



# SAN FRANCISCO PLANNING DEPARTMENT

## Discretionary Review Abbreviated Analysis HEARING DATE: DECEMBER 6, 2018

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* November 15, 2018  
*Case No.:* **2018-006613DRP**  
*Project Address:* **610 El Camino Del Mar**  
*Permit Application:* 2018.0425.7347  
*Zoning:* RH-1(D) [Residential House, One-Family-Detached]  
40-X Height and Bulk District  
*Block/Lot:* 1307/001X  
*Project Sponsor:* David Swaim  
Verner Architects  
337 17th Street, #214  
Oakland, CA 94612  
*Staff Contact:* David Winslow – (415) 575-9159  
[David.Winslow@sfgov.org](mailto:David.Winslow@sfgov.org)  
*Recommendation:* **Do not take DR and approve as proposed**

### PROJECT DESCRIPTION

The project consists of a 200 s.f. horizontal extension of an existing rear deck over an existing solarium.

### SITE DESCRIPTION AND PRESENT USE

The site is a 5,074 s.f. down sloping lot with an existing 2-story, 5,772 s.f. single-family house built in 1929. The site is narrower than the adjacent lots and the existing house extends deeper than its adjacent neighbors.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

This block of El Camino Del Mar has a consistent pattern of 2-story houses set back from the street. The massing of houses is very consistent with respect to the mid-block open space with the exception of the first stories of the existing house and its immediate neighbor to the northeast which extends deeper into their respective rear yards.

### BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	August 1, 2018 – August 31, 2018	08.31. 2018	12.6. 2018	97 days

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	November 26, 2018	November 26, 2018	10 days
Mailed Notice	10 days	November 26, 2018	November 26, 2018	10 days

## PUBLIC COMMENT

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

## DR REQUESTOR

Denis Shanagher on behalf of Pamela and Larry Baer, of 620 El Camino Del Mar, adjacent neighbor to the Southwest of the proposed project.

## DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

1. Because the site is a rated architectural historic resource and the rear facades form the scenic backdrop for China Beach and Seacliff Avenue the new building features will detract from the character of the neighborhood, and;
2. The deck addition will impair the mid-block open space and create impacts to light and privacy.

See attached *Discretionary Review Application*, dated August 31, 2018.

## PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The sponsor has complied with the Residential Design Guideline (RDGs) enumerated below, in relation to building massing at the rear to address issues related to mid-block open space, light and privacy.

See attached *Response to Discretionary Review*, dated November 21, 2018.

## ENVIRONMENTAL REVIEW

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

## RESIDENTIAL DESIGN TEAM REVIEW

In light of the DR request, this project was reviewed by staff and confirmed that with respect to the Residential Design Guidelines:

1. The rear deck addition is modest and due to intervening buildings and topography virtually, if not entirely, invisible from Seacliff Drive and China Beach;
2. The modest enlargement of the existing deck over the existing which is setback 3' from the side lot lines does not present an exceptional or extraordinary new condition with respect to light or privacy.

This project complies with the Residential Design Guidelines.

<b>RECOMMENDATION:</b> <b>Do not take DR and approve project as proposed</b>
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### Attachments:

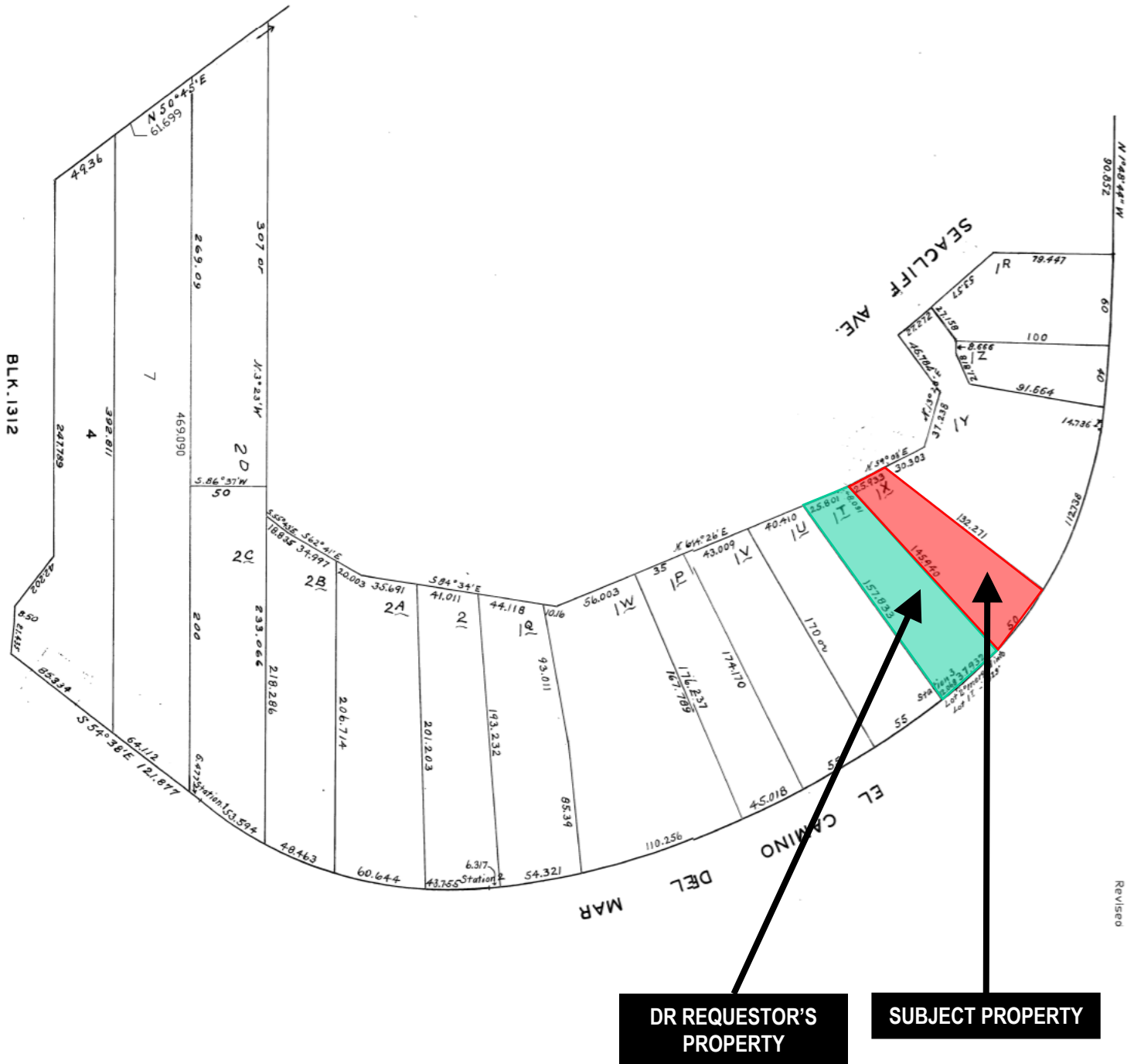
Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Context Photographs  
Section 311 Notice  
CEQA Determination  
DR Application  
Response to DR Application dated August 31, 2018  
Reduced Plans

# Exhibits

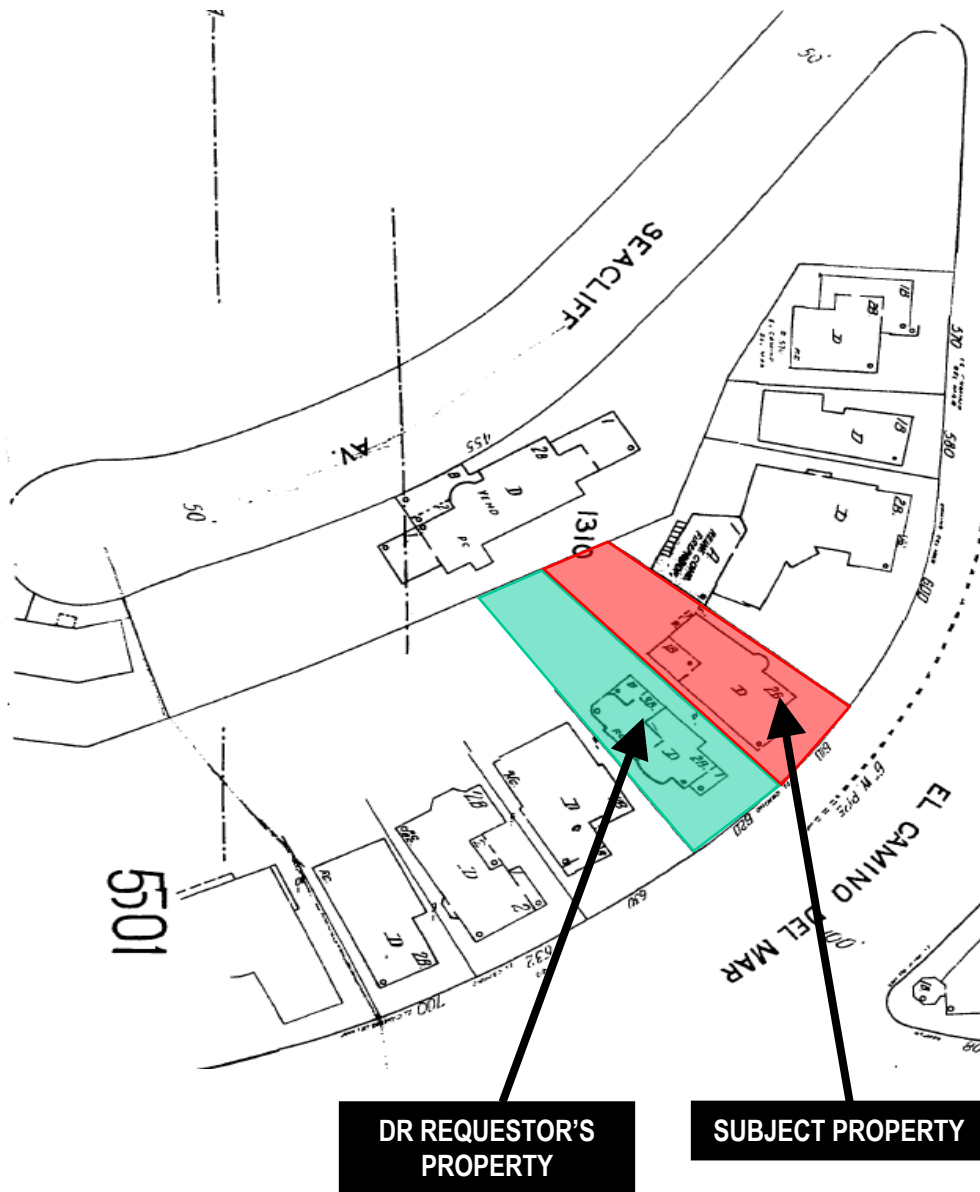
Discretionary Review Hearing  
Case Number 2018-006613DRP  
610 El Camino Del Mar



# Parcel Map



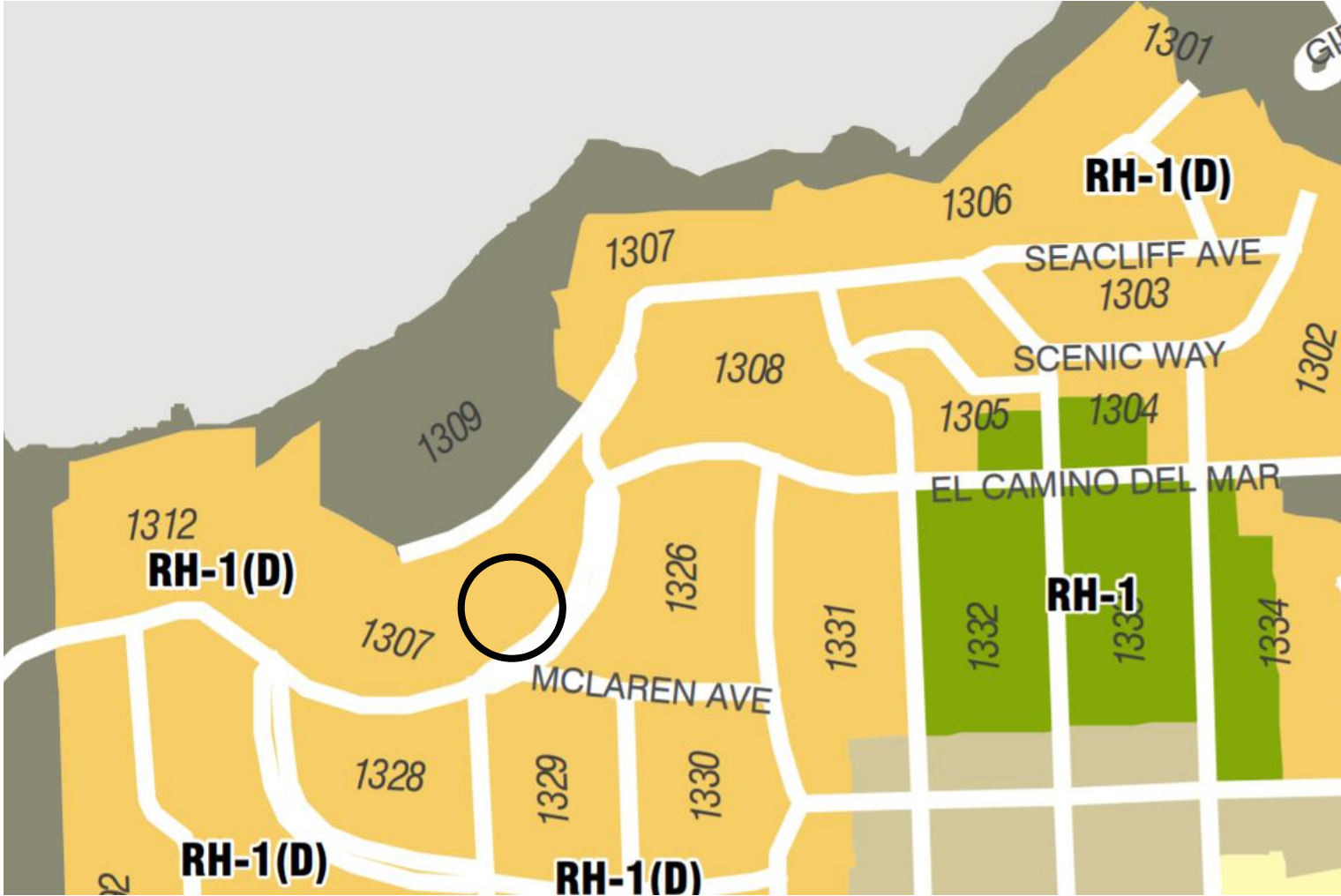
# Sanborn Map\*



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



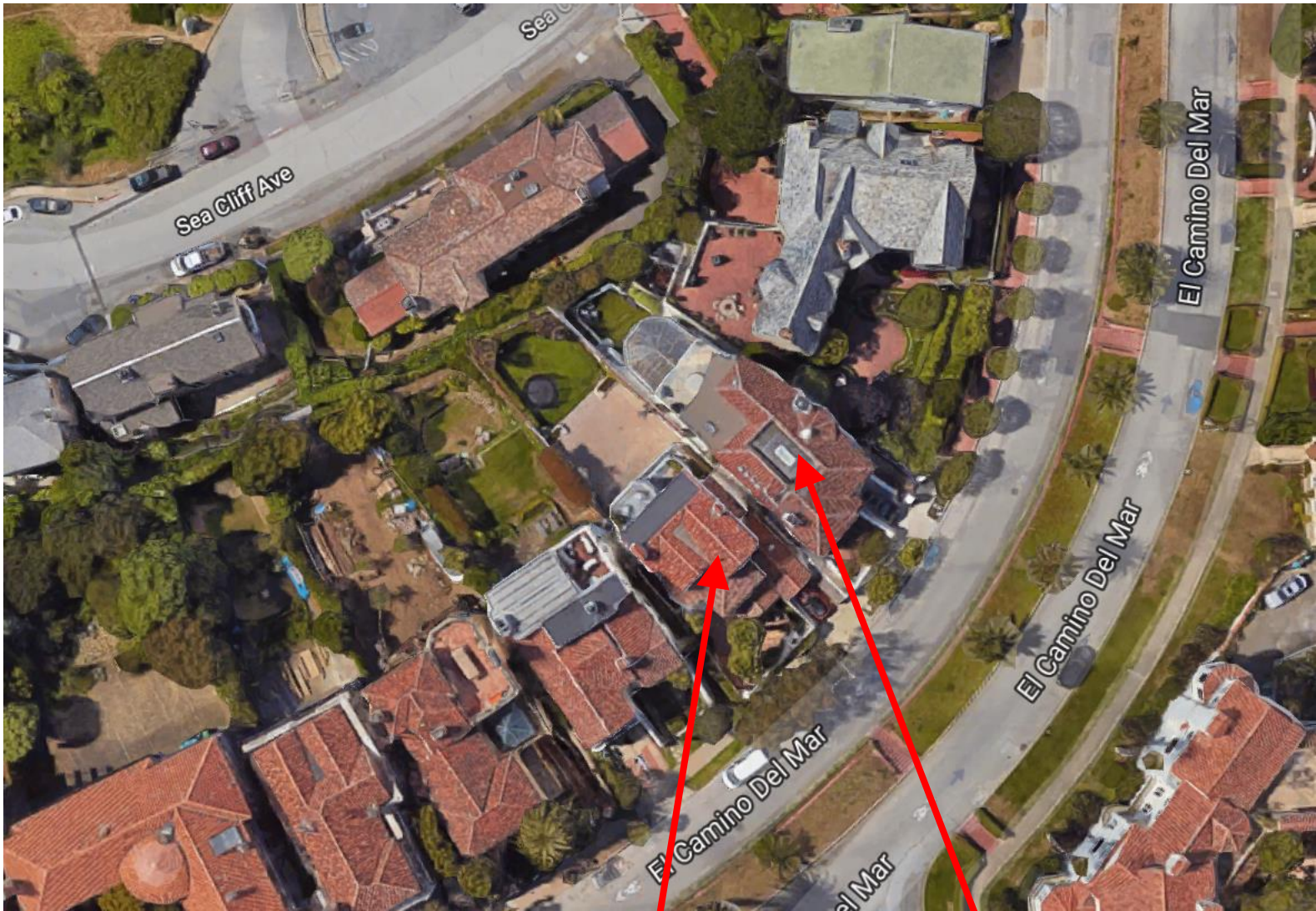
# Zoning Map



Discretionary Review Hearing  
Case Number 2018-006613DRP  
610 El Camino Del Mar



# Aerial Photo



**DR REQUESTOR'S  
PROPERTY**

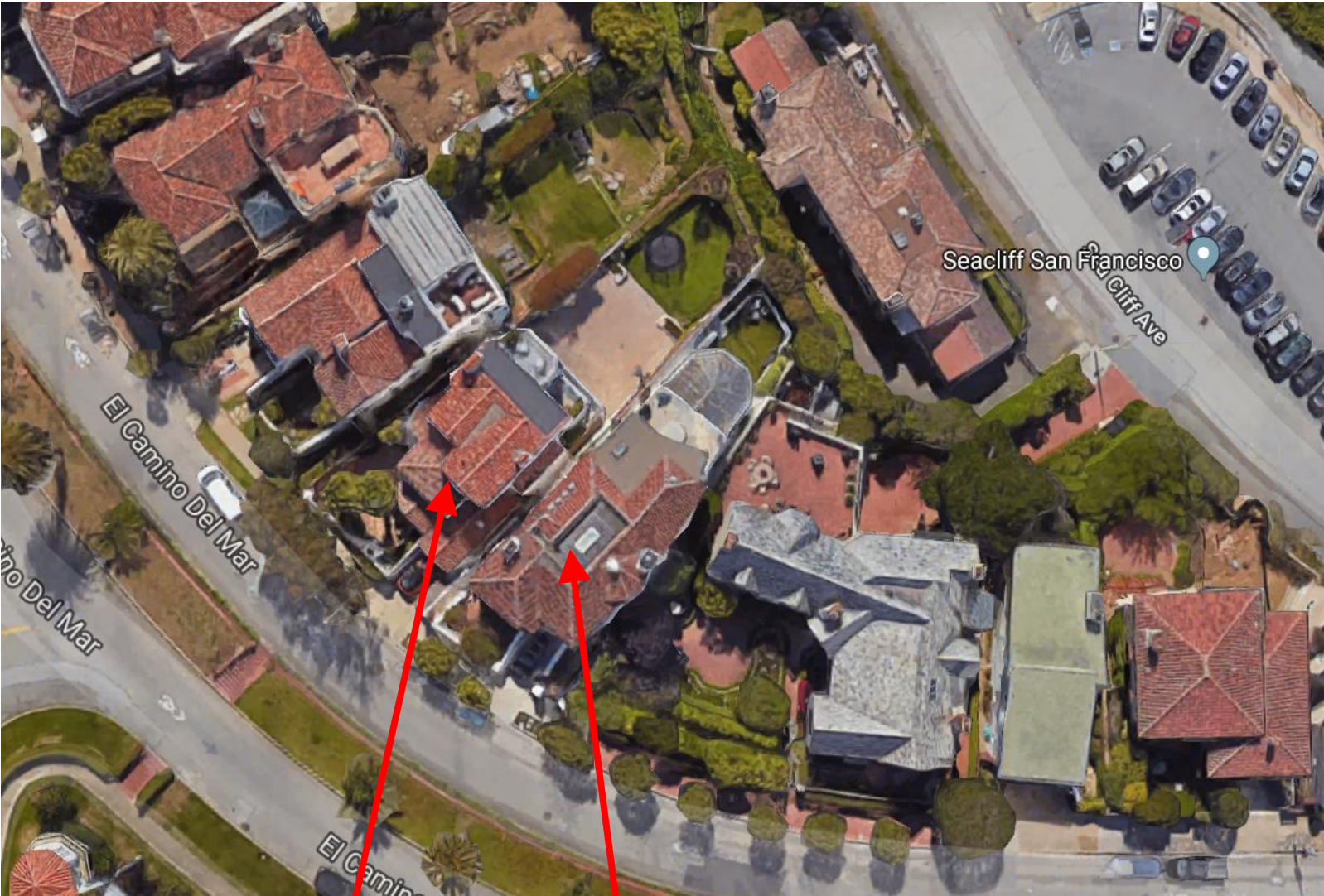
**SUBJECT PROPERTY**



Discretionary Review Hearing  
Case Number 2018-006613DRP  
610 El Camino Del Mar



# Aerial Photo



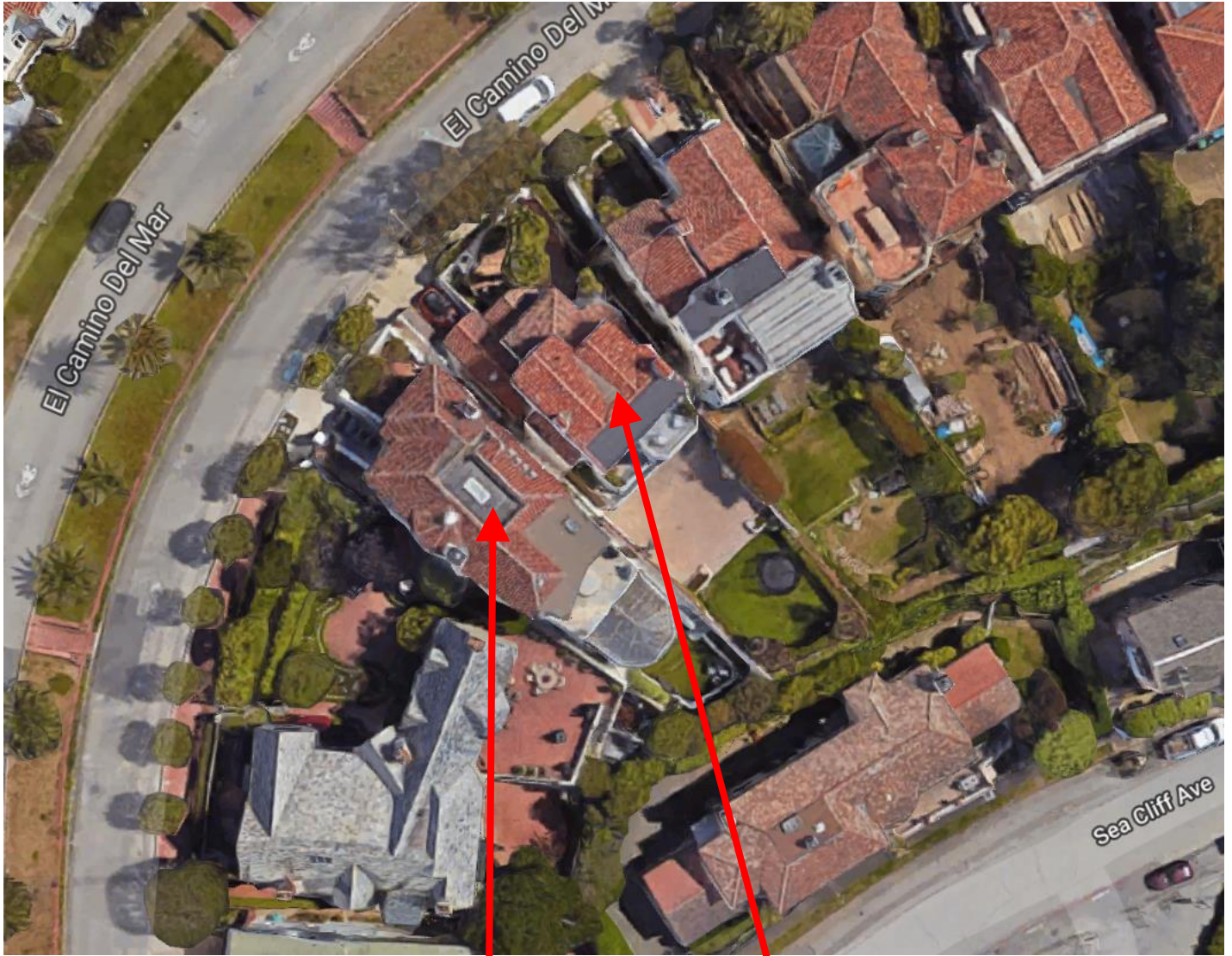
**DR REQUESTOR'S  
PROPERTY**

**SUBJECT PROPERTY**





# Aerial Photo



**SUBJECT PROPERTY**

**DR REQUESTOR'S  
PROPERTY**



Discretionary Review Hearing  
Case Number 2018-006613DRP  
610 El Camino Del Mar



# Aerial Photo



**SUBJECT PROPERTY**

**DR REQUESTOR'S PROPERTY**



Discretionary Review Hearing  
Case Number 2018-006613DRP  
610 El Camino Del Mar

# Site Photo



**SUBJECT PROPERTY**

Discretionary Review Hearing  
Case Number 2018-006613DRP  
610 El Camino Del Mar





# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **April 25, 2018**, the Applicant named below filed Building Permit Application No. **2018.04.25.7347** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	<b>610 El Camino Del Mar</b>	Applicant:	<b>David Swaim</b>
Cross Street(s):	<b>Sea Cliff and McLaren Avenues</b>	Address:	<b>337 17<sup>th</sup> Street, #214</b>
Block/Lot No.:	<b>1307/001X</b>	City, State:	<b>Oakland, CA 94612</b>
Zoning District(s):	<b>RH-1(D) / 40-X</b>	Telephone:	<b>(415) 800-1801</b>
Record No.:	<b>2018-006613PRJ</b>	Email:	<a href="mailto:david@vernerarch.com">david@vernerarch.com</a>

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

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	Residential
Front Setback	16 feet 2 inches	No Change
Side Setbacks	4 feet	No Change
Building Depth	100 feet 2 inches	No Change
Rear Yard	22 feet 9 inches	No Change
Building Height	35 feet	No Change
Number of Stories	3	No Change
Number of Dwelling Units	1	No Change
PROJECT DESCRIPTION		
<p>The project proposes a rear horizontal expansion of an existing terrace above a solarium. The terrace would extend an additional eight feet, four inches (8'4"). The terrace extension would be level with the existing terrace, approximately six feet (6') higher than the solarium.</p> <p>The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.</p>		

**For more information, please contact Planning Department staff:**

Planner: Matt Dito  
 Telephone: (415) 575-9164  
 E-mail: [matthew.dito@sfgov.org](mailto:matthew.dito@sfgov.org)

Notice Date: 8/1/2018  
 Expiration Date: 8/31/2018



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
610 EL CAMINO DEL MAR		1307001X
<b>Case No.</b>		<b>Permit No.</b>
2018-006613PRJ		201804257347
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b>          EXTENSION OF (E) TERRACE &amp; RAILING @ MAIN LIVING FL TO REPLACE A PORTION OF (E) SOLARIUM ROOF. NO ALTERATIONS TO FRONT OF HOUSE.</p>		

### STEP 1: EXEMPTION CLASS

<b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p><b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p><b>FOR ENVIRONMENTAL PLANNING USE ONLY</b></p>
<input type="checkbox"/>	<b>Class _____</b>

**STEP 2: CEQA IMPACTS**  
**TO BE COMPLETED BY PROJECT PLANNER**

<p>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</p>	
<input type="checkbox"/>	<p><b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p><b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i></p>
<input type="checkbox"/>	<p><b>Transportation:</b> 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?</p>
<input type="checkbox"/>	<p><b>Archeological Resources:</b> 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 &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p><b>Subdivision/Lot Line Adjustment:</b> 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 &gt; CEQA Catex Determination Layers &gt; Topography)</p>
<input type="checkbox"/>	<p><b>Slope = or &gt; 20%:</b> 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 &gt; CEQA Catex Determination Layers &gt; Topography) <b>If box is checked, a geotechnical report is required.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Landslide Zone:</b> 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 &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Liquefaction Zone:</b> 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 &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required.</b></p>
<p><b>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</b></p>	
<p><b>Comments and Planner Signature (optional):</b> Matthew Dito</p>	

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

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> (refer to Parcel Information Map)	
<input checked="" type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b>

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

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> 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 checked="" type="checkbox"/>	5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input checked="" type="checkbox"/>	8. <b>Addition(s)</b> 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.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input checked="" type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW  
TO BE COMPLETED BY PROJECT PLANNER**

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

<input type="checkbox"/>	7. <b>Addition(s)</b> , 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. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A a. Per HRER dated <input type="checkbox"/> Reclassify to Category C (attach HRER) b. Other (specify):
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b> Remove small portion of non-historic rear solarium and convert to deck. Not visible from public ROW.	
<b>Preservation Planner Signature:</b> Alexandra Kirby	

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

<input type="checkbox"/>	<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>				
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>				
<table border="1" style="width: 100%;"> <tr> <td style="width: 60%;"><b>Project Approval Action:</b> Building Permit</td> <td style="width: 40%;"><b>Signature:</b> Matthew Dito</td> </tr> <tr> <td>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</td> <td>11/26/2018</td> </tr> </table>		<b>Project Approval Action:</b> Building Permit	<b>Signature:</b> Matthew Dito	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	11/26/2018
<b>Project Approval Action:</b> Building Permit	<b>Signature:</b> Matthew Dito				
If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	11/26/2018				
<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>Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</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)
610 EL CAMINO DEL MAR		1307/001X
Case No.	Previous Building Permit No.	New Building Permit No.
2018-006613PRJ	201804257347	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
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?
<b>If at least one of the above boxes is checked, further environmental review is required.</b>	

### 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:	Date:



# San Francisco Planning

## DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

PROJECT APPLICATION RECORD NUMBER (PRJ)

2018-001dot3DRP

### RECEIVED

AUG 31 2018

CITY & COUNTY OF S.F.  
PLANNING DEPARTMENT  
PIC

### Discretionary Review Requestor's Information

Name: Denis F. Shanagher, Esq.

Address: Duane Morris LLP Spear Tower, One Market Plaza, Suite 2200 San Francisco, CA 94105

Email Address: dfshanagher@duanemorris.com

Telephone: 415.957.3318

### Information on the Owner of the Property Being Developed

Name: Helen Chu, Manager

Company/Organization: Maple Oak LLC

Address: 610 El Camino Del Mar, San Francisco, CA

Email Address: david@vernerarch.com

Telephone: 415.800.1801

### Property Information

Project Address: 610 El Camino Del Mar

Block/Lot(s): 1307/001X

### ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case? (including Community Boards)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Applicant did not hold a neighborhood meeting, and failed to provide adjoining neighbors with a timely 311 notice.

## 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 cite specific sections of the Residential Design Guidelines.

The exceptional circumstances include (1) the special and unique quality of Sea Cliff; (2) the Site is a rated architectural historic resource; and (3) the rear facades of the homes on this block form the scenic backdrop for China Beach and Sea Cliff Avenue. The deck expansion (1) will impair the mid-block open space, and (2) will include architectural features that detract from the neighborhood character. The proposed extension of the deck intrudes into the mid-block open space green belt.

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.

The neighboring property will be affected because it will significantly impact privacy and the light access to the rear yard. The roof deck will not conform to the historic roof line pattern of this block. The terrace extension is disruptive to the mid-block open space impairing the scenic quality and adversely affecting the neighborhood.

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

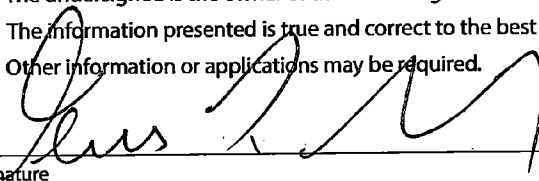
The deck should remain "as-is" and not extend over the existing solarium and into the mid-block open space.



# DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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

  
\_\_\_\_\_  
Signature

Denis F. Shanagher, Esq.  
\_\_\_\_\_  
Name (Printed)

Attorney for Adjoining Owner                      415.957.3318  
\_\_\_\_\_  
Relationship to Project                                      Phone  
(i.e. Owner, Architect, etc.)

dfshanagher@duanemorris.com  
\_\_\_\_\_  
Email

For Department Use Only  
Application received by Planning Department:  
By: \_\_\_\_\_ Date: \_\_\_\_\_

Pamela Baer and Laurence Baer  
620 El Camino Del Mar  
San Francisco, CA 94121

August 30, 2018

Via Email and U.S. Mail

San Francisco Planning Department  
Attention: Matt Dito  
1650 Mission Street, Suite 400  
San Francisco, CA 94103-2479  
Matthew.dito@sfgov.org

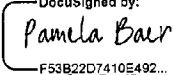
Re: 610 El Camino Del Mar; Record No. 2018-006613PRJ;  
Notice of Building Permit Application for Rear Addition

Dear Matt:

This letter authorizes Denis Shanagher, Clint Callan, and other attorneys at Duane Morris LLP to act on behalf of Pam and Larry Baer concerning the above referenced project at 610 El Camino Del Mar, San Francisco. We live in the adjacent property at 620 El Camino Del Mar. This authorization includes, without limitation, the application for discretionary review of Building Permit Application No. 2018.04.25.7347 and all related matters.

Thank you very much for your cooperation in this regard.

Very truly yours,

DocuSigned by:  
  
F53B22D7410E492...

Pamela C. Baer, DR Applicant and Owner of 620 El Camino Del Mar

cc: Clint Callan, Duane Morris (via email)



1221 HARRISON STREET #18  
SAN FRANCISCO, CA 94103

P: 415-391-4775  
F: 415-391-4777  
radiusservices@sfradius.com

## AFFIDAVIT OF PREPARATION OF RADIUS NOTIFICATION MAP, MAILING LIST, & DELIVERY MATERIALS FOR PUBLIC NOTIFICATION

RADIUS SERVICES hereby declares as follows:

1. We have prepared the NOTIFICATION MAP, MAILING LIST, and DELIVERY MATERIALS for the purpose of public notification in accordance with the requirements and instructions stipulated by San Francisco City Planning Department Planning Code / San Francisco Department of Building Inspection / San Francisco Public Works Code:

- |   |   |
|---|---|
| <input type="checkbox"/> Section 311 (Residential)                                | <input type="checkbox"/> Mobile Food Facility (MFF)<br>Truck: 75' minimum radius measured from the outer boundaries of the assumed curbside and all properties across the street that directly fronts, in whole or in part. |
| <input type="checkbox"/> Section 312 (Commercial)                                 | <input type="checkbox"/> Mobile Food Facility (MFF)<br>Push Cart: 300' minimum radius of the street address(s) in front of which the Pushcart will be located.  |
| <input type="checkbox"/> Variance   | <input type="checkbox"/> Minor Sidewalk Encroachment (MSE)<br>150' radius <u>fronting</u> the subject property.   |
| <input type="checkbox"/> Environmental Evaluation                                 | <input type="checkbox"/> Major Sidewalk Encroachment (ME)<br>300' complete radius.  |
| <input type="checkbox"/> Conditional Use Permit                                   | <input type="checkbox"/> Section 106.3.2.3 (Demolition)   |
| <input type="checkbox"/> Conditional Use Permit for Wireless Antenna Installation |   |
| <input checked="" type="checkbox"/> Other <u>Discretionary Review</u>             |   |

2. We understand that we are responsible for the accuracy of this information, and that erroneous information may require remailing or lead to suspension or revocation of the permit.
3. We have prepared these materials in good faith and to the best of our ability.

We declare under penalty of perjury under the laws of the State of California and the City and County of San Francisco that the foregoing is true and correct.

EXECUTED IN SAN FRANCISCO, ON THIS DAY, 8/31/2018

RADIUS SERVICES  
Professional Service Provider

13071XTU

Radius Services Job Number

610 El Camino Del Mar

Project Address

Kevin Chuck  
Radius Services

1307/001X

Block / Lot

RADIUS SERVICES 1221 HARRISON ST #18 SAN FRANCISCO CA 94103 415-391-4775

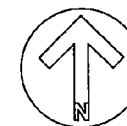
BLOCK LOT	OWNER	OADDR	CITY	STATE	ZIP
0001 001	RADIUS SERVICES NO. 13071XTU	610 EL CAMINO DEL MAR	DUANEMORRIS	18	0830
0001 002	.....	.....	.....	.....	.....
0001 003	RADIUS SERVICES	1221 HARRISON ST #18	SAN FRANCISCO	CA	94103
0001 004	DUANE MORRIS LLP	1 AMRKET ST #2200	SAN FRANCISCO	CA	94105
0001 005	.....	.....	.....	.....	.....
1307 001T	BAER TRS	620 EL CAMINO DEL MAR	SAN FRANCISCO	CA	94121-1044
1307 001X	MAPLE OAK LLC	610 EL CAMINO DEL MAR	SAN FRANCISCO	CA	94121-1044
1307 001Y	DOUGLAS TRS	125 E S FRANCIS DRAKE BL #40	LARKSPUR	CA	94939-0000
1307 001Y	OCCUPANT	600 EL CAMINO DEL MAR	SAN FRANCISCO	CA	94121-1044
1309 004	SWISS CONFEDERATION	455 SEA CLIFF AV	SAN FRANCISCO	CA	94121-1031
1326 013	BAUER LLC	1970 GREEN ST	SAN FRANCISCO	CA	94123-4811
1326 013	OCCUPANT	80 MCLAREN AV	SAN FRANCISCO	CA	94121-1050
1326 015	S & J SARKISSIAN	3424 WESTMINSTER CT	NAPA	CA	94558-4159
1326 015	OCCUPANT	567 EL CAMINO DEL MAR	SAN FRANCISCO	CA	94121-1041
1326 016	CEVALLOS TRS	561 EL CAMINO DEL MAR	SAN FRANCISCO	CA	94121-1041
1329 001	RIC FASTIFF	75 MCLAREN AV	SAN FRANCISCO	CA	94121-1051
1329 015	VIDA TRS	PO BOX 3465	SUN VALLEY	ID	83353-3465
1329 015	OCCUPANT	615 EL CAMINO DEL MAR	SAN FRANCISCO	CA	94121-1043
1329 016	C & C COLPITTS	611 EL CAMINO DEL MAR	SAN FRANCISCO	CA	94121
9999 999	.....	.....	.....	.....	.....



