



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: DECEMBER 3, 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: December 3, 2015
Case No.: 2014-0533DRP
Project Address: 1235 Sanchez Street
Permit Application: 201408194190
Zoning: RH-2 (Residential House, Two-Family)
 40-X Height and Bulk District
Block/Lot: 6549/024A
Project Sponsor: Alex Stanford/Patrick Perez
 1235 Sanchez Street
 San Francisco, CA 94114
Staff Contact: Todd Kennedy – (415) 575-9125
todd.kennedy@sfgov.org
Recommendation: **Do not take DR and approve the project as proposed**

PROJECT DESCRIPTION

The proposal is to construct a vertical and horizontal expansion onto an existing single-family residence. The expansion would be of the existing third floor and will expand into the required rear yard. The existing residence is located on a nonconforming lot and encroaches into the rear property line at all levels. The proposed expansion would be 18 feet in depth and just over 30 feet wide.

SITE DESCRIPTION AND PRESENT USE

The subject site is located at 1235 Sanchez Street. The subject site is located on the east side of Sanchez Street and is roughly half way between 25th and Clipper Streets in Assessor's Block 6549, Lot 024A and is located within the RH-2 (Residential House, Two-Family) district and the 40-X Height and Bulk District.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The area surrounding the project site is residential in use. Properties along Sanchez Street are zoned RH-2 (Residential House, Two-Family) and are developed with mostly single-family residences and residential uses.

BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	June 25, 2015 – July 25, 2015	July 23, 2015	December 3, 2015	133 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	November 24, 2015	November 20, 2015	14 days
Mailed Notice	10 days	November 24, 2015	November 20, 2015	14 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	2		
Other neighbors on the block or directly across the street		1	
Neighborhood groups		1	

The Department has received two letters of support of this project. One letter came from the resident at 1217 Sanchez Street and the other one came from the resident at 184 Clipper Street. The Department received an email and a phone inquiry from a neighborhood group representative expressing concerns about the expansion. Staff forwarded that correspondence to the Project Sponsor. The Project Sponsor attempted several times to contact the representative.

DR REQUESTOR

Jerry McDonald, 180 Clipper Street. Mr. McDonald’s property borders the rear property line of the subject property.

DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

The DR Requestor is concerned with incorrect representations relating to the project. They include height, depth, and relationship to adjacent structures. It is claimed that the project will have negative impacts on the surrounding properties. The DR Requestors property will experience the loss of all afternoon sun by the expansion of the 3rd floor. The proposed excavation will kill trees and disrupt privacy and the property will lose value.

The DR Requestor is offering no proposed changes.

See attached *Discretionary Review Application*.

PROJECT SPONSOR’S RESPONSE

The project sponsor has worked with his neighbors and the Planning Department to refine the project scope. The project has received the support of two adjacent neighbors. The dwelling is in need of repairs and upgrades and is currently located on a substandard, nonconforming lot. There is limited space onsite

to expand. The proposed alterations currently under review will have minimal impact of the DR Requesters property.

See attached *Response to Discretionary Review* is an attached document.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt from environmental review, pursuant to CEQA Guideline Sections 15301(1) (4) and 15303(a).

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team (RDT) reviewed the project on September 2, 2015. The RDT found that the DR Requestor raised no RDG issues. The RDT determined there are no exceptional or extraordinary circumstances and supports the project as currently proposed.

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

Attachments:

- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photo
- Site Photos
- Section 311 Notice
- DR Application
- Response to DR Application
- Reduced Plans

Block Book Map

CHURCH

2011 57to60	2015 71/72	4	
		5	2005 51&52
		6	
		7	
2002 49&50		8	
		9	
		10	
		11	
		12	
		13	
		14	144 47/48
		15	
		16	
		17	
		18	
		19	
		20	
		21	
2006 53&54		22	
2010 55&57	2012 61&62	23	
		24	
		25	

SUBJECT PROPERTY

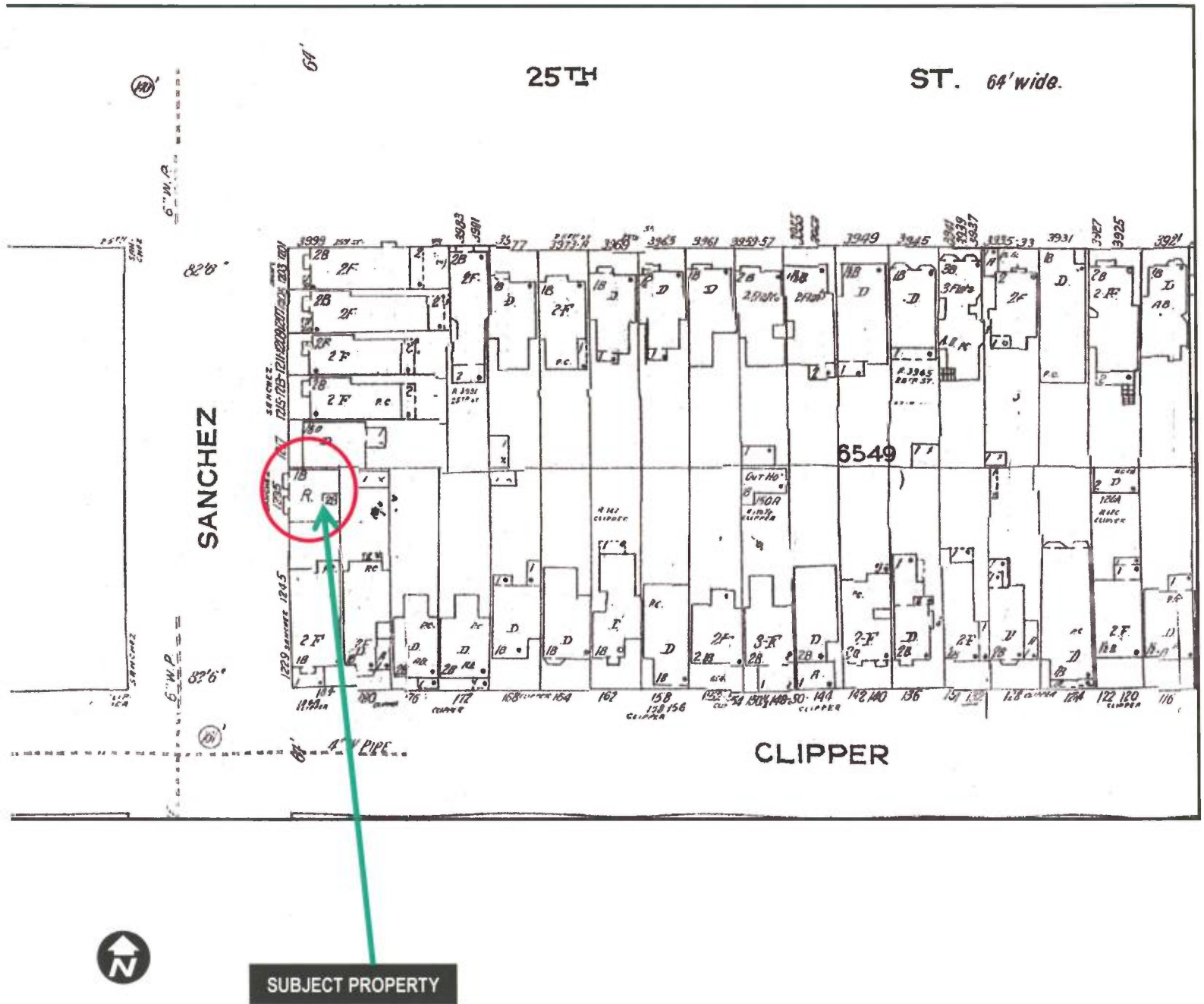
25TH

CLIPPER

SANCHEZ

Discretionary Review – Public
 Initiated
 Case Number 2014-0533DRP
 RH-2 – Residential House, Two
 Family
 1235 Sanchez Street

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 – Public
Initiated
Case Number 2014-0533DRP
RH-2 – Residential House, Two
Family
1235 Sanchez Street

