



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: AUGUST 6, 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: July 27, 2015
Case No.: **2014-000817DRP**
Project Address: **26 ROSSI AVENUE**
Permit Application: 2014.0521.6353
Zoning: RH-2 [Residential House, Two-Family]
40-X Height and Bulk District
Block/Lot: 1134/015
Project Sponsor: David Kohlmyer
2691 16th Avenue
San Francisco, CA 94116
Staff Contact: Laura Ajello – (415) 575-9142
laura.ajello@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The proposal consists of a three-story addition at the rear of a three-story single-family dwelling. The existing building depth is 58 feet and will increase by approximately 5 feet. The existing building is set back 28 feet from the rear property line; the proposed addition will have a setback of 23 feet, 3 inches. The number of stories and height of the home remain unchanged.

SITE DESCRIPTION AND PRESENT USE

The project site is located on the east side of Rossi Avenue between Anza Street and Lone Mountain Terrace in the Inner Richmond neighborhood. The subject parcel measures approximately 25.6 wide by 93 feet deep with an area of 2,382 square feet. The lot contains a three-story single-family house constructed in 1937.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

This portion of the Inner Richmond neighborhood is characterized by single and two-family homes. Angelo J. Rossi Playground is located across the street. Rossi Avenue is a tree-lined street spanning two blocks. Rossi Avenue houses are similar in massing, style and lot size. The subject property is one of five similar two-story over garage houses constructed in 1937. The DR requestor's house is one of four similar one-story over garage houses constructed between 1937-1941. The two-story over garage houses have a smaller building footprint than the one-story over garage houses (see Exhibits, Sanborn map).

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	February 17, 2015 – March 19, 2015	--	--	--
311 re-notice	15 days	April 24, 2015 – May 8 2015	May 8, 2015	August 6, 2015	89 days

Please note that the 311 notice period was extended 15 days due to an error on the reduced plans, which did not depict the DR Requestor’s windows facing the subject property.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	July 27, 2015	July 27, 2015	10 days
Mailed Notice	10 days	July 27, 2015	July 21, 2015	16 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

Barbara Austin, owner of 22 Rossi Avenue, adjacent to the north side property line of the subject property.

DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated May 8, 2015.

PROJECT SPONSOR’S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated May 20, 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 May 27, 2015 and found no exceptional or extraordinary circumstances related to the project or the DR requestor's concerns. Windows located on the DR requestor's home that face the rear yard address light and air issues. Windows installed directly along a side property line are not protected from being obscured by structures on adjacent properties. It was noted that a 10-foot high fence would be permitted in this location. Additionally, tall landscaping could block the existing property line windows.

The project sponsor made efforts to address the DR requestor's concerns by creating a lightwell to preserve light and air to one property line window and eliminating one proposed window on the proposed angled bay to preserve the neighbor's privacy.

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

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

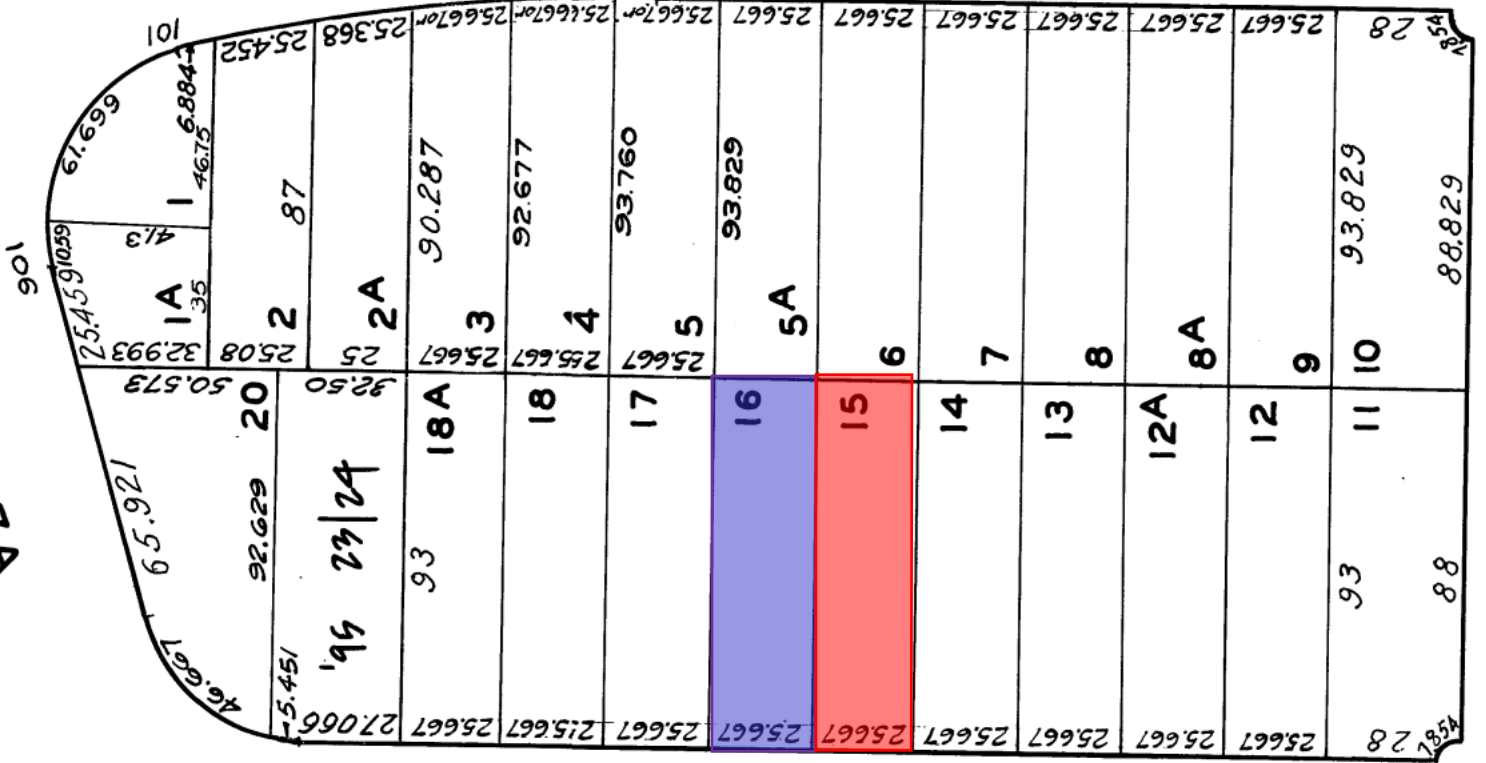
Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notices
DR Application
Response to DR Application dated May 20, 2015
Reduced Plans

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Parcel Map

STANYAN



ROSSI AVE.

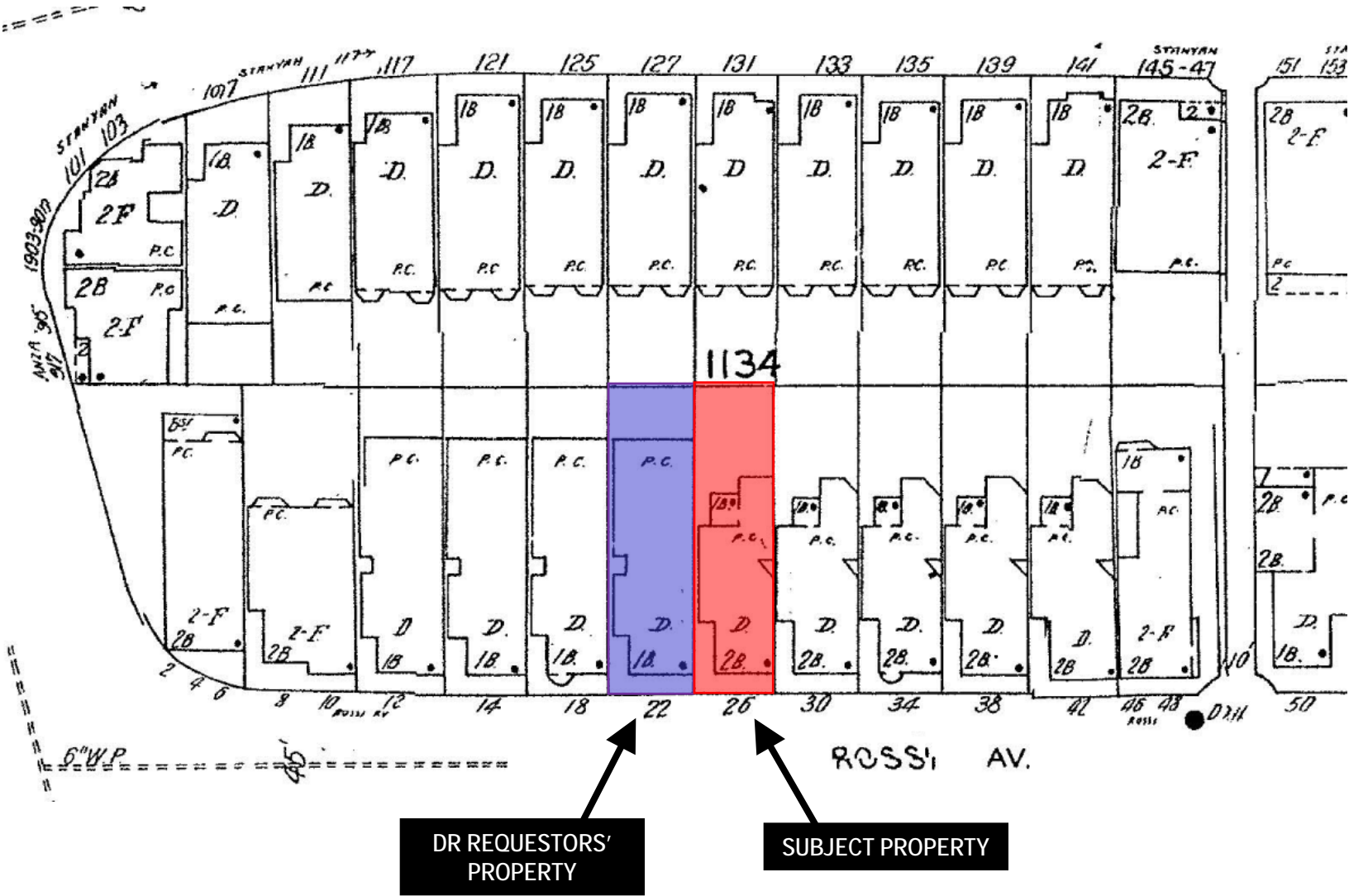
DR REQUESTORS' PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2014-00817DRP
26 Rossi Avenue