1221 Harrison Street, Suite 1B  
San Francisco, CA 94103-4448  
(415) 391-4775

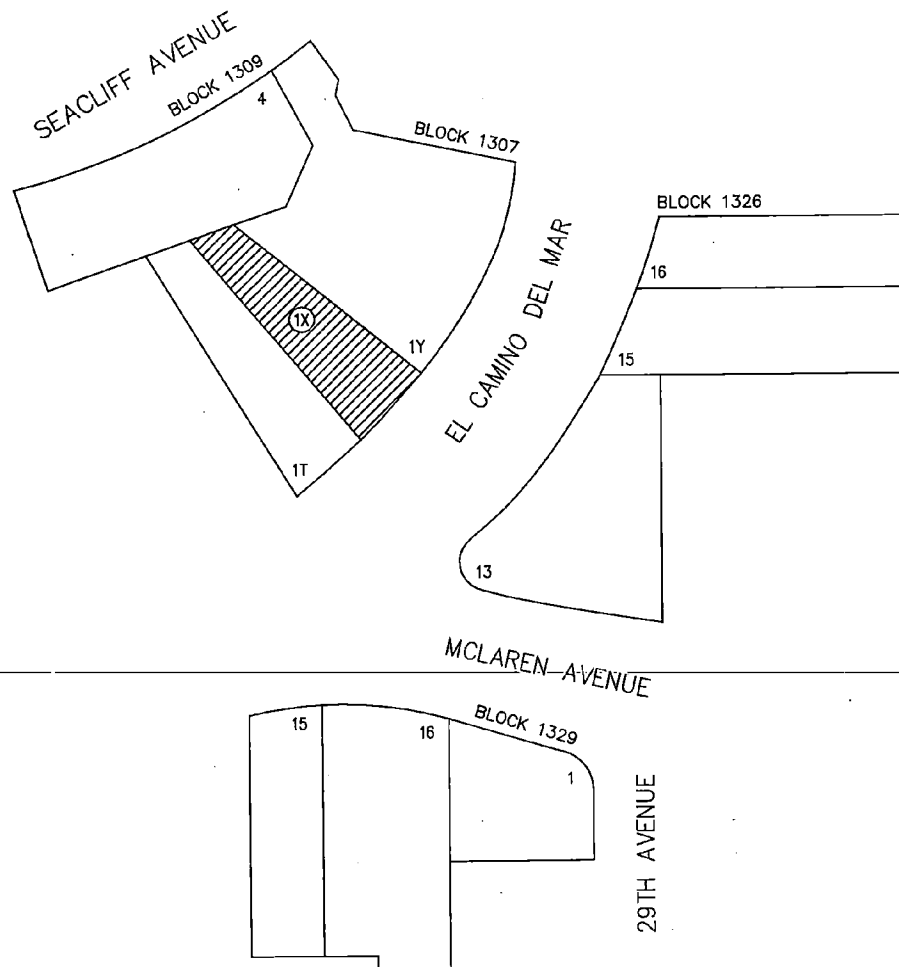
BLOCK 1307  
LOT 1X

San Francisco, CA



JOB NO:	DATE: 180830
13071XTU	DRAWN: DC
	CHECKED: DC

DISCRETIONARY  
REVIEW  
AREA MAP



The information contained herein has been obtained from sources that we deemed reliable and current at the time of preparation. We have no reason to doubt its accuracy but we do not guarantee it.

NEW YORK  
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BOSTON  
HOUSTON  
LOS ANGELES  
HANOI  
HO CHI MINH CITY

# DuaneMorris®

FIRM and AFFILIATE OFFICES

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E-MAIL: [dfshanagher@duanemorris.com](mailto:dfshanagher@duanemorris.com)

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MEXICO CITY  
ALLIANCE WITH  
MIRANDA & ESTAVILLO  
SRI LANKA  
ALLIANCE WITH  
GOWERS INTERNATIONAL

November 26, 2018

## VIA HAND DELIVERY

Commissioner Rich Hillis  
President, Planning Commission  
1660 Mission Street, Suite 400  
San Francisco, Ca 94103

Re: **610 El Camino Del Mar**  
**Request for Discretionary Review**  
**Application no. 2018-0006613PRJ**

Dear President Hillis:

We are counsel for Laurence and Pamela Baer (the "Baers"), the owners of the residential property at 620 El Camino Del Mar in San Francisco. Marc Heng, through Maple Oak LLC and its manager, Helen Chu ("Applicant"), the owner of 610 El Camino De] Mar, ("Residence" or "Project Site"), proposes to add an approximately 8'- 4½" x 24'-10½" terrace deck to an existing terrace deck on the rear of the Residence, and above an existing solarium (the "Project"). The Baers filed a Request for Discretionary Review ("DR") on August 31, 2018.

This is the second Request for Discretionary Review in connection with the Project. The Applicant originally filed an application for approval of a 20' by 23' wide terrace in 2011, to which the Baers requested Discretionary Review. However, before the hearing, the Baers and the Applicant entered into a Settlement Agreement by which the original DR was withdrawn in consideration of, among other things, a reduced deck extension.

Now, the Applicant is ignoring the original agreement and compromise for the scope of the Project, and is seeking to extend the terrace deck to the size of the original application in 2011. It would be inconsistent with the Commission's policy of encouraging neighbor agreements to approve this additional terrace deck expansion in contravention of the earlier-agreed project scope.

DUANE MORRIS LLP

SPEAR TOWER, ONE MARKET PLAZA, SUITE 2200  
SAN FRANCISCO, CA 94105-1127

PHONE: +1 415 957 3000 FAX: +1 415 957 3001

### PROJECT SITE

The Project site, located on the north side of El Camino Del Mar and west of Sea Cliff Avenue, is in a Scenic Street Sign District and part of the "49 Mile Scenic Drive." The site is improved with a two-story home with a basement level that extends into the required rear yard approximately 10'. The basement level encloses a swimming pool with a translucent glass paneled hip roof that extends approximately 37' beyond the Baer residence. See photograph showing the terrace deck and glass roof of the swimming pool at 610 El Camino Del Mar attached as **Exhibit A**. The Applicant's main rear facade is approximately 2' longer than the DR Requester's residence. See Sheets DR 1 and DR2 of the Project Plans.

In this block, all the homes have a rear yard at grade except for the Applicant's Residence and the 600 El Camino Del Mar property. The 600 El Camino Del Mar residence has a rear deck that is below the wall separating it and the Site and is approximately 1' below the Applicant's living room and about 30" below the property line wall. Above the rear yard property line wall or hedges, there are no other rear terraces or intrusion into the rear yard corridor along the block.

### PRIOR PROJECT APPLICATION

In early 2011, the Applicant proposed removal of the existing roof enclosing the swimming pool up to the required rear setback line and the construction of a new flat roof to serve as a terrace off the Applicant's living room and dining room. As proposed, the two level 23' deep and 23' - 27' wide terrace would extend approximately 25' beyond the Baer Residence and into the rear yard corridor.

As outlined in the Baers' brief to the Planning Commission of June 29, 2011 (**Exhibit B**), the discussion between the Applicant's architect and the Baers or its representatives regarding the original project application went on for over a year. Ultimately, with an agreement not yet reached, the matter was set for a hearing in front of the Planning Commission on July, 2011, Case No. 2011.0454D.

However, prior to the scheduled hearing, the Baers and the Applicant entered into an agreement with respect to the proposed project. As appears in the Settlement Agreement attached as **Exhibit C**, the Applicant agreed to the following, in pertinent part:

1.1 To revise the plans submitted to the Planning Department in order to limit the end of the terrace to four full bays back from the end of the existing glass roof ridge of the solarium. The practical impact was to reduce the proposed 23' depth of the terrace to approximately 14' - 7½".

1.2 To submit the revised plans to the Department of Building Inspection and construct the deck terrace consistent with those plans.

///

Commissioner Rich Hillis  
November 26, 2018  
Page 3

In turn, the Baers agreed to initial the plans and forward them to the Planning Department with a letter advising the Department that the parties had agreed to the rear deck configuration, dimensions and limitations in landscaping as set forth in the Plans, and to withdraw the Request for Discretionary Review.

Consistent with the Agreement, the Baers withdrew the DR Request and the Applicant built the deck terrace pursuant to the plans attached to the Settlement Agreement. See **Exhibit A**.

Now, seven years later, without so much as a letter or phone call to the Baers or any other neighbors, or the required neighborhood notification or meeting, the Applicant is proposing to return to the original plan, by demolishing the final four bays of the solarium to the setback line, and extend the rear terrace deck by 8'- 4½" to the setback line.

In other words, the Applicant is proposing to ignore the agreement reached in connection with the original Request for Discretionary Review and extend the terrace deck as originally proposed.

### **CONSULTATION WITH NEIGHBORS**

The Applicant's main residence is in Asia. The original project architect and the Baer's architect met and/or corresponded between June 23, 2010 and June 25, 2011, in an attempt to resolve the issues raised relating to the original proposed rear extension.

Here, the Baers did not receive a neighborhood notification with respect to this Project. At no time did any representative of the Applicant reach out to advise that the application was pending, or to discuss the prior agreement. The Baers were only made aware of the Project upon seeing the required poster on the Applicant's property.

### **EXCEPTIONAL CIRCUMSTANCES EXIST FOR DISCRETIONARY REVIEW**

#### **A. The Project is Inconsistent with Planning Commission Policy**

The Planning Commission encourages applicants to meet with all community groups and parties interested in their application early in the application process. The obvious reason is the hope that a consensus can be developed for a project and how it will fit with a neighborhood. The Planning Commission and Department encourage and support agreements among the community with regard to project applications. And invariably, those agreements are accepted and adopted by the Planning Commission and Planning Department.

Here, that process resulted in an agreement some seven years ago with regard to the depth of the terrace deck, the extent of demolition of the solarium roof, and the scope of the intrusion into the rear yard corridor. But here, to now allow this Project to proceed would eviscerate the prior agreement, would suggest that Project agreements among neighbors can be ignored, and would encourage serial project applications. None of those results would be consistent with Planning Commission policy.



Commissioner Rich Hillis  
November 26, 2018  
Page 4

B. Extra-Ordinary Circumstances Exist Here

The Sea Cliff has a defined visual character and is one of the most scenic neighborhoods in the City, proven by its inclusion in the "49 Mile Scenic Drive." Most of the buildings on this super block of El Camino Del Mar are rated architectural historic resources. The Applicant's residence is listed in the 1976 Planning Department Architectural Survey ("Survey") and is rated "4" for its important contribution to a cluster/streetscape. While evaluation of a historic resource is generally directed at the front facade, the rear facade merits careful consideration because of the buildings' contribution to a cluster/streetscape that is visible from both Sea Cliff Avenue and China Beach. The extra-ordinary "circumstance is the special and unique quality of the Sea Cliff neighborhood and the scenic backdrop formed by the rear facades of these homes when viewed from China Beach and Sea Cliff Avenue.

C. The Additional Rear Extension Does Not Comply With The Residential Design Guidelines

The Residential Design Guidelines ("Guidelines") are designed to protect and/or enhance the unique setting and character of the City's residential neighborhoods. The Guidelines note that "a single building out of context with its surroundings can be disruptive to the neighborhood character and, if repeated often enough, to the image of the City as a whole." For the reasons discussed below, the proposed additional rear expansion of the terrace deck is such a case.

(i) Neighborhood Character -pages 7-9

The Department's residential design team erroneously concluded that the rear of the property does not contribute to a midblock open space as it is on a cliff overlooking China Beach and the Pacific Ocean. Based on this reasoning, all the blocks on Telegraph Hill, Russian Hill, Pacific Heights do not have to consider a project's impact on the midblock open space.

The homes on El Camino Del Mar between Lake Street and Sea Cliff Avenue are fairly uniform in height and in depth. The depths of the buildings on the north side of the 600 and 700 blocks of El Camino Del Mar are fairly uniform and form an uninterrupted rear yard open space. While the swimming pool enclosure intrudes deep into the rear yard corridor, the existing glass roof minimizes its bulk and visibility. However, the proposed extension of the rear terrace will now be a highly visible and intrusive feature breaking into and disrupting the rear year corridor.

Alteration and expansion of an existing home should follow the Design Principals listed on page 5 of the Guidelines. This super block of El Camino Del Mar has a strong defined visual character because the buildings are compatible in placement on their lots, including the depth of the buildings, and are similar in form, scale, bulk, proportion, exterior materials and rear yards. For reasons discussed below, this renovation does not follow the design principals on page 5 of the Guideline in that the renovation will (1) impair the mid-

block open space, (2) include architectural features that detract from the neighborhood character, and (3) impair the character-defining features of the area which does not include highly visible and inappropriate rear extensions.

(ii) Site Design - Rear Yard (Light and Privacy p.16-17)

The Guidelines caution that when expanding a building into the rear yard, the impact of the expansion on the light and privacy of the abutting homes must be considered. The elevation of the existing terrace is 124.52 and 126.52 SF datum. The Baers' living room floor is at 124.5' SF Datum. Thus, the extension of the terrace will further intrude into the Baers' privacy, unlike the deck at the 610 El Camino del Mar residence which presents no privacy issues to the Applicant's residence. The increase in height and lack of transparency of the new swimming pool enclosure will affect the sun light access to the Baers' rear yard in the morning, unlike the current enclosure.

(iii) Building Scale and Form

The Guidelines note that, even when permitted by the Planning Code, expansion of the height and depth of a building into the rear yard can impact the mid-block open space. As discussed above, the existing roof enclosing the swimming pool is the only architectural feature that intrudes into the rear yard corridor visible from Sea Cliff Avenue, but this intrusion into the mid-block open space is softened by the translucent glass roof. The proposed expansion of the existing terrace deck would not only be solid instead of transparent, it will also increase the height and mass of the roof enclosing the swimming pool, making it the prominent feature emphasizing its disruptiveness to the block pattern and midblock open space. The terrace expansion is inappropriate because it will make the terrace deck uncharacteristically deep, uncharacteristically tall, and making it even more incompatible with the neighborhood character.

Based on the above, it is submitted that the proposed rear terrace expansion will significantly intrude into the Baers' privacy and the light access to their rear yard. The new terrace is disruptive to the midblock open space impairing the scenic quality and the midblock open space adversely affecting the neighborhood.

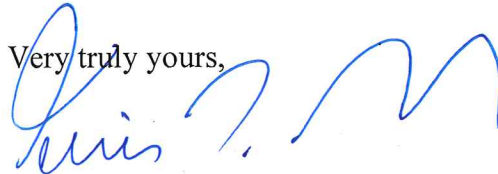
**Conclusion**

It is respectfully submitted that this Application presents a challenge to the important policy considerations surrounding neighbor agreements and the preceived finality of the application process. When a compromise agreement is reached regarding the size and scope of a deck extension, and that agreement is the basis for withdrawal of a Request For Discretionary Review, is it consistent with Planning Commission policy, or consistent with the process, that a Project Sponsor be allowed to revisit that compromise agreement at a later time?

Commissioner Rich Hillis  
November 26, 2018  
Page 6

It is respectfully submitted that the Request for Discretionary Review should be taken so as to protect the policies of the Department and Commission regarding neighborhood notification, communication and resolution.

Very truly yours,



Denis F. Shanagher

DFS

Exhibits

cc: Commissioner Dennis Richards  
Commissioner Rodney Fong  
Commissioner Milicent Johnson  
Commissioner Joel Koppel  
Commissioner Myrna Melgar  
Commissioner Kathrin Moore  
David Winslow  
David Swaim

**TABLE OF EXHIBITS**

- |           |  |
|-----------|--|
| Exhibit A | Project Site Photograph                                      |
| Exhibit B | Planning Commission Brief – June 29, 2011 (without Exhibits) |
| Exhibit C | Settlement Agreement   |

# **EXHIBIT**

**A**

**EXHIBIT A**





# **EXHIBIT**

**B**

**EXHIBIT B**



ALICE SUET YEE BARKLEY  
DIRECT DIAL NUMBER 415.356.4635  
DIRECT FAX NUMBER 415.356.3888  
EMAIL ADDRESS ABARKLEY@LUCE.COM

June 29, 2011

Commissioner Christina Olague  
President, Planning Commission  
1650 Mission Street, Fourth Floor  
San Francisco, CA 94103

Subject: 610 El Camino Del Mar Renovation and Addition  
Discretionary review request

Dear Commissioner Olague,

Marc Heng ("Applicant"), the owner of 610 El Camino Del Mar, ("Applicant's Residence" or "Project Site"), proposes to renovate the interior of his home and to add a 20'x23' wide rear terrace above the existing basement level and into the existing rear yard open space corridor. Pamela and Larry Baer ("Baers" or "DR requestors"), the adjacent property owners of 620 El Camino Del Mar property ("Baer residence") filed a discretionary review request ("DR") on April 27, 2011. For the reasons stated below, the proposed 20' deep x 23' wide terrace is inappropriate as designed.

#### PROJECT SITE

The Project site, located on the north side of El Camino Del Mar and west of Sea Cliff Avenue, is in a Scenic Street Sign District and part of the "49 Mile Scenic Drive." The site is improved with a two-story home with a basement level that extends into the required rear yard approximately 10'. The basement level encloses a swimming pool with a translucent glass paneled hip roof that extends approximately 37' beyond the Baer residence. See aerial photograph showing the glass roof of the swimming pool at 610 El Camino Del Mar attached as **Exhibit 1**. The Applicant's main rear façade is approximately 2' longer than the DR Requestor's residence. See Sheet A-1.0 of floor plans attached to Department's case report (herein "Plans") and aerial photograph attached as **Exhibit 2**.<sup>1</sup>

In this block, all the homes have a rear yard at grade except for the Applicant's Residence and the 600 El Camino Del Mar property. The 600 El Camino Del Mar residence has a rear deck

---

<sup>1</sup> The aerial photographs in the Planning Department's file does not show the Baer residence after renovation which extended the kitchen area toward the rear façade as shown in **Exhibit 2**.



Attachment to Discretionary Review Application  
Project Address: 610 El Camino Del Mar  
Page 2 of 9

that is below the wall separating it and the Site and is approximately 10' below the Applicant's living room and about 30" below the property line wall. See Sheets SU1 and A1.0. Above the rear yard property line wall or hedges, there are no other rear terraces or intrusion into the rear yard corridor along the block.

### **PROPOSED PROJECT**

The proposed rear expansion involves removal of the existing roof enclosing the swimming pool up to the required rear yard line and construction of a new flat roof that will serve as a terrace off the Applicant's living room and dining room. When completed, the two level 20'+ deep and 23' -27' wide terrace will extend approximately 25' beyond the Baer Residence and into the rear yard corridor ("Project"). See Sheets A1.0 and A2.2 of Plans. The proposed terrace will be approximately 16' to 17' above the existing rear yard grade of the Applicant's Residence. See Sheet SU-1 and Sheet A3.5 of Plans.

### **CONSULTATION WITH NEIGHBORS**

The Applicant's main residence is in Asia. The project architect and Ms. Scheinholtz, who is the Baer's architect, met and/or corresponded between June 23, 2010 and June 25, 2011 in an attempt to resolve the issues raised relating to the proposed rear extension. Notwithstanding specific suggestions by Ms. Scheinholtz, the Project architect and the Applicant were non-responsive to any of the suggestions presented. The following is a chronology of consultation between the parties and/or their architects.

#### ***Consultation with Project Architect***

Ms. Scheinholtz's first contact with the project architect was on June 23, 2010. In August, 2010, Ms. Scheinholtz requested that story poles be erected. Between October, 2010 and February 2011, the Project architect eliminated the stair penthouse up to the roof deck. Story poles were erected in February, 2011.

In March, 2011, the Project Architect indicated that the Applicant would consider the request to shorten and lowering the terrace but would proceed with sending out the 311 notice so that they would have the comments of the other neighbors. On April 22, 2011, Ms. Scheinholtz sent a letter to the Project architect outlining in detail the design revisions requested. A copy of this letter is attached hereto as **Exhibit 3**. Between March and June, 2011, Ms. Scheinholtz continued to have conversations in an attempt to resolve the issues surrounding the terrace.

Attachment to Discretionary Review Application  
Project Address: 610 El Camino Del Mar  
Page 3 of 9

Various design variations were offered to shorten the deck and to decrease its impact on the DR requestors privacy. The only change made to the plans was the lowering of the roof deck by 30" in response to the comments of the Residential Design Team on May 19, 2011.

***Consultation Between the Baers and the Applicant***

***Late May/Early June:*** As part of the required pre-application meeting, Applicant and the project architect met with Pamela Baer to discuss the project. The Baers consulted with their architect and informed the Applicant of their objections. The Applicant indicated that his architect would work on revisions to the design to attempt to arrive at a mutually acceptable solution.

***April 28, 2001:*** Since the Applicant failed to respond to any of the Baer's suggestions and made no change to the plans, the Baers filed a DR with the Commission on the 30<sup>th</sup> day of the DR period. After filing of the DR, the DR requestors instructed their attorney to continue to work with the Applicant's architect to resolve the issues. A copy of the DR request is attached to the Case Report.

***June 2 to June 25, 2011:*** The Applicant and the DR requestors corresponded in an attempt to arrange a face-to-face meeting. The parties' schedule conflicts precluded a meeting until July 5, 2011. Copies of the e-mail correspondence between Applicant and Larry Baer are attached hereto as **Exhibit 4**.

The only substantive revision to the proposed plan are eliminating the stair penthouse and lowering the roof deck responding to the Planning Department's request.

**ISSUES RAISED IN DISCRETIONARY REVIEW**

In the discretionary review request, the DR requestors objected to the roof deck. Subsequent to filing of the DR, the Planning Department requested that the roof deck be lowered and the plans before this Commission reflected this design revision. The discussion below will focus on the terrace

1. **Exceptional Circumstances Exist.**

The Sea Cliff has a defined visual character and is one of the most scenic neighborhoods in the City proven by it's inclusion in the "49 Mile Scenic Drive." Most of the buildings on this super block of El Camino Del Mar are rated architectural historic resources. The Applicant's



Attachment to Discretionary Review Application  
Project Address: 610 El Camino Del Mar  
Page 4 of 9

residence is listed in the 1976 Planning Department Architectural Survey (“Survey”) and is rated “4” for its important contribution to a cluster/streetscape. While evaluation of a historic resource is generally directed at the front façade, the rear façade merits careful consideration because of the buildings’ contribution to a cluster/streetscape that is visible from both Sea Cliff Avenue and China Beach. See **Exhibit 5** for a copy of the 1976 Survey for 610 El Camino Del Mar. The extra-ordinary circumstance is the special and unique quality of the Sea Cliff neighborhood and the scenic backdrop formed by the rear facades of these homes when viewed from China Beach and Sea Cliff Avenue.

**B. The Proposed Rear Extension Does Not Complies With The Residential Design Guidelines**

The Residential Design Guidelines (“Guidelines”) are designed to protect and/or enhance the *unique setting and character* of the City’s residential neighborhoods. The Guidelines note that “a single building out of context with its surroundings can be disruptive to the neighborhood character and, if repeated often enough, to the image of the City as a whole.” For the reasons discussed below, the proposed rear expansion of the Applicant’s Residence is such a case.

(i) *Neighborhood Character – pages 7-9*

The Department’s residential design team erroneously concluded that the rear of the property does not contribute to a midblock open space as it is on a cliff overlooking China Beach and the Pacific Ocean. Based on this reasoning, all the blocks on Telegraph Hill, Russian Hill, Pacific Heights do not have to consider a project’s impact on the midblock open space. As can be seen from the aerial photograph attached as **Exhibit 6**, there is a clearly an existing, well defined, midblock open space corridor.

The homes on El Camino Del Mar between Lake Street and Sea Cliff Avenue are fairly uniform in height and in depth. The depths of the buildings on the north side of the 600 and 700 blocks of El Camino Del Mar are fairly uniform and form an uninterrupted rear yard open space. See **Exhibit 6**. While the swimming pool enclosure intrudes deep into the rear yard corridor, the glass roof minimizes its bulk and visibility. See **Exhibit 7** for photographs of existing condition. However, the proposed rear terrace will be a highly visible and intrusive feature breaking into and disrupting the rear year corridor. See **Exhibit 8** for a photomontage with the outline of the terrace.

Attachment to Discretionary Review Application  
Project Address: 610 El Camino Del Mar  
Page 5 of 9

The Department and the Applicants reliance on the rear deck of the 600 El Camino Del Mar home is misplaced. The 600 El Camino Del Mar house is on a parcel that is more than twice the size of most of the other lots on the block and has street frontage on both El Camino Del Mar and on Sea Cliff Avenue. More importantly, the floor of deck of 600 El Camino Del Mar is approximately about 30" below the top of the wall separating the 610 and 600 El Camino Del Mar properties and is approximately 12'+ below the floor of the living room of 610 El Camino Del Mar. and presents no privacy issue to its neighbors. See Sheet SU1 and A1.0. Unlike the current swimming pool enclosure, the 600 El Camino Del Mar rear deck is not visible to the public. See Photographs of the rear façades of 600, 610, 620 and 630 El Camino Del Mar from Sea Cliff Avenue attached hereto as **Exhibit 9**.

Alteration and expansion of an existing home should follow the Design Principals listed on page 5 of the Guidelines. This super block of El Camino Del Mar has a strong defined visual character because the buildings are compatible in placement on their lots, including the depth of the buildings, and are similar in form, scale, bulk, proportion, exterior materials and rear yards.<sup>2</sup> See Exhibits 3 and 7. For reasons discussed below, this renovation does not follow the design principals on page 5 of the Guideline in that the renovation will (1) impair the mid-block open space, (2) include architectural features that detract from the neighborhood character, and (3) impair the character-defining features of the area which does not include highly visible and inappropriate rear extensions.

(ii) *Site Design*

(a) Rear Yard (Light and Privacy p.16-17)

The Guidelines caution that when expanding a building into the rear yard, the impact of the expansion on the light and privacy of the abutting homes must be considered. When completed, the elevation of the proposed terrace will be 124.52 and 126.52 SF datum. The DR Requestor's living room floor is at 124.5' SF Datum. Thus, the proposed terrace will intrude into the DR Requestor's privacy, unlike the deck at the 610 El Camino del Mar residence which presents no privacy issues to the Applicant's residence. The increase height and lack of transparency of the new swimming pool enclosure will affect the sun light access to the Baer's rear yard in the morning, unlike the current enclosure.

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<sup>2</sup> Except for 600 El Camino Del Mar.



Attachment to Discretionary Review Application  
Project Address: 610 El Camino Del Mar  
Page 6 of 9

The proposed terrace projects 24'-6" beyond the rear façades of the adjacent neighbors. The rear yard levels along this block of El Camino Del Mar are usually one story below the sidewalk because these homes are down sloping. The proposed terrace at the sidewalk level will present privacy issues because it allows view into the living areas of the home of the DR requestor. See **Exhibit 10** for a photograph of the story pole showing the privacy issue raised by the depth of the deck. Currently the main living area of DR requestor's home, similar to all the other homes on El Camino Del Mar along with the Applicants home enjoy complete privacy.<sup>3</sup> See **Exhibit 12**.

(b) Views – page 18

As stated in the Guidelines, private view is not protected; views from public areas are protected. As discussed above, the rear facades and the midblock open space of this block of El Camino Del Mar forms a scenic backdrop when viewed from Sea Cliff Avenue and China Beach. The proposed terrace will be the dominate rear yard feature for the entire block. See Exhibit 8.

(iii) *Building Scale and Form*

(a) Building Scale at the Mid-Block Open Space – pages 25-26

The Guidelines note that, even when permitted by the Planning Code, expansion of the height and depth of a building into the rear yard, can impact the mid-block open space. As discussed above, the existing roof enclosing the swimming pool is the *only* architectural feature that intrudes into the rear yard corridor visible from Sea Cliff Avenue, but this intrusion into the mid-block open space is softened by the translucent glass roof. See Exhibits 1, 7, 9 and 11. The proposed expansion would not only be solid instead of transparent it also increases the height and mass of the roof enclosing the swimming pool making it the prominent feature emphasizing its disruptiveness to the block pattern and midblock open space. See Exhibit 8. The terrace is inappropriate because it is uncharacteristically deep, uncharacteristically tall, making it incompatible with the neighborhood character.

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<sup>3</sup> This deck is visible to the public only if one walks up the drive way off Sea Cliff Avenue. See photograph attached hereto as **Exhibit 11**.

Attachment to Discretionary Review Application  
Project Address: 610 El Camino Del Mar  
Page 7 of 9

(v) *Building Details*

Windows (pages 44-45): The Applicant's Residence, listed in the 1976 Planning Department Survey, is a rated architectural resource. The Guidelines address a block's window pattern. This block of El Camino Del Mar is unique in that the rear of the homes are visible from the pedestrian gate to Baker Beach off Sea Cliff Avenue. The project design calls for the existing rear rectangular windows to be replaced with an angled bay window and large Gothic arched windows. The result is a rear façade design with proportion, shape and size that do not relate to the dominate window patterns of the surrounding buildings in this neighborhood or the architectural style of the existing home. This design is incompatible with the historic character of this building.

Based on the above, it is concluded that the proposed rear terrace will significantly intrude into the DR's requestor's privacy and the light access to their rear yard. The new terrace is disruptive to the midblock open space impairing the scenic quality and the midblock open space adversely affecting the neighborhood. Furthermore, the design of the new windows along the rear façade do not relate to this historically rated residence.

**REQUESTED REVISIONS**

Since the roof deck has been modified at the Departments suggestion, the focus of the requested revisions is directed at the rear terrace. The DR requestors would like this Commission to require redesign of the two level rear terrace to preserve the midblock open space pattern that currently exists. However, recognizing that the Applicant has a need for a reasonable amount of usable open space, the DR requestors request that, at a minimum, the proposed terrace be revised to (1) lower the terrace floor by 12" by reducing the interior clear ceiling height of the swimming pool enclosure, (2) reduce the depth of the deck from 20' to 14'. This can be achieved by combining the upper and lower decks into a single deck that is 14' x 18' and reconfiguring the stairs to the east side leading down to a one level terrace, and (3) Set back the railing 5' from the east side to maximize the DR requestors' privacy and to provide allow the rear open space corridor to be extended eastward. The outlines comparing the impact of the proposed terrace and one that is reduced in depth and height are attached hereto as **Exhibit 13**.

Attachment to Discretionary Review Application  
Project Address: 610 El Camino Del Mar  
Page 8 of 9

**CONCLUSION**

Based on the foregoing, it is respectfully submitted that this Commission grants the discretionary review request and modify the rear terrace as discussed.

Very truly yours,

  
Alice Suet Yee Barkley

Enclosure: Exhibits 1-10

cc: Commissioner Ron Miguel  
Commissioner Michael J. Antonini  
Commissioner Gwyneth Bordon  
Commissioner Kathrin Moore  
Commissioner Hisashi Sugaya  
Commissioner Rodney Fong  
John Rahaim  
Scott Sanchez  
Glenn Cabrerros  
Aleck Wilson  
Larry and Pamela Baer  
Nancy Scheinholtz



Attachment to Discretionary Review Application  
Project Address: 610 El Camino Del Mar  
Page 9 of 9

### TABLE OF EXHIBITS

- |            |   |
|------------|---|
| Exhibit 1  | Aerial photograph showing the glass roof of the swimming pool at 610 El Camino Del Mar  |
| Exhibit 2  | Photograph of Rear of 610 El Camino Del Mar and adjacent buildings  |
| Exhibit 3  | Letter dated April 25, 2010 from Nancy Scheinholtz to Project Architect   |
| Exhibit 4  | E-mail correspondence between Project Applicant and DR Requestor  |
| Exhibit 5  | Planning Department 1975 Architectural Survey   |
| Exhibit 6  | Aerial photograph of El Camino Del Mar between 28 <sup>th</sup> Avenue and 32 <sup>nd</sup> Avenue, Sea Cliff Avenue and China Beach Park |
| Exhibit 7  | Photographs of existing condition from Sea Cliff Avenue   |
| Exhibit 8  | Photomontage with the outline and additional side wall height of the proposed terrace.  |
| Exhibit 9  | Photographs of at the rear façades of 600, 610, 620 and 630 El Camino Del Mar from Sea Cliff Avenue                                       |
| Exhibit 10 | Photograph of the story pole showing the privacy issue raised by the depth of the deck  |
| Exhibit 11 | Photograph of the deck of 600 El Camino Del Mar from driveway off Sea Cliff Avenue  |
| Exhibit 12 | Relationship of the rear facades of the buildings on the 600 and 700 blocks of El Camino Del Mar  |
| Exhibit 13 | Outlines comparing the impact of the proposed terrace and one that is reduced in depth and height   |



# **EXHIBIT**

**C**

**EXHIBIT C**

## SETTLEMENT AGREEMENT

THIS SETTLEMENT AGREEMENT, dated July 6, 2011 (“**Agreement**”) is made by and between Laurence M. Baer and Pamela C. Baer, Trustees of the Baer Revocable Trust, u/t/a dated July 6, 2009 (collectively “**TRUST**”), and Maple Oak LLC and Helen Chu as the manager of Maple Oak LLC (collectively “**LLC**”). This Agreement is entered into with reference to the following facts:

A. Trust is the owner of that certain real property located at 620 El Camino Del, San Francisco, California (the “**Trust Property**”).

B. LLC is the owner of that certain real property located at 610 El Camino Del Mar, San Francisco, California (the “**LLC Property**”).

C. The parties have agreed that it is in their mutual interests to resolve this dispute in accordance with the terms of this Agreement.

### AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises contained herein and other good and valuable consideration, the parties agree as follows:

1. **LLC covenants and agrees to:**

1.1 Revise the current plans dated July 6, 2011 submitted to the Planning Department to conform with the revised plans with regard to the rear terrace attached hereto as **Exhibit A** (the “Plans”), which Plans shall be initialed by all of the parties on every sheet;

1.2 Submit the initial copies of the revised plans to the Department of Building Inspection that conform with the Plans attached hereto as Exhibit A;

1.3 Install railings to be fabricated of “starpire” low iron glass without any metal top cap around the rear terrace and the roof deck; subject to the San Francisco Department of Building Inspection approval of the lack of a metal top cap around the glass railings and subject to the San Francisco Planning Department approval of the revise plan.

1.4 No planters, either permanent or temporary, will be installed on the west side of the rear terrace adjacent to the Trust Property; and

1.5 The height of any trees or plant material along the common property line between the Trust property and the LLC property will be maintained to a height below the height of the existing wall along the common property line.

2. **Trust covenant and agree as follows:**

2.1 To initial the Plans attached hereto as Exhibit A and to forward same to the Planning Department with a letter advising the Department that the parties have agreed to the rear deck configuration, dimensions and limitations on landscaping in accordance to the Plans;

LMB RB CL

Agreement between Baer Revocable Trust and Maple Oak LLC

July 6, 2011

Page 2 of 4

2.2 To withdraw the discretionary review requests filed with the Planning Commission and not to appeal the issuance of a building permit to the Board of Appeals or otherwise judicially challenged the issued building permit provided that the approved plans conform with the Plans attached as Exhibit A.

2.3 Not to appeal the environmental review determination for the Project to the Board of Supervisors or otherwise judicially challenge said determination;

3. Covenant to cooperate. Trust shall cooperate with LLC and shall execute and deliver or cause to be delivered, all such other reasonable documents, as LLC reasonably requests from time to time in order to effectuate the approval of the Project.

4. Warranty. Helen Chu warrants that she has the legal authority and is authorized to execute this agreement on behalf of Maple Oak LLC, who is the owner of record of the LLC Property.

5. General Provisions.

5.1 Time of Essence. Time is of the essence to each and every term, condition, obligation and provision of this Agreement.

5.2 Attorneys' Fees. If any legal action, arbitration or other proceeding is brought to enforce any provision of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees and costs.

5.3 Specific Performance. In the event that any of the parties violates any of the terms of this Agreement, the Parties agree that monetary damages would be insufficient to make them whole and that each is entitled to specific performance of covenants made by each.

5.4 Governing Law. The laws of the State of California shall govern and control the terms and conditions of this Agreement.

5.5 Authority. Each person executing this Agreement represents that he or she is duly authorized to execute and deliver this Agreement on behalf of such party and agrees to deliver evidence of his or her authority to the other party upon request.

5.6 Complete Agreement; Written Modification Only. This Agreement contains the entire agreement of the parties and constitutes the complete, final and exclusive embodiment of their agreement with respect to the subject matter hereof. This Agreement supersedes any and all prior correspondence, arrangements, representations and understandings, whether written or oral, express or implied, with respect to the subject matter hereof. This Agreement is entered into after full investigation by each party hereto with neither party relying upon any statements or representations by the other party that are not embodied in this Agreement. This Agreement may not be modified except by a written agreement, which specifically sets forth each modification and is signed by all parties.

LMR BA CL

5.7 Severability. If any provision of this Agreement is finally determined to be invalid or unenforceable, that part of the Agreement only shall be ineffective and shall not affect the validity of the remaining parts of the Agreement.

5.8 Counterparts. This Agreement may be executed in counterparts and/or by facsimile, each of which shall be deemed an original regardless of the date of its execution and delivery. All counterparts together shall constitute one and the same agreement.

The parties have executed this Agreement as of the last date set forth below.