Zoning Map



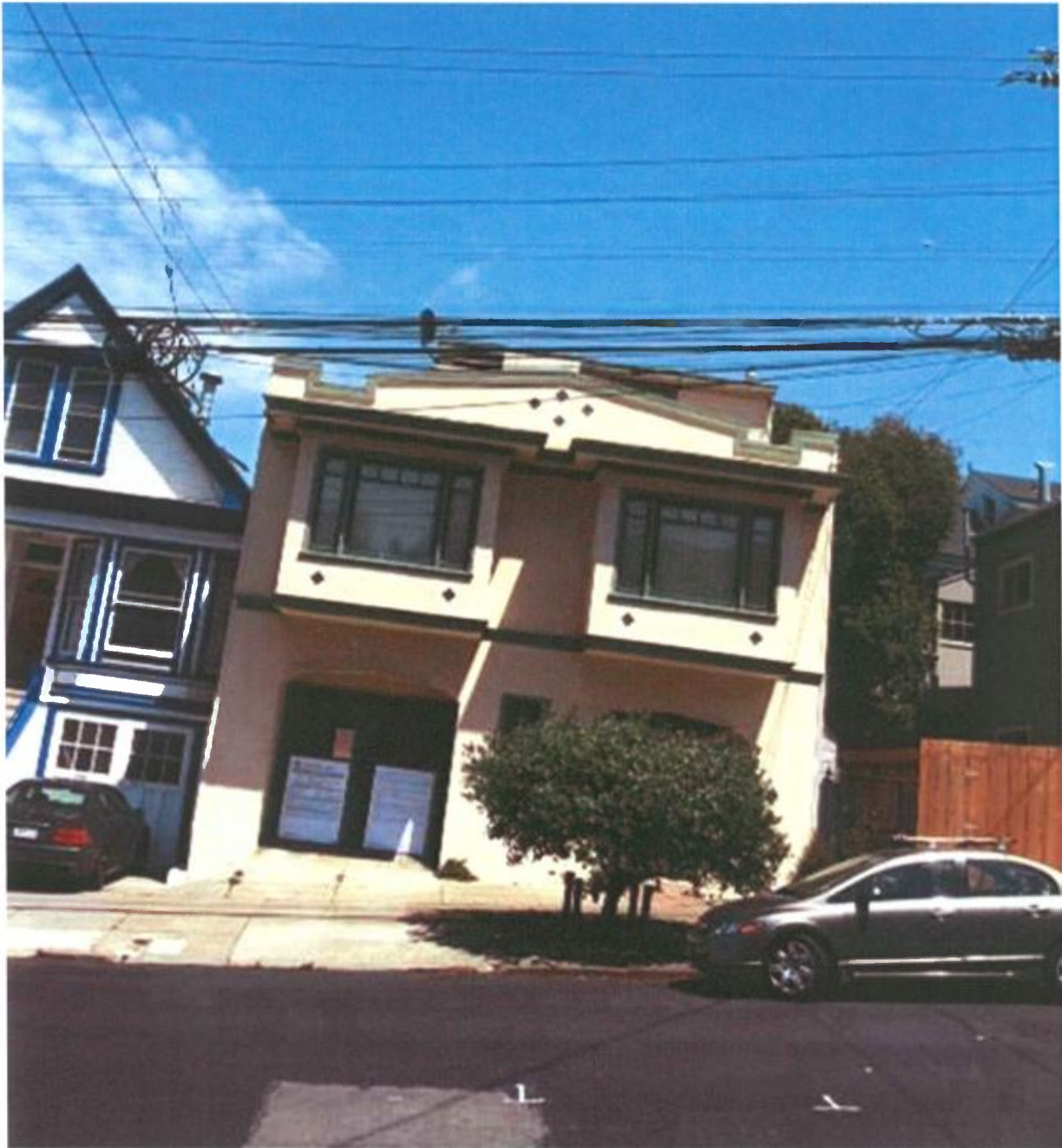
Discretionary Review – Public
Initiated
Case Number 2014-0533DRP
RH-2 – Residential House, Two
Family
1235 Sanchez Street

Aerial Photo



Discretionary Review – Public
Initiated
Case Number 2014-0533DRP
RH-2 – Residential House, Two
Family
1235 Sanchez Street

Site Photo



Discretionary Review – Public
Initiated
Case Number 2014-0533DRP
RH-2 – Residential House, Two
Family
1235 Sanchez Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On August 19, 2014, the Applicant named below filed Building Permit Application No. 2014.08.19.4190 (Addition) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Patrick Perez	Project Address:	1235 Sanchez Street
Address:	4040 Harlan Street, Suite C	Cross Streets:	Clipper Street
City, State:	Emeryville, CA	Assessor's Block /Lot No.:	6549/024A
Telephone:	(415) 370-7269	Zoning Districts:	RH-2/40-X

Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant 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.

PROJECT SCOPE		
<input type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION or <input checked="" type="checkbox"/> ALTERATION
<input checked="" type="checkbox"/> VERTICAL EXTENSION		<input type="checkbox"/> CHANGE # OF DWELLING UNITS <input type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input checked="" type="checkbox"/> HORIZ. EXTENSION (SIDE) <input type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE	One Family Dwelling.....	No Change
FRONT SETBACK	No Front Setback.....	No Change
SIDE SETBACKS	5-foot setback on south side	No Change
BUILDING DEPTH	+/- 26 feet	No Change
REAR YARD	No Rear Setback	No Change
HEIGHT OF BUILDING	+/- 30 feet	No Change
NUMBER OF STORIES	3.....	No Change
NUMBER OF DWELLING UNITS	1.....	No Change
NUMBER OF OFF-STREET PARKING SPACES	1.....	No Change

PROJECT DESCRIPTION

The proposal includes a partial renovation of the first floor, a complete renovation of the second floor with a new bay window on the southwest corner. The third floor is proposed to be expanded and renovated with a new roof deck. A Variance is required for this proposal and is scheduled for July 22, 2015. See attached plans.

PLANNER'S NAME: Todd Kennedy

PHONE NUMBER: (415) 575-9125

EMAIL: todd.kennedy@sfgov.org

DATE OF THIS NOTICE: 6/25/2015

EXPIRATION DATE: 7/25/2015

NOTICE OF BUILDING PERMIT APPLICATION GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the site plan and elevations (exterior walls), and floor plans (where applicable) of the proposed project, including the position of any adjacent buildings, exterior dimensions, and finishes, and a graphic reference scale, have been included in this mailing for your information. Please discuss any questions with the project Applicant listed on the reverse. You may wish to discuss the plans with your neighbors and neighborhood association or improvement club, as they may already be aware of the project. Immediate neighbors to the project, in particular, are likely to be familiar with it.

Any general questions concerning this application review process may be answered by the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00 a.m. - 5:00 p.m. Please phone the Planner listed on the reverse of this sheet with questions specific to this project.

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

1. Seek a meeting with the project sponsor and the architect to get more information, and to explain the project's impact on you and to seek changes in the plans.
2. Call 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 through mediation. Community Boards acts as a neutral third party and has, on many occasions, helped parties 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, call the assigned project planner whose name and phone number are shown at the lower left corner on the reverse side of this notice, to review 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 over the permit application, you must make such request within 30 days of this notice, prior to the Expiration Date shown on the reverse side, by completing an application (available at the Planning Department, 1660 Mission Street, 1st Floor, or on-line at www.sfplanning.org). You must submit the application to the Planning Information Center (PIC) during the hours between 8:00 a.m. and 5:00 p.m., with all required materials, and a check, for each Discretionary Review request 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 or at the PIC located at 1660 Mission Street, First Floor, San Francisco. For questions related to the Fee Schedule, please call the PIC at (415) 558-6377. If the project includes multi 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 approval (or denial) of the permit application by the Planning Department or Planning Commission may be made to the Board of Appeals within 15 days after the permit is issued (or denied) by the Superintendent of the Department of Building Inspection. Submit an application form 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 their current fees, contact the Board of Appeals at (415) 575-6880.

RECEIVED

APPLICATION FOR Discretionary Review

JUL 23 2015

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT.
P.O.

1. Owner/Applicant Information

DR APPLICANT'S NAME: JERRY R. McDONALD		
DR APPLICANT'S ADDRESS: 180 CLIPPER STREET	ZIP CODE: 94114	TELEPHONE: (415) 824-1377

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: ALEX M. STANFORD		
ADDRESS: 1235 SANCHEZ STREET	ZIP CODE: 94114	TELEPHONE: (707) 481-4801

CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/> JERRY R. McDONALD		
ADDRESS: 180 CLIPPER STREET	ZIP CODE: 94114	TELEPHONE: (415) 824-1377
E-MAIL ADDRESS: Jerryr.mcdonald@gmail.com		

2. Location and Classification

STREET ADDRESS OF PROJECT: 1235 SANCHEZ STREET	ZIP CODE: 94114
CROSS STREETS: SANCHEZ AT CLIPPER	

ASSESSORS BLOCK/LOT: 6549 1024A	LOT DIMENSIONS: 35'x25'11"	LOT AREA (SQ. FT): 906	ZONING DISTRICT: RH2-40X	HEIGHT/BULK DISTRICT: 40X
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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: RESIDENTIALProposed Use: RESIDENTIALBuilding Permit Application No. 2014.08.19-4190Date Filed: AUGUST 19, 2014

ORIGINAL

4. Actions Prior to a Discretionary Review Request

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

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

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

NONE

ORIGINAL

Discretionary Review Request

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

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

SEE ATTACHED PAGE.

