



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

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415.558.6409

Planning
Information:
415.558.6377

Date: October 26, 2015
Case No.: **2014-003128DRP**
Project Address: **1339 28th Avenue**
Permit Application: 2014.12.05.3152
Zoning: RH-1 [Residential House, One-Family]
40-X Height and Bulk District
Block/Lot: 1783/005
Project Sponsor: Deepak Patankar
Evoco Architecture & Interiors
160 South Linden Avenue, #210
South San Francisco, CA 94080
Staff Contact: Nancy Tran – (415) 575-9174
nancy.h.tran@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The proposal is to enlarge the existing two-story over garage single-family dwelling by constructing a three-story horizontal rear addition and remodel the interior. The rear building wall will be extended 16'-10" toward the westerly boundary, resulting in an ~1,000 GFA expansion. The building's footprint will increase from the existing ~1,100 SF (~1,400 GFA) to ~1,300 SF (~2,400 GFA). A portion of the subject property's lightwell will be filled in and a property line window will be closed off on the DR requestor's building located along the south property line. The proposal incorporates a matching lightwell adjacent to a lightwell on the DR requestor's property.

SITE DESCRIPTION AND PRESENT USE

The project site is on the west side of 28th Avenue, between Irving and Judah Streets, Lot 005 in Assessor's Block 1783 and is located within the RH-1 (Residential House, One-Family) Zoning District and the 40-X Height and Bulk District. The ~3,000 SF lot has 25' of frontage and a depth of 100'. The property is developed with a two-story over garage, ~1,100 square foot building (~1,400 GFA) that was constructed circa 1924 with off-street parking on the ground floor.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located in the Outer Sunset neighborhood's northeast side, within a residential area of similar design and construction date. Parcels adjacent to (north and south) as well as those within the immediate vicinity consist primarily of single-family dwellings. The property is within proximity to RH-2 (Residential-House, Two Family), RH-3 (Residential House, Three-Family) and Neighborhood Commercial (Irving Street NCD, Judah Street NCD and NC-1) districts.

BUILDING PERMIT NOTIFICATION

| TYPE | REQUIRED PERIOD | NOTIFICATION DATES | DR FILE DATE | DR HEARING DATE | FILING TO HEARING TIME |
|------------|-----------------|---------------------------------|-----------------|------------------|------------------------|
| 311 Notice | 30 days | July 21, 2015 – August 20, 2015 | August 17, 2015 | November 5, 2015 | 80 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 23, 2015 | 13 days |

PUBLIC COMMENT

| | SUPPORT | OPPOSED | NO POSITION |
|--|---------|------------------|-------------|
| Adjacent neighbor(s) | 1 | 1 (DR requestor) | 1 |
| Other neighbors on the block or directly across the street | 4 | 1 | 1 |
| Neighborhood groups | - | - | - |

Support – Leticia Delacirna, Dorotea Santos & Sarina Mendoza – Owners/occupants at 1346 29th Avenue, expressed support for the project.

Support – Nate Valentine – Mr. Valentine, owner/occupant at 1342 28th Avenue, expressed support for the project.

Support – Michelle Kuswanto – Ms. Kuswanto, (adjacent) owner/occupant at 1335 28th Avenue, expressed support for the project.

Support – Grace Wang – Ms. Wang, owner/occupant at 1285 28th Avenue, believes that the proposed project meets Planning Code and expressed support for the project.

Support – Margaret Gee – Ms. Gee, owner/occupant at 1381 28th Avenue, believes that the proposed project meets Planning Code and expressed support for the project.

Opposed – Agnes G. Cadinha – Ms. Cadinha, owner/occupant at 1328 28th Avenue, expressed concern that the proposed addition will provide owners the opportunity to illegally convert the single-family dwelling into a three-unit building.

No Position – Paul K. Kuswanto – Mr. Kuswanto, owner/occupant at 1335 28th Avenue (adjacent), stated that increased shadows caused by the proposed adjacent expansion is not of a concern to him.

No Position – Jason Wong – Mr. Wong, occupant at 1347 28th Avenue, stated he has no issue with the proposed project.

DR REQUESTOR

Xem Kim Trieu, 1343 28th Avenue, San Francisco, CA 94122
Requestor is the abutter located directly south of the subject property.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

In summary, the DR requestor is concerned about the project's impact to light and air. Ms. Trieu states that the plans do not accurately show or match her lightwell. She states that the addition will be built up against her existing basement stair window located at the shared property line, thus blocking off its access to light.

See attached *Discretionary Review Application*, dated August 17, 2015.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated October 5, 2015.

The project sponsor initially proposed to infill their entire lightwell and install a solar tube on the DR requestor's property to compensate for loss of light. The plans were later modified to minimize impact on light by providing a shared lightwell (matching the DR requestor) per Residential Design Guidelines.

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). The proposed project adds ~1,000 GFA to the existing ~1,300 GFA building.

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team (RDT) found the proposal to be consistent with the Residential Design Guidelines (RDGs) and that the project does not present any exceptional or extraordinary circumstances for the following reasons:

- Light access is provided via a shared lightwell in matching length (2'-3") along the project's south side of the project (RDGs, pgs. 16-17).
- Property line windows are not protected under Planning Code.

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.

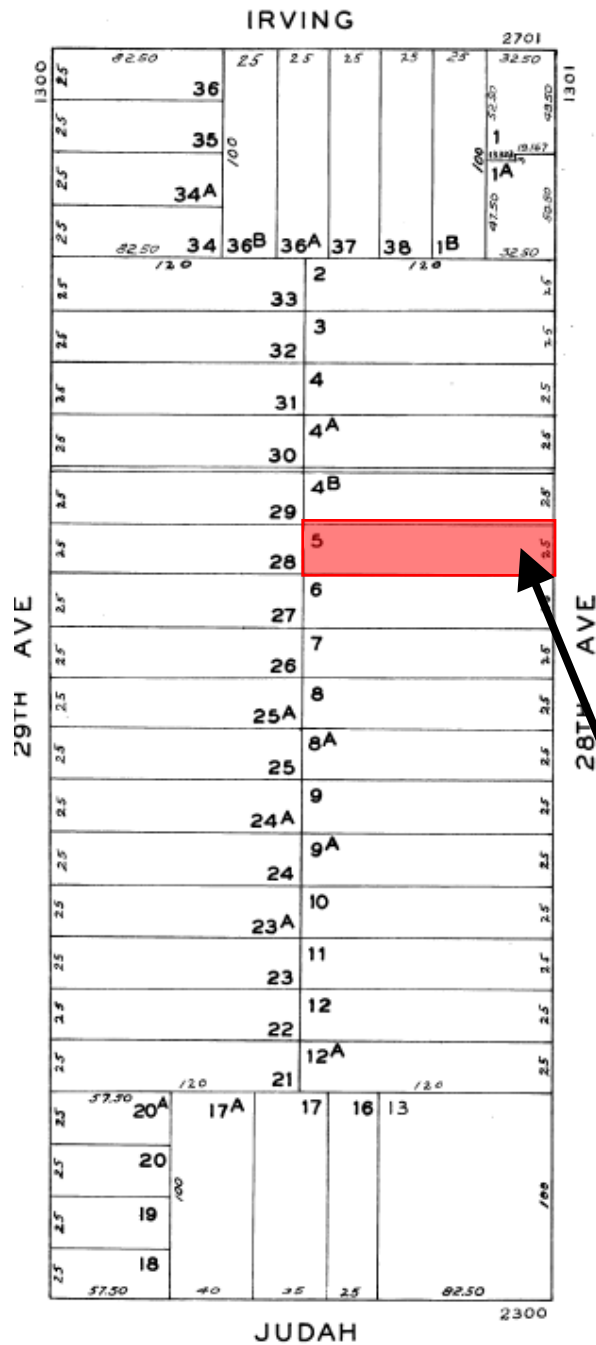
| | |
|------------------------|---|
| RECOMMENDATION: | Do not take DR and approve project as proposed |
|------------------------|---|

Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photo
CEQA Determination
Section 311 Notice
DR Notice
DR Application dated August 17, 2015
Response to DR Application dated October 5, 2015
Public Comments

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Block Book Map

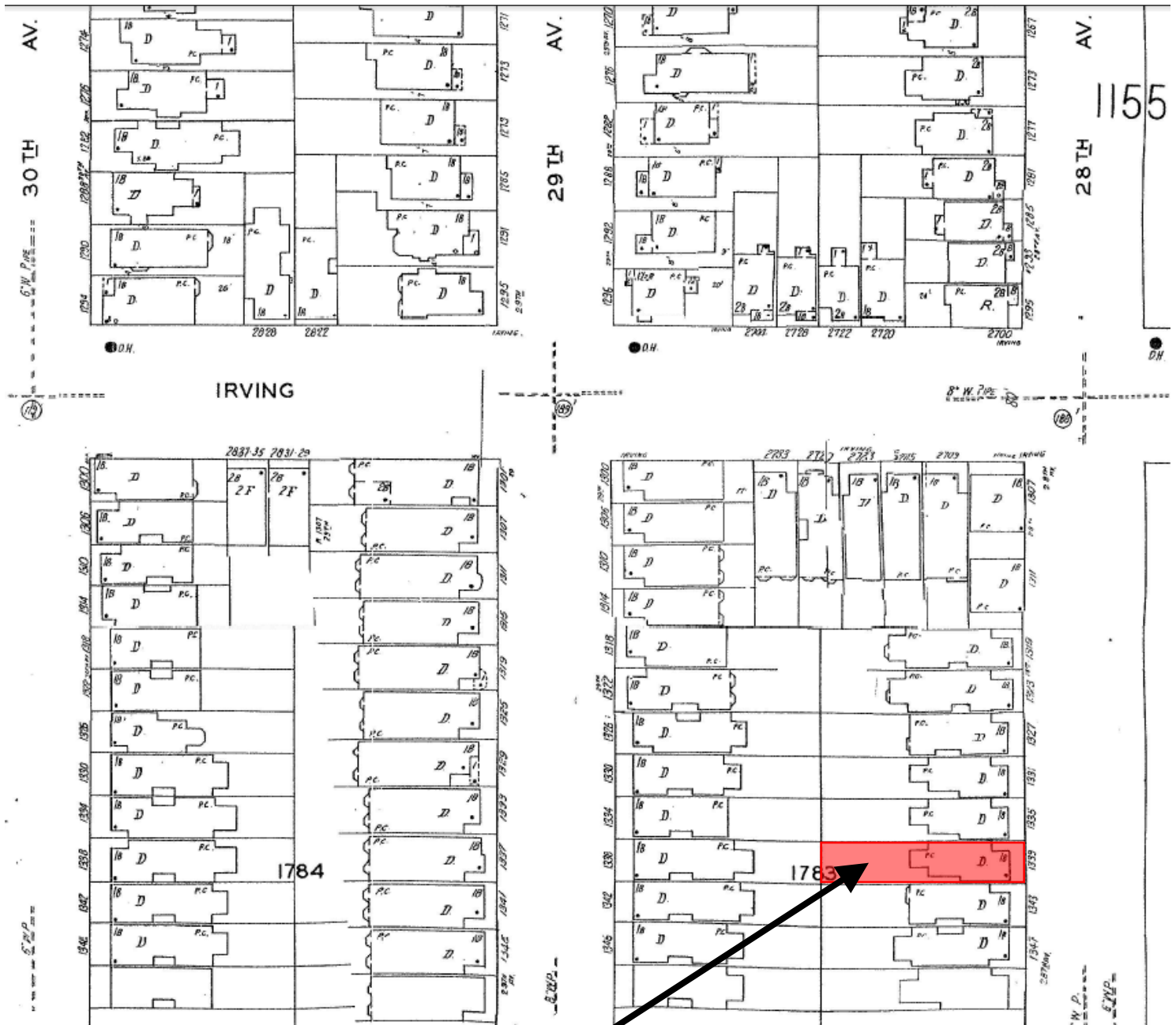


SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2014-003128DRP
1339 28th Avenue

Sanborn Map*



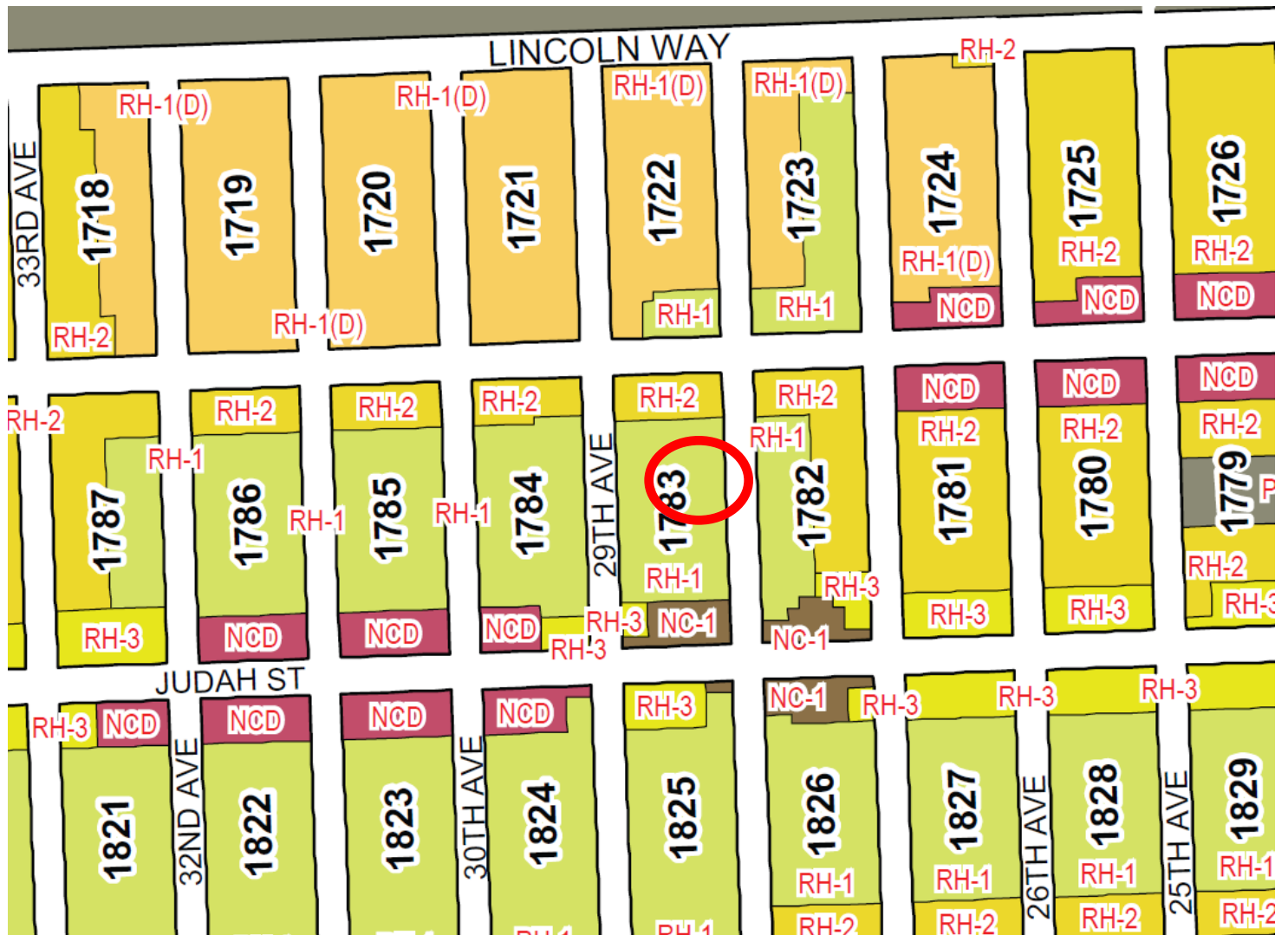
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2014-003128DRP
1339 28th Avenue

Zoning Map



Discretionary Review Hearing
Case Number 2014-003128DRP
1339 28th Avenue

Aerial Photo



DR REQUESTOR

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2014-003128DRP
1339 28th Avenue



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

| | | | |
|---|---|--|---|
| Project Address | | Block/Lot(s) | |
| 1339 28th Avenue | | 1783/005 | |
| Case No. | Permit No. | Plans Dated | |
| 2014-003128PRJ | 2014.12.05.3152 | April 1, 2015 | |
| <input checked="" 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. Construct a three-story horizontal rear addition to an existing three-story single-family house. | | | |

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

| | |
|---|--|
| Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required. | |
| <input checked="" type="checkbox"/> | Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft. |
| <input type="checkbox"/> | Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/> | Class __ |

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

| | |
|--|--|
| | Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the 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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area) |
| <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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area) |
| <input type="checkbox"/> | Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) |
| <input 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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required. |
| <input type="checkbox"/> | Seismic: Landslide Zone: Does the project involve 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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required. |
| <input type="checkbox"/> | Seismic: Liquefaction Zone: Does the project involve 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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required. |
| If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u> | |
| <input checked="" type="checkbox"/> | Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above. |
| Comments and Planner Signature (optional): | |