**TRUST:** Baer Revocable Trust, u/t/a dated July 6, 2009

  
\_\_\_\_\_  
Pamela C. Baer, Trustee


Date: July 6, 2011

Baer Revocable Trust, u/t/a dated July 6, 2009

  
\_\_\_\_\_  
Laurence M. Baer, Trustee

Date: July 6, 2011

**0LLC** Maple Oak LLC

  
\_\_\_\_\_  
By Helen Chu, its manager

Date: July 6, 2011

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<b>TRUST:</b>	Baer Revocable Trust, u/t/a dated July 6, 2009	Baer Revocable Trust, u/t/a dated July 6, 2009
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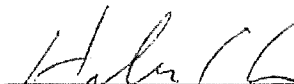
\_\_\_\_\_  
Pamela C. Baer, Trustee

Date: July 6, 2011

\_\_\_\_\_  
Laurence M. Baer, Trustee

Date: July 6, 2011

**0LLC** Maple Oak LLC

  
\_\_\_\_\_  
By Helen Chu, its manager

Date: July 6, 2011

**Exhibit A**

**Plans**

LMB RBC

LMB JRC

NOTE: PLANTING BETWEEN POOL WALL AND RETAINING WALL AT PROPERTY LINE SHALL NOT EXCEED THE HEIGHT OF THE RETAINING WALL AT ANY TIME

(N) 42" CLEAR GLASS RAILING, WITH NO TOP RAIL, PENDING APPROVAL BY BUILDING DEPT. NO PLANTERS SHALL BE BUILT INTO TERRACE ON WEST SIDE

NORTH END OF TERRACE AT ROOF PEAK IS (4) FULL BAYS BACK FROM END OF (E) GLASS ROOF RIDGE

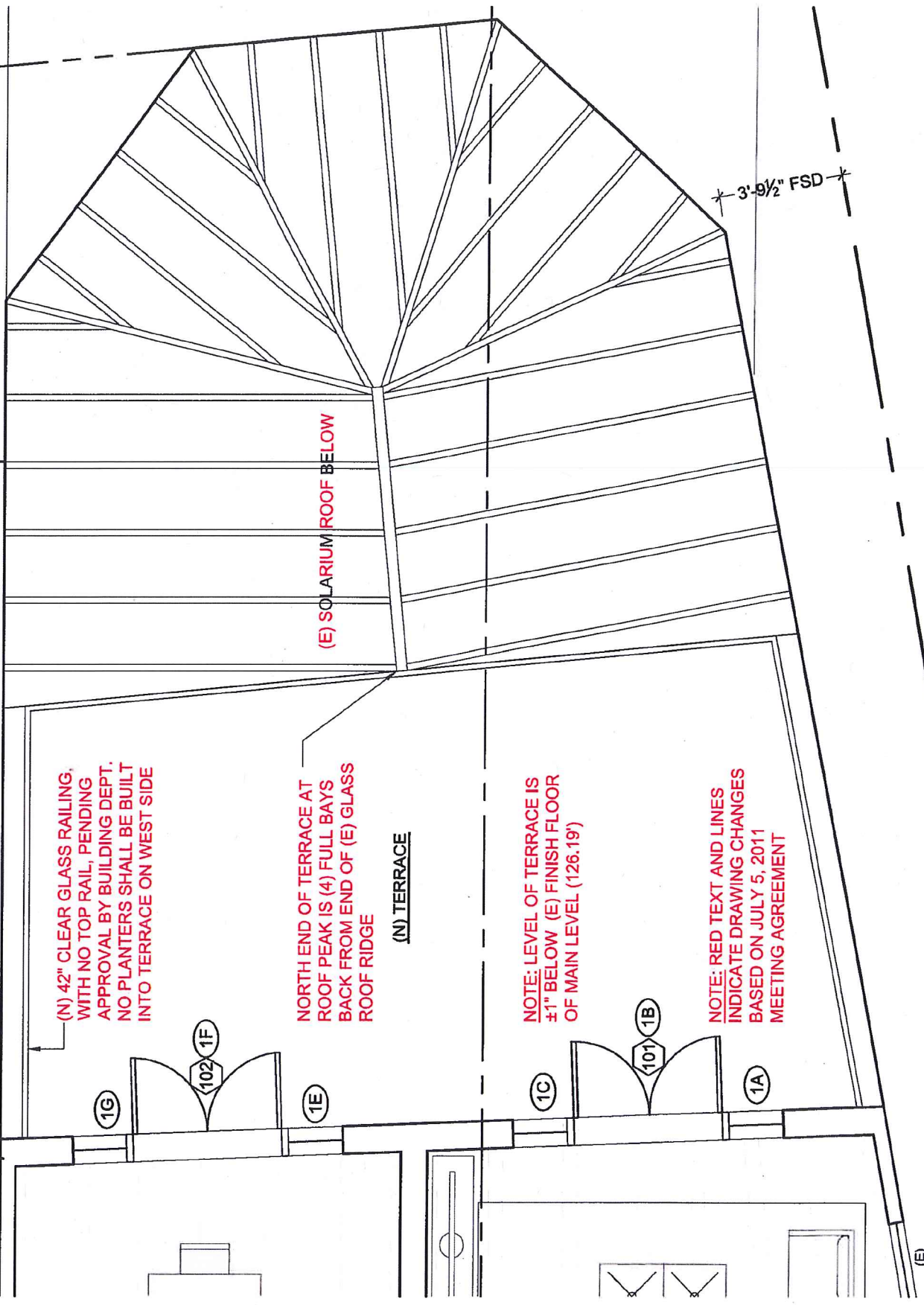
(N) TERRACE

NOTE: LEVEL OF TERRACE IS ±1" BELOW (E) FINISH FLOOR OF MAIN LEVEL (126.19')

NOTE: RED TEXT AND LINES INDICATE DRAWING CHANGES BASED ON JULY 5, 2011 MEETING AGREEMENT

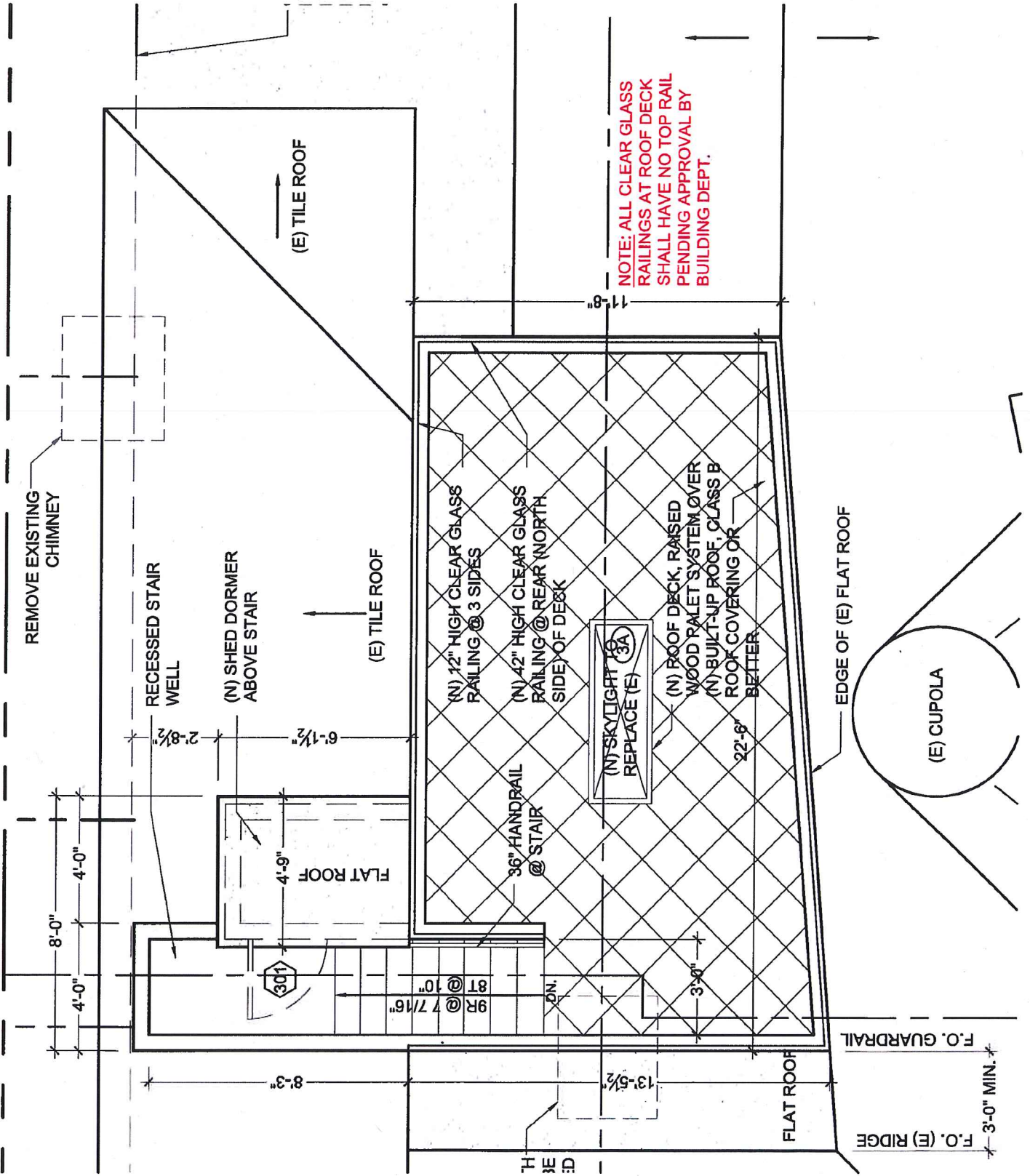
(E) SOLARIUM ROOF BELOW

\* 3'-9 1/2" FSD \*



(E)

LMB 4/27 CC



NOTE: ALL CLEAR GLASS RAILINGS AT ROOF DECK SHALL HAVE NO TOP RAIL PENDING APPROVAL BY BUILDING DEPT.



**AWA**

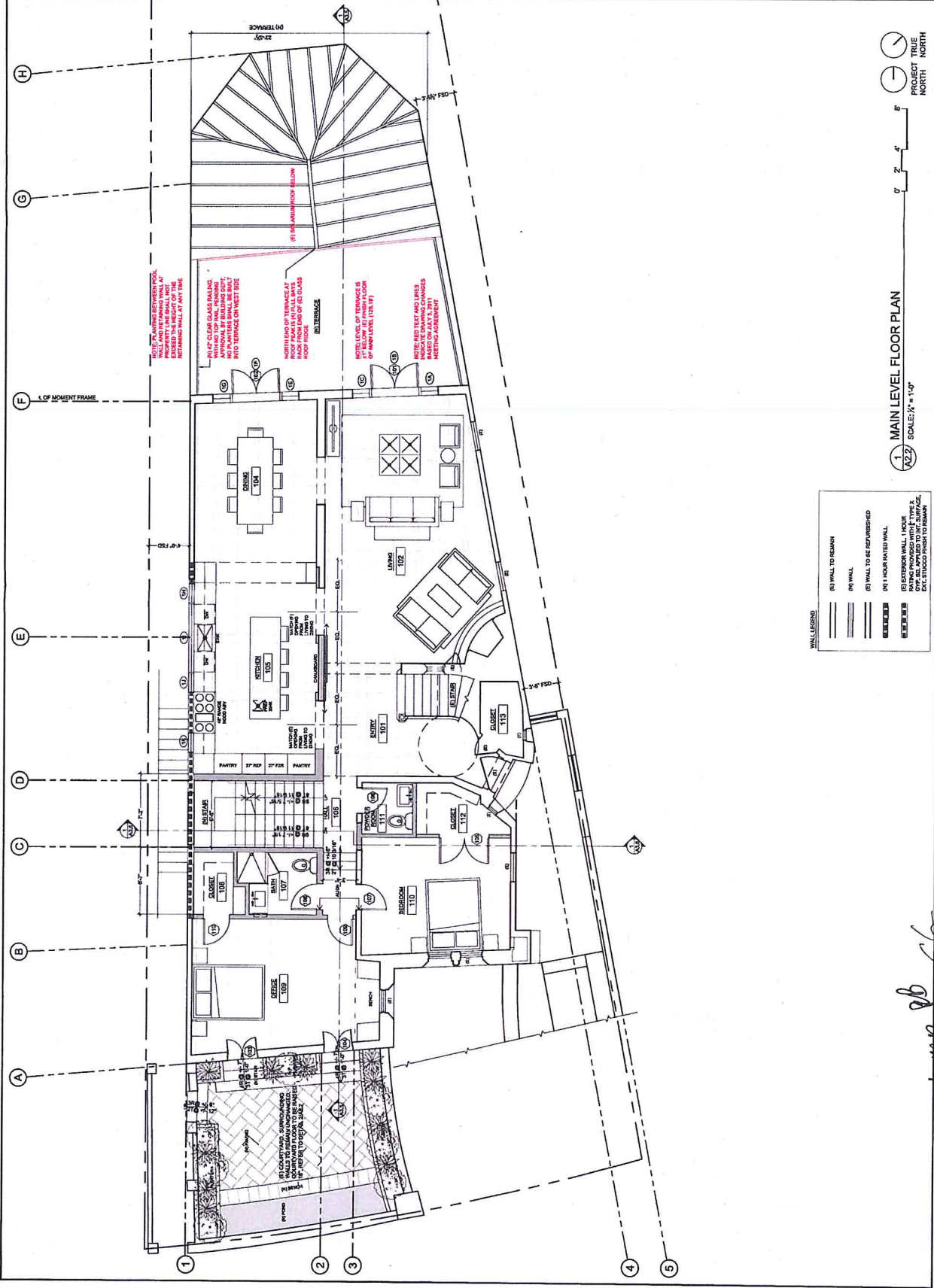
ALECK WILSON  
ARCHITECTS INC.  
26 O'FARRELL STREET  
SAN FRANCISCO, CA  
94108  
TEL: 415-775-1995  
FAX: 415-775-1979  
WWW.ALECKWILSONARCHITECTS.COM

CAMINO DEL MAR  
610 EL CAMINO DEL MAR  
SAN FRANCISCO, CA 94121



**DATES**  
DESIGNED PRELIM. DESIGN  
DESIGNED INTERIM  
DESIGNED PLANNING  
DESIGNED PROGRESS SET  
DESIGNED PLANNING REVIEW  
DESIGNED PROGRESS SET  
DESIGNED PLANNING REVIEW

**FLOOR PLAN**  
SCALE: VARIES  
SHEET: A2.2



**AWA**

ALECK WILSON  
ARCHITECTS INC.  
26 O'FARRELL STREET  
SAN FRANCISCO, CA  
94106  
TEL: 415-765-9995  
FAX: 415-765-1775  
WWW.ALECKWILSONARCHITECTS.COM

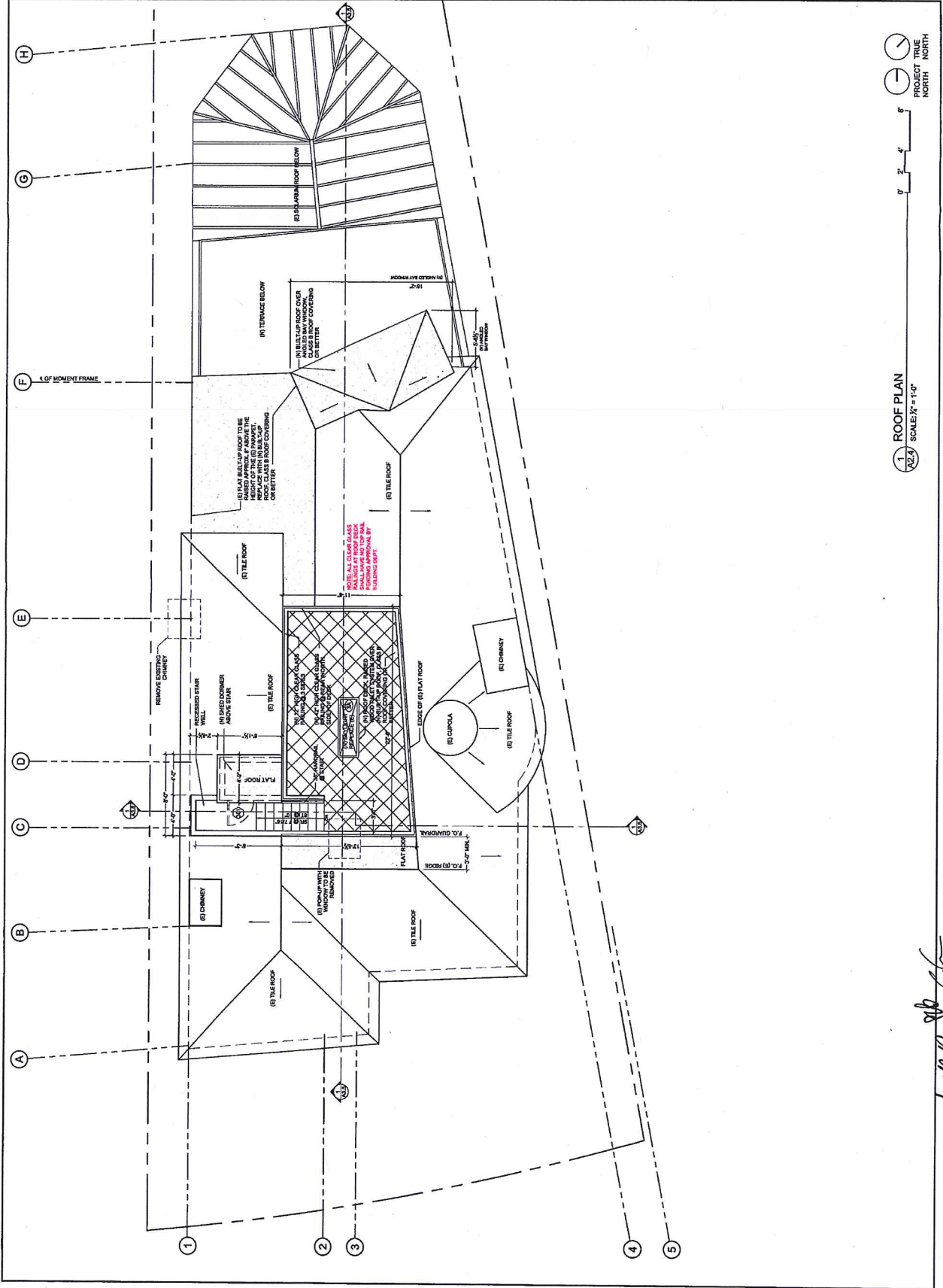
**CAMINO DEL MAR  
610 EL CAMINO DEL MAR  
SAN FRANCISCO, CA 94121**



**DATES**

01.13.10	PRELIM. DESIGN
02.23.10	REVISIONS
03.23.10	PLANNING
04.23.10	PROGRESS SET
05.23.10	PLANNING REV.
06.23.10	PLANNING SET
07.23.10	PLANNING REV.
08.23.10	PLANNING SET

**ROOF PLAN**  
SCALE: VARIES  
sheet: **A2.4**



1 ROOF PLAN  
SCALE: 1/8" = 1'-0"  
PROJECT FILE: NORTH  
NORTH

*Handwritten signature and date: 1-20-12*



LAW OFFICES OF  
**Weisberg & Miller**

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November 21, 2018

Commissioner Rich Hillis  
President, Planning Commission  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Re: 610 El Camino Del Mar (Building Permit App. No. 2018.0425.7347)  
Discretionary Review Request (Record No. 2018-006613DRP)

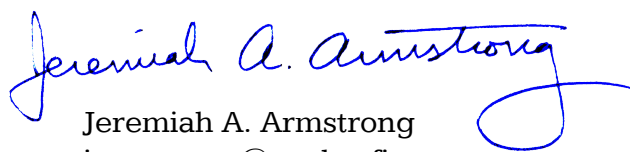
Dear Commissioner Hillis and Members of the Planning Commission,

Marc Heng, owner and resident of 610 El Camino Del Mar, proposes a modest alteration to the roof of his home pursuant to Building Permit Application No. 2018.0425.7347. Mr. Heng desires to modify the existing sunroof that covers part of the residence's solarium gymnasium that is closest to the rear yard in order to gain additional outdoor living space, while also mitigating water leakage and overheating issues presented by the numerous sunroof windows. Because the open space in the rear yard of the residence is only 18 feet deep, the proposed terrace extension is the only feasible way to capture additional outdoor living space for Mr. Heng's family.

The Proposal includes removing a portion of the sunroof, flattening the roof, and then making the region an extension of the terrace above, which was included as part of the 2011 remodel project as discussed below. Under the Proposal, the terrace would be extended 8 feet, 4 inches. The perimeter of the extended terrace region would be transparent glass railings—thereby not impeding visibility for any neighbors. In view of concerns the DR Requestor raised during a 2011 remodel project, Mr. Heng has been diligent to address and accommodate the DR Requestor's concerns even before she expressly raised them via her last-minute DR request.

Accordingly, as detailed in Mr. Heng's comprehensive Response to the Discretionary Review Request submitted herewith, the terrace extension does not adversely affect the surrounding properties and complies with the Residential Design Guidelines. Therefore, modification to the Proposal is unwarranted.

Respectfully submitted,

  
Jeremiah A. Armstrong  
jarmstrong@wmlawfirm.com

**RESPONSE TO**  
**DISCRETIONARY**  
**REVIEW (DRP)**



**San Francisco**  
**Planning**

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

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**Project Information**

Property Address: **610 El Camino Del Mar**

Zip Code: **94121**

Building Permit Application(s): **2018.0425.7347**

Record Number: **2018-006613DRP**

Assigned Planner: **David Winslow**

---

**Project Sponsor**

Name: **Marc Heng (agent attorney: Jeremiah Armstrong)** Phone: **(415) 296-7070**

Email: **jarmstrong@wmlawfirm.com (agent law firm: Weisberg & Miller)**

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**Required Questions**

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

Please see attached response.

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

Please see attached response.

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

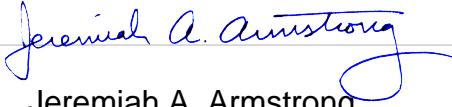
Please see attached response.

## Project Features

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

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	1	1
Occupied Stories (all levels with habitable rooms)	3	3
Basement Levels (may include garage or windowless storage rooms)	1	1
Parking Spaces (Off-Street)	1	1
Bedrooms	7	7
Height	26'	26'
Building Depth	100.25'	100.25'
Rental Value (monthly)	n/a	n/a
Property Value	~\$8 million	unknown

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

<b>Signature:</b> 	<b>Date:</b> 11/21/18
<b>Printed Name:</b> Jeremiah A. Armstrong	<input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Authorized Agent

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





**RESPONSE TO DISCRETIONARY REVIEW REQUEST**

610 El Camino Del Mar  
Record No. 2018-006613DRP  
Building Permit Application No. 2018.0425.7347

**Introduction**

Marc Heng, owner and resident of 610 El Camino Del Mar (“Residence”), proposes a modest alteration to the roof of his home pursuant to Building Permit Application No. 2018.0425.7347 filed April 25, 2018 (“Proposal”).<sup>1</sup> See Ex. 1 (aerial views); Ex. 2 (plan excerpts); Ex. 3 (full plans). Mr. Heng desires to modify the existing sunroof that covers part of the Residence’s solarium gymnasium that is closest to the rear yard in order to gain additional outdoor living space, while also mitigating water leakage and overheating issues presented by the numerous sunroof windows. The Proposal includes removing a portion of the sunroof, flattening the roof, and then making the region an extension of the terrace above, which was included as part of the 2011 remodel project as discussed below. Under the Proposal, the terrace would be extended 8 feet, 4 inches and approximately 6 feet higher than the existing solarium roof. The perimeter of the extended terrace region would be transparent glass railings—thereby not impeding visibility for any neighbors.

Pamela Baer (“DR Requestor”), owner of 620 El Camino Del Mar, a house western adjacent to the Residence, filed a DR request on August 31, 2018—waiting until the last day such a request could be submitted. Ms. Baer never communicated with Mr. Heng regarding the Proposal before filing the DR request.

Ms. Baer has a history of objecting to any proposed modifications to the Residence. For instance, in April 2011, Ms. Baer filed a DR request regarding Mr. Heng’s proposal to, *inter alia*, expand the roof access into a roof deck, extend an existing rear terrace, and make minor modifications to the front and rear facades pursuant to Building Permit Application No. 2010.0920.1192 that was filed September 20, 2010. Several days before that DR hearing, Mr. Heng made significant concessions regarding the scope of the project after negotiating with Ms. Baer and her husband, Laurence Baer. The parties ultimately resolved the issues by executing an agreement, which included a compromise on the dimensions of the terrace and deck and dictated details such as the type of glass railings used for the perimeter of the terrace and limitations on the use of planters on the terrace. That project was completed in 2013. Nothing in that agreement prevents Mr. Heng from pursuing the modifications he now seeks in this Proposal.

In Ms. Baer’s DR request, she wrongly asserts that adjoining neighbors were not provided timely notice under Section 311. But based on Planning Department records, such notices were sent by the City in late July and early August 2018. See Ex. 4

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<sup>1</sup> Title to the property is held by Mr. Heng’s company, Maple Oak LLC.



(7/25/2018 email). Likewise, a compliant public notice was posted at the Residence from August 1-31, 2018. *See* Ex. 5 (photos of poster); Ex. 6 (9/5/2018 declaration). Furthermore, Ms. Baer's objection that a neighborhood meeting was not held is inconsequential. No such meeting was required because the Proposal does not include (1) any vertical additions that add seven or more feet to the existing height, nor (2) any horizontal additions that add more than ten feet to the existing building depth at any level.<sup>2</sup> Ultimately, Ms. Baer's DR request is unjustified and is part of an ongoing effort to interfere with Mr. Heng's reasonable enjoyment of his home.

### **Question No. 1**

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

Mr. Heng's modest Proposal should be approved because:

- It is consistent with the Residential Design Guidelines with respect to neighborhood character, mid-block open space, architectural detailing, light and privacy issues, and public view considerations;
- It is consistent with the California Environmental Quality Act (CEQA) with respect to historic considerations; and,
- It is a code complying proposal that enables Mr. Heng to enhance outdoor living space for his family and children, while also remedying water leakage and overheating issues presented by the existing solarium windows.

**Neighborhood Character:** The Proposal is compatible with the existing scale and pattern of decks and balconies found at the rear of neighboring properties. The Proposal is less visually prominent than the second and third floor balconies at Ms. Baer's house, and the upper balcony at 630 El Camino Del Mar. *See* Ex. 1 (aerial view of neighborhood). This is due to the plethora of trees and vegetation and the view angle when looking up from China Beach. The proposed terrace extension is smaller and shallower than the eastern adjacent terrace at 600 El Camino Del Mar. Balconies, roof decks and terraces are common on the rear facades that form the backdrop for China Beach in the Sea Cliff Neighborhood.

Notably, Ms. Baer's concerns are inconsistent with work she undertook at her own house. In 2008, Ms. Baer built and expanded three decks along the shared property line (Permit Application No. 2008.0416.9901, Variance Case No. 2005.004V). *See* Ex. 7 (variance). The first-floor deck required a variance because it encroaches into the required side yard setback. Ms. Baer's second floor deck has a railing height of only one foot below the height of the railing of the existing and proposed terrace. Thus, the Proposal is neither unreasonably high nor out of character with the neighborhood in light of the design of Ms. Baer's own property.

---

<sup>2</sup> <https://sf-planning.org/section-311-pre-application-process>

**Mid-Block Open Space:** The Proposal will not negatively impact the mid-block open space because no rear yard expansion is proposed. The Proposal is entirely over an existing structure and will not increase the building's mass.

Moreover, the Proposal's impact to the mid-block open space is outright negligible when compared to construction recently undertaken (and still ongoing) at 632 El Camino Del Mar, which is three houses to the west of the Residence. *See* Building Permit Application Nos. 2015.1125.3600, 2016.1121.3218 and 2017.0928.9842. There, substantial retaining walls have been built along both side property lines that extend all the way to the rear property line. *See* Ex. 8 (before and after photos displaying retaining wall). Moreover, those retaining walls are just part of a larger project at 632 El Camino Del Mar to add, *inter alia*, approximately 2,000 square feet of space for a utility room, storage room, powder room, infinity spa/pool, and new rear patio.

**Architectural Details:** Consistent with the 2011 renovations to the house, the Proposal has been designed to preserve original character of the home, consistent with the Building Details section of the Residential Design Guidelines. The Proposal merely extends the terrace yet maintains most of the solarium.

**Light to Neighboring Property:** The proposed terrace railing is set back at least four feet from Ms. Baer's side property line, exceeding the Planning Code requirement of three feet. The Proposal includes open railing to preserve light to Ms. Baer's property. Because of the large side setback and the openness of the proposed railing, there will be no significant impact on light to DR Requestor's property, in accordance with the Residential Design Guidelines.

**Privacy:** Just as she did in her 2011 DR request, Ms. Baer expresses concern about the loss of privacy with the proposed terrace extension. However, the Residence already has a terrace at the same level that extends past the rear wall of Ms. Baer's house and allows for nearly unfettered views into her rear yard. Thus, Ms. Baer's assertion that the Proposal will "significantly impact privacy" is unsupported and meritless.

**View:** As set forth above, the terrace railing will continue to be open railing to preserve the view from Ms. Baer's property, even though private views are not protected by the Residential Design Guidelines. Thus, Ms. Baer will continue to enjoy spectacular and panoramic San Francisco Bay and Marin Headlands views.

## **Question No. 2**

**What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties?**

Given the issues raised by Ms. Baer pertaining to the 2011 renovations, Mr. Heng has been very mindful of the types of concerns Ms. Baer now raises. Therefore, the Proposal is quite modest and makes every effort to preemptively address her concerns—in particular, making sure Ms. Baer's view remains unobstructed. Given the already

very minimal scope of the Proposal, Mr. Heng believes he has already sufficiently addressed Ms. Baer's concerns and he cannot conceive of how the Proposal could feasibly be narrowed to placate Ms. Baer. The Proposal is compatible with neighboring properties, and no further modification is necessary to ensure compliance with the Residential Design Guidelines.

**Question No. 3**

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

As described in response to Question Nos. 1 and 2, Mr. Heng has been diligent to address and accommodate Ms. Baer's concerns even before she expressly raised them via her last-minute DR request.

Because the open space in the rear yard of the Residence is only 18 feet deep, the proposed terrace extension is the only feasible way to capture additional outdoor living space for Mr. Heng's children and family. In addition, the Proposal is an effort to remedy water leakage issues currently presented by the solarium windows while also decreasing the amount of heat in the underlying solarium gymnasium that is caused by so much light exposure. *See* Ex. 9 (photos of water leakage from solarium windows).

The proposed terrace extension effectively adds no mass to the rear elevation and is thus not visually obtrusive or atypical of the neighborhood pattern when viewed from China Beach. The adjacent terrace at 600 El Camino Del Mar is larger than the proposed extension and there are several roof decks located higher on Ms. Baer's property. Likewise, the massive construction project at 632 El Camino Del Mar illustrates that Mr. Heng's Proposal is nominal. Accordingly, the terrace extension does not adversely affect the surrounding properties and is in compliance with the Residential Design Guidelines. Therefore, modification to the Proposal is unwarranted.

**Table of Exhibits**

<b>Exhibit No.</b>	<b>Description</b>
1	Aerial Views of Neighborhood
2	Reduced Sized Version of Architectural Plans
3	Full Architectural Plans
4	7/25/2018 email re Planning Department notice printing and mailing
5	Photos of Public Notice Posting
6	Declaration of Public Notice Posting
7	Variance Case No. 2005.004V for 620 El Camino Del Mar
8	Photos of Retaining Walls at 632 El Camino Del Mar
9	Photos of Water Leakage from Solarium Windows

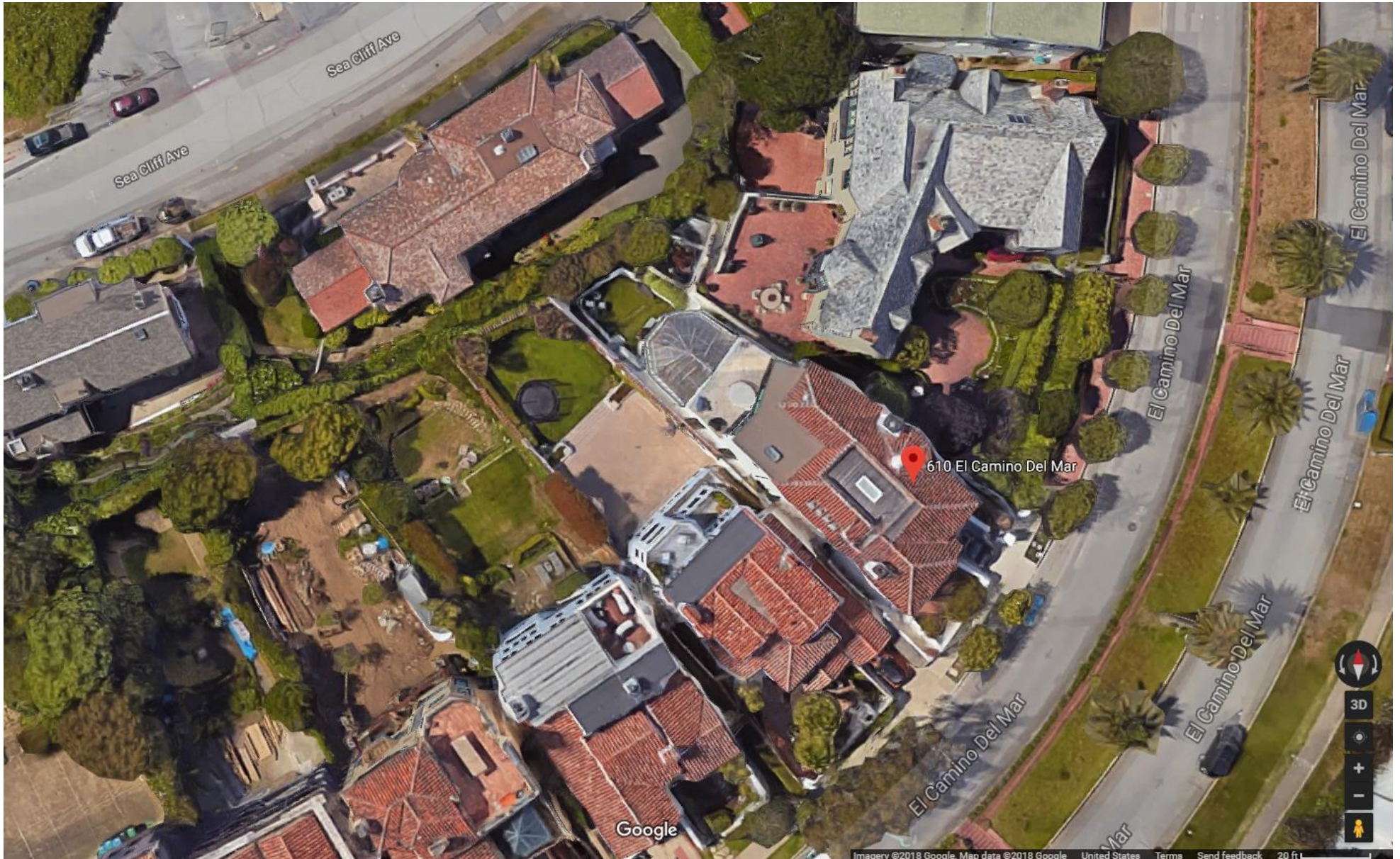
# **Exhibit 1**



















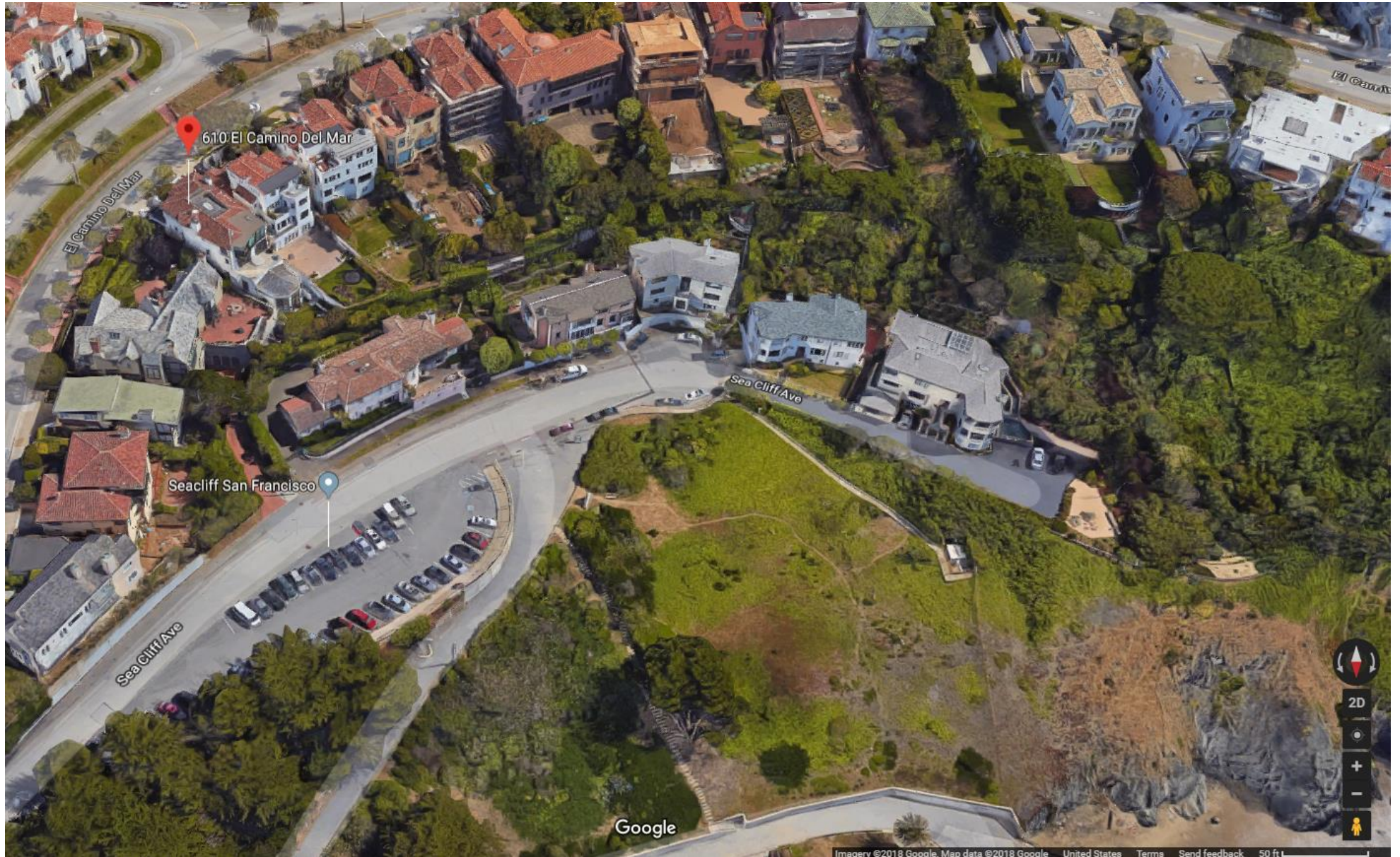








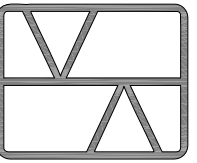








# **Exhibit 2**



**VERNER ARCHITECTS**

337 17th St. #214  
Oakland, CA 94612  
tel: 415.800.1801  
www.vernerarch.com

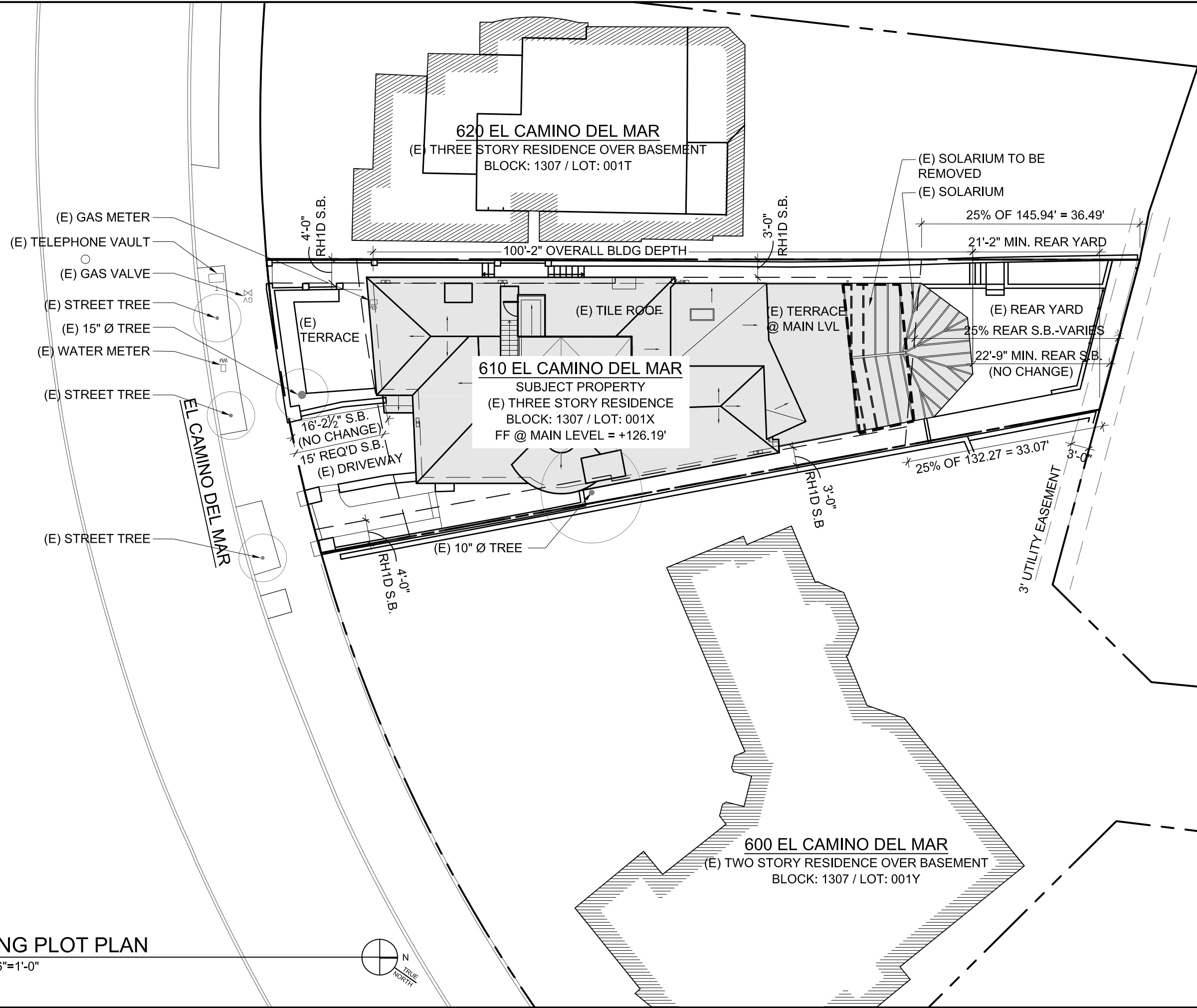


**CAMINO DEL MAR**  
610 EL CAMINO DEL MAR  
SAN FRANCISCO, CA 94121  
BLOCK 1307 LOT 1X

EXISTING PLOT PLAN

revision:  
date: 7.23.18  
sheet:

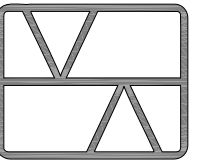
**DR1**



**1** EXISTING PLOT PLAN  
DR1 SCALE: 1/16"=1'-0"







**VERNER ARCHITECTS**

337 17th St. #214  
Oakland, CA 94612  
tel: 415.800.1801  
www.vernerarch.com

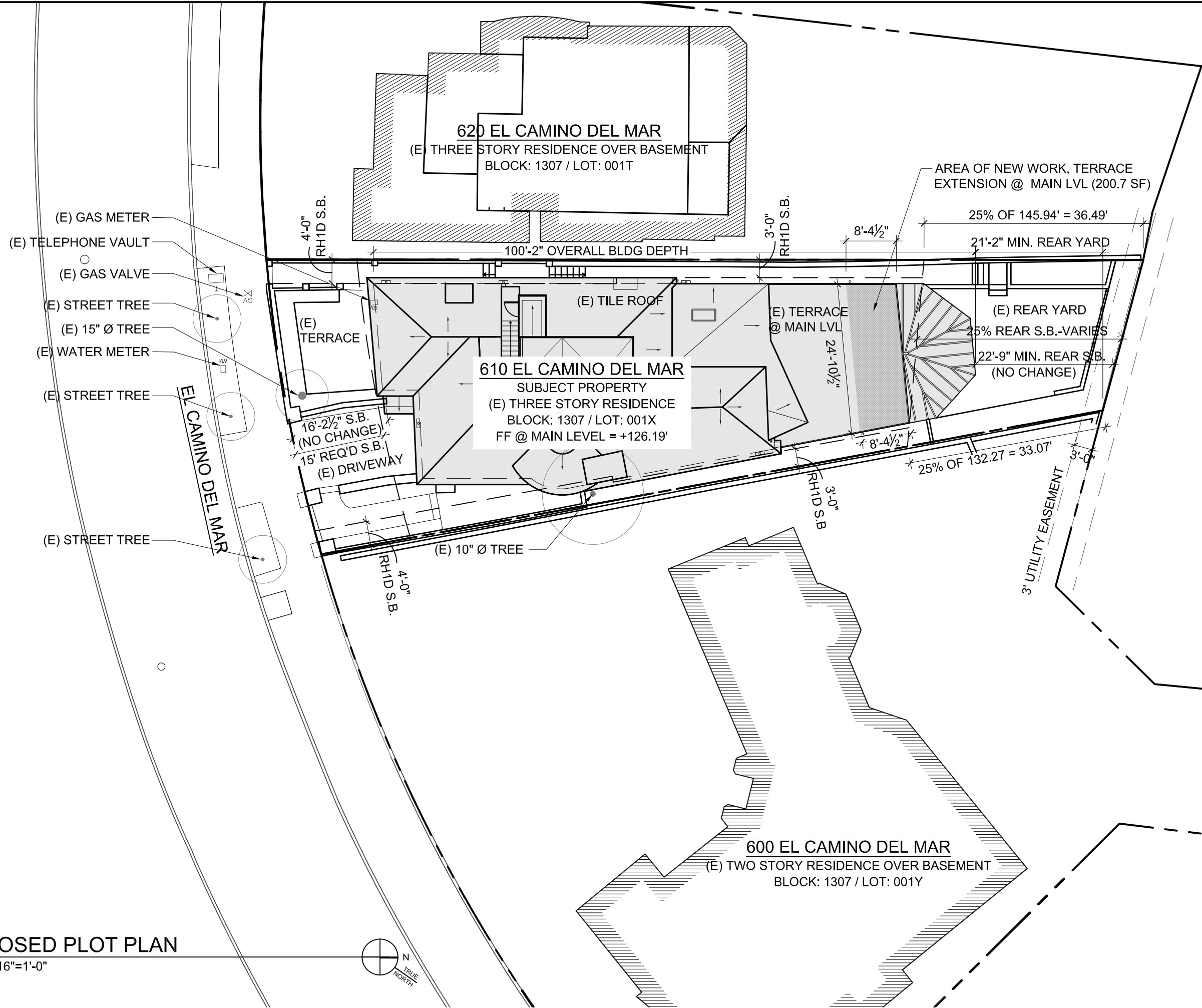


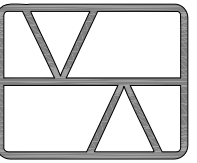
**CAMINO DEL MAR**  
610 EL CAMINO DEL MAR  
SAN FRANCISCO, CA 94121  
BLOCK 1307 LOT 1X

PROPOSED PLOT PLAN

revision:  
date: 7.23.18  
sheet:

**DR2**





**VERNER ARCHITECTS**

337 17th St. #214  
Oakland, CA 94612  
tel: 415.800.1801  
www.vernerarch.com

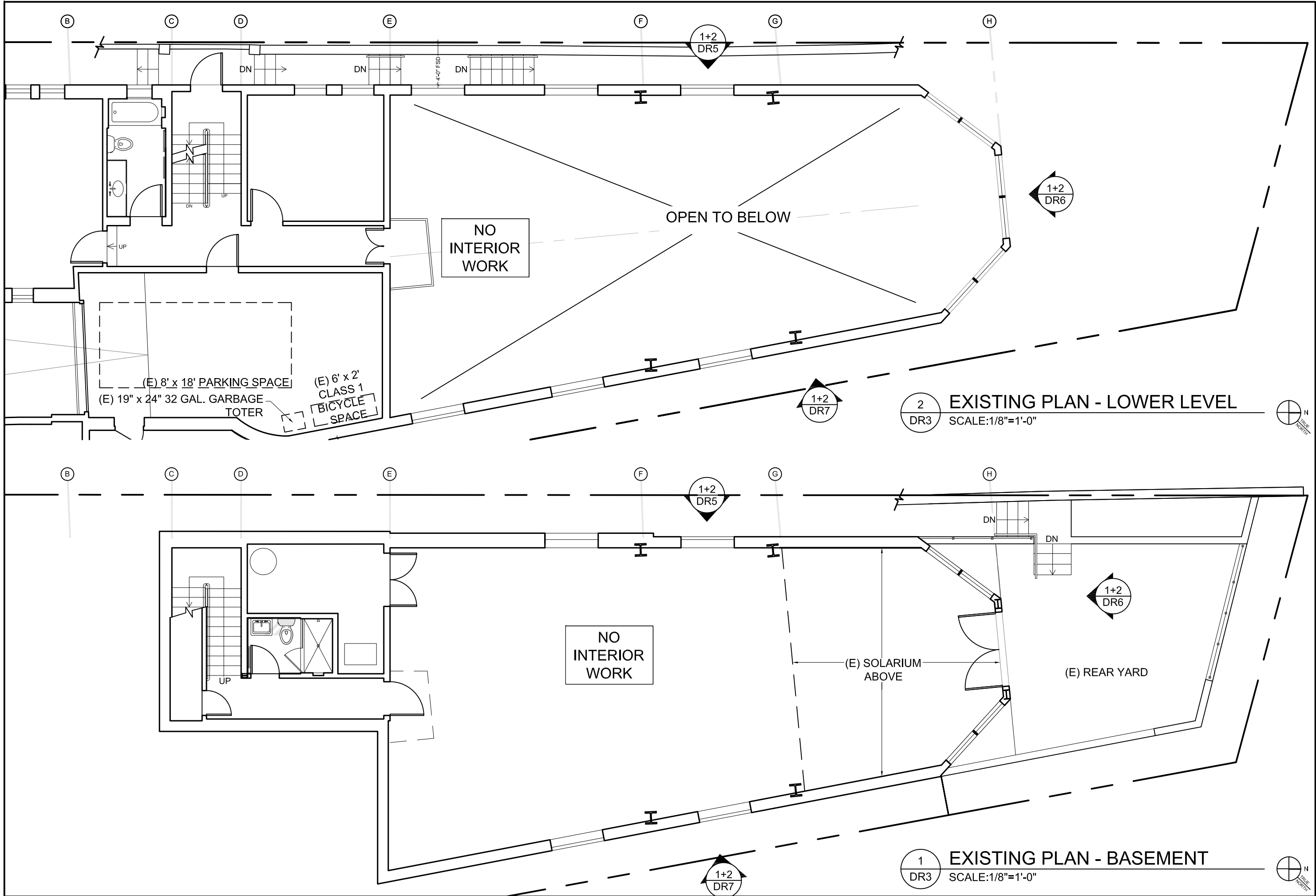


**CAMINO DEL MAR**  
610 EL CAMINO DEL MAR  
SAN FRANCISCO, CA 94121  
BLOCK 1307 LOT 1X

**LOWER LEVEL FLOOR PLANS - EXISTING**

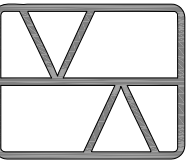
revision:  
date: 7.23.18  
sheet:

**DR3**



**2 EXISTING PLAN - LOWER LEVEL**  
SCALE: 1/8"=1'-0"

**1 EXISTING PLAN - BASEMENT**  
SCALE: 1/8"=1'-0"



**VERNER ARCHITECTS**

337 17th St. #214  
Oakland, CA 94612  
tel: 415.800.1801  
www.vernerarch.com

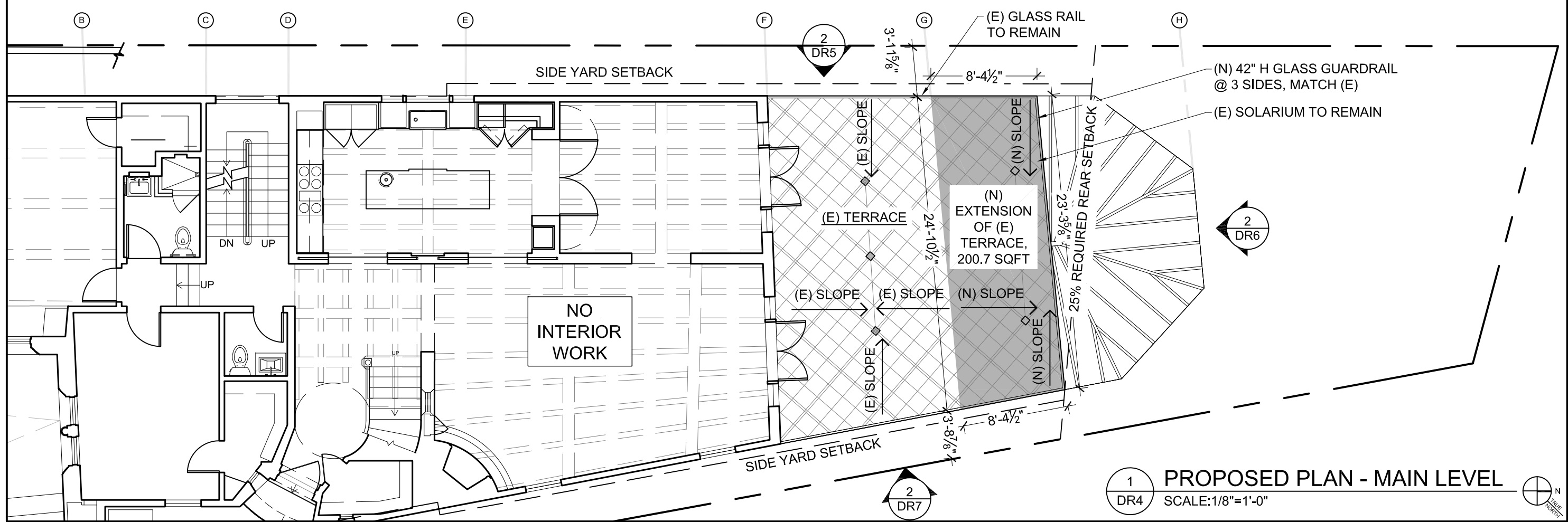
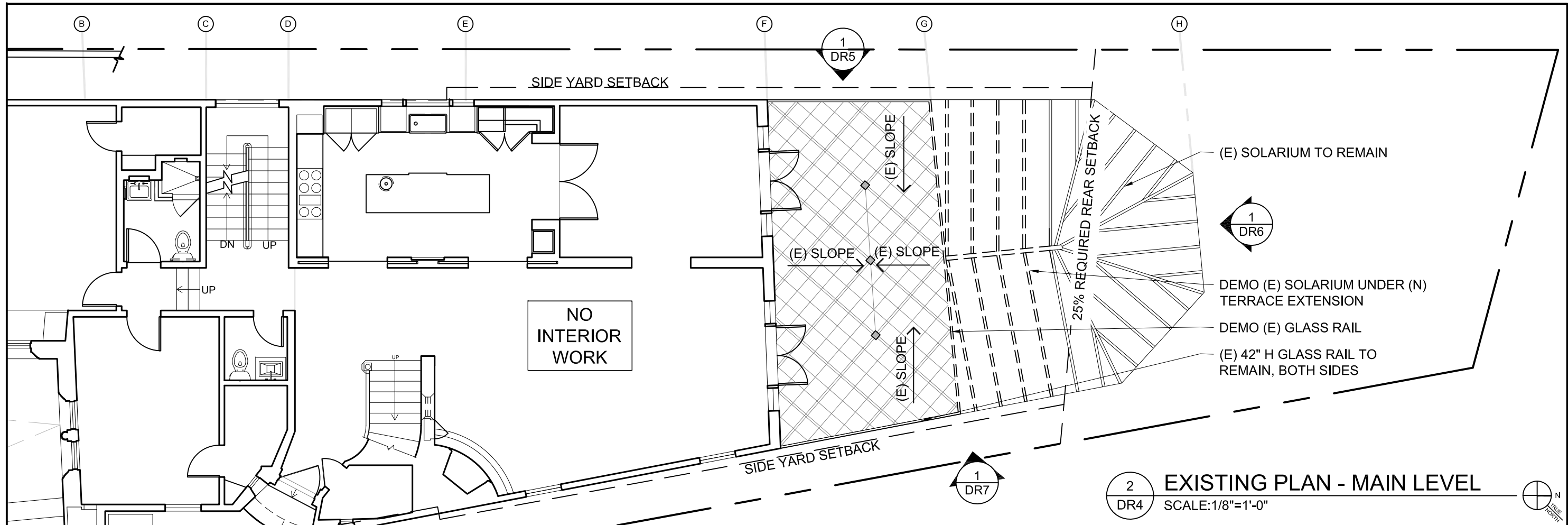


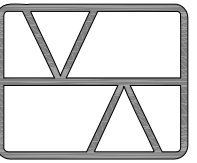
**CAMINO DEL MAR**  
610 EL CAMINO DEL MAR  
SAN FRANCISCO, CA 94121  
BLOCK 1307 LOT 1X

**MAIN LEVEL FLOOR PLAN -  
EXISTING + PROPOSED**

revision:  
date: 7.23.18  
sheet:

**DR4**





**VERNER ARCHITECTS**

337 17th St. #214  
Oakland, CA 94612  
tel: 415.800.1801  
www.vernerarch.com

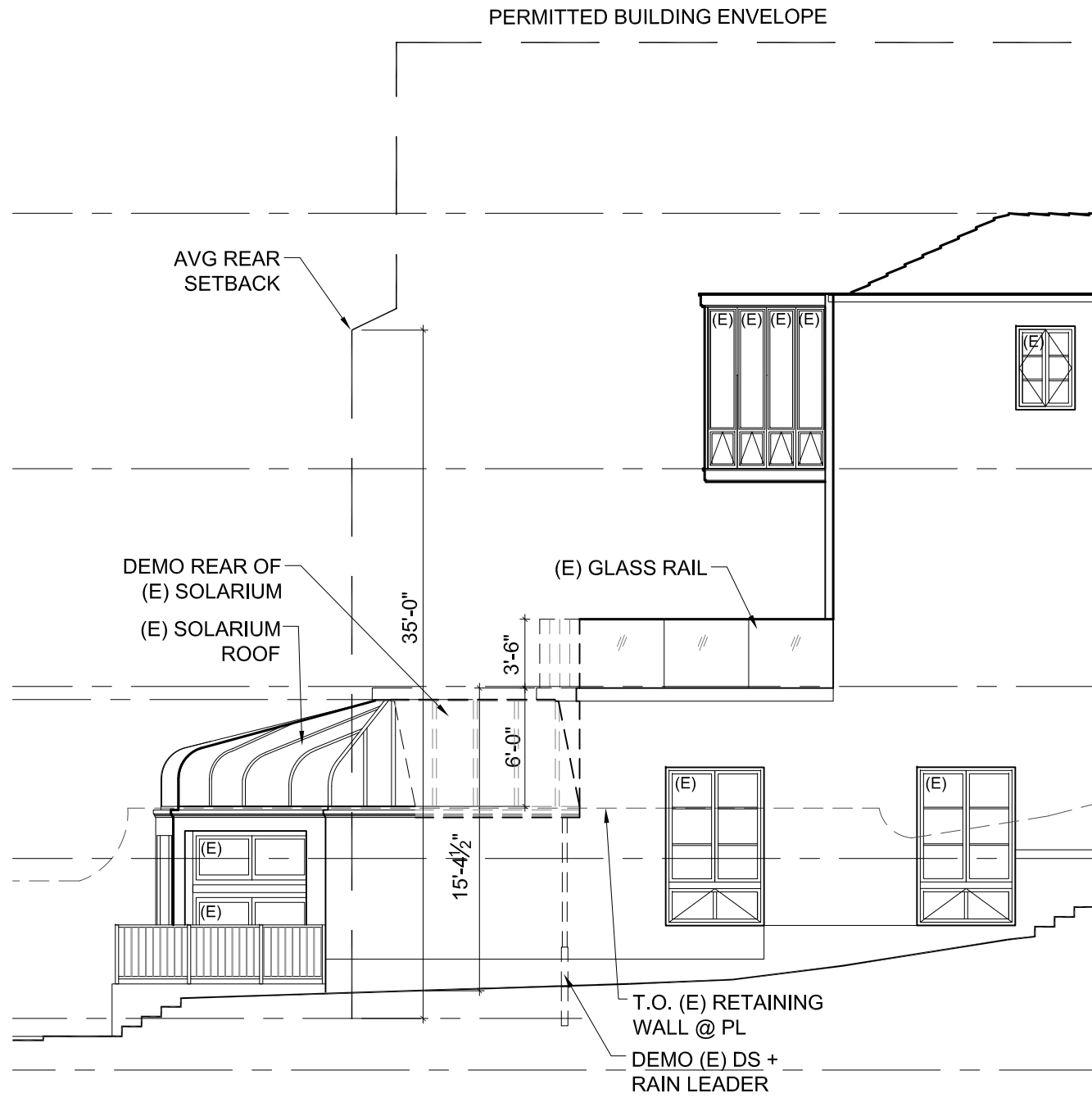


**CAMINO DEL MAR**  
610 EL CAMINO DEL MAR  
SAN FRANCISCO, CA 94121  
BLOCK 1307 LOT 1X

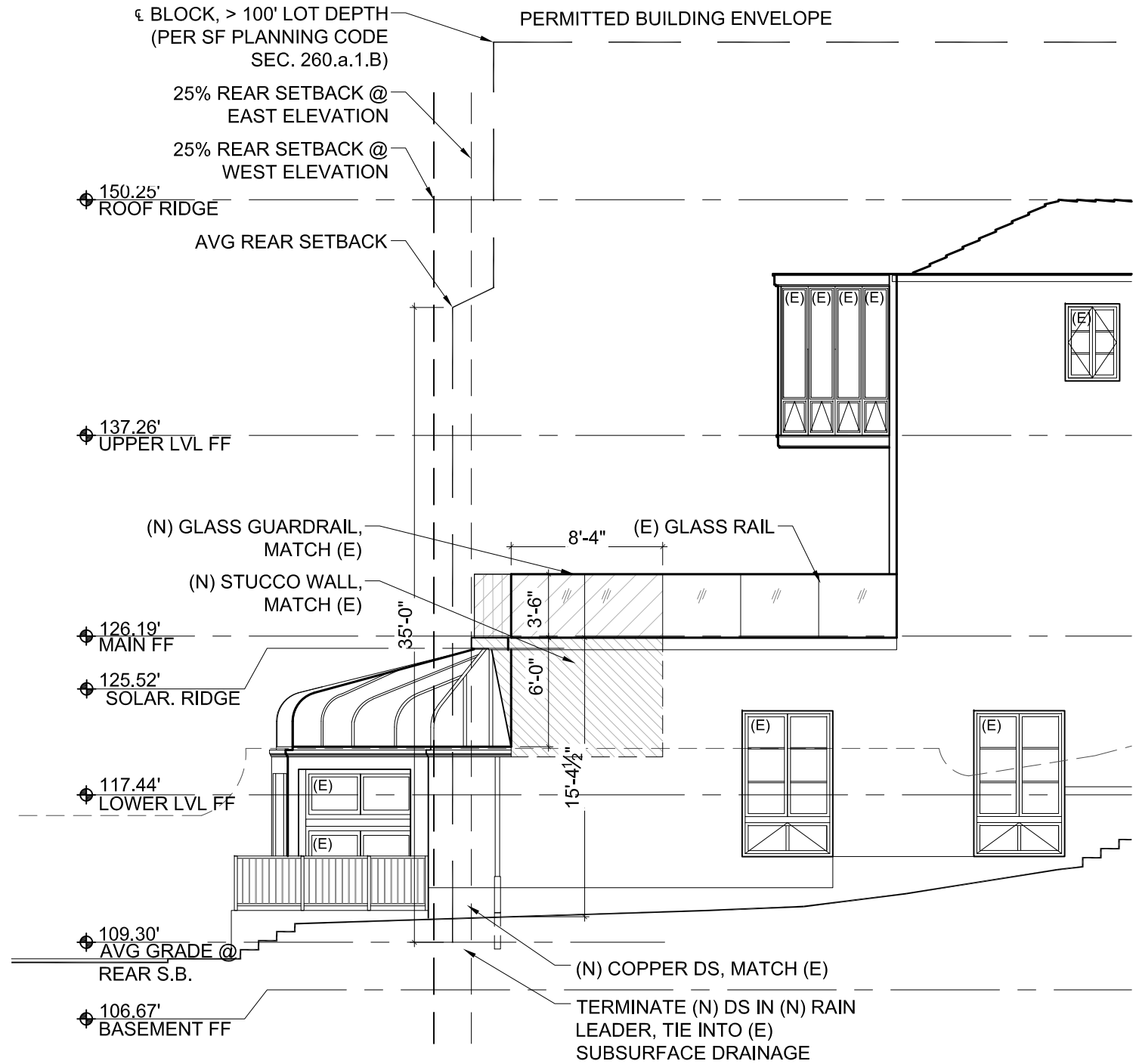
**WEST ELEVATIONS -  
EXISTING + PROPOSED**

revision:  
date: 7.23.18  
sheet:

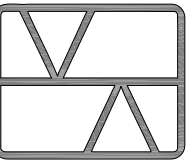
**DR5**



**1 EXISTING WEST ELEVATION**  
DR5 SCALE: 1/8"=1'-0"



**2 PROPOSED WEST ELEVATION**  
DR5 SCALE: 1/8"=1'-0"



**VERNER ARCHITECTS**

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Oakland, CA 94612  
tel: 415.800.1801  
www.vernerarch.com



**CAMINO DEL MAR**  
610 EL CAMINO DEL MAR  
SAN FRANCISCO, CA 94121  
BLOCK 1307 LOT 1X

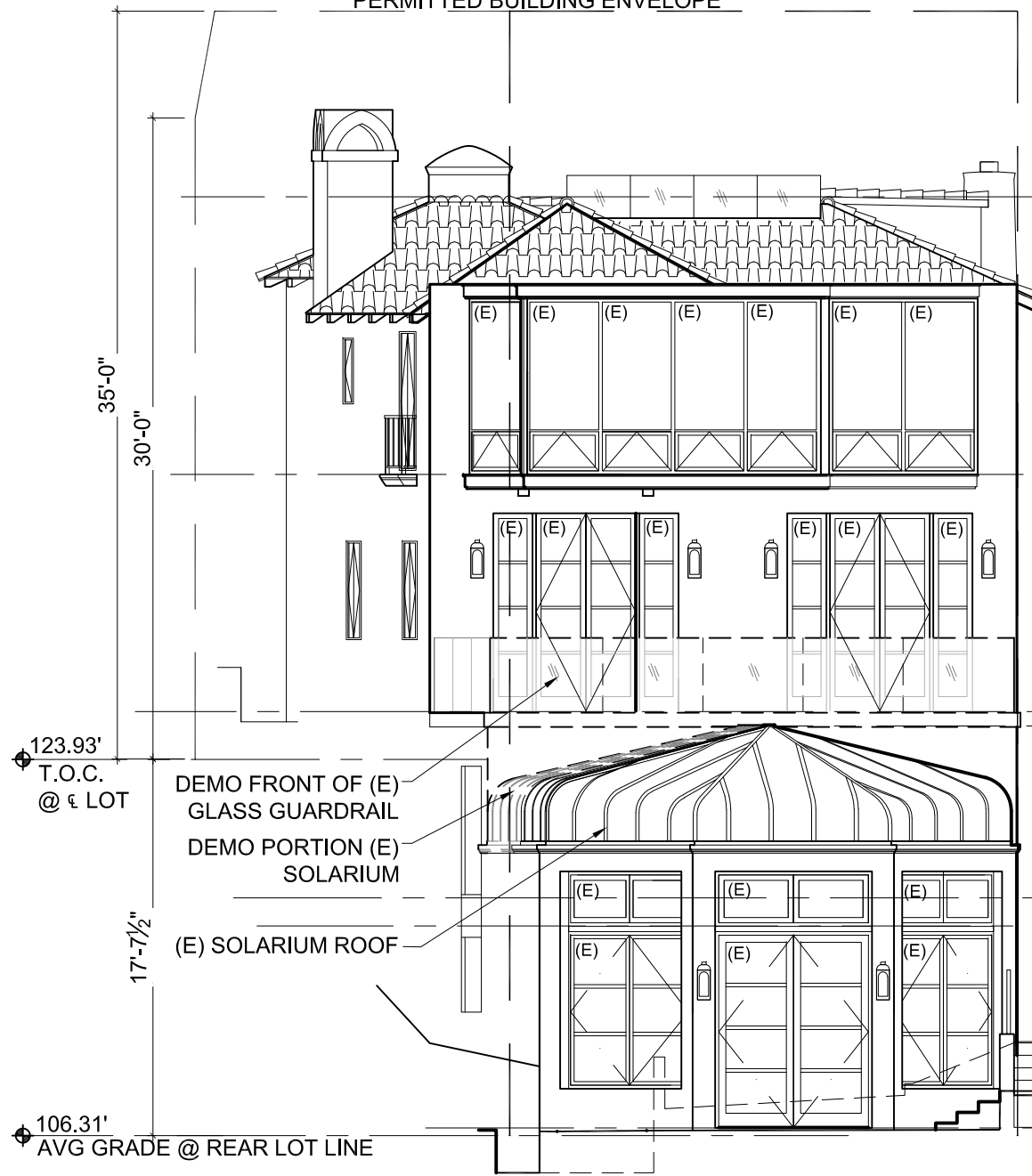
REAR ELEVATIONS -  
EXISTING + PROPOSED

revision:  
date: 7.23.18  
sheet:

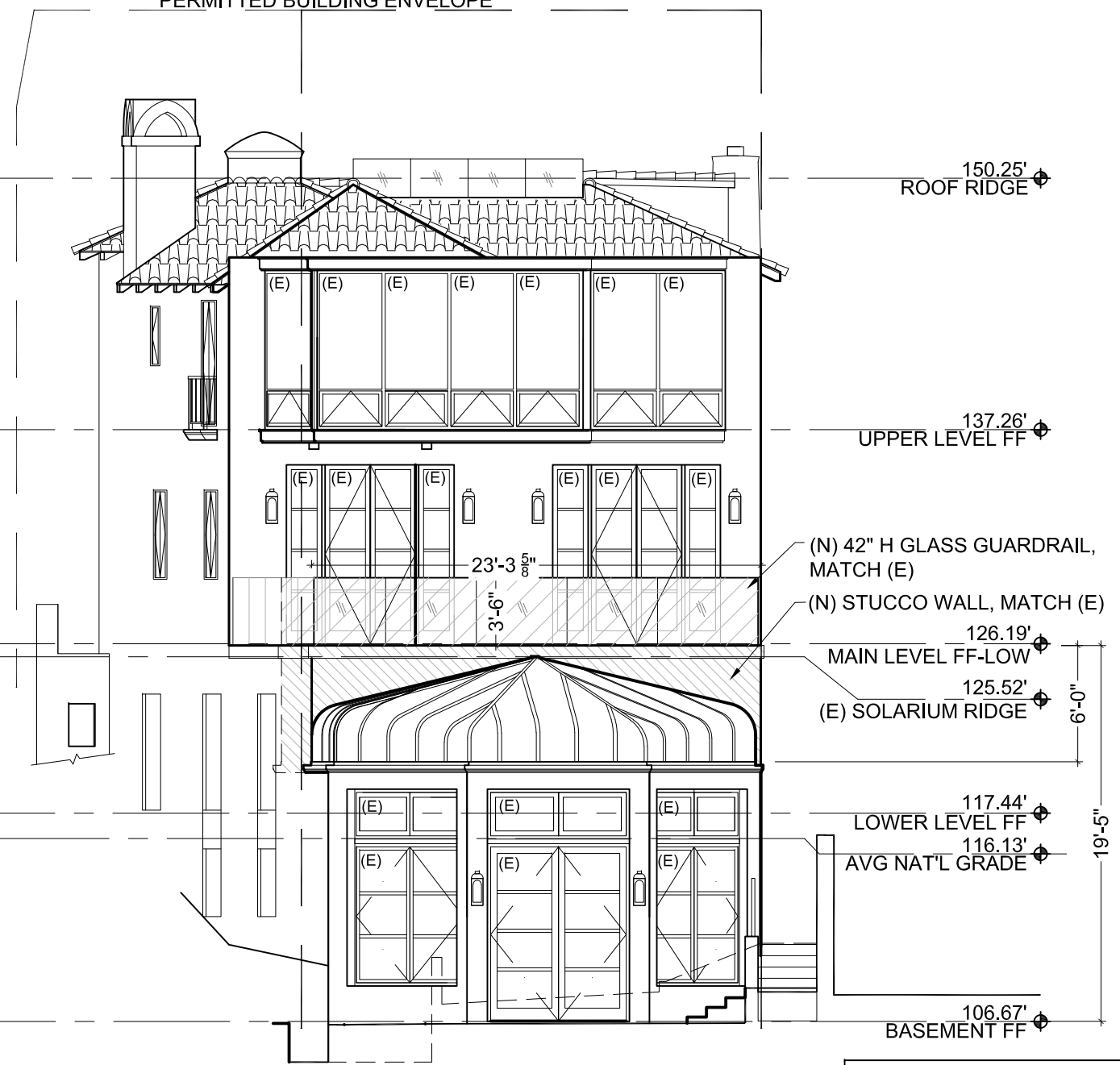
**DR6**

PERMITTED BUILDING ENVELOPE

PERMITTED BUILDING ENVELOPE



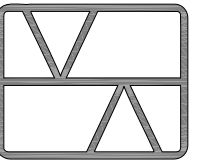
**1 EXISTING REAR ELEVATION**  
DR6 SCALE:1/8"=1'-0"



**2 PROPOSED REAR ELEVATION**  
DR6 SCALE:1/8"=1'-0"

NOTE: REFER TO SITE PLAN FOR PROPERTY LINES SINCE LOTS ARE NOT ORTHOGONAL





**VERNER ARCHITECTS**

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Oakland, CA 94612  
tel: 415.800.1801  
www.vernerarch.com



**CAMINO DEL MAR**  
610 EL CAMINO DEL MAR  
SAN FRANCISCO, CA 94121  
BLOCK 1307 LOT 1X

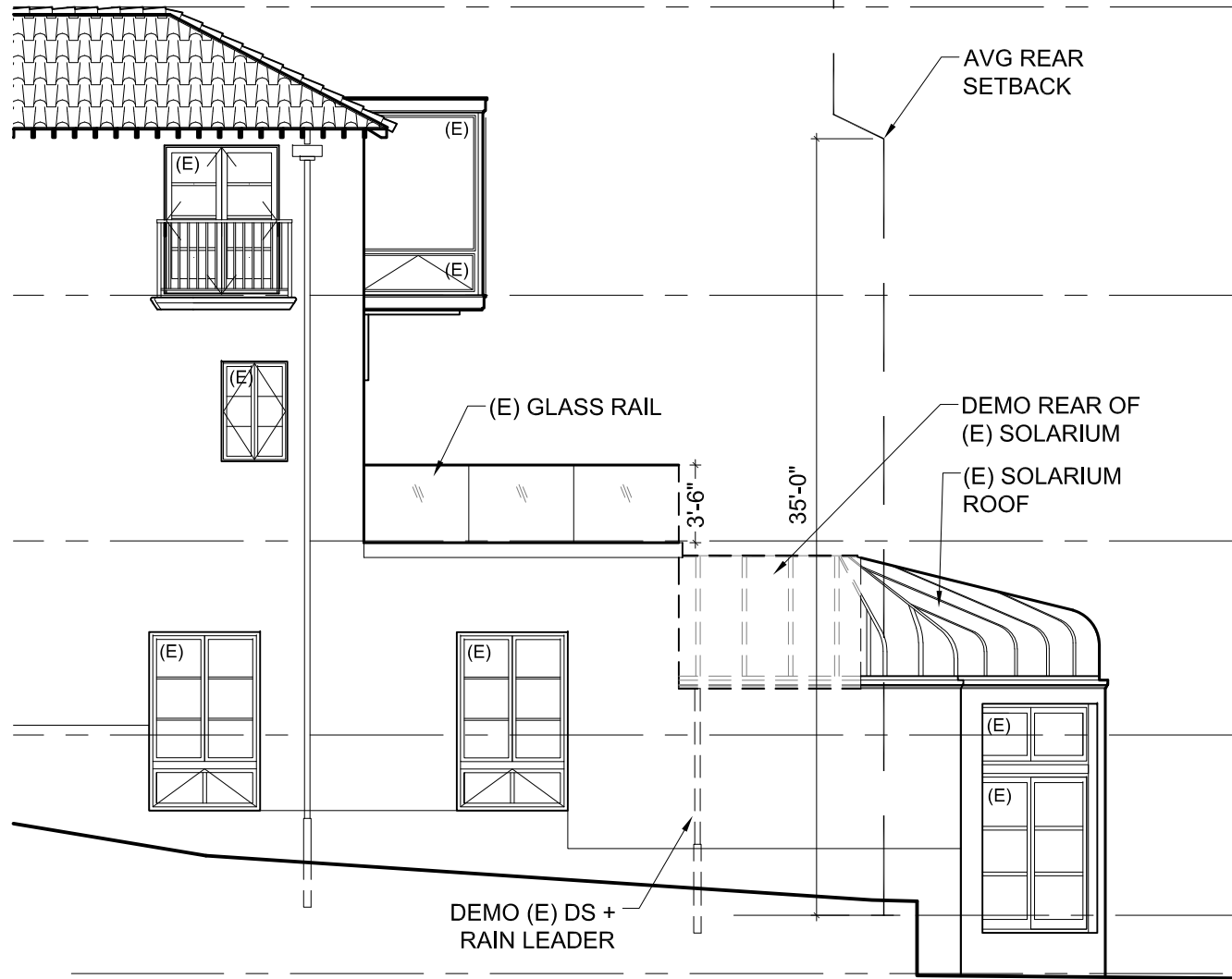
**EAST ELEVATIONS -  
EXISTING + PROPOSED**

revision:  
date: 7.23.18  
sheet:

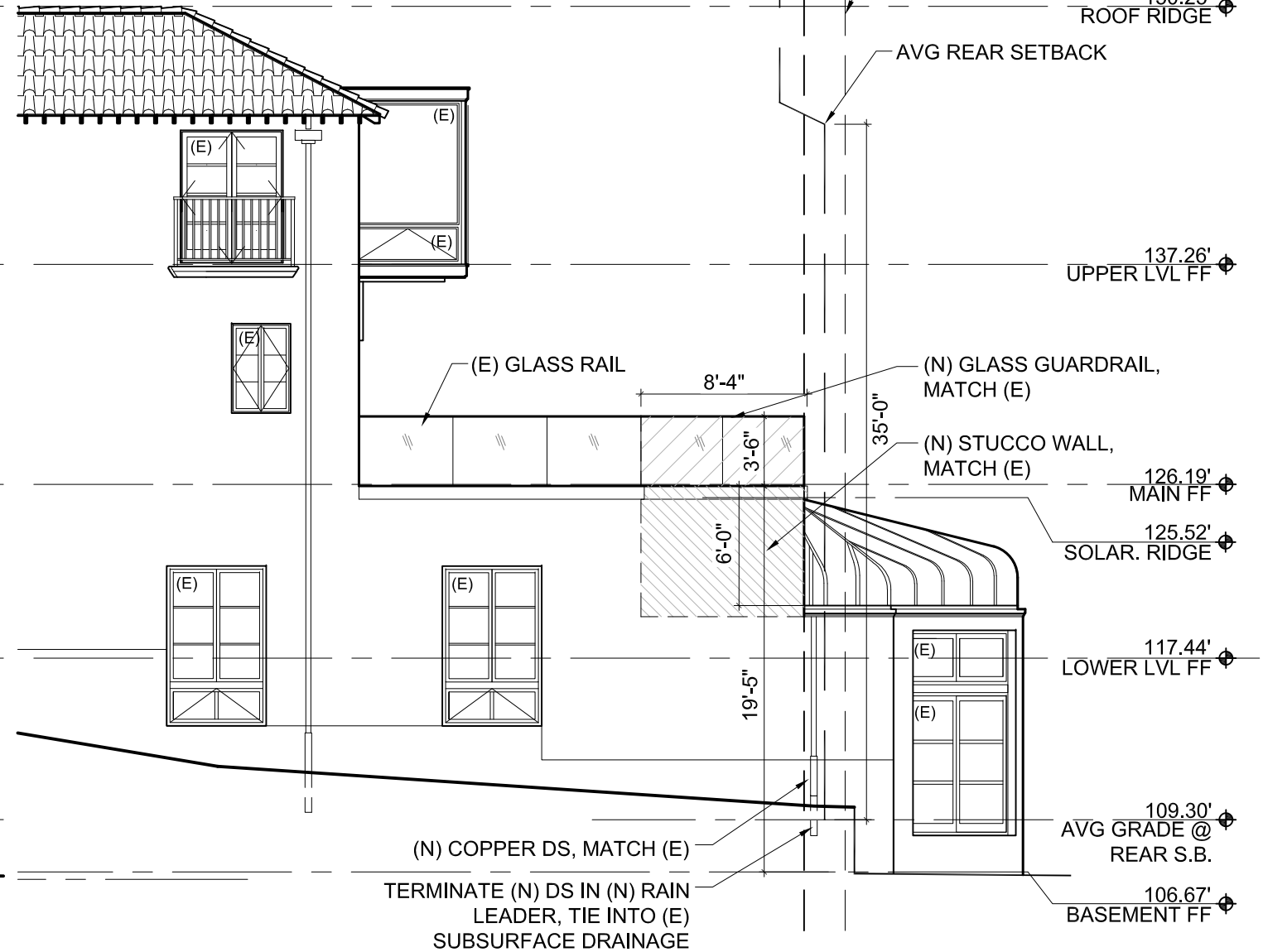
**DR7**

PERMITTED BUILDING ENVELOPE

PERMITTED BUILDING ENVELOPE



**1 EXISTING EAST ELEVATION**  
DR7 SCALE: 1/4"=1'-0"



**2 PROPOSED EAST ELEVATION**  
DR7 SCALE: 1/4"=1'-0"

€ BLOCK, > 100' LOT DEPTH  
(PER SF PLANNING CODE  
SEC. 260.a.1.B)

25% REAR SETBACK @  
EAST ELEVATION

25% REAR SETBACK @  
WEST ELEVATION

150.25'  
ROOF RIDGE

AVG REAR SETBACK

137.26'  
UPPER LVL FF

(N) GLASS GUARDRAIL,  
MATCH (E)

(N) STUCCO WALL,  
MATCH (E)

126.19'  
MAIN FF

125.52'  
SOLAR. RIDGE

117.44'  
LOWER LVL FF

109.30'  
AVG GRADE @  
REAR S.B.