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:

SEE ATTACHED PAGE ALSO.

1217 SANCHEZ WILL LOSE ABILITY TO INSTALL SOLAR PANELS.

184 CLIPPER WILL BE BADLY SHADED AND LOSE PRIVACY TO

BAY WINDOW + ON SOUTH FACADE.

180 CLIPPER WILL EXPERIENCE LOSS OF ALL AFTERNOON SUN BY EXPANSION OF 3RD STORY AND 3RD STORY REMAINING DESPITE ON TRACK FOR REMOVAL BY DBI CITATION - PROP. LINE EXCAVATION WILL KILL TREES, ALSO PRIVACY LOSS AND PROP. VALUE LOSS.

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?

NO CHANGES HAVE BEEN OFFERED. WE WANT ILLEGAL, UNSAFE, UNPERMITTED THIRD STORY REMOVED TO RESTORE OUR SUN, LIGHT, ETC. OR IF DEMOLISHED AND REBUILT, TO BE MOVED AWAY FROM PROPERTY LINE. NO EXPANSION ON PROPERTY LINE OR INCREASE IN HEIGHT, OR PARAPET HEIGHT AND NO PROPERTY LINE WINDOWS.

WE WANT NOV DATED NOV. 05, 2013, ISSUED BY DBI, RESPECTED AND 3RD STORY ON TRACK FOR REMOVAL RESPECTED AND REMOVED. THE NOTICE OF VIOLATION WAS WRONGLY AMENDED BASED ON A PERMIT DATED MARCH 03, 1966. ~~THE~~ THE PERMIT WAS FOUND TO NOT EXIST.

July 14, 2015

ITEM 1. PG. 9

Jerry McDonald
180 Clipper Street
San Francisco, Ca. 94114

RE: Discretionary Review Application
1235 Sanchez St. 6549/024A
B.Permit No. 2014.08.19.4190
Variance No. 2014.0533V

This project plan has many incorrect representations relating to height, depth, and relationship to adjacent structures and lots including 1217 Sanchez, 184 Clipper and 180 Clipper; it will have a significant negative impact to all three properties, especially our's at 180 Clipper. 1235 Sanchez has no rear yard and it's west wall sits precisely on or beyond our east property line along 30' of our 40' rear yard. The existing structure diminishes our sun and light, privacy and property value and with the proposed expansion, creates a wall 30'6" long and 33' high extending from our rear property line to within ten feet of our house. A full perimeter foundation and full footprint excavation, not fully disclosed, on our east property line has an 80% likelihood of killing three trees within 15' Of the line, or will weaken them too much to remain. The existing wall eliminates 75% of the sun to our yard by 1 pm, the proposal would eliminate 100% of the sun by 1 pm.

The proposal violates elements of the Residential Design Guidelines including bulk, height, proportion, scale and setbacks (front and rear). It will diminish sun and light, privacy, our ability to enjoy our property and will clearly diminish our property value.

1235 is now a non-conforming 30' by 25'11" one story over basement on a lot 35' wide by 25'11"; it is not a legal three stories of habitable space as the proposal sponsor claims. It has no front setback, no rear yard and a 5' strip of open space to the south; the proposal encroaches into the 125 sq.ft. minimum yard with an extended south wall, an illegal expanded stair and landing and a new bay window.

An expansion of the illegal third story, built without permits and extending 11' above the legal permitted 22' rear wall for a total height of 33'; will be expanded north (on our property line) to our rear property line reaching a full length of 30'6". The third story will then be expanded 18' to the west, beyond the 12' front setback of all but one house on the block face which is setback 8'. New parapets on the north and south of the expansion will further diminish our light and sun. I look forward to addressing the incorrect representations of both the existing and proposed third story height and other dimensions.

1235 Sanchez sits on a 35' wide lot and is the widest lot and structure on the block face, all but one lot measures 22' with 22' houses- one measures 26'. 1235 is the only house with no front or rear setback and although incorrectly represented at 6'-7', the third story measures 11' in height for a total of 33'. 1235 is taller than any of the three adjacent houses; this is not correctly represented by the proposal plan. The proposal is shown as sitting on a flat lot on a flat street that, in truth, has a 7.4% slope. The front elevation shows 1235 incorrectly sitting on the same plane, or below 1217 Sanchez, which is actually three feet below 1235...downhill to the north. 1235 is the highest structure on the block face and taller than the three adjacent properties.

The proposal sponsor has incorrectly represented the existing 834 sq.ft. one story over basement sitting on a 906 sq.ft. lot as three stories of habitable space (including the raw basement and the illegal third story box) as 1632sq.ft. and 1784sq.ft.. He is expanding the structure to 2163 sq.ft. by adding 485sq.ft. of new living space.???

The existing structure is to be gutted, both interior walls and exterior walls stripped down to the studs, including on our property line. This fact has not been disclosed and we are concerned about the threat of lead and asbestos as well.

The west wall on our east property line also includes a window that the sponsor insists is original and , although the room use has changed and the wall is stripped and property line windows are not allowed.

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: Jerry R. McDonald

Date: JULY 11, 2015

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

JERRY R. McDONALD - OWNER

Owner Authorized Agent (circle one)

CASE NUMBER:
For Staff Use only

Discretionary Review Application Submittal Checklist

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

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

Z+LIST

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.

For Department Use Only

Application received by Planning Department:

By: Orzie Taels

Date: 7/23/15



SAN FRANCISCO
PLANNING
DEPARTMENT

FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department

Central Reception
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: **415.558.6378**
FAX: **415 558-6409**
WEB: <http://www.sfplanning.org>

Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**
*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*

RESPONSE TO
DISCRETIONARY
REVIEW (DRP)



San Francisco
Planning

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

Project Information

Property Address: 1235 Sanchez Street

Zip Code: 94114

Building Permit Application(s): 2014.08.19.4190

Record Number: 2014.0533DRP

Assigned Planner: Todd Kennedy

Project Sponsor

Name: Alex Stanford

Phone: (707) 481-4801

Email: alex.m.stanford@gmail.com

Required Questions

1. **Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved?** (If you are not aware of the issues of concern to the DR requester, please meet the DR As the Project Sponsor/Owner, I have worked with my three adjacent neighbors (including the DR requester) and Planning Department for more than a year to refine the scope of the project. As a result, the project has received the approval/support from two adjacent neighbors (1217 Sanchez and 184 Clipper), the Residential Design Team, and Planning Department. Additionally, the Zoning Administrator is "inclined to approve" the variance application. The DR requester's concerns regarding incorrect plan representations, project scope and the classification of the existing third story have been refuted multiple times, including by the Department of Building Inspection. There are no open Notice of Violations on the property; the project conforms to the Residential Guidelines and provides greatly needed upgrades to a house on a substandard lot with limited exterior habitable space.
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.

The project scope has been reduced multiple times in an effort to gain the support of the DR requester and mitigate any privacy concerns. Based on the DR requester's feedback at the initial pre-application neighbor meeting (held on 05/29/14), the originally proposed fourth story addition and roof deck were removed. Subsequent to the filing of the site permit application (on 08/19/14), the proposed fourth story stair penthouse and roof deck were removed. These changes resulted in a significant loss of square footage and outdoor space, which the house severely lacks, and were a good faith effort to address the DR requester's concerns over shade and privacy.

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.**

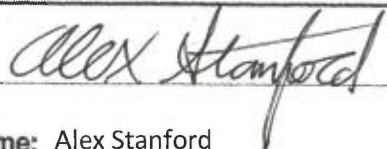
My adjacent neighbors at 1217 Sanchez and 184 Clipper both approve of the project and have provided written letters of support. Given the substandard lot dimensions, the changes demanded by the DR requester, most notably, removing the existing third floor, negatively impact the functionality of the house and further reduce the limited exterior habitable space. The proposed third story addition is to the Northeast corner of the property, the furthest point away from the DR requester's home. Shadow studies proved the small addition (258 SF) will only affect the DR requester's backyard a few distinct times per year. Lastly, the existing light-well and most lot line windows have been removed to improve the DR requester's privacy (only one original window remains).

