



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: JUNE 16, 2016
Continued from the April 28, 2016 Hearing

Date: June 9, 2016
Case No.: 2015-004434DRP
Project Address: 3790-3792 21st Street
Permit Application: 2015.04.10.3305
Zoning: RH-2 [Residential House, Two-Family]
40-X Height and Bulk District
Block/Lot: 3604/026A
Project Sponsor: Bill Egan
15 Perego Ter, #5
San Francisco, CA 94131
Staff Contact: Nancy Tran– (415) 575-9174
nancy.h.tran@sfgov.org
Recommendation: **Approve the project as proposed**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

BACKGROUND

On January 14, 2016, the Planning Commission closed public comment and continued the proposed project at 3790-3792 21st Street to April 14, 2016. During deliberation, the Commission expressed concerns regarding the disproportionate size of units and lower unit's floor plan. The Commission also requested project design revisions to address the long 21st Street façade, window proportion and material treatment.

On April 14, 2016, the Commission continued the project to April 28, 2016 to allow the Project Sponsor additional time to address the Commission's comments.

On April 28, 2016 the Commission continued the project to June 16, 2016.

CURRENT PROPOSAL

The project was revised to improve the equity between units, project design and address additional Residential Design Team (RDT) comments; the changes do not require new Section 311 notification. The lower unit, previously proposed as an 828 square foot studio, was widened approximately 1 foot 6 inches and reconfigured into a 920 square foot one-bedroom unit. Direct access to/from the garage and lower unit was removed and additional windows for light and air were introduced along 21st Street and the new rear yard light well. Per the Commission's discussion, the Project Sponsor revised the subject property's design by modifying the structure's proposed volume reduction on all floors. The façade's articulation was also modified based on the Commission and RDT's comments.

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team (RDT) reviewed the project following the revision submittal and requested the changes listed below. The project has been partially revised based on RDT's design requests and are the official plans submitted to the Commission.

- Eliminate the Juliet balcony at the right corner of the front façade, but keep the inset.
- Eliminate the corner void on the first floor – the deck area should be interior space to solidify the massing.
- Increase vertical proportions at the corner; adding the 2nd story window that is missing from the elevation may achieve this direction.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must approve the project as proposed or take DR on the proposed plans.

BASIS FOR RECOMMENDATION

- The project sponsor has addressed the Commission's previous comments regarding floor plan and exterior design.
- The proposed Project meets all applicable requirements of the Planning Code.

RECOMMENDATION: Approve the project as proposed

Attachments:

Revised Plans

Public Comment

Discretionary Review Abbreviated Analysis dated January 4, 2016

Nancy Tran, Planner
San Francisco Planning Department
1650 Mission St., #400
San Francisco, Ca. 94103

March 14th, 2016

Dear Nancy,

I am the current occupant of 3792 21st Street, and have been for over a year. I understand it is a subject of interest as the result of a scheduled remodeling project. I would like to go on record as stating: the current floor plan is dated and contains wasted and uninhabitable space, a strange walk in closet/ hallway arrangement that leads to a tiny utility room that is additional wasted, uninhabitable space.

In reviewing the new design with the owners and their architect, I find that the new space is 100% habitable containing 30 to 40% more useful livable space. The new design provides natural light from 21st and Noe St. sides, and the open floor plan makes better use of this light. The intended addition of the east light will likely provide more natural light than the small window at the existing bathroom light well.

I am at a loss as to why neighbors unaffected by the interior layout of this proposed project would interject their opinions into this process. Having never even set foot in the building, they have in my opinion 'missed the point'. If this unit were built to be larger and comparable to the main house; it would be cost prohibitive for an 'entry level' couple or young family; in a neighborhood that is becoming increasingly cost prohibitive. It is separately metered, distinct from the main house; and not designed to be 'rolled into' the main house; as is often the case.

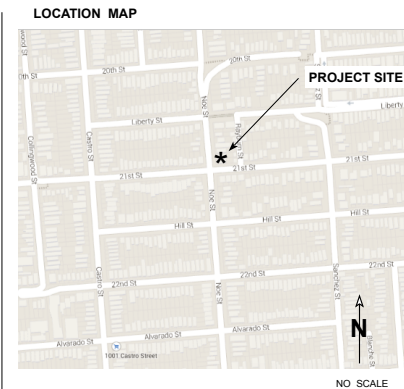
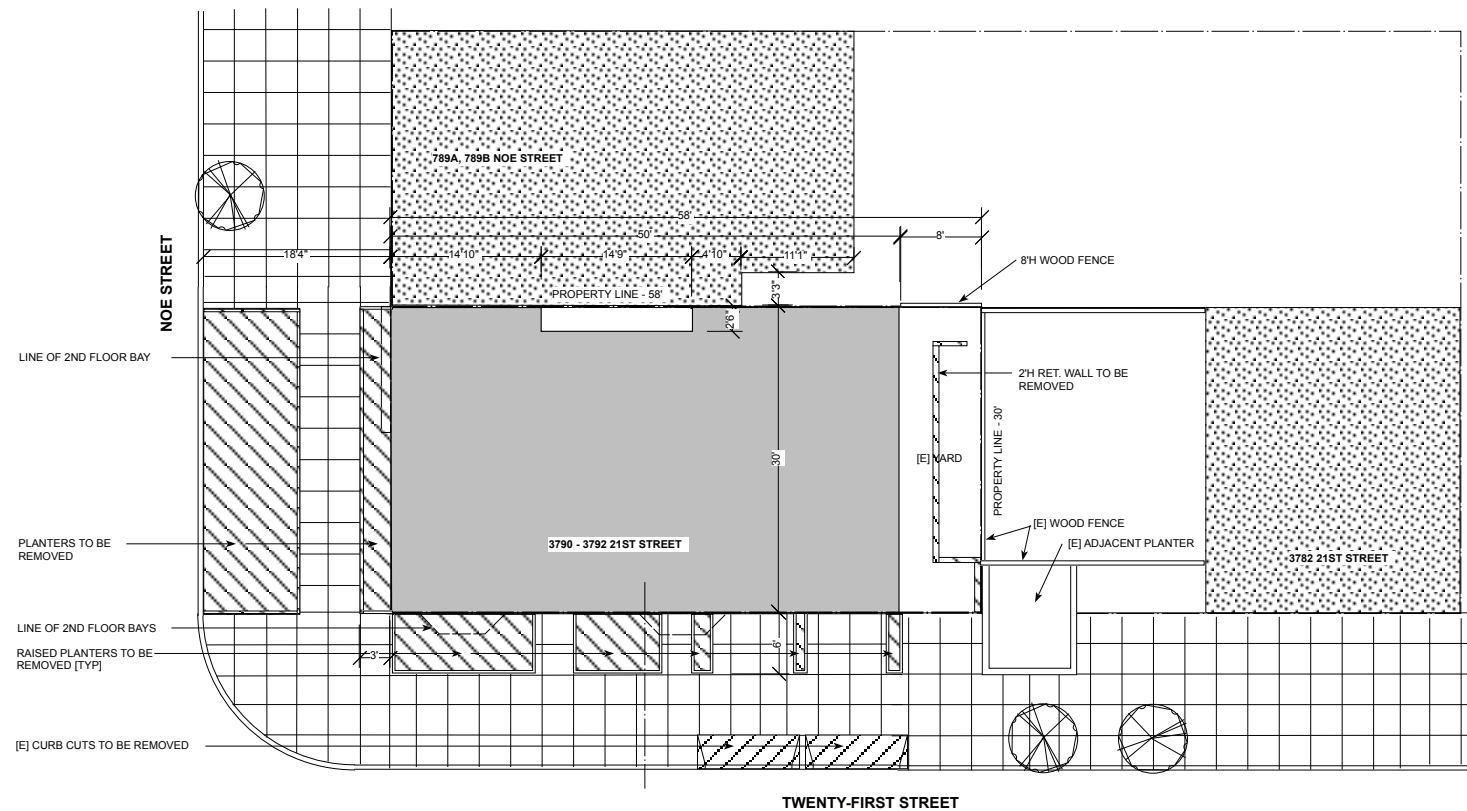
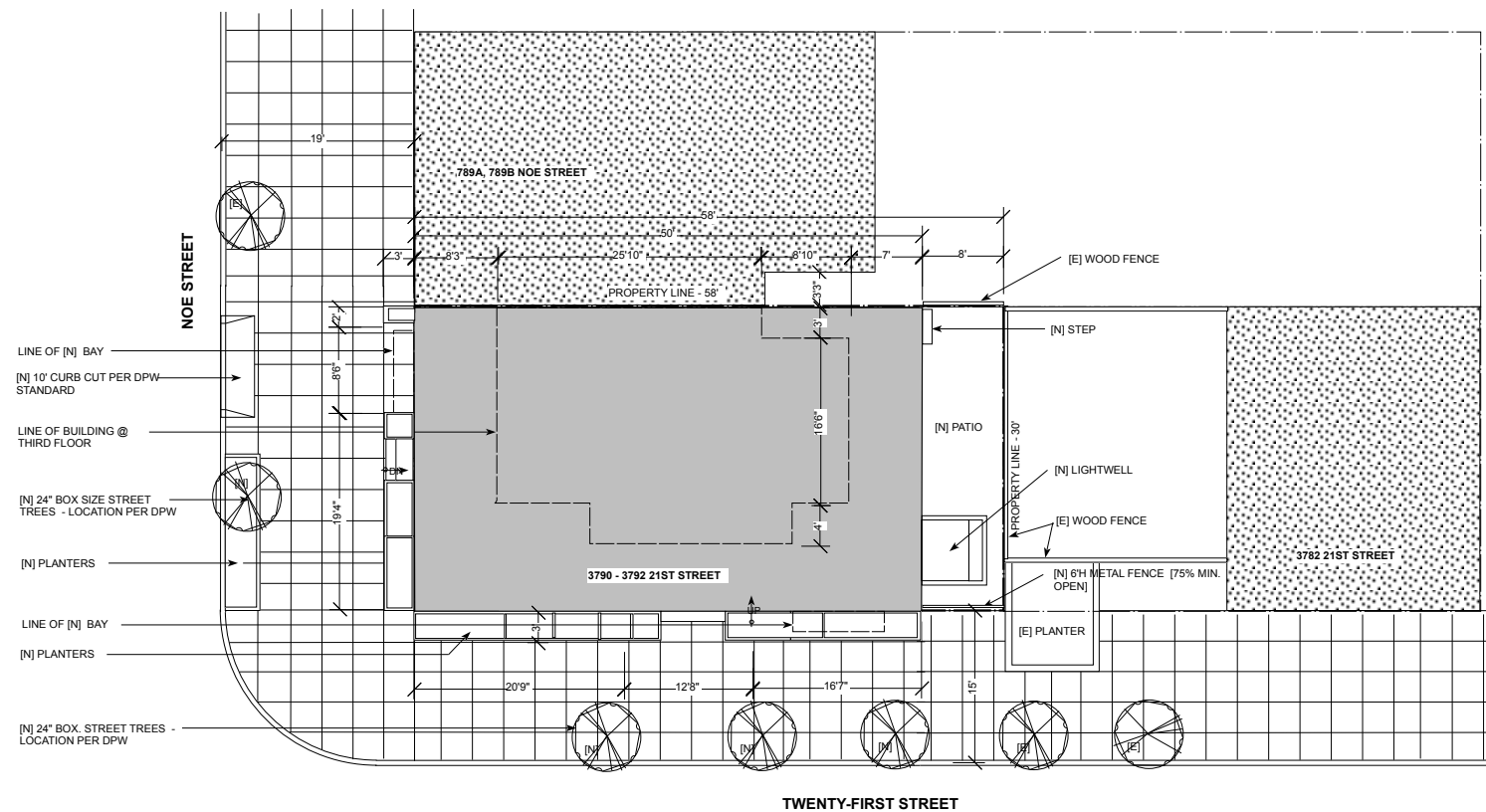
I would very much prefer to live in the newly designed unit; and hope to be living there when construction is complete.

Thank you for your attention in this matter.

Please contact me at: Motazzagha@yahoo.com with questions or concerns.

Regards, Motaz Zagha





PROJECT DATA

ADDRESS - 3790, 3792 TWENTY-FIRST STREET, SAN FRANCISCO, CA
 BLOCK / LOT - 3604/026A
 ZONING - RH-2
 OCCUPANCY CLASS - R3
 CONSTRUCTION - SB
 SEISMIC ZONE - E
 CLIMATE ZONE - F
 LOT AREA 1738 SF [68' X 30']
 EXISTING COND. FLOOR AREA #3790 - 1501 SF [EST. GROSS]
 EXISTING COND. FLOOR AREA #3792 - 652 SF [EST. GROSS]
 PROPOSED COND. FLOOR AREA #3790 - 3382 SF [EST. GROSS]
 PROPOSED COND. FLOOR AREA #3792 - 920 SF [EST. GROSS]
 EXISTING USE - DUPLEX
 PROPOSED USE - DUPLEX
 EXISTING NUMBER OF STORIES - 2
 PROPOSED NUMBER OF STORIES - 3 STORIES OVER BASEMENT
 EXISTING BUILDING HEIGHT - 12'-0"
 PROPOSED BUILDING HEIGHT - 33'-6"

CONTACT DIRECTORY

OWNER / CONTACT
MIKE NILAND, MAHMOUD LARIZADEH
70 13TH STREET
SAN FRANCISCO, CA. 94103
415.515.4837

ARCHITECT
BILL EGAN
15 PEREGO TERRACE #5
SAN FRANCISCO, CA. 94131
415.260.1228

CODES, STANDARDS, ORDINANCES

ALL WORK SHALL CONFORM TO THE FOLLOWING:
2013 SAN FRANCISCO BUILDING CODE
2013 CALIFORNIA ENERGY STANDARDS
ALL LOCAL STANDARDS, ORDINANCES AND SPECIFICATIONS

SCOPE OF WORK

- ADD BASEMENT AND 3RD FLOOR TO EXISTING 2 STORY, 2 UNIT BUILDING.
- BASEMENT TO BE 2 CAR GARAGE AND 1 BEDROOM RESIDENCE
- FIRST, SECOND, AND THIRD FLOORS TO BE 4 BEDROOM, 3 BATH RESIDENCE.

SHEET INDEX

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A3.0 EXISTING & PROPOSED SECOND FLOOR
PROPOSED THIRD FLOOR PLAN
A3.1 EXISTING AND PROPOSED ROOF PLANS
A4.0 EXISTING AND PROPOSED BUILDING SECTIONS
A5.0 EXISTING AND PROPOSED ELEVATIONS
A6.0 EXISTING AND PROPOSED ELEVATIONS
A7.0 EXISTING AND PROPOSED ELEVATIONS
A8.0 EXISTING AND PROPOSED CONTEXTUAL ELEVATIONS

be/A
BILL EGAN
ARCHITECT

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San Francisco, Ca. 94131
415 260 1228
billegan7@gmail.com
www.billeganarchitect.com

