



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE JULY 26, 2018

Date: July 19, 2018
Case No.: **2013.0847DRP**
Project Address: **1503 Francisco Street**
Permit Application: 2013.05.31.8402
Zoning: RH-3 (Residential House, Three-Family)
40-X Height and Bulk District
Block/Lot: 0482/001
Project Sponsor: Eric Jacobs
201 Noe Street
San Francisco, CA, 94114
Staff Contact: Alexandra Kirby – (415) 575-9133
Alexandra.Kirby@sfgov.org
Recommendation: **Do not take DR and approve the project as proposed.**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

BACKGROUND

The proposed project is to construct a one-story vertical addition above the existing two-story-over-garage three-unit building and modify the exterior design of the subject building. The existing footprint of the building would not be expanded, although the project would add one roof deck at the rear of the new fourth floor level and a second 150 square-foot roof deck on the roof with setbacks at all sides and a minimal penthouse for access. The subject property is located within an RH-3 Zoning District that is generally surrounded by the higher density RM-2, NC-3, and RC-3 zoning districts. Accordingly, the immediate area is characterized by a mix of single- and multi-family housing that range in height from three to four stories. This characterization is consistent with the area immediately surrounding the subject property. To the west of the subject property is a three-story eight-family dwelling. Directly across Francisco Street and north of the subject property is a four-story eleven-family dwelling. Diagonally across from the subject property is a four-story twelve-family dwelling owned by the DR Requestor. Directly across Octavia Street and east of the subject property is a four-story four-family dwelling.

On March 19, 2018, Christina McNair and Donna Santana, the owners of 1490 Francisco Street, filed for Discretionary Review. The DR Requestor's concerns are related to the contemporary exterior design conflicting with the character of the neighborhood and loss of privacy from roof decks.

On May 24, 2018, the Planning Commission conducted a public hearing on the item at a regularly scheduled meeting. Following public comment and discussion, the item was continued to July 19th with a request by the Commissioners that the project sponsor work with the concerned neighbors to address revisions primarily relating to the exterior design of the project. Both parties later agreed to a further continuance to July 26th, 2018. Items of concern that were addressed at the public hearing included the following:

1. The contemporary design of the proposal and its relationship to the surrounding context in the Marina Neighborhood.

2. The proposed unit layout and storage space at the ground story converted to “communal” space.
3. The potential impacts of the proposed roof decks.
4. HVAC equipment on the roof (only solar panels are noted in the plans).

CURRENT PROPOSAL

The revised scope of work includes the same internal layout as the original design proposal with two parking spaces and a communal space at the ground floor, two one-bedroom units at the second floor, and a third residential unit at the third and fourth floors with roof deck access at the roof and fourth floor levels. The project sponsor did significantly revise the exterior design based on the feedback from the public hearing. Revisions include:

- Reducing the glazing from 40% of the exterior shell to 26%, with proportions to better relate to the fenestration patterns of the surrounding neighborhood including reducing the typical window height from 9'-6" to 8'.
- Cladding the majority of the upper levels with smooth stucco siding, a prominent material used in the Marina.
- Changing the originally proposed cast concrete ridged base to a cool-toned brick finish to soften the pedestrian experience of the building.

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	1	1 (DR Requestor)	0
Other neighbors on the block or directly across the street	0	26 (4 plus 22 signatures on a petition)	0
Neighborhood groups	0	0	0

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Advisory Team reviewed the revised proposal and found that the new scope of work was fully in conformance with the Residential Design Guidelines. Below is a summary of their comments in response to DR Requestor concerns:

- The windows are compatible in size, scale, and proportion with other surrounding buildings.
- The context exhibits restrained building articulation that is typically focused on window detailing and a delineation of the entry and the base. This design articulates the base with a compatible material (brick), and the entry with a material differentiation, and with a high recess.
- The upper roof deck is limited in size and setback from all building edges. The rear deck abuts blind walls and the street, and therefore present no privacy impacts.
- The brick at the base is commonly used/typical characteristic of the neighboring buildings. It is compatible with the scale and materiality of other ground level treatments.
- Noise and size of the roof mounted HVAC is not addressed in the RDGs, although it appears none is proposed at the roof level.

BASIS FOR RECOMMENDATION

Staff recommends approving the revised project as proposed, as the project would create no exceptional or extraordinary circumstances. Below is a summary of the items previously addressed by the DR Requestor, members of the public, and the Planning Commission:

1. **Design.** The project sponsor thoughtfully revised the project to address the major design concerns that were discussed at the prior hearing and the project is fully compliant with the Planning Code and Residential Design Guidelines, as noted above. Previously the project had proposed a bold and contemporary design that featured extensive glazing, GFRC vertical panels and ground story detailing, and anodized aluminum accents. The revised proposal incorporates common treatments, materials, and proportions from the surrounding neighborhood while still reading as a contemporary yet compatible addition to the street intersection.
 - a. **Roof Decks.** The proposed roof deck above the new fourth floor features a minimal and sensitively designed penthouse set towards the south property line. The proposed footprint of the roof deck is 149 square feet, or 11% of the area of the roof, with setbacks from all sides. The project additionally proposes solar panels, which would further obscure the visibility of the roof deck. Additionally, roof decks are exempt from height limits.

The proposed fourth floor roof deck at the rear (west) would be set behind the proposed vertical addition and face a blind wall of the adjacent property to the west. This property owner has expressed support for the proposed project. The proposed roof decks would provide the only direct access for the unit to open space.

2. **Residential Units.** In regards to the concerns about the two existing units on the second floor, both will be maintained with comparable footprints and access. Unit 1 will be expanded from 711.2 square feet to 725.5 square feet; Unit 2 will be minimally reduced from 800.5 square feet to 752.7 square feet, a reduction of 6%; and Unit 3 at the upper floor will expand from 1660 square feet to 3103.8 square feet. Planning Code Section 317(b)(7) defines loss of a unit as reducing the size of existing units by more than 25% of their original floor area. Additionally, the access to units 1 and 2 remains effectively in the same location with the primary differences being enclosed by a glazed door rather than a security gate and a more generous entry way at the second level. Both of these units feature independent access and kitchens.

Further, staff has provided a copy of a report from the Rent Board confirming that there is no history of evictions at the subject property and the property has no known history of Short Term Rentals. Were the property owner to seek a unit merger at a later date, they would be required to file for Conditional Use Authorization of the loss of a dwelling unit, which would be heard before the Planning Commission. The Planning Code does not mandate how residential units are occupied and any violations of the Short Term Rental legislation would be referred to the Office of Short Term Rentals.

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

Rent Board Referral Letter

Response by Michael Garavaglia on behalf of DR requestors in response to the revised proposal

Public comment

Revised DR Response

Reduced Plans



SAN FRANCISCO PLANNING DEPARTMENT

Planning Department Request for Rent Board Documentation

(Date) July 5, 2018

ATTN: Van Lam
Rent Stabilization and Arbitration Board
25 Van Ness Avenue, Suite 320
San Francisco, CA 94102-6033

RE: Address of Permit Work: 1503 Francisco St
Assessor's Block/Lot: 0482/001
BPA # / Case #: 201305318402

Project Type:

- ☐ Determination of Unauthorized Unit – Planning Code Section 317(g)(6)
☒ Other Eviction history (Commission request)

Please provide information from the Rent Board's database records regarding possible evidence of residential use at the above referenced unit(s) on or after: *(enter date)*

Sincerely,
Alexandra
Kirby
Planner

Digitally signed by Alexandra Kirby
DN: cn=org, o=sfplanning, ou=CityPlanning, ou=Current Planning,
ou=Alexandra Kirby,
email=Alexandra.Kirby@sfgov.org
Date: 2018.07.05 13:07:16 -0700

cc: Jennifer Rakowski- Rent Board Supervisor

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Rent Board Response to Request for Planning Department Records Search

Re: 1503-1507 Francisco St.

This confirms that the undersigned employee of the San Francisco Rent Board has reviewed its database records pertaining to the above-referenced unit(s) to provide records that may demonstrate evidence of residential use. All searches are based on upon the street addresses provided.

☒ No database records were identified.

(Eviction Notices)

There are no Rent Board records in our database related to your search request for the property address requested. However, it is important to note that the absence of records for some or all of the residential units at a property does not mean there is or has been no residential use. Property owners are not required by law to provide any information or file any documents with the Rent Board, unless they are seeking to take a certain action such as an eviction, a rent increase, or a buyout. Thus, there are many properties and many residential units for which the Rent Board has no records.

☐ Yes, the following records were identified:

- o See attached documents.

Pursuant to your request, we have searched the Rent Board's database for records related to the property requested. Attached are some Rent Board records resulting from our search. These records can be used as evidence of prior and/or current residential use of the property. However, it is important to note that the absence of records for some or all of the residential units at a property does not mean there is or has been no residential use. Property owners are not required by law to provide any information or file any documents with the Rent Board, unless they are seeking to take a certain action such as an eviction, a rent increase, or a buyout. Thus, there are many properties and many residential units for which the Rent Board has no records.

Regarding the records provided, please note that the data in the "# of units" field was imported from another department's database in 2002 and might not be accurate. It does not represent a determination by the Rent Board of the number of units at the property.

Signed:



Dated:

7-5-18

Van Lam

The Rent Board is the originating custodian of these records; the applicability of these records to Planning permit decisions resides with the Planning Department.

The Rent Board is the originating custodian of these records; the applicability of these records to Planning permit decisions resides with the Planning Department.

1503 – 1507 Francisco Street Rental History Statement

When my wife Melise and I purchased the subject property in December 2012, we were tenants in the building occupying the top floor unit. Regarding the two other 1-bedroom units (1503 – 1505 Francisco Street), the Seller's unit was delivered vacant and the other was rented by a newly engaged couple who moved out a year later after purchasing an apartment of their own. Since owning the building, Melise and I rent the 1-bedroom units to tenants moving to San Francisco for work from either out-of-state or overseas. We also rent to professionals recently divorced and from Marin who are moving back into San Francisco for work & personal reasons. Tenants rent from 3 months up to 15 months. No short-term rentals are allowed. Parking is provided for tenants; they do not park on the street. Melise and I use our property to develop friendships by helping people looking to make a life in San Francisco learn its neighborhoods and charms at a meaningful period in their life, and as others did for us. Our intention is to keep our two long term rental units occupied and providing housing while under our ownership.

-Jeff Menashe, Owner



582 MARKET ST. SUITE 1800
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www.garavaglia.com

16 July 2018

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

Re: 1503 Francisco Street
Brief in Opposition to the Project and in support of Discretionary Review
Planning Department Case No. 2013.0847DRP

Dear President Hillis and Commissioners:

I have been asked by the DR Requestor, Christina McNair and Donna Santana (owner's of 1490 Francisco located across the intersection from the project) to present my review of the revised design (dated 6.20.18) for 1503-1507 Francisco Street. Their views as the DR requestors are reflective of the broad community opinion - to belong in the Marina District this project needs further design modifications.

On July 6th representatives of the DR requestor / community met with the developer team to discuss the redesign. While changes have been made to the exterior of the building, there still exists a banal characteristic that needs further articulation. This contemporary design expression still needs a stronger connection more in keeping with the feel of this Marina neighborhood. Various design refinements were communicated including:

- Need for further massing articulation - possibly utilizing bay windows, which is a familiar form in this neighborhood. The long flat wall can be improved with additional elements to create shade and shadow.
- Better detailing of the fenestration - Although a random pattern of glazing is presented, the overall design lacks the level of fenestration and ornament within the built context. In the context, when windows appear in random patterns (not atypical to the Spanish Eclectic style), each window is detailed differently. In this design every window has the threat of a flush, surfaced-mounted aluminum unit.
- Install control joints on the stucco wall planes to control cracking. Without control joints cracking will be arbitrary, giving the wall a low quality character. The control joint pattern therefore becomes part of the design and can be used to articulate the large expanse of unarticulated cement plaster.
- Design refinements regarding the cornice fascia band. More pronounced detailing of the cornice element will create a stronger connection to a predominate form in the neighborhood.
- Elimination of the roof decks - As previously shown there lacks a pattern of comparable roof deck installations in the area. Out of hundreds of buildings there are only a handful of roof decks - our analysis shows only about 3% or 4% of buildings have them. These decks can be a source of nighttime noise and create problems with privacy. Previous

Innovating Tradition

Planning Commissions have responded to strong outcries against these types of roof decks in this and other neighborhoods.

- Provision of an open-air lobby for individual unit entrances. Open-air lobbies create a connection between the unit and the street. The neighborhood lacks formal porches and the open-air lobby creates a more inviting and communal feeling.

Although the revisions are not sufficient we acknowledge the reduction of glazing area, change of ground floor wall / fence materials to a more refined use of brick / wood, and change of upper body wall to stucco. Also, they stated, "The project does not propose rooftop HVAC equipment...". It should be noted that if any system equipment that is eventually installed makes noise, then it is still expected that it comply with noise ordinances.

Further, at the July 6th meeting, we became aware of a more complete set of documents that are dated 6.1.18, which show the same redesign except that the plans were omitted in our 6.21.18 version. On June 11, the developer had met with SF Planning to review the redesign. We did not receive the design that was shown at that meeting until end of day 6.20.18 - 10 days later. No reason for the delay was provided, but this critical time could have been used for further consideration of design refinements. As of today no new design revisions or communications have been received in response to our comments. The floor plans had been revised for the top floor unit. The living level has been moved to the top (4th) floor and bedrooms to the third floor.

According to the Residential Design Guidelines there are several relevant areas that are a concern for the neighbors for this design including:

- Neighborhood Character (visual character, corner buildings)
- Building Scale and Form (building scale at the street)
- Architectural Features (proportions, building entrances, bay windows, garage door designs)
- Building Details (architectural details, windows, exterior materials)

The neighborhood's character is defined by a consistent use of flat roofed, three and four story, stucco clad single and multi-family residences. They often have an articulated base and projecting cornice. Most have bow or angled bay windows. Traditional style design is almost exclusive - and thus contrasting designs present as being very out of character unless carefully handled.

Due to these major issues we strongly support and recommend that the Commission take Discretionary Review of this project and help to minimize the precedent setting nature of a undesired development in an area that has a strong sense of community character and historical feel.

Sincerely,



Michael Garavaglia, AIA, LEED AP BD+C
President, Garavaglia Architecture, Inc.

Public Correspondence

From: [Catherine Cheng-Orban](#)
To: [Kirby, Alexandra \(CPC\)](#); [SF L Neighbor Jeff & Melise Menashe 415-828-5482](#)
Cc: [Catherine Cheng-Orban](#)
Subject: 1503-1507 Francisco street SF Ca 94123
Date: Thursday, July 12, 2018 8:34:30 AM

Dear Ms Alexandra Kirby & Mr Jeff Menashe.
I am the property owner of 1531 Francisco street.
My property is under my trust
I am the sole trustee of my trust
My legal name is :
Catherine Cheng-Orban
Trustee of the Catherine K Cheng Trust a Revocable Trust dated 4/4/91.

In May 2018 : I was invited by Jeff to his assess his garage & laundry area & backyard.
His entire backyard is very close to the left side of my property.
That day while we were was in the garage & laundry area I almost fell due to too many steps & lucky
Jeff get a hold of me ,so I told Jeff that Yes you need to remodel your garage & laundry area.
For safety reasons & to park SUV or truck.
The garage is very small .
Since May to July I has talked & text to Jeff several times regarding his project & other neighbors
concerns
& I also reviewed the 6/26/18 SF Planning Dept Residential Design Advisory Team Review & was fully
notified that there will be Planning Commission Hearing on July 26.
After all these reviews & paying special attention to the needs of the other property owners & many
other involved .

I am very much in support of Jeff project & I wish him good luck too.
I understand it is difficult for many property owners to accept changes in this well established high end
neighborhood.
But Mr Jeff Menache is just upgrading his property to more high tech, much safer, better environment
not just for him & his family but for this neighborhood too.
He is improving this neighborhood NOT destroying it .
I am in 100% supportive & approve & Vote YES for Jeff project.
I will try to attend the July 26 planning Commission Hearing to voice my vote Yes

Any question please feel free to contact me
Thank you
Best regards
Catherine Cheng-Orban

Sent from my iPhone

From: [Mark Herrmann](#)
To: [Moore, Kathrin \(CPC\)](#); [Rich Hillis](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Secretary, Commissions \(CPC\)](#)
Cc: [Kirby, Alexandra \(CPC\)](#)
Subject: Objection letter to 1503 Francisco St. for inclusion in packet for 7/26 DR hearing.....
Date: Monday, July 16, 2018 10:37:11 AM

RE: Permit # 2013.05.31.8402, 1503-1507 Francisco St.

Dear Commissioners,

I object to the revised design plans for 1503-1507 Francisco Street on calendar for the 7/26 DR hearing. While I support the project sponsor's right and desire to improve his home, I am opposed to the proposed design and ask you to deny the application and support the DR requestor by requiring modifications.

The neighborhood petition I signed covers most objections but following are further thoughts. Please consider these in your decision.

1. Lack of roof decks in the Marina - The proposed design includes two roof decks, a penthouse structure and opaque metal deck railings that add unnecessary height. The satellite imagery provided to you prior to the 5/24 PC hearing shows a lack of many roof decks in the area. The architect for our team, Mike Garavaglia, counted only 10 in the 250 closest buildings.
2. Precedent-setting location of the proposed "rear" deck - This is actually a "side" yard deck directly facing Francisco Street (Property address and entry door). It is a design element not found ANYWHERE in the Marina. The few other roof decks in the neighborhood are designed to be invisible from the street. Visual and noise effects from this deck placement are a concern, as well as a precedent-setting design, and it should be eliminated.
3. The "5th floor" upper roof deck is redundant - Why would an owner need 2 roof decks that are only accessible from his unit and not to potential tenants in Units 1&2? I would ask that this upper deck be removed also.
4. Tie-in to 3255-3357 Octavia. As mentioned at the initial PC hearing, the project sponsor recently purchased the only abutting building to this project (3255-3257 Octavia Street) under an LLC. A permit (# 201805159170) to also add a roof deck to this 2 family structure has been filed and approved OTC. Our team has seen the yet-unpublished plans for that deck and it also includes a penthouse, opaque metal railing, and a very large deck area flanked with pavers covering 100% of the roof surface - an invitation for future use or expansion beyond the scope of that permit. The bottom line is that one owner is now adding 3 roof decks to these two abutting buildings. While I understand the process of issuing an OTC permit for this separate project, we believe the 2 sites are tied together in both intent and design. I strongly believe the Commission should look at the plans for these buildings holistically as one.

