



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: NOVEMBER 5, 2015

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: October 26, 2015
Case No.: 2014-000224DRP
Project Address: 1825 Balboa Street
Permit Application: 2014.08.04.2922
Zoning: RH-2 [Residential House, Two-Units]
40-X Height and Bulk District
Block/Lot: 1625/026
Project Sponsor: Wiess Mar
466 2nd Ave
San Francisco, CA 94118
Staff Contact: Kurt Botn – (415) 575-9192
Kurt.Botn@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The proposal consists of a one-story horizontal rear addition and a one-story vertical addition to an existing two-story over garage, two-unit building. The existing building depth is 54 feet 6 inches and will increase by approximately 12 feet 6 inches. The existing building is set back 45 feet, 6 inches from the rear property line, and the proposed addition will have a setback of 33 feet from the rear property line. The new vertical addition will be set back 15 feet 6 inches from the front building wall. The project also proposes a 5 foot by 12 foot light well at the east side property line facing the DR requestor's rear property line.

SITE DESCRIPTION AND PRESENT USE

The project site is located on the south side of Balboa Street between 19th and 20th Streets in the Richmond District neighborhood. The subject parcel measures approximately 25 feet wide by 100 feet deep with an area of 2,500 square feet. The lot contains a two-story over garage, two-unit building constructed in 1915.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

This portion of the Richmond District neighborhood is characterized by a mix of two-story-over-garage, two-unit residential buildings with single story commercial buildings and a neighboring mixed use building with ground floor commercial over a two-story residential building. The subject property is similar to the two-story-over-garage houses constructed around the early-1920s on that entire block and the block face across the street. The DR requestor's house is one of the similar two-story-over-garage buildings constructed in 1914 and located directly east of the subject property's side lot line, at 605 19th Ave.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	July 2, 2015 – August 1, 2015	July 20, 2015	November 5, 2015	105 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	October 26, 2015	October 26, 2015	10 days
Mailed Notice	10 days	October 26, 2015	October 26, 2015	10 days

PUBLIC COMMENT

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

No other neighborhood comments have been received regarding this project.

DR REQUESTOR

Sabina Wai May Lau, owner of 605 19th Ave, adjacent to the east side property line of the subject property.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated July 20, 2015.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review Application*, dated October 26, 2015.

ENVIRONMENTAL REVIEW

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

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team reviewed the project and DR Request on August 26, 2015 and found no exceptional or extraordinary circumstances related to the project or the DR requestor's concerns. The rear yard for the DR Requestor's property is approximately 51 feet in depth from the subject properties adjacent side property line and would not adversely affect the mid-block open space. The project does not adversely affect the DR Requestor's privacy within their interior living spaces in any unusual way, and is, consistent with the Residential Design Guidelines.

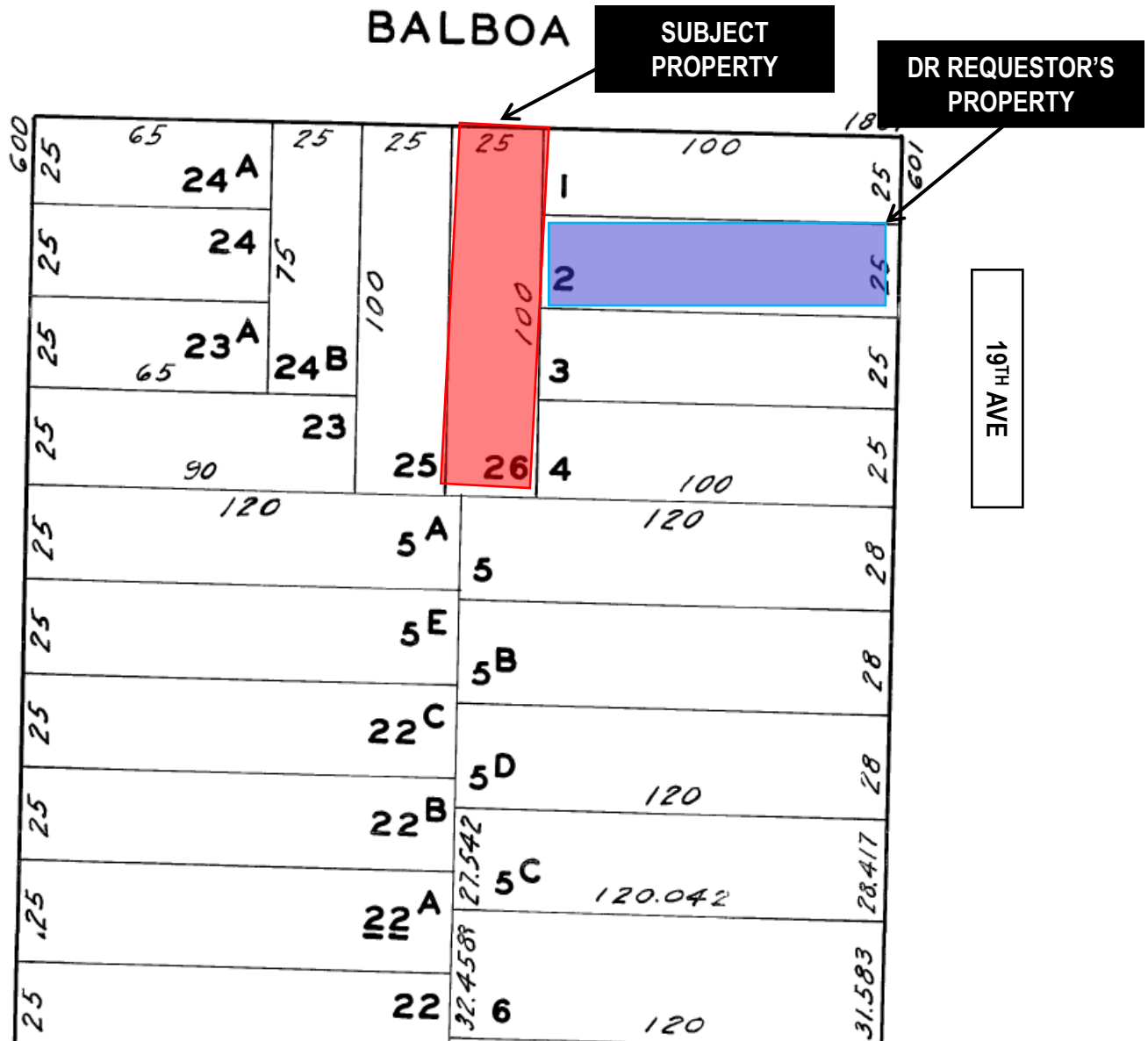
Under the Commission's pending DR Reform Legislation, this project would not be referred to the Commission as this project does not contain or create any exceptional or extraordinary circumstances.

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

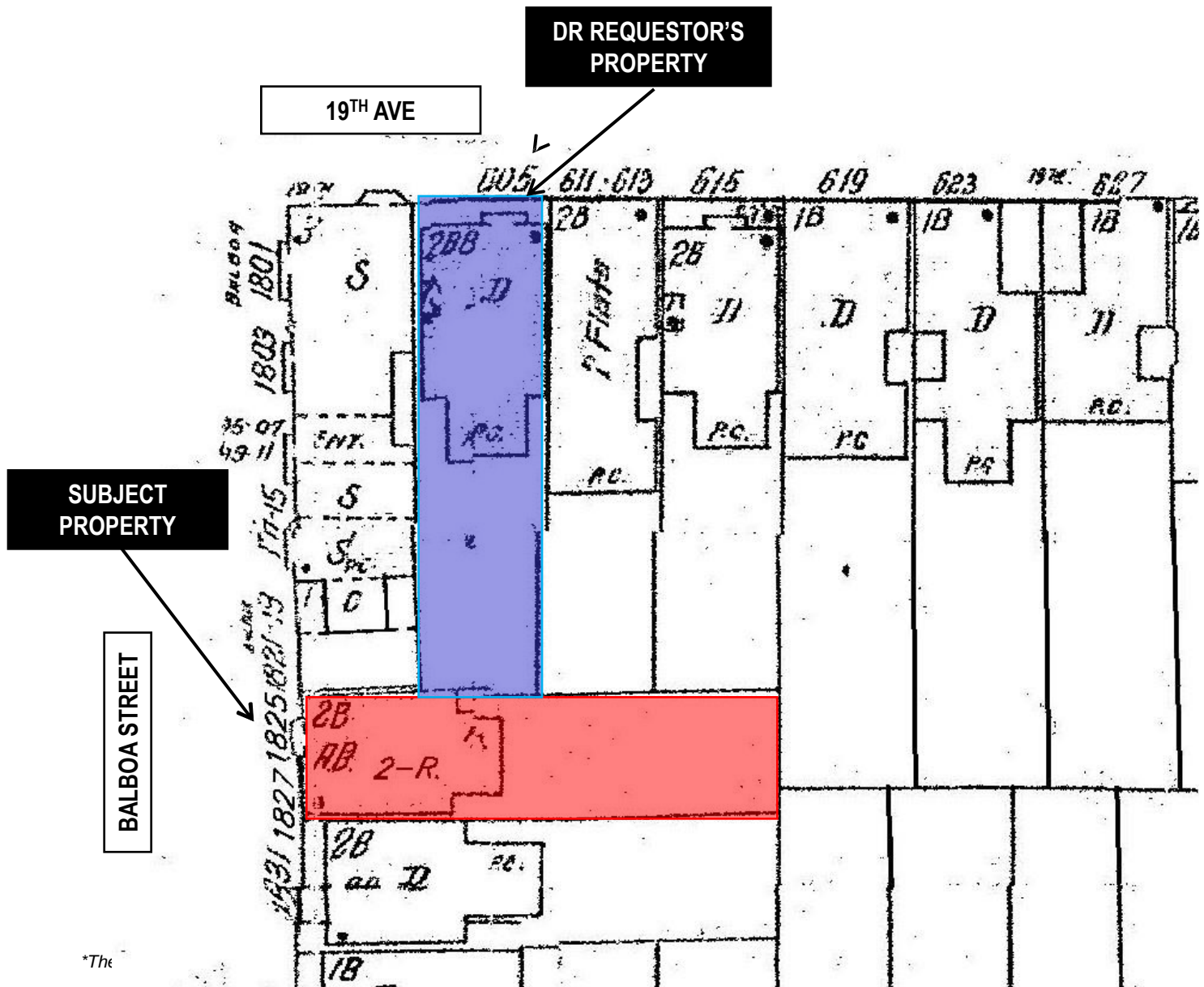
- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Context Photograph
- CEQA Determination
- Section 311 Notice
- DR Notice
- DR Application
- Response to DR Application
- Reduced Plans