Sanborn Map*

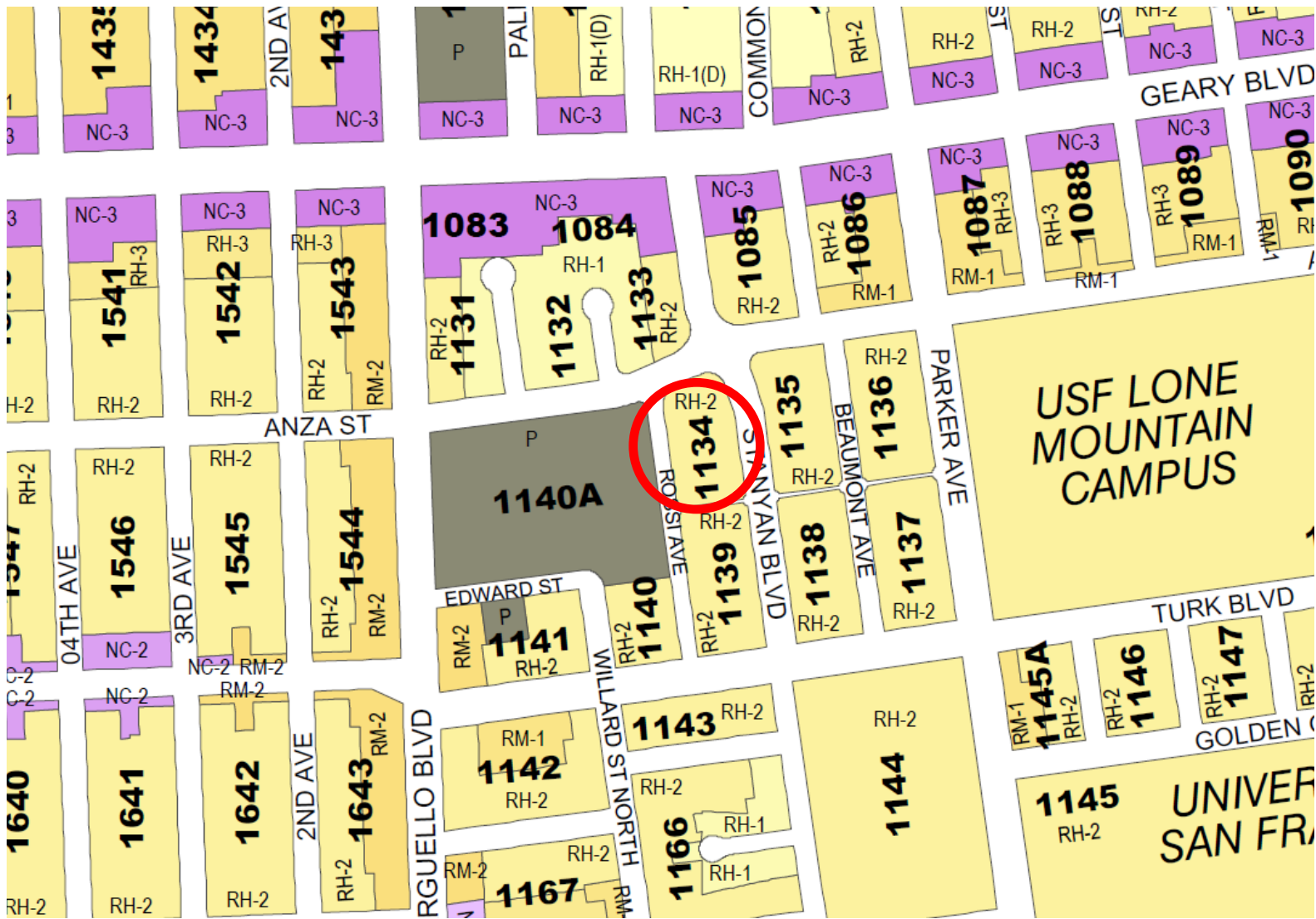


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing
Case Number 2014-00817DRP
26 Rossi Avenue