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

| | |
|--|---|
| PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map) | |
| <input checked="" 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 <i>Residential Design Guidelines</i> . |
| <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 checked="" 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 checked="" 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 checked="" 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 checked="" 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: Marcelle Boudreaux <small>(signature required to be valid)</small> | |

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): <div style="margin-left: 20px;"> <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review </div> STOP! Must file an <i>Environmental Evaluation Application</i>. | |
| <input checked="" type="checkbox"/> | No further environmental review is required. The project is categorically exempt under CEQA. | |
| | Planner Name: Max Setyadiputra Project Approval Action: Building Permit 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. | | |

| | |
|--|---|
| <input type="checkbox"/> | 8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (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 checked="" type="checkbox"/> | No further environmental review is required. The project is categorically exempt under CEQA. | |
| | Planner Name: max setyadiputra | Signature: |
| | Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. | Max Setyadiputra <small>Digitally signed by Max Setyadiputra DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Max Setyadiputra, email=Max.Setyadiputra@sfgov.org Date: 2015.10.16 13:46:33 -07'00'</small> |
| | 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 CATEX FORM | |

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **December 5, 2014** the Applicant named below filed Building Permit Application No. **2014.12.05.3152S** with the City and County of San Francisco.

| PROPERTY INFORMATION | | APPLICANT INFORMATION | |
|----------------------|------------------------------------|-----------------------|--------------------------------------|
| Project Address: | 1339 28th Avenue | Applicant: | Deepak Patankar |
| Cross Street(s): | Between Irving and Judah St | Address: | 160 So Linden Ave. #210 |
| Block/Lot No.: | 1783/005 | City, State: | South San Francisco, CA 94080 |
| Zoning District(s): | RH-1/40-X | Telephone: | (415) 337-5485 |

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 type="checkbox"/> Rear Addition | <input type="checkbox"/> Side Addition | <input type="checkbox"/> Vertical Addition |
| PROJECT FEATURES | EXISTING | PROPOSED |
| Building Use | Residential | Residential |
| Front Setback | 10 feet | No Change |
| Side Setbacks | 0 | No Change |
| Building Depth | 52 feet – 6 inches | 59 feet - 5 inches |
| Rear Yard | 57 feet – 4 inches | 50 feet - 5 inches |
| Building Height | 28 feet – 2 inches | No Change |
| Number of Stories | 3 | No Change |
| Number of Dwelling Units | 1 | 1 |
| Number of Parking Spaces | 1 | 1 |
| PROJECT DESCRIPTION | | |
| The proposal is to construct a three-story horizontal rear addition to an existing three-story single-family house. | | |
| The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code. | | |

For more information, please contact Planning Department staff:

Planner: Max Setyadi Putra
Telephone: (415) 575-9180
E-mail: max.setyadi putra@sfgov.org

Notice Date: 7/21/15
Expiration Date: 8/20/15

中文詢問請電: (415) 575-9010

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

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.

1339 28TH AVENUE ADDITION

ADDITION TO REAR OF EXISTING RESIDENCE

1339 28TH AVENUE, SAN FRANCISCO, CA 94122

evoco

EVOCO ARCHITECTURE &
INTERIORS
160 SOUTH LINDEN AVE # 210
SO. SAN FRANCISCO CA 94080

415.337.5485

OWNER:
COREY YEH & MORINNE SIU
1339 28TH AVENUE
SAN FRANCISCO, CA 94122

REVISIONS

DATE/DESC.

2/23/2015

3/16/2015

3/25/2015

4/1/2015

1339 28TH AVENUE REMODEL

1339 28H AVENUE
SAN FRANCISCO, CA 94122

SEAL:



TITLE:

TITLE SHEET

DATE:

APRIL 1, 2015

SCALE:

AS NOTED

JOB #:

14114

DRAWN

BY:

DP

A-0.0

PROJECT DATA

LOCATION 1339 28TH AVENUE
SAN FRANCISCO, CA 94122

BLOCK / LOT 1783 / 005

LOT AREA 2996 S.F.

OCCUPANCY R-3

ZONING RH-1

CONSTRUCTION TYPE TYPE-V B

STORIES TWO + PARTIAL THIRD

HEIGHT LIMIT 40-X

BUILDING AREA

| | R-3(E) | R-3(NEW) | R-3(TOTAL) | U (E) | U (N) |
|---------|------------|----------|------------|----------|----------|
| LEVEL 1 | - | 696 S.F. | 696 S.F. | 886 S.F. | 483 S.F. |
| LEVEL 2 | 1,092 S.F. | 232 S.F. | 1,324 S.F. | - | - |
| LEVEL 3 | 286 S.F. | 60 SF | 346 S.F. | - | - |
| TOTAL | 1,378 S.F. | 988 S.F. | 2,426 S.F. | 886 S.F. | 483 S.F. |

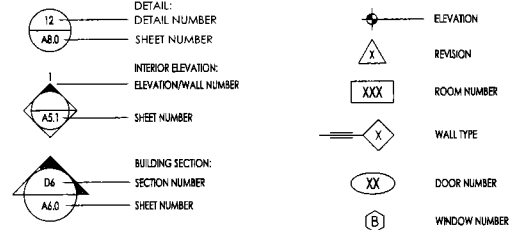
TOTAL AREA- EXISTING = 1,378 SF
TOTAL AREA- PROPOSED = 2,426 SF

PROJECT DIRECTORY

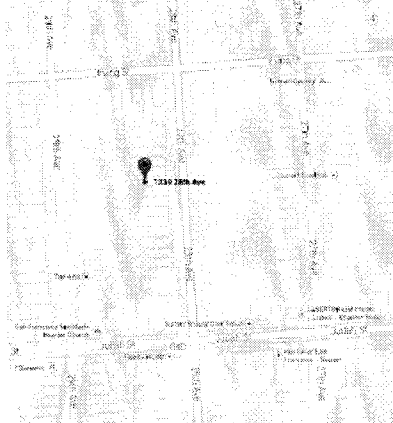
OWNER
COREY YEH AND MORINNE SIU
1339 28TH AVENUE
SAN FRANCISCO, CA 94122

ARCHITECT
EVOCO ARCHITECTURE | INTERIORS
160 SOUTH LINDEN AVE # 210
SO SAN FRANCISCO, CA 94080
CONTACT: DEEPAK PATANKAR
PHONE: (415) 337-5485

SYMBOLS



PLOT PLAN



APPLICABLE CODES

CALIFORNIA CODE OF REGULATIONS TITLE 24, CBC 2013, CMC 2013, CPC 2013, CEC 2013, CFC 2013, CALIFORNIA ENERGY CODE 2013, CFC 2013, AND ANY LOCAL GOVERNING CODES AND ORDINANCES. SFBC 2013

PLANS SHALL COMPLY WITH TITLE 24 ENERGY EFFICIENCY REQUIREMENTS AND ALL MANDATORY MEASURES

INDEX OF DRAWINGS

A-0.0 TITLE SHEET AND PROPOSED PLOT PLAN
A-2.1 LEVEL 1 PLAN- DEMOLITION AND PROPOSED PLANS
A-2.2 LEVEL 2 PLAN- DEMOLITION AND PROPOSED PLANS
A-2.3 LEVEL 3 PLAN- DEMOLITION AND PROPOSED PLANS
A-3.0 EXTERIOR ELEVATIONS- 1
A-3.1 EXTERIOR ELEVATIONS- 2
A-3.2 EXTERIOR ELEVATIONS- 3

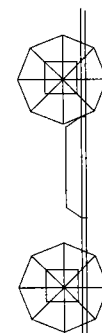
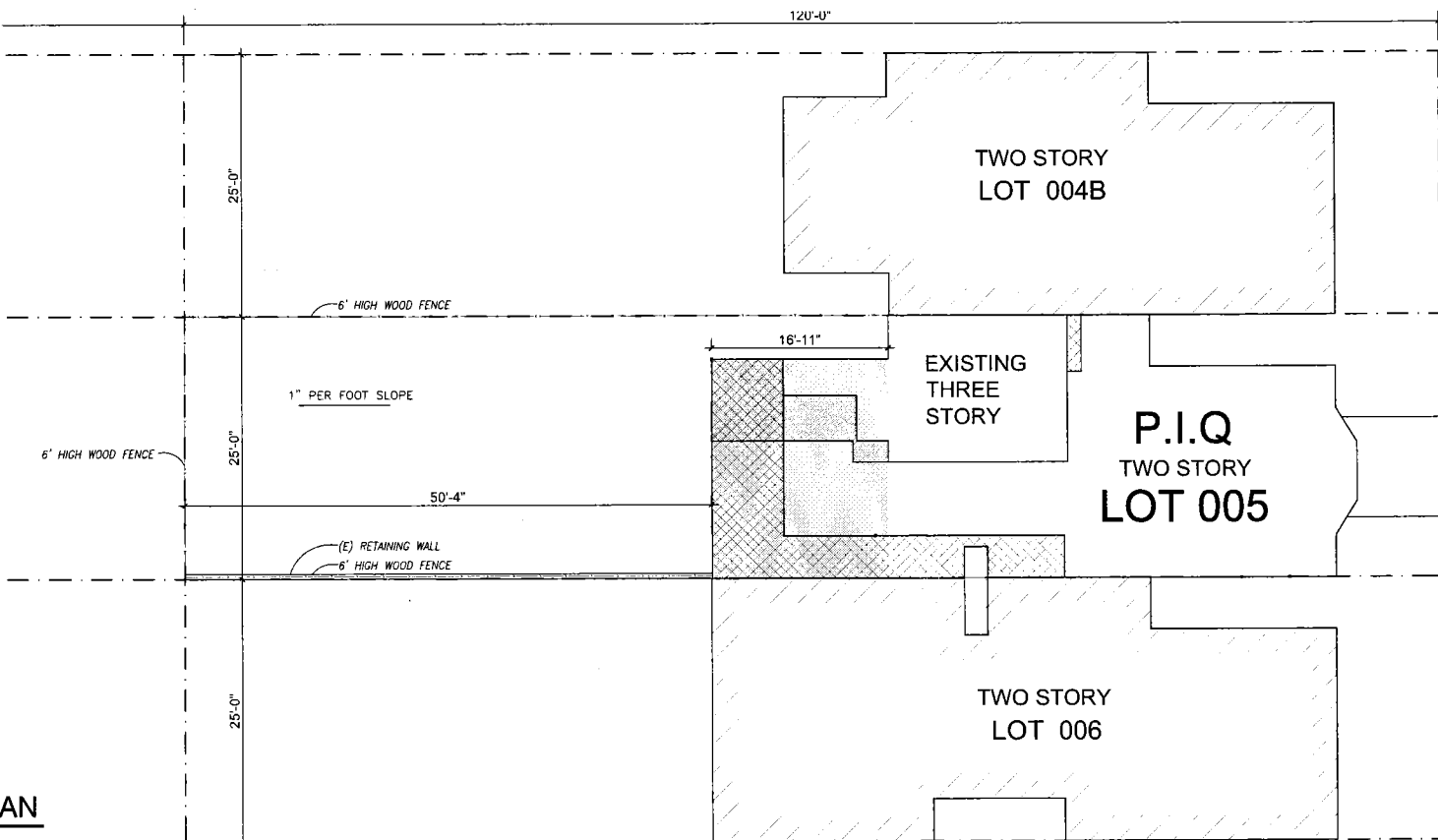
SCOPE OF WORK

ADDITION TO THE REAR OF THE EXISTING THREE LEVEL HOUSE AND REMODEL OF EXISTING GARAGE AND MAIN LEVEL.



PROPOSED PLOT PLAN

SCALE: 1/8" = 1'-0"

