



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: SEPTEMBER 14, 2017

Continued from the June 15, 2017 Hearing

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: September 7, 2017
Case No.: **2015-003686DRP-04,-05,-06,-07**
Project Address: **437 HOFFMAN AVE**
Zoning: RH-2 (Residential-House, Two Family)
40-X Height and Bulk District
Block/Lot: 6503/024
Project Sponsor: Hoffman TIC Group
c/o Kelly Condon
443 Joost Avenue
San Francisco, CA 94127
Staff Contact: Nancy Tran – (415) 575-9174
nancy.h.tran@sfgov.org
Recommendation: **Do not take DR and approve as revised**

BACKGROUND

On June 15, 2017, the Planning Commission continued the proposed project at 437 Hoffman Avenue to September 14, 2017 upon the request of the Project Sponsor.

CURRENT PROPOSAL

The Project Sponsor submitted additional materials for Commission review (1) Updated DR Response package and (2) Revised Plan Set reflecting changes following further discussion with DR Requestors.

Since publication of the June 15, 2017 Commission packet, the Project was further revised and the following changes have been made:

- Reconfigure and reduce dwelling unit sizes
 - Unit 1: now 2,820 sq. ft., 3 bed (prev. 3,293 sq. ft.)
 - Unit 2: now 1,480 sq. ft., 1 bed + study (prev. 1,487 sq. ft.)
- Reduced massing (building wall extends no further than average of adjacent buildings)
 - Levels 1-3: Open/extend breezeway at matched northerly lightwell to rear
 - Level 1: Rear wall cut back 8'9"
 - Level 2: Rear wall cut back 11'3" with reduced 2'6" terrace
 - Level 3: Rear wall cut back/replaced with 2'6" terrace, remove master terrace
 - All levels: Increase southerly side setback to 5'3"-8' (previously 4'10")
- Added privacy and art screens at basement, 1st & 2nd levels along southerly elevation
- Widen rear planter at grade

REQUIRED COMMISSION ACTION

The Commission must determine whether or not to take Discretionary Review and approve/disapprove the proposed alterations to the existing single-family residence at 437 Hoffman Avenue.

RECOMMENDATION:	Do not take DR and approve as revised
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Attachments:

Commission Packet (June 15, 2017)

Updated DR Response

Revised Plan Set dated August 24, 2017

Public Comment

NHT: I:\Cases\2015\2015-003686DRP - 437 Hoffman Ave\DR_Part III\Sept 14, 2017\Compiled Documents\1_CPC Memo 09142017.doc



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Full Analysis

HEARING DATE: JUNE 15, 2017

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: June 5, 2017
Case No.: **2015-003686DRP-04,-05,-06,-07**
Project Address: **437 Hoffman Avenue**
Permit Application: 2014.04.11.3029
Zoning: RH-2 [Residential House, Two-Family]
40-X Height and Bulk District
Block/Lot: 6503/024
Project Sponsor: Kelly Condon
443 Joost Avenue
San Francisco, CA 94127
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 construct additions to the existing single-family residence and increase the dwelling count from one to two units. The project includes extensive interior remodeling and exterior changes such as lifting the building to install a two car garage, front porch, entry stairs and rear terraces. The project does not constitute tantamount to demolition per the thresholds outlined in Planning Code Section 317.

BACKGROUND

In December 2015, three public-initiated Discretionary Reviews were filed for the proposed addition to expand the existing single-family dwelling at 437 Hoffman Avenue. Upon further review, the Project was determined to be tantamount to demolition. The Project Sponsor subsequently submitted a Conditional Use Authorization application for tantamount to demolition with revised plans introducing a second unit on site. The Discretionary Review applications were closed and superseded by the Conditional Use Authorization.

On June 2, 2016, the Planning Commission continued the Conditional Use hearing to June 30, 2016. On June 30, 2016, the Commission deliberated on the proposed tantamount to demolition and directed the Project Sponsor to revisit the design based on suggestions from the Commission and neighbors. The Commission made a motion to continue the item to October 20, 2016 but did not specify directives requiring certain project changes.

Prior to the scheduled October 20, 2016 hearing, the Project Sponsor requested an indefinite continuance to consider design alternatives and understand how pending Planning Code Section 317 changes will affect the Project. Instead of an indefinite continuance, the Commission continued the project to January 19, 2017.

Following formal submittal of revised plans, staff determined that Conditional Use Authorization was no longer required as the Project was modified to not exceed Planning Code Section 317 demolition thresholds. Upon the request of the Project Sponsor, the Conditional Use Authorization was officially withdrawn at the Commission's January 19, 2017 hearing.

Since Section 311 neighborhood notification in 2015, the following plan changes have been made:

- Introduce second dwelling unit to maximize density
 - Unit one: approx. 3,300 sq. ft., 4 bed with terrace open space
 - Unit two: approx. 1,500 sq. ft., 1 bed + study with rear yard open space
- Retain greater amount of existing building (previously tantamount to demolition)
- Preserve existing street tree by relocating proposed garage
- Reduce building massing and gross floor area
 - Remove rear yard projections allowed under Section 136 (terraces at basement & 1st levels), proposing planter to prevent future construction in the area
 - Revise proposed rear roof form on addition from flat to sloping
 - Expand lightwell to maximize light along northerly property line
 - Decrease building envelope at 3rd level, providing side setback from northerly building
 - Match rear building wall of northerly property
 - Increase side setback at rear along southerly property line
- Modify window arrangement and introduce frosted glass to reduce privacy impacts

ISSUES AND OTHER CONSIDERATIONS

On September 25, 2008, the Planning Commission approved a Dwelling Unit Merger for property located at 437 Hoffman Avenue. The project merged two legal dwelling units (one 1,400 sq. ft. unit on the upper level and the second, a 715 sq. ft. lower unit with existing substandard headroom clearance) into a single-family house with three bedrooms and two baths. The Commission determined that no modifications to the projects were necessary and instructed staff to approve the project per plans as the proposal complied with Planning Code, General Plan and conformed to the Residential Design Guidelines.

On October 28, 2013, the Department of Public Works approved an application for the removal and replacement of one street tree adjacent to 437 Hoffman Avenue. The applicant proposed to construct a driveway at the existing tree location leading to a new garage on the subject address.

As of April 2016, the appraised property value of 437 Hoffman was \$2,000,000. Per the San Francisco Rent Board, single-family homes do not have limits on rent increases and thus, alteration of the subject property will not cause a loss in rent-controlled housing.

SITE DESCRIPTION AND PRESENT USE

The project site is on the east side of Hoffman Avenue, between 24th and 25th Streets, Lot 024 in Assessor's Block 6503 and is located within the RH-2 (Residential House, Two-Family) Zoning District with a 40-X Height and Bulk designation. The 3,375 SF downward sloping lot (from front and right side) has 27' of frontage and a depth of 125'. On site is an existing ~2,500 gross floor area, three-story over basement single-family dwelling with no off-street parking that was constructed circa 1905.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located on the eastern side of Noe Valley and District 8. Parcels within the immediate vicinity consist of residential single-, two- and three-family dwellings of varied design and construction dates. Most properties on the east side of Hoffman Avenue slope down from the street at 20% or more in grade in addition to laterally sloping up toward 25th Street. Nearby architectural styles include Marina, Craftsman, in-fill mid-century modern and some recent eclectic constructions. Building heights, depths, presence of garage openings and front/rear setbacks differ within the subject property neighborhood.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	Feb. 15 – Mar. 17, 2017	Mar. 17, 2017	June 15, 2017	90 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	June 5, 2017	June 2, 2017	13 days
Mailed Notice	10 days	June 5, 2017	June 5, 2017	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	-	3	-
Other neighbors on the block or directly across the street	-	5	-
Neighbors from other blocks	-	5	-
Neighborhood groups	1	1	-

- The Project Sponsor held four pre-application meetings, including one facilitated at the Planning Department. The Project Sponsor also conducted additional outreach and has extensively communicated one-on-one with neighbors and other interested parties to discuss the project.
- The Department received one (1) letter from Progress Noe Valley in support of the proposed project citing its code compliance and the need for more housing. The Department received 14 comments from Noe Neighborhood Council, neighbors adjacent, within and outside the block with concerns over the proposed Project's: scale (height/depth), setbacks, design, impacts to light/privacy, neighborhood character and mid-block open space.

DR REQUESTORS

DR #4 – Janet Fowler, 434 Hoffman Avenue, San Francisco, CA 94114

Requestor is the abutter located across the street (west) of the subject property.

DR #5 – Ernie Beffel, 70 Homestead Street, San Francisco, CA 94114

Requestor is located within the same block of the subject property

DR #6 – R. Gene Geisler, 433 Hoffman Avenue, San Francisco, CA 94114

Requestor is the abutter located directly north of the subject property.

DR #7 – Paul Lefebvre & Stephen Baskerville, 439 Hoffman Avenue, San Francisco, CA 94114

Requestor is the abutter located directly south of the subject property.

DR applications #1-3 submitted in response to Section 311 neighborhood notification in 2015 were withdrawn. Due to the Project's scope change, new neighborhood notification was required and subsequently four DR applications (#4-7) were filed.

See attached *Discretionary Review Applications*.

DR #4 - Dated March 17, 2017

DR #5 - Dated March 17, 2017

DR #6 - Dated March 17, 2017

DR #7 - Dated March 16, 2017

DR REQUESTORS' CONCERNS AND PROPOSED ALTERNATIVES

Issue #1: The project is out-of-scale, does not maintain the side spacing pattern and will box in adjacent neighbors.

Issue #2: The project does not respect the roofline progression and is incompatible with the neighborhood character.

Issue #3: The project will significantly reduce the mid-block open space.

Issue #4: The project will impact light and privacy.

Alternative Proposed: The DR Requestors recommend reducing the project's scale, eliminating the garage, providing a sloped roof for the entirety of the building and terracing the rear massing. The requestors also propose maintaining existing side spacing along the northerly property line as well as retaining more building elements such as the façade.

Reference the attached *Discretionary Review Applications* for additional information.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

Issue #1: The project “is a full story lower than several buildings directly across the street” and below the allowable height limit per Planning Code. The project’s scale has been reduced by decreasing the ceiling height, removing proposed massing at the top story, aligning the depth with the northerly neighbor’s rear wall and recessing the building away from the southerly property. As designed, “the building is as low as it can be in order to accommodate a driveway without a car bottoming out.” The proposed side expansion is in context with surrounding properties as the majority of buildings on this street do not provide breezeways. The subject property is one of three buildings on the east side of Hoffman Avenue that provide a breezeway; none are provided on the opposite side of the street. The “breezeway is neither part of neighborhood character – nor is it a matched feature” with the adjacent northerly property.

Issue #2: Building height and style vary on both sides of Hoffman Avenue. As designed, the project will maintain a historic look and “will look almost identical to other buildings on this same block.” The presence of garages also vary; 7 out of 16 buildings (44%) on the east side and all 18 (100%) on the west side of Hoffman Avenue have garages.

Issue #3: The site design meets the 45% rear yard requirement per Planning Code. Reducing the project depth to the average of adjacent rear walls would limit the depth 9’ – 6 ¼” before the standard 45% setback line. The Residential Design Team had no issue with the structure’s proposed depth as it meets Residential Design Guidelines.

Issue #4: To minimize light impacts, the rear roof changed from flat to sloped and the project matches the adjacent enclosed lightwell, removing massing at the top story to provide an opening “all the way to the rearmost wall – so that light is less impeded than it would be by a closed lightwell condition.” The building will “not cast a shadow” on the southerly lot. With respect to privacy, the Project Sponsor has addressed massing at the rear through the following changes: removed two lower rear decks, reduced building depth and decks to align with rear wall of the northerly property, stepped back the top story rear wall from lower floors, increased building and deck recess from the southerly property line as well as introduced frosted railing/glass facing adjacent northerly and southerly properties.

See attached *Response to Discretionary Review*, dated June 1, 2016.

PROJECT ANALYSIS

The subject property is a developed downsloping mid-block lot located in an area of mixed visual character and scale. Buildings on the west side of Hoffman Avenue range from one to three levels while those on the block face range from three to four levels at the rear as the topography slopes steeply from the street. Building depths in the vicinity are also varied: some as shallow as 45’, others extending upwards to 80’ and one with nearly 100% lot coverage. The project will be approximately 28’ – 3” in height as measured from the building centerline at the curb (per Section 260) with three stories over basement. The building will be approximately seven feet below the 35 foot height maximum allowed per Planning Code Section 261 since the ground elevation slopes down approximately 20 feet from the front to rear property lines. Its rear wall will align with the adjacent northerly property but the proposed depth will be less as the subject property is setback further from the front property line.

Side setbacks existing between properties also vary; on the same block face, there are buildings constructed to the maximum lot width, others are setback for a portion then extend to the side lot line toward the structure's rear, and few provide a setback for the entire lot length. In the immediate context, the two structures north of 437 Hoffman Avenue are built to both side lot lines while the two located south provide a shared side setback. There does not appear to be an established, consistent side pattern of an open breezeway extending from front to rear property lines along the block face or Hoffman Avenue.

Building heights vary and the roofline on the block face is a mix of flat, flat with parapet, gable and hip. The project maintains the existing sloped roof form and will incorporate the same form on its rear addition. The project would not be disruptive to the laterally sloping topography as it will continue the stepped pattern of building forms along the block-face.

Like building depth, existing rear yards contributing to the mid-block open space vary. Distances between buildings and rear property lines range from 12' to 85' and those with similarly setback dimensions appear to be clustered together. The project provides a rear yard setback of nearly 57' and complies with the minimum 45% rear yard setback as required by Planning Code Section 134. Rear yard averaging is a method used to reduce rear yards required by Code, not to require increased rear yard size.

The project is appropriately configured to respond to adjacent building conditions. The adequate setbacks, changes to a sloped roof form, reduction in rear massing and proposed frosted railing/glass contribute to preserving adjacent light and privacy. Both Planning Code and the Residential Design Guidelines state "with any building expansion or new construction, some loss of light and privacy to existing neighboring structures is to be expected." Upon review of the DR Requestors' concerns, the Residential Design Team does not believe that the proposal presents extraordinary or exceptional circumstances with respect to light and privacy as ample side spacing is provided.

ENVIRONMENTAL REVIEW

On July 7, 2014, the Department 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). Upon review of Environmental Application No. 2014.0329E, historic preservation staff concluded that the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district. Preservation staff comments associated with the exemption are included in the attached CEQA Categorical Determination document.

The July 7, 2014 Determination was later rescinded and replaced on July 24, 2014 due to an error in the project description (incorrect raise in height 4.5" instead of 4'5"). Following review of proposed scope changes submitted by the project sponsor, the Department issued new CEQA Categorical Exemption Determinations on May 5, 2015 and most recently on June 1, 2017. The latter Determination reflects the change in building height and addition of a dwelling unit (Class Three – New Construction. Up to six dwelling units in one building).

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team (RDT) reviewed the project following the submittal of the Request for Discretionary Review and found that the proposed project meets the standards of the Residential Design Guidelines (RDGs) and that the project does not present any exceptional or extraordinary circumstances for the following reasons:

1. Neighborhood character, scale, massing, and site design: The immediate neighborhood is of mixed architectural character, with building scale and massing ranging from one- to three-stories in height on the block-face with some four-story residences directly across the street. The site design of the block-face has a building pattern that slopes up with the lateral topography. The project would not be disruptive to these neighborhood patterns as the project minimally lifts the building to provide a garage access that is appropriately located and subordinate to the existing building façade. The proposed main floor as viewed from the front façade will continue the stepped pattern of building forms along the block-face. Preservation of the existing sloped roof form (at the front façade) is in keeping with the varied roof forms in the neighborhood. RDT commends that the proposal preserves the existing building character even though not considered a historic resource.
2. Privacy, Light and Mid-Block Open Space: Privacy, light and the mid-block open space are protected as the project's depth and proposed rear and side setbacks appropriately responds to the adjacent building conditions. The deeper portion of the rear addition is located against the deeper adjacent building to the north, and setbacks are provided in response to the building conditions to the south. Due to the mixed character of the neighborhood, there is no predominant pattern of side spacing. RDT notes that the project only needs to match the existing adjacent lightwell with where the windows are – it also appears that part of the adjacent lightwell is covered with a shed roof and skylights. The project is within the privacy tolerances to be expected when living in a dense, urban environment such as San Francisco.

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.

BASIS FOR RECOMMENDATION

- The project will reintroduce a second dwelling unit of reasonable size (1,500 sq. ft.), maximizing the density on site.
- The proposed garage has been relocated to save the existing street tree.
- Given the scale of the project, there will be no significant impact on the existing capacity of the local street system or MUNI.
- The project is residential and has no impact on neighborhood-serving retail uses.
- The proposed project meets all applicable requirements of the Planning Code.

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

Parcel Map
Sanborn Map
Aerial Photographs
Zoning Map
Height & Bulk Map
Context Photographs
Planning Commission Action 0024 – Mandatory Discretionary Review for Dwelling Unit Merger
Department of Public Works Order No. 182066 – Tree Removal/Replacement
CEQA Categorical Exemption Determination
Section 311 Notice
Project Plans
DR Notice

DR Applications dated March 16 & 17, 2017

Response to DR Applications dated June 1, 2017

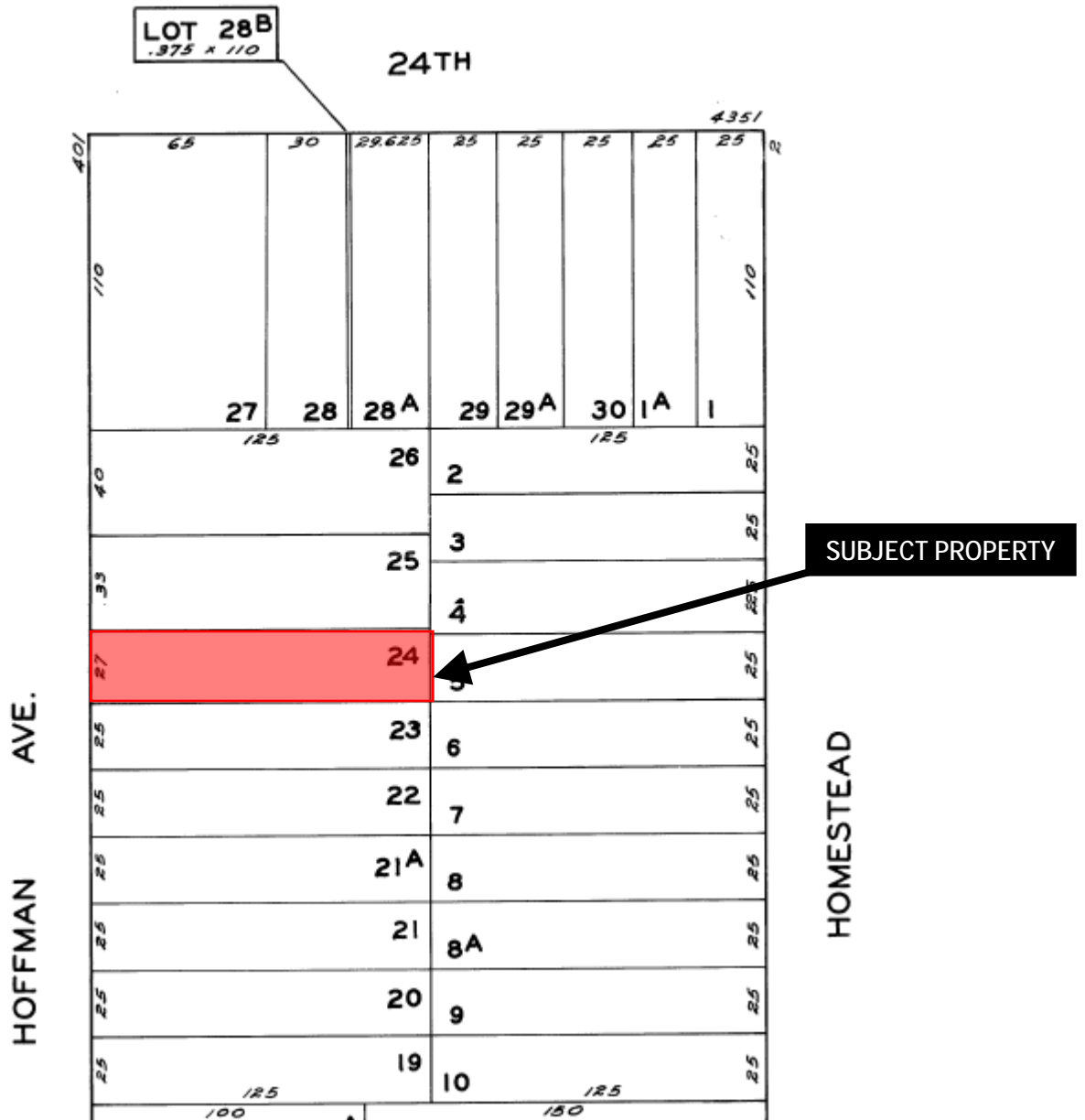
Appraisal

Public Comments

These items are not attached to this
09/14/17 Planning Commission packet. See
06/15/17 agenda for a link to view all
attachments.

NHT: I:\Cases\2015\2015-003686DRP - 437 Hoffman Ave\DR_Part III\1_DR - Full Analysis.doc

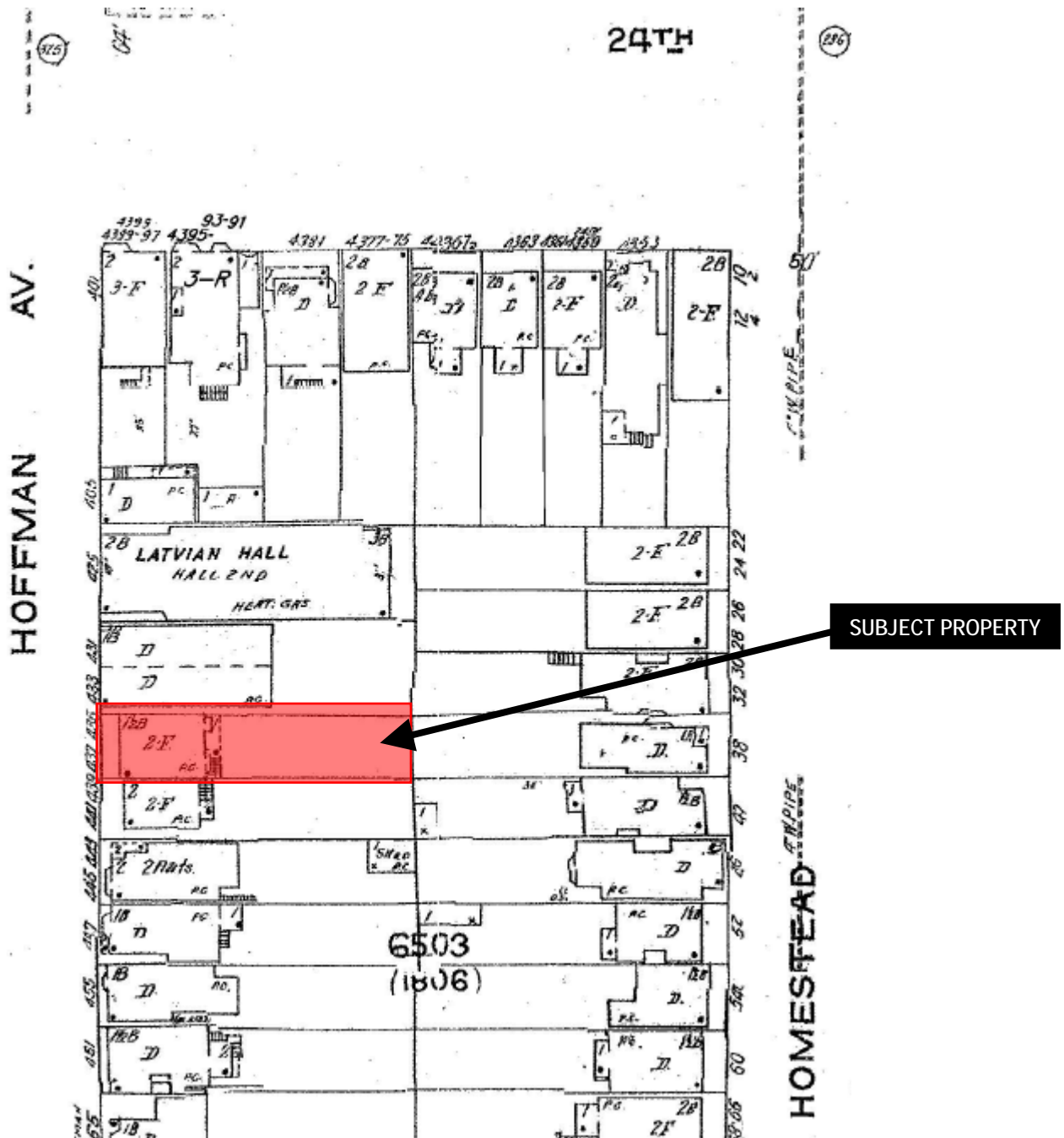
Parcel Map



Discretionary Review Hearing
Case Numbers 2015-003686DRP-04, -05, -06, -07
437 Hoffman Avenue



Sanborn Map*



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



Discretionary Review Hearing
Case Numbers 2015-003686DRP-04, -05, -06, -07
 437 Hoffman Avenue

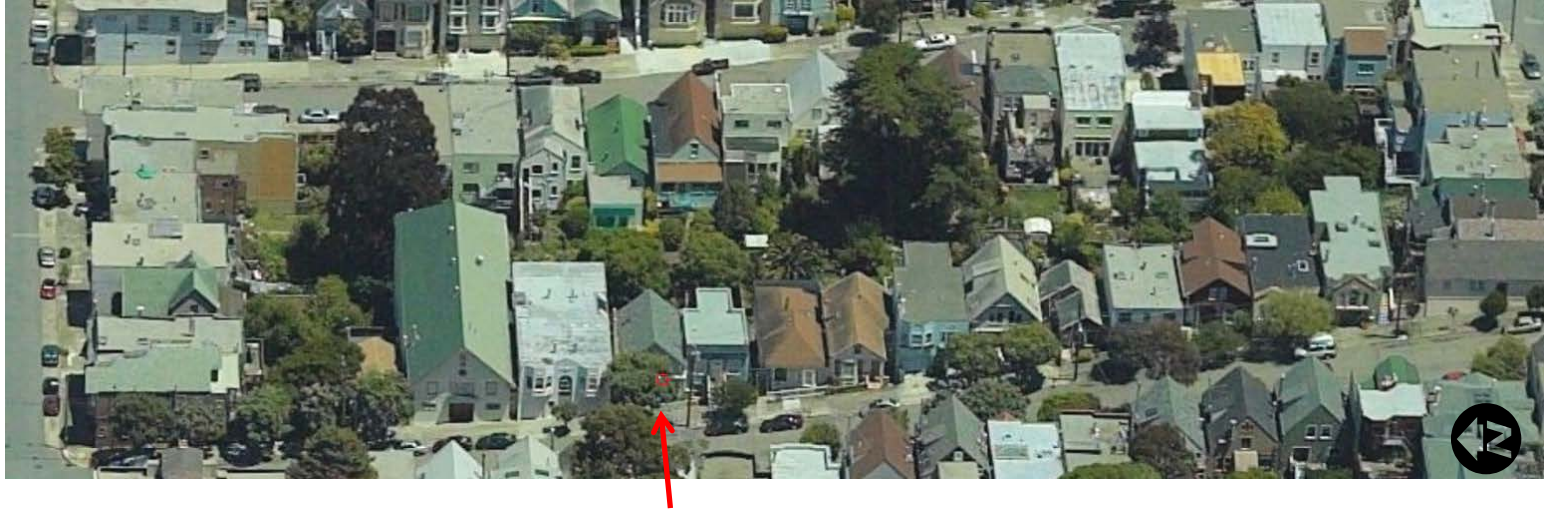
Aerial Photo



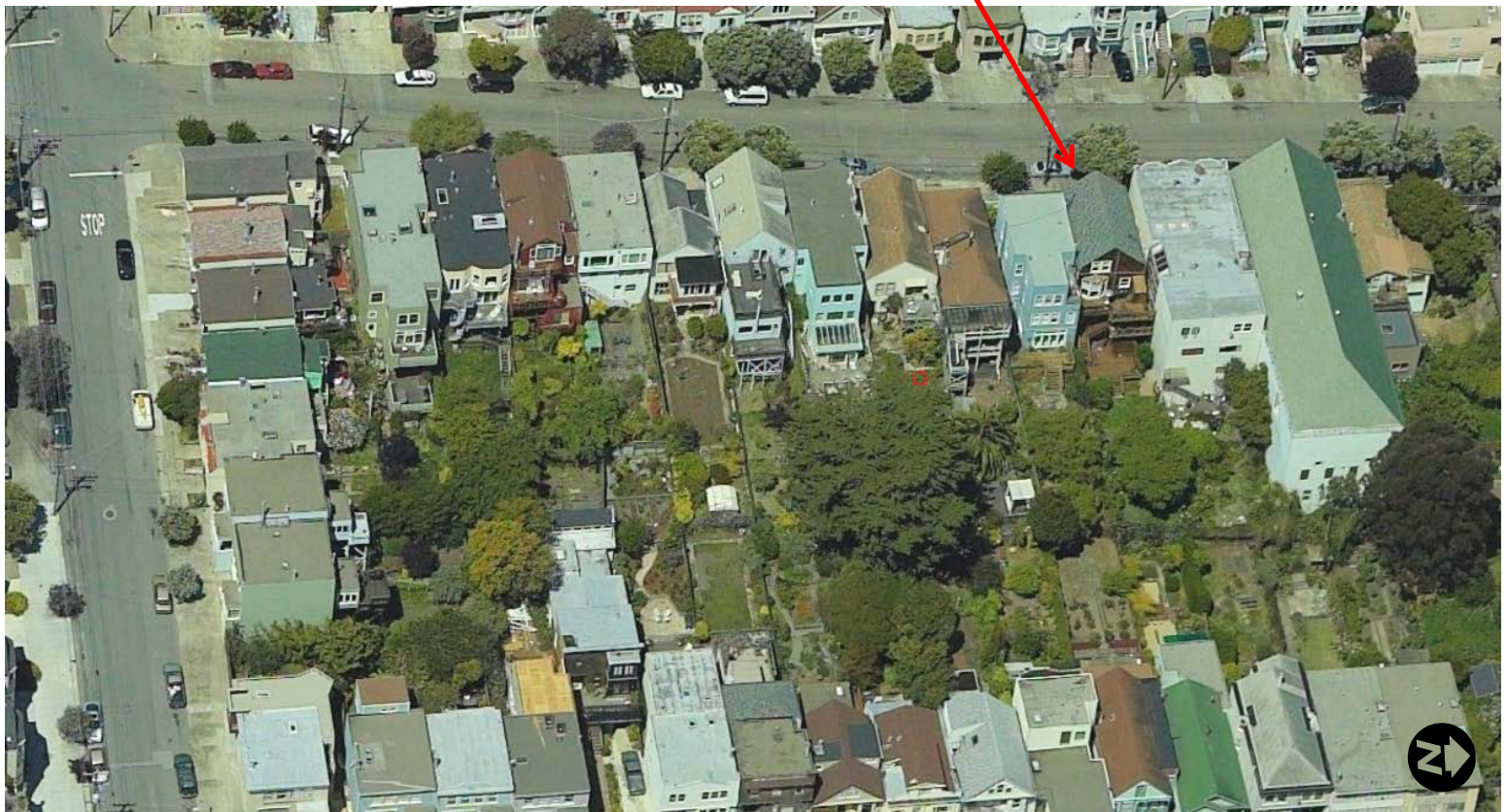
SUBJECT PROPERTY



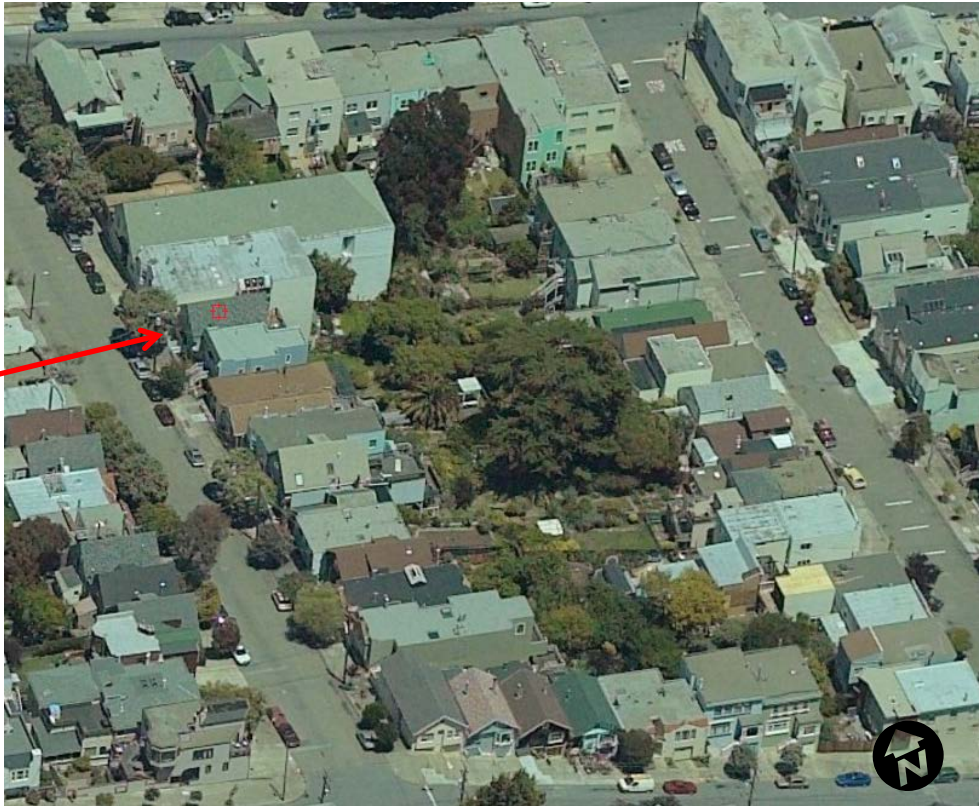
Discretionary Review Hearing
Case Numbers 2015-003686DRP-04, -05, -06, -07
437 Hoffman Avenue



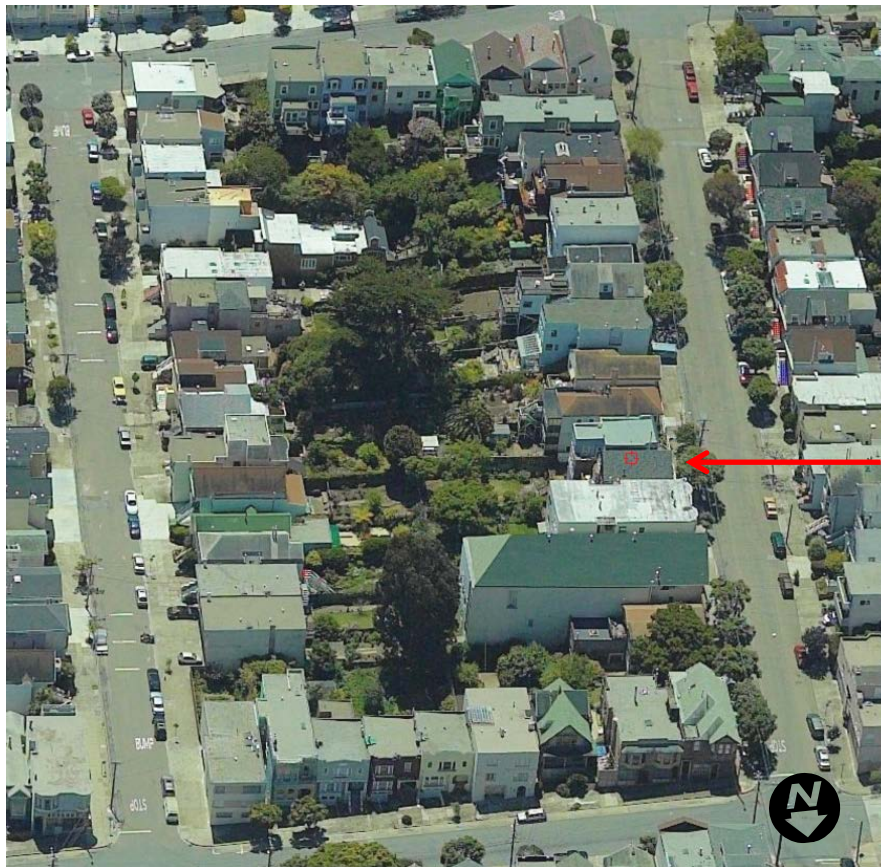
437 Hoffman Ave



Discretionary Review Hearing
Case Numbers 2015-003686DRP-04, -05, -06, -07
437 Hoffman Avenue



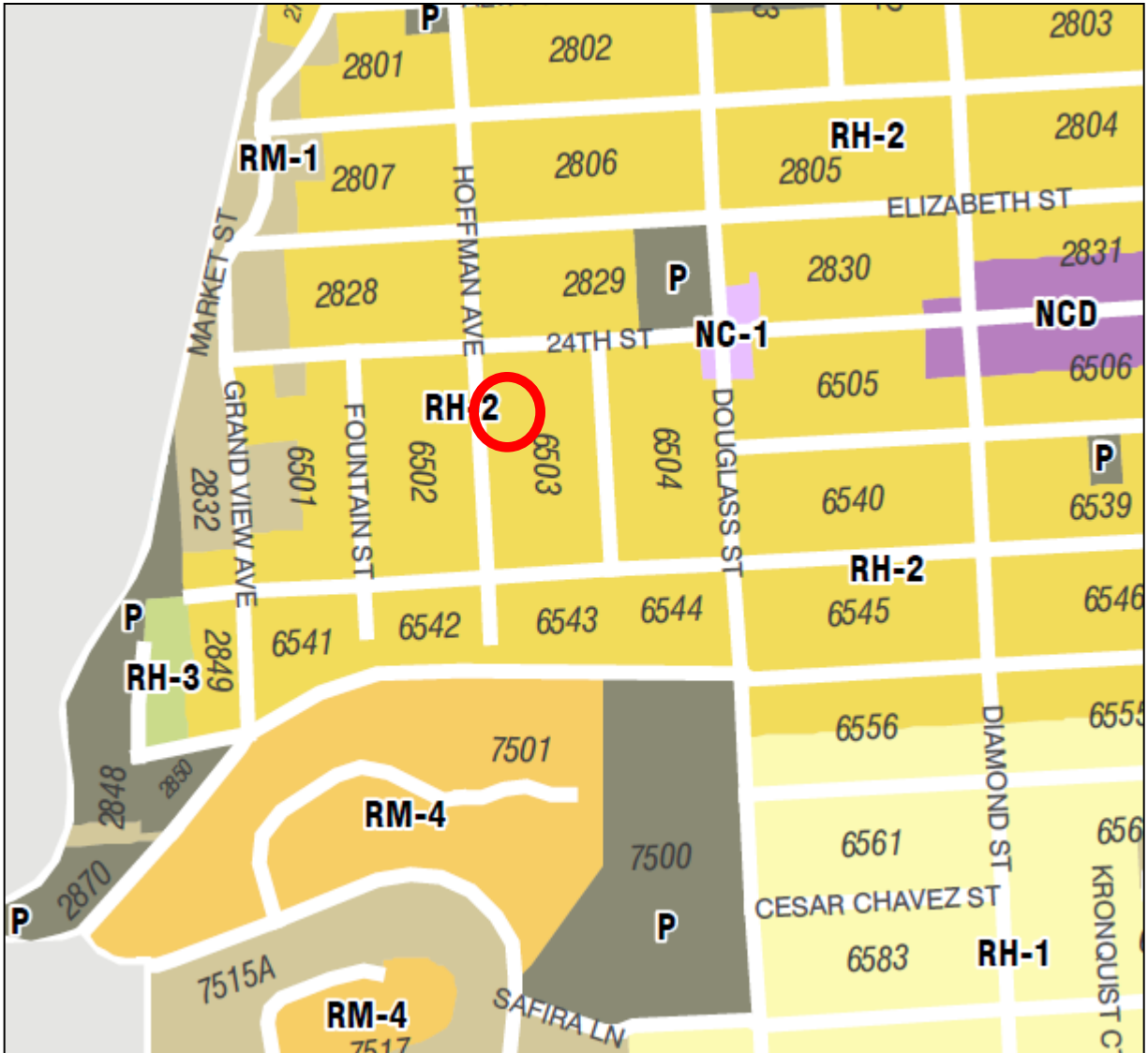
437 Hoffman Ave



437 Hoffman Ave

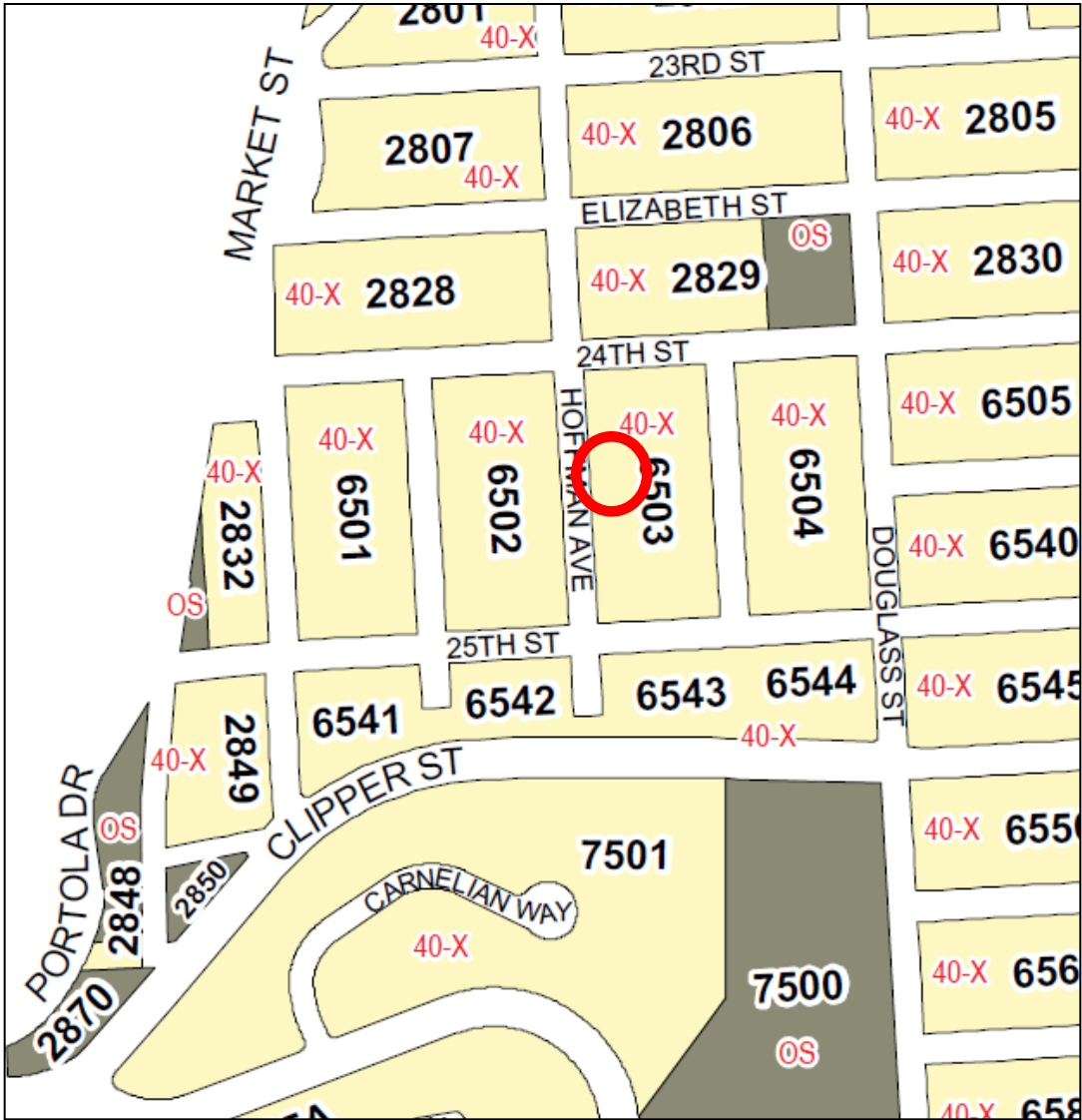
Discretionary Review Hearing
Case Numbers 2015-003686DRP-04, -05, -06, -07
437 Hoffman Avenue

