our family has less room with the original house design, as it consists of only 2 bedrooms and 2.5 bathrooms. We are requesting to expand by adding 1100 square feet of living space in order to accommodate our growing family of three, soon to be four, and grandparents.

With respect to the addition, the intention of our expansion is to preserve the defined visual character of the neighborhood, while affording added living space within the allowable parameters of the Planning Department's Residential Design Guidelines and the City's zoning regulations. We request to add a third floor, expanding 10 feet vertically up and 8 feet back in depth, thereby adding 1100 square feet to the existing design. We plan to maintain the side spacing by not changing the width of our home. We wish to sustain the original external Mediterranean Revival facade of the house, with plans to maintain the red tile roof with the new third floor addition. Although we have decided to expand our house 8 feet into our rear yard, we have conscientiously made provisions to reduce the impact on light and privacy. The proposed third floor includes a 5-foot setback from the rear and a 25-foot setback from the front. We plan to incorporate a deck with either an open railing for added light or a solid railing for added privacy. Our current landscaping includes a large pine or redwood tree that affords our rear neighbor (DR requester) added privacy.

Overall, our design is to expand within the permitted Planning Department's Residential Design Guidelines, which provide balance between conserving the character of the neighborhood that I have loved since I was a child with our family's need to expand living space.

Response to Discretionary Review Question 2:

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

From the initial conception of our expansion design till the present, we have tried to be mindful of our neighbor's concerns and have modified our project to address the complaints that were within reason, namely by reducing the size of the overall structure from our first draft.

Our current building depth is 72 feet and 9 inches. We have decreased our proposed structure to 67 feet with the deck included. In order to minimize impact on light and privacy, we proposed a 25-foot front setback rather than the minimum allowable 10-foot setback and a 5-foot rear set back. There is a 40-foot tree in our backyard that the DR requester initially asked us to remove, but have since decided to keep as it provides added privacy to our neighbors.

While we have tried mindfully to address the concerns of our neighbors that were within reason, it was not possible for us to address all concerns, such as the DR requestor's recommendation to remove all rear facing windows on the third floor and move all egress facing West. This request violates Section 1014 "Exit Access" of the California Fire Code which states:

[B] 1014.2 Egress through intervening spaces.

1. An exit access shall not pass through a room that can be locked to prevent egress.
2. Means of egress from dwelling units or sleeping areas shall not lead through other sleeping areas, toilet rooms or bathrooms.
3. Egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes.

Our means of egress currently allows direct access to the exterior in case of fire. If we moved the stairs facing East, then we have to exit through the proposed closet. North and South egresses are not possible as that will obstruct the neighbors' side yards and will lead through the proposed bathroom. And the current means of egress on the proposed structure also complies with Chapter 10 of the California Building Code Means of Egress, more specifically Sections 1003, 1007.3, 1009, and 1014.

We made further modifications to our plans following the City Planning department's recommendations. We removed the dormer on the third floor to maintain the same façade as the neighborhood. We decreased the width of the third floor by 3 feet to maintain the side yard set back and not to pursue a Variance. We incorporated an extra side set back that decreases the size of the structure and the overall square footage of the new structure.

DR Requester comment: “As Presented in pictures attached the following properties are severely restricted of the sun and light in general, specifically 2350 15th Ave, 2354 14th Ave, 2357 14th Ave, and 2344 15th Ave”

Response: Based on the Solar Shadow study (please see attached report), the proposed structure will not cast added shadows on any of these existing properties. The only obstruction will be for one and one-half hours of 2357 14th Ave’s rear closet window.

DR Requester comment: “On July 6th, 2015, the Planning Department presented Mr. Tim Lee a “Notice of Planning Department Requirements #1. A number of changes were requested and are NOT in the current plans. They include: right hand hard requirements not met Sheet No. A1.0, no plan for tree plantings, no bicycle parking, front setback garden plan”

Response: Sheet A1.0 is accurate to show the 1’-2.5” yard on our right adjacent neighbor’s side since that is the end of our property line. Tree planting permit has been obtained and is reflected on Sheet A1.0. Bicycle parking is reflected on sheet A2.0. Front setback garden plan is reflected on sheet A1.0. The current plans were approved by Planning Department before the 30-day neighborhood posting. The proposed structure meets all Planning Department’s requirements and is up to California Building Codes.

DR Requester comment: “Conflicts with the SF Residential Design Guidelines and/or Planning Code – Ensure that the building’s scale is compatible with surrounding buildings and No other buildings on the block, nor across the street, nor in the neighborhood in general have three stories and none are as large as the proposed permit”.

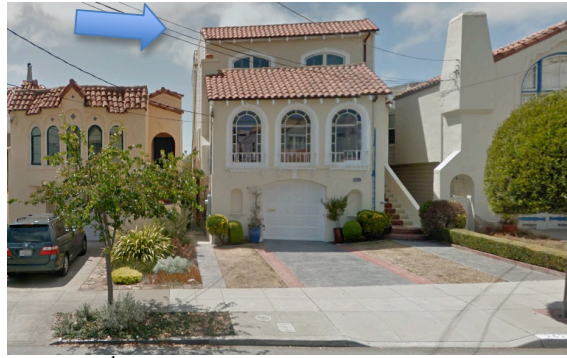
Response: The neighborhood within a one-block radius actually consists of both two-level and three-level homes. 2323 14th Ave is actually a three level home. Some are larger than or at least similar to our proposed square footage of 3500 square feet according to Zillow.com. I have included the addresses of such homes below:



2374 14th AVE: A current three story home on the same block as us



2323 14th AVE: (5 houses down from us)
4,000 sq ft (Zillow.com)



2429 14th AVE: 3,200 sq ft (Zillow.com)



2434 14th Ave (third floor set back in rear)



2444 14th Ave (third floor set back)



2344 15th Ave: Adjacent to DR Requester
with rear third floor addition



309 & 316 Santiago St: Around the corner from
2335 14th Ave with rear third floor additions



2341 & 2331 15th Ave: Diagonally from DR requester with third story additions (one block behind 2355 14th Ave

DR Requester comment: “Conflicts with maintaining light to adjacent properties by providing adequate setbacks”

Response: We proposed a 25-foot front set back, rear 5-foot set back and extra side yard 3-foot set back for the left side adjacent neighbor.

DR Requester comment: “Design the scale of the building to be compatible with the height and depth of surrounding buildings”

Response: Our new depth will be in-line with our adjacent neighbor at 2357 14th Ave but not exceeding 2359 14th Ave’s depth. The proposed new depth and height is within all the height/setback/size requirements per San Francisco Planning and zoning.

DR Requester comment: “light (direct sunlight), air and privacy are severely deprived for the following: 2350 15th Ave, 2354 14th Ave, 2357 14th Ave, 2355 15th Ave

Response: The 2355 14th Ave third story addition is within all the height/setback/size requirements per San Francisco Planning and Zoning. The proposed addition will not “severely deprive light, air, and privacy” to 2350 15th Ave due to our lot size and at large rear yard (44 feet-8.5 inches). The new structure will also be 5 feet-9 inches less in depth compared to our current structure (before remodel) thus further increasing the size of the overall yard space and distance to our rear neighbor. Since the neighborhood meeting, we have further added a 3-foot third floor left set back to increase neighbor privacy. In addition, the large tree in the rear yard will remain. Photo on next page shows the rear view from 2355 14th Ave. Please see attached shadow study for shadow impact.



Large pine tree in our rear yard along with both adjacent neighbor's privacy trees provide shade and privacy to all rear neighbors.



Response to Discretionary Review Question 3:

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

We have done our best to accommodate the requests of our neighbors that were within reason through the several revisions of our original plans, while keeping in mind our ultimate goal of expanding our living space to meet the needs of our growing family. We are proposing to add 1100 sq feet of usable square footage, for an overall proposed 3500 square foot structure. We believe that the final proposed size is within reason, as there are two homes within a one block radius with similar square footage and third story additions: 2323 14th Avenue and 2429 14th Avenue.

We wish to sustain the original external Mediterranean Revival facade of the house, with plans to maintain the red tile roof with the new third floor addition.