Block Book Map



Discretionary Review Hearing
Case Number 2014.000224DRP
1825 Balboa Street

Sanborn Map*

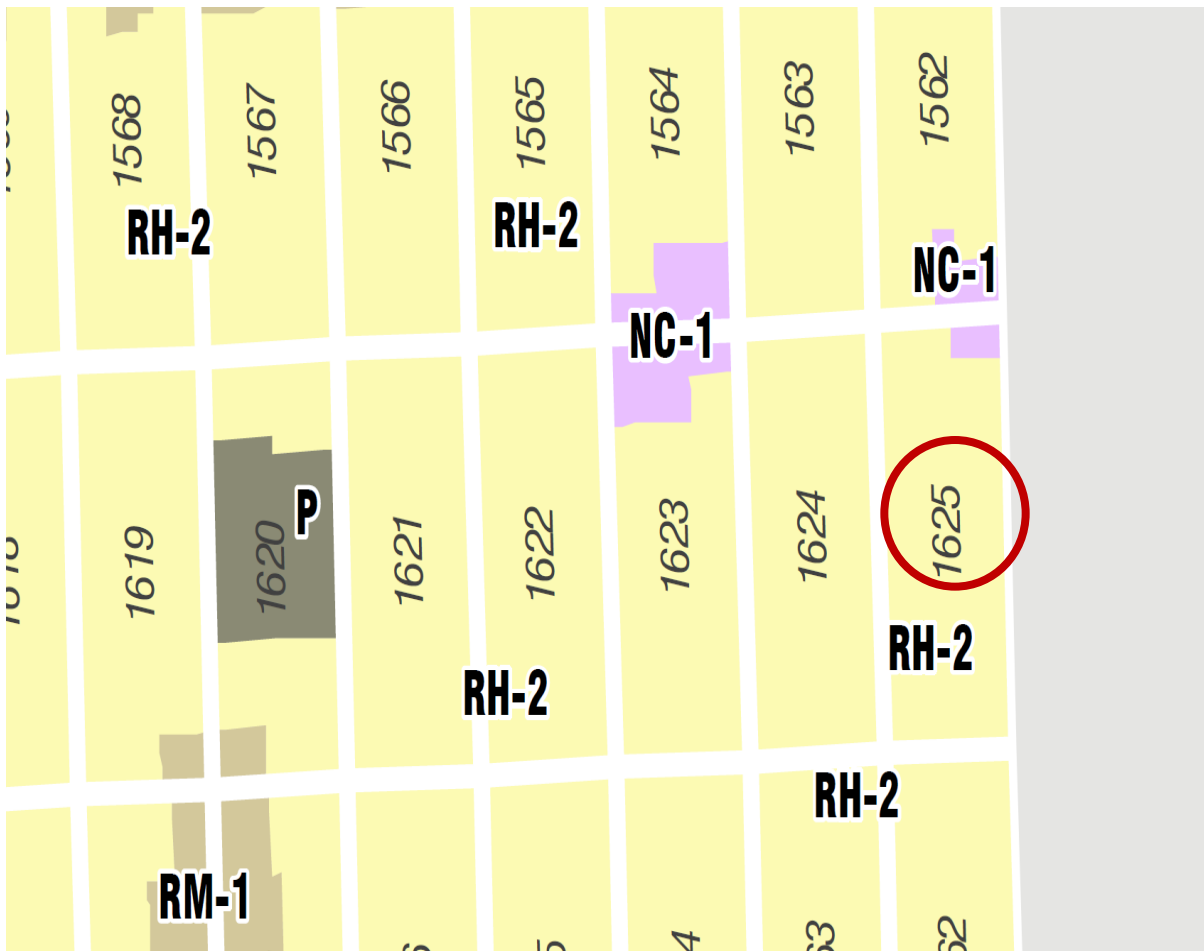


*The



Discretionary Review Hearing
Case Number 2014.000224DRP
 1825 Balboa Street

Zoning Map



Discretionary Review Hearing
Case Number 2014.000224DRP
1825 Balboa Street

Aerial Photo



**SUBJECT
PROPERTY**

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2014.000224DRP
1825 Balboa Street

Aerial Photographs



**SUBJECT
PROPERTY**

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2014.000224DRP
1825 Balboa Street

Site Photographs

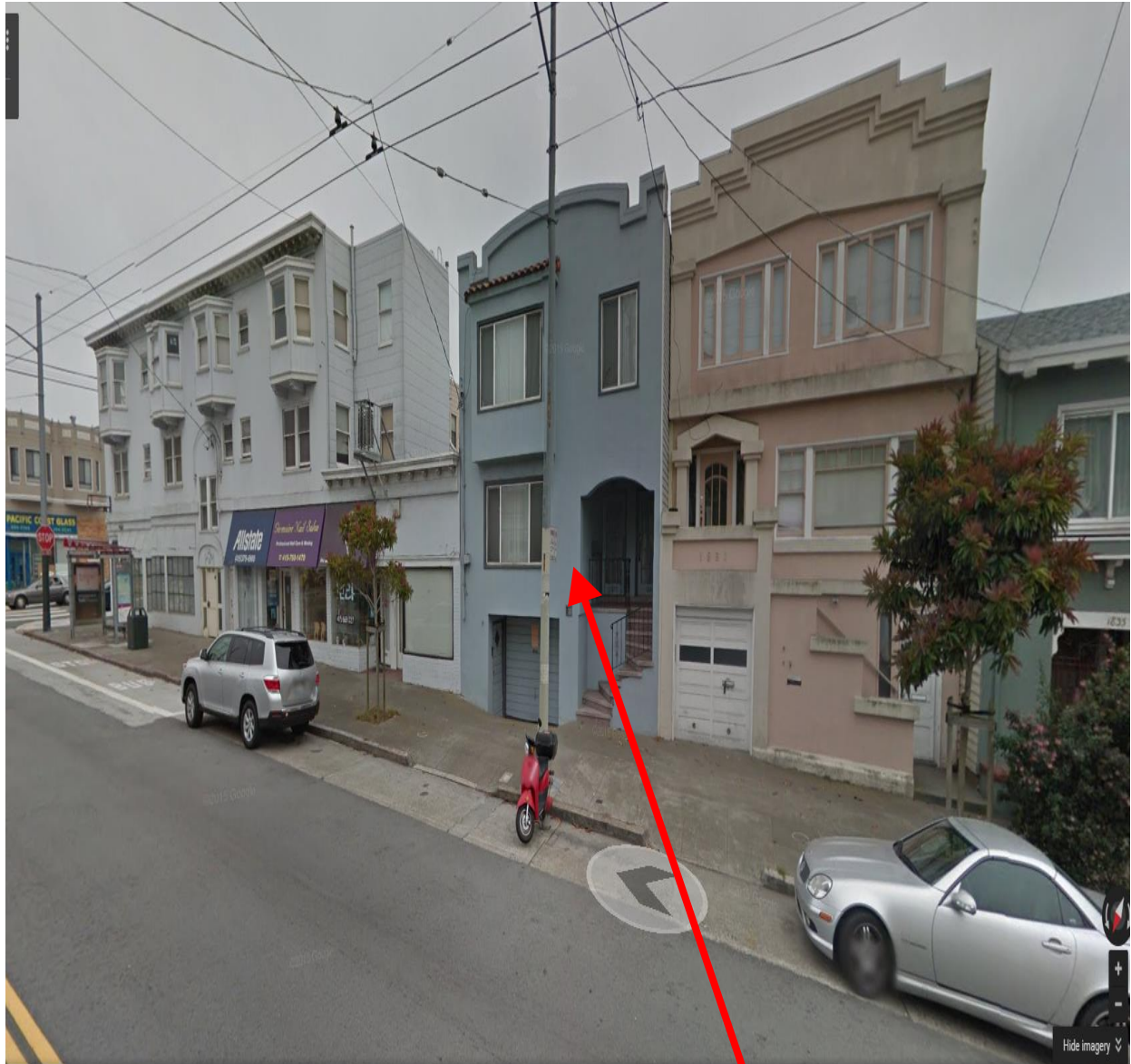


**DR REQUESTOR'S
PROPERTY**

**SUBJECT
PROPERTY**

Discretionary Review Hearing
Case Number 2014.000224DRP
1825 Balboa Street

Site Photographs



**SUBJECT
PROPERTY**

Discretionary Review Hearing
Case Number 2014.000224DRP
1825 Balboa Street

Site Photographs



**DR REQUESTOR'S
PROPERTY**

Discretionary Review Hearing
Case Number 2014.000224DRP
1825 Balboa Street



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
Case No.	Permit No.	Plans Dated	
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</i>
<input type="checkbox"/>	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)</i>
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i>
<input type="checkbox"/>	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required.
<u>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</u>	
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

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

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

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

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

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

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

<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
<input type="checkbox"/>	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Project Approval Action: If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature:
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

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

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **August 4, 2014**, the Applicant named below filed Building Permit Application No. **2014.08.04.2922** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	1825 Balboa St	Applicant:	Weiss Mar
Cross Street(s):	19th Ave	Address:	466 2nd Ave
Block/Lot No.:	1625/026	City, State:	San Francisco, CA 94118
Zoning District(s):	RH-2/ 40-X	Telephone:	(415) 501-0335

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

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	Residential
Front Setback	None	No Change
Side Setbacks	None	No Change
Building Depth	+/- 50 feet	+/- 66 feet
Building Square Footage	+/- 2,046	+/- 3,418
Building Height	+/- 35 feet	+/- 40 feet
Number of Stories	2	3
Number of Dwelling Units	2	No Change
Number of Parking Spaces	2	No Change
PROJECT DESCRIPTION		
The proposal is to construct a third story vertical addition recessed 15' from the front building wall with a new proposed roof penthouse to a proposed roof deck. In addition the scope of work will include a rear yard horizontal ground floor addition with a proposed roof deck located on top of the new ground floor addition.		

For more information, please contact Planning Department staff:

Planner: Kurt Botn

Telephone: (415) 575-9192

E-mail: Kurt.Botn@sfgov.org

中文詢問請電: (415) 575-9010

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

Notice Date: 7/02/2015

Expiration Date: 8/01/2015

GENERAL INFORMATION ABOUT PROCEDURES

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

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

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

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

Incomplete applications will not be accepted.

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

BOARD OF APPEALS

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

ENVIRONMENTAL REVIEW

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

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



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, November 5, 2015**
Time: **Not before 12:00 PM (noon)**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**
Case Type: **Discretionary Review**
Hearing Body: **Planning Commission**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 1825 Balboa Street Cross Street(s): 19th and 20th Avenue Block /Lot No.: 1625/026 Zoning District(s): RH-2 / 40-X Area Plan: N/A	Case No.: 2014-000224DRP Building Permit: 2014.08.04.2922 Applicant: Wiess Mar Telephone: (415) 501-0335 E-Mail: equusgroup1@gmail.com

PROJECT DESCRIPTION

The Request is a for a Discretionary Review of Building Permit Application No. 2014.08.04.2922 proposing to construct a third story over garage vertical addition recessed 15' from the front building wall with a new proposed roof penthouse to a proposed roof deck. In addition the scope of work will include a rear yard horizontal ground floor addition with a proposed roof deck located on top.

A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: If you are interested in viewing the plans for the proposed project please contact the planner listed below. The plans of the proposed project will also be available one week prior to the hearing through the Planning Commission agenda at: <http://www.sf-planning.org>

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

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Kurt Botn** Telephone: **(415) 575-9192** E-Mail: Kurt.Botn@sfgov.org

中文詢問請電: (415) 575-9010

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

GENERAL INFORMATION ABOUT PROCEDURES

HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Planning Commission at the public hearing.

APPEAL INFORMATION

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

ENVIRONMENTAL REVIEW

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

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

中文詢問請電: (415) 575-9010

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

APPLICATION FOR Discretionary Review

RECEIVED

JUL 20 2014

CITY & COUNTY OF
PLANNING DEPARTMENT
PTC

1. Owner/Applicant Information

DR APPLICANT'S NAME:

Sabina Wai May Lau

DR APPLICANT'S ADDRESS:

605 19th AVE

ZIP CODE:

94121

TELEPHONE:

(415) 668-1341

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:

Leon Crouere

ADDRESS:

266 Juanita Way

ZIP CODE:

94127

TELEPHONE:

()

CONTACT FOR DR APPLICATION:

Same as Above ☐ Terrence Y. Lau

ADDRESS:

605 19th Ave

ZIP CODE:

94121

TELEPHONE:

(415) 668-1341

E-MAIL ADDRESS:

tyylau@yahoo.com

2. Location and Classification

STREET ADDRESS OF PROJECT:

1825 Balboa Street

ZIP CODE:

94121

CROSS STREETS:

19th Avenue & Balboa Street

ASSESSORS BLOCK/LOT:

1625 / 026

LOT DIMENSIONS:

25 x 100

LOT AREA (SQ FT):

2500

ZONING DISTRICT:

RH-2 / 40-X

HEIGHT/BULK DISTRICT:

27'-7 1/2" /

Richmond District

3. Project Description

Please check all that apply

Change of Use ☐ Change of Hours ☐ New Construction ☐ Alterations ☒ Demolition ☐ Other ☒Additions to Building: Rear ☒ Front ☐ Height ☒ Side Yard ☒

Present or Previous Use: Multi-Family Home

Proposed Use: Multi-Family Home

Building Permit Application No. 2014.08.04.2922

Date Filed: 08/04/2014

 ORIGINAL

4. Actions Prior to a Discretionary Review Request

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

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

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

I have contacted the project applicant'd (Weiss Mar) the property owner of 1825 Balboa Street architect. He relayed that the owner (Leon Crouere) has made enough concessions with the San Francisco Planning Department. Additionally if the request for changes pertained to the elimination of the third story addition or the rear addition's width resting not he property line, a meeting was not needed.

I contacted the City Planner for this Project (Kurt Botn) via email on 07/16/2015. As of 07/18/15, I have yet to hear back.

Discretionary Review Request

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

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

Response to question on page 4 & 5.

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

Response to question on page 6.

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

Response to question on page 7.

