



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: APRIL 4, 2019

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

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415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

Date: March 20, 2019
Case No.: **2017-013473DRP**
Project Address: **115 Belgrave Avenue**
Permit Application: 2017.1004.0424
Zoning: RH-1 (D) [Residential House, One-Family- Detached]
40-X Height and Bulk District
Block/Lot: 2688/050
Project Sponsor: Khoan Duong
John Lum Architecture
3246 17th St.
San Francisco, CA 94110
Staff Contact: David Winslow – (415) 575-9159
David.Winslow@sfgov.org
Recommendation: **Take DR and approve project**

PROJECT DESCRIPTION

The project consists of demolition of a 3,253 s.f. single-family dwelling and new construction of a 4-story, 5,933 square foot single-family dwelling that would be set back 18'-6" from the street, 5'- 10' from the east property line, and 10'-15' from the west property line.

SITE DESCRIPTION AND PRESENT USE

The site is a 75'-0" wide x 100' upsloping lot with an existing 2-story over garage, one- family house built in 1937. The building is listed as a category 'C' historic resource.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

This block face of Belgrave Avenue has a consistent pattern of 3- to 4-story detached houses with wide facades and gracious landscaped front setbacks. The down sloping properties across the street present 2-story street facades.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	November 5, 2018 – December 5, 2018	12.5. 2018	4.4.2019	120 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	March 22, 2019	March 22, 2019	20 days
Mailed Notice	20 days	March 22, 2019	March 22, 2019	20 days
Newspaper Notice	20 days	March 22, 2019	March 22, 2019	20 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	1	0	0
Other neighbors on the block or directly across the street	7	0	0
Neighborhood groups	1	0	0

DR REQUESTOR

Jeanne Meyerson and John Cate of 100 Belgrave, across the street neighbors to the Northeast of the proposed project.

DR REQUESTORS' CONCERNS AND PROPOSED ALTERNATIVES

1. Scale and massing are out of character with the existing context.
2. Disruption due to construction
3. The gross square footage is more than twice the size of the existing houses that caters only to the wealthy and ignores or exacerbates the problem of housing affordability.

Proposed alternative:

Reduce the mass to be more in keeping with the historic scale of the neighborhood.

See attached *Discretionary Review Application*, dated December 5, 2018.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The sponsor has complied with the Residential Design Team (RDAT) recommendations enumerated below, in relation to building massing at the street to address issues related to scale. In addition, the project sponsor has revised the design to further articulate and moderate the massing in response to the DR requestors' concerns. See attached plans dated 3.22.19

See attached *Response to Discretionary Review*, dated March 22, 2019.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Sections 15303 and 15032 [Class 3 - New Construction or Conversion of Small Structures, (a) One single-family residence, or a second unit in a residential zone; and Class 32 – Infill Development Projects, meeting the following criteria: (a) consistent with the general plan and zoning applicable to the site; (b) on a site of no more than 5 acres substantially surrounded by urban uses; (c) on a site with no value as habitat for endangered, rare or threatened species; (d) no significant impacts related to traffic, noise, air quality, or water quality as a result of the project; and (e) the site may be served by all required utilities and public services.].

DEPARTMENT REVIEW

1. The scale of this house is neither out of scale with its site- a 75' wide frontage coupled with a greater than required front and side set backs - or its context of other 3 -story homes on the upslope side of the street. However, the project sponsor has revised the plans to further articulate and break the massing at the street by bringing the garage forward to the required front setback line - bermed to integrate with the front landscaping; and adjusted the massing on the upper floors to reduce the appearance of mass. These changes result in a code complying project but have been made after the 311 Notification in response to the DR requestors' concerns. We ask the Commission to take the DR to accept and approve the revised proposal.
2. Disruption due to construction, although is a nuisance, is unfortunately not an issue regulated by the Planning Department.
3. The size of the house vi-a-vis its individual impact on the housing affordability is a larger policy issue, but not one currently regulated by the Code in this District.

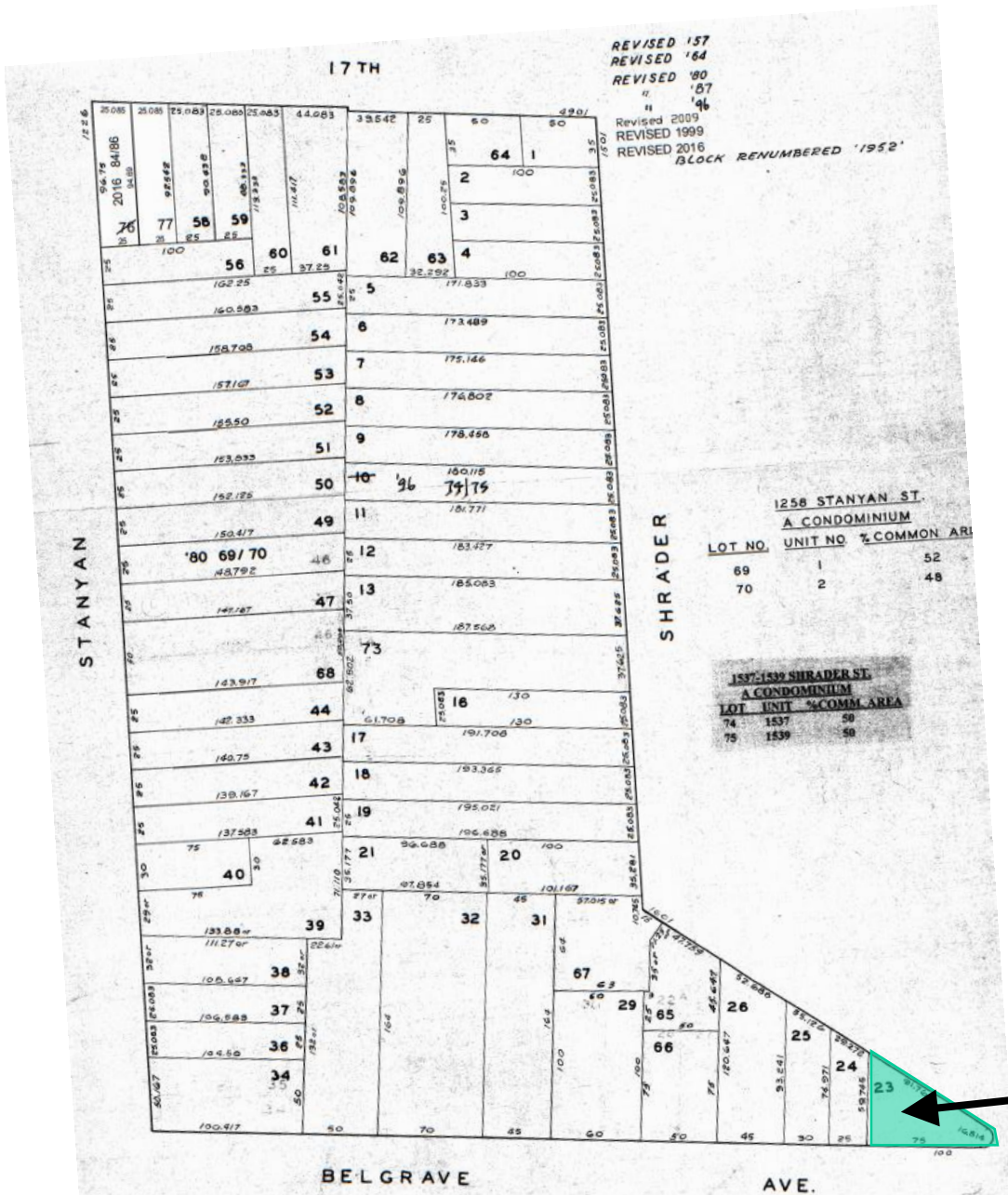
RECOMMENDATION: Take DR and approve project

Attachments:

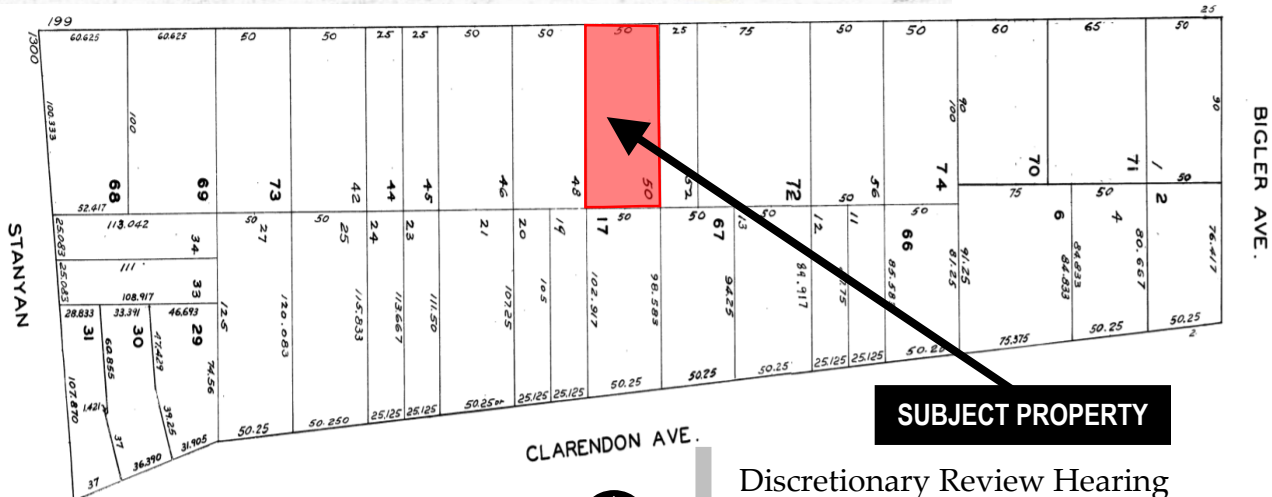
Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
DR Application
Response to DR Application dated March 22, 2019
Reduced Plans
Color renderings

Exhibits

Parcel Map



DR REQUESTOR'S
PROPERTY

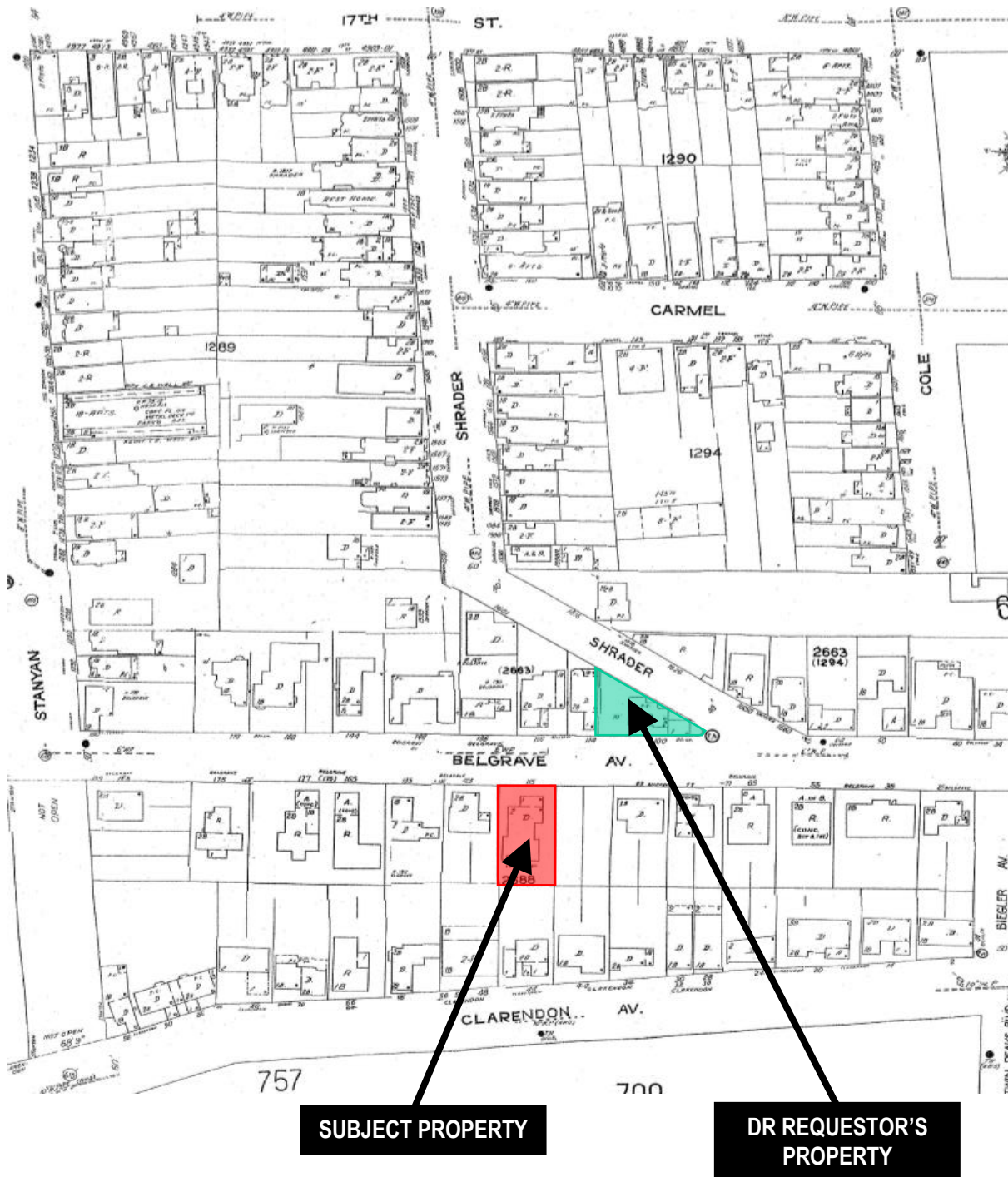


SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2017-013473DRP
115 Belgrave Avenue

Sanborn Map*

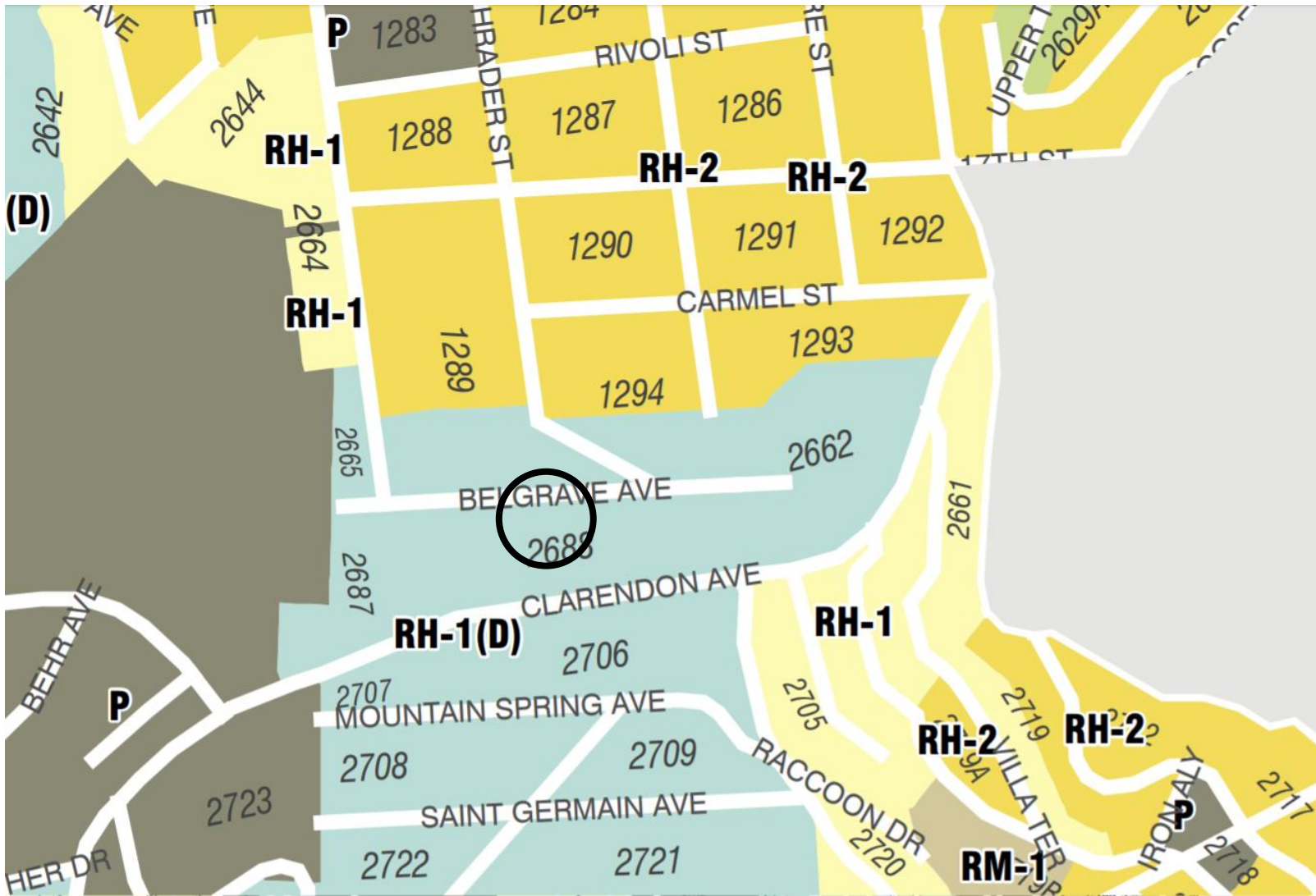


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing
Case Number 2017-013473DRP
115 Belgrave Avenue

Zoning Map



Discretionary Review Hearing
Case Number 2017-013473DRP
115 Belgrave Avenue

Aerial Photo



Discretionary Review Hearing
Case Number 2017-013473DRP
115 Belgrave Avenue

Aerial Photo

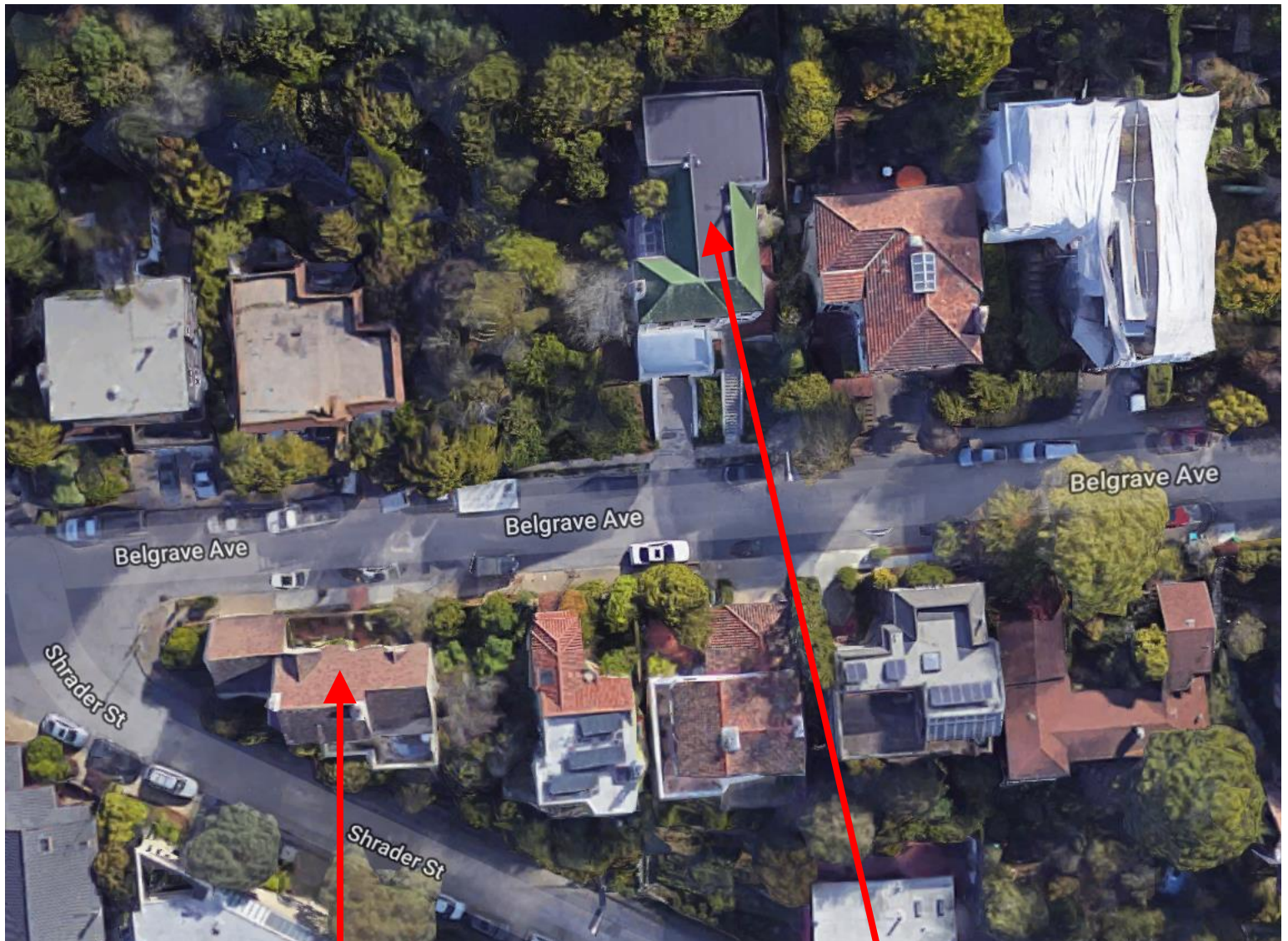


SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Aerial Photo



**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2017-013473DRP
115 Belgrave Avenue

Aerial Photo



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2017-013473DRP
115 Belgrave Avenue

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2017-013473DRP
115 Belgrave Avenue



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On **October 4, 2017**, the Applicant named below filed Building Permit Application No. **2017.1004.0424** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	115 Belgrave Ave	Applicant:	Khoan Duong, John Lum Architecture
Cross Streets:	Shrader & Stanyan Streets	Address:	3246 17th Street
Block/Lot No.:	2688/050	City, State:	San Francisco, CA 94110
Zoning District(s):	RH-1(D) / 40-X	Telephone:	(415) 558-9550 x.0016
Record No.:	2017-013473PRJ	Email:	khoan@johnlumarchitecture.com

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

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

PROJECT SCOPE		
<input checked="" type="checkbox"/> Demolition	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	8 feet	10 feet
Side Setbacks	5 feet (west), 35 feet (east)	No Change (west), 10 feet (east)
Building Depth	67 feet	55 feet
Rear Yard	25 feet	29 feet
Building Height	34 feet	No Change
Number of Stories	2	3
Number of Dwelling Units	1	No Change
Number of Parking Spaces	1	2
PROJECT DESCRIPTION		
The project proposes the demolition of the existing two-story-over-garage single-family dwelling measuring approximately 3,253 square feet and the construction of a new three-story-over-garage single family dwelling measuring approximately 5,933 square feet. See attached plans.		
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: Christopher May
Telephone: (415) 575-9087
E-mail: christopher.may@sfgov.org

Notice Date: 11/5/2018
Expiration Date: 12/5/2018



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
115 Belgrave Avenue		2688/050	
Case No.	Permit No.	Plans Dated	
2017-013473ENV	201710040424 --201710040418	6/6/2017	
<input type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Demolish (E) 2 story over garage single family residence. Construct (N) 3 story over basement single family residence including: 4 bedrooms, 3 bath & 2 powder rooms, garage, mechanical, living room, dining room, media room, kitchen, laundry, wine cellar, art studio & 2 offices.			

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 checked="" 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. 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</i>

	<i>Mahe 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 checked="" 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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input checked="" type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</u>	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Laura Lynch <div style="font-size: small; margin-top: 5px;"> Digitally signed by Laura Lynch DN: cn=Lynch, o=San Francisco Planning Department, email=Laura.Lynch@sfplanning.org, c=US Date: 2017.11.09 13:58:47 -0800 </div>	
Will comply with recommendations outlined in Geotechnical Investigation, H. Allen Gruen, Dated June 7, 2016 Archeo review complete 10/30/2017	

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 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 type="checkbox"/>	<p>9. Other work that would not materially impair a historic district (specify or add comments):</p> <p>(Requires approval by Senior Preservation Planner/Preservation Coordinator) _____</p>
<input checked="" type="checkbox"/>	<p>10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation Coordinator)</p> <p><input type="checkbox"/> Reclassify to Category A <input checked="" type="checkbox"/> Reclassify to Category C</p> <p>a. Per HRER dated: _____ (attach HRER)</p> <p>b. Other (specify): Reclassify to Category C as per PTR form signed on 2/20/18.</p>
<p>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</p>	
<input type="checkbox"/>	<p>Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.</p>
<input checked="" type="checkbox"/>	<p>Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.</p>
<p>Comments (optional):</p>	
<p>Preservation Planner Signature: Michelle A. Taylor Digitally signed by Michelle A. Taylor Date: 2018.02.20 13:34:19 -08'00'</p>	

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

<input type="checkbox"/>	<p>Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):</p> <p><input type="checkbox"/> Step 2 – CEQA Impacts</p> <p><input type="checkbox"/> Step 5 – Advanced Historical Review</p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>			
<input checked="" type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p> <table border="1"> <tr> <td> <p>Planner Name: Michelle Taylor</p> <p>Project Approval Action:</p> <p>Building Permit</p> <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p> </td> <td> <p>Signature:</p> <p>Michelle A. Taylor</p> <p>Digitally signed by Michelle A. Taylor Date: 2018.02.20 13:34:50 -08'00'</p> </td> </tr> </table> <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>		<p>Planner Name: Michelle Taylor</p> <p>Project Approval Action:</p> <p>Building Permit</p> <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p>Signature:</p> <p>Michelle A. Taylor</p> <p>Digitally signed by Michelle A. Taylor Date: 2018.02.20 13:34:50 -08'00'</p>
<p>Planner Name: Michelle Taylor</p> <p>Project Approval Action:</p> <p>Building Permit</p> <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p>Signature:</p> <p>Michelle A. Taylor</p> <p>Digitally signed by Michelle A. Taylor Date: 2018.02.20 13:34:50 -08'00'</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. ATEX 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	2/7/2018
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PROJECT INFORMATION:		
Planner:	Address:	
Michelle Taylor	115 Belgrave Avenue	
Block/Lot:	Cross Streets:	
2688/050	Shrader and Stanyan Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2017-013473ENV

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

DATE OF PLANS UNDER REVIEW:	10/31/2017
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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:	
Historic Resource Evaluation prepared by Knapp Architects (dated June 21, 2016).	
Project Scope: Demolish (E) 2-story over garage single family residence. Construct (N) 3-story over basement single family residence including: 4 bedrooms, 3 bath & 2 powder rooms, garage, mechanical, living room, dining room, media room, kitchen, laundry, wine cellar, art studio and 2 offices.	

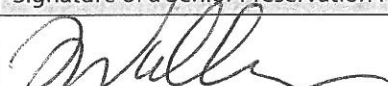
PRESERVATION TEAM REVIEW:				
Category:		<input type="radio"/> A	<input type="radio"/> B	<input checked="" type="radio"/> C
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an 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"/>	Period of Significance:	<input type="text"/>	
		<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 to the individual historic resource:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
CEQA Material Impairment to the historic district:	<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	

PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation (HRE) prepared by Knapp Architects and Planning Department records, 115 Belgrave Avenue is a single family residence constructed in 1937 in the Haight Ashbury neighborhood. The subject property was built for Dr. William and Ford Carter and designed and built by I. W. Ferguson and Edward Zink & Sons, respectively. The building is a two-story wood-frame building featuring a French Revival eclectic design with a faux hip roof and clad in smooth stucco with decorative quoins. The house is on a slope and located directly behind a single story attached garage. A set of stairs west of the garage provide access to a roof deck over the garage, directly fronting the first floor of the house. The front (north elevation) of the house is three bays wide and divided into two volumes. The main volume features two square four-light punched openings on the first floor and two large openings, each with a pair of three-light casement windows and decorative shutters, on the second floor. The second volume, slightly recessed from the main frontage, features a pair of one over one windows at the first floor and a pair of casement windows at the second. A belt course separates the first and second floors. The main entrance is located on the upper story of the west elevation and is accessed by a set of brick stairs at the side of the house; the front door is not easily visible from a public right of way. Documented exterior alterations to the building are limited to repair and replacement of front steps (1962), framing and stucco repairs at the garage (1987), and roofing repairs and replacement at decks (2004).

The subject building does not appear to be eligible for individual listing in the California Register of Historical Resources under Criterion 1 (events), 2 (persons), 3 (architecture), or 4 (information potential). According to the information provided, the subject property is not associated with events found to be sufficiently important to be significant under Criterion 1. Although the first owner and occupant of the building, Dr. William E. Carter, was notable for his work as the first Director of the UCSF Medical Center outpatient department, the building is not directly associated with his accomplishments and the property does not qualify under Criterion 2. Architecturally, the building does not present distinctive characteristics of a particular style, period, or type. Furthermore, designer I. W. Ferguson and builder Edward Zink & Sons do not appear to be masters. Therefore the building is not significant under Criterion 3. The building does not embody a rare construction type and therefore is not significant under Criterion 4 as it relates to buildings and structures. (The potential archaeological significance of the site, as opposed to the building, is not addressed in this document.) (Continued)

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	2/20/18

115 Belgrave Avenue, San Francisco
Preservation Team Review Form, Comments

(continued)

The subject building does not appear to be located in a potential historic district. The building stock on this portion of Belgrave Avenue includes a wide range of residential building styles and types that date from 1932 to 2011. 115 Belgrave Avenue and the neighboring building stock do not possess sufficient architectural or historical significance or cohesion to identify as a historic district. The subject property is not located adjacent to any known historic resources (Category A properties).