We hired a third party company to perform a Solar Shadow Study to show that the new proposed structure poses little to no impact on our neighbor's homes. On both the Summer Solstice (June 21, 2016) and Winter Solstice (December 21, 2016), no additional shadows will cast on my Eastern or Western neighbors. According to the study, the rear side closet window of our adjacent neighbor at 2357 14th Avenue will be slightly affected from the 3rd floor deck railings from 1:30 pm to 3:22 pm on 12/21/16 (please see email below for reference).

From: **Marc Dimalanta** m.dimalanta@dscheme.com
Subject: Shadow Study
Date: April 22, 2016 at 5:55 PM
To: Mike and Noelle mike.noelle.tse@gmail.com

Hi Mike - attached is the draft solar access study for your review.

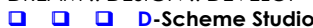
summary as follow:

1. One of the side rear windows will be slightly affected from the 3rd floor deck railings from 1:30pm to 3:22pm(12/21)
2. The Eastern neighbor's (across the street) claim is not valid, according to study, subject building's shadow will not cross 14th street.

Please call me if needed.

Best Regards,

Marc Dimalanta, ARCHITECT + LEED-AP
m.dimalanta@dscheme.com
Mobile: [415.290.6272](tel:415.290.6272)

DREAM :: DESIGN :: DEVELOP
 **D-Scheme Studio**
:: 222 8th Street :: San Francisco, CA 94103 ::
:: www.Dscheme.com :: T: [415.252.0888](tel:415.252.0888) :: F: [415.252.8388](tel:415.252.8388) ::

See PROJECTS IN CONSTRUCTION and how DREAMS & Ideas become reality, when you FIND US at
www.FACEBOOK.com/DSchemeStudio

Please consider the environment before printing this e-mail.

We have the full support in writing of the following neighbors to expand our home (see attachments):

- 1.) Joann Yip 2345 14th Avenue (adjacent neighbor)
- 2.) Cori and Lynn Stackpoole 2350 14th Avenue (West of 2355 14th Ave, diagonally across the street) – mentioned by DR requester
- 3.) Michael Perlmutter and Sun Ow 2359 14th Avenue (South neighbor, 2 houses down)

3/30/2016

Gmail - Hello from down the block



Michael Tse <mike.noelle.tse@gmail.com>

Hello from down the block

Sun Ow <sunow1@gmail.com>
To: Mike and Noelle <mike.noelle.tse@gmail.com>
Cc: M P <smperl@gmail.com>

Thu, Mar 17, 2016 at 5:12 PM

Hi Mike and Noelle,

We are in support of your project for your addition.

Best Wishes
[Quoted text hidden]

--
Sun
(415) 250-6094

We are in full support of the owner, Michael Tse, in his house expansion projection at 2355 14th Avenue San Francisco, CA 94116

Print Name: Cory Stackpoole

Your Address: 2350 14th Ave S.F., CA 94116

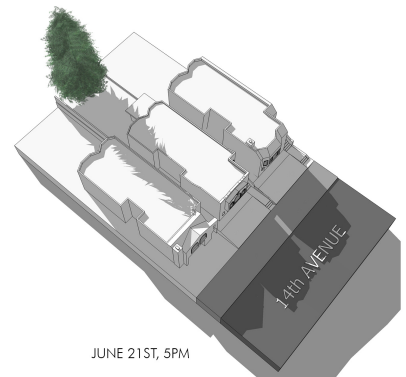
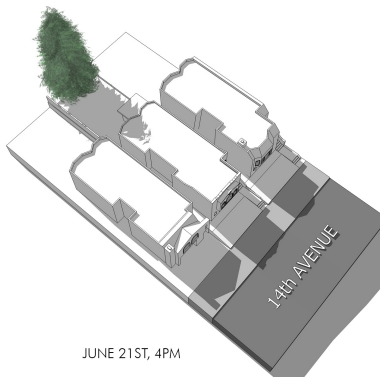
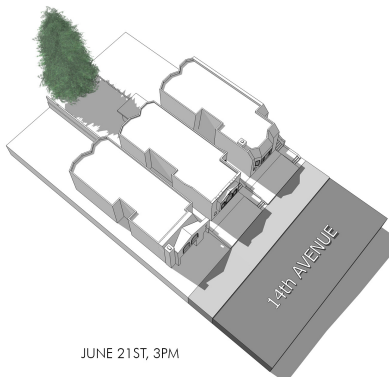
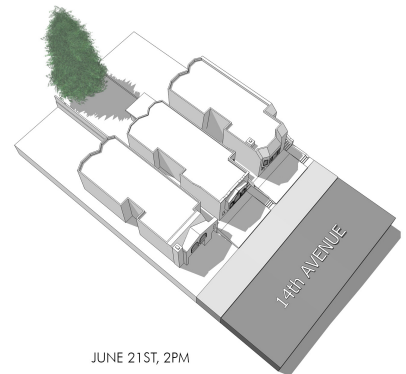
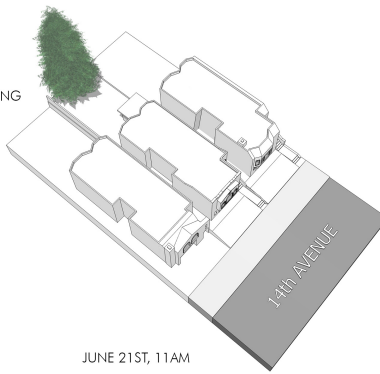
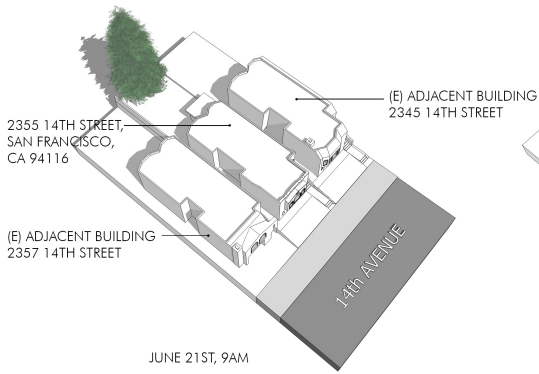
Signature: C. Stackpoole Date: 3/31/16

We are in full support of the owner, Michael Tse, in his house expansion projection
at 2355 14th Avenue San Francisco, CA 94116

Print Name: Joann Yip

Your Address: 2345 14th Ave, San Francisco, CA

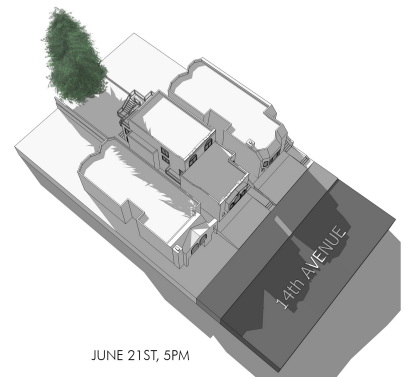
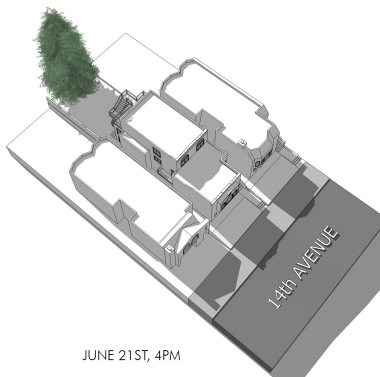
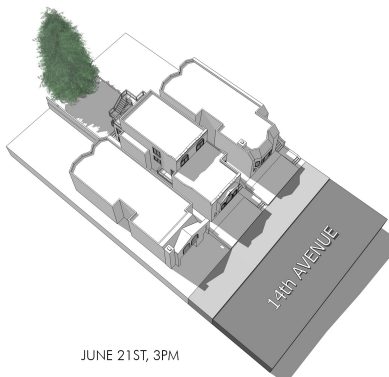
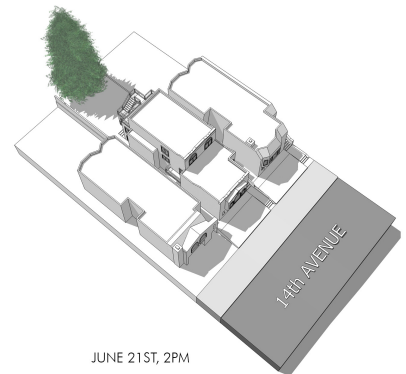
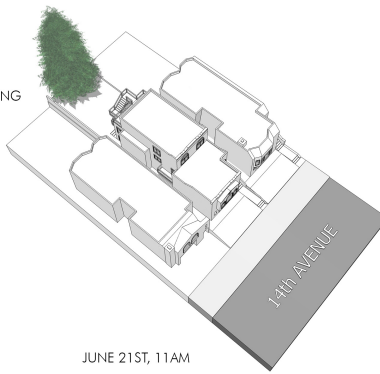
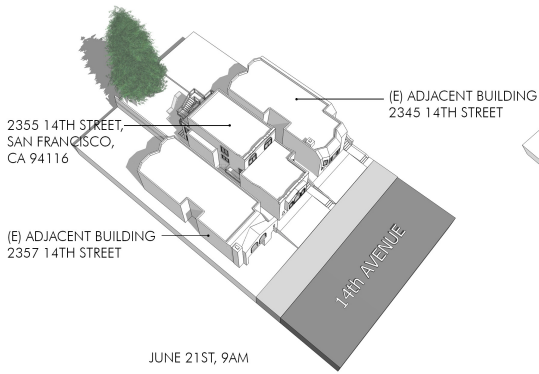
Signature: 2 LG Date: 4/28/16