Answer to Discretionary Review Request Question #1:

Although the proposed project meets the minimum standards of the Planning Code, the project has not taken into consideration the three dimensional spatial impact it has on neighboring properties directly in the sightline of the project from the vantage point of the rear yards. The project conflicts with the City's General and Planning Code's Priority Policies underlining tone for access to sunshine and maintenance of a healthful, pleasant housing standard for all residents nor does the project maintain adequate open spaces for neighboring properties. A third story addition with a rooftop deck and it's proposed horizontal addition up to it's eastern property line without an inset would create a physical barrier between the property located at 605 19th Ave and the rest of the mid-block open space. Additionally, the adjacent property directly North of 605 19th Ave is a three story corner building without a yard nor access to mid-block open space. It's southern exterior wall sit on the property line separating the two properties. Allowing the addition to 1825 Balbo Street would compound the issue of boxing in the yard of belonging to 605 19th AVE.

The project also conflicts with the **City's Residential Guidelines** in relationship to the following:

- Section III Site Design – Rear - light
- Section IV Building Form - Roof
- Section IV Building Scale at the Mid-Block Open Space.

The project calls for a third floor addition accompanied by a roof top deck and an addition in property's back yard expanding in the South and East direction. If the plans go forward as submitted and approved by the City Planning department, it would conflict with each the City's Residential Design Guidelines listed above.

The vertical and southern addition would effectively eclipse the light exposure to the property located directly east of the project (605 19th Ave) everyday during the evening hours earlier than all other homes located on the 600 block of 19th Ave. The Residential Design Guidelines suggest the following design modifications can minimize impacts on light that we will pass on to the owner and architect.

- Provide setbacks on the upper floors of the building.
- Include a sloped roof form in the design.
- Incorporate open railings on decks and stairs.
- Eliminate the need for parapet walls by using a fire-rated roof.

However, none of these design modifications would prevent the blockage of light from passing through into the home of 605 19th Ave.

Additionally, the proposed rooftop deck with a parapet wall and a stair from penthouse leading to the rooftop deck is not consistent with the rooflines of the neighborhood currently. The proposed addition alters the westerly sightlines of

those neighbors residing on 600 block of 19th Ave. Sightlines that they have enjoyed for decades.

The negative affects of the vertical addition, to 1825 Balboa Street, will be compounded with the eastern addition right up to the property line.

“The height and depth of a building expansion into the rear yard can impact the mid-block open space. Even when permitted by the Planning Code, building expansions into the rear yard may not be appropriate if they are uncharacteristically deep or tall, depending on the context of the other buildings that define the mid-block open space. An out-of-scale rear yard addition can leave surrounding residents feeling “boxed-in” and cut-off from the mid-block open space.” *(San Francisco Planning Department Residential Design Guidelines. Section IV, Building Scale and Form, Building Scale at the Mid-Block Open Space, page 26)*

This is a direct quote from the San Francisco Planning Department Residential Design Guidelines. I believe it to be very fitting and self-explanatory. The Residential Design Guidelines suggest the following design modifications to reduce the impact of rear yard expansions:

- Set back upper floors to provide larger rear yard setbacks.
- Notch the building at the rear or provide setbacks from side property lines.
- Reduce the footprint of the proposed building or addition.

We will be suggesting all three to the owner and architect.

Answer to Discretionary Review Request Question #2:

Progress will always have some negative impact associated with it. However if the proposed plans for 1825 Balboa Street (project site) are carried out, there will be irreconcilable negative impact to neighboring properties. I cannot speak for all the neighbors to be affected, but I can speak for my family whose property is located at 605 19th AVE.

Our family home (605 19th Ave) is the first home on the west side of 19th Ave on the corner of Balboa and 19th Ave. The adjacent property to the north of our home is a three story corner building (1801, 1805, 1807, 1809, 1811, 1815, 1817, 1819, and 1821 Balboa Street). This corner building does not possess a yard, and its exterior wall facing the mid-block open space extends parallel along the full length of the property line which separates it from our home's property. In short, the back yard of our home has three story wall resting along the north property line with no inset.

The proposed project site is located directly west across the yard from our family home (605 19th Ave). The erection of the proposed third floor addition calls for approximately 15 feet of vertical development. Once constructed, the newly renovated 1825 Balboa Street would rest directly in the sightline of all west facing window of the 605 19th AVE (please refer to attached photos).

The scope and magnitude of the proposed build for 1825 Balboa Street would create a barrier (against 605 19th Ave) preventing light from shining through everyday during the evening hours. Putting our family home in the shadows significantly earlier than all other homes on the 600 block of 19th Ave. It would also isolate and box in the property (605 19th Ave) from the rest of the mid-block middle space. Once this is done, it could never be corrected. Thus giving the home (located at 605 19th Ave) a feeling of being cold, dark and isolated.

Answer to Discretionary Review Request Question #3:


The suggested alternative/changes we are bringing to the San Francisco Planning department that would address the adverse effects noted in question #1 of this Discretionary Review Request are the following. The request suggestions are listed from **most** to **least** extreme are to reduce the adverse effects:

1. Eliminate from the project the third floor addition, rooftop patio, and stair penthouse.
2. Move third floor addition anteriorly to the front of the property; flush with Balboa Street.
3. Reduce the overall footprint of the proposed addition.
4. Redesign the addition to provide a set back so the new addition to 1825. Balboa Street does not sit right at the western property line of 605 19th AVE.
5. Redesign the addition to provide a set back for all upper floors.
6. Eliminate the root top patio and stair penthouse.
7. Incorporate open railing on roof top deck in lieu of a parapet wall.

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: 
SABINA LAM

Date: 7/19/2015

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

☒ Owner / ☐ Authorized Agent (circle one)

 7/19/15

TERRENCE Y. LAM
AGENT

CASE NUMBER:
For Staff Use only

Discretionary Review Application Submittal Checklist

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

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

NOTES:

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

JUL 20 2015

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
P10

For Department Use Only

Application received by Planning Department:

By: Kurt BohnDate: 7/19/2015
7/20/15

LETTER OF AGENT AUTHORIZATION

This letter authorizes **Terrence Y. Lau** (designated agent), located at 605 19th Ave, San Francisco, CA 94121(address) and (415) 668-1341 (phone) to act in my behalf as agent in all matters pertaining to the Discretionary Review hearing of Building Permit Application Number **2014.08.04.2922**. Specifically, this property is described as:

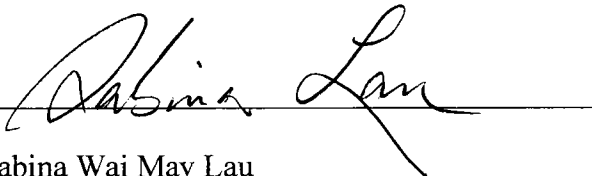
Block/Lot: #1625 / #26

Owner: Leon Crouere

Address: 1825 Balboa Street
San Francisco, CA 94121

This letter of agent authorization pertains to Discretionary Review San Francisco Building Permit Application (Section 311) Application Number **2014.08.04.2922**.

This letter of agent authorization grants the authority to the agent named above to request and examine confidential records, discuss any appeal, and to agree to and sign a binding stipulation agreement with the applicant (Weiss Mar) or owner (Leon Crouere) and San Francisco Planning Department regarding any agreements or changes pertaining to the proposed project on the above described property.

Owner's Signature  _____

Name (printed): Sabina Wai May Lau

Telephone Number: 415-668-1341

Date 7/19/2015

RESPONSE TO DISCRETIONARY REVIEW (DRP)



**San Francisco
Planning**

SAN FRANCISCO PLANNING DEPARTMENT
1890 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103-2479
MAIN: (415) 358-8378 SFPLANNING.ORG

Project Information

Property Address: 1825-1827 Balboa Street

Zip Code: 94121

Building Permit Application(s): 201408042922

Record Number: 2014-000224DRP

Assigned Planner: Mr. Kurt Botn

Project Sponsor

Name: Weiss Mar, Equusgroup for Leon Crouere

Phone: (415) 335-9788

Email: equusgroup1@gmail.com

Required Questions

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

Please see attached.

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

Please see attached.

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


Please see attached.

Project Features

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

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	2	2
Occupied Stories (all levels with habitable rooms)	2	3
Basement Levels (may include garage or windowless storage rooms)	1	1
Parking Spaces (Off-Street)	1	2
Bedrooms	5	6
Height	27'-8"	35'-11"
Building Depth	57'-5"	55'+12'
Rental Value (monthly)	4600	8000
Property Value	1,100,000	2,000,000

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

Signature: 	Date: 10/21/15
Printed Name: Weiss Mar	<input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Authorized Agent

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

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

It is noted that concerns were received from only the DR requester and from no other.

The proposed project has gone above the minimum standards set forth in the Planning Code. From the onset, a primary objective of the design for this addition was to avoid and reduce any adverse impact to the nearby neighbors by identifying and addressing potential conflicts. This included:

- a. maintaining the street elevation as is to keep with the existing character of the adjacent neighboring buildings;
- b. going with a one-story permitted extension rather than the allowed two-story extension;
- c. providing a non-required 3'-0" setback for the addition along the eastern property line shared with the DR requester;
- d. increasing the third story front setback to a staggered 15'-4" and 24'-8", well beyond the minimum 10'-0" required setback; and
- e. scaling the building height at 35'-11" instead of the allowed 40'-0" limit.

After review and comments from the Planning Department's Design Review Team (DRT), the proposed setback along the shared property line with the DR requester was then modified into a 6'-0"x10'-0" court and a new 3'-6" setback introduced along the western property line as advised by the DRT.

It appears the DR requester's detailed reasons for requesting Discretionary Review is mainly her concern of blocked 'sightlines' and 'light'. Viewed in those terms, the project will have negligible impact if any on the DR requester's concerns.

The DR requester claims that the project 'would rest directly in the sightline of all west facing window of 605 19th AVE'. The statement is disingenuous as the existing building has always been in the direct sightline of the west facing windows of 605 19th Avenue. The present rear portion of the project building was added haphazardly sometime in the distant past. The proposed project will re-proportion the layout and massing of the building's rear in an aesthetically pleasing manner to better enhance and harmonize with the neighborhood (See attached exhibit A).

The DR requester claims that the project 'would isolate and box in the property (605 19th Ave) from the rest of the mid-block middle space'. This description is inaccurate as the 'mid-block middle space' is to the south of the block; whereas the project property is to the DR requester's immediate west. Our project retains approximately the same existing depth and does not impede the 'opening' to the mid-block middle space from her property.

The DR requester also claims that the project will prevent 'light from shining through everyday during evening hours'. This claim is difficult to understand as the distance from the common property line to the rear façade of DR requester's building is approximately 50' and this open space is plenty for direct sunlight and ambient light to shine through.

If DR requester refers to direct sunlight, the 'everyday' claim is still incorrect. Sun shadow studies show that the new height of the proposed project will only add partial cyclical shadows of up to 1 hour per day in the evening from mid January to end of March and from mid September to end of November (See attached exhibit B). Note that this sunlight will be the waning rays from a setting sun. Furthermore, data from weather stations indicate those periods of having approximately 50% chance of cloudy days (with probability being higher during the late evening hours for that district of the City) (See attached exhibit C). Interpolating the data and conditions, the actual days in which DR requester's building is relatively affected will likely be limited to a few weeks at most.

Lastly, the DR requester's claim that light will be prevented from shining through by the proposed project is odd when the west windows described in DR requester's building is seen generally blocked by interior shading devices, even during overcast days (See attached exhibit D). This seems contradictory to DR requester's desired intent for light.

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

We believe many accommodations to reduce any impact to the neighbors have already been introduced into the proposed project. We believe the proposed project will enhance the neighborhood and increase the appeal and value of the nearby properties. Thus, we do not believe any alternatives or changes are necessary to address the DR requester's concerns since any impact claimed is minimal (see rebuttals listed above in item 1).

As a concession to appease the DR requester, however, the owner of the proposed project is open to changes in finishes and paint shades to help the DR requester gain the brightness wanted. This offer had been proposed to the DR requester but has yet to be accepted.

Again, a primary objective of the design for this addition was to avoid and reduce any adverse impact to the nearby neighbors by identifying and addressing potential conflicts, including:

- a. maintaining the street elevation as is to keep with the existing character of the adjacent neighboring buildings;
- b. going with a one-story permitted extension rather than the allowed two-story extension;
- c. providing a non-required 3'-0" setback for the addition along the eastern property line shared with the DR requester;
- d. increasing the third story front setback to a staggered 15'-4" and 24'-8", well beyond the minimum 10'-0" required setback; and
- e. scaling the building height at 35'-11" instead of the allowed 40'-0" limit.

The proposed setback along the shared property line with the DR requester was modified into a 6'-0"x10'-0" court and a new 3'-6" setback introduced along the western property line as advised by the Planning Department's Design Review Team (DRT).