Project Features

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

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	1	1
Occupied Stories (all levels with habitable rooms)	3	3
Basement Levels (may include garage or windowless storage rooms)	N/A	N/A
Parking Spaces (Off-Street)	N/A	N/A
Bedrooms	1	2
Height	32' - 7 1/4"	32' - 3 1/4"
Building Depth	25' - 11"	25' - 11"
Rental Value (monthly)	N/A	N/A
Property Value	\$869,000	TBD

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

Signature: 	Date: August 14, 2015
Printed Name: Alex Stanford	<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Authorized Agent

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

designpad patrick peres architect
 4040 harten st. ste. c, emeryville, ca 94608
 ph: 415.370.7269 f: 415.592.1598
 e: patrick@designpad.net
 www.designpad.net

Consultant
 Address
 Phone
 Fax
 e-mail

Consultant
 Address
 Phone
 Fax
 e-mail

Consultant
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No.	Revision	Description	Date
	1	A3.2	

Stanford Residence
 1235 Sanchez St. San Francisco

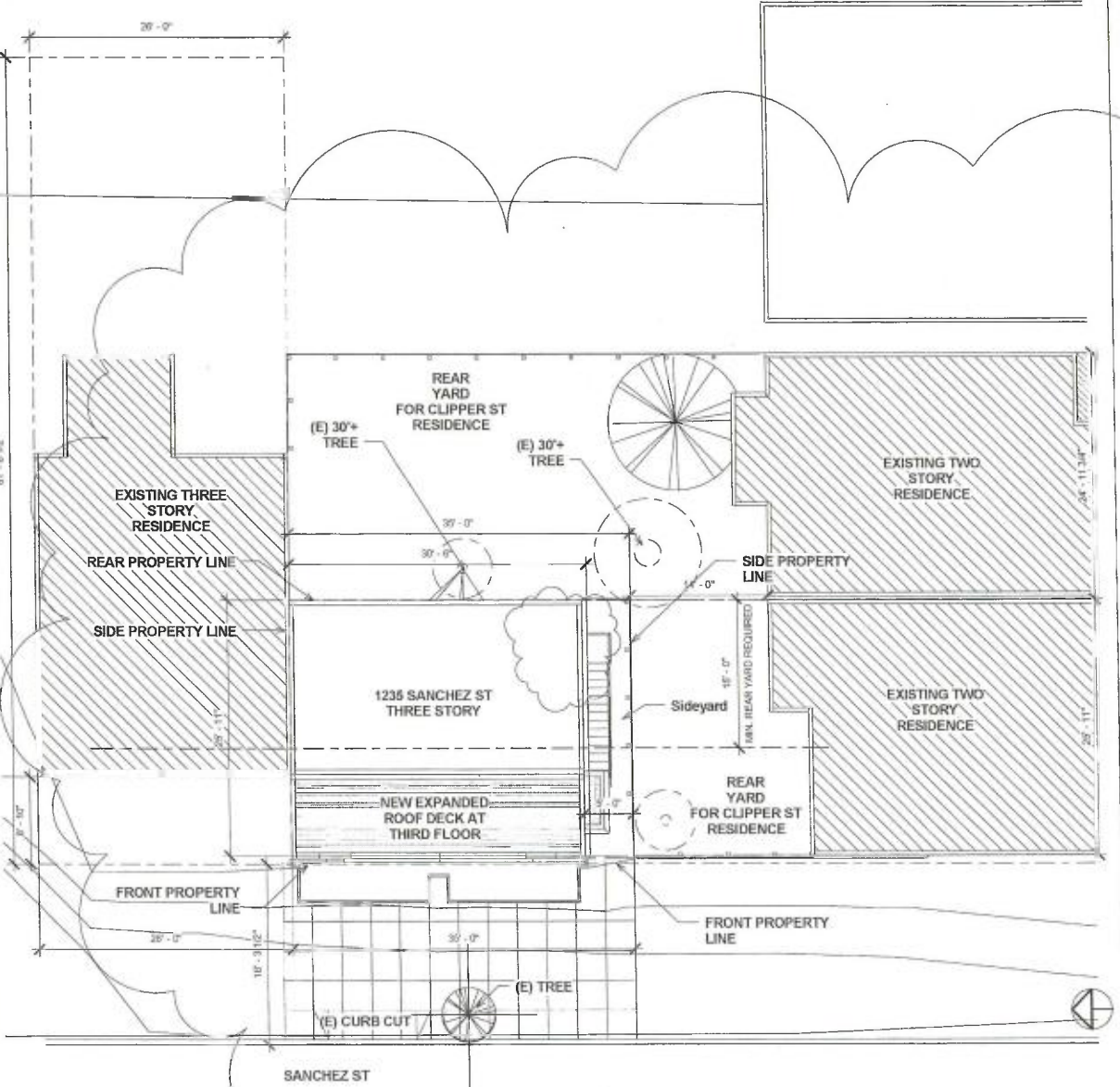
Site Plans

Project number
 Date
 Drawn by
 Checked by

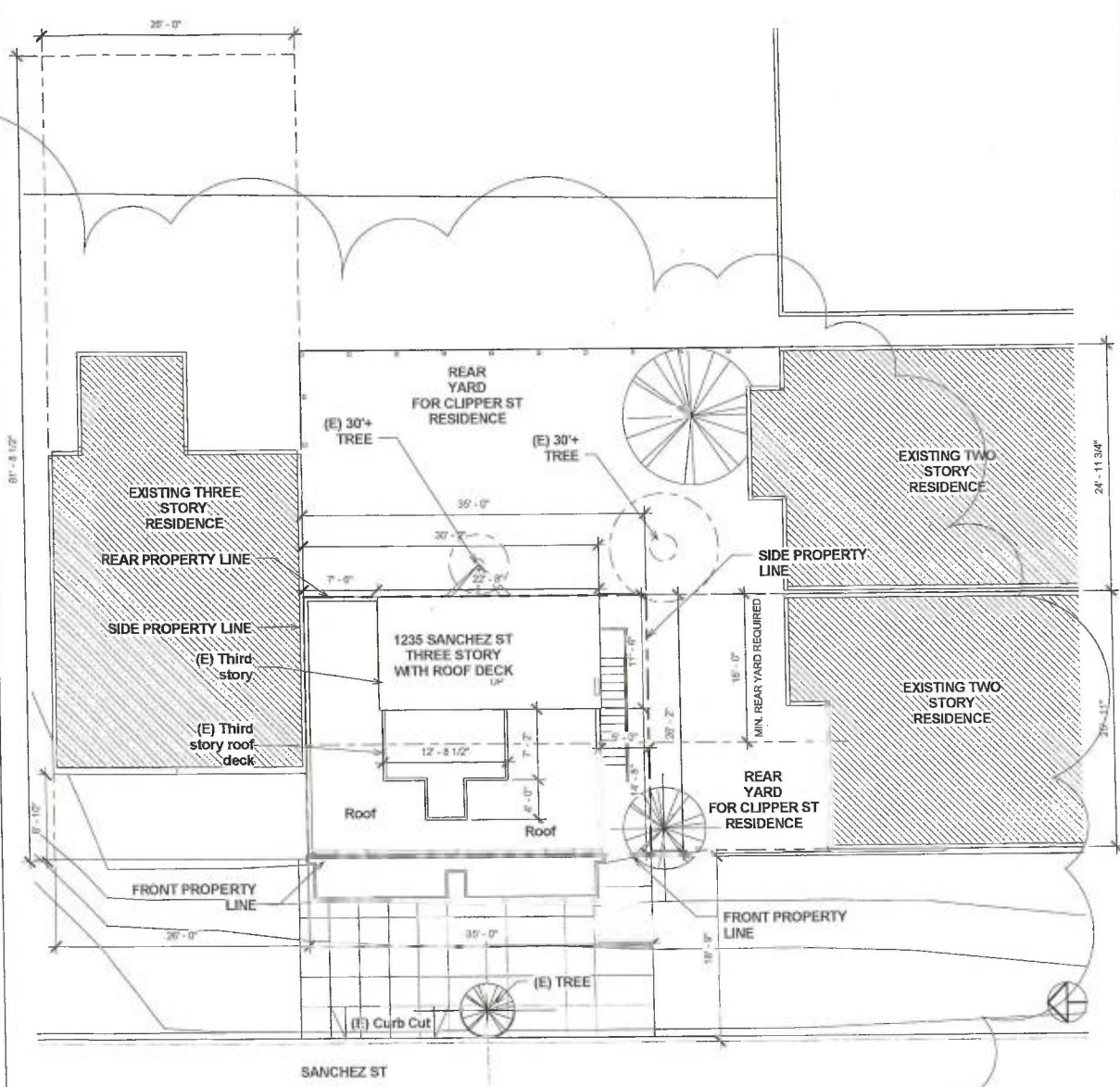
Project Number
 2014 07 10
 Author
 Checker