EXISTING SOLAR ACCESS STUDY - JUNE
2355 14TH STREET :: SAN FRANCISCO :: CALIFORNIA :: 94116



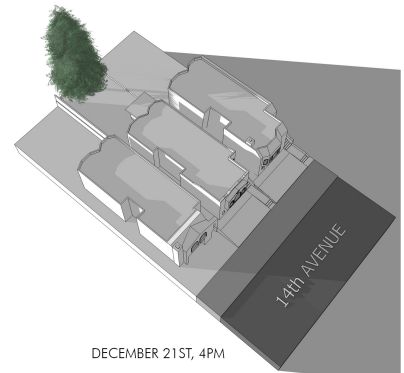
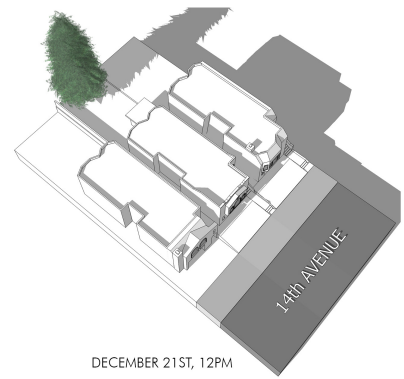
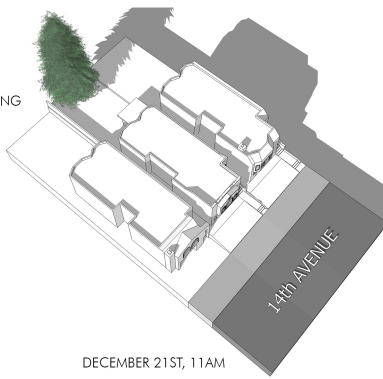
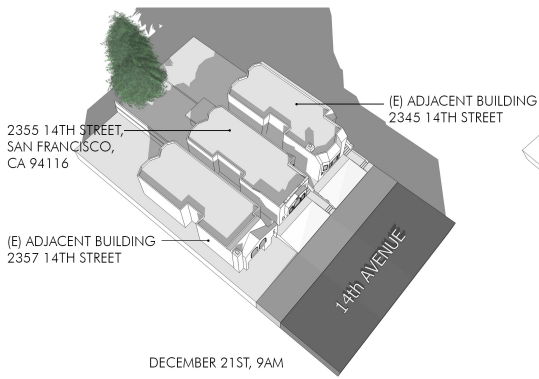
■■■ D-Scheme Studio
DREAM::DESIGN::DEVELOP
APRIL 25, 2016



PROPOSED SOLAR ACCESS STUDY - JUNE
2355 14TH STREET :: SAN FRANCISCO :: CALIFORNIA :: 94116



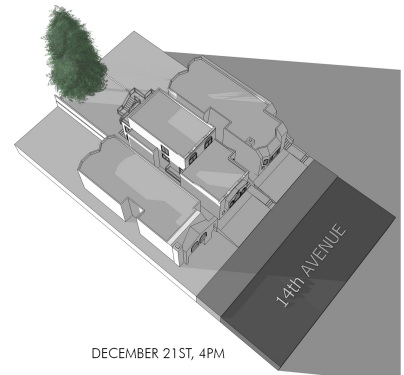
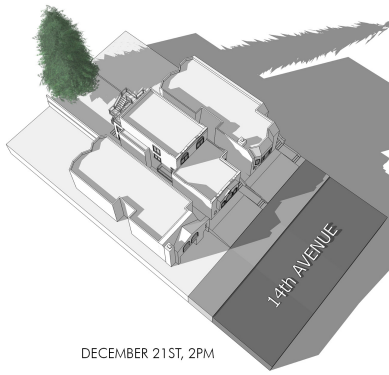
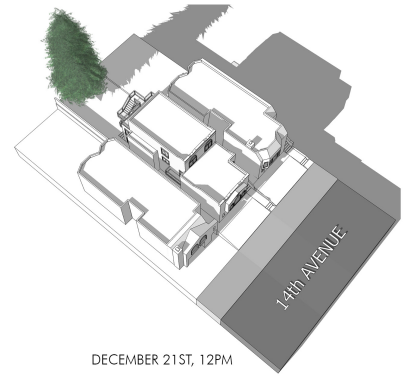
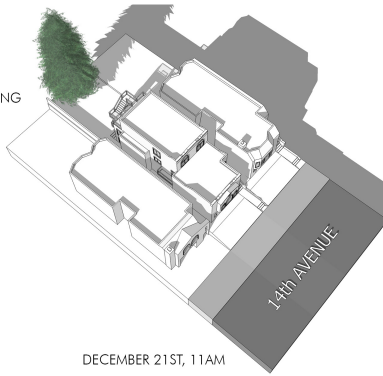
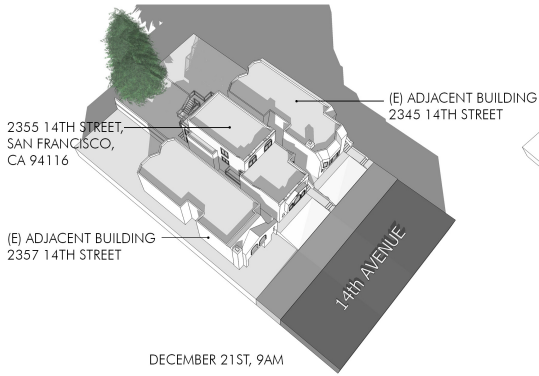
■■■ D-Scheme Studio
DREAM::DESIGN::DEVELOP
APRIL 25, 2016