Zoning Map



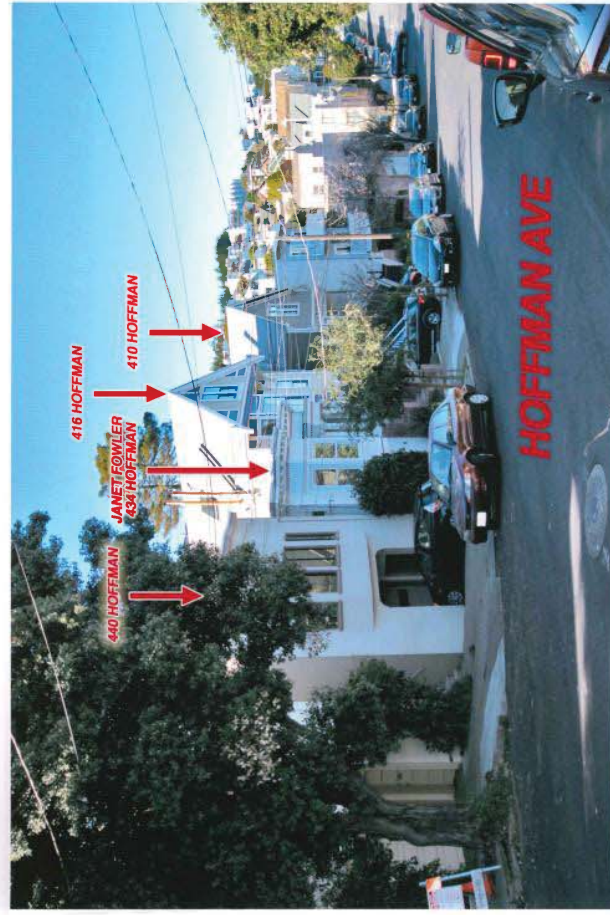
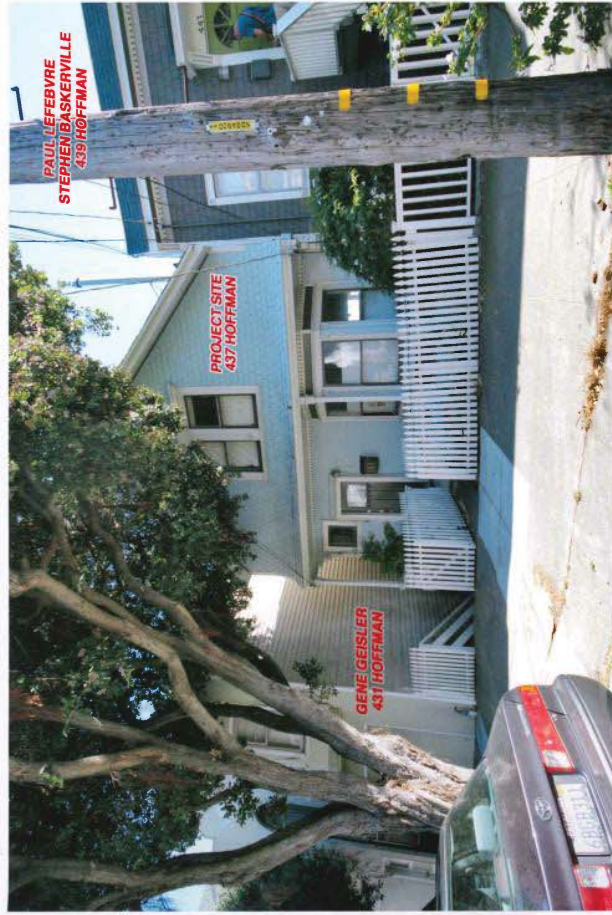
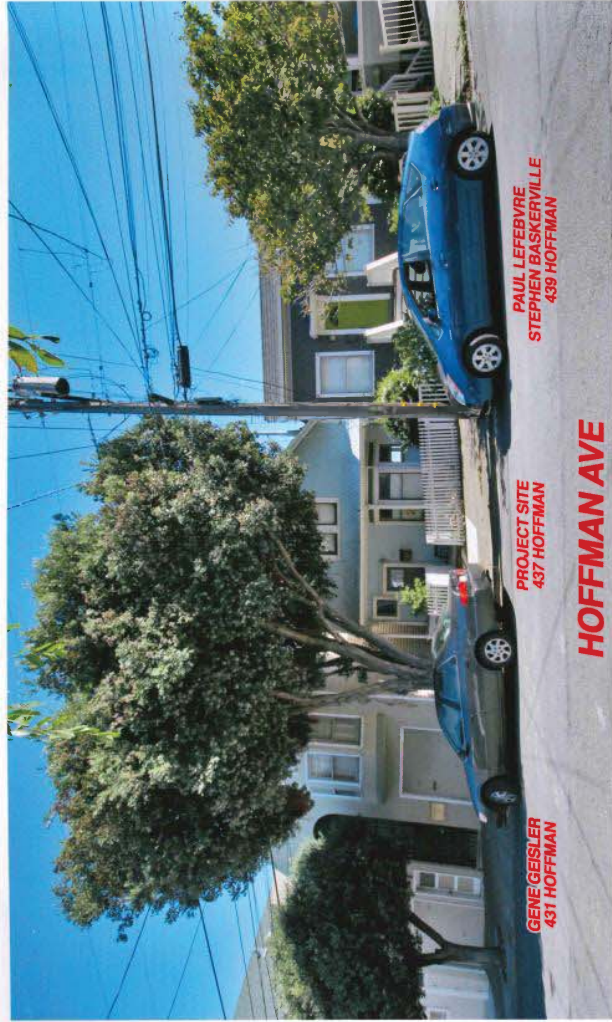
Discretionary Review Hearing
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437 Hoffman Avenue

Height & Bulk Map



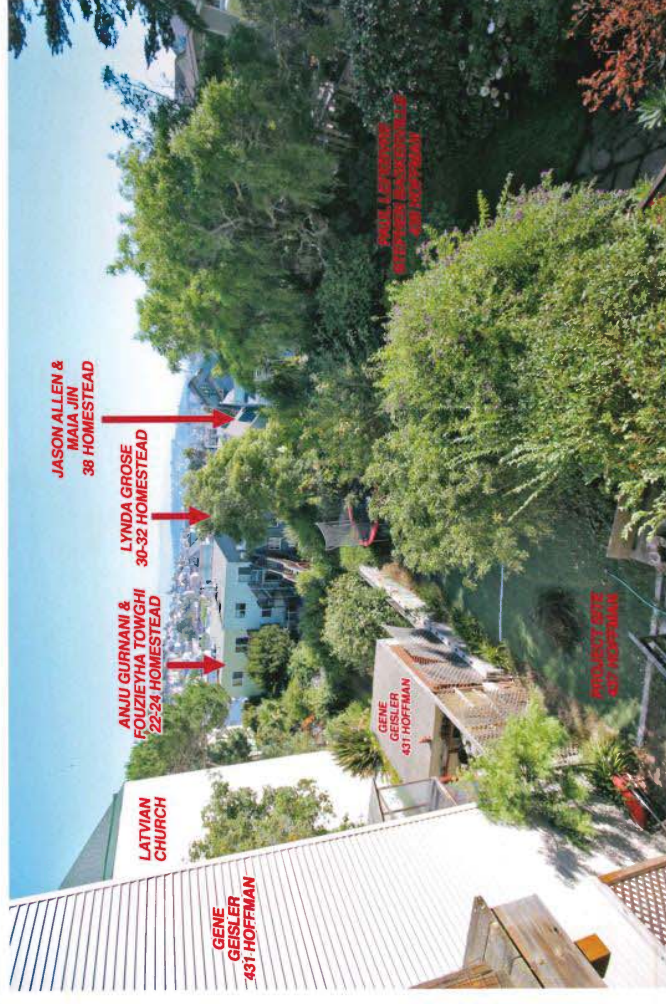
Discretionary Review Hearing
Case Numbers 2015-003686DRP-04, -05, -06, -07
437 Hoffman Avenue

CONTEXT PHOTOGRAPHS

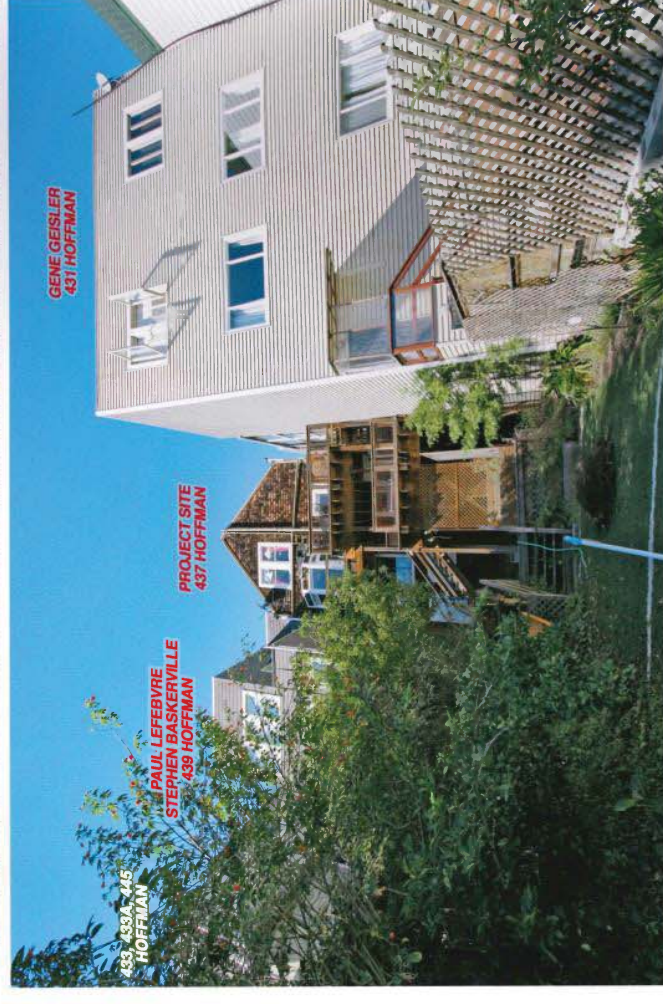


HOFFMAN STREET CONTEXT PHOTOS

CONTEXT PHOTOGRAPHS



REAR YARDS & ARIAL VIEW OF ALL ADJACENT LOTS





SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: October 10, 2008
TO: Interested Parties
FROM: Linda Avery
Planning Commission Secretary
RE: Planning Commission Action

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Property Address: 437 Hoffman Avenue
Building Permit Application No.: 2008.06.27.5494
Discretionary Review Case No.: 2008.0572D
Discretionary Review Action No.: 0024

On September 25, 2008, the Planning Commission conducted a Discretionary Review hearing to consider the following project:

437 Hoffman AVENUE - east side between 24th and 25th Streets, Lots 024, in Assessor's Block 6503 - Mandatory Discretionary Review, pursuant to Planning Code Section 317, of Building Permit Application No. 2008.06.27.5494 proposing the dwelling unit merger from two dwelling units into one single-family home. The property is located within a RH-2 (Residential House, Two-Family) District and a 40-X Height and Bulk District.

ACTION

The Commission determined that no modifications to the project were necessary and they instructed staff to approve the project as revised per plans marked Exhibit C on file with the Planning Department.

FINDINGS

There are no extraordinary or exceptional circumstances exist in the case. The proposal complies with the Planning Code, the General Plan, and conforms to the Residential Design Guidelines.

Speakers at the hearing included:

In support of the project
Dane Riley, Owner
Michelle Rile, Owner
William Pashelinsky, Architect

Ayes: Commissioners Lee and Antonini.

Nayes: Commissioners Olague and Moore.

Absent: Commissioner Moore

Case Planner: Sharon Lai, (415) 575.9087

You can appeal the Commission's action to the Board of Appeals by appealing the issuance of the permit. Please contact the Board of Appeals at (415) 575-6880 for further information regarding the appeals process.

cc: Linda Avery

**DEPT OF PUBLIC WORKS ORDER ORDER NO. 182066 - TREE
REMOVAL/REPLACEMENT**

City and County of San Francisco

San Francisco Department of Public Works



**Edwin M. Lee, Mayor
Mohammed Nuru, Director**

GENERAL - DIRECTOR'S OFFICE
City Hall, Room 348
1 Dr. Carlton B. Goodlett Place, S.F., CA 94102
(415) 554-6920 ■ www.sfdpw.org



DPW Order No: 182066

The Director of Public Works held a Public Hearing on Monday, October 28, 2013 commencing at 5:30 PM at City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102. The hearing was to consider Order No. 181756 To consider the removal with replacement of one (1) street tree adjacent to the property at 437 Hoffman Avenue.

Finding:

Applicant plans to construction a driveway at the existing tree location. Department received 6 protest letters and 2 protest testimonies at the hearing.

Recommendation:

After consideration of letters from the neighbors, testimonies presented at the hearing and a field visit, the recommendation is to approve this application with replacement location and species (36" box min.) agreeable to Bureau of Urban Forestry, subject to approval of new garage project from SFDBI at this address.

Appeal:

This Order may be appealed to the Board of Appeals within 15 days of December 31, 2013.

Board of Appeals
1650 Mission, Room 304
San Francisco, CA 94103
(between Van Ness and Duboce Avenues)
Phone: 415.575.6880 Fax: 415.575.6885

Regular office hours of the Board of Appeals are Monday through Friday from 8am to 5pm. Appointments may be made for filing an appeal by calling 415-575-6880. All appeals must be filed in person. For additional information on the San Francisco Board of Appeals and to view the Appeal Process Overview, please visit their website at <http://www.sfgov3.org/index.aspx?page=763>



San Francisco Department of Public Works
Making San Francisco a beautiful, livable, vibrant, and sustainable city.

12/30/2013

X Mohammed Nuru

Nuru, Mohammed
Approver 2



San Francisco Department of Public Works
Making San Francisco a beautiful, livable, vibrant, and sustainable city.



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
437 Hoffman Ave		6503/024	
Case No.	Permit No.	Plans Dated	
2014.0329E	2014.04.11.3029	2/7/17	
<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. Interior remodel and exterior expansion of an existing single-family home. Convert into a two-unit building. Excavate to create habitable space and two-vehicle garage. Expand horizontally at rear. Raise building to fit garage and driveway. Reconfigure/replace windows and doors. Fill in at north side.			

STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class 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 checked="" 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. 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</i>

	<i> Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</i>
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i>
<input checked="" type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> 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 <i>Environmental Evaluation Application</i> 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): No archeological effects. Project will follow recommendations of 5/19/16 Gruen geotech letter and 1/16/14 Gruen geotech report. Catexes issued on 9/24/14, 5/5/15 and 5/20/16 rescinded because project changed. PTR form attached.	

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

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

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

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

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

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):

<input type="checkbox"/>	<p>9. Other work that would not materially impair a historic district (specify or add comments):</p> <p>(Requires approval by Senior Preservation Planner/Preservation Coordinator) _____</p>
<input type="checkbox"/>	<p>10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation Coordinator)</p> <p style="padding-left: 40px;"> <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C </p> <p style="padding-left: 40px;">a. Per HRER dated: _____ (attach HRER)</p> <p style="padding-left: 40px;">b. Other (specify): _____</p>
<p>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</p>	
<input type="checkbox"/>	<p>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.</p>
<input type="checkbox"/>	<p>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.</p>
<p>Comments (optional):</p> 	
<p>Preservation Planner Signature:</p>	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<p>Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):</p> <p style="padding-left: 40px;"> <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review </p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>	
<input checked="" type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p>	
	<p>Planner Name:</p> <p>Project Approval Action:</p> <p>Building Permit</p> <p><small>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small></p>	<p>Signature:</p> <div style="font-size: 2em; font-weight: bold; text-align: center;">Jean Poling</div> <p>Digitally signed by Jean Poling Date: 2017.06.01 16:11:35 -07'00'</p>
<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>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.</p>		

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. ATEX 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

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	5/16/2014
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PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	437 Hoffman Avenue	
Block/Lot:	Cross Streets:	
6503/024	24th Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014.0329E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
<input checked="" type="radio"/> CEQA	<input type="radio"/> Article 10/11	<input type="radio"/> Preliminary/PIC	<input checked="" type="radio"/> Alteration	<input type="radio"/> Demo/New Construction

DATE OF PLANS UNDER REVIEW:	1/27/2014
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PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information Form prepared by KDI Land Use Planning (April 2, 2012).	
Proposed project: to raise the existing building by 4'-5" to convert 257 sf of existing residential space at the lower level into a one-car garage. Also included is a 1,511 sf three story addition at the side and rear.	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		<input type="radio"/> Yes	<input checked="" type="radio"/> No *
		<input type="radio"/> N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 2 - Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 - Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Period of Significance:	<input type="text"/>	Period of Significance:	<input type="text"/>
		<input type="radio"/> Contributor <input type="radio"/> Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
CEQA Material Impairment:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Needs More Information:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Defer to Residential Design Team:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.


PRESERVATION TEAM COMMENTS:

According to the Supplemental Information Form for Historic Resource Determination prepared by KDI Land Use Planning (dated April 2, 2012) and information found in the Planning Department files, the subject property at 437 Hoffman Avenue contains a 1-1/2-story-over basement; wood frame multi-family residence constructed in 1905 in the Queen Anne architectural style with some Craftsman style elements. The original architect is unknown, but the original owners were Neil W. Getty and Wilmot R. Getty, who were builders/contractors and likely constructed the building. The building has undergone very few alterations over time. Known alterations to the property include: legalization of the second unit and installation of a fire suppression system (1970), interior seismic upgrades (1989), reroofing and new shingles (1995).

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is a non-descript example of a Queen Anne style multi-family property. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic districts. The subject property is located within the Noe Valley neighborhood on a block that exhibits a great variety of architectural styles, construction dates, and subsequent alterations that compromise historic integrity. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	5-23-14



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **April 11, 2014**, the Applicant named below filed Building Permit Application No. **2014.04.11.3029** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	437 Hoffman Avenue	Applicant:	Kelly Condon
Cross Street(s):	24th Street	Address:	443 Joost Avenue
Block/Lot No.:	6503/024	City, State:	San Francisco, CA 94127
Zoning District(s):	RH-2 / 40-X	Telephone:	(415)240-8328
Record No.:	2015-003686PRJ	Email:	kellymcondon@gmail.com

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 checked="" type="checkbox"/> Façade Alteration(s)	<input checked="" type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input checked="" type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	Residential
Front Setback	5 feet – 9 ¼ inches	No Change
Side Setbacks	None	No Change
Building Depth	59 feet – 6 ½ inches	62 feet – 3 inches
Rear Yard	59 feet – 8 ¼ inches (to deck)	56 feet 11 ¼ inches
Building Height	21 feet (midpoint of sloped roof)	28 feet – 3 inches (midpoint of sloped roof)
Number of Stories	3 + basement	3 + basement
Number of Dwelling Units	1	2
Number of Parking Spaces	0	2
PROJECT DESCRIPTION		
The proposal is to construct additions to the existing single family residence and increase the dwelling count from one to two dwelling units. The project includes extensive interior remodeling and exterior changes such as lifting the building to install a new garage door with curbut, front porch and entry stairs. See attached plans.		
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: Nancy Tran
Telephone: (415) 575-9174
E-mail: nancy.h.tran@sfgov.org

Notice Date: 2/15/17
Expiration Date: 3/17/17

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.

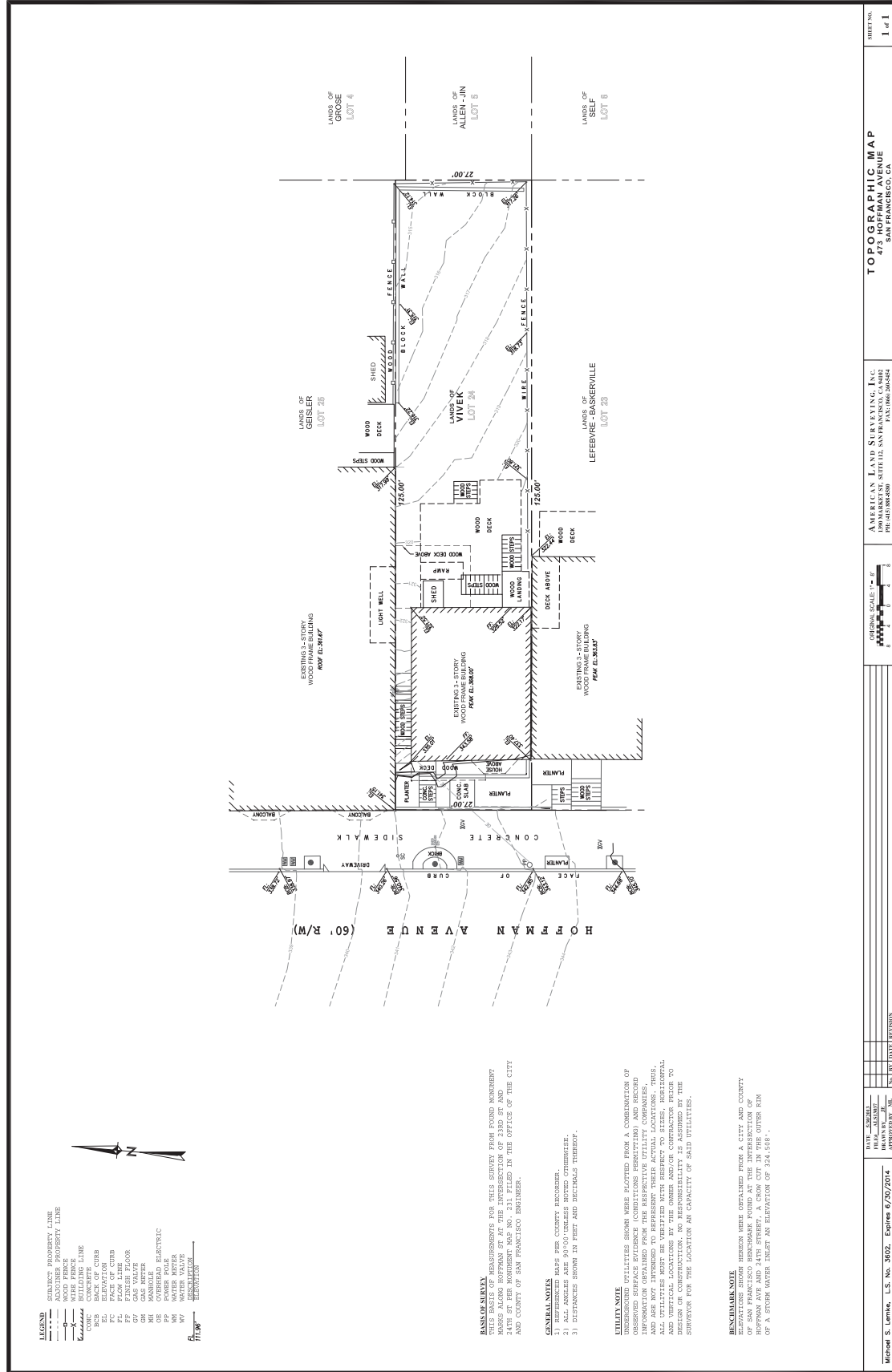
BOARD OF APPEALS

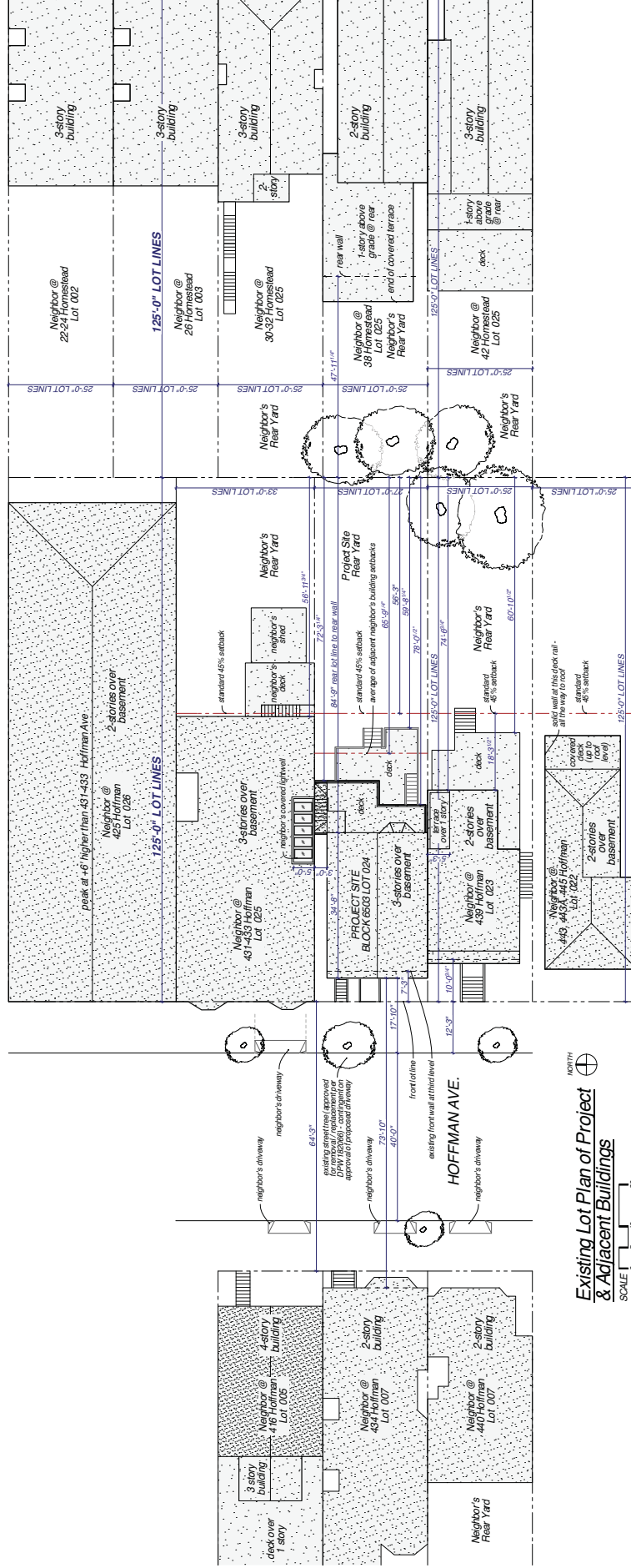
An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission 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.

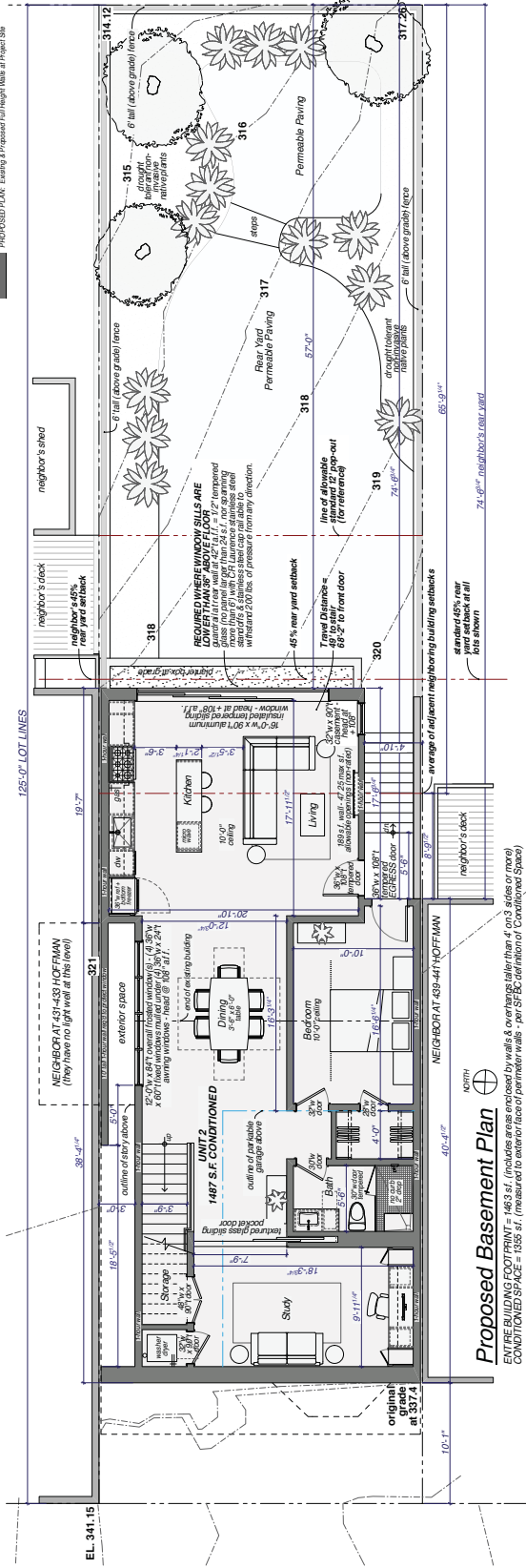
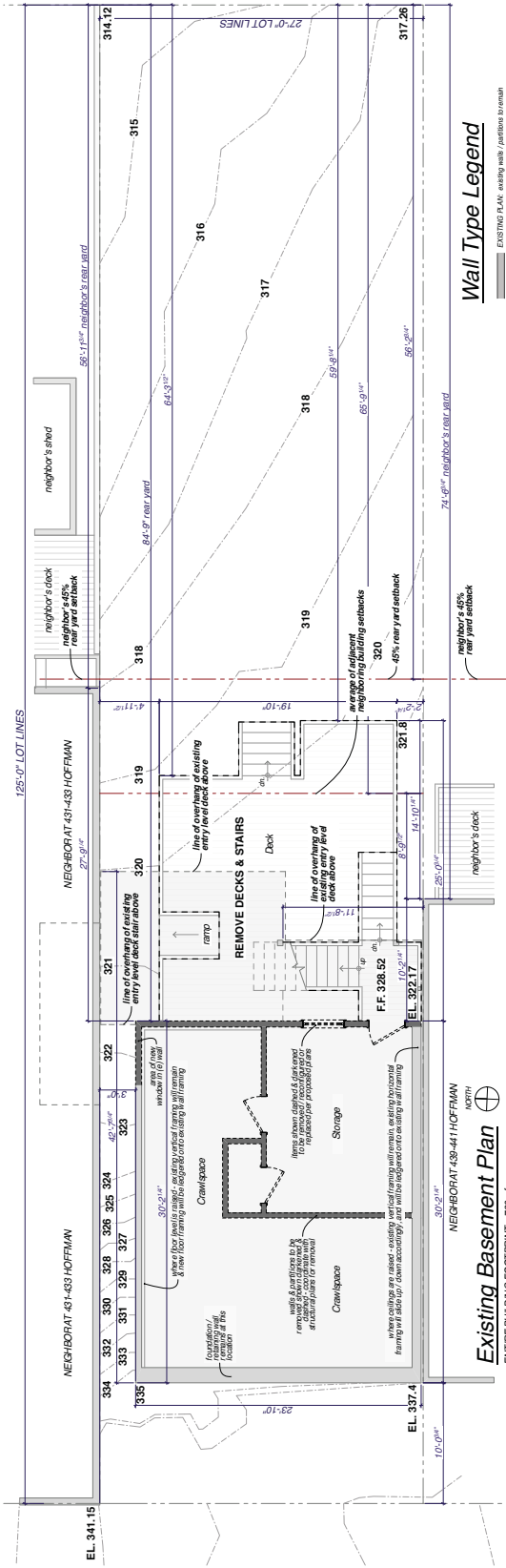
Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or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

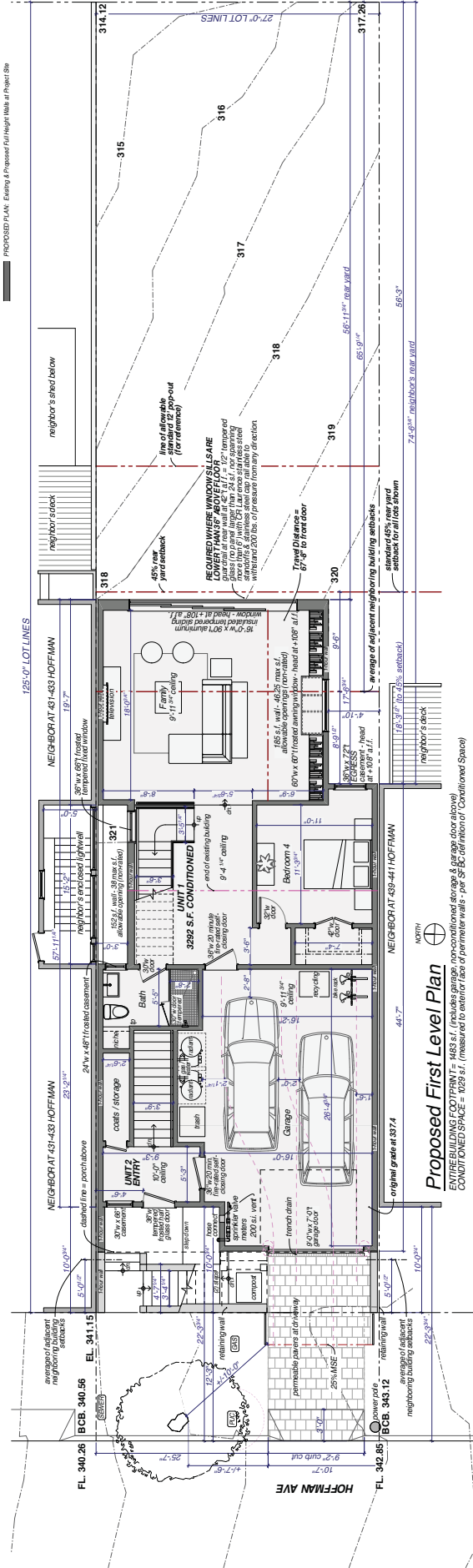


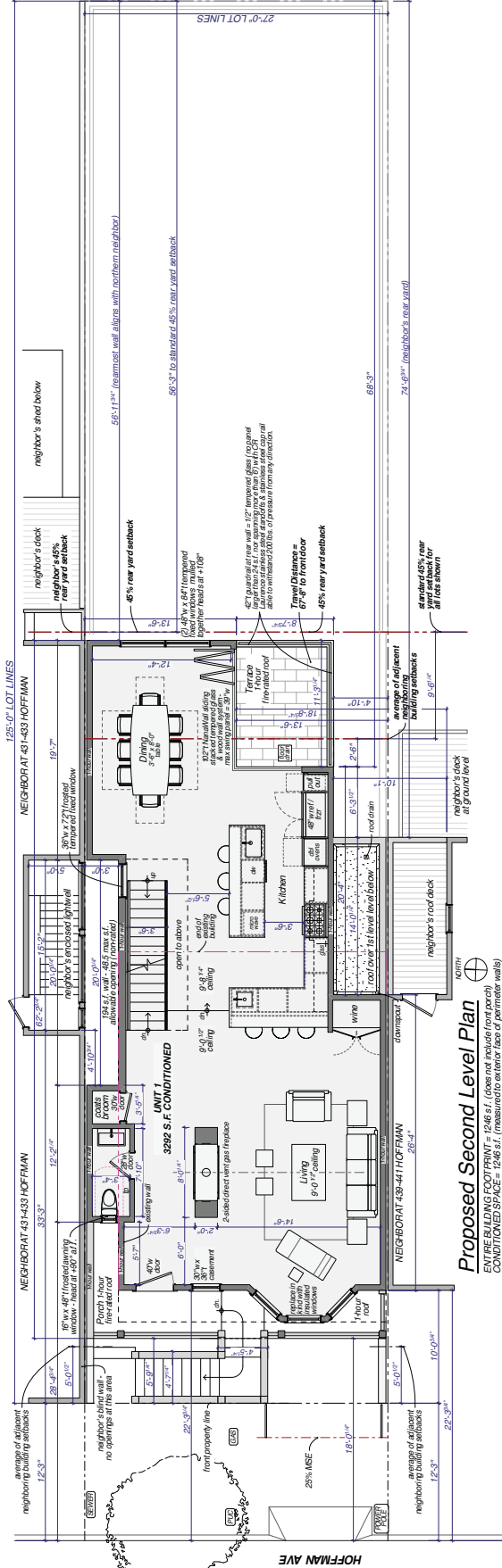


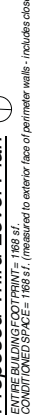
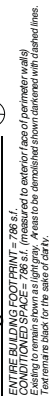
**Existing Lot Plan of Project
& Adjacent Buildings**