A0.1

Scale 1/8" = 1'-0"



② Site plan proposed
 1/8" = 1'-0"



① Site plan existing
 1/8" = 1'-0"

designpad patrick perez architect
 4040 hylan st. ste. c, emeryville, ca 94608
 pr: 415.370.7289 f: 415.882.1998
 e: patrick@designpad.net
 www.designpad.net

Consultant
 Address
 Address
 Phone
 Fax
 e-mail

Consultant
 Address
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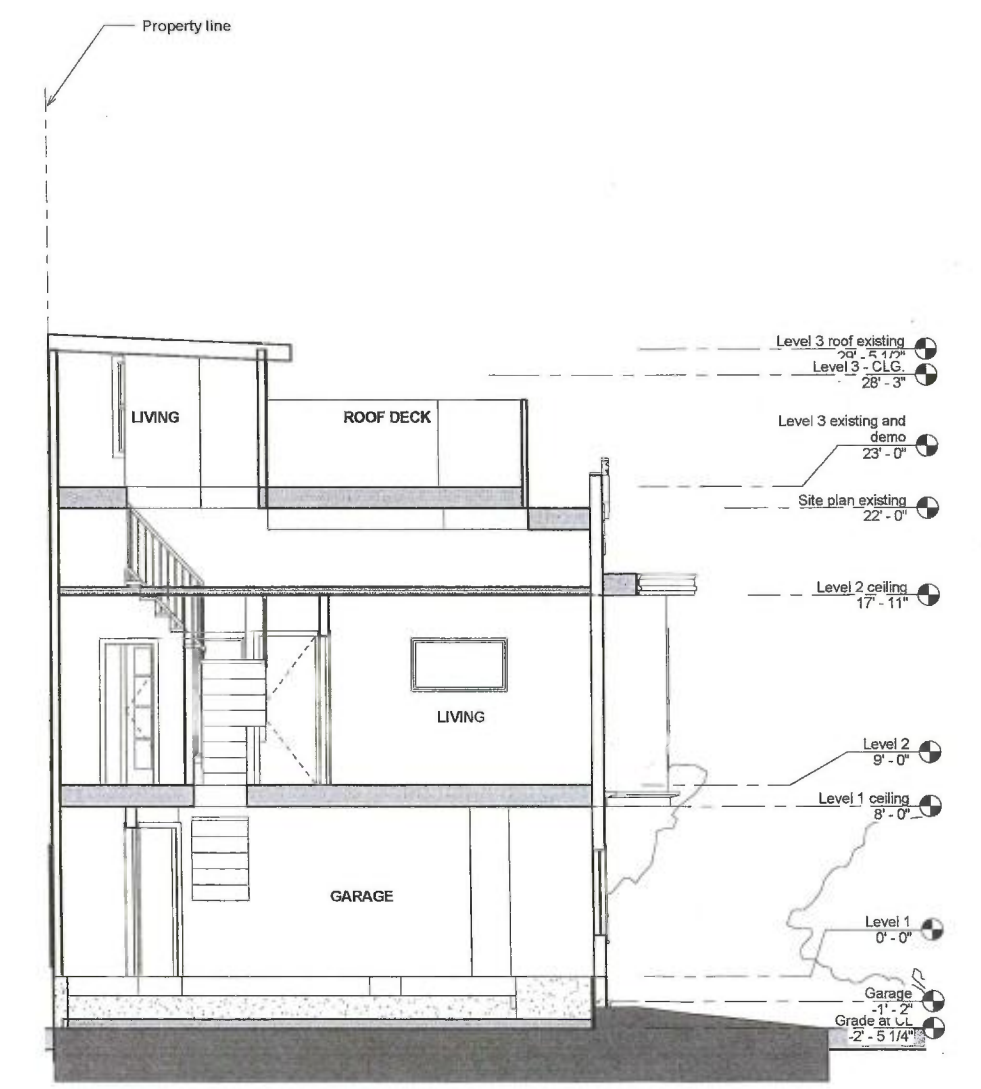
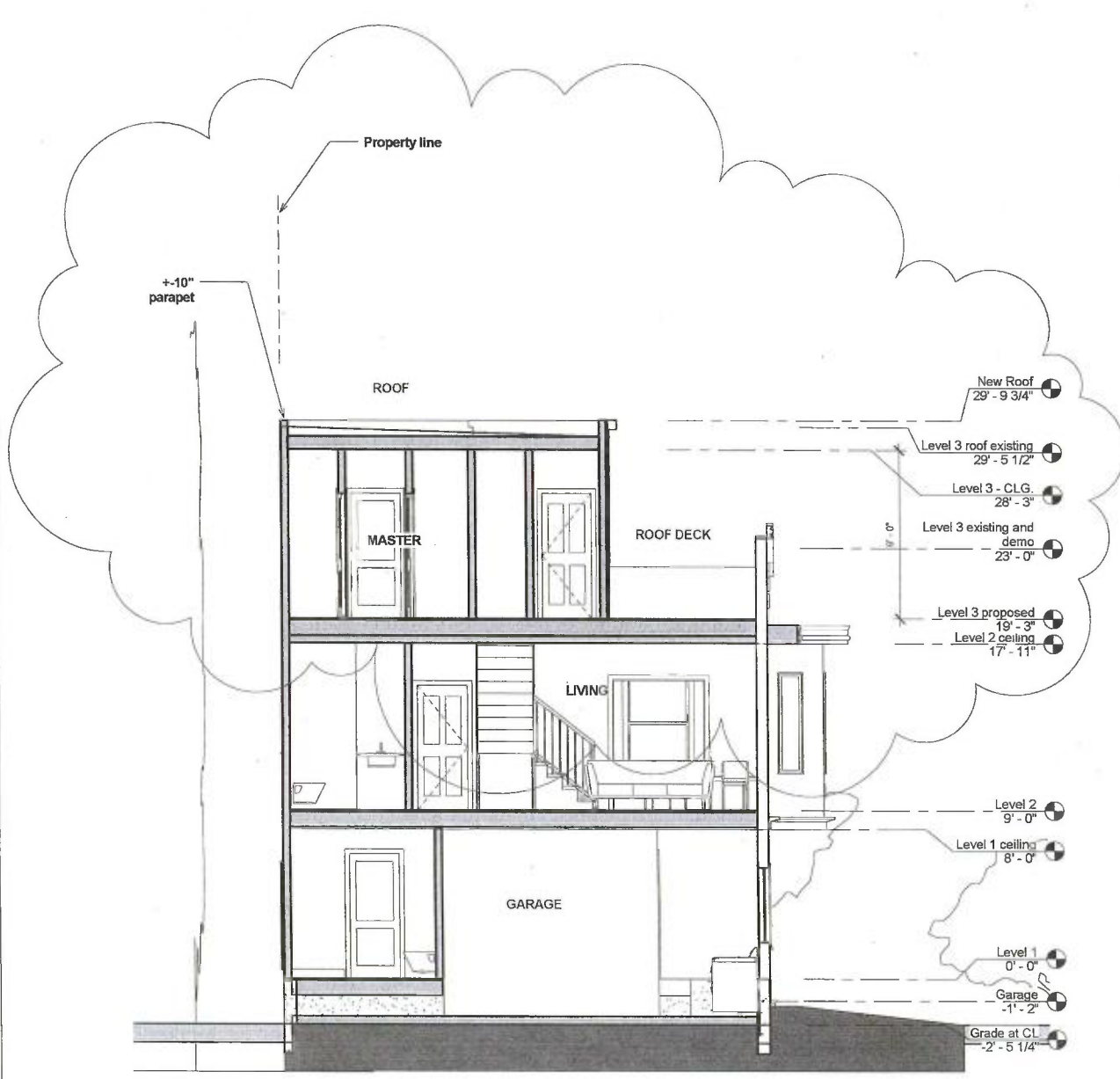
No.	Description	Date
2	SITE PERMIT R2	2015 03 01

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 1235 Sanchez St. San Francisco
 Section

Project number: 2014 07 10
 Date: 2014 07 10
 Drawn by: Author
 Checked by: Checker