EXISTING SOLAR ACCESS STUDY - DECEMBER
2355 14TH STREET :: SAN FRANCISCO :: CALIFORNIA :: 94116



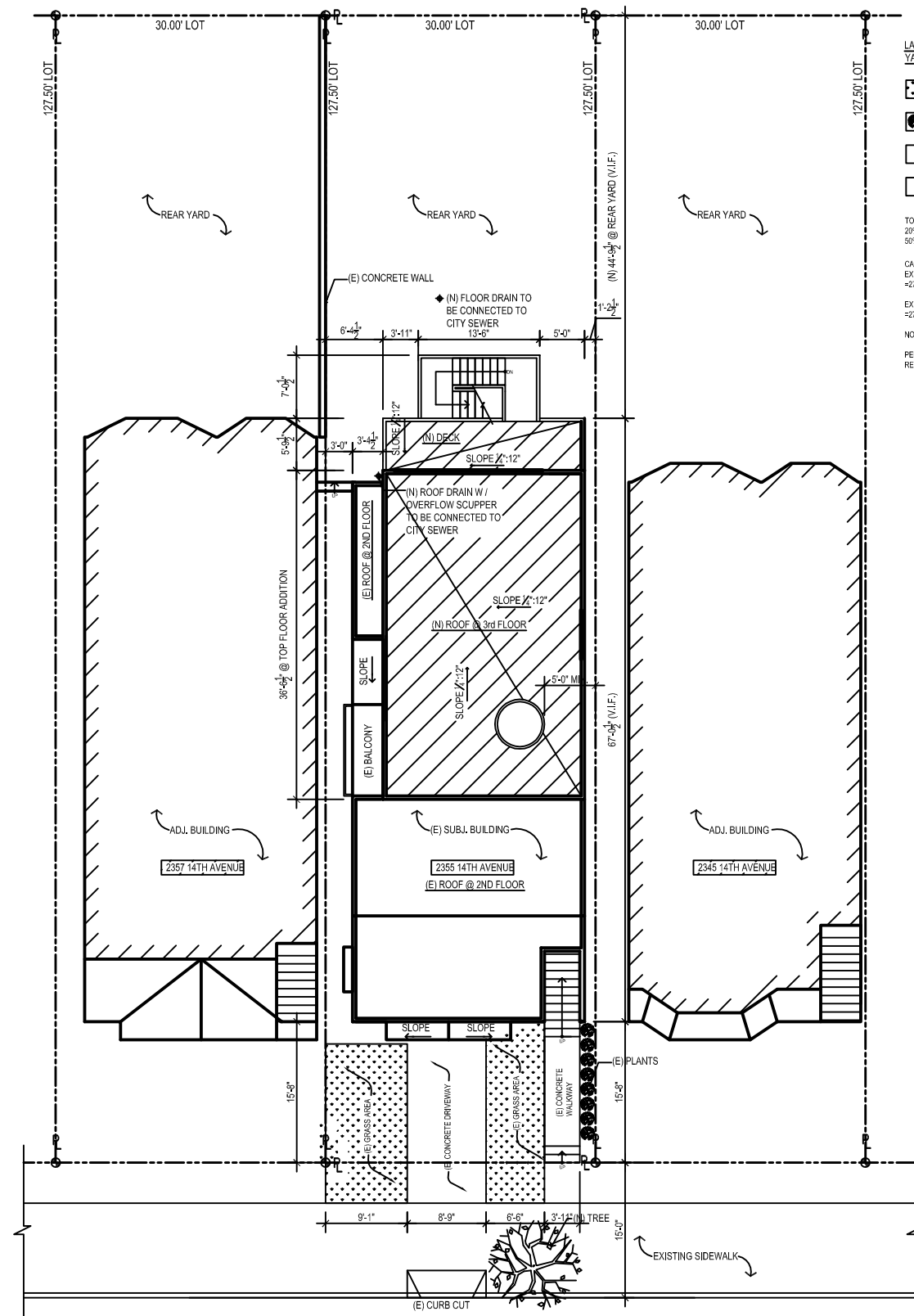
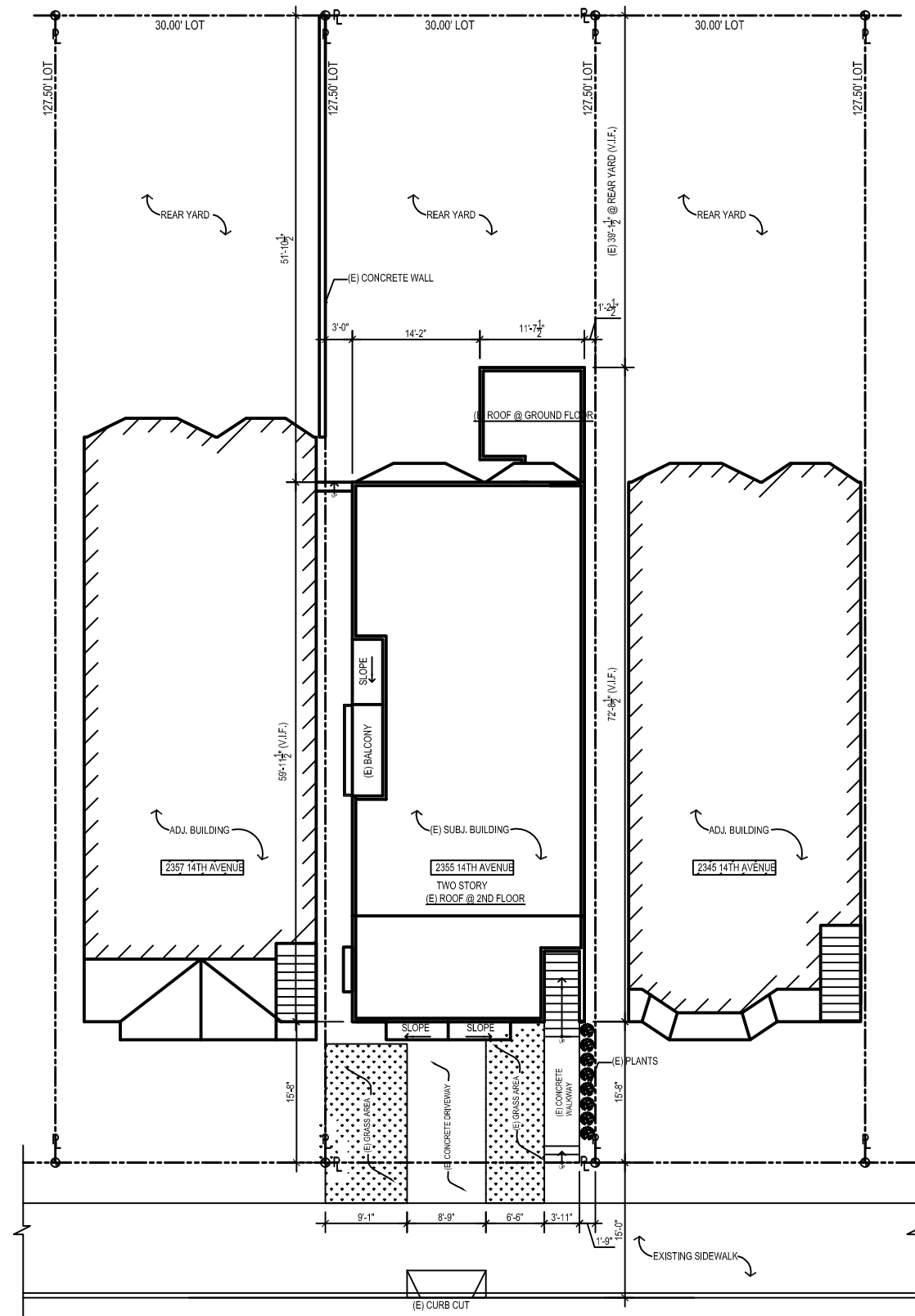
■■■ D-Scheme Studio
DREAM::DESIGN::DEVELOP
APRIL 25, 2016







PROPOSED SOLAR ACCESS STUDY - DECEMBER
2355 14TH STREET :: SAN FRANCISCO :: CALIFORNIA :: 94116



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APRIL 25, 2016



LANDSCAPING AND PERMEABILITY OF FRONT YARD AREA CALCULATIONS

-  (E) GRASS AREA=244 SQ. FT.
-  (E) PLANTS AREA=27 SQ. FT.
-  (E) CONCRETE DRIVEWAY = 137 SQ. FT.
-  (E) CONCRETE WALKWAY = 64 SQ. FT.

TOTAL AREA OF EXISTING FRONT YARD = 471 SQ. FT.
20% LANDSCAPING OF FRONT YARD AREA = 94.2 SQ. FT.
50% PERMEABILITY OF FRONT YARD AREA = 235.5 SQ. FT.

CALCULATION:
EXISTING GRASS AREA (244 SQ. FT.) + EXISTING PLANT AREA (27 SQ. FT.)
= 271 SQ. FT. > 94.2 SQ. FT. (20% LANDSCAPING)

EXISTING GRASS AREA (244 SQ. FT.) + EXISTING PLANT AREA (27 SQ. FT.)
= 271 SQ. FT. > 235.5 SQ. FT. (50% PERMEABILITY)

PER ABOVE CALCULATIONS, THE DIMENSIONS MEET THE PLANNING CODE REQUIREMENTS.