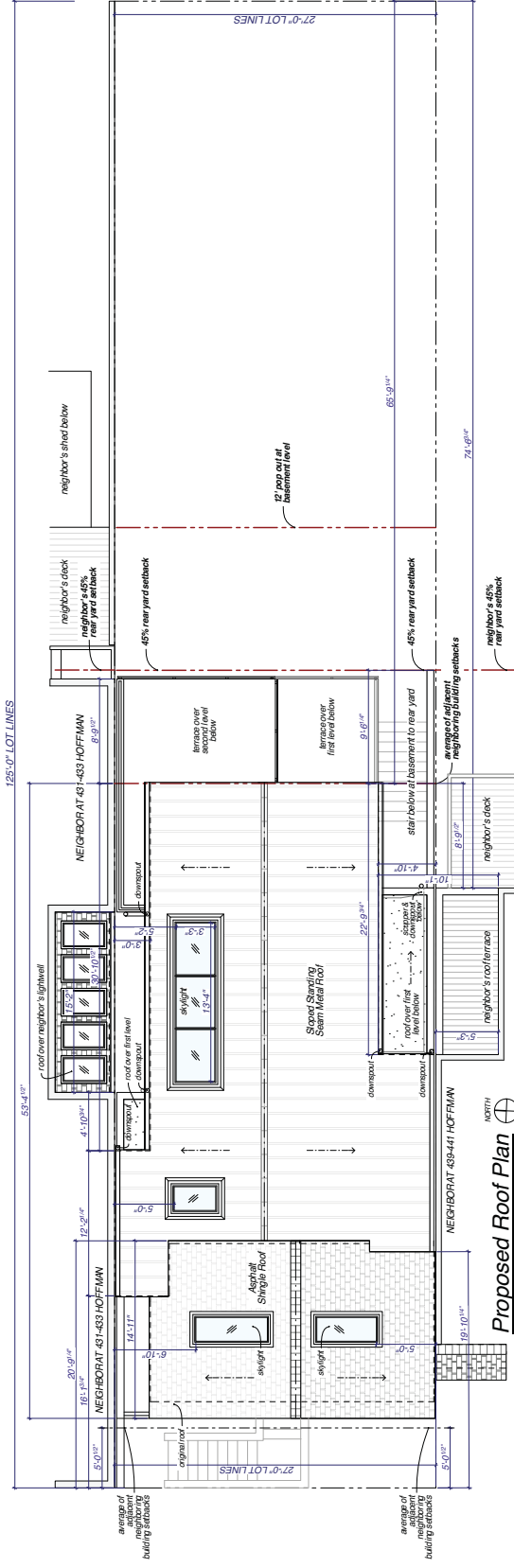
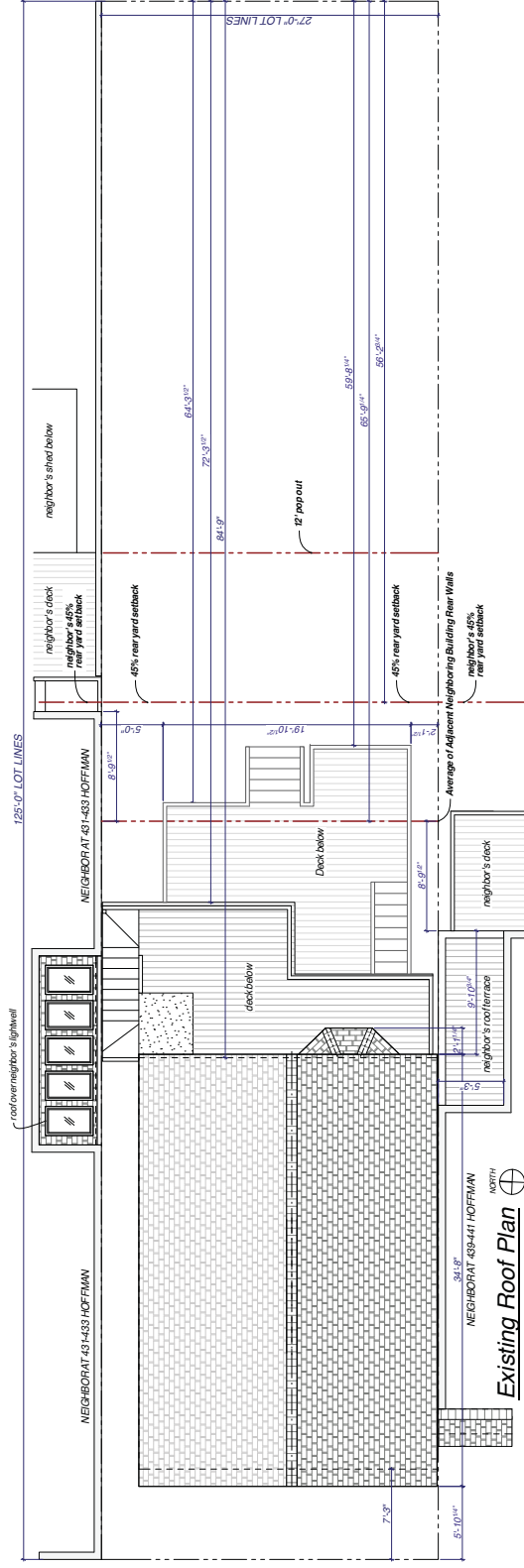










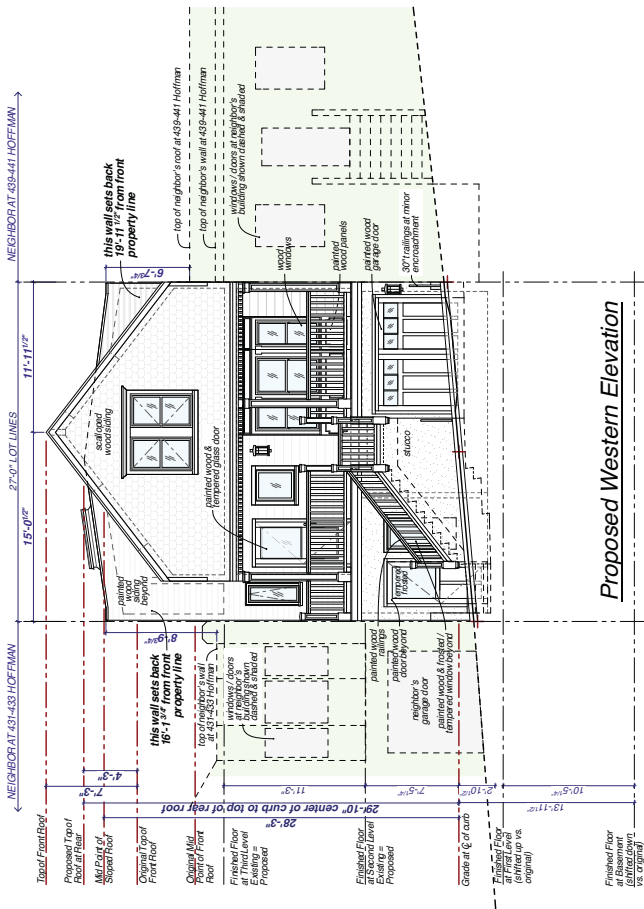
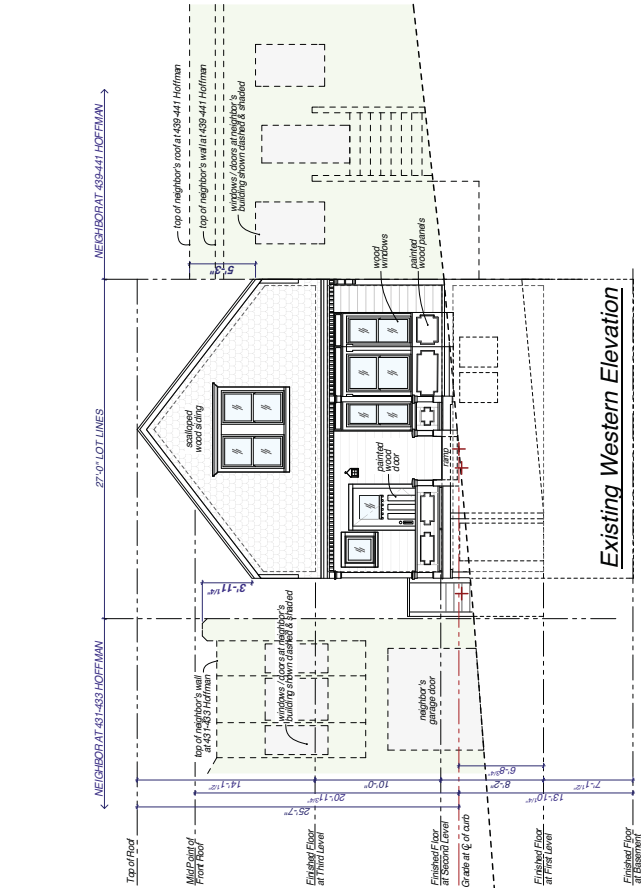




40' Height Limit

40' Height Limit

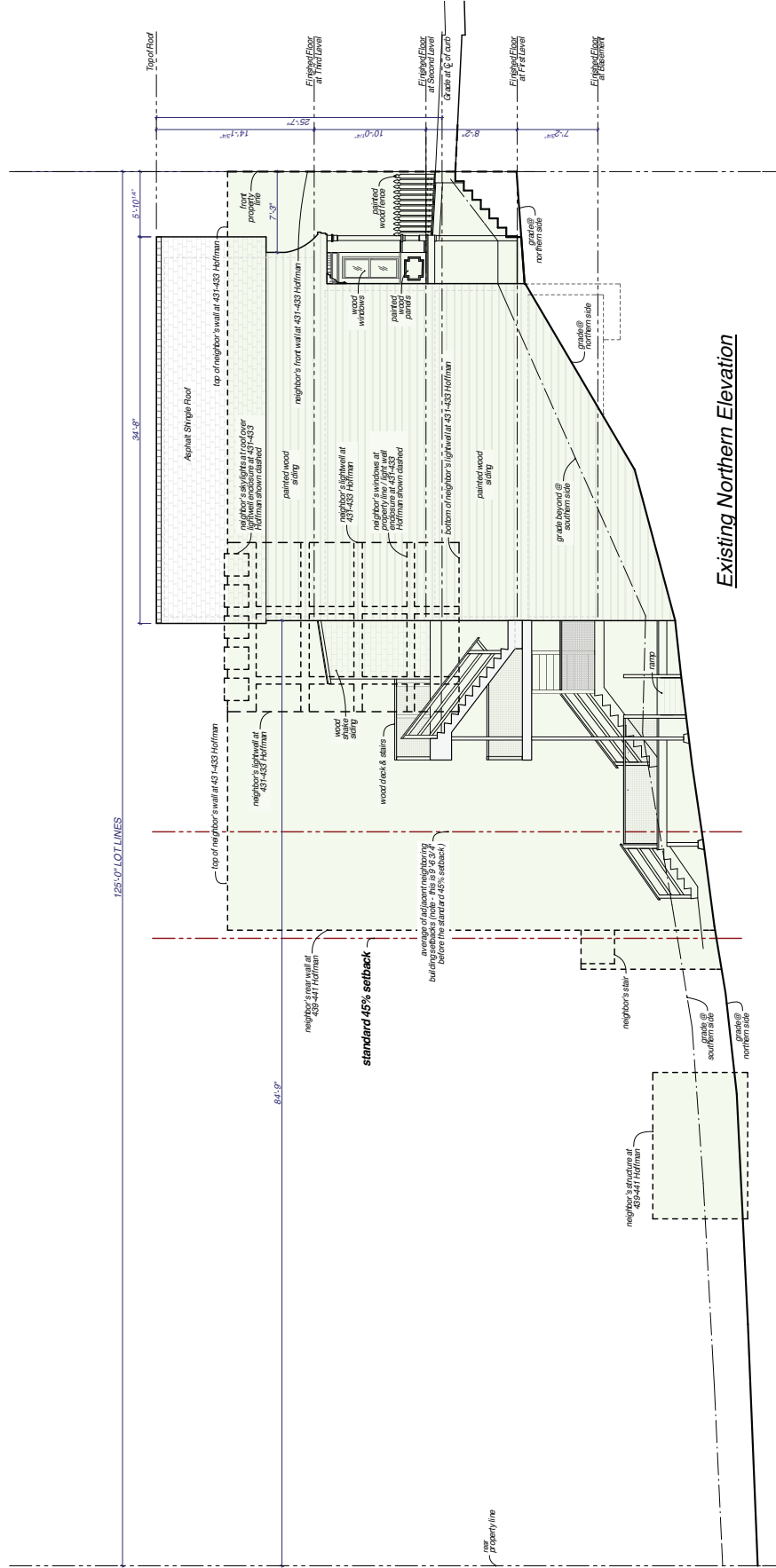
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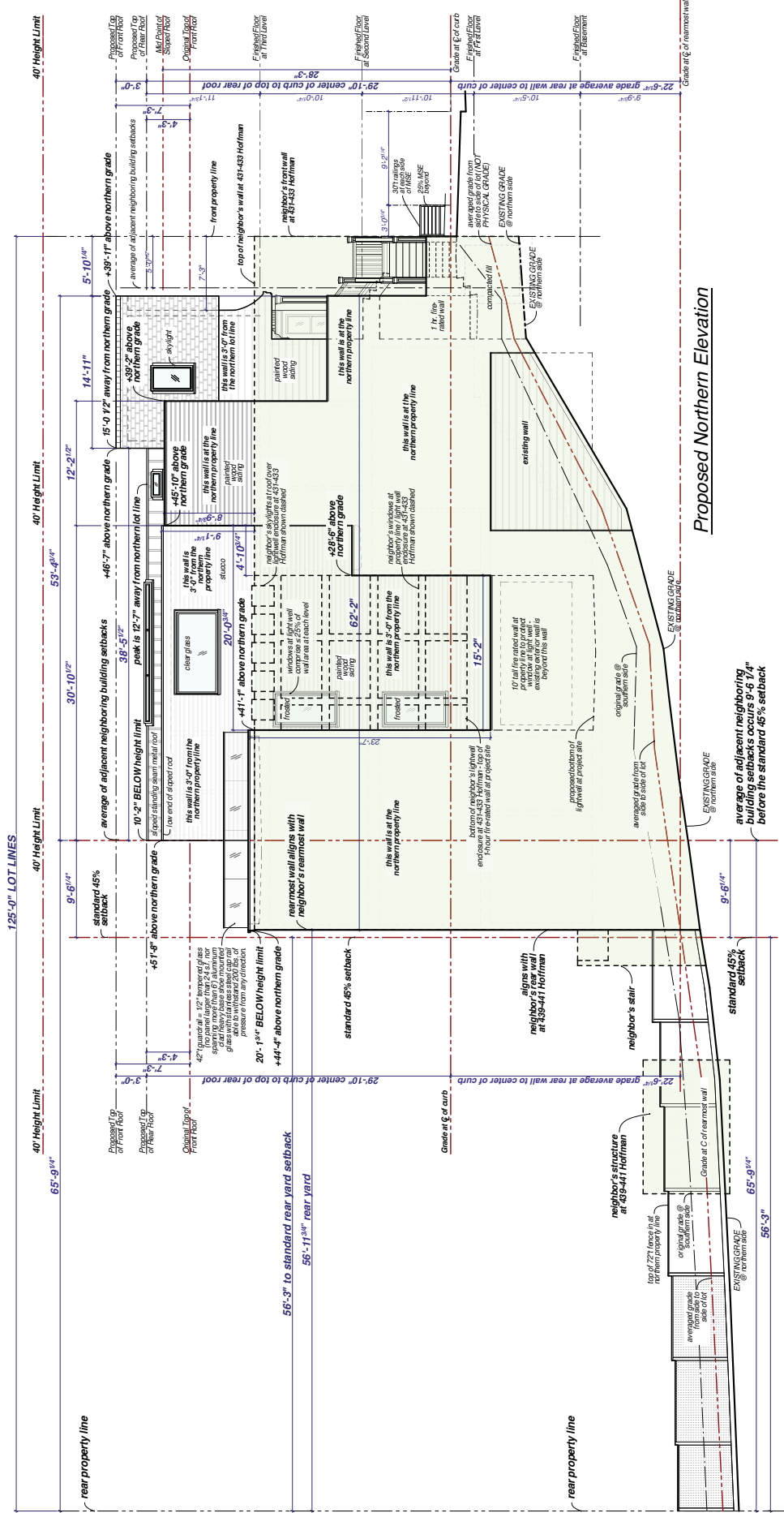


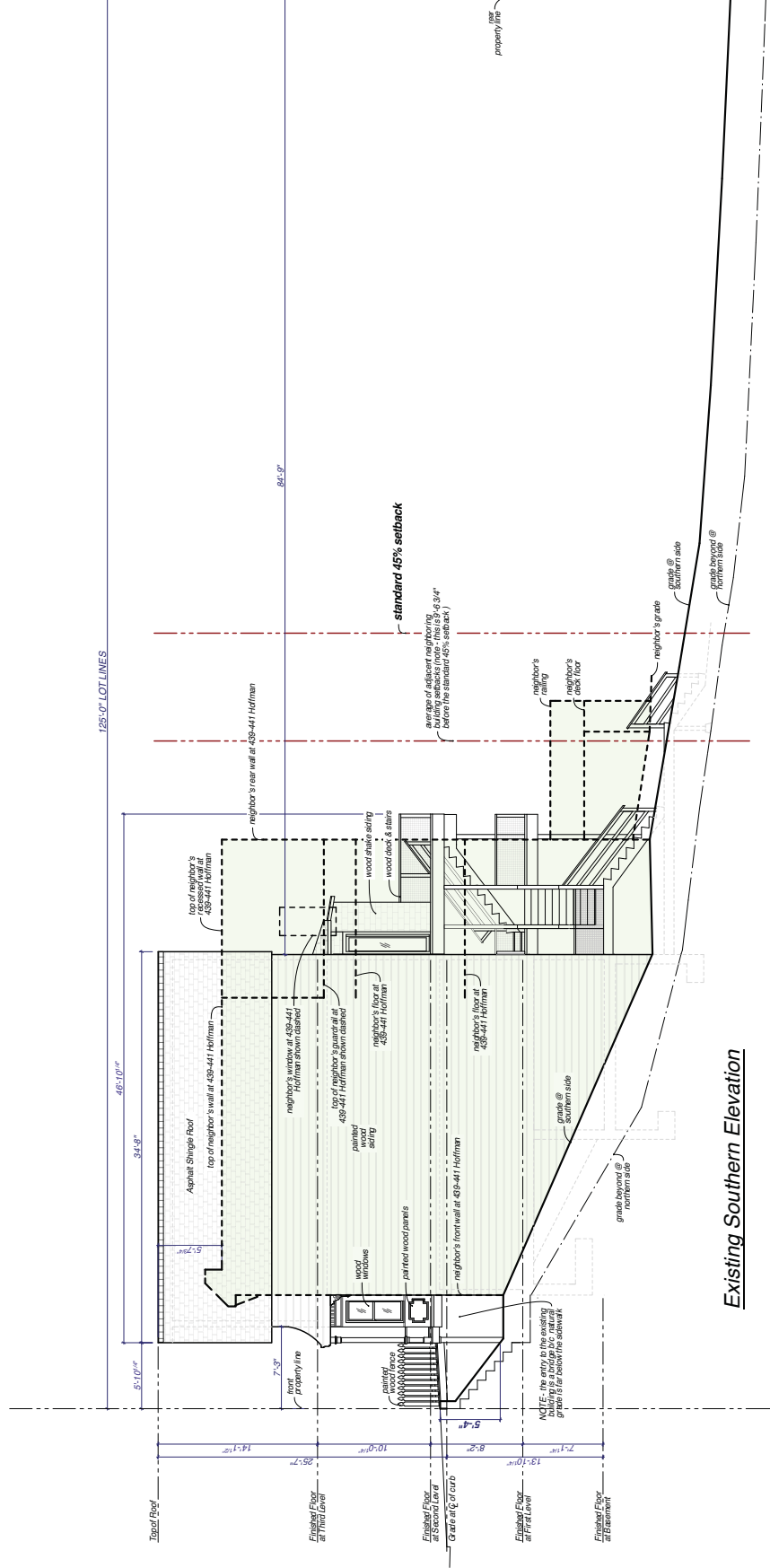


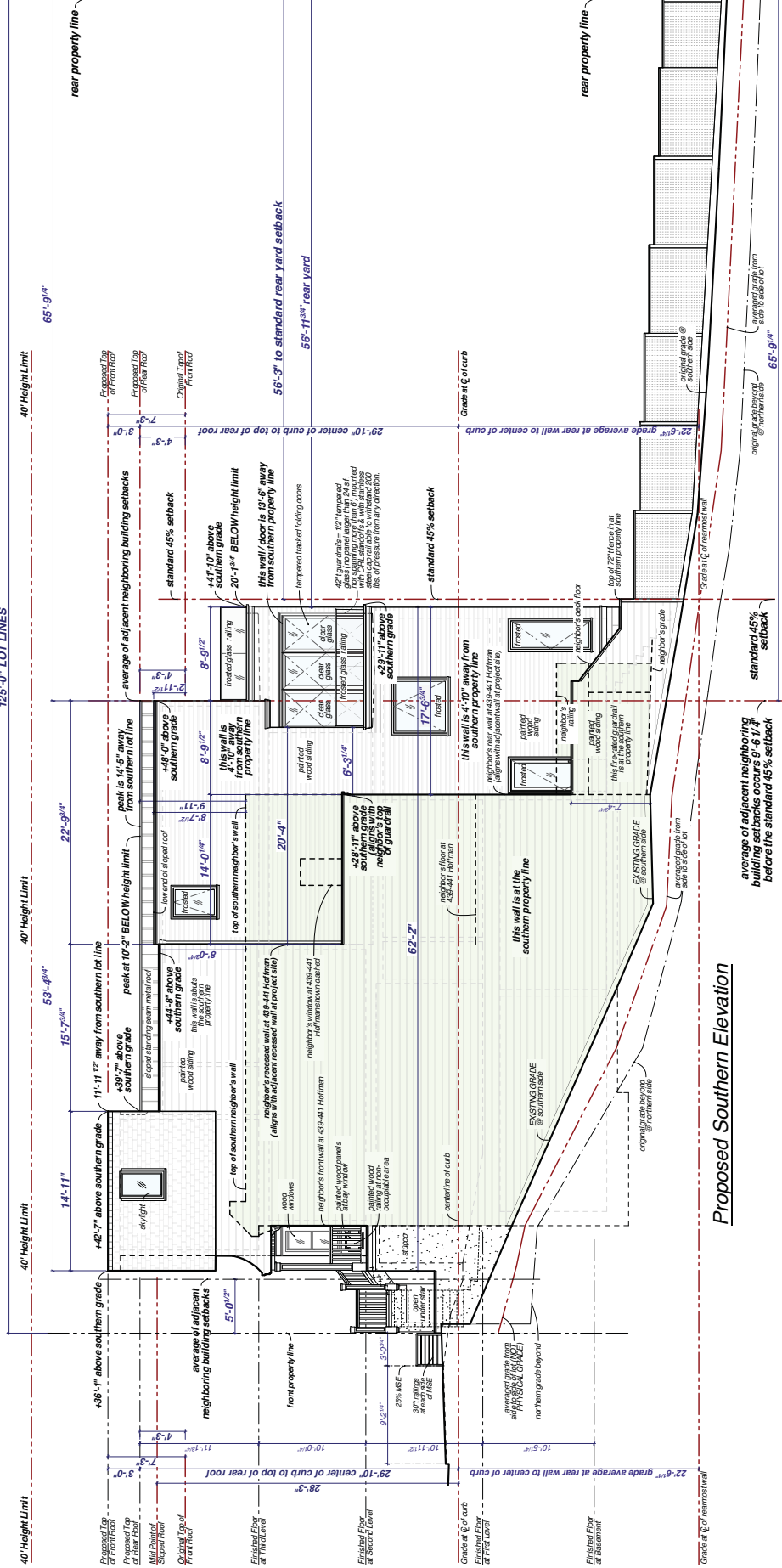
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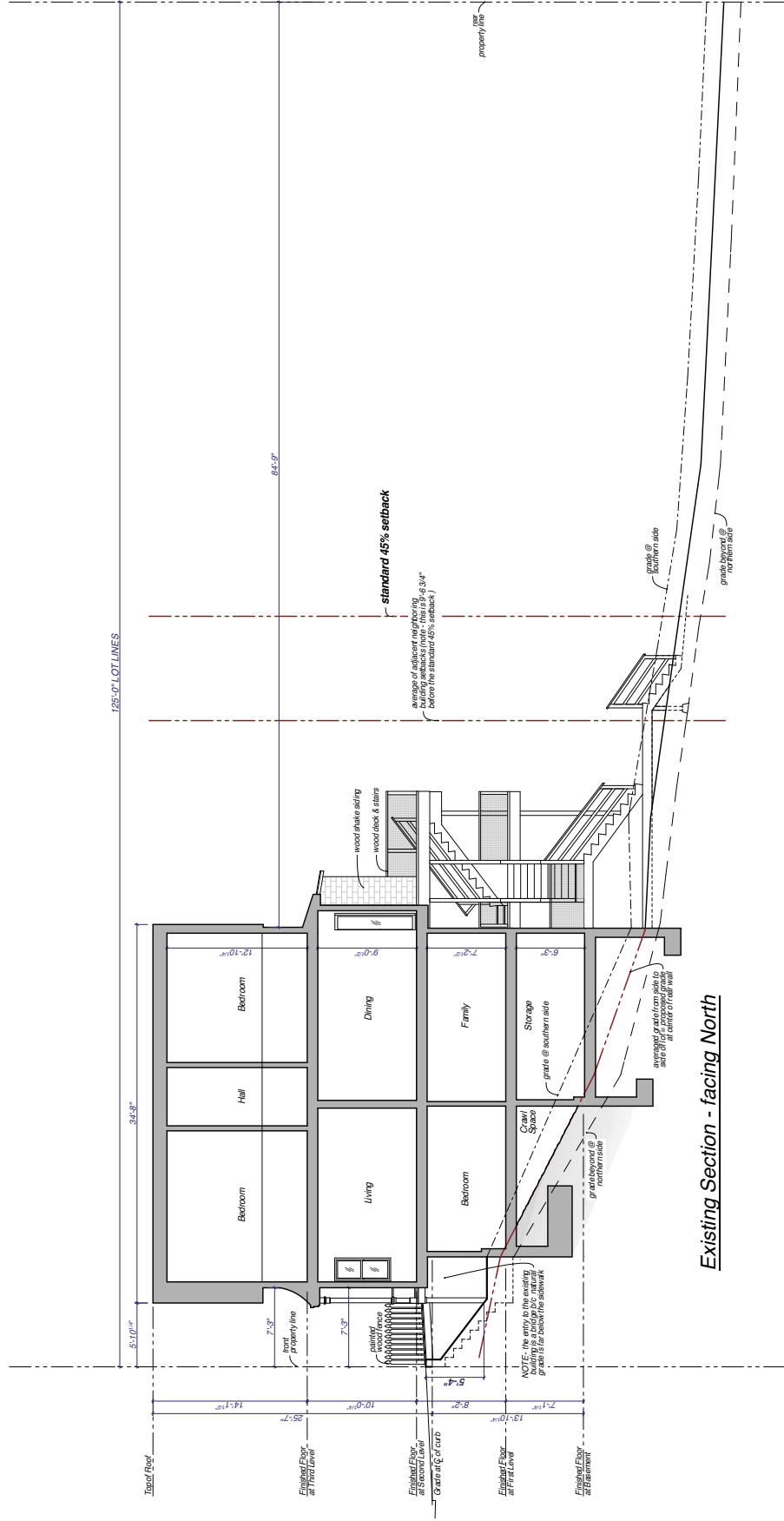
40' Height Limit

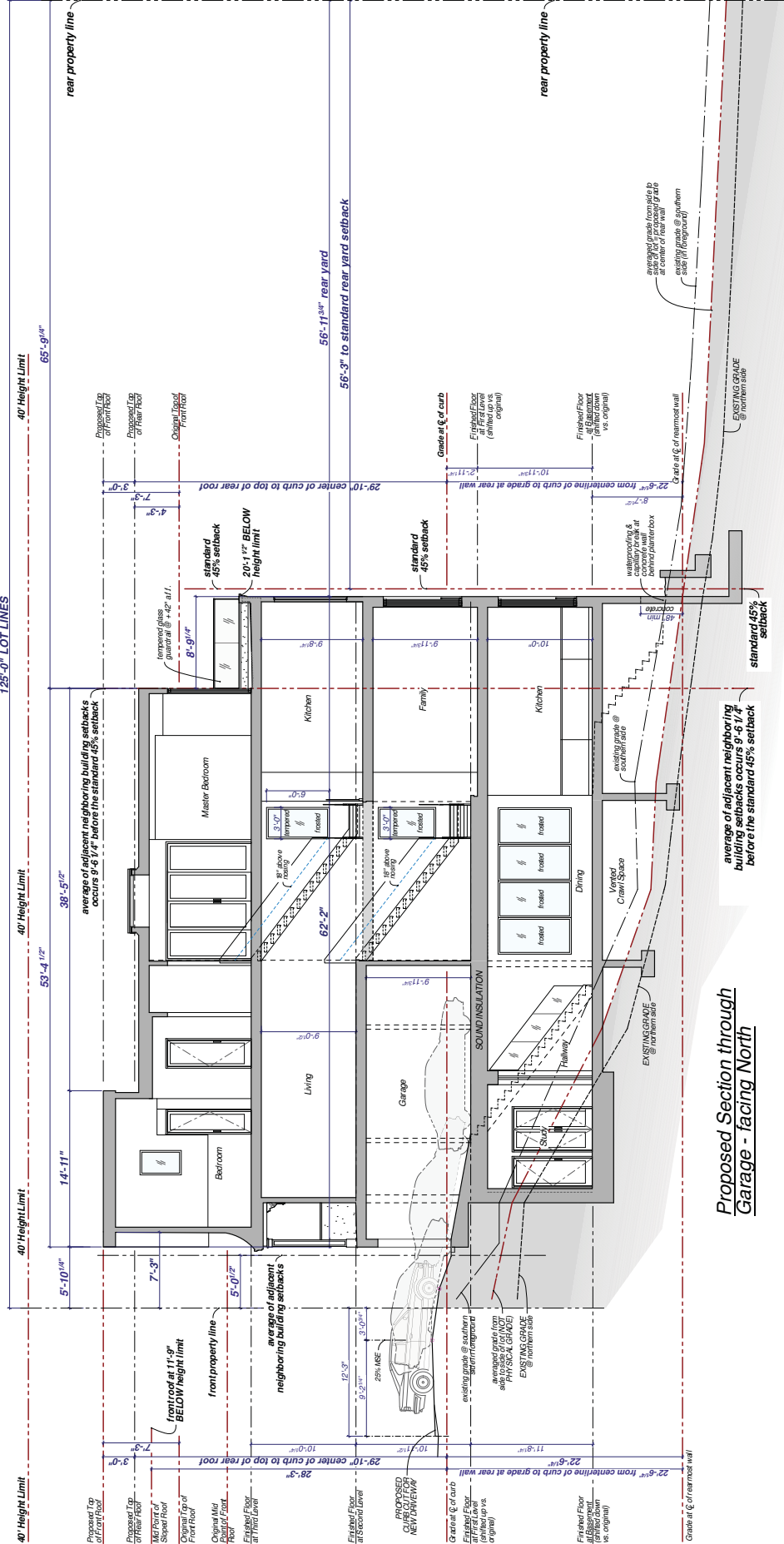


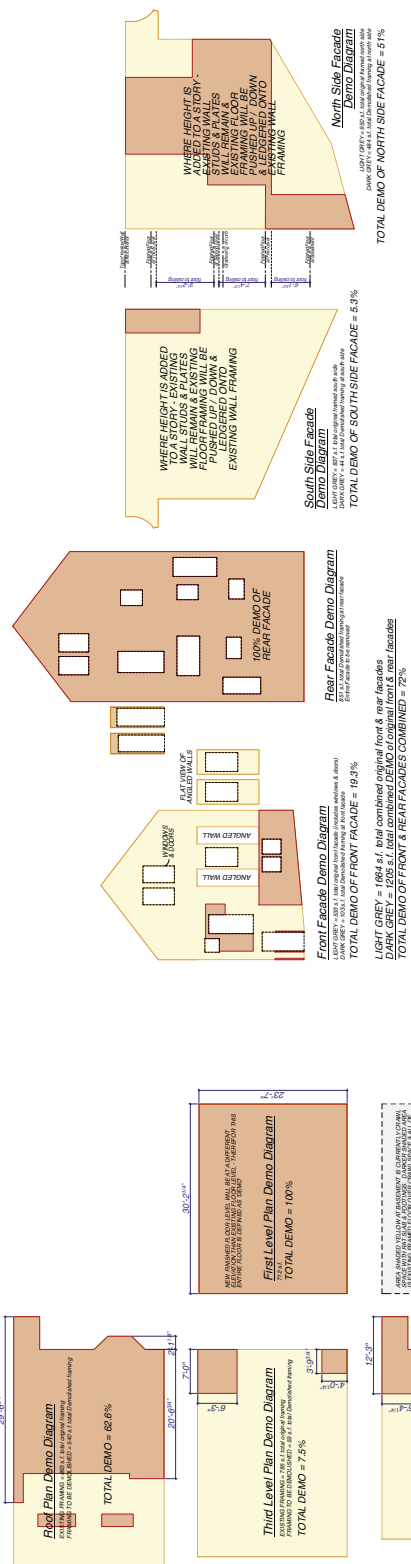












TOTAL DEMO OF VERTICAL ELEMENTS COMBINED = 46.7%

TOTAL HORIZONTAL S.F. DEMO COMBINED = 42.84% DEMO OF ACTUAL FRAMING
BUT PER SECTION 317 THIS = 100% DEMO ONLY BECAUSE THE BUILDING IS BEING LIFTED UP IN THE AIR

LIGHT GREY = 3854 s.f. total original Horizontal Elements
DARK GREY = 1661 s.f. total Demolished Horizontal Elements

Demolition Calcs - Lineal Feet at Foundation			
Facade	(E) Length	Removed	Combined
West Facade - Front	23'-10 1/4"	15'-7 1/2"	65.5%
East Facade - Rear	23'-10 1/4"	23'-10 1/4"	100%
South Facade	30'-2 1/4"	0'	0%
North Facade	30'-2 1/4"	5'-6 1/4"	18%
Combined Totals	108'-1"	44'-11"	41.56%

Demo Qualifiers		
Removal of more than 50% of the sum of Front & Rear Facades AND Removal of more than 65% Lineal Feet at Foundation	72% = demo 41.56% = not demo	doesn't do both therefor NOT DEMO
OR		
Removal of more than 50% Vertical Envelope Elements AND Removal of more than 50% Horizontal Framing Elements	46.7% = not demo 100% = demo (b/c building lifts)	doesn't do both therefor NOT DEMO



SAN FRANCISCO PLANNING DEPARTMENT

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

NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, June 15, 2017**
Time: **Not before 12:00 PM (noon)**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**
Case Type: **Discretionary Review**
Hearing Body: **Planning Commission**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	437 Hoffman Avenue	Case No.:	2015-003686DRP-04,-05,-06,-07
Cross Street(s):	24th & 25th Streets	Building Permit:	2014.04.11.3029
Block /Lot No.:	6503 / 024	Applicant:	Kelly Condon
Zoning District(s):	RH-2 / 40-X	Telephone:	(415) 240-8328
Area Plan:	N/A	E-Mail:	kellymcondon@gmail.com

PROJECT DESCRIPTION

The four Requests are for a Discretionary Review of Building Permit Application No. 2014.04.11.3029 proposing to construct additions to the existing single-family residence and increase the dwelling count from one to two units. The project includes extensive interior remodeling and exterior changes such as lifting the building to install a new garage door, front porch, entry stairs and rear terraces.

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 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

GENERAL INFORMATION ABOUT PROCEDURES

HEARING INFORMATION

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

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

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

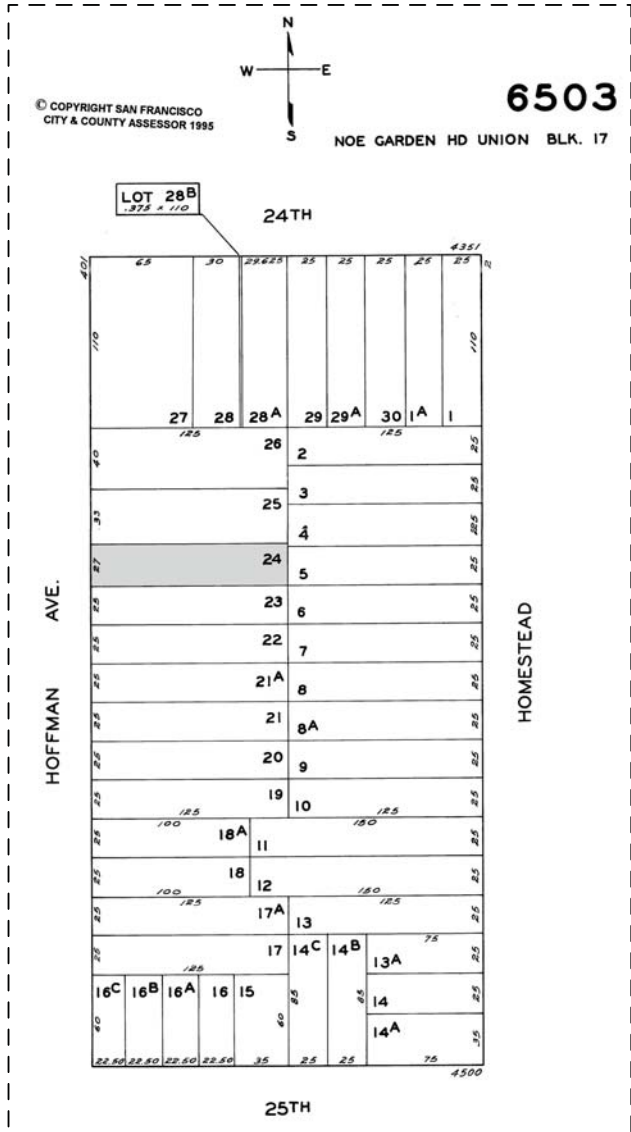
APPEAL INFORMATION

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

ENVIRONMENTAL REVIEW

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

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



Location Map from Planning Department Files

Not to Scale

Code Notes:

Gas Appliance vents terminate minimum 24" above vertical surfaces within 10'-0" / 12" minimum above roof. B-vented flues terminate 12" min. above roof penetrations & 12" above vertical surfaces within 8'-0".
Spaces containing gas fired mechanical equipment must be vented at 1 square inch per 3000 BTU
Hydronic Heat vent terminates min. 4' from property lines.
Environmental Air Ducts terminate min. 3' from Property Line per CMC 504.2 & 3' from building openings per CMC 504.5.
Gas vent terminations per CMC 802.6. Combustion Air per CMC Chapter 7.
Provide with backdraft dampers per CMC 504.1
Hydronic Heater has integral temperature relief - supply pressure relief valve & drain line. First 5'-0" of cold & hot water piping must be insulated except at vent connector (requires 6" clearance). Unit must be seismically strapped.
Drain line to be equal to outlet size & 3/4" or larger copper line. Piping must be strapped and end must point downward.
Direct Vent Gas Fireplace per CMC 908.0
Gas supply lines must have accessible shut off valve adjacent to gas appliances.
At new Bath Fans - Install compatible self-flashing exit caps with flapper dampers & felt seal. Insulate metal exhaust piping at unconditioned spaces with compatible foam insulation. Bathroom fan exhaust ducts max. 4" diameter per CBC 716.6.1 (fan locations shown on electrical plans)
Windows, Doors & Walls to be insulated per Energy Code Calculations. Skylights to be NFRC rated.
Per CBC 1018.8 - Operable windows with sills higher than 72" above grade to have either 36" sills or constrained open areas of 4". Egress Windows with sills higher than 72" above grade to have either 36" high sills or to have 36" high guardrails at non-swing side & guardrail to have no open area larger than 4".
Air Retardant wrap must be tested, labeled and installed according to ASTM E 1677-95 (2000).
Install 1/2 gypsum board at Garage side of walls (if plaster is not existing) & 5/8" type 'X' at ceilings common to unit.
Install 1/2" gypsum board at underside of stairs.
Maintain 1-hr rating at all newly constructed areas within 5'-0" from property lines (includes railings)
Smoke Detectors & Carbon Monoxide Detectors to be interconnected, hardwired with battery back up.
Ensure 1/4" per 1'-0" slope to drains. Install overflow (secondary) drains within 2 feet of low point of roof.
Downspouts must connect to sanitary sewer when they serve areas larger than 200 s.f. per SFBC 1503
All glazed guardrails shall meet CBC 2407.1 & comply with either CPSC 16 CFR 1201 or Class A of ANSI Z97.1

Drawing Index

- A1: Project Info, Scope of Work, Lot Plan, Drawing Index
- A2: Site Survey
- A3: Existing Site Plan
- A4: Proposed Site Plan
- A5: Existing & Proposed Basement Level Plans
- A6: Existing & Proposed First Level Plans
- A7: Existing & Proposed Second Level Plans
- A8: Existing & Proposed Third Level Plans
- A9: Existing & Proposed Roof Level Plans
- A10: Existing & Proposed Front Elevations
- A11: Existing & Proposed Rear Elevations
- A12: Existing Northern facing Elevation
- A13: Proposed Northern facing Elevation
- A14: Existing Southern facing Elevation
- A15: Proposed Southern facing Elevation
- A16: Existing Section
- A17: Proposed Section

Planning Data - Planning Dept. Use Only

Entire Envelope	Existing	Addition	Proposed
Basement Level	720 s.f.	627 s.f.	1347 s.f.
First Level	712 s.f.	479 s.f.	1250 s.f.
Second (Entry) Level	774 s.f.	289 s.f.	1063 s.f.
Third Level	786 s.f.	325 s.f.	1111 s.f.
Total	2992 s.f.	1720 s.f.	4771 s.f.