Image courtesy of Knapp Architects

San Francisco
Planning

SAN FRANCISCO
PLANNING DEPARTMENT
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103-2479

SAN FRANCISCO

CA 94103
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0000334474 FEB 22 2018

Henry Malinberg
3246 Hill Street
San Francisco, CA 94118

94118-120646





San Francisco
Planning

PROJECT APPLICATION RECORD NUMBER (PRJ)

2012-013473 DRP

DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

Discretionary Review Requestor's Information

Name: Jeanne Myerson and John Cate

Address: 100 Belgrave Avenue, San Francisco, CA 941 Email Address: jwcate@me.com

Telephone: 415-425-8333

Information on the Owner of the Property Being Developed

Name: Tachina Rodman Young and Peter Young

Company/Organization:

Address: 4969 17th Street, San Francisco 94117 Email Address: Tachinarudman@comcast.net

Telephone:

Property Information and Related Applications

Project Address: 115 Belgrave Avenue

Block/Lot(s): 2688/050

Building Permit Application No(s): 2017.1004.0424

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 type="checkbox"/>	<input checked="" type="checkbox"/>
Did you participate in outside mediation on this case? (including Community Boards)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

As we were on extended travel, we did not receive the permit information until recently, and are only now able to respond with our concerns. We did communicate our concerns to the Planning Department designated planner, but only at the last minute via email.

We did meet with the owners prior to their submission of plans, and expressed our concerns over the scale of the project, we feel they have not respected the concerns. We have not had time to engage in Community Board meditation, and are not convinced, from our initial discussions with the owner, that that would have accomplished anything.

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

The project continues the egregious over-development of Belgrave Avenue first started with 25 Belgrave, and continued with 89 and 77. Perfectly habitable houses that were consistent with the historic scale and size of the street over time are targeted by wealthy investors, torn down, and replaced by massive mansions that dwarf the existing homes on the street. (Please see the attached document for continued narrative on this topic)

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 unreasonably affected, please state who would be affected, and how.

We believe that we, at # 100, and most other Belgrave residents, will be adversely affected. Since the demolition and construction of 25 Belgrave Avenue some 6 years ago, Belgrave Avenue has undergone non-stop construction. Because Belgrave is only two blocks long, almost any major construction is easily viewed as beyond "reasonable and expected." At times, we have had as many as 5 ongoing projects. (Please see attached document for continued narrative on this topic.)

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?

Barring denying the project outright, our first request is to dramatically downsize the proposed project, to make it more in keeping with the historic scale of the neighborhood. Moreover, we would urge the owners to preserve the existing structure and modify it to suit their needs. As one of the first homes on the street, it is both historically and architecturally distinct. (Please see the attached document for continued narrative on this question.)

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The information presented is true and correct to the best of my knowledge.
- b) Other information or applications may be required.

Signature

neighbor
Relationship to Project
(i.e. Owner, Architect, etc.)

415-595-6699
Phone or
415-425-8333

John Cote

Jeanne Myerson
Name (Printed)

jmyerson@yahoo.com
Email
jcote@me.com

For Department Use Only

Application received by Planning Department:

By: M. Corretta

RECEIVED

DEC 05 2018

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

Date: _____

Discretionary Review Request form narrative

Applicant: Jeanne Myerson and John Cate, 100 Belgrave Avenue

Permit application #: 2017.1004.0424

Actions Prior to a Discretionary Review Request

As we were on extended travel, we did not receive the permit information until recently, and are only now able to respond with our concerns. We did communicate our concerns to the Planning Department designated planner, but only at the last minute via email.

We did meet with the owners prior to their submission of plans, and expressed our concerns over the scale of the project, we feel they have not respected the concerns. We have not had time to engage in Community Board meditation, and are not convinced, from our initial discussions with the owner, that that would have accomplished anything.

1. What are the reasons for requesting Discretionary Review? (continued from main DR form)

The project continues the egregious over-development of Belgrave Avenue first started with 25 Belgrave, and continued with 89 and 77. Perfectly habitable houses that were consistent with the historic scale and size of the street over time are targeted by wealthy investors, torn down, and replaced by massive mansions that dwarf the existing homes on the street. We recognize that a precedent has been set by prior projects, but feel that continuing this process of over-scale development threatens the character of Belgrave Avenue. Further, this particular property is, to our understanding, the first house built on the street. It is our opinion that it is an architecturally distinct property, representative of an era, and one that contributes to the character of the street. Its demolition would significantly detract from the historic housing stock of the city.

Prior to the first tear-down at #25, the average size of a home on Belgrave was about 2500 sf, the largest around 4000sf. These new homes dwarf existing homes at 6-7000 sf and larger, and as they are built on the uphill side of the street, present a massive "wall of homes" overhanging the rest of the street. As one neighbor said, it is the "Manhattanization" of Belgrave. This should not be permitted.

Further, these mansions contribute significantly to a top issue facing San Francisco; a housing shortage, and diminished affordability. While these homes await permitting, they sit vacant for years, leaving significant housing off the market. When they finally are completed, they increase the value so significantly that no one but the wealthy can afford to live here. The fact that the recently completed 89 Belgrave is now being marketed for upwards of \$20 million can only serve to drive up prices for every other home on the street, and worse, make more and more

homes targets for the same insensitive "tear it down and replace with a mansion" drive.

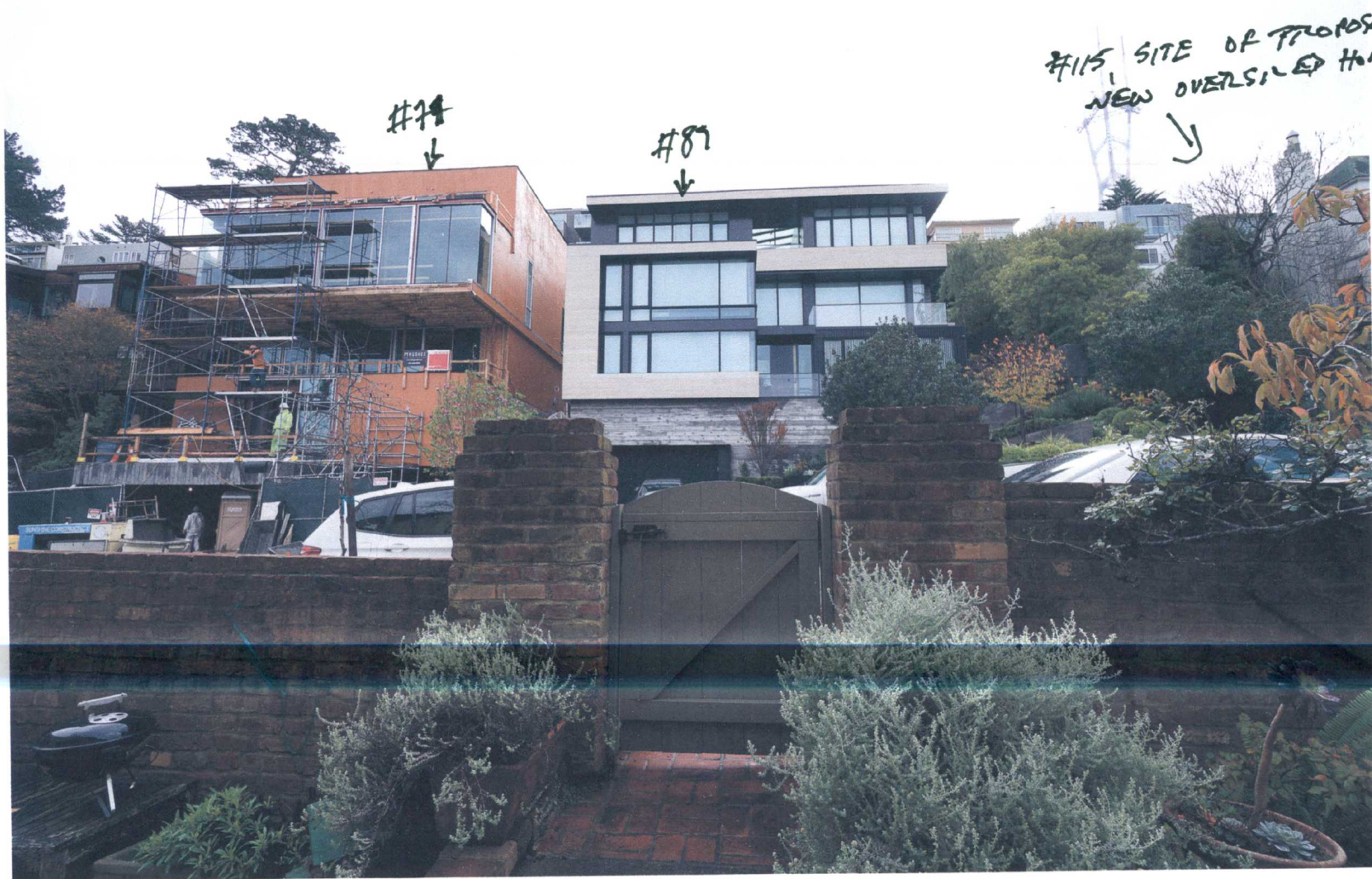
2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe y our property, the property of others, or the neighborhood would be unreasonably affected, please state who would be affected, and how. (Continued from main DR form)

We believe that we, at # 100, and most other Belgrave residents, will be adversely affected. Since the demolition and construction of 25 Belgrave Avenue some 6 years ago, Belgrave Avenue has undergone non-stop major construction. Because Belgrave is a 2-block long street, almost any major construction is easily viewed as beyond "reasonable and expected." At times we have had as many as five concurrent projects, creating major disruption over months and months. Given the 3 (and now this proposed 4th) tear-downs, as well as significant renovations from one end of the street to the other, the impact of multiple ongoing construction has created havoc and by any measure unreasonable adverse impact on an continuous basis for over half a decade. Fleets of pickups and construction vehicles defy residential parking restrictions, leaving residents to park sometimes blocks away; cement trucks grind endlessly up and down the hill; cranes block the street; and armies of construction workers hang out in our yards, smoking, eating, leaving cigarette butts and trash behind; flat tires from debris, nails and screws are commonplace. Permitting yet another tear-down promises yet more havoc on this small street.

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 as noted above in question #1? (continued from main DR form.

Barring denying the project outright, our first request is to dramatically downsize the proposed project, to make it more in keeping with the historic scale of the neighborhood. Moreover, we would urge the owners to preserve the existing structure and modify it to suit their. As one of the first homes constructed on Belgrave, it is both an historic and architecturally distinct home. We recognize that the current structure has design shortcomings, but these do not warrant wholesale demolition; rather, given the sizable lot of the site, it is entirely possible to expand the home on the uphill side of the lot without significantly impacting the street. Finally, with respect to question #2, we urge the owners to insist that their builder take extreme measures to mitigate the construction impact on the residents. Specifically, the builder should find alternative parking and transport options for workers, abide by the 2-hour parking restrictions, and guarantee no early morning, late afternoon or weekend work be conducted.

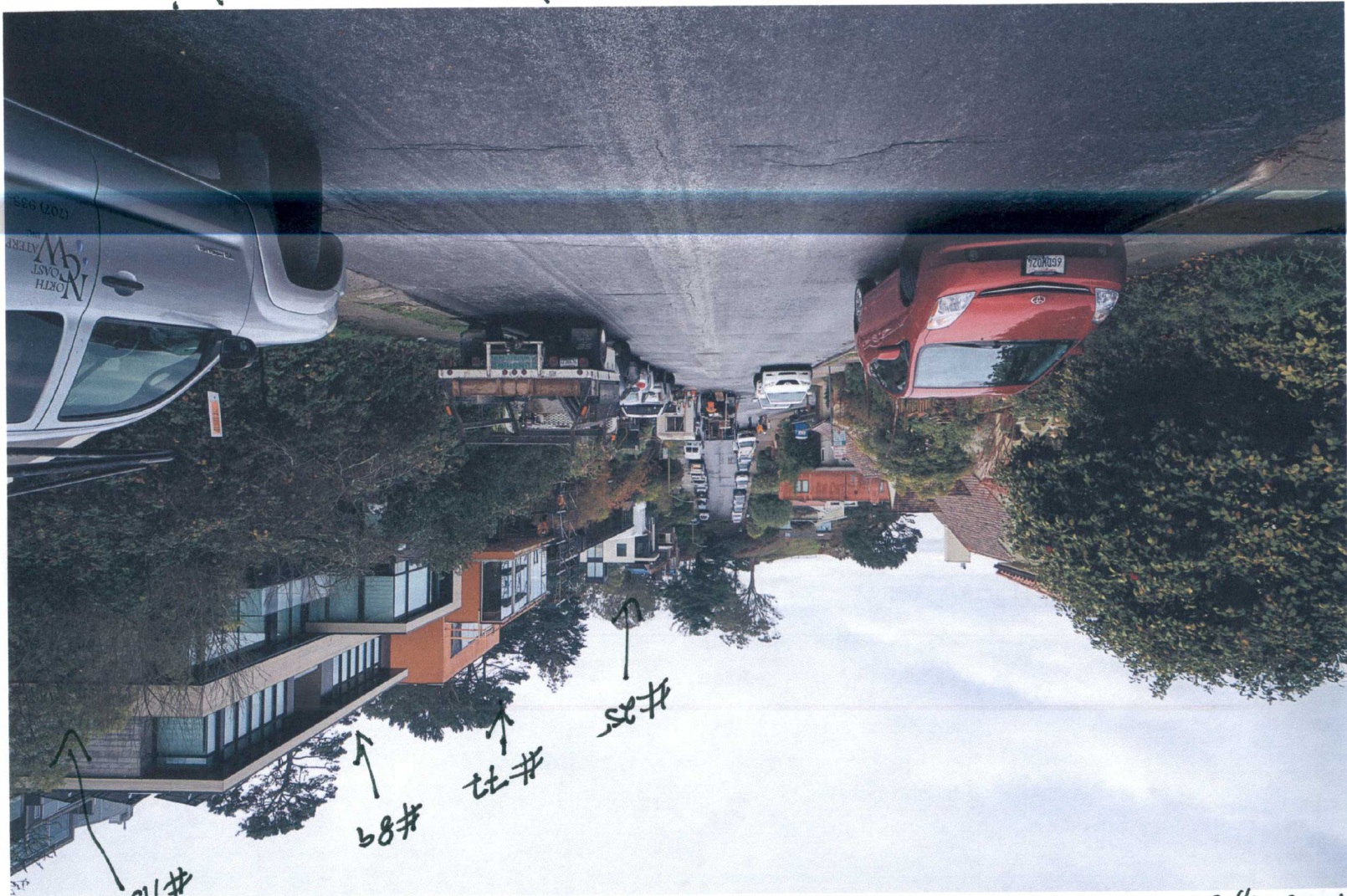
MURKIN/CATE DR Application to Application: 2017. 04. 0424
Photo 1



VIEW SOUTH FROM #100, SHOWING HOW NEW OVERSIZED HOMES DWARF AND LOOM OVER EXISTING HOMES, WHICH ARE MUCH SMALLER. APPROVAL OF #115 WILL RESULT IN A SOLID WALL OF MASSIVE HOMES DOMINATING THE STREET.

MYSTSON/CASE DE TO PERMIT 2017.1004.240K

PHOTO #2



VIEW EAST ON BELGRADE SHOWING HOW NEW MASSIVE HOMES WOULD EXISTING HOMES
AND ALTER THE CHARACTER OF THE STREET

From: **Jeanne Myerson** jrmyerson@yahoo.com
Subject: **115 Belgrave - Discretionary review**
Date: **December 4, 2018 at 8:38 PM**
To: christopher.may@sfgov.org
Cc: jwcate@me.com, jrmyerson@yahoo.com

Dear Mr. May,

We are neighbors across the street from 115 Belgrave Avenue. The owners of 115 plan to demolish what we understand to be the oldest house on Belgrave Avenue and construct a new huge single family home.

My husband and I have been out of town on an extended vacation and have returned to discover the Notice of Building Application 30-day comment process ends tomorrow, December 5.

We are opposed to the plans for construction of a 5,933 square foot home. We are upset by yet another "McMansion" being built on our small street. Recently, three tear-downs of perfectly habitable homes have been replaced by oversized homes, one still under construction. These new homes are overwhelming and out-of-place on a street that is characterized by smaller homes that average around 2,500 square feet. One more such "McMansion" will create a looming wall of huge homes on the uphill side of the street, dwarfing the homes on the downhill side of the street. The proposed home will limit light and sense of greenness and space that has historically characterized Belgrave Avenue.

We met with the owners and their architect and asked for them to limit the size of the home, increase the Eastern side-yard setback to retain meaningful landscaping and to add step-backs to the front of the home so the house would not be such a great looming, light and air-blocking presence. The owners were only willing to make token changes to the side yard and to front step-backs. The size they propose is overwhelming. We were disappointed by their "just do the minimal" response to our concerns.

Due to the timing of the Permit Notice while we were out of town, we have not been able to schedule a mediation per Planning Department recommendations. However, we are prepared to file a last minute DR tomorrow, Dec 5, if we cannot have our concerns addressed.

Our concerns are three: opening the door to continued massive-scale development on a street where, prior to the recent tear-down development at 25, 77 and 89 Belgrave, the average size of home was approximately 2500sf; the architectural destruction of a street which once was characterized by modest homes and much green space with massive, looming mansions reserved for the privileged; and contributing further to the unaffordable housing in San Francisco by replacing modest homes with mansions for sale, in the case of 89 Belgrave, for \$20+ million.

In addition, we believe the demolition of 115, apparently the oldest home on the street, means the destruction of a home with both historic and potential architectural value.

I would also note that neighbors are almost uniformly upset about this project, as well as the likelihood of further over-development of the street to which this opens the door, and in a week's time are meeting with our local supervisor, Valle Brown, to discuss legislative and planning solutions to prevent future massive development. The neighborhood is looking to implement restrictions similar to those in place for the Corona Heights neighborhood. Indeed, we would invite you to attend this meeting, next Monday, December 10, at 6:30 pm at 114 Belgrave. The proposed plans for 115 are completely inconsistent with such desired restrictions.

We understand that, prior to filing a DR, we should talk to you. Do you have availability tomorrow morning? We can be reached at 415-595-6699 or 415-425-8333 or jrmyerson@yahoo.com or jwcate@me.com. If we do not hear back, we will file a DR by end of day.

Respectfully yours,

Jeanne Myerson
John Cate
100 Belgrave Avenue
San Francisco, CA 94117

Jeanne Myerson
jrmyerson@yahoo.com

Called Mr. May on 12/5/18 at 12:05pm
after not receiving a response.

Left a message asking for him
to call. No reply received at
the time of this writing.

Jeanne My

BRETT GLADSTONE
PARTNER
DIRECT DIAL (415) 995-5065
DIRECT FAX (415) 995-3517
E-MAIL BGLadstone@hansonbridgett.com



March 22, 2019

**President Myrna Melgar
San Francisco Planning Commission
1650 Mission Street,
San Francisco, CA 94103**

Re: Discretionary Review Request for 115 Belgrave Ave

Dear President Melgar and Commissioners:

We represent Tachina Rudman-Young and Peter Young, a couple who own the now vacant 1937 structure at 115 Belgrave Avenue in the Cole Valley neighborhood, pictured at **Exhibit A**. An historical photo of the hillside can be found in the Exhibit that follows, **Exhibit B**. Photos of the block face today on client's side of Belgrave Avenue appear at **Exhibit C**.

Tachina was born and raised in San Francisco primarily in a rental apartment with her parents until moving to college. After college she worked in Cole Valley at the local coffee shop then called "Just Desserts/Tassajara." Tachina and Peter are currently living with their children a block away in Cole Valley and have been there for 9 years, and do not wish to move from the neighborhood where they have friends and community. Peter's mother lives with the couple and their two children for extended periods of up to 5 months a year, and wishes to continue to do so in a house where she can have more privacy than the current home allows. Because of that, and because the children will be in separate bedrooms, the couple has decided to create 3 more bedrooms than the current house has. Also, an art studio is planned (one with no employees or retail customers) because Tachina is a professional artist and wishes to have a home art studio so that she no longer needs to commute to and from a small studio elsewhere in the City where she cannot be with her children during the day. This art studio will have storage space for her work and will of course contain creative space. It will be 560 square feet

and has been designed at that size because Tachina's art work (see photos attached at **Exhibit D**) tend to be quite large. Additionally, her process requires acrylic spray which must be done horizontally on the floor, which requires a large open space. Tachina has been a working artist for many years, and her voluminous professional achievements can be read on the attached **Exhibit E**. The family's goal is to allow Tachina to continue to work on her art out of a home studio while being able to continue to care for her young children. As a working artist, the ability to be able to go to her studio immediately after putting her children to bed is important to her production and would not require her to commute to her studio after putting the children to bed. The acrylic spray paint she uses is not allowed at her current Dogpatch studio. Currently, the art for sale at Tachina's studio will be sold with an arrangement that proceeds benefit the charities on the southern U.S. border who attend to asylum seekers. A letter of support from Pam Borrelli, Board President of SF Women Artists describes Tachina's well-regarded work and mentions the importance of freeing up more space for artists because the supply of space is so low. (See **Exhibit F**). Tachina will not be keeping her art studio in the Dogpatch neighborhood where she currently rents a space.

The building program and large site have led to a large home design typical of neighboring lots.

Due to the program described above, the family chose to buy a very large lot of 7,500 square feet where a larger home would not seem so large. In choosing a place to live, they noted that the side of the street where they are building already has a significant number of large homes. If one looks at the 4 homes to the left of the subject site and 1 to the right of it, 2 of them are more than 5,000 square feet and 2 of them are over 3500 square feet. DR Requestor's home is a few feet short of 4,000 square feet.

See Chart at **Exhibit G**. The couple originally asked John Lum Architecture to create a home of over 6,000 square feet but in compromises with DR Requestor, the home was reduced to 5,131 habitable square feet. **Exhibit C** has photos of several of the larger very nearby homes today, such as those at 89 Belgrave Avenue and 77 Belgrave Avenue which are 6,708 and 5,578 square feet, respectively. Although the homes on DR Requestor's side of the street are smaller, this has not been true of the subject property's side of the street, the uphill side.

Decision to demolish the structure and rebuild.

The current structure is too small and has long term problems, including two below ground springs disclosed by previous owners which has caused water to drip down along the walls of the lowest story and create mold. The current home is only two stories over garage and is so inefficient that in the entire 3,253 habitable square feet there are only two bedrooms. The lower level floor consists of the garage only. The rooms are small, and the layout is a sort of maze that is not ideal for a family with small children in that rooms are closed off from each other. The top floor has steps to the living room, to the bedrooms, and to the sun room, all of which would be problematic for Peter's mother and for Peter and Tachina as they age in place. The home currently shows signs of termite damage, conditions reflecting presence of rats, waterlogged walls, and toxic black mold.

The owners sent to the Planning Department years ago an appraisal showing the value of the house as \$2.8 Million (just for the lot with the house and not the empty one). Our clients purchased the two lots in June of 2015 at the price of \$4,950,000.00. Your staff accepted that \$2.8 million value (several years ago) and exempted this project from having a Section 317 hearing for demolition of a dwelling unit, as per the regulations at the time which said that when a non-historic building is demonstrably not affordable or financially accessible housing, it is thus exempt from obtaining Conditional Use Approval for demolition.

Project Data.

The new building will have an additional story but will be a little shorter at its front (33.5 feet) compared to the existing building. Besides the bedrooms for the children and the parents and Peter's mother and a guest bedroom, there will be three full baths, a home office for the parents and an art studio for the large art pieces that Tachina creates. The total habitable/conditioned square footage will be 5,131 square feet (reduced from the 311 Drawing and reduced from the 6,000 square foot building that was initially drawn). The existing home is 3,253 sf. The lot (at 75 feet in width) is one of the widest in the neighborhood. The previous building was not centered between the two large buildings on either side. There is a 15' 6" separation from the western neighbor at 125 Belgrave Avenue currently, and yet more than 50 feet apart from the Eastern neighbor, 89 Belgrave Avenue. (See photo at **Exhibit C**). The proposed building increases the separation between the western neighbor to 18' while maintaining a 25' separation from the eastern neighbor. The width of the existing home on the subject lot is 32 feet. Plans issued with the 311 Notice showed a building width of 40' 2". The width has been reduced to about 37' to address the concerns of DR Requestors.

Other Significant Changes Made At DR Requestor's Request.

Other changes made at the DR requestor's request appear at **Exhibit H** and the most severe changes are highlighted in yellow. One of the most significant (and expensive) concessions to DR Requestor is the agreement that the garage at the ground level will be mostly hidden by creating a hill that covers its top and sides, and the vegetation around it will be contoured to make the garage seem like it was built underground at the start. It will not look like vegetation built above garage with lattice greenery on its side.

Approval Process So Far.

The Rudman-Young family bought the property in June 2015 and has been trying ever since to obtain neighborhood support and Planning Staff support. Attached at **Exhibit I** you will find a timeline of meetings with the neighbors and the Planning Department. The property sat empty for years before our client bought it after the previous owner passed away. After the purchase Tachina used it as her art studio but it was never fit for her family to live in for the reasons discussed above (notwithstanding the staged real estate photos for the estate sale by the seller's broker).

The Project Sponsor Has Received Considerable Neighborhood Support.

Attached as **Exhibit J** you will see 7 letters of support from neighbors, and a depiction of where supporters live.

DR Requestor's Position.

The DR requestors Jeanne Myerson and John Cate at 100 Belgrave Avenue have a house with 3,957 square feet. Ms. Myerson retired several years ago from a long career at (and finally as CEO of) The Swig Company, an owner and developer of large downtown City office buildings. Today, she is a Board Member of another real estate company and advises developers and property owners.

Our clients were quite surprised at the strong opposition of DR Requestors since the neighbors adjacent to our clients (and immediately across the street, Ms. Ilya Kaltman) have **not** requested DR. (See positive email from Ilya Kaltman at 114 Belgrave at **Exhibit K**). DR Requestor's home is across the street but not directly so, and they have a home of a couple feet less than 4,000 square feet, lived in by only two people. DR requestors had told the City that the second lot was not suitable for building a home (as that was the lot across the street that was closer to their home) and they lobbied the City about the importance of keeping as empty

certain lots on the block to keep an "open feeling" (notwithstanding the City's housing shortage). Our clients formally merged the two lots into one lot of 7500 sf. Having rejected the idea of building one new building on each of the two lots, and wanting one larger house on a merged lot instead, it is surprising to see the DR Requestors now object to the larger home that DR Requestors enabled by insisting the second lot was substandard for a new building. The current lot size as a result of the two lot merger is 7,500 square feet.

The DR Requestors have seen a great deal of construction on the side of Belgrave Avenue across from them where they live, but fortunately not from their immediate neighbors. DR requestors have been mostly concerned about new buildings being larger than their home of about 4,000 square feet. They state they have regretted not taking stronger positions against the size of those in the past, and have decided that the time to "draw the line" is now, on this project. But the precedent of large homes on that side was established many years ago. Several large new homes were approved and built on the uphill side of Belgrave Avenue during the last several years, including the most recent City approval of 77 Belgrave Avenue at 4,512 sf (the building currently under construction); and 89 Belgrave at 5,973 square foot with a 915 sf garage. However, our clients are very sympathetic as to the several years of construction that neighbors such as DR Requestors have had to face on a temporary basis, and will try to make their construction as sensitive as possible. They will be engaging in further discussions with DR Requestor the week before the hearing, as further discussed further below.

DR Requestor's Mostly New Demands This Week.

Even though all physical changes agreed to with DR Requestor (as a condition of DR Requestor's removal of the DR Request) now do appear in the plans being put before your Commission, DR Requestors still refuse to withdraw their appeal. After obtaining all their demands for reduction of building massing, yesterday's email from DR Requestors (who are not adjacent neighbors) states brand new demands; that they still will not support the project unless our clients can also guarantee a variety of things including (1) porta-potty doors that do not bang, (2) a certain growth rate of new plants, (3) that there is no "loud talking" of construction workers (4) that there are no idling trucks at any moment, and (5) that construction vehicles use free parking on Twin Peaks on the other side of the hill (at some distance). *Neither the City nor our clients can monitor or enforce these kinds of things*, many of which will actually delay the completion of construction that most neighbors want to see performed quickly. Our client will engage in discussions next week with DR Requestors as to meeting some more reasonable demands.

The Most Significant Changes Made At DR Requestor's Request.

Please see **Exhibit H** for a list of the large number of changes made at DR Requestor demands. The changes relating to reduction of mass are highlighted in yellow. The most significant change to reduce mass has been to place more habitable space completely or partially underground, including through the very expensive method of excavating deeper into the hillside at the basement and lower two floor levels. Attached as **Exhibit L** is a building cross section which shows this. The DR Requestor's major request was that the proposed house should be moved higher up the hill and away from the street to prevent a perpetuation of what they called a "canyon like" look created by the newest four or five homes on the uphill side of

Belgrave. Our client responded by moving the building 15 feet up the hill further from the front property line even though the DR Requestors are not directly in front of the proposed project (rather, they live across the street towards the east diagonally on a corner property). The homeowner directly across the street from the new project did not request DR and has been less concerned about the project (See her email at **Exhibit J.**)

A major change made by our clients prior to sending the 311 Notification was to reduce the building area by 760 square feet. There was also an increase in the east side setback which, combined with the adjacent east neighbor's side yard, created a 25 foot wide landscaped open space directly across from the DR Requestors' property at 100 Belgrave Avenue. Our clients also propose to exceed the required front setback of 9 feet 10 inches by adding an additional 4 feet 2 inches to achieve a front setback of 15 feet. These are very expensive changes, agreed to on condition that DR Requestors support the project. In the last few days, DR Requestors have decided to ask for more changes, all of which could have been requested months ago instead of now for the first time. Despite our clients not having received the expected support from DR Requestors in return, our clients have been gracious enough to stay with their changes and no longer make them contingent on DR Requestor's support.

DR Requestors now seem to be more concerned with the perpetuation of construction noise and dirt that they have observed on the street due to current and recent construction. Our client will discuss with them an agreement to have work done less than the 7 days per week that the Police Code allows. The agreement will likely include reduction of some construction nuisances such as adequate nightly clean up, keeping driveways clear, and doing greater than typical end of work day clean up.