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

The intention for the alteration and addition to the existing flats is to recreate two modest family oriented residential units, a housing type which is necessary and needed in that neighborhood.

The existing lower flat is approximately 1016s.f. and the existing upper flat is 1031s.f., but both of which have awkward, inefficient, unusable interior layouts. The proposal is to re-configure the layouts and increase the size of the flats to 1419s.f. and 1999s.f. respectively. The smaller unit will be for new families just starting, and the larger unit will be for larger families, extended families, or multi-generational families (desired by the demographics in that neighborhood).

As stated in item 2 above, the owner of the proposed project is open to changes in finishes and paint shades to help the DR requester gain more brightness. The DR requester's representative has stated that this is not acceptable to the DR requester and they desire the removal of the third story.

Removing the third story, however, will be detrimental to the provision of available units for larger families, extended families, or multi-generational families. The proposed project has already taken proactive steps in consideration of many issues to reduce and/or minimize any impact to the neighbors. We believe the third story is not a problem that the DR requester claims it to be, as described and rebutted in item 1.

Rather, the DR requestor's concerns are related to perceived views and the protection of those oddly shaded & blocked views. We trust that our proposal to improve the City's available housing stock will not be overruled in defense of an entitled viewpoint.

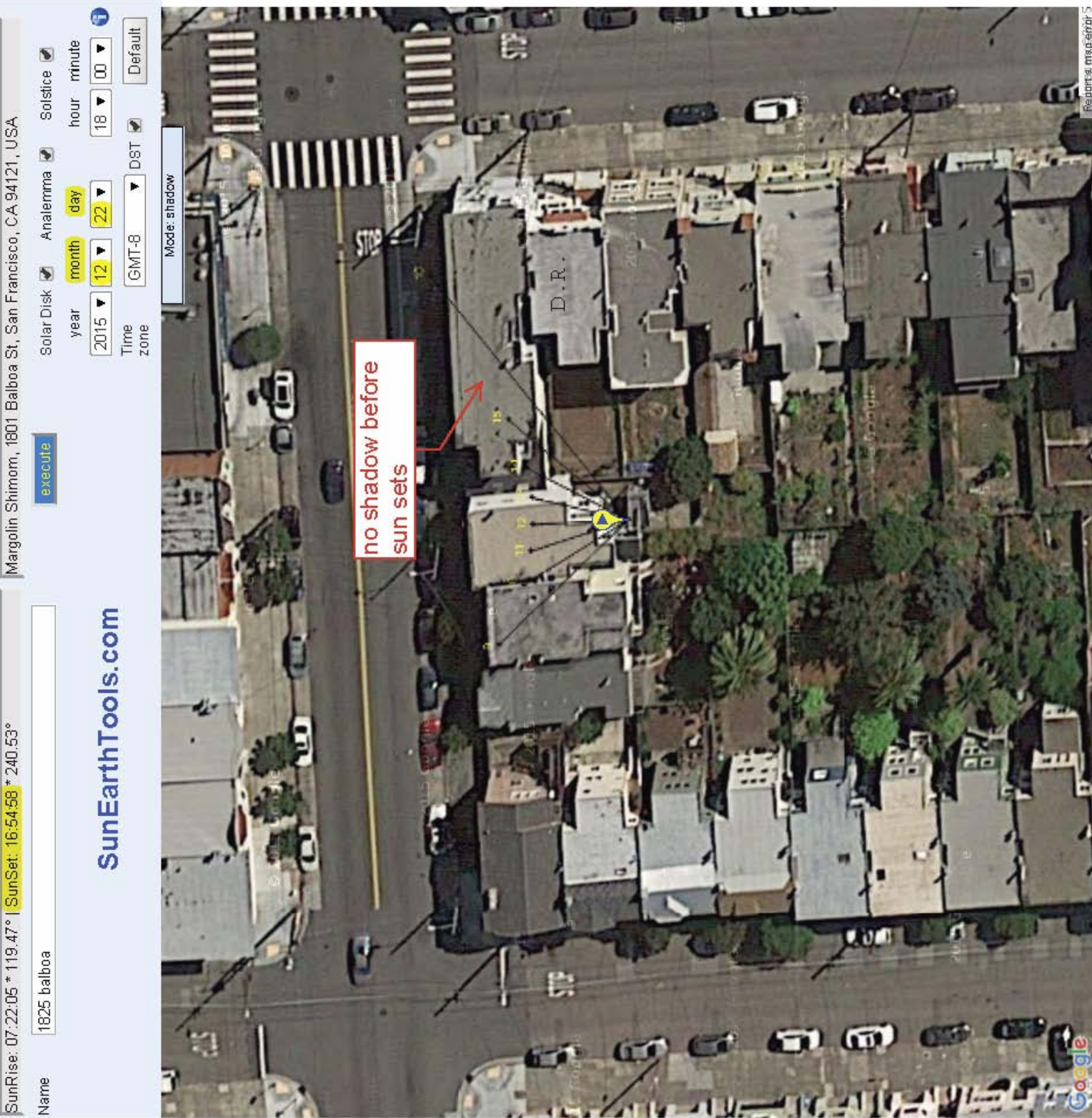


figure 1

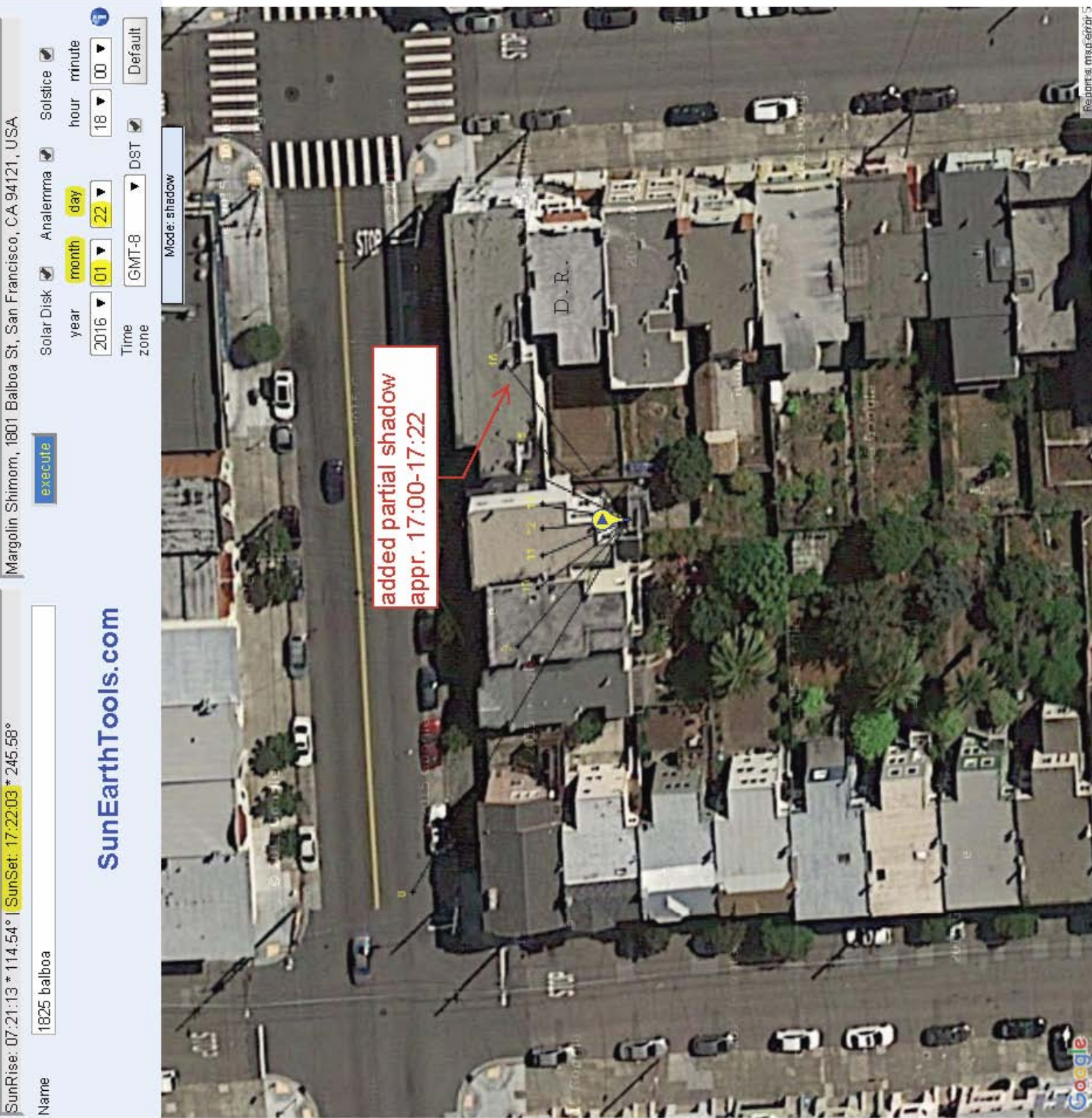


figure 2

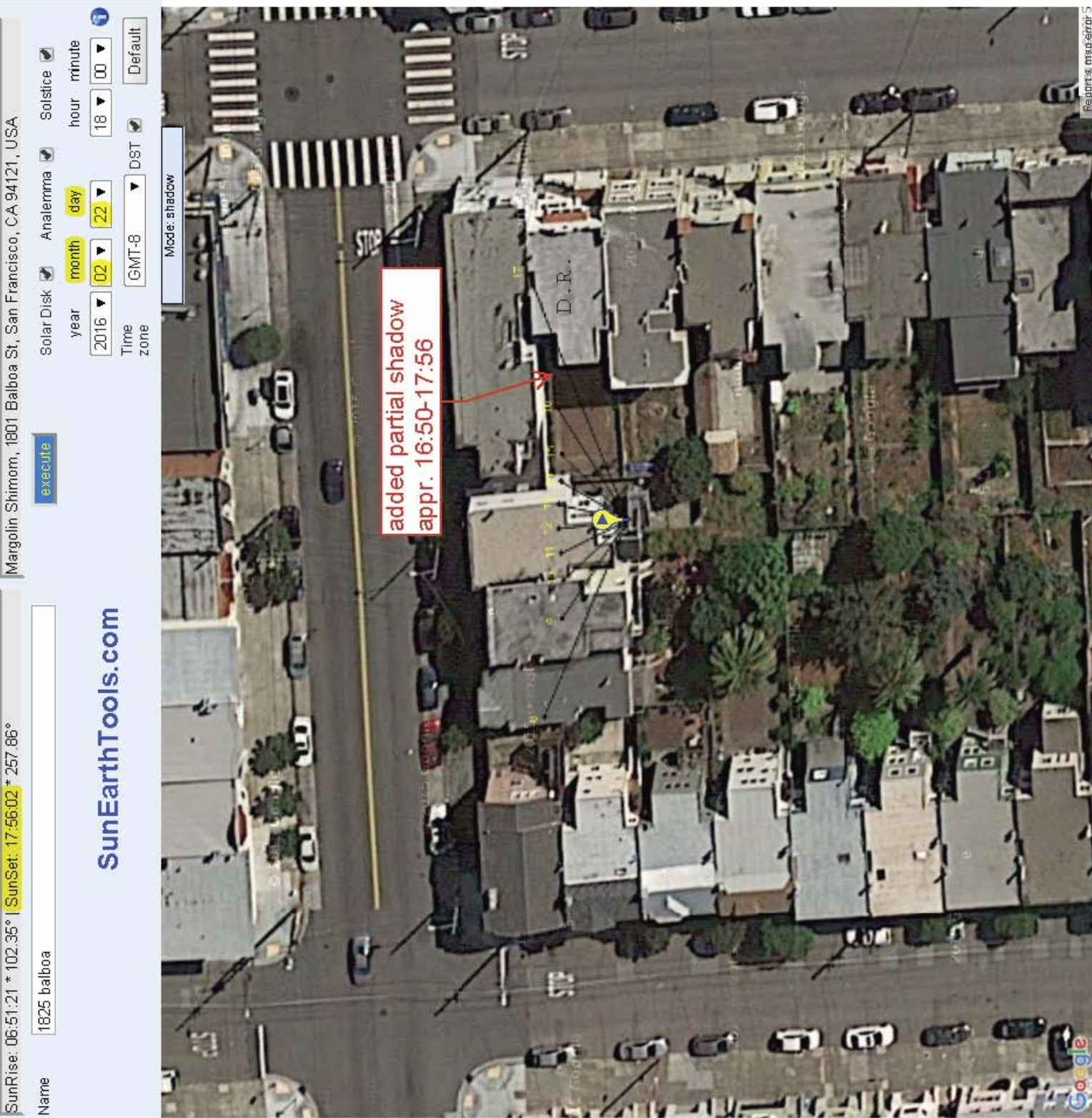


figure 3



figure 4

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Name1825 balboa

execute

Margolin Shimom, 1801 Balboa St, San Francisco, CA 94121, USA

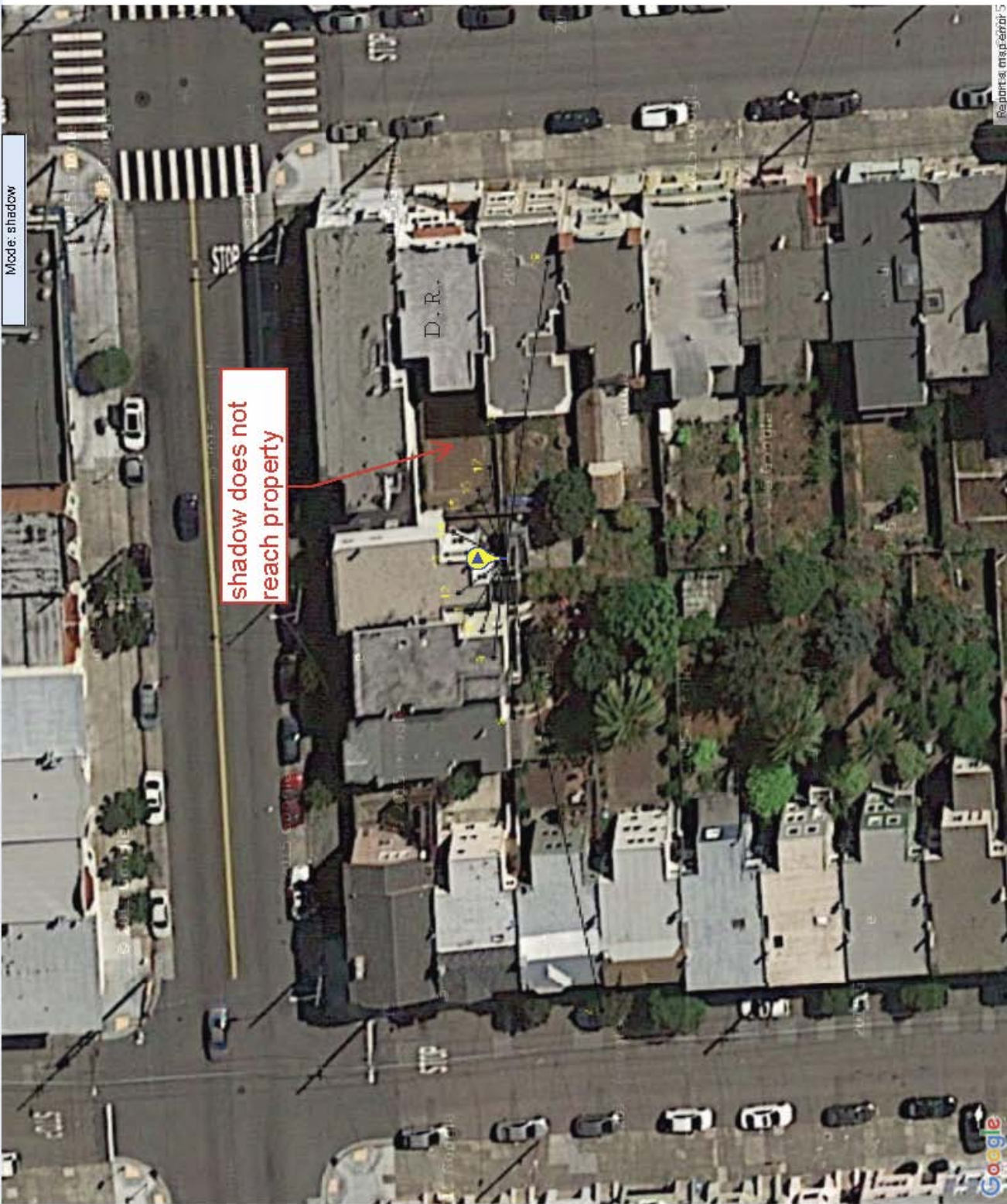
Solar Disk☒Analemma☒Solstice☒

yearmonthdayhourminute201604221800

Time zoneGMT-8DSTDefault

SunEarthTools.com

Mode: shadow



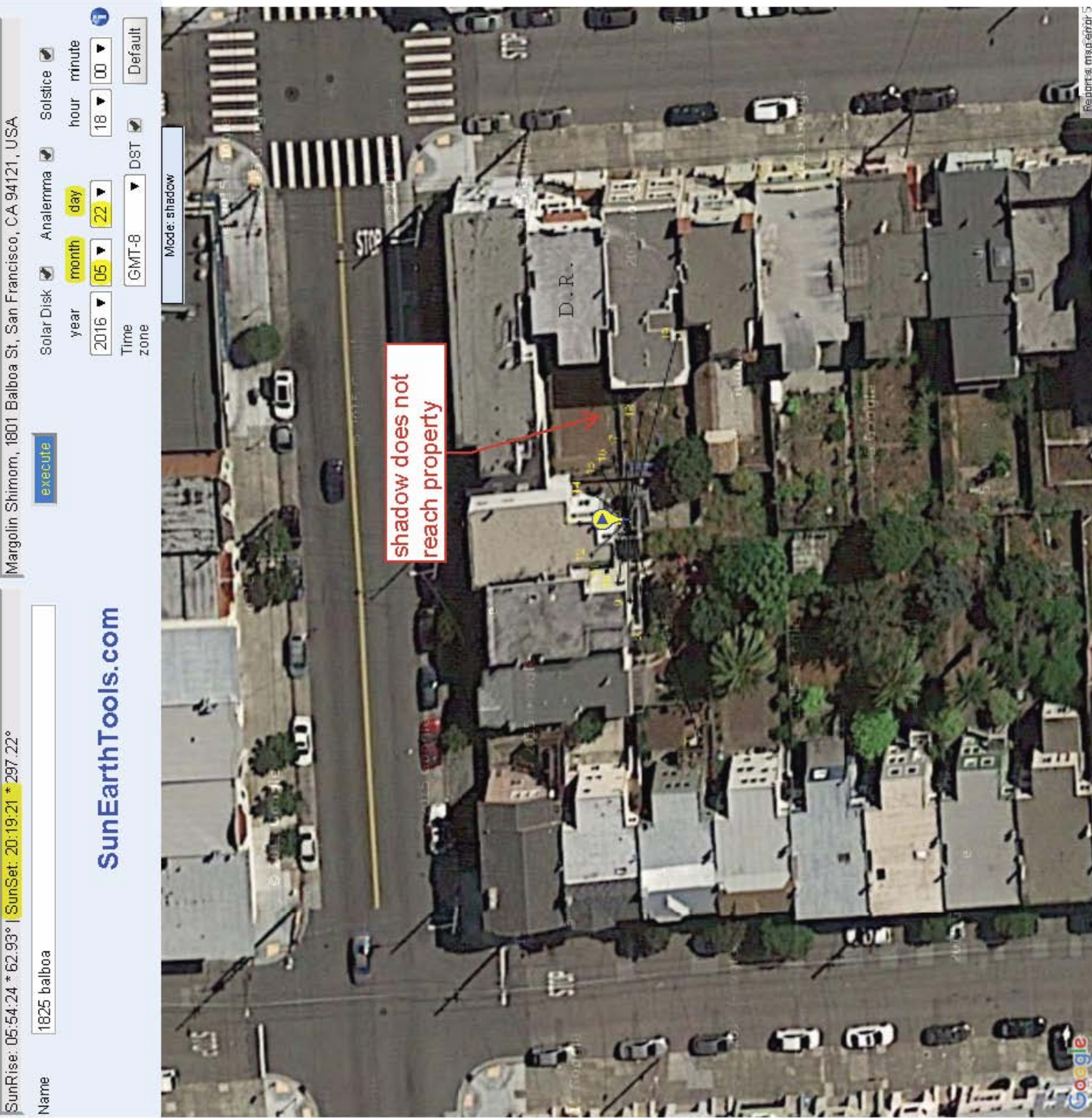
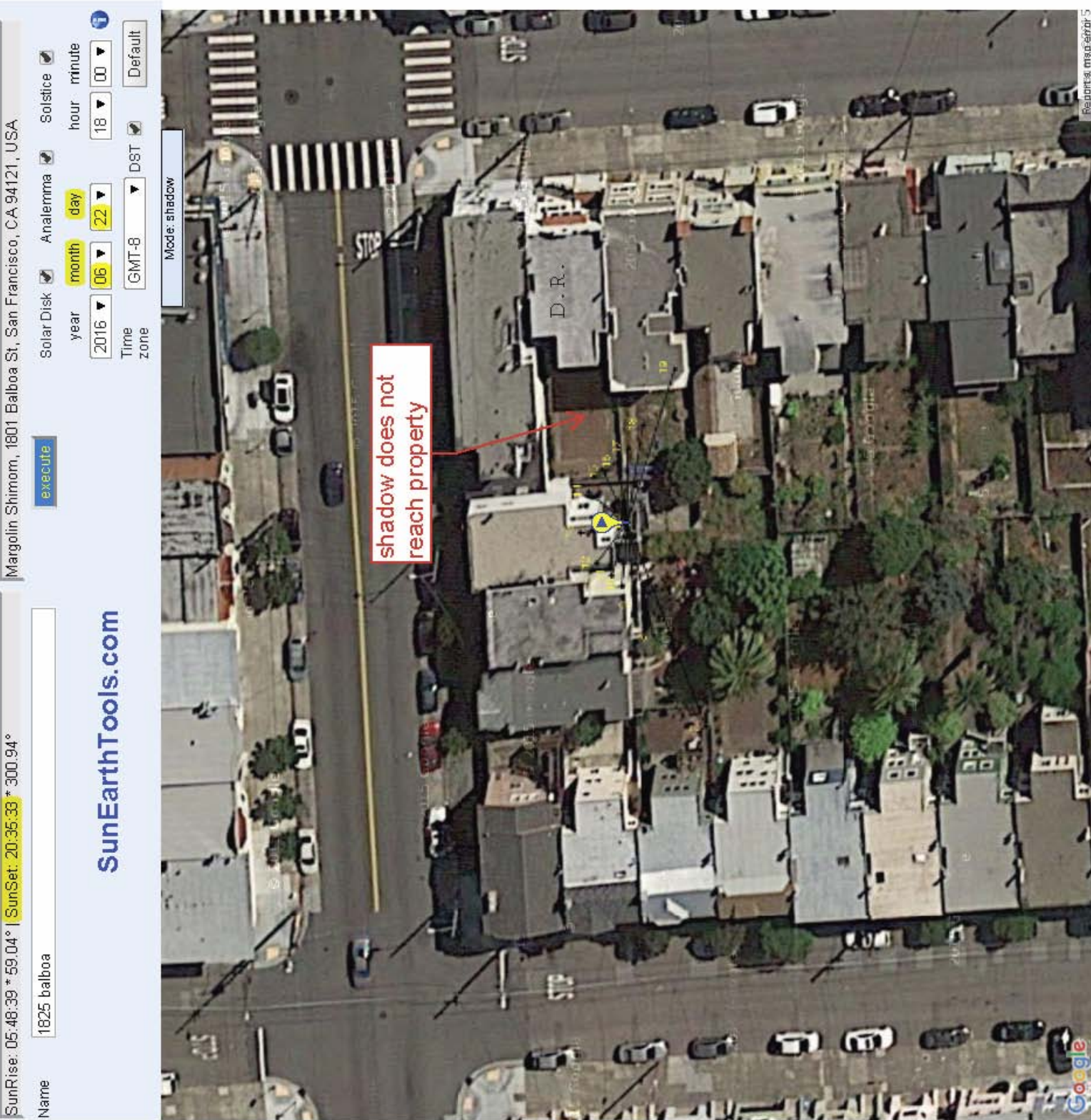