Includes Garage & areas under overhangs that are enclosed on 3 sides by walls taller than 48"

Building Data - Building Dept. Use Only

Conditioned Space	Existing	Renovated	Addition	Proposed
Basement Level	241 s.f.	241 s.f.	1106 s.f.	1347 s.f.
First Level	712 s.f.	712 s.f.	72 s.f.	784 s.f.
Second (Entry) Level	766 s.f.	766 s.f.	297 s.f.	1063 s.f.
Third Level	786 s.f.	786 s.f.	325 s.f.	1111 s.f.
Total	2505 s.f.	2505 s.f.	1800 s.f.	4305 s.f.

Measured to outer face of framed walls at conditioned spaces. Does not include Garage

Fire & Sound Rated Wall & Ceiling Assembly Notes:

At new interior or exterior 1-hour fire-rated walls framed with combustible 2x4 lumber - assemble wall per CBC 721.1(2) 15-1.15 °
At new interior or exterior 1-hour fire-rated walls framed with combustible 2x6 lumber - assemble wall per CBC 721.1(2) 15-1.13 °
At existing blind walls where 1-hour fire-rating is required & where combustible 2x4 lumber is used - assemble wall per CBC 721.1(2) 16-1.1 °
At existing blind walls where 1-hour fire-rating is required & where combustible 2x6 lumber is used - assemble wall per CBC 721.1(2) 16-1.3 °
For non-insulated / interior 2 hour walls framed with combustible 2x4 lumber - assemble wall per CBC 721.1(2) 14-1.5 °
For insulated interior or exterior 2 hour walls framed with combustible 2x6 lumber - assemble wall per CBC 721.1(2) 15-1.16 °
At 1-hour fire-rated walls between residential units - where STC 50 or better sound rating is required - assemble walls per GA600 WP 3260.
At ceilings between residential units where STC 50 or better sound rating is required & where 1-hour fire-rating is required - assemble ceiling per GA600 FC5107
At 1-hour fire-rated ceilings within a residential unit that are not required to be sound rated - use CBC 721.1(3) 13-1.4
At exterior stairs that are required to have 1-hour fire-rating - assemble ceiling under stair per CBC 721.1(3) 14-1.1
At 1-hour fire-rated roofs (that do not use CBC 705.11 exception 5) - assemble ceiling to roof using CBC 721.1(3) 21-1.1

Project Info

Owner: Hoffman TIC (includes Kelly Condon: Designer / Partial Owner) Contact Phone: 415-240-8328 (Kelly Condon) Address: 443 Joost Ave SF, CA 94127 (Kelly Condon)
Block 6503 Lot 024 Zoning: RH-2 Year Built: 1905
Existing Occupancy: R3 / Single Family Proposed Occupancy: R3 / Two Family + U (Garage)
Existing Building Type: VB Proposed Building Type: VA
Existing Number of Stories: 3 + basement Proposed Number of Stories: 3 + basement
Lot Size: 27' x 125' Height Limit: 40'
Zoning Controls: 20% slope zone (actual slope of site from front to rear lot line = 13.68% (in degrees - that is the average of 13.01° at the northern side & 11.63° at the southern side).

Scope of Work - per 2013 CBC & CMC, 2013 Energy Codes, SF Building Code & SF Amendments:

NEW CURB CUT. NEW DRIVEWAY. NEW GARAGE.
BUILDING TO BE LIFTED IN ORDER TO ACCOMMODATE GARAGE & DRIVEWAY.

Reconfigure / Replace exterior windows & doors throughout with insulated, double paned, energy efficient aluminum clad wood windows & doors per Plans & Elevations. Front door to be wood.
New insulated windows, doors, building insulation, Energy Code compliant electrical / lighting throughout.

CONVERT SINGLE FAMILY HOME INTO 2 UNIT BUILDING.

UPPER UNIT 1: 2820 SF. & LOWER UNIT 2: 1480 SF. (CONDITIONED)

ADDITIONS / SUBTRACTIONS TO ENVELOPE / VISIBLE EXTERIOR WORK:

Front Addition: Infill under existing front porch to add garage.

Northern Side Addition: Infill portion of 3'-0" gap between northern neighboring building on all levels (length, size & enclosure of light well varies by floor)

Rear Addition: basement rear wall to align with northern neighbor (ends before 45% setback). 1st, 2nd, 3rd story rear walls to align with average of adjacent building depths + balcony at 2nd level

Vertical Addition: Building raises in order to add Garage & Driveway. Mass added at rear will extend to top story of the building.

BASEMENT WILL INCLUDE:

(1) Bedroom, (1) Study, (2) Full Bathrooms, (1) Kitchen, (1) Dining, (1) Family Room

Interior Stairs up to First Level. Exterior Stairs down to yard.

FIRST LEVEL / GARAGE WILL INCLUDE:

(1) Garage, (1) Entry to Lower Unit, (1) Laundry, (1) Family Room, (1) Bedroom, (1) Full Bath, (1) Rear Terrace over level below

Interior Stairs up to 2nd Level

SECOND LEVEL WILL INCLUDE:

(1) Dining room with fireplace, (1) Kitchen, (1) Powder Room, (1) Coat closet, (1) Rear Balcony

Roof Terrace over level below at southern side of rear (creates layering against shallow southern neighbor).

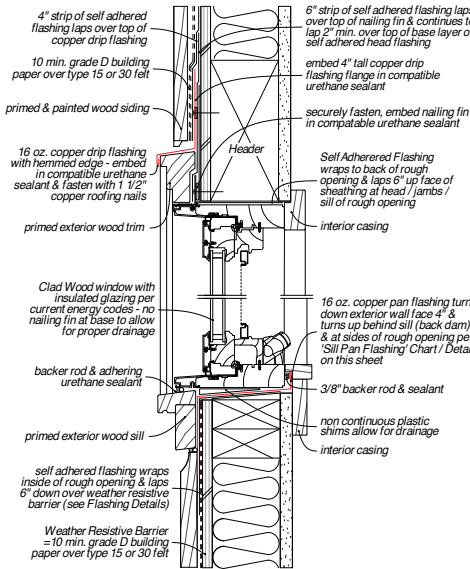
Interior Stairs up to 3rd Level & down to 1st level

THIRD LEVEL WILL INCLUDE:

(3) Bedrooms, (3) Full Bathrooms, (1) Laundry Closet, (1) Hall Closet

ROOF WILL INCLUDE:

(4) skylights, flues / vents



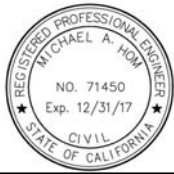
Flashing at Clad Wood Window (wood siding)

scale: 3" = 1'-0"



August 24, 2017

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Project Info,
Drawing Index,
Scope, Location
Map

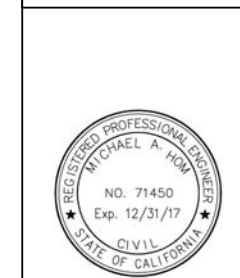
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A1

remodel
for
Hoffman
TIC Group

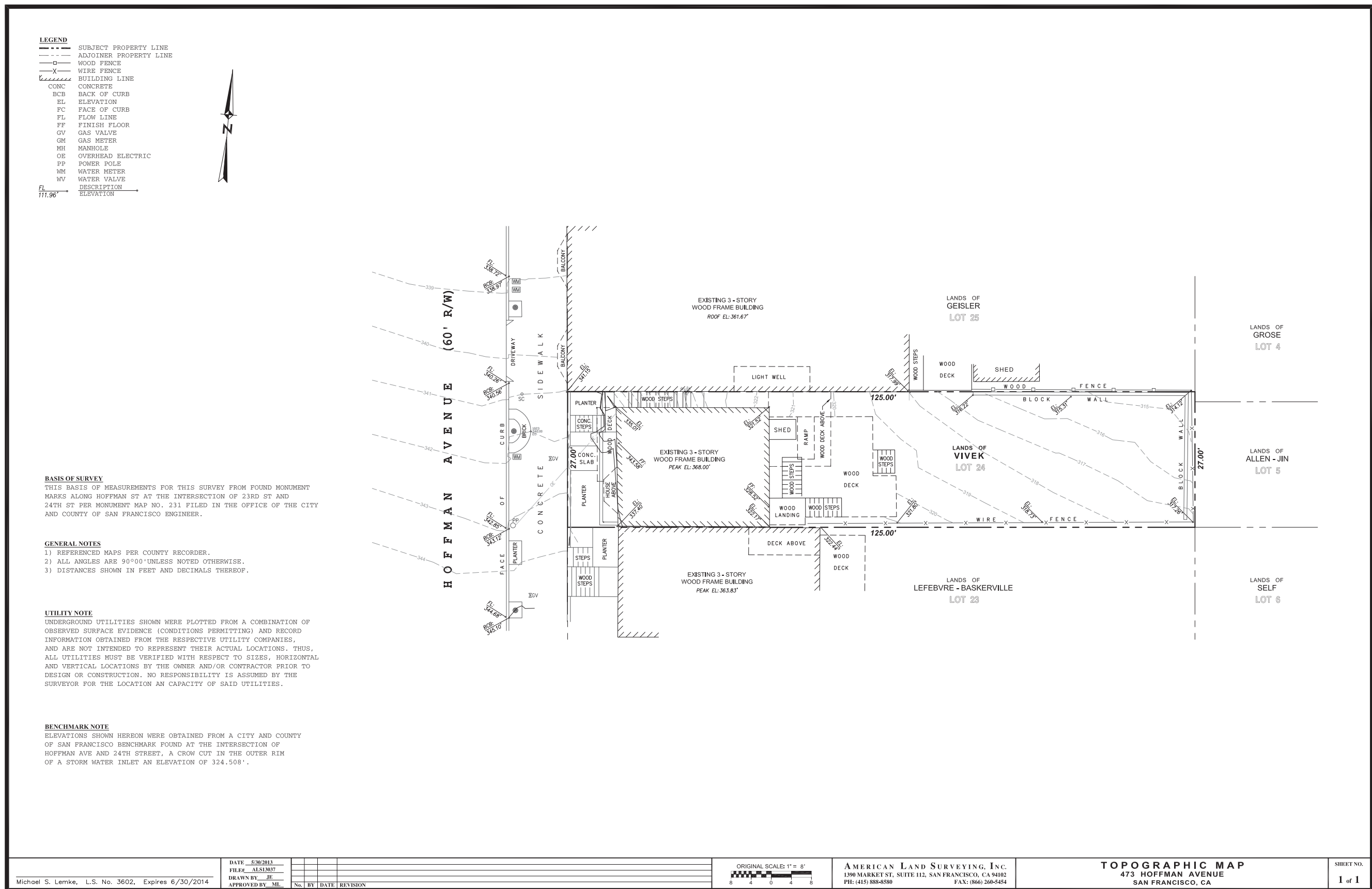
437
Hoffman
san francisco
9 4 1 1 4

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scale: as noted

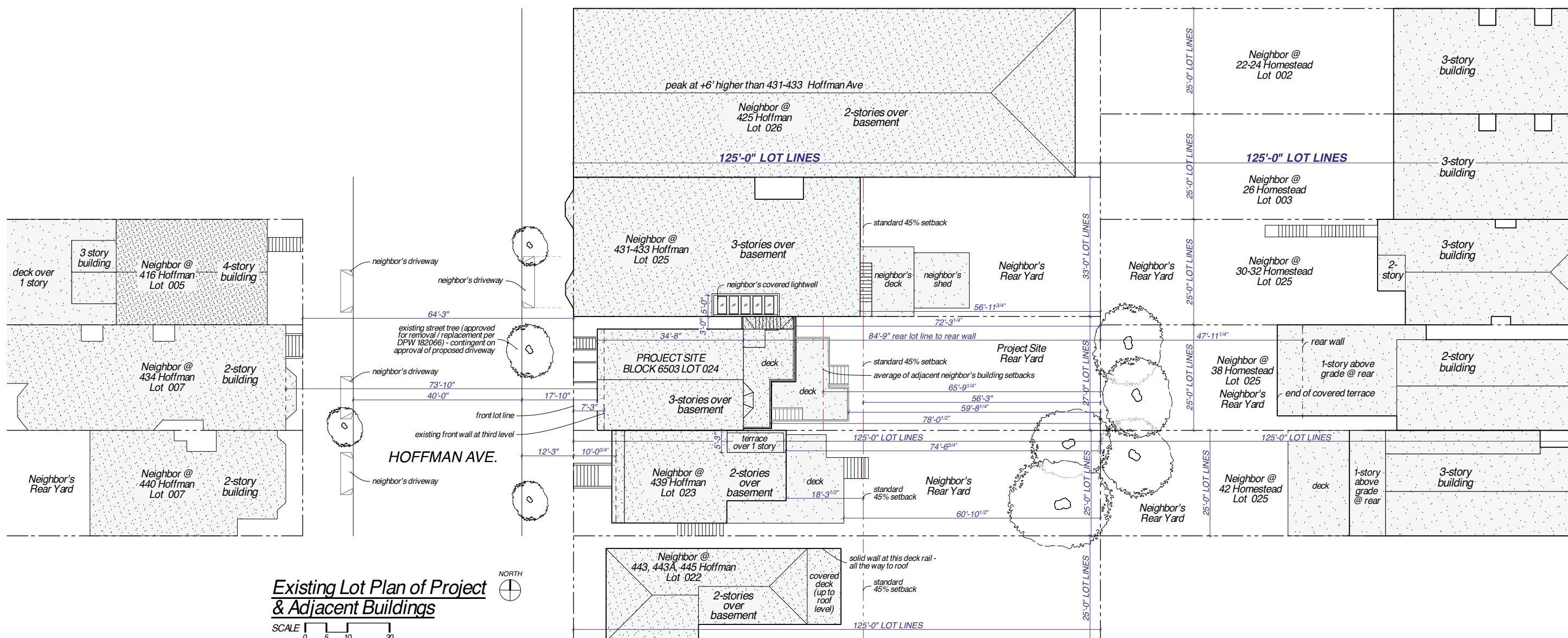
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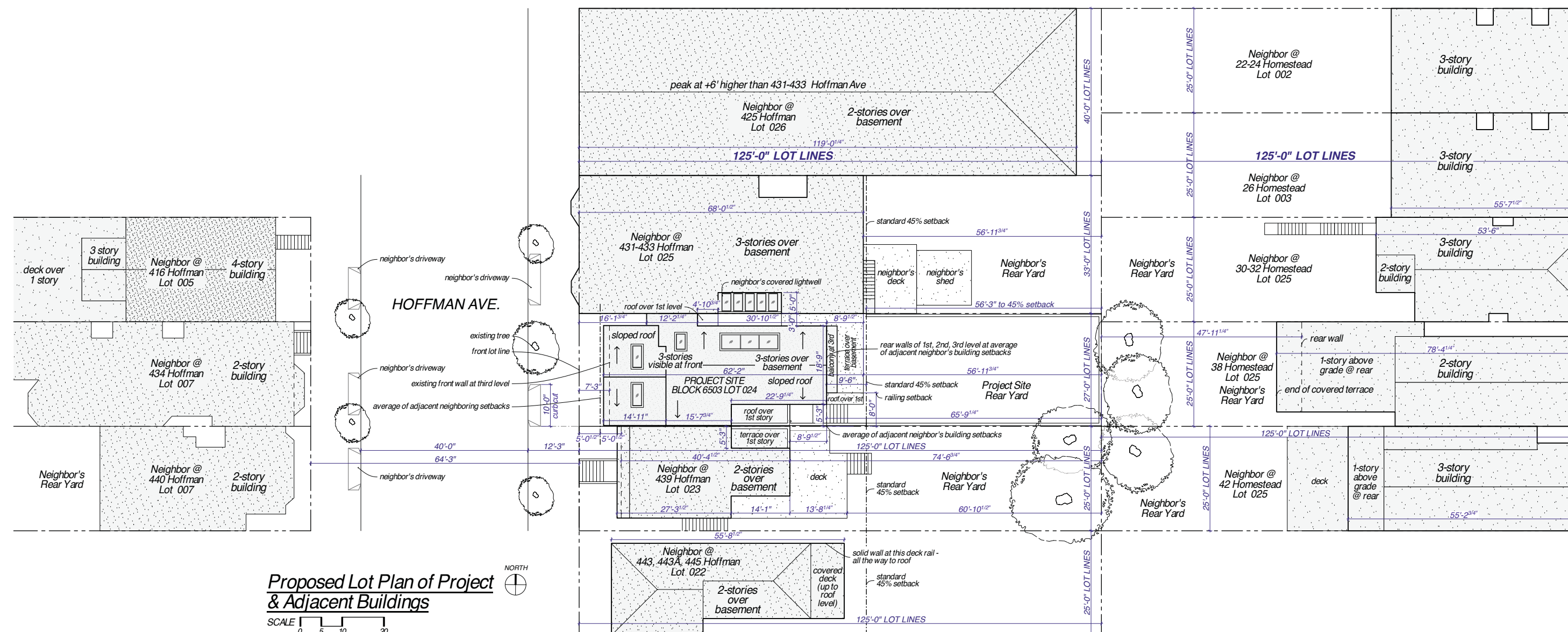
A3



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A4

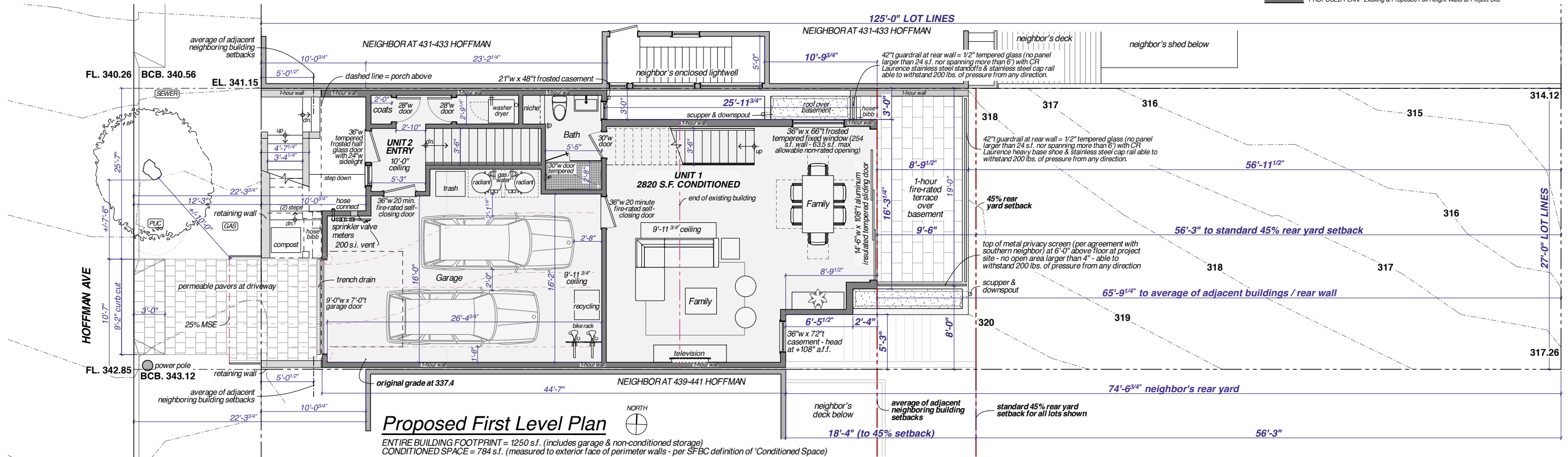
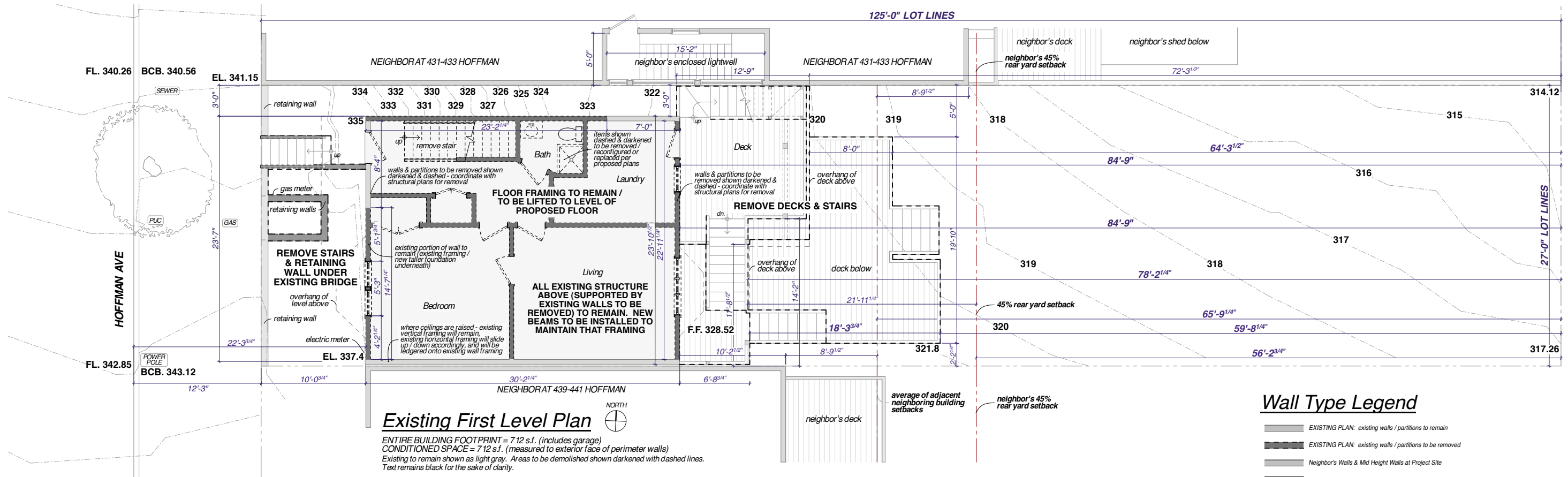


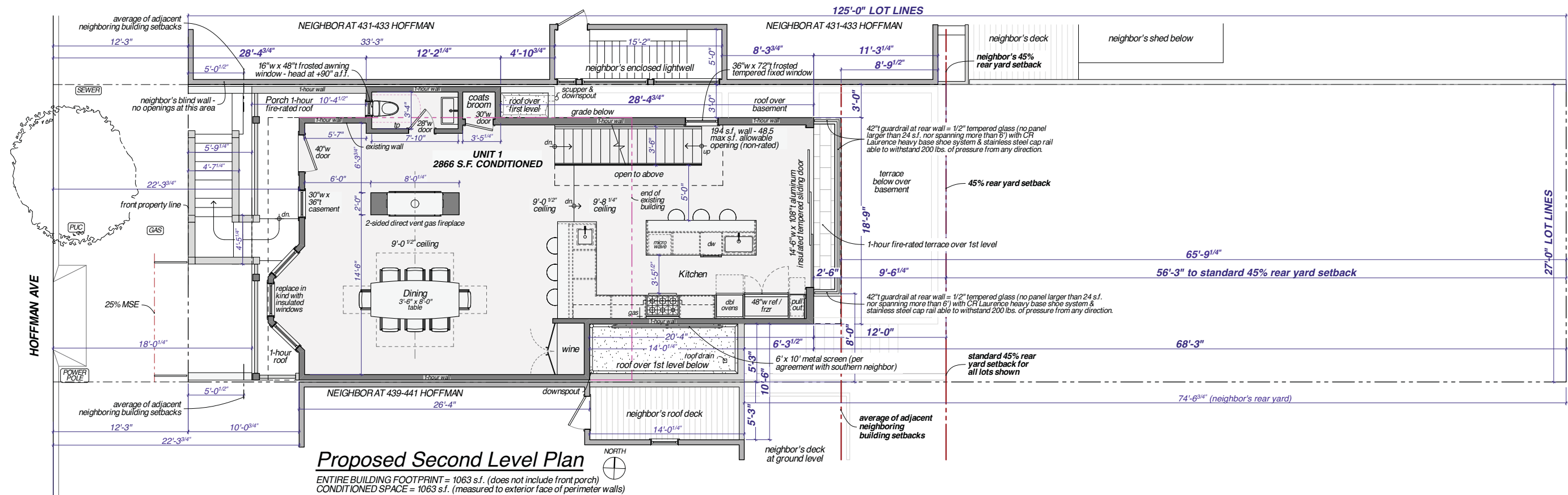
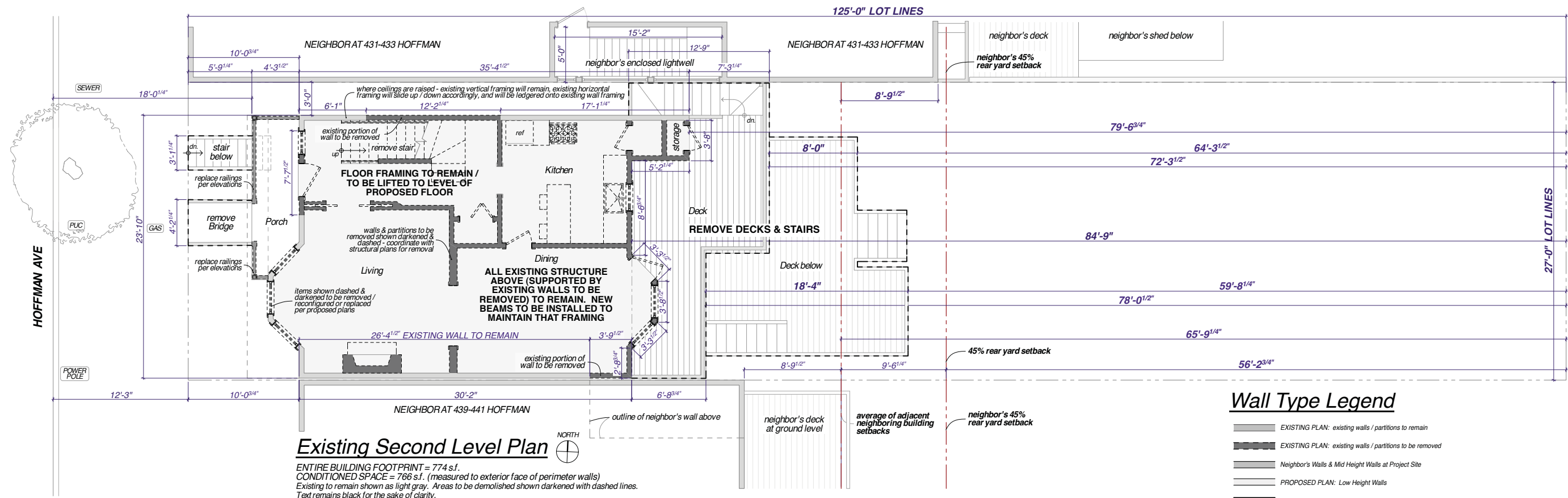


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A5



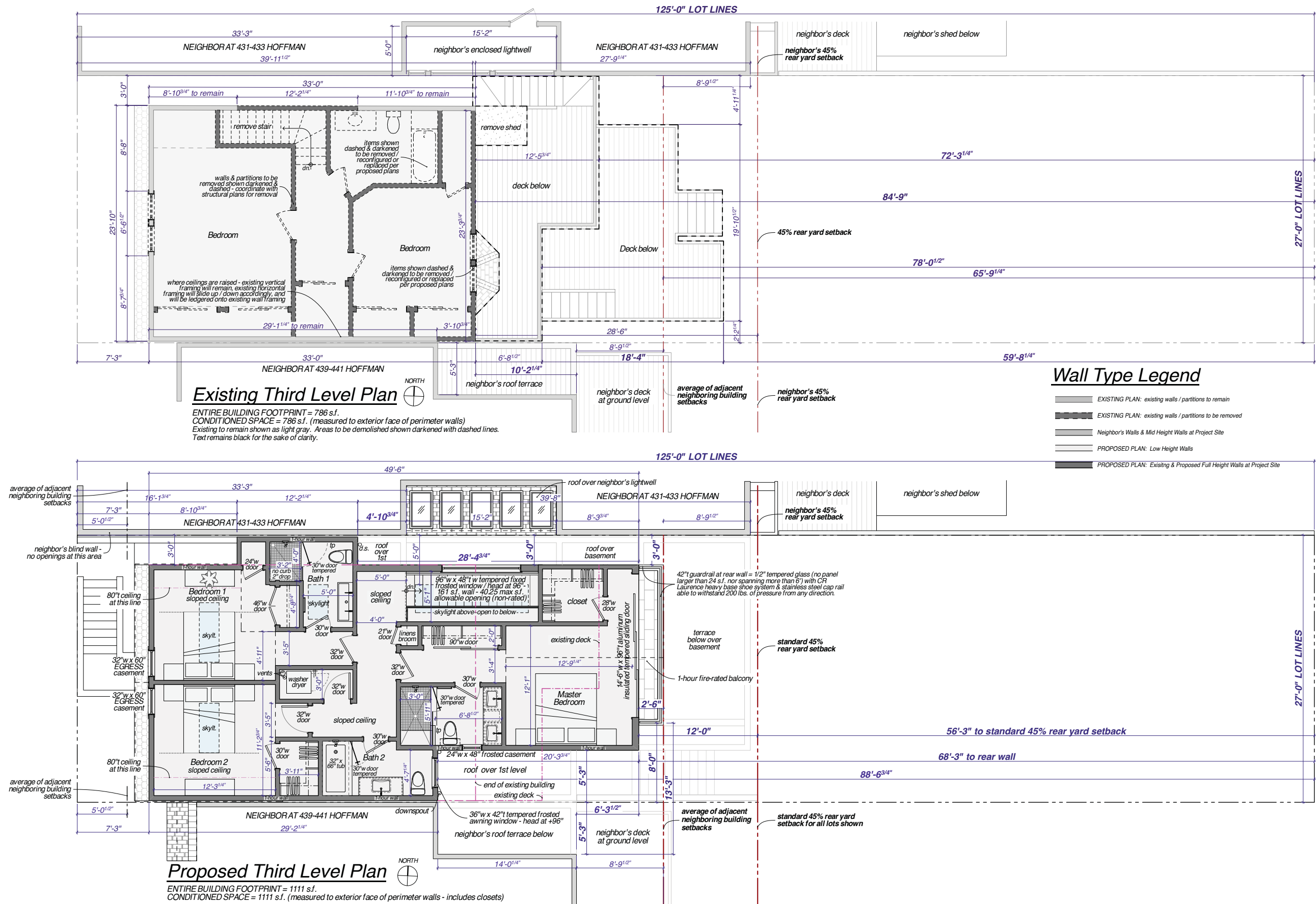




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A8

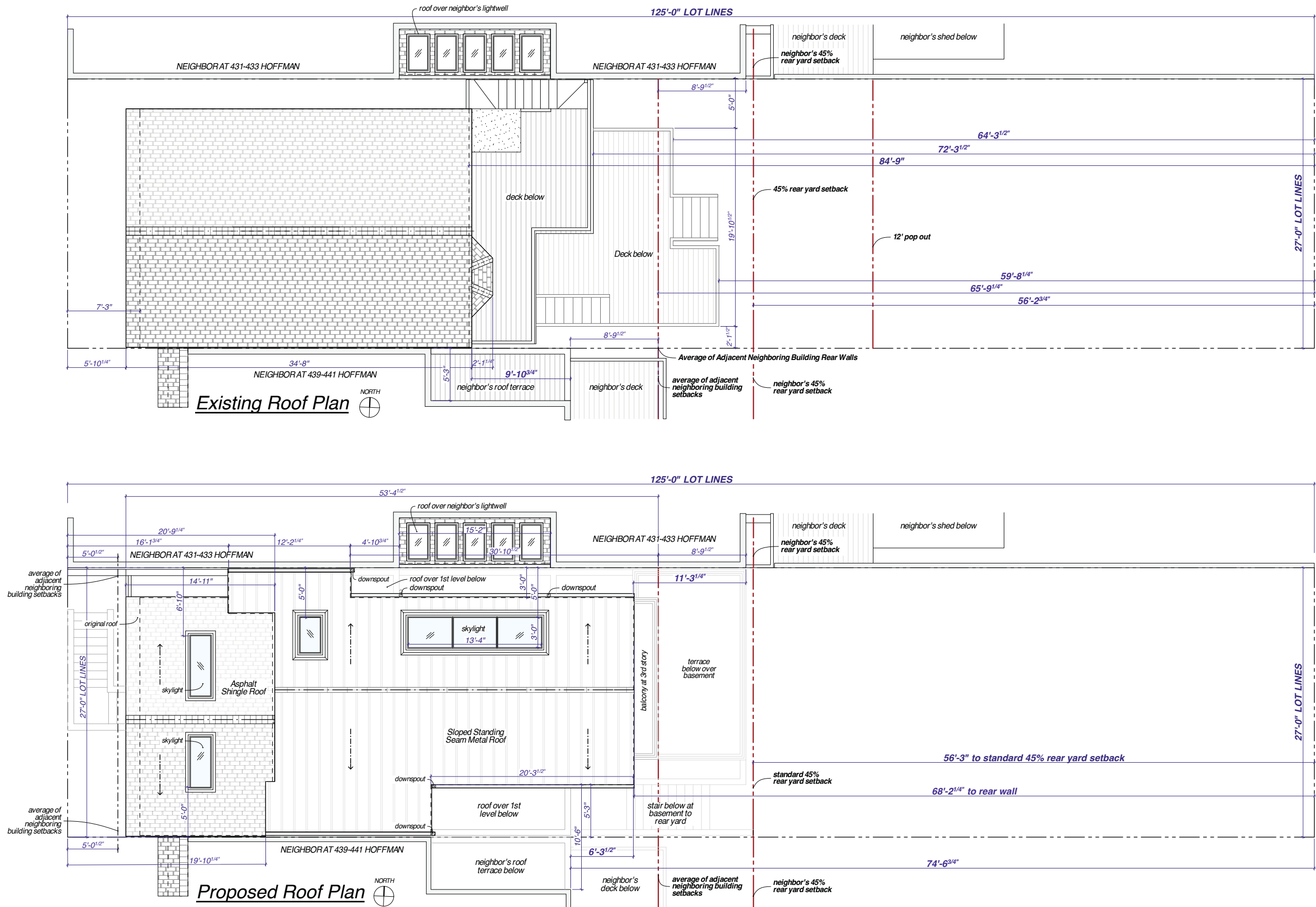




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A9

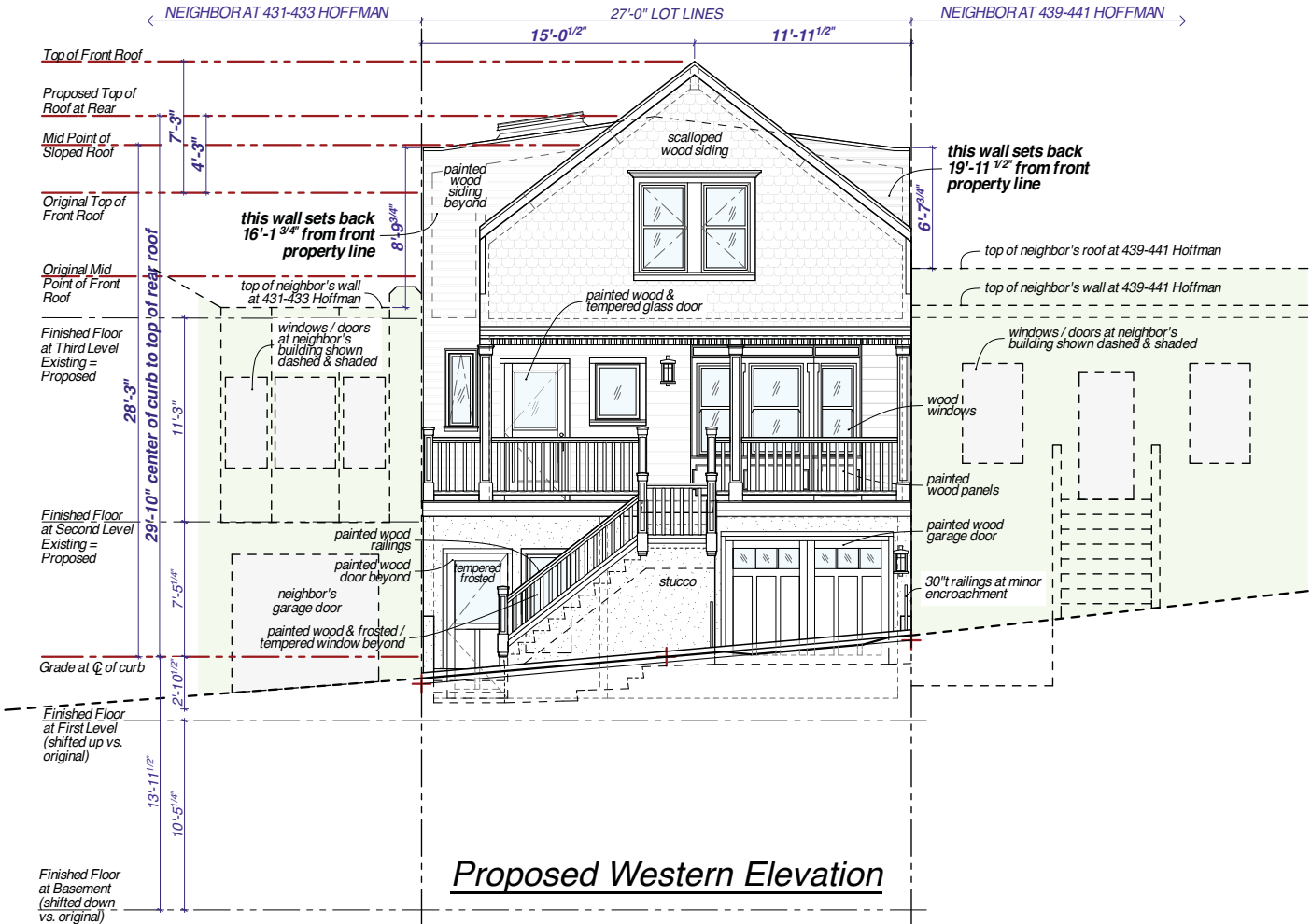
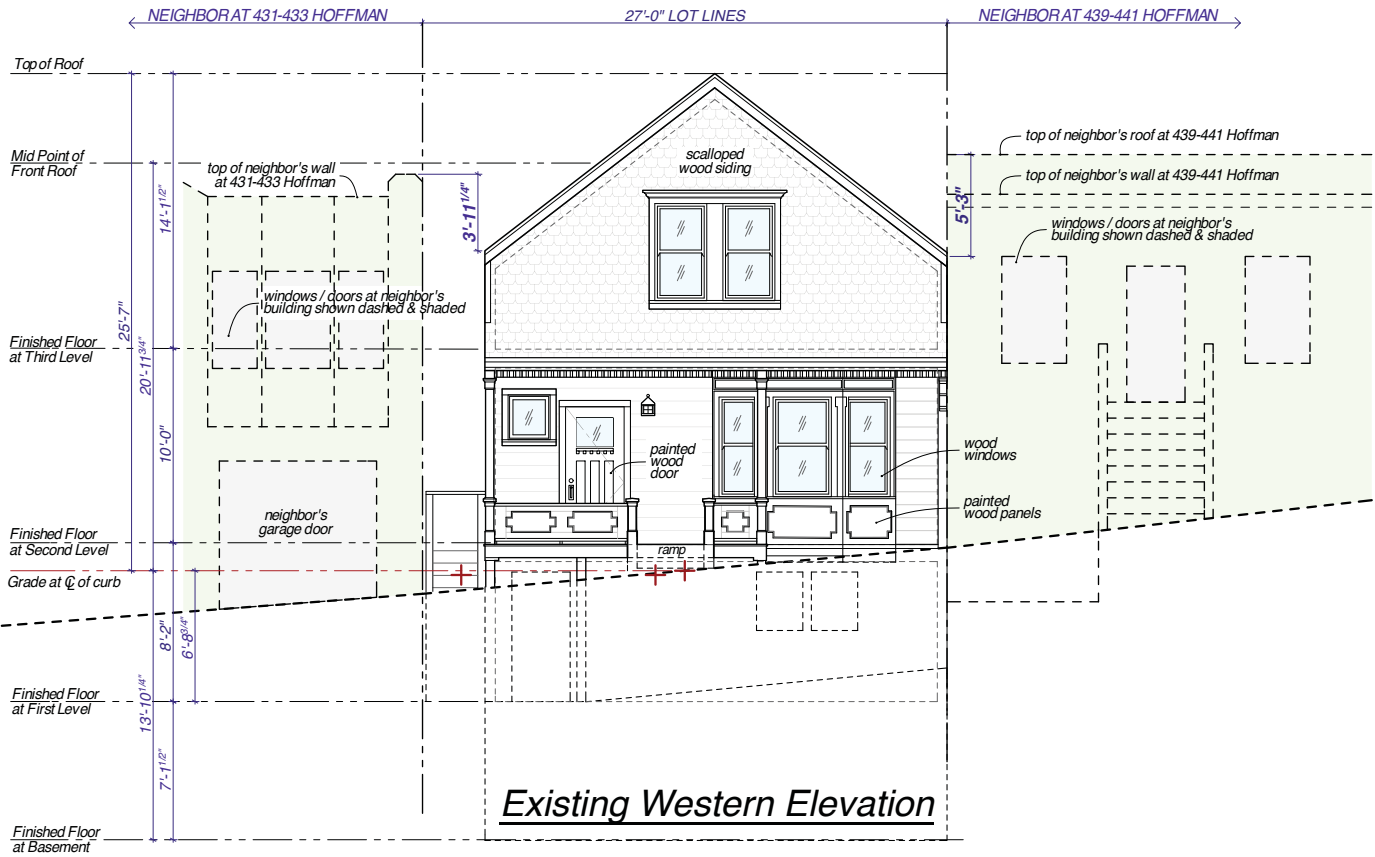