Zoning Map

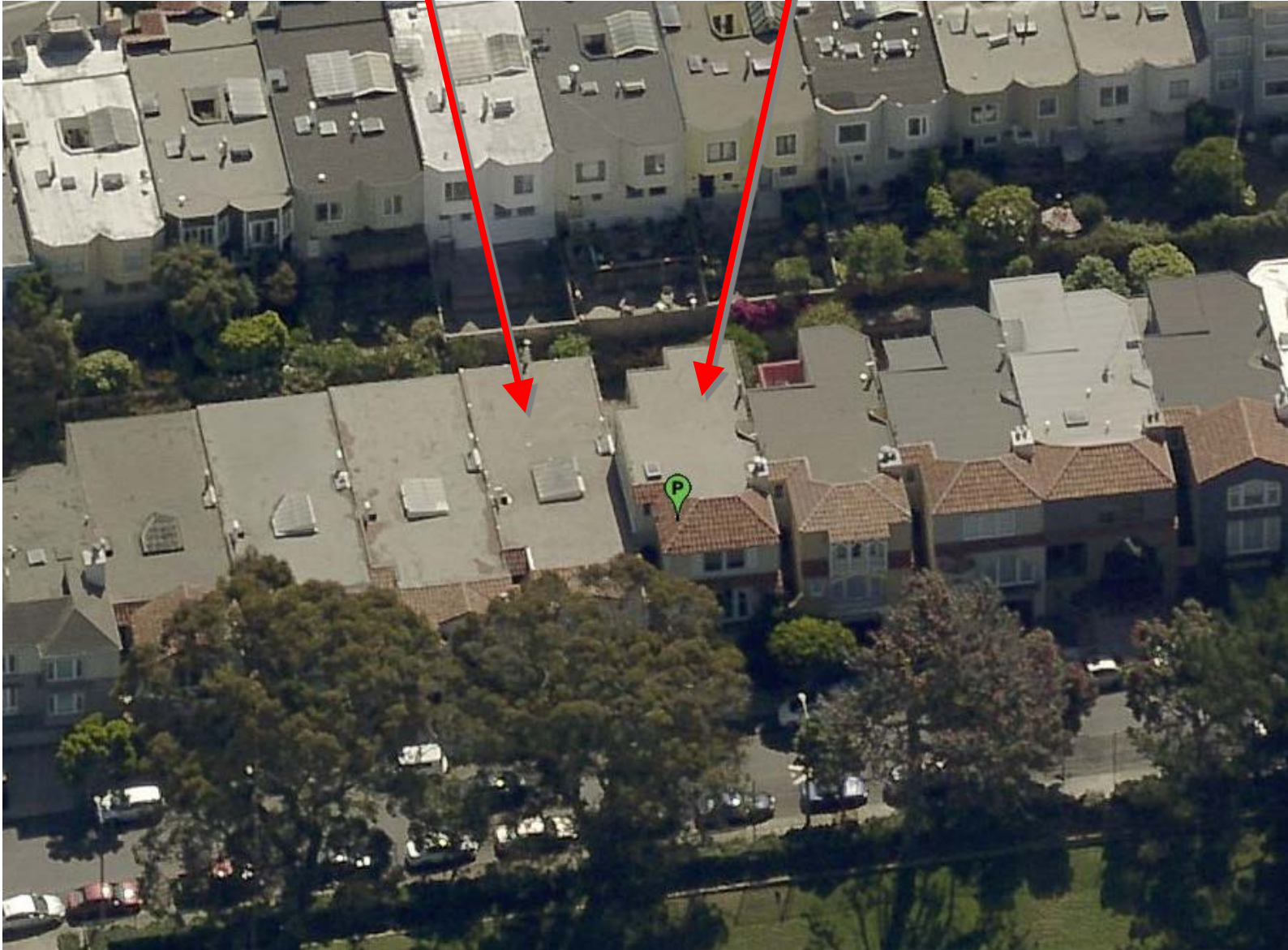


Discretionary Review Hearing
Case Number 2014-00817DRP
26 Rossi Avenue

Aerial Photo 1

DR REQUESTORS'
PROPERTY

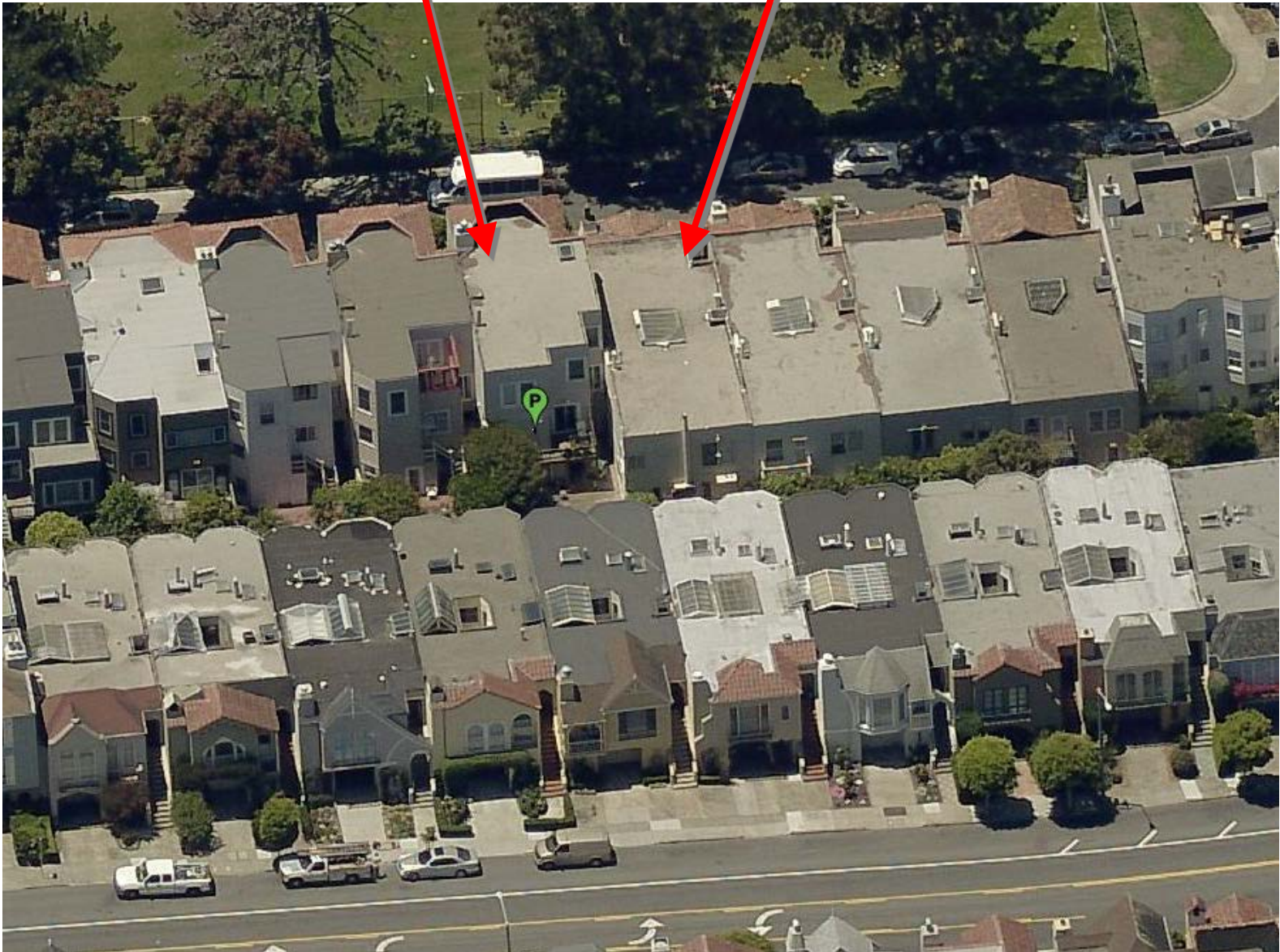
SUBJECT PROPERTY



Aerial Photo 2

SUBJECT PROPERTY

DR REQUESTORS'
PROPERTY



Site Photos



Discretionary Review Hearing
Case Number 2014-00817DRP
26 Rossi Avenue



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On **May 21, 2014**, the Applicant named below filed Building Permit Application No. **2014.0524.6353** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	26 Rossi Avenue	Applicant:	David Kohlmyer
Cross Street(s):	Anza St & Lone Mountain Terrace	Address:	2691 16th Avenue
Block/Lot No.:	1134/015	City, State:	San Francisco, CA 94116
Zoning District(s):	RH-2 / 40-X	Telephone:	(415) 516-5036

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 checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Single-family dwelling	No Change
Front Setback	7 feet	No Change
Side Setbacks	None	No Change
Building Depth	58 feet, 7 inches	63 feet, 9 inches
Rear Yard	28 feet	23 feet, 3 inches
Building Height	30 feet	No Change
Number of Stories	3	No Change
PROJECT DESCRIPTION		
The proposal consists of a 3-story addition at the rear of a single-family dwelling. See attached plans.		

For more information, please contact Planning Department staff:

Planner: Laura Ajello
 Telephone: (415) 575-9142
 E-mail: laura.ajello@sfgov.org

Notice Date: 2/17/2015
Expiration Date: 3/19/2015

中文詢問請電: (415) 575-9010

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



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

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For more information, please contact Planning Department staff:

Planner: Laura Ajello
 Telephone: (415) 575-9142
 E-mail: laura.ajello@sfgov.org

Notice Date: April 24, 2015
 Expiration Date: May 8, 2015

中文詢問請電: (415) 575-9010

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

RECEIVED

MAY 6 8 2015

COUNTY OF S.F.
DEPARTMENT

CASE NUMBER:
For Staff Use only

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: Barbara Austin		
DR APPLICANT'S ADDRESS: 22 Rossi Avenue	ZIP CODE: 94118	TELEPHONE: (415)386-6675

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Ericka and John Karner		
ADDRESS: 26 Rossi Avenue	ZIP CODE: 94118	TELEPHONE: ()

CONTACT FOR DR APPLICATION: Same as Above <input type="checkbox"/> Stephen M. Williams		
ADDRESS: 1934 Divisadero Street, San Francisco, CA	ZIP CODE: 94115	TELEPHONE: (415) 292-3656
E-MAIL ADDRESS: smw@stevewilliamsllaw.com		

2. Location and Classification

STREET ADDRESS OF PROJECT: 26 Rossi Avenue	ZIP CODE: 94118
CROSS STREETS: Turk St/Anza St	

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
1134 /015	25' 8 3/4"x 93'	2392' 9-3/4" sf	RH-2	40-X

3. Project Description

Please check all that apply

Change of Use Change of Hours New Construction Alterations Demolition Other

Additions to Building: Rear Front Height Side Yard

Single Family Home

Present or Previous Use:

Proposed Use: same

Building Permit Application No. 2014.0521.6353

Date Filed: 05/21/2014

4. Actions Prior to a Discretionary Review Request

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

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

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

No changes have been made in response to the neighbor's concerns. Project Sponsors have steadfastly refused to (1) Provide full set of plans (2) erect story poles to show depth or new height of three story rear yard addition (3) meet to discuss or respond to requests for information on the project

Discretionary Review Request

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

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

The project is an extensive remodel in a well established neighborhood that will have negative effects on the space, air, light, and privacy of the adjacent residents. The project does not meet the minimum standards of the Planning Code because the plans circulated with the 311 Notification were crude drawings which did not contain sufficient details (such as dimensions) to satisfy the mandatory requirements of Sec. 311. The Planning Dept has changed the rear setback on this project 3 TIMES!!, but cannot provide explanation based on Sec. 136.

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:

The project site is the SOUTH adjacent property, and proposes to add a third floor extension which will necessarily have adverse effects on DR requester's space, air, light and privacy. Despite this fact, and the fact that a 3-story addition should automatically triggers a review by the residential design team, no such review has occurred. Such a review would show that the project as proposed exceeds the allowable extension of the building into the rear yard setback and has a tremendous negative impact on light to DR Requestor's home.

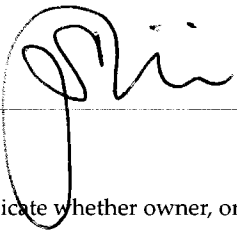
3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

The project must be modified to adhere to the rear yard setback requirements provided for in the code. The Dept initially marked the qualifying wall of the building to the south at 4 or 5 feet further east than is currently proposed. The Dept then reversed its decision (twice!), and allowed the larger setback requested without any explanation for the change or citation to the code section allowing the change. The proposed project should comply with the min. rear yard setback requirements provided for in the code and existing setback pattern.

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature:  _____

Date: May 8, 2015 _____

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

Stephen M. Williams
Owner / Authorized Agent (circle one)



SAN FRANCISCO PLANNING DEPARTMENT

RESPONSE TO DISCRETIONARY REVIEW

Case No.: _____

Building Permit No.: 201405216353

Address: 26 Rossi Ave, 94118

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Sponsor's Name: John & Ericka Karner

Telephone No.: 310-871-9799 (for Planning Department to contact)

- 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.

We have worked very closely with the planning department and our architects to understand our setback parameters. We are confident that our plans are within the regulations. We have followed the process as outlined by the planning department, so claims that we have not addressed the neighbor's concerns are false. We have consistently provided the necessary information each step of the way.

- 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. Indicate whether the changes were made before filing your application with the City or after filing the application.

We disagree that we will negatively impact the space, air, light and privacy of our neighbor. We are already a three-story home, we are simply adding an additional bedroom. The gardens and majority of windows are east/west facing and we are south of the neighbor, so no impact to light. The primary issue is the neighbor's property line window, which we took out a window in our plans to minimize any privacy issues.

- 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. Please explain your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.


The neighbor has not proposed any specific changes or requests. We have altered our plans to address concern over a property line window (the only window that faces our property), otherwise our plans are fully within the setback regulations. Our home is already three stories, so we are not "adding" a floor as suggested in the DR request.