Conclusion. For the foregoing reasons, we request the Planning Commission approve the project as proposed.

Very truly yours,

A handwritten signature in black ink, appearing to read "Brett Gladstone", with a long horizontal flourish extending to the right.

Brett Gladstone

Enclosures

cc: Tachina Rudman
Peter Young
John Lum Architects
Christopher May, Planning Department
David Winslow, Planning Department
DR Requestors

Exhibit A



100 Belgrave-DR Applicant

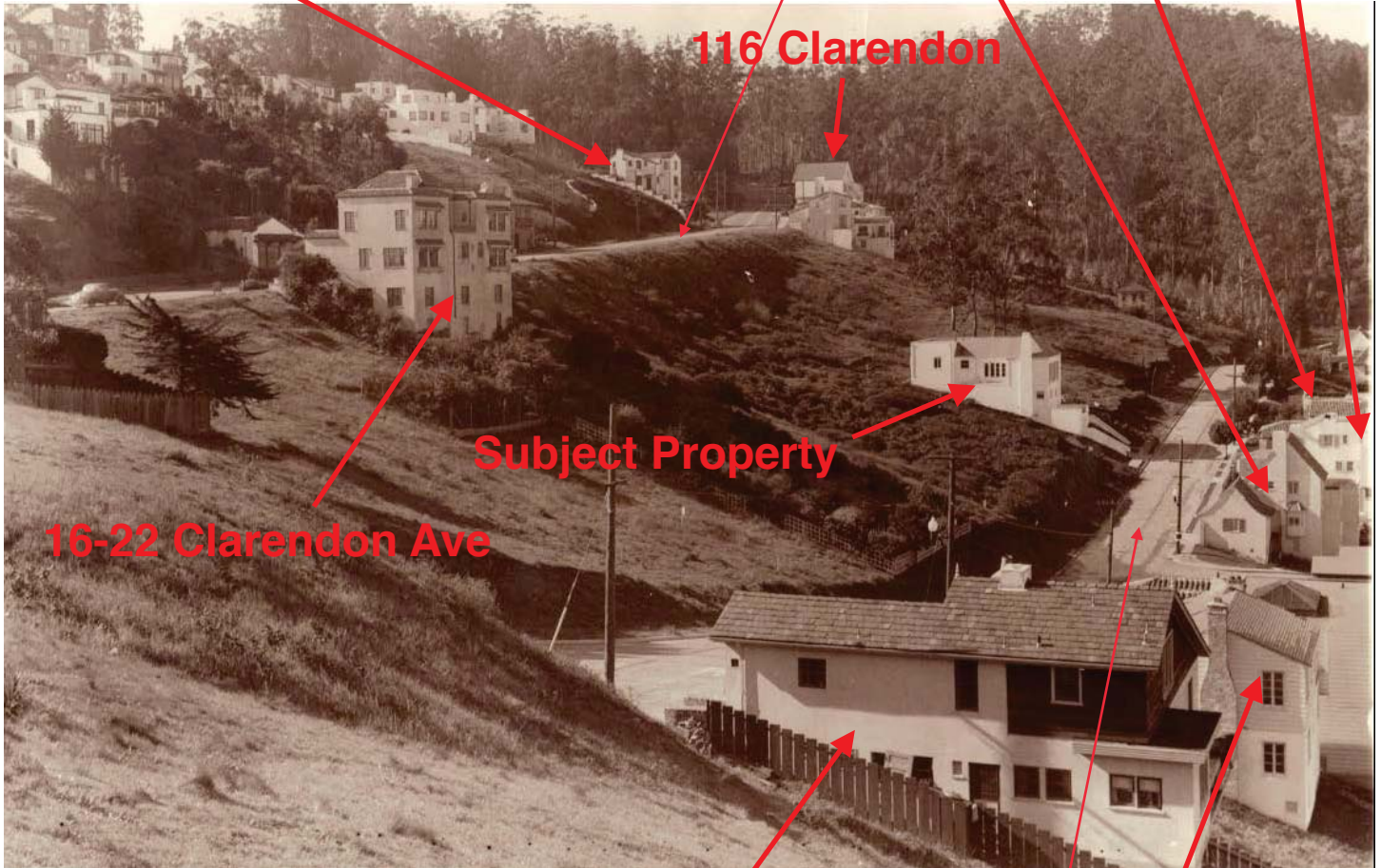
CLARENDON AVENUE

114 Belgrave

120 Belgrave

99 Clarendon

116 Clarendon



Subject Property

16-22 Clarendon Ave

Possibly 2 Belgrave Ave

BELGRAVE AVENUE

Possibly 34 Belgrave

Address	APN	Year Built	Category	Style	Type/Use
113 Belgrave 115 Belgrave	2688 / 052 2688 / 050	Vacant Lot 1937	N/A B	N/A French Eclectic	Residential / One Family - Detached
125 Belgrave	2688 / 048	1950	B	Modern	Residential / One Family - Detached
135 Belgrave	2688 / 046	1939	C	Modern Modified Exterior	Residential / One Family - Detached
155 Belgrave	2688 / 042	1951	C	Modern	Residential / One Family - Detached
165 Belgrave	2688 / 073	1980	C	Modern	Residential / One Family - Detached
177 Belgrave	2688 / 069	1973	C	Modern	Residential / One Family - Detached
185 Belgrave	2688 / 068	1964	C	Modern Modified Exterior	Residential / One Family - Detached
203 Belgrave	2687 / 024	1978	C	Modern	Residential / One Family - Detached
211 Belgrave	2687 / 023	1978	C	Modern	Residential / One Family - Detached

2. Landscape Features and Street Improvements

Belgrave Avenue is a residential two-way street with concrete sidewalks on either side. The sidewalks have a few trees, light poles and signs. Belgrave Avenue runs east to west and is set on a hill that rises from north to south.

3. See Appendix D for block face photographs.

iii. Patterns Observed

There are a few patterns that were observed in the abbreviated survey area along Belgrave Avenue. At the east end of the north frontage, there exists a series of five houses (2-50 Belgrave Avenue), each low-lying, primarily one-story, in a modern vernacular style, which are set back from the street with garages that front on the sidewalk. Most of the other houses on the north block face follow the garage frontage pattern but their styles and materials are more diverse. The north block face has sections of fencing and a few masonry walls that line the street face, where houses are set back or rear lots face the street.

The south frontage of Belgrave Avenue is dominated by taller residences of varied Modern designs with most constructed between 1964 and 1981. These houses are taller than those at the south face and are set slightly back from the street and consist of a base level garage and two upper stories, finished in stucco, wood shingles or board siding, or brick.

SOUTH SIDE OF BELGRAVE AVENUE



TACHINA RUDMAN-YOUNG
LIVE YOUR PASSION!

[HOME](#) [GALLERY](#) [EXHIBITIONS](#)

100 PAINTINGS TO UNITE FAMILIES

100% Proceeds Donated to Actblue's Fund to Unite Families Separated at the Border



Hidden Face



Waterfall Ablaze



Fallen Angel



Towering Horse



Purple House Red Sky



Tangerine Seahorse



Crimson Thunder Splash



Wash Turquoise Splatter



Cadmium Whirlwind



Spin Empty Cage



Lovers' Spirit Emeshed



Whimsical



Fist Worm Caress



Tidal Wash



Hot Mess



Awash



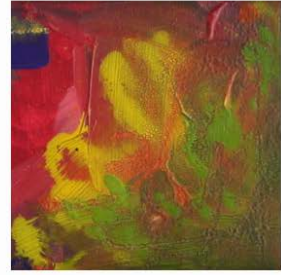
Lavender Mist Horizon



Musky Grafitti



Salt Ponds



Little Hut Big Storm



Samurai



Butter Cake Konji



Dyna-Mess Explosion



Pink Splatter



Flying Pig



Omi's Delight



Artists

TACHINA RUDMAN-YC ▾

Tachina Rudman-young



Tachina Rudman-Young, is a San Francisco native, an artist, and Creativity Facilitator. She is the innovator of Creativity Works!®, personal & creative growth. Tachina specializes in working with people with a wide range of needs, spanning from those wanting to recover from serious trauma, to those wishing to access unexplored parts of themselves in order to lead more fully integrated and fulfilled lives. In both her own art and her teaching, she integrates her background in movement and art, using a whole-body-breath approach to the art-making process.

Tachina uses a playful, intuitive approach to create large, vibrant abstract paintings. Drawing inspiration from nature, and informed by her background in ceramics, she infuses her canvases with super pumped-up, saturated color, over layers of interesting textural background. Anything from broken forks, bubble wrap, pencil shavings, to old toothbrushes might find their way onto her canvases.

Before painting, Tachina worked primarily with the figure in clay, and showed her work in various juried and group shows throughout the Bay Area. An exhibiting member of ACGA (Association of Clay and Glass Artist of California) since 2004, she received two BA's from San Francisco State University: Fine Arts (Ceramics) and Dance (Performance, Education, Ethnology). Tachina is committed to the use of art and movement as a means to joy, self-empowerment, and healing through self-expression.

- See her Sculpture:
- See her Paintings: Artspan.org under "Tachina Rudman-Young"

Contact tachinarudman@comcast.net (415) 465-7465

TACHINA RUDMAN-YOUNG

ARTIST • CREATIVITY FACILITATOR
RUDMANFINEART.COM

912 Cole Street #333 | 415.465.7465 | rudmanart@comcast.net

Personal Information:

Place of Birth: California • b 1974 • Nationality: American

Selected Solo Exhibitions:

Vivre Le Couleur, Madusalon, San Francisco, November 2018
Vivacious Metal Prints, Salon Nine, San Francisco, October 2018
Vibrant Abstracts, Whole Family MD, San Francisco, CA, March-May 2018
Abstract Prints on Metal, InnerFog, San Francisco, CA March-May 2018
Celebration of Color, Fire Benefit & Open Studios, San Francisco, CA November – December 2017
Solo Abstract Painting Show, Conlan Hall, CCSF, San Francisco, June-September 2017
Figurative Sculpture Solo, Front Street Windows, San Francisco, CA, December 2009
Humanity: Figurative Sculpture, Alta Bates Hospital, Oakland, CA, August - October 2009
Tachina Rudman-Young Figurative Sculpture, Private Studio, San Francisco, CA, October 2009
Solo Exhibition, Figurative Sculpture, Inner & Outer Beings, SF Architecture, San Francisco, CA, May - July 2008

Group Exhibitions:

Invitational Exhibition, San Francisco Women Artists Gallery Infinity Towers, SF, CA 2019
Big PAINT, Piedmont Center for the Arts, Fundraiser for Schools, Piedmont, CA 2019
Paying Tribute to the Muse, Vanessa Lacy Gallery, Kansa City, MO, 2019
DART, Benefit for kids with Lyme Disease, Burlingame, CA, 2019
Collector's Choice, Channel Islands, Ventura, CA, 2019
Women's Work, Northwest Area Arts, Woodstock, IL, 2019
What I Love, San Francisco Women Artists Gallery, San Francisco, CA, 2019
SNAP, Arc Gallery, San Francisco, CA, 2019
Art of the Spirit: Return to Light, O'Hanlon Center for the Art, Mill Valley, CA 2018
World of Abstraction, San Francisco Women Artists Gallery, San Francisco, CA, 2018
Artspan, Art in the Neighborhoods Group Exhibition, Mission Bowling Club, San Francisco, CA, 2018/2019
Vibrant Visions, Juror: Matt McKinley, San Francisco Women Artists Gallery, SF, CA, 2018
What Brings us Joy, Juror: Rhiannon MacFadyen, San Francisco Women Artists Gallery, SF, CA, 2018
Art Around Town, Petaluma Valley Hospital, Petaluma, CA, January – May, 2018
Artspan Annual Juried Benefit Auction, San Francisco, CA, 2017/ 2018
Abstracts, 311 Gallery, Raleigh, North Carolina, March 1- 31, 2018,
Color Emotion, Juror: Jeremy Morgan, Associate Professor of Painting at San Francisco Art Institute, Artworks Downtown, San Rafael, CA, 2018
Serenity, Curator: Matt McKinley Women's Health Center, San Francisco, CA, 2018
Red, O'Hanlon Center for the Arts, Mill Valley, CA, 2017
The 20 x 20 Show, Featherstone Center for the Arts, Oak Bluffs, MA, September 2016
Go Figure, Figurative Exhibit, Black Bean Gallery, San Jose, CA, September 2016
Members Show, O'Hanlon Center for the Arts, Mill Valley, CA, 2012 (Fused Glass)
Group Figurative Show, Black Bean Gallery, San Jose, CA, February 2010
Earth, Ceramics & Glass Exhibit, Cathedral Gallery, Oakland, CA, Winter 2009
Fire Arts Festival Exhibition, Oakland, CA, July 2009
Artspan Directory Show, SomaArts Gallery, San Francisco, CA 2009
Palo Alto Clay & Glass Festival, Palo Alto, CA 2008 & 2009
Women's Cancer Resource Center's Benefit Auction, Oakland, CA, 2009
Los Gatos Art Association, 25th Annual Juried Show, Los Gatos Museum, CA, April- May 2009
Indoor Sculpture Exhibition, City Hall of Santa Clara, CA, January – July 2009
Shipyard Trust for the Arts Benefit Auction, Hunter's Point Shipyard Studios, San Francisco, CA, 2009
Visual Aid Benefit Auction, SomaArts Gallery, San Francisco, CA, 2009
Sophia Project Gala & Auction (ACGA), Fort Mason Center, San Francisco, CA, May 2008
Exploring the Surface, Pence Gallery, Davis, CA, April 2008
Faculty Show with Stravinsky's Fire Ballet, The Crucible, Oakland, CA, April 2008
San Francisco City Hall, Supervisor Chu's Office San Francisco, CA, 2008
Tiny, Studio Gallery, San Francisco, CA, November 2007

Myths, Masks, Rites, & Rituals, Aurora Colors Gallery, Petaluma, CA, October 2007
ACGA Holiday Exhibition, Art Object Gallery, Nov. 2007
All Fired Up, Exhibition, City Hall of Santa Clara, CA, October 2007
And How I Have Loved Thee Ocean, Aurora Colors Gallery, Petaluma, CA, 2007
Local Artists Show, Aspect Gallery, San Francisco, CA, 2007
Eastern Winds and Cherry Blossoms, Aurora Colors Gallery, Petaluma, CA, 2007
Palo Alto Clay and Glass Festival, ACGA, July 2007
Heart For The Arts, Benefit Auction: Creative Arts Charter School, CA, 2007
San Francisco Day School Annual Fundraiser Auction, San Francisco, CA, 2007
Multi Media Art Exhibition, The Crucible, Oakland, CA 2007
Faculty Show, The Crucible, Oakland, CA 2006
Bay Area Figurative Art Exhibit 2004, Worth-Ryder Gallery, U.C. Berkeley, CA, 2004
East Meets West, Danville Fine Arts Gallery, 2004
Into the Light, Penumbra Gallery, Sacramento, CA, 2004
ClayBodies, (Curator & Exhibiting Artist), CCACA, Davis, 2004
Art With Heart, San Francisco, CA, 2004
Sculptor's Show, (City College Sculpture), San Francisco, December 2003
Multi-Media Art Show, Municipal Building, S.S.F., November 2003
Open Studios 2003, Mint Street Studios, San Francisco, CA, October 2003
ArtSpan's Benefit Auction, Canvas Gallery, San Francisco, CA, March 2003

Education:

- **San Francisco State University**
 - **B.A. Fine Arts /Ceramics, 2002**
 - **B.A. Dance Education/Ethnology/Performance Choreography, 2002**
- **University of California at Berkeley, 1992-1994**

Curatorial Experience:

- **SF Architecture Gallery, Arts Exhibitions Curator & Event Organizer**, Heart-Centered Art Events, inspiring people and creating community through demonstrations and hands-on art activities. 2009 – 2011
- **ClayBodies**, Curated, Organized & Installed Group Figurative Show celebrating “Bodies” in clay by 10 artists, spanning from emerging to well-established, as part of the California Conference for the Advancement of Ceramic Arts (CCACA), Davis, 2004

Professional Memberships:

- **ACGA**, (Association of Clay and Glass Artists of California) Juried Exhibiting Member
- **SFWA** (San Francisco Women Artist's Gallery)
- **O'Hanlon Center for the Arts**

Awards:

- Award of Artistic Excellence: Santa Clara City Hall, All Fired Up Show, 2007
- Award of Excellence: Santa Clara City Hall, 2008

Collections: *Works held in various private collections in California and Massachusetts.*

Lectures/Demonstrations/Publications:

- **Ceramics Today**, Featured Ceramic Sculptor, Schiffer Books, 2010
- **Association of Clay and Glass Artist of California**, (book), Featured Artist, Asia Korea Printing, 2011
- **Extensive hand-on demonstrations** for various non-profits, with topics spanning from ceramic firing techniques to personal growth/healing using creativity, 2002-2010
- **Institute for Health and Healing, (Sutter Health Affiliate)**, Lecture & demonstration on practices and methods of using art and movement for healing and self-expression, Marin, CA, 2006

Professional Teaching/ Facilitation Experience: (Selected) 2004-2011

Extensive teaching experience at both educational and health and wellness non-profits, using art and movement to facilitate personal and creative growth among diverse populations:

Creativity & Personal Growth Facilitator:

- **The Wellness Community**, Transformation Healing Through Art, Walnut Creek, CA, 2008 – 2009
- **The Art & Healing Program** CPMC & JCCSF, Creator/Facilitator - workshops 2005 – 2009
- **Quan Yin Healing Arts Center** Offers alternative healthcare services to the general public and people with chronic and life-threatening illness. San Francisco, CA, March 2009
- **The Women's Cancer Resource Center** Provides informational resources & support for women living with cancer.
- **The Shanti L.I.F.E. Program**
- **Marin Abused Women's Services' Second Step Program** Spring 2009

Teaching Artist:

- **The Crucible, Fire Art Center**, Oakland, CA, Primary Ceramic/Sculpture Faculty, 2006 - 2010
- **Artist in Residence, Art for City Youth, ArtSpan**, San Francisco, CA 2007, 2008, 2009, 2011
- **Palo Alto Art Center Children's Summer Program Teacher** Summers 2008, 2009, 2010
- **Richmond Community Center**, San Francisco, CA
- **The Imagine Bus Project**, Teaching Artist, Leonard Flynn R. Elementary School. 4-month residency.
- **Sunset Neighborhood Beacon Center**, San Francisco, CA 2009
- **Jewish Community Center of San Francisco**, Ceramics Teacher, San Francisco, CA, 2004-2007

Exhibit F

----- Forwarded Message -----

From: Pam Borrelli <sfwaartists@gmail.com>

To: "Christopher.May@sfgov.org" <Christopher.May@sfgov.org>; "David.Winslow@sfgov.org" <David.Winslow@sfgov.org>

Sent: Tuesday, March 19, 2019, 6:44:46 PM PDT

Subject: Letter of Support: Tachina Rudman-Young, SF Artist

Mr. Christopher May & Mr. David Winslow

Planning Department

1650 Mission Street

San Francisco, CA 94102

Re: Tachina Rudman-Young, San Francisco Artist

Dear Mr. May and Mr. Winslow,

I am the Board President of the San Francisco Women Artists Gallery (SFWA), a historic nonprofit arts organization whose mission is to support, promote and expand the representation of women in the arts. I am writing in support of our SFWA member, Tachina Rudman-Young, in building an art studio in her planned new home at 115 Belgrave Avenue in San Francisco.

Tachina is a gifted painter, works large, and requires a large space in order to create her beautiful works. Being an artist with young children in San Francisco is especially difficult, as rents have skyrocketed, and studios are often small and located far from residential neighborhoods. Creating a home studio is an economical solution to being able to afford time to work, avoiding transit times, and freeing up more time to care for her young children at home. Important to note, there is a deficit of space for artists of all categories in San Francisco, as a result of rentals being very expensive and limited availability. Many artists as well as galleries have been forced to leave San Francisco.

Tachina Rudman-Young has been a member in good standing with our organization since 2017. She is an award-winning artist and has participated in a number of our monthly juried exhibitions, juried by prestigious jurors from various galleries and arts organizations around the Bay Area. Tachina recently received a Juror's Choice award from gallerist Suzanne Gray, co-owner of the upscale Seager Gray Gallery in Mill Valley, CA; and has also been selected to participate in an upcoming, invitation-only exhibition of large works by our members at the Infinity Towers in San Francisco. Our organization is grateful to have Tachina as an active SFWA member and role model to younger artists. We are asking that you please support Tachina as an working artist, mother, and long-standing respected member of the San Francisco Arts community. Thank you.

Warm regards,

Pam Borrelli

Board President, SF Women Artists

647 Irving Street

SF CA 94122

415.566.8550

Exhibit G

Properties on Belgrave Avenue per Planning Info Map Uphill Side					
	Parcel Area	Bldg Area (inclusive of basement)	Units	Stories	Est. (Zillow /Redfin)
115 Belgrave Avenue	7,500	5131 (proposed)	1	2	\$5.79M
89 Belgrave Avenue	7,500	6,888	1	3	\$22M
77 Belgrave Avenue	4,996	4,512	1	4	\$4.1M
65 Belgrave Avenue	5,000	3,635	1	3	\$3.8M
55 Belgrave Avenue	5,400	3,825	1	3	\$3.87M
35 Belgrave Avenue		1,965	1	1	\$2.94M
25 Belgrave Avenue	4,499	5,521	1	4	\$3.1M

LIST OF COMPROMISES MADE FOR DR REQUESTORS

Most recent changes in negotiations with DR applicant (3/20/19)

1. Setback the third floor completely 5' at the principal façade. This 5' setback will be planted and not be a roof deck.
2. Reduced the principal façade width by 3' from 40' to 37'.
3. Shifted the northeast section of the house by 3' to increase the side yard setback from 15' to 18'.
4. Flipped the third floor bedroom from a east/west orientation to a north/south orientation removing 8' from the third floor mass. The third floor east property line setback increases from 10' to 18'. This new open area will be converted into a landscaped deck.
5. Moved garage forward so that its roof can be part of the garden, removing the garage from the principal façade so that the building appears as a three story building. Planting the roof increases the landscaped front yard area by approximately 360 square feet.
6. Setback ground floor patio off of the art studio from 15' to an increase of 23'-7" to further increase planted area.

The time period between pre-ap meeting and 311 submittal, after hearing comments from the neighbors we did the following:

1. The eastern portion of the house initially was aligned with the principal front facade and therefore had a front setback of 15' with a side setback of 7'-1.5". This side of the house was stepped back with corresponding front and side setbacks as follows:
18.5' (with a side setback of 24')
24' (with a side setback of 15')
34' (with a side setback of 10')
2. Lowered the roof at the front by one foot to 33'
3. Removed the roof overhang above the front the roof deck
4. Stepped the front facade at the upper floors to reduce the visual height of the house.
5. Increased the separation between the East neighbor to create a 25-foot wide open garden space (due to the concern of losing the current empty 25' portion of the exiting lot).
6. Reduced the area of the entire building by 760 square feet.

Previous modifications presented at the Pre-Application meeting due to dialogue with adjacent neighbors.

1. Created a 15-foot setback at the front of the building instead of the minimum required front setback of 9'-10", to increase privacy for adjacent west neighbor as well as not affect their views or change existing conditions.
2. Increased the west side setback at the front from 7'-10" to 10'-8" instead of the minimum of 5'-0".

Exhibit I

Rudman Young Residence - Timeline			
Date	Time	Activity	
6/6/17	6pm	Pre-Application meeting with the neighbors at 115 Belgrave Avenue	
6/13/17	4pm	Meeting with Jean Myerson at 115 Belgrave Avenue with clients present	Jean requested a meeting because she could not attend the Pre-Application meeting
7/19/17	9:45 AM	Meeting with Jean Myerson, John Cate, Ilya Kaltman and Jack Vognsen	
8/22/17	2pm	Meeting with Jean Myerson and John Cate	
10/4/17	1pm	Submit 311 Site Permit with EEA and Demolition Permit	Site Permit Submittal, EEA, Demo Permit
2/20/18		Received Categorical Exemption	
3/9/18		Received RDAT Comments	
4/9/18		Received NOPDR #1	
5/25/18		Submit Response to RDAT and NOPDR #1 Comments	Site Permit Submittal Rev 1
6/19/18		Received NOPDR #2	
6/29/18		Respond to NOPDR #2	Site Permit Submittal Rev 2
7/16/18		Email from Chris May with further comments	
8/31/18		Submit Response Chris May's email dated 7/16/18 with additional comments	Site Permit Submittal Rev 3
11/5/18		311 Notification period starts	
12/5/18		311 Notification period ends	
12/5/18		DR was filed	
12/6/18		JLA Submitted Declaration of Posting	
12/12/18		Received DR Application and Response Packet	
1/7/19		DR Hearing Date of 4/4/19 announced	
1/17/19		Submit Response to DR	
2/1/19	1pm-3pm	David Winslow scheduled a meeting with DR Applicant and Project Sponsors	At the Planning Department
3/4/19	12pm	Follow up meeting with DR Applicant and two other neighbors	At John Lum Architecture's office then at the project site
3/15/19		Posted the DR Hearing poster	
3/17/19		Meeting with DR Applicant and Ilya Kaltman to present updated designs	At 115 Belgrave Ave
3/18/19		Follow up meeting with DR Applicant and Ilya Kaltman Meeting with Ilya Kaltman to demonstrate views of 115 Belgrave from Ilya Kaltman's home	At 115 Belgrave Ave At 114 Belgrave Ave

Exhibit J

----- Forwarded Message -----

From: Luis Chirinos <luis.chirinos@me.com>

To: "Christopher.May@sfgov.org" <Christopher.May@sfgov.org>; "David.Winslow@sfgov.org" <David.Winslow@sfgov.org>

Sent: Tuesday, March 19, 2019, 3:58:28 PM PDT

Subject: Support for 115 Belgrave Project

Mr. Christopher May & Mr. David Winslow

Planning Department

1650 Mission Street
San Francisco, CA94102

Dear Mr. May and Mr. Winslow,

My name is Luis Chirinos and I live at 34 Belgrave Ave, San Francisco, California. I am writing in support of the Rudman-Young project at 115 Belgrave Avenue.

We attended the public outreach last year at 115 Belgrave. The Rudman-Young design shows a concerted effort in engaging with the neighbors during the design process and sensitivity to the four or five closest homes on Belgrave Avenue. We like their design and feel that the scale of the house is appropriate for the uphill side of the street. We are also looking forward to having another family with young children in the neighborhood.

Additionally, we appreciate that they have planned generous front and side setbacks that allow for plenty of landscaping, which will beautify the neighborhood, and make it more pleasant when we walk around our street.

Very truly yours,

Luis Chirinos
415-240-3136

Update- 115 Belgrave

From: ilya kaltman (ilyakaltman@gmail.com)

To: bxnoyola@comcast.net; elissa.hambrecht@gmail.com; craigsmorton@yahoo.com; sarah@jala.li; neema@jala.li; oratos@sbcglobal.net; ourania_2004@yahoo.com; marypsager@aol.com; lionjester4c4@hotmail.com; kim.thompson@gmail.com; scott@glynncapital.com; mzing1@comcast.net; paul@belgravehouse.com; paulcastleman@gmail.com; bob.hambrecht@gmail.com; dlapins415@yahoo.com; Matthew.J.Oharen@morganstanley.com; david@burndout.com; jackvogensen@gmail.com; jrmyerson@yahoo.com; jwcate@icloud.com

Cc: tachinarudman@comcast.net; petery_67@yahoo.com; johnlum@johnlumarchitecture.com

Date: Friday, September 15, 2017, 11:44 AM PDT

Hello neighbors,

I'm emailing you all to let you know the outcome of discussions some of us have had with Tachina and Peter, owners of 115 Belgrave, and their architect.

We can be thankful that they have made the following changes to their original design:

- Increased side setback on the east side. There will now be 30' between 89 Belgrave and 115 Belgrave from the front of each house going back about 19' where 115 pushes out 5' further to the east. There will be a 25' distance between houses at that point going back to the rear.
- Changes to the roofline. A continuous "cornice" has been removed from a portion of the roofline, no longer defining the entire span of the building, thus reducing it's heaviness and sense of looming over the street.
- Portions of the east side of the house have been setback further from the front, breaking up what had been a continuous mass from east to west at the street facade.

These changes were made in response to the concerns we expressed individually and together in the letter some of you signed.

It's great to have neighbors who are responsive and caring about the neighborhood.

Thanks to all of you who expressed your concerns.

"It takes a village"!!!

Ilya Kaltman

----- Forwarded message -----

From: Abdur Chowdhury <abdur@chowdhurys.org>

Date: Mon, Mar 18, 2019 at 7:41 PM

Subject: 115 Belgrave Ave

To: Christopher.May@sfgov.org <Christopher.May@sfgov.org>, David.Winslow@sfgov.org <David.Winslow@sfgov.org>

CC: Ana Chowdhury <ana@chowdhurys.org>

Mr. Christopher May & Mr. David Winslow
Planning Department
1650 Mission Street
San Francisco, CA94102

Dear Mr. May and Mr. Winslow,

We are Ana and Abdur Chowdhury and live at 25 Belgrave Ave. I am writing in support of the Rudman-Young project at 115 Belgrave Avenue.

We attended the public outreach last year at 115 Belgrave. The Rudman-Young design shows a concerted effort in engaging with the neighbors and sensitivity to the closest homes on Belgrave Avenue. They have designed a beautiful home for their family with a scale that is appropriate for that side of the street. We are also looking forward to having another family with young children in the neighborhood, something that is missing in our neighborhood. Additionally, we think their generous front and side setbacks will allow for plenty of landscaping, which will beautify the neighborhood, and make it more pleasant when we walk around our street.