Further to this point, there are design elements for the proposed remodel at 3255-57 Octavia that are similar to 1503 Francisco which could encourage it's use as a

single-family home - i.e. fewer than one car parking spot per unit, large roof deck, ADU (Accessory Dwelling Unit) specified at garage level, one large relocated kitchen, units easily combined by removing one interior wall.

5. Possible intended use of this 3 unit building as a SFH - This issue was discussed at the original 5/24 PC hearing and not a single design element or fact has changed. Between the 2 buildings in question, 4 out of 5 units have never had tenants under current ownership.

- a.) At the 5/24 hearing, a letter from a neighbor present at the original 2013 pre-app meeting suggested the owner planned to make this his single-family home.
- b.) Statement by the sponsor at the 5/24 hearing that unit combination was his original intent and that he had only used the 2 other units as corporate housing.
- c.) The original 2013 request for a 3 to 2 dwelling unit merger which was denied.
- d.) 3 iterations of designs filed with planning since 2013 that all contain an ADU (in-law) at ground level which could later be defined as one of the 3 dwelling units.
- e.) A change from 3 existing exterior doors to 3 interior doors around a second-floor staircase, well within the building envelope, which could encourage unit combination post-permitting. It is important to note that the existing 3 doors to each unit are from an EXTERIOR staircase with only a security gate at the entryway.
- f.) 1503 has only 2 parking spots specified for 3 units. 3255 Octavia has one spot specified for 2 units. Yes, within code, but is that really what a tenant would want?
- g.) The owner's unit of 1503 is doubling in size while dropping from a 3BR to a 2BR. The other 2 units are not changing.
- h.) Both proposed roof decks can only be accessed from the Owner's unit.

6. Architecture - I appreciate the changes the sponsor has made in the latest iteration of design by reducing fenestration and incorporating materials more in keeping with the neighborhood. Some further design elements such as bay windows, popouts, detailing, should be required to make the building more fitting with the neighborhood. The one comparable building illustrated in the sponsor's DR response with flat stucco siding and flat glazing is on Marina Blvd, not near this project and therefore not a comp. Architecture is particularly important for this prominent corner building with 135 lineal ft of street-facing perimeter, one block from the upper entrance to Fort Mason Green.

Some of us feel strongly that this is a precedent-setting project for the Marina neighborhood. Where might the trend be going? Here are just two (of many) comps in Russian Hill & Cow Hollow. Look familiar?

935-937 North Point Street (<http://935-937northpoint.com/>) - This is a 2 unit building with an agent's listing as a SFH, "Outdoor patio, three balconies and rooftop terrace", "elevator that goes to all levels", "manse that's a modern marvel", "single family residence is the quintessence of modern living", "A lavish abode of otherworldly proportions", interior staircase leading to multiple floors of 6 bedrooms - but wait, where's the second unit? In an ADU off the garage (see door to #937).

2829 Greenwich Street (https://www.compass.com/listing/2829-greenwich-street-san-francisco-ca-94123/1da76b5175fc834acfd6a689a6e178fb26ebf068/?origin_type=Listing%20Card&origin=Agent%20Profile%20Page) - Features an agent's listing for a SFH, "a truly modern showcase", multiple decks, Ah, but wait.....also a disapproved dwelling unit merger from 2017 for what's really a 2 unit building.

Thank you,

Mark Herrmann
3250 Octavia St

From: [Philip Meza](#)
To: [Secretary, Commissions \(CPC\)](#); [Kirby, Alexandra \(CPC\)](#)
Subject: Fw: Opposition to proposed redesign of Application 2013.05.31.8402
Date: Monday, July 16, 2018 8:11:22 AM
Attachments: [DR Philip Meza.doc](#)

Hello:

Please include the attached letter in your files for the Application listed in the subject line.

Regards,

Philip

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

From: Philip Meza <philip@philipmeza.com>
To: "myrna.melgar@sfgov.org" <myrna.melgar@sfgov.org>; "planning@rodneymfong.com" <planning@rodneymfong.com>; "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>; "kathrin.moore@sfgov.org" <kathrin.moore@sfgov.org>; "dennis.richards@sfgov.org" <dennis.richards@sfgov.org>; "Milicent.Johnson@sfgov.org" <Milicent.Johnson@sfgov.org>; "richhillissf@gmail.com" <richhillissf@gmail.com>
Cc: Christina McNair <c.mcnair@ggsir.com>
Sent: Sunday, July 15, 2018 4:08 PM
Subject: Opposition to proposed redesign of Application 2013.05.31.8402

Dear Commissioners:

I am writing to express my opposition to the redesign of the **1503-1507 Francisco St** construction project (**Application 2013.05.31.8402**). I have attached a letter detailing my objections to and concerns about the redesign.

I look forward to attending the DR Hearing on Thursday 26 July.

Regards,

Philip Meza

Philip Meza
3242 Octavia Street
San Francisco, CA 94123

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

Project Address: 1503 Francisco Street
Case Number: 2013.05.31.8402

16 July 2018

Dear Commissioners:

I am writing to express my opposition to the revised plans submitted for the abovementioned case number. I own and reside in a flat across the street from the project address and spoke in opposition to the initial plan during the DR hearing on 24 May 2018.

Unfortunately, the revised design fails to address most of the concerns raised by the neighbors and Planning Commissioners during the meeting on 24 May.

The revised design reduces glazing, but is still out of character with the neighborhood.

The two roof decks remain in the revised design. One of them street-facing and the other featuring a large rooftop exit and opaque fencing, likely making it visible from the street and potentially in violation of the height limit. Prominent roof decks are not prevalent in this part of the neighborhood and there is concern they will proliferate if this project is approved as presented.

Furthermore, no changes were made to address the neighbors' and Commissioners' concerns that the project may effectively create a single family home, resulting in 3 units coming off of the market. Note that the owner of this project purchased the adjacent property on Octavia Street. The two properties comprise 5 units in total. The owner claims to live in one of the units at 1503 Francisco and does not dispute that at least 4 of the 5 units he controls have been off the market and indeed they remain empty.

I hope you will continue to consider the detrimental impact of this project to the neighborhood and the master plan for creating more housing in San Francisco and decline this revised design.

Regards,

Philip Meza

From: [ANDREW FERRIER](#)
To: richhillissf@gmail.com; [Melgar, Myrna \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); planning@rodneyfong.com; [Richards, Dennis \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Koppel, Joel \(CPC\)](#)
Cc: [Kirby, Alexandra \(CPC\)](#); [Secretary, Commissions \(CPC\)](#)
Subject: 1503 Francisco / Application 2013.05.31.8402
Date: Sunday, July 15, 2018 9:46:17 PM

Commissioners,

I'm writing to express my continued opposition to the project referenced above. It seems the project sponsor has attempted to do the bare minimum to respond to the feedback provided at the last month's DR hearing.

While the exterior has been softened and the materials are now more in line with the surrounding area, the owner and architect have opted to ignore comments regarding the roof decks as well as concerns about its utilization. In my opinion, the project is effectively eliminating two rental units in a city that is desperate for more housing stock.

Further exacerbating the situation, is the fact this project should not be viewed in isolation. The trend to convert multi-unit buildings into single family homes is prevalent and has the potential to dramatically alter the landscape of this portion of San Francisco. In addition, the owner has acquired the neighboring property which when viewed in conjunction with 1503 suggests a disturbing pattern.

As you review the project, the following information should be taken into consideration:

- The project sponsor originally filed for a consolidation of the three units in 1503 Francisco
 - When rebuffed, the design evolved to what is on the table now
 - The original intent to have a single family residence remains feasible given how the plans remove exterior entrances to the various units, reduce parking and greatly expand the Master unit
 - To allow a fairly obvious workaround of something that was expressly denied makes a mockery out of the code and the planning process
- The owner has purchased the abutting property at 3255 Octavia Street
 - The owner of 3255 was originally opposed to the project at 1503 (part of the public record)
 - The plans for 3255 are currently in front of the planning department and they feature similar features that effectively make it resemble a single family residence
- 4 out of the current 5 units between the two properties have been vacant of permanent residency for quite some time
 - The owner mentioned at the last hearing he only has rented the units in 1503 to short-term corporate interests
 - 3255 appears to mirror similar projects that are marketed and sold as effectively single family homes; a new owner won't be beholden to any instructions or feedback from the planning process
- Approval of both sets of plans as is would put 3 large roof decks on a single corner in a neighborhood where they are not prevalent
 - Decks have been denied over the years over concerns about safety and

privacy

- The Commission should endeavor to be consistent with how it views such structures
- The deck for 3255 expands an existing deck that doesn't appear to be compliant in the first place

I'm relieved the last design was denied, but it seems to me this project remains out of step with the wishes of many of the neighbors as well as the goals and objectives of the SF Planning Commission. To allow the two projects referenced above to move forward as currently envisioned has the potential to fundamentally change the dynamic of this portion of the Marina District.

I appreciate your consideration and trust you'll assess if the plan adheres to the instructions given to the project sponsor's team during the last hearing.

Thanks and regards,

From: [Benna Wise](#)
To: [Secretary, Commissions \(CPC\)](#); [Kirby, Alexandra \(CPC\)](#); [Rich Hillis](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Johnson, Milicent \(CPC\)](#)
Subject: Opposition to 1503 Francisco
Date: Sunday, July 15, 2018 9:32:55 PM

I oppose this as it is totally out of sync with the neighborhood's aesthetic.

I'm at 1500 Francisco and it's right across the street.

Thanks!

26 Signatures
Goal: 1,000

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Opposition to revised plans for 1503 Francisco Street



Mike Resp () (22) (Comments)

26 Signatures

Goal: 1,000

July 15, 2018

TO: SF Planning Commission

RE: 1503 Francisco Street Project Discretionary Review (2013.0847DRP, permit # 2013.0531.8402)

We are opposed to the revised plans for 1503 Francisco Street for some or all of the following reasons and have signed this petition in opposition to the project. We urge you to DENY the project in favor of the DR requestor.

Roof Decks

- Generally uncommon in the area – we count fewer than 10 on the 250 nearby buildings.
- The proposed "Rear" deck is street-facing due to the corner lot and potentially very visible/noisy. There are zero street facing roof decks present in the Marina.
- The 5th floor roof deck is redundant and both decks are only accessible from the owner's unit.

SIGN PETITION

- Along with 3255 Octavia St (same owner, abutting structure) , 3 new roof decks
26 Signatures
Goal 1000
have been proposed.

- Both 1503 and 3255 have penthouses and opaque metal railings which go against design guidelines.

-

Possible reduction of dwelling units embedded in the new design.

- Project sponsor's statement at the 5/24 PC hearing that he has only used the 2 smaller units in the building as corporate rentals (and will continue to do so) + original desire to use this as a SFH.
- Owner's original 2013 request for a dwelling-unit-merger.
- Owner's recent purchase of the abutting two-unit 3255-57 Octavia, which also remains vacant of tenants.
- Design details that suggest an owner could combine units for his/her own benefits: 1) an Accessory Dwelling Unit on the ground floor that could later be defined as a unit; 2) A change from 3 EXTERIOR entrances to each unit to 3 INTERIOR entrances centered around a second floor stairway/hall inviting unit combination; 3) 2 rental units to decline slightly in size while the Owner's unit nearly doubles to 3100 sq ft yet goes from a 3 BR to a 2BR; 4) A 2 car garage for a 3 unit building; 5) two roof decks that can only be accessed by the owner's unit. 6) Similar design features in the 3255 Octavia permit application under same owner – one car garage for 2 unit building, large roof deck, 2 units easily combined by removing one wall, ADU unit on ground floor.

Architectural Issues

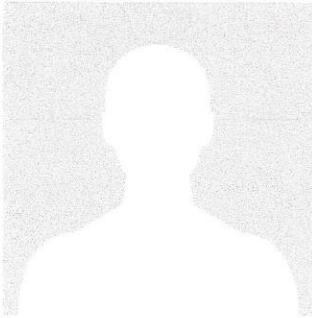
- No bay windows/popouts as recommended by RDG.
- Prominent corner location with 135 linear feet of street exposure, one block and very visible from Ft Mason .
- The one comparable building with flat surfaces and glazing cited in the new design packet is far away on Marina Blvd.

SIGN PETITION

26 Signatures
Goal: 1,000

Share on Facebook

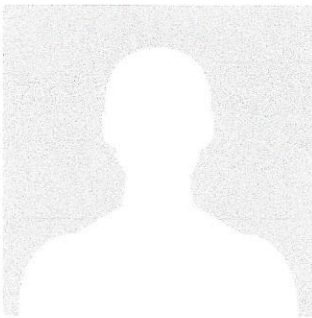
22 COMMENTS



Steve
Jul 16, 2018

upvote reply show Jul 16, 2018

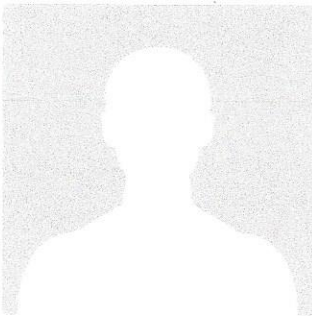
Please deny this proposal



Anonymous
Jul 16, 2018

upvote reply show Jul 16, 2018

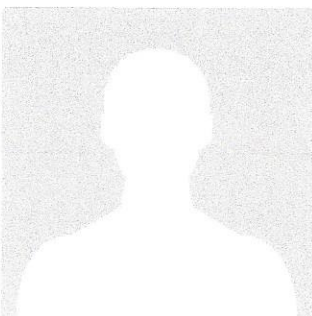
1445 Greenwich Street, San Francisco, CA 94109



Deepa Varma
Jul 16, 2018

upvote reply show Jul 16, 2018

I'm signing as the Executive Director of the San Francisco Tenants Union. The Tenants Union is concerned by any project that reduces the number of rent controlled or otherwise affordable dwelling units available to tenants. The history of converting two units at this address to corporate rentals has already given us great concern. To further allow the owner to combine units into a single family home would be a dangerous precedent. The design changes made by the owner do not address these concerns, as such, we hope that the planning commission denies this project.



Laurie Candido
Jul 16, 2018

upvote reply show Jul 16, 2018

I live at 1573 Francisco St, the building my husband grew up in and where I have lived the past 22 years. I am against the remodeling design on 1503 Francisco St./3255-57 Octavia St.(neighboring buildings) as it leaves no room for privacy to neighbors or looks anything like the neighboring homes. I believe the owner's intentions(by the design layout) are not for use as a family home but more for businesses. He has stated that it is only he and his wife that would be living there so one must ask themselves, why would only two people need such a huge "office looking" place to live? I also believe that it is not legal to run businesses out of this neighborhood so I would question his intentions for the sake of the neighborhood. . Thank you for listening to my concerns as I am hoping our home will be able to stay in the family for many more generations. Thank you!

John Candido
Jul 16, 2018

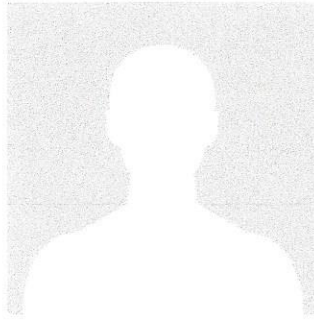
SIGN PETITION

26 Signatures
Goal: 1,000



Jul 16, 2018
upvote reply show

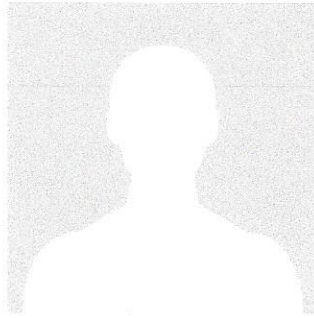
I am the representative and resident of the Candido family trust which owns and occupies the property at 1575/1573 Francisco St. We are opposed to the current design of the 1503 Francisco St project. We believe the reduction of residential units in our community hinders the possibilities of our families being able to stay in proximity to grow and care for those connected to us.



Sheila Yturri Sigal
Jul 16, 2018

Jul 16, 2018
upvote reply show

1569 Francisco Street
San Francisco, CA 94123



Jeff Berk
Jul 16, 2018

Jul 16, 2018
upvote reply show

Dear Commissioners:

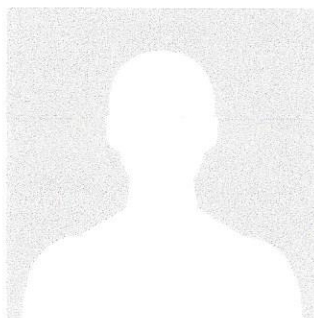
I, along with many others, urge the Planning Commission and Board of Supervisors to again deny the building permit application for 1503-1507 Francisco Street.

I started living in the Marina in 1983 and have owned a unit at 1500 Francisco Street since 1990. Although I am writing this in my personal capacity, I have worked as an attorney for the Sonoma County Counsel's office since 1992, and so I am familiar with planning-related issues and the important role your Commission serves.

The proposed project would demolish an existing building on a prominent corner of the Marina and replace it with a "modern," floor-to-ceiling glass structure that is wholly incompatible with the architectural character of the surrounding area. The latest building design is still so jarring in contrast with its surroundings, which have been unchanged for many years.

This neighborhood was built almost 100 years ago and has maintained its distinct character and quality throughout that time. Please maintain the feel and character of this wonderful residential neighborhood in the Marina by rejecting this project, and have its sponsor try again to submit a new plan that fits our neighborhood.

Jeff Berk



Cecchi MacNaughton
Jul 16, 2018

Jul 16, 2018
upvote reply show

Resident of 3330 Octavia, Unit 1

SIGN PETITION

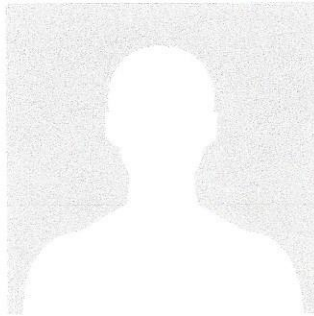
26 Signatures
Goal: 1,000



Pamela Davis
Jul 16, 2018

Jul 16, 2018
upvote reply show

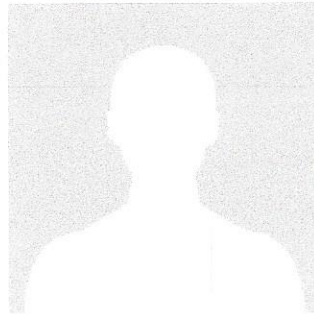
I own at 1567 Francisco St.