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

4. Please supply the following information about the proposed project and the existing improvements on the property.

<u>Number of</u>	<u>Existing</u>	<u>Proposed</u>
Dwelling units (only one kitchen per unit –additional kitchens count as additional units)	<u>1</u>	<u>1</u>
Occupied stories (all levels with habitable rooms) ...	<u>3</u>	<u>3</u>
Basement levels (may include garage or windowless storage rooms)	<u>1</u>	<u>1</u>
Parking spaces (Off-Street)	<u>2</u>	<u>2</u>
Bedrooms	<u>3</u>	<u>4</u>
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas....	<u>2,771</u>	<u>3,328</u>
Height	<u>30' 2"</u>	<u>30' 2"</u>
Building Depth	<u>58'</u>	<u>62' 9"</u>
Most recent rent received (if any)	<u>N/A</u>	<u>N/A</u>
Projected rents after completion of project	<u>N/A</u>	<u>N/A</u>
Current value of property	<u>201,812</u>	<u> </u>
Projected value (sale price) after completion of project (if known)	<u>N/A</u>	<u> </u>

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


5/13/15
JOHN KARNER
 Signature Date Name (please print)

Project Address – 26 Rossi Ave., SF, CA 94118

Project Sponsor Names – John and Ericka Karner

This is a family home that has been owned by the Gettmans/Karners since 1976. We are committed to the neighborhood and raising our young family in this home and neighborhood. There are five primary motivations for the remodel:

- Adding additional space for the family
- Updating the staircase from the garage to be safer for elderly parents and young children
- Replacing the sewer line and drainage
- Creating a more functional layout
- Updating the foundation to be more earthquake proof

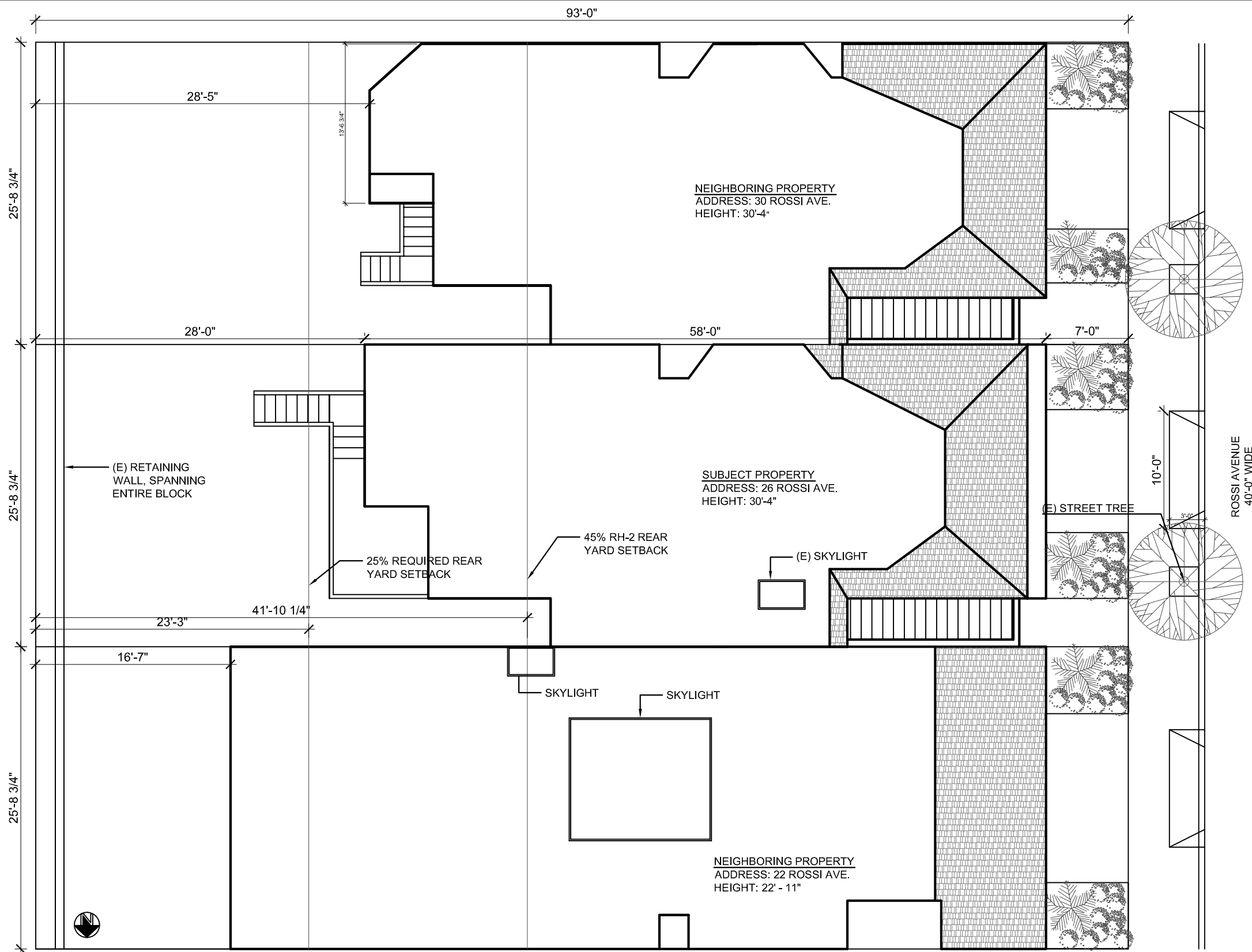
Per the designs, our proposed extension is still significantly shorter than the full depth of our northerly neighbor's building. Our homes are positioned front to back facing west and east (respectively). As such, we are not impacting our neighbor's light at all. Our home is currently three stories high. The addition of a fourth bedroom on the third floor will not impact our neighbor as we are not blocking any of her windows.

The primary concern appears to be the neighbor's property line window that looks into our backyard. From what we understand, property line windows are not protected, but we have adjusted our plans to remove a window that would have been facing the neighbor's window. In addition, we specifically designed the stairs to have a sloping roof in order to accommodate a second property line window.

It is unclear to us how we have "steadfastly refused" to address our neighbor's concerns. 1.) She has been provided a full set of plans on several occasions. She has everything we have at this point in the planning process. 2.) She received her very own notice with additional time for review. She also received drawings that specifically demonstrated how the project is code conforming. 3.) The neighbor has never asked for an independent review outside the neighborhood review she attended. We have always responded to her requests with the information we had and that was current.

All our other neighbors are in full support of the remodel, as they agree we are only trying to improve the neighborhood and our living situation.

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PROJECT DESCRIPTION

THE PROPOSED PROJECT IS A HORIZONTAL AND VERTICAL ADDITION, WITH LIGHT WELL TO MATCH NEIGHBORS, AT REAR OF PROPERTY TO ADD A FAMILY ROOM AT THE FIRST FLOOR, SUNROOM AT THE SECOND FLOOR, AND BEDROOM AT THE THIRD FLOOR.

THE CURRENT DWELLING IS A SINGLE FAMILY HOME;
THE PROPOSED DWELLING WILL REMAIN A SINGLE FAMILY HOME.

THE PROJECT WILL BE BUILT TO THE 2013 California Building Code
THE PROJECT WILL BE BUILT TO THE 2013 California Mechanical Code
THE PROJECT WILL BE BUILT TO THE 2013 California Electrical Code
THE PROJECT WILL BE BUILT TO THE 2013 California Plumbing Code
THE PROJECT WILL BE BUILT TO 2013 TITLE 24.
THE PROJECT WILL BE V-B CONSTRUCTION.

PROJECT LOCATION

ADDRESS: 26 ROSSI AVENUE
BLOCK: 1134
LOT: 015
ZONING: RH-2
HEIGHT/BULK DISTRICT: 40-X

PROJECT FEATURES

CONSTRUCTION TYPE: V-B
SITE DIMENSIONS: 25' - 8 3/4" X 93'
FRONT SETBACK: 7'-0"
SIDE SETBACK: 0'-0"
REAR SETBACK: 23'-3"
EXISTING CONDITIONED SQUARE FEET: 2,771
PROPOSED CONDITIONED SQUARE FEET: 3,328
AREA OF VERTICAL AND HORIZONTAL ADDITIONS: 557 SQ. FT.

SHEET INDEX

- A-1: EXISTING SITE PLAN
- A-2: PROPOSED SITE PLAN
- A-3: FIRST AND SECOND FLOOR EXISTING AND PROPOSED FLOOR PLANS
- A-4: THIRD FLOOR EXISTING AND PROPOSED FLOOR PLANS
- A-5: EXISTING ELEVATIONS
- A-6: PROPOSED ELEVATIONS

KOHLMYER

2691 16th Avenue
SAN FRANCISCO
CALIFORNIA
9 - 4 - 1 - 1 - 6
P: (415) 516-5036
F: (415) 566-2227

design & build
construction

ISSUES AND REVISIONS

NO.	DATE	ISSUE
1	2/3/15	311 NOTICE
2	3/23/15	REVISED 311 NOTICE
3	4/1/15	FINAL 311 NOTICE

KARNER RESIDENCE
26 ROSSI AVENUE
SAN FRANCISCO, CA 94118


JOB #:
DATE: February 3, 2015
DWN: d. kohlmyer
SCALE: NOT TO SCALE


SHEET TITLE:

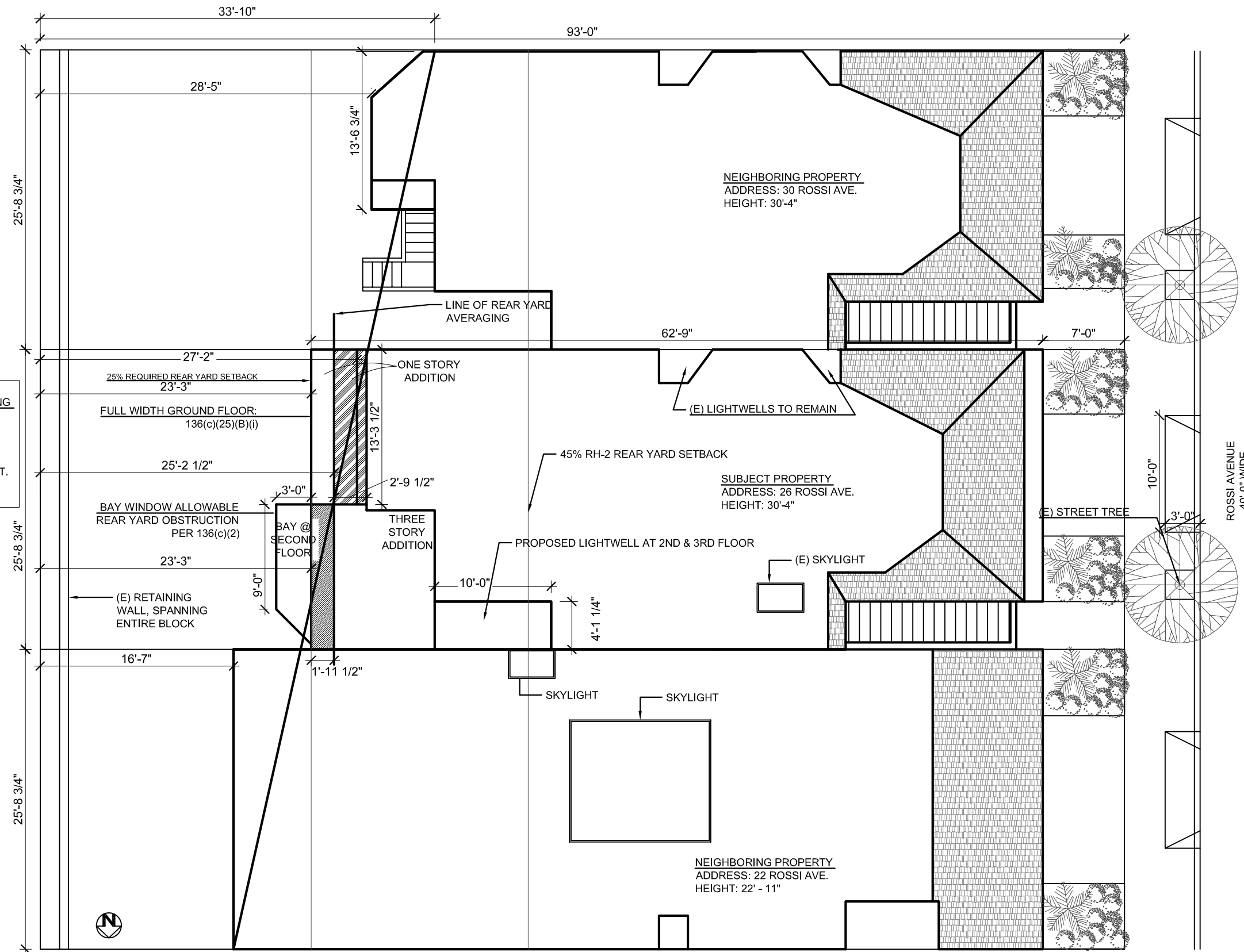
A-1

1 EXISTING SITE PLAN

ALTERNATE METHOD OF AVERAGING

 BUILT AREA= 25.35 SQ. FT.

 UN-BUILT AREA= 37.1 SQ. FT.



1 PROPOSED SITE PLAN

KOHLMYER

2691 16th Avenue
 SAN FRANCISCO
 CALIFORNIA
 9 - 4 - 1 - 1 - 6
 P: (415) 516-5036
 F: (415) 566-2227

design & build
 construction

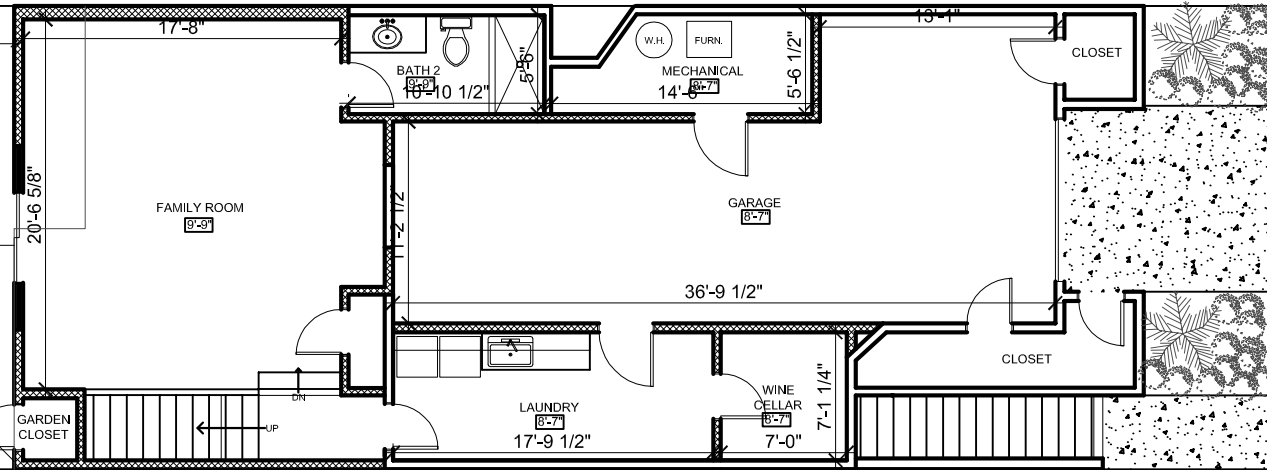
ISSUES AND REVISIONS		
NO.	DATE	ISSUE
1	2/3/15	311 NOTICE
2	3/23/15	REVISED 311 NOTICE
3	4/1/15	FINAL 311 NOTICE

KARNER RESIDENCE
 26 ROSSI AVENUE
 SAN FRANCISCO, CA 94118

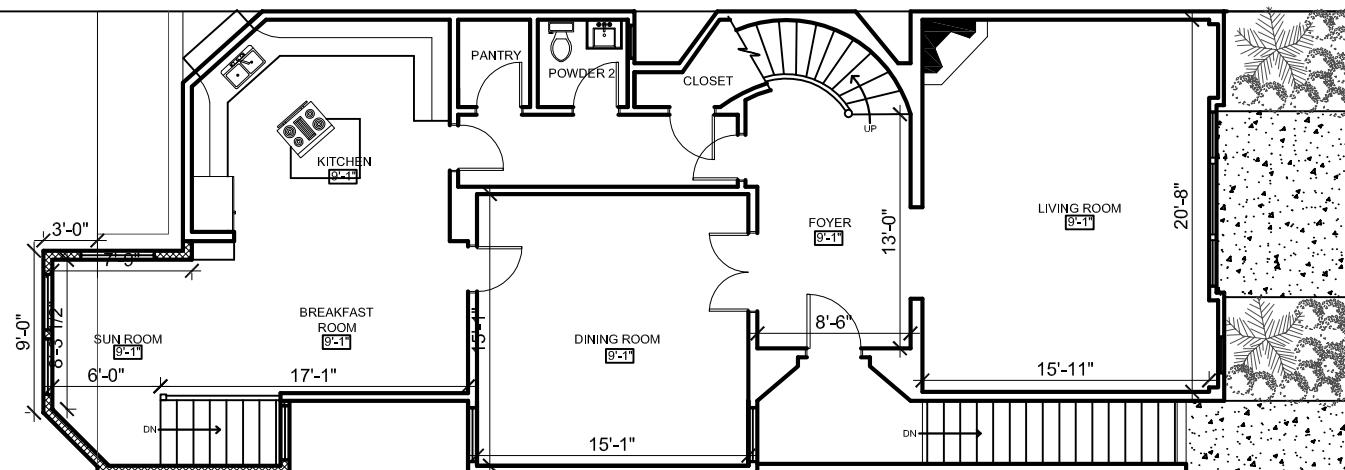
JOB #:
 DATE: February 3, 2015
 DWN: d. kohlmyer
 SCALE: NOT TO SCALE

SHEET TITLE:

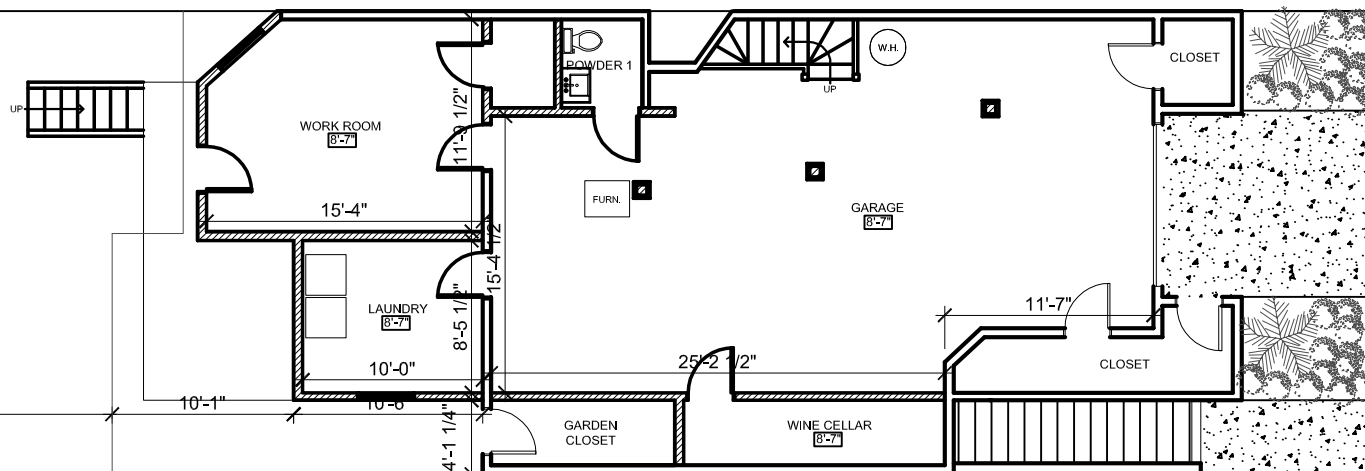
A-2



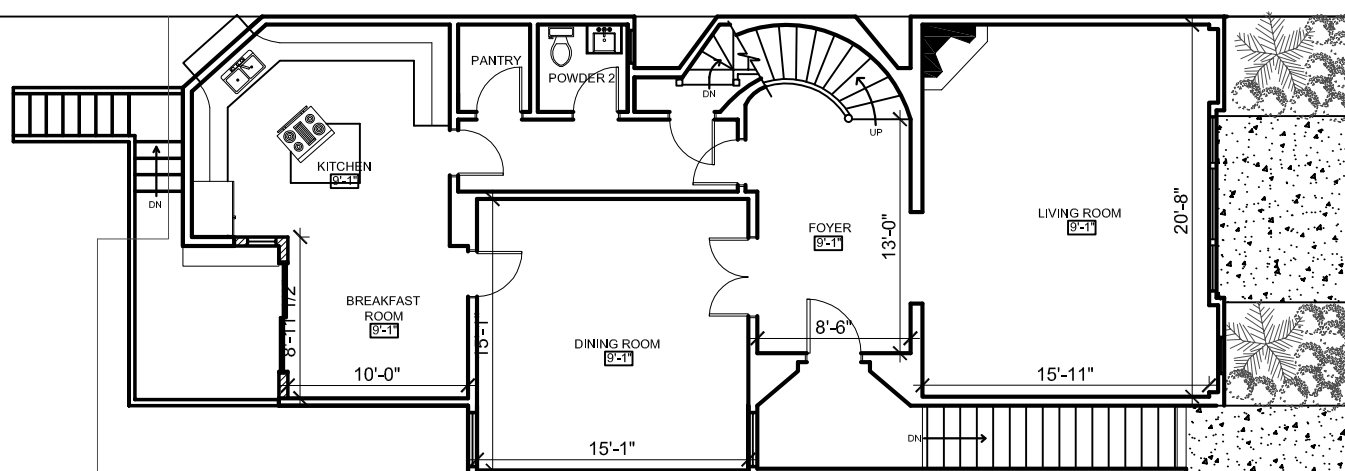
1 PROPOSED FIRST FLOOR



1 PROPOSED SECOND FLOOR



2 EXISTING FIRST FLOOR



2 EXISTING SECOND FLOOR

KOHLMYER

2691 16th Avenue
 SAN FRANCISCO
 CALIFORNIA
 9 - 4 - 1 - 1 - 6
 P: (415) 516-5036
 F: (415) 566-2227