106.67'  
BASEMENT FF

(N) COPPER DS, MATCH (E)  
TERMINATE (N) DS IN (N) RAIN  
LEADER, TIE INTO (E)  
SUBSURFACE DRAINAGE

# **Exhibit 3**



# 610 EL CAMINO DEL MAR T & S RESIDENCE

SAN FRANCISCO, CALIFORNIA



## PROJECT TEAM

**OWNER**  
TEAK & SANDALWOOD LLC  
1901 60TH PLACE, SUITE L1289  
BRADENTON, FL 34203

**ARCHITECT**  
VERNER ARCHITECTS  
CONTACTS: STEPHEN VERNER,  
337 17TH STREET, SUITE 214  
OAKLAND, CA 94612  
TEL: 415.800.1801  
STEPHEN@VERNERARCHITECTS.COM

**STRUCTURAL ENGINEER**  
HOLMES CULLEY  
CONTACT: DENNY KWAN  
130 SUTTER STREET, SUITE 400  
SAN FRANCISCO, CA 94101  
TEL: 415.593.1600  
FAX: 415.693.1760

## BUILDING DATA

	ALLOWABLE	EXISTING	PROPOSED
DWELLING UNITS	1	1	1
BUILDING SQUARE FOOTAGE			
- BASEMENT	-	1,905	1,905
- GARAGE	-	453	453
- LOWER LEVEL & POOL	-	912	912
- MAIN LEVEL	-	1,965	1,965
- UPPER LEVEL	-	2,019	2,019
TOTAL SQUARE FOOTAGE	9,133 SF (1.8 x lot area)	7,254 SF	7,254 SF
# OF STORIES	3	3	3
BUILDING HEIGHT	35'	28'	28'
BUILDING DEPTH	91.33'	100.25'	100.25'
PARKING SPACES	-	1	1

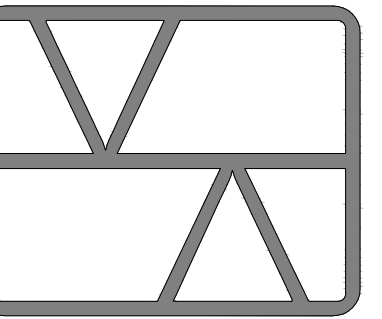
TOTAL ADDITIONAL: 200.7 SQ. FT. OF EXTERIOR TERRACE @ MAIN LIVING FLOOR

## SITE INFORMATION

ADDRESS: 610 EL CAMINO DEL MAR, SAN FRANCISCO, CA 94121  
BLOCK: 1307  
LOT: 1X  
ZONING: RH-1(D)  
OCCUPANCY: R-3  
CONSTRUCTION TYPE: TYPE V-B  
LOT SIZE: 5,074 SF  
FRONT YARD SETBACK: AVERAGE OF ADJACENT BUILDINGS, MAX OF 15' (NO CHANGES)  
SIDE YARD SETBACK: STEPPED ACCORDING TO LOT WIDTH (NO CHANGES)  
REAR YARD SETBACK: 25% OF LOT DEPTH (NO CHANGES - PORTION OF EXISTING SOLARIUM TO REMAIN IS IN THE REAR YARD SETBACK, ALL NEW CONSTRUCTION INCLUDING REAR TERRACE OBEYS REQUIRED SETBACKS)

## SHEET INDEX

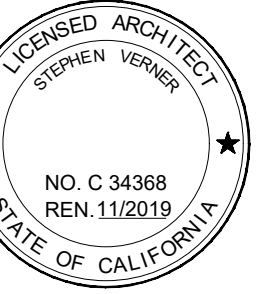
SHEET #	TITLE	
ARCHITECTURAL		
A0.0	COVER SHEET	●
SU1	TOPOGRAPHIC SURVEY	●
A0.1	EXISTING PLOT PLAN	●
A0.2	PROPOSED PLOT PLAN	●
A1.0	EXISTING BASEMENT FLOOR PLAN	●
A1.1	EXISTING LOWER LEVEL FLOOR PLAN	●
A1.2	EXISTING MAIN LEVEL FLOOR PLAN	●
A1.3	EXISTING UPPER LEVEL FLOOR PLAN	●
A1.4	EXISTING ROOF PLAN	●
A2.0	PROPOSED MAIN LEVEL FLOOR PLAN	●
A3.1	EXISTING FRONT ELEVATION	●
A3.2	EXISTING E SIDE ELEVATION	●
A3.3	PROPOSED E SIDE ELEVATION	●
A3.4	EXISTING W SIDE ELEVATION	●
A3.5	PROPOSED W SIDE ELEVATION	●
A3.6	REAR ELEVATION - EXISTING & PROPOSED	●
A4.1	EXISTING BUILDING SECTION	●
A4.2	PROPOSED BUILDING SECTION	●
GS1	SF GREEN BLDG SITE PERMIT SUBMITTAL	●
TITLE 24		
T1.1	TITLE 24 REPORT	
STRUCTURAL		
S1.1	GENERAL NOTES	
TOTAL:		19



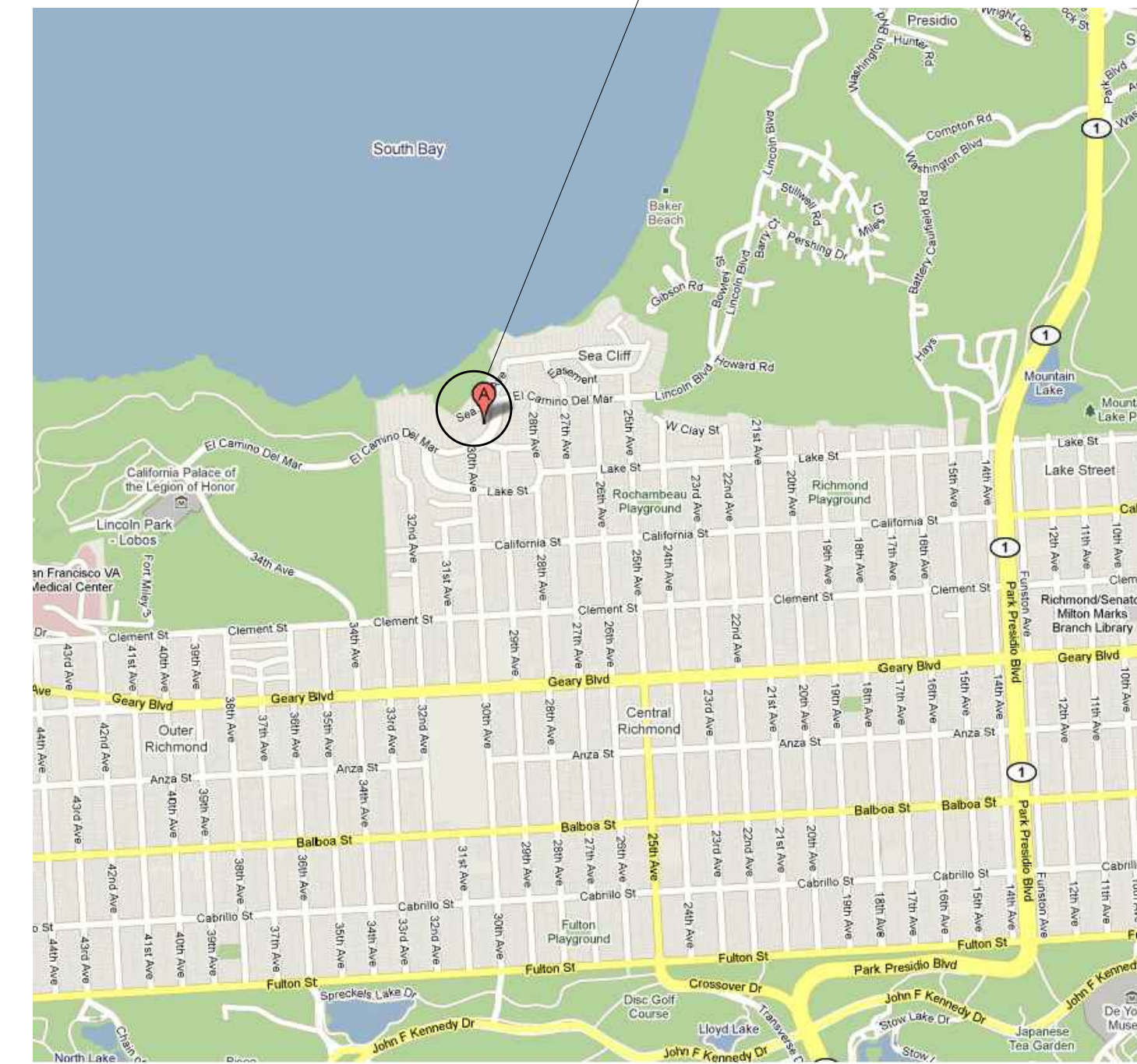
VERNER  
ARCHITECTS

337 17th St. #214  
Oakland, CA 94612

tel: 415.800.1801  
www.vernerarch.com

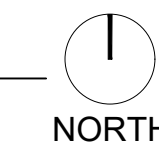


## 610 EL CAMINO DEL MAR



## VICINITY MAP

NOT TO SCALE



## SCOPE

- EXTENSION OF (E) TERRACE + RAILING @ MAIN LIVING FLOOR TO REPLACE A PORTION OF (E) SOLARIUM ROOF.
- NO ALTERATIONS TO FRONT OF HOUSE.

## ABBREVIATIONS

ABV	ABOVE	HR	HOUR
ADJ	ADJACENT	L/S	LANDSCAPE
AFF	ABOVE FINISH FLOOR	MAX	MAXIMUM
AFG	ABOVE FINISH GRADE	MECH	MECHANICAL
ALT	ALTERNATE	MIN	MINIMUM
BLKG	BLOCKING	(N)	NEW
B.O.	BOTTOM OF	NIC	NOT IN CONTRACT
CC	CENTER TO CENTER	NTS	NOT TO SCALE
CL	CENTERLINE	OC	ON CENTER
CLO	CLOSET	OPP	OPPOSITE
CLR	CLEAR	PNT, PTD	PAINT, PAINTED
COMP	COMPOSITE	REQ'D	REQUIRED
CONC	CONCRETE	REV	REVISION
CONT	CONTINUOUS	RM	ROOM
DIM	DIMENSION	RWL	RAIN WATER LEADER
DN	DOWN	SH	SHOWER
DS	DOWNSPOUT	SIM	SIMILAR
(E)	EXISTING	SF	SQUARE FEET
ELEV	ELEVATION	SOG	SLAB ON GRADE
FAU	FORCED AIR UNIT	SSD	SEE STRUCTURAL DRAWINGS
FIN	FINISH	STRUCT	STRUCTURAL
FO	FACE OF	T.O.	TOP OF
FP	FIREPLACE	TYP	TYPICAL
FRMG	FRAMING	UN	UNLESS OTHERWISE NOTED
GL	GLASS	WD	WOOD
GSM	GALVANIZED SHEET METAL	WDW	WINDOW
GYP BD	GYPSUM BOARD	WH	WATER HEATER

## SYMBOL LEGEND

	DIMENSION TO FACE OF FRAMING UNLESS OTHERWISE NOTED;		ELEVATION DATUM POINT
	DETAIL REFERENCE SHEET LOCATION		EXTERIOR ELEVATION
	INTERIOR ELEVATION KEY SHEET LOCATION		CROSS SECTION SHEET LOCATION
	DOOR NUMBER, SEE DOOR SCHEDULE		SPOT ELEVATION
	WINDOW NUMBER, SEE WINDOW SCHEDULE		DRAWING KEYNOTE
			DRAWING REVISION

## GENERAL NOTES

- ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES:  
A. 2016 CALIFORNIA BUILDING CODE  
B. 2016 CALIFORNIA RESIDENTIAL CODE  
C. 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE  
D. 2016 CALIFORNIA ELECTRICAL CODE  
E. 2016 CALIFORNIA PLUMBING CODE  
F. 2016 CALIFORNIA MECHANICAL CODE  
G. 2016 CALIFORNIA ENERGY CODE  
H. 2016 CALIFORNIA FIRE CODE  
I. CITY OF SAN FRANCISCO MUNICIPAL CODE: LATEST ADOPTED ADDITION
- TYPE OF CONSTRUCTION: TYPE V-B
- THE STANDARD A.I.A. GENERAL CONDITIONS ARE HEREBY MADE A PART OF THESE DRAWINGS.
- DO NOT SCALE DRAWINGS FOR DIMENSIONS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK. DIMENSIONS ARE TO FACE OF FRAMING OR INTERIOR FINISH UNLESS OTHERWISE NOTED.
- CLARIFY ALL DISCREPANCIES BETWEEN THESE AND ACTUAL SITE CONDITIONS WITH THE ARCHITECT BEFORE PERFORMING THE WORK.
- THE CONTRACTOR SHALL:  
A. FURNISH, PAY FOR AND FILE ALL NECESSARY PERMITS, FEES, INSPECTIONS, ETC. EXCEPT FOR SITE PERMIT AND SITE PERMIT ADDENDUM FEES, WHICH WILL BE PAID FOR BY THE OWNER.  
B. GUARANTEE ALL WORK FOR ONE YEAR AS EVIDENCED BY THE DATE OF THE FINAL OF PAYMENT.  
C. PROVIDE A RELEASE OF ALL SUBCONTRACTOR LIENS BEFORE FINAL PAYMENT IS MADE.  
D. INSTALL ALL MATERIAL AND EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.  
E. PROTECT EXISTING VEGETATION FROM DAMAGE DURING THE COURSE OF THE WORK.  
F. PROVIDE STRICT CONTROL OF JOB CLEANUP TO REMOVE DUST AND DEBRIS FROM CONSTRUCTION AREA.
- ALL INSPECTIONS ARE REQUIRED PER CRC, SECTION R109, + CITY PERMIT.
- ALL SPECIAL PROTECTION AGENCIES, INDIVIDUALS AND SHOP FABRICATORS SHALL BE APPROVED BY THE BUILDING DEPARTMENT PRIOR TO ANY WORK BEING PERFORMED. SUBMIT ALL DOCUMENTATION FOR APPROVAL.
- THIS BUILDING MEETS THE ENERGY BUILDING DESIGN REQUIREMENTS OF TITLE 24. SEE SHEET T-1 FOR COMPLIANCE.
- INSULATION SHALL MEET CALIFORNIA ENERGY COMMISSION QUALITY STANDARDS AND BE CERTIFIED BY THE MANUFACTURER.

CAMINO DEL MAR  
610 EL CAMINO DEL MAR  
SAN FRANCISCO, CA 94121  
BLOCK 1307 LOT 1X

COVER SHEET

revision:

date: 4/25/2018

sheet: A0.0





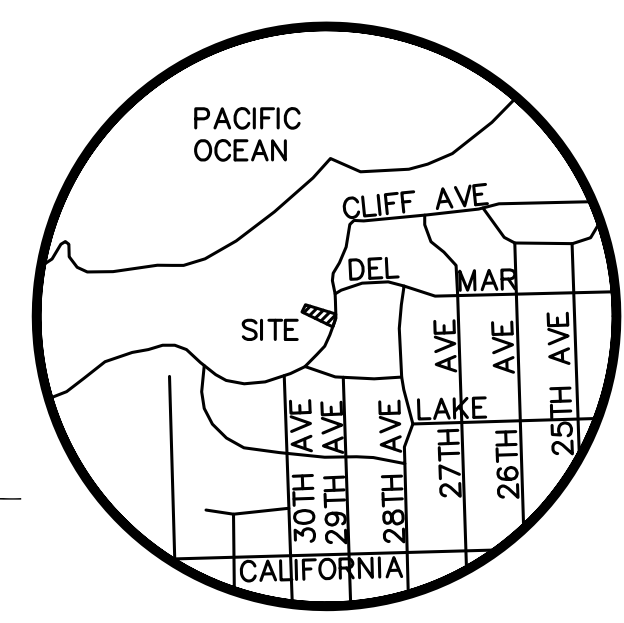
**LEA & BRAZE ENGINEERING, INC.**  
 CIVIL ENGINEERS - LAND SURVEYORS  
 SACRAMENTO REGION  
 BAY AREA REGION  
 1500 S. G ST., SUITE 100, SACRAMENTO, CA 95833  
 1500 S. G ST., SUITE 100, SACRAMENTO, CA 95833  
 (P) (916) 887-4066 (F) (916) 887-1338  
 (P) (916) 887-3019 (F) (916) 797-7363  
 WWW.LEABRAZE.COM

**610 EL CAMINO DEL MAR  
 SAN FRANCISCO  
 CALIFORNIA**  
 SAN FRANCISCO COUNTY  
 APN: 1307-001X

**TOPOGRAPHIC  
 SURVEY**

REVISIONS	BY

JOB NO: 2100021  
 DATE: 3-10-10  
 SCALE: 1"=8'  
 DRAWN BY: MF  
 SHEET NO:  
**SU1**  
 1 OF 1 SHEETS



**VICINITY MAP**  
NO SCALE

**LEGEND AND NOTES**

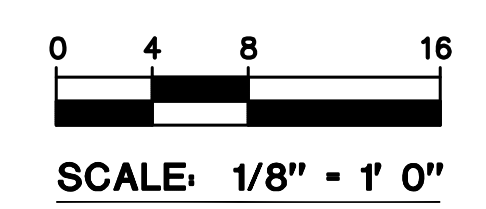
- SSMH ○ SANITARY SEWER MANHOLE
- WM □ WATER METER
- GM □ GAS METER
- T □ TELEPHONE VAULT
- ⊗ GAS VALVE
- AD • AREA DRAIN
- TW TOP OF WALL
- BW BOTTOM OF WALL
- FF FINISH FLOOR
- TOS TOP OF SLAB

**NOTES**  
 ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.  
 UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.  
 BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.  
 FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)

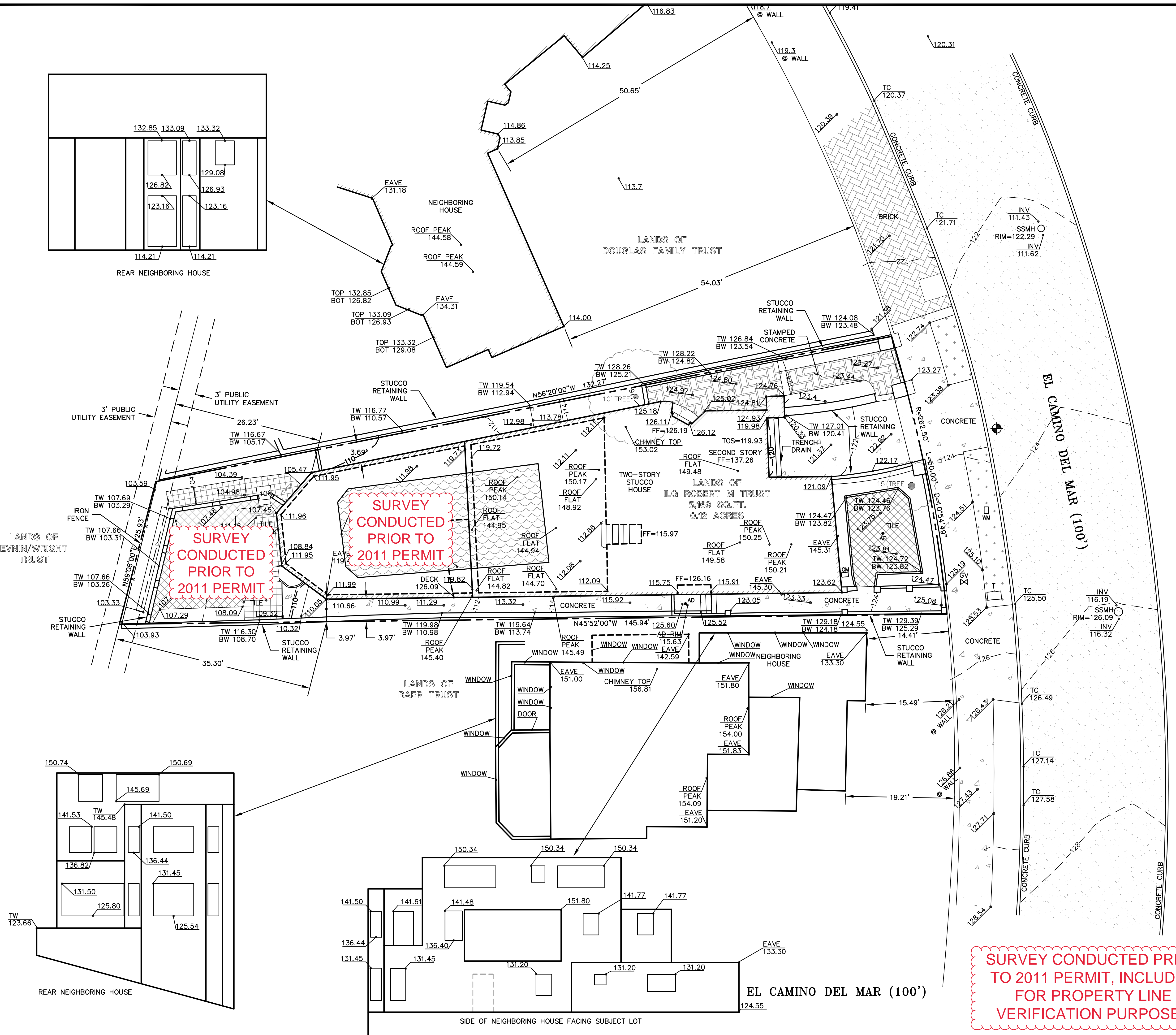
**EASEMENT NOTE**  
 EASEMENTS SHOWN PER TITLE REPORT ISSUED BY FIDELITY NATIONAL TITLE COMPANY, TITLE NUMBER 10-946615-KD, DATED JANUARY 5, 2010

**BENCHMARK NOTE**  
 CITY OF SAN FRANCISCO BENCHMARK CROW CUT ON THE OUTER RIM OF THE STORM WATER INLET ON THE NORTHWEST CORNER OF EL CAMINO DEL MAR AND SEA CLIFF AVENUE ELEVATION = 107.246'

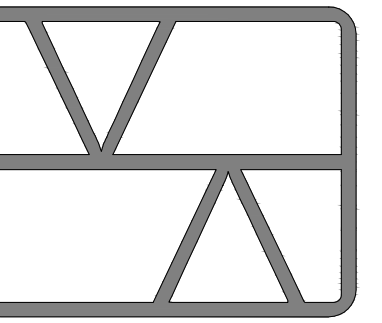
**◆ SITE-BENCHMARK**  
 SURVEY CONTROL SET CUT CROSS ELEVATION = 123.50'



**SURVEY CONDUCTED PRIOR TO 2011 PERMIT, INCLUDED FOR PROPERTY LINE VERIFICATION PURPOSES**



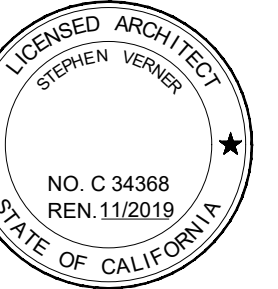




**VERNER ARCHITECTS**

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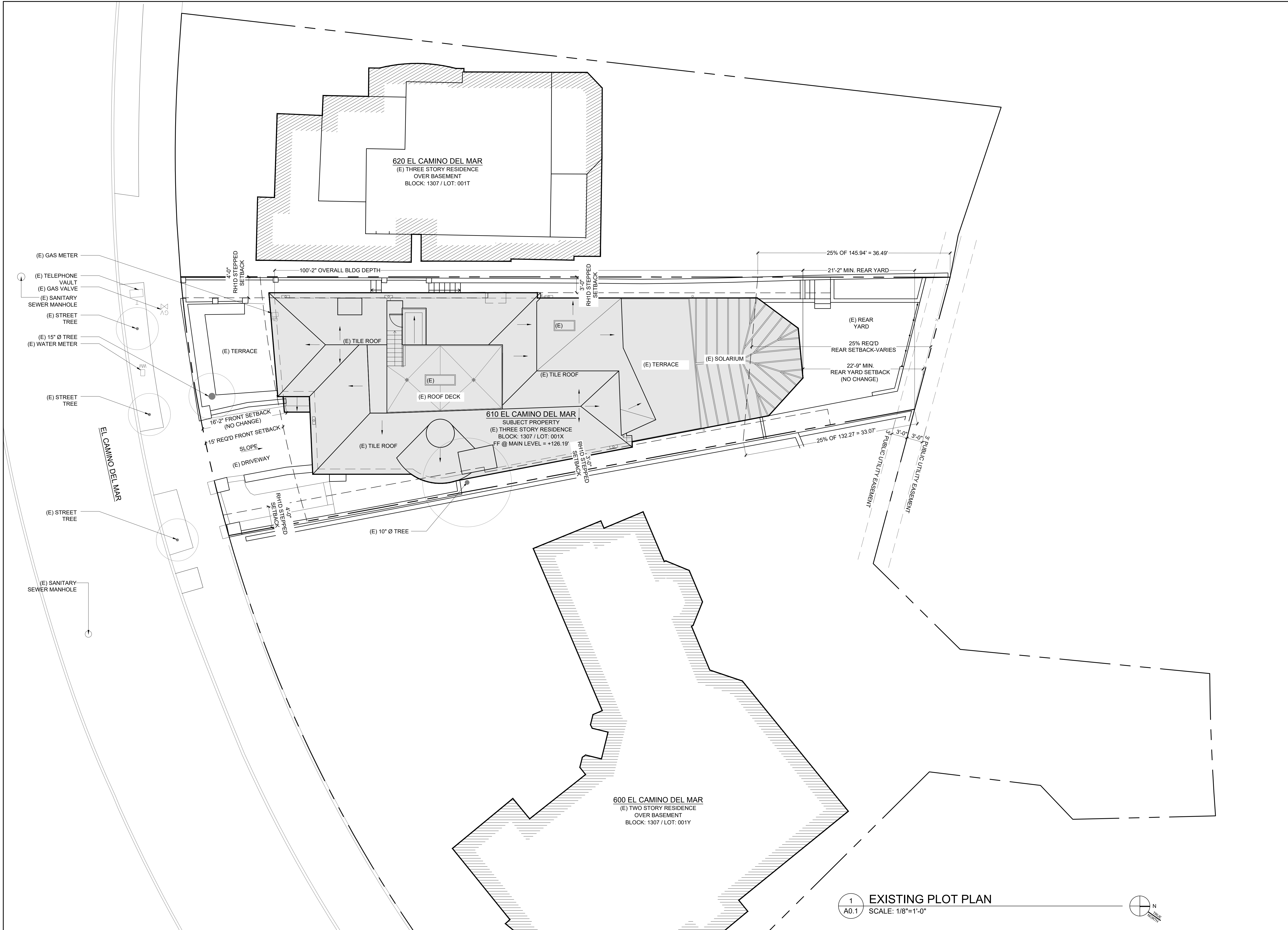
**CAMINO DEL MAR**  
610 EL CAMINO DEL MAR  
SAN FRANCISCO, CA 94121  
BLOCK 1307 LOT 1X

EXISTING PLOT PLAN

revision:

date: 4/25/2018

sheet: **A0.1**



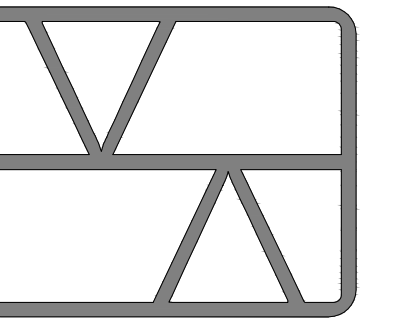
**1** EXISTING PLOT PLAN  
A0.1 SCALE: 1/8"=1'-0"







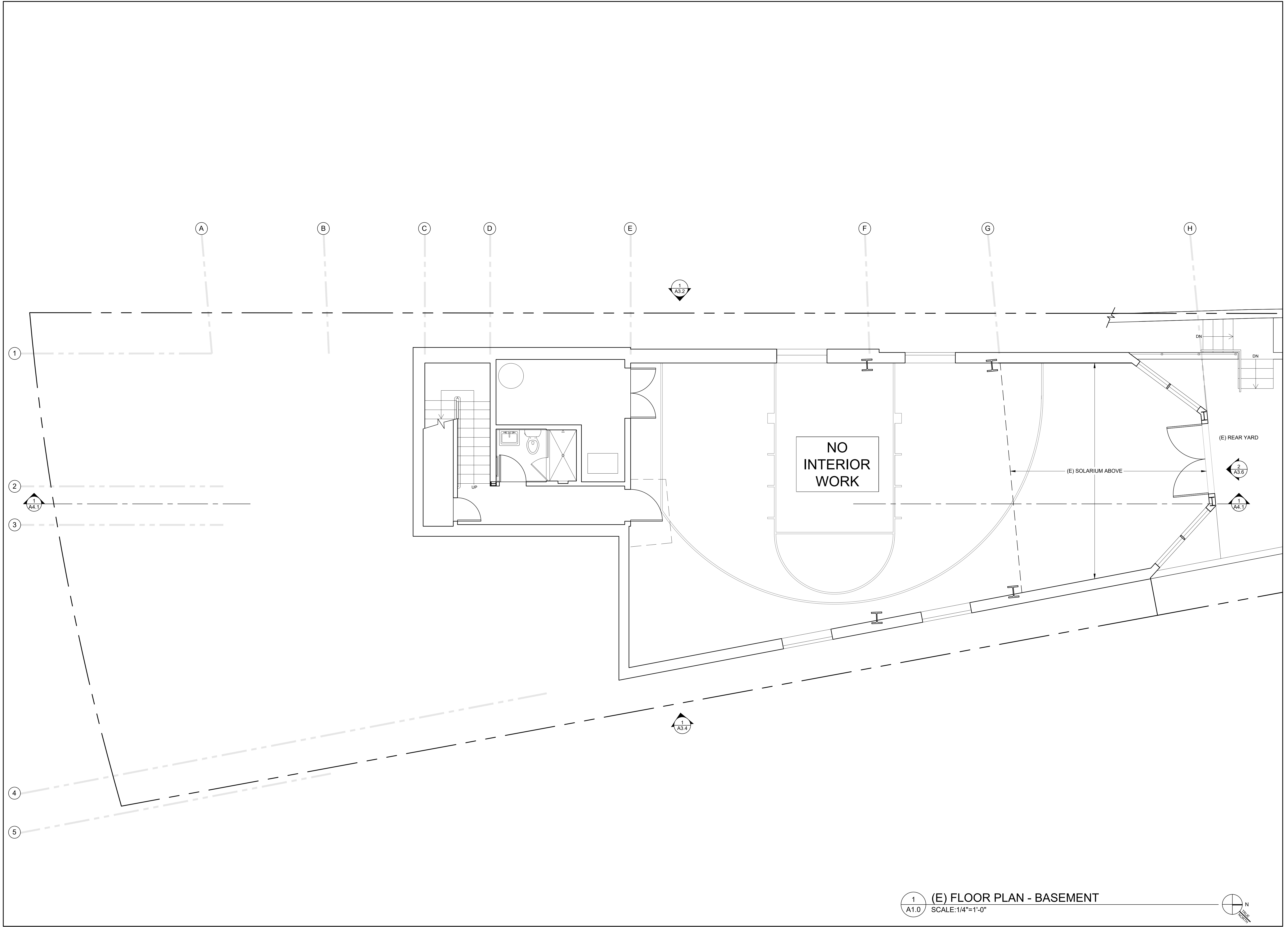
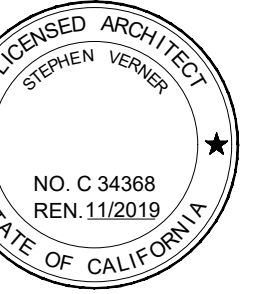




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**CAMINO DEL MAR**  
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BLOCK 1307 LOT 1X

**EXISTING BASEMENT  
FLOOR PLAN**

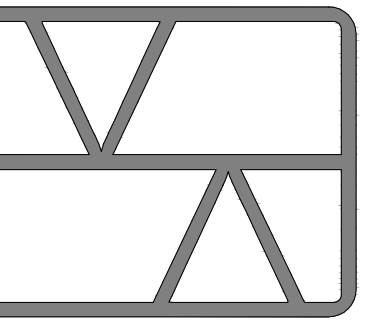
revision:

date: 4/25/2018

sheet: **A1.0**

1 (E) FLOOR PLAN - BASEMENT  
A1.0 SCALE: 1/4" = 1'-0"

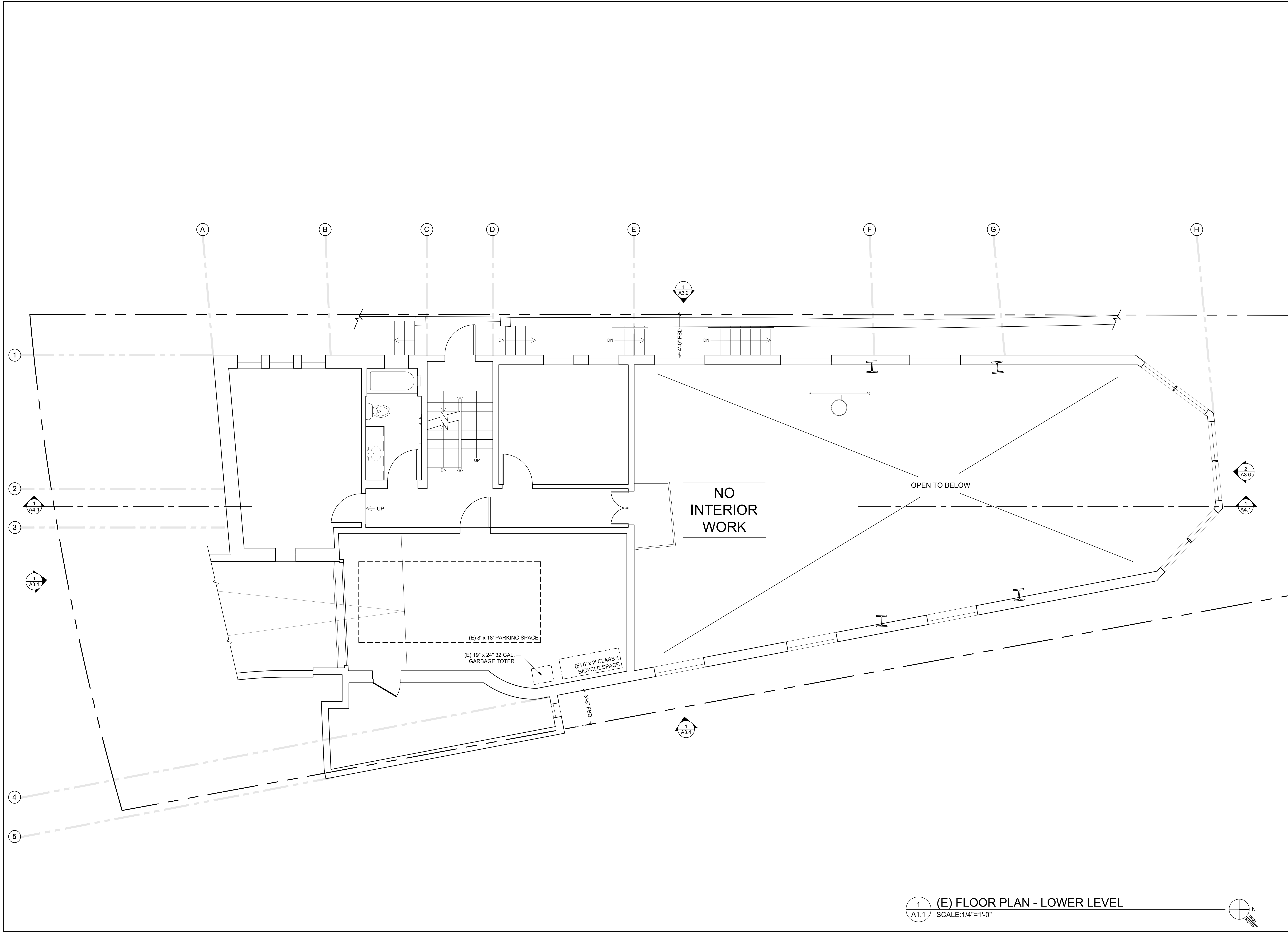
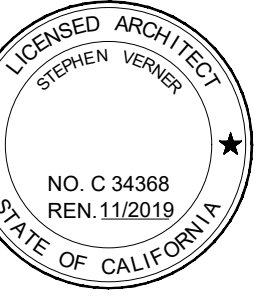




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**CAMINO DEL MAR**  
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SAN FRANCISCO, CA 94121  
BLOCK 1307 LOT 1X

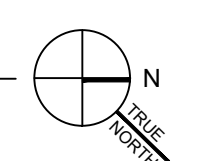
EXISTING LOWER LEVEL  
FLOOR PLAN

revision:

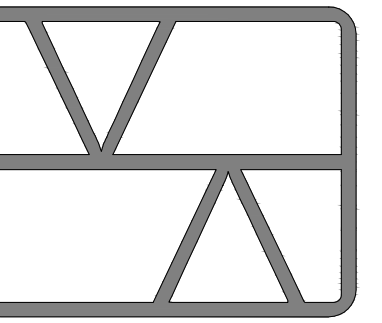
date: 4/25/2018

sheet: **A1.1**

1 (E) FLOOR PLAN - LOWER LEVEL  
A1.1 SCALE: 1/4"=1'-0"