Lauren
Jul 16, 2018

Jul 16, 2018
upvote reply show

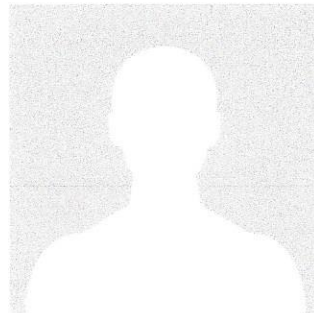
1459 Francisco St.



Ramy Khalil
Jul 16, 2018

Jul 16, 2018
upvote reply show

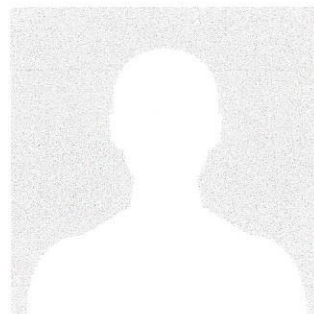
Resident 3330 Octavia St. Unit 2



Donna Santana
Jul 16, 2018

Jul 16, 2018
upvote reply show

Owner of 1490 Francisco St. SF. DR Requester. This project has not addressed all of the concerns raised by the Planning Commission or of our neighbors in the immediate area. Please reject this "updated" design. Thank you.



Nancy Barsocchini
Jul 16, 2018

Jul 16, 2018
upvote reply show

I reside at 1500 Francisco and I ask the the Commissioners to reject this revised design.

Frank and Maria Clima
Jul 16, 2018

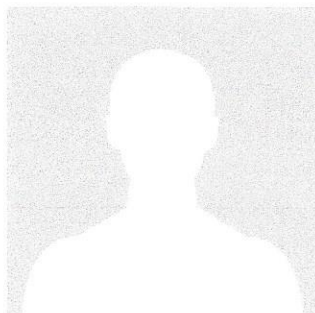
Jul 16, 2018
upvote reply show

SIGN PETITION

26 Signatures
Goal: 1,000



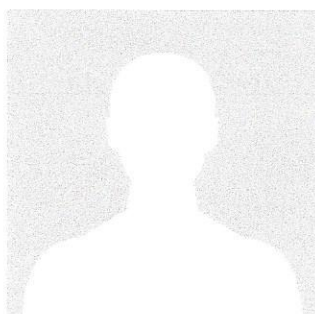
We reside at 3244 Octavia St. The Planning Commission should reject this revised design because all of the concerns raised during the May 24th hearing has not been addressed.



Anonymous
Jul 16, 2018

Jul 16, 2018
upvote reply show

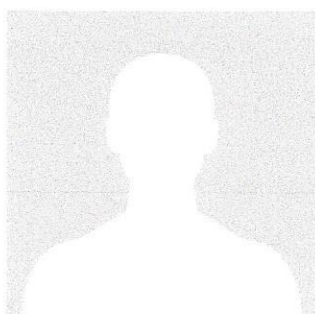
3330 Octavia St. #3
San Francisco



Anonymous
Jul 16, 2018

Jul 16, 2018
upvote reply show

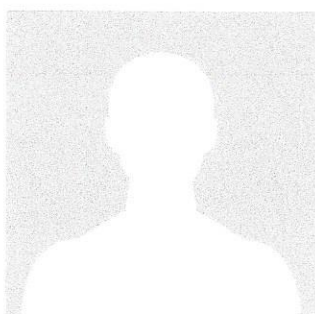
1500 francisco street



Donald Mark McQueen
Jul 16, 2018

Jul 16, 2018
upvote reply show

I live at 1442 Francisco Street - 1/2 block from this property. I endorse the petition.



Sergio and Alma Tuccori
Jul 16, 2018

Jul 16, 2018
upvote reply show

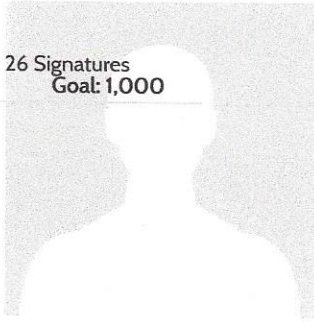
We reside at 3238 Octavia and do not approve of the updated plans provided for this remodel.

Maria Farrell
Jul 16, 2018

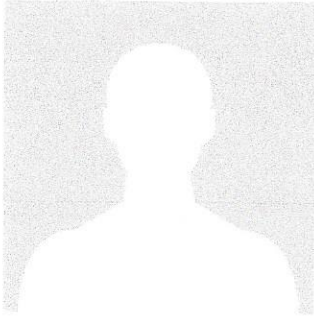
1 Jul 16, 2018
upvote reply show

SIGN PETITION

26 Signatures
Goal: 1,000



I am against the updated plans for this remodel.



Andrew Ferrier
Jul 16, 2018

← Jul 16, 2018
upvote reply show

I attended the first hearing and don't feel this project has addressed all of the concerns raised by the Planning Commission.

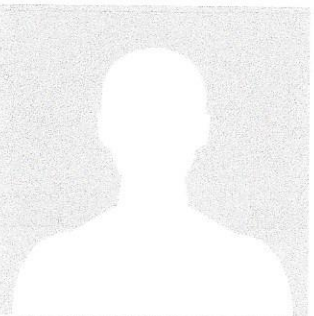
[See More](#)

COMMENT*

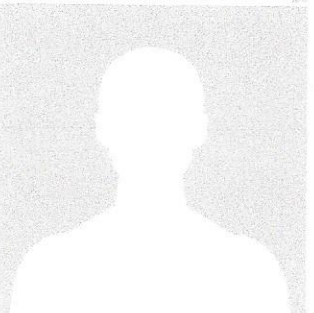
Add comment

Cancel

26 SIGNATURES



5 hours ago
Michael hopkins United States
5 hours ago

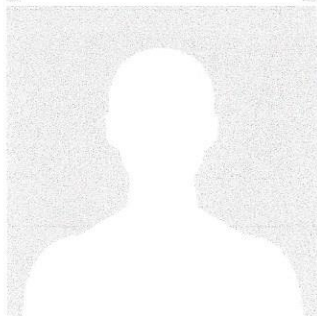


5 hours ago
Steve United States
5 hours ago

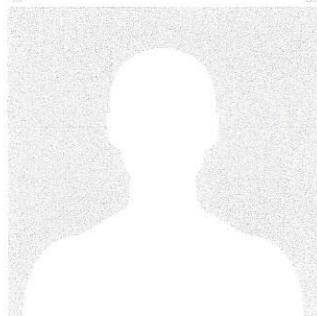
SIGN PETITION



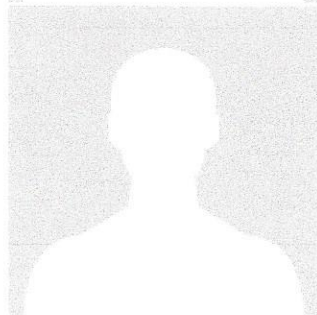
5 hours ago
Deepa Varma United States
5 hours ago



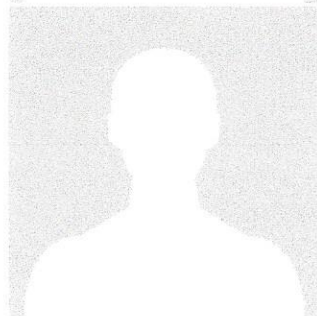
7 hours ago
Laurie Candido United States
7 hours ago



8 hours ago
John Candido United States
8 hours ago



9 hours ago
Sheila Yturri Sigal United States
9 hours ago



11 hours ago
Jeff Berk United States
11 hours ago

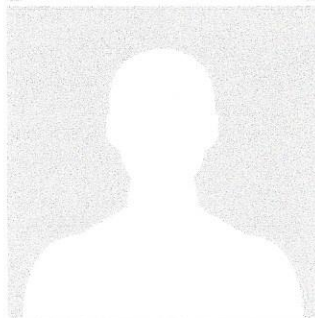
11 hours ago
Cecchi MacNaughton United States
11 hours ago

SIGN PETITION

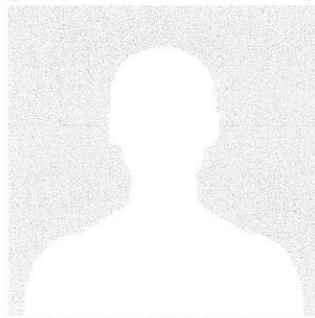
26 Signatures
Goal: 1,000



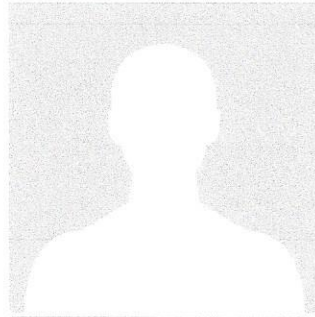
11 hours ago
Pamela Davis United States
11 hours ago



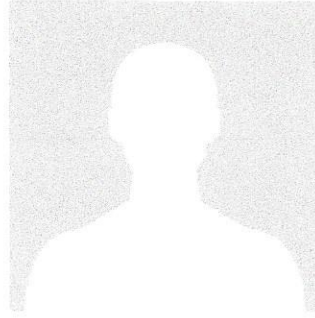
12 hours ago
Lauren United States
12 hours ago



17 hours ago
Ramy Khalil Iceland
17 hours ago



20 hours ago
Christina McNair Italy
20 hours ago



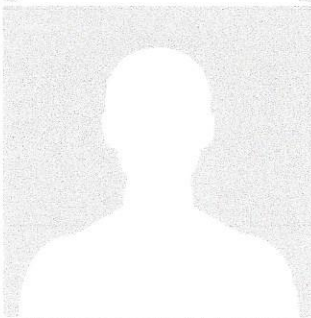
22 hours ago
Donna Santana United States
22 hours ago

SIGN PETITION

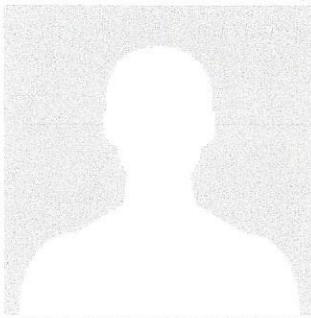
26 Signatures
Goal: 1,000



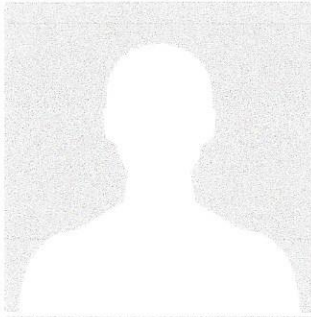
23 hours ago
Nancy Barsocchini United States
23 hours ago



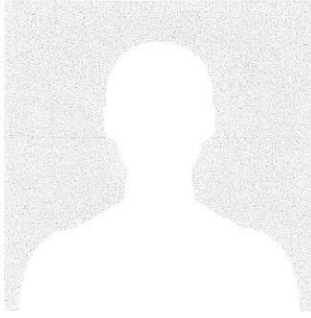
23 hours ago
Frank and Maria Clima United States
23 hours ago



1 day ago
Donald Mark McQueen United States
1 day ago



1 day ago
Sergio and Alma Tuccori United States
1 day ago



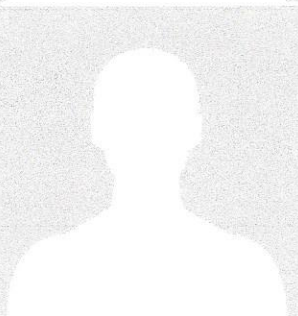
1 day ago
Maria Farrell United States
1 day ago

SIGN PETITION

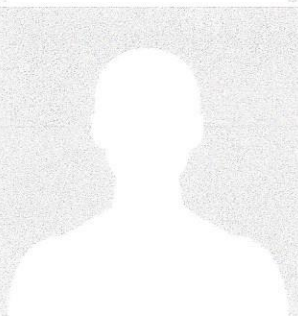
26 Signatures
Goal: 1,000



1 day ago
Andrew Ferrier United States
1 day ago



1 day ago
Mark Herrmann United States
1 day ago



[See More](#)

SIGN PETITION

1503-1505 Francisco Street

SAN FRANCISCO

DISCRETIONARY REVIEW

Design Response

Revised Proposal

Comments and Design Response

1. **DR Comment:** Reduce the overall amount of glass on the facade.

Response: The previous proposal had glass on 40.15% of the facade. The Revised proposal has on glass on 26.3% of the facade, taking it back in line with the neighborhood.

2. **DR Comment:** Make the overall composition less commercial looking and more residential.

Response: The Revised proposal eliminates the pronounced grid form on the facade shown in the previous design, replacing it with solid walls and punched windows typical of the Marina neighborhood character.

3. **DR Comment:** The materials used should be “softer” and less commercial, the concrete in particular was negatively received.

Response: The Revised proposal eliminates all concrete. The new building is composed of a light gray stucco form sitting atop a brick base with Natural wood at the entry doors, garage and rear yard fence.



Revised Proposal



Previous Proposal

Revised Proposal
Existing and proposed facade comparison



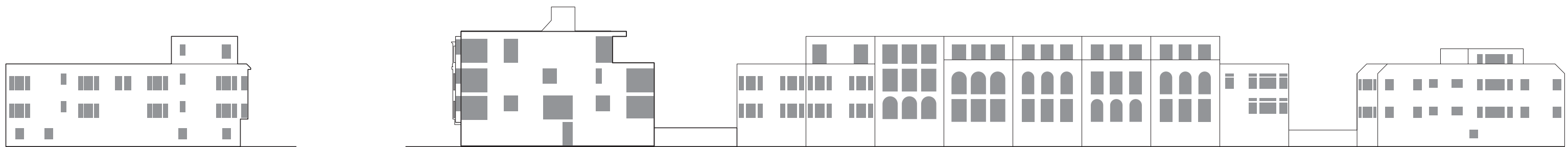
Revised Proposal:
26.3% Glass



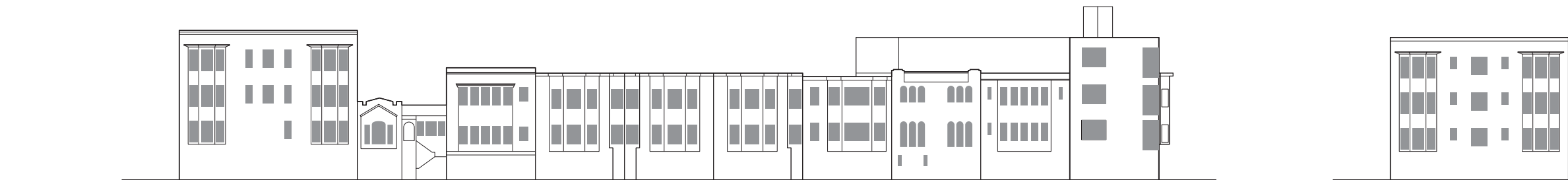
Existing Building:
20% Glass

Revised Proposal

Neighborhood Glass to wall comparison



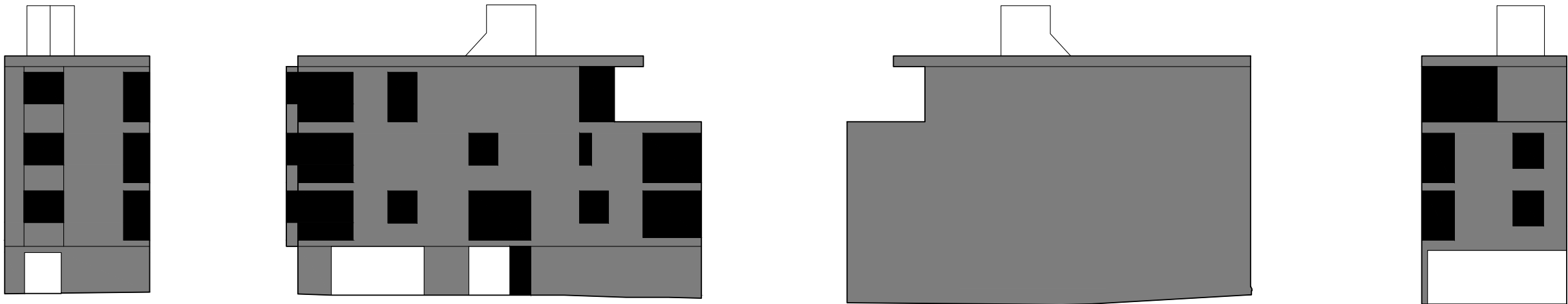
Francisco Street Elevation



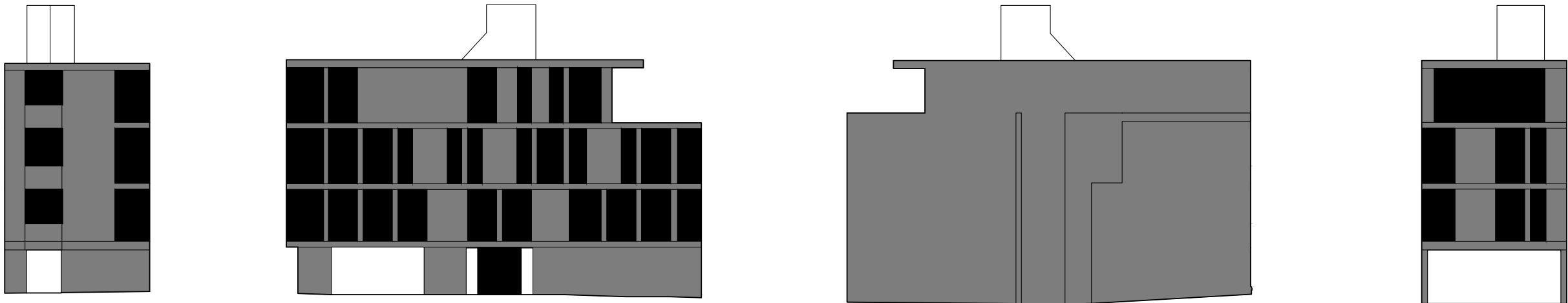
Octavia Street Elevation

Revised Proposal
Glass to wall comparison: Existing, Previous and Proposed Elevations