PROJECT LOCATION:
ALTERATION & ADDITION TO EXISTING BUILDING
2355 14th AVE,
SAN FRANCISCO, CA94116

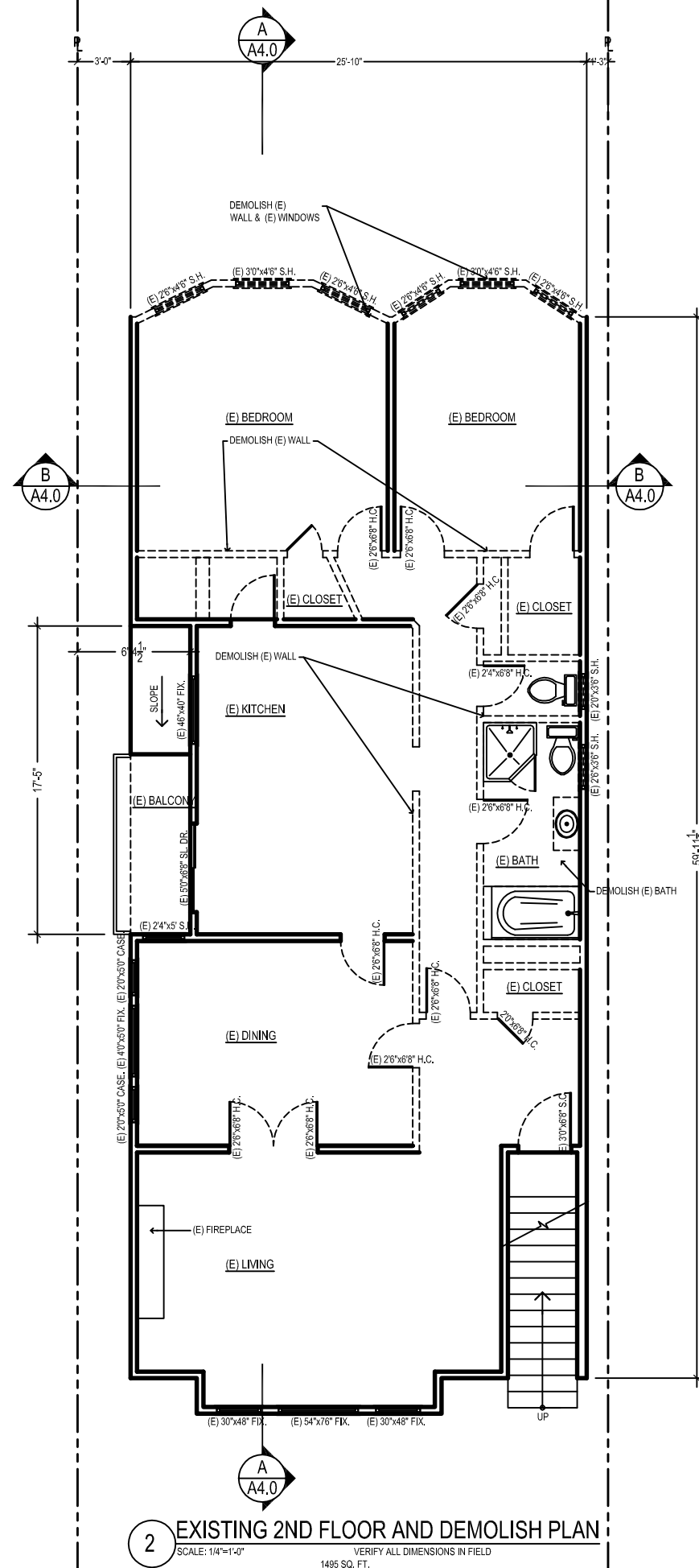
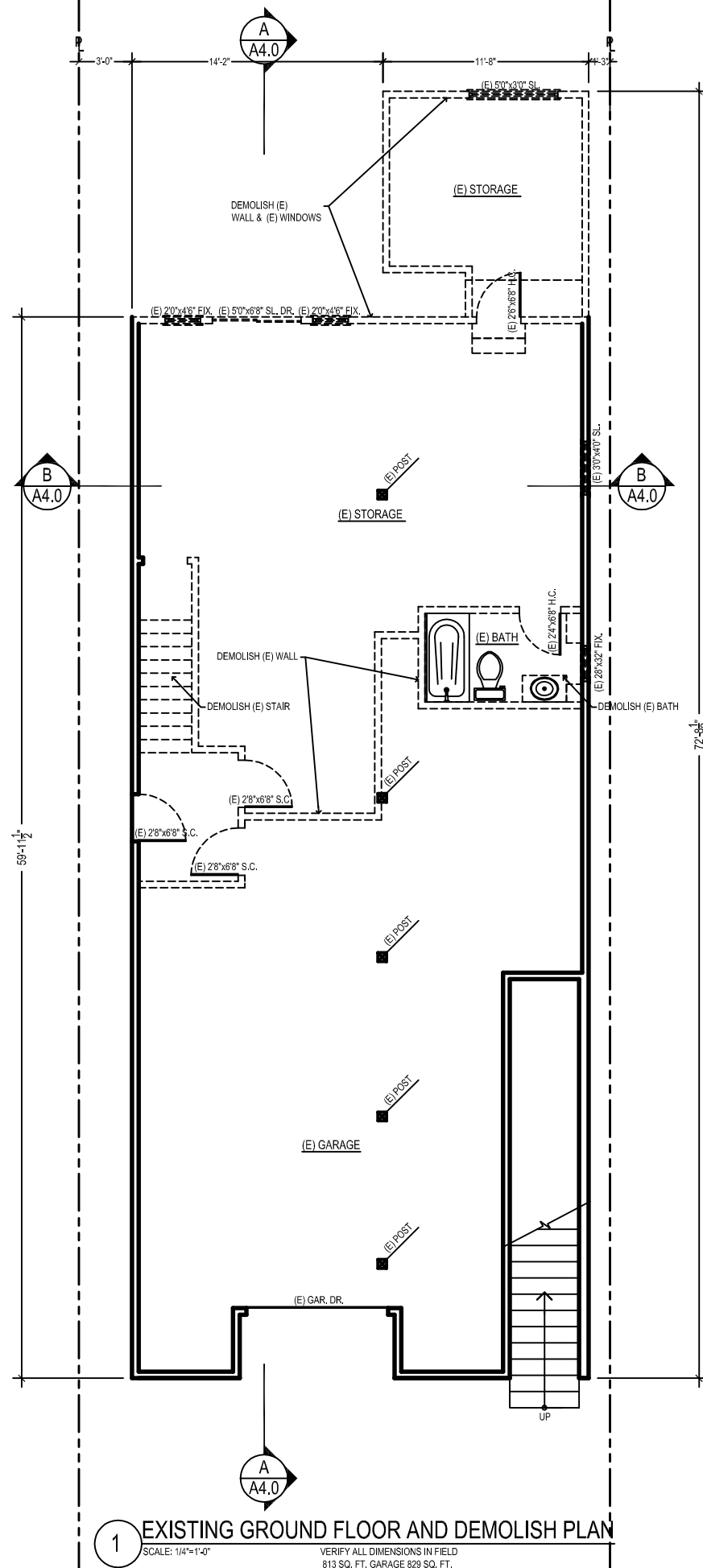
APPLICATION NUMBER:

[illegible]

TITLE	EXISTING AND PROPOSED SITE PLAN
-------	------------------------------------

DRAWN BY: T.L.	DATE 01-10-2015
CHECKED:	DATE
SCALE 1/8"=1'-0"	
SHEET NO. A1.0	

TLC & ASSOCIATES
3931 Alemany Blvd, Suite 2003-188
San Francisco, California 94132
Telephone: (415) 602-8088
E-mail: timl8088@gmail.com