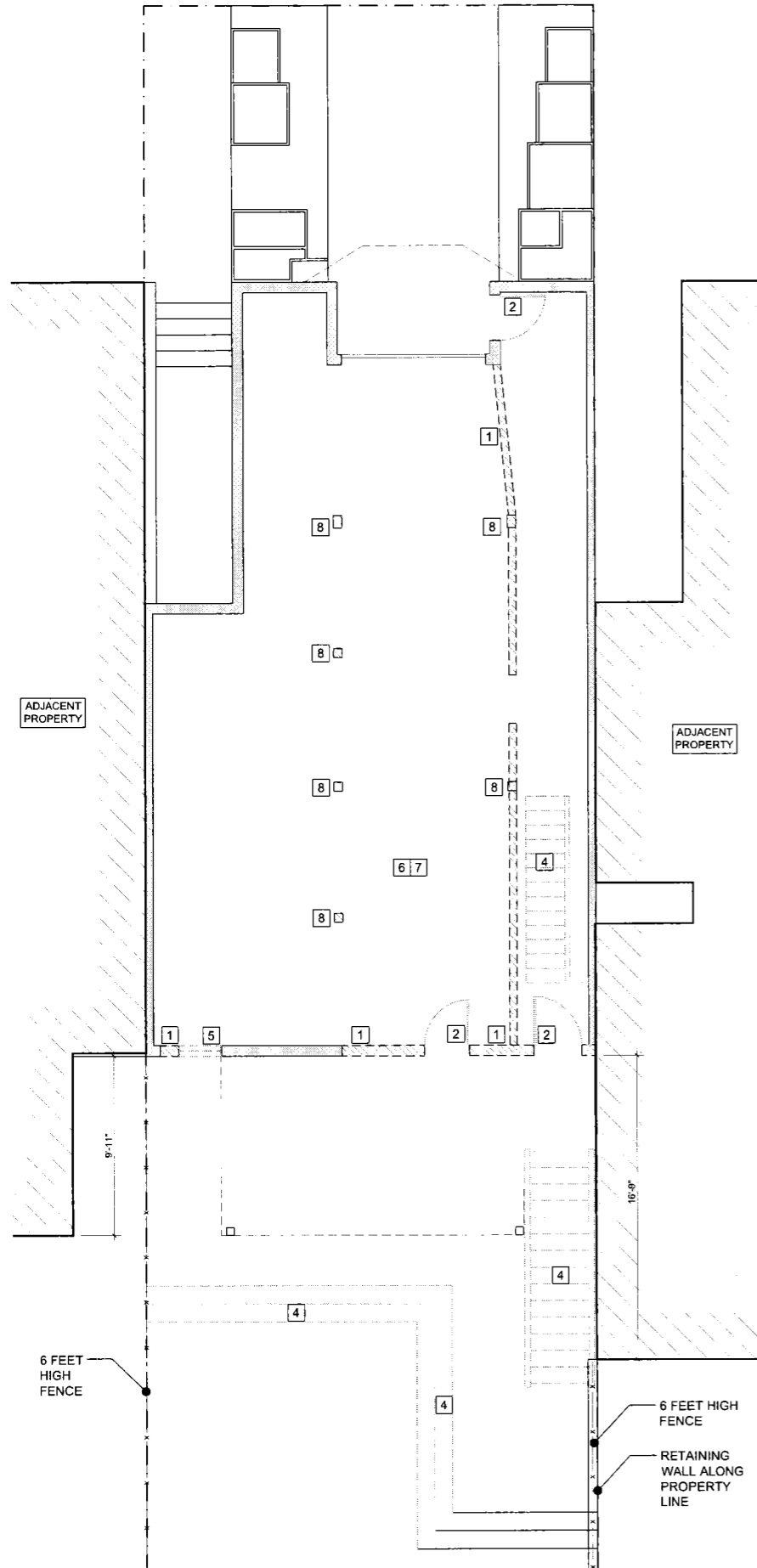


28TH AVENUE

- AREA OF ADDITION ON LVL- 1
- AREA OF ADDITION ON LVL- 2
- AREA OF ADDITION ON LVL- 3
- EXISTING ADJACENT HOMES

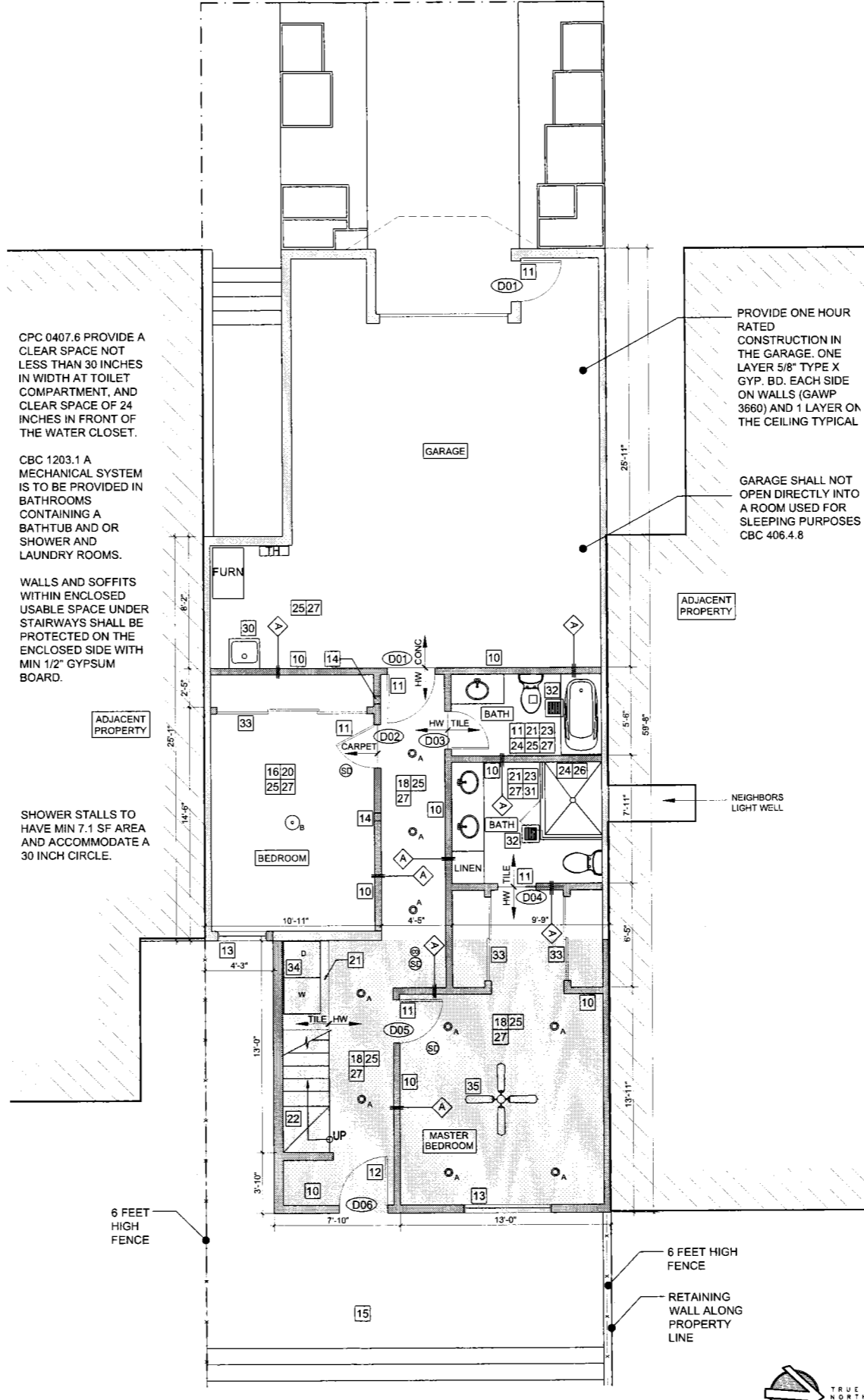


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DEMOLITION PLAN- LEVEL 1

SCALE: 1/4" = 1'-0"



PROPOSED PLAN- LEVEL 1

SCALE: 1/4" = 1'-0"

LEGEND

- EXISTING WALL TO BE REMOVED
- EXISTING DOOR TO BE REMOVED
- EXISTING DOOR TO BE REUSED
- EXISTING STEPS TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOORING TO BE REMOVED
- EXISTING LIGHT FIXTURES TO BE REMOVED
- REMOVE POST AND FOOTING.
- NOT USED
- NEW WALL
- NEW DOOR
- NEW DOOR W/ LITE
- NEW WINDOW
- NEW POST
- NEW CONCRETE PAD
- NEW CONCRETE SLAB
- NEW SHEETROCK ON WALLS AND CEILING
- NEW HARDWOOD FLOORING
- NOT USED
- NEW CARPET FLOORING
- NEW TILE FLOORING
- NEW STEPS IN WOOD
- NEW PLUMBING FIXTURES
- TILE ON WALLS TO EXTEND TO 7 FEET AFF
- NEW ELECTRICAL THROUGHOUT
- SHOWER W/ LINEAR DRAIN
- NEW LIGHT FIXTURES
- NEW SMOKE DETECTOR
- NEW CARBON MONOXIDE DETECTOR
- NEW UTILITY SINK
- HEATED FLOOR
- EXHAUST FAN
- NEW SLIDERS
- DRYER TO BE VENTILATED TO EXTERIOR
- CEILING FAN

LEGEND

- WALL TYPE
- EXISTING WALL
 - EXISTING WALL TO BE REMOVED
 - NEW WALL
 - ADDITION AREA
- WALL RECEPTACLE
- SMOKE DETECTOR
 - CARBON MONOXIDE DETECTOR
 - EXHAUST FAN
 - 6" DOWNLIGHT
 - CEILING MOUNTED FLUORESCENT LIGHT
 - CEILING FAN
 - TANKLESS WATER HEATER
 - FURNACE

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INTERIORS
160 SOUTH LINDEN AVE # 210
SO. SAN FRANCISCO CA 94080

415.337.5485

OWNER:
COREY YEH & MORINNE SIU
1339 28TH AVENUE
SAN FRANCISCO, CA 94122

REVISIONS

DATE/DESC.

2/23/2015

3/16/2015

3/25/2015

4/1/2015

1339 28TH AVENUE REMODEL

1339 28TH AVENUE
SAN FRANCISCO, CA 94122

SEAL:



TITLE:
**LEVEL 1 PLAN-
DEMOLITION AND
PROPOSED**

DATE: APRIL 1, 2015

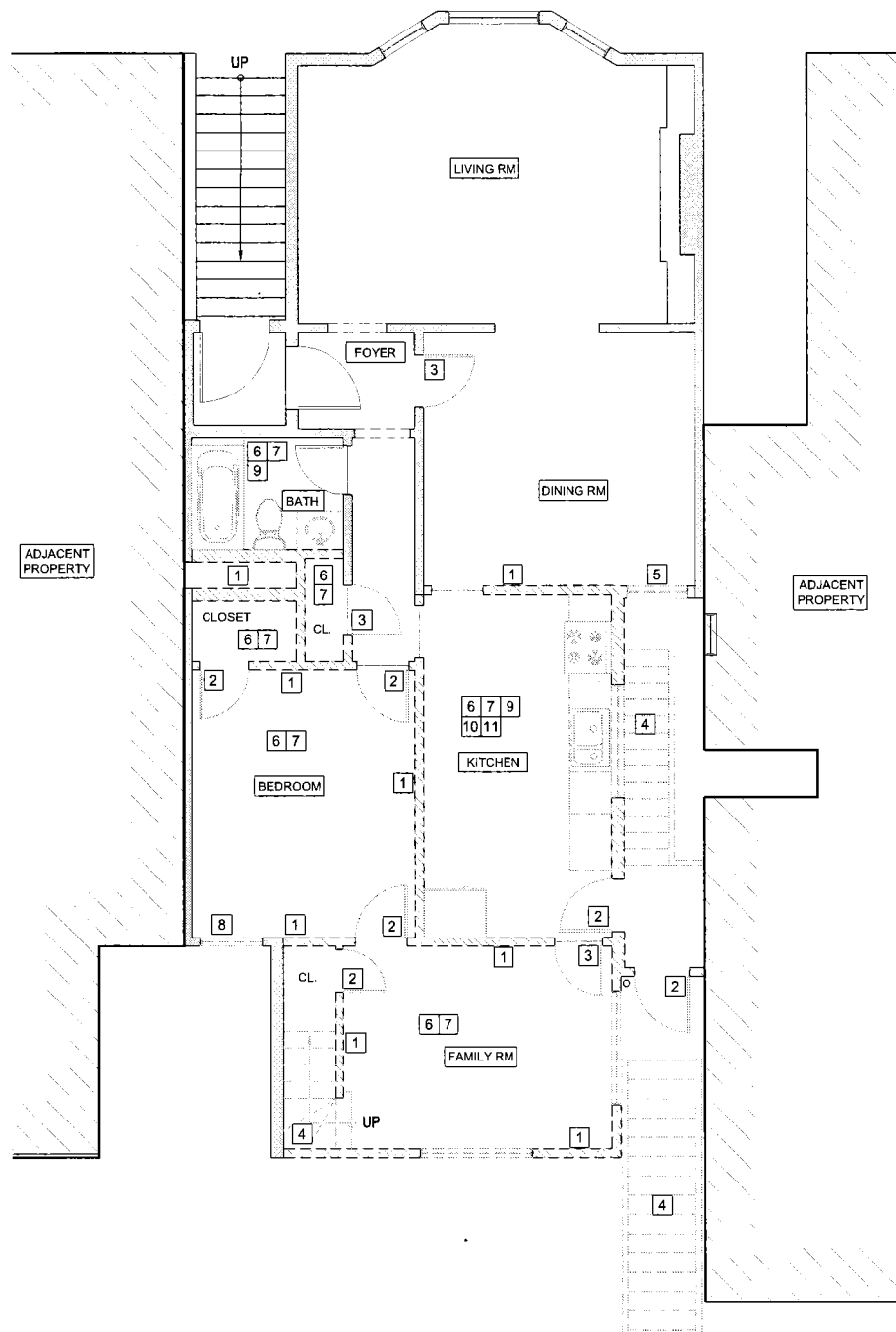
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JOB #: 14114

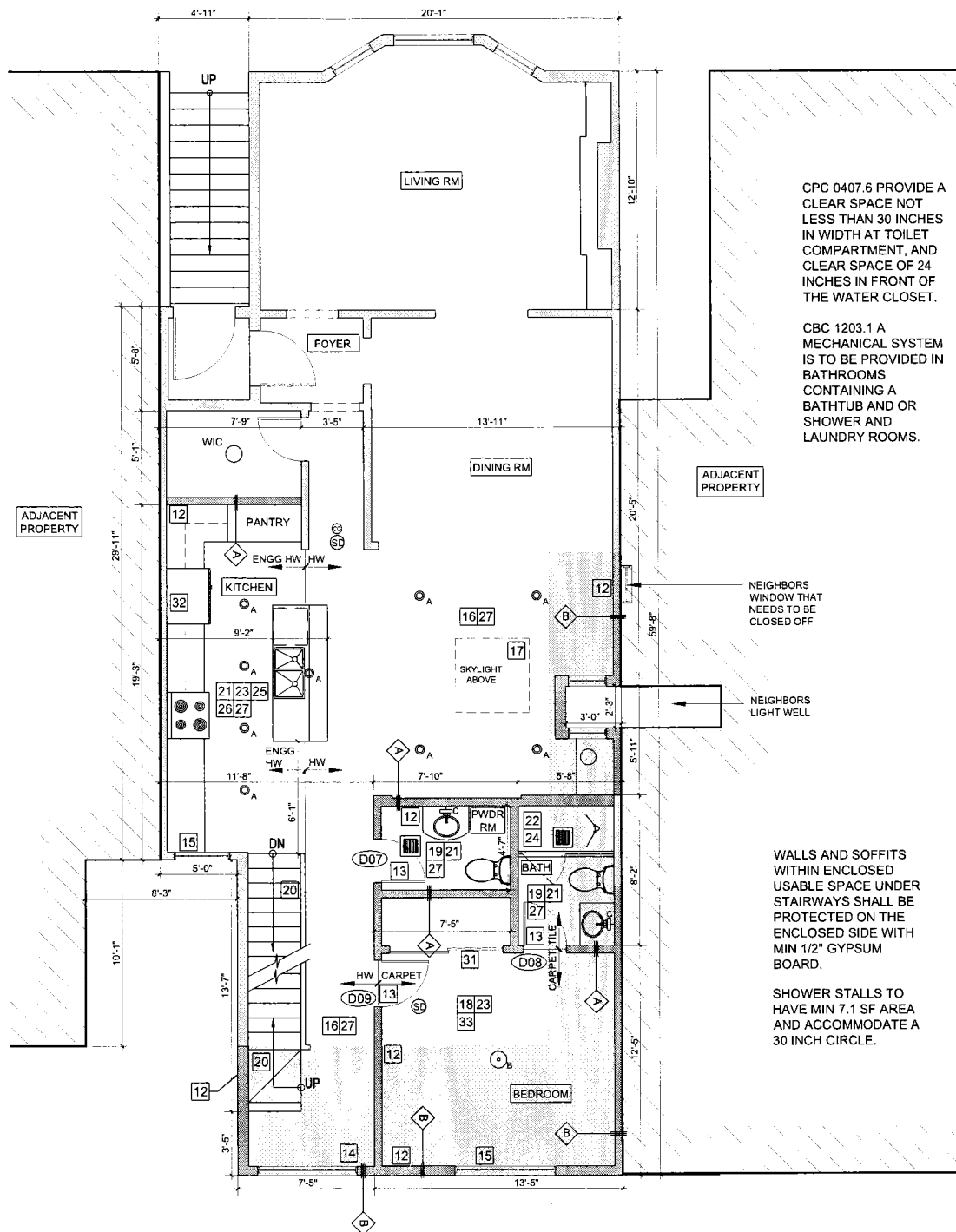
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DEMOLITION PLAN- LEVEL 2
SCALE: 1/4" = 1'-0"



PROPOSED PLAN- LEVEL 2
SCALE: 1/4" = 1'-0"



LEGEND

- EXISTING WALL TO BE REMOVED
- EXISTING DOOR TO BE REMOVED
- EXISTING DOOR TO BE REUSED
- EXISTING STEPS TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOORING TO BE REMOVED
- EXISTING LIGHT FIXTURES TO BE REMOVED
- EXISTING WINDOW TO BE REUSED
- ALL PLUMBING FIXTURES TO BE REMOVED
- ALL APPLIANCES TO BE REMOVED
- EXISTING COUNTERTOP AND CABINETRY TO BE REMOVED
- NEW WALL
- EXISTING DOOR REUSED
- NEW WINDOW
- EXISTING WINDOW REUSED
- NEW HARDWOOD FLOORING TO MATCH EXISTING
- NEW SKYLIGHT ABOVE
- NEW CARPET FLOORING
- NEW TILE FLOORING
- NEW STEPS IN WOOD, W/ NEW PICKETS
- NEW PLUMBING FIXTURES
- TILE ON WALLS TO EXTEND TO 7 FEET AFF
- NEW ELECTRICAL THROUGHOUT
- SHOWER W/ LINEAR DRAIN
- NEW QUARTZ COUNTERTOP
- NEW CABINETRY AND APPLIANCES
- NEW LIGHT FIXTURES
- NEW SMOKE DETECTOR
- NEW CARBON MONOXIDE DETECTOR
- EXHAUST FAN
- NEW SLIDERS
- WATER CONNECTION AT REFRIGERATOR
- NEW ROOF

LEGEND

- WALL TYPE
- EXISTING WALL
- EXISTING WALL TO BE REMOVED
- NEW WALL
- ADDITION AREA
- WALL RECEPTACLE
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- EXHAUST FAN
- 6" DOWNLIGHT
- CEILING MOUNTED FLUORESCENT LIGHT
- WALL LIGHT, FLUORESCENT

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EVOCO ARCHITECTURE &
INTERIORS
160 SOUTH LINDEN AVE # 210
SO. SAN FRANCISCO CA 94080

415.337.5485

OWNER:
COREY YEH & MORINNE SIU
1339 28TH AVENUE
SAN FRANCISCO, CA 94122

REVISIONS

| DATE/DESC. |
|------------|
| 2/23/2015 |
| 3/16/2015 |
| 3/25/2015 |
| 4/1/2015 |

1339 28TH AVENUE REMODEL

1339 28H AVENUE
SAN FRANCISCO, CA 94122

SEAL:



TITLE:
LEVEL 2 PLAN-
DEMOLITION AND
PROPOSED

DATE: APRIL 1, 2015

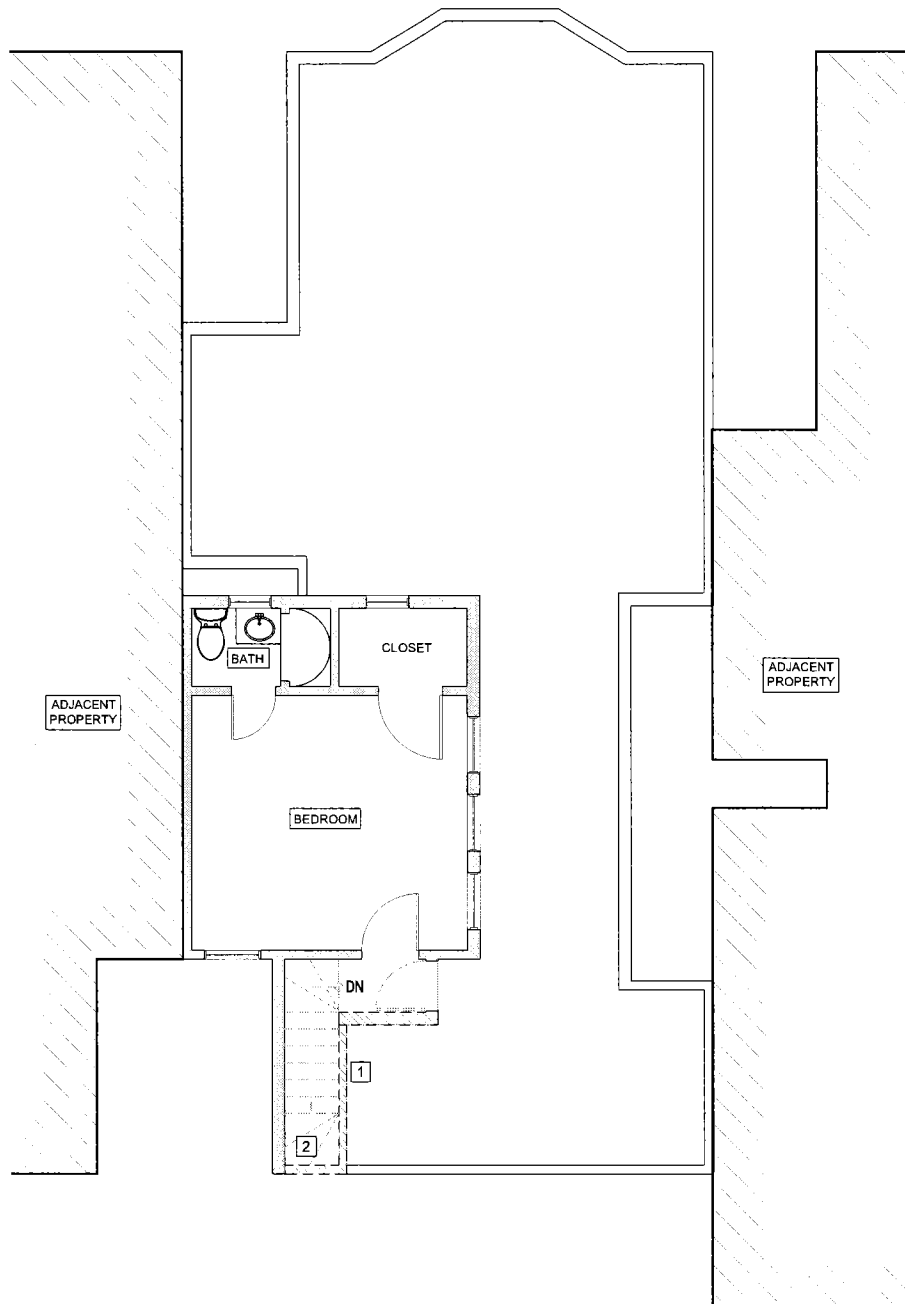
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JOB #: 14114

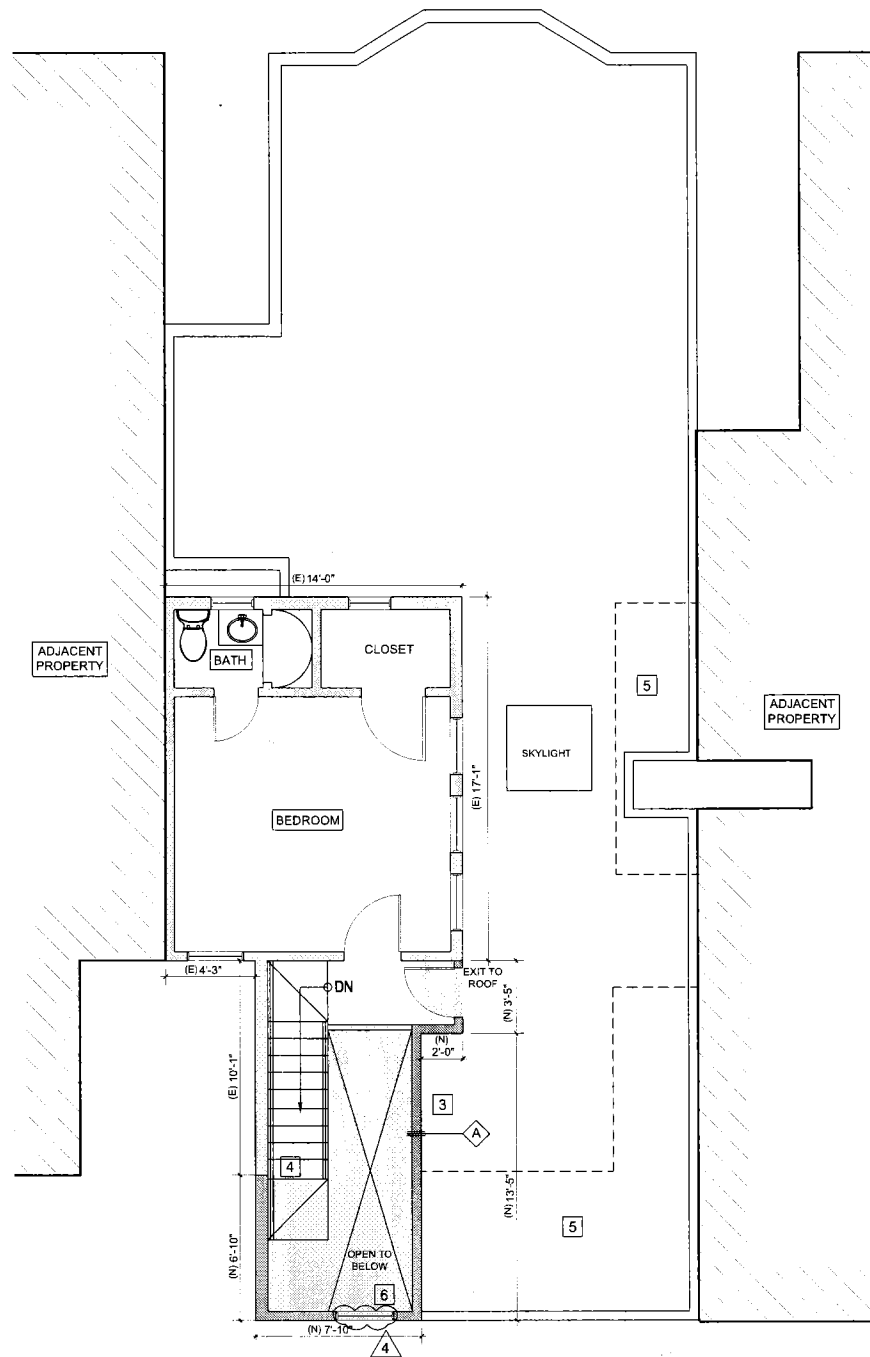
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DEMOLITION PLAN- LEVEL 3
SCALE: 1/4" = 1'-0"



PROPOSED PLAN- LEVEL 3
SCALE: 1/4" = 1'-0"



LEGEND

- 1 EXISTING WALL TO BE REMOVED
- 2 EXISTING STEPS TO BE REMOVED
- 3 NEW WALL
- 4 NEW STEPS IN WOOD, W/ NEW PICKETS
- 5 NEW ROOF FOR ADDITION AREA ON LEVEL- 2
- 6 NEW WINDOW

LEGEND

- A WALL TYPE
- EXISTING WALL
- EXISTING WALL TO BE REMOVED
- NEW WALL
- ADDITION AREA

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INTERIORS
160 SOUTH LINDEN AVE # 210
SO. SAN FRANCISCO CA 94080
415.337.5485

OWNER:
COREY YEH & MORINNE SIU
1339 28TH AVENUE
SAN FRANCISCO, CA 94122

REVISIONS

DATE/DESC.

2/23/2015

3/16/2015

3/25/2015

4/1/2015

1339 28TH AVENUE REMODEL

1339 28H AVENUE
SAN FRANCISCO, CA 94122

SEAL:



TITLE:

LEVEL 3 PLAN-
DEMOLITION AND
PROPOSED

DATE:

APRIL 1, 2015

SCALE:

AS NOTED

JOB #:

14114

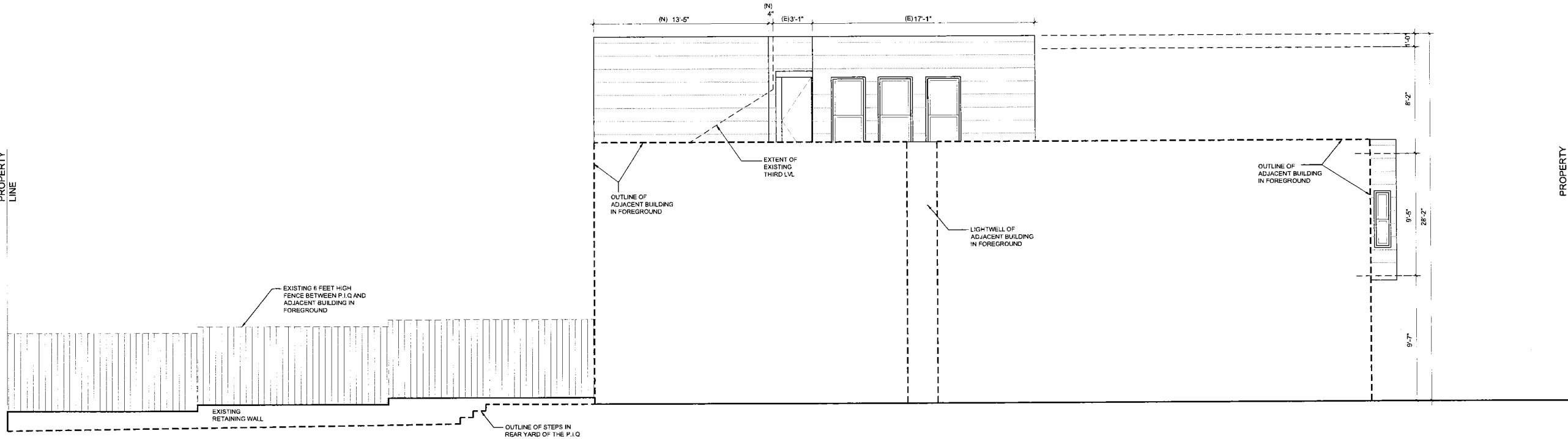
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BY:

DP

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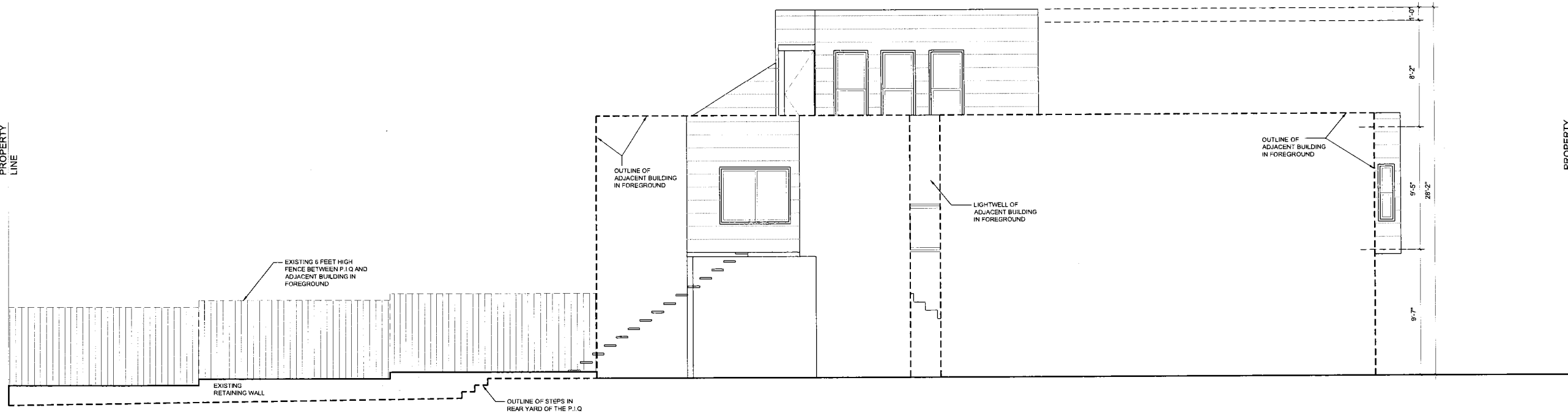
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PROPERTY
LINE



2. PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

PROPERTY
LINE



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

PROPERTY
LINE

PROPERTY
LINE

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EVOCO ARCHITECTURE &
INTERIORS
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| 2/23/2015 |
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| 3/25/2015 |
| 4/1/2015 |

1339 28TH AVENUE REMODEL

1339 28H AVENUE
SAN FRANCISCO, CA 94122

SEAL:



TITLE:

EXTERIOR
ELEVATIONS-1

DATE: APRIL 1, 2015

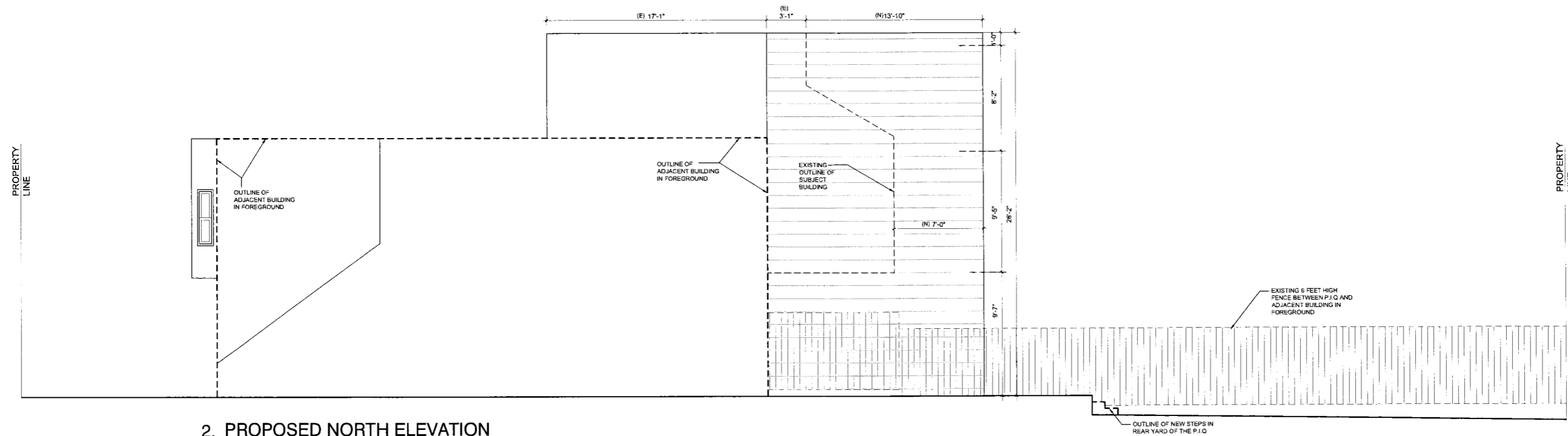
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JOB #: 14114

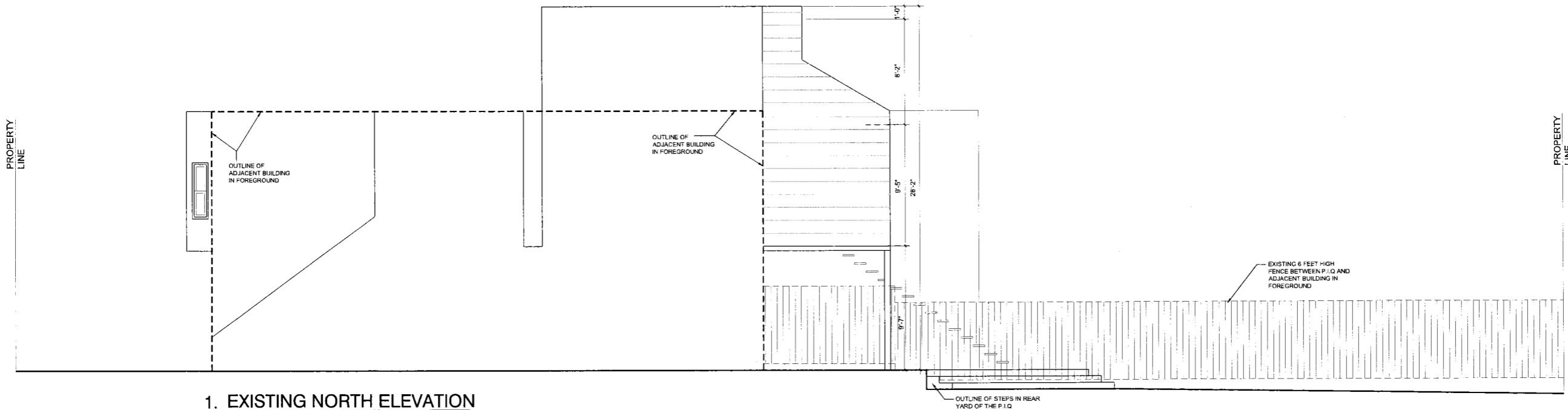
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2. PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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