PROJECT NO.
15.0112.00

PROJECT TITLE

3790 - 3792 TWENTY-FIRST STREET REMODEL
3790 - 3792 TWENTY-FIRST STREET, SAN FRANCISCO CALIFORNIA

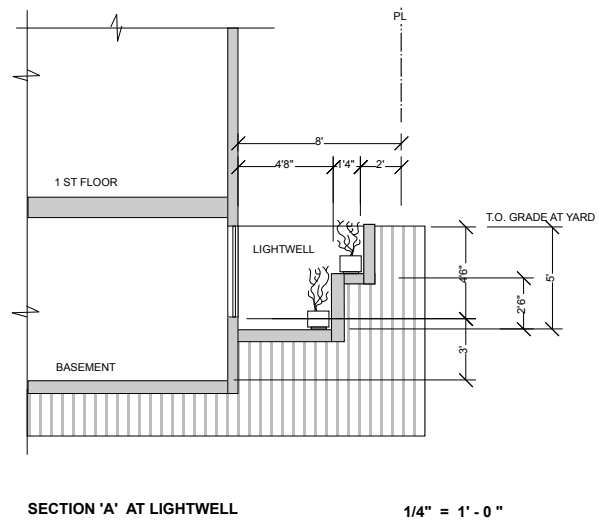
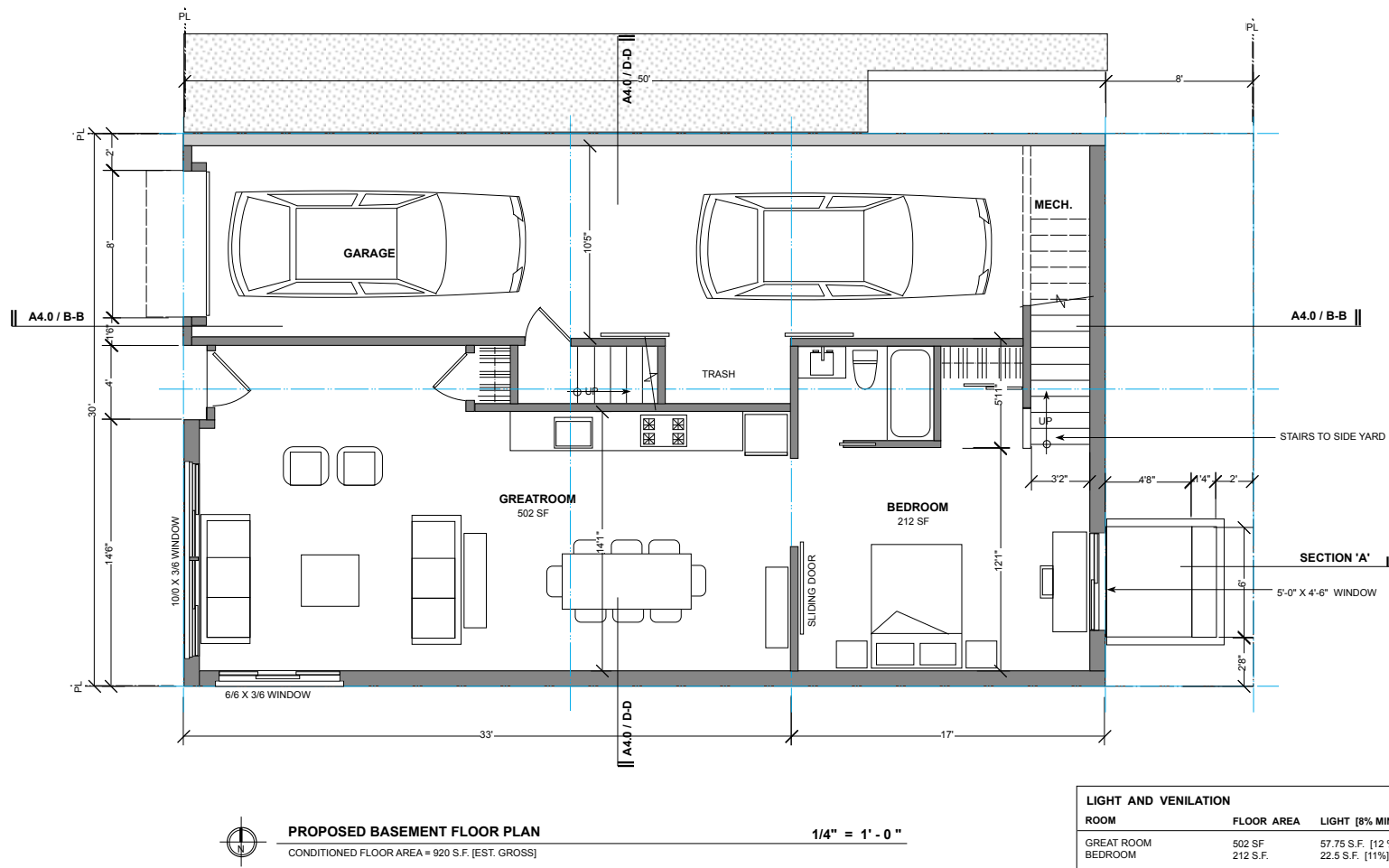
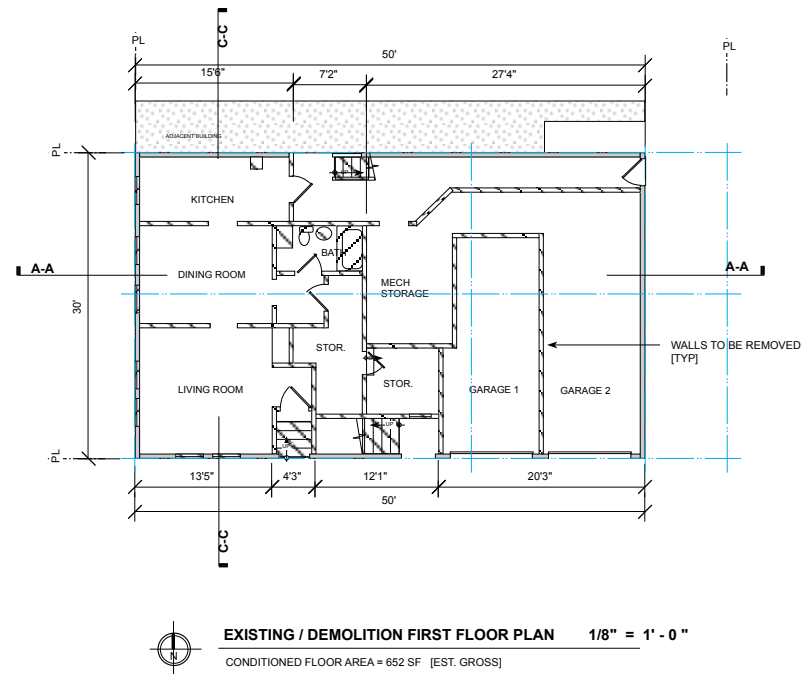
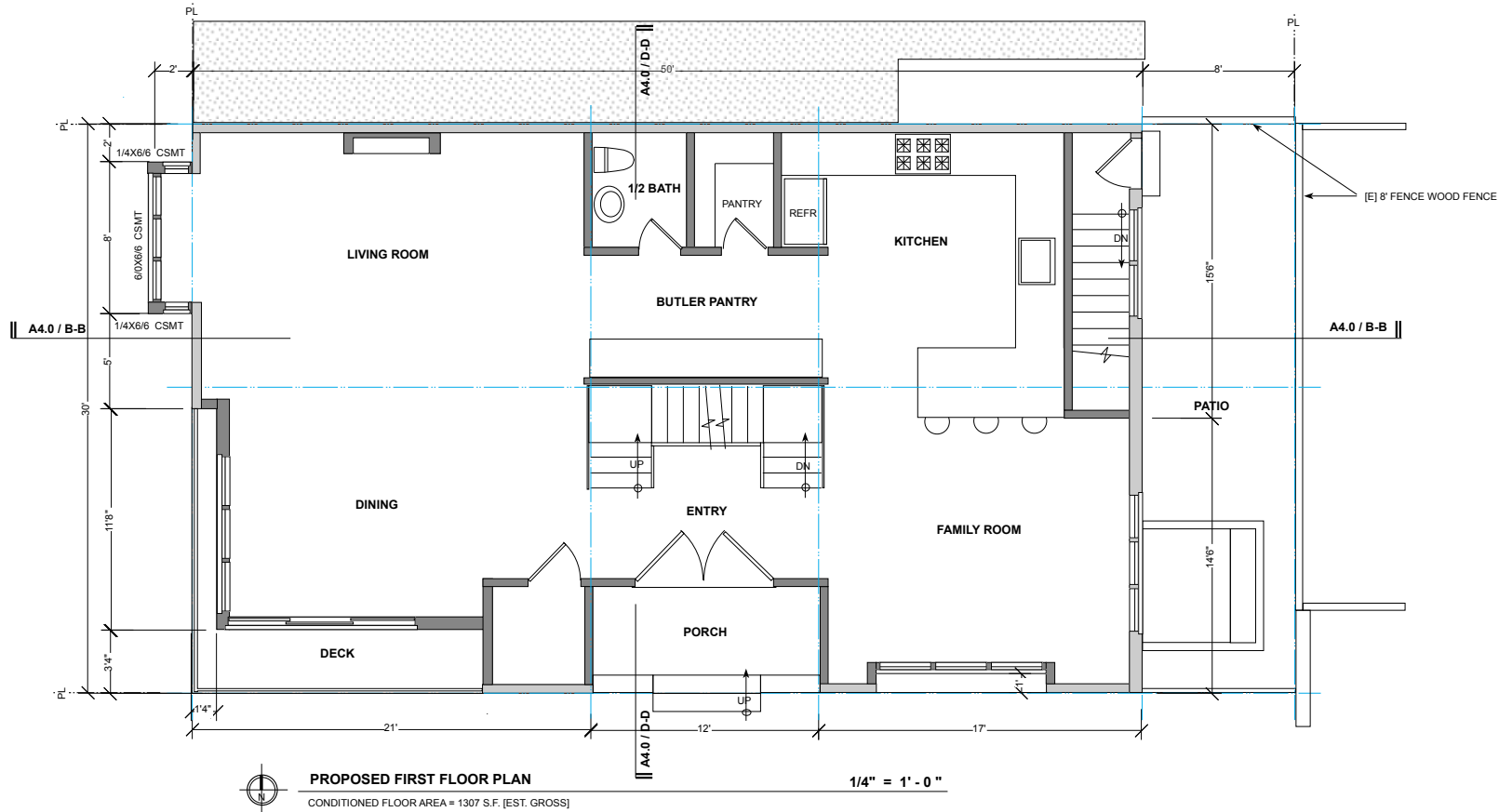
PRINT DATE

SHEET CONTENT

PROJECT DATA

EXISTING AND PROPOSED SITE PLANS

A1.0



LIGHT AND VENTILATION			
ROOM	FLOOR AREA	LIGHT [8% MIN.]	VENTILATION [4% MIN.]
GREAT ROOM	502 SF	57.75 S.F. [12 %]	28.9 S.F. [12 %]
BEDROOM	212 S.F.	22.5 S.F. [11%]	11.3 S.F. [5.5%]

WALL LEGEND	
	EXISTING WALL TO REMAIN
	NEW FULL HEIGHT WALL [2 X ~ @ 16"cc U.O.N.]
	NEW PARTIAL HEIGHT WALL

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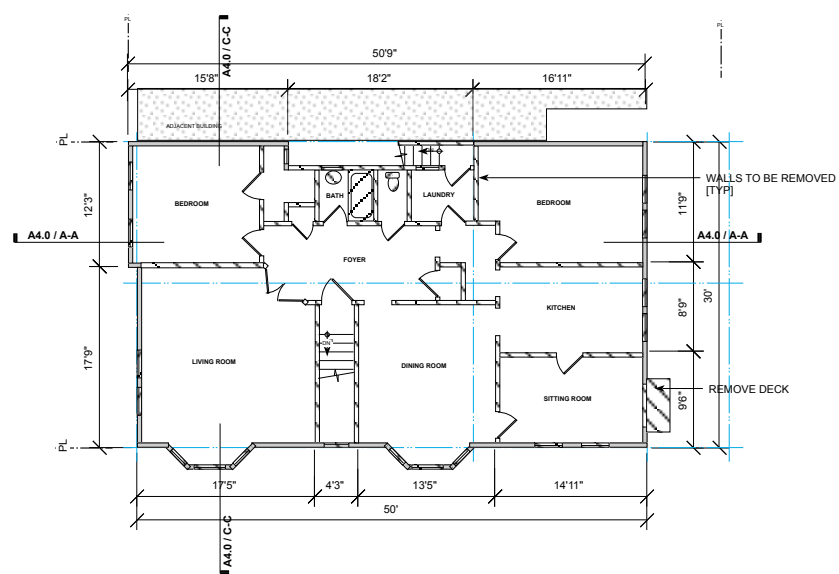
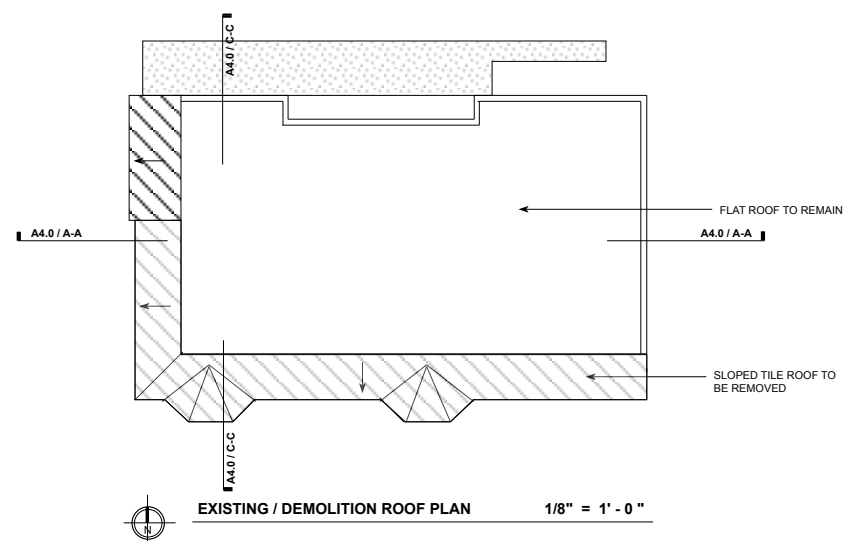
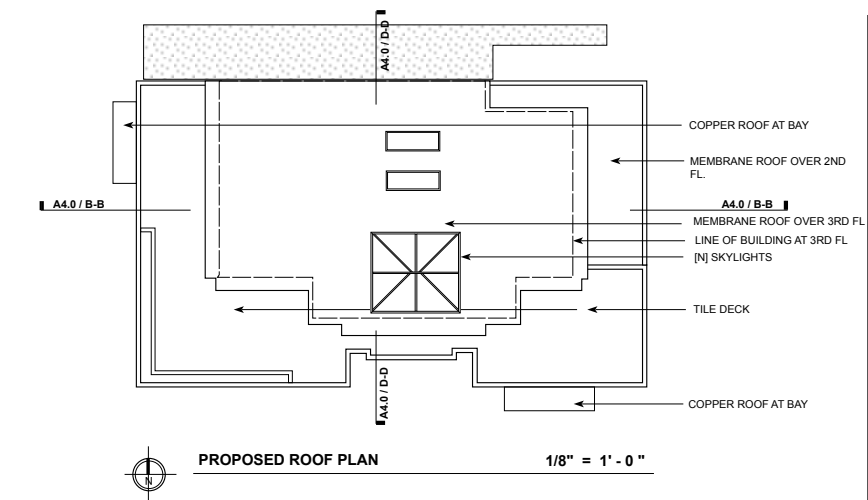
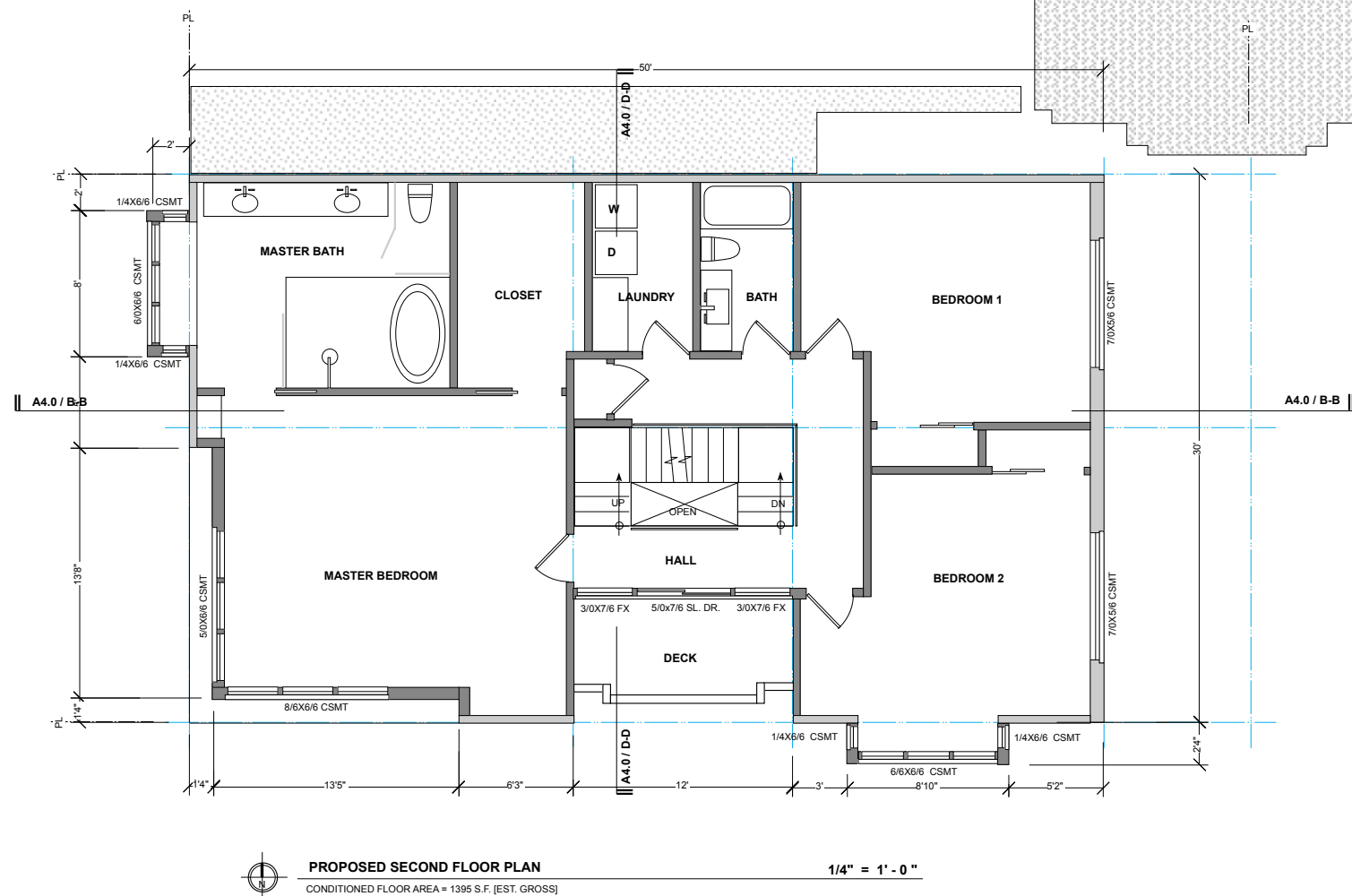
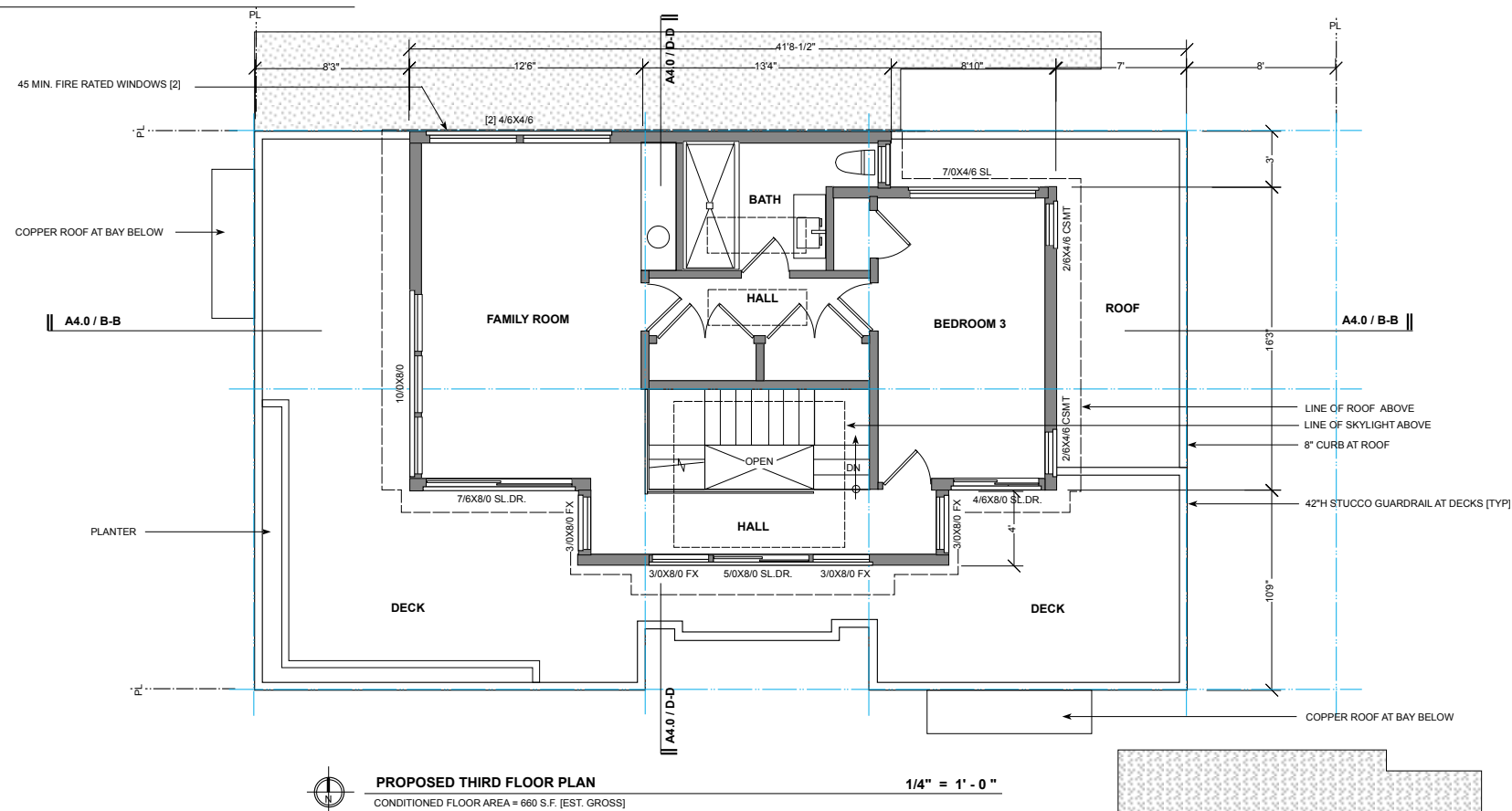
PRINT DATE