Date					
PROJECT	2355 14th Ave San Francisco				
ARCHITECT					
RESIDENTIAL DEMOLITION AREA CALCULATIONS					
B1	VERTICAL ELEMENTS	(E) AREA	REMOVED	% REMOVED	
	A: EAST FAÇADE - FRONT	530	0	0.0%	
	B: WEST FAÇADE - REAR	458	458	100.0%	
	EAST / WEST TOTAL (A-B)	988	458	46.4%	< 50% OK
EXTERIOR WALLS LINEAL FOUNDATION MEASUREMENTS					
B2	ELEMENT	(E) LENGTH	REMOVED	% REMOVED	
	J: EAST FAÇADE	25.8	0.0	0.0%	
	K: WEST FAÇADE	25.8	25.8	100.0%	
	L: NORTH FAÇADE	72.7	12.8	17.5%	
	M: SOUTH FAÇADE	72.7	12.8	17.5%	
	LINEAL TOTAL (J-M)	196.8	51.25	26.0%	< 65% OK
C1	VERTICAL ELEMENTS	(E) AREA	REMOVED	% REMOVED	
	C: EAST FAÇADE	530	0	0.0%	
	D: WEST FAÇADE	458	458	100.0%	
	E: NORTH FAÇADE	1298	140	10.8%	
	F: SOUTH FAÇADE	1298	210	16.2%	
	VERT. TOTAL (C-F)	3584	808	22.5%	< 50% OK
C2	HORIZONTAL ELEMENTS	(E) AREA	REMOVED	% REMOVED	
	G: LOWER LEVEL	1652.0	1047.0	63.4%	
	H: UPPER LEVEL	1495.0	0.0	0.0%	
	I: ROOF	1495.0	888.0	59.4%	
	HORIZ. TOTAL (G-I)	4642	1935.0	41.7%	< 50% OK

BUILDING DEMOLISH CALCULATION TABLE

PLAN NOTES 'A' FOR BATHROOM:

c). INSTALL MINIMUM 72" HT. NONABSORBENT SURFACE AT SHOWER / BATH

g). ALL THE LIGHTING UNLESS LIGHTING IS CONTROLLED BY CERTIFIED OCCUPANT SENSORS.	1. CONSTRUCTION NOTE SEE SHEET A0.0.
- MUST BE MANUAL ON MOTION SENSOR	2. MECHANICAL NOTE SEE SHEET A2.1.
	3. REPAIR EXISTING WINDOW TO NEW WINDOW SHALL

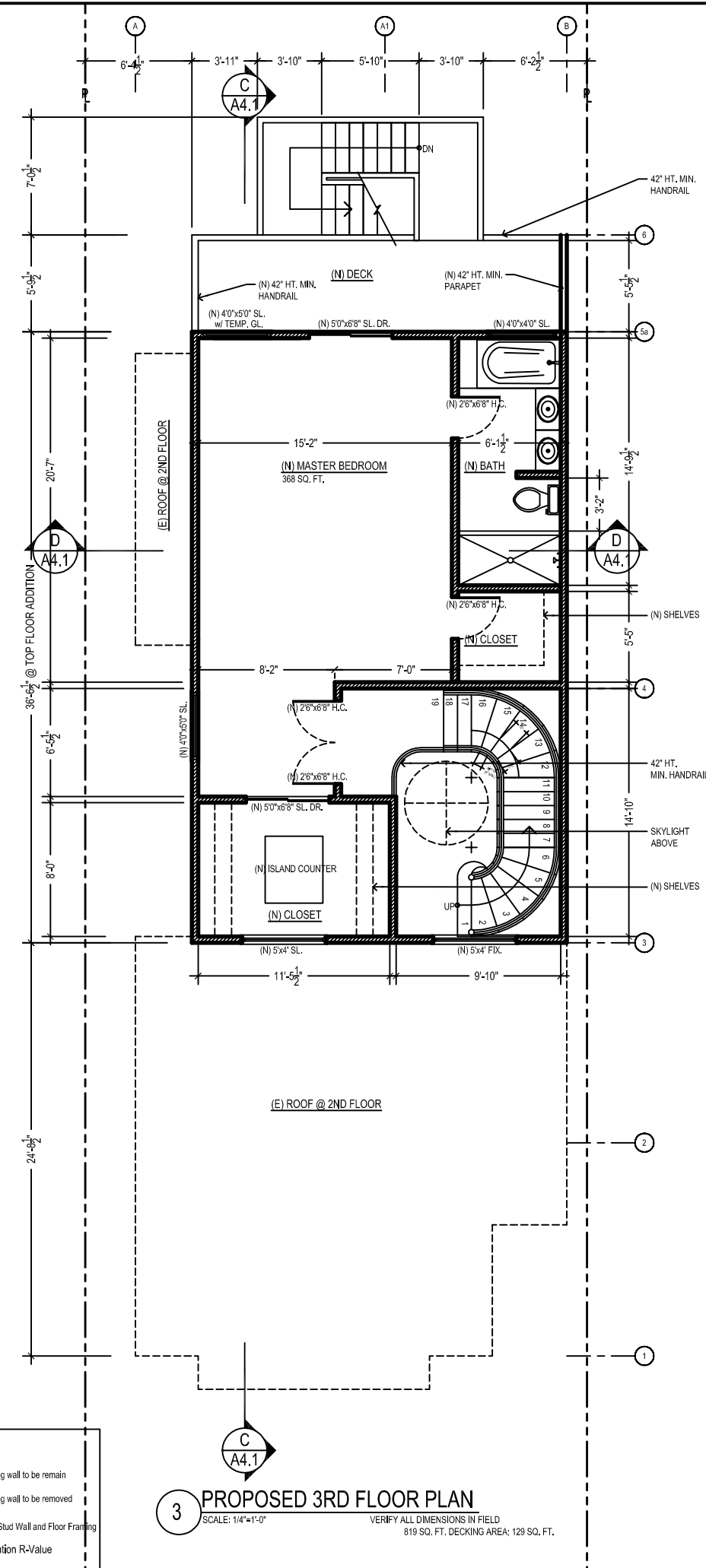
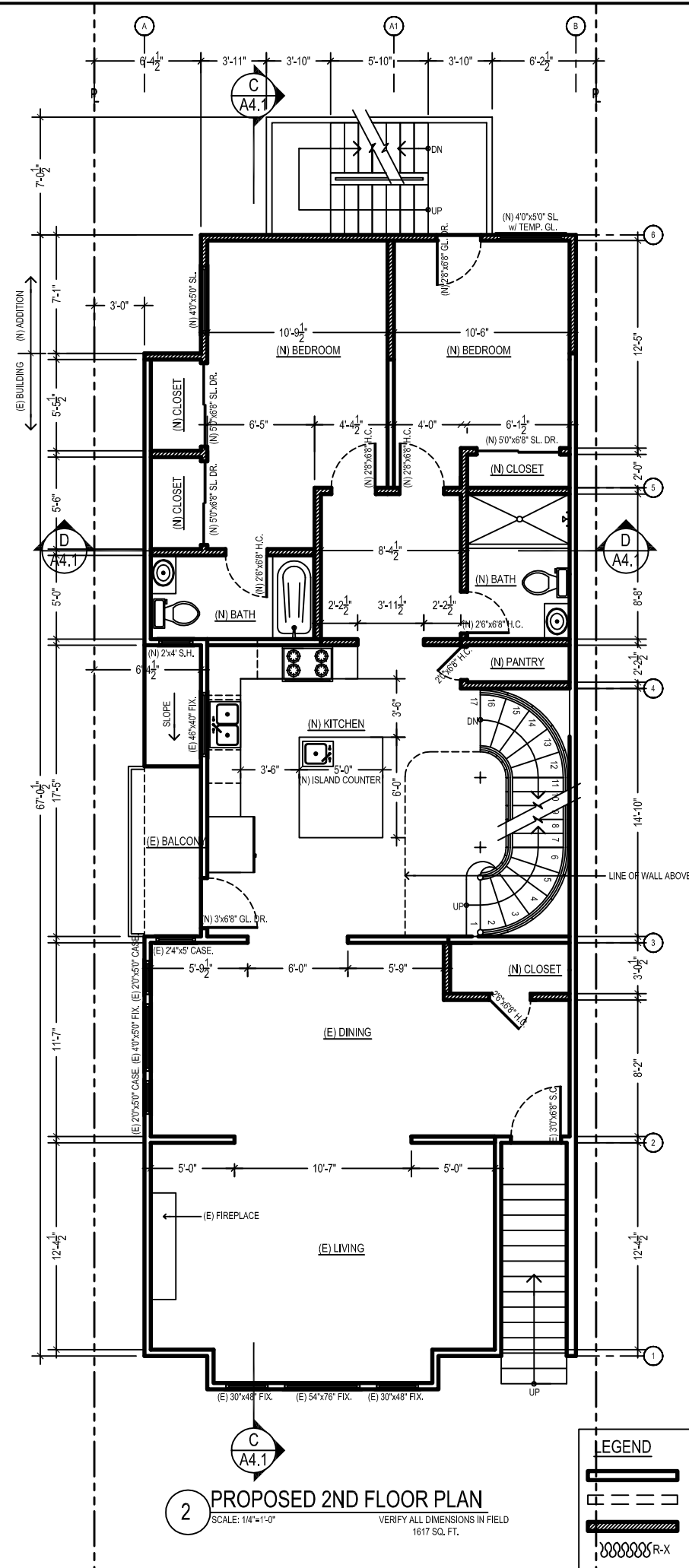
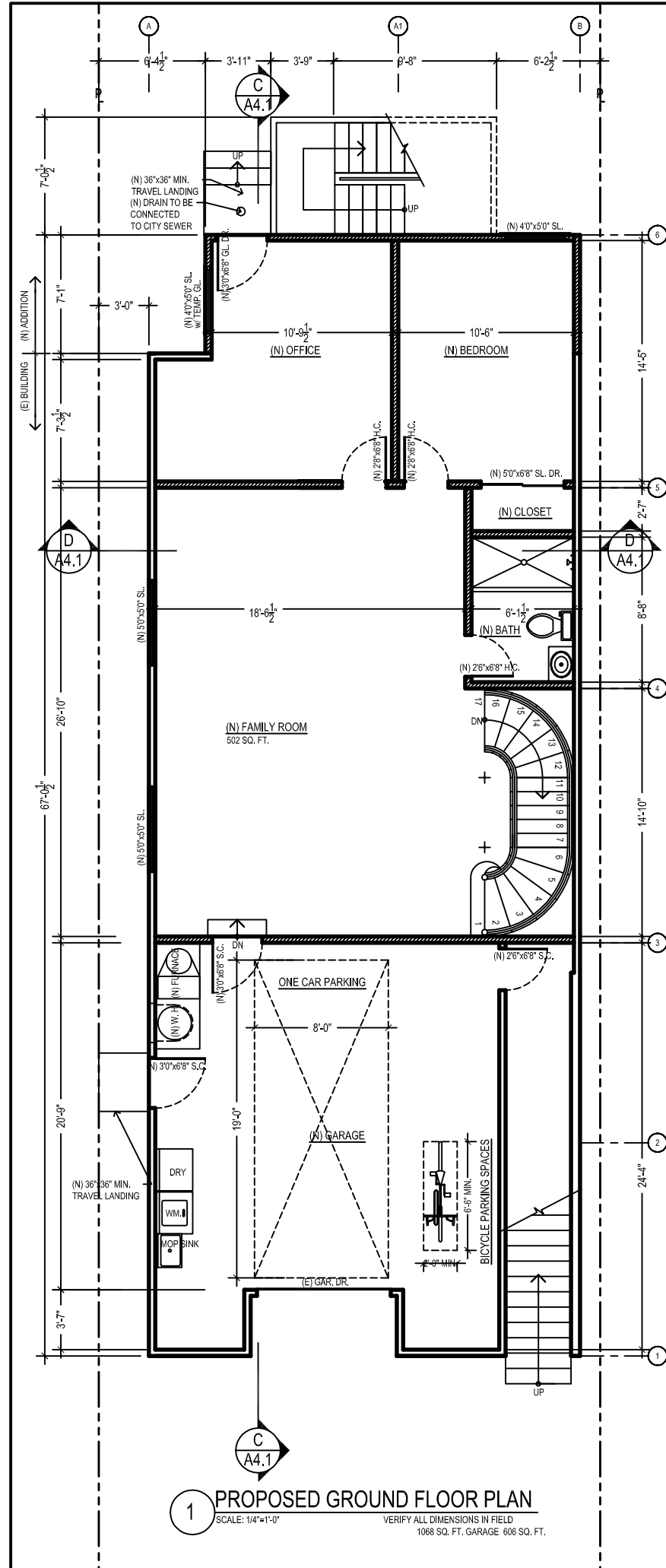
g). TOILETS ARE REQUIRED TO BELOW FLOW TYPE (MAX. 1.28 GALLONS PER FLUSH), SHOWER HEAD MAX. FLOW OF 1.6 GPM, AND BATH TUBS TO