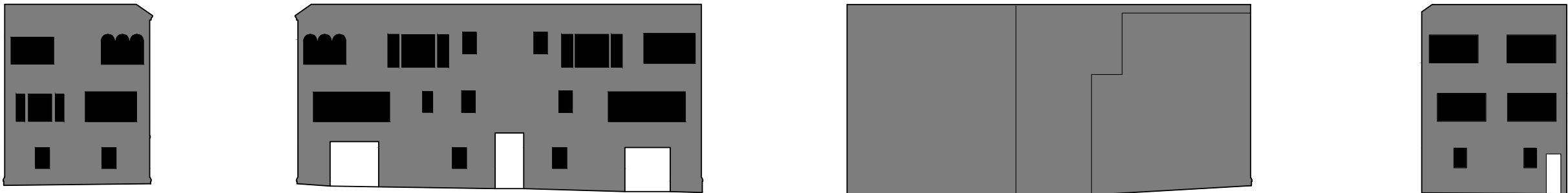
Revised Proposal:
26.3% Glass



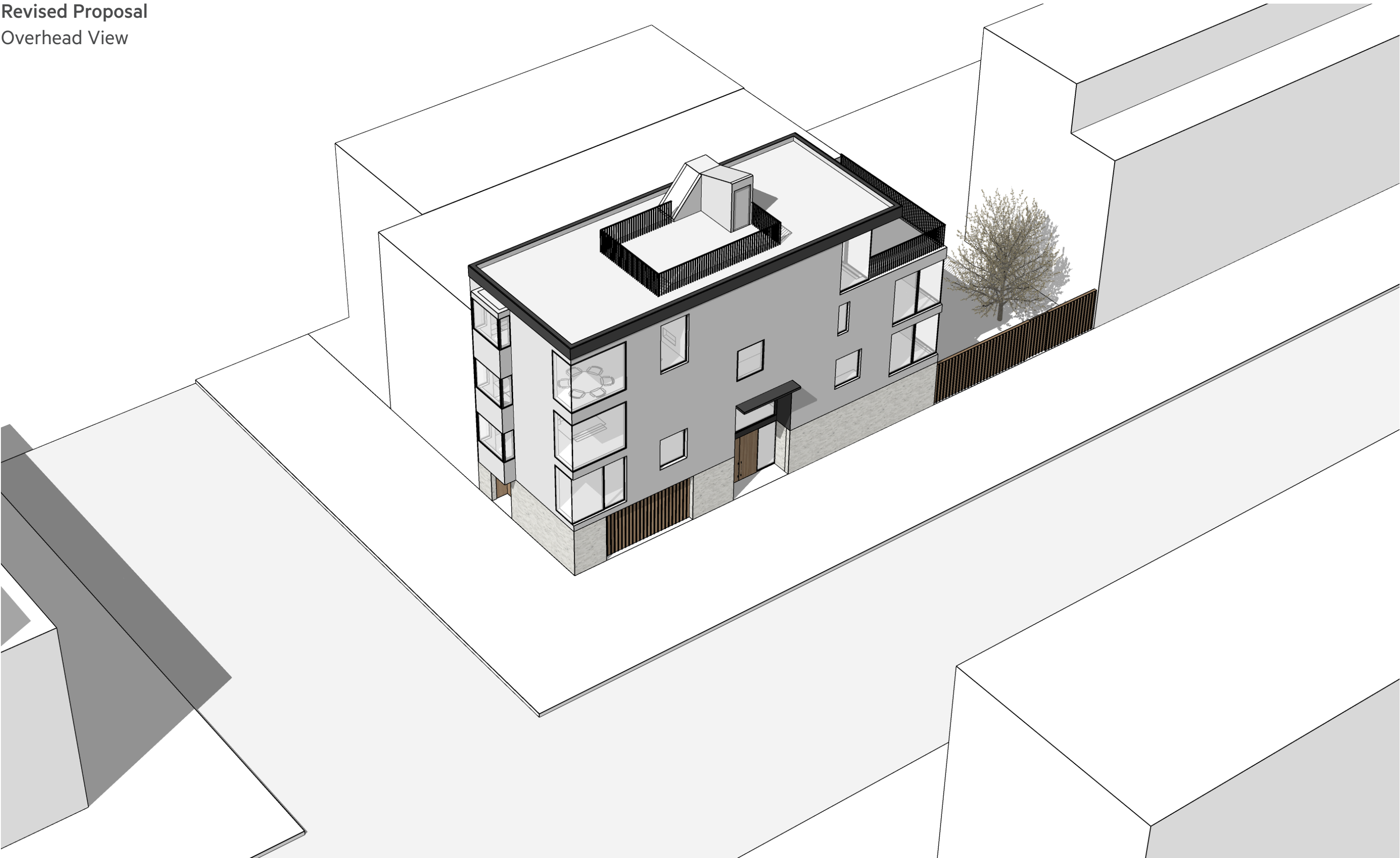
Previous Proposal:
40.15% Glass



Existing Building:
20% Glass



Revised Proposal
Overhead View



Revised Proposal

Neighborhood Material Precendents - Stucco



Revised Proposal

Neighborhood Material Precendents - Stucco



Revised Proposal
Neighborhood Material Precendents - Brick Base



Revised Proposal

Neighborhood Material Precendents - Brick Base



Proposed Brick Base with Natural Wood

Revised Proposal
Francisco Street Elevation



Revised Proposal
Octavia Street Elevation



Revised Proposal
Octavia and Francisco Streets



Revised Proposal
Francisco Street - Rear View

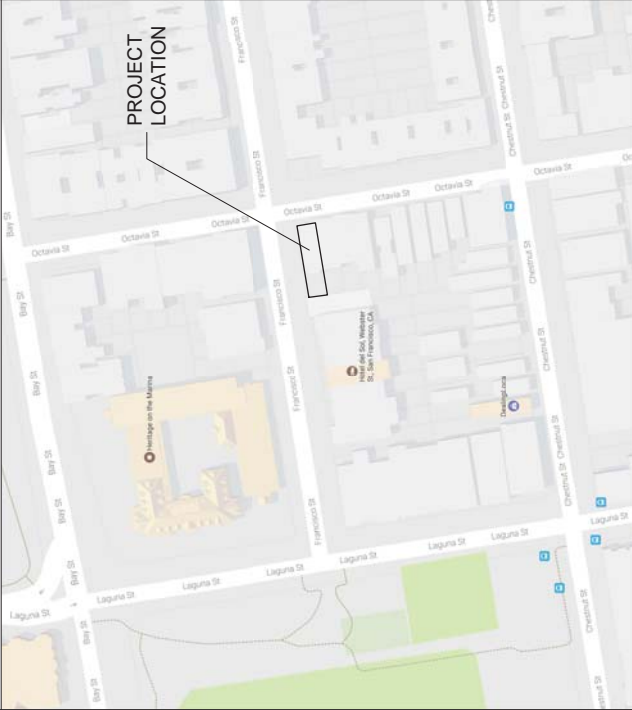


GENERAL NOTES	
<p>VERIFY ALL DIMENSIONS OF THE LOT, BUILDING, EASEMENT AND SOIL CONDITIONS INCLUDING EXCAVATION, UNDERPINNING, DRAINAGE AND UTILITY LINES AT THIS PROPERTY, AS WELL AS AT ADJACENT PROPERTIES. ALL CONSTRUCTION WORK SHALL CONFORM TO STATE AND LOCAL BUILDING CODES.</p> <p>THE DRAWINGS ARE INTENDED TO DESCRIBE AND PROVIDE FOR A FINISHED PIECE OF WORK. THE CONTRACTOR SHALL UNDERSTAND THAT THE WORK HEREIN DESCRIBED SHALL BE COMPLETED IN EVERY DETAIL ALTHOUGH EVERY DETAIL NECESSARY IS NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER SELECTION AND USE OF ALL MATERIALS AND LABOR NECESSARY FOR THE PROPER COMPLETION OF THE WORK INTENDED TO BE DESCRIBED AND SHALL NOT AVAL HIMSELF MANIFESTLY OF ANY UNINTENTIONAL ERROR OR OMISSION SHOULD SUCH EXIST.</p> <p>SHOULD ANY ERROR OR INCONSISTENCY APPEARS OR OCCURS IN THE DRAWING, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT/ENGINEER FOR THE PROPER ADJUSTMENT BEFORE PROCEEDING WITH THE WORK, AND IN NO CASE SHALL PROCEED WITH THE WORK IN UNCERTAINTY.</p> <p>WORK INCLUDED: EXCEPT AS OTHERWISE SPECIFICALLY STATED, THE CONTRACTOR SHALL PROVIDE AND PAY ALL MATERIALS, LABORS, TOOLS, EQUIPMENT AND BUILDING PERMITS INCLUDING ENCROACHMENT AND HAULING PERMITS.</p> <p>ALTERATIONS: IF ALTERATIONS OF DESIGN OR PLAN ARE MADE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER, THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR SUCH ALTERATIONS MADE BY OR AGREED UPON BETWEEN OWNER AND CONTRACTOR.</p>	<p>APPLICABLE CODES:</p> <p>2016 CALIFORNIA BUILDING CODE 2016 CALIFORNIA PLUMBING CODE 2016 CALIFORNIA ENERGY CODE 2016 CALIFORNIA ELECTRICAL CODE CURRENT SAN FRANCISCO AMENDMENTS FOR ALL CODES</p>
	<p>FIRE RESISTANT CONSTRUCTION NOTES</p> <p>THROUGH AND MEMBRANE PENETRATIONS SHALL BE APPROVED FIRE-RESISTANCE RATED ASSEMBLY OR AN APPROVED PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E 814 OR UL 1479, CRC R302.4.1 AND 302.4.2.</p> <p>EXCEPTION: MEMBRANE PENETRATIONS OF MAXIMUM 2 HOUR FIRE-RESISTIVE RATED WALLS AND PARTITIONS BY STEEL ELECTRICAL BOXES NOT EXCEEDING NOT EXCEEDING 16 SQ. INCHES IN AREA AND THE AGGREGATE AREA OF HE OPENINGS THROUGH THE MEMBRANES DOES NOT EXCEED 100 SQ. INCHES IN ANY 100 SQ. FT. OF WALL AREA. THE ANNULAR SPACE BETWEEN THE WALL AND BOX SHALL NOT EXCEED 1/2 INCH. SUCH BOXES ON THE OPPOSITE SIDES OF THE WALL SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 24". OTHER EXCEPTIONS MAY APPLY, REFER TO CODE. ALSO THE ANNULAR SPACE CREATED BY THE PENETRATION OF A FIRE SPRINKLER SHALL HAVE A METAL ESCUTCHEON PLATE. CRC R302.4.24.</p> <p>ENCLOSED ACCESSIBLE SPACE UNDER THE STAIRS SHALL HAVE THE WALLS, UNDER STAIR SURFACE AND SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH½" GYPSUM BOARD. CRC R302.7.</p> <p>INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR RETARDERS AND VAPOR PERMEABLE MEMBRANES INSTALLED WITH FLOOR-CEILING ASSEMBLIES, ROOF CEILINGS AND CEILING FASCIES SHALL BE INSTALLED WITH A MINIMUM 1/2" GAP TO THE SPREAD INDEX NOT TO EXCEED 25 WITH ANY ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723.</p> <p>EXCEPTION: WHEN MATERIALS ARE INSTALLED IN CONCEALED SPACES THE INDEXES DO NOT APPLY TO THE FACINGS WHEN FACING IS INSTALLED IN CONTACT WITH THE UNEXPOSED SURFACE OF HE CEILING, FLOOR OR WALL FINISH. CELLULOSE LOOSE-FILL INSULATION, WHICH IS NOT SPRAY APPLIED, SHALL ONLY BE REQUIRED TO MEET SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450. CRC R302.10.1 AND R302.10.3.</p>

LEGEND	
DESCRIPTION	SYMBOL
-----	PARTITION TO DEMOLISH
=====	WALL / PARTITION TO REMAIN
=====	NEW PARTITION
=====	NO WORK THIS AREA
=====	SECTION TAG

A0.1 TITLE SHEET
A0.2 CALCULATIONS AND RENDERINGS
A0 EXISTING SITE PLAN
A1 SITE PLAN
A2 BASEMENT PLAN
A3 FIRST FLOOR PLAN
A4 SECOND FLOOR PLAN
A5 THIRD FLOOR PLAN
A6 FOURTH FLOOR PLAN
A7 ROOF PLAN
A8 ELEVATIONS
A9 ELEVATIONS
A10 SECTIONS
A11 EXISTING ELEVATIONS
A12 EXISTING ELEVATIONS
A13 EXISTING ELEVATIONS
A14 EXISTING SECTION

PROJECT DIRECTORY	
ADDRESS:	1503-1507 FRANCISCO STREET SAN FRANCISCO, CA 94123
BLOCK/ LOT: LOT SIZE: USE TYPE: HEIGHT DISTRICT: CONSTRUCTION TYPE: ZONING:	BLOCK 0482 / LOT 001 2,748 SQ. FT. FLATS AND DUPLEX 40-X WOOD OR STEEL FRAME RH-3 - RESIDENTIAL HOUSE, 3 FAMILY
HISTORIC EVALUATION PARCEL: PLANNING DEPARTMENT RESOURCE STATUS:	0482001 C - NO HISTORIC RESOURCE PRESENT NOT AGE ELIGIBLE
SCOPE OF WORK	
PROPOSED WORK ON 1503-1505 FRANCISCO STREET.	

VICINITY MAP	
	

NEW ONE STORY ADDITION, NEW ROOF DECK WITH STAIR ACCESS, NEW ONE STORY REAR ADDITION WITH DECK ABOVE, AT FIRST FLOOR LEVEL, NEW BASEMENT ADDITION, REMODEL INTERIOR.	
BUILDING TO INCLUDE AUTOMATIC RESIDENTIAL FIRE SPRINKLER PROTECTION ON ALL FLOORS, FIRE SPRINKLER LAYOUT TO BE SUBMITTED UNDER SEPARATE PERMIT	

DESIGN ARCHITECT: J. J. KIM 2338 THIRD STREET, 3R #403 SAN FRANCISCO, CA 94107 917-268-5124 STRUCTURAL ENGINEER: STRANDBERG ENGINEERING 1511 15TH STREET SAN FRANCISCO, CA 94103



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

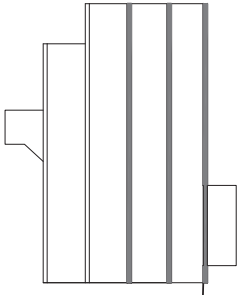


OCTAVIA STREET ELEVATION

7.3.18 SF PLANNING		
NUMBER	DESCRIPTION	DATE
A		
A		
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Valparaiso		
1503 - 1507 Francisco Street		
San Francisco, CA		
Title Sheet		
SEAL & SIGNATURE	DATE:	1 June, 2017
	PROJECT NO:	1701
	DRAWN BY:	
	CHECKED BY:	
	DRAWING NUMBER:	A-0.1

DEMOLITION AREA DIAGRAMS

C2 - HORIZONTAL ENVELOPE

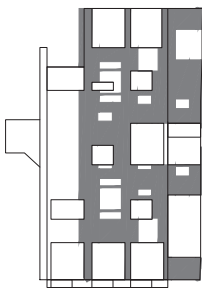


34.4% REMOVED

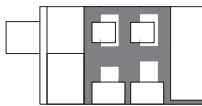
C1 - VERTICAL ENVELOPE



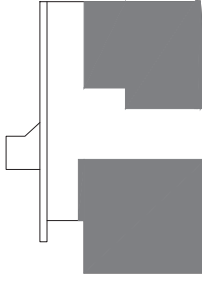
32.3% REMOVED



31.8% REMOVED



48.8% REMOVED

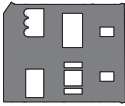


24.1% REMOVED

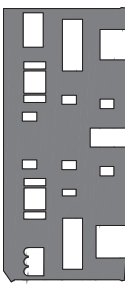
LONGITUDINAL SECTION
PROPOSED



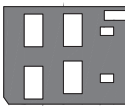
LONGITUDINAL SECTION
EXISTING



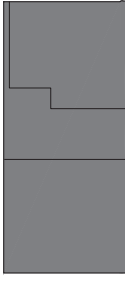
EAST ELEVATION
EXISTING



NORTH ELEVATION
EXISTING



WEST ELEVATION
EXISTING



SOUTH ELEVATION
EXISTING

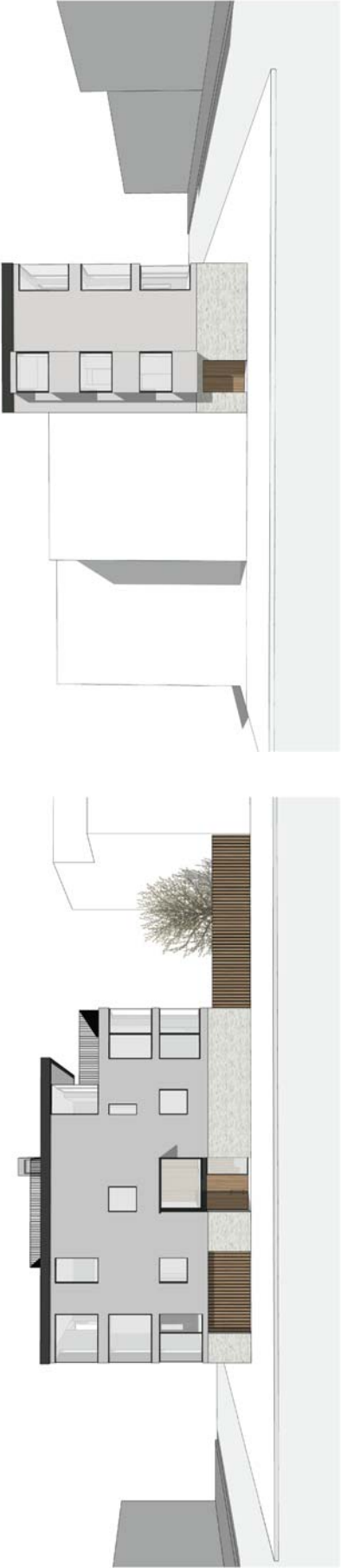
DEMOLITION AREA CALCULATIONS

FRONT & REAR FACADES - LINEAL FOUNDATION MEASUREMENTS			
VERTICAL ELEMENTS	(E) LENGTH	REMOVED	% REMOVED
A: FRONT FAÇADE	25	6	24.0%
B: REAR FAÇADE	25	0	0.0%
EAST / WEST TOTAL (I)	50	6	12.0%
Max Allowed: 50%			
12% < 50%			
EXTERIOR WALLS - LINEAL FOUNDATION MEASUREMENTS			
ELEMENT	(E) LENGTH	REMOVED	% REMOVED
J: EAST FAÇADE	25.0	6.0	24.0%
K: WEST FAÇADE	25.0	19.2	76.6%
L: NORTH FAÇADE	69.6	14.8	21.2%
M: SOUTH FAÇADE	69.6	0.0	0.0%
LINEAL TOTAL (J-M)	189.2	39.9	21.1%
Max Allowed: 65%			
21.1% < 65%			
VERTICAL ENVELOPE ELEMENTS - SURFACE AREA MEASUREMENTS			
VERTICAL ELEMENTS	(E) AREA	REMOVED	% REMOVED
C: EAST FAÇADE	611.6	197.4	32.3%
D: WEST FAÇADE	618	301.4	48.8%
E: NORTH FAÇADE	1658.5	526.8	31.8%
F: SOUTH FAÇADE	2260.6	544.1	24.1%
VERT. TOTAL (C-F)	5148.7	1569.7	30.5%
Max Allowed: 50%			
30.5% < 50%			
HORIZONTAL ENVELOPE ELEMENTS - SURFACE AREA MEASUREMENTS			
HORIZONTAL ELEMENTS	(E) AREA	REMOVED	% REMOVED
G: MID LEVEL	1656.0	6.0	0.4%
H: UPPER LEVEL	1665.0	46.0	2.8%
I: ROOF	1665.0	1665.0	100.0%
HORIZ. TOTAL (G-I)	4986.0	1717.0	34.4%
Max Allowed: 50%			
34.4% < 50%			
S.F.P.C. SEC. 177(b)(2) Definition "Demolition of Residential Buildings"			
(2) "Demolition of Residential Buildings" shall mean any of the following:			
(A) Any work on a Residential Building for which the Department of Building Inspection determines that an application permit is required, or			
(B) A major alteration of a Residential Building that proposes the Removal of more than 50% of the sum of the Front Façade and Rear Façade and (B2) also proposes the Removal of more than 65% of the sum of all exterior walls, measured in lineal feet at the foundation level, or			
(C) A major alteration of a Residential Building that proposes the Removal of more than 50% of the Vertical Envelope Elements and (C2) more than 50% of the Horizontal elements of the existing building, as measured in square feet of actual surface area.			