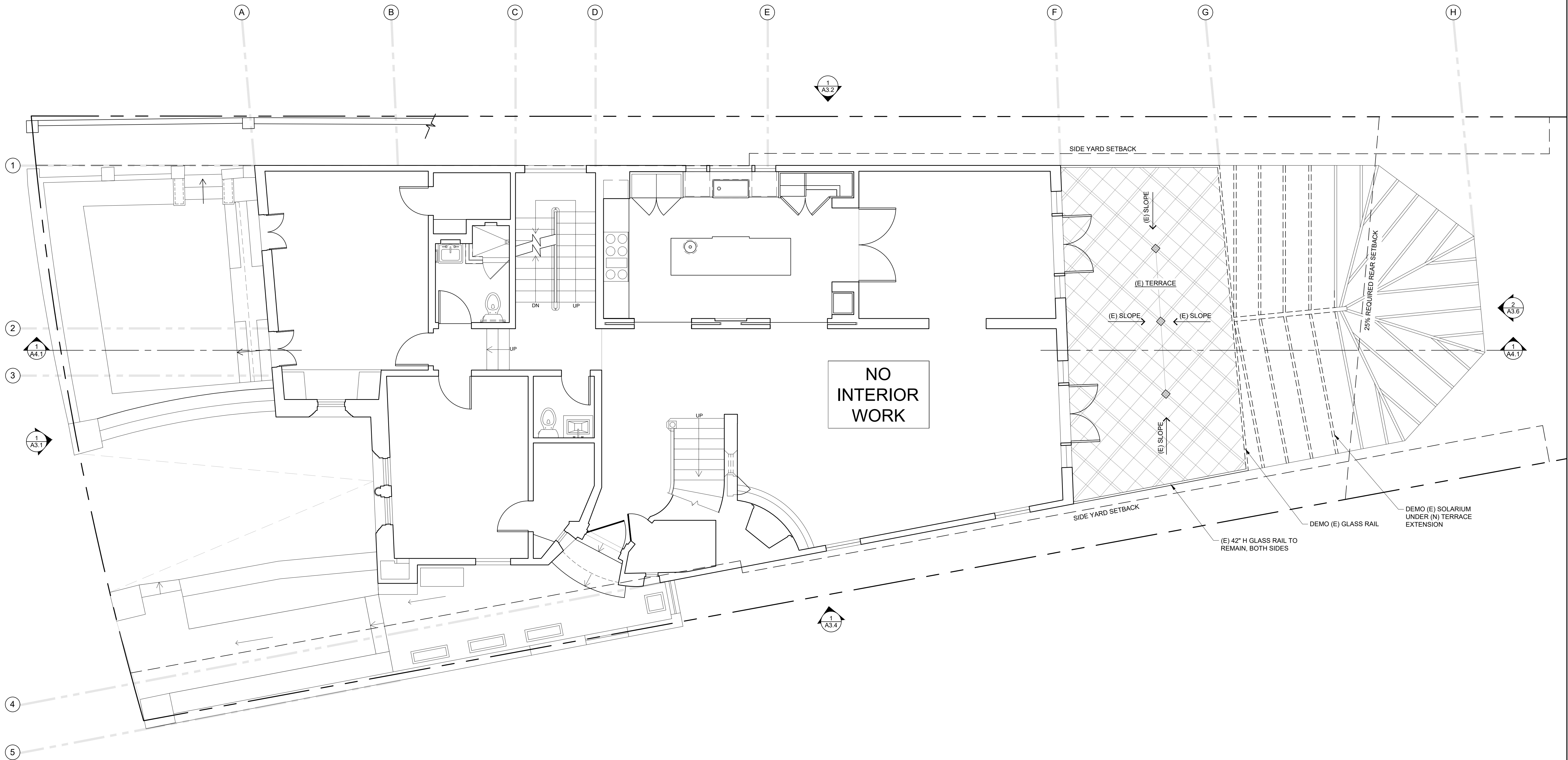
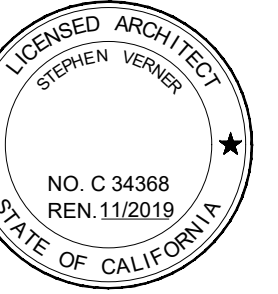




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**CAMINO DEL MAR**  
610 EL CAMINO DEL MAR  
SAN FRANCISCO, CA 94121  
BLOCK 1307 LOT 1X

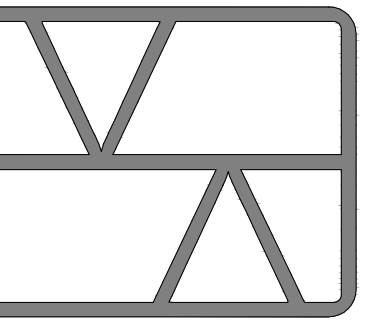
**EXISTING MAIN LEVEL**  
FLOOR PLAN

revision:  
date: 4/25/2018  
sheet:

**A1.2**

1 (E) FLOOR PLAN + DEMO - MAIN LEVEL  
A1.2 SCALE: 1/4" = 1'-0"

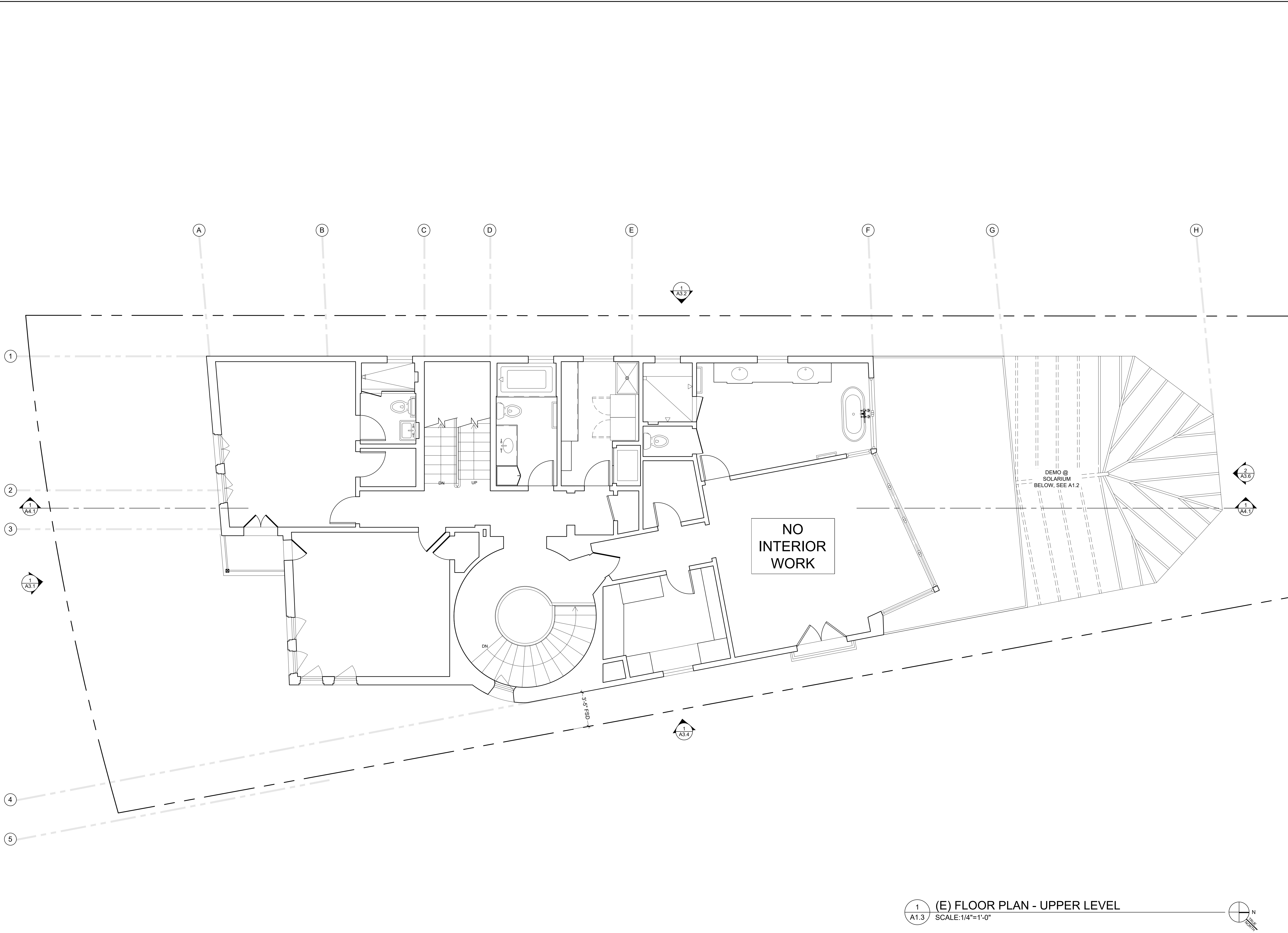
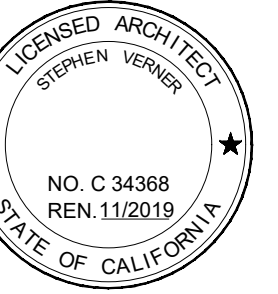




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SAN FRANCISCO, CA 94121  
BLOCK 1307 LOT 1X

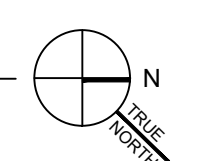
EXISTING UPPER LEVEL  
FLOOR PLAN

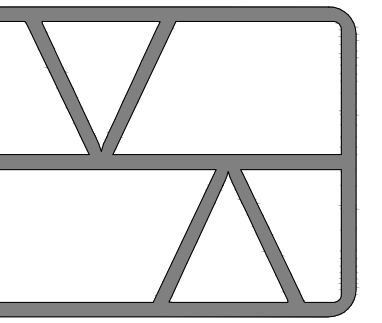
revision:

date: 4/25/2018

sheet: **A1.3**

1 (E) FLOOR PLAN - UPPER LEVEL  
A1.3 SCALE: 1/4"=1'-0"

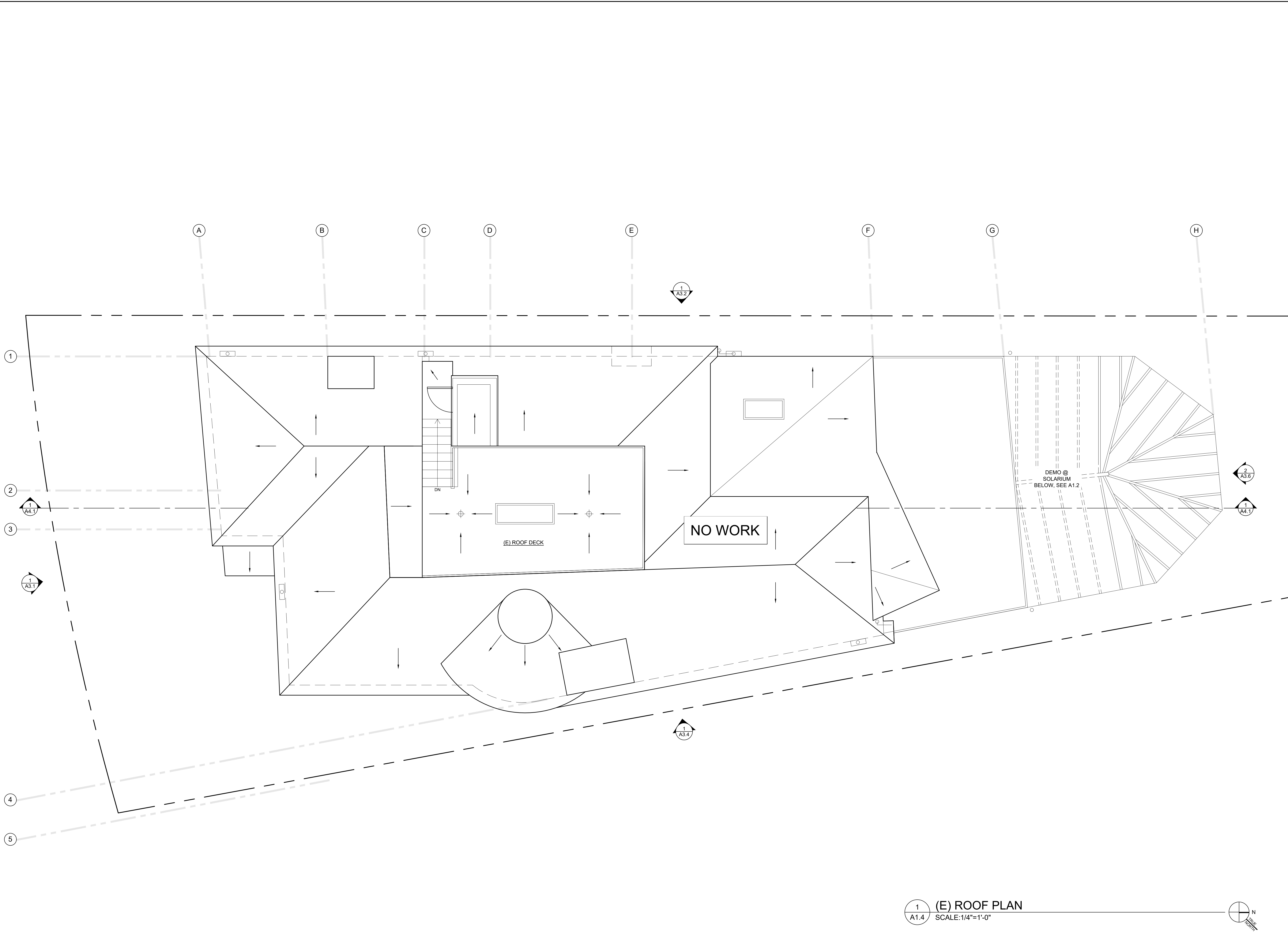
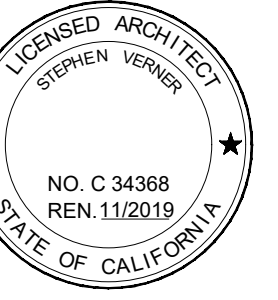




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**CAMINO DEL MAR**  
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SAN FRANCISCO, CA 94121  
BLOCK 1307 LOT 1X

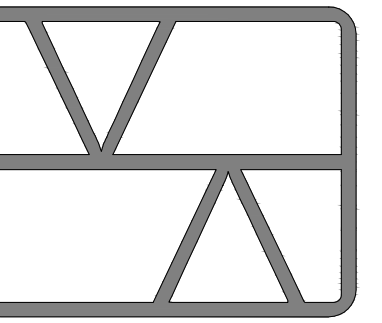
EXISTING ROOF PLAN

revision:  
date: 4/25/2018  
sheet: **A1.4**

1 (E) ROOF PLAN  
A1.4 SCALE: 1/4" = 1'-0"



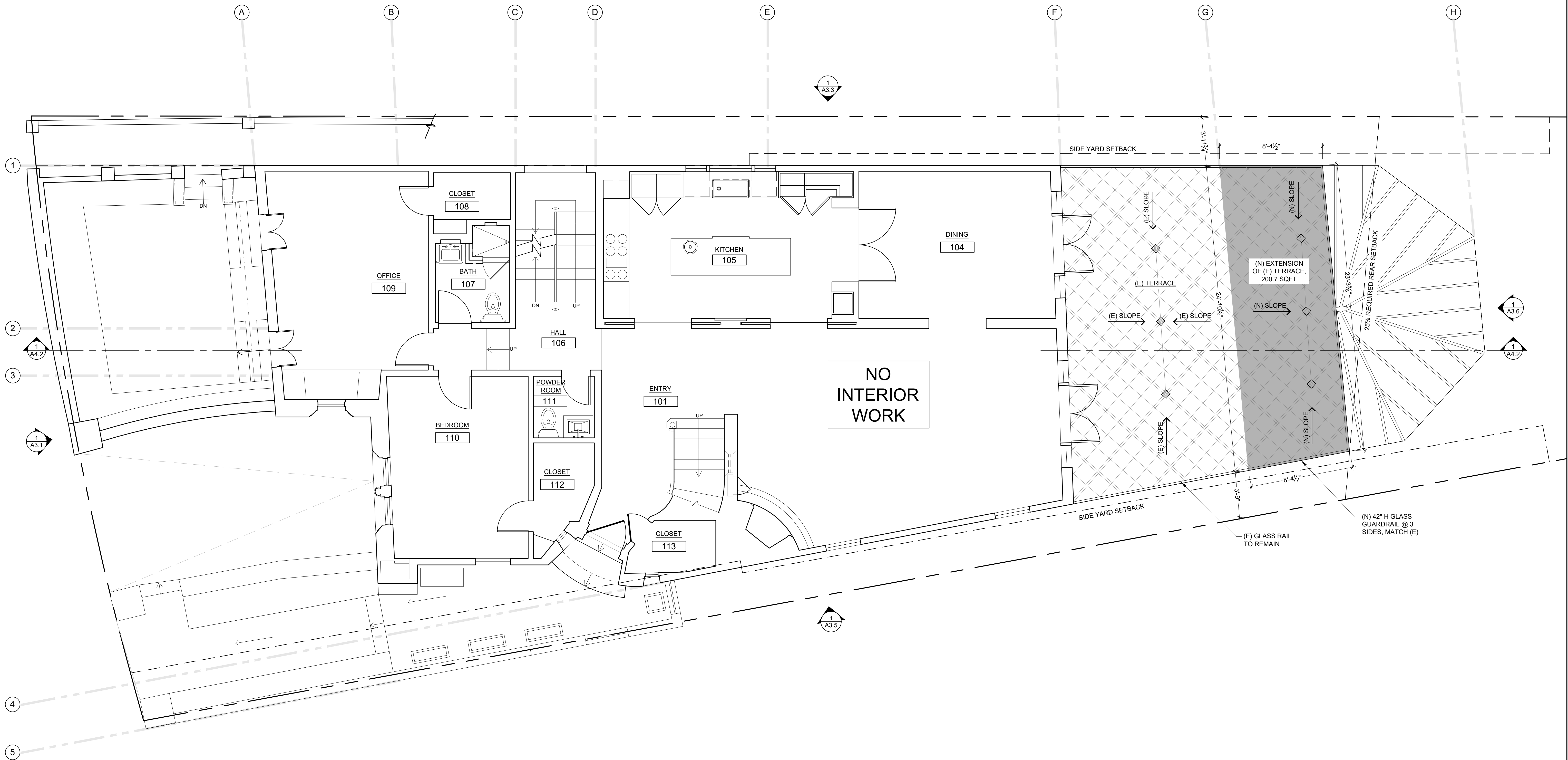
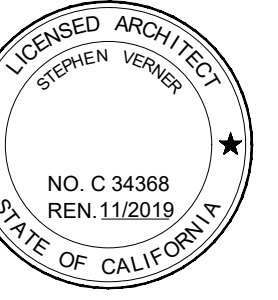




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**CAMINO DEL MAR**  
610 EL CAMINO DEL MAR  
SAN FRANCISCO, CA 94121  
BLOCK 1307 LOT 1X

**PROPOSED MAIN LEVEL  
FLOOR PLAN**

revision:

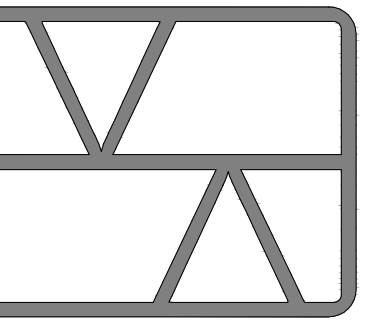
date: 4/25/2018

sheet:

**A2.0**

**1** PROPOSED FLOOR PLAN - MAIN LEVEL  
A2.0 SCALE: 1/4" = 1'-0"

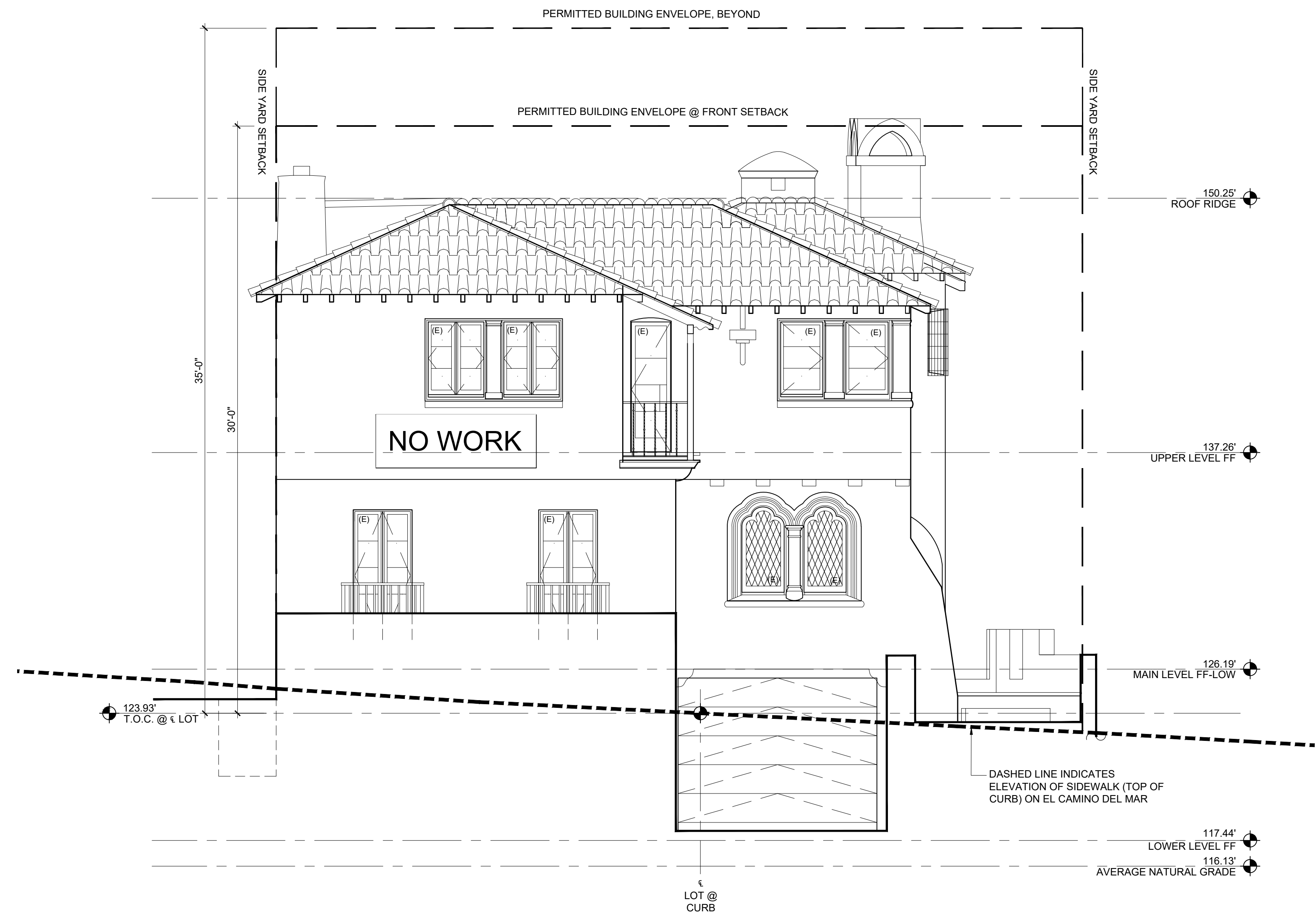
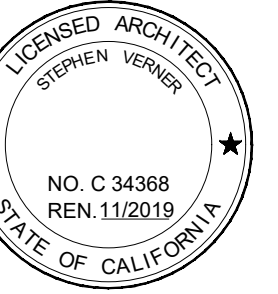




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1 SOUTH ELEVATION - NO WORK  
A3.1 SCALE: 1/4" = 1'-0"

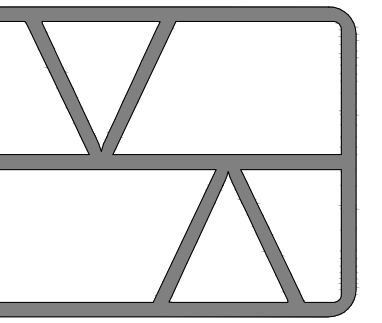
**CAMINO DEL MAR**  
610 EL CAMINO DEL MAR  
SAN FRANCISCO, CA 94121  
BLOCK 1307 LOT 1X

EXISTING FRONT ELEVATION

revision:

date: 4/25/2018

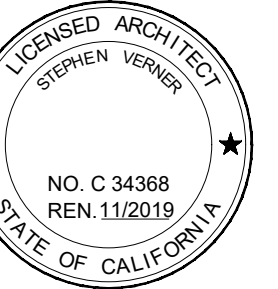
sheet: **A3.1**



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**CAMINO DEL MAR**  
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SAN FRANCISCO, CA 94121  
BLOCK 1307 LOT 1X

EXISTING E SIDE ELEVATION



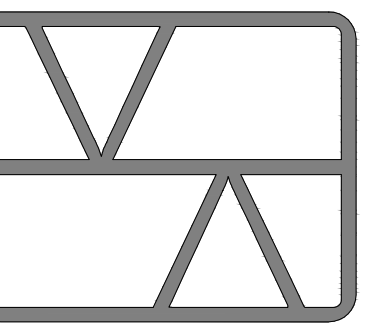
1  
A3.2 EXISTING EAST ELEVATION  
SCALE: 1/4"=1'-0"

revision:

date: 4/25/2018

sheet: **A3.2**

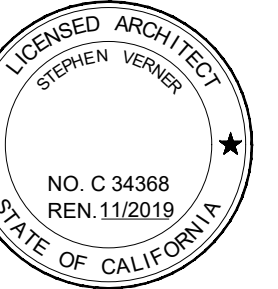




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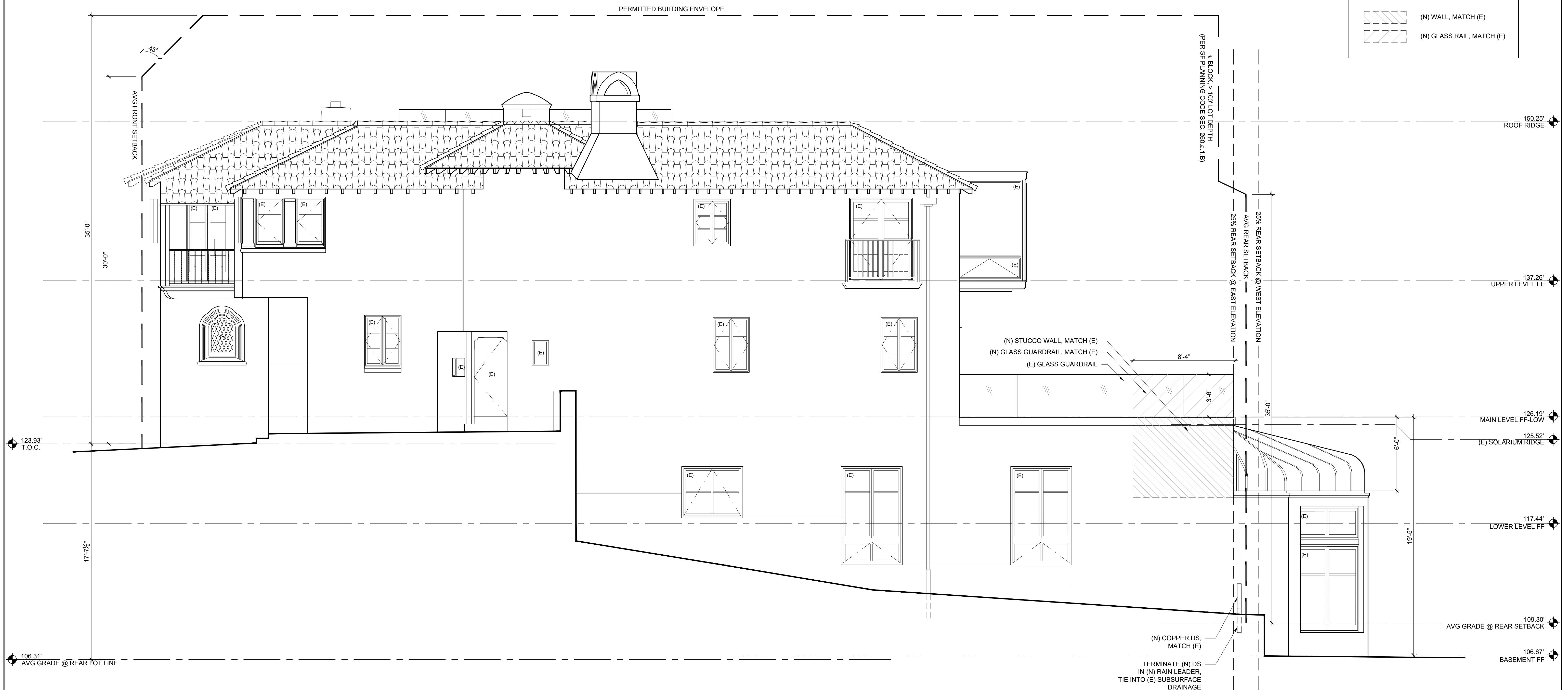
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ELEVATION LEGEND

- (N) WALL, MATCH (E)
- (N) GLASS RAIL, MATCH (E)

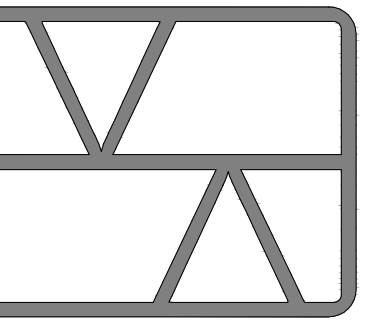


CAMINO DEL MAR  
610 EL CAMINO DEL MAR  
SAN FRANCISCO, CA 94121  
BLOCK 1307 LOT 1X

PROPOSED E SIDE ELEVATION

1 PROPOSED EAST ELEVATION  
A3.3 SCALE: 1/4"=1'-0"

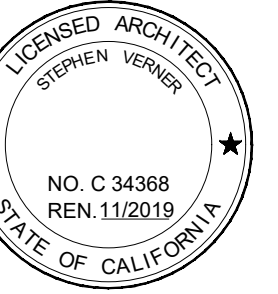
revision:  
date: 4/25/2018  
sheet: A3.3



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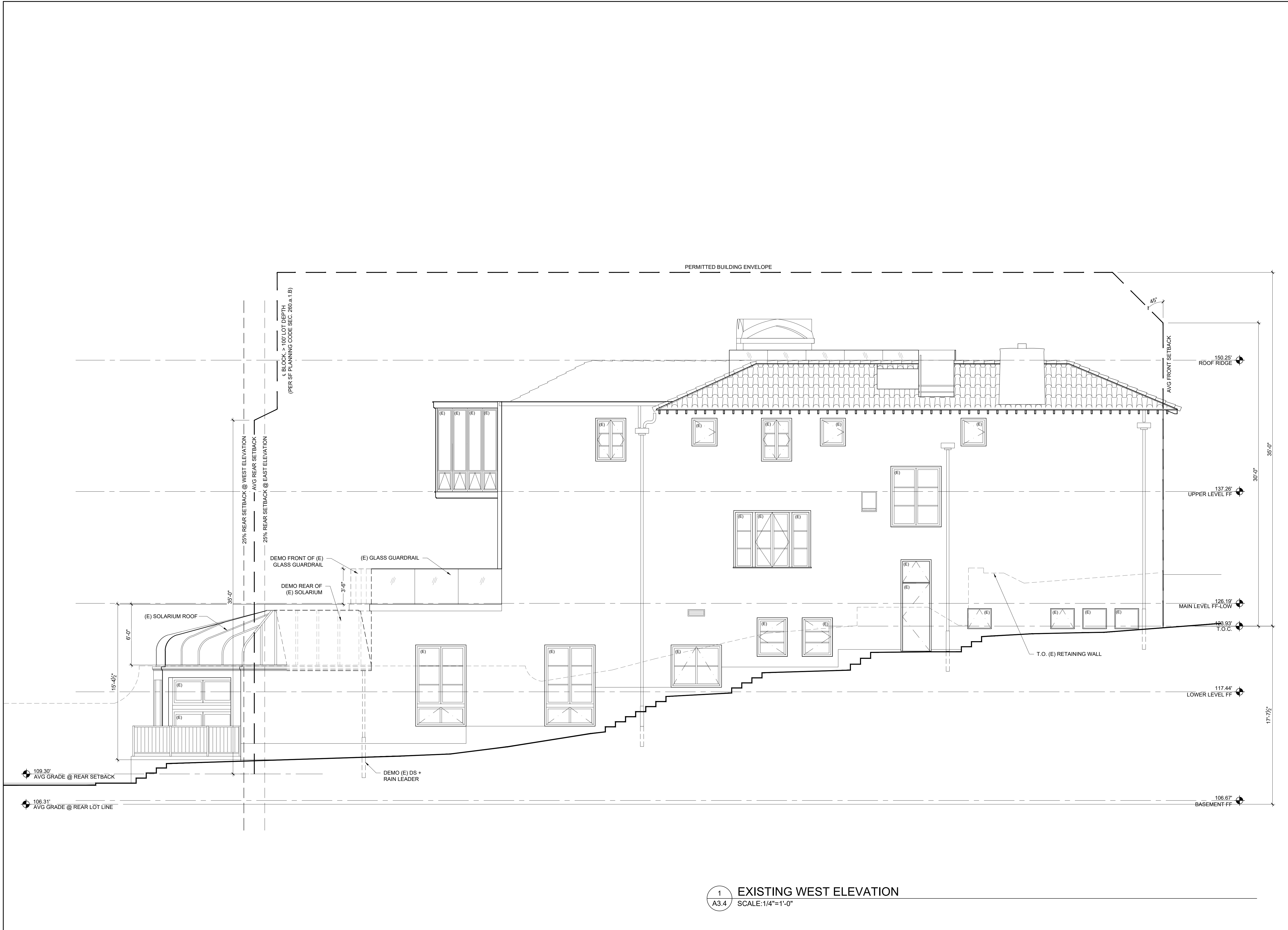
CAMINO DEL MAR  
610 EL CAMINO DEL MAR  
SAN FRANCISCO, CA 94121  
BLOCK 1307 LOT 1X

EXISTING W SIDE ELEVATION

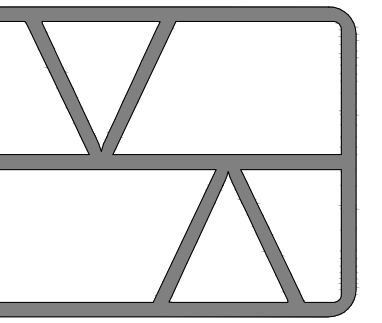
revision:

date: 4/25/2018

sheet: **A3.4**



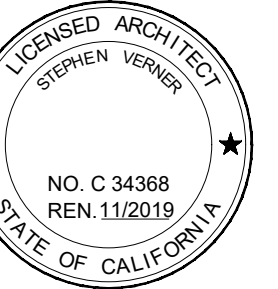
1 EXISTING WEST ELEVATION  
A3.4 SCALE: 1/4"=1'-0"



VERNER ARCHITECTS

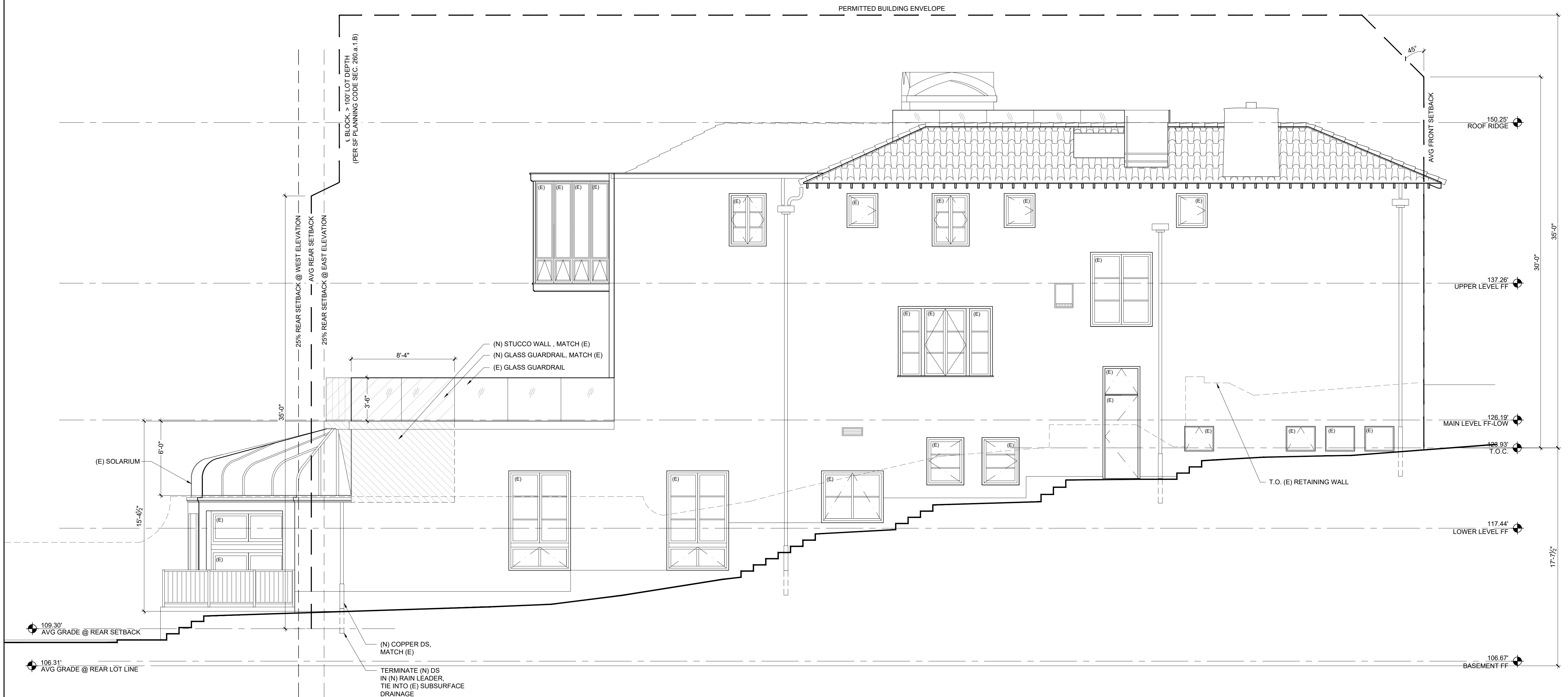
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ELEVATION LEGEND

- (N) WALL, MATCH (E)
- (N) GLASS RAIL, MATCH (E)



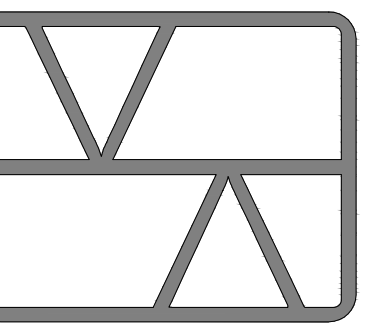
CAMINO DEL MAR  
610 EL CAMINO DEL MAR  
SAN FRANCISCO, CA 94121  
BLOCK 1307 LOT 1X