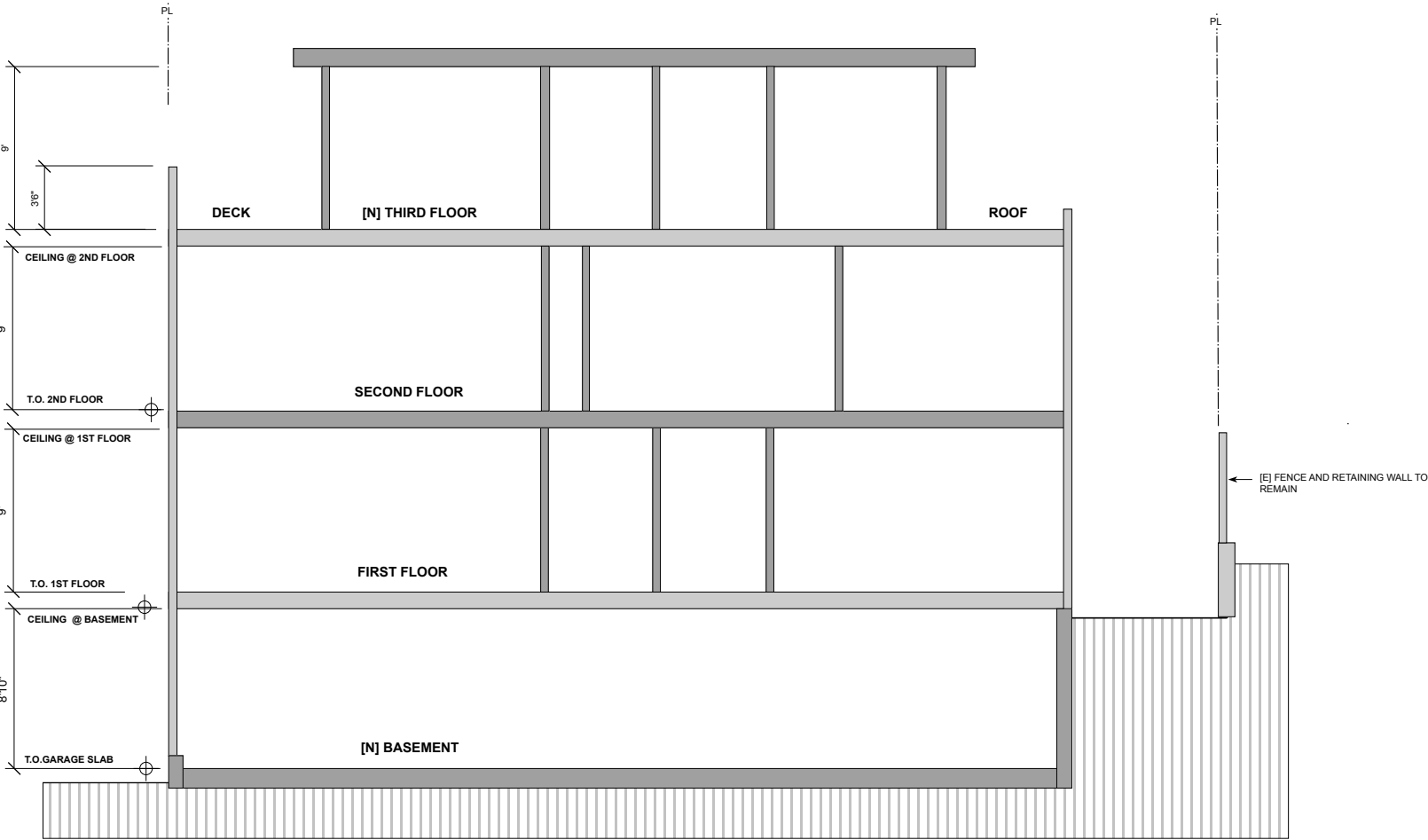
SHEET CONTENT

**EXISTING AND PROPOSED
BASEMENT PLAN**

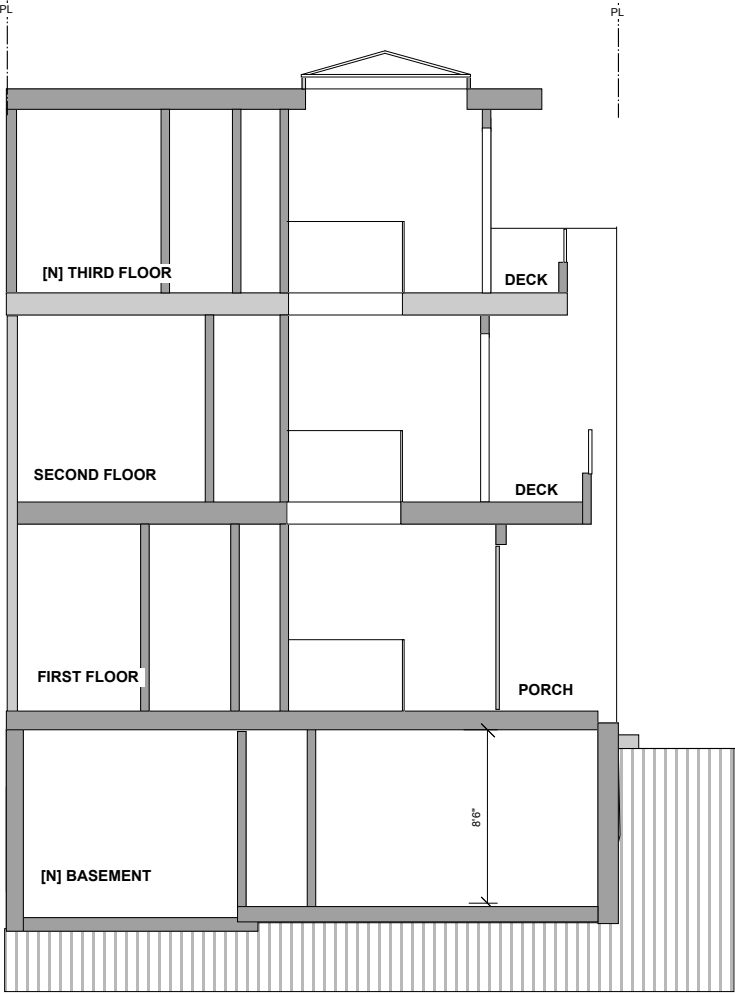
A2.0

Ownership and Use of Documents : All drawings, specifications and their content appearing herein constitute the original and unpublished work of William Egan, Architect and the same shall remain the property of the architect. They are to be used only with respect to this project and shall not be duplicated, used by any persons on other projects, or extensions to this project without expressed written agreement with the architect.

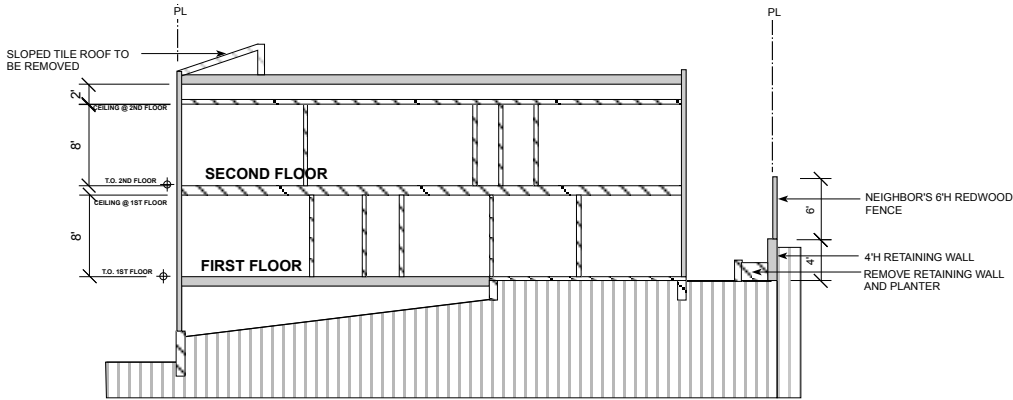




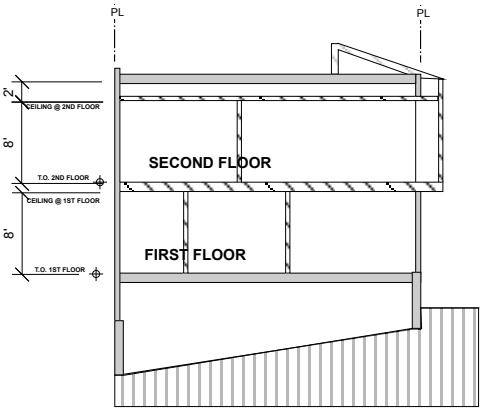
B-B PROPOSED BUILDING SECTION 1/4" = 1' - 0"



D-D PROPOSED BUILDING SECTION 1/4" = 1' - 0"



A-A EXISTING BUILDING SECTION 1/8" = 1' - 0"



C-C EXISTING BUILDING SECTION 1/8" = 1' - 0"

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PROJECT NO.
15.0112.00

PROJECT TITLE

3790 - 3792 TWENTY-FIRST STREET REMODEL
3790 - 3792 TWENTY-FIRST STREET, SAN FRANCISCO, CALIFORNIA

PRINT DATE

SHEET CONTENT

**EXISTING AND PROPOSED
BUILDING SECTIONS**

A4.0

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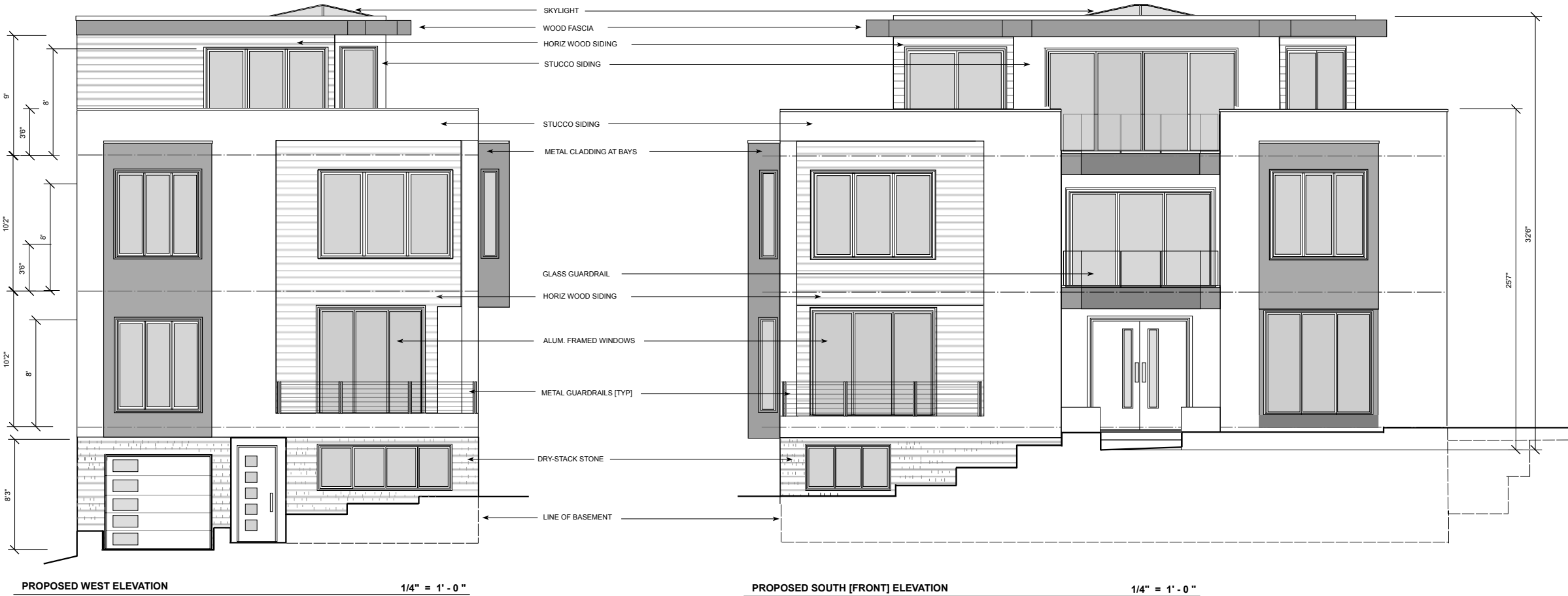
3790 - 3792 TWENTY-FIRST STREET REMODEL
3790 - 3792 TWENTY-FIRST STREET, SAN FRANCISCO, CALIFORNIA