j). BATHTUB / SHOWER WALL SURFACES SHALL BE FINISHED WITH A NON -

AN AREA NO LESS THAN 1024 SQ. INCHES AND BE CAPABLE OF ENCOMPASSING A 30" Ø CIRCLE.

SILL Ht. 44" ABOVE FLOOR ESCAPE EGRESS WINDOW SHALL HAVE MIN. RESCUER WINDOW.	000000	XXXX	Insulation R-Values
---	--------	------	---------------------

[illegible]



ALTERATION & ADDITION TO EXISTING BUILDING
2355 14th AVE,
SAN FRANCISCO, CA94116

2017-06-01

APPLICATION NUMBER:

OWNER REVISIONS			
MARK	DATE	MARK	DATE
1	2/9/15		
2	3/1/15		
3	3/3/15		
4	3/6/15		
5	3/13/15		
6	5/22/15		

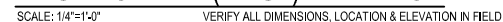
CITY BUILDING DPT. REVISIONS			
MARK	DATE	MARK	DATE
1	7/30/15		

TITLE	PROPOSED FLOOR PLANS w/ ELECTRICAL PLANS
-------	--

DRAW BY: T.L.	DATE 01-10-2015
CHECKED:	DATE

SCALE	1/4"=1'-0"
SHEET NO.	A2.1

TLC & ASSOCIATES
3931 Alemany Blvd, Suite 2003 - 188
San Francisco, California 94132
Telephone: (415) 602-8088
E-mail: tjm18088@gmail.com