figure 6



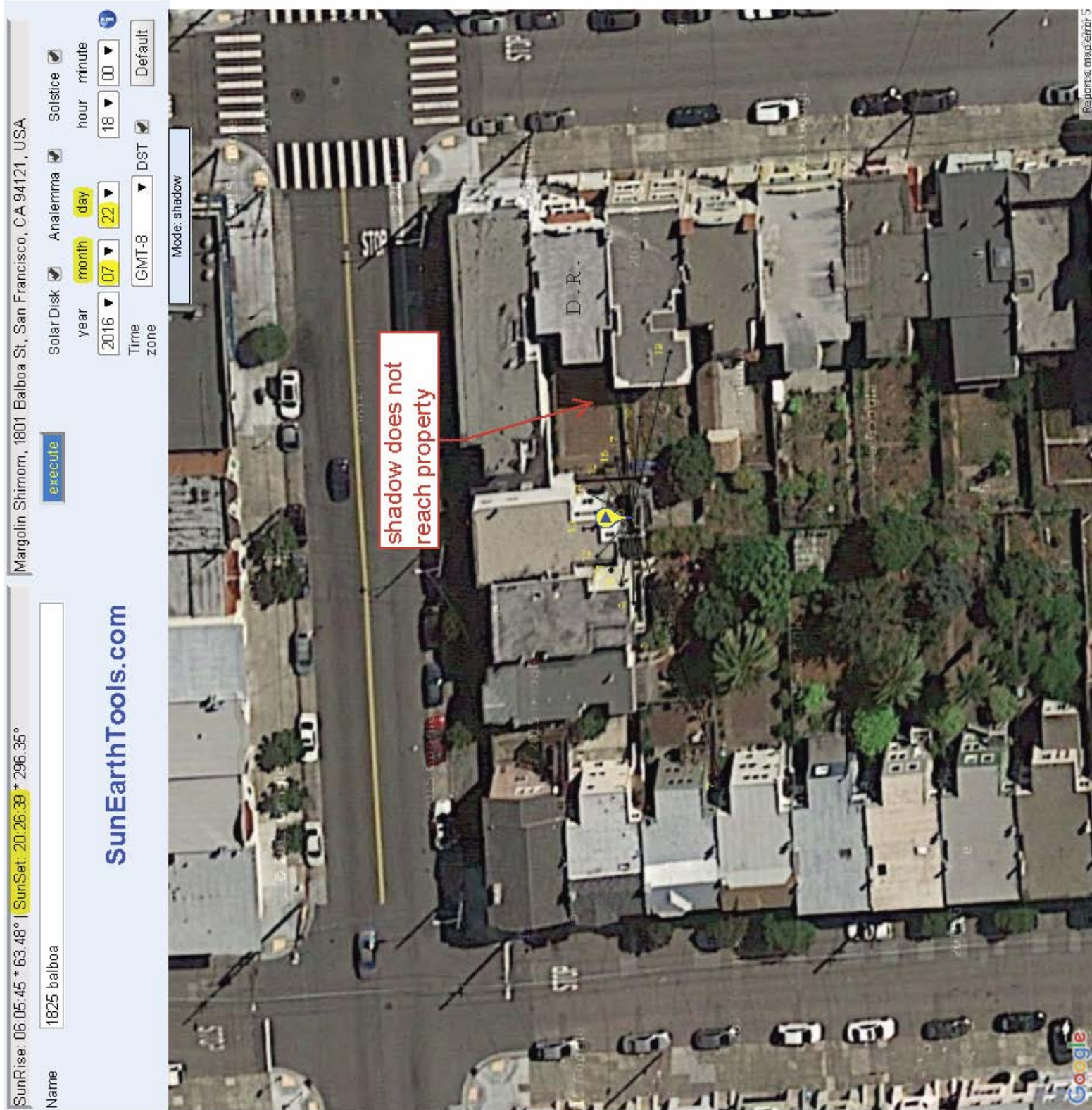


figure 8



figure 9

SunRise: 06:58:14 * 89.35° | SunSet: 19:05:54 * 270.4°

Name1825 balboa

execute

Margolin Shimom, 1801 Balboa St, San Francisco, CA 94121, USA

Solar Disk

Analemma

Solstice

year

month

day

hour

minute

2016

09

22

18

00

Time zone

GMT-8

DST

Default

SunEarthTools.com

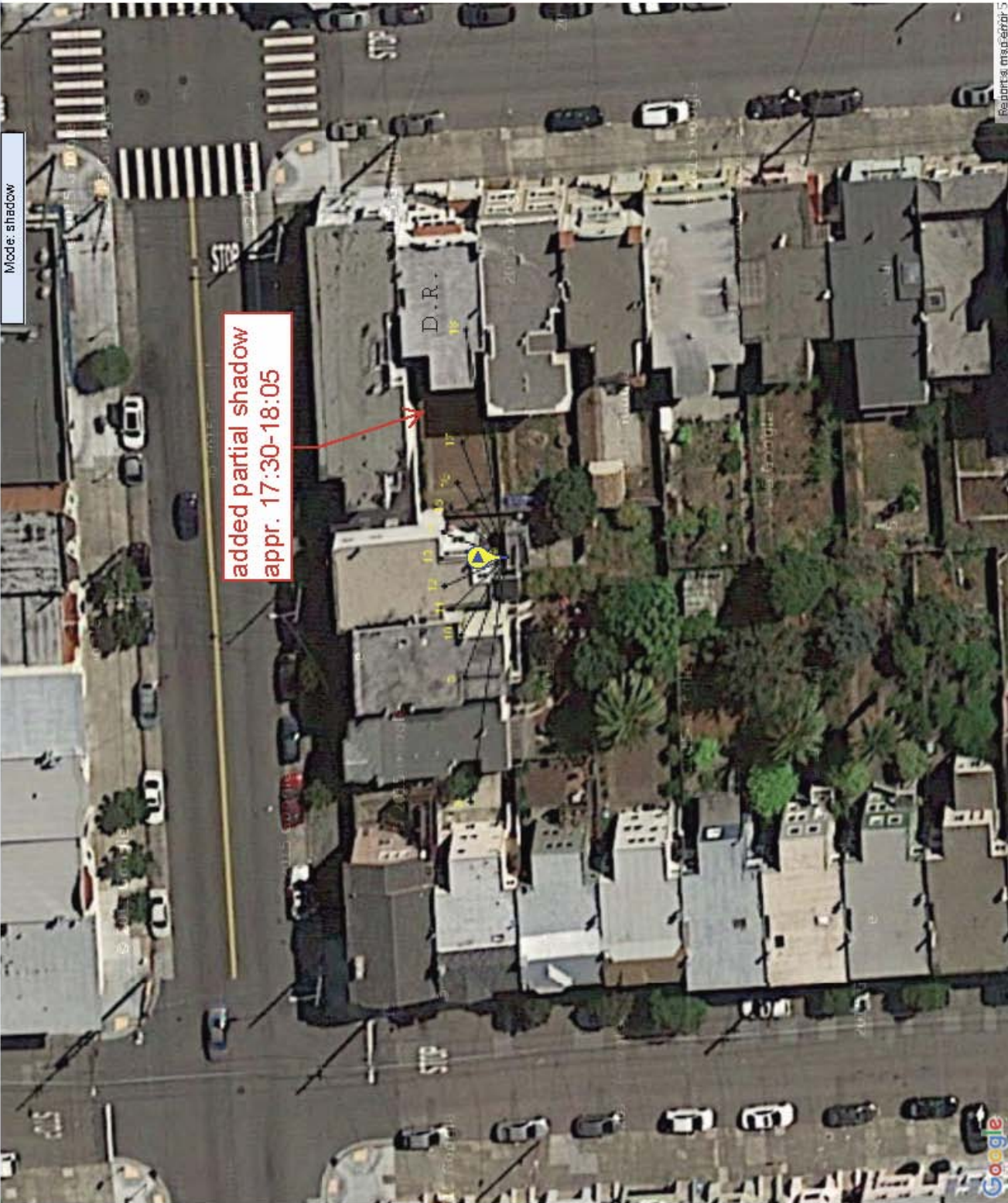


figure 10

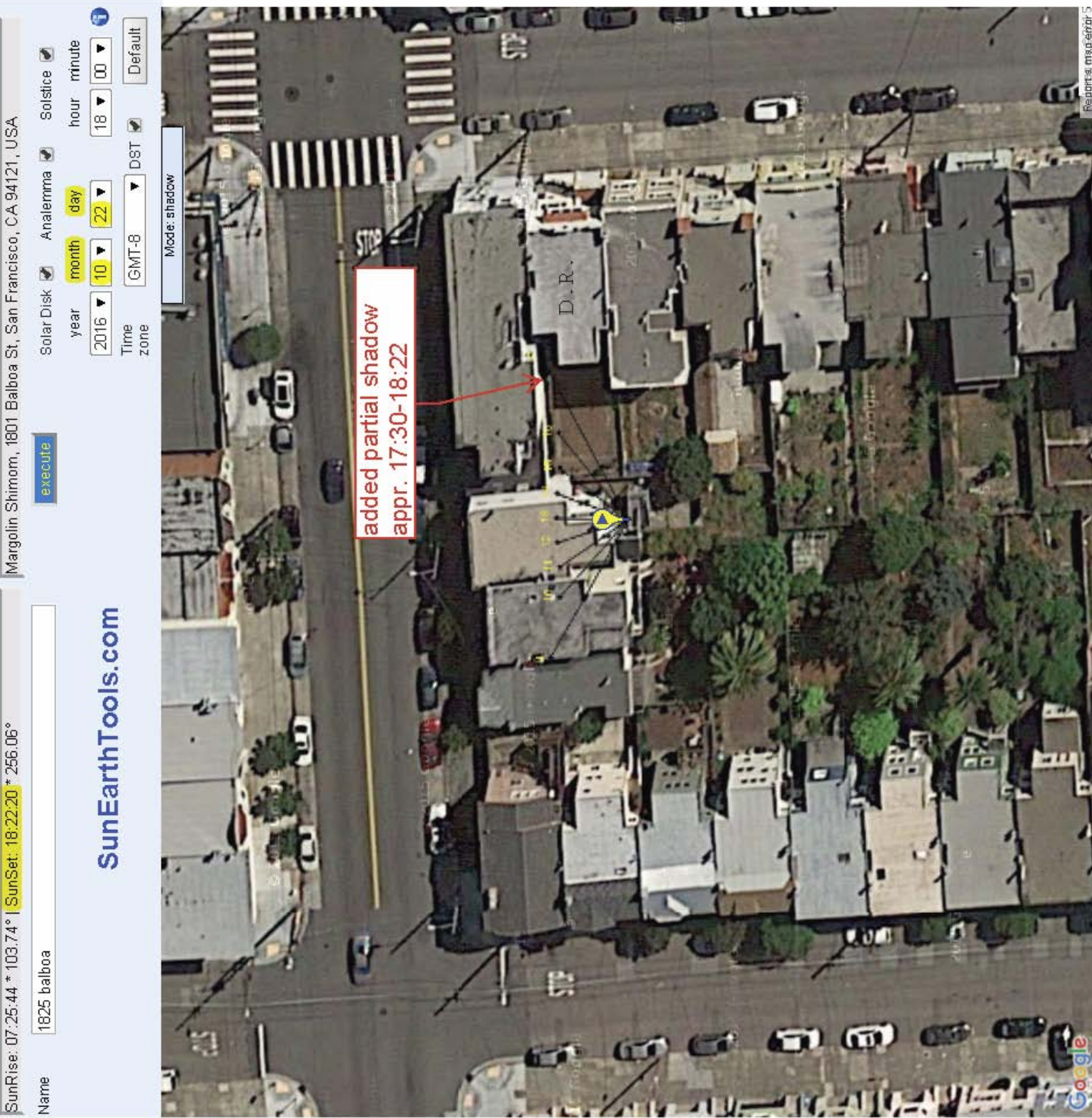


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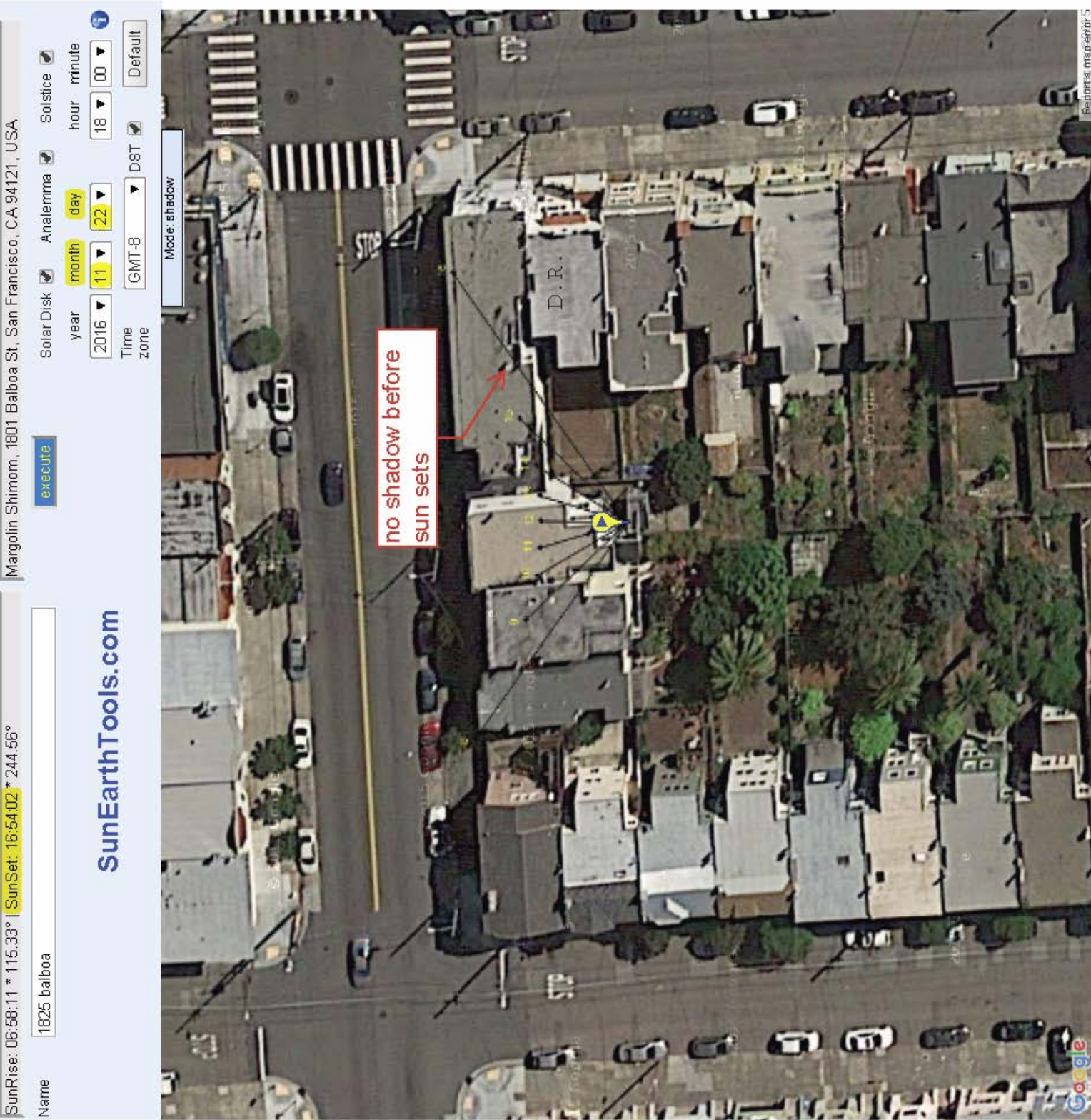


figure 12

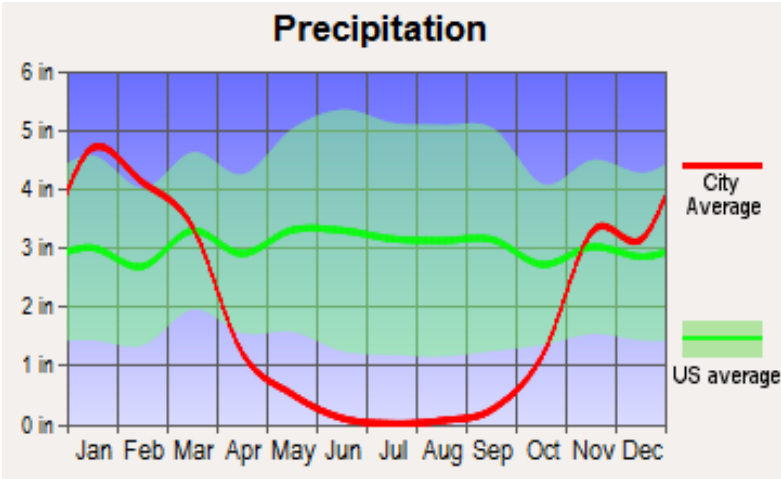
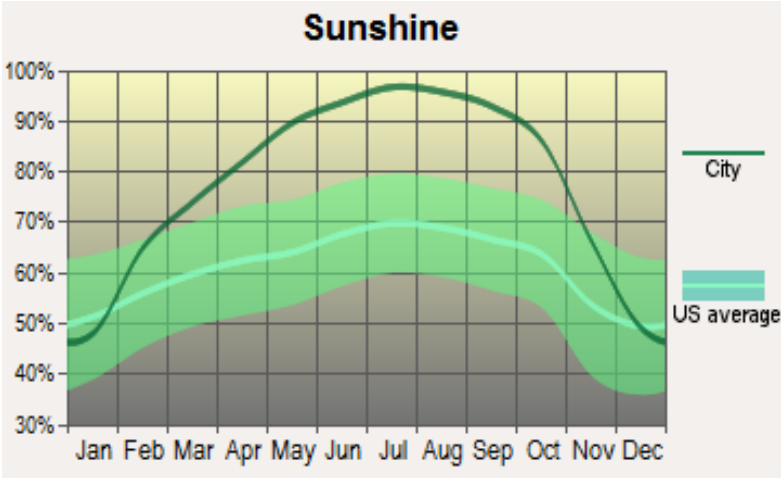
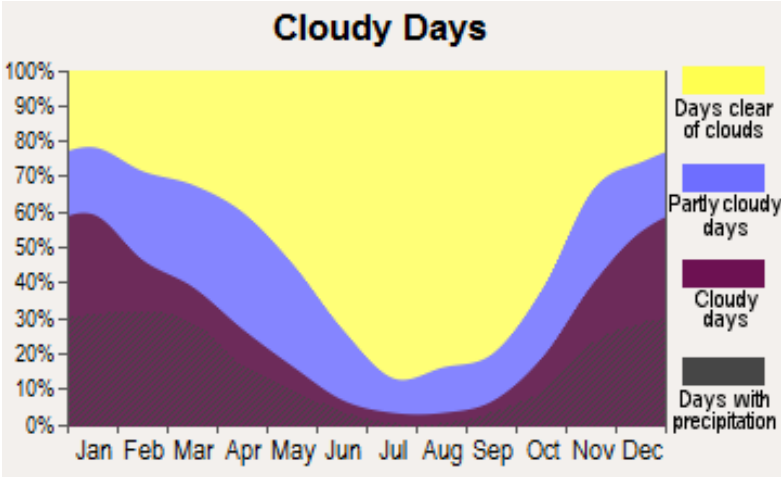


EXHIBIT D: 605 19th AVENUE REAR WEST FACADE
OCTOBER 22, 2015 18:18 CLEAR WEATHER
SUNSET 18:22:20 (ALREADY NO SUN)





20 PHOTOGRAPH NORTH STREET ELEVATION