PRINT DATE

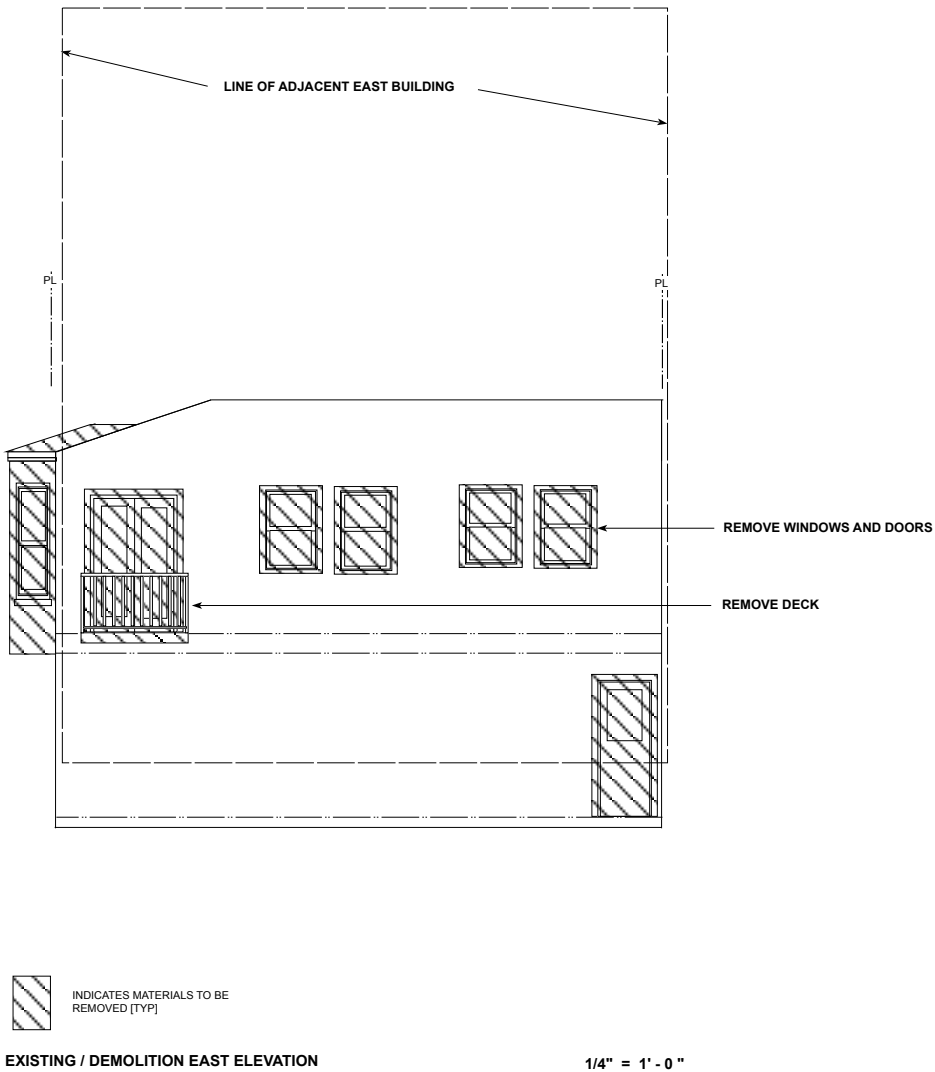
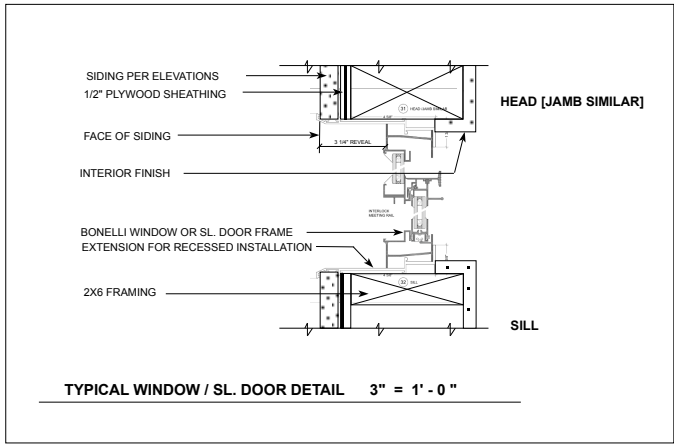
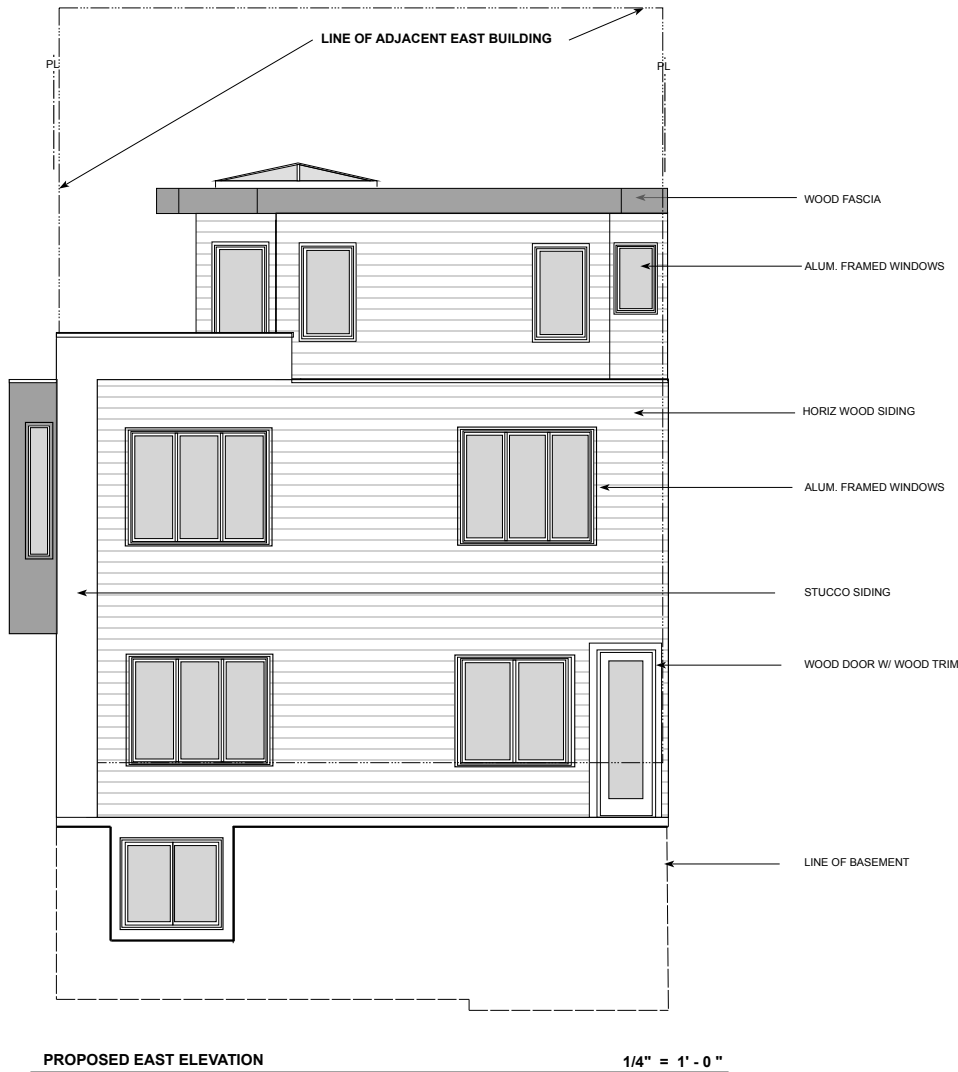
SHEET CONTENT

EXISTING AND PROPOSED
SOUTH AND WEST
ELEVATIONS

A5.0



EXTERIOR FINISH SCHEDULE			
SURFACE	MATERIAL	FINISH	REMARKS*
WOOD SIDING STUCCO SIDING METAL SIDING STONE VENEER	1X4 BUTT JOINT SMOOTH TROWEL 2"H DRY STACK - MEDIUM TEXTURE	PAINT PAINT FACTORY COLOR NATURAL	
WINDOWS AND SLIDING DOORS	BONELLI ALUM FRAMES	GREY MATALIC	
GARAGE DOOR	METAL W/ OBSCURE GLASS	FACTORY COLOR	
FASCIA TRIM	2X~ WOOD	PAINT	



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PROJECT NO.
14.0922.00
PROJECT TITLE

3790 - 3792 TWENTY-FIRST STREET REMODEL
3790 - 3792 TWENTY-FIRST STREET, SAN FRANCISCO, CALIFORNIA

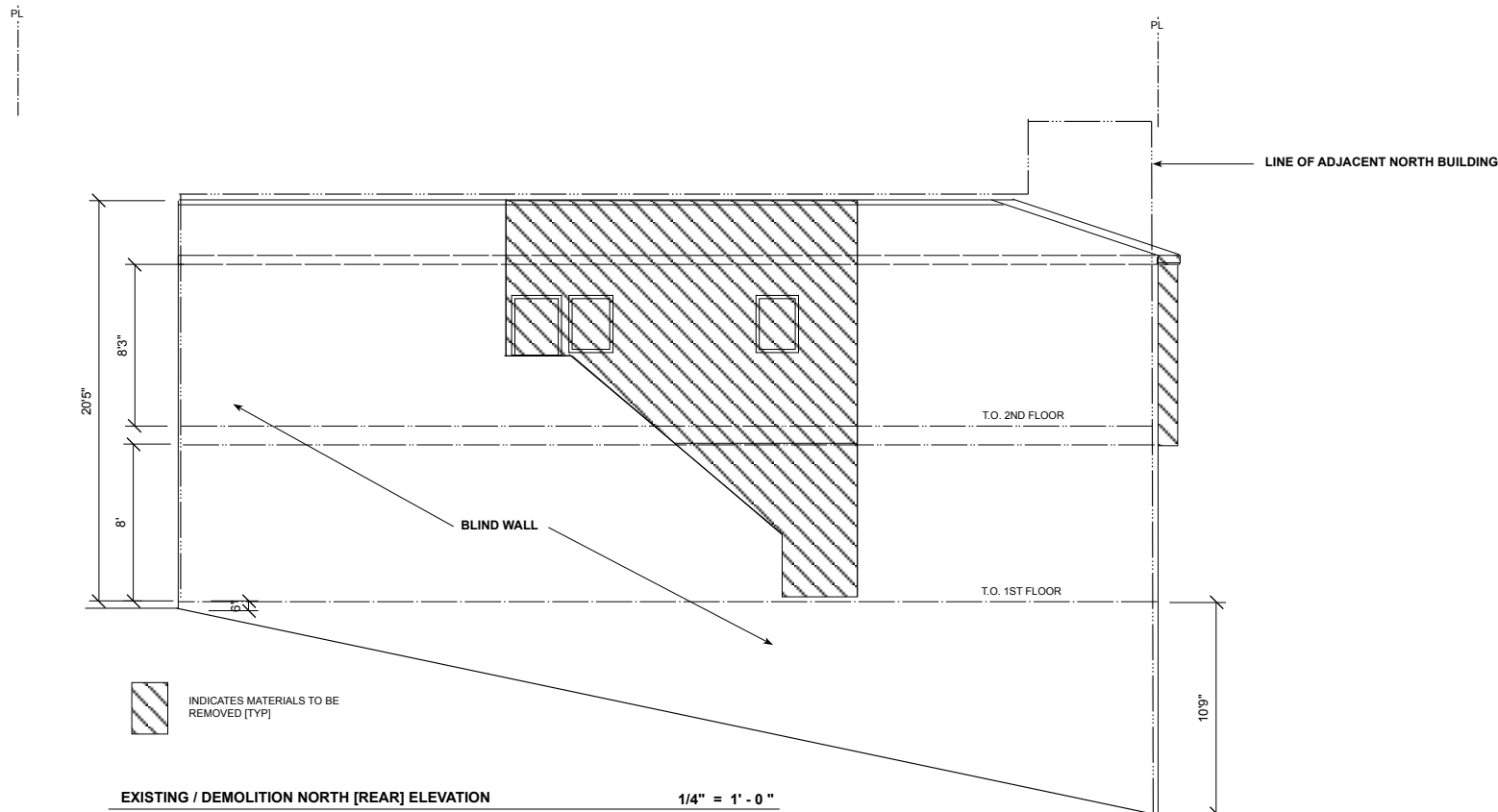
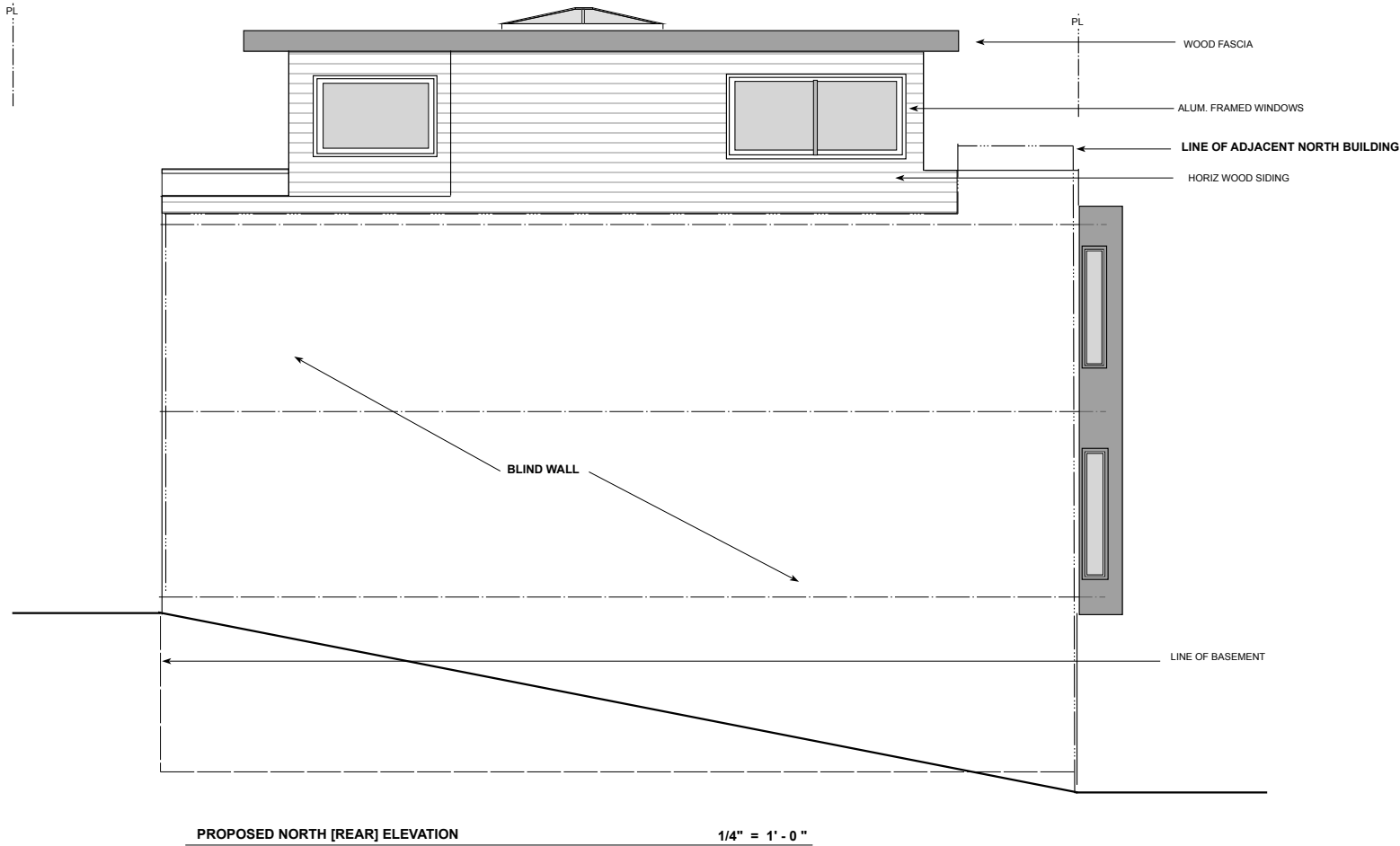
PRINT DATE

SHEET CONTENT

EXISTING AND PROPOSED
EAST ELEVATIONS

A6.0

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PROJECT NO.
14.0922.00

PROJECT TITLE

3790 - 3792 TWENTY-FIRST STREET REMODEL
3790 - 3792 TWENTY-FIRST STREET, SAN FRANCISCO, CALIFORNIA

PRINT DATE

SHEET CONTENT

**EXISTING AND PROPOSED
NORTH ELEVATIONS**

A7.0

Ownership and Use of Documents - All drawings, specifications and their content appearing herein constitute the original and unpublished work of William Egan, Architect and the same shall remain the property of the architect. They are to be used only with respect to the project and shall not be duplicated, used by any person or other projects, or extensions to this project without expressed written agreement with the architect.



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review

Abbreviated Analysis

HEARING DATE: JANUARY 14, 2016

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
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Date: January 4, 2016
Case No.: 2015-004434DRP
Project Address: 3790-3792 21st Street
Permit Application: 2015.04.10.3305
Zoning: RH-2 [Residential House, Two-Family]
40-X Height and Bulk District
Block/Lot: 3604/026A
Project Sponsor: Bill Egan
15 Perego Ter, #5
San Francisco, CA 94131
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 construction of a new third story addition with roof deck, lightwell infill, excavation to create a basement level and extensive interior remodeling. The project includes exterior changes such as relocation of off-street parking from 21st Street to Noe Street, replacement of two garage doors with a single door, as well reconfiguration/replacement of windows and doors on the existing two-family dwelling.

SITE DESCRIPTION AND PRESENT USE

The project site is on the northeast corner of 21st and Noe Streets, Lot 026A in Assessor's Block 3604 and is located within the RH-2 (Residential House, Two-Family) Zoning District and the 40-X Height and Bulk District. The ~1,700 SF lot has 30' of frontage and a depth of 58'. The property is a developed two-story, ~1,500 square foot building (~2,150 GFA) with two off-street parking spaces on the ground floor and was constructed circa 1929.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located in a residential area located along the southerly border of Castro/Upper Market and adjacent to an RH-1 (Residential, One Family) district. Parcels within the immediate vicinity consist of single- and two-family dwellings of varied design and construction dates.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	August 18, 2015 – September 17, 2015	September 17, 2015	January 14, 2016	119 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	January 4, 2016	January 4, 2016	10 days
Mailed Notice	10 days	January 4, 2016	December 31, 2015	14 days

PUBLIC COMMENT

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

Support – Laurie Gottlieb – Adjacent owner/occupant at 3782 21st Street, expressed support for the project.

DR REQUESTOR

Ellen Soulis, 3791 21st Street, San Francisco, CA 94114

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

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

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

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated December 1, 2015.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet). Upon review of Environmental Application No. 2015-004434ENV, 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.

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 reason:

1. The proposed massing is appropriate as the project is a corner building and is adjacent to other 3-story buildings on the block-face of Noe Street.

In response to the DR requestor's concern with respect to form, RDT instructed the project sponsor to make modifications to the project. The project has been satisfactorily revised to address RDT's design requests listed below and are the official plans submitted to the Commission.

1. Propose a solid railing/parapet to provide a strong roof cap as viewed from the public right-of-way.
2. Provide appropriate high quality window trim.
3. Provide additional information on façade materials (quality, application and finishes).
4. Improve the first two floor window/glazing proportions to better relate to the more vertical proportions and solid-to-void ratio found in the immediate neighborhood. (The window proportions at the 3rd floor are acceptable).