A2.1

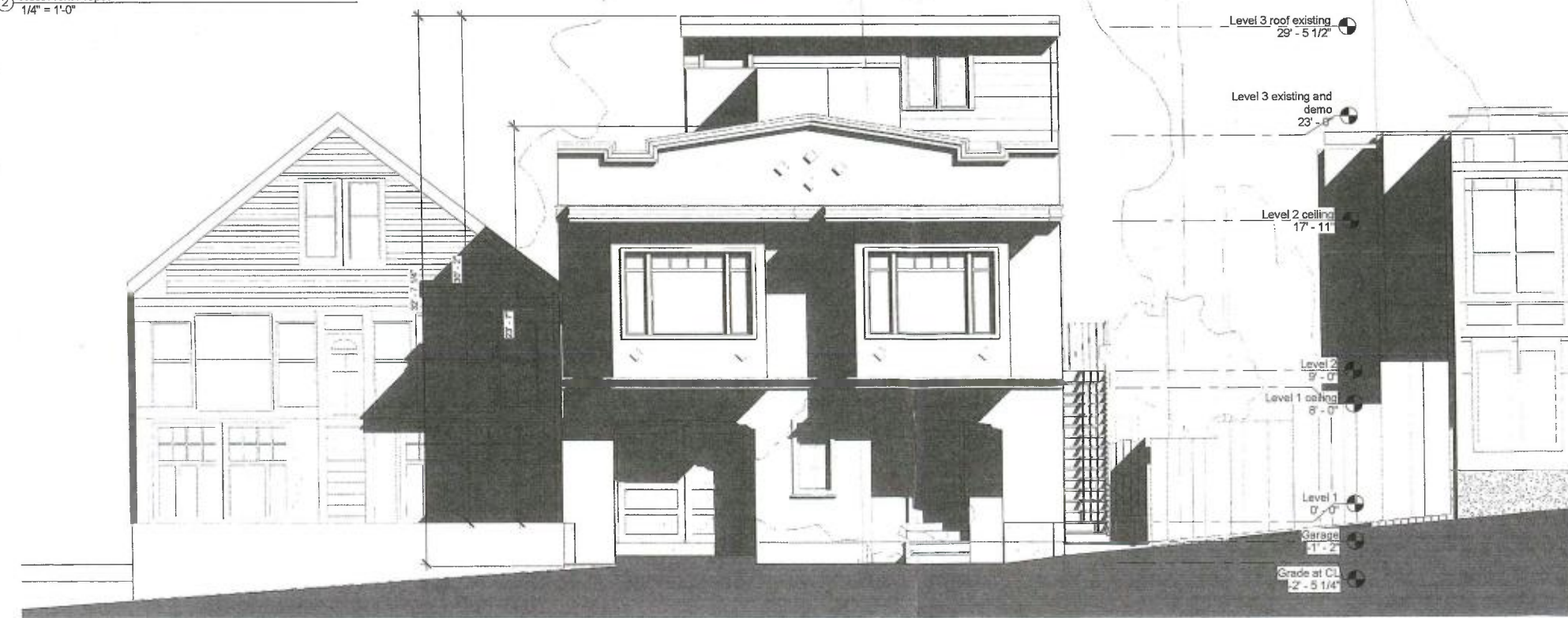
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09/2015 2:56:33 PM



② West/Front Proposed
1/4" = 1'-0"



① West/Front Existing
1/4" = 1'-0"

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No.	Description	Date
1	Revision 1	Date 1

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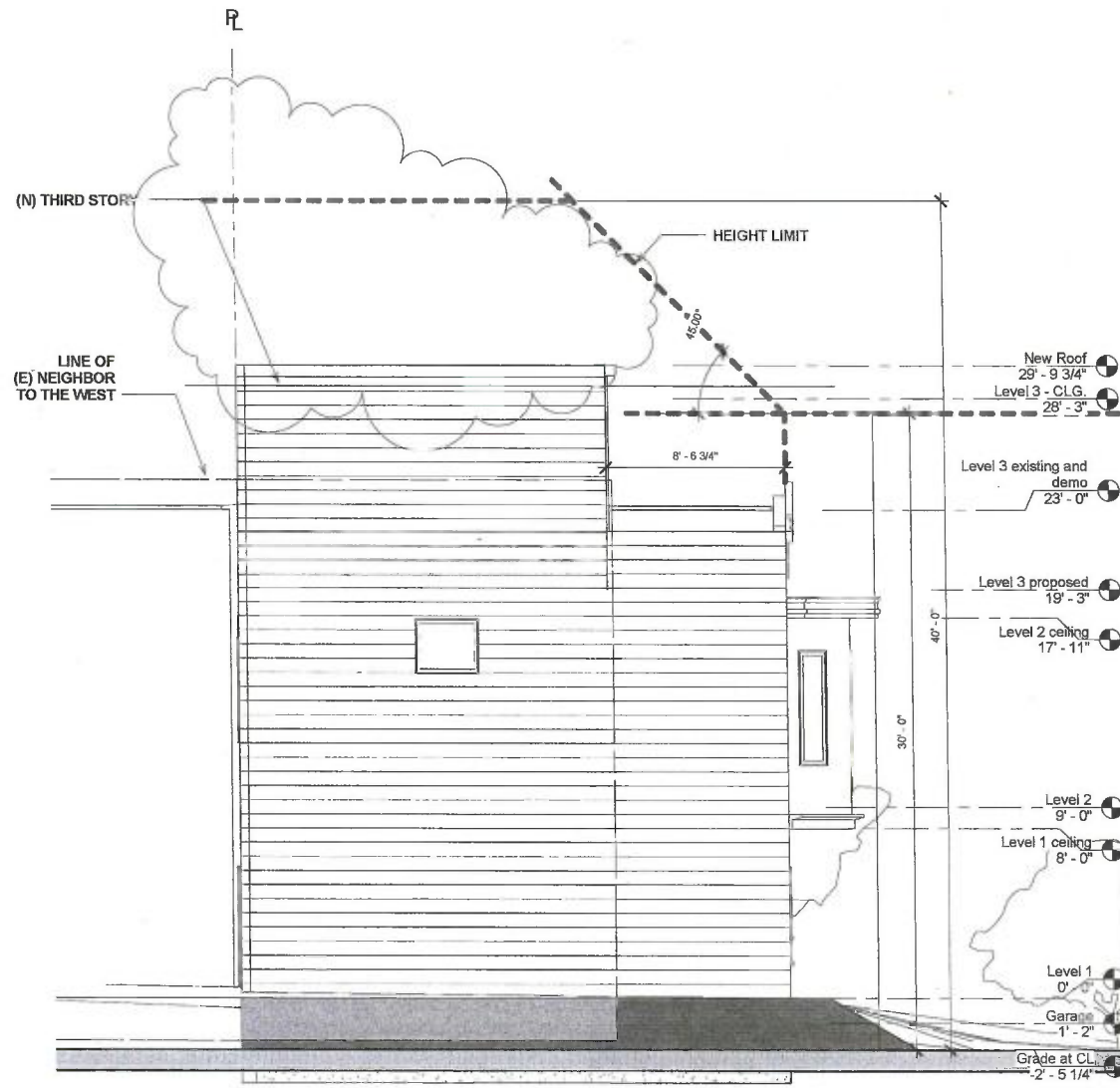
West/Front Elevations