PROPOSED W SIDE ELEVATION

1 PROPOSED WEST ELEVATION  
A3.5 SCALE: 1/4"=1'-0"

revision:  
date: 4/25/2018  
sheet: A3.5

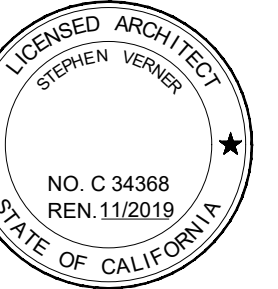




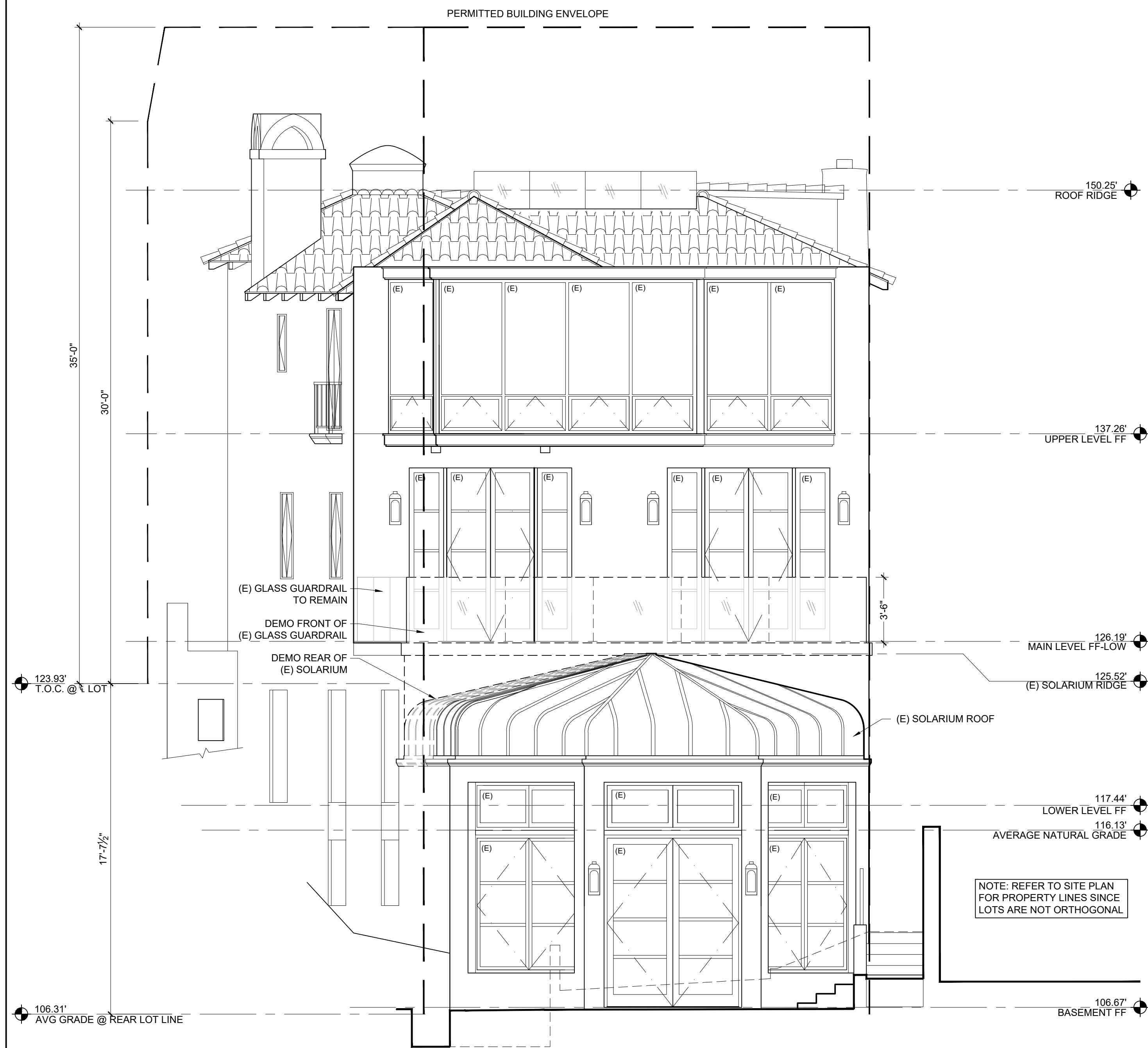
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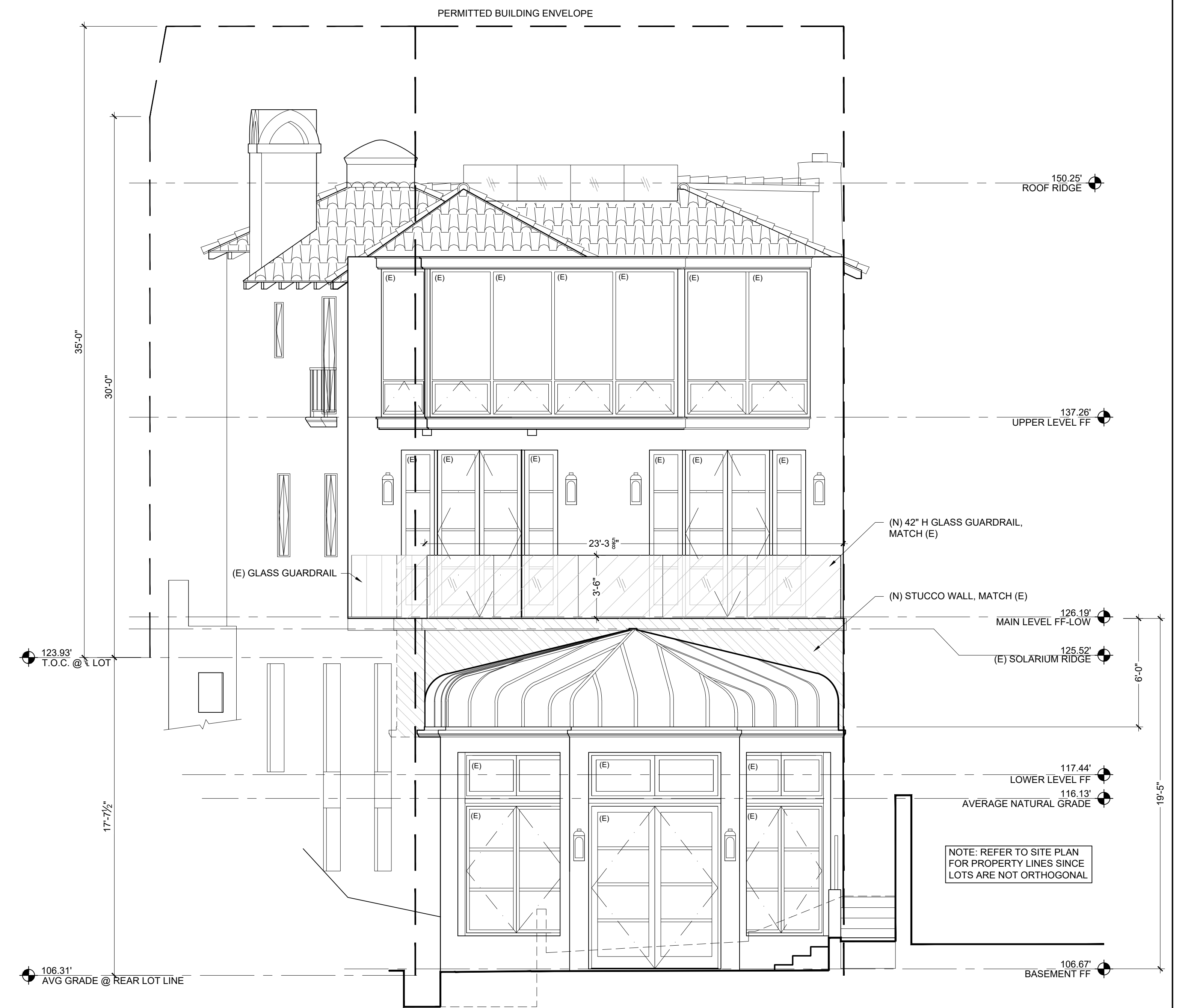
tel: 415.800.3803  
www.vernerarch.com



ELEVATION LEGEND	
	(N) WALL, MATCH (E)
	(N) GLASS RAIL, MATCH (E)



2 EXISTING NORTH ELEVATION  
SCALE: 1/4"=1'-0"



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

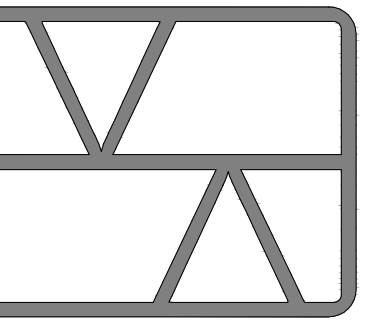
CAMINO DEL MAR  
610 EL CAMINO DEL MAR  
SAN FRANCISCO, CA 94121  
BLOCK 1307 LOT 1X

EXISTING & PROPOSED REAR  
ELEVATIONS

revision:

date: 4/25/2018

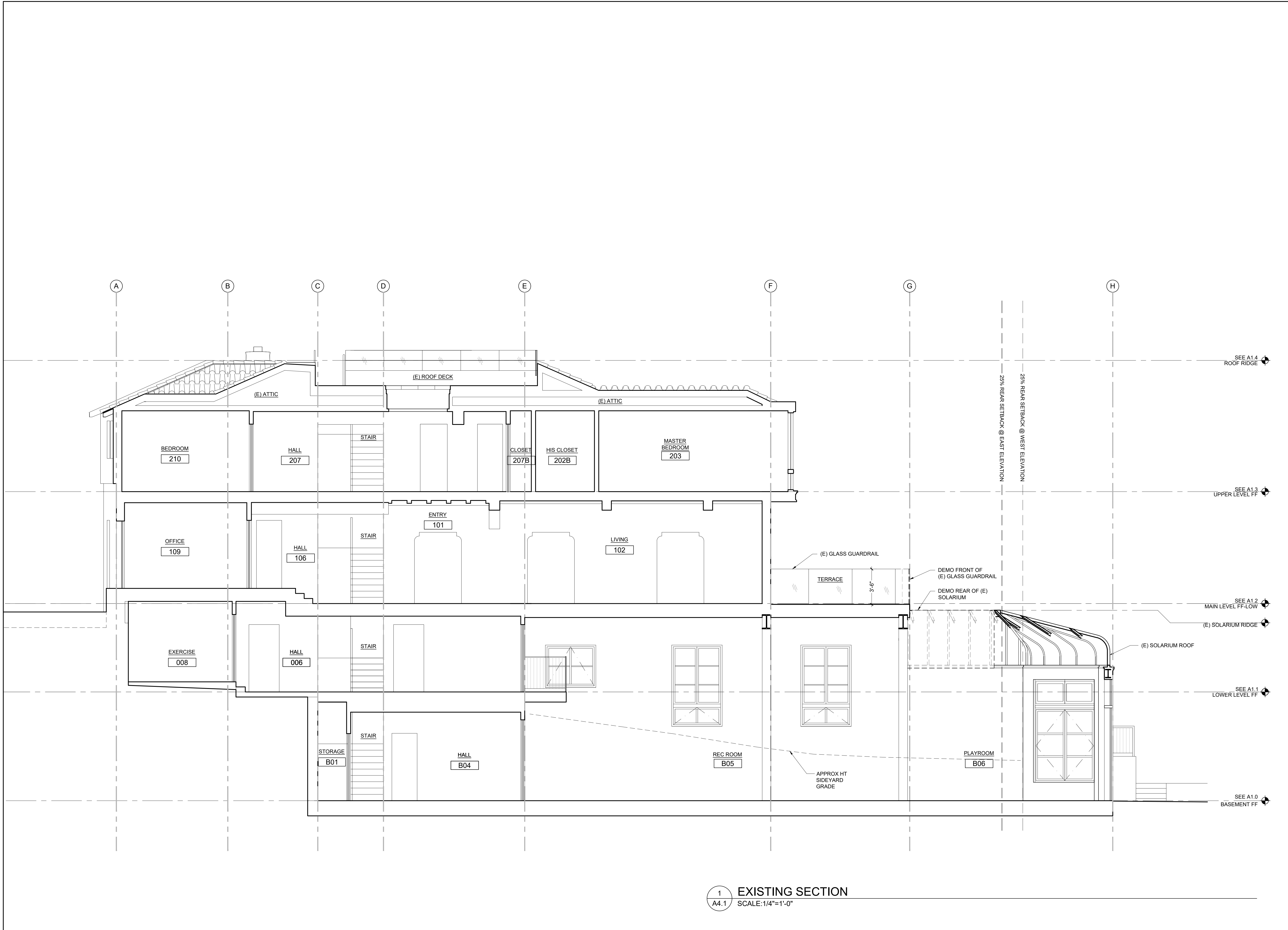
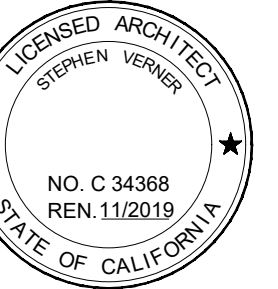
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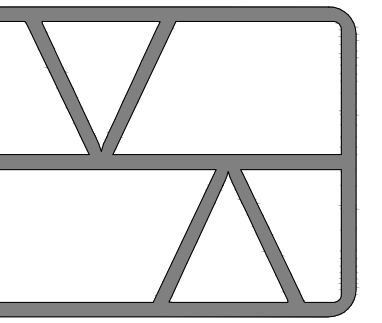


CAMINO DEL MAR  
610 EL CAMINO DEL MAR  
SAN FRANCISCO, CA 94121  
BLOCK 1307 LOT 1X

EXISTING SECTION

1 EXISTING SECTION  
A4.1 SCALE: 1/4"=1'-0"

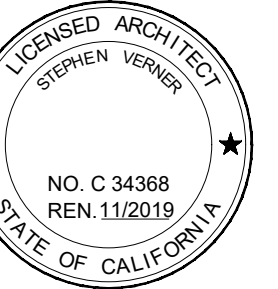
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date: 4/25/2018  
sheet: A4.1



VERNER ARCHITECTS

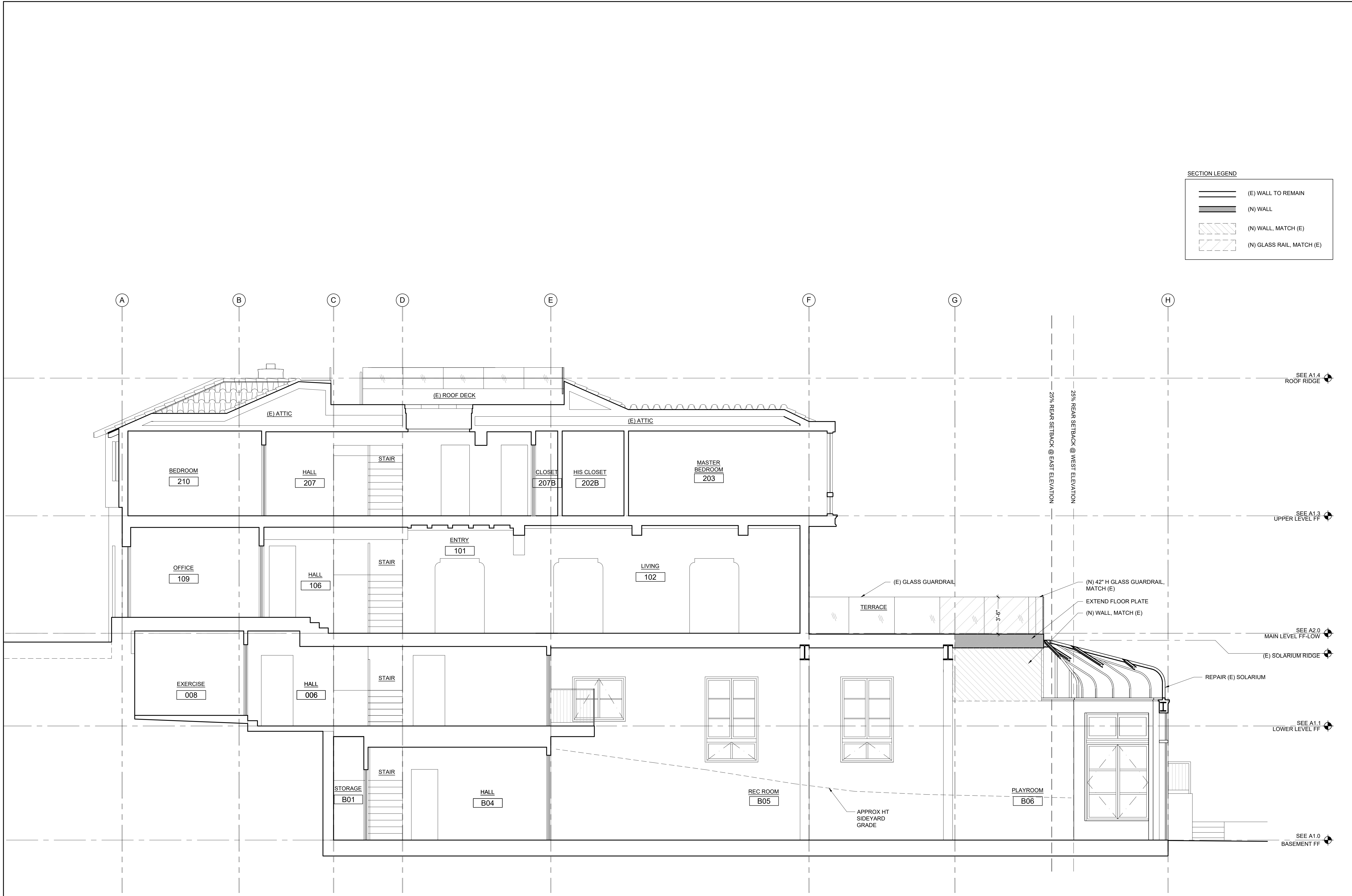
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SECTION LEGEND

	(E) WALL TO REMAIN
	(N) WALL
	(N) WALL, MATCH (E)
	(N) GLASS RAIL, MATCH (E)



CAMINO DEL MAR  
610 EL CAMINO DEL MAR  
SAN FRANCISCO, CA 94121  
BLOCK 1307 LOT 1X

PROPOSED SECTION

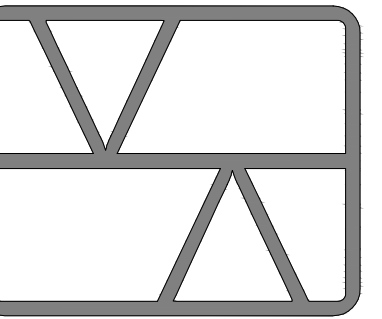
1 PROPOSED SECTION  
A4.2 SCALE: 1/4"=1'-0"

revision:  
date: 4/25/2018  
sheet: A4.2



# GS1: San Francisco Green Building Site Permit Submittal Form

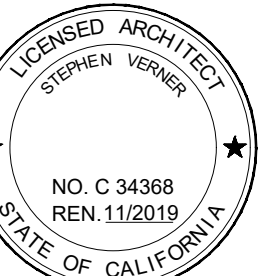
Form version: February 1, 2018 (For permit applications January 2017 - December 2019)



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INSTRUCTIONS:			NEW CONSTRUCTION				ALTERATIONS + ADDITIONS					PROJECT INFO				
1. Select one (1) column to identify requirements for the project. For addition and alteration projects, applicability of specific requirements may depend upon project scope. 2. Provide the Project Information in the box at the right. 3. A LEED or GreenPoint Rated Scorecard is not required with the site permit application, but using such tools as early as possible is recommended. 4. To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36". Attachment GS2, GS3, GS4, GS5 or GS6 will be due with the applicable addendum. A separate "FINAL COMPLIANCE VERIFICATION" form will be required prior to Certificate of Completion. For details, see Administrative Bulletin 93. For Municipal projects, additional Environment Code Chapter 7 requirements may apply; see GS6.			<b>CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT</b> →				<input type="checkbox"/> LOW-RISE RESIDENTIAL R 1-3 Floors	<input type="checkbox"/> HIGH-RISE RESIDENTIAL R 4+ Floors	<input type="checkbox"/> LARGE NON-RESIDENTIAL A,B,E,I,M 25,000 sq.ft. or greater	<input type="checkbox"/> OTHER NON-RESIDENTIAL F,H,L,S,U or A,B,E,I,M less than 25,000 sq.ft.	<input type="checkbox"/> RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS R 25,000 sq.ft. or greater	<input type="checkbox"/> OTHER RESIDENTIAL ALTERATIONS + ADDITIONS R adds any amount of conditioned area	<input type="checkbox"/> NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS B,M 25,000 sq.ft. or greater	<input type="checkbox"/> FIRST-TIME NON-RESIDENTIAL INTERIORS A,B,I,M 25,000 sq.ft. or greater	<input type="checkbox"/> OTHER NON-RESIDENTIAL INTERIORS, ALTERATIONS + ADDITIONS A,B,E,F,H,L,I,M,S,U more than 1,000 sq.ft. or \$200,000	PROJECT NAME
LEED/GPR	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	LEED GOLD (60+) or GPR (75+) CERTIFIED	n/r	LEED GOLD (60+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r		BLOCK/LOT		
	Required LEED or GPR Certification Level	SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1	Project is required to achieve sustainability certification listed at right.											ADDRESS		
	LEED/GPR Point Adjustment for Retention/Demolition of Historic Features/Building	SFGBC 4.104, 4.105, 5.104 & 5.105	Enter any applicable point adjustments in box at right.											PRIMARY OCCUPANCY		
MATERIALS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5 & 5.504.4.1-6, SFGBC 4.103.3.2, 5.103.1.9, 5.103.3.2 & 5.103.4.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products. Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems that meet the requirements for GPR measures K2, K3 and L2 or LEED EQc2, as applicable. New large non-residential interiors and major alterations to existing residential and non-residential buildings must also use interior paints, coatings, sealants, and adhesives when applied on-site, flooring and composite wood that meet the requirements of LEED credit Low-Emitting Materials (EQc2).	4.504.2.1-5	4.504.2.1-5	LEED EQc2	5.504.4.1-6	LEED EQc2 or GPR K2, K3 & L2	4.504.2.1-5	LEED EQc2	LEED EQc2	5.504.4.1-6		GROSS BUILDING AREA		
WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1 & 5.303.3, SFGBC 5.103.1.2, SF Housing Code sec.12A10, SF Building Code ch.13A	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential projects must upgrade all non-compliant fixtures per SF Building Code ch.13A. New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEc2).			LEED WEc2 (2 pts)								DESIGN PROFESSIONAL or PERMIT APPLICANT (sign & date)		
	NON-POTABLE WATER REUSE	Health Code art.12C	New buildings ≥ 40,000 sq. ft. must calculate a water budget. New buildings ≥250,000 sq. ft. must treat and use available rainwater, graywater, and foundation drainage and use in toilet and urinal flushing and irrigation. See www.sfwater.org for details.	n/r			n/r	n/r	n/r	n/r	n/r	n/r				
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	New construction projects with aggregated landscape area ≥500 sq.ft., or existing projects with modified landscape area ≥1,000 sq.ft. shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area. See www.sfwater.org for details.													
	WATER METERING	CALGreen 5.303.1	Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq. ft.).	n/r	n/r			n/r	n/r							
ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Title 24 Part 6 Energy Standards.													
	BETTER ROOFS	SFGBC 4.201.1 & 5.201.1.2	New non-residential buildings >2,000 sq. ft. and ≤10 occupied floors, and new residential buildings of any size and ≤10 occupied floors, must designate 15% of roof Solar Ready, per Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems.		≤10 floors			n/r	n/r	n/r	n/r	n/r				
	RENEWABLE ENERGY	SFGBC 5.201.1.3	Non-residential buildings with ≥11 floors must acquire at least 1% of energy from on-site renewable sources, purchase green energy credits, or achieve 5 points under LEED credit Optimize Energy Performance (EAc2).	n/r	n/r			n/r	n/r	n/r	n/r	n/r				
	COMMISSIONING (Cx)	CALGreen 5.410.2 - 5.410.4.5.1	For projects ≥10,000 sq.ft. include OPR, BOD, and commissioning plan in design & construction. Commission to comply. Alterations & additions with new HVAC equipment must test and adjust all equipment.	n/r	n/r	LEED EAc1 opt. 1		n/r	n/r							
PARKING	BICYCLE PARKING	CALGreen 5.106.4, Planning Code 155.1-2	Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.	SF Planning Code sec.155.1-2	SF Planning Code sec.155.1-2			if applicable SF Planning Code sec.155.1-2	if applicable SF Planning Code sec.155.1-2				if >10 stalls added			
	DESIGNATED PARKING	CALGreen 5.106.5.2	Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	n/r	n/r			n/r	n/r				if >10 stalls added			
	WIRING FOR EV CHARGERS	SFGBC 4.106.4 & 5.106.5.3	Permit application January 2018 or after: Construct all new off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide ≥40A 208 or 240V to EV chargers at 20% of spaces. Install ≥40A 208 or 240V branch circuits to ≥10% of spaces, terminating close to the proposed EV charger location. Installation of chargers is not required. Projects with zero off-street parking exempt. See SFGBC 4.106.4 or SFGBC 5.106.5.3 for details. Permit applications prior to January 2018 only: Install infrastructure to provide electricity for EV chargers at 6% of spaces for non-residential (CALGreen 5.106.5.3), 3% of spaces for multifamily with ≥17 units (CALGreen 4.106.4.2), and each space in 1-2 unit dwellings (CALGreen 4.106.4.1). Installation of chargers is not required.					applicable for permit application January 2018 or after	n/r	applicable for permit application January 2018 or after	n/r	n/r				
WASTE DIVERSION	RECYCLING BY OCCUPANTS	SF Building Code AB-068	Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.													
	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	SFGBC 4.103.2.3 & 5.103.1.3.1, Environment Code ch.14, SF Building Code ch.13B	For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate. Divert a minimum of 75% of total C&D debris if noted.		75% diversion	75% diversion					75% diversion					
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained and certified in best practices.			n/r	n/r			n/r	n/r	n/r				
	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.			n/r	n/r			n/r	n/r	n/r				
	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	Use no halons or CFCs in HVAC.	n/r	n/r			n/r	n/r							
GOOD NEIGHBOR	LIGHT POLLUTION REDUCTION	CA Energy Code, CALGreen 5.106.8	Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.	n/r	n/r			n/r	n/r							
	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.													
	TOBACCO SMOKE CONTROL	CALGreen 5.504.7, Health Code art.19F	For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows. For residential projects, prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.													
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	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. See www.sfwater.org for details.					if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope			
	CONSTRUCTION SITE RUNOFF CONTROLS	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. See www.sfwater.org for details.	if disturbing ≥5,000 sq. ft.		if disturbing ≥5,000 sq. ft.	if disturbing ≥5,000 sq. ft.	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope			
INDOOR ENVIRONMENTAL QUALITY	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3, SF Building Code sec.1207	Non-residential projects must comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceilings between tenants). New residential projects' interior noise due to exterior sources shall not exceed 45dB.					n/r	n/r							
	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1-3 & 5.504.1-3	Seal permanent HVAC ducts/equipment stored onsite before installation.													
	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3, SF Health Code art.38	Non-residential projects must provide MERV-8 filters on HVAC for regularly occupied, actively ventilated spaces. Residential new construction and major alteration & addition projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on HVAC.	if applicable	if applicable			if applicable	n/r							
	CONSTRUCTION IAQ MANAGEMENT PLAN	SFGBC 5.103.1.8	During construction, meet SMACNA IAQ guidelines; provide MERV-8 filters on all HVAC.	n/r	n/r	LEED EQc3	n/r	n/r	n/r	n/r	n/r	n/r	n/r			
RESIDENTIAL	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.			n/r	n/r	if applicable	if applicable	n/r	n/r	n/r	n/r			
	RODENT PROOFING	CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.			n/r	n/r			n/r	n/r	n/r	n/r			
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.			n/r	n/r			n/r	n/r	n/r	n/r			
	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.			n/r	n/r			n/r	n/r	n/r	n/r			
	MOISTURE CONTENT	CALGreen 4.505.3	Wall and floor wood framing must have <19% moisture content before enclosure.			n/r	n/r			n/r	n/r	n/r	n/r			
	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).			n/r	n/r			n/r	n/r	n/r	n/r			

**CAMINO DEL MAR**  
610 EL CAMINO DEL MAR  
SAN FRANCISCO, CA 94121  
BLOCK 1307 LOT 1X

**SF GREEN BLDG SITE PERMIT SUBMITTAL**

revision:  
date: 4/25/2018  
sheet: **GS1**



# **Exhibit 4**

**From:** julie.creer@SFGov.org <no-reply@presencehost.net>  
**Sent time:** 07/25/2018 11:24:46 AM  
**To:** Monchez, Theresa (CPC)  
**Subject:** Job Order Response #144835

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Thank you for using ReproMail online order center; we appreciate your business.

We have received your order and will contact you if there are any questions.

Please note: Your Job Ticket Number is on the email's subject line

Please let us know if you have any questions at 554-6433 OR [reproduction.services@sfgov.org](mailto:reproduction.services@sfgov.org)

Feedback? We'd love to hear it! Please take a moment to complete this short survey after receiving your printing order:

<http://goo.gl/forms/qkc1Qsnqsn>

Message Tracking Number: #144835

<b>Your Name</b>	Theresa Monchez
<b>Your Department</b>	City Planning
<b>Your Account Number</b>	290000
<b>PeopleSoft Chartfields</b>	10000 229236 10000 10001645 0001
<b>Address</b>	1650 Mission Street Suite 400
<b>City, State</b>	San Francisco, CA
<b>Zip</b>	94103
<b>Phone Number</b>	415-575-6930
<b>E-mail Address</b>	<a href="mailto:theresa.monchez@sfgov.org">theresa.monchez@sfgov.org</a>
<b>Confirm e-mail address</b>	<a href="mailto:theresa.monchez@sfgov.org">theresa.monchez@sfgov.org</a>
<b>Job Description (will appear in the billing statement)</b>	Section 311 notice mailing. (all documents are down loaded file). Address: 610 El Camino Del Mar Permit# 2018/04/25/7347 Quadrant: NW/MD Neighborhoods District: Seacliff & Citywide
<b>Date in</b>	7/25/2018
<b>Date due</b>	8/1/2018
<b>Time due</b>	Please process mailing on 8/1/2018 before noon
<b>Number of copies</b>	58
<b>Number of originals</b>	5
<b>Artwork</b>	original artwork submitted
<b>Sides</b>	two
<b>Ink(s)</b>	Black
<b>Size</b>	11 x 17
<b>Paper color</b>	White
<b>Collate</b>	yes
<b>Staple</b>	one
<b>When Ready</b>	Mail
<b>If Mailing Include Return Envelope</b>	no
<b>Bleed (Image bleeding over the paper edge)</b>	No
<b>Filename</b>	610-el-camino-del-mar---poster.pdf (90 kb)
<b>Filename</b>	610-el-camino-del-mar-t-gual-notice.pdf (198 kb)
<b>Filename</b>	610-el-camino-del-mar---mailing-list.xlsx (11 kb)





# **Exhibit 5**



610

Orange sign with illegible text

Blue spray-painted mark on sidewalk









610

**SAN FRANCISCO PLANNING DEPARTMENT**  
DEPARTMENT OF PUBLIC WORKS  
**NOTICE OF BUILDING PERMIT APPLICATION REVIEW**  
PROJECT INFORMATION  
APPLICANT INFORMATION  
PERMIT INFORMATION  
5/1/18  
8/31/18





**SAN FRANCISCO  
PLANNING DEPARTMENT**

1650 Mission Street Suite 400 San Francisco, CA 94103

**NOTICE OF BUILDING PERMIT APPLICATION (SECTION 314)**

On April 25, 2018, the Applicant named below filed Building Permit Application No. 2018.04.25.7347 with the City and County of San Francisco.

PROJECT INFORMATION	APPLICANT INFORMATION
Project Address: 610 El Camino Del Mar	Applicant: David Swaim
Block/Lot No.: 1307/001X	AP#/Permit #: 1574/14661E
Zoning District(s): RH-1(D)/46-X	City/State: San Francisco, CA
Record No.: 2018-008513PRJ	Telephone: (415) 865-1801
	Email: david@dmresearch.com

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to be present at the public hearing. If you have any questions or concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you have any exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary authority to waive the notice requirements. Applications requesting a Discretionary Review hearing must be filed during the 30-day public hearing period. Applications requesting a Discretionary Review hearing must be filed during the 30-day public hearing period. 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 Department. However, if you wish to provide personal identifying information, including submitted personal 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 FEATURES	EXISTING	PROPOSED
Demolition	<input type="checkbox"/>	<input type="checkbox"/>
Change of Use	<input type="checkbox"/>	<input type="checkbox"/>
Rear Addition	<input type="checkbox"/>	<input type="checkbox"/>
Side Addition	<input type="checkbox"/>	<input type="checkbox"/>
Vertical Addition	<input type="checkbox"/>	<input type="checkbox"/>
Front Setback	Residential	Residential
Sides Setbacks	4 feet	No Change
Building Depth	100 feet 2 inches	No Change
Rear Yard Setback	22 feet 9 inches	No Change
Number of Stories	3	No Change
Number of Dwelling Units	3	No Change

The project proposes a rear horizontal expansion of an existing terrace above a soffit. The terrace would extend an additional 6 feet 6 inches from the existing terrace. The terrace extension would be level with the existing terrace, approximately 6 feet (6') higher than the soffit.

The issuance of the building permit by the Department of Building Inspection or the Planning Commission project CEQA, pursuant to Sections 3.124(b) of the San Francisco Administrative Code.

For more information, please contact Planning Department staff:

Planner: Matt Diao  
 Phone: (415) 975-6164  
 E-mail: matt.diao@sfplanning.org

Notice Date: 8/1/18  
 Expiration Date: 8/31/18



# **Exhibit 6**



## DECLARATION OF POSTING

FOR SECTION 311 / 312 ONLY

I, David Swaim, do hereby declare as follows:

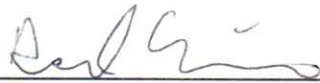
1. On August 1st, 2018, I posted a public notice on the project site (one on each frontage for through and corner lots) indicating my intention to secure a building permit and describing the extent of the proposed work for the property located at 610 El Camino Del Mar. The public notice was furnished to me by the Planning Department.
2. After posting the aforementioned notice, I determined that the required notice was posted during the requisite duration between August 1st and August 31st, 2018.

Building Application Number: 201804257347

Project Address: 610 El Camino Del Mar, San Francisco, CA 94121

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

EXECUTED ON THIS DAY, September 5th, 2018, IN SAN FRANCISCO.

  
\_\_\_\_\_  
Signature

David Swaim  
\_\_\_\_\_  
Name (Print or Type)

Architect  
\_\_\_\_\_  
Relationship to Project: e.g. owner, Attorney, Architect, etc.

*Submit completed Declaration of Posting immediately to the Project Planner after the expiration date.*

# **Exhibit 7**





# PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER  
(415) 558-6378

DIRECTOR'S OFFICE  
PHONE: 558-6411  
4TH FLOOR  
FAX: 558-6426

ZONING ADMINISTRATOR  
PHONE: 558-6350  
5TH FLOOR  
FAX: 558-6409

PLANNING INFORMATION  
PHONE: 558-6377  
MAJOR ENVIRONMENTAL  
FAX: 558-5991

COMMISSION CALENDAR  
INFO: 558-6422  
INTERNET WEB SITE  
WWW.SFGOV.ORG/PLANNING

August 3, 2005

## VARIANCE DECISION

UNDER THE PLANNING CODE  
CASE NO. 2005.0004V

APPLICANT: Nancy Scheinholtz  
1319 Howard Avenue  
Burlingame, CA 94010

CASE PLANNER: Mary Woods – (415) 558-6315

### PROPERTY IDENTIFICATION – 620 EL CAMINO DEL MAR:

North side between McLaren and Sea Cliff Avenues; Lot 001T in Assessor's Block 1307, in an RH-1 (D) (Residential, House, One-Family, Detached) District and a 40-X Height and Bulk District.

### DESCRIPTION OF VARIANCES SOUGHT – FRONT SETBACK AND SIDE YARD SETBACK

**VARIANCES SOUGHT:** The proposal is to 1) construct a new one-story, single car garage (approximately 12 feet wide by 26 feet deep) that is partially in the front setback and required side yard; 2) construct a new outdoor fireplace structure with a chimney height of approximately 10 feet located in the required front setback; 3) replace an existing 6- to 8-foot solid fence with a new 6- to 8-foot solid fence at the front property line and within the required front setback, and 4) construct a new deck at the first floor level that is partially in the required side yard setback.

**Section 132 of the Planning Code** requires that the front setback be equal to the average of the two adjacent properties or 15 feet, whichever is less. In this case, the required front setback would be 15 feet. The existing front setback is 16 feet. Both items 1 and 2 as described above would require front setback variances as follows: the proposed one-story garage would encroach into the front setback by approximately 2 to 3 feet due to the curving in the street frontage, and the proposed new outdoor fireplace would be located within the required front setback, at the front property line.

**Section 132(f) of the Planning Code** states that only those obstructions specified in Section 136 of the Code shall be permitted in a required front setback area. Section 136(c)(16) of the Planning Code states that, within front setback areas, decorative railings and decorative grille work, other than wire mesh, shall be at least 75 percent open to perpendicular view and no more than six feet in height above grade. The height of the new solid fence (item 3 as described above) ranges in height from approximately 6 to 8 feet as the sidewalk downslopes eastward toward Sea Cliff Avenue.

**Section 133** of the Planning Code requires that two side yards each of four feet be provided for lots with a width of 40 feet or more but less than 50 feet. In this case, the required side yards would be 4 feet on each side. Both the proposed new garage (item 1) and the new first floor deck (item 4) would encroach one foot into the eastern side yard.

PROCEDURAL BACKGROUND:

1. This proposal was determined to be Categorically Exempt from Environmental Review under CEQA Guidelines Section 15301.
2. The Zoning Administrator held a public hearing on **Variance Application No. 2005.0004V on May 25, 2005.**
3. Planning Code Section 311 notification requirements for the proposed project have been mailed.

DECISION:

**GRANTED**, in general conformity with the plans on file with this application, shown as Exhibit A and dated January 4, 2005 and May 24, 2005 (revised plan for outdoor fireplace structure only), **to (1) construct a new one-story, single car garage that is partially in the front setback and required side yard; (2) construct a new outdoor fireplace structure in the required front setback with a chimney not to exceed eight feet in height; (3) replace an existing front property line fence in the required front setback, and (4) construct a new deck at the first floor level that is partially in the required side yard setback;** subject to the following conditions:

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

FINDINGS:

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

**FINDING 1.**

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

**REQUIREMENT MET.**

- A. The existing garage is at the rear of the house, accessible through a driveway along the eastern side of the property. The width of this driveway varies from approximately 10 feet at the street to approximately 8 feet at the rear of the house, making maneuvering at a 90-degree angle very difficult. A portion of the existing building already projects over the driveway to within three feet of the eastern property line. The proposed garage and deck would be in line with this existing projection.
- B. Because the subject property is on a down-sloping lot, the sidewalk is approximately three feet above the front yard, creating a situation where pedestrians could look directly into the front courtyard of the house. Therefore, a taller fence would address privacy and safety concerns as opposed to a lower fence.

**FINDING 2.**

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

**REQUIREMENT MET.**

- A. Literal enforcement of the Planning Code would preclude the applicant from constructing a garage at the front of the lot, which is typical of the area. To deny this variance would result in practical difficulty and unnecessary hardship without compensating public benefit.
- B. The Building Code requires a second means of egress from any sleeping rooms on a third floor, and such egress must be at least three feet from the side property lines. The proposed deck would serve as a landing for the second means of egress. Alternate locations of the egress were not feasible except for the east side, which is set back enough from the side to meet the Building Code requirements. To deny this variance would result in practical difficulty and unnecessary hardship without compensating public benefit.
- C. Most lots in the Sea Cliff area are larger than the City average of 2,500 square feet, with buildings set back from the street and enclosed with perimeter fences taller than three feet. Because the subject property is on a down-sloping lot, the sidewalk is approximately three feet above the front yard, creating a situation where pedestrians could look directly into the front courtyard of the house. Therefore, a taller fence would address privacy and safety concerns as opposed to a lower fence. To deny this variance would result in practical difficulty and unnecessary hardship without compensating public benefit.



**FINDING 3.**

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

**REQUIREMENT MET.**

- A. Without the variances, the applicant will be unable to have a garage located at the front of the lot, which is the pattern in the neighborhood. A deck in the side yard that will allow the home owners to safely egress from their third floor onto a non-combustible deck in cases of emergencies, and a front fence tall enough to provide privacy and safety to the residents of the subject property are also substantial property rights that are possessed by other property in the Sea Cliff neighborhood.

**FINDING 4.**

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

**REQUIREMENT MET.**

- A. The approval of these variances will not significantly change the existing physical character of the neighborhood since there are patterns of garages in the front of the lot and tall fences along the perimeters on the subject block and adjacent blocks.
- B. The adjacent neighbor to the east requested the garage not intrude into the side setback. A proposal that would not extend into the side setback would result in an awkward garage without compensating public or private benefit.