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

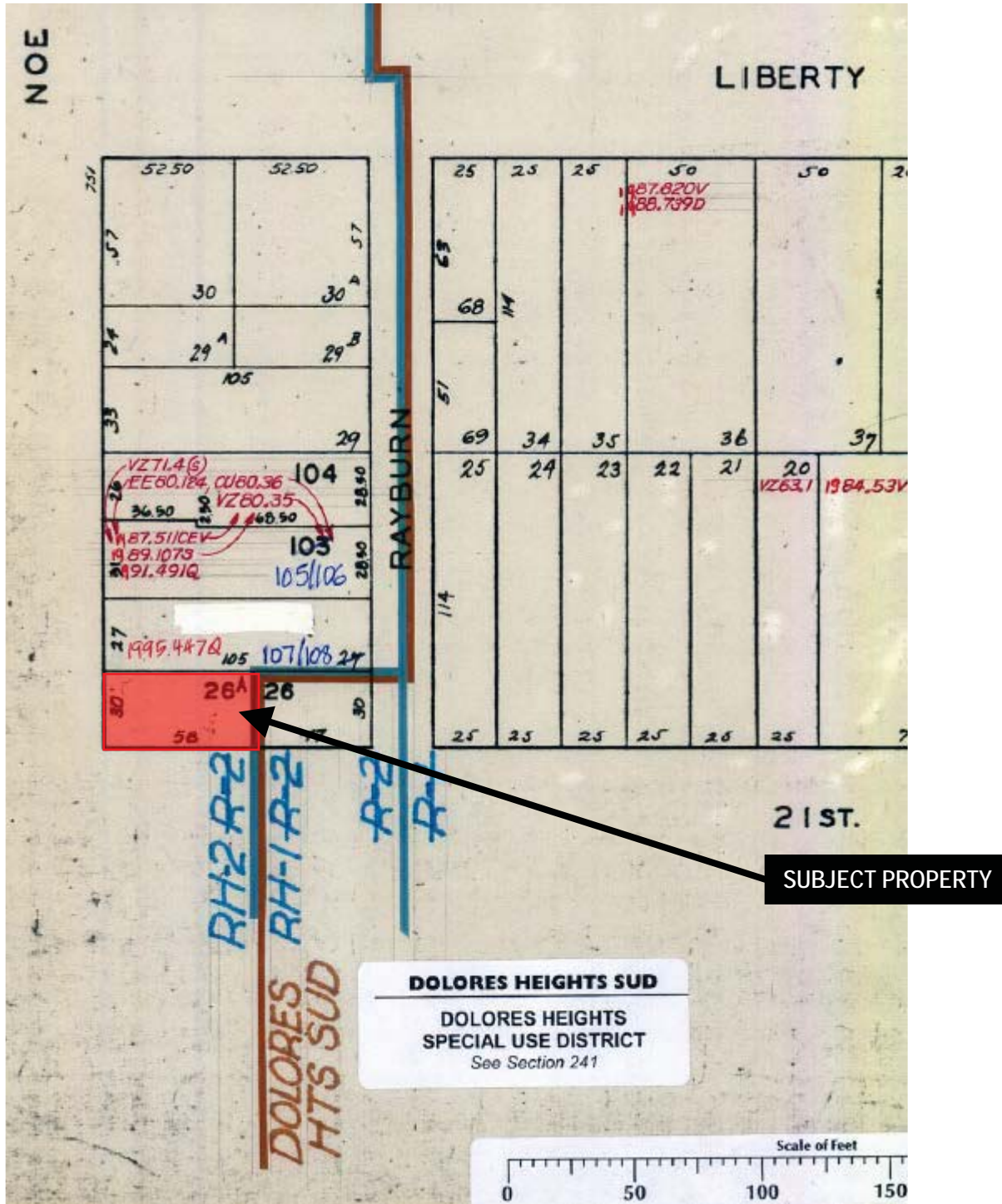
RECOMMENDATION:	Do not take DR and approve project as proposed
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Attachments:

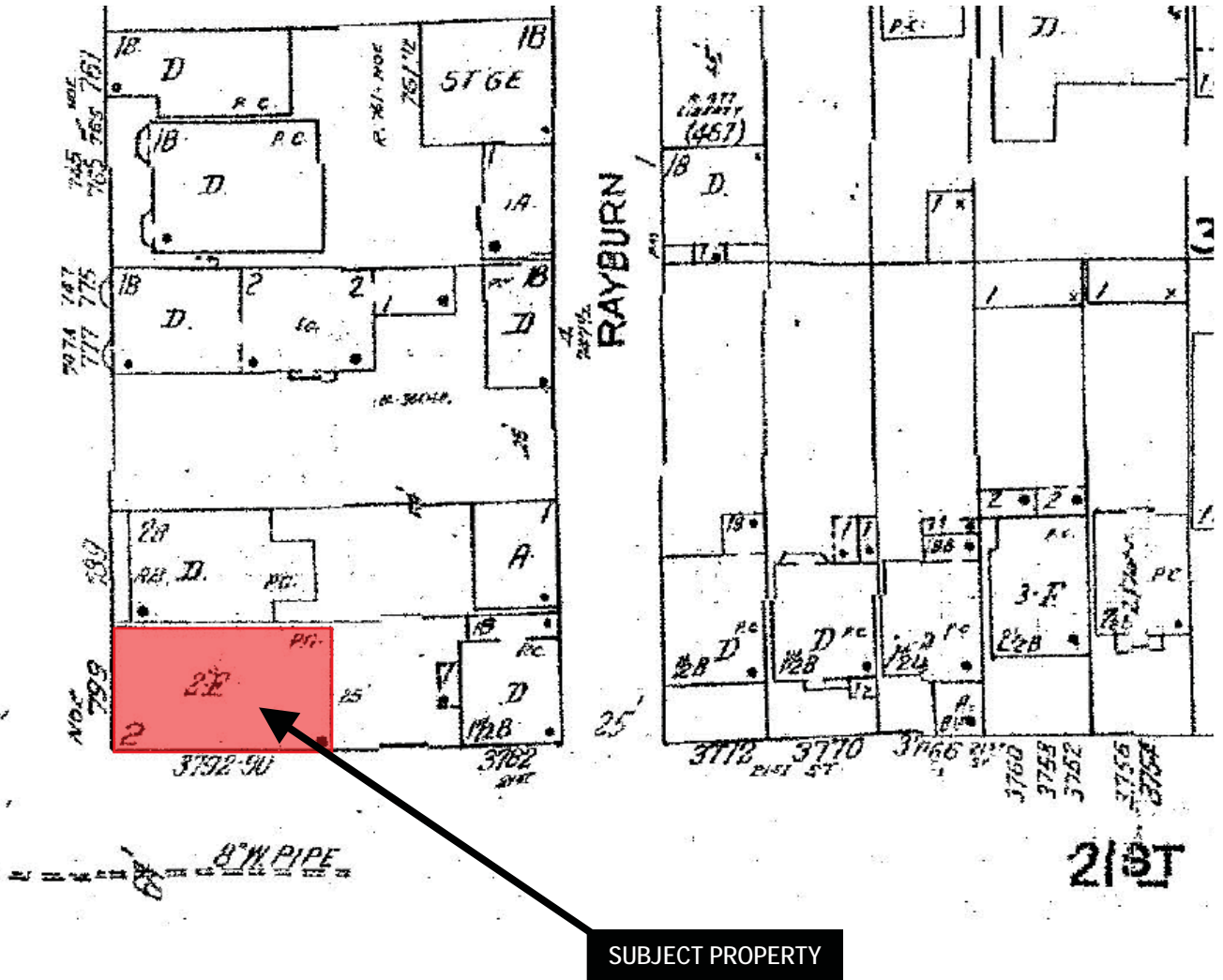
Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
CEQA Categorical Exemption Determination
Section 311 Notice
DR Notice
DR Application
Response to DR Application dated December 1, 2015
Revised Plans per RDT Comments
Public Comments

NT: I:\Cases\2015\ 2015-004434DRP - 21st St_3790-3792

Block Book Map



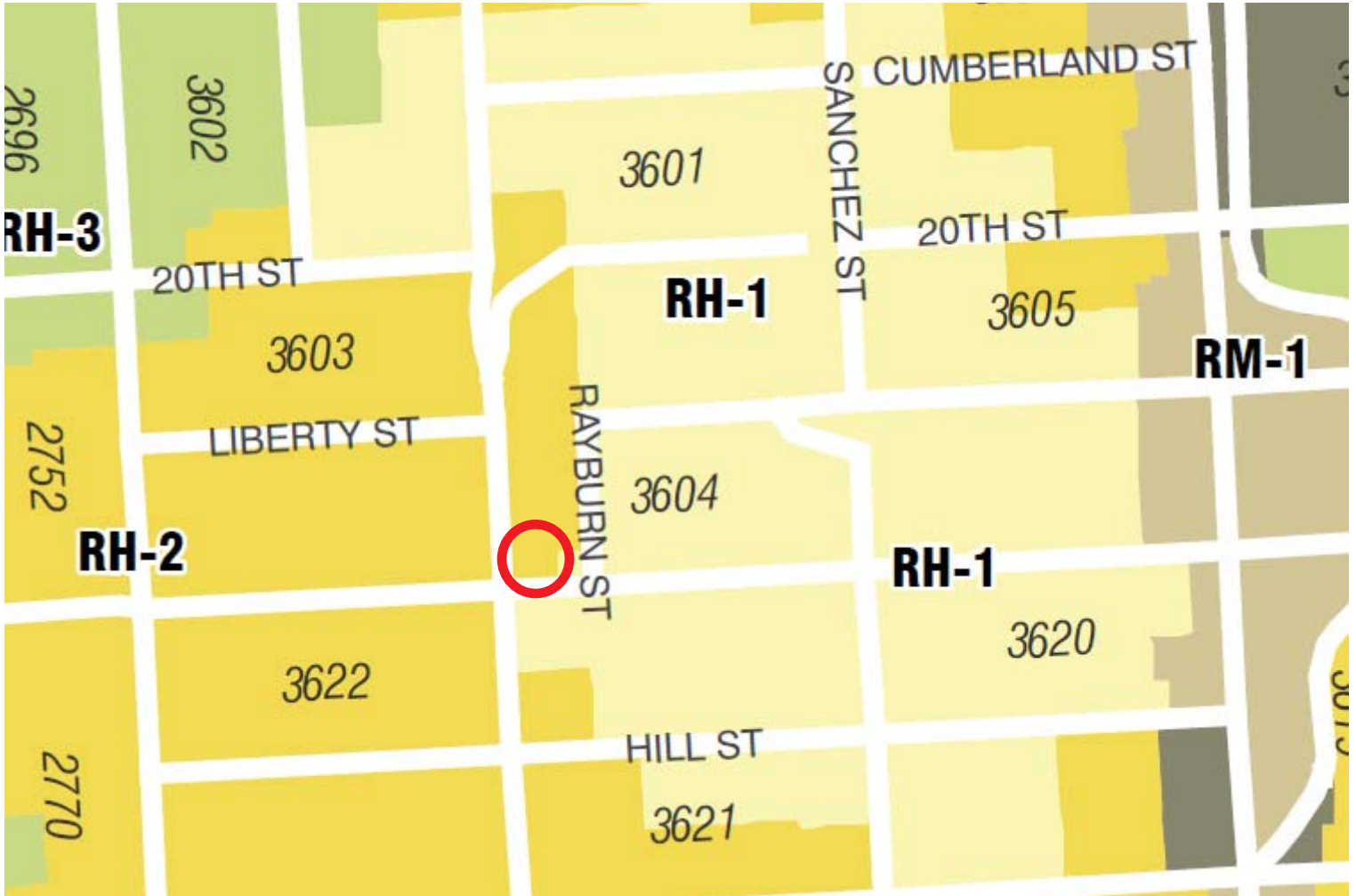
Sanborn Map*



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

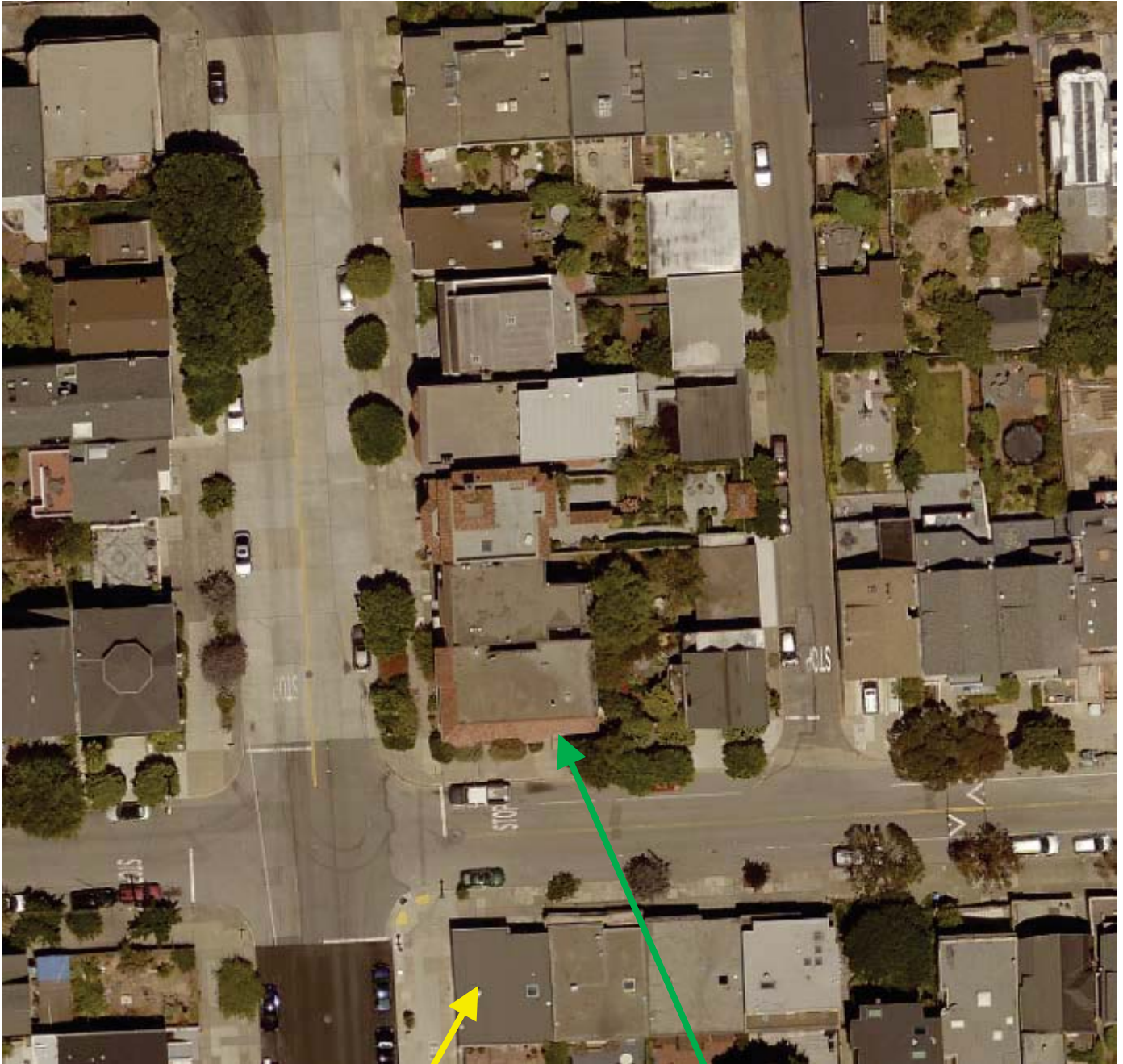


Zoning Map



Discretionary Review Hearing
Case Number 2015-004434DRP
3790-3792 21st Street

Aerial Photo



DR REQUESTOR

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2015-004434DRP
3790-3792 21st Street



ADJACENT HOUSES ON NOE STREET



NOE STREET ELEVATION



3790 21ST STREET



ADJACENT HOUSES ON 21 ST STREET



HOUSES OPPOSITE ON 21st STREET



HOUSES OPPOSITE ON NOE STREET



REAR ELEVATION - 789A, 789B NOE STREET



WEST ELEVATION - 3782 21ST STREET



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
3790-3792 21st St.		3604/026A	
Case No.	Permit No.	Plans Dated	
2015-004434ENV	201504103305	Received 3/25/15	
<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. Add third floor to existing two-story two-unit residential building. Excavate basement level to add habitable space and parking for two vehicles. Reconfigure street-facing façades.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input checked="" type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input checked="" type="checkbox"/>	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
<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): Jean Poling Archeo clearance. Project will follow recommendations of Feb. 2015 GeoEngineering Consultants geotechnical study.	

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

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

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

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

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

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

<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
<input checked="" type="checkbox"/>	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: 6/18/2015 (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greving <small>Digitally signed by Justin Greving DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2015.06.22 16:44:45 -0700</small>	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Justin A Greving Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Justin Greving <small>Digitally signed by Justin Greving DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2015.06.22 16:44:45 -0700</small>
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

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

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



SAN FRANCISCO PLANNING DEPARTMENT

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	6/10/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	3790-3792 21st Street	
Block/Lot:	Cross Streets:	
3604/026A	Noe and Rayburn streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-004434ENV

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:	3/25/2015 (received)
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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: Historic Resource Evaluation prepared by Johanna Street, Architect (dated January 12, 2015)	
Proposed Project: Add third floor to existing two-story two-unit residential building. Excavate basement level to add habitable space and parking for two vehicles. Reconfigure street-facing façades.	

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:	n/a	Period of Significance:	n/a	
		<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 Historic Resource Evaluation prepared by Johanna Street, Architect (dated January 12, 2015) and information found in the Planning Department files, the subject property at 3790-3792 21st Street contains a two-story over partial garage wood-frame residential duplex constructed in 1929 (source: assessor's record). This simple stuccoed Mediterranean Revival building was constructed by the owner Thomas R. Angove with no identified architect. Angove was president of Sterling Laundry and lived in the property with his wife Jessie till the early 1940s. The other unit was rented out to various tenants including Robert and Lady Holbrook, and later George Pierce. Known exterior alterations include repair to correct termite damage (1963), and replacement of 24 windows (1990).

No known historic events occurred at the subject property (Criterion 1). The subject property does not represent a significant development in the neighborhood nor was it the site of any specific event. None of the owners or occupants have been identified as important to history (Criterion 2). Although Thomas Angove ran a laundry business and was active in the Anti-Japanese Exclusion movement, he does not appear to have been of particular individual importance. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. 3790-3792 21st Street is minimally detailed in the Mediterranean Revival architectural style and features a stuccoed façade with a false hipped roof covered in Spanish clay tile. The subject property contains applied elements that allude to a specific architectural style rather than being an outstanding or especially good example of the style.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Castro/Upper Market neighborhood. While the surrounding neighborhood has some identified historic districts nearby, including a Fernando Nelson tract on Liberty Street, the immediate block does not constitute a significant concentration of historically or aesthetically related buildings. The subject block along 21st Street contains a diverse range of early Victorian and Period Revival cottages as well as mid-twentieth century contractor modern residences.