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EVOCO ARCHITECTURE &
INTERIORS
160 SOUTH LINDEN AVE # 210
SO. SAN FRANCISCO CA 94080

415.337.5485

OWNER:
COREY YEH & MORINNE SIU
1339 28TH AVENUE
SAN FRANCISCO, CA 94122

REVISIONS

| DATE/DESC. |
|------------|
| 2/23/2015 |
| 3/16/2015 |
| 3/25/2015 |
| 4/1/2015 |

1339 28TH AVENUE REMODEL

1339 28H AVENUE
SAN FRANCISCO, CA 94122

SEAL:



TITLE:

EXTERIOR
ELEVATIONS- 2

DATE: APRIL 1, 2015

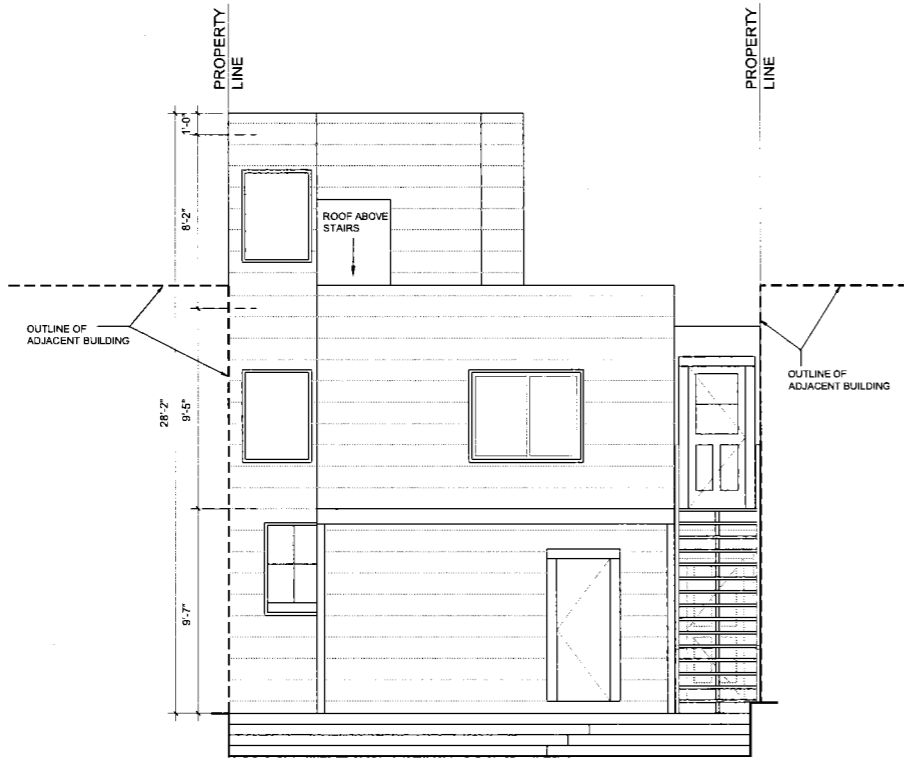
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JOB #: 14114

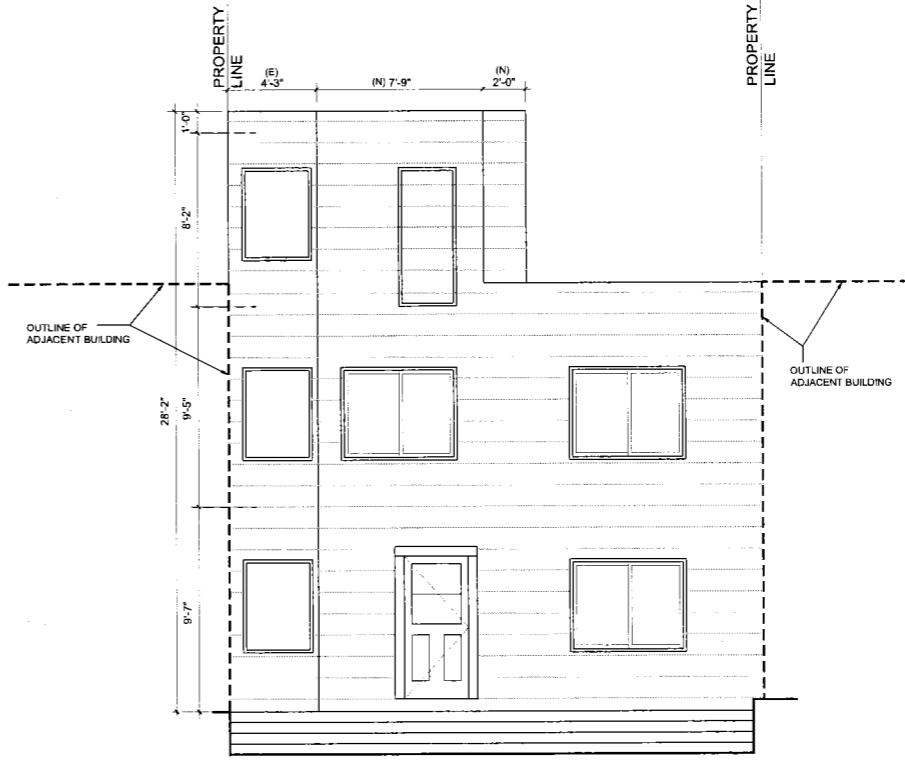
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1. EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



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

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INTERIORS
160 SOUTH LINDEN AVE # 210
SO. SAN FRANCISCO CA 94080

415.337.5485

OWNER:
COREY YEH & MORINNE SIU
1339 28TH AVENUE
SAN FRANCISCO, CA 94122

REVISIONS

DATE/DESC.

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3/16/2015

3/25/2015

4/1/2015

1339 28TH AVENUE REMODEL

1339 28H AVENUE
SAN FRANCISCO, CA 94122

SEAL:



TITLE:

EXTERIOR
ELEVATIONS- 3

DATE:

APRIL 1, 2015

SCALE:

AS NOTED

JOB #:

14114

DRAWN
BY:

DP

A-3.2



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: **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: 1339 28th Avenue Cross Street(s): Irving & Judah Streets Block /Lot No.: 1783/005 Zoning District(s): RH-1 / 40-X Area Plan: N/A | Case No.: 2014-003128DRP Building Permit: 2014.12.05.3152 Applicant: Deepak Patankar Telephone: (415) 337-5485 E-Mail: deepak@evocoarch.com |

PROJECT DESCRIPTION

The request is a for a Discretionary Review of Building Permit Application No. 2014.12.05.3152 proposing construction of a three-story horizontal rear addition to an existing two-story over garage single-family residence. No alterations are proposed at the front elevation.

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: **Nancy Tran** Telephone: **(415) 575-9174** E-Mail: nancy.h.tran@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

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中文詢問請電: (415) 575-9010

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

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

| | | |
|--|--------------------|------------------------------|
| DR APPLICANT'S NAME: TRIEU XEM Kim | | |
| DR APPLICANT'S ADDRESS: 1343 28th Ave | ZIP CODE: 94122 | TELEPHONE: (415) 341-4787 |
| PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Corey YEH and Morraine Siu | | |
| ADDRESS: 1339 28th Ave | ZIP CODE: 94122 | TELEPHONE: (415) 794-9210 |
| CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/> | | |
| ADDRESS: | ZIP CODE: | TELEPHONE: () |
| E-MAIL ADDRESS: | | |

2. Location and Classification

| | | |
|---|---------------------------|-------------------------------|
| STREET ADDRESS OF PROJECT: 1339 28th Ave | | ZIP CODE: 94122 |
| CROSS STREETS: Irving + Judah St | | |
| ASSESSORS BLOCK/LOT: 17831005 | LOT DIMENSIONS: 25x120 | LOT AREA (SQ FT): R H-1 |
| ZONING DISTRICT: R H-1 | | HEIGHT/BULK DISTRICT: 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 ☐

Present or Previous Use: Single family

Proposed Use: Same

Building Permit Application No. 2014.12.053152'S Date Filed: 12/5/14

RECEIVED

AUG 17 2015

 CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
NEIGHBORHOOD PLANNING

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.

N/A

JANORNO [J]

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 PROPOSED CONSTRUCTION COVERS A SPACE ABOUT 4 X 20 SEE PLAN # 12 + # 4
THIS PROJECT COMPLETELY COVERS THE EXISTING WINDOW ON STAIRWELL DOWN TO THE
BASEMENT. CONCERN ABOUT LIGHT AND AIR ~~SO~~ IMPACTS ON OUR PROPERTY.
PROJECT DOES NOT MATCH MY ^(OUR) LIGHTWELL.
AND DOES NOT ACCURATELY SHOW OUR LIGHTWELL.

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:

WE HAVE RELIED ON THE LIGHT FROM STAIRWELL WINDOW WE HAVE LIVED IN OUR HOME.
THERE IS NO DOUBT THE CONSTRUCTION WILL TAKE AWAY MOST OF THE LIGHT
THAT NOW REACHES OUR WINDOW IN OUR LIGHTWELL.
THE CONSTRUCTION WILL BLOCKED THE SUN LIGHT TO OUR HOUSE
- PROJECT WOULD BLOCK OUR LIGHT + AIR.
- PROJECT DOES NOT MATCH OUR LIGHTWELL

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?


PROJECT SHOULD MATCHING OUR LIGHTWELL.
WE DO WANT TO KEEP THE STAIRWELL (LIGHT) FROM THE
WINDOW DOWN TO ~~BASE~~ THE BASEMENT TO GET THE LIGHTWELL
IT CAN NOT BE CLOSED AND BLOCK LIGHT.

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: _____

8/16/2015

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

TRIEU XEM KIM

Owner / Authorized Agent (circle one)

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 checked="" type="checkbox"/> |
| Address labels (original), if applicable | <input checked="" type="checkbox"/> |
| Address labels (copy of the above), if applicable | <input checked="" type="checkbox"/> |
| Photocopy of this completed application | <input checked="" type="checkbox"/> |
| Photographs that illustrate your concerns | <input type="checkbox"/> |
| Covenant or Deed Restrictions | <input type="checkbox"/> |
| Check payable to Planning Dept. | <input checked="" type="checkbox"/> |
| Letter of authorization for agent | <input checked="" 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 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

AUG 17 2015

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
NEIGHBORHOOD PLANNING

For Department Use Only

Application received by Planning Department:

By: Matthew DitoDate: 8/17/15

8-17-2015

TO WHOM IT MAY CONCERN.

My name is TRIEU XEM KIM. I don't always understand ENGLISH Language. I asked a friend to help me by writing down as much as I want to tell about my feeling what is going on here today.

I think I have every Right to expect the full protection of the existing LAWS of the ~~City~~ City and County of San Francisco; LAWS that were made for the purpose of preventing a neighbor from making changes to his property that are certain to Rob me of any of the light that every day shines on my home.

THANK YOU!

**RESPONSE TO
DISCRETIONARY
REVIEW (DRP)**

RECEIVED

OCT 05 2015

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
NEIGHBORHOOD PLANNING



**San Francisco
Planning**

SAN FRANCISCO PLANNING DEPARTMENT
1680 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103-2479
MAIN: (415) 558-6378 SFPLANNING.ORG

Project Information

Property Address: 1339 28th Avenue

Zip Code: 94122

Building Permit Application(s): 2014.12.05.3152

Record Number: 2014-003128DRP

Assigned Planner: Nancy Tran

Project Sponsor

Name: Corey Yeh and Morinne Siu

Phone: (415) 794-9210

Email: coreyyeh@yahoo.com

Required Questions

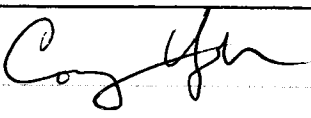
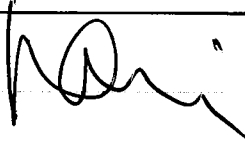
1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)
 - The DR requester has declined our attempts to come to a compromise or mediate their concerns (exhibit 13,15). (For more background information on our attempts to discuss this project with the DR requester please refer to exhibit 19)
 - Property line windows are not protected under planning guidelines. The property line window in question does not shine into a main living area (exhibit 5).
 - The DR requester's windows in the lightwell shine into a water closet, bathroom and hallway, not main living areas of home (see exhibit 5-7)
 - A shadow study proves no impact to the DR requester's lightwell (see exhibits 8-11). However we have still designed a lightwell at that location to satisfy residential planning guidelines.
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.
 - None. We had previously reached out to the DR requester to come to a compromise. The DR requester responded stating they did not want to be contacted regarding this project (exhibit 13). Later, we were contacted by the DR requester's attorney (exhibit 15). We responded to him via the mediation board and the attorney ultimately did not reply to them. (see exhibit 18)
 - We had made design changes at the planner's request to match the DR requester's light well per their concerns. These changes were made following permit application submission and after the DR requester filed an initial complaint on our application in December 2014 (exhibit 14). These design changes remain regardless of a shadow study that demonstrates there is no light impact to their light well from our project (exhibits 8-11).
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 shadow study (exhibits 8-11) shows no impact on the DR requester's lightwell from our proposed addition. The lightwell in question has windows that do not shine into main living spaces in the DR requester's home (see exhibit 5-7). The property line window in question does not shine into main living spaces in the DR requester's home (see exhibit 5-7). Property line windows are not protected under planning guidelines.
 - In our home the area in question is proposed as a new family room (exhibit 3). We have designed a lightwell to match the location of the DR requester's lightwell to meet residential planning guidelines. Requiring more changes to this design will further negatively impact the need for space for our family of 4 as well as cause us to bear additional design costs.

Project Features

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

| | EXISTING | PROPOSED |
|--|-----------|---|
| Dwelling Units (only one kitchen per unit - additional kitchens count as additional units) | 1 | No Change |
| Occupied Stories (all levels with habitable rooms) | 2 | 3 |
| Basement Levels (may include garage or windowless storage rooms) | 1 | 2 bdrms, 2 baths, laundry area, garage |
| Parking Spaces (Off-Street) | 1 | No Change |
| Bedrooms | 3 | 4 |
| Height | 28' 2" | No Change |
| Building Depth | 52' 8" | 59' 8" |
| Rental Value (monthly) | \$0 | No Change |
| Property Value | \$900,000 | \$1,100,000 |

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

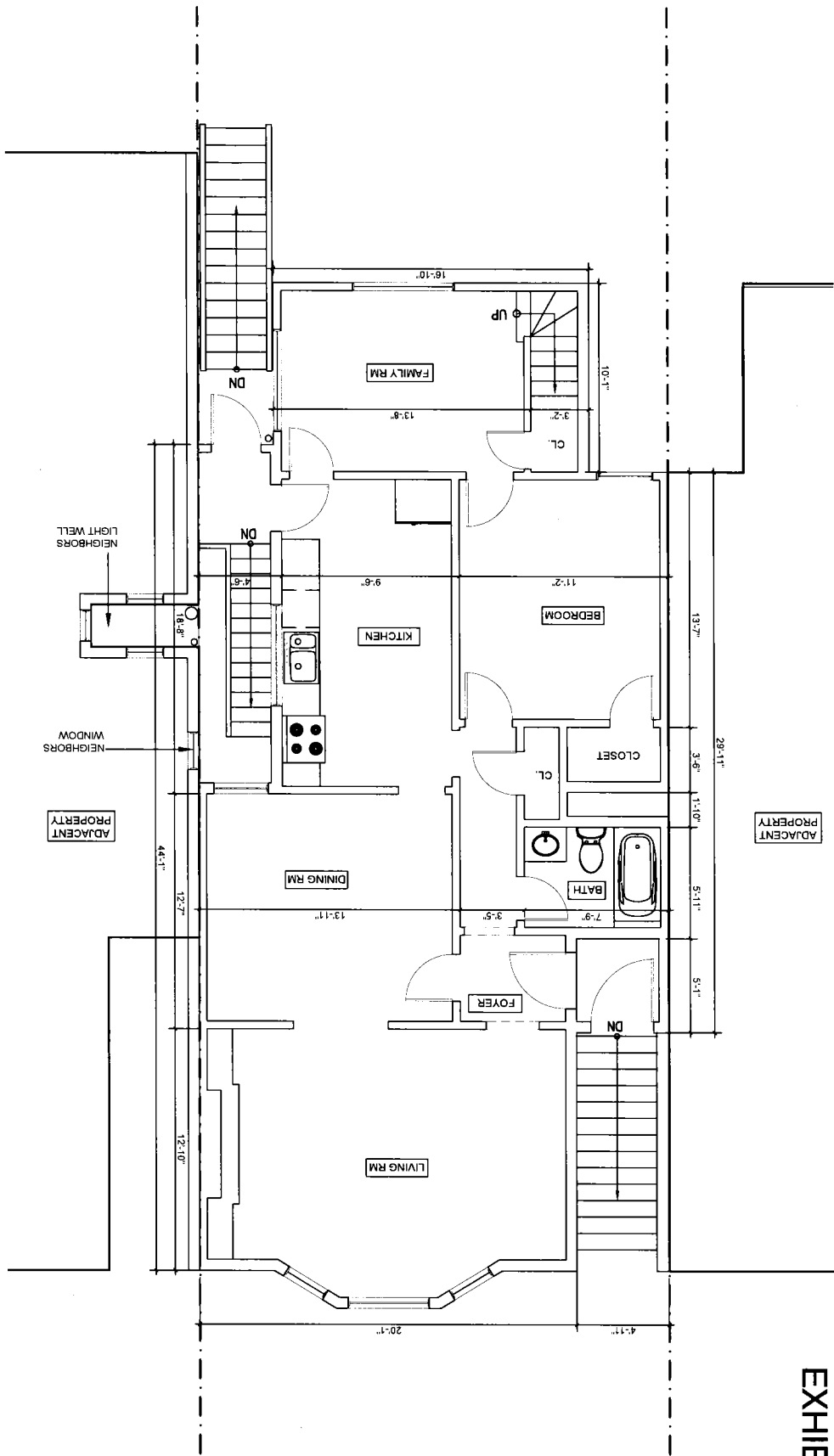
Signature:   Date: 10/01/2015

Printed Name: Corey Yeh, Morinne Siu

☒ Property Owner
☐ 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.