Project number
Date
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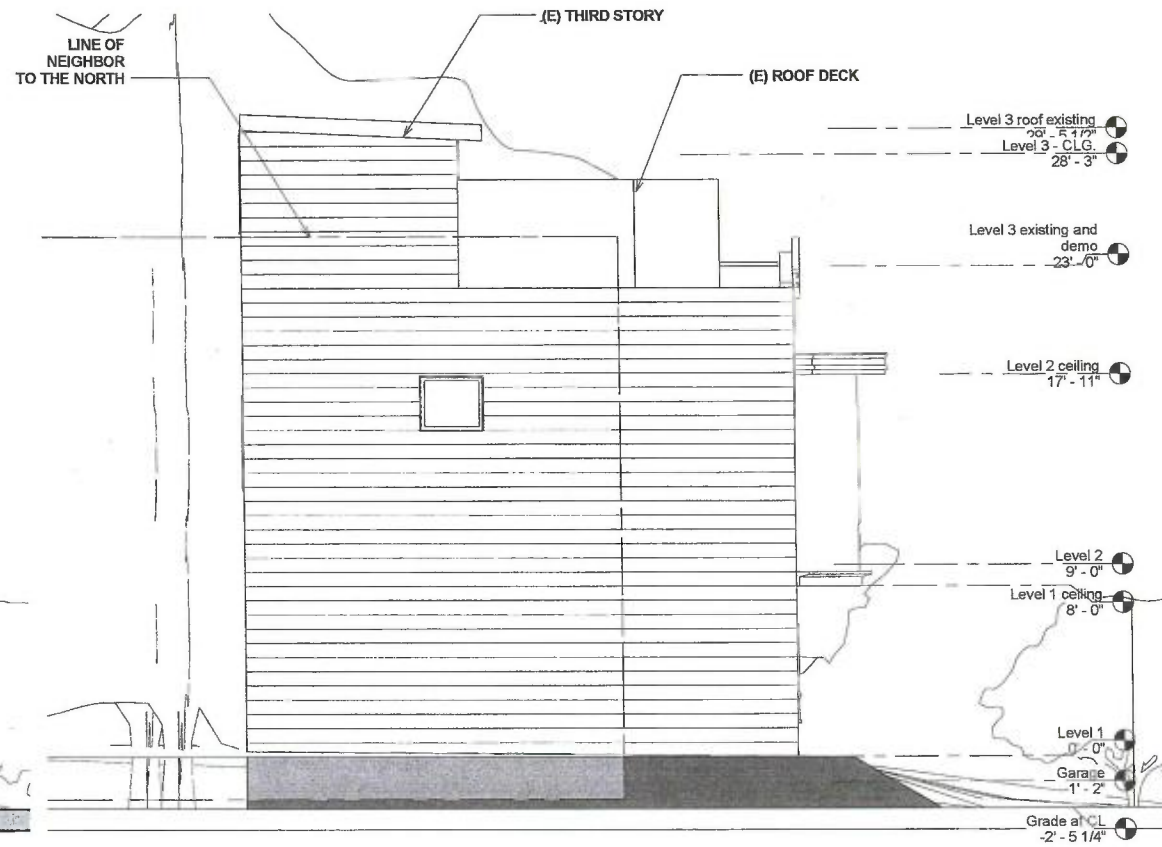
Project Number
2014 07 10
Author
Checker

A3.0

Scale 1/4" = 1'-0"



2 North Proposed
1/4" = 1'-0"



1 North Existing
1/4" = 1'-0"

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No.	Description	Date
1	Revision 1	Date 1

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North Elevations

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 Date 2014.07.10
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A3.1

Scale 1/4" = 1'-0"

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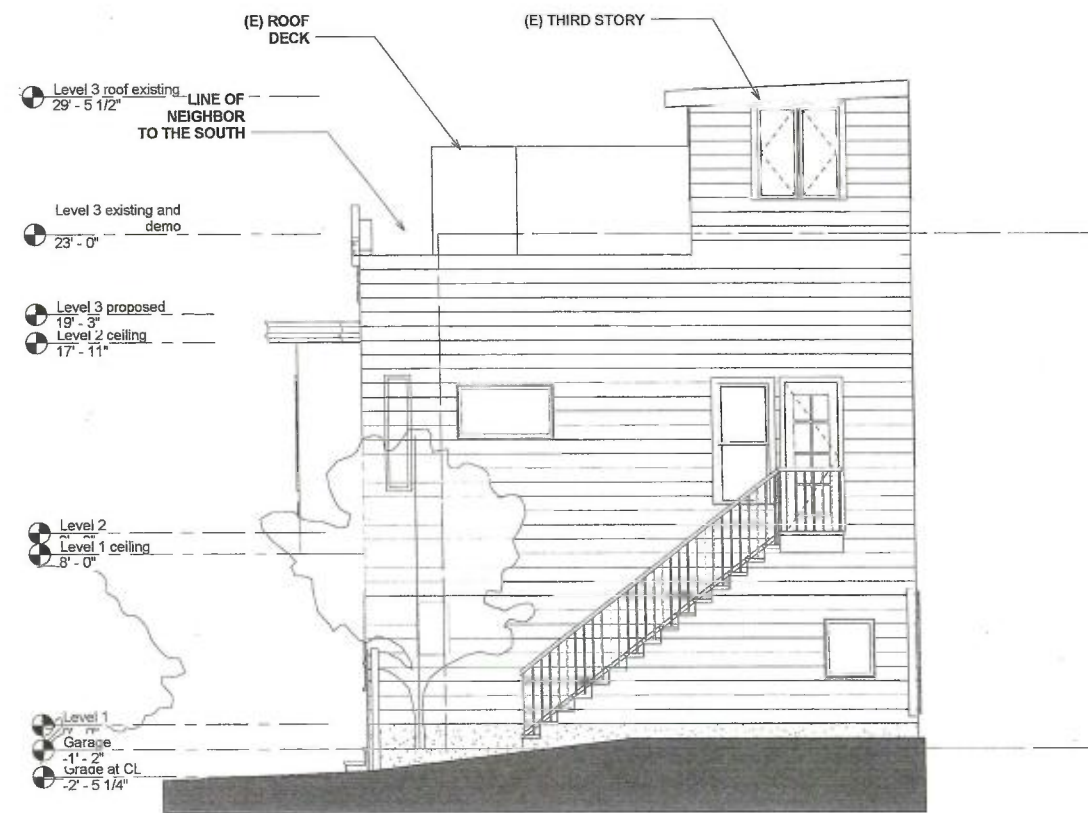
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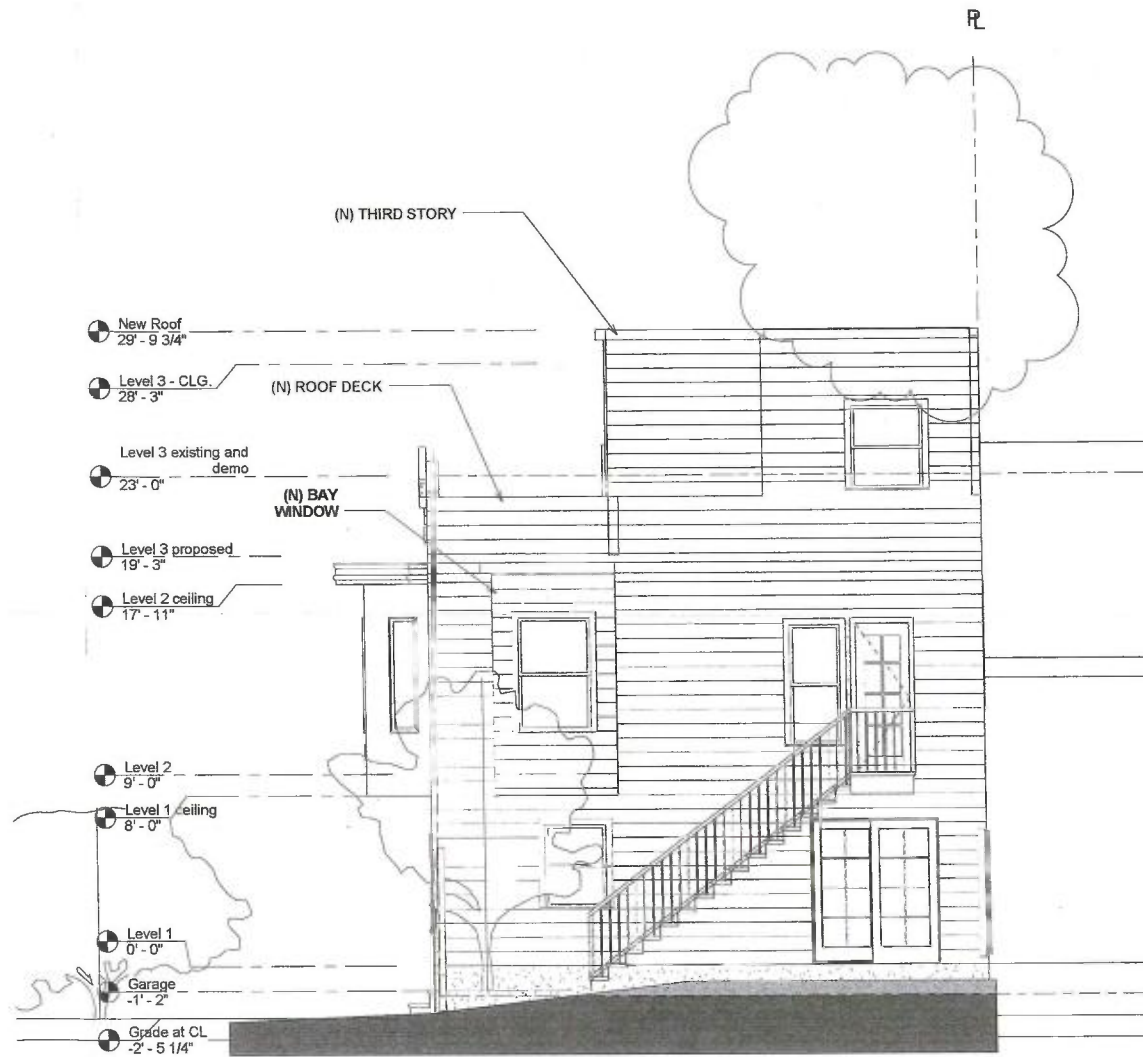
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1 South existing
 1/4" = 1'-0"