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:
	6-18-2015

3790-3792 21st Street





SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **April 10, 2015**, the Applicant named below filed Building Permit Application No. **2015.04.10.3305** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	3790-3792 21st Street	Applicant:	Bill Egan
Cross Street(s):	Noe Street	Address:	15 Perego Ter, #5
Block/Lot No.:	3604/026A	City, State:	San Francisco, CA 94131
Zoning District(s):	RH-2 / 40-X	Telephone:	(415) 260-1228

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 type="checkbox"/> Front Addition
<input 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	None	No Change
Side Setbacks	None	No Change
Building Depth	50 feet	No Change
Rear Yard	8 feet	No Change
Building Height	32 feet	38 feet 6 inches
Number of Stories	2	3+basement
Number of Dwelling Units	2	No Change
Number of Parking Spaces	2	No Change
PROJECT DESCRIPTION		
The project proposes a new third story addition with roof deck, three-story lightwell infill, excavation to create a basement level and extensive interior remodeling. The project includes exterior changes such as parking/curbcut relocation from 21 st Street to Noe Street as well reconfiguration/replacement of windows and doors. 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: 8/18/15
Expiration Date: 9/17/15

中文詢問請電: (415) 575-9010

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

GENERAL INFORMATION ABOUT PROCEDURES

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

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

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

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org. You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you.** **Incomplete applications will not be accepted.**

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

BOARD OF APPEALS

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

ENVIRONMENTAL REVIEW

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

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

PROPOSED SITE PLAN 1/8" = 1' - 0'

EXISTING SITE PLAN 1/8" = 1' - 0"



ADDRESS: 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000, 1002, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018, 1020, 1022, 1024, 1026, 1028, 1030, 1032, 1034, 1036, 1038, 1040, 1042, 1044, 1046, 1048, 1050, 1052, 1054, 1056, 1058, 1060, 1062, 1064, 1066, 1068, 1070, 1072, 1074, 1076, 1078, 1080, 1082, 1084, 1086, 1088, 1090, 1092, 1094, 1096, 1098, 1100, 1102, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120, 1122, 1124, 1126, 1128, 1130, 1132, 1134, 1136, 1138, 1140, 1142, 1144, 1146, 1148, 1150, 1152, 1154, 1156, 1158, 1160, 1162, 1164, 1166, 1168, 1170, 1172, 1174, 1176, 1178, 1180, 1182, 1184, 1186, 1188, 1190, 1192, 1194, 1196, 1198, 1200, 1202, 1204, 1206, 1208, 1210, 1212, 1214, 1216, 1218, 1220, 1222, 1224, 1226, 1228, 1230, 1232, 1234, 1236, 1238, 1240, 1242, 1244, 1246, 1248, 1250, 1252, 1254, 1256, 1258, 1260, 1262, 1264, 1266, 1268, 1270, 1272, 1274, 1276, 1278, 1280, 1282, 1284, 1286, 1288, 1290, 1292, 1294, 1296, 1298, 1300, 1302, 1304, 1306, 1308, 1310, 1312, 1314, 1316, 1318, 1320, 1322, 1324, 1326, 1328, 1330, 1332, 1334, 1336, 1338, 1340, 1342, 1344, 1346, 1348, 1350, 1352, 1354, 1356, 1358, 1360, 1362, 1364, 1366, 1368, 1370, 1372, 1374, 1376, 1378, 1380, 1382, 1384, 1386, 1388, 1390, 1392, 1394, 1396, 1398, 1400, 1402, 1404, 1406, 1408, 1410, 1412, 1414, 1416, 1418, 1420, 1422, 1424, 1426, 1428, 1430, 1432, 1434, 1436, 1438, 1440, 1442, 1444, 1446, 1448, 1450, 1452, 1454, 1456, 1458, 1460, 1462, 1464, 1466, 1468, 1470, 1472, 1474, 1476, 1478, 1480, 1482, 1484, 1486, 1488, 1490, 1492, 1494, 1496, 1498, 1500, 1502, 1504, 1506, 1508, 1510, 1512, 1514, 1516, 1518, 1520, 1522, 1524, 1526, 1528, 1530, 1532, 1534, 1536, 1538, 1540, 1542, 1544, 1546, 1548, 1550, 1552, 1554, 1556, 1558, 1560, 1562, 1564, 1566, 1568, 1570, 1572, 1574, 1576, 1578, 1580, 1582, 1584, 1586, 1588, 1590, 1592, 1594, 1596, 1598, 1600, 1602, 1604, 1606, 1608, 1610, 1612, 1614, 1616, 1618, 1620, 1622, 1624, 1626, 1628, 1630, 1632, 1634, 1636, 1638, 1640, 1642, 1644, 1646, 1648, 1650, 1652, 1654, 1656, 1658, 1660, 1662, 1664, 1666, 1668, 1670, 1672, 1674, 1676, 1678, 1680, 1682, 1684, 1686, 1688, 1690, 1692, 1694, 1696, 1698, 1700, 1702, 1704, 1706, 1708, 1710, 1712, 1714, 1716, 1718, 1720, 1722, 1724, 1726, 1728, 1730, 1732, 1734, 1736, 1738, 1740, 1742, 1744, 1746, 1748, 1750, 1752, 1754, 1756, 1758, 1760, 1762, 1764, 1766, 1768, 1770, 1772, 1774, 1776, 1778, 1780, 1782, 1784, 1786, 1788, 1790, 1792, 1794, 1796, 1798, 1800, 1802, 1804, 1806, 1808, 1810, 1812, 1814, 1816, 1818, 1820, 1822, 1824, 1826, 1828, 1830, 1832, 1834, 1836, 18

CONTACT DIRECTORY
OWNER/CONTACT
MADE NALAND LAMARCO
10111 STREET
SAN FRANCISCO, CA 94103
415.515.4827

ARCHITECT
BILL EDAN
15 PIERCE TERRACE #5
SAN FRANCISCO, CA 94131
415.262.1228

CODES, STANDARDS, OR FINANCES

ALL WORK SHALL CONFORM TO THE FOLLOWING:

2013 INTERNATIONAL RESIDENT STANDARDS
2013 CALIFORNIA BUILDING CODES
ALL LOCAL ORDINANCES AND SPECIFICATIONS

SCOPE OF WORK

AND BALCONY AND 3RD FLOOR TO EXISTING 2 STORY, 2 UNIT
RESIDENTIAL TO BE: CADA, DRAINAGE AND 802 SF RESIDENCE
-1ST, 2ND, AND 3RD FLOOR TO BE 4 BEDROOM, 3 BATH
RESIDENCE.

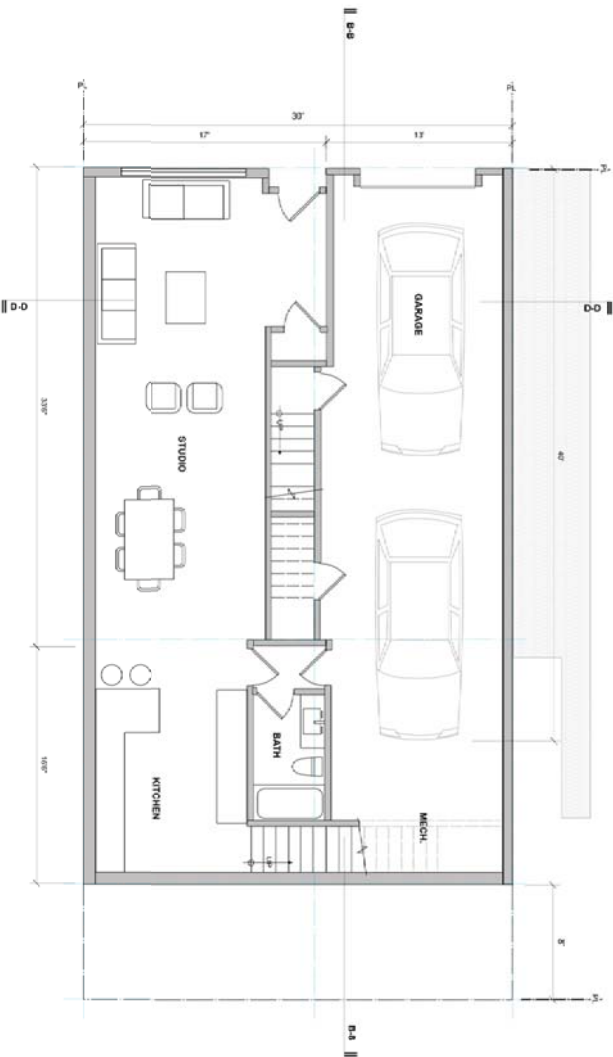
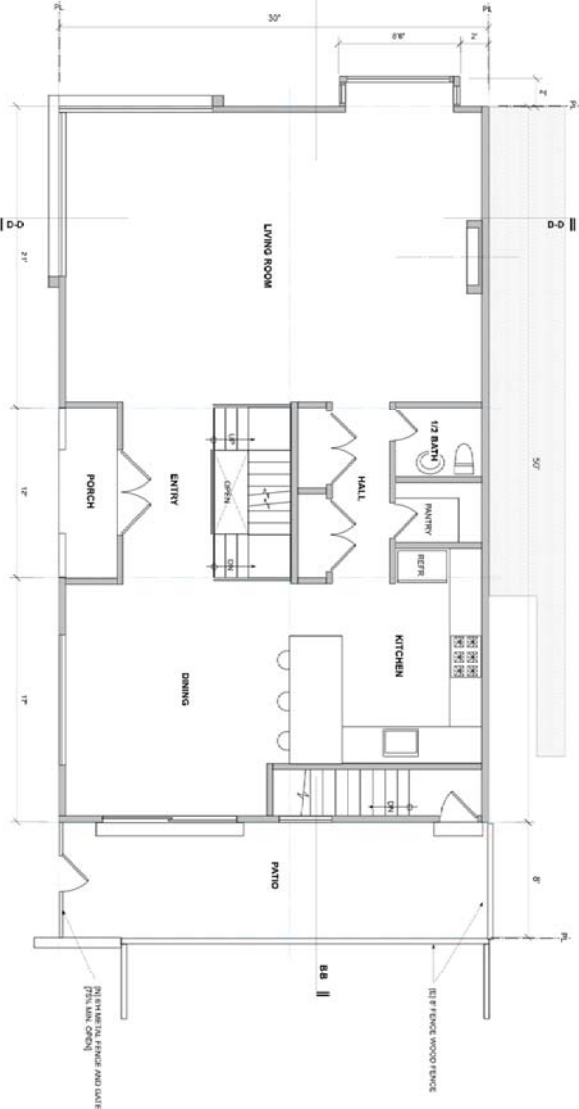
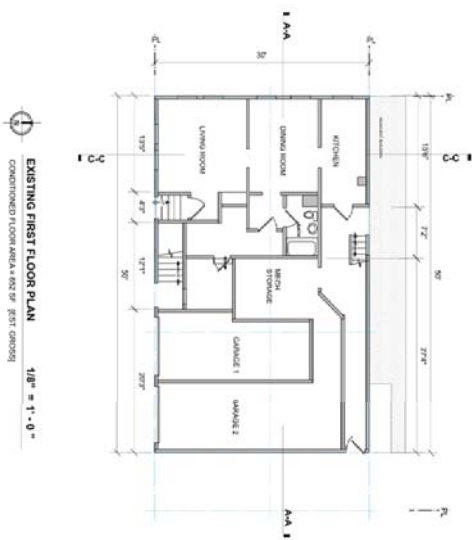
SHEET INDEX

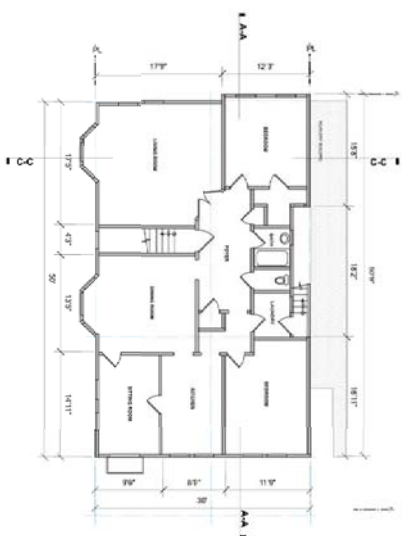
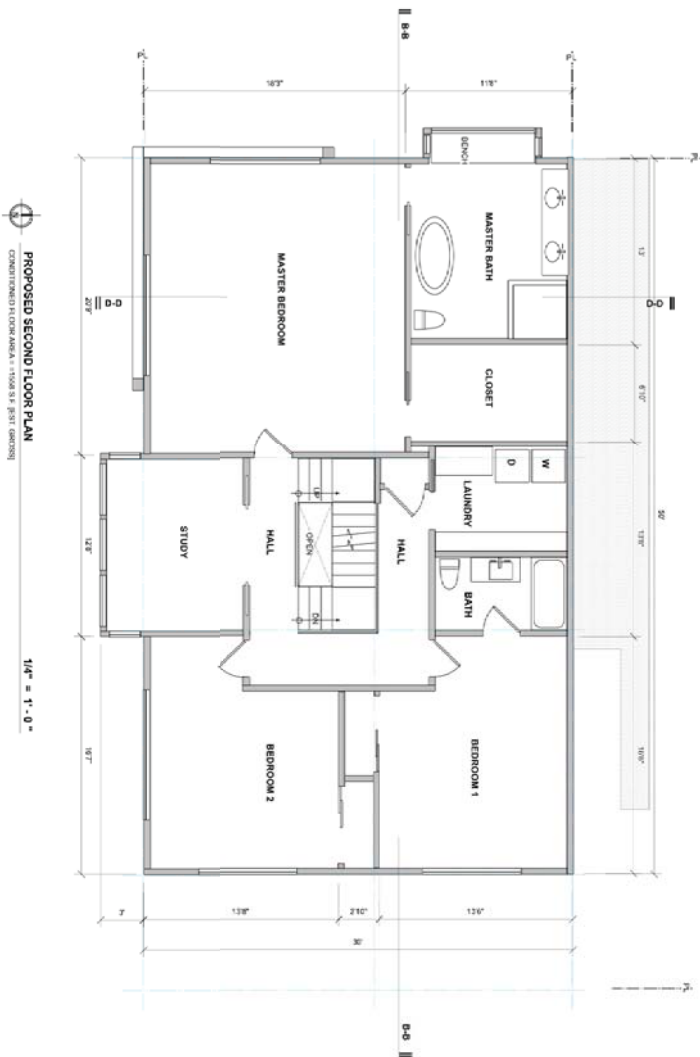
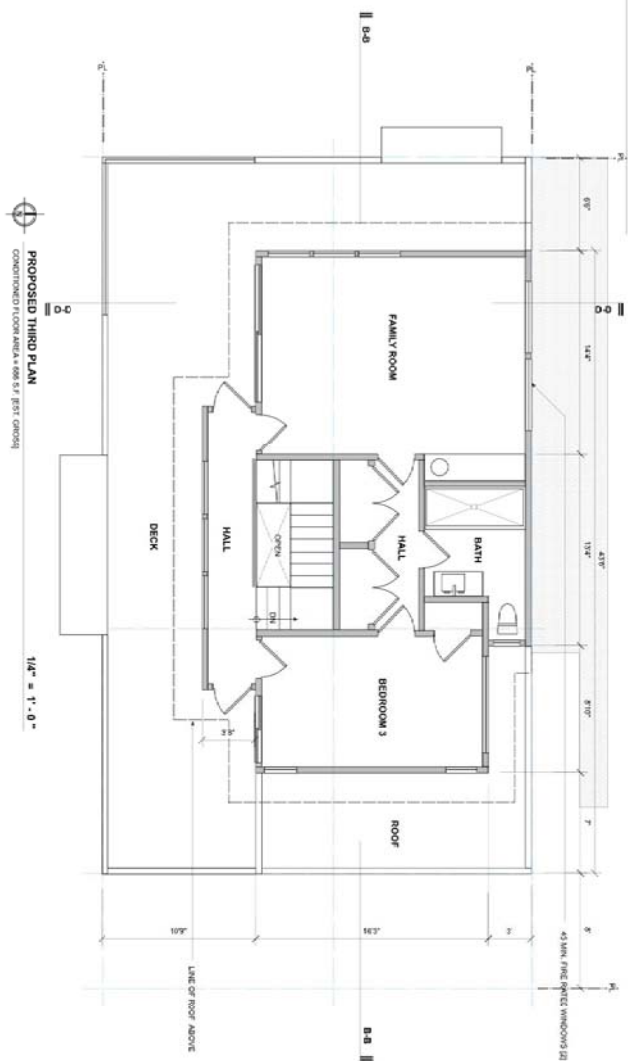
A1.0	PROJECT DATA
A2.0	PROPOSED ABOVEGROUND SITE PLANS
A3.0	EXISTING AND PROPOSED FIRST FLOOR PLANS
A4.0	EXISTING AND PROPOSED SECOND FLOOR PLANS
A5.0	EXISTING AND PROPOSED THIRD FLOOR PLANS
A6.0	EXISTING AND PROPOSED ROOF PLANS
A7.0	EXISTING AND PROPOSED ELEVATIONS
A8.0	EXISTING AND PROPOSED ELEVATIONS
A9.0	EXISTING AND PROPOSED ELEVATIONS
A10.0	EXISTING AND PROPOSED ELEVATIONS

be/A
BILL EGAN
ARCHITECT
15 Pierpont Tower, Suite 5
San Francisco, CA 94111
415 240 1328
bill@bea.com
www.billeganarchitect.com

3790 - 3792 TWENTY-FIRST STREET REMODEL
3790 - 3792 TWENTY-FIRST STREET, SAN FRANCISCO, CALIFORNIA

A1.0





be/A
BILL EGAN
ARCHITECT
15 Perrygo Terrace, Suite 1
San Francisco, CA 94131
415 260 1228
bill@beaarchitect.com
www.billaarchitect.com

PROJECT NO.
15.0112.00
PROJECT TITLE

3790 - 3792 TWENTY-FIRST STREET REMODEL
3790 - 3792 TWENTY-FIRST STREET, SAN FRANCISCO, CALIFORNIA

PRINT DATE

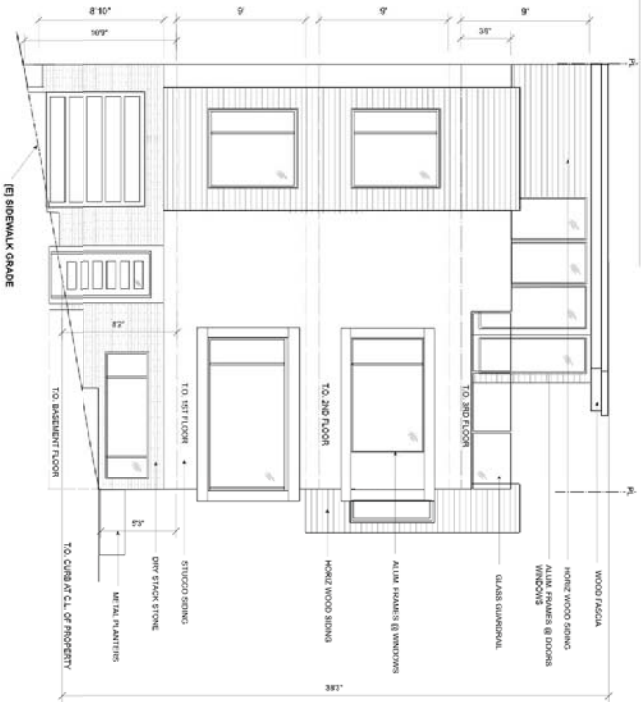
SHEET CONTENT

EXISTING AND
PROPOSED SECOND
FLOOR PLANS

PROPOSED THIRD FLOOR
PLAN

A3.0

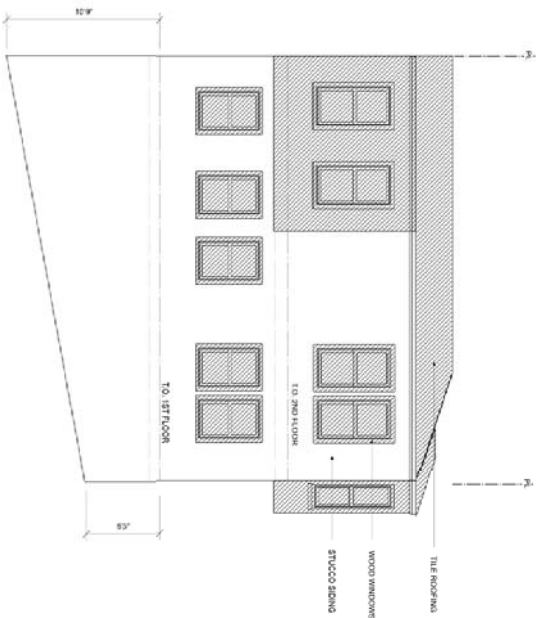
Ownership and Use of Documents: All drawings, specifications and their content appearing herein constitute the original and unpublished work of William Egan, Architect and the same shall remain the property of the architect. They are to be used only with respect to the project and shall not be duplicated, used in any persons or other projects, or otherwise in this project without expressed written agreement with the architect.