REFERENCE RENDERINGS

FLOOR AREA CALCULATIONS

UNIT FLOOR AREA	
EXISTING	PROPOSED
UNIT 1	711.2 sq ft
UNIT 2	820.5 sq ft
UNIT 3	1660.0 sq ft
NOTICE OF SPECIAL RESTRICTIONS	
ACCESSORY COMMON AREA	
779.4 sq ft	
TOTAL GROSS FLOOR AREA	
779.4(4590)+0.17	
ACCESSORY COMMON AREA=17% OF TOTAL GROSS FLOOR AREA	
17% < 33.3% (1/3 OF GROSS FLOOR AREA)	



PROPOSED
VIEW FROM FRANCISCO STREET

PROPOSED
VIEW FROM OCTAVIA STREET

DESIGN ARCHITECT:
J. STRANDBERG
2338 THIRD STREET, 3R #43
SAN FRANCISCO, CA 94107
917-268-5124
STRUCTURAL ENGINEER:
STRANDBERG ENGINEERING
1511 15TH STREET
SAN FRANCISCO, CA 94103

7.3.18 SF PLANNING

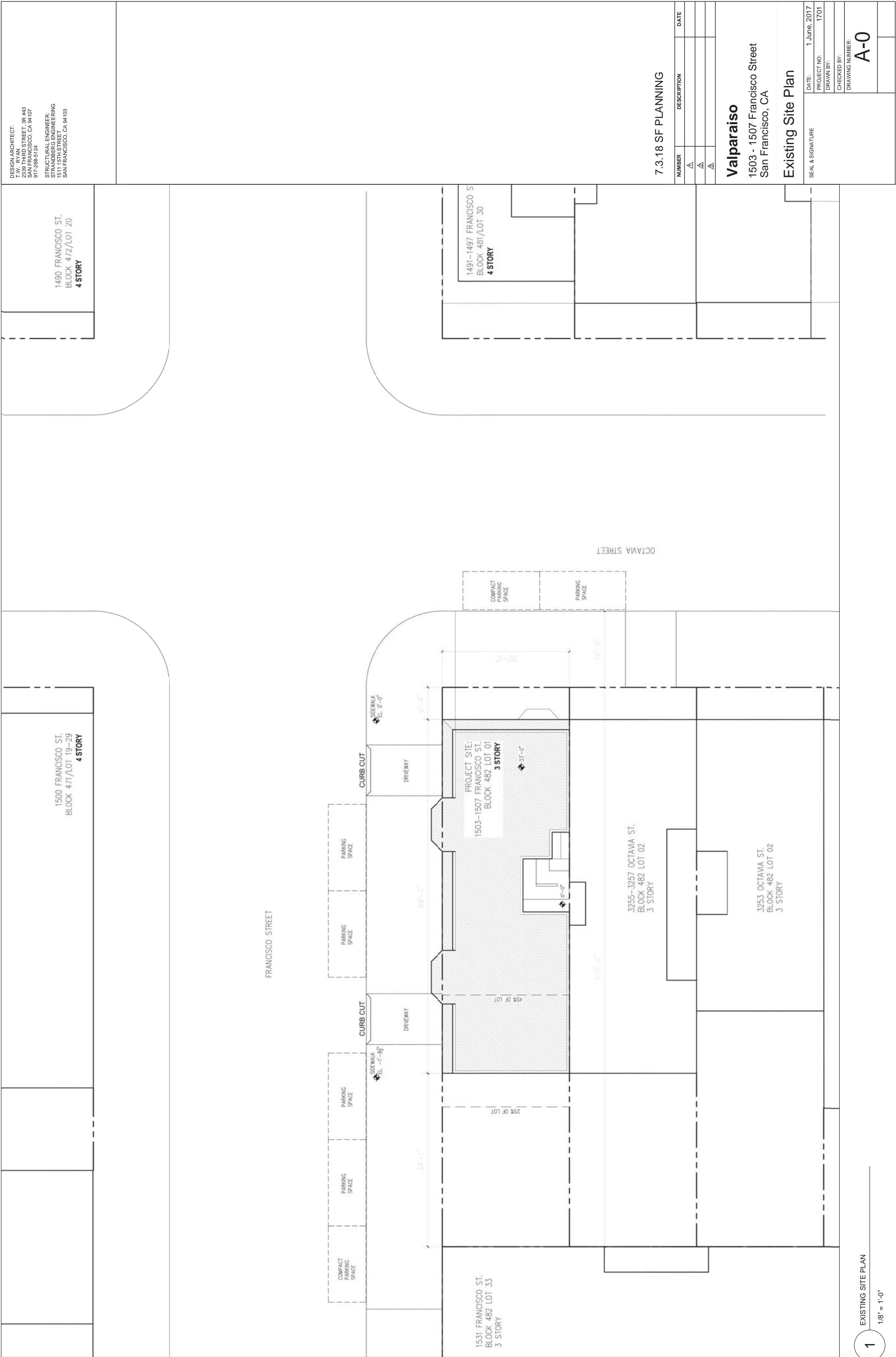
NUMBER	DESCRIPTION	DATE
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Valparaiso

1503 - 1507 Francisco Street
San Francisco, CA

Calculations, Renderings

SEAL & SIGNATURE	DATE:	1 June, 2017
	PROJECT NO:	1701
	DRAWN BY:	
	CHECKED BY:	
DRAWING NUMBER:		A-0.2



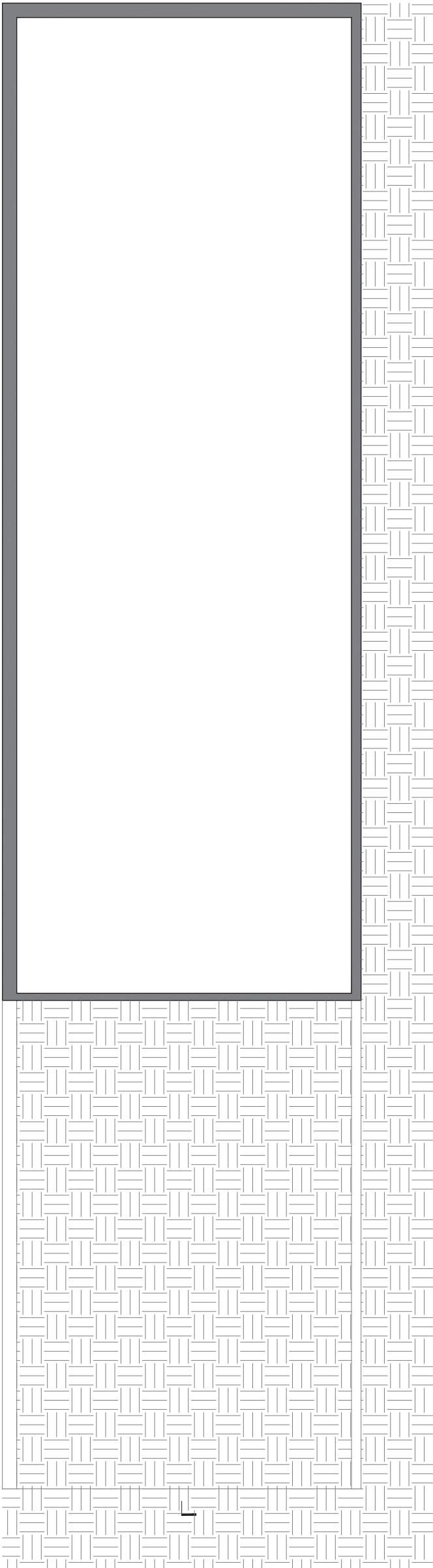
DESIGN ARCHITECT:
VALPARAISO
2309 THIRD STREET, 3R #43
SAN FRANCISCO, CA 94107
917-288-5124

STRUCTURAL ENGINEER:
STRANDBERG ENGINEERING
1511 15TH STREET
SAN FRANCISCO, CA 94103

SYMBOLS & ABBREVIATIONS

- EXISTING CONSTRUCTION
TO REMOVE
- █ EXISTING CONSTRUCTION
TO REMAIN
- ┌--- EXISTING DOOR TO
REMOVE

69'-7"



1 PROPOSED BASEMENT FLOOR PLAN
1/4" = 1'-0"



25'-0"

7.3.18 SF PLANNING

NUMBER	DESCRIPTION	DATE
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Valparaiso

1503 - 1507 Francisco Street
San Francisco, CA

Basement Plan

SEAL & SIGNATURE	DATE: 1 June, 2017
	PROJECT NO: 1701
	DRAWN BY:
	CHECKED BY:
DRAWING NUMBER: A-2	

DESIGN ARCHITECT:
2239 THIRD STREET, 3R #43
SAN FRANCISCO, CA 94107
917-288-5124

STRUCTURAL ENGINEER:
STRANDBERG ENGINEERING
1511 15TH STREET
SAN FRANCISCO, CA 94103

SYMBOLS & ABBREVIATIONS

EXISTING CONSTRUCTION
TO REMOVE

█

EXISTING CONSTRUCTION
TO REMAIN

- - -

EXISTING DOOR TO
REMOVE

7.3.18 SF PLANNING

NUMBER	DESCRIPTION	DATE
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Valparaiso

1503 - 1507 Francisco Street
San Francisco, CA

First Floor Plan

SEAL & SIGNATURE

DATE: 1 June, 2017

PROJECT NO: 1701

DRAWN BY:

CHECKED BY:

DRAWING NUMBER: A-3

34'-1"

69'-7"

REAR YARD

COMMON SPACE

ENTRY

ELEV.

UP

DN

(N) LIGHT WELL

LIGHT WELL

GARAGE

BICYCLE PARKING
THREE CLASS 1 PARKING SPACES
PER S.F.P.C. SEC. 155.2(a)(6)

25'-0"

2 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

34'-1"

69'-7"

REAR YARD

GARAGE 1

UTILITY/STORAGE

STORAGE

GARAGE 2

LIGHT WELL

HALLWAY

25'-0"

1 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"

DESIGN ARCHITECT:
STRANBERG ENGINEERING
2339 THIRD STREET, 3R #43
SAN FRANCISCO, CA 94107
917.288.5124

STRUCTURAL ENGINEER:
STRANBERG ENGINEERING
1511 15TH STREET
SAN FRANCISCO, CA 94103

SYMBOLS & ABBREVIATIONS

EXISTING CONSTRUCTION
TO REMOVE

█

EXISTING CONSTRUCTION
TO REMAIN

- - - - -

EXISTING DOOR TO
REMOVE

7.3.18 SF PLANNING

NUMBER	DESCRIPTION	DATE
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Valparaiso

1503 - 1507 Francisco Street
San Francisco, CA

Second Floor Plan

SEAL & SIGNATURE

DATE: 1 June, 2017

PROJECT NO: 1701

DRAWN BY:

CHECKED BY:

DRAWING NUMBER: A-4

34'-1"

69'-7"

UNIT 1

LIVING ROOM

BEDROOM

KITCHEN

BATH ROOM

WID

UNIT 2

LIVING ROOM

BEDROOM

KITCHEN

BATH ROOM

WID

COMMON STAIR HALL

ELEV.

UNIT 3 ENTRY UP

1 2 3 4 5

6 7 8 9 10 11 12 13 14 15

DN

(N) LIGHT WELL

LIGHT WELL

N

2 PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0"

34'-1"

69'-7"

UNIT 1

LIVING ROOM

BEDROOM

KITCHEN

BATH ROOM

WID

UNIT 2

LIVING ROOM

BEDROOM

KITCHEN

BATH ROOM

WID

COMMON STAIR HALL

ELEV.

UNIT 3 ENTRY UP

1 2 3 4 5

6 7 8 9 10 11 12 13 14 15

DN

(N) LIGHT WELL

LIGHT WELL

N

1 EXISTING SECOND FLOOR PLAN

1/4" = 1'-0"

<div>DESIGN ARCHITECT: T.W. RYAN 1503 FRANCISCO STREET, 3RD FLOOR SAN FRANCISCO, CA 94107 917-268-5124</div> <div>STRUCTURAL ENGINEER: STRANDBERG ENGINEERING 1511 15TH STREET SAN FRANCISCO, CA 94103</div>		
SYMBOLS & ABBREVIATIONS		
<div><div><div>---</div><div>EXISTING CONSTRUCTION TO REMOVE</div></div><div><div>■</div><div>EXISTING CONSTRUCTION TO REMAIN</div></div><div><div>---</div><div>EXISTING DOOR TO REMOVE</div></div></div>		
7.3.18 SF PLANNING		
NUMBER	DESCRIPTION	DATE
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Valparaíso		
1503 - 1507 Francisco Street San Francisco, CA		
Third Floor Plan		
SEAL & SIGNATURE	<div>DATE: 1 June, 2017</div> <div>PROJECT NO: 1701</div> <div>DRAWN BY:</div> <div>CHECKED BY:</div> <div>DRAWING NUMBER: A-5</div>	

SYMBOLS & ABBREVIATIONS													
<div> <div>---</div> <div>EXISTING CONSTRUCTION TO REMOVE</div> </div> <div> <div>■</div> <div>EXISTING CONSTRUCTION TO REMAIN</div> </div> <div> <div>---</div> <div>EXISTING DOOR TO REMOVE</div> </div>													
7.3.18 SF PLANNING													
<table> <tr> <th>NUMBER</th><th>DESCRIPTION</th><th>DATE</th></tr> <tr> <td>A</td><td></td><td></td></tr> <tr> <td>A</td><td></td><td></td></tr> <tr> <td>A</td><td></td><td></td></tr> </table>	NUMBER	DESCRIPTION	DATE	A			A			A			
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<div> <div>Valparaíso</div> <div>1503 - 1507 Francisco Street</div> <div>San Francisco, CA</div> </div>													
Third Floor Plan													
<div>SEAL & SIGNATURE</div>	<div> <div>DATE: 1 June, 2017</div> <div>PROJECT NO: 1701</div> <div>DRAWN BY:</div> <div>CHECKED BY:</div> <div>DRAWING NUMBER: A-5</div> </div>												

<div style="display: flex; justify-content: space-between;"> <div> <p> EXISTING CONSTRUCTION TO REMOVE</p> <p> EXISTING CONSTRUCTION TO REMAIN</p> <p> EXISTING DOOR TO REMOVE</p> </div> <div> <h2>7.3.18 SF PLANNING</h2> </div> </div>		
NUMBER	DESCRIPTION	DATE
<div> <h3>Valparaíso</h3> <p>1503 - 1507 Francisco Street San Francisco, CA</p> </div>		
Third Floor Plan		
SEAL & SIGNATURE	<div> <p>DATE: 1 June, 2017</p> <p>PROJECT NO: 1701</p> <p>DRAWN BY:</p> <p>CHECKED BY:</p> <p>DRAWING NUMBER: A-5</p> </div>	

NUMBER	DESCRIPTION	DATE
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Valparaíso

1503 - 1507 Francisco Street

San Francisco, CA

Third Floor Plan

SEAL & SIGNATURE

DATE: 1 June, 2017

PROJECT NO: 1701

DRAWN BY:

CHECKED BY:

DRAWING NUMBER: A-5

Valparaíso 1503 - 1507 Francisco Street San Francisco, CA	Third Floor Plan		DATE:	1 June, 2017
			PROJECT NO.:	1701
			DRAWN BY:	
			CHECKED BY:	
			DRAWING NUMBER:	
			A-5	

<h1>Third Floor Plan</h1>	SEAL & SIGNATURE	DATE: 1 June, 2017
		PROJECT NO: 1701
		DRAWN BY:
		CHECKED BY:
		DRAWING NUMBER: A-5

SEAL & SIGNATURE	DATE:	1 June, 2017
	PROJECT NO:	1701
	DRAWN BY:	
	CHECKED BY:	
	DRAWING NUMBER:	A-5



DESIGN ARCHITECT:
JANIS K. HANCOCK
2239 THIRD STREET, 3R #43
SAN FRANCISCO, CA 94107
917-288-5124

STRUCTURAL ENGINEER:
STRANDBERG ENGINEERING
1511 15TH STREET
SAN FRANCISCO, CA 94103

SYMBOLS & ABBREVIATIONS

EXISTING CONSTRUCTION
TO REMOVE

█

EXISTING CONSTRUCTION
TO REMAIN

- - - - -

EXISTING DOOR TO
REMOVE

7.3.18 SF PLANNING

NUMBER	DESCRIPTION	DATE
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Valparaiso

1503 - 1507 Francisco Street
San Francisco, CA

Fourth Floor Plan

SEAL & SIGNATURE

DATE: 1 June, 2017

PROJECT NO: 1701

DRAWN BY:

CHECKED BY:

DRAWING NUMBER:
A-6

The diagram is a detailed architectural floor plan for the proposed fourth floor. It features a large rectangular unit labeled 'UNIT 3' which includes a 'LIVING' area, a 'DINING' area, a 'KITCHEN' with a stove and sink, and a 'PANTRY' with a toilet. A 'ROOF DECK' is located adjacent to the living area. A central 'ELEV.' (elevator) shaft is shown with stairs labeled 'UP' and 'DN' (down). The plan also includes a 'LIGHT WELL' and a 'N' (North) arrow. Dimensions are provided for the overall unit (69'-7" wide by 25'-0" deep) and the roof deck (15'-5" wide by 54'-2" deep). A scale bar at the bottom indicates 1/4" = 1'-0".