Very truly yours,

Ana & Abdur Chowdhury
25 Belgrave Ave

----- Forwarded Message -----

From: Leslie Fine <leslie.fine@gmail.com>

To: David.Winslow@sfgov.org <David.Winslow@sfgov.org>; May, Christopher (CPC) <christopher.may@sfgov.org>

Cc: Edward Fine <edward.fine@gmail.com>

Sent: Wednesday, March 20, 2019, 12:53:12 PM PDT

Subject: 115 Belgrave

Dear Mr. May and Mr. Winslow,

My name is Leslie Fine and I live at 135 Belgrave Ave. I also own the two adjacent lots at 139 and (unnumbered). I am writing in support of the Rudman-Young project at 115 Belgrave Avenue. Our family has lived on Belgrave since 1939, and we are very frustrated by the trend of activist neighbors who bully and negotiate in bad faith. We have been through a project of our own on Belgrave Avenue, in which bent over backwards to accommodate neighborhood requests ranging from massing to gardens to the color of the home. We were brought through discretionary review anyway, and were ruled for unanimously by the committee. Our home has since been featured in design magazines and not a day goes by that I don't find someone outside admiring it, as well as the green space we preserved.

We feel strongly that property owners deserve to build, within reasonable limits, on their own property, and that the proposed Rudman-Young design shows sensitivity to the 4-5 adjacent houses. We attended the public outreach last year at 115 Belgrave, and are very happy with the Young's outreach to the neighborhood and the design of their house. We believe that scale of the house is appropriate for the uphill side of the street and that they have good side and front set backs. Being parents ourselves, we are also looking forward to having another family with children in the neighborhood.

The current trend is deeply concerning. We are cultivating a community of bullies who believe that it is in their right to dictate taste and progress. Who yell at construction workers trying to do their jobs. Who have no positive answer to housing in SF other than to block. A family trying to build a home barely stands a chance. If this continues, the only people who will move development forward are investors and house flippers, not people like Tachina and Peter who are building a home in which to raise a family.

Unfortunately, we will be traveling during the hearing. Please do not take our absence as a lack of strong support. And, please send a message that measured, tasteful, appropriate change by homeowners is the fair and reasonable way to develop our city.

Very truly yours,

Leslie Rachel Fine

--

Leslie Fine
(650) 400 3438

> From: Randi <randiswindel@gmail.com>
> To: Tachina Rudman-Young Art <tachinarudman@comcast.net>
> Date: March 19, 2019 at 9:22 AM
> Subject: My name is Randi Swindel; I live at 1626 Shrader St@
> Belgrave. I want...
>
> My name is Randi Swindel; I live at 1626 Shrader St@ Belgrave. I want to acknowledge that the Young's new construction on Belgrave will not impact our home directly as it will those closer to the site. The never ending construction, parking nightmares, inconvenience and new behemoths lining the once quaint street are not what many long time residents had hoped for.
>
> That being said, I believe Peter and Tachina have gone above and
> beyond to do what they can accommodate their prospective neighbors and still build their dream house. This includes a community meeting close to a year ago where input was given and changes to the design were implemented. (Even before modifications their design was more aesthetically pleasing and appropriate for the site than many IMHO) I understand since the DR was filed recently that they have met again with neighbors and implemented further modifications.
>
> They shouldn't need to pay the price for past and future construction on Belgrave. They are doing their best to be good neighbors and I will welcome them.
>
> Randi Swindel
> 310-467-3376

----- Forwarded Message -----

From: Neema Jalali <neema@jala.li>

To: "Christopher.May@sfgov.org" <Christopher.May@sfgov.org>;

"David.Winslow@sfgov.org"

<David.Winslow@sfgov.org>

Cc: Sarah Jalali <sarah@jala.li>

Sent: Wednesday, March 20, 2019, 10:05:56 PM PDT

Subject: Letter in support of project at 115 Belgrave Ave.

Dear Mr. Christopher May & Mr. David Winslow

S.F. Planning Department

1650 Mission Street

San Francisco, CA 94102

Dear Mr. May and Mr. Winslow,

We live and own the home at 155 Belgrave Avenue in San Francisco. We are writing in support of the Rudman-Young project a few doors away from us, at 115 Belgrave Avenue.

The Rudman-Youngs have shown a concerted effort in engaging with the neighbors from the beginning of the design process and the resulting design of 115 Belgrave reflects a sensitivity to the nearby homes on Belgrave. The Rudman-Youngs have also consistently demonstrated a willingness to address neighbor concerns regarding construction period impacts, such as with respect to parking on Belgrave during construction hours.

The proposed house fits into the existing set of homes on our odd-numbered side of the street, particularly the several homes closest to the project site. The house would be aesthetically pleasing and fit into the neighborhood character. We also very much look forward to having another family with children on our street.

Please do not hesitate to reach out if you have any questions.

Sincerely,

Neema and Sarah Jalali
155 Belgrave Ave.

----- Forwarded Message -----

From: Kim Thompson <kim.thompson@gmail.com>

To: "Christopher.May@sfgov.org" <Christopher.May@sfgov.org>; "David.Winslow@sfgov.org" <David.Winslow@sfgov.org>

Cc: Scott Jordon <scott@glynncapital.com>

Sent: Tuesday, March 19, 2019, 6:41:30 PM PDT

Subject: Note in support of 115 Belgrave Project

Dear Christopher and David,

My husband, Scott Jordon, and I are writing in strong support of the proposed project for 115 Belgrave. We are the neighbors directly to the west at 125 Belgrave. We have lived here for 9 years.

When 115 sold, we were apprehensive about what the new owners would do with the house and property. We have been nothing but extremely pleased that Tachina Rudman and Peter Young are the owners. They have been great to work with as they have designed their new home. I feel that they have been very responsive and flexible to our (and the neighborhood's) concerns. For us in particular, I would point to the changes that they have made with regards to the setback from the street (so as to not block views or appear too looming) as well as their design with regards to maintaining privacy and space between our homes. We have also watched as they made change after change to address other neighborhood concerns. In addition, Scott and I personally like the design of the house and the room left for landscaping/planting around it. We think it will be a nice addition to the south side of the street.

As I stated above, we have lived here for 9 years. We love Belgrave and our neighbors. In the past, we have joined neighbors in opposing development on our street that we felt did not fit into the scale and style of Belgrave. We opposed those homes being built and we worried about the precedent they would set for future development on Belgrave. We do not have those concerns for 115 Belgrave. We have looked closely at the plans and, in our opinion, think that this house fits well into the south side of Belgrave. We hope the Rudman/Young family get to proceed with their project and will look forward to welcoming them to the street.

Sincerely,
Kim Thompson and Scott Jordon

Exhibit K

Update- 115 Belgrave

From: ilya kaltman (ilyakaltman@gmail.com)

To: bxnoyola@comcast.net; elissa.hambrecht@gmail.com; craigsmorton@yahoo.com; sarah@jala.li; neema@jala.li; oratos@sbcglobal.net; ourania_2004@yahoo.com; marypsager@aol.com; lionjester4c4@hotmail.com; kim.thompson@gmail.com; scott@glynncapital.com; mzing1@comcast.net; paul@belgravehouse.com; paulcastleman@gmail.com; bob.hambrecht@gmail.com; dlapins415@yahoo.com; Matthew.J.Oharen@morganstanley.com; david@burndout.com; jackvogensen@gmail.com; jrmyerson@yahoo.com; jwcate@icloud.com

Cc: tachinarudman@comcast.net; petery_67@yahoo.com; johnlum@johnlumarchitecture.com

Date: Friday, September 15, 2017, 11:44 AM PDT

Hello neighbors,

I'm emailing you all to let you know the outcome of discussions some of us have had with Tachina and Peter, owners of 115 Belgrave, and their architect.

We can be thankful that they have made the following changes to their original design:

- Increased side setback on the east side. There will now be 30' between 89 Belgrave and 115 Belgrave from the front of each house going back about 19' where 115 pushes out 5' further to the east. There will be a 25' distance between houses at that point going back to the rear.
- Changes to the roofline. A continuous "cornice" has been removed from a portion of the roofline, no longer defining the entire span of the building, thus reducing it's heaviness and sense of looming over the street.
- Portions of the east side of the house have been setback further from the front, breaking up what had been a continuous mass from east to west at the street facade.

These changes were made in response to the concerns we expressed individually and together in the letter some of you signed.

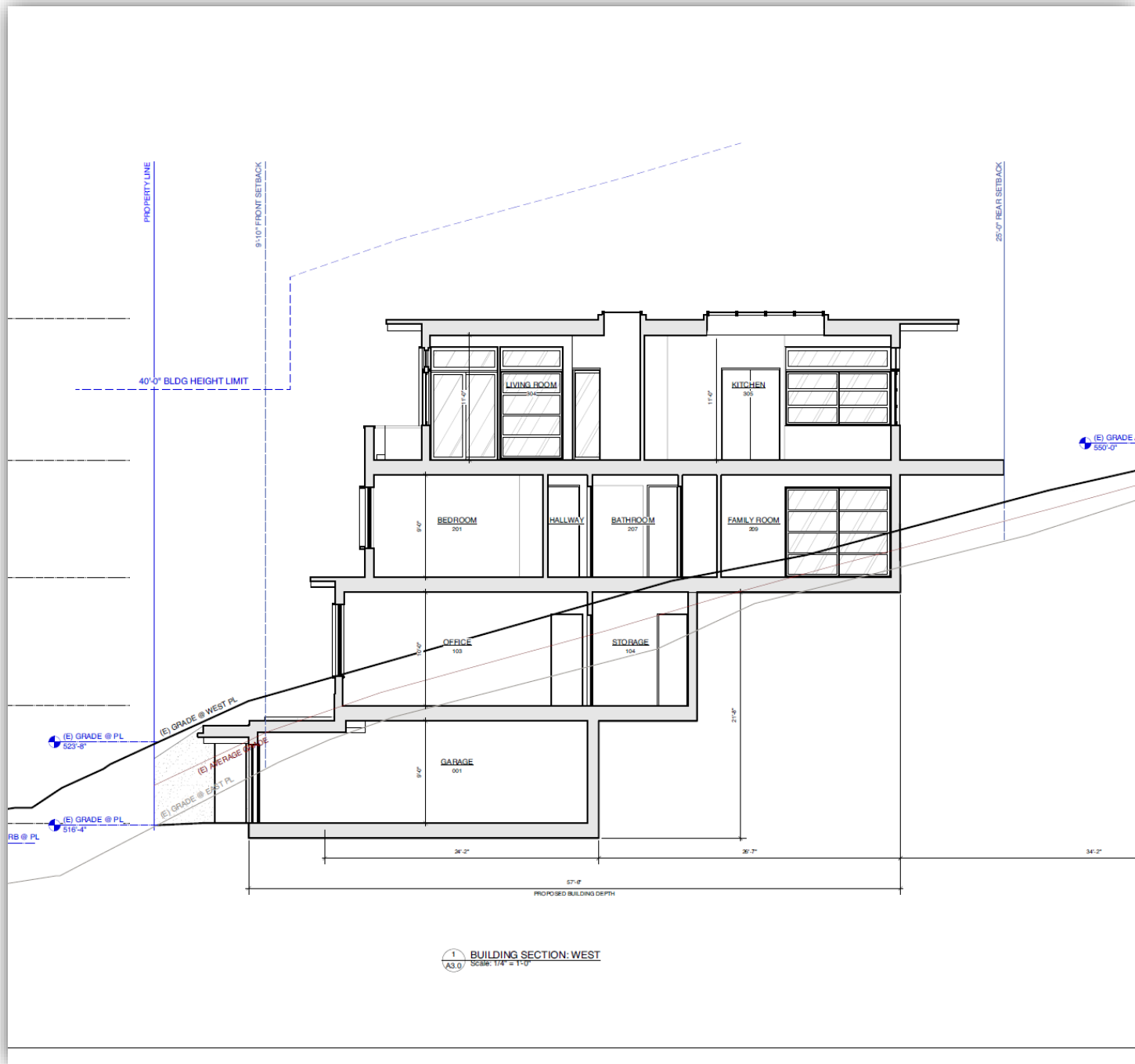
It's great to have neighbors who are responsive and caring about the neighborhood.

Thanks to all of you who expressed your concerns.

"It takes a village"!!!

Ilya Kaltman

CROSS-SECTION (WEST)



From: Neema Jalali <neema@jala.li>
Sent: Wednesday, March 20, 2019 10:05 PM
To: May, Christopher (CPC); Winslow, David (CPC)
Cc: Sarah Jalali
Subject: Letter in support of project at 115 Belgrave Ave.

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Mr. Christopher May & Mr. David Winslow

S.F. Planning Department

1650 Mission Street

San Francisco, CA 94102

Dear Mr. May and Mr. Winslow,

We live and own the home at 155 Belgrave Avenue in San Francisco. We are writing in support of the Rudman-Young project a few doors away from us, at 115 Belgrave Avenue.

The Rudman-Youngs have shown a concerted effort in engaging with the neighbors from the beginning of the design process and the resulting design of 115 Belgrave reflects a sensitivity to the nearby homes on Belgrave. The Rudman-Youngs have also consistently demonstrated a willingness to address neighbor concerns regarding construction period impacts, such as with respect to parking on Belgrave during construction hours.

The proposed house fits into the existing set of homes on our odd-numbered side of the street, particularly the several homes closest to the project site. The house would be aesthetically pleasing and fit into the neighborhood character. We also very much look forward to having another family with children on our street.

Please do not hesitate to reach out if you have any questions.

Sincerely,

Neema and Sarah Jalali
155 Belgrave Ave.
(415) 742-5644

From: Geoffrey Weber <geoweb@outlook.com>
Sent: Tuesday, March 19, 2019 7:24 PM
To: May, Christopher (CPC); Winslow, David (CPC)
Subject: 115 Belgrave Ave project

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Mr. Christopher May & Mr. David Winslow
Planning Department
1650 Mission Street
San Francisco, CA 94102

Dear Mr. May and Mr. Winslow,

My name is Geoffrey Weber and my wife and I own 77 Belgrave which is in the final months of construction. I am writing in support of the Rudman-Young project at 115 Belgrave.

The architects and owners have made significant efforts to engage with the neighbors on Belgrave Avenue and we believe their project will be an upgrade to the neighborhood and particularly the south side of the street which was a hodge-podge of poorly constructed and environmentally dangerous homes. The project has undergone changes made at the request of other neighbors.

Belgrave Ave is a unique area in San Francisco and the owners have done an excellent job to ensure their project adds to the character of the neighborhood. It's nice to continue to see that the typical project on Belgrave are homes that are occupied by the owners and not just built to flip as we see in other parts of San Francisco.

I know some neighbors, in particular, the neighbors at 100 Belgrave will oppose (and have previously opposed) any and all changes to the street. In our case, we made changes to our plans (at significant cost) to satisfy specific issues 100 Belgrave raised and, in the end, they still attempted to organize other neighbors to oppose our project based on the size and scale of the project. I am sure the owners of 100 Belgrave are well known in Planning and DBI.

We feel that the Rudman-Young project is sized appropriately and respects the feel for the neighborhood with appropriate setbacks.

We look forward to the successful completion of this project and strongly support it.

Best regards,
Geoffrey and Priscilla Weber,
77 Belgrave Ave

----- Forwarded Message -----

From: Leslie Fine <leslie.fine@gmail.com>

To: David.Winslow@sfgov.org <David.Winslow@sfgov.org>; May, Christopher (CPC) <christopher.may@sfgov.org>

Cc: Edward Fine <edward.fine@gmail.com>

Sent: Wednesday, March 20, 2019, 12:53:12 PM PDT

Subject: 115 Belgrave

Dear Mr. May and Mr. Winslow,

My name is Leslie Fine and I live at 135 Belgrave Ave. I also own the two adjacent lots at 139 and (unnumbered). I am writing in support of the Rudman-Young project at 115 Belgrave Avenue. Our family has lived on Belgrave since 1939, and we are very frustrated by the trend of activist neighbors who bully and negotiate in bad faith. We have been through a project of our own on Belgrave Avenue, in which bent over backwards to accommodate neighborhood requests ranging from massing to gardens to the color of the home. We were brought through discretionary review anyway, and were ruled for unanimously by the committee. Our home has since been featured in design magazines and not a day goes by that I don't find someone outside admiring it, as well as the green space we preserved.

We feel strongly that property owners deserve to build, within reasonable limits, on their own property, and that the proposed Rudman-Young design shows sensitivity to the 4-5 adjacent houses. We attended the public outreach last year at 115 Belgrave, and are very happy with the Young's outreach to the neighborhood and the design of their house. We believe that scale of the house is appropriate for the uphill side of the street and that they have good side and front set backs. Being parents ourselves, we are also looking forward to having another family with children in the neighborhood.

The current trend is deeply concerning. We are cultivating a community of bullies who believe that it is in their right to dictate taste and progress. Who yell at construction workers trying to do their jobs. Who have no positive answer to housing in SF other than to block. A family trying to build a home barely stands a chance. If this continues, the only people who will move development forward are investors and house flippers, not people like Tachina and Peter who are building a home in which to raise a family.

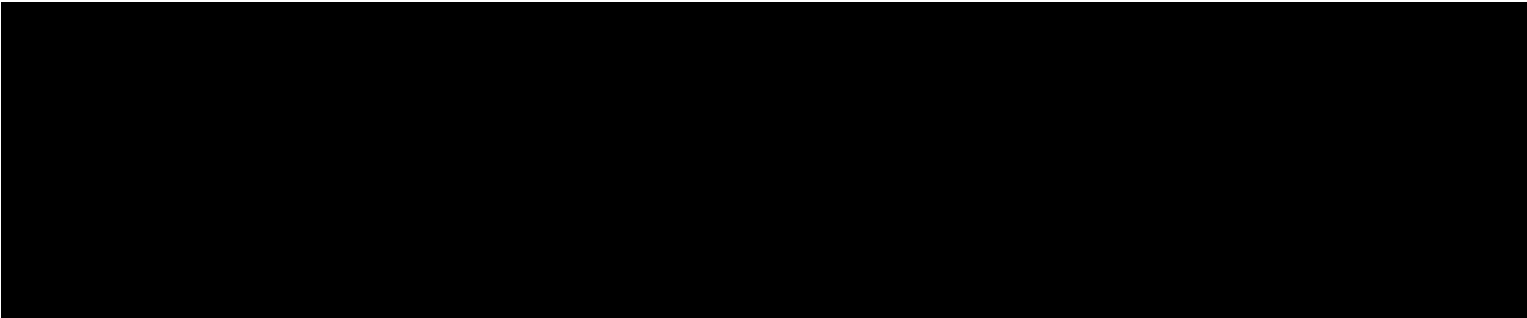
Unfortunately, we will be traveling during the hearing. Please do not take our absence as a lack of strong support. And, please send a message that measured, tasteful, appropriate change by homeowners is the fair and reasonable way to develop our city.

Very truly yours,

Leslie Rachel Fine

--

Leslie Fine
(650) 400 3438



From: Randi <randiswindel@gmail.com>
Date: March 19, 2019 at 10:56:04 AM PDT
To: christopher.may@sfgov.org, David.winslow@sfgov.org
Subject: Rudman-Young Construction Belgrave St

My name is Randi Swindel; I live at 1626 Shrader St@ Belgrave. I want to acknowledge that the Young's new construction on Belgrave will not impact our home directly as it will those closer to the site. The never ending construction, parking nightmares, inconvenience and new behemoths lining the once quaint street are not what many long time residents had hoped for.

That being said, I believe Peter and Tachina have gone above and beyond to do what they can accommodate their prospective neighbors and still build their dream house. This includes a community meeting close to a year ago where input was given and changes to the design were implemented. (Even before modifications their design was more aesthetically pleasing and appropriate for the site than many IMHO)

I understand since the DR was filed recently that they have met again with neighbors and implemented further modifications.

They shouldn't need to pay the price for past and future construction on Belgrave. They are doing their best to be good neighbors and I will welcome them.

Randi Swindel
310-467-3376

----- Forwarded Message -----

From: Luis Chirinos <luis.chirinos@me.com>

To: "Christopher.May@sfgov.org" <Christopher.May@sfgov.org>; "David.Winslow@sfgov.org" <David.Winslow@sfgov.org>

Sent: Tuesday, March 19, 2019, 3:58:28 PM PDT

Subject: Support for 115 Belgrave Project

Mr. Christopher May & Mr. David Winslow

Planning Department

1650 Mission Street
San Francisco, CA94102

Dear Mr. May and Mr. Winslow,

My name is Luis Chirinos and I live at 34 Belgrave Ave, San Francisco, California. I am writing in support of the Rudman-Young project at 115 Belgrave Avenue.

We attended the public outreach last year at 115 Belgrave. The Rudman-Young design shows a concerted effort in engaging with the neighbors during the design process and sensitivity to the four or five closest homes on Belgrave Avenue. We like their design and feel that the scale of the house is appropriate for the uphill side of the street. We are also looking forward to having another family with young children in the neighborhood.

Additionally, we appreciate that they have planned generous front and side setbacks that allow for plenty of landscaping, which will beautify the neighborhood, and make it more pleasant when we walk around our street.

Very truly yours,

Luis Chirinos
415-240-3136

----- Forwarded Message -----

From: Kim Thompson <kim.thompson@gmail.com>

To: "Christopher.May@sfgov.org" <Christopher.May@sfgov.org>; "David.Winslow@sfgov.org" <David.Winslow@sfgov.org>

Cc: Scott Jordon <scott@glynncapital.com>

Sent: Tuesday, March 19, 2019, 6:41:30 PM PDT

Subject: Note in support of 115 Belgrave Project

Dear Christopher and David,

My husband, Scott Jordon, and I are writing in strong support of the proposed project for 115 Belgrave. We are the neighbors directly to the west at 125 Belgrave. We have lived here for 9 years.

When 115 sold, we were apprehensive about what the new owners would do with the house and property. We have been nothing but extremely pleased that Tachina Rudman and Peter Young are the owners. They have been great to work with as they have designed their new home. I feel that they have been very responsive and flexible to our (and the neighborhood's) concerns. For us in particular, I would point to the changes that they have made with regards to the setback from the street (so as to not block views or appear too looming) as well as their design with regards to maintaining privacy and space between our homes. We have also watched as they made change after change to address other neighborhood concerns. In addition, Scott and I personally like the design of the house and the room left for landscaping/planting around it. We think it will be a nice addition to the south side of the street.

As I stated above, we have lived here for 9 years. We love Belgrave and our neighbors. In the past, we have joined neighbors in opposing development on our street that we felt did not fit into the scale and style of Belgrave. We opposed those homes being built and we worried about the precedent they would set for future development on Belgrave. We do not have those concerns for 115 Belgrave. We have looked closely at the plans and, in our opinion, think that this house fits well into the south side of Belgrave. We hope the Rudman/Young family get to proceed with their project and will look forward to welcoming them to the street.

Sincerely,
Kim Thompson and Scott Jordon

----- Forwarded message -----

From: Abdur Chowdhury <abdur@chowdhurys.org>

Date: Mon, Mar 18, 2019 at 7:41 PM

Subject: 115 Belgrave Ave

To: Christopher.May@sfgov.org <Christopher.May@sfgov.org>, David.Winslow@sfgov.org <David.Winslow@sfgov.org>

CC: Ana Chowdhury <ana@chowdhurys.org>

Mr. Christopher May & Mr. David Winslow
Planning Department
1650 Mission Street
San Francisco, CA94102

Dear Mr. May and Mr. Winslow,

We are Ana and Abdur Chowdhury and live at 25 Belgrave Ave. I am writing in support of the Rudman-Young project at 115 Belgrave Avenue.

We attended the public outreach last year at 115 Belgrave. The Rudman-Young design shows a concerted effort in engaging with the neighbors and sensitivity to the closest homes on Belgrave Avenue. They have designed a beautiful home for their family with a scale that is appropriate for that side of the street. We are also looking forward to having another family with young children in the neighborhood, something that is missing in our neighborhood. Additionally, we think their generous front and side setbacks will allow for plenty of landscaping, which will beautify the neighborhood, and make it more pleasant when we walk around our street.

Very truly yours,

Ana & Abdur Chowdhury
25 Belgrave Ave



From: ilya kaltman <ilyakaltman@gmail.com>

Date: March 12, 2018 at 12:57:12 PM PDT

To: christopher.may@sfgov.org

Subject: Re: 115 Belgrave Ave

Hello Christopher,

Peter Young and Tachina Rudman, owners of 115 Belgrave, have asked me to let you know of neighborhood support for their proposed project.

A bit of background- in advance of the city required pre-application for permit process, the owners reached out to neighbors immediately adjacent to their property to discuss their plans with us and get feedback.

Many of us on Belgrave are very unhappy with the amount of construction on our street and the huge size of new homes being built. So, we were all pleased by the sensitivity demonstrated by this outreach. After listening to concerns, the owners and their architect "went back to the drawing board", and revised their plans to appease some of our concerns.

As a result, the side setback on the east was increased, a roof detail revised to reduce frontage massing impact, and other building details altered as well.

So- I can state that those of us living directly across the street and next door to 115, are in support of the project as proposed.

Without minimizing this support, I would also like to say that City Planning should know that homes in excess of 4000 sq ft, the average size on Belgrave, are alarming.

We acknowledge that 115 is unique insofar as it is a triple lot. And the design proposed is for what we hope will be a lovely building.

Still, it will be in excess of 6000 sq ft. This does not make us happy!

The owners know this, and we have all come to an amicable arrangement because we want to live together in harmony!

But, and this is a big "but", I ask you, as a city planner looking out for the future of our streetscapes and changing neighborhood character, to carefully consider the consequences of so-called "monster homes".

Thank you for your time and attention.

Ilya Kaltman
114 Belgrave Ave

Update- 115 Belgrave

From: ilya kaltman (ilyakaltman@gmail.com)

To: bxnoyola@comcast.net; elissa.hambrecht@gmail.com; craigsmorton@yahoo.com; sarah@jala.li; neema@jala.li; oratos@sbcglobal.net; ourania_2004@yahoo.com; marypsager@aol.com; lionjester4c4@hotmail.com; kim.thompson@gmail.com; scott@glynncapital.com; mzingner1@comcast.net; paul@belgravehouse.com; paulcastleman@gmail.com; bob.hambrecht@gmail.com; dlapins415@yahoo.com; Matthew.J.Oharen@morganstanley.com; david@burndout.com; jackvogensen@gmail.com; jrmyerson@yahoo.com; jwcate@icloud.com

Cc: tachinarudman@comcast.net; petery_67@yahoo.com; johnlum@johnlumarchitecture.com

Date: Friday, September 15, 2017, 11:44 AM PDT

Hello neighbors,

I'm emailing you all to let you know the outcome of discussions some of us have had with Tachina and Peter, owners of 115 Belgrave, and their architect.

We can be thankful that they have made the following changes to their original design:

- Increased side setback on the east side. There will now be 30' between 89 Belgrave and 115 Belgrave from the front of each house going back about 19' where 115 pushes out 5' further to the east. There will be a 25' distance between houses at that point going back to the rear.
- Changes to the roofline. A continuous "cornice" has been removed from a portion of the roofline, no longer defining the entire span of the building, thus reducing it's heaviness and sense of looming over the street.
- Portions of the east side of the house have been setback further from the front, breaking up what had been a continuous mass from east to west at the street facade.

These changes were made in response to the concerns we expressed individually and together in the letter some of you signed.

It's great to have neighbors who are responsive and caring about the neighborhood.

Thanks to all of you who expressed your concerns.

"It takes a village"!!!

Ilya Kaltman

----- Forwarded Message -----

From: Pam Borrelli <sfwaartists@gmail.com>

To: "Christopher.May@sfgov.org" <Christopher.May@sfgov.org>; "David.Winslow@sfgov.org" <David.Winslow@sfgov.org>

Sent: Tuesday, March 19, 2019, 6:44:46 PM PDT

Subject: Letter of Support: Tachina Rudman-Young, SF Artist

Mr. Christopher May & Mr. David Winslow

Planning Department

1650 Mission Street

San Francisco, CA 94102

Re: Tachina Rudman-Young, San Francisco Artist

Dear Mr. May and Mr. Winslow,

I am the Board President of the San Francisco Women Artists Gallery (SFWA), a historic nonprofit arts organization whose mission is to support, promote and expand the representation of women in the arts. I am writing in support of our SFWA member, Tachina Rudman-Young, in building an art studio in her planned new home at 115 Belgrave Avenue in San Francisco.

Tachina is a gifted painter, works large, and requires a large space in order to create her beautiful works. Being an artist with young children in San Francisco is especially difficult, as rents have skyrocketed, and studios are often small and located far from residential neighborhoods. Creating a home studio is an economical solution to being able to afford time to work, avoiding transit times, and freeing up more time to care for her young children at home. Important to note, there is a deficit of space for artists of all categories in San Francisco, as a result of rentals being very expensive and limited availability. Many artists as well as galleries have been forced to leave San Francisco.

Tachina Rudman-Young has been a member in good standing with our organization since 2017. She is an award-winning artist and has participated in a number of our monthly juried exhibitions, juried by prestigious jurors from various galleries and arts organizations around the Bay Area. Tachina recently received a Juror's Choice award from gallerist Suzanne Gray, co-owner of the upscale Seager Gray Gallery in Mill Valley, CA; and has also been selected to participate in an upcoming, invitation-only exhibition of large works by our members at the Infinity Towers in San Francisco. Our organization is grateful to have Tachina as an active SFWA member and role model to younger artists. We are asking that you please support Tachina as an working artist, mother, and long-standing respected member of the San Francisco Arts community. Thank you.