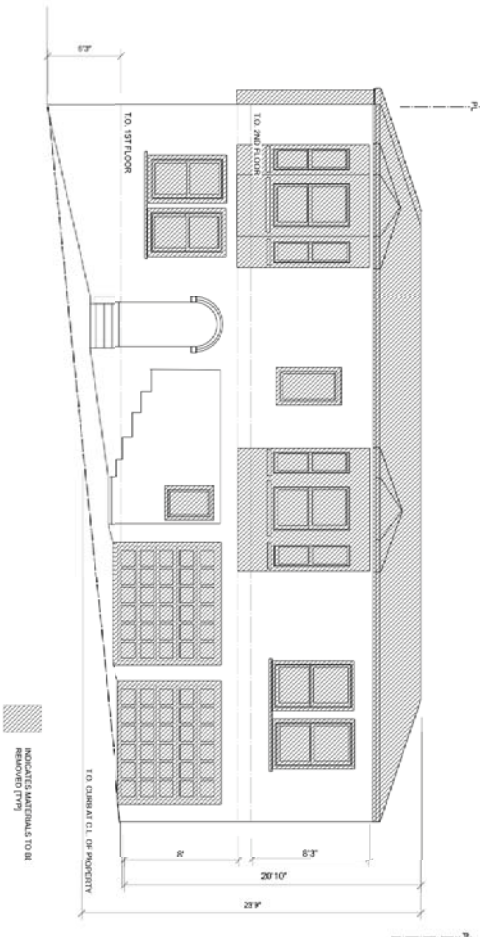
PROPOSED WEST ELEVATION 1/4" = 1'-0"



PROPOSED SOUTH (FRONT) ELEVATION 1/4" = 1'-0"



EXISTING / DEMOLITION WEST ELEVATION 1/4" = 1'-0"



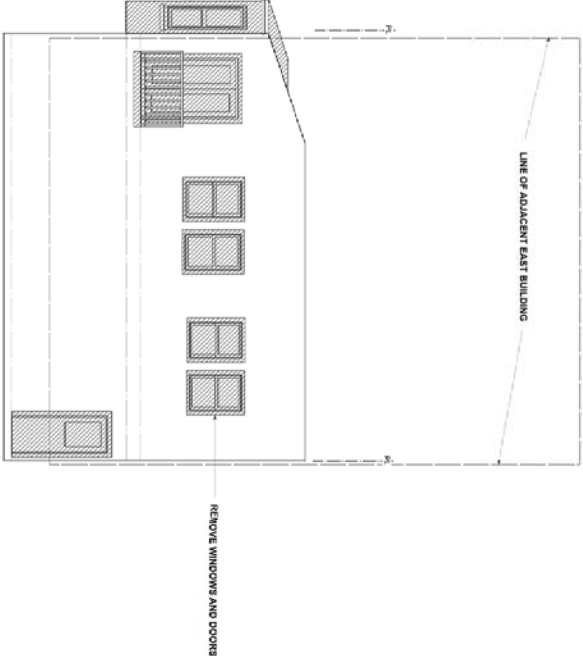
EXISTING / DEMOLITION SOUTH (FRONT) ELEVATION 1/4" = 1'-0"

3790 - 3792 TWENTY-FIRST STREET REMODEL
3790 - 3792 TWENTY-FIRST STREET, SAN FRANCISCO, CALIFORNIA



PROPOSED EAST ELEVATION

1/4" = 1'-0"

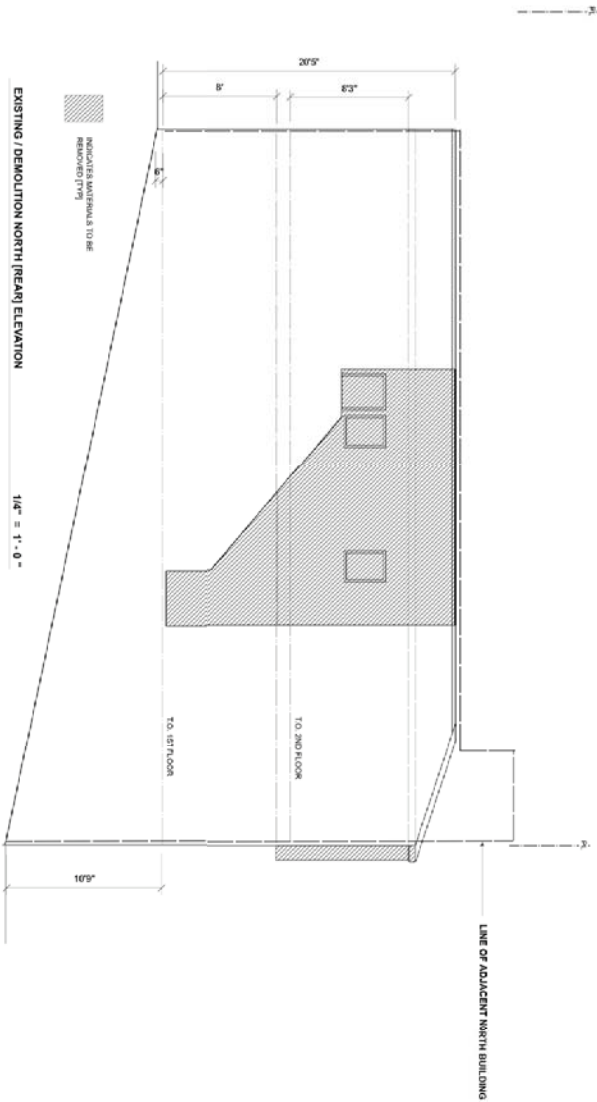
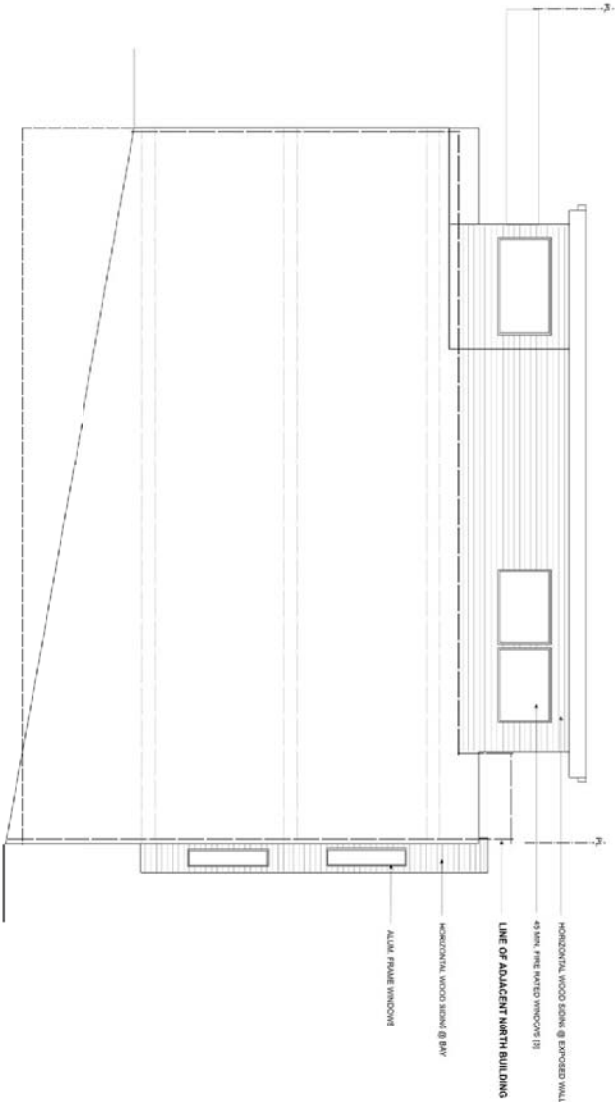


EXISTING / DEMOLITION EAST ELEVATION

1/4" = 1'-0"



3790 - 3792 TWENTY-FIRST STREET REMODEL
3790 - 3792 TWENTY-FIRST STREET, SAN FRANCISCO, CALIFORNIA





SAN FRANCISCO PLANNING DEPARTMENT

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

NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, January 14, 2015**
Time: **12:00 PM (noon)**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**
Case Type: **Discretionary Review**
Hearing Body: **Planning Commission**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 3790-3792 21st St	Case No.: 2015-004434DRP
Cross Street(s): Noe Street	Building Permit: 2015.04.10.3305
Block /Lot No.: 3604/026A	Applicant: Bill Egan
Zoning District(s): RH-2 / 40-X	Telephone: (415) 260-1228
Area Plan: N/A	E-Mail: billegan7@gmail.com

PROJECT DESCRIPTION

The request is a for a Discretionary Review of Building Permit Application No. 2015.04.10.3305 proposing construction of a new third story addition with roof deck, three-story lightwell infill, excavation to create a basement level and extensive interior remodeling. The project includes exterior changes such as parking/curbcut relocation from 21st Street to Noe Street as well reconfiguration/replacement of windows and doors on the existing two-family dwelling.

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

ADDITIONAL INFORMATION

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

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

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

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

中文詢問請電: (415) 575-9010

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

GENERAL INFORMATION ABOUT PROCEDURES

HEARING INFORMATION

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

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

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

APPEAL INFORMATION

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

ENVIRONMENTAL REVIEW

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

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

中文詢問請電: (415) 575-9010

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

CASE NUMBER:
For Staff Use only

2015-004434 DRP

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: <u>Ellen Soulis</u>		
DR APPLICANT'S ADDRESS: <u>3791 - 21st Street</u>	ZIP CODE: <u>94114</u>	TELEPHONE: <u>(415) 244-4001</u>
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: <u>Mike Niland / Mahanoud Larizadeh</u>		
ADDRESS: <u>70 13th Street SE, Ca</u>	ZIP CODE: <u>94103</u>	TELEPHONE: <u>(415) 515-4837</u>
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS: <u>esoulis@aol.com</u>		

2. Location and Classification

STREET ADDRESS OF PROJECT: <u>3790-92 21st Street</u>		ZIP CODE: <u>94114</u>
CROSS STREETS: <u>Noe / Rayburn</u>		
ASSESSORS BLOCK/LOT: <u>3604 1 026A 58x30</u>	LOT DIMENSIONS: <u>1740</u>	ZONING DISTRICT: <u>RH 2</u>
HEIGHT/BULK DISTRICT: <u>40X</u>		

3. Project Description

Please check all that apply

 Change of Use ☐ Change of Hours ☐ New Construction ☒ Alterations ☐ Demolition ☐ Other ☐

 Additions to Building: Rear ☐ Front ☐ Height ☒ Side Yard ☐

 Present or Previous Use: 32' - 2 dwelling

 Proposed Use: 38' 6" 2 dwellings

 Building Permit Application No. 2015 04 10 3305 Date Filed: 9/17/15
RECEIVED


SEP 17 2015

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

4. Actions Prior to a Discretionary Review Request

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

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

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

N/A

Discretionary Review Request

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

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

see attached

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

see attached

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?

see attached

1. What are the reasons for requesting DR?

We have two reasons. First, we are concerned that the upward expansion of 3790 21st St., considering the new design of its 50-foot wide facade, will create a residence that appears incompatible and inharmonious with its surroundings in Dolores Heights. Second, we are concerned that the expansion upward will restrict the views and light enjoyed by the general public during day and night times.

Elaboration of our first concern: At present, the residence is a Mediterranean-style home with pitched tile roof and stucco facade. Its 50' frontage is currently punctuated by two entryways (one of simple steps and another a decorative iron-detailed stairway hall) along with a 2-car side-by-side garage. Its current pitched roofline is in pleasing proportion to the existing 2-story building. The new design moves the garage to face Noe and creates a smaller, single entryway in the 50' facade. It also adds two more floors - one a residence at basement level and the second a penthouse at the top level. Our concern is that these facade design decisions have created a more monolithic-styled structure and to place a fourth floor penthouse on top of this residence exacerbates the designer's move toward creating a structure that is out of scale with its environs. 21st street has a variety of building forms and details yet the overall building scale is uniform, which helps define the block's visual character. This proposal creates a building that's inharmonious with others on our block.

Elaboration of our second concern: We feel this expansion compromises what makes Dolores Heights noteworthy, namely the clear quality of its light as it interplays with hillside topography on view in the distance. This particular street in Dolores Heights is frequented by visitors toting cameras and residents alike because of the views and light it affords dawn to dusk, the fog that rolls past Sutro Tower and town the hills in the distance, and the twinkly romance of the night-time sky and hillside homes. This corner lot stands amid this setting. Dolores Heights residents value protecting public views and this expansion erodes this value.

2. Please explain how the project would cause unreasonable impacts.

Please see above

3. What alternatives do you propose?

a. We feel that the developers of this property should refrain from expanding their property vertically.

b. If the Planning Department won't disallow this upward expansion, we feel it should apply Dolores Heights Use District Guidelines to restrict the uppermost penthouse to 55% of the lot, which would mean shaving off about 8 feet from the length of the penthouse.

c. If the Planning Department won't disallow the upward expansion, we propose that the developers be required to hire a professional landscape designer/architect to design and install appropriate plant materials to help soften the monolithic nature of the new design.

d. If the Planning Department won't disallow the upward expansion, we propose that it review the developer's design choices, particularly as regards to the proportionality of the facade's component roofing, entryways, windows and materiality.

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: Ellen Soulis

Date: 9/17/15

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

Ellen Soulis
Owner / Authorized Agent (circle one)

Discretionary Review Application Submittal Checklist

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

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

NOTES:

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

RECEIVED

SEP 17 2015

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

For Department Use Only

Application received by Planning Department:

By: Isoken OmokaroDate: 9-17-15

From: Ellen Soulis <esoulis@aol.com>

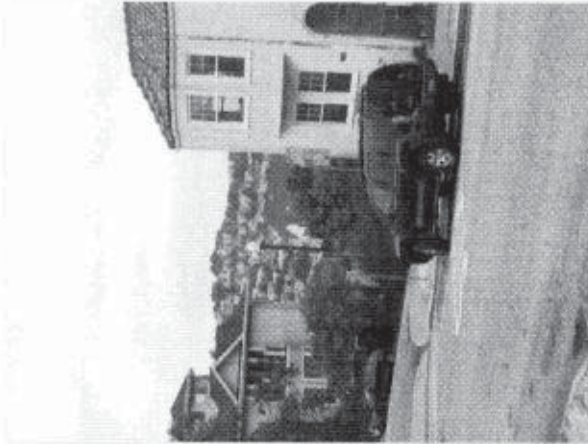
To: Ellen Soulis <esoulis@aol.com>

Date: Thu, Sep 17, 2015 4:07 pm

Attachments: IMG_1856.JPG (145K)

Sent from my iPhone

1 Attached Images



subject property
3790 - 2/8f

From: Ellen Soulis <esoulis@aol.com>

To: Ellen Soulis <esoulis@aol.com>

Date: Thu, Sep 17, 2015 4:16 pm

Attachments: IMG_1876.JPG (168K)

Sent from my iPhone

1 Attached Images



Subject property
3790 92 21st St

fence line
16% is yard
should be 45%

From: Ellen Soulis <esoulis@aol.com>

To: Ellen Soulis <esoulis@aol.com>

Date: Thu, Sep 17, 2015 4:08 pm

Attachments: IMG_1859.JPG (147K)

Sent from my iPhone

1 Attached Images



large home

Sun cheng / Liberty

From: Ellen Soulis <esoulis@aol.com>

To: Ellen Soulis <esoulis@aol.com>

Date: Thu, Sep 17, 2015 4:08 pm

Attachments: IMG_1861.JPG (132K)

Sent from my iPhone

1 Attached Images



Building
corner of
Sanchez / Hill
Too large for
area

From: Ellen Soulis <esoulis@aol.com>

To: Ellen Soulis <esoulis@aol.com>

Date: Thu, Sep 17, 2015 4:09 pm

Attachments: IMG_1863.JPG (118K)

Sent from my iPhone

1 Attached Images



Building

Sanchez / Hill
too large for
area

From: Ellen Soulis <esoulis@aol.com>

To: Ellen Soulis <esoulis@aol.com>

Date: Thu, Sep 17, 2015 4:10 pm

Attachments: IMG_1872.JPG (146K)

Sent from my iPhone

1 Attached Images



Building

Sunshy/Hell
too large
for area

RESPONSE TO DISCRETIONARY REVIEW (DRP)



**San Francisco
Planning**

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

Project Information

Property Address: 3790 21ST STREET

Zip Code: 94114

Building Permit Application(s): 2015.0410.3305

Record Number:

Assigned Planner: NANCY TRAN

Project Sponsor

Name: BILL EGAN

Phone: 415.260.1228

Email: billegan7@gmail.com

Required Questions

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

LETTER ATTACHED

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

LETTER ATTACHED

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

LETTER ATTACHED

Project Features

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

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	2	2
Occupied Stories (all levels with habitable rooms)	2	4
Basement Levels (may include garage or windowless storage rooms)	0	1
Parking Spaces (Off-Street)	2	2
Bedrooms	2	4
Height	23'-9"	
Building Depth	30'	30'
Rental Value (monthly)	\$4,500	\$7,000
Property Value	\$1,300,000	\$4,000,000

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

Signature: 	Date: 12.03.15
Printed Name: BILL EGAN	<input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Authorized Agent

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



Bill Egan, Architect

December 1, 2015

Subject: DR Response

Project Address: 3790 21st Street

Application No.: 2015.0410.3305

Question 1.