(BUILDINGS ON THE SAME SIDE OF STREET)



PROJECT SITE



4 PHOTOGRAPH FRONT FACADE



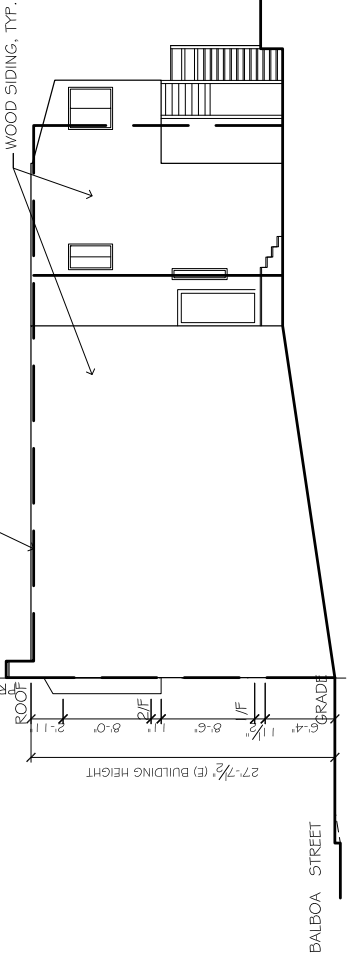
19 PHOTOGRAPH SOUTH STREET ELEVATION
(BUILDINGS ON THE FACING SIDE OF STREET)



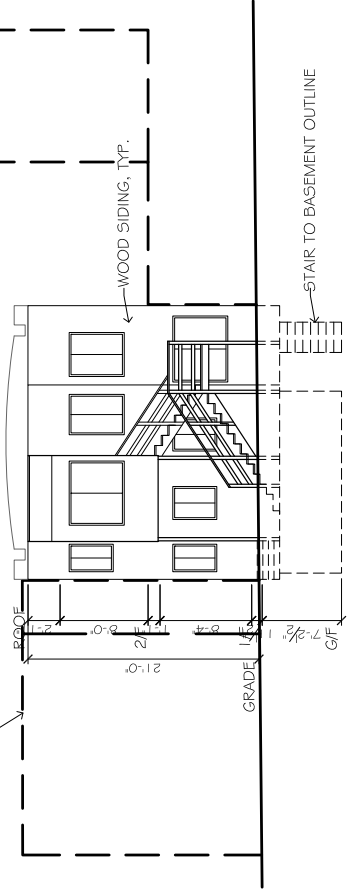
3 PHOTOGRAPH REAR FACADE



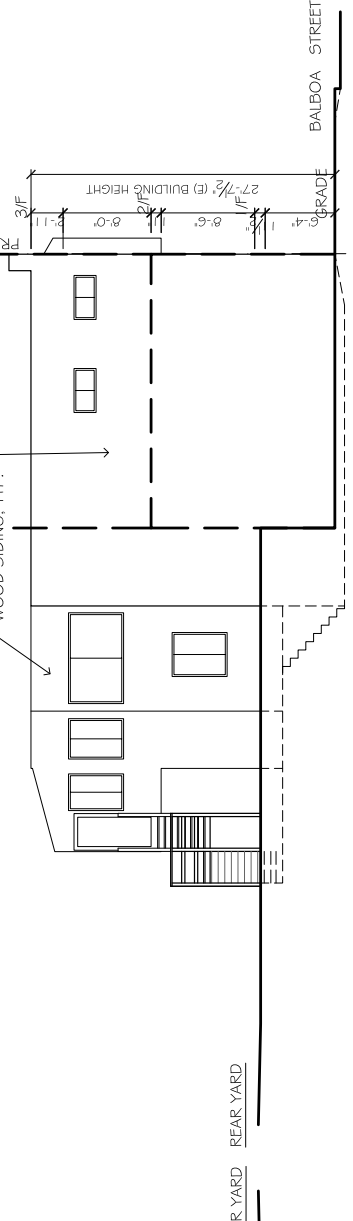
18 PHOTOGRAPH REAR VIEW OF ADJACENT BUILDINGS
ADJACENT NEIGHBOR OUTLINE BEHIND



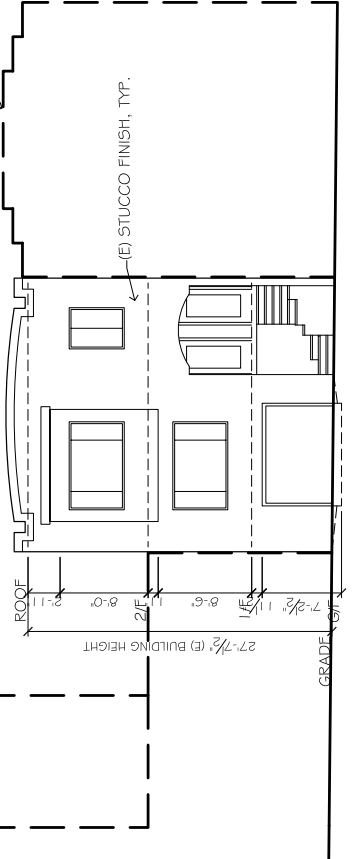
17 WEST ELEVATION - EXISTING



10 SOUTH ELEVATION - REAR FACADE - EXISTING



9 EAST ELEVATION - EXISTING



6 NORTH ELEVATION - FRONT FACADE - EXISTING

Revision		Date	Description	Rev	A



Date	2015 FEB 08
Scale	1/4" = 1'-0", U.O.N.
Drawn	WM
Checked	WM
File	balboa.dwg
Job No.	1408

EQUUS GROUP
Architects + Planners + Interior Design
Tel: (415) 501-0335
Email: equusgroup1@gmail.com