40' Height Limit

40' Height Limit

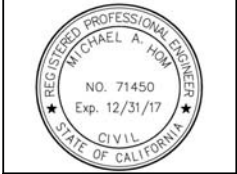
40' Height Limit

40' Height Limit



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Existing & Proposed Front Elevations

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

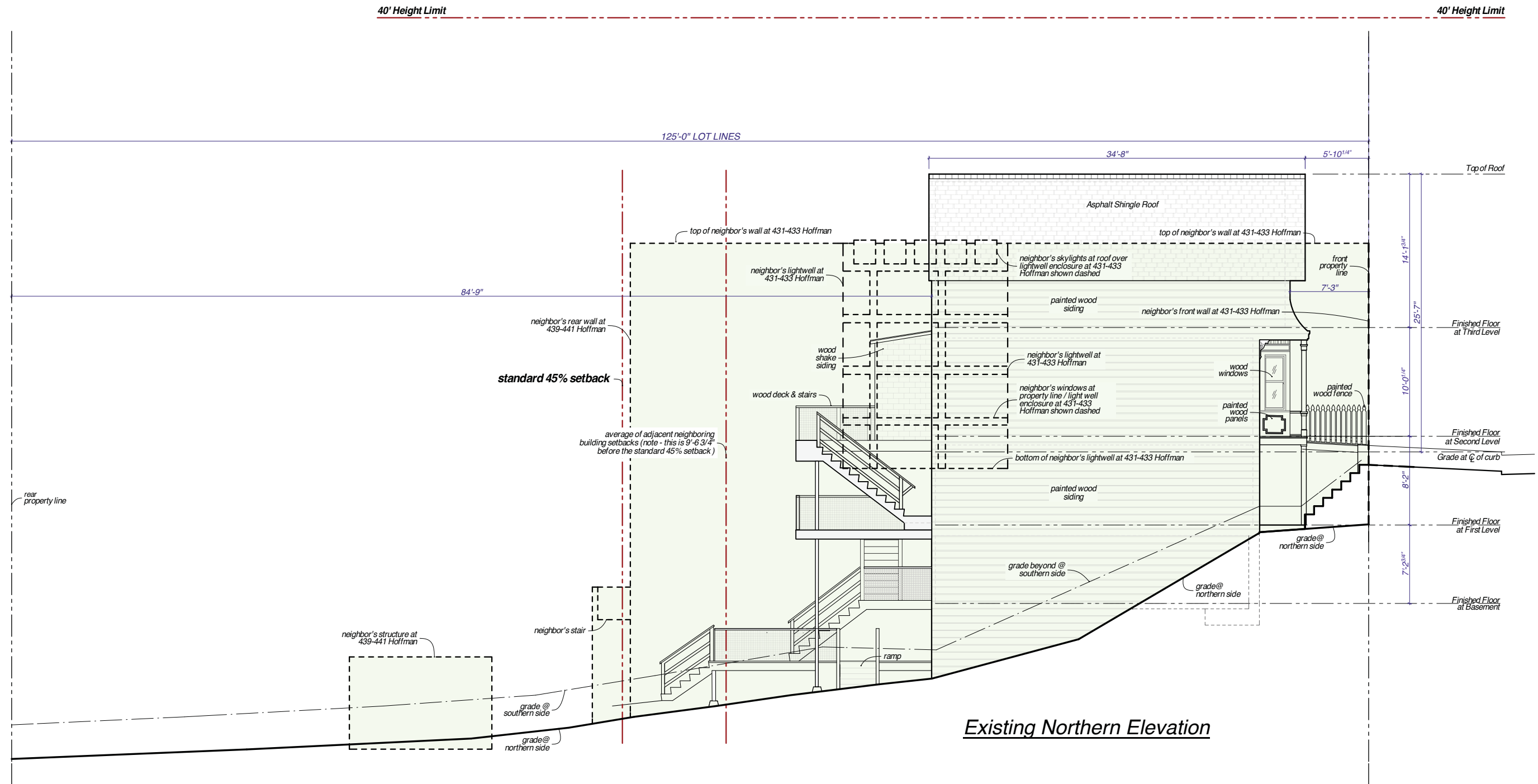
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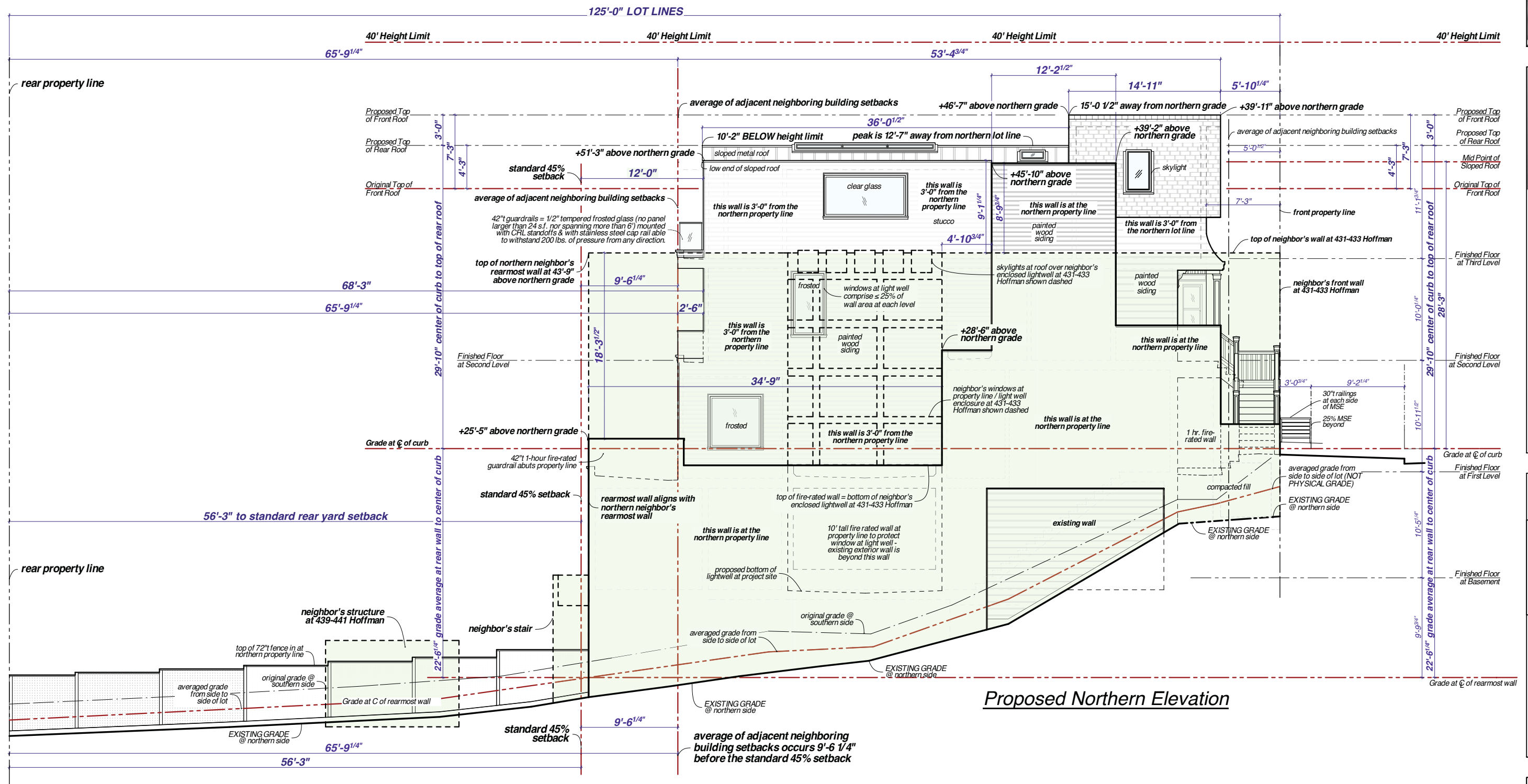


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A 12





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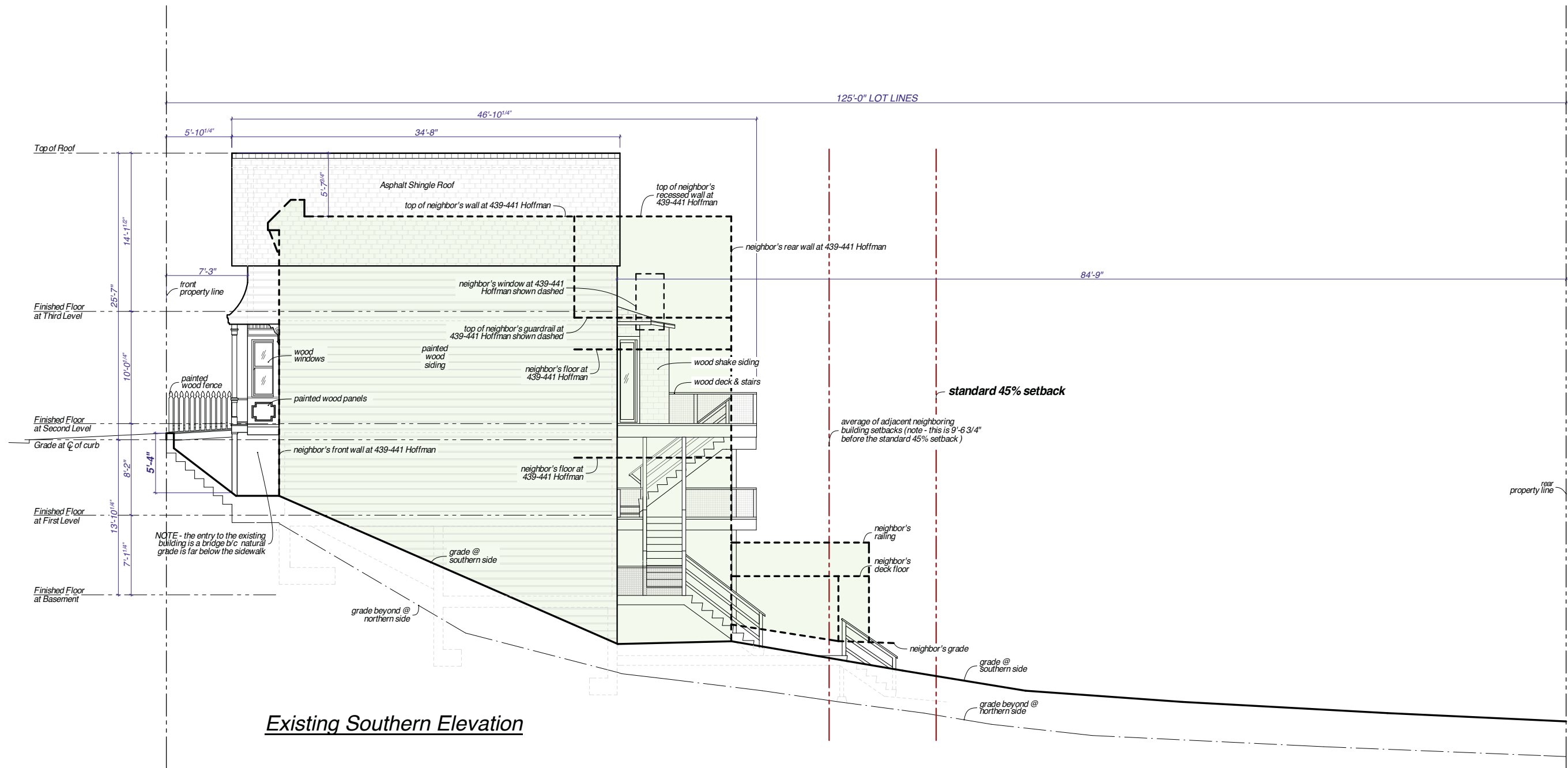
Existing Southern
Elevation

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

A14

40' Height Limit

40' Height Limit



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A 15



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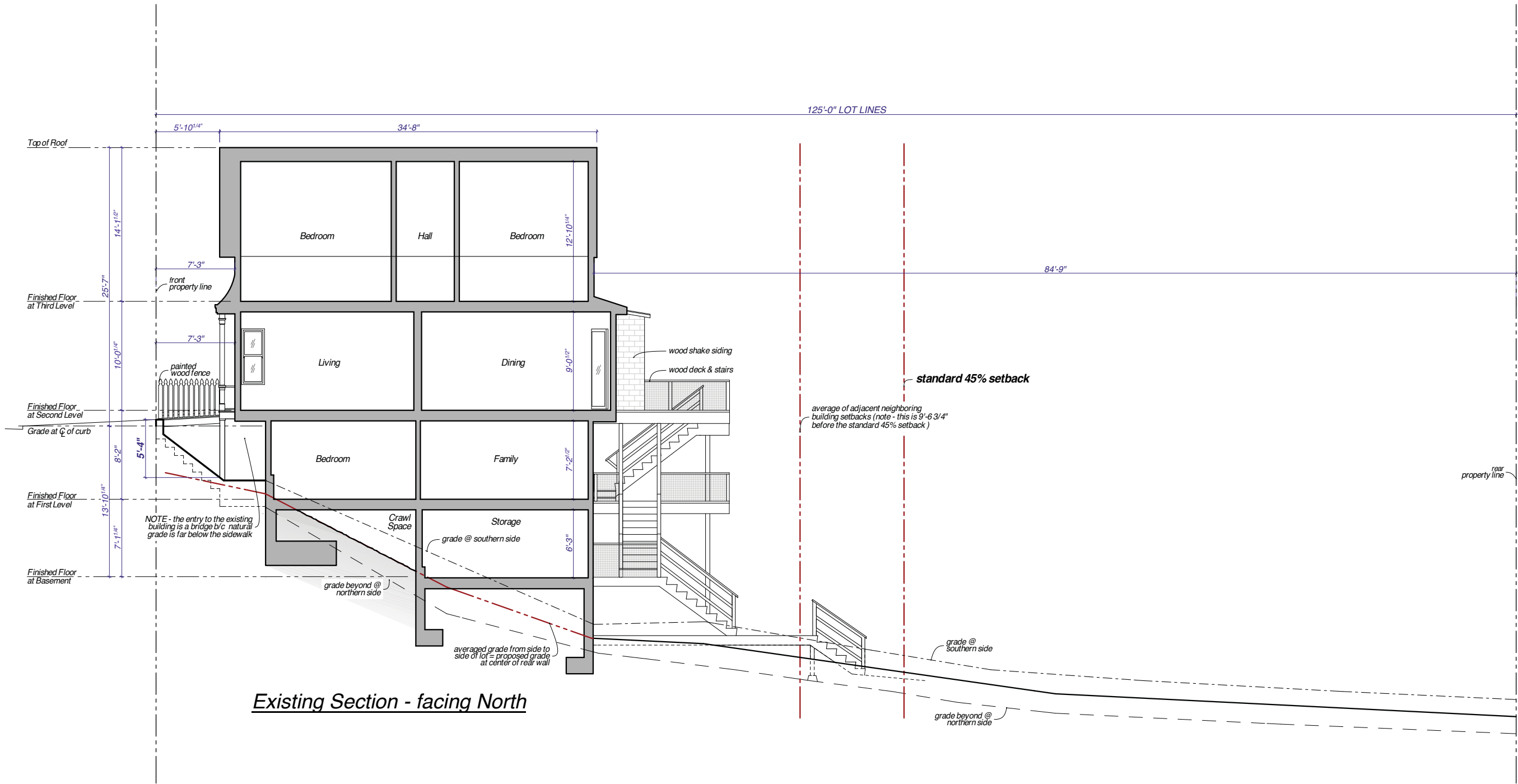
Existing Section

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A16

40' Height Limit

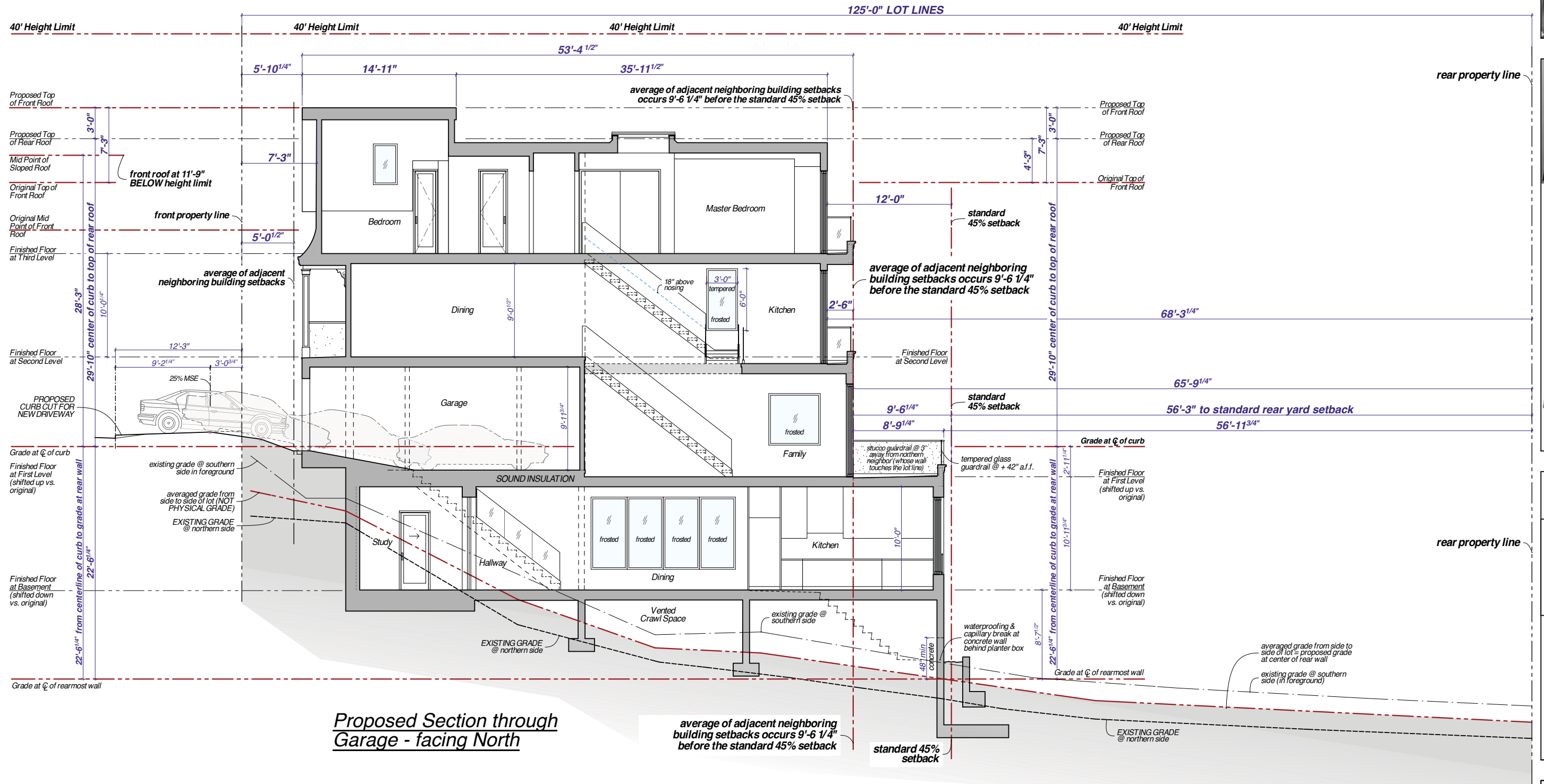
40' Height Limit

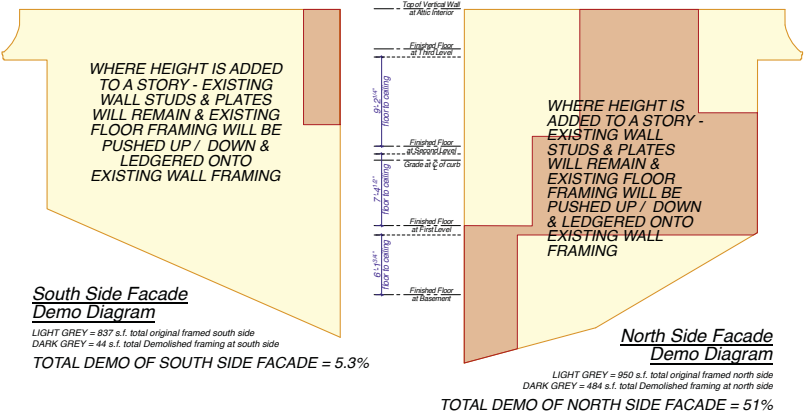
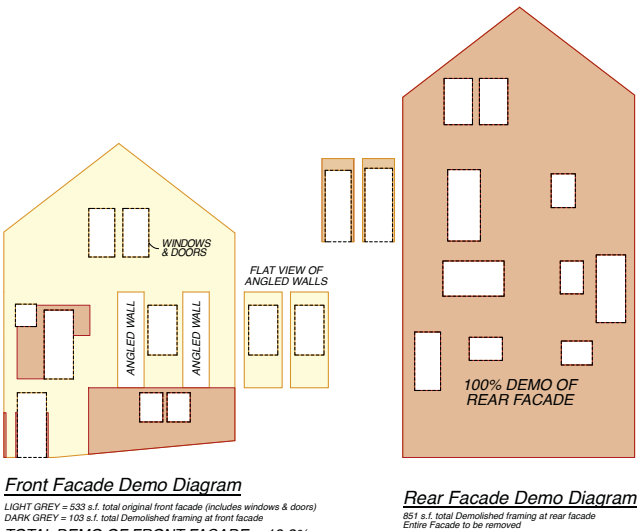
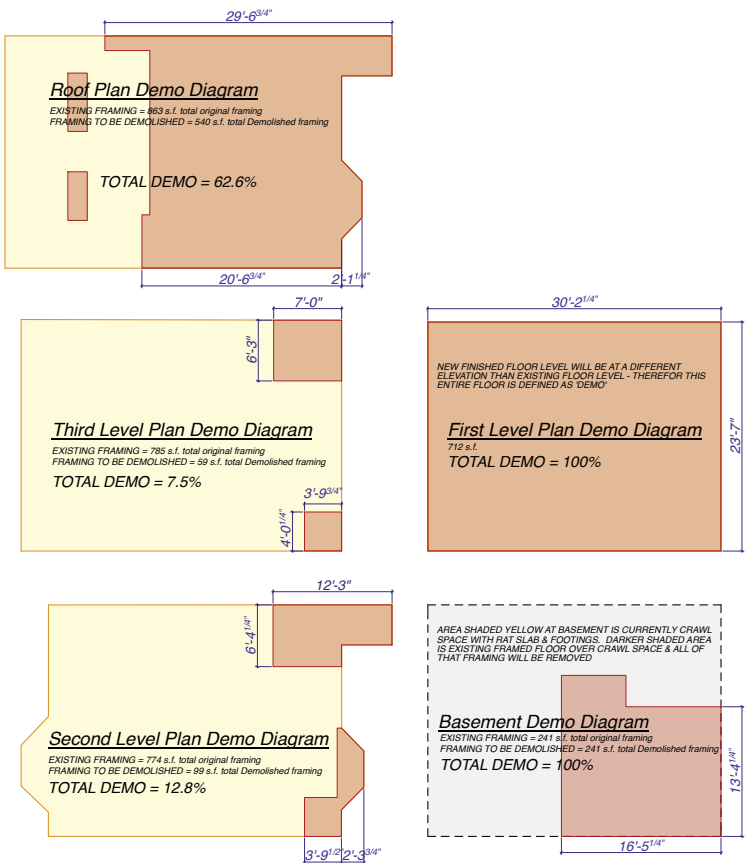


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A17





LIGHT GREY = 1664 s.f. total combined original front & rear facades
DARK GREY = 1205 s.f. total combined DEMO of original front & rear facades
TOTAL DEMO OF FRONT & REAR FACADES COMBINED = 72%

TOTAL DEMO OF VERTICAL ELEMENTS COMBINED = 46.7%

LIGHT GREY = 3172 s.f. total original Vertical Elements
DARK GREY = 1482 s.f. total Demolished Vertical Elements

TOTAL HORIZONTAL S.F. DEMO COMBINED = 42.84% DEMO OF ACTUAL FRAMING
BUT PER SECTION 317 THIS = 100% DEMO ONLY BECAUSE THE BUILDING IS BEING LIFTED UP IN THE AIR

LIGHT GREY = 3854 s.f. total original Horizontal Elements
DARK GREY = 1651 s.f. total Demolished Horizontal Elements

Demolition Calcs - Lineal Feet at Foundation				
Facade	(E) Length	Removed	% Removed	Combined
West Facade - Front	23'-10 1/4"	15'-7 1/2"	65.5%	82.2% front & rear only
East Facade - Rear	23'-10 1/4"	23'-10 1/4"	100%	
South Facade	30'-2 1/4"	0'	0%	41.56%
North Facade	30'-2 1/4"	5'-5 1/4"	18%	
Combined Totals	108'-1"	44'-11"	41.56%	

Demo Qualifiers		
Removal of more than 50% of the sum of Front & Rear Facades AND Removal of more than 65% Lineal Feet at Foundation	72% = demo 41.56% = not demo	doesn't do both therefor NOT DEMO
OR		
Removal of more than 50% Vertical Envelope Elements AND Removal of more than 50% Horizontal Framing Elements	46.7% = not demo 100% = demo (b/c building lifts)	doesn't do both therefor NOT DEMO

437 HOFFMAN AVENUE
Project Sponsor's Package

**VIEW FROM JANET FOWLER'S
SECOND LEVEL**

**PROPOSED
PROJECT SITE**



**VIEW FROM JANET FOWLER'S
SECOND LEVEL**

**EXISTING
PROJECT SITE**





January 31 2:00pm



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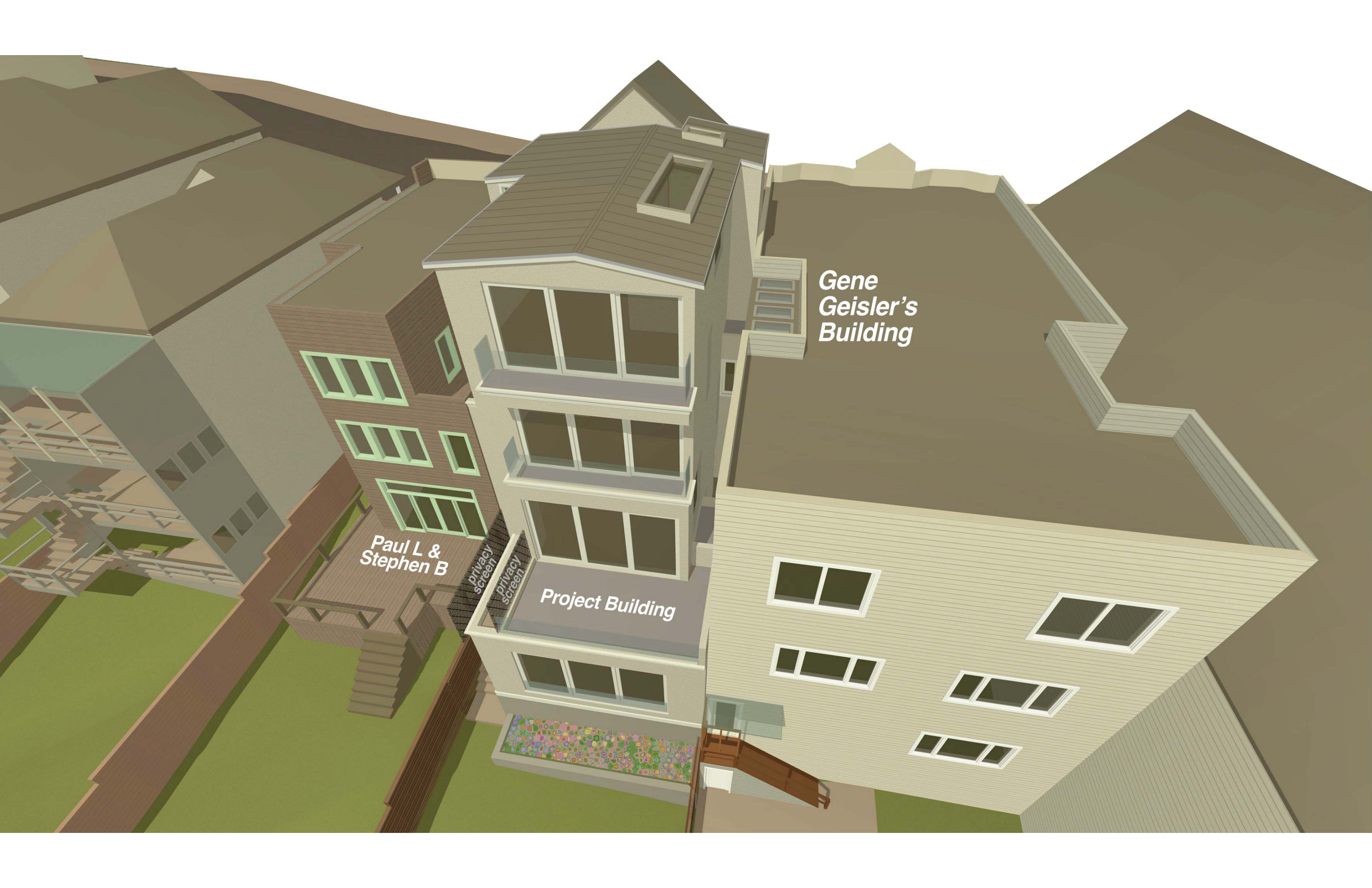




*Paul L &
Stephen B*

*Gene Geisler's
Building*

Project Site

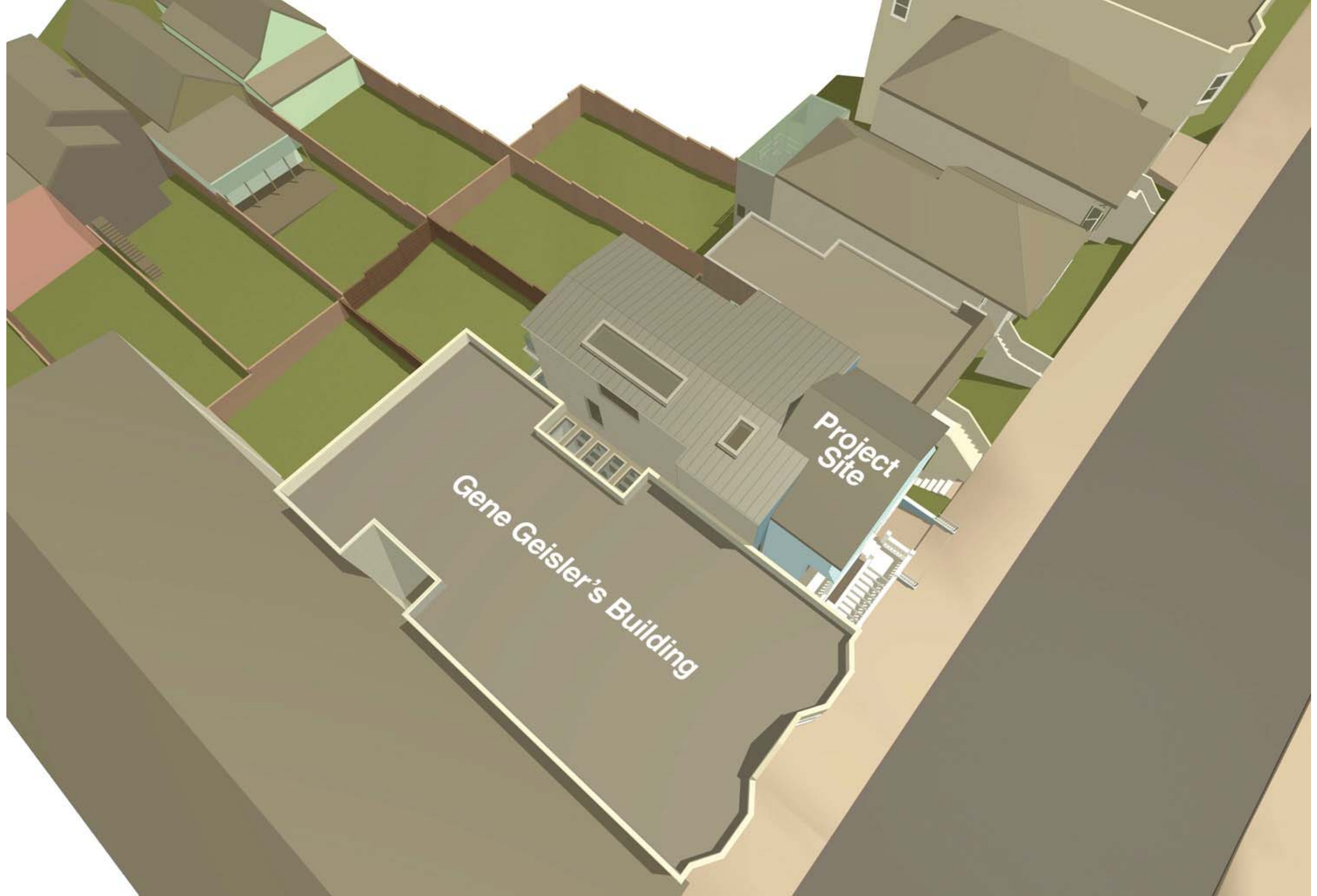


*Gene
Geisler's
Building*

*Paul L &
Stephen B*

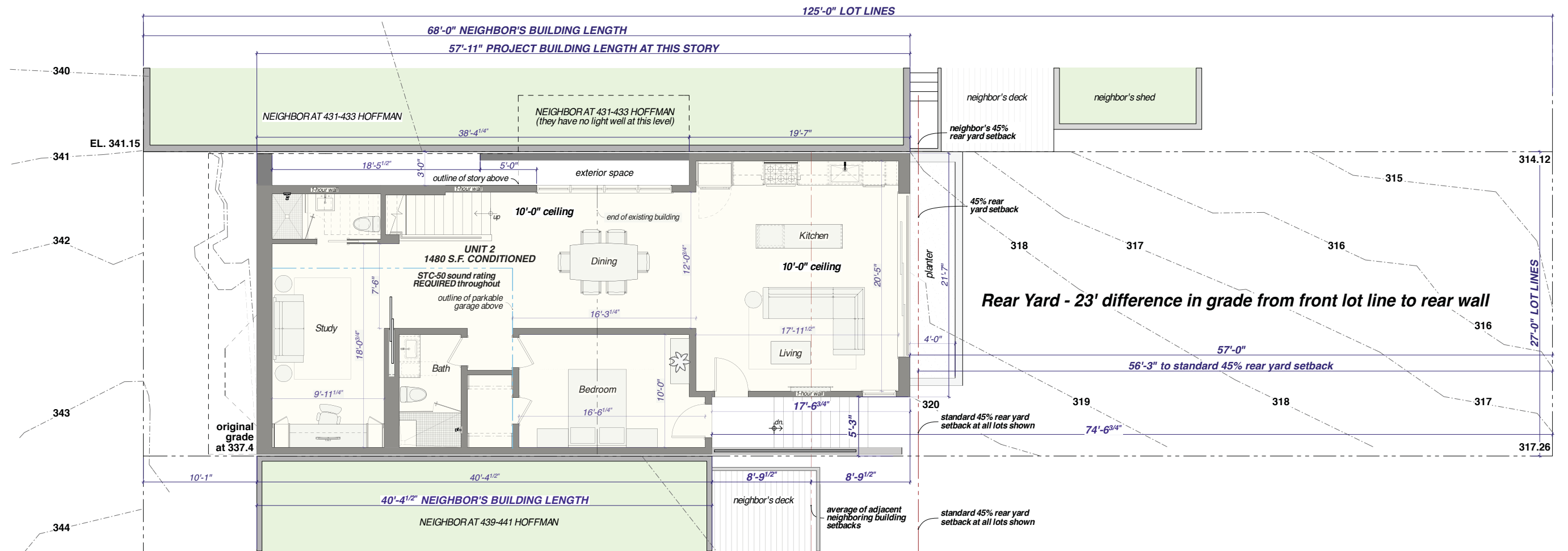
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Project Building



Gene Geisler's Building

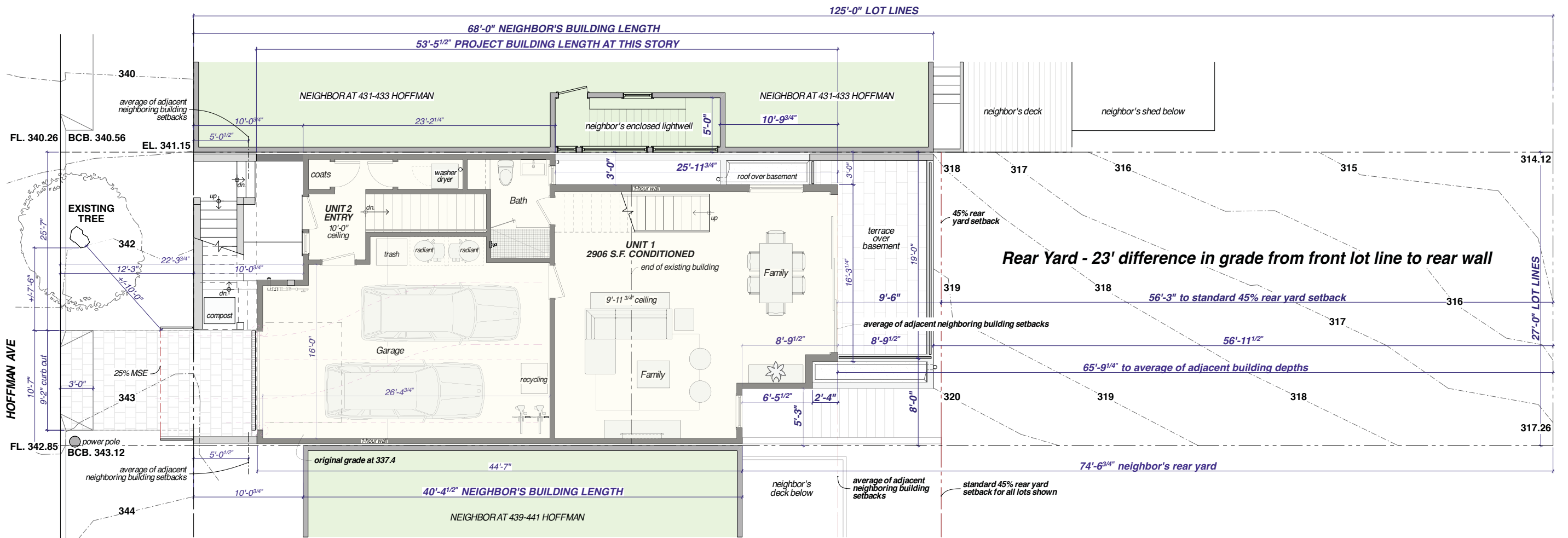
Project Site



Proposed Basement Plan



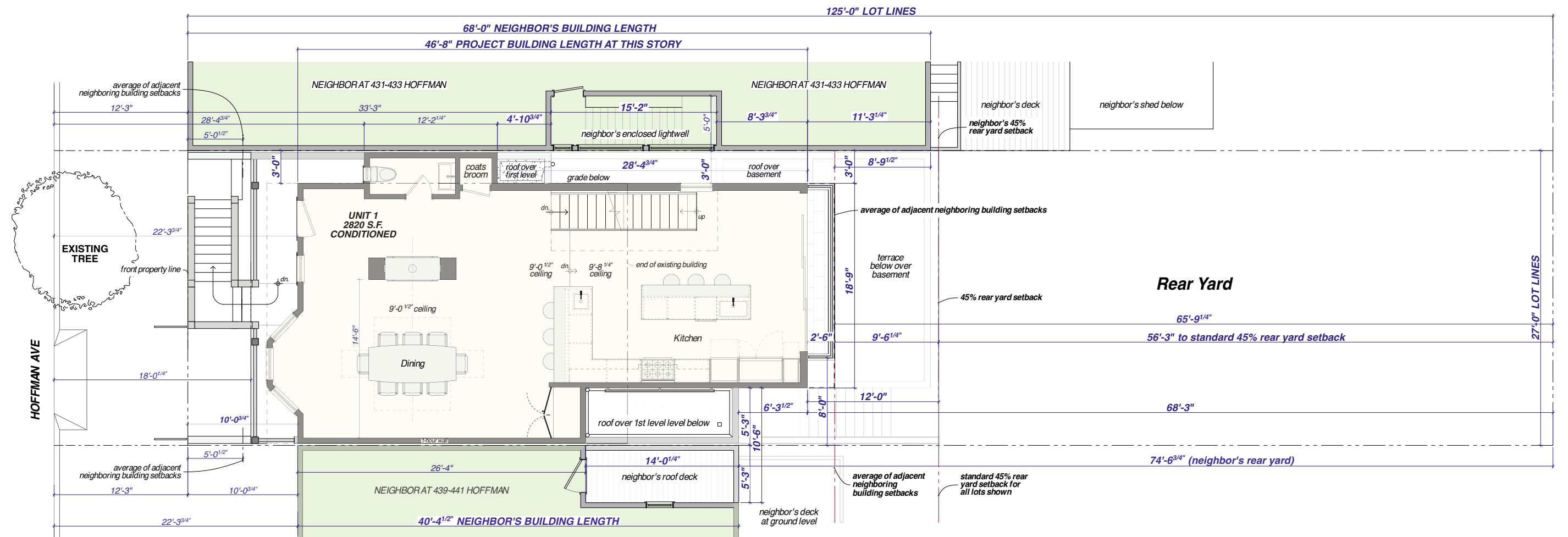
ENTIRE BUILDING FOOTPRINT = 1347 s.f. (includes non conditioned spaces within envelope)
CONDITIONED SPACE = 1347 s.f. (measured to exterior face of perimeter walls)