**FINDING 5.**

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

**REQUIREMENT MET.**

- A. The proposal is consistent with the generally stated intent and purpose of the Planning Code to promote orderly and beneficial development. The proposal is in harmony with the Residence Element of the General Plan to encourage residential development when it preserves or improves the quality of life for residents of the City.
- B. Code Section 101.1 establishes eight priority-planning policies and requires review of variance applications for consistency with said policies. Review of the relevant priority planning policies yielded the following determinations:
  - 1. That the project will be in keeping with the existing housing and neighborhood character.
  - 2. That the project will have no significant effect on public transit or neighborhood parking, preparedness to protect against injury and loss of life in an earthquake,

commercial activity, business or employment, landmarks and historic buildings, or public parks and open space.

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

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

The authorization and rights vested by virtue of this decision letter shall be deemed void and cancelled if (1) a Building Permit has not been issued within three years from the effective date of this decision; or (2) a Tentative Map has not been approved within three years from the effective date of this decision for Subdivision cases; or (3) neither a Building Permit or Tentative Map is involved but another required City action has not been approved within three years from the effective date of this decision. However, this authorization may be extended by the Zoning Administrator when the issuance of a necessary Building Permit or approval of a Tentative Map or other City action is delayed by a City agency or by appeal of the issuance of such a permit or map or other City action.

**APPEAL: Any aggrieved person may appeal this Variance decision to the Board of Appeals within ten (10) days after the date of the issuance of this Variance Decision. For further information, please contact the Board of Appeals in person at 1660 Mission Street, Third Floor, or call 575-6880.**

Very truly yours,

Lawrence B. Badiner  
Zoning Administrator

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

# **Exhibit 8**







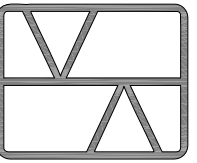


# Exhibit 9









**VERNER ARCHITECTS**

337 17th St. #214  
Oakland, CA 94612  
tel: 415.800.1801  
www.vernerarch.com

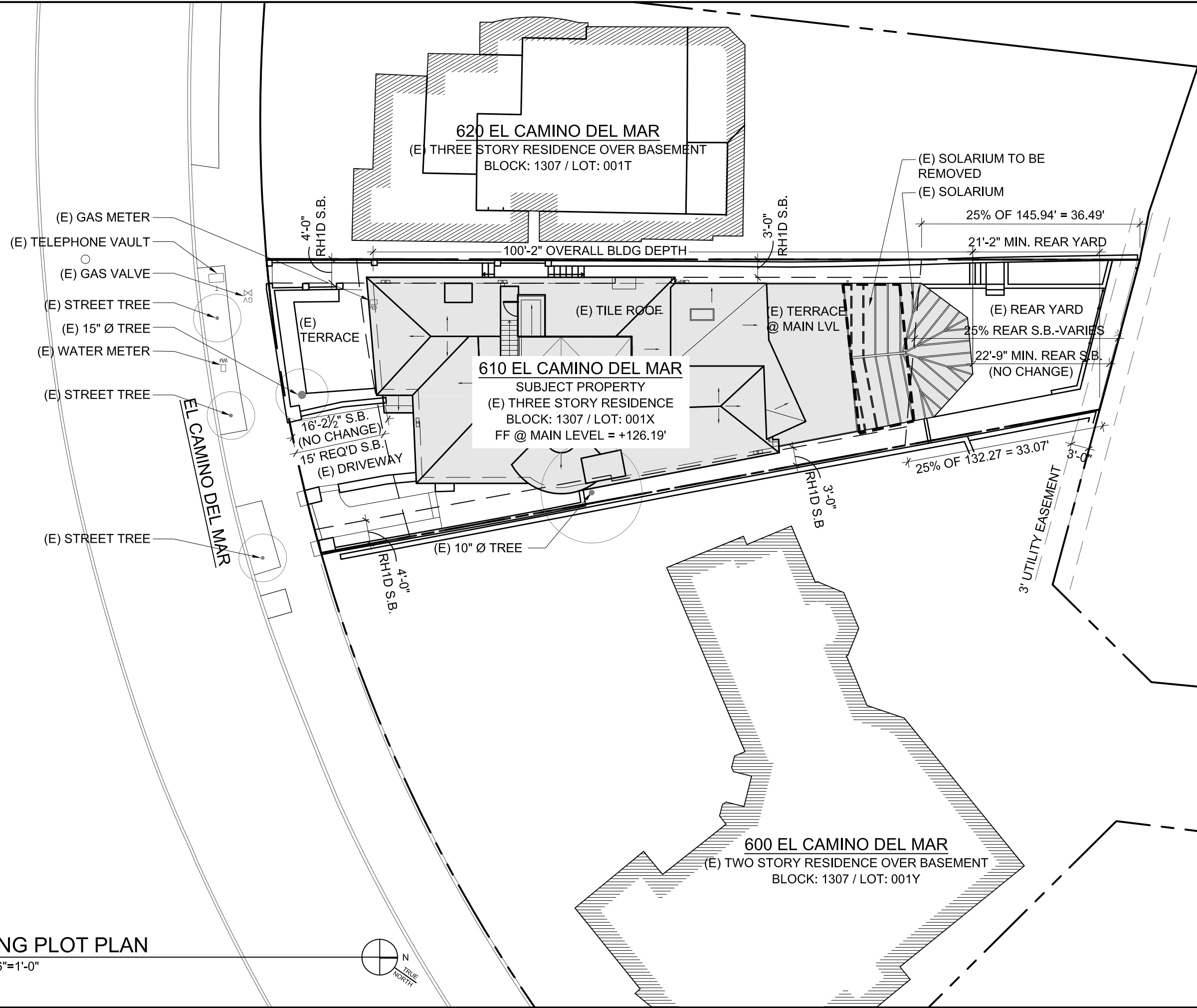


**CAMINO DEL MAR**  
610 EL CAMINO DEL MAR  
SAN FRANCISCO, CA 94121  
BLOCK 1307 LOT 1X

EXISTING PLOT PLAN

revision:  
date: 7.23.18  
sheet:

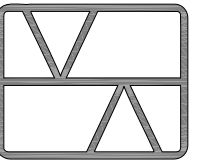
**DR1**



**1 EXISTING PLOT PLAN**  
DR1 SCALE: 1/16"=1'-0"







**VERNER ARCHITECTS**

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Oakland, CA 94612  
tel: 415.800.1801  
www.vernerarch.com

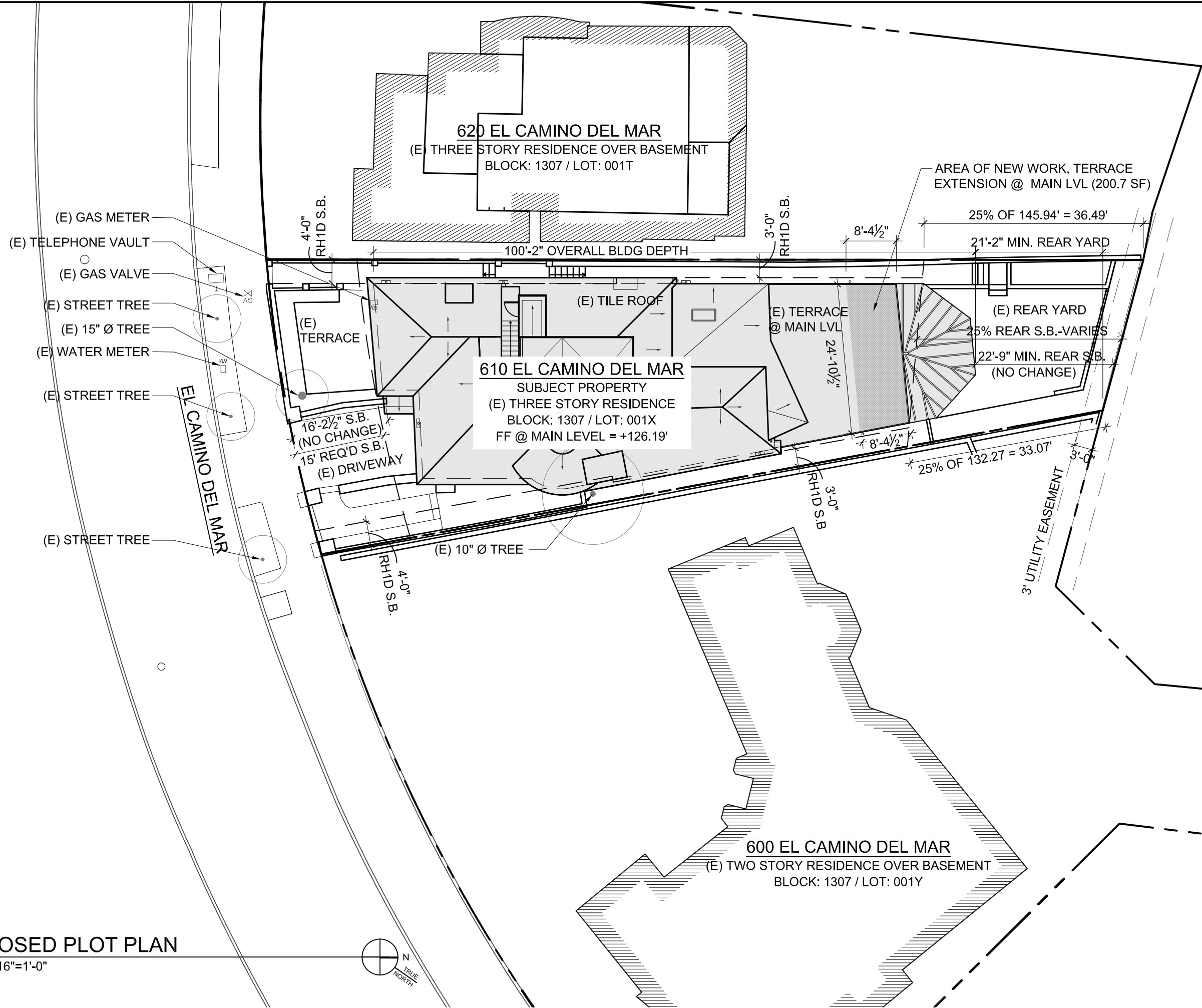


**CAMINO DEL MAR**  
610 EL CAMINO DEL MAR  
SAN FRANCISCO, CA 94121  
BLOCK 1307 LOT 1X

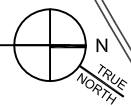
PROPOSED PLOT PLAN

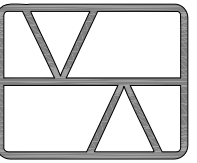
revision:  
date: 7.23.18  
sheet:

**DR2**



**1 PROPOSED PLOT PLAN**  
DR2 SCALE: 1/16"=1'-0"





**VERNER ARCHITECTS**

337 17th St. #214  
Oakland, CA 94612  
tel: 415.800.1801  
www.vernerarch.com

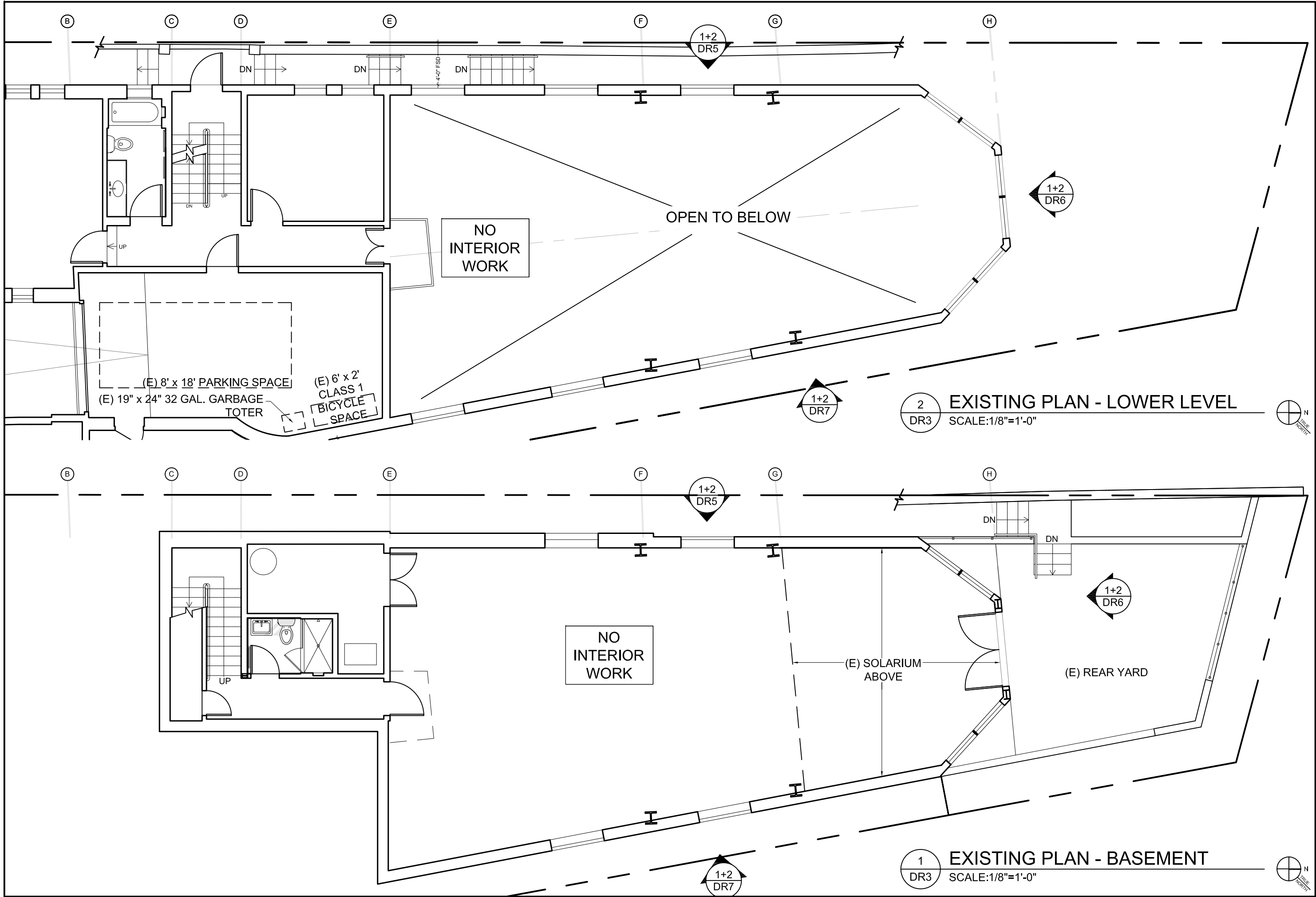


**CAMINO DEL MAR**  
610 EL CAMINO DEL MAR  
SAN FRANCISCO, CA 94121  
BLOCK 1307 LOT 1X

**LOWER LEVEL FLOOR PLANS - EXISTING**

revision:  
date: 7.23.18  
sheet:

**DR3**



OPEN TO BELOW

NO INTERIOR WORK

(E) 8' x 18' PARKING SPACE  
(E) 19" x 24" 32 GAL. GARBAGE TOWER  
(E) 6' x 2' CLASS 1 BICYCLE SPACE

**2 EXISTING PLAN - LOWER LEVEL**  
SCALE: 1/8" = 1'-0"

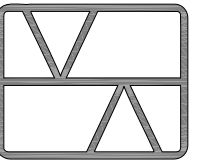
NO INTERIOR WORK

(E) SOLARIUM ABOVE  
(E) REAR YARD

**1 EXISTING PLAN - BASEMENT**  
SCALE: 1/8" = 1'-0"







**VERNER ARCHITECTS**

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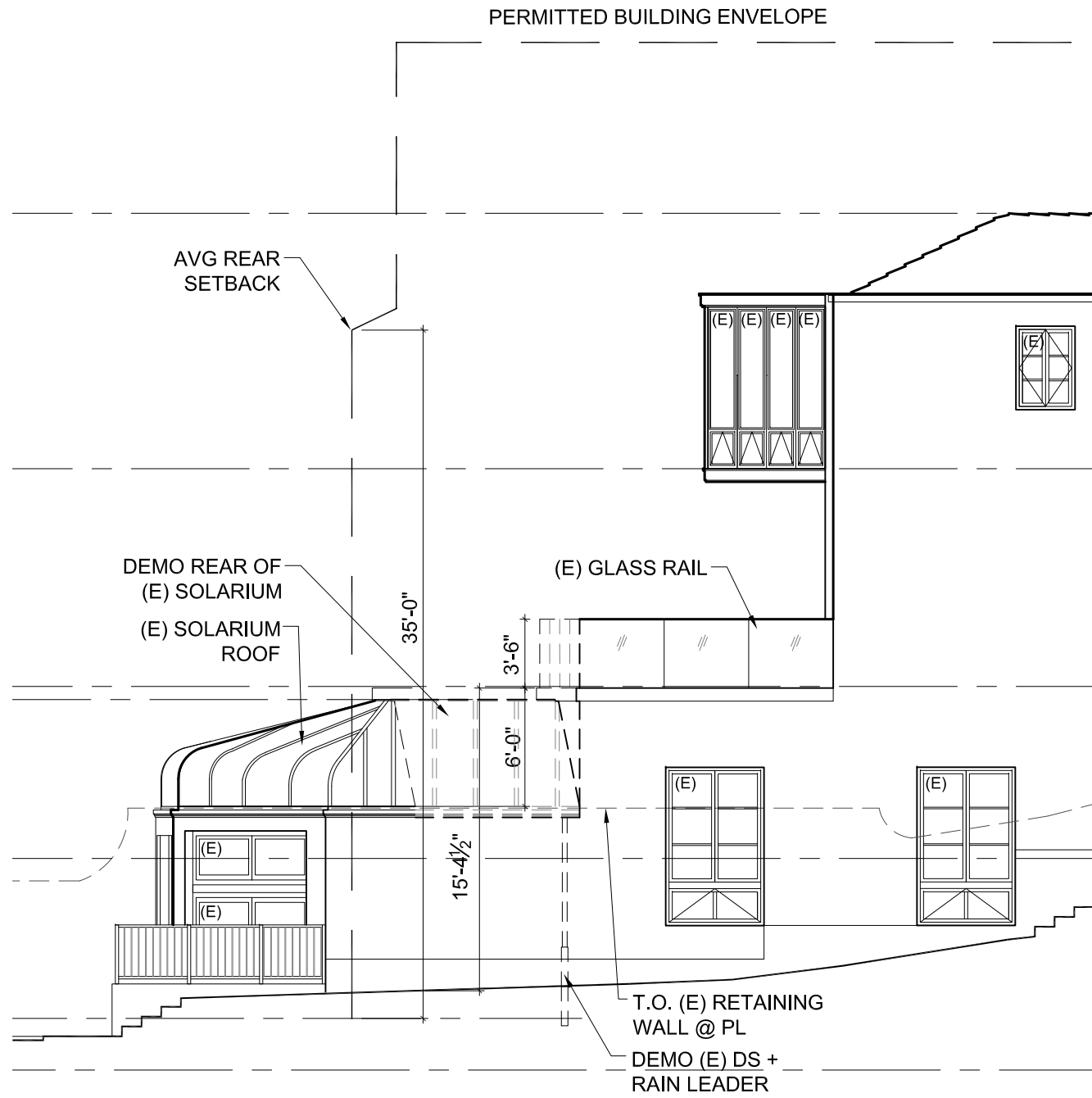


**CAMINO DEL MAR**  
610 EL CAMINO DEL MAR  
SAN FRANCISCO, CA 94121  
BLOCK 1307 LOT 1X

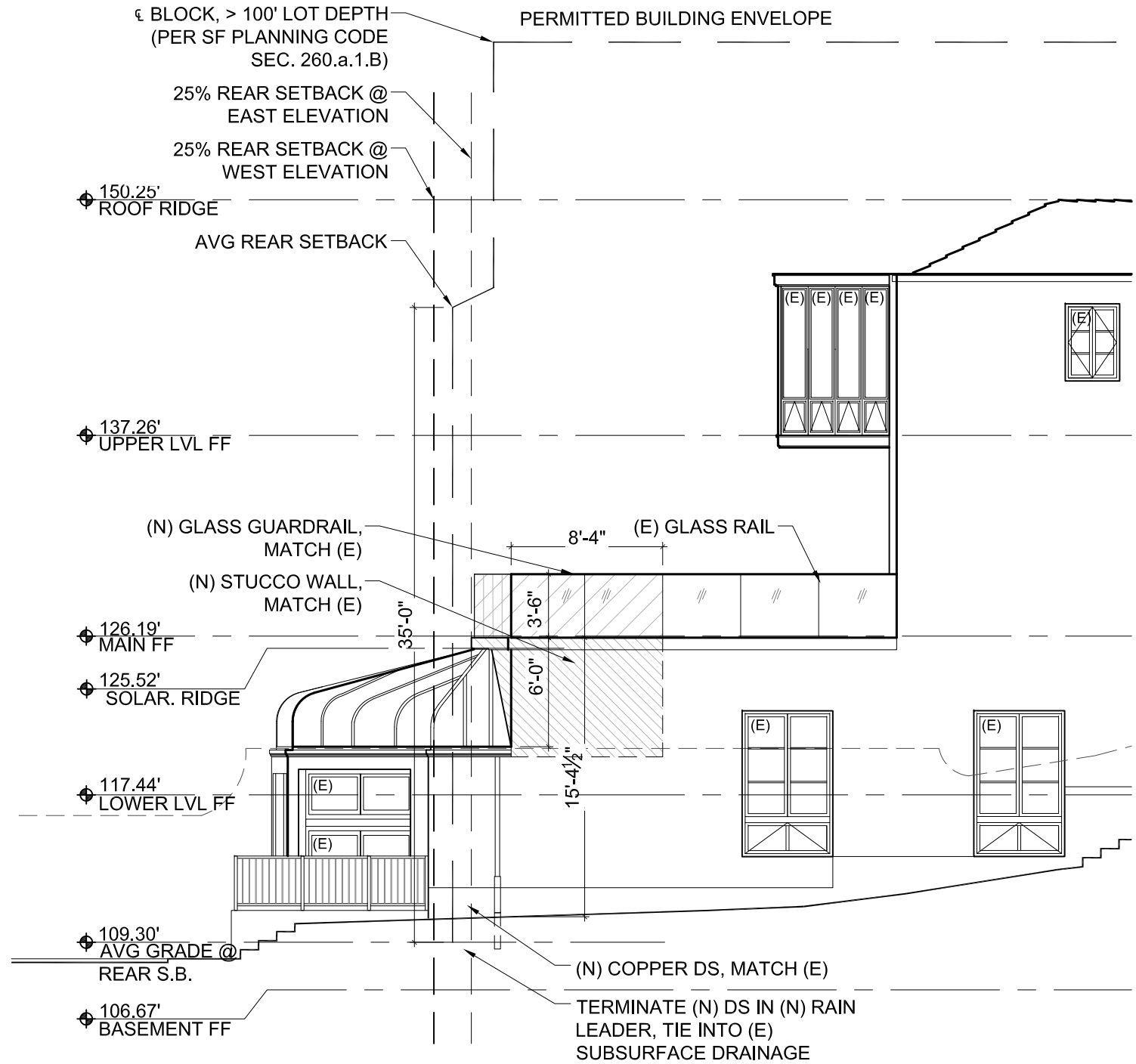
**WEST ELEVATIONS -  
EXISTING + PROPOSED**

revision:  
date: 7.23.18  
sheet:

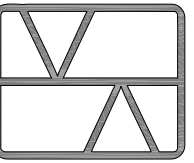
**DR5**



**1 EXISTING WEST ELEVATION**  
DR5 SCALE: 1/8"=1'-0"



**2 PROPOSED WEST ELEVATION**  
DR5 SCALE: 1/8"=1'-0"



**VERNER ARCHITECTS**

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**CAMINO DEL MAR**  
610 EL CAMINO DEL MAR  
SAN FRANCISCO, CA 94121  
BLOCK 1307 LOT 1X

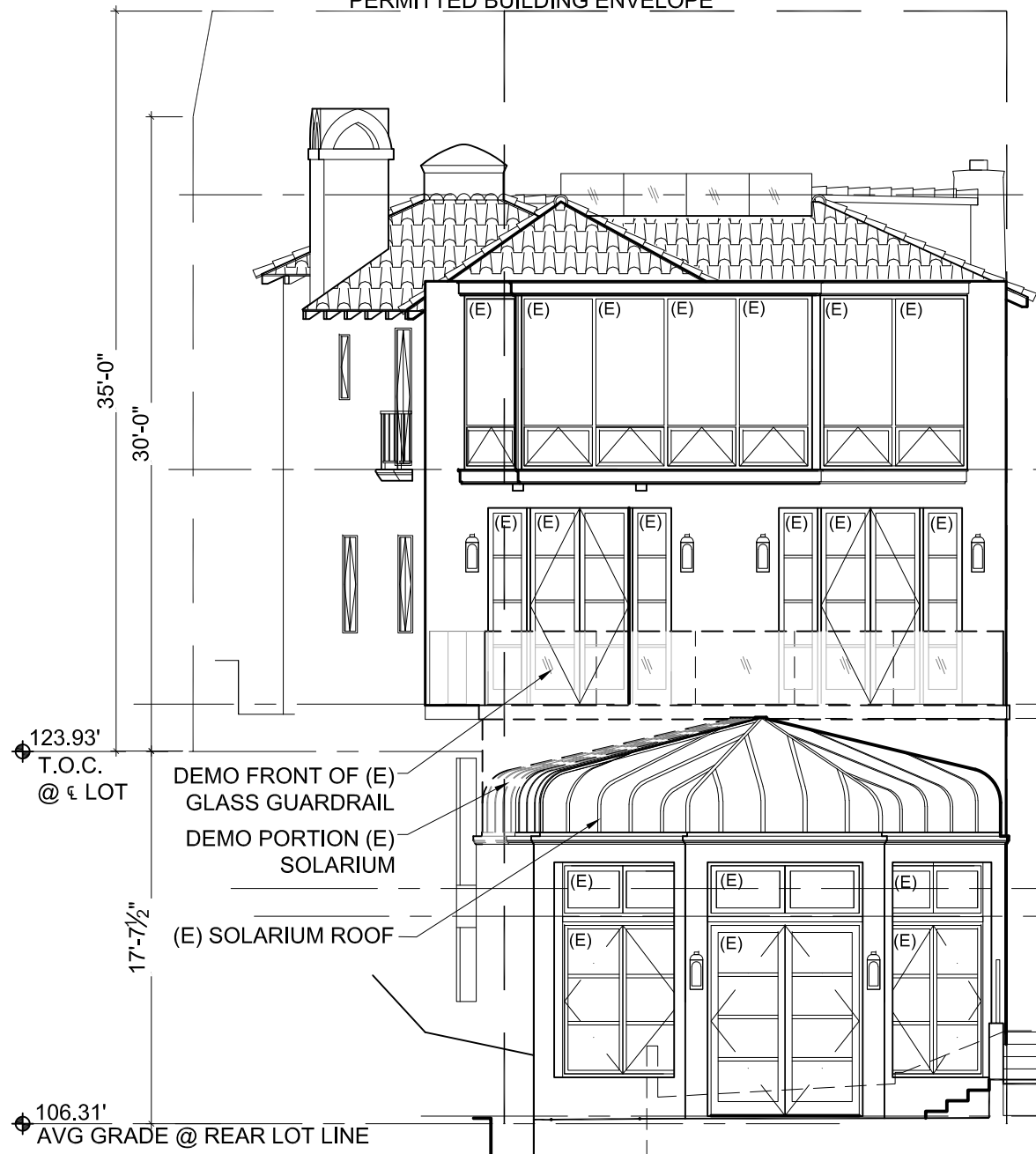
REAR ELEVATIONS -  
EXISTING + PROPOSED

revision:  
date: 7.23.18  
sheet:

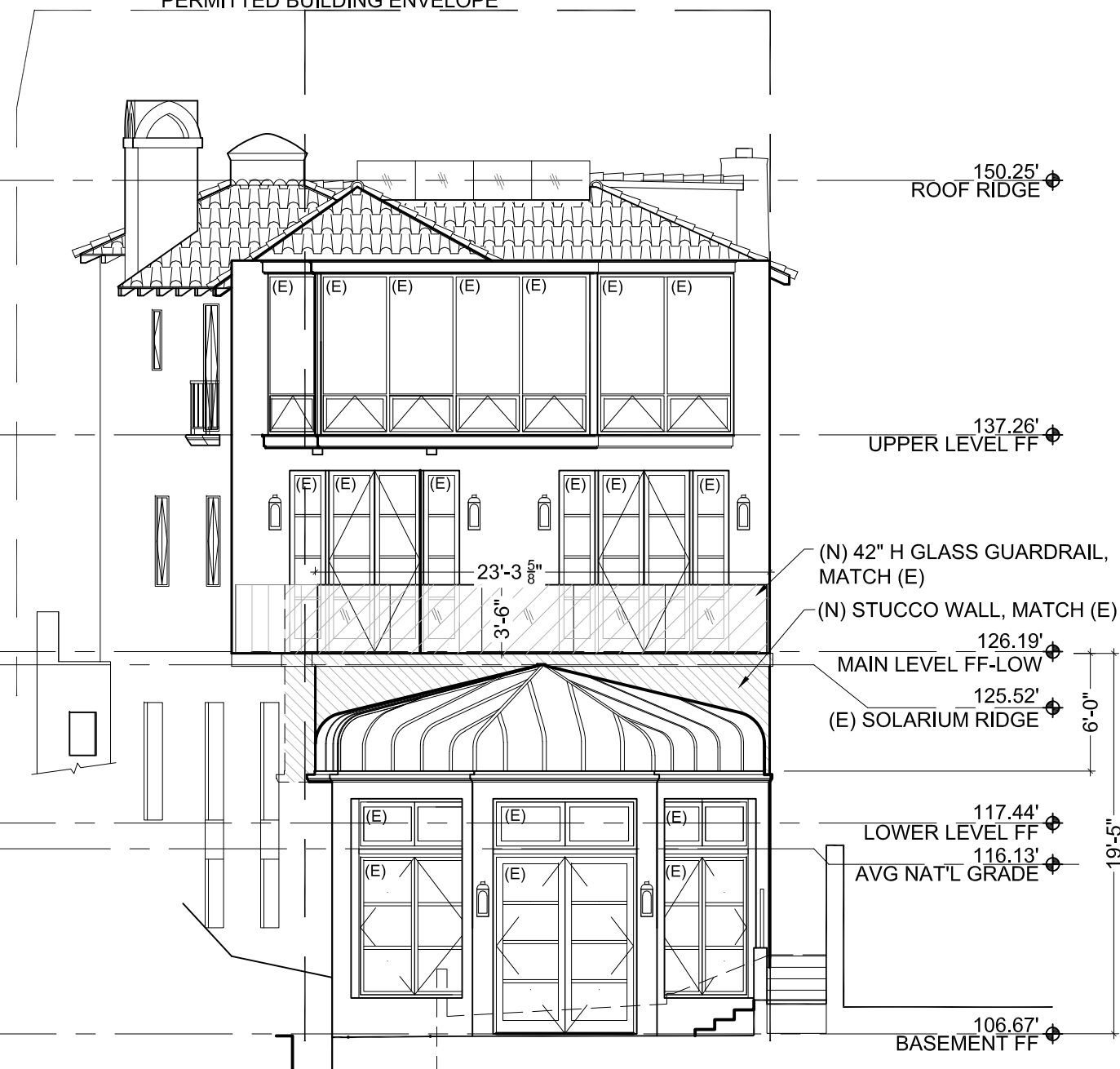
**DR6**

PERMITTED BUILDING ENVELOPE

PERMITTED BUILDING ENVELOPE

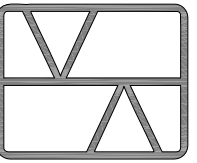


**1** EXISTING REAR ELEVATION  
DR6 SCALE:1/8"=1'-0"



**2** PROPOSED REAR ELEVATION  
DR6 SCALE:1/8"=1'-0"

NOTE: REFER TO SITE PLAN FOR PROPERTY LINES SINCE LOTS ARE NOT ORTHOGONAL



**VERNER ARCHITECTS**

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www.vernerarch.com



**CAMINO DEL MAR**  
610 EL CAMINO DEL MAR  
SAN FRANCISCO, CA 94121  
BLOCK 1307 LOT 1X

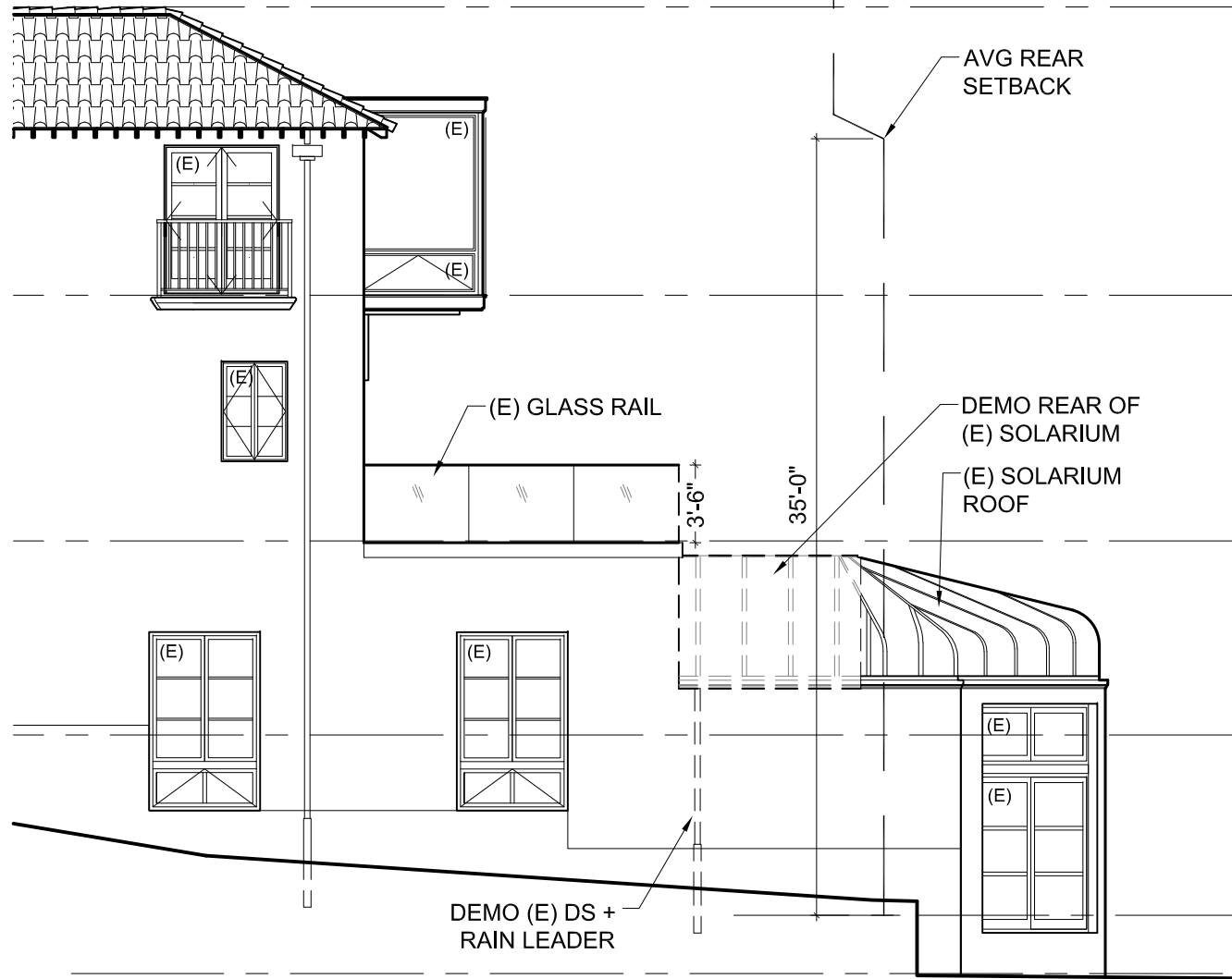
**EAST ELEVATIONS -  
EXISTING + PROPOSED**

revision:  
date: 7.23.18  
sheet:

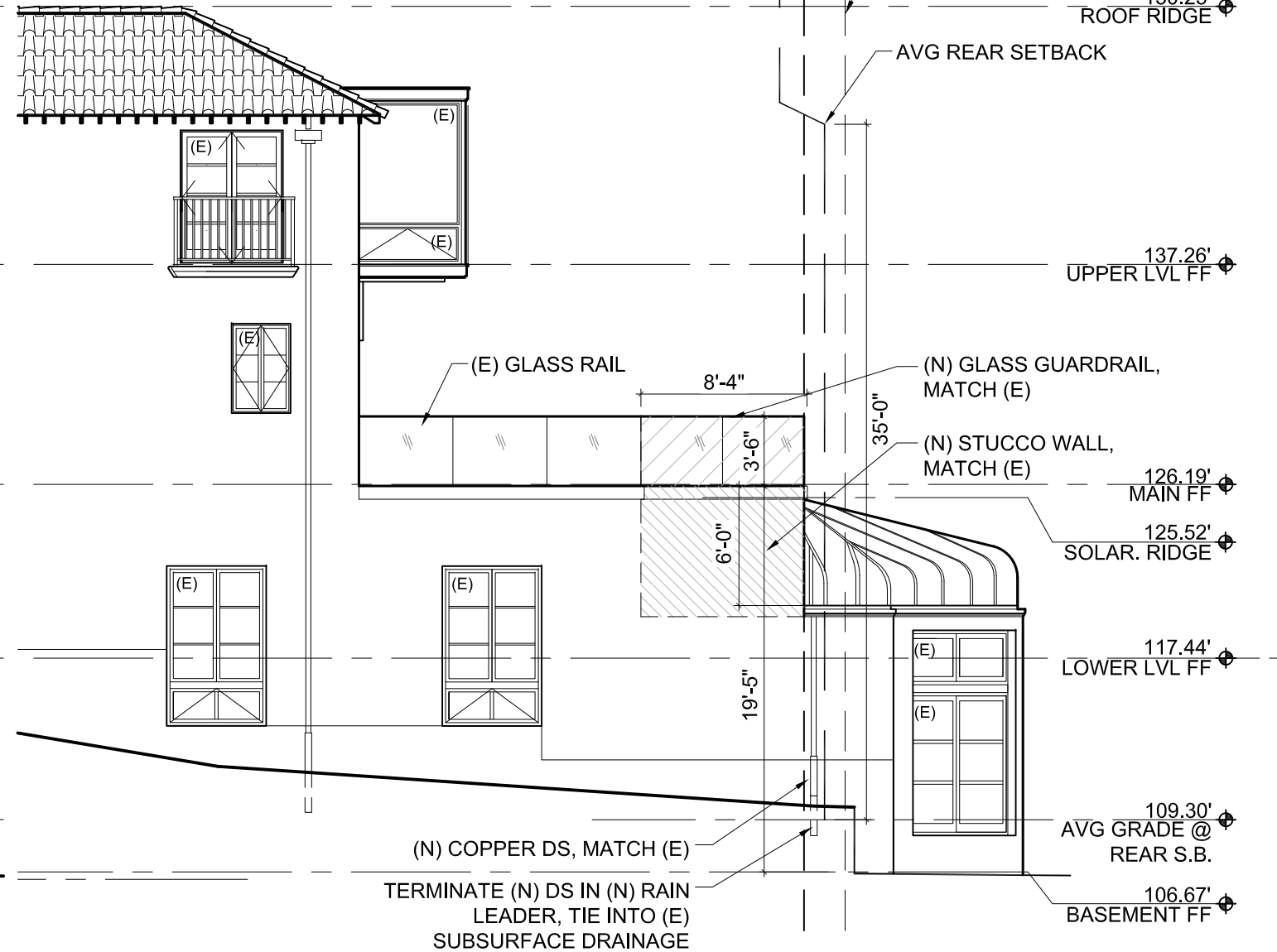
**DR7**

PERMITTED BUILDING ENVELOPE

PERMITTED BUILDING ENVELOPE



**1 EXISTING EAST ELEVATION**  
DR7 SCALE: 1/4"=1'-0"



**2 PROPOSED EAST ELEVATION**  
DR7 SCALE: 1/4"=1'-0"