Warm regards,

Pam Borrelli

Board President, SF Women Artists

647 Irving Street

SF CA 94122

415.566.8550

RUDMAN-YOUNG RESIDENCE

115 BELGRAVE AVE. SAN FRANCISCO, CA 94110
BLOCK 2688 - LOT 050



RUDMAN-YOUNG RESIDENCE

115 BELGRAVE AVE.
SAN FRANCISCO, CA 94117
BLOCK 2688 - LOT 050

peter & tachina rudman-young
architects
san francisco, ca 94117

client:

REDUCED SET SCALE = 45%

date	issues / revisions	by
06.06.17	Neighborhood Pre-App	hm
10.04.17	Site Permit Submittal	hm
05.24.18	Site Permit Rev. 1	hm
06.21.18	Site Permit Rev. 2	hm
08.31.18	Site Permit Rev. 3	hm
03.22.19	Site Permit Rev. 4 DR	hm

TITLE SHEET

A0.0

ABBREVIATIONS:

&	AND
<	ANGLE
@	AT
#	NUMBER
CL	CENTER LINE
PL	PROPERTY LINE
(E)	EXISTING
(N)	NEW
(R)	REPLACE
ABV.	ABOVE
ADJ.	ADJACENT
ALUM.	ALUMINUM
ARCH.	ARCHITECTURE
ASPH.	ASPHALT
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BOT.	BOTTOM
BM.	BEAM
B.U.	BUILT UP
CLG.	CEILING
CNTL.	CONTROL
CONT.	CONTINUOUS
CTR.	CENTER
CLR.	CLEAR
C.L.	CENTER LINE
DBL.	DOUBLE
D.F.	DOUGLAS FIR
DIM.	DIMENSION
DN.	DOWN
D.P.	DOUBLE POLE
D.S.	DOWN SPOUT
DWG.	DRAWING
E	EAST
EL.	ELEVATION
OR ELEV.	OR ELEV.
ELEC.	ELECTRICAL
EQ.	EQUAL
EXP.	EXPOSED
EXT.	EXTERIOR
F.A.U.	FORCED-AIR-UNIT
FDN.	FOUNDATION
F.F.	FINISHED FLOOR
F.F.E.	FINISHED FLOOR ELEVATION
FIN.	FINISH
F.O.C.	FACE OF CONCRETE
F.O.S.	FACE OF STUD
F.O.P.	FACE OF PLYWOOD
F.P.	FIRE PLACE
FURN.	FURNACE
GA.	GAUGE
GALV.	GALVANIZED
GND.	GROUND
GYP.BD.	GYPSPUM BOARD
H.C.	HOLLOW CORE
HDR.	HEADER
HDWD.	HARD WOOD
H.V.A.C.	HEATING, VENTILATION, AIR CONDITIONING
I.D.	INSIDE DIMENSION
INSUL.	INSULATION
INT.	INTERIOR
JST.	JOIST
MAX.	MAXIMUM
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MEMB.	MEMBRANE
MANUF.	MANUFACTURER
MIN.	MINIMUM
MTL.	METAL
N	NORTH
N.I.C.	NOT IN CONTRACT
NO	NUMBER
OVER	OVER
O.C.	ON CENTER
OPCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OPNG.	OPENING
O.D.	OUTSIDE DIMENSION
P.C.	PLUMBING CHASE
PL	PLATE
PLYWD.	PLYWOOD
P.T.	PRESSURE TREATED
P.T.	POINT
PTD.	PAINTED
R	RADIUS
RET. AIR	RETURN AIR
RM	ROOM
RDWD.	REDWOOD
R.W.L.	RAIN WATER LEADER
S	SOUTH
S.S.D.	SEE STRUCTURAL DRAWINGS
SQ. FT.	SQUARE FOOT
SHT.	SHEET
SHTG.	SHEATHING
SM.	SIMILAR
S.P.	SINGLE POLE
SQ.	SQUARE
S.S.T.	STAINLESS STEEL
ST.	STEEL
STD.	STANDARD
SUP. AIR	SUPPLY AIR
T&G	TONGUE AND GROOVE
TBD.	TO BE DETERMINED
THK.	THICK
T.O.P.	TOP OF PLATE
T.O.S.	TOP OF SLAB
T.O.F.F.	TOP OF FINISHED FLOOR
T.O.W.	TOP OF WALL
T.P.	TOILET PAPER HOLDER
T.R.	TOWEL RACK
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VAR.	VARIES
V.D.C.	VERIFY DURING CONSTRUCTION
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
W	WEST
W.	WITH
W.C.	WATER CLOSET
WD	WOOD
WP	WATER PROOF
W.H.	WATER HEATER

GENERAL NOTES:

- AIA DOCUMENT 201, "GENERAL CONDITIONS FOR THE PERFORMANCE OF A CONTRACT," ARE HEREBY INCORPORATED INTO THESE DRAWINGS AND SHALL BE CONSIDERED AS PART OF THE REQUIREMENTS FOR THE COMPLETION OF WORK. SUPPLEMENTARY CONDITIONS TO THE CONTRACT ALSO APPLY.
- ALL CONSTRUCTION SHALL CONFORM TO CURRENT SAN FRANCISCO CODES AND ANY OTHER GOVERNING CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY APPLICABLE PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
 - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THE WORK CAN BE BUILT OR DEMOLISHED AS SHOWN BEFORE PROCEEDING WITH THE WORK. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.
 - ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, BEFORE PROCEEDING WITH THE WORK.
 - CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS BID ON THE EXISTING CONDITIONS, NOTWITHSTANDING ANY INFORMATION SHOWN OR NOT SHOWN ON THE DRAWINGS.
 - CONTRACTOR TO MAINTAIN ALL PROPER WORKMAN'S COMPENSATION AND LIABILITY INSURANCE THROUGHOUT THE DURATION OF PROJECT.
 - SUBSTITUTIONS, REVISIONS, OR CHANGES MUST HAVE PRIOR APPROVAL OF THE ARCHITECT.
 - DURING THE BIDDING AND NEGOTIATION PERIOD THE GENERAL CONTRACTOR AND SUBCONTRACTOR(S) SHALL CONFIRM IN WRITING APPROX. ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION MATERIALS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY POSSIBLE CONSTRUCTION DELAYS AFFECTING OCCUPANCY THAT MAY ARISE DUE TO THE AVAILABILITY OF THE SPECIFIED PRODUCT.
 - ALL WORK SHALL BE PERFORMED SUCH THAT DAMAGE TO EXISTING LANDSCAPE AND/OR PERSONAL PROPERTY IS PREVENTED OR MINIMIZED.
 - CONTRACTOR SHALL TAKE MEASURES TO PROTECT ADJACENT PROPERTIES. USE VISQUEEN, PLYWOOD, ETC. TO MINIMIZE NOISE, DUST, ETC.
 - IN THE EVENT THAT FOUNDATION EXCAVATION MIGHT AFFECT ADJACENT PROPERTIES, CONTRACTOR SHALL TAKE ALL APPROPRIATE STEPS TO NOTIFY THE PROPERTY OWNER OF THE CONDITION, AND TO ADEQUATELY PROTECT THE ADJACENT STRUCTURE.
 - WRITTEN DIMENSIONS REFER TO: FACE OF FINISH OR CENTER-LINE UNLESS OTHERWISE NOTED. EXTERIOR WALLS ARE DIMENSIONED TO FACE OF SHEATHING, U.O.N.
 - DIMENSIONS ARE TO TOP OF FIN. FLOOR, SLAB OR DECK IN SECTION OR ELEVATION, UNLESS OTHERWISE NOTED.
 - "SIM." OR "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE ITEM NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN.
 - "TYP." OR "TYPICAL" MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
 - DIMENSIONS NOTED "CLR" OR "CLEAR" ARE MINIMUM REQUIRED DIMENSIONS AND CLEARANCES MUST BE ACCURATELY MAINTAINED.
 - CONTRACTOR TO VERIFY DIMENSIONS AND CONDITIONS IN FIELD. IF CONDITIONS ARE SIGNIFICANTLY DIFFERENT THAN REPRESENTED IN DRAWINGS, VERIFY CONDITIONS WITH ARCHITECT.
 - ALL MATERIALS AND EQUIPMENT TO BE NEW UNLESS OTHERWISE NOTED.
 - ALL MATERIALS AND EQUIPMENT TO BE INSTALLED PER MANUFACTURERS' INSTRUCTIONS.
 - WINDOW AND DOOR SIZES ARE NOMINAL DIMENSIONS. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ACTUAL ROUGH OPENINGS.
 - WHERE LOCATIONS OF WINDOWS AND DOORS ARE NOT DIMENSIONED THEY SHALL BE CENTERED IN THE WALL OR PLACED TWO STUD WIDTHS FROM ADJACENT WALL AS INDICATED ON DRAWINGS, UNLESS OTHERWISE NOTED.
 - ALL CHANGES IN FLOOR MATERIAL SHALL OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENING, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
 - SEALANT, CAULKING, FLASHING, ETC. LOCATIONS SHOWN ON DRAWINGS ARE INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES.
 - ALL ATTICS, RAFTER SPACES, SOFFITS, CRAWL SPACES, ETC. TO BE FULLY VENTILATED PER APPLICABLE CODE.
 - PROVIDE WOOD BLOCKING FOR ALL TOWEL BARS, ACCESSORIES, ETC.
 - MEET ALL CALIFORNIA ENERGY CONSERVATION REQUIREMENTS INCLUDING BUT NOT LIMITED TO:
 - A. MINIMUM ROOF/CEILING INSULATION R-19
 - B. MINIMUM WALL INSULATION IN FRAMED EXTERIOR WALLS R-13
 - C. MINIMUM FLOOR INSULATION OVER CRAWL OR UNOCCUPIED SPACES R-13
 - D. ALL INSULATION TO MEET CEC QUALITY STANDARDS.
 - E. INFILTRATION CONTROL:
 - 1. DOORS AND WINDOWS WEATHER-STRIPPED.
 - 2. EXHAUST SYSTEMS DAMPENED.
 - 3. DOORS AND WINDOWS CEC CERTIFIED AND LABELED.
 - 4. ALL JOINTS AND PENETRATIONS CAULKED AND SEALED.
 - 5. DUCTS CONSTRUCTED AND INSTALLED PER UMC.
 - 6. ELECTRICAL OUTLET PLATE GASKETS SHALL BE INSTALLED ON ALL RECEPTACLES, SWITCHES AND ELECTRICAL BASES ON EXTERIOR WALLS.
 - SMOKE ALARMS ARE TO BE INSTALLED IN ALL SLEEPING ROOMS. SMOKE ALARMS SHALL BE HARDWIRED TO 110V HOUSE WIRING AND WIRED TOGETHER IN SERIES. MINIMUM ONE ALARM PER STORY. REF: PLANS FOR LOCATIONS.
 - GENERAL CONTRACTOR IS TO COORDINATE INSTALLATION OF N.I.C. ITEMS WITH OTHER TRADES
 - LOCATION/SPECIFICATION OF SAFETY GLAZING (TEMPERED GLASS) ARE SOLE RESPONSIBILITY OF CONTRACTOR. ALL DOORS W/ GLAZING AND ALL GLAZING OF WINDOWS WITHIN 24" OF EDGE OF ANY DOOR SHALL BE WITH TEMPERED GLASS (UBC SECTION 2406)

SYMBOLS:

WALL TYPES

NEW WALL (NON-RATED)	
NEW 1-HOUR FIRE-RATED WALL	
NEW 2-HOUR FIRE-RATED WALL	
NEW LOW WALL	
EXISTING WALL	
DEMO WALL	

LINE TYPES

OVERHEAD LINE	
HIDDEN LINE	
PROPERTY LINE	
SETBACK LINE	
CENTER LINE	
BREAK LINE	
ELEVATION LINE	

DIMENSIONS

FACE OF FINISH	
CL OF STUD	

MARKERS

DETAIL MARKER	
PLAN DETAIL MARKER	
ELEVATION MARKER	
SECTION MARKER	
INTERIOR ELEVATION MARKER	
REVISION MARKER	
DOOR TAG	
WINDOW TAG	
STEP	

PROJECT DATA:

CODES:

2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
APPLICABLE SAN FRANCISCO MUNICIPAL CODES

PROJECT ADDRESS:

115 BELGRAVE AVE.
SAN FRANCISCO, CA 94110

PROJECT DESCRIPTION:

-DEMOLISH (E) 2 STORY OVER GARAGE SINGLE FAMILY RESIDENCE.

-CONSTRUCT (N) 3 STORY OVER BASEMENT SINGLE FAMILY RESIDENCE INCLUDING: 5 BEDROOMS, 3 BATH & 2 POWDER ROOMS, GARAGE, MECHANICAL, LIVING ROOM, DINING ROOM, FAMILY ROOM, KITCHEN, LAUNDRY, ART-STUDIO AND HOME OFFICE.

PLANNING INFORMATION:

BLOCK / LOT:	2688 / 050
ZONING DISTRICT:	RH-1(D)
LOT SIZE:	7500 SQ.FT.
BUILDING HEIGHT:	33'-6" (40'-X)
NO. OF STORIES:	3 OVER BASEMENT

SETBACKS / YARD REQ'MENTS:	FRONT: 9'-10" (AVG. OF ADJACENT BLDGS.) REAR: 25'-0" (25% LOT DEPTH) SIDE: 5'-0" (LOT WIDTH > 50'-0")
----------------------------	---

GROSS FLOOR AREA:

TOTAL EXISTING	3253 SQ.FT.	CONDITIONED
PROPOSED GARAGE	754 SQ.FT.	UNCONDITIONED
PROPOSED BASEMENT	236 SQ.FT.	CONDITIONED
PROPOSED 1ST FLOOR	1436 SQ.FT.	CONDITIONED
PROPOSED 1ST FLOOR	37 SQ.FT.	UNCONDITIONED
PROPOSED 2ND FLOOR	1894 SQ.FT.	CONDITIONED
PROPOSED 3RD FLOOR	1565 SQ.FT.	CONDITIONED
TOTAL PROPOSED	5131 SQ.FT.	CONDITIONED
	791 SQ.FT.	UNCONDITIONED
5922 SQ.FT.	TOTAL	

BUILDING INFORMATION:

OCCUPANCY:	GROUP R, DIVISION 3
CONSTRUCTION TYPE:	TYPE 5B (PER C.B.C. TABLE 601)
MINIMUM ROOF CLASS:	CLASS B ROOF

PROJECT PARTICIPANTS:

OWNER:
PETER YOUNG & TACHINA RUDMAN-YOUNG
1. 415.465.7465

ARCHITECT:
JOHN LUM ARCHITECTURE
3246 17TH STREET
SAN FRANCISCO, CA 94110

PROJECT MANAGER:
KHUON DUONG
1. 415. 558 . 9550 x13
1. 415. 558 . 0554

LANDSCAPE ARCHITECT:
GREEN 17 DESIGN
PO BOX 2696
SAUSALITO, CA 94966
1. 415.332.3033

GENERAL CONTRACTOR
T.B.D.

STRUCTURAL ENGINEER:
T.B.D.



ADJACENT PROPERTY: 89 & 93 BELGRAVE AVE.



SUBJECT PROPERTY



SUBJECT PROPERTY



ADJACENT PROPERTY: 125 BELGRAVE AVE.

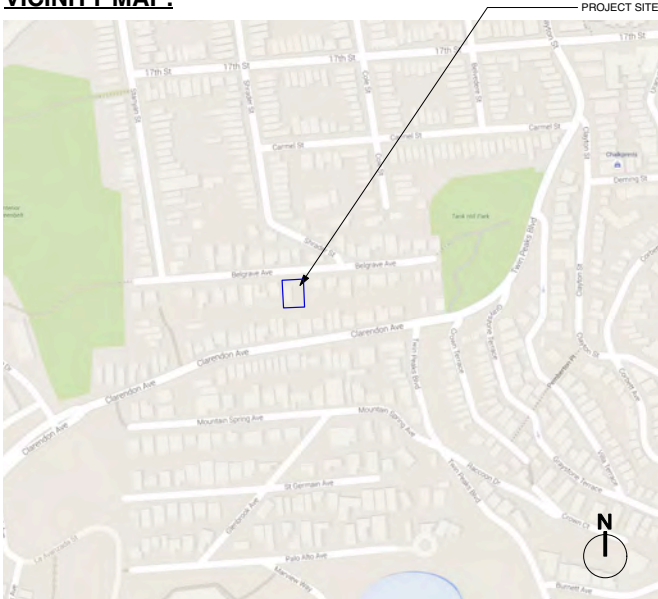


ADJACENT PROPERTIES ACROSS STREET



ADJACENT PROPERTIES ACROSS STREET

VICINITY MAP:



JOHN LUM

JOHN LUM ARCHITECTURE
3245 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415.558.9550 FAX 415.558.0554



RUDMAN-YOUNG RESIDENCE

115 BELGRAVE AVE.
SAN FRANCISCO, CA 94117
BLOCK 2888 - LOT 050

peter & tadhana rudman-young
san francisco, ca 94117

client:

REDUCED SET SCALE = 45%

date	issues / revisions	by
06.06.17	Neighborhood Pre-App	hm
10.04.17	Site Permit Submittal	hm
05.24.18	Site Permit Rev. 1	hm
06.21.18	Site Permit Rev. 2	hm
08.31.18	Site Permit Rev. 3	hm
03.22.19	Site Permit Rev. 4 DR	hm

SITE PHOTOS

A0.1



TANK HILL PARK ← 1 BELGRAVE AVE. 15 BELGRAVE AVE. 19 BELGRAVE AVE. VACANT LOT. 25 BELGRAVE AVE. 35 BELGRAVE AVE. 55 BELGRAVE AVE. → 65 BELGRAVE AVE.



55 BELGRAVE AVE. ← 65 BELGRAVE AVE. 77 BELGRAVE AVE. 89 BELGRAVE AVE. 115 BELGRAVE AVE. SUBJECT PROPERTY 125 BELGRAVE AVE. 135 BELGRAVE AVE. 139 BELGRAVE AVE. VACANT LOT. 155 BELGRAVE AVE. → 165 BELGRAVE AVE.



155 BELGRAVE AVE. ← 165 BELGRAVE AVE. 177 BELGRAVE AVE. 185 BELGRAVE AVE. VACANT LOT. 203 BELGRAVE AVE. 211 BELGRAVE AVE. → INTERIOR GREENBELT.

JOHN LUM ARCHITECTURE

3245 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415.558.9550 FAX 415.558.0554



RUDMAN-YOUNG RESIDENCE

115 BELGRAVE AVE.
SAN FRANCISCO, CA 94117
BLOCK 2888 - LOT 050

peter & tadhana rudman-young
SAN FRANCISCO, CA 94117

client:

REDUCED SET SCALE = 45%

date	issues / revisions	by
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05.24.18	Site Permit Rev. 1	hm
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08.31.18	Site Permit Rev. 3	hm
03.22.19	Site Permit Rev. 4 DR	hm

CONTEXT PHOTOS

A0.2



INTERIOR GREENBELT. ← 200 BELGRAVE AVE. STANYAN ST. 190 BELGRAVE AVE. 170 BELGRAVE AVE. 160 BELGRAVE AVE. → 144 BELGRAVE ST



160 BELGRAVE AVE. ← 1660 SHARADER ST 144 BELGRAVE AVE. 140 BELGRAVE AVE. 130 BELGRAVE AVE. 120 BELGRAVE AVE. 114 BELGRAVE AVE. 110 BELGRAVE AVE. 100 BELGRAVE AVE. → 60 BELGRAVE ST



100 BELGRAVE AVE. ← 1660 SHARADER ST 60 BELGRAVE AVE. 50 BELGRAVE AVE. 40 BELGRAVE AVE. 34 BELGRAVE AVE. 20 BELGRAVE AVE. 2 BELGRAVE AVE. → TANK HILL PARK

JOHN LUM ARCHITECTURE



3245 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415.558.9550 FAX 415.558.0554

RUDMAN-YOUNG RESIDENCE

115 BELGRAVE AVE.
SAN FRANCISCO, CA 94117
BLOCK 2888 - LOT 050

peter & tadhana rudman-young
san francisco, ca 94117

client:

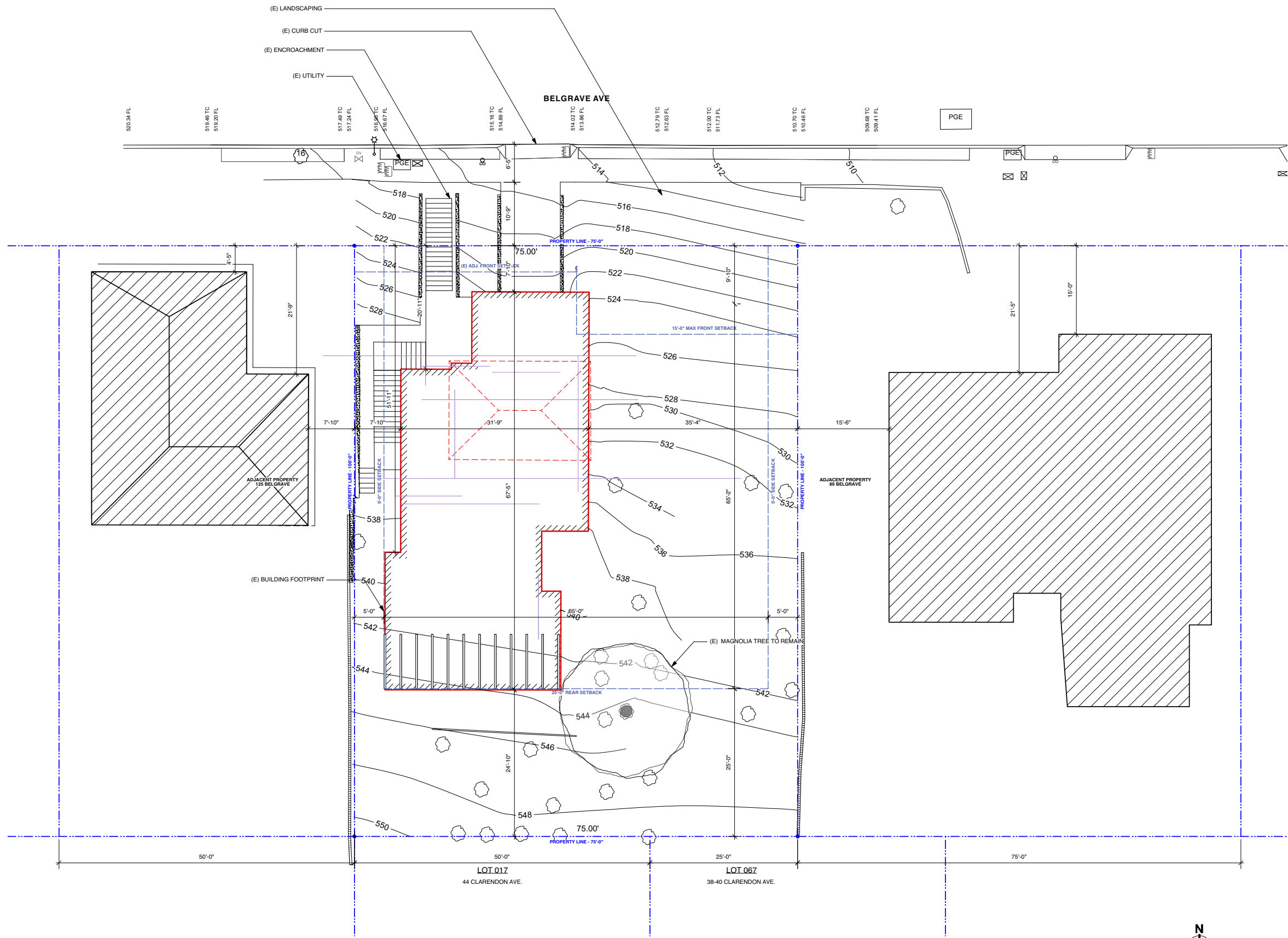
REDUCED SET SCALE = 45%

date	issues / revisions	by
06.06.17	Neighborhood Pre-App	hm
10.04.17	Site Permit Submittal	hm
05.24.18	Site Permit Rev. 1	hm
06.21.18	Site Permit Rev. 2	hm
08.31.18	Site Permit Rev. 3	hm
03.22.19	Site Permit Rev. 4 DR	hm

CONTEXT PHOTOS

A0.3

filename: JLA TEMPLATE 2017.vwx



1
A0.4
EXISTING / DEMO SITE PLAN
Scale: 1/8" = 1'-0"

0 10 20 FT



RUDMAN-YOUNG RESIDENCE

115 BELGRAVE AVE.
SAN FRANCISCO, CA 94117
BLOCK 8888 - LOT 050

REDUCED SET SCALE = 45%

date	issues / revisions	by
06.06.17	Neighborhood Pre-App	hm
10.04.17	Site Permit Submittal	hm
05.24.18	Site Permit Rev. 1	hm
06.21.18	Site Permit Rev. 2	hm
08.31.18	Site Permit Rev. 3	hm
03.22.19	Site Permit Rev. 4 DR	hm

(E) SITE PLAN

A0.4

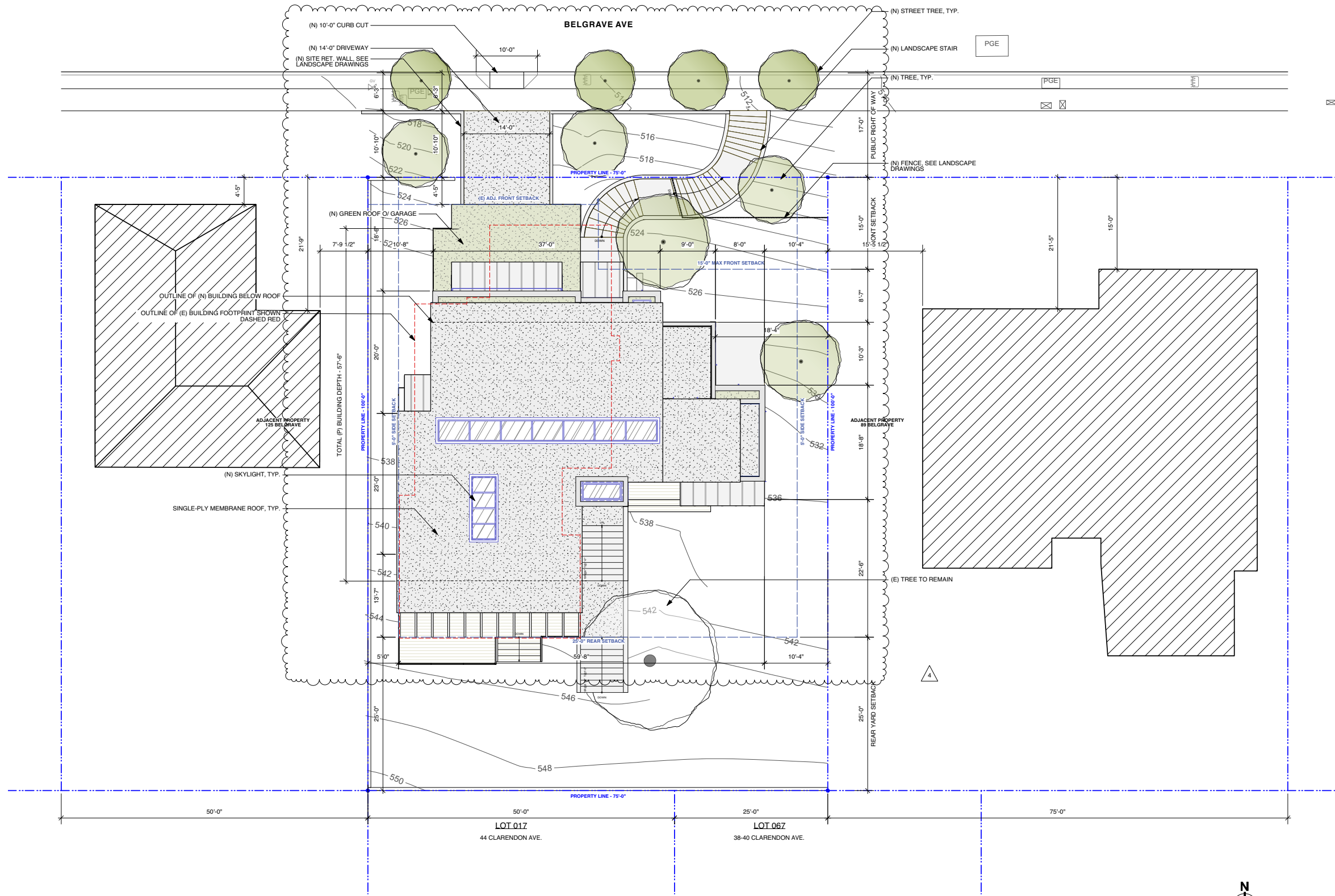


peter & tadhina rudman-young
SAN FRANCISCO, CA 94117
BLOCK 8888 - LOT 050

client:

JOHN LUM ARCHITECTURE
3245 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415.558.9550 FAX 415.558.0554

filename: JLA TEMPLATE 2017.vwx



1 PROPOSED SITE PLAN
A0.5 Scale: 1/8" = 1'-0"



JOHN LUM ARCHITECTURE
3245 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415.558.9550 FAX 415.558.0554



RUDMAN-YOUNG RESIDENCE

115 BELGRAVE AVE.
SAN FRANCISCO, CA 94117
BLOCK 8888 - LOT 050

peter & tadhina rudman-young
architects
san francisco, ca 94117

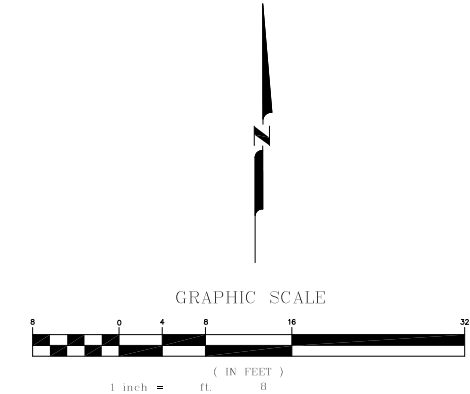
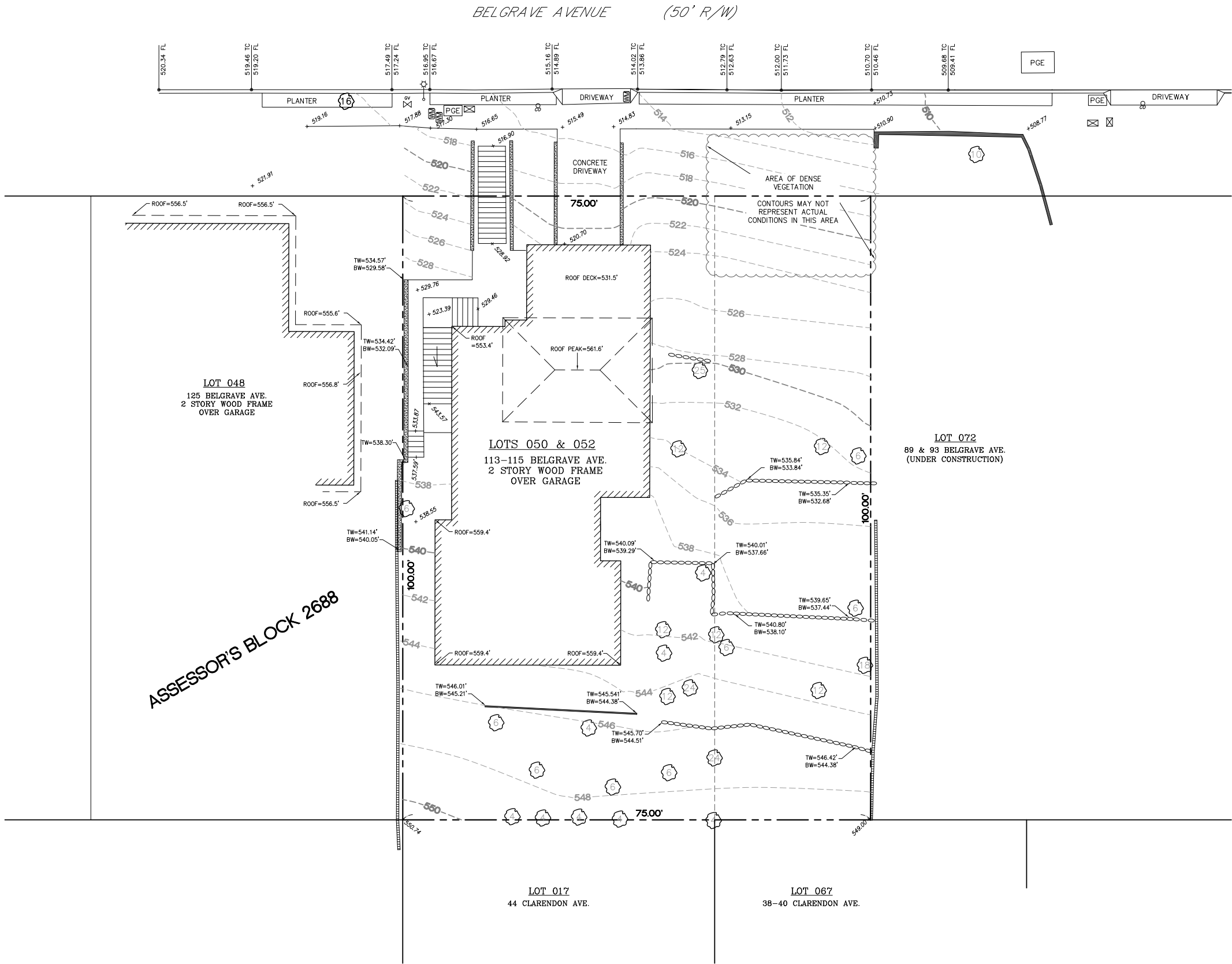
client:

REDUCED SET SCALE = 45%

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05.24.18	Site Permit Rev. 1	hm
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08.31.18	Site Permit Rev. 3	hm
03.22.19	Site Permit Rev. 4 DR	hm

(P) SITE PLAN

A0.5



- GENERAL NOTES:
- ALL DISTANCES ARE IN DECIMAL FEET UNLESS OTHERWISE NOTED.
 - ALL ANGLES ARE AT 90° UNLESS OTHERWISE NOTED.
 - THIS MAP REPRESENTS THE SITE CONDITIONS ON DATE OF FIELD SURVEY. APRIL 17, 2016.
 - ELEVATIONS ARE BASED UPON SAN FRANCISCO CITY DATUM (OLD).
 - THE PROPERTY LINES SHOWN ON THIS MAP ARE BASED ON RECORD INFORMATION FROM THE CURRENT DEED.
 - EASEMENTS OF RECORD OR NOT OF RECORD MAY EXIST FOR THIS PROPERTY BUT IT WAS NOT WITHIN THE SCOPE OF THIS SURVEY TO LOCATE EASEMENTS.