design & build
 construction

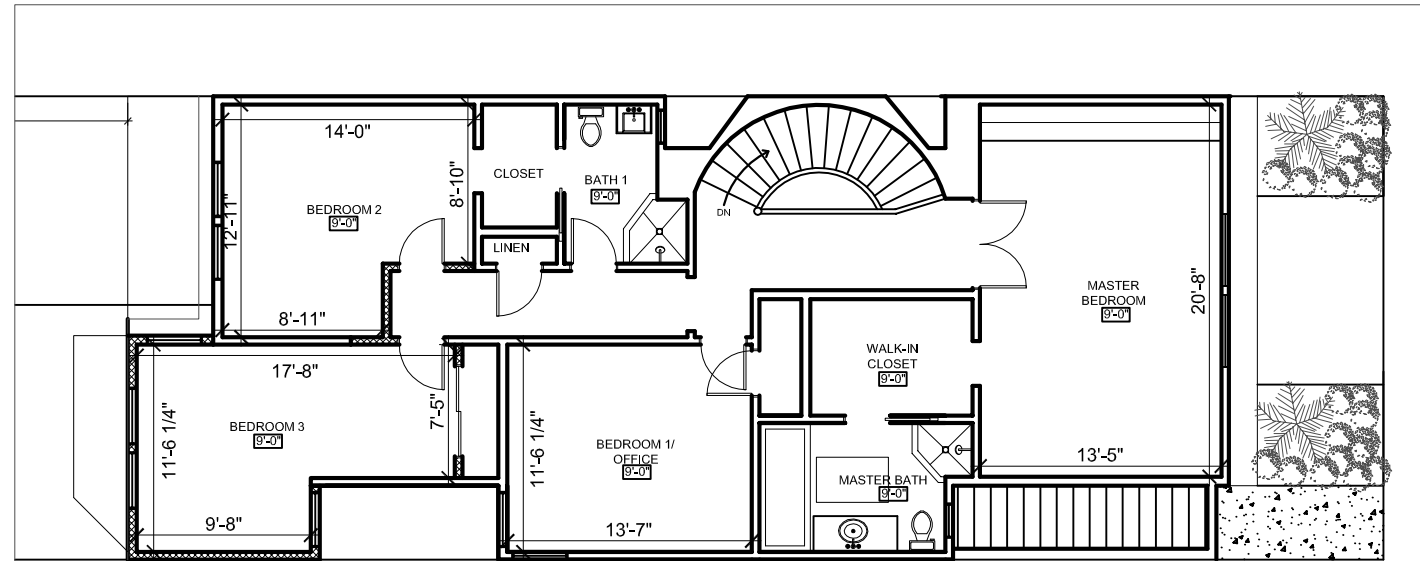
ISSUES AND REVISIONS		
NO.	DATE	ISSUE
1	2/3/15	311 NOTICE
2	3/23/15	REVISED 311 NOTICE
3	4/1/15	FINAL 311 NOTICE

KARNER RESIDENCE
 26 ROSSI AVENUE
 SAN FRANCISCO, CA 94118

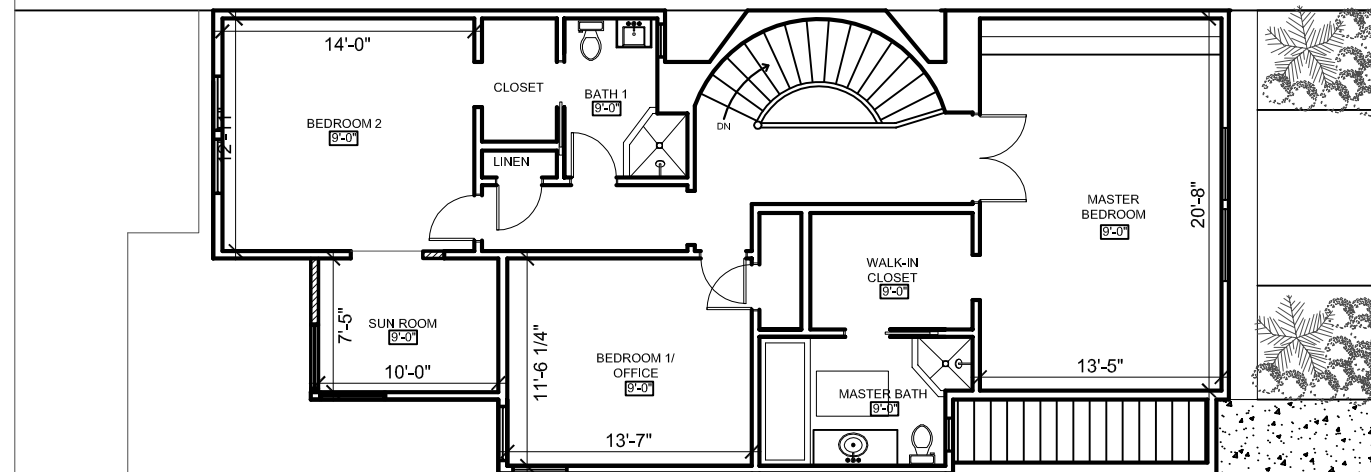
JOB #:
 DATE: February 3, 2015
 DWN: d. kohlmyer
 SCALE: NOT TO SCALE

SHEET TITLE:

A-3



1 PROPOSED THIRD FLOOR



2 EXISTING THIRD FLOOR

KOHLMYER

2691 16th Avenue
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 CALIFORNIA
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 F: (415) 566-2227

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ISSUES AND REVISIONS

NO.	DATE	ISSUE
1	2/3/15	311 NOTICE
2	3/23/15	REVISED 311 NOTICE
3	4/1/15	FINAL 311 NOTICE

KARNER RESIDENCE
 26 ROSSI AVENUE
 SAN FRANCISCO, CA 94118

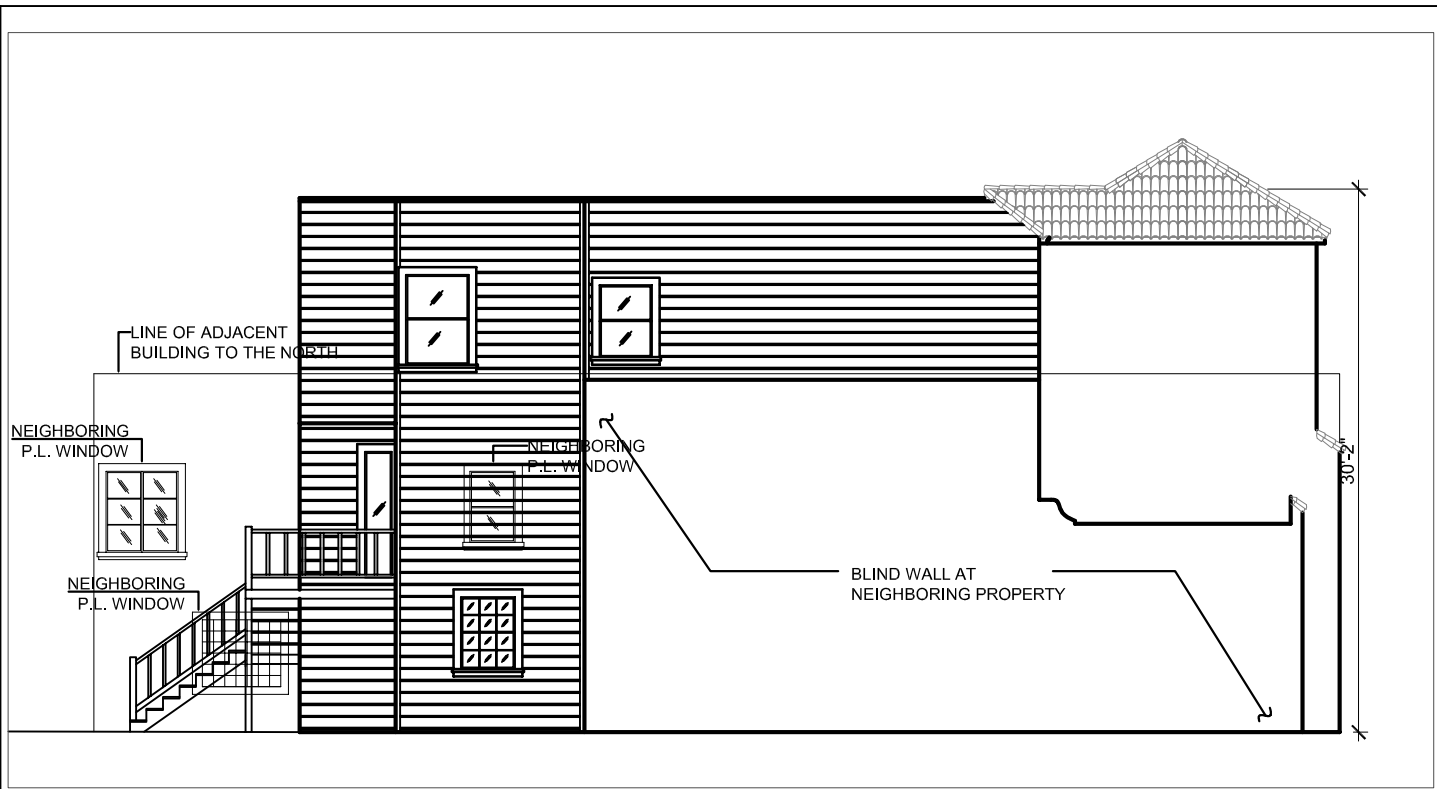
JOB #:
 DATE: February 3, 2015
 DWN: d. kohlmyer
 SCALE: NOT TO SCALE