1 PROPOSED FOURTH FLOOR PLAN
1/4" = 1'-0"

DESIGN ARCHITECT:
T.W. RYAN
2235 HIRD STREET, 3R #43
SAN FRANCISCO, CA 94107
917-268-5124

STRUCTURAL ENGINEER
VALPARAISO ENGINEERING
1911 15TH STREET
SAN FRANCISCO, CA 94103

SYMBOLS & ABBREVIATIONS

EXISTING CONSTRUCTION
TO REMOVE

█

EXISTING CONSTRUCTION
TO REMAIN

⌒

EXISTING DOOR TO
REMOVE

7.3.18 SF PLANNING

NUMBER	DESCRIPTION	DATE
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Valparaiso

1503 - 1507 Francisco Street
San Francisco, CA

Roof Plan

SEAL & SIGNATURE

DATE: 1 June, 2017

PROJECT NO: 1701

DRAWN BY:

CHECKED BY:

DRAWING NUMBER: A-7

69'-7"

15'-5"

54'-2"

42" HT GUARDRAIL

ROOF DECK
149 Sq Ft.

SOLAR PANELS

SOLAR PANELS

DN
15
14
13
12
11 10 9 8 7 6 5

1
A11

N

1

PROPOSED ROOF FLOOR PLAN

1/4" = 1'-0"

DESIGN ARCHITECT:
VALPARAISO ARCHITECTS
2339 THIRD STREET, 3R #43
SAN FRANCISCO, CA 94107
917-288-5124

STRUCTURAL ENGINEER:
STRANDBERG ENGINEERING
1511 15TH STREET
SAN FRANCISCO, CA 94103

0 1 2 3 4 5 6 7 8 9 10 11 12

STAIR/ROOF BULKHEAD
W/ STUCCO FINISH

42" GUARDRAIL, 1/2" DIA.
VERTICAL METAL RODS
SPACED 4" O.C.

42" GUARDRAIL, 1/2" DIA.
VERTICAL METAL RODS
SPACED 4" O.C.

STUCCO FINISH
STUCCO CONTROL
JOINTS

REAR YARD FENCE

(N) LIGHTWELL

ROOF LINE 40'-0" OVERALL
THIRD FLR. CLG. HT. 39'-2" OVERALL
THIRD FLR. LINE 29'-8" OVERALL
SECOND FLR. CLG. HT. 28'-8" OVERALL
SECOND FLR. LINE 19'-2" OVERALL
FIRST FLR. CLG. HT. 18'-2" OVERALL
FIRST FLR. LINE 9'-3" OVERALL
GARAGE CLG. HEIGHT 8'-3" OVERALL
T.O. SIDEWALK CURB 0'-0"

7.3.18 SF PLANNING

NUMBER	DESCRIPTION	DATE
A		
A		
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Valparaiso
1503 - 1507 Francisco Street
San Francisco, CA

Building Elevation

SEAL & SIGNATURE	DATE: 1 June, 2017
	PROJECT NO: 1701
	DRAWN BY:
	CHECKED BY:
DRAWING NUMBER: A-8	

1 SOUTH ELEVATION - PROPOSED
3/16" = 1'-0"

DESIGN ARCHITECT:
VALPARAISO ARCHITECTS
2339 THIRD STREET, 3R #43
SAN FRANCISCO, CA 94107
917-288-5124

STRUCTURAL ENGINEER:
STRANDBERG ENGINEERING
1511 15TH STREET
SAN FRANCISCO, CA 94103

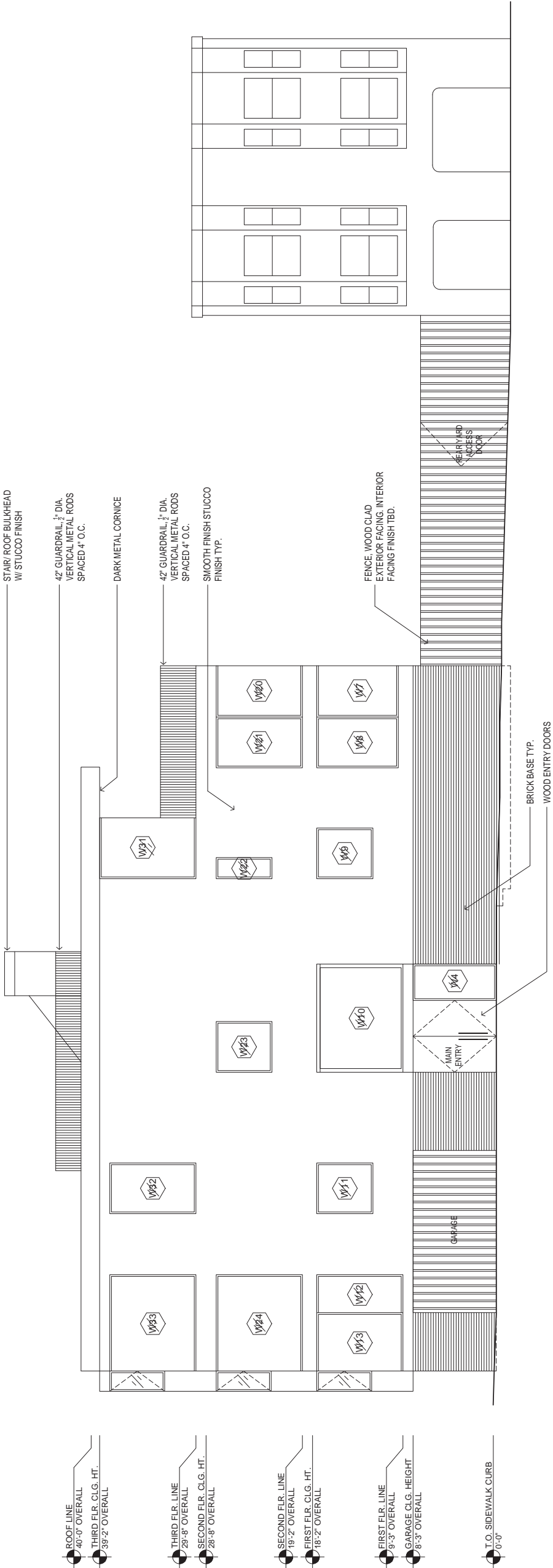
7.3.18 SF PLANNING

NUMBER	DESCRIPTION	DATE
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Valparaiso
1503 - 1507 Francisco Street
San Francisco, CA

Building Elevation

SEAL & SIGNATURE	DATE:	1 June, 2017
	PROJECT NO:	1701
	DRAWN BY:	
	CHECKED BY:	
DRAWING NUMBER:		A-9



1 NORTH ELEVATION - PROPOSED
3/16" = 1'-0"

DESIGN ARCHITECT:
T.M. STRANDBERG
2339 THIRD STREET, 3R 403
SAN FRANCISCO, CA 94 107
917-268-5124

STRUCTURAL ENGINEER:
STRANDBERG ENGINEERING
1411 15TH STREET
SAN FRANCISCO, CA 94 103

NUMBER	DESCRIPTION	DATE
1		
2		
3		

1503 - 1507 Francisco Street
San Francisco, CA

Building Elevations

SEAL & SIGNATURE	DATE: 1 June, 2017	<div><div></div><div>A-10</div></div>
	PROJECT NO: 1701	
	DRAWN BY:	
	CHECKED BY:	
	DRAWING NUMBER:	



1 WEST ELEVATION - PROPOSED
3/16" = 1'-0"



DESIGN ARCHITECT:
VALPARAISO ARCHITECTS
2339 THIRD STREET, 3R. #43
SAN FRANCISCO, CA 94107
917-288-5124

STRUCTURAL ENGINEER:
STRANDBERG ENGINEERING
1511 15TH STREET
SAN FRANCISCO, CA 94103

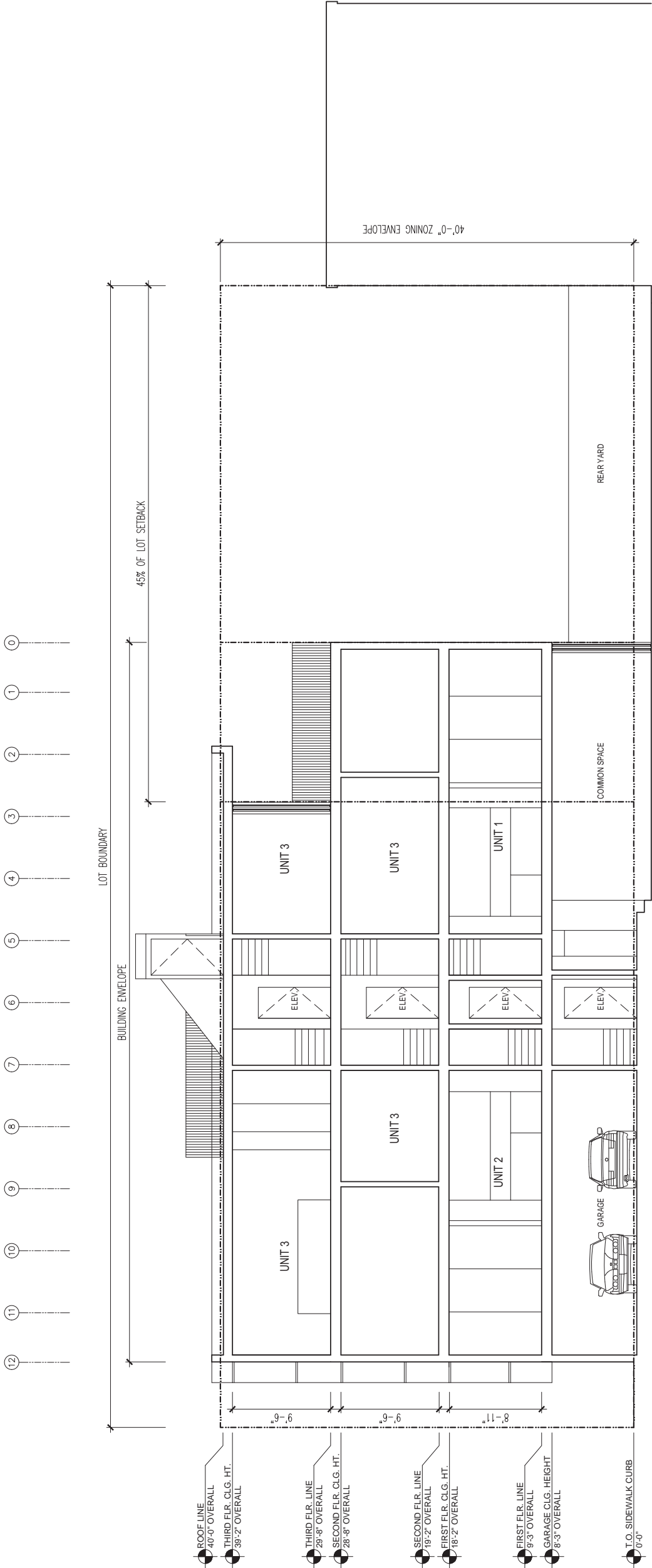
7.3.18 SF PLANNING

NUMBER	DESCRIPTION	DATE
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Valparaiso
1503 - 1507 Francisco Street
San Francisco, CA

Building Section

SEAL & SIGNATURE	DATE:	1 June, 2017
	PROJECT NO:	1701
	DRAWN BY:	
	CHECKED BY:	
DRAWING NUMBER:		A-11

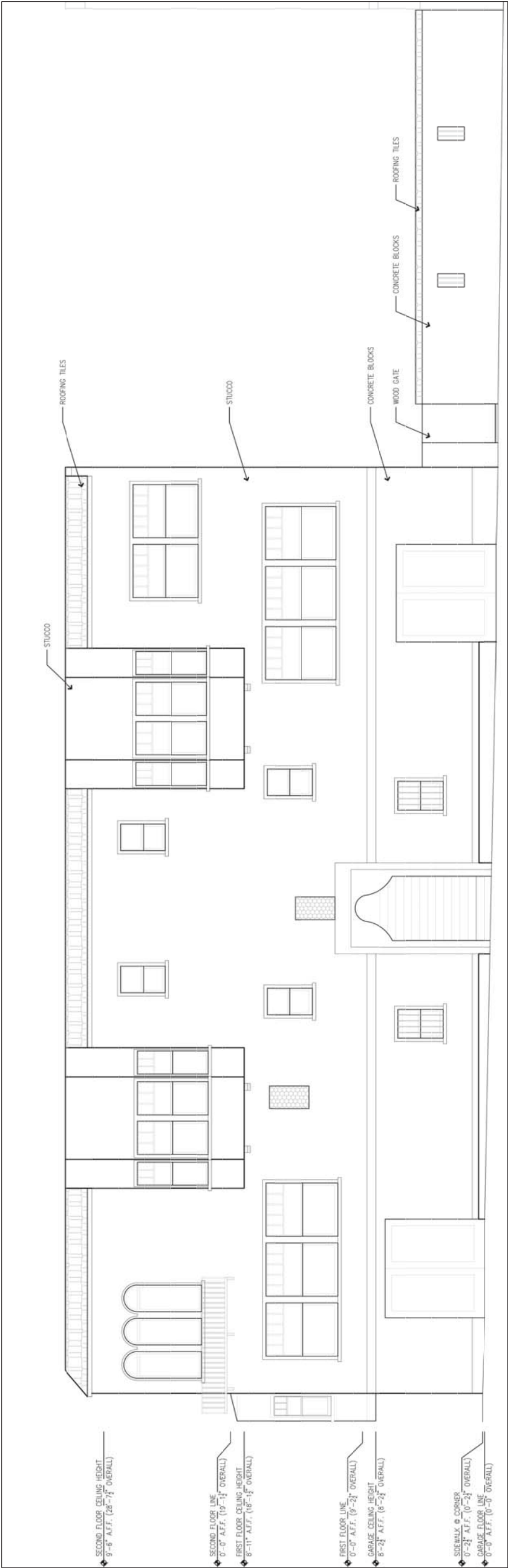


1 PROPOSED BUILDING SECTION

3/16" = 1'-0"

DESIGN ARCHITECT:
T.W. RYAN
2339 THIRD STREET, 3R #43
SAN FRANCISCO, CA 94107
917-266-3124

STRUCTURAL ENGINEER:
STRANDBERG ENGINEERING
671 FIFTH STREET, 10TH FLOOR
SAN FRANCISCO, CA 94103



1 EXISTING NORTH ELEVATION
1/4" = 1'-0"

7.3.18 SF PLANNING

NUMBER	DESCRIPTION	DATE
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Valparaiso
1503 - 1507 Francisco Street
San Francisco, CA

Existing Elevation

SEAL & SIGNATURE	DATE: 1 June, 2017
	PROJECT NO: 1701
	DRAWN BY:
	CHECKED BY:
DRAWING NUMBER: A-12	

DESIGN ARCHITECT:
TWO TWO TWO
2200 THIRD STREET, 3R /4/3
SAN FRANCISCO, CA 94107
917-268-5124

STRUCTURAL ENGINEER:
STRANDBERG ENGINEERING
5511 15TH STREET
SAN FRANCISCO, CA 94103

NUMBER	DESCRIPTION	DATE
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Valparaiso
1503 - 1507 Francisco Street
San Francisco, CA

Existing Elevations

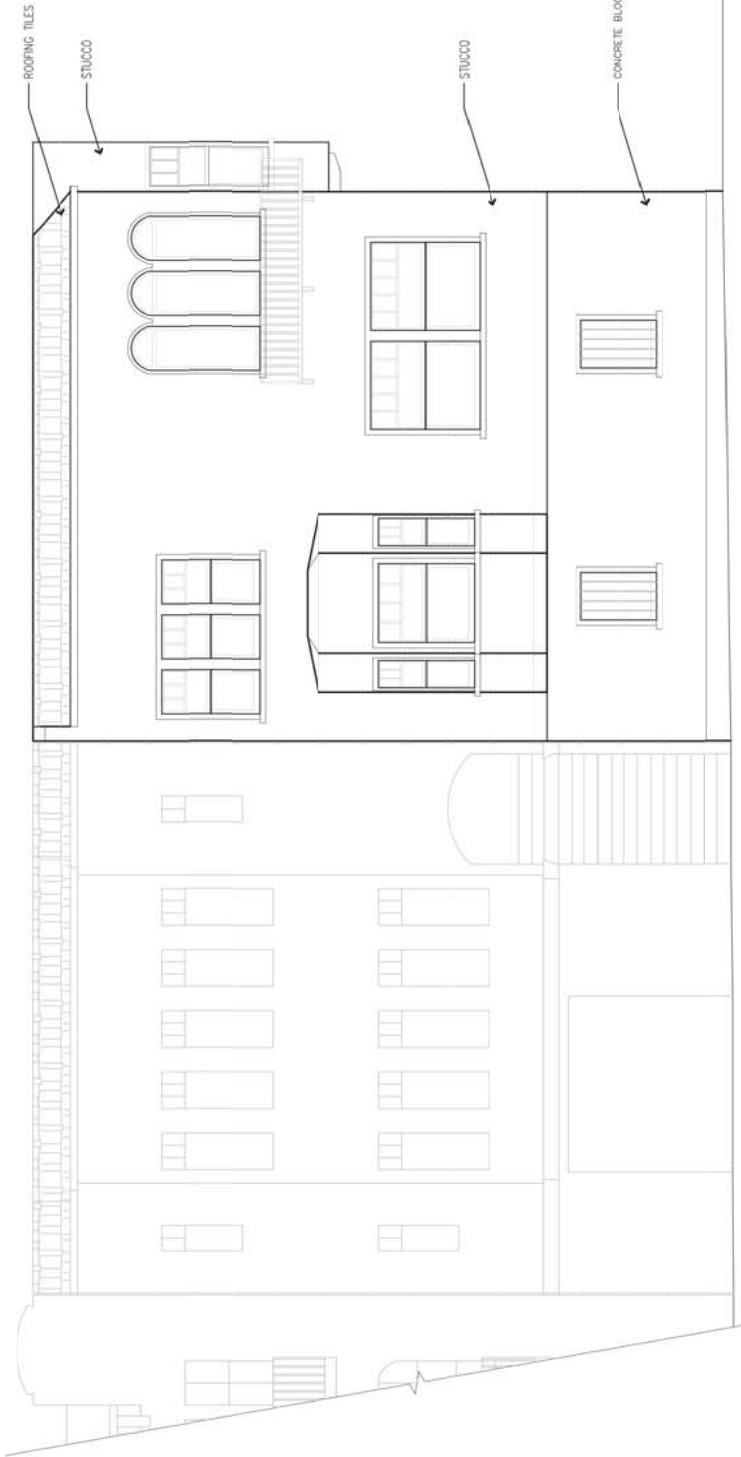
SEAL & SIGNATURE

DRAWING NUMBER:
A-13

2

EXISTING EAST ELEVATION

1/4" = 1'-0"

$$1/4'' = 1'-0''$$


1
EXISTING WEST ELEVATION
1/4" = 1'-0"

$$1/4'' = 1'-0''$$

DESIGN ARCHITECT:
J. J. STRAND
2339 THIRD STREET, 3R #43
SAN FRANCISCO, CA 94107
917-288-5124

STRUCTURAL ENGINEER:
STRANDBERG ENGINEERING
1511 15TH STREET
SAN FRANCISCO, CA 94103

7.3.18 SF PLANNING

NUMBER	DESCRIPTION	DATE
A		
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Valparaiso