EXHIBIT - 1



3/16" = 1'-0"

EXISTING UPPER LEVEL FLOOR PLAN

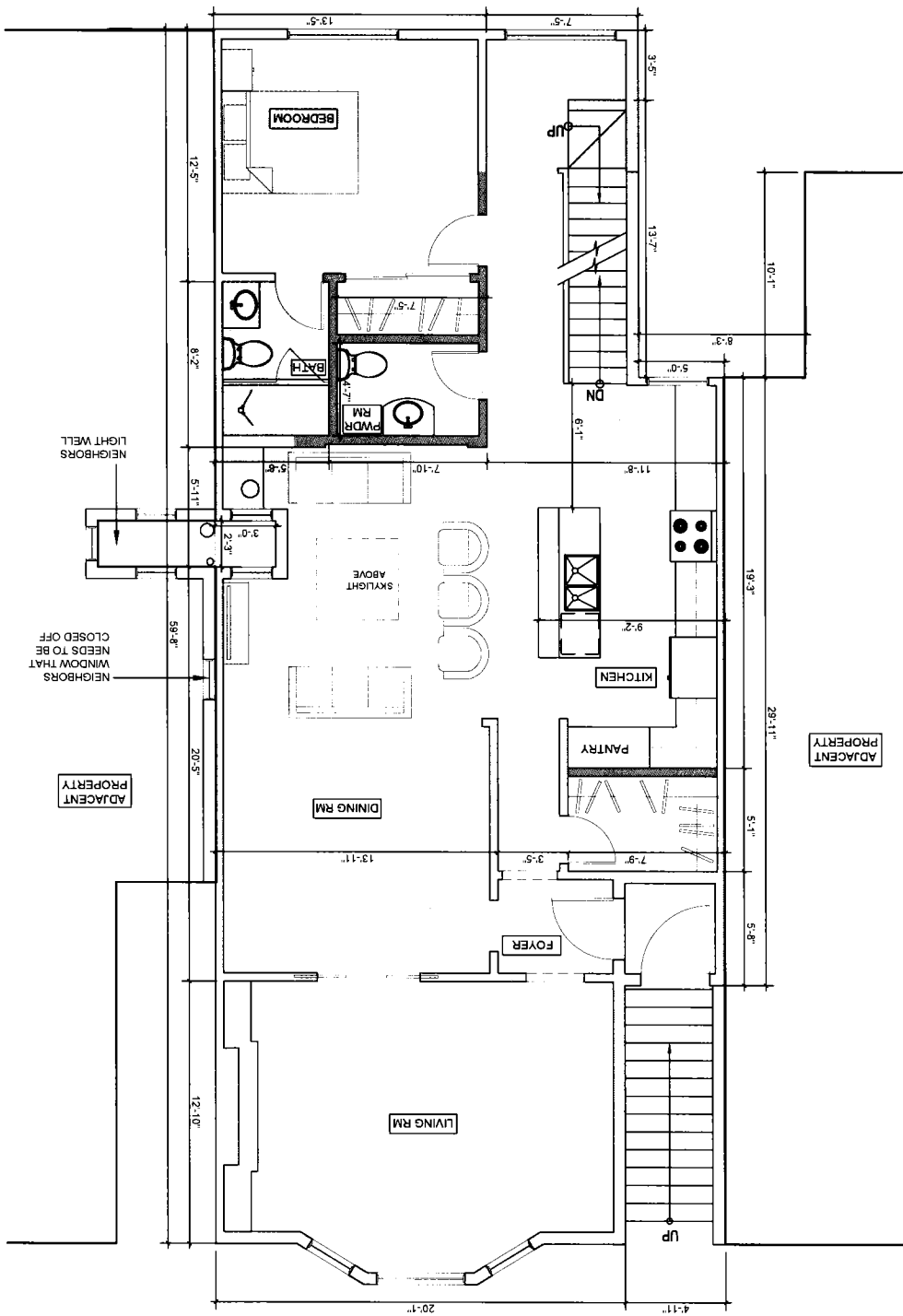
1339 28TH AVENUE REMODEL

1339 28TH AVENUE, SAN FRANCISCO, SAN FRANCISCO, CA

27 AUGUST 2015



PROPOSED UPPER LEVEL FLOOR PLAN



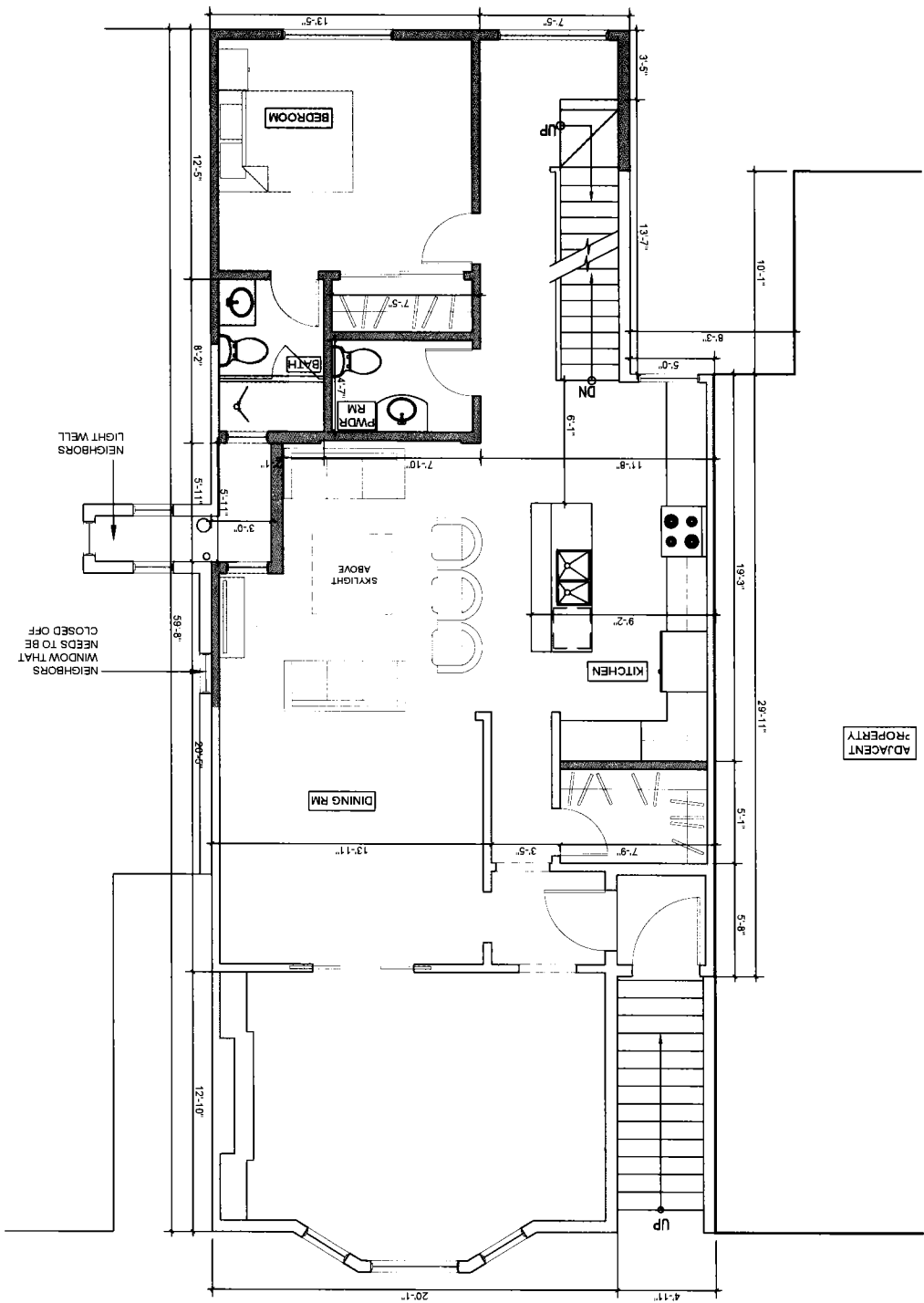
3/16" = 1'-0"

PROPOSED UPPER LEVEL FLOOR PLAN

1339 28TH AVENUE REMODEL

1339 28TH AVENUE, SAN FRANCISCO, SAN FRANCISCO, CA

27 AUGUST 2015



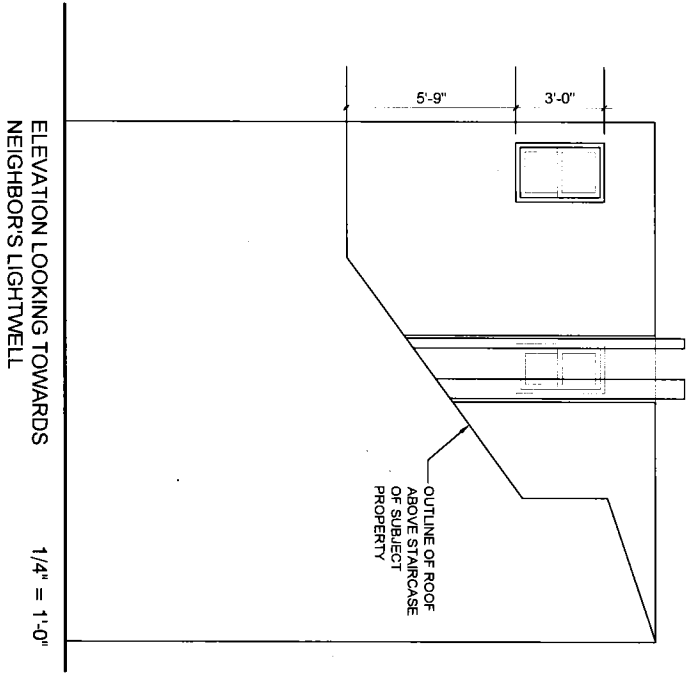
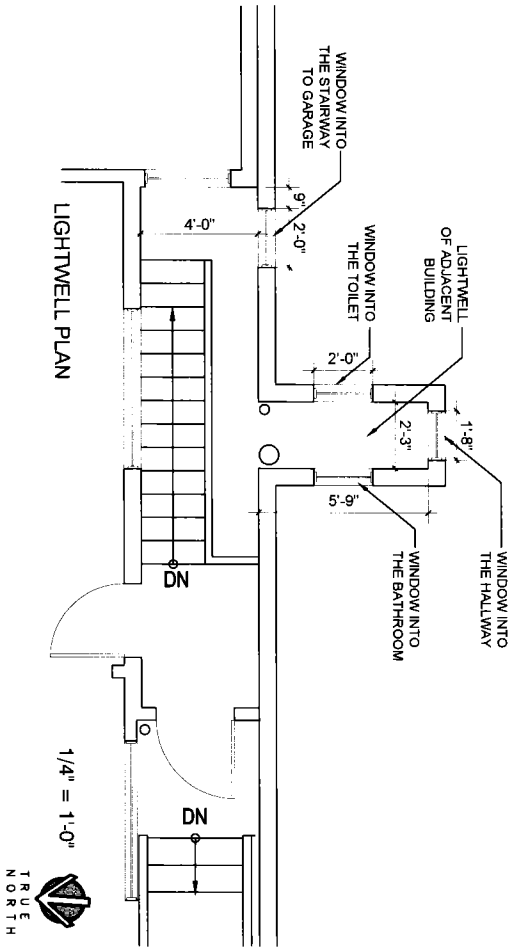
3/16" = 1'-0"

PROPOSED UPPER LEVEL FLOOR PLAN

1339 28TH AVENUE REMODEL

1339 28TH AVENUE, SAN FRANCISCO, SAN FRANCISCO, CA

27 AUGUST 2015



evoco

EXHIBIT- 6



PHOTOGRAPHS- LIGHT WELL

1339 28TH AVENUE REMODEL

1339 28TH AVENUE, SAN FRANCISCO, SAN FRANCISCO, CA

27 AUGUST 2015

evoco

EXHIBIT- 7

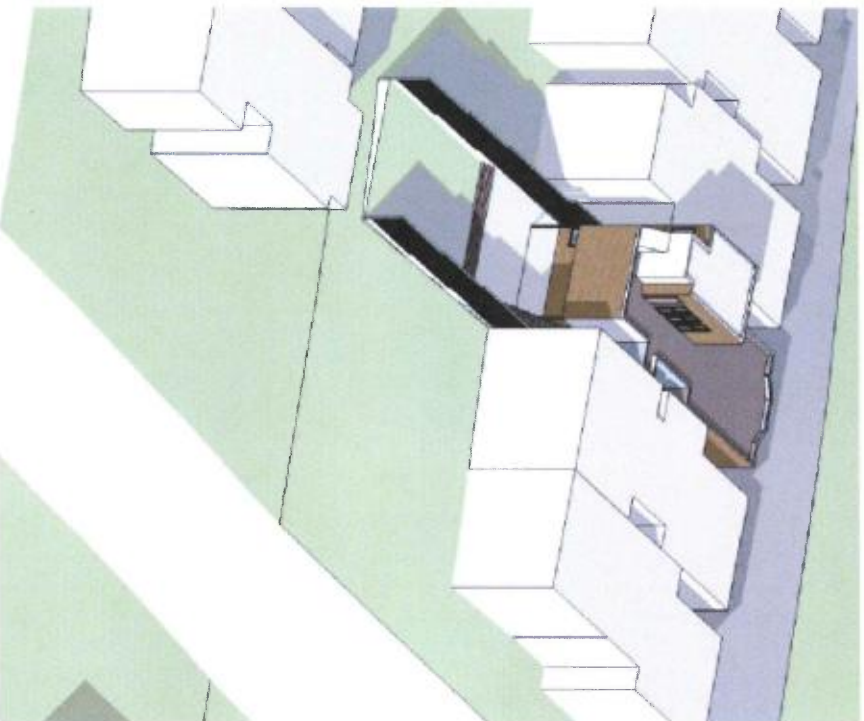


PHOTOGRAPHS- LIGHT WELL

1339 28TH AVENUE REMODEL

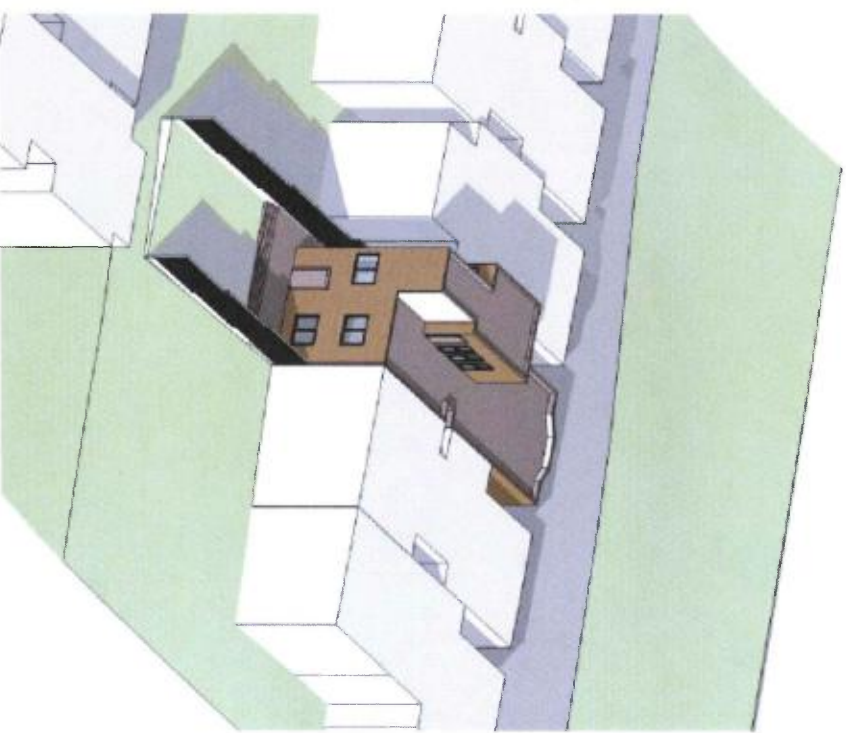
1339 28TH AVENUE, SAN FRANCISCO, SAN FRANCISCO, CA