SHEET TITLE:

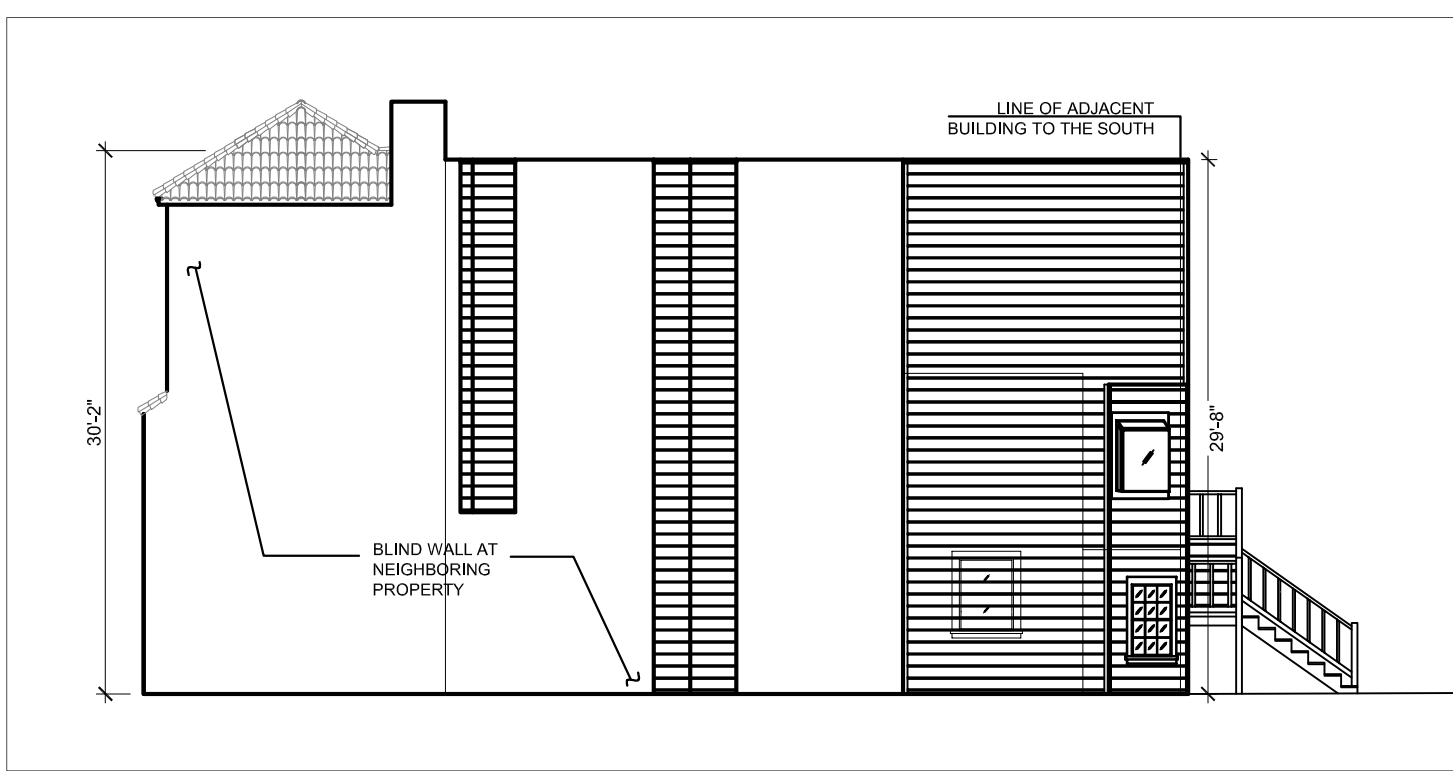
A-4



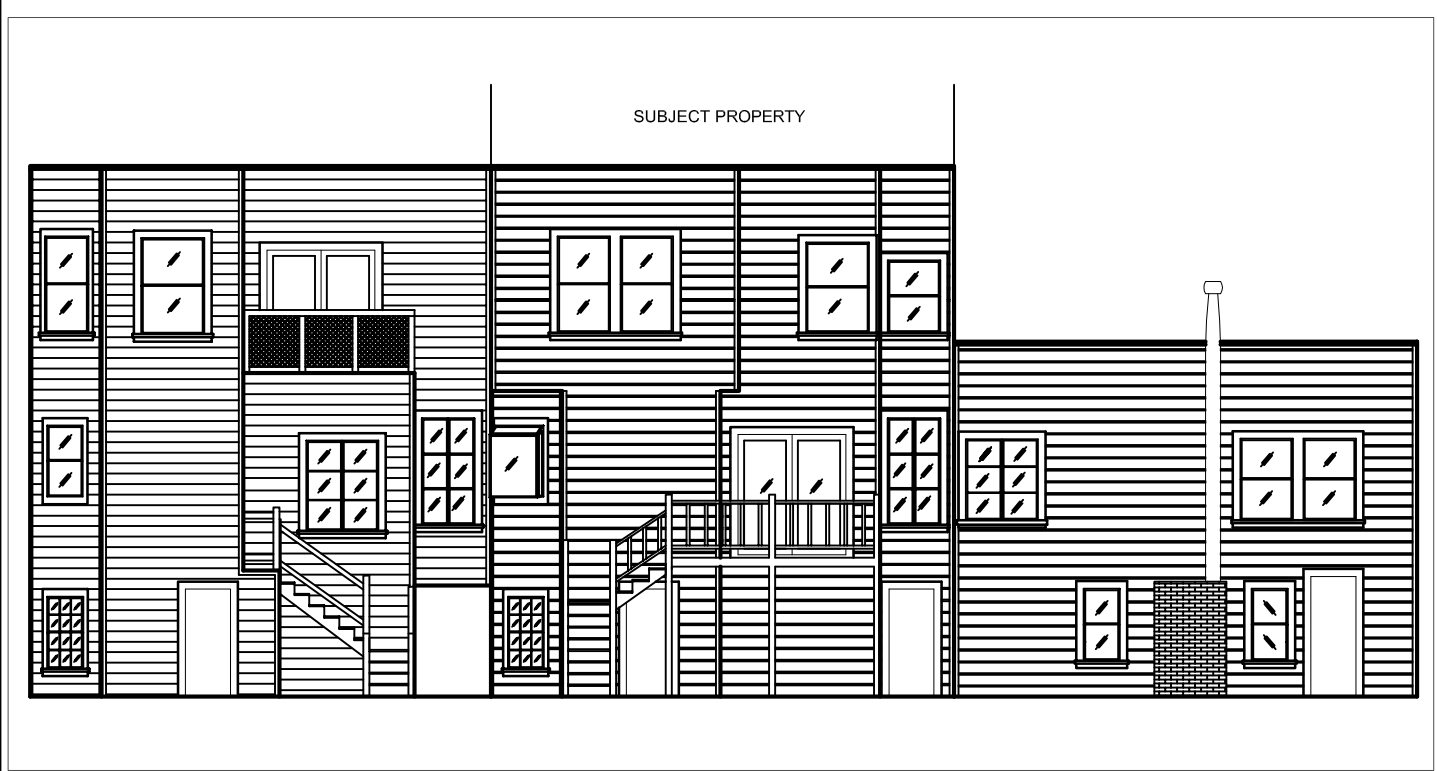
1 EXISTING FRONT ELEVATION



2 EXISTING NORTH ELEVATION



3 EXISTING SOUTH ELEVATION



4 EXISTING REAR ELEVATION

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ISSUES AND REVISIONS		
NO.	DATE	ISSUE
1	2/3/15	311 NOTICE
2	3/23/15	REVISED 311 NOTICE
3	4/1/15	FINAL 311 NOTICE