Proposed First Level Plan



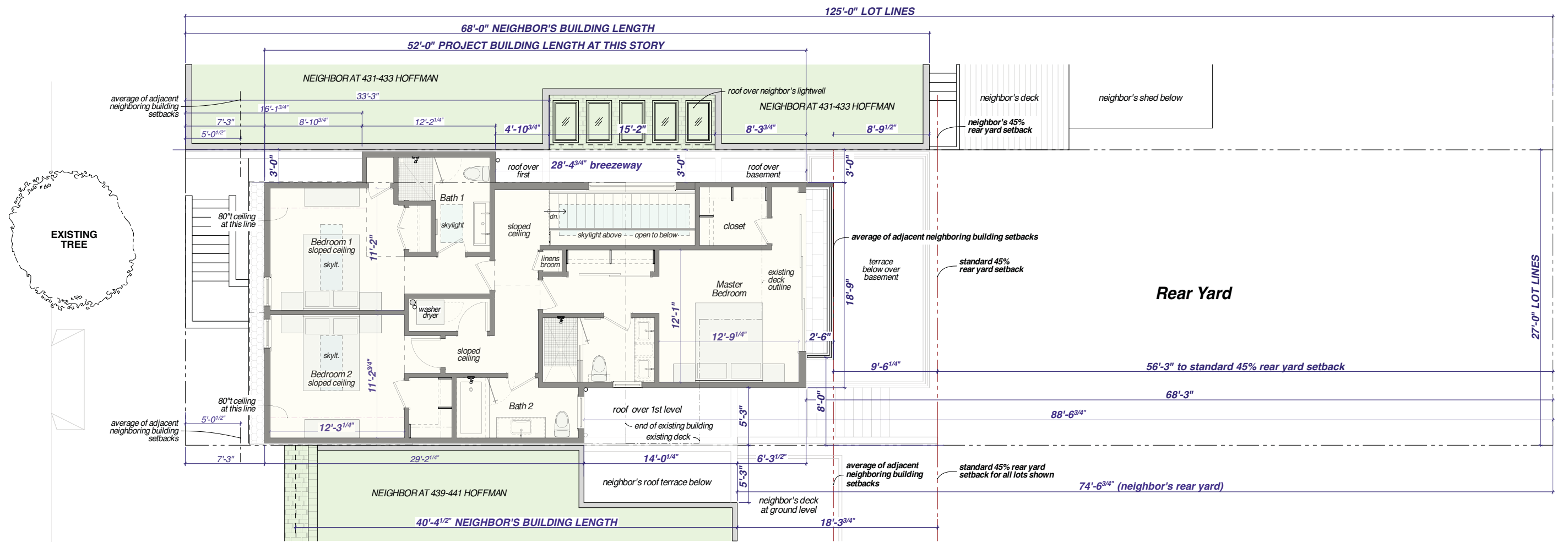
ENTIRE BUILDING FOOTPRINT = 1250 s.f. (includes garage & non-conditioned storage)
CONDITIONED SPACE = 784 s.f. (measured to exterior face of perimeter walls - per SFBC definition of 'Conditioned Space')



Proposed Second Level Plan



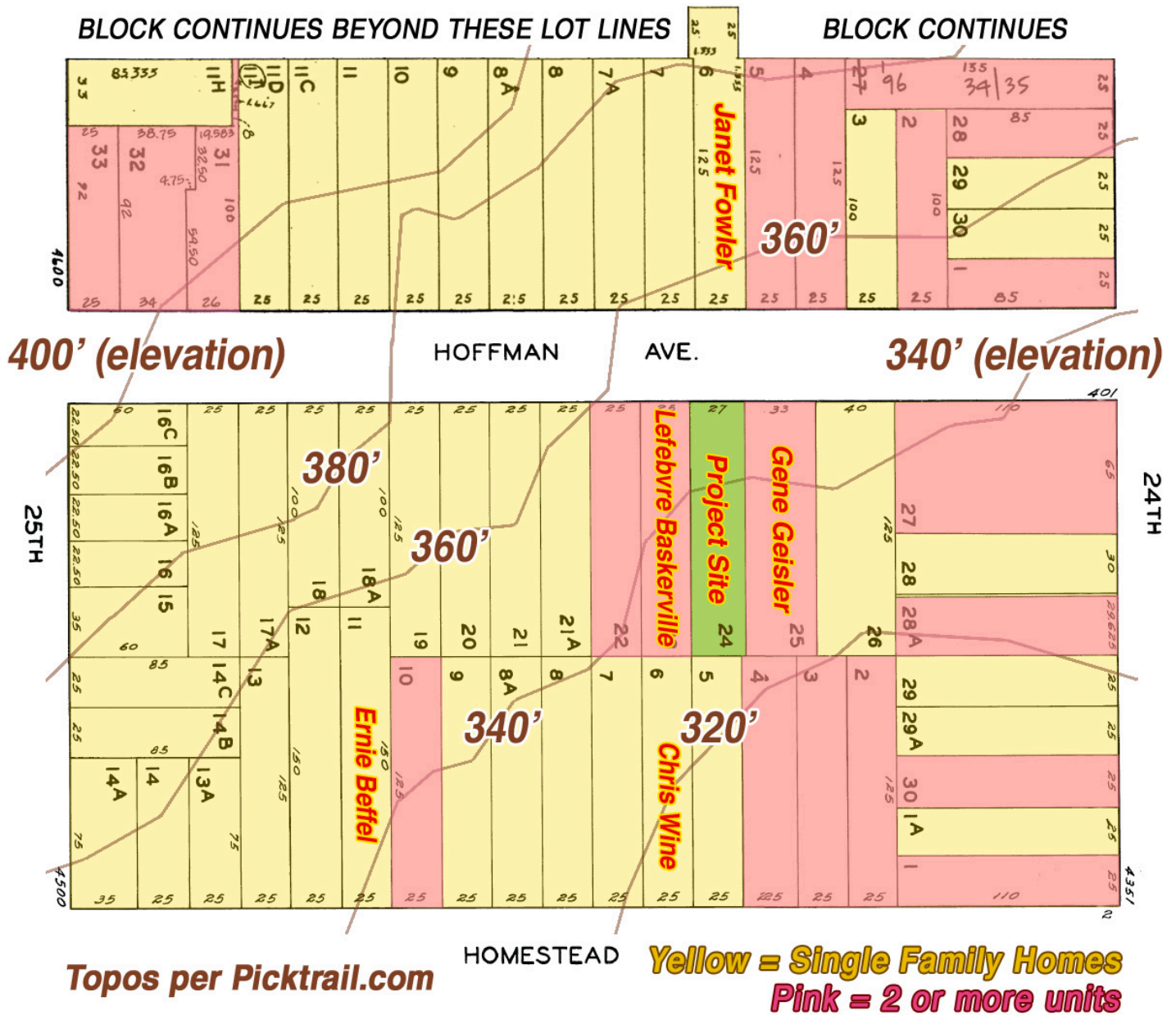
ENTIRE BUILDING FOOTPRINT = 1063 s.f. (does not include front porch)
CONDITIONED SPACE = 1063 s.f. (measured to exterior face of perimeter walls)



Proposed Third Level Plan

ENTIRE BUILDING FOOTPRINT = 1157 s.f.
CONDITIONED SPACE = 1157 s.f. (measured to exterior face of perimeter walls - includes closets)

RH-2 ZONING APPLICATION & TOPOGRAPHY ANALYSIS



Under-Developed RH-2 zone:

In the map above – the lots colored yellow are lots that contain single family houses per the Assessor's data. The lots colored pink lots are lots that contain 2 or more units.

There are 67 lots shown above.

Only 20 of them contain buildings that meet the RH-2 zoning standard (some of the 20 have more than 2 units).

This entire neighborhood is zoned RH-2 for 2 unit buildings. Most of the lots are underdeveloped.

We are meeting an ever-expanding population with a shortage of housing.

We need to add units in neighborhoods that are already zoned for this type of development. This project is far below the massing standards for this zoning district. If we deny projects like this one - that bring us closer to standards set decades ago – we exacerbate the demand for housing & actively contribute to the rising costs of both rental & market rate units.

Neighbor's List of Changes to Avoid DR Per 12/07/16 & 08/17/17 Meetings & Our Responses

(lists provided by Stephen Williams, Janet Fowler, Paul Lefebvre & Stephen Baskerville)

PROJECT INFORMATION

Permit Application #: 2014-0411-3029
Job Address: 437 Hoffman Ave

CONTACT INFORMATION:

Kelly Condon Design: 415-240-8328 kellymcondon@gmail.com

1. REDUCE MASS.

Since our first neighbor meeting we have:

- Reduced Height at front by 2'-8"
- Reduced Height at Rear by 1'-1" (from curb) & 3'-1" (from rear grade – rear walls moved uphill)
- Removed 1150 square feet of massing

2. ELIMINATE THE 3RD STORY.

The 3rd story is existing and we are not trying to demolish the building.

3. ELIMINATE THE GARAGE.

There are 7 buildings on the east side of this block of Hoffman Ave that have garages & 9 on the east side that do not. There are 18 buildings on the west side of Hoffman Ave - 100% of the buildings on that side that have garages. 25 out of 34 buildings on this block on this street have garages. What is the extraordinary circumstance that negates the standard application of the zoning code?

4. PRESERVE THE CHARACTER OF THE NEIGHBORHOOD.

There are 6 buildings on this block of Hoffman Ave that are of the same style as the subject building AND they all have garages: 410 Hoffman. 450 Hoffman. 456 Hoffman. 470 Hoffman. 474 Hoffman. 478 Hoffman. The proposed building is a full story lower in height than several buildings directly across the street. There are similar variations in height at other buildings that are adjacent to each other on both sides of Hoffman Ave. There are only 3 breezeways on this entire block. The styles of buildings on this street vary greatly.

5. MAINTAIN THE ENTIRE BREEZEWAY AGAINST THE NORTHERN NEIGHBOR TO PRESERVE THEIR LIGHT.

There are only 3 breezeways on this entire block. The northern neighbor has ENCLOSED & COVERED their own lightwell directly on the shared lot line. Gene's lightwell is 3' x 15'. We propose a breezeway (not a lightwell) that starts where Gene's lightwell starts & is open all the way to the rear of the house. The rear wall of Gene's building continues 9'-6" beyond the top 3 stories of our building. The first 10'-4" of the breezeway is also preserved as a setback at the front of the building.

6. MAINTAIN THE PEAK ALL THE WAY TO THE REAR (ie. MATCH THE EXISTING PITCH)

The existing building roof peaks very steeply. The walls closest to neighbors are only 4'-1 1/2" tall on the interior – which is too low to walk under & too low to use for real closets & too low for ceiling clearance at our stairwell.

7. LOWER THE BUILDING.

The building is as low as it can be in order to accommodate a driveway without a car bottoming out.

8. REDUCE HEIGHT OF THE 3RD STORY CEILINGS AT ADDITION.

The walls closest to side lot lines are now 8' tall on this story. The proposed peak at rear addition is only 4'-3" taller than the existing peak as a result of raising the building to add a garage. This peak is 10'-2" lower than the height limit.

9. SLOPE THE ROOF EVEN MORE TO ALLOW MORE SUN TO THE NORTHERN NEIGHBOR.

See comment #3.

10. STEP DOWN AT THE REAR 'TO KEEP IN CHARACTER WITH THE STREETScape'.

We did step the building at the rear (top story) since the 1st hearing. None of the neighboring buildings step down at the rear – so this is not a 'character' issue.

11. REDUCE THE REARMOST WALL FOR ALL STORIES TO EXTEND NO FURTHER THAN THE LINE OF AVERAGE FOR REARMOST WALLS OF ADJACENT BUILDINGS.

We did this at the top stories but not at the basement level (lower unit).

The 2nd level actually recesses an addition 30" from this average.

12. INCREASE SIDE SETBACK FROM 4'-2" TO 6'-0" AT WALLS CURRENTLY SHOWN CLOSEST TO SOUTHERN NEIGHBORING BUILDING

We reduced to 5'-3" away from the property line which is equal to the neighbor's setback.

13. ADD WALL TREATMENT AT BLANK WALL ON 2ND LEVEL FACING SOUTH

We proposed to our southern neighbor to add potted plants that will sit on the roof over the level. They refused the proposal. We have agreed to install privacy screens in lieu of railings at the south side of the terraces & at the guardrail of the stair to yard.

13. ADD PRIVACY SCREENS AT TERRACES & AT STAIR TO YARD ON SOUTH FACING SIDES

We have included this on our drawings & are working with the neighbor to get their approval on a design.

15. DISCOURAGE ADDITIONS BY FUTURE HOMEOWNER.

The southern neighbor asked us to add a treatment / planter at the rearmost wall of the basement to deter the future owner from adding a deck. We added built-in planter there in response. Then we enlarged that planter per their request & recommend that they apply for an NSR to avoid 'future decks' rather than relying on the planter to negate that possibility.

Changes Made Per Neighbor Comments	Changes Made per NOPDRs & per Commissioners
<p>1. Per review of neighbor comments from previous homeowner's neighbor meetings - reduced massing at southern side on all stories as follows:</p> <p>-- Basement & Ground Levels: portion extending beyond neighbor's rear wall was recessed by 4'-2" (with a 12' pop out recessed 5' away on both sides)</p> <p>-- Second Level: portion extending beyond neighbor's rear wall was recessed by 4'-2" up to the line of averaged adjacent neighboring building setbacks. After that line of averages – the massing was further reduced to 13'-3 1/2" away from the shared southern lot line</p> <p>-- Third Level: portion extending beyond neighbor's rear wall was recessed by 4'-2" up to the line of averaged adjacent neighboring building setbacks. After that line of averages – the massing was further reduced to 12'-3" away from the shared southern lot line</p>	<p>1. NOPDRs 1 & 2 were sent to the previous homeowner with regard to their design – which was superseded by our design. NOPDR 2 was a repeat send of NOPDR 1 so that we would have the associated comments given to the old homeowner.</p> <p>This repeated NOPDR contained only comments requesting standard graphic elements on the drawing set (ie. dimensions, show the setback lines, show adjacent buildings, show a site plan). In essence this was a request for missing information that is typically required for plan check.</p> <p>No change was made since our drawings superseded the old drawings & had all of this info from the start.</p> <p>CONCESSIONS MADE PER PREVIOUS OWNER'S NEIGHBOR MEETING COMMENTS FROM MARCH 6, 2014 MEETING</p>
<p>2. Per review of neighbor comments from our first neighbor meeting – the following changes were made for the second neighbor meeting:</p> <p>-- Basement & Ground Levels: 12' pop out was reduced in height by 1 story & recessed 1' further away from southern neighbor. Second level of previously proposed 12' pop out was reduced to a floating / cantilevered balcony – 6' away from southern neighbor & 6' deep instead of 12'. Pop out remained recessed 5' away from northern neighbor.</p>	<p>2. NOPDR 3 was a request to add dimensions, add an existing section, change the registration point of dimensions on the drawings.</p> <p>This NOPDR had no comments regarding the design of the building</p>
<p>3. Per review of neighbor comments from our first neighbor meeting – the following changes were made for the second neighbor meeting:</p> <p>-- Front Facade: entire front facade was redesigned in order to eliminate the squareness of the front wall & to reduce height against neighboring buildings. The new front wall & roof over top story was designed to be sloped 4 3/4" : 1'-0" at both sides.</p>	<p>3. NOPDR 4 was a request made after our 311 notification was completed & after the DR requesters filed.</p> <p>This NOPDR required us to remove proposed dormers – which we did. And it required us to use stucco instead of Dryvit. We changed that too.</p>
<p>4. Per review of continued neighbor comments regarding dislike for the modern facade we'd proposed – the following changes were made after we'd submitted for permit:</p> <p>-- Front Facade: We decided to keep the existing front facade & to try to meet demo thresholds – which we did. No more modern front facade.</p>	

Changes Made Per Neighbor Comments	Changes Made per Planning NOPDRs
	<p>5. Per Commissioner / Planning Department request after first hearing was moved / changed to Conditional Use:</p> <p>-- Interior Layout: We added a second 1509 s.f, unit at basement level.</p>
<p>#6 = LAST CHANGES MADE PER COMMISSIONER REQUEST JUST BEFORE OUR FIRST HEARING ON JUNE 30TH, 2016</p>	<p>6. Per Commissioner request after second hearing was moved due to other cases running over:</p> <p>-- Interior Layout: Lower Unit was increased to 2 stories @ 2464 s.f. with 2 bedrooms & Upper unit was decreased to 2643 s.f.</p> <p>-- Exterior Massing: Top story was recessed 3' away from Northern Property line starting at lightwell & continuing to rearmost wall of building</p> <p>-- Exterior Massing: Roof over addition was changed to slope. New roof shape allows for 8' ceilings at property line walls which slope up toward central peak with 10' ceiling at Master Bedroom</p>
<p>7. Flipped Plan at Garage Level to Save the Existing Street Tree per request of Janet Fowler made at June 30th hearing</p>	<p>CHANGES / CONCESSIONS POST 1ST HEARING PER ADVICE OF COMMISSION & NEIGHBORS</p>
<p>8. Reduced Mass at Top Story at Rear by 9'3 ¾" (away from rear lot line). New rearmost wall at top story aligns with Average of Adjacent Neighboring Building Depths.</p>	
<p>9. Reduced ALL rearmost walls to align with northern neighbor's rearmost walls. At Basement, First & Second levels this was an 8 ¾" reduction. Top story reduced more per #8</p>	
<p>10. Enlarged Lightwell in front to back direction by 4'-10 ¾" on west end of Second & Third Levels. Lightwell is open ended at rear. Rearmost wall at Top story ends 9'-6 ¼" before Neighbor's building ends.</p>	
<p>11. Removed 12' x 16' Basement Terrace over Crawl Space.</p>	
<p>12. Removed 6' x 16' Floating Balcony at 1st Story Rear</p>	
<p>13. Reduced Lower Unit to 1 story tall at Basement per Kathrin Moore's comment (too big to be Affordable). Made sure bedroom wasn't under Garage per Kathrin Moore's comment</p>	

Changes Made Per Neighbor Comments	
14. Reduced Mass at Top Story Addition to line of Average of Adjacent Neighboring Building Setbacks	CONCESSIONS MADE POST DECEMBER 7, 2016 NEIGHBOR MEETING
13. Reduced Mass at Second Story Rear Room (was Kitchen – is now Dining Room) to recess away from Southern Neighbor. New Mass is now 13'-6" away from shared southern lot line.	
14. Recessed 8" more away from Southern neighbor at Wall Closest to shared lot line. Those Walls are now 4'-10" away from this neighbor.	
15. Pulled Rearmost Walls back 8 ¾" from 45% setback line (to match northern neighbor).	
16. Attempted to add Potted Plants at 2 nd Story on South Side Roof over First Story to soften wall appearance at that story per Southern Neighbor's request. We drew this, emailed it to the neighbor & offered to let them pick the plants. They refused & told us the plants would die because no one would water them – so this concession was never completed.	
17. Added Planter along base of Rearmost Wall at Basement Level per Southern Neighbor's request (he was concerned that a future addition will go there if we do not invest into a feature in this area specifically as a deterrent to future additions.	
18. Changed Sliding Doors at Basement & 1 st Level to windows with 18" high sills & reduced size of glazing at these doors	
19. Reduced 1 st , 2 nd & 3 rd stories to extend no further than average of adjacent neighboring building setbacks (9'-6" from standard setback)	CONCESSIONS MADE POST CANCELED JUNE 15TH HEARING & PER AUG. 17, 2017 NEIGHBOR MEETING
20. Pulled terrace railings to 8'-0" away from southern lot line & made sure sliding doors stack to south side to reduce open exposure to interior	
21. Rearmost wall at 2 nd Level recessed 30" further in & 30" deep terrace created over first level below within the line of averaged adjacents	
22. Breezeway opened all the way to the rear of the building at 1 st , 2 nd & 3 rd levels to give Gene Geisler more light. Breezeway is 30'-1" long at top story. Gene Geisler's building extends 8'-9 1/2" FURTHER than the project building at the 1 st , 2 nd & 3 rd stories	
23. Privacy screens at basement, 1 st & 2 nd levels for Southern Neighbor	

Neighbor Correspondence & Time Line Summary

PROJECT INFORMATION

Permit Application #: 2014-0411-3029
Related Record #: 2015-003686DRP - 4, 5 & 6
Job Address: 437 Hoffman Ave

CONTACT INFORMATION:

Kelly Condon Design: 415-240-8328 kellymcondon@gmail.com

IN OVER 3 1/2 YEARS TIME - WE'VE HELD 5 MEETINGS WITH ALL NEIGHBORS & 5 OTHER MEETINGS WITH INDIVIDUAL NEIGHBORS AT THEIR HOMES & OFF SITE.

WE'VE REMOVED 1150 S.F. & REDUCED HEIGHT BY 30" (≥10' UNDER HEIGHT LIMIT)

**WE'VE SPENT OVER 750 HOURS SUBSTANTIALLY REVISING THE BUILDING 7 TIMES.
WE HAVE SPENT OVER \$3000 PRINTING DRAWING & RENDERINGS JUST FOR NEIGHBORS.**

JANUARY 30, 2015 – FIRST NEIGHBOR MEETING

A completed drawing set was presented showing a version of the building that would require full demo:
-- Modern façade with squared parapets (ie. low slope roof for entire building).
-- 2 story 12' pop out past the 45% setback line with a roof terrace on top. That pop out was set in 5' on each side.
After this meeting I printed 1/8" = 1'-0" scale sets of drawings for the neighbors who attended & delivered them to Janet Fowler's house & then she made sure each neighbor got plans. I mailed a set to Lynda Grose, who lives in Muir Beach.

JANUARY 31, 2015 – MEETING AT PAUL LEFEBVRE / STEPHEN BASKERVILLE'S HOUSE

Meeting with Paul Lefebvre at his house to measure his massing / rear window locations / floor heights & to see his perspective from his rear yard.

FEBRUARY 3, 2015 – MEETING AT JASON ALLEN / MAIA JIN'S HOUSE

Meeting with Jason & Maia to discuss privacy at their rear yard. There is already a very dense tree line at this shared lot line & very little visibility of the project site. Agreed to work together on a fence design & on plantings to screen view.

FEBRUARY 3, 2015 – EMAIL RESPONSE TO LYNDA GROSE RE: SITE DRAINAGE

Lynda expressed concern about drainage at her lot due to flooding caused by an underground spring & has asked us to show how we plan to address this. She requested a soils report. We emailed her the soils & spoke with a geotechnical engineer & a geologist. Both said mitigation of underground springs is not something any one person can do as a civil engineering project at their property alone.

I described our foundation drainage to Lynda & sent her SF Stormwater Drainage Requirements – which includes language forbidding the directed flow of storm water into neighboring properties.

FEBRUARY 25TH, 2015 – SECOND NEIGHBOR MEETING

Drawings were presented showing a version of the building that would require full demo:
-- The front façade was modern with an altered SLOPED roof shape per neighbor request
-- Reduced height & massing of 2 story 12' pop out to a terrace over basement level & 6' deep floating balcony at first floor which were both recessed an additional 1'-0" away from the southern neighbor (ie. 6'-0" total).
After this meeting I printed 1/8" = 1'-0" scale sets of drawings for the neighbors who attended & delivered them to Janet Fowler's house & then she made sure each neighbor got plans. I mailed a set to Lynda Grose, who lives in Muir Beach.

FEBRUARY 25TH, 2015 – EMAILS WITH JUNA GURNEY & FOUZIEYHA TOWGHI

They expressed concerns about scale. I 3D modeled their building & rendered sun studies from above – which were emailed to them on March 11.

MARCH 11, 2015 – EMAIL TO ALL NEIGHBORS

I (Kelly Condon) emailed all neighbors & sent them a PDF of the full drawing set, a link to the Planning Information Map explaining to them how to check permit status, and I attached 3D rendered sun studies from sunrise to sunset from 3 different perspectives on March 21, June 21, September 21, & December 21:

https://www.mediafire.com/folder/1dnb8u9822jbm/437_HOFFMAN_SUN_STUDIES

MARCH 11, 2015 – EMAILS WITH LYNDA GROSE RE: SITE DRAINAGE

Lynda expresses a second time her concern about mitigation of underground springs. I (Kelly Condon) asked her if she did not receive the response I sent her on February 3. She said she had not received it. I sent it again. She thanked me / noted her receipt of the email.

APRIL 30, 2015 – EMAIL TO ALL NEIGHBORS UPDATING PERMIT STATUS

I (Kelly Condon) emailed all neighbors to let them know that Michael Smith (our case planner) had us withdraw our permit submittal & resubmit under the open case file (permit application submitted by previous owner) to keep the case history coordinated. I gave the neighbors the corrected permit number so that they could check status as needed.

APRIL 30, 2015 – EMAILS (CC: ALL) WITH JANET FOWLER RE: RENDERINGS

Janet emailed requesting new renderings (new renderings had been emailed to her on March 11).

I asked Janet if she had not received the new renderings & resent them to her.

MAY 29, 2015 – MEETING WITH MICHAEL SMITH AT PLANNING DEPARTMENT

Michael Smith met with us & told us that full demo of the existing building triggers an automatic hearing & that if we wanted to avoid that – we should consider redesigning the building to NOT qualify as a demolition. So we redesigned.

JUNE 12, 2015 – SUBMITTED NON-DEMO REVISION TO PLANNING DEPARTMENT

We submitted revised drawings to the Planning Department with a design that did not qualify as a demolition.

OCTOBER 24-26, 2015 – EMAILS (CC: ALL) WITH JANET FOWLER RE: RENDERINGS

Janet requested that I send her 3D renderings of the version of the building sent out for the 311 notice.

I (Kelly Condon) sent a side by side comparison of the difference between front & rear facades originally submitted for permit vs. the revised version that went out for neighbor notification & told her I would send 3D renderings a.s.a.p.

NOVEMBER 2, 2015 – THIRD NEIGHBOR MEETING (MID 311 NOTICE)

The neighbors requested that we meet with them to go over the revised drawings at a larger scale.

I (Kelly Condon) left one full size drawing set (1/4" = 1'-0"), printed project photos, & printed 3D rendered sun studies with the neighbors for their reference & so that they could share that with anyone who missed the meeting.

https://www.mediafire.com/folder/m8obl5oo208zy/NOVEMBER_1_2015_-_SUN_STUDIES

NOVEMBER 3, 2015 – EMAIL (CC: ALL NEIGHBORS) MORE RENDERINGS

In response to a claim that our design blocks 'all light' to Gene Geisler's lightwell –

I (Kelly Condon) conducted sun studies & sent to neighbors more renderings showing impacts to light directly over Gene Geisler's lightwell from sunrise to sunset on the 21st day of every month of the year.

Results of the study were included in my DR response package at the first hearing.

Janet Fowler asks for person eye level perspective renderings. I (Kelly Condon) created them & emailed to all neighbors

NOTE: At this time the building as designed did not trigger demo. We were pressed by planning to call it demo anyway because they were concerned that the neighbors would call & complain during construction & wanted to avoid dealing with that. We did not want to go through a conditional use process & we worked to avoid it.

Zoning Controls on the Removal of Dwelling Units – states:

NOTES & CLARIFICATIONS:

1. Exterior walls and roofs that enclose legal non-complying space are to be counted, both in terms of their removal contributing toward the demolition threshold, and in terms of their economic value in upgrade/replacement costs for determining building “soundness.” These are elements that were constructed after 1906 with permits, or prior to 1906 and can reasonably be assumed to have been permitted at the time. Elements constructed post-1906 without permits are illegal, and for the purposes of Section 317 are assumed not to exist.
2. The areas of sloping roofs should be calculated as their horizontal-projected (plan view) area, not actual surface area.
3. Elements that slope more than 30 degrees off vertical shall be considered horizontal, not vertical, elements.
4. Where an existing window is removed and filled-in with solid wall and a new window is installed in a different location on the same wall, there is no “Removal.” This is simply remodeling, because there is no change to the exterior volume of the building and the majority of the wall structure remains in place. If a bay projecting beyond the existing wall plane were installed instead of a window within the existing wall plane, the vertical area of the bay would count as removal.
5. Where, for example, a one-story building is being raised a full floor to insert a new ground-story or garage level, although a technical case could be made that the project is tantamount to a demolition, if the end result is a building that is identical in massing to a project that would add an appropriately-sized upper story and leave the existing building on the ground, then the proposal will not be considered tantamount to a demolition.
6. Similarly, an application to relocate a building on a site, moving it intact horizontally on its lot, would not be tantamount to a demolition unless envelope enlargements were also proposed that met the thresholds of 317(b), or unless DBI required a Demolition Application (Form 6) for the project.

NOVEMBER 4, 2015 – EMAIL WITH JANET FOWLER

Janet Fowler requested our NOPDR files. I (Kelly Condon) sent her the one relevant file – NOPDR #3. NOPDR #2 had been a repeat of requirements sent to the previous homeowner regarding lack of info provided on their drawing sets (which were superseded by ours) – so NOPDRs 1 & 2 did not apply to our project.

NOVEMBER 8-13, 2015 – EMAILS WITH LYNDA GROSE RE: SITE DRAINAGE

Lynda Grose expresses for a third time her concern about mitigation of underground springs.

I (Kelly Condon) responded again with foundation drainage details including perforated drains, an ejection / sump pump, & perimeter drain systems (including a trench drain at the base of our driveway).

Alek Juretic (builder & part owner) also responded with his own detailed description of our site drainage systems.

NOVEMBER 10, 2015 – MEETING WITH LYNDA GROSE RE: RENDERING FROM HER LOT

Lynda Grose requested that we provide renderings from her lot. I visited her lot on November 12 & took photos, measured her exterior stair & had surveyor survey topography & building height at her lot as well as at several other neighboring lots that had not been previously surveyed (ie. lots that do not directly abut our lot).

I (Kelly Condon) provided 2 perspective renderings to Lynda.

JANUARY 11, 2016 – EMAIL TO PAUL LEFEBVRE & STEPHEN BASKERVILLE

I (Kelly Condon) emailed to this DR filer a rendering with photo comparison taken from a perspective in their rear yard.

APRIL 5, 2016 – ZONING ADMINISTRATOR REVIEWS DEMO CALCS

We received an email mark up of the demo calculations as reviewed by the Zoning Administrator. This mark up followed the Zoning Administrator's bulletin that states that lifting a building does not = demolition of the building.

APRIL 6, 2016 – EMAIL WITH DELVIN WASHINGTON REGARDING DEMO & CU TRIGGERS

We received an email from Delvin Washington stating:

"A demolition (WILL NOT) trigger a CU because your site is zoned RH-2."

APRIL 7, 2016 – EMAIL WITH NANCY TRAN REGARDING CU TRIGGERS

We received an email from Nancy Tran stating:

"I talked to Delvin Washington about this new law - which will go into affect on Sunday.

The Conditional Use applies to ALL zoning - unless you are able to prove that the dwelling unit you are 'removing' (ie. demolishing) is over the 80th percentile of housing pricing for the neighborhood."

We purchased this house for \$1.8 million – which at that time (AND NOW) was above the 80th percentile for the neighborhood – so this should NOT have triggered a CU by those standards.

APRIL 30, 2016 – EMAIL TO ALL D.R. FILERS – ATTEMPTED TO SCHEDULING A MEETING

BEFORE OUR FIRST HEARING – we added a unit INTERNALLY to the building. I (Kelly Condon) emailed Janet Fowler & said that though we are not required to hold another neighbor meeting (per case planner) – we were willing to hold one anyway and asked when they would be available. Janet had previously offered to hold a meeting at her house so we asked if we could hold the meeting there. Janet replied that her house would be OK & asked us to keep May 18th open while she coordinated with the other DR filers. She later changed her mind about using her house & asked us to hold the meeting at Hill & Company real estate office. I called Hill & Company & was told that they do not hold neighbor meetings at their office. **I TRIED TO SCHEDULE A MEETING WITH THE NEIGHBORS & NEVER HEARD BACK.**

JUNE 22, 2016 – MEETING AT THE HOUSE WITH COMMISSIONER ANTONINI

I (Kelly Condon) met Commissioner Antonini at the project building to review the project. He made suggestions that we make the lower unit 2 stories tall instead of 1 story tall & that we recess the rear of the top story away from the northern neighbor at the depth of the lightwell all the way to the rear of the building. I revised the drawings & model / sun study accordingly BEFORE THE FIRST HEARING & presented this version at the hearing.

JUNE 22, 2016 – EMAIL TO ALL D.R. FILERS

I (Kelly Condon) sent drawings of a design revision & new sun studies to the neighbors as per suggestions by Commissioner Antonini

JUNE 30, 2016 – CONDITIONAL USE – HEARING 1

WE WERE FORCED TO GO TO A CONDITIONAL USE HEARING. THIS SHOULD HAVE BEEN A D.R. HEARING. AFTER THE HEARING - WE CHALLENGED THE DEMO CALCULATION METHODS APPLIED TO OUR CASE VS. THE ZONING ADMINISTRATOR'S BULLETIN & PRICE OF HOUSE - & THE C.U. CLASSIFICATION WAS REMOVED.

July 12, 2016 – MEETING WITH COMMISSIONER HILLIS AT THE HOUSE

I (Kelly Condon) met Commissioner Hillis at the house.

July 20, 2016 – MEETING WITH PLANNING DEPARTMENT TO DISCUSS C.U. VS. D.R.

Planning Department agrees that the building does not trigger demo & converts the project back to a DR.

July 29, 2016 – EMAIL WITH STEPHEN WILLIAMS RE: SETTING UP NEIGHBOR MEETING

Stephen Williams emailed to ask if we were ready to meet. I (Kelly Condon) IMMEDIATELY replied to him that we weren't ready because I was waiting for scheduled meetings with commissioners, our case planner & an arborist at the house.

August 4, 2016 – EMAIL WITH NEIGHBORS RE: SETTING UP A NEIGHBOR MEETING

Janet emails re: setting up neighbor meeting. The next morning, I replied to her outlining our reasons for delay.

August 19, 2016 – MEETING WITH CASE PLANNER AT THE HOUSE & WITH ARBORIST

Our first meeting with case planner & Delvin Washington at the house.

I (Kelly Condon) also met the arborist to talk about the health of the tree & how to save it.

SEPTEMBER 28, 2016 – MEETING WITH PLANNING TO CONFIRM DEMO CALC METHODS

Meeting with Elizabeth Watty, Nancy Tran, Delvin Washington to discuss how demo calculations work (since to date there had been several contradictions in their explanation of the rules & contradictions in the Zoning Administrator's bulletin re: removal of dwelling units – which states that lifting or even relocating a house is not equal to demo).

At this time - we were told that the Demo Calculation code was about to change, that there would instead be a Residential Expansion Threshold policy that would affect the allowable size of each unit of housing - and that this new rule would affect this project RETROACTIVELY- even after a hearing. We were told there would be a meeting to discuss the changes to code on October 4th. **We decided to hold off on meeting with neighbors until the new policy was formalized.**

OCTOBER 4, 2016 – RESIDENTIAL EXPANSION THRESHOLDS POLICY MEETING

I attended the meeting at the Planning Department to learn the parameters of the pending policy change. At this time - the Planning Department was trying to choose between 3 versions of the Residential Expansion Threshold Policy.

OCTOBER 13, 2016 – EMAIL TO NEIGHBORS RE: PLANNING POLICY IN FLUX

I emailed everyone explaining our reasons for not having met yet (ie. policy change would affect us retroactively if passed) & I told them: *"We will keep you posted as we move forward & we will be sure to schedule a meeting date that works for everyone & that gives plenty of time for us all to process any changes."*

OCTOBER 17 2016 – EMAIL TO NEIGHBORS AGAIN - RE: PLANNING POLICY IN FLUX

I (Kelly Condon) responded to an email including ALL THE DR FILERS explaining again that the changes to policy were not in our control, could drastically affect our design, AND that we are willing to meet with them anyway if they felt it would be of value given that a key planning policy was in flux. I asked them all to get back to me with dates that they are available so that we could make sure everyone could attend this TBD meeting.

We waited over a month. NONE OF THE NEIGHBORS RESPONDED.

DECEMBER 7, 2016 – FOURTH NEIGHBOR MEETING – AT PLANNING DEPARTMENT

Pre Application Meeting was held at the Planning Department in lieu of the informal meeting since we were unable to get the neighbors to respond to our request for their availability to set up a meeting. The new design:

- Reduced the top story to the line of average neighboring setbacks
- At the 2nd level we pulled the addition 2'-5" further away from the southern neighbor
- Recessed the southmost wall 8" further away from the southern neighbor (now 4'-10" away)
- Removed the balcony at first level & removed the 12' pop out with roof terrace on top at the ground level.
- Flipped the garage to the opposite side of lot to save the tree

FEBRUARY 27, 2017 – EMAILS & RENDERING TO ERNIE BEFFEL

Ernie Beffel requests & receives a rendering rear of the house. He says the rendering is 'deceptive'. I email him asking for a photo of the exact perspective he would like rendered.

MARCH 9–13, 2017 – EMAILS WITH ERNIE BEFFEL

He sent me a photo of the perspective he would like rendered – which is from his rear yard – 8 lots away / outside of the notification radius / 20' higher in grade than our lot. Ernie also requests that I do 5 other renderings from other perspectives at other people's yards. He tells me I can do this in 15 minutes. It took me over 8 hours to triangulate & render the single perspective from his yard which was sent to him on March 13.

MARCH 14, 2017 – MEETING WITH CHRIS WINE AT HIS HOUSE

I (Kelly Condon) visited Chris Wine's house. The photo he had sent me to render was zoomed so close into our rear wall (which is currently 143'-8" away from the closest diagonal point of his rear wall) that you could ONLY see our building & no surrounding registration points. He told me he used his iPhone to take the photo. iPhones have a 63.5° view cone & from there – they only zoom in closer. The human eye has a 120° view cone – with 100° of that view in clear focus. I took my own photo from his rear yard & used a 90° view cone even though the human eye sees wider.

MARCH 15, 2017 - – EMAILS & RENDERINGS TO CHRIS WINE.

I (Kelly Condon) sent Chris Wine the rendering from his photo perspective at his rear yard.