27 AUGUST 2015



EXISTING SHADOW STUDY

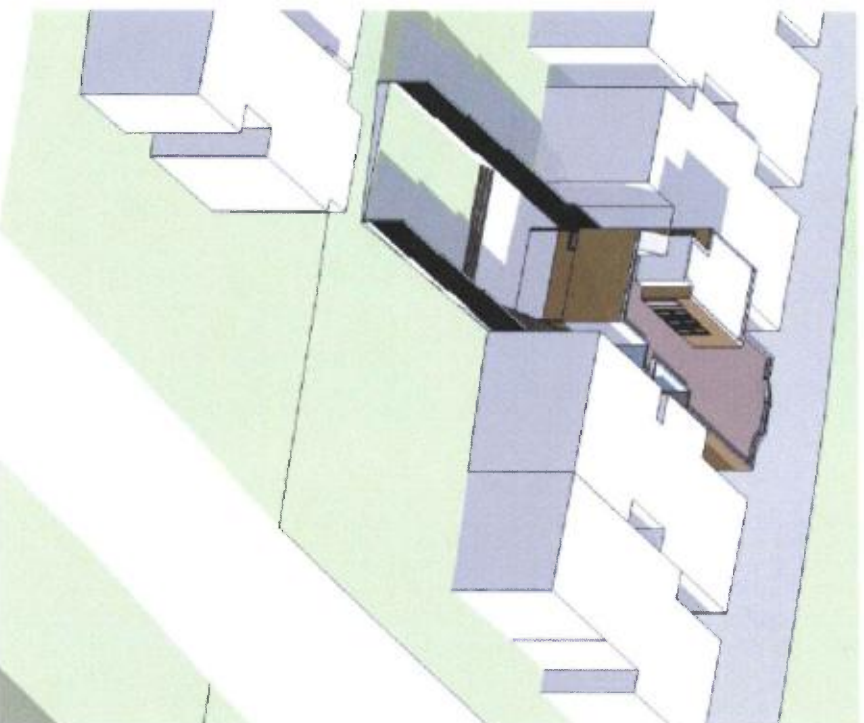
12/21/2014 2:49 PM



PROPOSED SHADOW STUDY

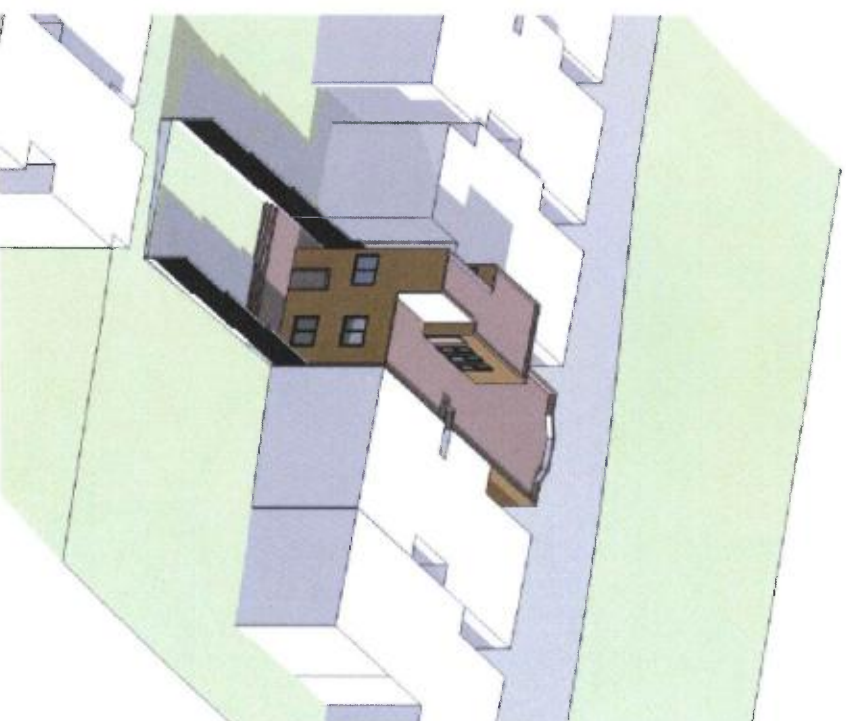
12/21/2014 2:49 PM

EXHIBIT- 9



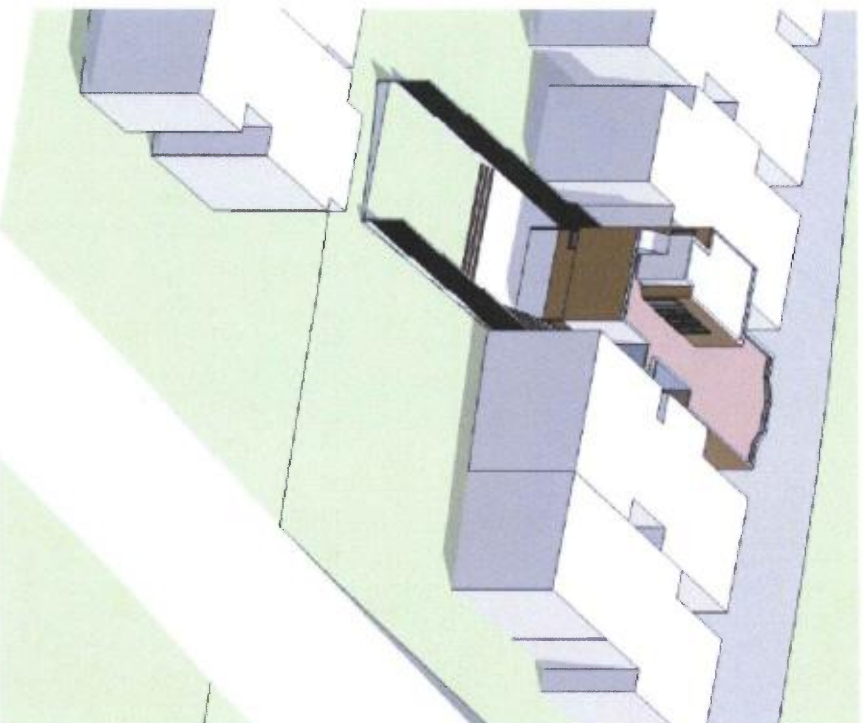
EXISTING SHADOW STUDY

12/21/2014 12:08 PM



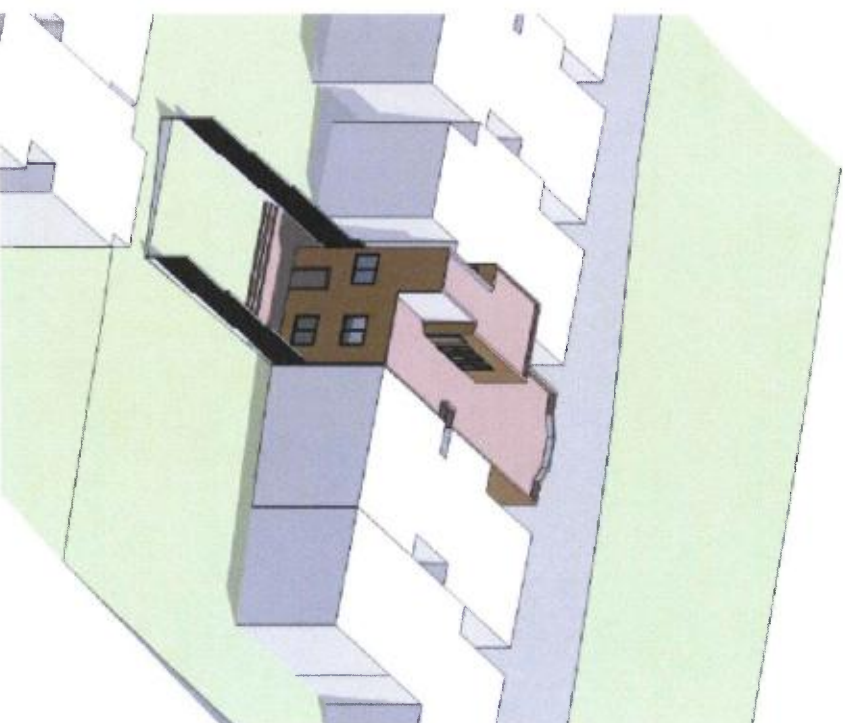
PROPOSED SHADOW STUDY

12/21/2014 12:08 PM



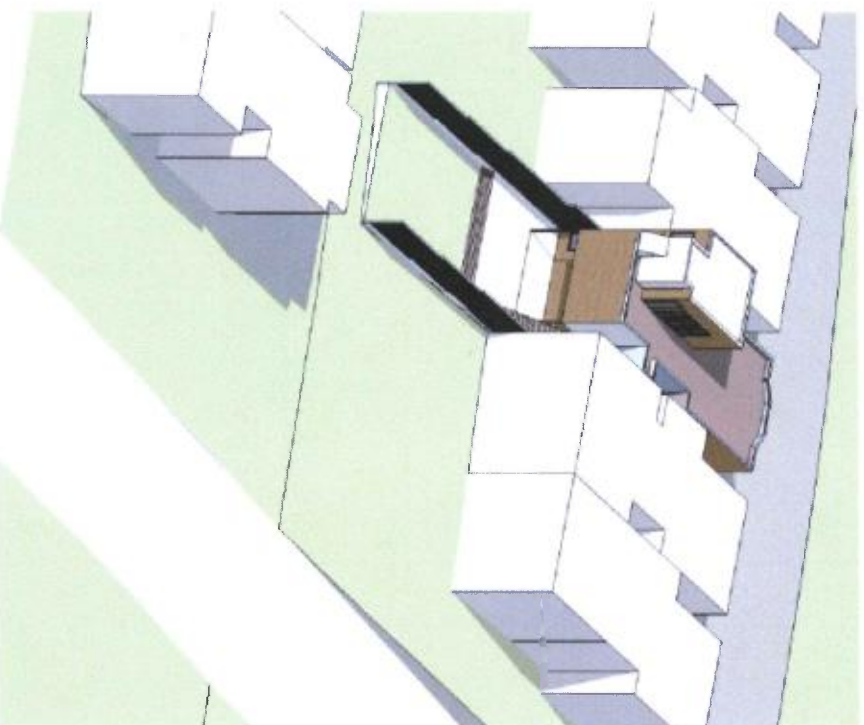
EXISTING SHADOW STUDY

6/21/2014 12:11 PM



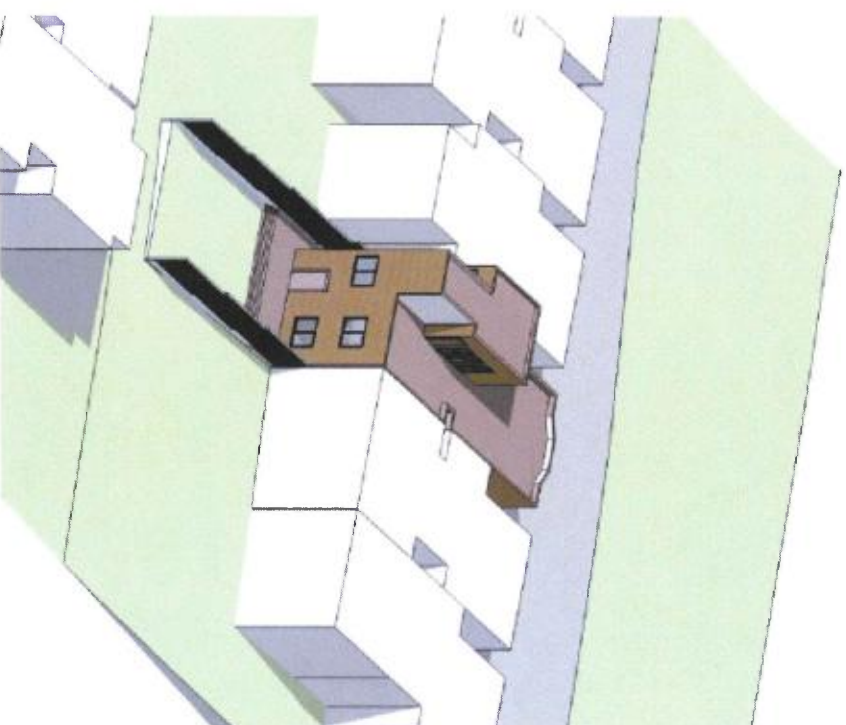
PROPOSED SHADOW STUDY

6/21/2014 12:11 PM



EXISTING SHADOW STUDY

6/21/2014 5:30 PM



PROPOSED SHADOW STUDY

6/21/2014 5:30 PM

DATE: 12-10-2014

DEAR MR. COREY YEH & MRS. MORRIS SIU
I AM WRITING TO INFORM YOU THAT I HAVE
CHANGED MY MIND ABOUT MY APPROVAL OF
YOUR REMODELING PLANS TO YOUR HOUSE
AT 1339 - 28TH AVE

I DON'T WANT MY HOUSE GET DARKNESS AND
THE ROOF WILL BE CUT A HOLE WHICH MIGHT
CAUSE DAMAGE IN THE FUTURE.

WE ARE VERY SORRY -

SINCERELY

XEM K TRIEU -

December 18, 2014

Exhibit 13

Dear Morinne and Corey,

We received your letter dated December 17, 2014 requesting that we provide a "yes" or "no" response to your proposed "compromise," along with a signature, by December 21, 2014.

We have been advised not to sign anything. Please do not ask us to sign anything more. Anything that the Planning and Building Codes permits should not require our signature. We have become more and more concerned because of the aggressive way you have been trying to get our approval to reduce the light into our property. Both of us have begun to lose sleep because of it.

Again, we will not sign anything and do not want you to contact us again about the changes you propose for your property.

Respectfully,

TRIEU XEM Kim 12-18-2014



Exhibit 15

BOGAARDS DAVIS LLP
ATTORNEYS

July 31, 2015

Morinne Siu
Corey Yeh
1339 28th Avenue
San Francisco, CA 94122

Re: 1339 28th Avenue, SF
Discretionary Review before the San Francisco Planning Commission
Building Application No. 2014.12.3152S

Ms. Siu and Mr. Yeh,

We represent the Trieu family regarding your proposed development, expansion and construction project at 1339 28th Avenue, San Francisco, California 94122. Consequently, immediately cease and desist any and all further communications, demands and, frankly, harassment of this family with respect to this project. Instead, all further communications should be directed to our office and in writing.

First, your demands and harassment of this family is unconscionable. In particular, your repeated demands that these elderly people, with only very limited understanding of the English language, sign letters that you have written as though they are the authors approving your project, and in direct contradiction of their stated concerns and objections, is at best completely improper and clearly designed to mislead the Planning Commission. To the extent they have signed any documents authored and demanded by you, those writings are immediately revoked, rescinded and unenforceable.

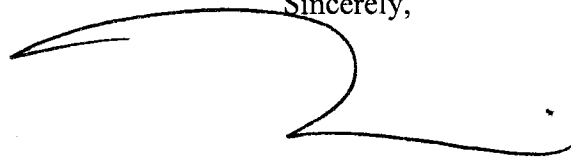
Second, one of these letters contained an offer to revise your plans in order to provide some relief in the proposed blocking and blacking out the light access/well between the adjacent buildings. The letter went on to state that if the Trieus did not agree and sign you would, instead, "...close up any other space between the houses...This will mean the [Trieus'] window that sits on the property line which receives light from [your] light well will be walled off..."

Notwithstanding your repeated threats to completely wall-off their building and light, they and we do want to see your proposed compromise to facilitate a possible resolution of this matter without further unnecessary time and expense incurred by the Planning Commission. To that end, please submit the revised drawings as soon as possible and no later than **Friday, August 7, 2015** for review and consideration.

Exhibit 15 (continued)

In the meantime, and again based on your prior improper conduct, there is to be no further direct contact with the Trieu family regarding this application, project and the Discretionary Review. That said, please submit any and all further communications to my office.