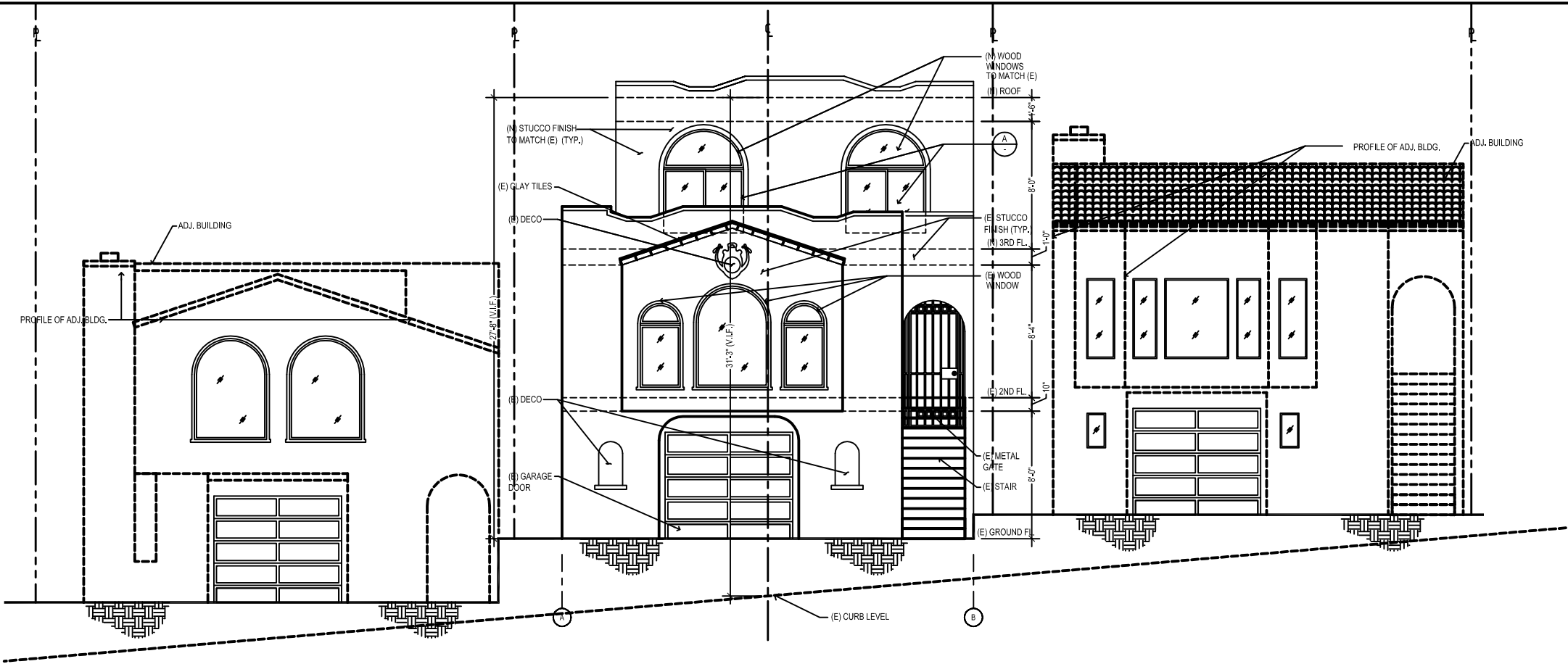
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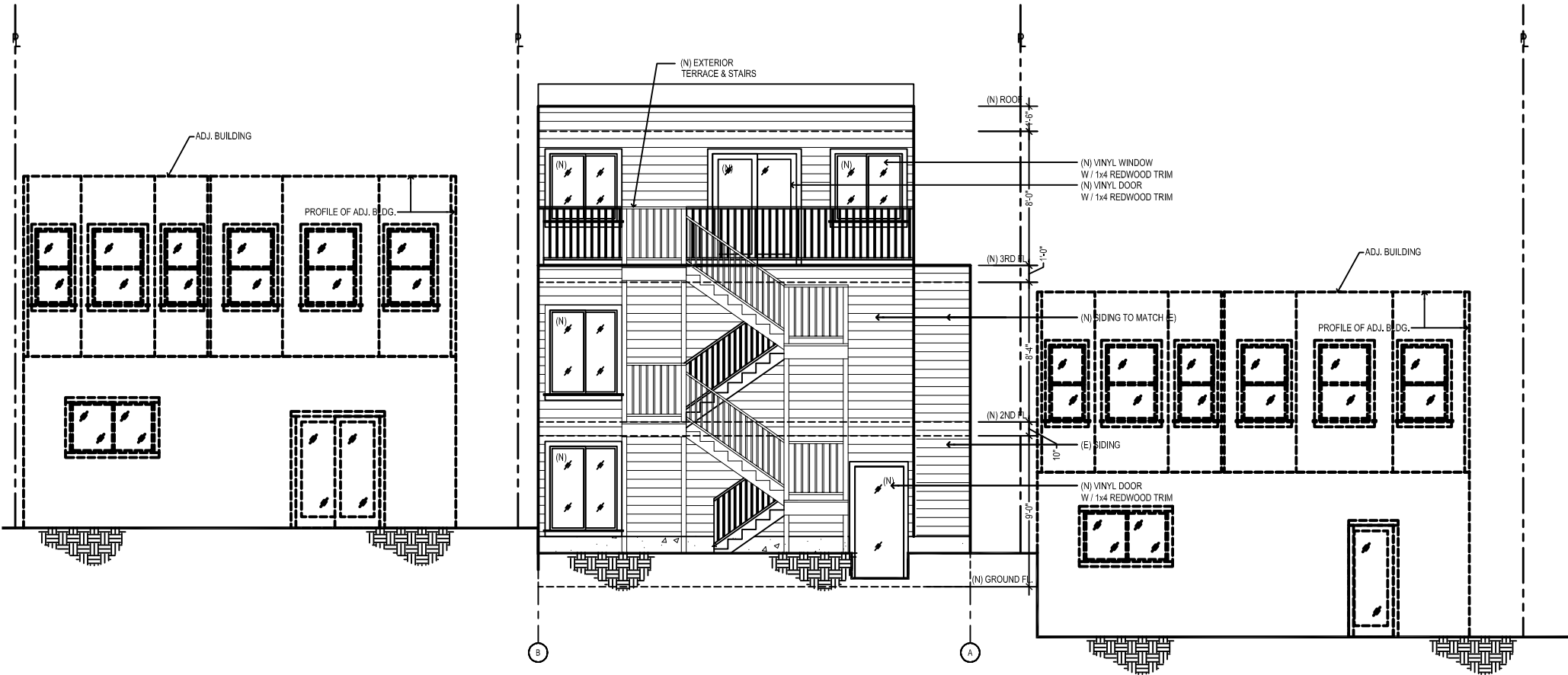
PROJECT LOCATION:
ALTERATION & ADDITION TO EXISTING BUILDING
2355 14th AVE,
SAN FRANCISCO, CA94116

APPLICATION NUMBER:

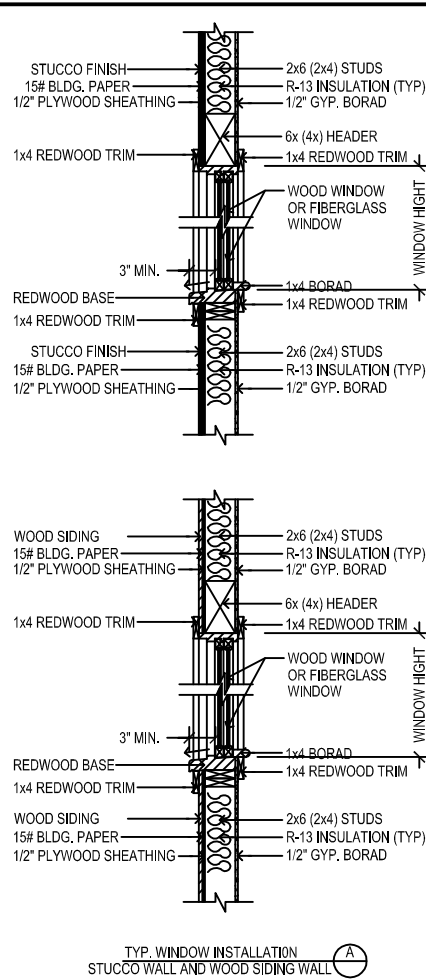
TITLE	
EXISTING & PROPOSED LEFT & RIGHT ELEVATION	
DRAW BY:	DATE 01-10-2015
CHECKED:	DATE
SCALE 1/4"=1'-0"	
SHEET NO. A3.1	



PROPOSED FRONT (EAST) ELEVATION
SCALE: 1/4"=1'-0" VERIFY ALL DIMENSIONS, LOCATIONS & ELEVATION IN FIELD



PROPOSED REAR (WEST) ELEVATION
SCALE: 1/4"=1'-0" VERIFY ALL DIMENSIONS, LOCATIONS & ELEVATION IN FIELD



TLC & ASSOCIATES
3931 Alemany Blvd, Suite 2003 - 188
San Francisco, California 94132
Telephone: (415) 602-8088
E-mail: tim@t888@gmail.com

PROJECT LOCATION:
ALTERATION & ADDITION TO EXISTING BUILDING
2355 14th AVE,
SAN FRANCISCO, CA94116

APPLICATION NUMBER:

OWNER REVISIONS			
MARK	DATE	MARK	DATE
1	2/9/15		
2	3/1/15		
3	3/3/15		
4	3/6/15		
5	3/13/15		
6	5/22/15		

CITY BUILDING DEPT. REVISIONS			
MARK	DATE	MARK	DATE
1	7/30/15		
3	10/15/15		
4	12/03/15		

TITLE
PROPOSED FRONT
& REAR ELEVATION

DRAW BY: DATE
01-10-2015

CHECKED: DATE

SCALE
1/4"=1'-0"

SHEET NO.
A3.2



CURRENT HOME

The house will have - acrylic stucco with smooth finish in gray with white cedar wood trim.

The door will be rustic red.

Ceramic tiles on edges on both the second and third floor roof like picture attached.

MATERIAL BOARD

2355 14TH STREET :: SAN FRANCISCO :: CALIFORNIA :: 94116