- LEGEND
- CLEANOUT
 - GAS VALVE
 - WATER METER
 - PG&E BOX
 - UTILITY BOX
 - WOOD RETAINING WALL
 - CONCRETE WALL
 - ROCK WALL
 - WOOD FENCE
 - TREE WITH DIA.
 - PROPERTY LINE
 - STREET LIGHT

SURVEYOR'S STATEMENT

This map was prepared by me or under my direction and is based upon a field survey at the request of Peter Young in March 2016.

BY: *Daniel J. Westover*
DANIEL J. WESTOVER, L.S. 7779
LICENSE EXPIRES: 12/31/17
DATE: 05/10/2016



WS
Westover
Surveying

336 CLAREMONT BLVD. STE 2
SAN FRANCISCO, CA 94127
(415) 242-5400
www.westoversurveying.com

NO.	DATE	COMMENTS	JOB NO.
16038			

DRAWN BY: SPA
CHECKED BY: DJW
DATE: 05/10/2016
SCALE: 1"=8'

SITE SURVEY

113-115 BELGRAVE AVENUE
LOTS 050 & 052 OF ASSESSOR'S BLOCK 2688,
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

Green Building: Site Permit Submittal

BASIC INFORMATION:

These facts, plus the primary occupancy, determine which requirements apply. For details, see AB 093 Attachment A Table 1.

Project Name	Block/Lot	Address
RUDMAN YOUNG RESIDENCE	BLOCK 2688 - LOT 050	115 BELGRAVE AVENUE, SAN FRANCISCO CA 94117
Gross Project Area	Primary Occupancy	Number of occupied floors
5,933 SQFT	SINGLE FAMILY DWELLING	FOUR
Design Professional/Applicant: Sign & Date		

ALL PROJECTS, AS APPLICABLE	
Construction activity stormwater pollution prevention and site runoff controls: Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	●
Stormwater Control Plan: Projects disturbing ≥5,000 sq ft in combined or separate sewer areas, or replacing ≥2,500 impervious sq ft in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements.	●
NonPotable Water: New buildings ≥40,000 square feet must calculate a water budget. New buildings ≥250,000 sq ft must use available alternate water sources for toilet and urinal flushing and irrigation (SF Health Code 12C)	●
Water Efficient Irrigation: Projects with ≥1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	●
Construction Waste Management – Comply with the San Francisco Construction & Demolition Debris Ordinance	●
Recycling by Occupants: Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. See Administrative Bulletin 088 for details.	●

GREENPOINT RATED PROJECTS	
Proposing a GreenPoint Rated Project (Indicate at right by checking the box.)	X
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	
Final number of required points (base number +/- adjustment)	
GreenPoint Rated (i.e. meets all prerequisites)	●
Better Roofs: Buildings of 10 occupied floors or less must install photovoltaics or solar hot water systems in the 15% of roof area designated as Solar Ready Area per Title 24 Part 6 (2016). With Planning Department Approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for all or a portion of solar energy systems. (See Planning Code Sec 149)	●
Energy Efficiency: Meet one GreenPoint Rated v7 energy compliance path. In homes with electric-only heating and water heating, installation of photovoltaics in compliance with San Francisco Better Roofs (above) may meet the All Electric path.	●
Meet all California Green Building Standards Code requirements CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.	●

Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Green Building Code, California Title 24 Part 11, and related codes. Attachment GS2, GS3, GS4, or GS5 will be due with the applicable addendum. To use the form:

(a) Provide basic information about the project in the box at left. This info determines which green building requirements apply.

AND

(b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but using such tools as early as possible is strongly recommended.

Solid circles or code references indicate measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. See relevant codes for details.

LEED PROJECTS						
	New Large Commercial	New Low Rise Residential	New High Rise Residential	Large First Time Commerical Interior	Commercial Major Alteration	Residential Major Alteration
Type of Project Proposed (Indicate at right)						
Overall Requirements:						
LEED certification level (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60	2	50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				60		
Specific Requirements: (n/r indicates a measure is not required)						
Construction Waste Management – 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance - LEEDv4 MRc1, 2 points	●	●	●	●	Meet C&D ordinance	●
Energy Design Comply with California Title-24 Part 6 (2016) and meet LEED minimum energy performance (LEEDv4 EA p2)	●	LEED prerequisite	●	●	LEED prerequisite only	
Better Roofs: Buildings of 10 occupied floors or less must: Install photovoltaics or solar hot water systems in the 15% of roof area designated as Solar Ready Area per Title 24 Part 6 (2016). With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for all or a portion of solar energy systems. (See Planning Code Sec 149)	●	●	●	n/r	n/r	n/r
Renewable Energy or Enhanced Energy Efficiency Buildings of 11 or more occupied floors must: Generate renewable energy on-site ≥1% of total annual energy cost (LEEDv4 EAc5, 1 point), OR Demonstrate at least 10% energy use reduction compared to Title 24 Part 6 (2016), OR Purchase Green-E certified renewable energy credits for 50% of total electricity use (LEEDv4 EAc7).	●	n/r	n/r	n/r	n/r	n/r
Enhanced Commissioning LEEDv4 EAc1	●	Meet LEED prerequisite				
Water Use - 30% Reduction LEEDv4 WEc2, 2 points	●	Meet LEED prerequisite				
Enhanced Refrigerant Management CalGreen 5.508.1.2, may contribute to LEEDv4 EA c6	CalGreen 5.508.1.2	n/r	n/r	CalGreen 5.508.1.2		
Indoor Air Quality Management Plan LEEDv4 IEQc3	●	CalGreen 4.504.1	CalGreen 4.504.1	CalGreen 5.504.3	CalGreen 5.504.3	CalGreen 4.504.1
Low-Emitting Materials LEEDv4 IEQc2, 3 points	●	●	●	●	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEEDv4 LTc6.	●	See San Francisco Planning Code Section 155		●	See San Francisco Planning Code Section 155	
Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	●			●	n/r	n/r
Wiring for Electric Vehicle Charging: Install electrical systems to provide power to EV chargers at number of spaces indicated. Installation of chargers is not required.	6% of spaces CalGreen 5.106.5.3	3% of spaces CalGreen 4.106.4	3% of spaces CalGreen 4.106.4	6% of spaces CalGreen 5.106.5.3	n/r	n/r
Water Meters: Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq. ft.	●	n/r	n/r	●	Addition only	n/r
Air Filtration: Provide at least MERV-8 filters in occupied spaces of mechanically ventilated buildings. LEEDv4 IEQc3	●	n/r	n/r	●	●	n/r
Air Filtration: Provide MERV-13 filters in residential buildings in air quality hot-spots. SF Health Code Article 38 and SF Building Code 1203.5.	n/r	●	●	n/r	n/r	●
Acoustical Control: wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	See CBC 1207		●	Envelope alteration & addition only	n/r

OTHER APPLICABLE NON-RESIDENTIAL PROJECTS		
Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements for additions and alterations can be found in Title 24 Part 11, Division 5.7.	Other New Non-Residential	Addition ≥1,000 sq ft OR Alteration ≥\$200,000
Type of Project Proposed (Check box if applicable)		
Energy: Comply with California Energy Code (Title 24 Part 6 2016)	●	●
Better Roofs: Buildings of 10 occupied floors or less must: Install photovoltaics or solar hot water systems in the 15% of roof area designated as Solar Ready Area per Title 24 Part 6 (2016). With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for all or a portion of solar energy systems. (See Planning Code Sec 149)	●	
Bicycle parking: Provide short- and long-term bicycle parking for 5% of motorized parking capacity, or San Francisco Planning Code Sec 155, whichever is greater.	●	●
Wiring for Electric Vehicle Charging: Prepare electrical systems for future installation of EV chargers at 6% of parking spaces. See CalGreen 5.106.5.3	●	
Fuel efficient vehicle and carpool parking: Designate and mark 8% of parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	●	●
Water Meters: Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	●	Addition only
Indoor Water Conservation: All water leaks must be repaired, and all plumbing fixtures not compliant with SFGC 13A must meet current California Plumbing Code.	●	●
Commissioning: For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. OR for buildings less than 10,000 square feet, testing and adjusting of systems is required.	●	● (Testing & Balancing)
Protect duct openings and mechanical equipment during construction	●	●
Adhesives, sealants, and caulks: Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.	●	●
Paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.	●	●
Carpet: All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database AND carpet cushion must meet Carpet and Rug Institute Green Label, AND indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.	●	●
Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood	●	●
Resilient flooring systems: For 80% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.	●	●
Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows.	●	●
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings.	●	●
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	● (envelope alteration & addition only)
CFCs and Halons: Do not install equipment that contains CFCs or Halons.	●	●

Notes

- 1) New residential projects of 4 or more occupied floors must use the "New Residential High-Rise" column. New residential with 3 or fewer occupied floors must use the "New Residential Low Rise" column.
- 2) LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.

RUDMAN-YOUNG RESIDENCE

115 BELGRAVE AVE
SAN FRANCISCO
BLOCK 2688 - LOT 050

date	issues / revisions	by
06.06.17	Neighborhood Pre-App	hm
10.04.17	Site Permit Submittal	hm
05.24.18	Site Permit Rev. 1	hm
06.21.18	Site Permit Rev. 2	hm
08.31.18	Site Permit Rev. 3	hm
03.22.19	Site Permit Rev. 4 DR	hm

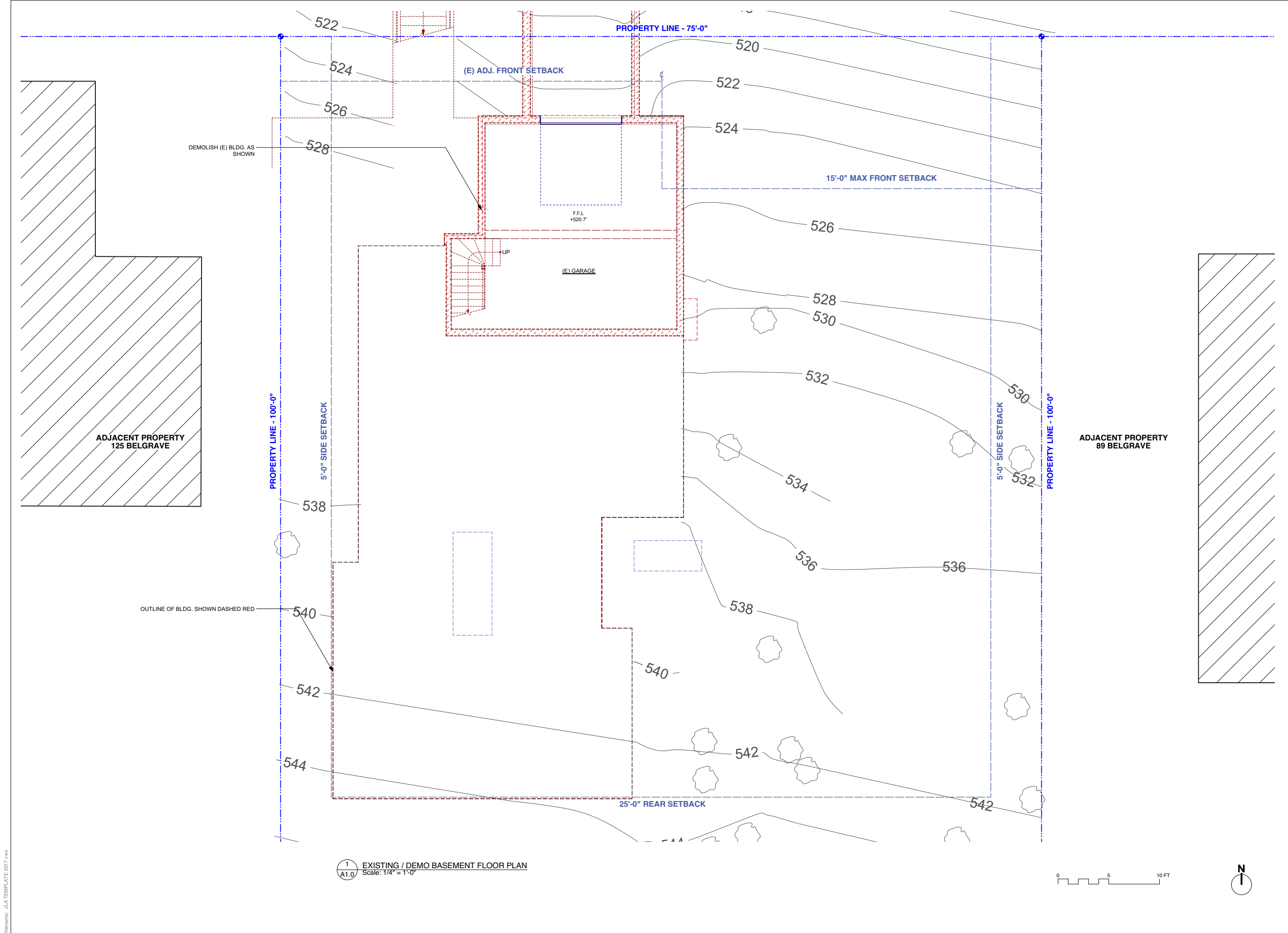
peter & tashina rudman-young
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415.558.9550 FAX 415.558.0554

client:

GREEN BUILDING

A0.7

filename: JLA TEMPLATE 2017.vwx



1
A1.0 EXISTING / DEMO BASEMENT FLOOR PLAN
Scale: 1/4" = 1'-0"



RUDMAN-YOUNG RESIDENCE
115 BELGRAVE AVE.
SAN FRANCISCO, CA 94117
BLOCK 2888 - LOT 050

client:
peter & tadhina rudman-young
san francisco, ca 94117

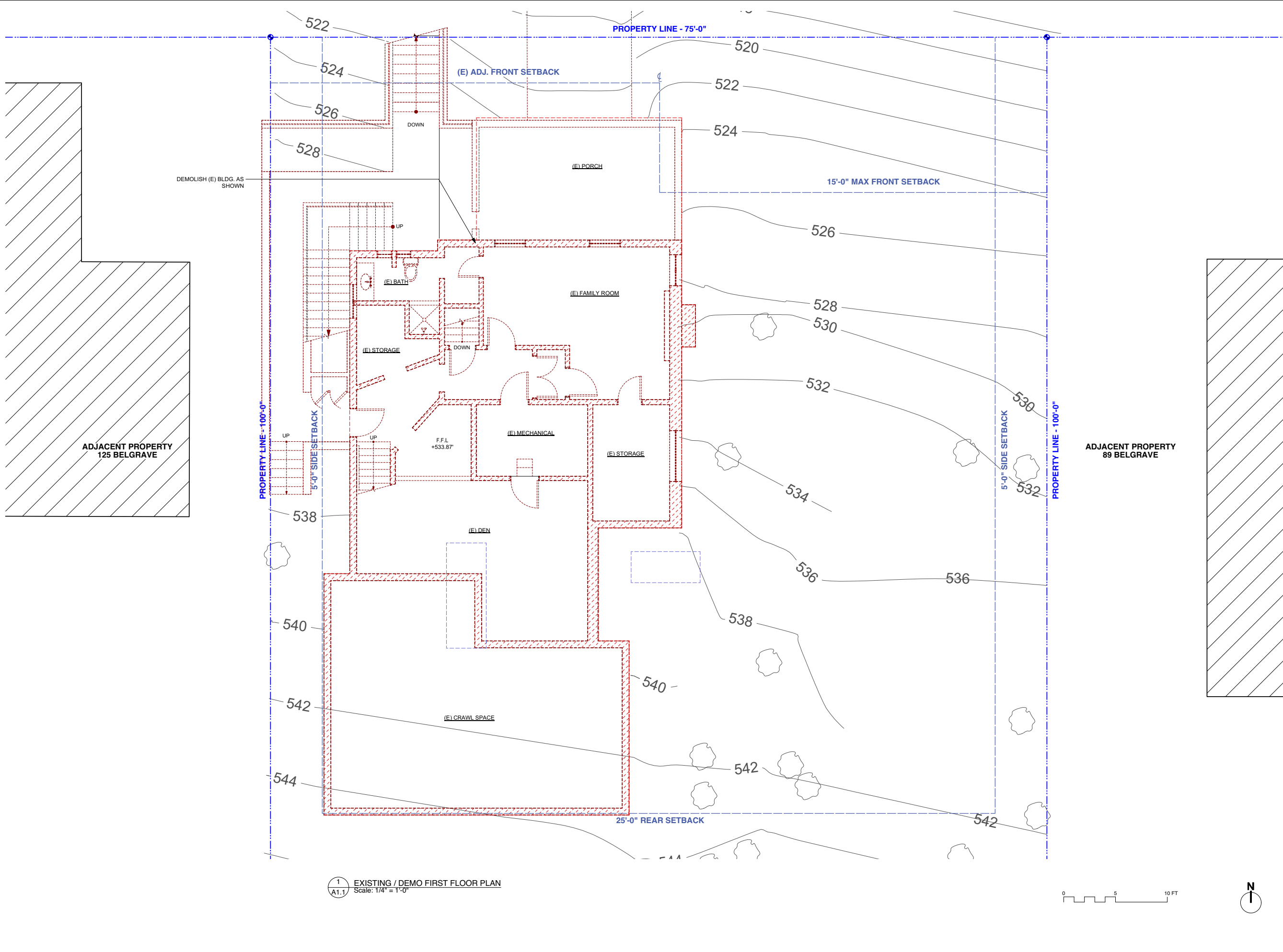
REDUCED SET SCALE = 45%

date	issues / revisions	by
06.06.17	Neighborhood Pre-App	hm
10.04.17	Site Permit Submittal	hm
05.24.18	Site Permit Rev. 1	hm
06.21.18	Site Permit Rev. 2	hm
08.31.18	Site Permit Rev. 3	hm
03.22.19	Site Permit Rev. 4 DR	hm

(E) BASEMENT FLOOR PLAN

A1.0

filename: JLA TEMPLATE 2017.vwx



1
A1.1
EXISTING / DEMO FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



JOHN LUM ARCHITECTURE
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415.558.9550 FAX 415.558.0554



RUDMAN-YOUNG RESIDENCE
115 BELGRAVE AVE.
SAN FRANCISCO, CA 94117
BLOCK 8888 - LOT 050

client:
peter & tadhina rudman-young
san francisco, ca 94117

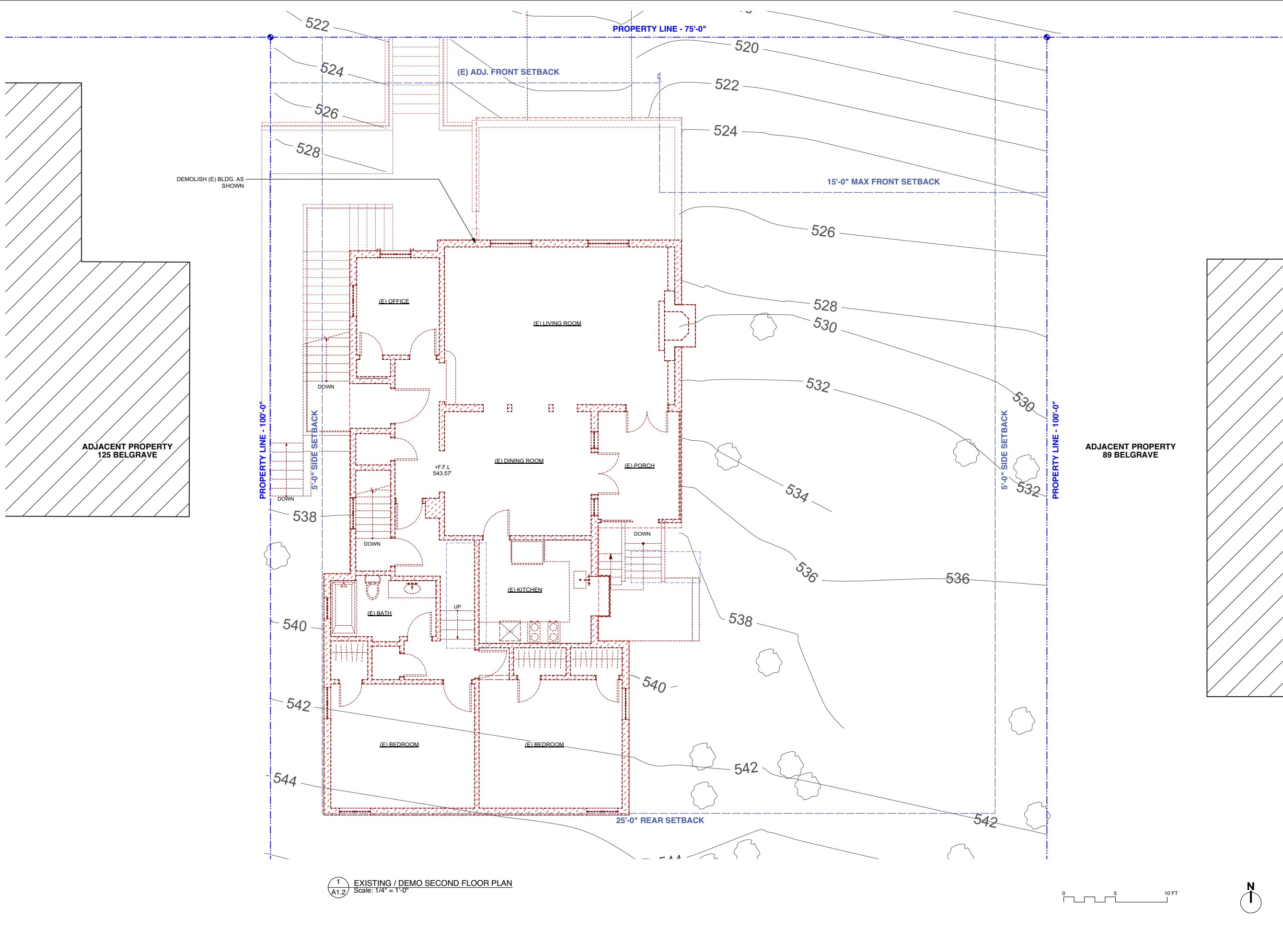
REDUCED SET SCALE = 45%

date	issues / revisions	by
06.06.17	Neighborhood Pre-App	hm
10.04.17	Site Permit Submittal	hm
05.24.18	Site Permit Rev. 1	hm
06.21.18	Site Permit Rev. 2	hm
08.31.18	Site Permit Rev. 3	hm
03.22.19	Site Permit Rev. 4 DR	hm

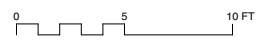
(E) FIRST FLOOR PLAN

A1.1

filename: JLA TEMPLATE 2017.vwx



1
A1.2 EXISTING / DEMO SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



RUDMAN-YOUNG RESIDENCE
115 BELGRAVE AVE.
SAN FRANCISCO, CA 94117
BLOCK 2888 - LOT 050

client: peter & tashina rudman-young
san francisco, ca 94117

REDUCED SET SCALE = 45%

date	issues / revisions	by
06.06.17	Neighborhood Pre-App	hm
10.04.17	Site Permit Submittal	hm
05.24.18	Site Permit Rev. 1	hm
06.21.18	Site Permit Rev. 2	hm
08.31.18	Site Permit Rev. 3	hm
03.22.19	Site Permit Rev. 4 DR	hm

(E) SECOND FLOOR PLAN



A1.3

RUDMAN-YOUNG RESIDENCE

115 BELGRAVE AVE.
SAN FRANCISCO, CA 94110
BLOCK 2688 - LOT 050

peter & tachina rudman-young
115 belgrave ave
san francisco, ca 94117

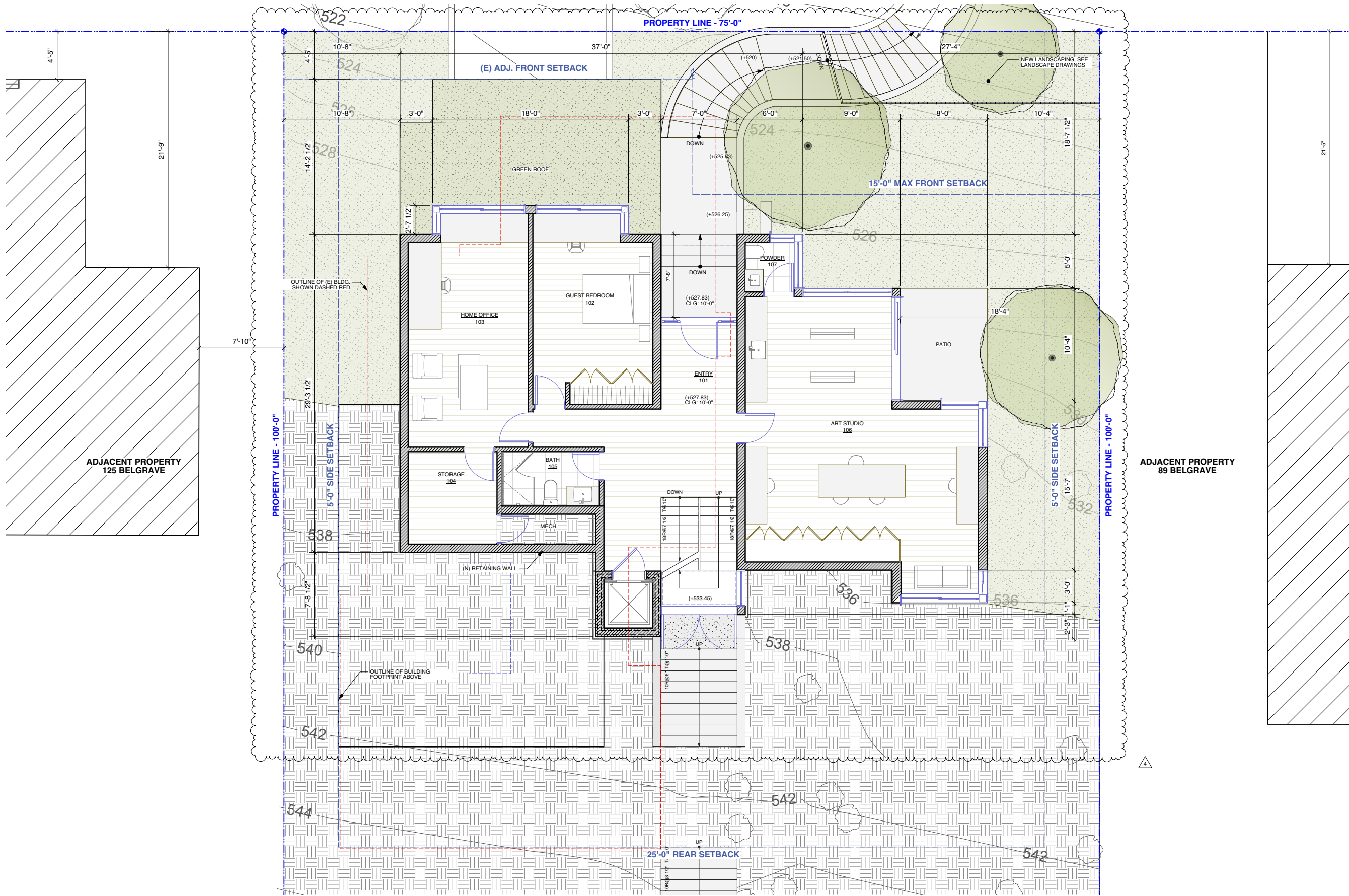
client:

JOHN LUM ARCHITECTURE
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415.558.9550 FAX 415.558.0554

מכירת

Filename: JLA TEMPLATE 2017.VWX

filename: JLA TEMPLATE 2017.vwx



1 FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

0 5 10 FT



LUM



RUDMAN-YOUNG RESIDENCE

115 BELGRAVE AVE.
SAN FRANCISCO, CA 94117
BLOCK 8888 - LOT 050

REDUCED SET SCALE = 45%

date	issues / revisions	by
06.06.17	Neighborhood Pre-App	hm
10.04.17	Site Permit Submittal	hm
05.24.18	Site Permit Rev. 1	hm
06.21.18	Site Permit Rev. 2	hm
08.31.18	Site Permit Rev. 3	hm
03.22.19	Site Permit Rev. 4 DR	hm

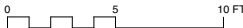
peter & tashia rudman-young
SAN FRANCISCO, CA 94117
san francisco, ca 94117

client:

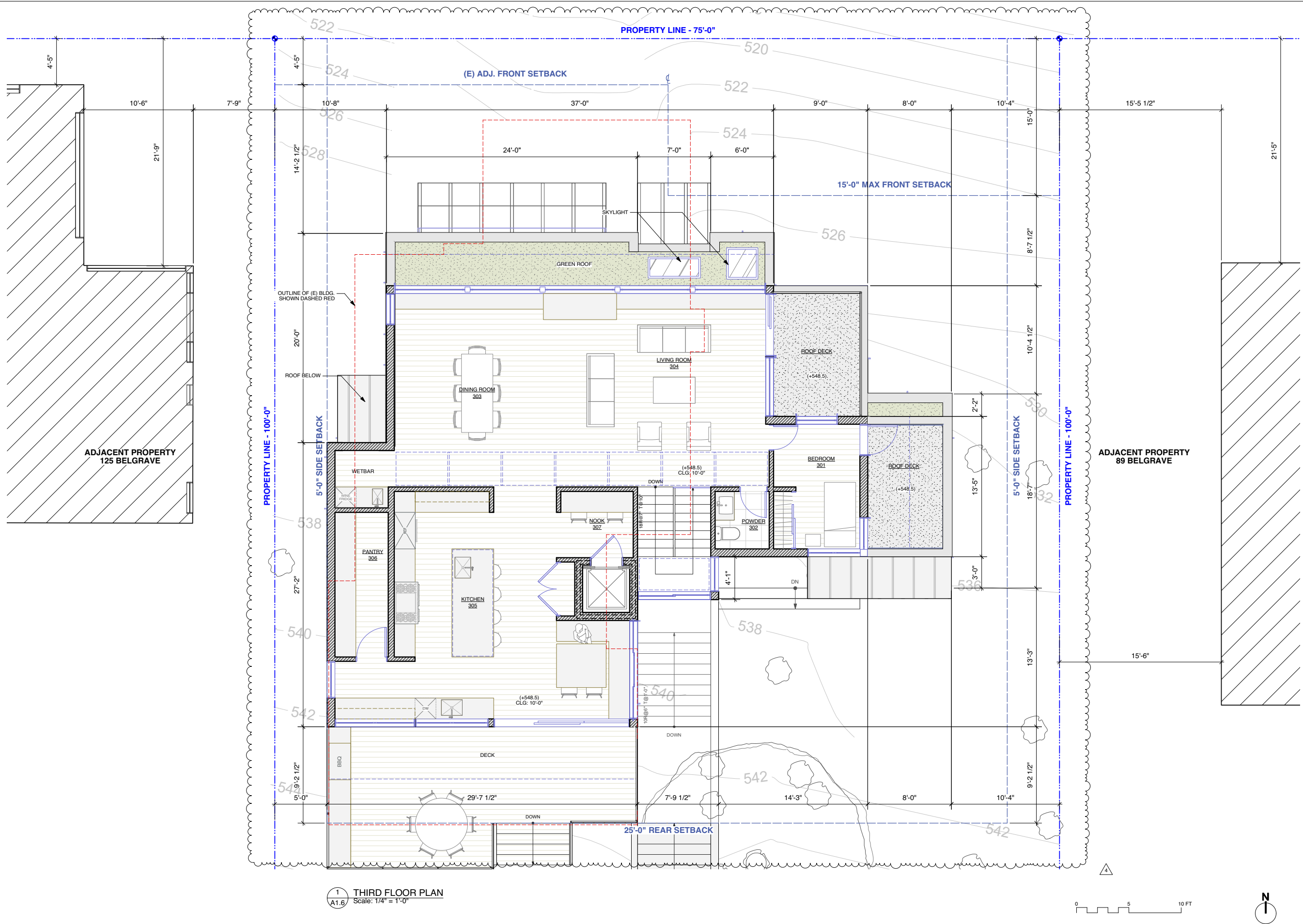
FIRST FLOOR PLAN

A1.4

JOHN LUM ARCHITECTURE
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415.558.9550 FAX 415.558.0554



filename: JLA TEMPLATE 2017.vwx



RUDMAN-YOUNG RESIDENCE

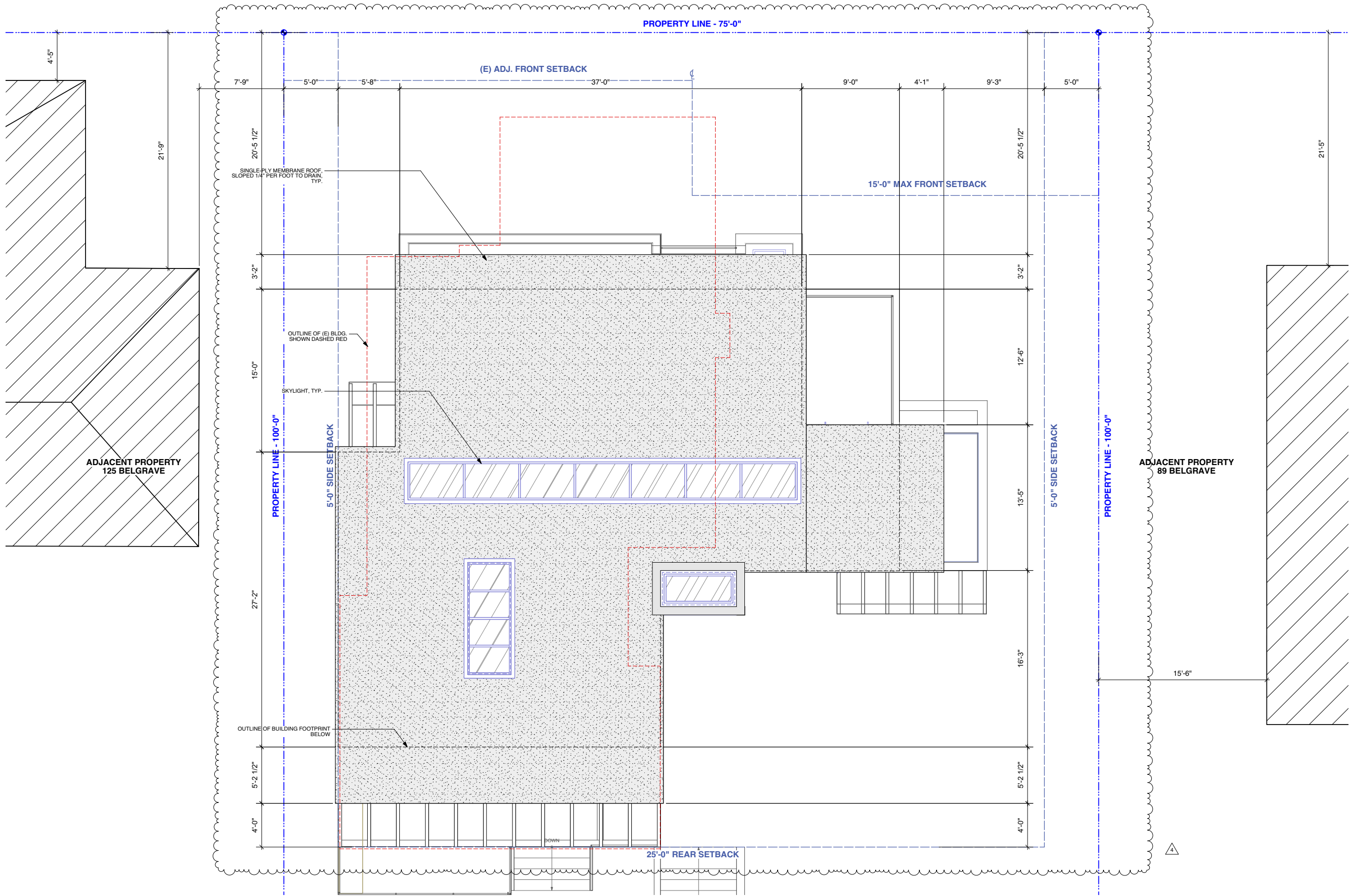
115 BELGRAVE AVE.
SAN FRANCISCO, CA 94117
BLOCK 8888 - LOT 050

REDUCED SET SCALE = 45%

date	issues / revisions	by
06.06.17	Neighborhood Pre-App	hm
10.04.17	Site Permit Submittal	hm
05.24.18	Site Permit Rev. 1	hm
06.21.18	Site Permit Rev. 2	hm
08.31.18	Site Permit Rev. 3	hm
03.22.19	Site Permit Rev. 4 DR	hm

client: peter & tathina rudman-young
san francisco, ca 94117

filename: JLA TEMPLATE 2017.vwx



1 ROOF PLAN
A1.7 Scale: 1/4" = 1'-0"

LUM



RUDMAN-YOUNG RESIDENCE

115 BELGRAVE AVE.
SAN FRANCISCO, CA 94117
BLOCK 8888 - LOT 050

peter & tadhana rudman-young
san francisco, ca 94117

client:

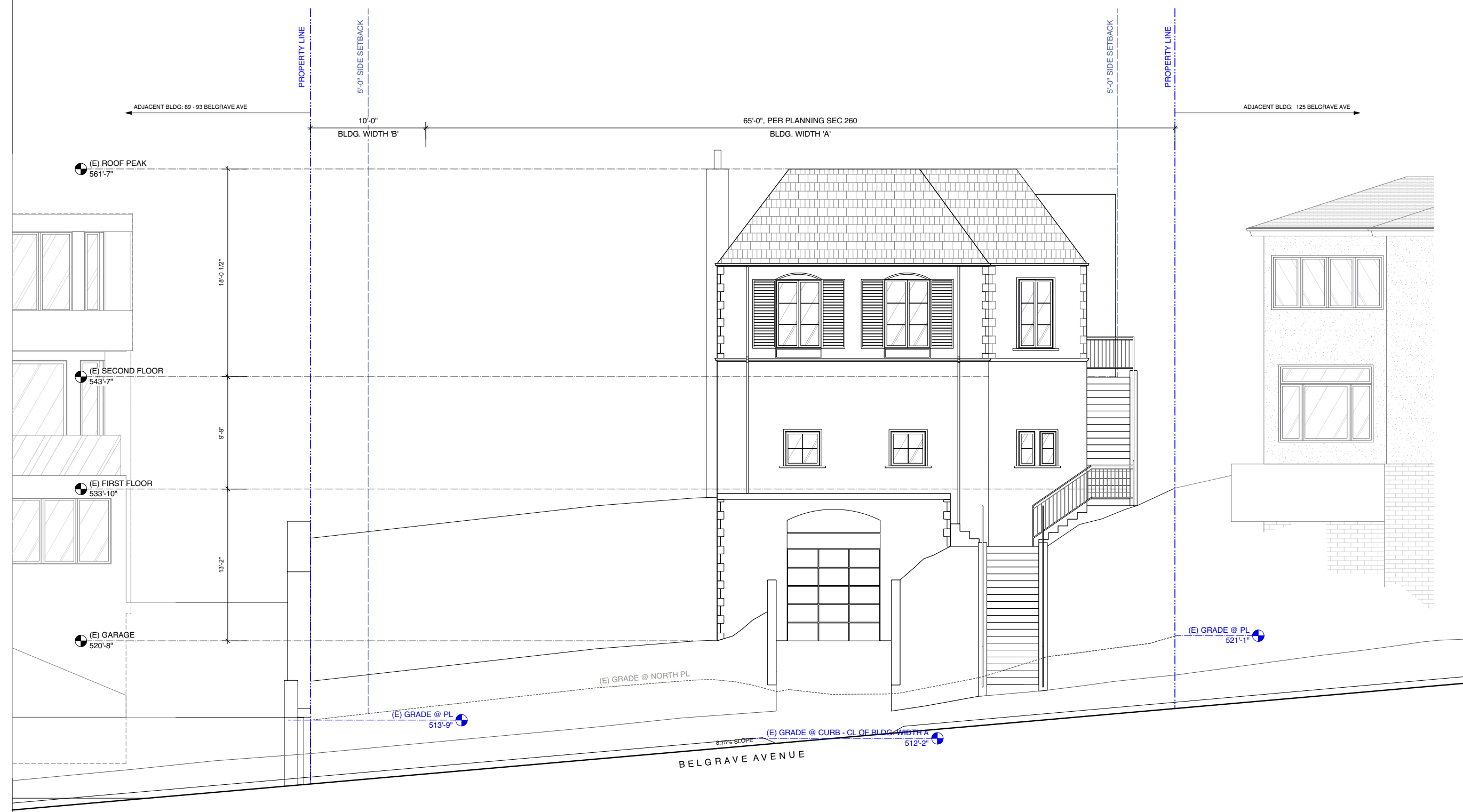
REDUCED SET SCALE = 45%

date	issues / revisions	by
06.06.17	Neighborhood Pre-App	hm
10.04.17	Site Permit Submittal	hm
05.24.18	Site Permit Rev. 1	hm
06.21.18	Site Permit Rev. 2	hm
08.31.18	Site Permit Rev. 3	hm
03.22.19	Site Permit Rev. 4 DR	hm

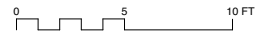
ROOF PLAN

A1.7

filename: JLA TEMPLATE 2017.vwx



1
A2.0
EXISTING EXTERIOR ELEVATION: NORTH
Scale: 1/4" = 1'-0"



RUDMAN-YOUNG RESIDENCE

115 BELGRAVE AVE.
SAN FRANCISCO, CA 94117
BLOCK 2888 - LOT 050

client:
peter & tadhina rudman-young
san francisco, ca 94117

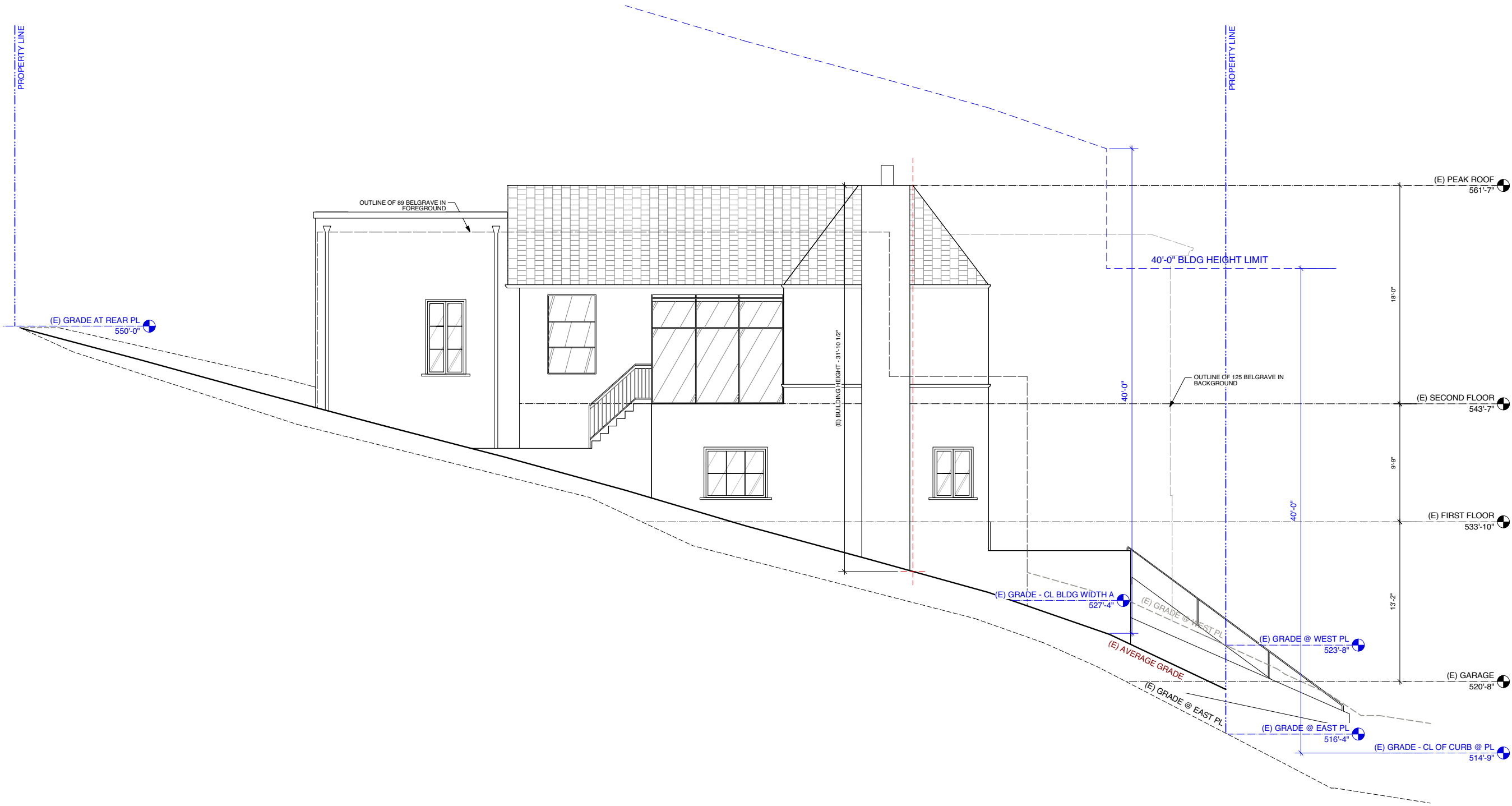
REDUCED SET SCALE = 45%

date	issues / revisions	by
06.06.17	Neighborhood Pre-App	hm
10.04.17	Site Permit Submittal	hm
05.24.18	Site Permit Rev. 1	hm
06.21.18	Site Permit Rev. 2	hm
08.31.18	Site Permit Rev. 3	hm
03.22.19	Site Permit Rev. 4 DR	hm

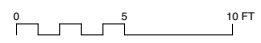
(E) EXTERIOR ELEVATIONS

A2.0

filename: JLA TEMPLATE 2017.vwx



1
A2.1
EXISTING EXTERIOR ELEVATION: EAST
Scale: 1/4" = 1'-0"



RUDMAN-YOUNG RESIDENCE

115 BELGRAVE AVE.
SAN FRANCISCO, CA 94117
BLOCK 2888 - LOT 050

peter & tadhina rudman-young
san francisco, ca 94117

client:

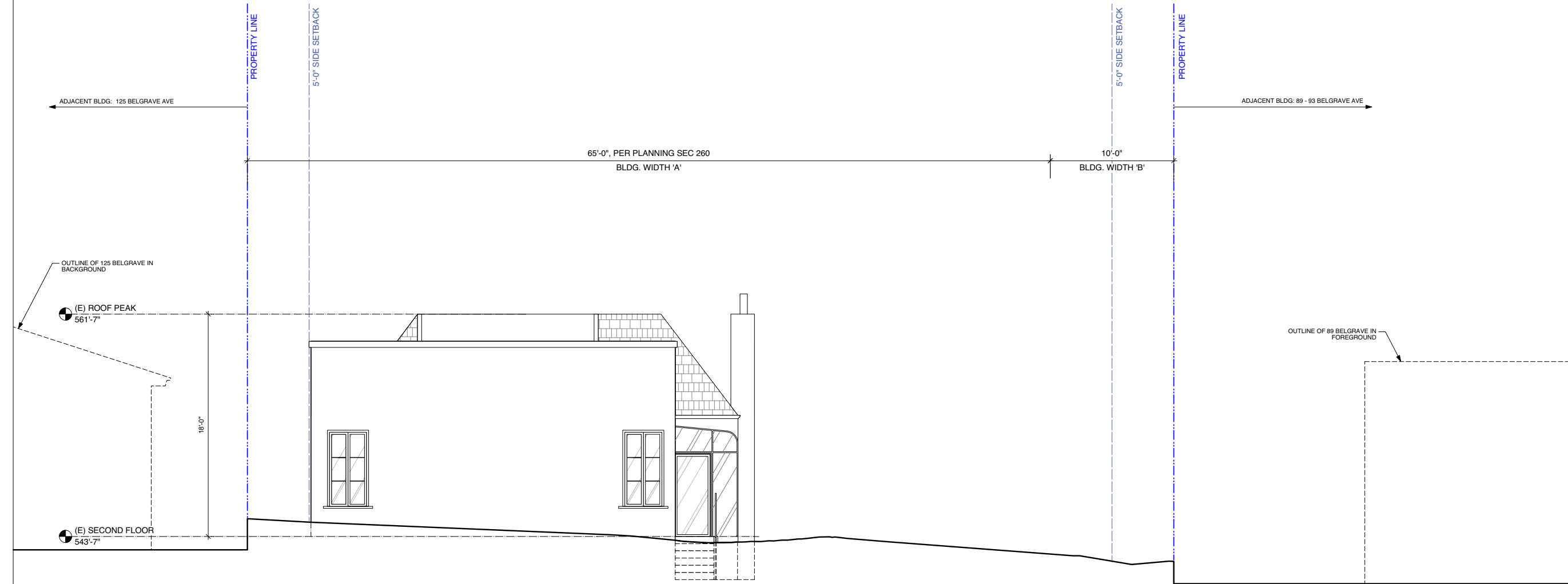
REDUCED SET SCALE = 45%

date	issues / revisions	by
06.06.17	Neighborhood Pre-App	hm
10.04.17	Site Permit Submittal	hm
05.24.18	Site Permit Rev. 1	hm
06.21.18	Site Permit Rev. 2	hm
08.31.18	Site Permit Rev. 3	hm
03.22.19	Site Permit Rev. 4 DR	hm

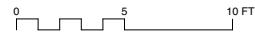
(E) EXTERIOR ELEVATIONS

A2.1

filename: JLA TEMPLATE 2017.vwx



1
A2.2
EXISTING EXTERIOR ELEVATION: SOUTH
Scale: 1/4" = 1'-0"



RUDMAN-YOUNG RESIDENCE
115 BELGRAVE AVE.
SAN FRANCISCO, CA 94117
BLOCK 2888 - LOT 050

REDUCED SET SCALE = 45%

date	issues / revisions	by
06.06.17	Neighborhood Pre-App	hm
10.04.17	Site Permit Submittal	hm
05.24.18	Site Permit Rev. 1	hm
06.21.18	Site Permit Rev. 2	hm
08.31.18	Site Permit Rev. 3	hm
03.22.19	Site Permit Rev. 4 DR	hm

client:
peter & tadhina rudman-young
san francisco, ca 94117

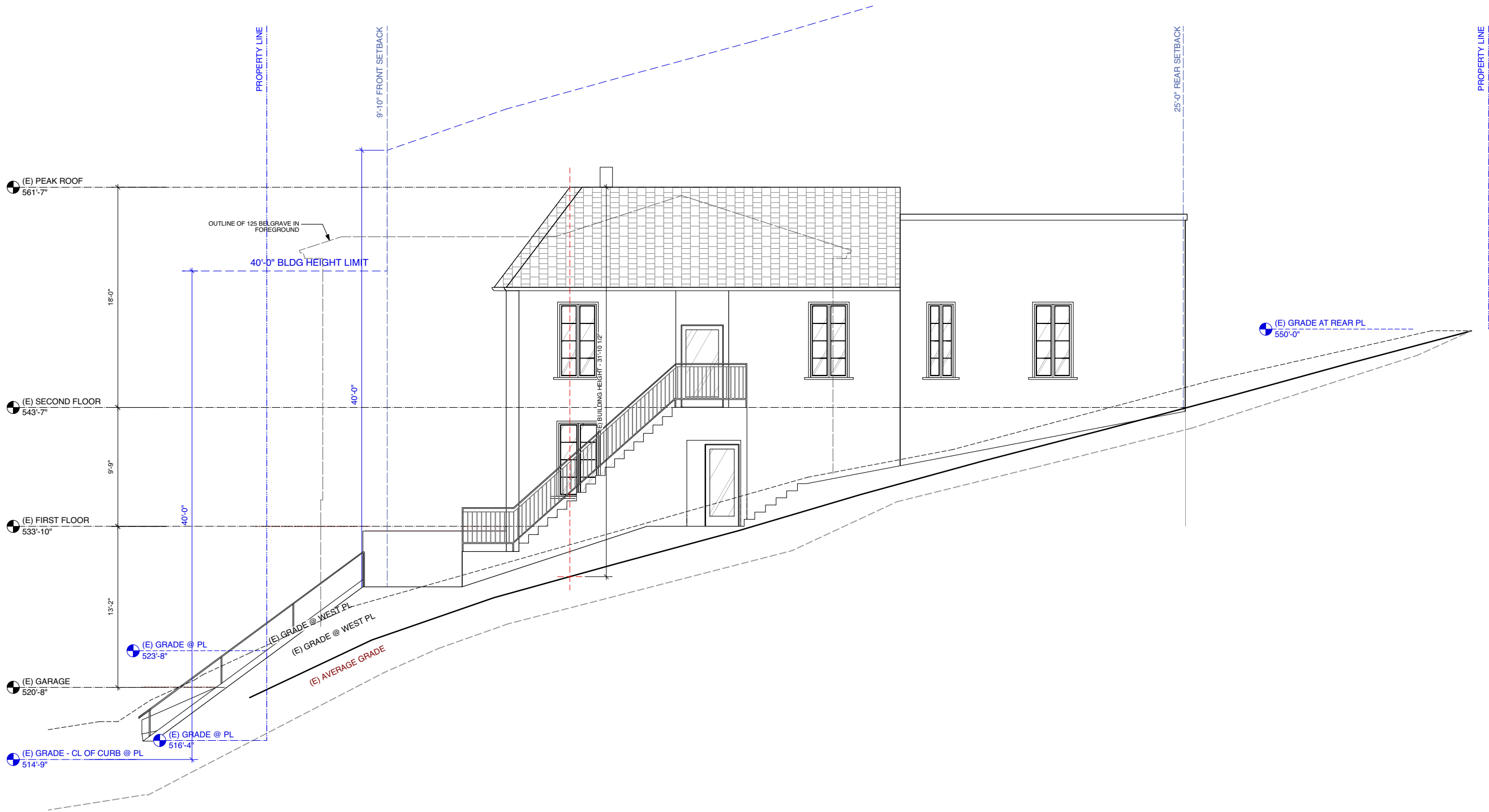
(E) EXTERIOR ELEVATIONS

A2.2

LUM

JOHN LUM ARCHITECTURE
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415.558.9550 FAX 415.58.0554

filename: JLA TEMPLATE 2017.vwx



1
A2.3
EXISTING EXTERIOR ELEVATION: WEST
Scale: 1/4" = 1'-0"



RUDMAN-YOUNG RESIDENCE
115 BELGRAVE AVE.
SAN FRANCISCO, CA 94117
BLOCK 2888 - LOT 050

REDUCED SET SCALE = 45%

date	issues / revisions	by
06.06.17	Neighborhood Pre-App	hm
10.04.17	Site Permit Submittal	hm
05.24.18	Site Permit Rev. 1	hm
06.21.18	Site Permit Rev. 2	hm
08.31.18	Site Permit Rev. 3	hm
03.22.19	Site Permit Rev. 4 DR	hm