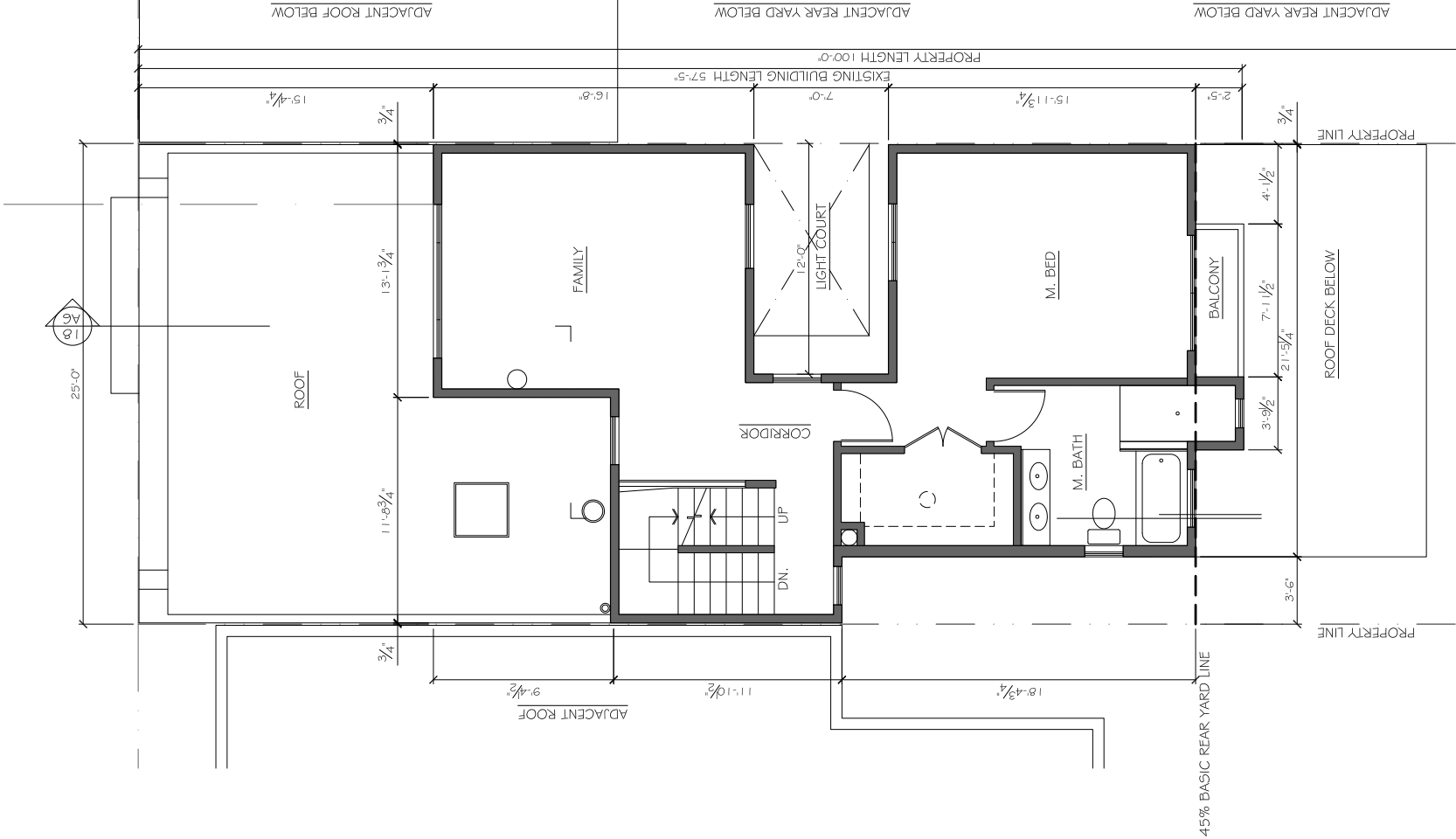
Project: RESIDENTIAL ADDITION - SITE PERMIT
Address: 1825-1827 BALBOA STREET
San Francisco, CA 94121
Block 1625, Lot 026

Plans:
Third Floor Plan - Proposed
Roof Plan - Proposed
Roof Plan - Proposed

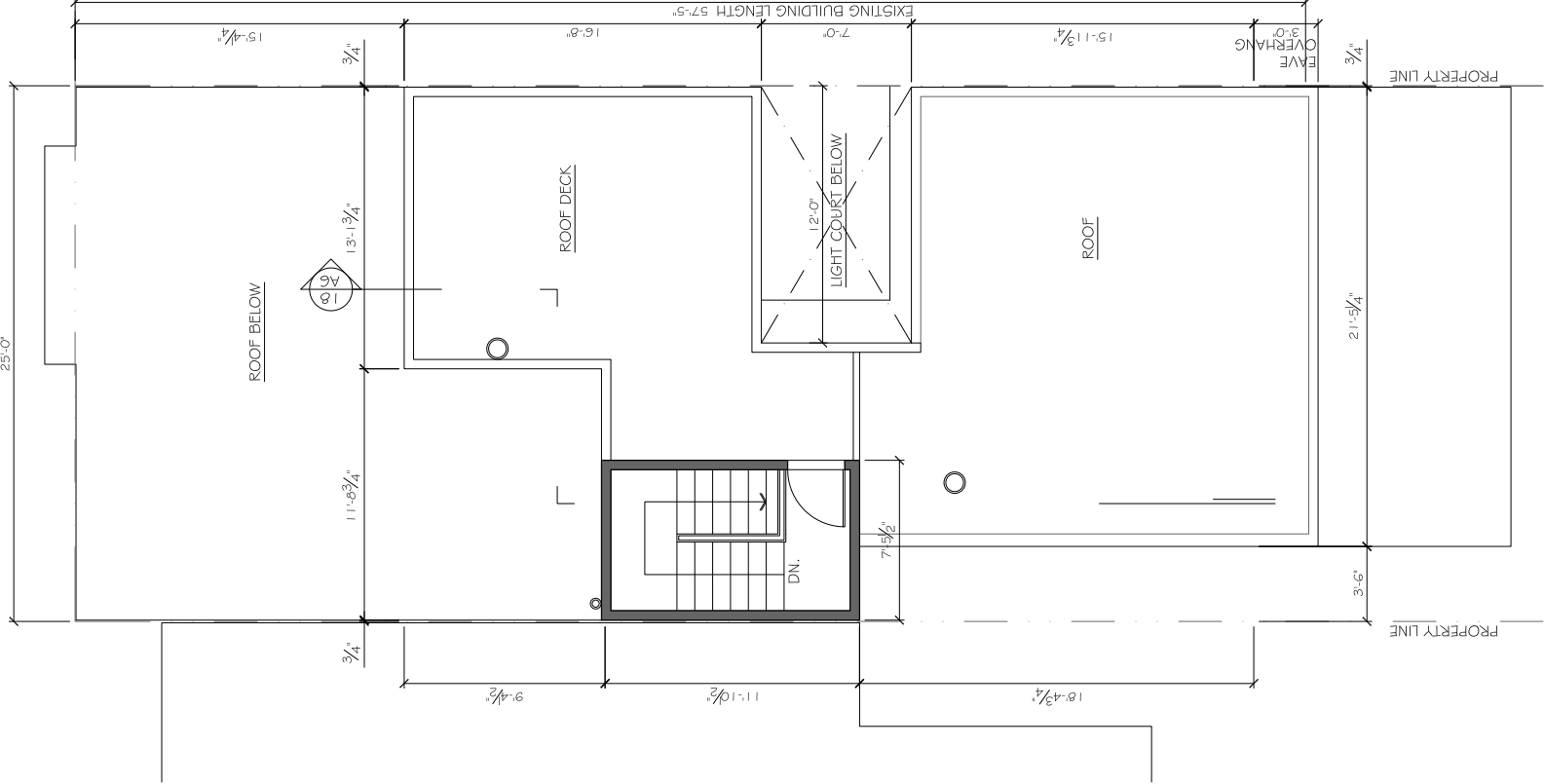
Revision	
Rev	Description
1	
2	
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10	

Notes:
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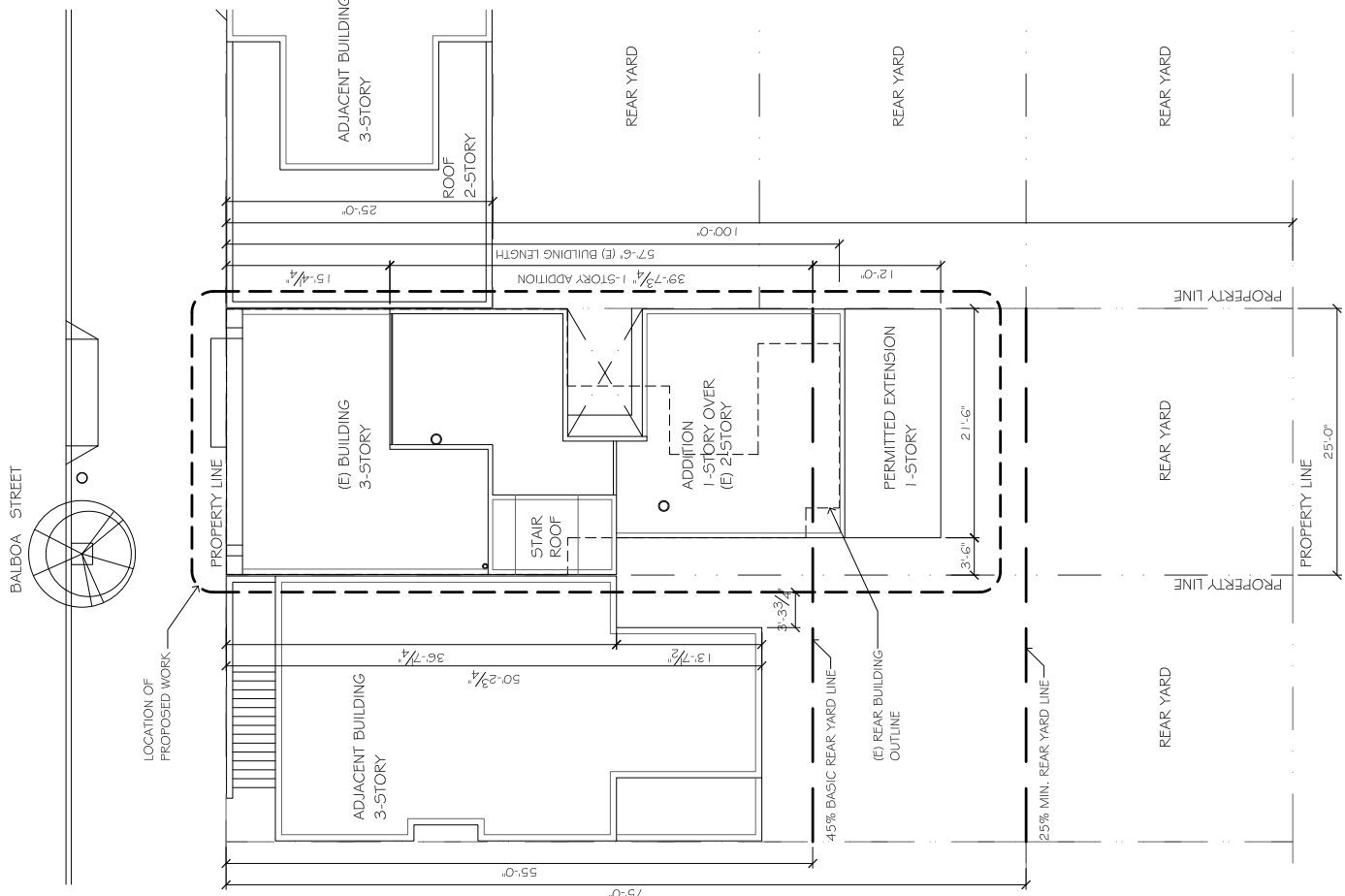
5 THIRD FLOOR PLAN - PROPOSED



13 ROOF PLAN - PROPOSED



17 PLOT PLAN - PROPOSED
1/8" = 1'-0"



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Address: 1825-1827 BALBOA STREET
San Francisco, CA 94121
Block 1625, Lot 026

Plans:
Ground/Basement Floor Plan - Proposed
First Floor Plan - Proposed
Second Floor Plan - Proposed

Revision	
Revised	
By	
Check	
Date	
Author	
Drawn	
Check	
Date	

Reference:
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