2 South proposed
 1/4" = 1'-0"

No.	Description	Date
1	Revision 1	Date 1

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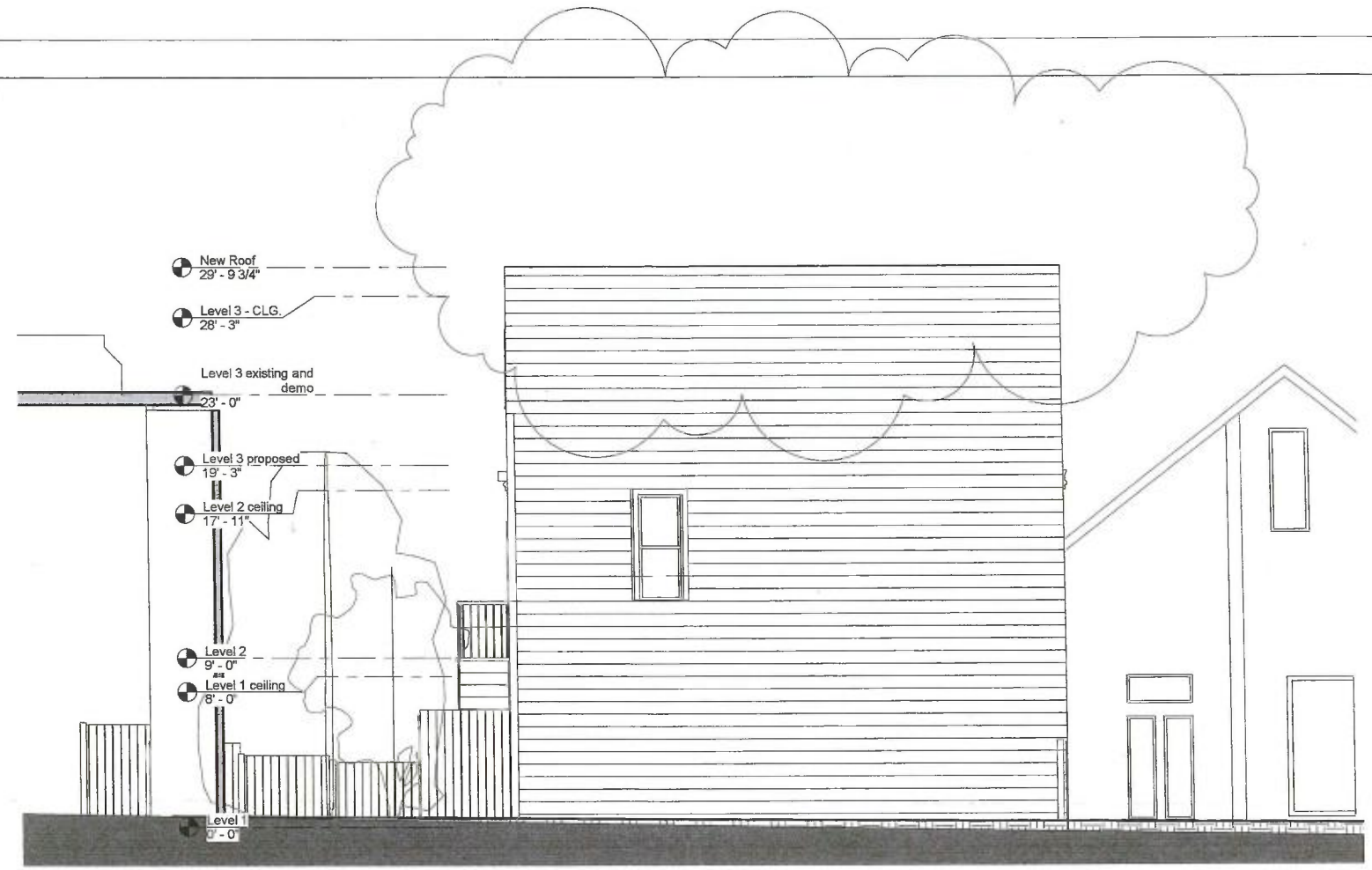
South Elevations

Project number
 Date
 Drawn by
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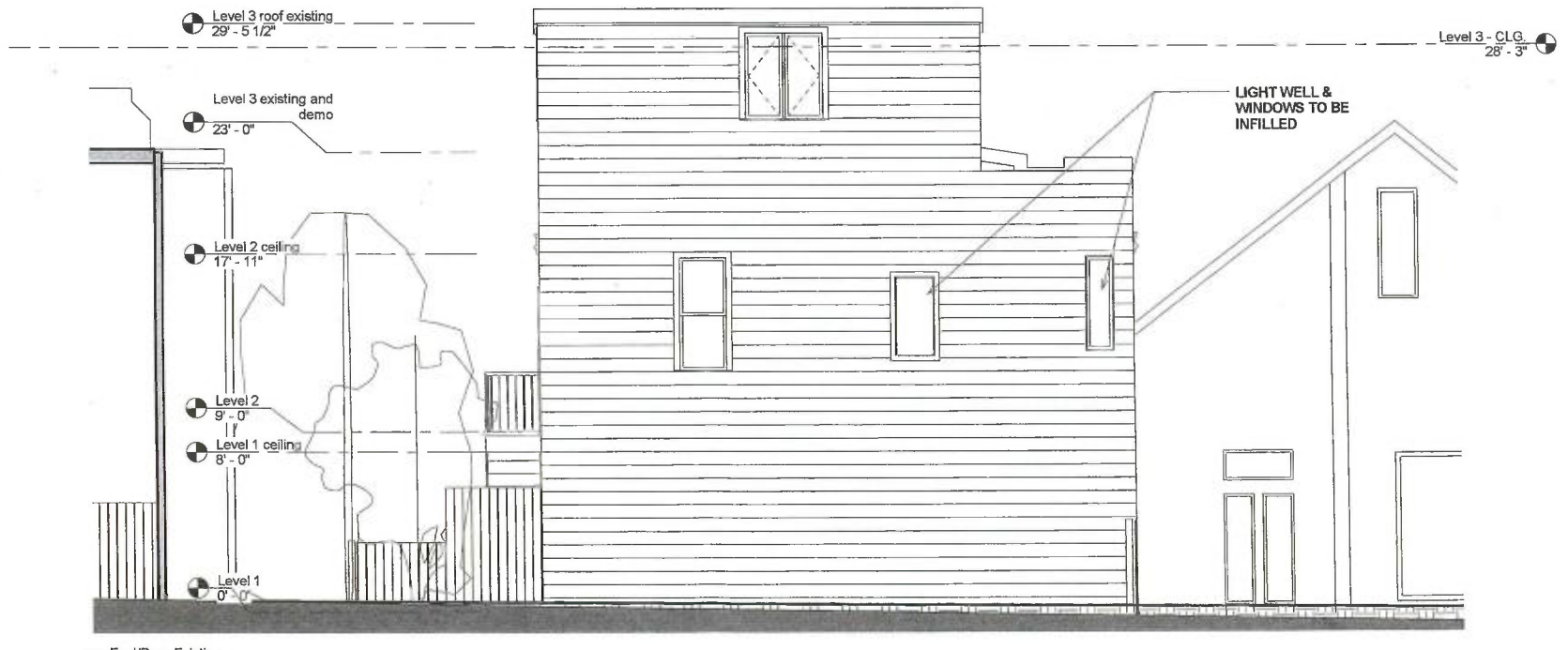
Project Number
 2014 07 10
 Author
 Checker

A3.2

Scale 1/4" = 1'-0"



② East/Rear Proposed
1/4" = 1'-0"



① East/Rear Existing
1/4" = 1'-0"

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1	Revision 1	Date 1

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East/Rear Elevations

Project number Project Number
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A3.3

Scale 1/4" = 1'-0"