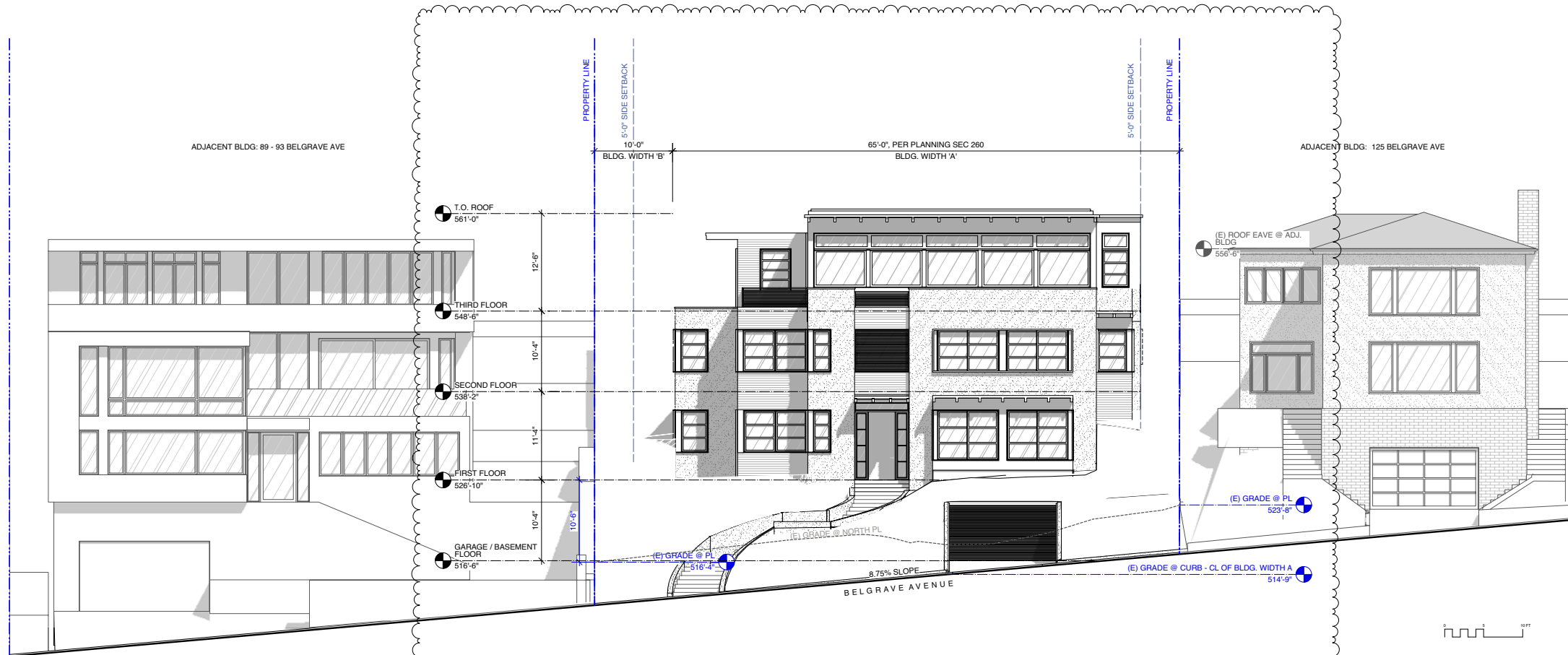
client:
peter & tadhina rudman-young
san francisco, ca 94117

(E) EXTERIOR ELEVATIONS

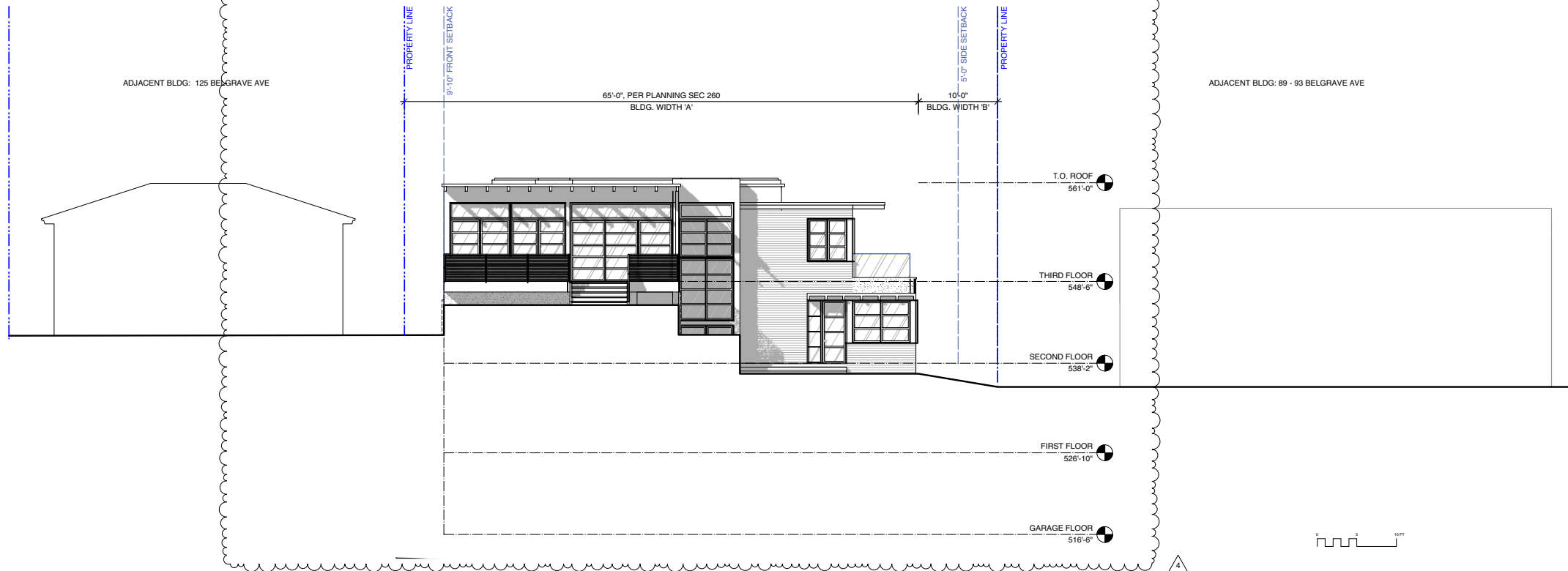
A2.3

LUM

JOHN LUM ARCHITECTURE
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415.558.9550 FAX 415.558.0554



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



2 EXTERIOR ELEVATION: SOUTH
Scale: 1/8" = 1'-0"

LUM



RUDMAN-YOUNG RESIDENCE

115 BELGRAVE AVE.
SAN FRANCISCO, CA 94117
BLOCK 2888 - LOT 050

peter & tadhina rudman-young
san francisco, ca 94117

client:

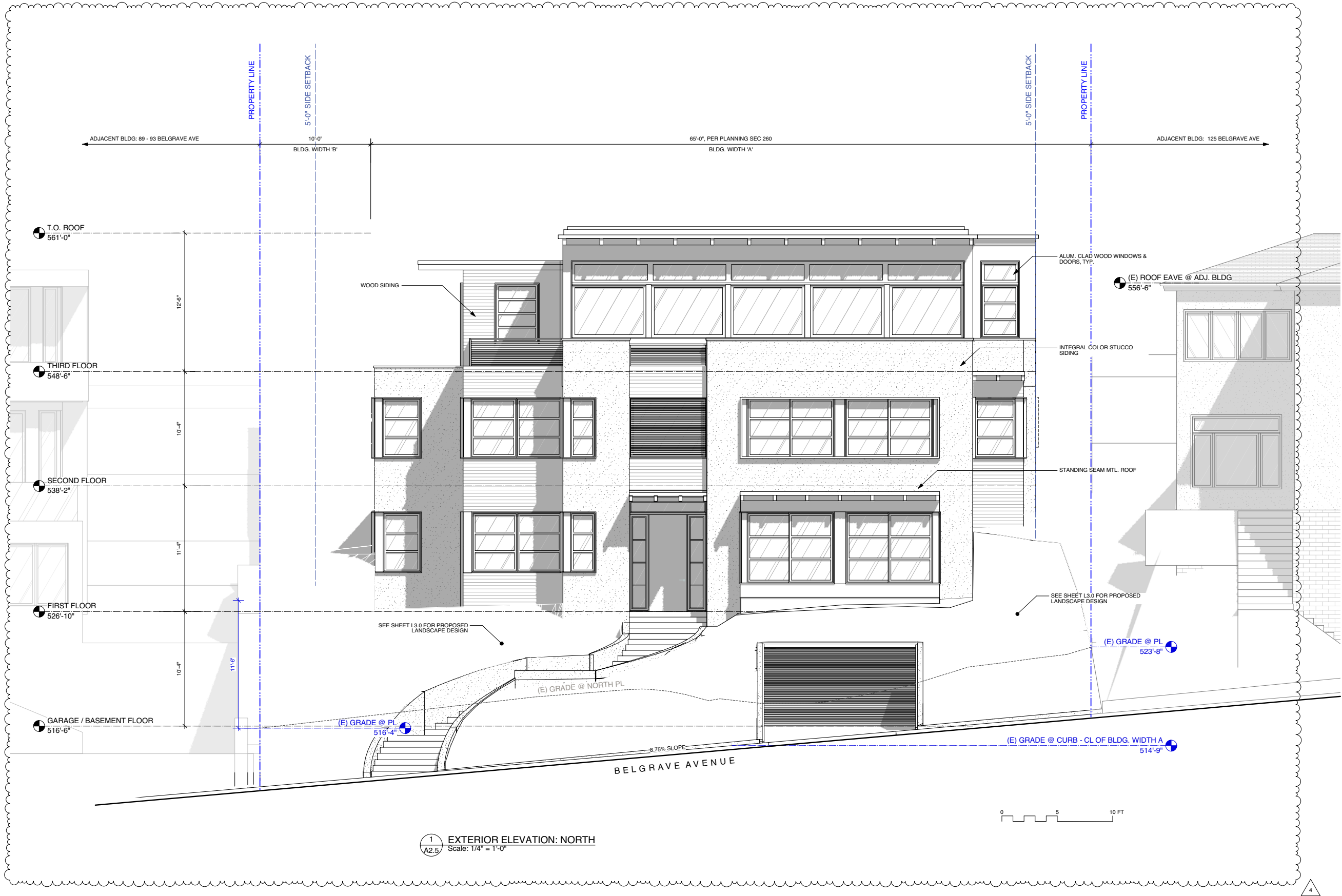
REDUCED SET SCALE = 45%

date	issues / revisions	by
06.06.17	Neighborhood Pre-App	hm
10.04.17	Site Permit Submittal	hm
05.24.18	Site Permit Rev. 1	hm
06.21.18	Site Permit Rev. 2	hm
08.31.18	Site Permit Rev. 3	hm
03.22.19	Site Permit Rev. 4 DR	hm

(P) EXTERIOR ELEVATIONS

A2.4

filenane: JLA TEMPLATE 2017.vwx



LUM

JOHN LUM ARCHITECTURE
3245 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415.558.9550 FAX 415.558.0554



RUDMAN-YOUNG RESIDENCE
115 BELGRAVE AVE.
SAN FRANCISCO, CA 94117
BLOCK 2888 - LOT 050

client:
peter & tashina rudman-young
san francisco, ca 94117

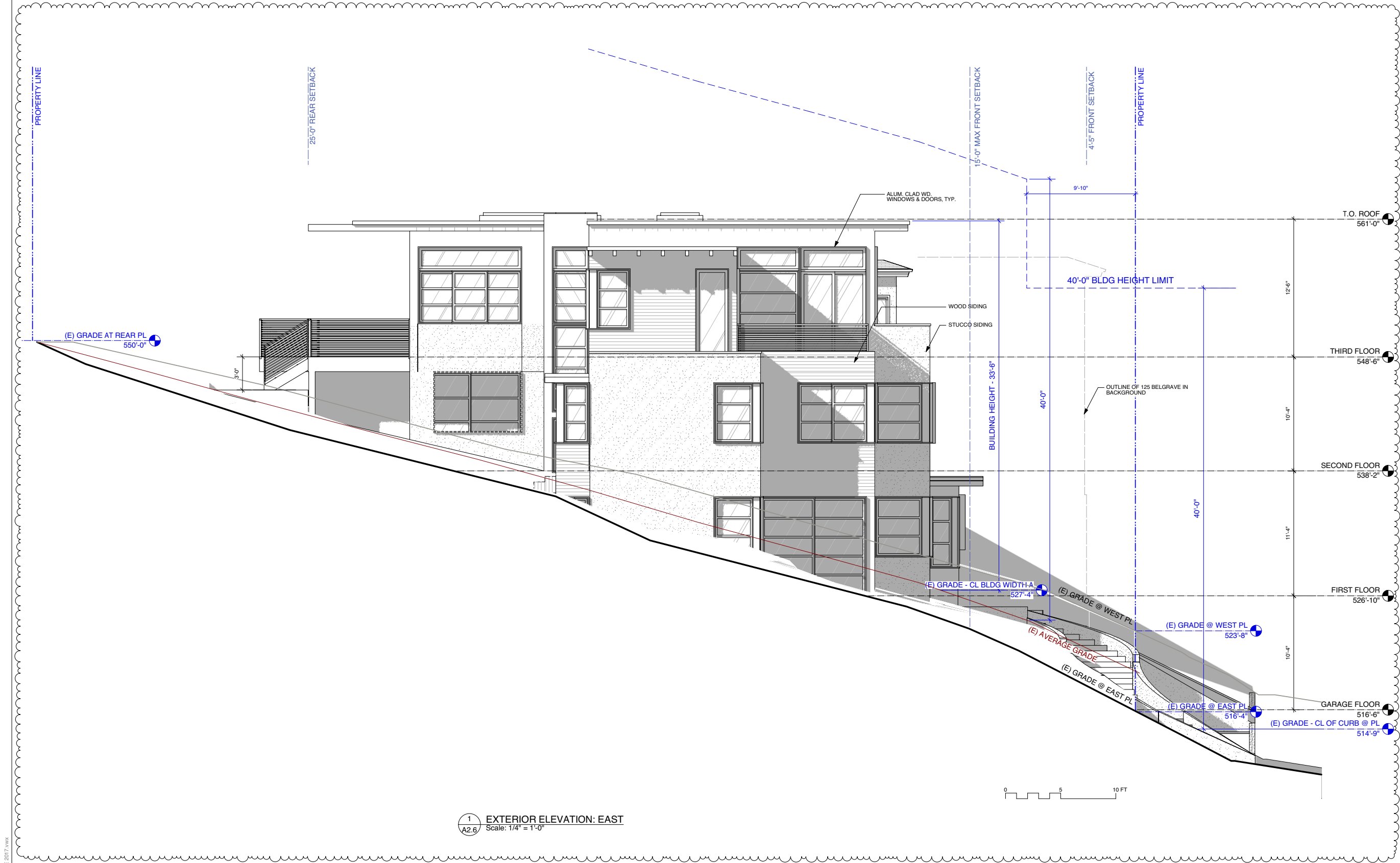
REDUCED SET SCALE = 45%

date	issues / revisions	by
06.06.17	Neighborhood Pre-App	hm
10.04.17	Site Permit Submittal	hm
05.24.18	Site Permit Rev. 1	hm
06.21.18	Site Permit Rev. 2	hm
08.31.18	Site Permit Rev. 3	hm
03.22.19	Site Permit Rev. 4 DR	hm

(P) EXTERIOR ELEVATIONS

A2.5

filename: JLA TEMPLATE 2017.vwx



1
A2.6
EXTERIOR ELEVATION: EAST
Scale: 1/4" = 1'-0"

0 5 10 FT

4

LUM



RUDMAN-YOUNG RESIDENCE

115 BELGRAVE AVE.
SAN FRANCISCO, CA 94117
BLOCK 2888 - LOT 050

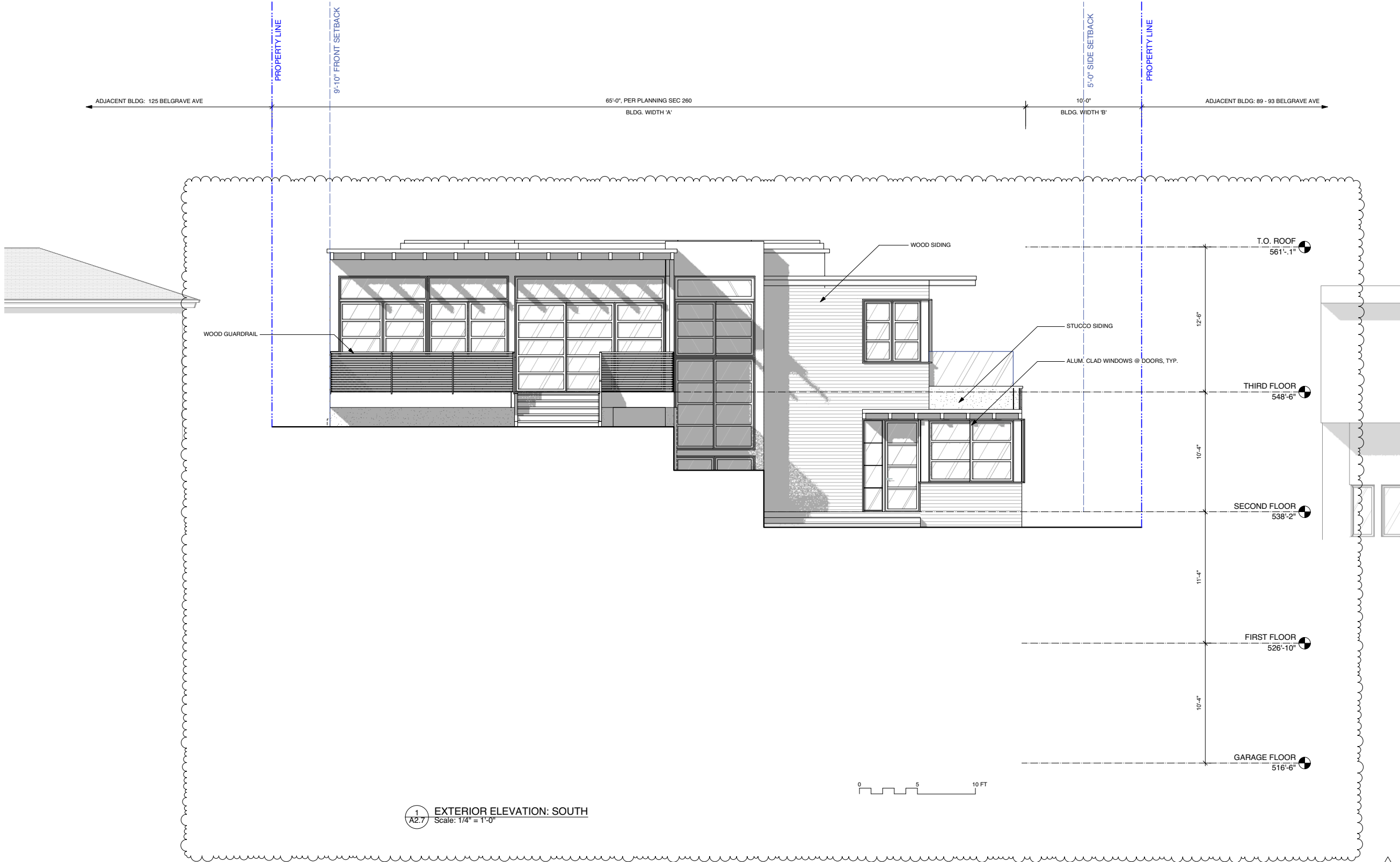
REDUCED SET SCALE = 45%

date	issues / revisions	by
06.06.17	Neighborhood Pre-App	hm
10.04.17	Site Permit Submittal	hm
05.24.18	Site Permit Rev. 1	hm
06.21.18	Site Permit Rev. 2	hm
08.31.18	Site Permit Rev. 3	hm
03.22.19	Site Permit Rev. 4 DR	hm

client:
peter & tadhina rudman-young
SAN FRANCISCO, CA 94117

(P) EXTERIOR ELEVATIONS

A2.6



RUDMAN-YOUNG RESIDENCE
115 BELGRAVE AVE.
SAN FRANCISCO, CA 94117
BLOCK 2888 - LOT 050

REDUCED SET SCALE = 45%

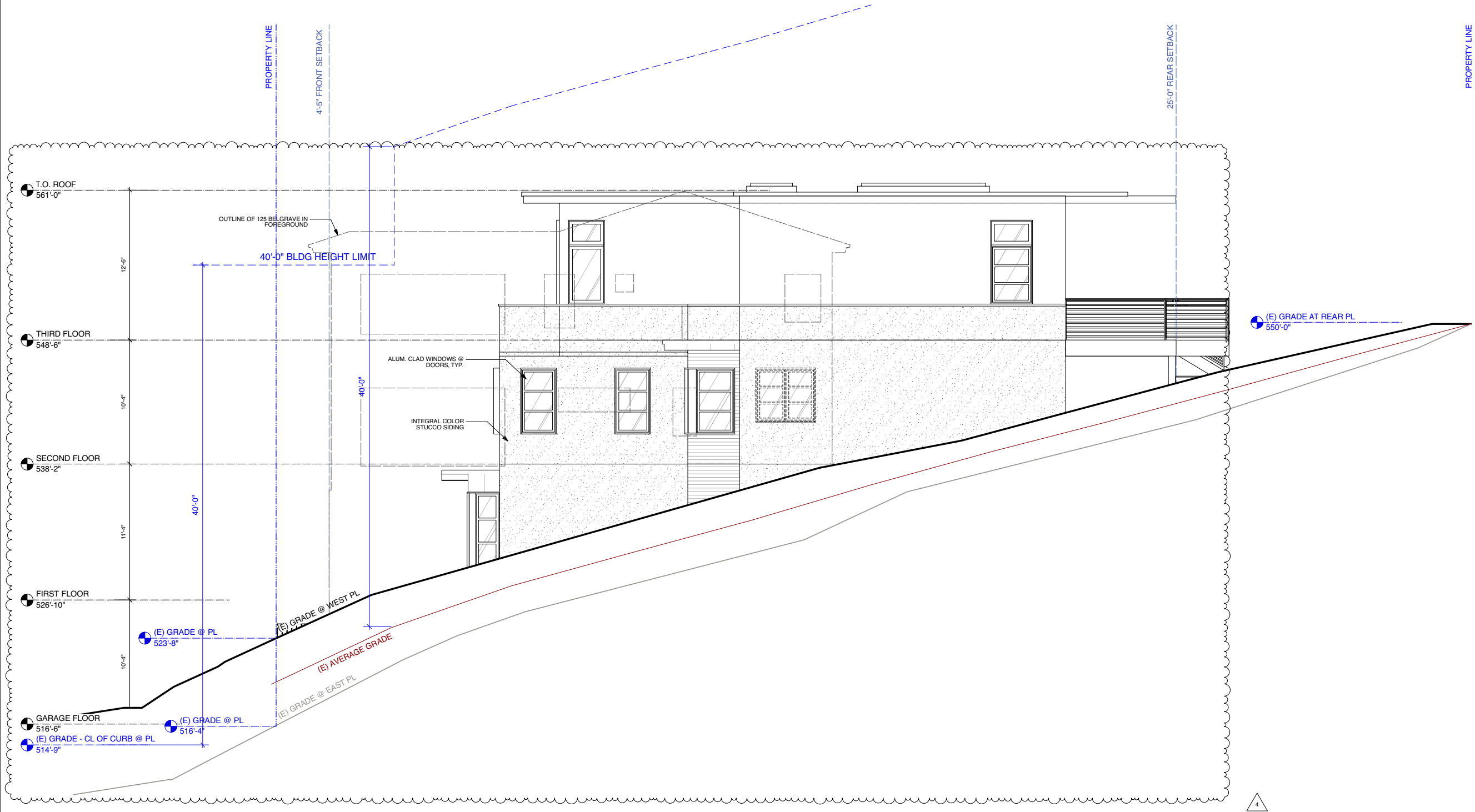
date	issues / revisions	by
06.06.17	Neighborhood Pre-App	hm
10.04.17	Site Permit Submittal	hm
05.24.18	Site Permit Rev. 1	hm
06.21.18	Site Permit Rev. 2	hm
08.31.18	Site Permit Rev. 3	hm
03.22.19	Site Permit Rev. 4 DR	hm

client: peter & tadhina rudman-young
san francisco, ca 94117

(P) EXTERIOR ELEVATIONS

A2.7

filename: JLA TEMPLATE 2017.vwx



1
A2.8 EXTERIOR ELEVATION: WEST
Scale: 1/4" = 1'-0"

LUM

JOHN LUM ARCHITECTURE
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415.558.9550 FAX 415.558.0554



RUDMAN-YOUNG RESIDENCE

115 BELGRAVE AVE.
SAN FRANCISCO, CA 94117
BLOCK 2888 - LOT 050

peter & tadhina rudman-young
san francisco, ca 94117

client:

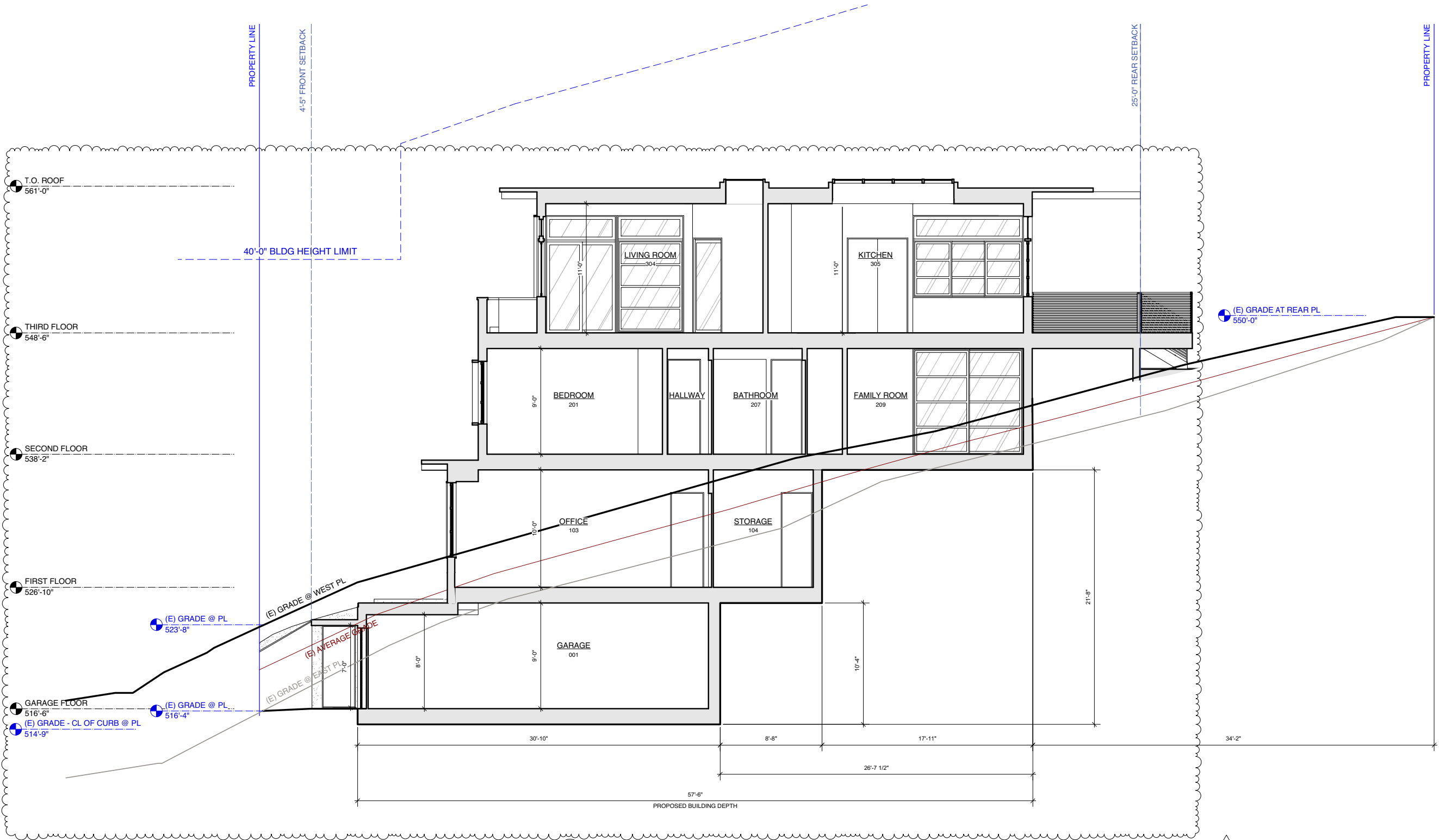
REDUCED SET SCALE = 45%

date	issues / revisions	by
06.06.17	Neighborhood Pre-App	hm
10.04.17	Site Permit Submittal	hm
05.24.18	Site Permit Rev. 1	hm
06.21.18	Site Permit Rev. 2	hm
08.31.18	Site Permit Rev. 3	hm
03.22.19	Site Permit Rev. 4 DR	hm

(P) EXTERIOR ELEVATIONS

A2.8

filename: JLA TEMPLATE 2017.vwx



1
A3.0 BUILDING SECTION: WEST
Scale: 1/4" = 1'-0"



RUDMAN-YOUNG RESIDENCE

118 BELGRAVE AVE.
SAN FRANCISCO, CA 94117
BLOCK 3888 - LOT 050

peter & tadhana rudman-young
san francisco, ca 94117

client:

REDUCED SET SCALE = 45%

date	issues / revisions	by
06.06.17	Neighborhood Pre-App	hm
10.04.17	Site Permit Submittal	hm
05.24.18	Site Permit Rev. 1	hm
06.21.18	Site Permit Rev. 2	hm
08.31.18	Site Permit Rev. 3	hm
03.22.19	Site Permit Rev. 4 DR	hm

BUILDING SECTION

A3.0



LUM

JOHN LUM ARCHITECTURE
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415.558.9550 FAX 415.558.0554



RUDMAN-YOUNG RESIDENCE

115 BELGRAVE AVE.
SAN FRANCISCO, CA 94117
BLOCK 3888 - LOT 050

peter & tashina rudman-young
san francisco, ca 94117

client:

REDUCED SET SCALE = 45%

date	issues / revisions	by
06.06.17	Neighborhood Pre-App	hm
10.04.17	Site Permit Submittal	hm
05.24.18	Site Permit Rev. 1	hm
06.21.18	Site Permit Rev. 2	hm
08.31.18	Site Permit Rev. 3	hm
03.22.19	Site Permit Rev. 4 DR	hm

PERSPECTIVES

A6.0