KARNER RESIDENCE
26 ROSSI AVENUE
SAN FRANCISCO, CA 94118

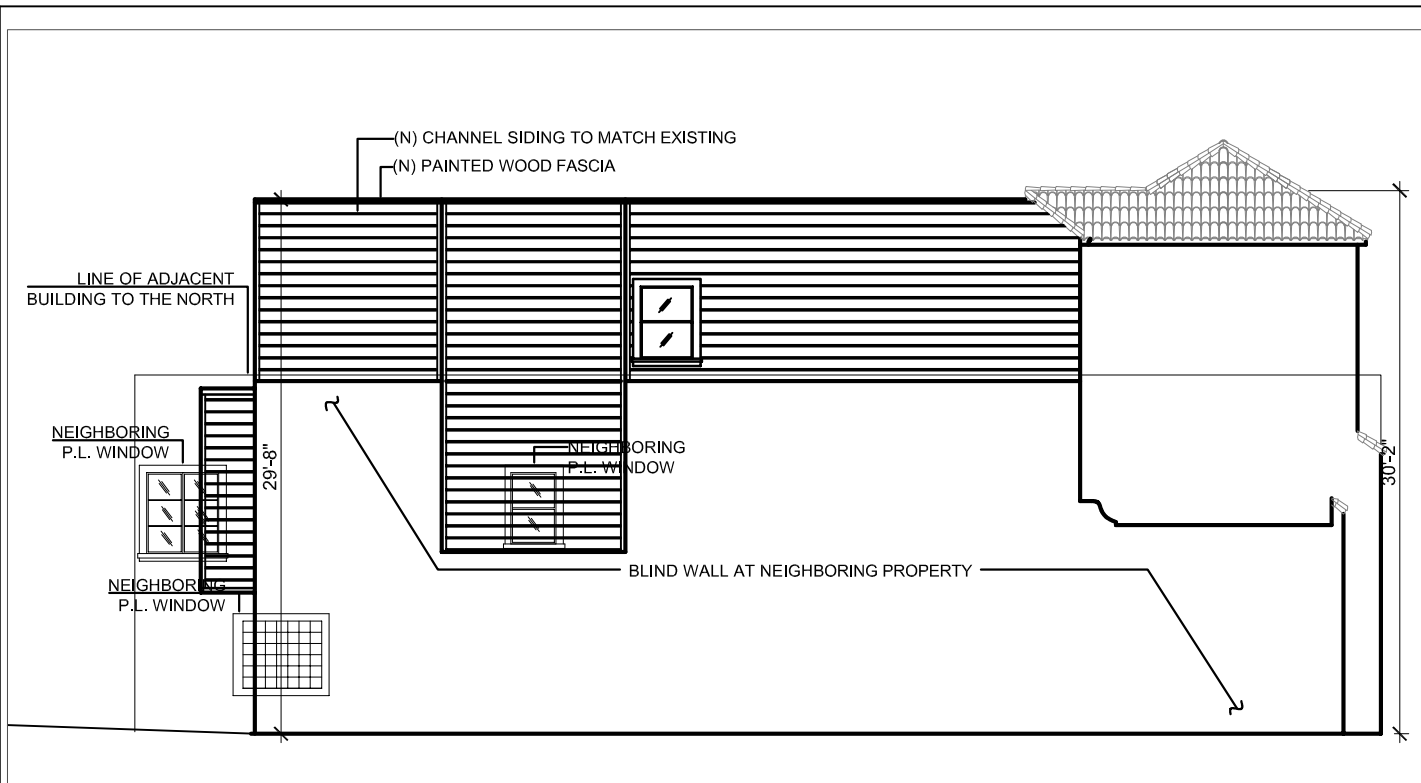
JOB #:
DATE: February 3, 2015
DWN: d. kohlmyer
SCALE: NOT TO SCALE

SHEET TITLE:

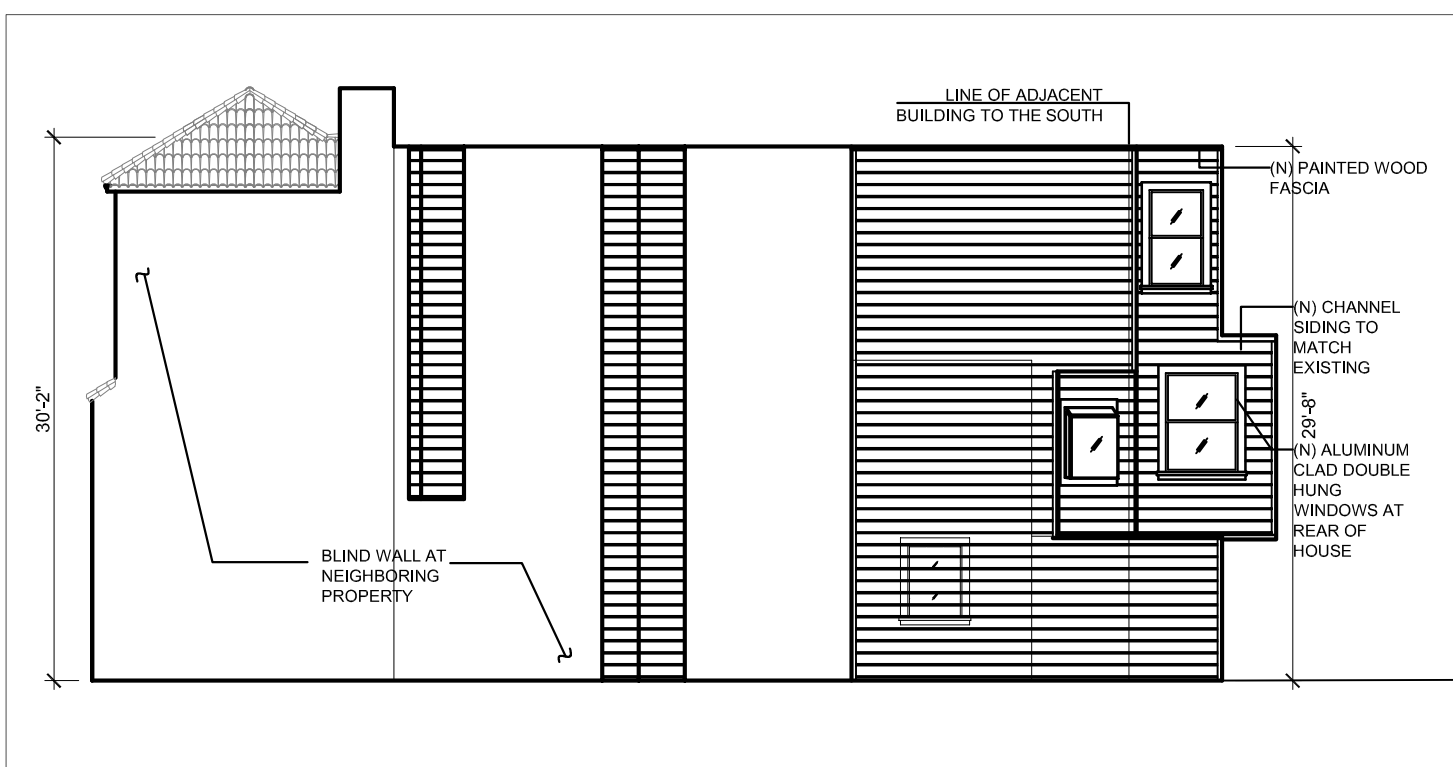
A-5



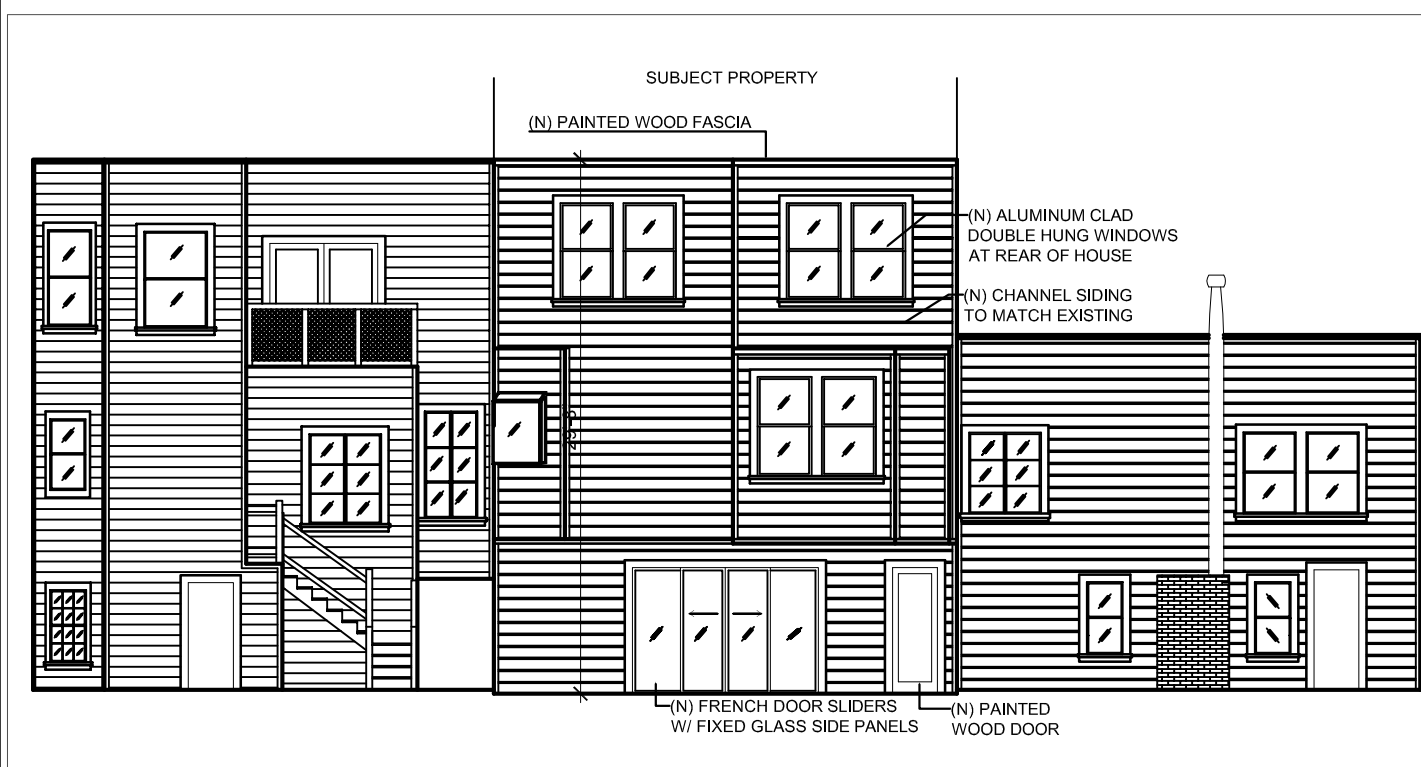
1 PROPOSED FRONT ELEVATION (NO WORK)



2 PROPOSED NORTH ELEVATION



3 PROPOSED SOUTH ELEVATION



4 PROPOSED REAR ELEVATION

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ISSUES AND REVISIONS		
NO.	DATE	ISSUE
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2	3/23/15	REVISED 311 NOTICE
3	4/1/15	FINAL 311 NOTICE

KARNER RESIDENCE
26 ROSSI AVENUE
SAN FRANCISCO, CA 94118

JOB #:
DATE: February 3, 2015
DWN: d. kohlmeyer
SCALE: NOT TO SCALE

SHEET TITLE:

A-6