Human Stereoscopic Field of View

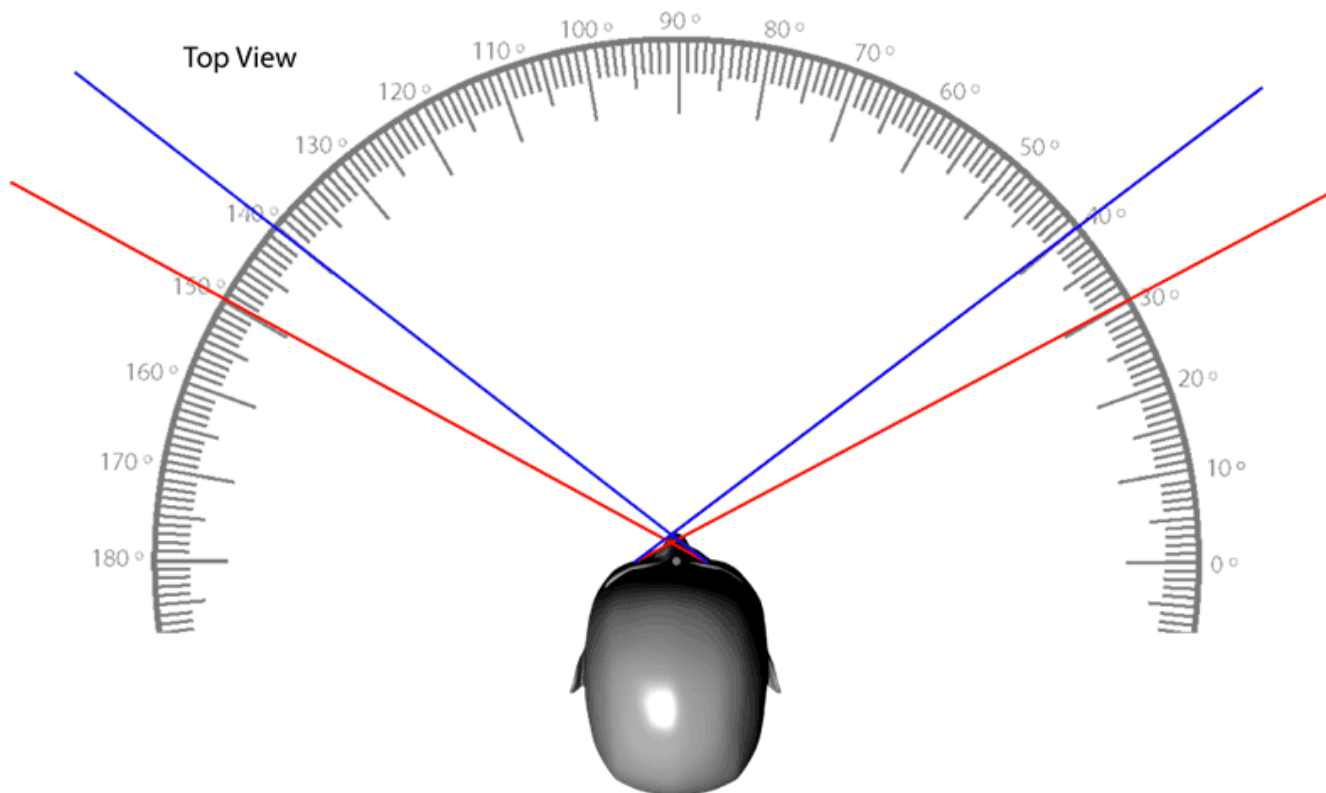
Revision: April 3, 2007

Close to 120 deg, including stereoscopic peripheral vision.

Close to 100 deg, excluding stereoscopic peripheral vision.

Defined by the bridge of our nose, which establishes a left/right border.

Anything outside the 120 deg region is non-stereo overlap/peripheral vision.



MARCH 30, 2017 –RENDERINGS TO JANET FOWLER & LEFEBVRE / BASKERVILLE

I (Kelly Condon) sent Janet Fowler 2 renderings from her house (1st & 2nd Levels) & sent her another perspective of existing & proposed from up the street looking down the hill at the project site (per her request).

I also sent Paul Lefebvre & Stephen Baskerville an updated rendering from their rear yard reflecting the changes.

JUNE 21 – JULY 10 , 2017 – NEIGHBOR MEETING WITH P. LEFEBVRE / S. BASKERVILLE

I requested to meet with Paul & Stephen directly regarding their concerns & we held that meeting with them & Ernie Beffel present on July 10th. Drawings were revised per several rounds of revision made in coordination with Paul & Stephen.

AUGUST 4-17, 2017 – FIFTH MEETING WITH ALL D.R. FILERS

We met with all DR filers to discuss changes as follows:

- Reduced 1st, 2nd & 3rd stories to extend no further than average of adjacent neighboring building setbacks
- Pulled terrace railings to 8'-0" away from southern lot line & made sure sliding doors stack to south side
- Rearmost wall at 2nd Level recessed additional 30" in & 30" deep terrace created over first level below
- Breezeway opened all the way to the rear of the building at 1st, 2nd & 3rd levels to give Gene Geisler more light

Paul & Stephen ask for privacy screens at terraces & stairs to yard.

Paul & Stephen ask for a bigger planter at the yard & are concerned that future homeowner will add a deck

Janet / Georgia Schuttish say that they will DR us until we open the entire breezeway & do not raise the building

Gene Geisler makes continual disrespectful / sexist comments & refuses to look at plans then insist that the only version of the project that he will support is an interior remodel (ie. will never support the project)

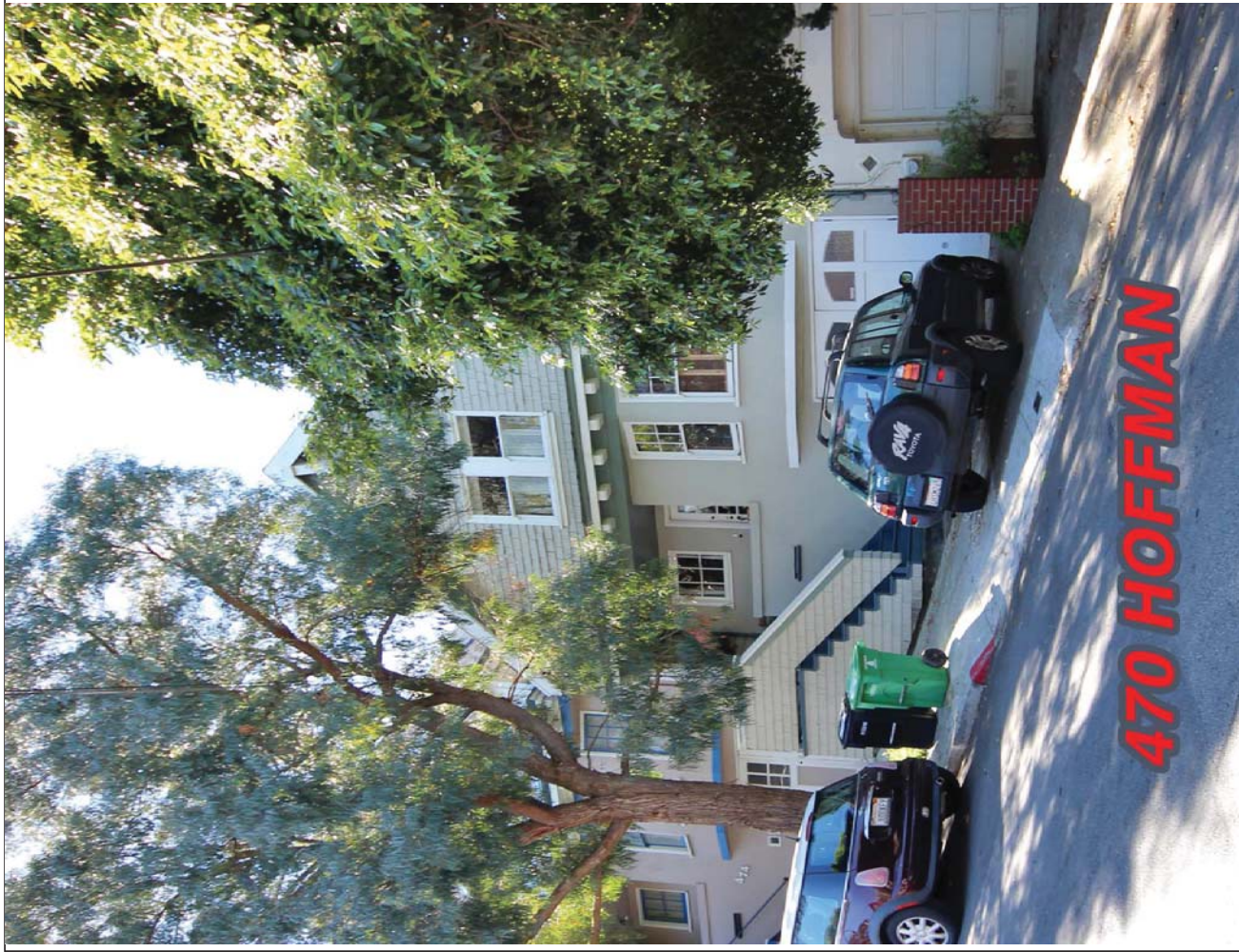
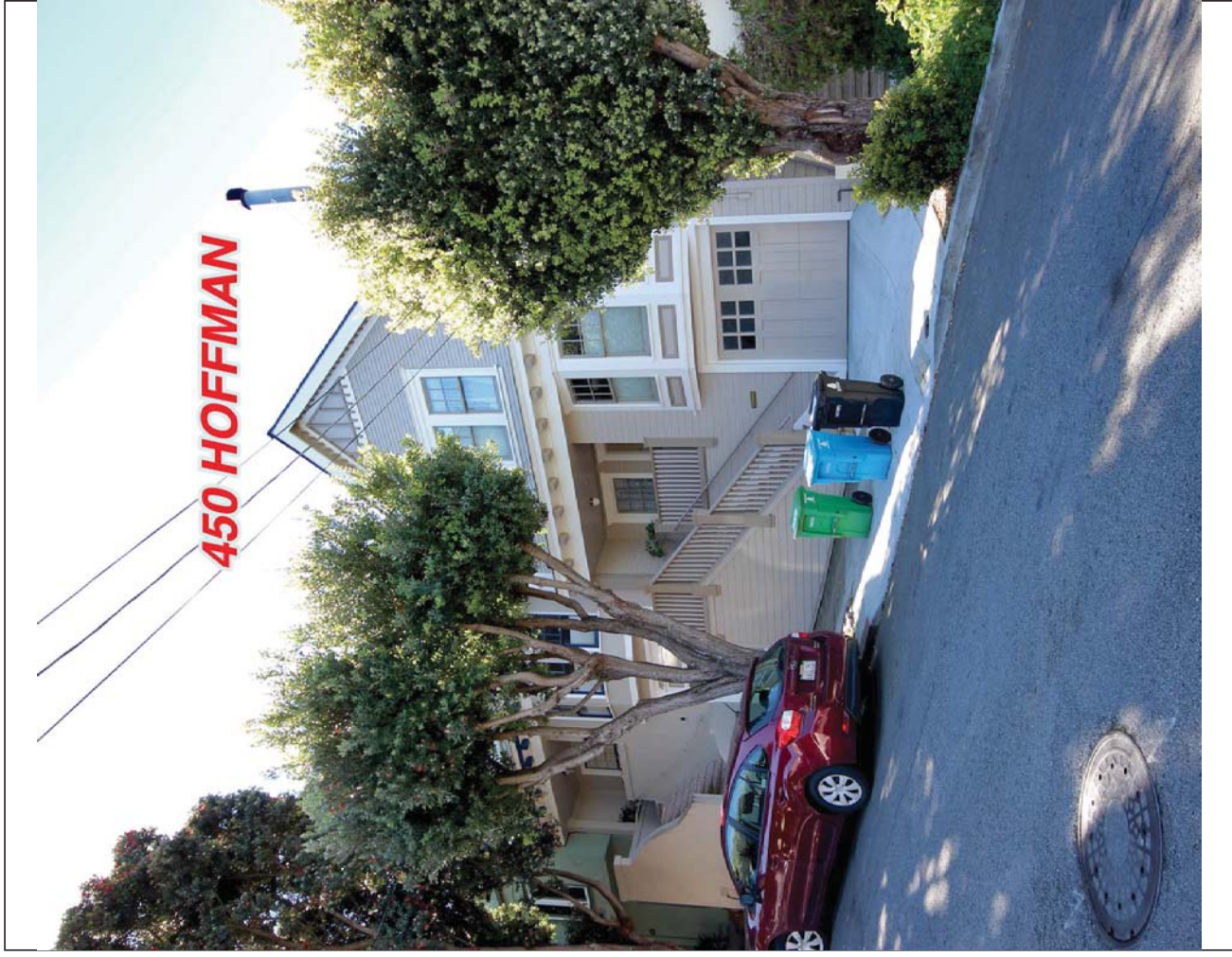
Laura & Dan Fingal Surma – neighbors – support the project

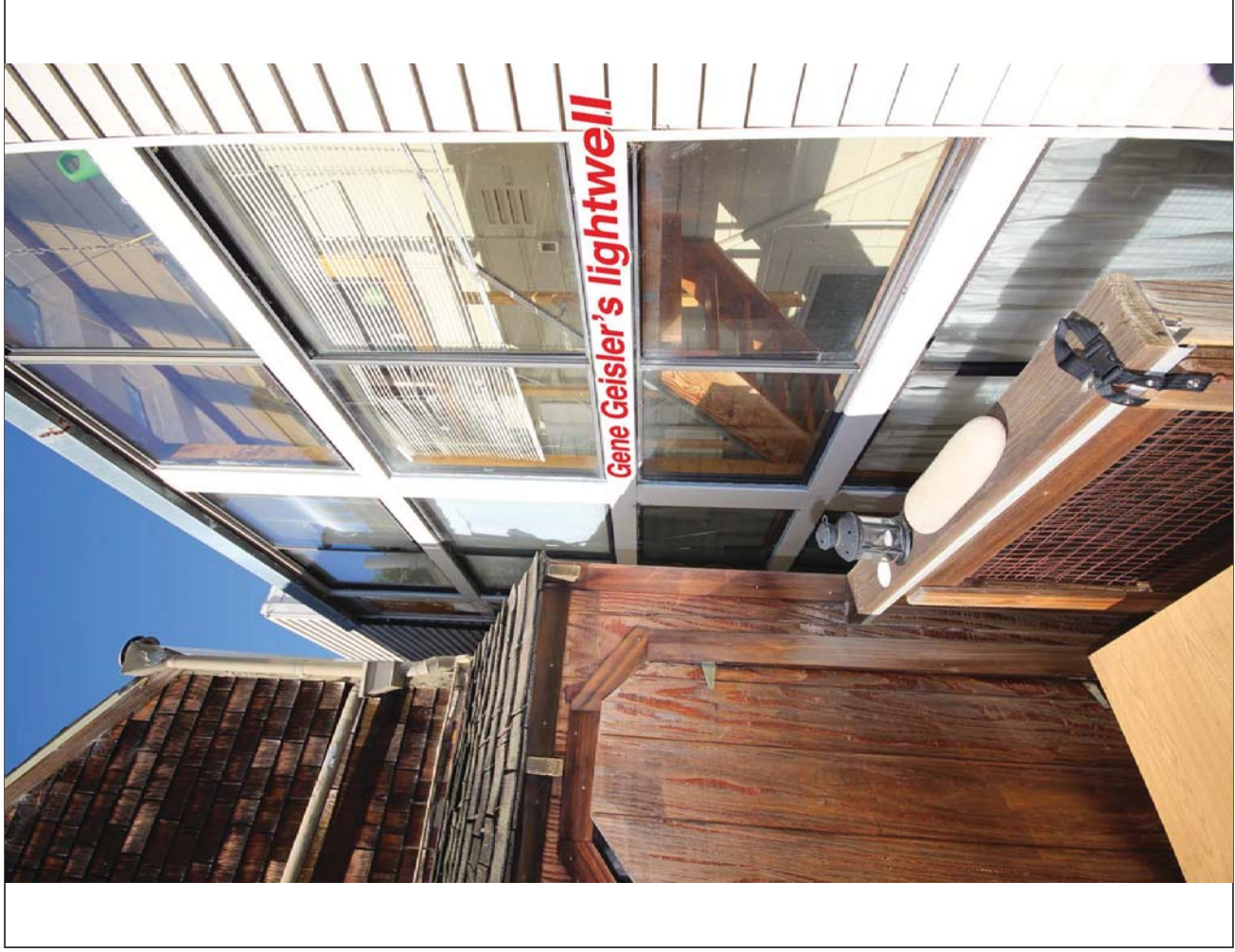
AUGUST 18, 2017 – REVISION PER MEETING

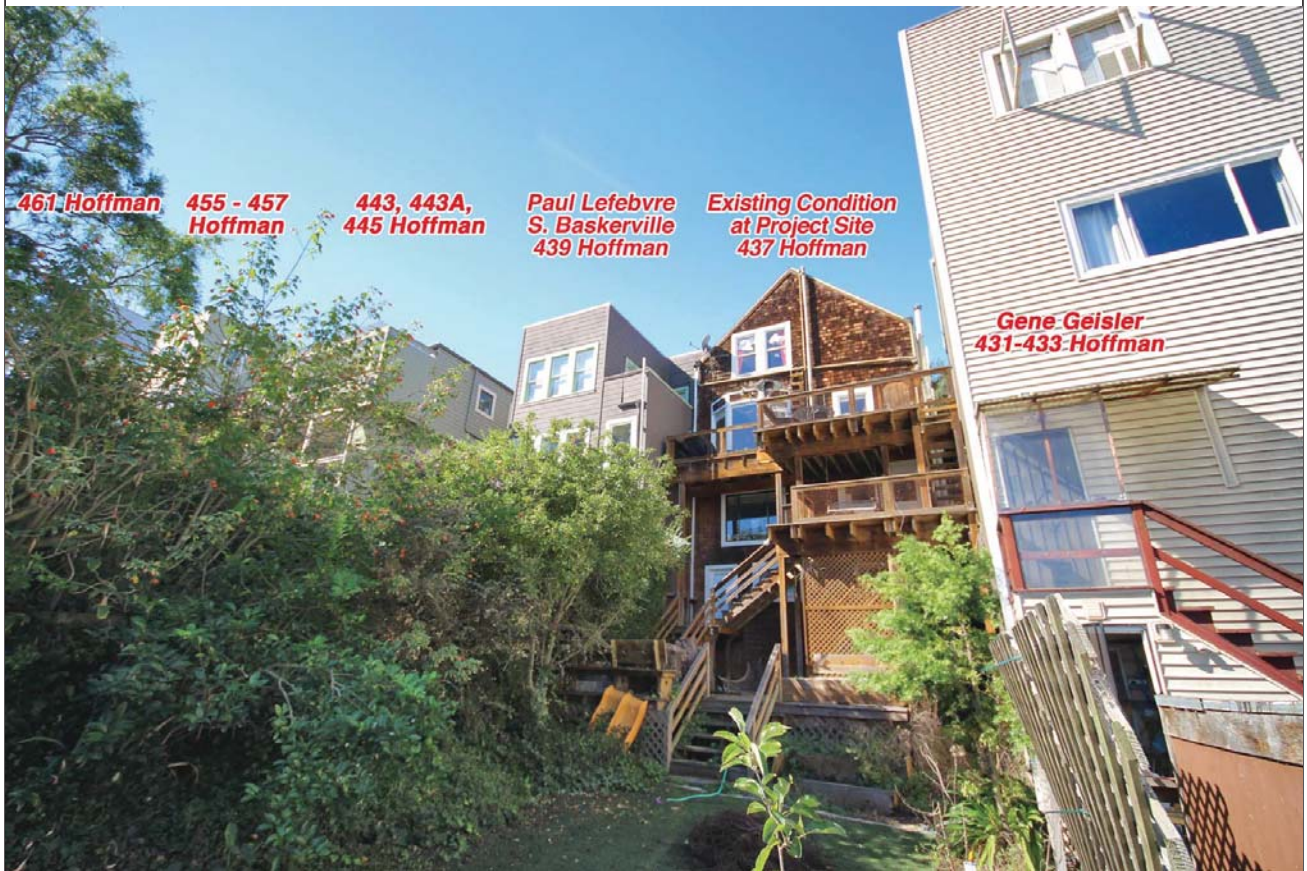
A bigger planter is added at the rear yard for Paul & Stephen

I suggest to them that they file for a Notice of Special Restriction against future decks as the only way to guarantee a future owner will not add more decks.









461 Hoffman

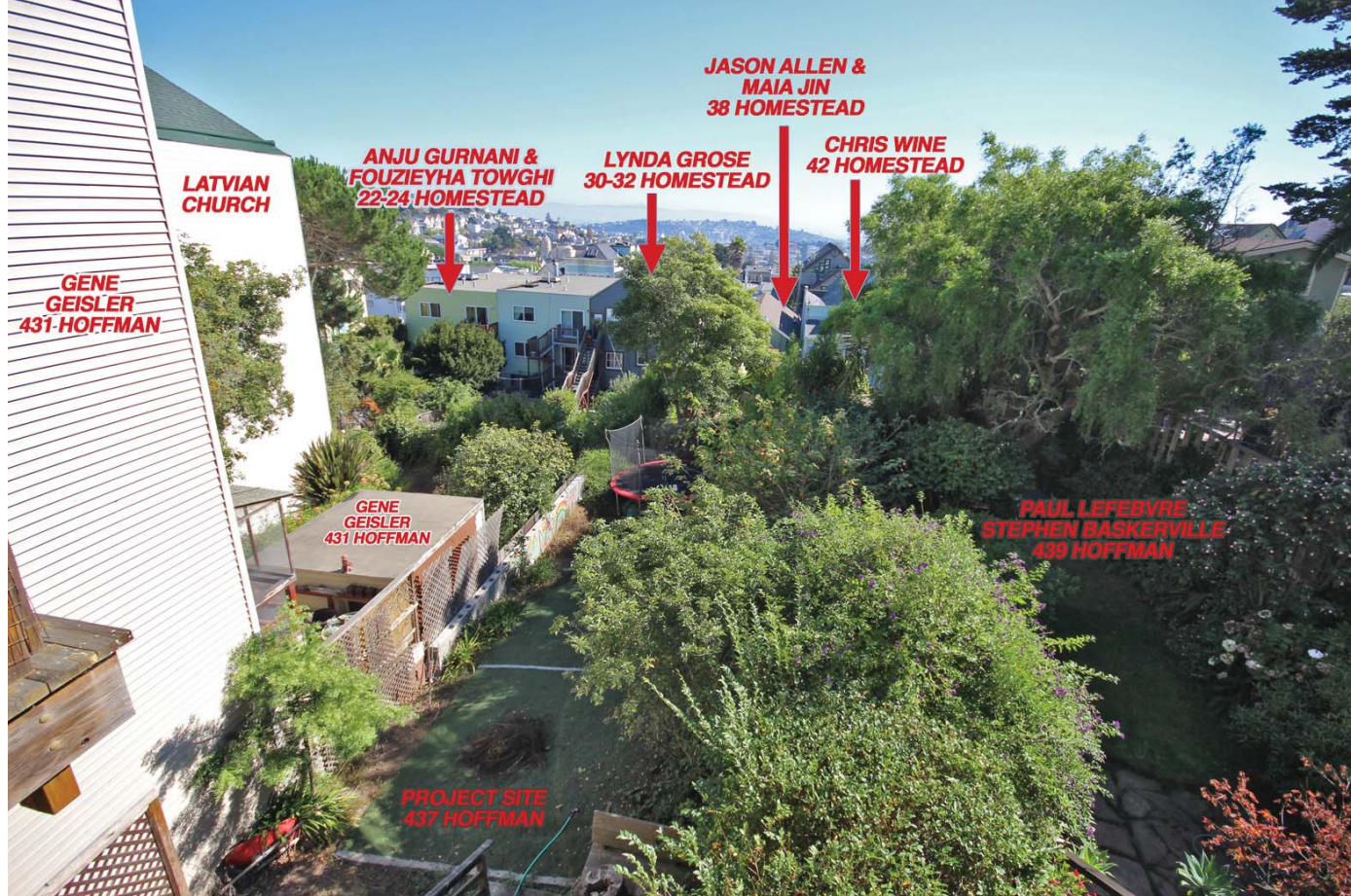
**455 - 457
Hoffman**

**443, 443A,
445 Hoffman**

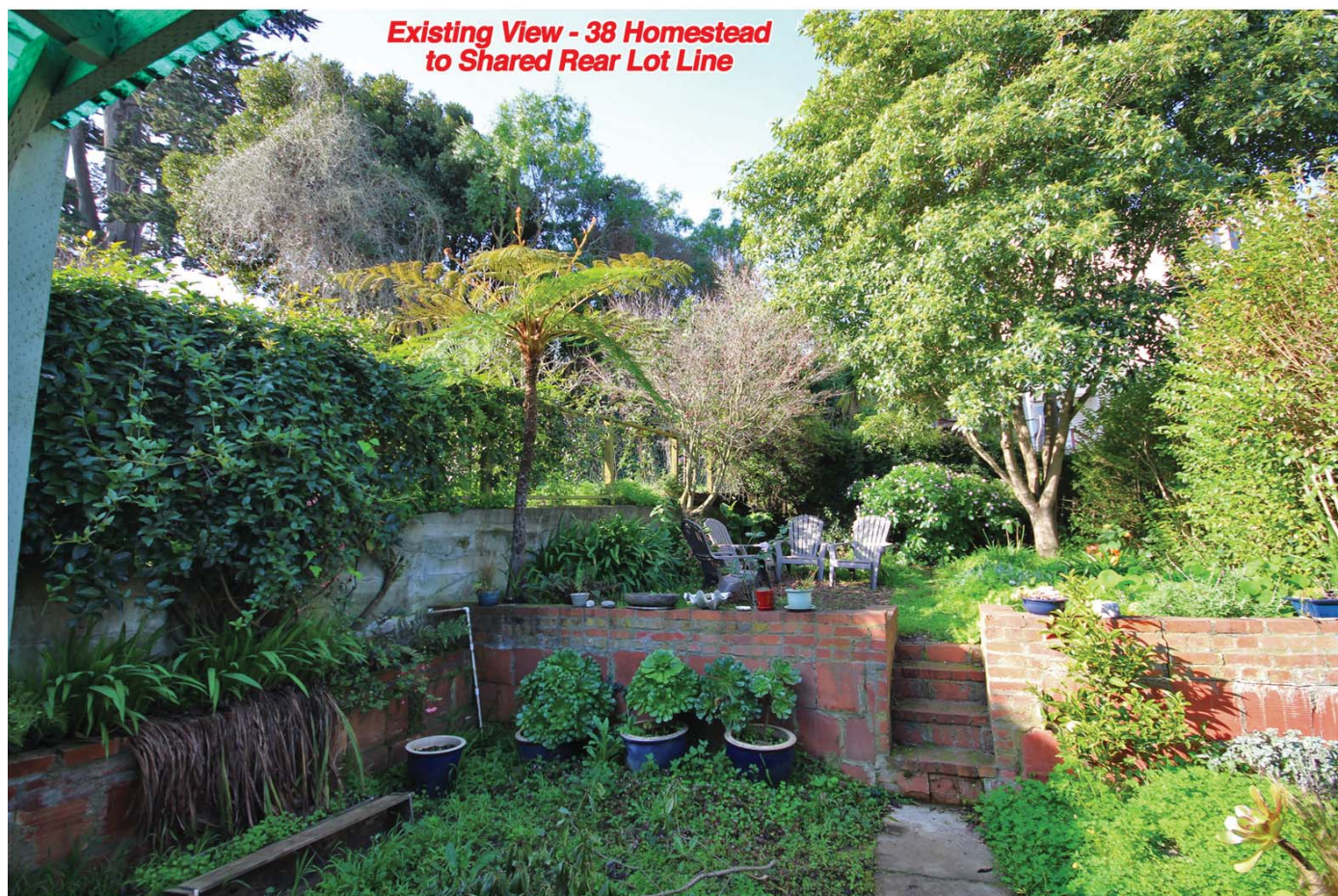
**Paul Lefebvre
S. Baskerville
439 Hoffman**

**Existing Condition
at Project Site
437 Hoffman**

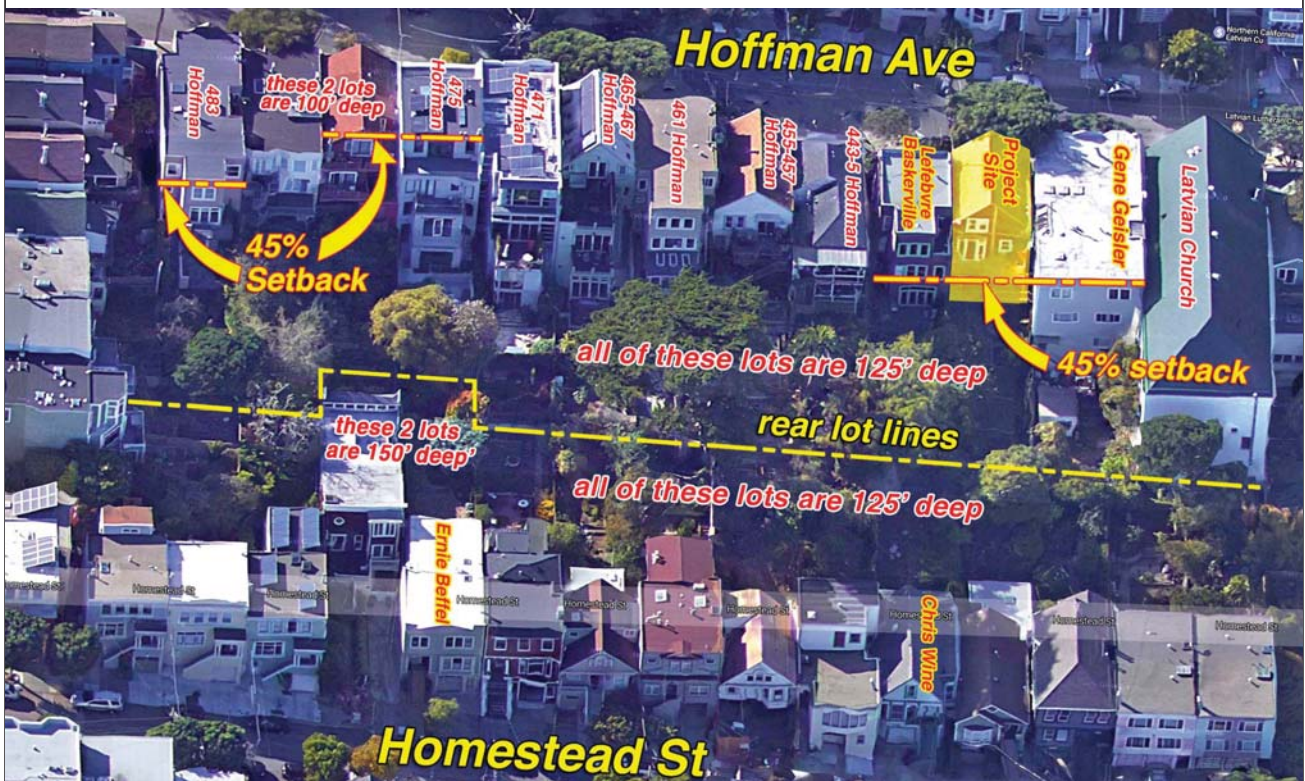
**Gene Geisler
431-433 Hoffman**



Project Site Top Story Deck Facing East



38 Homestead (Directly Behind Our Lot)



437 HOFFMAN AVENUE
Project Sponsor's Package

**Letters of Support &
Petition in Favor of Project**

April 5, 2016

Planning Commissioners -

I am writing in support of the project at 437 Hoffman.

My wife and I were the previous owners of the home at 437 Hoffman and had engaged the neighbors for a remodeling project similar in scope to the one the current owners are proposing.

We found the neighbors to be very uncooperative in working with our concepts, and as a result elected to sell the house rather than pursue a larger home for our family of 5.

Our design was within city standards as is the design proposed by the current owners.

We support the Planning Department's recommendation on this project & ask that you do not take DR.

Sincerely,



Vivek Mittal, PhD
Partner

Health Advances LLC
601 Montgomery Street
Suite 1850
San Francisco, CA 94111

Tel: +1 (415) 834-0800

Fax: +1 (781) 392-1484

vmittal@healthadvances.com

<http://www.healthadvances.com>

May 18, 2017

Planning Department & Commissioners,

I am writing to express my support of the remodeling project at 437 Hoffman street which includes remodel, horizontal and vertical addition of the existing single family home with an addition of a 2nd dwelling unit and a garage.

Please approve the project as proposed.

A handwritten signature in dark ink, appearing to read "Michael WGO", is written over a horizontal line.

Name: MICHAEL WGO

Address: 447 HOFFMAN AVE

Date: 5/18/2017

June 29, 2016

Planning Commissioners –

I am writing to express my support of the remodel and addition proposed at 437 Hoffman Avenue.

The project is well within the zoning standards and residential guidelines set forth by the San Francisco Planning Department and there are no extraordinary circumstances incurred by the proposal that would justifiably call those standards into question.

There are multiple properties on both sides of this block of Hoffman Avenue that have the same features being proposed by the project sponsor, in terms of height, mid block open space, light, air, and rear yard setbacks. These properties establish the character of the neighborhood & that character is honored in the proposed project.

Please approve the project as proposed.

Sincerely,

Pamela Brown

4125 26th St. #2

San Francisco, CA 94131

May 9, 2017

Planning Department & Commissioners,


I am writing to express my support of the remodel and addition proposed at 437 Hoffman Avenue.

The project is well within the zoning standards and residential guidelines set forth by the San Francisco Planning Department and there are no extraordinary circumstances incurred by the proposal that would justifiably call those standards into question.

There are multiple properties on both sides of this block of Hoffman Avenue that have the same features being proposed by the project sponsor, in terms of height, mid block open space, light, air, and rear yard setbacks. These properties establish the character of the neighborhood & that character is honored in the proposed project.

Please approve the project as proposed.

Sincerely,

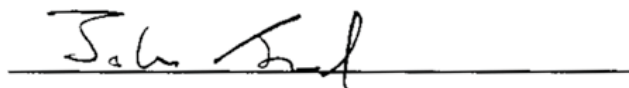
THOMAS E. MCCORMICK


May 18, 2017

Planning Department & Commissioners,

I am writing to express my support of the remodeling project at 437 Hoffman street which includes remodel, horizontal and vertical addition of the existing single family home with an addition of a 2nd dwelling unit and a garage.

Please approve the project as proposed.

A handwritten signature in cursive script, appearing to read "John Bird", is written over a horizontal line.

Name: John Bird

Address: 901 Elizabeth

Date: 5-18-2017

Henry Karnilowicz
3762 22nd Street
San Francisco, CA 94114-3329
415.621.7533
email: occexp@aol.com

June 19, 2016

President Rodney Fong
Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re:
437 Hoffman Avenue
San Francisco
Block 6503 Lot 024
Building permit Application #201404113029

Dear President Fong,

I am a resident of Noe Valley and I am writing to you in support of the proposed addition and alterations.

The project includes the elevating of the building 6' as the ceiling levels on the first and second floors is not code complying and also by doing so will enable the adding of a garage and a second unit of approximately 1,500 SF.

The vertical addition will create a taller building than the adjacent buildings however there are numerous buildings in the area that are of equal height or taller and likewise identical massing.

I am of the opinion that the finished building will be an asset to the neighborhood and the city.

If we are to keep families in the city we need to have homes that have sufficient accommodation and with the shortage of housing the addition of the unit will contribute to alleviating the shortage.

I urge you to deny the DR and approved the project as proposed.

Sincerely



Henry Karnilowicz

PROGRESS NOE VALLEY

NEIGHBORS WHO SAY YES

June 1, 2017

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

LETTER OF SUPPORT FOR: 437 Hoffman Avenue

Dear President Hillis, Vice President Richards, and Planning Commissioners,

ADVISORY BOARD

Daniel Camp
Michael Fasman
Dan Fingal-Surma
Laura Fingal-Surma
Jason Friedrichs
Kristy Friedrichs
Francisco Melli-Huber
Karin Payson

We write to reaffirm our support for the proposed project at 437 Hoffman Avenue. The current proposal adds a 1-story residential unit to an existing single family home in an RH-2 district. With “An astonishing 72% of the city’s privately owned parcels ... zoned for single-family housing (RH-1) and two-unit housing (RH-2),” this is exactly what must be done to begin to alleviate the housing shortage devastating our city.¹

Most Noe Valley neighbors do not have the luxury of time to spend at the Planning Commission to counteract a vocal minority attempting to pull up the drawbridge through arbitrarily small massing that has the effect of reinforcing exclusionary zoning and artificially inflating the values of existing homes. We assure you that there are many Noe Valley residents who want a vibrant, welcoming, and inclusive neighborhood. This is what a few of our members had to say about the proposed project:

¹ <http://sf-planning.org/article/housing-families-children>

"This project is very sensitively designed to both fit in and add needed density and units. The required rear yard is maintained with no encroachments, the front facade fits in to the existing fabric, a garage is added to lessen the stress of street parking. This project, and ones like it, should be supported."

"San Francisco needs to build more housing if we are to reclaim our status as a city that is welcoming to all. For too long, small decisions like these have erred on the side of restricting growth and opportunity for San Franciscans, robbing them of the housing we all need. All neighborhoods should be exploring opportunities to add multi-story housing that fits in with the neighborhood, Noe Valley included. Let's build more housing so that more San Franciscans can afford to stay here."

"If we don't add proper massing to the neighborhood, higher density housing will always be considered 'out of context.' That is a shame."

"Projects like 437 Hoffman are the *very least* that Noe Valley can do to begin to address the extreme housing shortage."

"Speaking as a resident of Noe Valley and San Francisco, it is absolutely absurd that compliant projects are held hostage by a small group of neighbors that want the city frozen in time. Just think of what the possibilities would be if all the time and energy that is put toward DR's were focused on real problems."

The discretionary nature of permits for small residential projects pits neighbor against neighbor, setting the stage for bullying and extortion. It does not make for healthy and happy neighborhoods. We urge you to revive Discretionary Review reform and streamline the process of adding

density to our residential neighborhoods. Housing in San Francisco does not have to be a zero sum game.

The project sponsor has already made a staggering number of concessions. Through form-based zoning, the massing that has been lost could have been put toward producing another unit that would be completely compatible with the neighborhood. As usual, there are no exceptional or extraordinary circumstances. Please approve 437 Hoffman without further reductions.

Sincerely,
Progress Noe Valley Advisory Board
On behalf of 275+ members

cc:
Nancy Tran

THOSE IN FAVOR OF 437 HOFFMAN

About this petition

The proposed project at 437 Hoffman Ave will add a unit to an existing single family home. This neighborhood is zoned RH-2 (for 2 unit buildings). There are 44 lots on this block & 23 lots facing the project site on the opposite side of the street. Of these 67 lots, only 20 of them meet the zoning standard by providing more than one unit.

The proposed building will be 11'-9" under the height limit at front & 10'-2" under the height limit at the rear.

The proposed building is 5360 s.f. including garage & storage areas. 4780 s.f. of this is conditioned habitable space. The proposed lower unit is 1487 s.f. & the proposed upper unit is 3292 s.f. The allowable build-able area per standard setbacks built all the way to the height limit at this lot could easily contain a 9000 s.f. building per current code (ie. the proposed project is NOWHERE NEAR maxed out)

There are 6 buildings across the street on Hoffman Ave that have nearly identical features to the proposed building (Elizabethan Style with steeply pitched roof & 2 stories over Garage). 25 out of 34 buildings on the 2 sides of this block of Hoffman Ave already have garages.

Here is a link to the current drawings on file with the Planning Department:

<https://www.mediafire.com/?c65pcq5b34f4sx2>

The Planning Department is in support of this project - but it is being reviewed by the Planning Commission at an upcoming Discretionary Review Hearing.

By signing this petition - you agree that this project as proposed is reasonable & should be approved by the Planning Commission as designed.

Signatures

1. Name: KELLY CONDON on 2017-05-17 21:25:29
Comments:

2. Name: Garry Tan on 2017-05-17 21:34:54
Comments: I live in Noe Valley and support this effort. We need more housing and living space and Noe Valley NIMBYs should not be allowed to deny building for our city's future.

3. Name: Sarina Smith on 2017-05-17 21:34:55
Comments: Let sanity prevail!

4. Name: Debra Chapman on 2017-05-17 21:37:06
Comments: We need more housing and the development on this project in no will lessen the enjoyment of the neighborhood.

5. Name: Danny Sauter on 2017-05-17 21:50:02
Comments: I support this effort. Let's welcome new neighbors to San Francisco, not turn them away.

6. Name: Chad Pradmore on 2017-05-17 21:57:01
Comments: I live in Noe Valley and support this project. It should not take someone three years to add an ADU. SF needs housing.

7. Name: Kim Broadbeck on 2017-05-17 21:59:22
Comments:

8. Name: Alek Juretic on 2017-05-17 22:05:51
Comments:

9. Name: Leo Barnes on 2017-05-17 22:06:12
Comments: This sounds like a perfectly reasonable expansion. Noe Valley (and SF in general) needs more housing.

10. Name: Daniel Camp on 2017-05-17 22:23:05
Comments: San Francisco desperately needs more housing and this project is a great way to add some in a neighborhood that has not built very much.

11. Name: Erin brooks on 2017-05-17 22:50:05
Comments:

12. Name: robert Mellett on 2017-05-17 22:50:05
Comments: It seem that the project sponsee has gone out of his way to respond and correct what the neighbour s have had issues with . Enough is enough and fair is fair .

Please approve this project as set forth today.

-
13. Name: Richard Slayen on 2017-05-17 23:03:03
Comments:
-
14. Name: Dan Spencer on 2017-05-17 23:23:46
Comments:
-
15. Name: Jeff Parker on 2017-05-17 23:27:09
Comments: Looks like a great addition to the neighborhood!
-
16. Name: David Ridenhour on 2017-05-18 00:43:45
Comments:
-
17. Name: Andrea Koenig-Brown on 2017-05-18 00:50:17
Comments: As far as the photographs demonstrate, there seems to be no discernible change to the residence that will be visible from the street side of the existing tree currently blocking the view of the property. I think there is no reason not to do the proposed renovations and additions to this property.
-
18. Name: Nikki Thompson on 2017-05-18 01:03:17
Comments: I work in Architecture & Design. I have reviewed the proposal and find it to be quite reasonable and well designed. This project should be approved without hesitation.
-
19. Name: Noel Mulet on 2017-05-18 01:40:34
Comments:
-
20. Name: Deanna Surma on 2017-05-18 01:41:55
Comments: I live in the Mission and frequently visit my sister in Noe Valley. I support more housing in San Francisco. Every neighborhood needs to do it's part. We need to enable people like this to be part of the solution.
-
21. Name: Gwendolyn Cannon on 2017-05-18 02:02:41
Comments: Janet will never see this property from her house. The tree in front, blocks her whole view. If a person has a problem with a proposed property, it should directly effect their view or their property.
-
22. Name: John O'Leary on 2017-05-18 02:16:20
Comments: This is an obvious improvement to the property and neighborhood. I fully support this proposal.
-
23. Name: Robert Nothstine on 2017-05-18 02:50:38
Comments: We live in a housing crisis, and assholes who don't want anyone else to have what they have are just mean and vindictive. Adding a unit is a good thing!