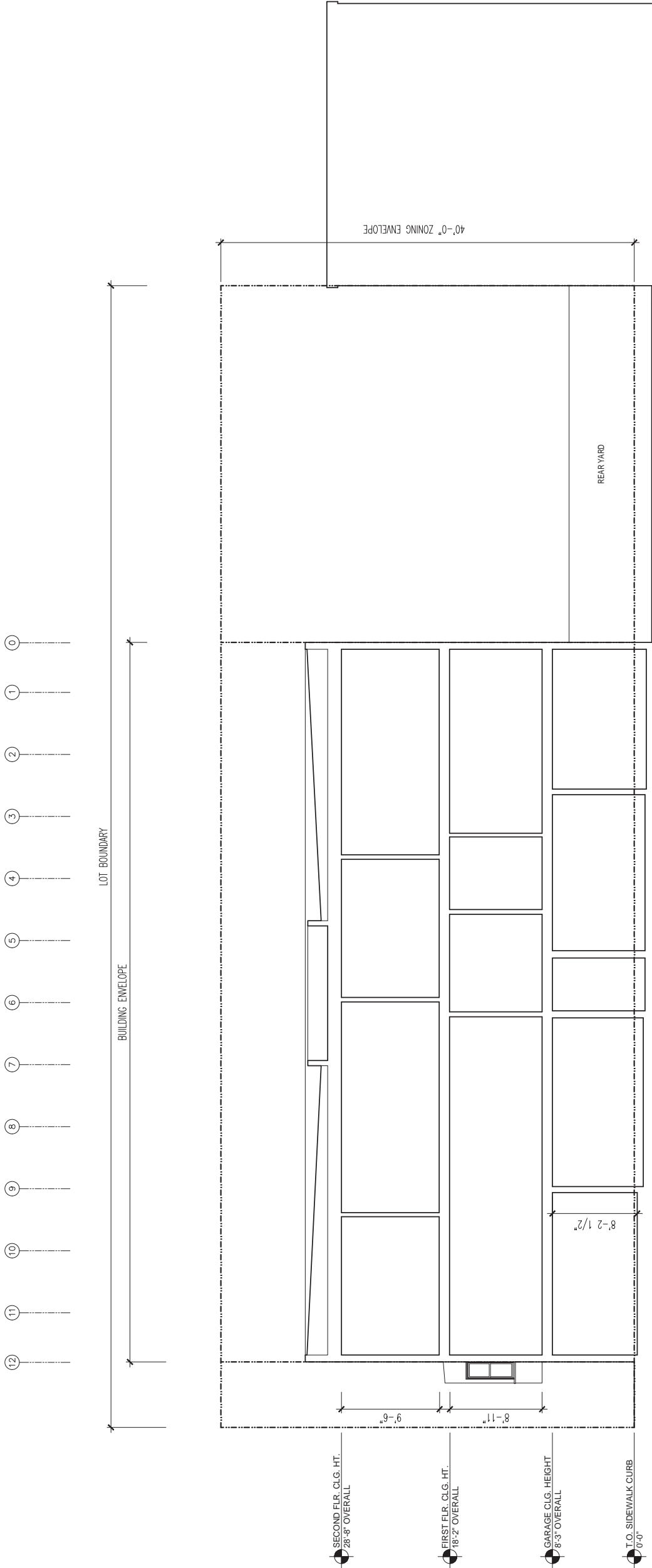
1503 - 1507 Francisco Street
San Francisco, CA

Existing Section

SEAL & SIGNATURE

DATE: 1 June, 2017
PROJECT NO: 1701
DRAWN BY:
CHECKED BY:
DRAWING NUMBER:

A-14



1 EXISTING BUILDING SECTION
3/16" = 1'-0"

	Jul 6 (13 days ago)	

Eric Jacobs <eric@gbasf.com>

to Mark, Andy, Garavaglia2, Christina, donnamaesantana, Thomas, Ken, Thomas, Alexandra

Mark et all,

Thank you for your time today. I spoke with our project sponsor and we are ok with a one week continuance provided the date of 7/26 is still available.

Best,

Eric

Eric B. Jacobs
Principal
Gary Bell & Associates INC.
 Planning Consulting | Permit Expediting
[\(415\)377-0425](tel:(415)377-0425)
eric@gbasf.com
 201 Noe Street
 SF CA 94114

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On Jul 3, 2018, at 5:17 PM, Thomas P. Tunny <ttunny@reubenlaw.com> wrote:

Mark,

I will be attending the meeting in person, and Eric and Thomas from our team will be calling in remotely. Can you provide a conference call-in number for them?

Thank you,

Tom

REUBEN, JUNIUS & ROSE LLP

Thomas Tunny

Office: 415 567 9000 • Cell: 415 517 2973

ttunny@reubenlaw.com

www.reubenlaw.com

SF Office:

One Bush Street, Suite 600
San Francisco, CA 94104

Oakland Office:

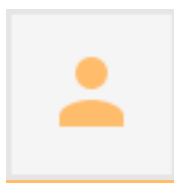
456 8th Street, 2nd Floor
Oakland, CA 94607

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[<image001.png>](#)

...

[Message clipped] [View entire message](#)



Jul 6 (13 days ago)

Mark Herrmann

to me, Andy, Garavaglia2, Christina, donnamaesantana, Thomas, Ken, Thomas, Alexandra

Thanks very much, Eric. Will wait to hear from Alexandra.

Sent from my iPhone

On Jul 6, 2018, at 4:48 PM, Eric Jacobs <eric@gbasf.com> wrote:

Mark et all,

Thank you for your time today. I spoke with our project sponsor and we are ok with a one week continuance provided the date of 7/26 is still available.

Best,

Eric

Eric B. Jacobs
Principal
Gary Bell & Associates INC.
Planning Consulting | Permit Expediting
[\(415\)377-0425](tel:(415)377-0425)
eric@gbasf.com
201 Noe Street
SF CA 94114

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On Jul 3, 2018, at 5:17 PM, Thomas P. Tunny <ttunny@reubenlaw.com> wrote:

Mark,

I will be attending the meeting in person, and Eric and Thomas from our team will be calling in remotely. Can you provide a conference call-in number for them?

Thank you,

Tom

REUBEN, JUNIUS & ROSE LLP

Thomas Tunny

Office: 415 567 9000 • Cell: 415 517 2973

ttunny@reubenlaw.com

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SF Office:

One Bush Street, Suite 600
San Francisco, CA 94104

Oakland Office:

456 8th Street, 2nd Floor
Oakland, CA 94607

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From: Mark Herrmann [<mailto:mherrmann1@gmail.com>]

Sent: Saturday, June 30, 2018 1:33 PM

To: Eric Jacobs <eric@gbasf.com>

Cc: Andy Ferrier <apferrier@yahoo.com>; Garavaglia2

<mike@garavaglia.com>; Christina McNair <c.mcnair@ggsir.com>; Donna

Santana (<donnamaesantana@gmail.com>) <donnamaesantana@gmail.com>;

Thomas Ryan <thomas@twryanarchitecture.com>; Thomas P. Tunny

<ttunny@reubenlaw.com>; Ken Cohen <kcohen@jralp.com>; Kirby, Alexandra

(CPC) <alexandra.kirby@sfgov.org>

Subject: Re: 1503 Francisco Project

Eric - Thanks for the flexibility. How about 3pm on Friday 7/6? We can likely offer a conference room at [135 Main Street](#) or could do it at another neutral location, either downtown or near the project site. Please confirm if that works.

Thanks,
Mark
415-218-6116

On Fri, Jun 29, 2018 at 2:58 PM, Eric Jacobs <eric@gbasf.com> wrote:
Hi Mark,

My apologies for the delayed reply. I had to have our architects get us hard copies of the 1503 [Francisco, 3255 Octavia](#) sets printed full size so we would be ready to meet. Thanks for all these times. Our team is happy to accommodate any of your times below and a few additional dates.

Please let us know when your team can get together.

7/2 M- 9-330
T- 12-330
Th- only free before 10
F- 3 PM-6pm
Sat- free
Sunday Free
7/9 anytime
7/10 after 12pm
7/11-7/13 anytime

Best

Eric B. Jacobs
Principal
Gary Bell & Associates INC.
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[\(415\)377-0425](tel:4153770425)

eric@gbasf.com
[201 Noe Street](#)
[SF CA 94114](#)

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On Jun 28, 2018, at 9:07 PM, Mark Herrmann <mherrmann1@gmail.com> wrote:

Sorry yes I could also do tomorrow except for 1230 to 230 and Saturday up to 4 PM

Sent from my iPhone

On Jun 28, 2018, at 8:42 PM, Eric Jacobs <eric@gbasf.com> wrote:

All,

I am out of town next Friday, but I will see if the rest of my team can attend.

Alternatively, I am available to meet tomorrow afternoon or Monday/Tuesday the week of the 9th. Please let me know if that would work for you.

Christina,

In the interim can you please explain which of the points I expressed in my earlier email you disagree with. It would be helpful if you are specific.

Thank you.

best,

Eric

On Thu, Jun 28, 2018 at 8:35 PM, Andy Ferrier <apferrier@yahoo.com> wrote:

My schedule is currently open next Friday. If necessary, I could likely offer a conference room at [135 Main Street](#).

-af

Andy Ferrier
m 415.999.2354

On Jun 28, 2018, at 8:20 PM, Garavaglia2 <mike@garavaglia.com> wrote:

Eric,
Monday or Tuesday won't work. Can you check Thursday or Friday?

Thanks,
Mine Garavaglia

Sent from my iPhone

On Jun 28, 2018, at 8:03 PM, Eric Jacobs <eric@gbasf.com> wrote:

Good Evening Christina,

Thank you for your response and for arranging for members of your group to communicate with us in your absence. I will speak to my team and send out potential meeting times for Monday and Tuesday of next week.

Andy and Mark,

Are there times of day which work better for you to meet?

best,

Eric

On Thu, Jun 28, 2018 at 2:47 PM, Christina McNair <c.mcnaair@ggsir.com> wrote:

Hello Eric,

Appreciate your detailed email.

We do not agree with several of your points but respectfully consider your perspective and viewpoint..

I have spoken to our greater community at large and have chosen two neighborhood representatives to be our point of contact during my vacation time.

Andy Ferrier and Mark Herrmann.. along with Mike Gravaglia, of course. All three are copied on this email.

They would be open to having a meeting with your 1503 Team.. but only if it is time efficient and there is something productive to discuss.

Having you provide the missing components to us in advance would be appreciated. When is a convenient day / time/ location for your group? Perhaps shoot us some options so all can coordinate calendars best possible.

Next week would be great, unless the 4th of July causes any hiccups for everyone.

I also understand that you (Eric Jacobs) will be providing us a copy of the 3255 Octavia plans at that meeting, preferably we would like to get that information sooner than that. Are you able to send it to us by PDF / email ?

And are you able to send us a pdf for the interior and all remaining information for 1503 Francisco that was not included in your previous revisions? I imagine you have made revisions on more than just the exterior as well. I will be checking email while traveling. And my sister will be doing the same during her vacation plans.

Therefore, please be sure **to reply all** so we are all kept current as things hopefully progress.

Christina McNair
415-613-5563

From: Eric Jacobs <eric@gbasf.com>

Sent: Wednesday, June 27, 2018 6:12 PM

To: Christina McNair <c.mcnaair@ggsir.com>

Cc: Donna Santana (donnamaesantana@gmail.com)

<donnamaesantana@gmail.com>; Michael Garavaglia <mike@garavaglia.com>;

Thomas Ryan <thomas@twryanarchitecture.com>; Thomas P. Tunny

<ttunny@reubenlaw.com>; Ken Cohen <kcohen@jralp.com>; Kirby, Alexandra

(CPC) <alexandra.kirby@sfgov.org>

Subject: Re: 1503 Francisco Project

Good Afternoon Christina,

Thank you for your your note and for your comments. We appreciate the thought you have put into your communication and the synopsis of neighbor comments you provided. I would like to take the opportunity to respond to each comment individually:

1. The window plan and wall pattern must comply with the Residential Design Guidelines and policies in the Urban Design Element of the General Plan. In a nutshell, this means that they must reference, to a reasonable degree, those building elements in existing

residential buildings in the Marina. The building can be distinctive and “contemporary” in design, but it should not be jarring, and should not stand out excessively.

Our team has performed an extensive RDG analysis and has created a document which shows how the proposed design meets the residential design guidelines in detail. This has been a tool which has been used as an on going basis for design(some of this was shown in the design sent to you). The revised pattern of openings presented to you is highly sympathetic to the neighborhood patterns. Our team has reduced the glazing by 35%, from a 40% glazed facade to 26%. Window heights have been reduced by 15.8% from 9'5" to 8' tall. We have studied the neighborhood fenestration patterns

and

found the proposed windows to be

directly in line with the proportions found in the neighborhood

. This design decision

brings the building

,

s fenestration proportions into greater alignment with the Marina pattern

.

We have also changed the exterior cladding material to stucco, which is both the most common material found in the marina district and the existing building material. We feel this is a

successful modern interpretation of the classic “Marina Style”

.

2. Decks must be removed.

The proposed roof deck and 3rd story roof terrace are compliant with planning codes and do not pose any adverse impacts to the immediately adjacent properties. Our project team is open to hearing your comments and opinions on this item, but it is our intention to present the decks as currently designed.

3. Material on the ground-floor level building exterior must be softened and made more “inviting.”

The base of the building and fence along Francisco Street have been changed to new materials. We are now proposing brick as the building base material. This is a common pattern in the Marina and the change has been made to directly address the comment. The fence along Francisco is now wood and not

cement panel. We feel this change creates a much softer and more inviting appearance.

4. Each unit must have a street-level outside entrance.

The current 3 unit building has a common stair and gated entrance which serves the entire building. The existing units do not have separate exterior entrances. Though current entrance is unconditioned space, the architecture is mostly enclosed. The proposed configuration is nearly identical in nature with the addition of a conditioned stair and lobby entrance to provide improved comfort, security, and building function. The proposed enclosed entrance creates a sense of communal entry and amenity for all 3 units.

5. HVAC equipment cannot be located on the roof and must mitigate noise to the greatest extent feasible (per Police Code 2909).

The project does not propose rooftop HVAC equipment, this is a high efficiency modern system which uses a completely hydronic approach to heating and cooling. No noisy condenser is needed. The only rooftop equipment on our plans is a PV system for solar power. Rest assured the project will comply with city noise ordinances.

We are happy to meet with you and your team to discuss the design that we have presented and to walk you through the 5 items listed above. We would also be able to show you the alterations for 3255 Octavia at that time. 3255 Octavia is code complying interior alteration and reconfiguration of a roof deck. The project proposal has been approved by planning and is not subject to 311.

This alteration is a separate project on a separate parcel, which has no bearing on [1503 Francisco](#). There is no application on file to merge these properties.

While we have responded to your summary of neighbor DR concerns there has been no new comments presented addressing the revised design. We welcome any specific, constructive commentary your team offers. Our team is a group of professionals which have a healthy respect for our business and the method by which we share project information. We have taken time to revise our design with a high level of thought, presentation, architecture, and attention to detail. We have discussed the proposed revisions with Planning to make sure that changes align with planning department codes and design guidelines ahead of presenting them to you so that we could approach your group with the strongest possible proposal

addressing your concerns and attending to those items which the department pointed out as significant at DR Hearing. I understand that you are headed on vacation this week (some of our team members have been out of town as well), but the revised design was delivered to you nearly 4 weeks ahead of our next Planning Commission Hearing and this should provide adequate time for a dialogue. I'd like to reiterate that we would like to meet with your group, talk through our design, and hear you out. I understand you have retained Michael Garavaglia as consultant, you have LU Counsel, your sister is one of the DR requestors, and you have several other neighbors in your group. If you are unable to attend we are more than happy to meet with any of the people on your team who are able to make the time.

warm regards,

Eric

On Mon, Jun 25, 2018 at 9:39 PM, Christina McNair <c.mcnair@ggsir.com> wrote:
Eric,

After consideration of the proposed revisions, and after reviewing the design with the larger community group, we feel that the modifications made are extremely limited and unclear to the greater changes that we were hoping for. Have any of you taken the time to review the transcripts from the DR hearing? I suggest that you take time and do so. We feel that your revisions completely missed the mark on so much of what was discussed during that hearing. Both from the neighbors perspective but that also of the planning commission who presented a long litany of concerns during the DR hearing.

For starters, the following list reflects the neighbors perspective that was communicated to the Planning Commission at the DR hearing:

1. The window plan and wall pattern must comply with the Residential Design Guidelines and policies in the Urban Design Element of the General Plan. In a nutshell, this means that they must reference, to a reasonable degree, those building elements in existing residential buildings in the Marina. The building can be distinctive and "contemporary" in design, but it should not be jarring, and should not stand out excessively.
2. Decks must be removed.
3. Material on the ground-floor level building exterior must be softened and made more "inviting."
4. Each unit must have a street-level outside entrance.

5. HVAC equipment cannot be located on the roof and must mitigate noise to the greatest extent feasible (per Police Code 2909).