Sincerely,

A handwritten signature in black ink, consisting of a large, sweeping loop that starts under the word 'Sincerely,' and extends to the right, ending with a small dot.

Brian R. Davis

cc: Max Setyadiputra
San Francisco Planning Commission
(max.setyadiputra@sfgov.org)

Deepak Patankar
Evoco Architecture & Interiors
160 South Linden Avenue #210
So. South San Francisco, CA 94080

Trieu Xem Kim
1343 28th Avenue
San Francisco, CA 94122

11/30/14

Exhibit 16

To Whom It May Concern,

We are the owners of the property at 1343 28th Avenue, San Francisco, CA 94122. We are aware of the scope of work to be performed next door at 1339 28th Avenue. This work will include the buildout of the light well at 1339 28th Avenue which would effectively wall off the light well and cover one window at 1343 28th Avenue. We take no issues with this scope of work and understand that we may have reduced natural light as a result of this buildout of the light well.

Sincerely,

Tony & Jenny

XEM K TRIEU

cc: 1343 28th Ave (Tony & Jenny)

cc: Morinne Siu and Corey Yeh

cc: evoco architecture | interiors

Exhibit 17

December 17, 2014

Dear Jenny and Tony,

We received your letter, dated on December 10, 2014, indicating that you have changed your mind regarding your approval of our request to infill our light well as part of our remodeling plans at 1339 28th Ave. We have consulted with our architect and in response to that, we are proposing a compromise where we would preserve part of our light well by only extending out two feet instead of pushing up directly to your house and closing off our entire light well. We feel this is a suitable compromise to address your concerns around lighting needs as our light well is there to primarily provide light for our house, but acts as supplemental light for you.

We would appreciate your response to this revised proposal no later than Sunday, December 21, 2014. If you do not approve of this revised proposal, we will only retain the space between your light well and ours and close up any other space between the houses. This will mean the window that sits on the property line which receives light from our light well will be walled off since property line windows are not protected under Planning and Building Codes.

Please review our revised proposal.

Sincerely,
Morinne Siu and Corey Yeh
1339 28th Ave, San Francisco, CA 94122

Please provide a response back no later than December 21, 2014.

_____ Yes, we accept the revised proposal where the light well from 1339 28th Ave will only be extended out by two feet, thus allowing light to be shared by 1343 28th Ave and 1339 28th Ave.

_____ No, we do not approve of this revised proposal suggested by 1339 28th Ave.

Signature

Date

Exhibit 18

From: "Mac McGilbray" <mac_mcgilbray@communityboards.org>

Date: August 26, 2015 at 2:27:07 PM PDT

To: EM <xxxxxx@yahoo.com>

Subject: Re: Thank you for contacting us about mediation

Reply-To: <mac_mcgilbray@communityboards.org>

Ms. Sui,

I left messages yesterday and today for Attorney Davis. I will let you know his response.

Regards

Arnold (Mac)McGilbray Jr.
Community Boards
Case Development Manager
415) 920-3820, ext. 103

--- xxxxxx@yahoo.com wrote:

From: EM <xxxxxx@yahoo.com>

To: "mac_mcgilbray@communityboards.org" <mac_mcgilbray@communityboards.org>

Subject: Re: Thank you for contacting us about mediation

Date: Sat, 22 Aug 2015 09:55:31 -0700

RE: 15-0182

Hello,

I'd like to follow up on the status of the mediation as we have not heard from anyone since I first filled out the application on Aug 5. Our neighbors have already filed the discretionary review and I'm just wondering if they still intend on meeting with us through the mediator.

I did speak with someone from the Community Boards on on Aug 17, 2015 as the deadline for the 311 was approaching and all I was told is that the attorneys for my neighbors contacted you on Aug 13 and are working in some dates. Please advise on the status as we have not heard or received anything as of yet.

Thank you,
Morinne Siu

Sent from my iPhone

On Aug 5, 2015, at 3:20 PM, Cordell Wesselink <cwesselink@communityboards.org> wrote:

Re: Community Boards Reference #: 15-0182

Exhibit 18 (continued)

Dear Morinne Siu,

Thank you for contacting Community Boards based on the referral in the 311 notice to help you resolve your dispute with your neighbors, represented by Brian R. Davis, regarding proposed construction. You have taken a positive first step. We will attempt to set up a meeting wherein you can express your concerns as well as hear any concerns of the other party(s).

Community Boards is a non-profit conflict resolution organization that offers people the opportunity to resolve differences peacefully and to everyone's satisfaction. Our mediation process aims to fully and equally address the issues of all parties involved.

Mediation is a confidential and voluntary meeting where people discuss difficulties they are having with each other, assisted by impartial third-parties, our community mediators. The mediators help people come up with their own workable and lasting solutions. Our mediators do not give advice or make judgments. The goal is to help everyone feel heard, understood and respected.

To ensure the effectiveness of our process, please let me know if there has been any coercive conduct between you and the other party. The Coercive Conduct Questionnaire - <http://1drv.ms/1wtqMjB> - will help you decide if there has been any. Please call me if you have any questions.

If we cannot negotiate a mediation, a one hour conflict coaching session is included as part of your case opening fee. Please ask me for more details if you are interested.

The agreed upon rate for mediation is \$180.00 per hour (normally split between the parties).

There is a minimum charge of two hours for any scheduled mediation. If the mediation is canceled fewer than three business days prior to the scheduled session, and not rescheduled at the time of cancellation, there will be a cancellation fee in the amount of \$200.00.

I can be reached at 415-920-3820 ext. 103. To help me assist you more efficiently, please refer to the following case number when calling: 15-0182

If you resolve this issue prior to mediation, please let me know.

Sincerely,

Arnold McGilbray Jr.
Case Development Manager

Exhibit 18 (continued)

From: Arnold McGilbray <mac_mcgilbray@communityboards.org>

Date: September 23, 2015 at 2:54:47 PM PDT

To: "xxxxxx@yahoo.com" <xxxxxx@yahoo.com>

Subject: Unable to mediate

Reply-To: mac_mcgilbray@communityboards.org

Re: Community Boards Reference #: 15-0182

Dear Morinne Siu,

Thank you for contacting Community Boards regarding your dispute. Despite our best efforts, we are unable to negotiate a mediation at this time. Please feel free, however, to contact us if we can be of help to you in the future with conflict coaching or other conflict resolution assistance.

Sincerely,

Arnold (Mac) McGilbray Jr.
Case Development Manager

Exhibit 19

December 21, 2014

To whom it may concern,

We have been made aware of a complaint made on our permit application # 201412053152 by our next door neighbors at 1343 28th Avenue.

Specifically, from the DBI permit tracking website:

"Please send to the planning department - Owner of the property stated that they were forced to sign off on a letter to allow the application to move forward concerning the loss of the lightwell. They are recinding their support of the application. do not sign off over the counter. met with owner of the property on 12/10/2014 Trieu Xem Kim"

We want to defend our position on this complaint.

We are saddened to learn that they felt "forced" in any way to sign their names to any document. This was in no way our intent. At no time during our discussions with them did we feel that they were uncomfortable with us talking to them.

Below is a brief timeline of the events preceding this complaint.

- Nov 17 Informed by our architect by email that he had an over the counter meeting with city planning, and that they said they would accept a note from the neighbor if they were in agreement with our buildout.
- Nov 17 Informed neighbors of remodel, discussed request for a signed note and the possibility of professional solar tube installation for them paid by us.
- Nov 22 saw neighbors outside, invited them into our home to view our solar tube which they did. Told them we would put a tarp up to simulate our buildout.
- Nov 23 Installed tarp to simulate buildout.
- Nov 26 dropped in to make appointment to follow up on, they agreed to meet Nov 30th
- Nov 30 met with neighbors in their home, during this meeting they seemed very supportive. We discussed different products of solar tubes with them. They seemed more interested in traditional skylights. We offered an upper dollar limit to what we will pay for changes to their home. We left a pre-written letter for them to review and requested they sign and return it to us ASAP if in agreement.

Exhibit 19 (continued)

- Dec 1 The letter we left with them was delivered, signed, to our mailbox.
- Dec 13 We received a letter via USPS dated December 10 stating their revocation of their support for our plans, with no mention of the complaint filed at DBI.

Since then

- Dec 17 We visited neighbors briefly and related our desire to come to a compromise on the situation, and handed them a letter explaining our position so they could have someone review it for them. They seemed receptive, possibly confused by our verbal explanation.
- Dec 18 Received a letter stating they did not want to be contacted by us regarding our plans, and that they were alarmed by the aggressive nature of our requests.
- Dec 20 Another neighbor informs us of the complaint filed on our permit, complaint dated December 10.

We want to reiterate that at no time did we feel that we were being forceful or intimidating on this matter. We would much rather have had them involved in our process. We do feel that there is a language and/or cultural barrier in our communications with them, however whomever is advising them has advised them to request no contact. We have not contacted them again per their request as we do not want to be seen as harassing.

Regards

Corey Yeh and Morinne Siu

1339 28th Avenue

San Francisco, CA 94122

October 4, 2015

RE: 1339 28th Ave Remodel Project

Building Permit application: 2014.12.05.3152

Dear Nancy Tran,

We the neighbors of Morine Siu and Corey Yeh on 29th Avenue fully support their plans to extend back^{to} accommodate their growing family.

Everyday, Morine walks with her sons and dog in our block. She is very friendly and we want them to remain in our neighborhood.

We sincerely hope that the planning Department will approve it.

Sincerely,

Neighbors from 29th Avenue

Leticia Delacruz

Arrocha H. Santos

Saïne Mendez

1346 29th Ave

(added address
on 10/6/15 by
Morinne Siu)

Tran, Nancy (CPC)

From: Nate Valentine <natevalentine@me.com>
Sent: Wednesday, September 09, 2015 9:20 PM
To: Tran, Nancy (CPC)
Cc: morinne@yahoo.com; coreyyeh@yahoo.com
Subject: DR Request at 1339 28th Ave, SF, CA 94122

Dear Ms Tran,

I hope this letter finds you well. My wife, and two children have lived directly across the street from the proposed project at 1339 28th Ave for the past 8 years. I have reviewed the notice we received in the mail in detail and I am writing on the behalf of my family to express our support of this project.

Morinne and Corey have been exemplary neighbors since the day we have moved into our home and a large part of why we love living in this neighborhood. Additionally, they have been very upfront and communicative to all surrounding neighbors about their project from the early stages, and have worked to modify and accommodate any issues to the best of their ability. In a time when families are moving out of San Francisco, I believe it is very important to enable their family the ability to expand their home in an effort to stay in San Francisco and accommodate their growing family.

Please let me know if there is anything else I can do to express our support of their project.

Thank you for your time,

Nate Valentine

1342 28th Ave, SF, Ca 94122

Tran, Nancy (CPC)

From: Michelle Kuswanto <michelle.kuswanto@gmail.com>
Sent: Tuesday, September 29, 2015 10:06 PM
To: Tran, Nancy (CPC)
Cc: morrine@yahoo.com; correyyeh@yahoo.com
Subject: 1339 28th Ave Remodel Project

Dear Nancy,

My family has owned and resided in the residence of 1335 28th Ave for about 17 years now. We have lived next door to Morrine and Corey and could not be happier having them and their family as our neighbors. They are and have been more than kind, caring, and considerate. We greatly appreciate the warmth and the greetings that we always receive from Morrine every time we see her walking her dog and/or taking her children out for a stroll around the block. She has not only shown that to our family, but from what I have witnessed, she has always been kind to all our neighbors.

We would love for them to continue to be our neighbors. As such, we fully support their project and urge the Discretionary Review board to approve it. They have kept us updated and involved throughout the process and couldn't ask for more.

Thank you,
Michelle Kuswanto
1335 28th Avenue,
San Francisco, CA 94122

Tran, Nancy (CPC)

From: Grace Wang <gcwangsf@sbcglobal.net>
Sent: Thursday, October 15, 2015 9:48 PM
To: Tran, Nancy (CPC)
Cc: morinne@yahoo.com; coreyyeh@yahoo.com
Subject: RE: DR Request at 1339 28th Ave SF, CA 94122 Building Permit Application: 2014.12.05.3152 - LETTER OF SUPPORT

To whom it may concern:

I am writing this letter in support of Morinne Siu & Corey Yeh's remodel. I am a neighbor and have known the couple for many years. I can vouch for their character and believe they have done their best to communicate with their next door neighbor and find a suitable accommodation to their plans.

My opinion is that if Morinne & Corey have followed the San Francisco Planning codes and were approved by the city planning department, that there it is unreasonable for their next door neighbor to object. I have heard, personally, many accounts of how Morinne has tried to reach out to the neighbors to find an amicable solution, but that the neighbors had refused to participate in a reasonable discussion.

It would be a great loss for Morinne and Corey's family to leave the neighborhood due not being able to remodel their home to accommodate their growing family. Thus, I believe they should be able to proceed according to their approved plans without being blocked by their next door neighbor.

Sincerely,
Grace Wang
1285 28th Avenue, SF, CA

From: [Margaret Gee](#)
To: [Tran, Nancy \(CPC\)](#)
Date: Thursday, October 08, 2015 5:17:02 PM

Dear Nancy Tran,

I am writing in support of Morinne Siu and Corey Yeh's remodel project at 1339 28th Avenue.

(building permit application: 2014 12 05 3152)

I have read their remodel plans which follow the SF planning codes and have been approved by the city planning department.

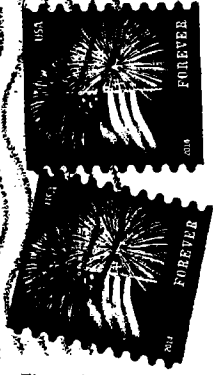
After talking with Morinne, meeting Corey and their young children, I find that they are a wonderful addition to our neighborhood. I hope that they can proceed with their remodel to accommodate their growing family.

Margaret Gee
1381 28th Ave.
San Francisco, CA 94122

AGNES G. CADINHA
1326 28TH AVE.
SAN FRANCISCO, CA. 94122

SAN FRANCISCO CA 940

04 AUG 2015 PM 5 L

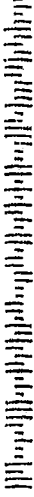


*The Planning Dept.
City / County of San Francisco
1650 Mission Street
San Francisco, Ca. 94103*

400

MAX PUTRA

94103247899



August 3, 2015

S. F. Planning Dept.
attn: Map Setyadeputra
Re: Bldg. Permit for
1339 28th Avenue
S. F.

Sir: I read w/ concern
the enclosed copy of appli-
cation re 1339 - 28th Ave.

Questions:

① How can you believe
this addition of 2426 sq ft.
culminates in just a
single dwelling? As
with other residences, all
applicants will now have
3 rental units. Of course,
questioning results in the
usual answer: It's for
family! What an untruth.
These blocks are all being
changed. No garage space! NO
parking except on street!
& the best part is no

space for garbage cans. They are all in front of these houses (some hide w/ a wooden Box) The mice love all this exposed trash. The rats + smells love it.

I have had 3 pest terminators clean up in my place. They are under siege

The mail man tells me nearly every sunset residence has unreported rentals. He notes one hse #!

But S. F. is not concerned in thousands of dollars income unreported

I have lived here since 1956 - It is well on its way to a 3rd world area. So sad for a beautiful city. Come to Irving St. Start at 28th Ave clear to Furston

Bring a water hose Please!

Agnes Cadinh

Friday, May 15, 2015

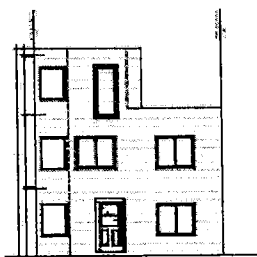
To Whom It May Concern:

I have looked over the diagrams and am not concerned with the increased shadows that may be cast with the proposed changes.

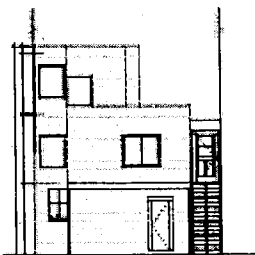
Sincerely,

Paul Kuswanto

Paul K. Kuswanto
1335 28th Avenue
San Francisco, CA 94122



2. PROPOSED EAST ELEVATION
SCALE 1/8" = 1'-0"



1. EXISTING EAST ELEVATION
SCALE 1/8" = 1'-0"

Tran, Nancy (CPC)

From: Jason Wong <ja.wong91@gmail.com>
Sent: Saturday, September 12, 2015 3:12 PM
To: Tran, Nancy (CPC)
Cc: morinne@yahoo.com; coreyyeh@yahoo.com
Subject: DR request at 1339 28th ave SF, Ca 94122

Good Afternoon Nancy Tran

The resident of house hold 1347 28th ave. We have no problem of Morinne and Corey remodeling project.

thank you.

best regards

House Resident of 1347 28th ave.