-
24. Name: Ritu Vohra on 2017-05-18 05:48:26
Comments: If every one had been fighting each other from the start, San Francisco would never have been built. We should respect property rights as well as an owners desire to improve their home.
-
25. Name: Mark english on 2017-05-18 06:41:54
Comments:
-
26. Name: Kim Bowman on 2017-05-18 07:29:19
Comments: Good luck!!
-
27. Name: Gwen Essex on 2017-05-18 09:55:32
Comments:
-
28. Name: Paul Alsdorf on 2017-05-18 13:42:36
Comments: The nimbys must be stopped!
-
29. Name: Laura Beaton on 2017-05-18 14:17:31
Comments: I am a Noe Valley resident, and I believe that we need more housing in Noe Valley. Adding units to existing homes is a great way to do this. If anything, I wish this project was adding two units to the existing unit, for a total of three. I support this project, and others like it, and I believe this project should be approved as designed.
-
30. Name: Ellen Cusick on 2017-05-18 15:39:30
Comments: As a design professional and a home-owner in a major metropolitan area, I fully support this development. Density in metro areas is critical to preventing further environmental damage to our planet. Housing costs are rising in most west coast cities and more housing is needed to prevent displacement of long-time-residents. I live in Portland, OR and our housing prices have been rising steeply as people are displaced by rising housing costs in other west coast metro areas and move to Portland. Displacement in your city causes displacement in mine. Please allow this renovation to happen.
-
31. Name: Joe on 2017-05-18 16:10:15
Comments: get it girl
-
32. Name: Scott Simmons on 2017-05-18 16:22:48
Comments: I live in Cole Valley and am very worried about the way SF restricts new residential construction. The character of this city comes from the way it welcomes people from all walks of life, not from any specific piece of architecture. We keep making more people, let's keep making more homes!
-
33. Name: Christine Huhn on 2017-05-18 17:05:30
Comments: I live in Noe Valley and support this project
-

-
34. Name: Shelley Handler on 2017-05-18 17:23:01
Comments:
-
35. Name: Henry Karnilowicz on 2017-05-18 20:06:21
Comments: The proposed project contributes to increasing of housing stock, particularly for families.
-
36. Name: Jenn Keys on 2017-05-19 02:35:23
Comments:
-
37. Name: Sarah Palmer on 2017-05-19 04:59:09
Comments: I live in noe valley and wish more neighbors would add units. Being inclusive is what makes this city special, not the scale of buildings and ease of parking. Build it!
-
38. Name: Andy Szybalski on 2017-05-19 05:43:59
Comments: Stop the NIMBY madness. Allow reasonable development in our neighborhood!
-
39. Name: Jocelyn Ross on 2017-05-19 15:10:19
Comments:
-
40. Name: Jessy Jones on 2017-05-19 22:11:29
Comments: We need more housing in San Francisco!
-
41. Name: Melissa hennings on 2017-05-19 22:37:30
Comments:
-
42. Name: Laura Fingal-Surma on 2017-05-20 01:00:11
Comments: Yes in my backyard! I live about three blocks away and applaud the creation of new housing in our neighborhood.

The only shame here is that neighborhoods like Noe Valley aren't doing even more. It is long past time to upzone all single family and duplex lots to allow for more multifamily housing in every neighborhood of San Francisco, including Noe Valley.

For too long, low-income and historically minority neighborhoods have been asked to shoulder a disproportionate amount of our city-wide housing needs. That injustice must end. It is time to build housing in every neighborhood. Read more here: yimbyaction.org/upzoningletter.

If 3 or 4 units were possible on this site, would there be any wisdom in squandering 40% of its buildable area? Absolutely not. Let's end the single family home subsidy through competition with multifamily housing that makes more efficient use of the underlying land.

Projects like 437 Hoffman are the *very least* that Noe Valley can do to begin to address the extreme housing shortage. History is watching us.

43. Name: Bill Dymek on 2017-05-20 05:11:43
Comments:

44. Name: Kate Stoia on 2017-05-20 17:41:45
Comments: I am a homeowner in Noe Valley and I support adding more housing.
Please approve this and similar projects.

45. Name: Dan Fingal-Surma on 2017-05-21 04:51:51
Comments: I live three blocks away. Noe Valley needs to add more housing. This is a completely reasonable way to add a unit to this lot.

I'd love it if the owner could build four units on this site, or whatever the zoned form allows, but this is the maximum number of units that zoning provides for.

If we don't add proper massing to the neighborhood, higher density housing will always be considered "out of context." That is a shame.

46. Name: Joerg Schumann on 2017-05-23 17:37:33
Comments: I live in Noe Valley and fully support this project.

47. Name: John Antonini on 2017-05-24 05:26:34
Comments: Looks like a great project. Good luck!!

48. Name: Daniel Foley on 2017-05-24 06:16:31
Comments: 110% in support of this project. San Francisco needs more tactful/quality projects like 437 Hoffman to help address the housing shortage. Good luck!

49. Name: Angela Antonini on 2017-05-24 14:54:34
Comments:

50. Name: Boris Reznikov on 2017-05-25 03:21:20
Comments:

51. Name: Heidi Duran on 2017-05-25 06:15:02
Comments: I fully support this project and the fact that they are not only adding housing but also keeping the original style of the house.

52. Name: Philip Reyneri on 2017-05-25 06:47:34
Comments: I support this tasteful development

53. Name: Deanna Doan on 2017-05-25 08:00:19

Comments: The proposed project sounds perfectly reasonable and should be allowed. Would love to see Noe open its arms more to new neighbors.

54. Name: Aliah Husain on 2017-05-25 09:38:56
Comments:

55. Name: Jonathan D Gerrish on 2017-05-25 13:55:25
Comments: The project seems tasteful and in keeping with the neighborhood. I'm supportive of this development.

56. Name: anthony kelly on 2017-05-25 15:15:41
Comments: looks like a lovely project and great addition to our neighborhood!

57. Name: Bobak Esfandiari on 2017-05-26 19:27:14
Comments: We need more housing! Don't obstruct people trying to do the right thing by adding units to their existing property!

Say YES in my back yard to new housing! #YIMBY

58. Name: Cathy Reisenwitz on 2017-05-26 19:39:11
Comments: Build, baby, build

59. Name: Jason Quigley on 2017-05-26 20:15:20
Comments: What a fantastic project!

More of this kind of thing please :)

60. Name: Phillip on 2017-05-26 20:54:11
Comments: San Francisco needs to build more housing if we are to reclaim our status as a city that is welcoming to all. For too long, small decisions like these have erred on the side of restricting growth and opportunity for San Franciscans, robbing them of the housing we all need. All neighborhoods should be exploring opportunities to add multi-story housing that fits in with the neighborhood, Noe Valley included. Let's build more housing so that more San Franciscans can afford to stay here. Thanks.

61. Name: Isabel Perdomo on 2017-05-27 06:54:05
Comments:

62. Name: june li on 2017-05-27 21:05:06
Comments:

63. Name: Sam Chong on 2017-05-28 05:15:42
Comments: NIMBYism must stop

64. Name: Nick judd on 2017-05-28 22:57:54
Comments: Tasteful and adding much needed housing
-
65. Name: Jim Koulias on 2017-05-29 15:29:59
Comments: This looks like it will help the neighborhood by reducing parking, and maintains the Eduardian style. Great proposal.
-
66. Name: Kris Ahn on 2017-05-29 15:31:11
Comments:
-
67. Name: Dolly Vance on 2017-05-29 18:11:56
Comments: This is exactly the kind of thoughtfulness that should go into all planning projects.
-
68. Name: Fiona Magee on 2017-05-30 02:49:55
Comments: Looks like this will be a positive thing for the city and the neighborhood.
-
69. Name: James Ausman on 2017-05-30 13:32:10
Comments:
-
70. Name: Elizabeth Marlow on 2017-05-30 13:36:20
Comments:
-
71. Name: James Hong on 2017-05-30 14:03:49
Comments:
-
72. Name: Devin on 2017-05-30 14:56:51
Comments:
-
73. Name: Olga Mllan-Howells on 2017-05-30 15:47:21
Comments: The lot is properly zoned for 2 units. We should encourage this type of development to help with the current housing shortage.
-
74. Name: Stephen Doherty on 2017-05-30 15:50:45
Comments:
-
75. Name: Dan Tasse on 2017-05-30 16:53:50
Comments: I live in Noe Valley too. We need lots more construction, including buildings like this.
-
76. Name: Luke Spray on 2017-05-30 17:14:51
Comments:
-

77. Name: Chris Elmendorf on 2017-05-30 18:34:18
Comments: I support all projects that add density to Noe Valley and the Mission District, which are a transit-accessible and (in light of prevailing prices) a severely under built neighborhoods!
-
78. Name: Gerald Spica on 2017-05-30 18:54:23
Comments:
-
79. Name: Jim Zack on 2017-05-30 19:31:05
Comments: This project is very sensitively designed to both fit in and add needed density and units. The required rear yard is maintained with no encroachments, the front facade fits in to the existing fabric, a garage is added to lessen the stress of street parking. This project, and ones like it, should be supported.
-
80. Name: priti tripathi on 2017-05-30 21:23:12
Comments:
-
81. Name: Mike Korcek on 2017-05-31 02:09:43
Comments:
-
82. Name: George Patterson on 2017-05-31 02:38:58
Comments:
-
83. Name: Lisa on 2017-05-31 02:56:58
Comments:
-
84. Name: Jenniece Centrella on 2017-05-31 03:02:30
Comments: Looks sensible to me.
-
85. Name: Joshua H Taft on 2017-05-31 04:10:11
Comments:
-
86. Name: Bora ozturk on 2017-05-31 05:23:16
Comments:
-
87. Name: Kellen Kaiser on 2017-05-31 06:50:07
Comments:
-
88. Name: Jason Lindley on 2017-05-31 13:48:04
Comments:
-
89. Name: Paul on 2017-05-31 15:52:25
Comments: I strongly support this project! We need more housing in SF and all the

zoning requirements are met. There are no variances and the planning department supports this project!

90. Name: Michael Hom on 2017-05-31 17:40:43
Comments:

91. Name: Jason Gales on 2017-05-31 17:40:56
Comments: Well within the planning rules and guidelines, conservatively so.

92. Name: Suheil Shatara on 2017-05-31 17:48:57
Comments: Very good design, resnable size home for a family

93. Name: Andre Ferrigno on 2017-05-31 17:51:46
Comments:

94. Name: Elaine poon on 2017-05-31 18:20:12
Comments:

95. Name: Patrick Sz on 2017-05-31 20:14:59
Comments:

96. Name: David Thompson on 2017-05-31 21:13:31
Comments:

97. Name: Anne Crawford on 2017-06-01 00:29:50
Comments: This seems in scale for the neighborhood. We desperately need more housing in SF.

98. Name: Lydia Lee on 2017-06-01 01:20:55
Comments:

99. Name: Sonny Mitchell on 2017-06-01 03:07:03
Comments: We need more housing in San Francisco. As much as possible, we should add units to existing buildings.

100. Name: Jimmer Cassiol on 2017-06-01 17:29:30
Comments:

101. Name: Robert Edmonds on 2017-06-01 18:12:23
Comments: Speaking as a resident of Noe Valley and San Francisco, it is absolutely absurd that compliant projects are held hostage by a small group of neighbors that want the city frozen in time. Just think of what the possibilities would be if all the time and energy that is put toward DR's were focused on real problems.

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Janet Fowler
Submission for 437 Hoffman Avenue. 2015-003686 DRP
Hearing Scheduled for September 14, 2017

August 24, 2017

Dear President Hillis and Members of the Planning Commission:

The 437 Hoffman proposed project has a lengthy history. This project has been one that has taken advantage of the system *from the beginning* and a project with many maneuvers to avoid making the type of changes that the Commission already directed at the June 30, 2016 CUA Hearing.

The proposed project at 437 Hoffman has its roots in the Riley Family unit merger of September 2008. The Mittals bought the home in 2010 with the open merger permit, and by 2011 retained Toby Long Design to explore an addition of a garage where there had not been one before and rear addition to the existing structure. The expansion plans were in place before the approved merger was enacted in 2013. The current non-resident owners bought the home with plans in 2014 and had the first neighbor meeting in January 2015. Up until April 2016, the proposed project was a single-family home.

1. PLEASE WATCH THESE HEARINGS:

- **THE SEPTEMBER 25th 2008 DRM HEARING (ITEM 18):**
(Approved By DRA-024)
18. 437 Hoffman Avenue - Mandatory Discretionary Review
- **THE JUNE 30, 2016 CUA HEARING (ITEM 17):**
17. 437 Hoffman Avenue - Request for Conditional Use Authorization

2. PLEASE REVIEW THE ATTACHED DOCUMENTS:

1. Document submitted to Planning and the Developers at a DEC 7, 2016 neighbor Meeting, asking Project Sponsors to redesign according to the Planning Commission's direction. This was the first neighbor meeting since the June 30, 2016 hearing. Two pages.
2. My DR Application attachment submitted in December 2015, five pages.
(The more things change, the more they stay the same.)
3. My DR Application attachment submitted in March 2016, four pages.

Sincerely,
Janet Fowler

ATTACHMENT 1

Document submitted to Planning and the Developers at a DEC 7, 2016 neighbor Meeting, asking Project Sponsors to redesign according to the Planning Commission's direction. This was the first neighbor meeting since the June 30, 2016 hearing.

Abide by the Residential Design Guidelines to reduce and shape the proposal to fit the neighboring buildings and topography. Implement the Planning Commission's directives of June 30, 2016 by:

(1) reducing the height (no third story) AND continuing the peaked roof as it is all the way back in order to allow sunshine to adjacent building to the north and to preserve the character of the neighborhood.

*** I think the problem is...I mean it's a great historic building, and the context as you go up that street, they are smaller in height; kind of cottage-looking. [Hillis, June 30, 2016]**

(2) maintaining the breezeway between Mr. Geisler's property and the project, which is necessary so as not to eliminate Mr. Geisler's sunshine, and in order to preserve the character of the streetscape.

*** ...engage into a dialog with the neighbors about very specific issues; that includes the breezeway and leaving a comfortable living environment, even if the home is larger, for the adjoining neighbors. [Moore, June 30, 2016]**

(3) reducing the addition of mass at the rear so as to reduce loss of privacy to southern neighbor.

*** It should really, in its extension to the rear, step down in order to create a more harmonious and less intrusive relationship to those people, who spoke and showed the relentlessness of this long building. [Moore, June 30, 2016]**

(4) "stepping down" the building with the others at the rear and in character with the streetscape;

*** I believe that this particular building deserves to be designed with a strong focus on Residential Design Guidelines. And, actually, Residential Design Guidelines should drive the design of this project. What I mean by that is sculpting the project to be site specific and responsive to where it is. I think one of the most glaring errors of this project is that it doesn't step down. [Moore, June 30, 2016]**

(5) eliminating the garage if adding it necessitates the lifting of the building or includes a third story and causes inability to reduce the mass at the rear.

*** You can eliminate the garage. You've got a single-family home; make kind of an addition to the back that's significant, too, and gets you a significant home. So, I think the garage is causing problems. It's the tree; it's the demo; it's the lifting up; it's the historic integrity of the building, and it kind of spirals. [Hillis, June 30, 2016]**

*** I agree with Commissioner Hillis, putting the garage in really takes this into a spiral. And I think you're going to need to work with the neighbors and work more sensitively around keeping more of the building there and expanding as much as you can without actually destroying what you've got, and that includes the tree. [Richards, June 30, 2016]**

*** There is no birthright in the fact that a house across the street or somewhere is higher or has a garage. Your site-specific response, and I'm talking to the architect, is what either makes or breaks a unit. [Moore, June 30, 2016]**

(6) reducing the size and/or eliminating the terraces that affect the privacy and livability for the neighbors to the south;

*** I think the project sponsor might be willing to, and I can check with them, to reduce the size of the terraces, which would meet some concerns about privacy. [Antonini, June 30, 2016]**

(7) preserving the New Zealand Christmas Tree in the front.

*** This is in the public right-of-way, a tree that could easily be declared to be a legacy tree, and something for which we could get preservation status because we don't believe that because it has lifted roots, which is not really an issue, it needs to be taken away; it doesn't. [Moore, June 30, 2016]**

I understand that you have agreed to keep the tree.

ATTACHMENT 2

My DR Application Attachment submitted in December 2015, five pages. (The more things change, the more they stay the same.)

This was also included in the June 15, 2017 Packet, Pages 67-72

(Does not include exhibits.)

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.

The size of the project will negatively impact neighbors on all sides and negatively impact the character of this quaint neighborhood. It is out of scale with neighboring homes, it impacts the mid-block open space with its excessive dimensions, and it encroaches on neighbors' privacy.

This project came into existence through a set of exceptional and extraordinary circumstances that have resulted in an excessively different outcome than what the Planning Commission intended when they approved the unit merger of this home from 2 units to a single-family residence. The Mandatory Discretionary Review for the merger is attached, and it details the conflict with the City's General Plan and Priority policies.

The loss of the existing home represents the loss of affordable housing while the proposed structure perpetuates a pattern of excessive remodeling and flipping of market-rate homes into very extraordinarily unaffordable homes.

TAKING ADVANTAGE OF THE SYSTEM

437 Hoffman Avenue is a modest 1905 home. It was the first home built on the east side of the block. It stood through the earthquake and became a temporary home for as many as 17 earthquake refugees, and a place for many to get water. No one was turned away by the Getty family, the shipbuilders who built and lived in this home -**see Exhibit 1 & 2.**

1. Irregularities of the unit merger and unintended consequences

In September 2008, the Planning Commission approved a permit for the Riley family to merge two units into a single-family home - **see Exhibits 3 and 3a.** The permission to merge was based on that family's situation and plans. The Planning Department recommended against the merger, and there was great concern about potential loss of affordable housing -**see Exhibit 3.** The DR Action stipulated no expansion and no right-of-way for a garage -**see Exhibit 4.**

In July 2010, Rileys sold the house to the Mittals) without having merged the units. In 2011, the Mittals "*retained Toby Long Designs to explore the addition of a garage and rear addition to [the] existing structure.*"

On April 3, 2012, the Mittals reviewed the expansion and garage design with SF Planner, Michael Smith, who entered into discussions with them on how to proceed with the scope of the new project -- garage and rear addition -- relative to the unit merger permit that stipulated no expansion and no garage -**see Exhibit 5.**

On April 19, 2012, the Mittals invited neighbors to a pre-Application meeting where they presented a massive rear addition. The proposed project would also remove a large street

tree, raise the height of the structure, add a garage, and eliminate some street parking. A second pre-Application meeting showed the proposed project moving from 3,460 sf to 3,809 sf –**see Exhibit 7**. A Notice of Planning Department Requirements required the completion of the merger before the expansion plans could be approved – **unable to attach Exhibit at this time**.

On May 16, 2013, the Mittals filed plans to complete the unit merger – **see Exhibit 6**. A complaint was filed stating that the merger was exceeding the scope of the permit; the neighbors knew, of course, that the goal was not a unit merger, but a large rear addition and a garage –**see Exhibit 6a**.

2. Lack of transparency

On May 11, 2014, the Mittals submitted their plans for a \$900,000 “triage” expansion –**see Exhibit 6**. The neighbors heard nothing except that 437 Hoffman was being sold off-market. We did not know that the Mittal’s expansion plans had been submitted and approved.

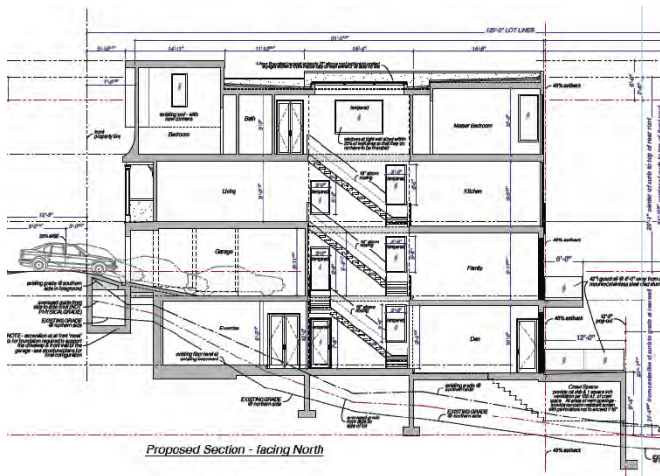
In October 2014, 437 Hoffman was bought by Counts Gold LLC, which seems to be an investment group that includes a developer, a builder, the project sponsor, and others.

In February 2015, we were invited to the first pre-Application meeting, where we were shown *different* plans of a “remodel” that the project sponsor said was a demolition. She showed a contemporary façade that was very out-of-character and scale for the neighborhood and an even more massive rear addition and structure that was totaled over 6000 sf. The developer said that he wanted something to showcase his portfolio, and the project sponsor said that she couldn’t provide three bedrooms on the top floor without adding additional height. We all objected to the excessive ceiling height of all the floors. At the second pre-Application meeting, we were presented a less boxy-looking façade, and a very minor setback was presented to mitigate loss of privacy to the neighbors to the south –**see Exhibit 7**.

On March 10, 2015, the project sponsor then submitted the new plans to the Planning Department, and it was assigned case #201503100426. Soon afterward, however, it was reassigned under the Mittal’s case # 201404113029 –**see Exhibit 6**.

Re-emerging plans: The Mittal’s plans and the Counts Gold LLC plans were merged in terms of approval. The project sponsor, Ms. Condon, adds a handwritten note on the Mittal’s April 5, 2012 pre-Application notice that states, *“These records are for the meetings held by the previous building owner. We took these neighbor comments into account with our first design. So in essence - our permit submittal is a fourth attempt to address the neighbor’s issues – THAT SAID – the previous owner enlarged their proposal at their 2nd meeting. – Kelly Condon 3/9/15.”* On the Mittal’s 2nd Pre-Application Notice (Feb 12, 2014), there is a note that the Mittals *“had the building extending all the way to the 45% line on all stories. We scaled back against the south side in response to neighbor’s concerns w/ that approach”* –**see Exhibit 7**. The Counts Gold proposed project, however, was 6053 sf at the 1st pre-Application meeting and 6,029 sf at the 2nd pre-Application meeting.

Blind-sided: On October 14 or 15, 2015, we received the 311-Notice. The neighborhood was blind-sided by the contradiction between what was shown to the neighbors in the pre-app meetings and what was finally approved by the Planning Department. The plans were different and too dinky to decipher. The project sponsor sent us the plan set electronically, and we also asked for her to meet with us to walk us through them, which she did. She explained that she was keeping the façade “so as not to trigger a demo permit” –**see Exhibit 8**. The demo statistics were not included in the electronic set. The plans also had many inaccuracies, including not showing windows of neighboring homes and the relative positions of the openings and windows on the neighboring homes to the Project Site. Ms. Condon states (**Exhibit 8**) that the plans are the same except they’re keeping the façade and how the



driveway comes into the house. There are many unanswered questions, but it is clear that the proposed project is still massive and doesn't retain the character of the existing house.

Is this really 3 stories?

Missing Case Files: I tried to look at all the case files pertaining to the project. Some of the files were archived, and when I finally got them, they did not include the missing

Residential Design Team review. I wanted to see all the emails and memos pertaining to the case, but Michael Smith's computer had been disabled after leaving the Department. In spite of repeated requests, I never got them. I especially wanted to know if my email would have been included since I never got a response the Planner.

3. Contradictions in what was presented to the Preservation Team and in the HRE and the absence of Residential Design Team Review

- a. The Categorical Exemption related to the Mittal's plans was reissued for the Counts Gold LLC revised plans without comment or review of the new plans. The proposed project referred to in the Categorical Exemption and the Preservation Team Comments is not the same project as the current project. Both the Preservation Team's Comments and the HRE cite that the house is being raised 4'5", but the current plans are raising the house by 6'. All stories have 9' or 10' ceilings, and the house will rise a full story higher than the neighboring adjacent homes. It will stick up from the others -**see Exhibit 9**.
- b. No RDT review was done for the project and instead, a sole planner took it upon himself to deem the project compliant with the RDG –**see Exhibit 10**.

4. Neighborhood/Historical Preservation or Historic Neighborhood Character

The loss of the existing home represents the loss of affordable housing while the proposed structure perpetuates an emerging pattern of remodeling newly acquired hillside homes to extraordinarily massive and unaffordable homes.

Discretionary Review Request-Janet Fowler – December 2015, page 4 of 5

Retention of the existing home is consistent with Section 101.1 Priority Policy 2: “That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

5. Lack of Compliance with Residential Design Guidelines

Topography of the Hill and the Block’s Roofline Progression, page 11

The two houses adjacent to this project are considerably lower in height than the proposed construction and as such, this building will not be in line with the block’s roofline progression. The final height of the proposed building is over 12’ higher than 431-433 Hoffman and over 10’ higher than 439-441 Hoffman when measured to the proposed top of the front roof. This is a significant interruption of the block’s roofline progression and should not be allowed. The RDG clearly states that the height of a new building or addition CANNOT disregard or significantly alter the existing topography of a site (p11). Being a full story taller than its adjacent buildings, the proposed project ignores this guideline and therefore, it should be sent back for re-design. **(Roofline photo to be submitted later.)**

Side Spacing Between Buildings; Breezeway, p15

There is a strong side spacing pattern present at the adjacent houses on this side of the block. The proposed project should respect this existing pattern as stated in the RDG (p15) instead of abolishing it altogether. This breezeway is source of the treasured sunshine for the elderly professor who lives in the home on the north side – **see Exhibit 11.**

Encroaching on Neighbors’ Privacy p16-p17

Regardless of frosted glass, the number of windows proposed for both Northern and Southern elevations pose a huge privacy issue for the adjacent neighbors. The problem is even worse for the back neighbors on Homestead Street due to the numerous windows proposed for the Eastern elevation. The proposed project ignores the RDG principle that calls for minimizing the impact on light and privacy to adjacent properties (p16-p17). They should therefore reduce the number of proposed windows and the glass to solid ratio.

Rear Yard Guideline, p16

Articulate the building to minimize impacts on light and privacy to adjacent properties. The height and depth of the proposed project is excessive. The property to the north 431-433 Hoffman will lose all its sunshine. The property to the south 439-441 Hoffman is all walled in and there are large windows that excessively impact privacy. In addition, the decks appear to have glass railings, which further increase the loss of privacy. There is a small side set back, but it does almost nothing to minimize the impact the project will have on the neighbor to the south.

Building Scale, p23 - p26

The proposed construction is out of scale in both overall mass and its specific dimensions. The RDG specifically calls for the “scale of the building to be compatible with the height and depth of its surrounding buildings,” (p23) but the proposed project is a far cry from the houses in its immediate periphery with regards to scale.

Design the height and depth of the building to be compatible with the existing building scale at the street. Though the buildings within the surrounding area of this project appear to vary in scale, the proposed scale at the street level is stratospheric by comparison. **–see Exhibit 12**

Discretionary Review Request-Janet Fowler – December 2015, page 5 of 5

The height and depth of the proposed expansion adversely impact the mid-block open space. Although one of the adjacent properties (431-433 Hoffman) extends well into this open space, this is only a two-story structure that is vastly smaller than the 3-story proposed project. The proposed expansion will not only box in the adjacent neighbors, but it will also negatively impact the mid-block community amenity shared by all residents of the block. This type of expansion is precisely what the RDG refers to as inappropriate since it leaves the surrounding residents feeling “boxed-in and cut-off from the mid-block open space.” (p26)

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 other or the neighborhood would be adversely affected, please state who would be affected, and how.

The proposed project is unreasonably large for this quaint old neighborhood. The proposed project adds more than a full story of height to the front of the building, and that is unreasonably out of scale with the neighborhood and is disturbing to the scale of the existing roofline on the east side of the block. It sticks up higher than any other roof on the east side of the block. On the northern side at 431-433 Hoffman, there will be an unreasonably negative sunlight impact created for Professor Geisler, an exceptional and extraordinary elderly neighbor, who wants only to live out his last years in the sunlight that floods into the back portion of his unit.

The loss of the existing home represents the loss of affordable housing while the proposed structure perpetuates an emerging pattern of remodeling newly acquired hillside homes to extraordinarily massive and unaffordable homes.

And the losses will continue because each development that is overdone and sells for about a million over asking brings another remodel or demolition and the increase of more homes that are even more unaffordable – astronomically unaffordable! Our block is now on a very precarious path because families who want a relatively modest home will not be able to compete with the investors and developers who have no qualms about tearing down a beautiful home to build something extravagant.

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?

Keep the breezeway to the north, keep the existing home with no garage and no additional vertical height, restrict the additional depth, including decks, at upper level to just enough to accommodate a third bedroom on the top floor with terraced lower stories terraces that have side set backs on the south side. And restore the second unit.

If you do decide to allow the garage, scale back the project and preserve the original 1905 home. Here's an example of a home at 105 Hoffman, where a garage was added with very little impact to the façade. -see Exhibit 13

ATTACHMENT 3

My DR Application attachment submitted in March 2016, four pages.

This was also included in the June 15, 2017 Packet, Pages 67-72

(Does not include exhibits.)

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.

Overall Concerns:

This proposed project is unrestrainedly out of scale for the neighborhood and surrounding homes. It sticks up in the front more than a full-story higher than the neighboring homes on that side of the street. The building does not step down with the topography and is more than 50 feet above grade at the rear. From the front pedestrian view, it will have an exceptionally relentless roofline that can be seen front to back. From the rear and the neighbors below, this project looms over the neighbors below and has the look of a large office building. It takes away almost all the sunshine from the neighbor to the north, and even casts a shadow over that neighbor's skylight for almost the entire year. For the neighbor to the south, it will bring a massive and oppressive wall next to the home and garden that takes away privacy and rips away the feeling of midblock open space in his yard.

This project has a profoundly negative impact for 3 blocks of neighbors. On Hoffman Avenue, it will set a precedent for over-sized facades along on the upside of a steep grade. It will set the same precedent for Fountain Street on the block above Hoffman. On Homestead Street, a block below, neighboring backyards will be facing at a mammoth wall stretching between 24th and 25th streets. The same precedent will be set for neighbors on the west side of Hoffman Avenue for developments on the downhill slope of Fountain Street on the hill behind their backyards. This is directly counter to the General Plan and Priority Policy No. 2, which requires that "existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods." A building such as the proposed project at 437 Hoffman would fundamentally change the character of this neighborhood.

The loss of the existing home represents the loss of affordable housing while the proposed structure perpetuates a pattern of excessive remodeling and flipping of market-rate homes into very extraordinarily unaffordable homes.

Note: Please see my first DR Request for an April 7, 2016 hearing is attached and has other detail. The plans were withdrawn. This project was eventually heard before the Planning Commission on June 30th, 2016 as a CUA (Tantamount to Demolition).

The first plans were for a four or five-story 5000 to nearly 6000sf single-family home with a gym below the garage. The current plans show a four or five story two-unit dwelling with a unit below the garage.

Conflicts with Residential Design Guidelines:

These were detailed in my first DR application. Please see the attachment for more detail.

- **Topography of the Hill and the Block's Roofline Progression, page 11** The two houses adjacent to this project are considerably lower in height than the proposed construction and as such, this building will not be in line with the block's roofline progression.

- **Side Spacing Between Buildings; Breezeway, p15**

There is a strong side spacing pattern present at the adjacent houses on this side of the block. The proposed project should respect this existing pattern as stated in the RDG (p15) instead of abolishing it altogether. This breezeway is source of the treasured sunshine for the elderly professor who lives in the home on the north side

- **Encroaching on Neighbors' Privacy p16-p17**

Regardless of frosted glass, the number of windows proposed for both Northern and Southern elevations pose a huge privacy issue for the adjacent neighbors. The problem is even worse for the back neighbors on Homestead Street due to the numerous windows proposed for the Eastern elevation.

- **Rear Yard Guideline, p16**

Articulate the building to minimize impacts on light and privacy to adjacent properties. The height and depth of the proposed project is excessive. The property to the north 431-433 Hoffman will lose all its sunshine. The property to the south 439-441 Hoffman is all walled in and there are large windows that excessively impact privacy.

- **Building Scale, p23 - p26**

The proposed construction is wildly out of scale in both overall mass and its specific dimensions. The RDG specifically calls for the "scale of the building to be compatible with the height and depth of its surrounding buildings," (p23) but the proposed project is a far cry from the houses in its immediate periphery with regards to scale. This type of expansion is precisely what the RDG refers to as inappropriate since it leaves the surrounding residents feeling "boxed-in and cut-off from the mid-block open space." (p26)

More Shenanigans (My April 2016 details how this project is the result of taking advantage of the system beginning after the 2008 unit-merger of this historic home.)

- **June 30th, 2016 CUA Hearing on 437 Hoffman Project**

At the June 30th Hearing, Commissioners gave the directives regarding redesign and working with the neighbors to resolve these fundamental issues: the tree, the garage, the roofline, the breezeway, and the massing on the rear. Based on the comments from the Commission the neighbors have placed a priority on:

- (1) maintaining the breezeway between Mr. Geisler's property and the project;
- (2) saving the existing tree;
- (3) eliminating the garage so as to reduce the addition of mass at the rear;
- (4) reducing the height and continuing the peaked roof as it is all the way back to allow sunlight to adjacent buildings;
- (5) reducing the size and/or eliminating the terraces;
- (6) "stepping down" the building with the others at the rear and on the street-scape;
- (7) retaining the façade and more of the building to avoid a demolition; and,
- (8) abiding by the Residential Design Guidelines to reduce and shape the proposal to fit the neighboring buildings and topography

The Project Sponsor was given four months, until October 20, 2016 to redesign and work with the neighbors. Instead the project sponsor has come back with an “alteration” and a new 311-Notice. Despite numerous requests by neighbors, the project sponsor refused to meet with us to work on a redesign that would make a more comfortable living environment for the neighbors.

Commissioner Moore’s Motion:

I believe I want to use the discretion of this Commission, particularly as a CU, to say that this project has to back and really get into a serious dialog with the site and the existing conditions. That involves looking at topography, looking at Residential Design Guidelines, how to sculpt a building, and then, if at all possible, still engage in a dialog with the neighbors about very specific issues; that includes the breezeway and leaving a comfortable living environment, even if the home is larger, for the adjoining neighbors.

So I move that we continue the project and look for the architect to work with the Planning Department and with adjoining neighbors.

(June 30th Hearing, 437 Hoffman Avenue, #2015-003686CUA, (Building Permit: 2014.04.11.3029; transcribed by Janet Fowler from hearing video)

PLEASE SEE EXHIBIT 1: Timeline of what occurred between June 30th and October 20th (when the Project Sponsor was supposed to come back to the Commission with that redesign.)

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.

This huge structure violates the character of the neighborhood and jeopardizes economic diversity. For this project, mass does not equal density since this home has been a two-unit home for most of its history. All the neighbors on this block of Hoffman Avenue and all the neighbors on the west side of Homestead Street will be impacted.

The proposed project adds more than a full story of height to the front of the building, and that is unreasonably out of scale with the neighborhood and is disturbing to the scale of the existing roofline on the east side of the block. It sticks up higher than any other roof on the east side of the block. On the northern side at 431-433 Hoffman, there will be an unreasonably negative sunlight impact created for Professor Geisler, an exceptional and extraordinary elderly neighbor, who wants only to live out his last years in the sunshine that floods into the back portion of his unit.

The neighbors to the south will be lose their privacy and feeling of open space and greenery by the looming and mammoth wall that fails to step down with the topography.

The loss of the existing home represents the loss of affordable housing while the proposed structure perpetuates an emerging pattern of remodeling newly acquired hillside homes to extraordinarily massive and unaffordable homes.

And the losses will continue because each development that is overdone and sells for about a million over asking brings another remodel or demolition and the increase of more homes that are even more unaffordable – astronomically unaffordable! Our block on Hoffman Avenue as well as corresponding blocks on Homestead and Fountain Streets are now on a very precarious path because families who want a relatively modest home will not be able to compete with the investors and developers who have no qualms about tearing down a beautiful home to build something extravagant.

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?

- (1) maintain the breezeway between Mr. Geisler's property and the project;
- (2) eliminate the garage so as to reduce the addition of mass at the rear;
- (3) reduce the height (no additional top story) and continue the peaked roof as it is all the way back to allow sunlight to adjacent buildings;
- (4) "step down" the building so that the rear doesn't create massive walls for neighbors;
- (5) retain the façade and more of the building to avoid a demolition; and,
- (6) abide by the Residential Design Guidelines to reduce and shape the proposal to fit the neighboring buildings and topography

Diane Denzler and Ernie Beffel
70 Homestead Street (Block 6503)
San Francisco, CA 91114

August 24, 2017

Via email

Honorable Planning Commissioners
C/o Commissions Secretary
City and County of San Francisco

Re: Submission for 437 Hoffman Avenue
Four discretionary reviews, case 2015-003686 DRP
Hearing Scheduled for September 14, 2017

To the Honorable Planning Commissioners:

This supplemental submission is short because the project sponsor has not submitted any new plans to Planning, as of my writing this letter. The project sponsor either is sandbagging us or "rolling the dice".

It was reported that the project sponsor recently told the neighbors that this matter was continued after the project sponsor's lawyer reported that all of the Commissioners, unanimously were prepared to take the discretionary review and reject the project. It surprises us, with this in mind, that no revised plan was submitted before our deadline for plan comments.

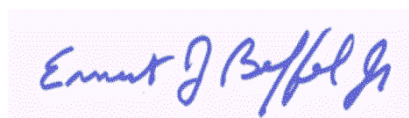
Two approaches to speculative development are gargantuan and neighborhood context sensitive. This developer has chosen gargantuan. In order to gain a garage in the neighborhood that does not have any parking problems, the developer wants to go a full story higher than either of the flanking buildings. The developer challenges the accuracy of Planning Department/Assessor records, to the effect that this gargantuan proposal is only twice as large as the average residence on Block 6503, rather than two and one-half times as large, as we documented for the previously scheduled hearing. The plans of record are still 20 percent larger than the gargantuan, pre-Residential Design Team mistake at 465 Hoffman, which is the largest residence on the block.

Personally, I propose respecting the average height of the flanking buildings and not increasing the mass with a nearly flat roof. This facade should be combined with following the slope contour and not exceeding 35 feet over grade at any point on the roof line, in contrast to 53 feet as planned. A resulting building of 3500 square feet would be much less expensive to develop than 5350 square feet.

One new request: please look at the structural plans for the north wall to determine whether the constructive demolition calculation is correct. I only have architectural plans, so I cannot verify that a new foundation on the north side is intended to carry the structural load and constructively abandon the old foundation, even if it is left in place. The structural calcs will show the design intent. This probably should go back to the Conditional Use calendar, based on the structural design.

Thank you for considering these supplemental comments.

Sincerely,

A handwritten signature in blue ink, reading "Ernest J. Beffel Jr.", is displayed within a light pink rectangular border.

Comments for Planning Commission Packet (SUBMITTED 8/23/2017)
437 Hoffman Avenue. 2015-003686 DRP.
Hearing Scheduled for September 14, 2017

Dear President Hillis and Members of the Planning Commission:

BACKGROUND

As you know this Project was last before you as a CUA on June 30, 2016. It was a CUA because it was decided by the Project Sponsor that it was Tantamount to Demolition. (It had previously been subject to three DRs by immediately adjacent neighbors and the hearing had been scheduled for earlier in the Spring of 2016.)

At the June 2016 hearing, you requested revisions to the Project and continued it to October 2016. There was no October 2016 hearing. It was continued again to January 2017. Again there was no hearing, just Continuances per the Project Sponsors, who then decided that it was not Tantamount to Demolition. A new 311 was issued in February 2017.

In addition to the the three original DR Requestors, a fourth DR Requestor filed in March 2017. The Project had not fundamentally changed despite the Commission deliberations and direction from the June 2016 CUA hearing. The new DR hearing was scheduled for June 15, 2017 but continued by the Project Sponsor at 11:34 am that very morning.

QUESTIONS FOR THE COMMISSION REGARDING THE PLANS

What were the Demo Calcs from the Winter of 2015 through the Spring of 2016 and how many sets of Demo Calcs were there during this period?

What were the Demo Calcs for the June 2016 CUA hearing?

What were the Demo Calcs for the June 2017 DR hearing?

What are the Demo Calcs for the September 14, 2017 DR hearing?

How do all these Demo Calcs from different sets compare?

Georgia Schuttish