What you sent to us is only limited exterior information? And incomplete/partial information at that. Where are the other elements of the design? Where is the interior information? Addressing the multi-unit concerns, for both the present and even the past, the underground garages, the concern re: 3255 Octavia somehow merging to [1503 Francisco](#)...among many serious concerns addressed at the DR hearing?? Where is all that? Are we expected to provide you an approval on the whole project by just what you sent over? How is that even possible?

For example, we have asked continually for the designs for 3255 Octavia but have not been provided such? We have left msgs with the architect both by email and voicemail, we have emailed you about it too.. no response. What is your lack of cooperation on this piece about? If 3255 should be of no concern, than why not share the information and satisfy the neighbors concerns ? Why not cross one of many concerns off the list when you can? Avoiding providing us this information only adds to the aggravation. Taking that stance is actually working against you.

Another example is that it may have been the architect's intent to present a revised formally done professional design as he was perhaps hired to do, but our group could easily have looked at a hand sketch of the elevations and the list of three altered items, and provided the same feedback. In your developing your revisions in the manner you have, we lost critical time in trying to come to a resolution when it could have been handled so much more efficiently and satisfactorily for all involved – even for your own client. And to further learn that this same design was reviewed with the City on June 11th - why did you not share this information with us then? Why was there an approx. 10 day delay in providing us the exact same renderings? And not to mention stalling until well after 10PM at night to receive them even after numerous check-ins with you? It makes no sense at all.

We are supposed to be working together for an agreeable solution... and it surely does not feel that way at all – even just by these two simply examples provided.

One major complication now exists in that we received the drawings less than 4 days ago, with an intervening weekend as well. I have mentioned to you more than once, even with an email sent to you in early June, that we (the DR requestors) will be away starting June 29th. Literally now at the 11th hour, there is no time to discuss any further revised drawings, so that we may then communicate effectively to the larger community for feedback and circle back to you with information for a design that the community can support. This timing is just not going to work. Therefore, we are asking, collaboratively, that we all agree on a continuance date well past the July 19th Planning Commission meeting date so that first, you can be given the time you need to

really review and understand the concerns of neighbors and PC, to effectively put pen to paper on an appropriate design... and then additionally, we can be provided this new information from you that is complete, clear and accurate to these needs and concerns.... as well as providing us the sufficient time to review and discuss with the community at large. My sister and I, as the DR requestors must be present at the hearing. It just doesn't work any other way. If the shoe was on the other foot, I would think mutual consideration would be given.

Moving forward please remember that we will only come to a final decision based on actual plan and elevation drawings delineating the full scope of the final project, as this is the only way the final design can be understood and approved by the City. These drawing should reflect the actual permit submission documents as mandated by the City's Planning Department submittal requirements for a project under 311 review.

Thank you.
Christina and Donna

Christina McNair
415-613-5563

From: Eric Jacobs <eric@gbasf.com>
Sent: Wednesday, June 20, 2018 10:20 PM

To: Christina McNair <c.mcnaire@ggsir.com>
Cc: Donna Santana (donnamaesantana@gmail.com)
<donnamaesantana@gmail.com>; Michael Garavaglia <mike@garavaglia.com>;
Thomas Ryan <thomas@twryanarchitecture.com>; Thomas P. Tunny
<ttunny@reubenlaw.com>
Subject: Re: [1503 Francisco](#) Project

Good Evening Christina,

Attached please find our project team's revised drawing package addressing Planning Commission comments and the neighbor concerns that were voiced during our Discretionary Review hearing. We have gone to great lengths a rapid pace to rework our building with integrity of design. 1503 Francisco will present a light gray stucco facade, punched windows and brick base. It will express what we believe to be a successful modern interpretation of the classic "Marina Style". We have softened the aesthetic by changing formed concrete to flat stucco. Window heights have been reduced from 9.5' to 8' tall and the overall glazed surface area has been

reduced from approximately 40% to 26%. This is nearly what building is today and is in fact more in line with neighborhood glazing proportion than existing the building fenestration. We have replaced the proposed concrete base with brick, and further softened the Francisco Street facade with the inclusion of a wood fence to conform with residential patterns. We sincerely hope you recognize that your concerns have been heard and an earnest effort has been made to align with the character of the neighborhood. Please let us know your impressions and when you and your sister have time to discuss our revised proposal.

warm regards,

Eric

On Wed, Jun 20, 2018 at 10:07 PM, Christina McNair <c.mcnair@ggsir.com> wrote:

Well Eric.. My day is ending.. its now 10PM.. must be more than a few tweaks to take this long to get your revisions sent out to us. Or your definition of shortly is



different than mine.. Perhaps the stars will line up tomorrow.
Good night.

Christina McNair
Team McNair
Golden Gate Sotheby's International Realty
Selling Marin - SF - Sonoma Counties
Christina.McNair@sir.com
415-613-5563
BRE# 01183576
www.homeinmarin.com

Click the link below for the current Bay Area Market Report:

<http://teammcnair.goldengatesir.com/eng/market-report>

<image002.jpg>

From: Eric Jacobs <eric@gbasf.com>
Sent: Wednesday, June 20, 2018 8:24 PM
To: Christina McNair <c.mcnair@ggsir.com>
Cc: Donna Santana (donnamaesantana@gmail.com)

<donnamaesantana@gmail.com>; Michael Garavaglia <mike@garavaglia.com>;
Thomas Ryan <thomas@twryanarchitecture.com>
Subject: Re: 1503 Francisco Project

No, I haven't forgotten. Our architect is still making a few tweaks, but they will be sent out shortly.

Eric B. Jacobs

Principal

Gary Bell & Associates INC.
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[\(415\)377-0425](tel:(415)377-0425)
eric@gbasf.com
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[SF CA 94114](#)

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On Jun 20, 2018, at 7:11 PM, Christina McNair <c.mcnaair@ggsir.com> wrote:

Hello Eric,
It is a bit after 700PM.. did you forget to send over the drawings?
None of us have received them as of yet.
Christina

Christina McNair
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BRE# 01183576

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<http://teammcnair.goldengatesir.com/eng/market-report>

<image001.jpg>

From: Eric Jacobs <eric@gbasf.com>

Sent: Wednesday, June 20, 2018 1:03 PM

To: Christina McNair <c.mcnair@ggsir.com>

Cc: Donna Santana (<donnamaesantana@gmail.com>

<donnamaesantana@gmail.com>; Michael Garavaglia <mike@garavaglia.com>;

Thomas Ryan <thomas@twryanarchitecture.com>; Thomas P. Tunny x440

<ttunny@reubenlaw.com>

Subject: Re: 1503 Francisco Project

Hi Christina,

Two clarifications:

1) I'll send the drawings later today.

2) Sorry for the typo as I am working via iPhone today. I meant "on behalf of **our** team". Regarding the requests to meet, I am referring to my request both before our DR in March and yesterday. On both occasions you denied the request.

I am happy to hear you want to engage in a dialogue and will "stay the course". I do understand that meeting in person is time consuming to coordinate, but I have been through many project negotiations and I know from experience that a face to face discussion amongst team members/neighbors is the clearest and most efficient way to work through project discussions. We will send along our drawings and wait for you to reach out.

Please keep Thomas Tunny copied on all communication. Thank you.

Eric B. Jacobs

Principal

Gary Bell & Associates INC.

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SF CA 94114

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On Jun 20, 2018, at 12:43 PM, Christina McNair <c.mcnair@ggsir.com> wrote:

Eric.

27 days or not, you had been willing to conduct a web conference today to go over the plans... so if the plans are available to review for web conference, then they should be ready to be sent out electronically regardless....today.

And you should clarify your statement... "On behalf of your team, I have requested on several occasions to meet and discuss your concerns and have been turned down".

We have never been given an invitation to meet with you and/or anyone on your team since the DR hearing of May 24th, until yesterday. If you are speaking of early March when we first made contact with you,...really?.. that was then...and this is now. What is your point? I am sorry you continually do not understand the time constraints I face in my day to day job... and especially with my staff on vacation THIS week....and restraints my sister also has in her day. Meeting in person is not time effective. We have never said we would not engage in open dialogue...in fact I stated quite opposite in my last email to you yesterday. If you re-read my email it clearly said we would review and then communicate with you by phone conference with any questions we had. A dialogue does not need to be done face to face ...when it is just as productive by teleconference. Appreciate what you may feel as being beneficial re: a 3rd party during my travels, but that is not one that is under consideration at this time. I will remain involved start to finish.

We have given you more than sufficient time to communicate with us and try to come to resolution. I would find it effective for all to please stay the course and stay on topic, rather than create further issue between one another. I would hardly find that to be effective for your cause. When might we expect to see your information electronically? Your email was not clear.

Christina

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<image003.jpg>

From: Eric Jacobs <eric@gbasf.com>
Sent: Wednesday, June 20, 2018 12:03 PM
To: Christina McNair <c.mcnair@ggsir.com>
Cc: Donna Santana (<donnamaesantana@gmail.com>); Michael Garavaglia <mike@garavaglia.com>; Thomas Ryan <thomas@twryanarchitecture.com>; Thomas P. Tunny x440 <ttunny@reubenlaw.com>
Subject: Re: 1503 Francisco Project

Good Morning Christina,

I understand your pressed for time and appreciate the sanctity of vacation, so I am sympathetic to your situation. However, we have 27 days to reach a resolution regardless of your scheduling constraints. We have been hard at work with our designers and Planning to meet the Commissioner's concerns and have not been prepared to meet with you until this week. On behalf of our team, I have requested on several occasions to meet and discuss your concerns and have been turned down. We still wish to meet and engage in an open dialogue. We will send along the documents electronically, but if you are unavailable we feel that it would be most beneficial for the 3rd party professionals to meet and discuss a resolution. I'll circle back later today with drawings.

Best,

Eric

Eric B. Jacobs

Principal

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eric@gbasf.com
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On Jun 19, 2018, at 7:40 PM, Christina McNair <c.mcnair@ggsir.com> wrote:

Hello Eric,

Thank you for reaching out.

In order to make efficient use of time, I think you should just email over what you have for our review asap. We have knowledge on how to interpret a design at first glance, and then can follow up with you by phone conference with any questions, once we have reviewed the material. We don't need to get involved with a Webex presentation. We do need to then share these plans with the core group of neighbors who do want to participate in the review and feedback of the design. I am leaving for vacation on the 29th and my time next week is extremely limited with my own work commitments. I hope you understand the importance of our receiving your information sooner vs later and are agreeable to send over your revisions to us tomorrow.. If not, timing is just not going to work with my schedule...and as one of the main DR requesters... I would be needed to participate in any decisions moving forward. I am not reachable while on vacation. This was the main reason I reached out to you early June.

Thanks

Christina

Christina McNair
Team McNair
Golden Gate Sotheby's International Realty
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Christina.McNair@sir.com
415-613-5563
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Click the link below for the current Bay Area Market Report:

<http://teammcnair.goldengatesir.com/eng/market-report>

<image005.jpg>

From: Eric Jacobs <eric@gbasf.com>
Sent: Tuesday, June 19, 2018 4:44 PM
To: Christina McNair <c.mcnair@ggsir.com>
Cc: Donna Santana (<donnamaesantana@gmail.com>); Michael Garavaglia <mike@garavaglia.com>; Thomas Ryan <thomas@twryanarchitecture.com>; Thomas P. Tunny <ttunny@reubenlaw.com>
Subject: Re: 1503 Francisco Project

Good Afternoon Christina,

Thank you for reaching out. I have just returned from out of town and would be happy to schedule a time to meet with you. This week is not ideal for an in person meeting, but I would like to put a date on the books for next week with you and our architect if you are available. In the interim, would you have time this week on Thursday or Friday afternoon to attend a Webex video conference? This would give us the opportunity to look at the proposed plans together and talk through the design changes that we are considering. We will then be in a better position next week to present plans to you addressing Commission comments and responding to your concerns.

warm regards,

Eric

On Tue, Jun 19, 2018 at 4:12 PM, Christina McNair <c.mcnair@ggsir.com> wrote:
Hello Eric,

It is my understanding that the Attorney on your team, Tom Tunney has left a msg with Ken Cohen.

I do not feel that it is needed to have attorneys be involved in communicating design plans or scheduling meetings.

Do you have an update to discuss with us ? I had last heard from you on June 4th.

Time is of the essence as I am sure you understand.

I will be leaving for vacation soon.. so I do need to hear from someone soon.

Christina

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Good Morning Christina,

Thank you for reaching out. We would like to continue our discussion and wish to find a resolution. We are in the process of working through our design and will circle back to you shortly.

Warm regards,

Eric

Eric B. Jacobs

Principal

Gary Bell & Associates INC.

Planning Consulting | Permit Expediting

[\(415\)377-0425](tel:(415)377-0425)

eric@gbasf.com

201 Noe Street

SF CA 94114

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On Jun 3, 2018, at 3:52 PM, Christina McNair <c.mcnaair@ggsir.com> wrote:

Hello Eric and Thomas,

Since its been just over a week now and heading into week two since the DR hearing, I wanted to take a moment and reach out to you both. I know that the PC had the hopes that we could come to some resolution prior to the next scheduled hearing date. Did you want to set a date/time for further discussion and or /a meeting re: modification plans to your project ? I know there are a lot of changes you need to consider as was discussed at the DR hearing. Do you feel you need more time to work through the changes necessary than the scheduled hearing date ? I didn't feel the PC gave much time for all you needed to get done. Please let us know your thoughts so we can try to make some positive progress towards this situation.

Thank you

Christina McNair
415.613.5563

DR filer communicated that there was no reason to discuss further:

*-Eric Jacobs*_____

New Chain Begins _____

	Mar 27	

Eric Jacobs <eric@gbasf.com>

to Christina, donnamaesantana

Good Afternoon Christina,

I am sorry that you feel like you have not been heard, but every negotiation needs to begin somewhere and the removal of the penthouse is currently what our owner is willing to accommodate. It would be helpful if you and your sister would outline the nature of the changes you are looking for. I'd like you to understand that my project sponsor will not accept removal of the 4th floor. This massing is code compliant, supported by the planning department and appropriate for the location on the block. Such a request would be a non-starter as the vertical addition is the point of the project so that the owner's family has the living space they need. We would like to hear your suggestions and understand what you are looking for to assuage your concerns. The project team is willing to consider all reasonable requests.

Warm regards,

Eric

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On Mar 15, 2018, at 6:45 PM, Christina McNair <c.mcnaair@ggsir.com> wrote:

Hi Eric,

Thank you for your response.

I am a bit perplexed as to how you feel removing the penthouse mass would remedy the overall concerns we touched upon in our conversation.

There is so much more that is of issue than just that item. There will need to be significant changes made to your client's project design in order to assuage our concerns.

At this time, I don't feel necessary to have a phone call nor meeting. It seems that our points are not being validated by you nor your project team if you feel a removing a penthouse mass would resolve our concern.

Appreciate your sending over the rendering.. keep in mind that this is only one view which is from the ground level of our building, looking across the street.

Christina McNair

From: Eric Jacobs <eric@gbasf.com>
Date: March 15, 2018 at 3:05:46 PM PDT
To: Donna Santana <donnamaesantana@gmail.com>, Christina McNair <c.mcnaair@ggsir.com>, Eric Jacobs <eric@gbasf.com>
Subject: Re: 1503 Francisco Project Discussion

Good Afternoon Donna and Christina,

Thank you very much for taking the time to speak with me last week and for voicing your concerns so clearly and candidly. I understand that there are both practical and emotional concerns at stake. The practical considerations are the potential loss of views from your tenant occupied rental units, the inclusion of a 5th floor roof deck with respect to privacy, the overall architectural design compatibility with the Marina district, as well as what you perceive to be a glassy facade.

I also understand that the project proposal is an emotional one as you had attempted to legalize and construct two roof decks on your property which were denied by Planning Commission. Our team understands the need for a level playing field and that city process should be both fair and respectful to all applicants.

Our project team has been informed that a DR filing has been made and we would like to work with you to resolve the Discretionary Review filing as quickly as possible so that we may move forward with a proposal respecting the concerns of our neighbors. During our phone discussion you had asked me about the area, setback and projection of the penthouse/roof deck so we have dimensioned a roof plan and measured the penthouse at 8'-5" above the roof surface (7'-5" above the parapet height). I have also included a rendered view of the new building as seen from your property.

Our team would be willing to discuss removal of the penthouse from the proposed mass if this would suffice to assuage your concerns with our project design. Please

let me know your thoughts and if your would like to arrange a meeting or phone call to discuss.

best,

Eric

On Thu, Mar 8, 2018 at 12:37 PM, via FreeConferenceCall com
<noreply@freeconferencecall.com> wrote:

Eric Jacobs Has Invited you to a Meeting



FreeConferenceCall.com®

Eric Jacobs Has Invited you to a Meeting

Access Code:

739201

**International Dial-in
Numbers:**

[View List](#)

Online Meeting:

Screen Sharing / Video

Online Meeting Link:	
https://join.freeconferencecall.com/eric8177	
Instructions: At the scheduled date and time of the meeting, dial in to the conference line. When prompted, enter the access code followed by hash (#). To join the online meeting, click on the meeting link listed above and follow the prompts to join the meeting. For 24/7 customer service please call (844) 844-1322	

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<1503_Francisco_18-0309.pdf>

Perfect ! we will call you at 1 30 tomorrow.... Please provide the call in number. I think this initial conversation would be best with just you, my sister and I.

Thank you and speak with you tomorrow.

Donna/Christina

On Wed, Mar 7, 2018 at 4:09 PM, Eric Jacobs <eric@gbasf.com> wrote:
Hi Donna,

Thank you for reaching out. I am very glad Brittany put us in touch and happy to discuss your concerns.

Tomorrow, March 8th 1:30 PM, would work well for me. May I invite the owner and Architect to participate? Additionally, if you are local, we can arrange an in person meeting? We would then be able to bring renderings, project plans, or even invite the contractor as well if you have questions regarding construction impacts.

Please let me know your preference and I will arrange a call in number.

Warm regards,

Eric

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On Mar 7, 2018, at 3:30 PM, Donna Santana <donnamaesantana@gmail.com> wrote:

Your name was given to us by Brittney Bendix who highly suggested we reach out to you to discuss our concerns regarding the project that is being considered at 1503 Francisco St. Ideally, my sister and I, owners of the building kitty corner, would like to have a conference call with you tomorrow, March 8, any time between 1:30 - 3pm to discuss our objections. If you are available could you give us the time preferred and we will be in touch then.

Thank you so much,

Donna Santana/Christina McNair