- 1) We understand the 50' facade is different than most buildings on the block due to the orientation of this corner lot. To address this issue we have incorporated projecting building elements, built-up trim elements and recesses to modulate the expanse of the wall. We have also introduced contrasting building materials to accentuate the various building elements. The exterior materials were specifically chosen to coordinate with the materials typically found in the neighborhood - stucco, wood and stone. The proportion of the bays and windows were also designed to be compatible in scale with similar elements in the neighborhood.
- 2) The house is currently a two story duplex and we have proposed a 3 story duplex over a new basement level that is accessed from Noe Street. As viewed from 21st Street the proposed building is a 3 story building with the top story recessed from the perimeter walls of the 2nd story. A 3 story building as proposed is completely consistent with this block of 21st Street where 2/3 of the buildings are 3 stories - many of which have a 3rd story front wall that is flush with the front wall of the 2nd story.
- 3) The proposed 21st Street facade has a single point of entry to the house with no garage openings which is consistent with this neighborhood where the majority of the houses have a single point of entry and a single or no garage door.
- 4) The architecture of the block is a wide mix of styles - Victorian, Craftsmen, Mediterranean Revival, Gothic Revival, Modern and Contemporary. The proposed building is simply another individual styled building that would be part of the eclectic variety of the neighborhood.
- 5) With regards to the Noe street facade and massing, the proposed elevation is consistent with the height and massing of the adjacent buildings. The immediate adjacent building is a 3 story over garage residence and the next building to the north is a 4 story over garage residence.
- 6) With regards to the impact the new story would have on the public experience we feel that the setbacks from the streets that have been incorporated into the design would mitigate any negative effect to the public experience of the neighborhood and the city.

Question 2.

- 1) With respect to the adjacent east property owner who's yard is most directly effected by the remodel, we have worked consistently during the design process to coordinate the design with her concerns. Specifically, the east wall of the new 3rd floor was moved back to be 15' from the east property line, most of the new proposed roof deck was removed along the east property line and the glass portion of the guardrail along the east property line was replaced with a stucco wall guardrail. These changes were made after filing the initial plans but are incorporated in the current plans being reviewed. Her letter of support for the current design is attached.
- 2) Regarding the issues presented by the DR requester, for the reasons stated in Question #1 we feel that the proposed design is consistent with the fabric of the neighborhood and with the City's Residential Design Guidelines and in general many of the issues stated in the DR had been considered and addressed during the design process and already incorporated into the proposed design.
- 3) Both myself and Mr. Niland reached out to Mrs. Soulis by phone and email after the DR had been filed to discuss her issues but did not receive a reply.



Bill Egan, Architect

Question 3)

We feel the proposed design incorporates the following elements so as not to have a negative impact on the surrounding properties.

- 1) The new 3rd floor has been set back substantially from the 21st and Noe Streets to minimize any impact on the light and openness of the street corner. It also minimizes the bulk of the building along the front facade.
- 2) The new 3rd floor has been set back 15' from the east property line to maintain light and privacy for that property.
- 3) The north wall at the new 3rd floor has been setback 3' along the adjacent north property's light well to provide a contributing light well.
- 4) The SE and SW corner walls of the addition have been recessed from the adjacent perimeter walls to soften the building mass at the corners.
- 5) The roof deck guardrails are primarily solid to present a gradual transition to the new recessed 3rd story.
- 6) The floor area of the new 3rd story has been limited to 754 s.f. [43% of the lot area].

Respectfully submitted,

Bill Egan

PROPOSED BUILDING HEIGHT - 33'2"

OWNER / CONTACT
MIKE NILAND, MAHMOUD LAZIZADEH

701315IREI
SAN FRANCISCO, CA 94103

415.515.4837
ARCHITECT
BILL EGAN
15 PEREGO TERRACE #5
SAN FRANCISCO, CA 941
415.260.1228

ALL LOCAL STANDARDS, ORDINANCES AND SPECIFICATIONS

SCOPE OF WORK
ADD BASEMENT AND 3RD FLOOR TO EXISTING 2 STORY, 2 UNIT BUILDING.
BASEMENT TO BE 2 CAR GARAGE AND 802 SF RESIDENCE FIRST, SECOND, AND THIRD FLOORS TO BE 4 BEDROOM, 3 BATH RESIDENCE.

ADD BASEMENT AND 3RD FLOOR TO EXISTING 2 STORY, 2 UNIT BUILDING.
BASEMENT TO BE 2 CAR GARAGE AND 802 SF RESIDENCE FIRST, SECOND, AND THIRD FLOORS TO BE 4 BEDROOM, 3 BATH RESIDENCE.

- A20 EXISTING AND PROPOSED SITE PLANS
- A20 PROPOSED BASEMENT
- A20 EXISTING 1. AND PROPOSED FIRST FLOOR PLANS
- A30 EXISTING 2. AND PROPOSED SECOND FLOOR PLANS
- A30 PROPOSED THIRD FLOOR PLAN
- A3.1 EXISTING AND PROPOSED ROOF PLANS
- A40 EXISTING AND PROPOSED BUILDING SECTIONS
- A40 EXISTING AND PROPOSED ELEVATIONS
- A60 EXISTING AND PROPOSED ELEVATIONS
- A70 EXISTING AND PROPOSED ELEVATIONS
- A60 EXISTING AND PROPOSED CONTEXTUAL ELEVATIONS

PRINT DATE

SHEET CONTENT

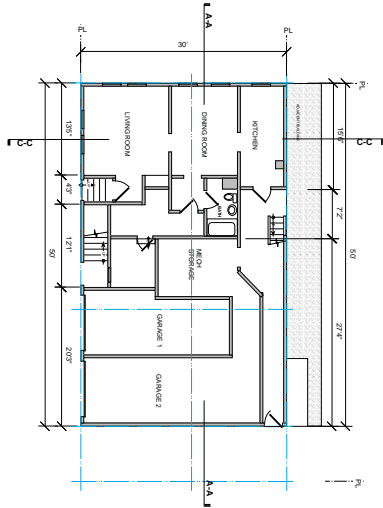
PROJECT DATA

EXISTING AND
PROPOSED SITE PLANS

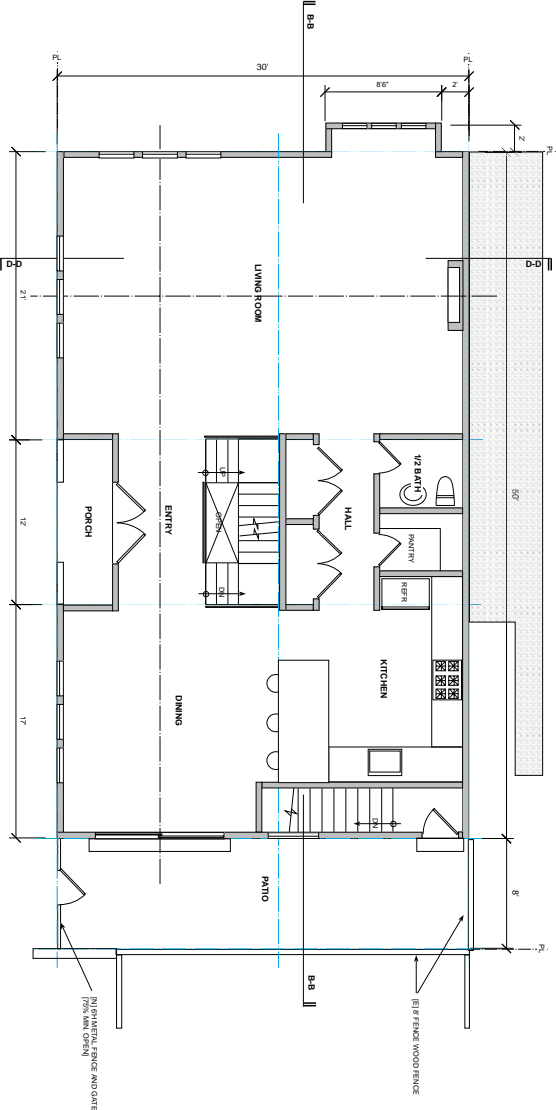
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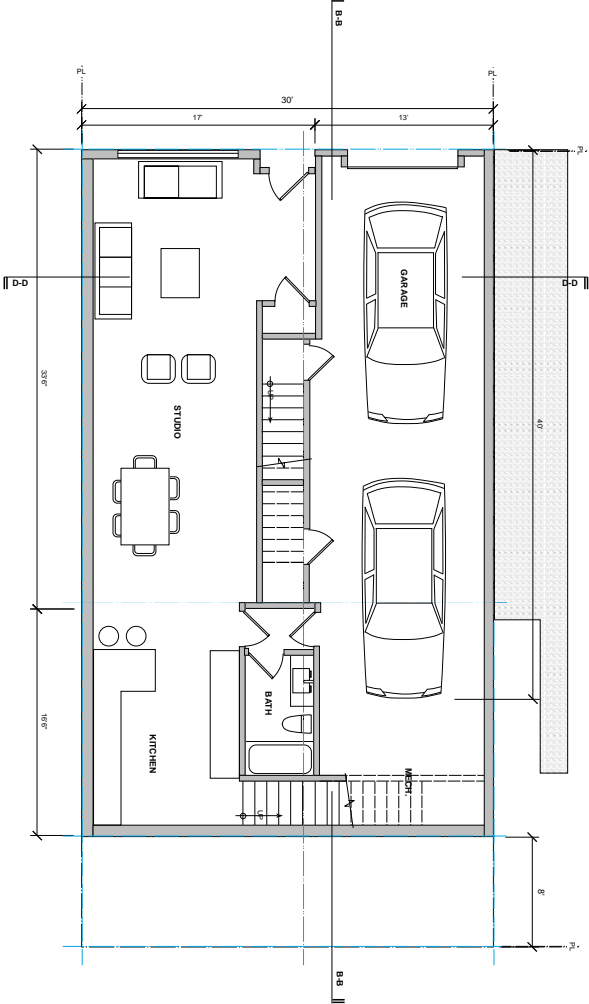
3790 - 3792 TWENTY-FIRST STREET REMODEL
3790 - 3792 TWENTY-FIRST STREET, SAN FRANCISCO, CALIFORNIA



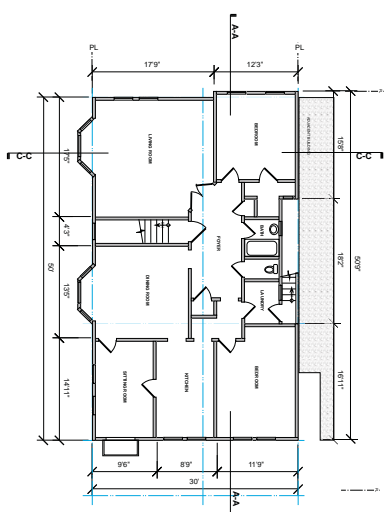
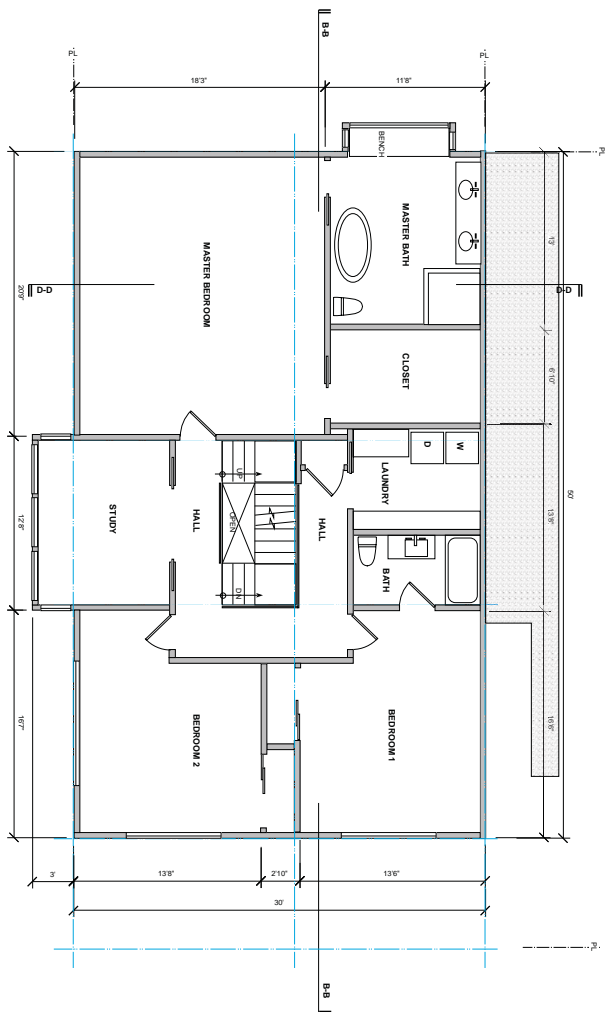
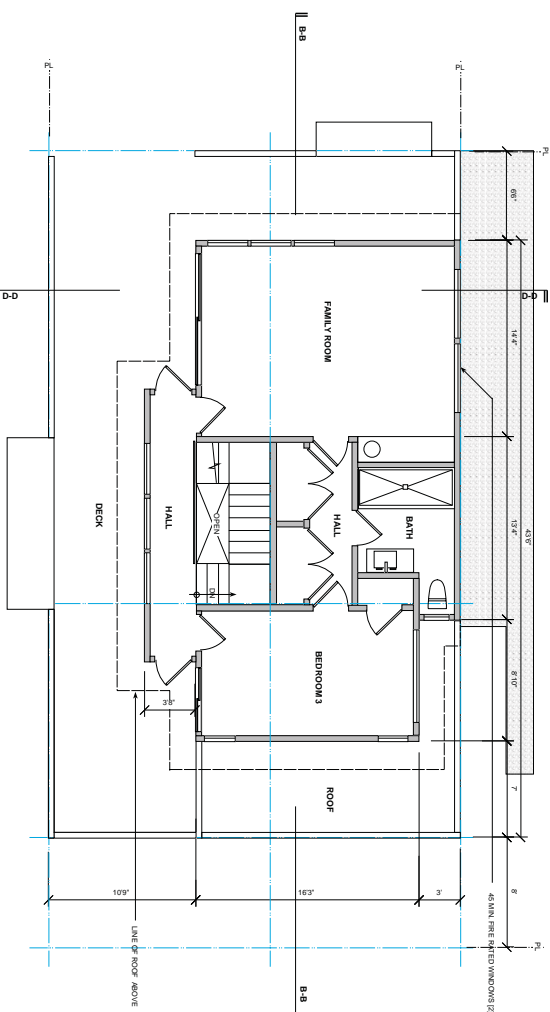
EXISTING FIRST FLOOR PLAN
CONDITIONED FLOOR AREA = 602 SF (EST. GROSS)
1/8" = 1'-0"



PROPOSED FIRST FLOOR PLAN
CONDITIONED FLOOR AREA = 714 SF (EST. GROSS)
1/4" = 1'-0"



PROPOSED BASEMENT FLOOR PLAN
CONDITIONED FLOOR AREA = 868 SF (EST. GROSS)
1/4" = 1'-0"



be/A
BILL EGAN
ARCHITECT

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bill@egan7bygnal.com
www.bill@egan7bygnal.com

ARCHITECT

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415 260 1228
billigan7@gmail.com
www.billiganardirect.com

PROJECT NO.
15.0112.00

PROJECT TITLE

3790 - 3792 TWENTY-FIRST STREET REMODEL

3790 - 3792 TWENTY-FIRST STREET, SAN FRANCISCO, CALIFORNIA

PRINT DATE _____

SHEET CONTENT _____

EXISTING AND PROPOSED
SECOND FLOOR PLANS

PROPOSED THIRD FLOOR
PLAN

PLAN

PLAN

PLAN

PLAN

PLAN

A3.0

be/a
BILL EGAN
ARCHITECT

15 Potrero Terrace, Suite 5
San Francisco, CA 94133
415.398.2222
bill@bea.com
www.bea.com

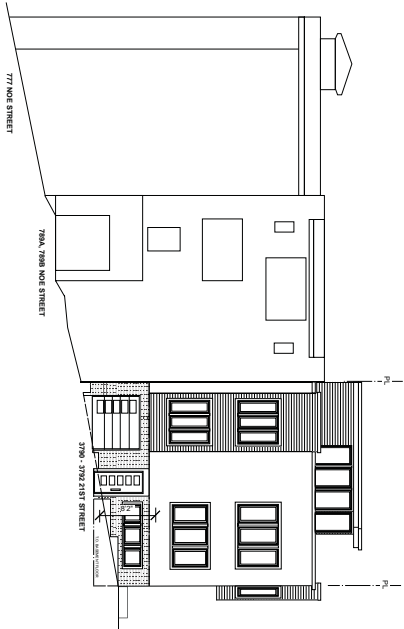
PROJECT NO.
14.0922.00

PROJECT TITLE

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3790 - 3792 TWENTY-FIRST STREET, SAN FRANCISCO, CALIFORNIA

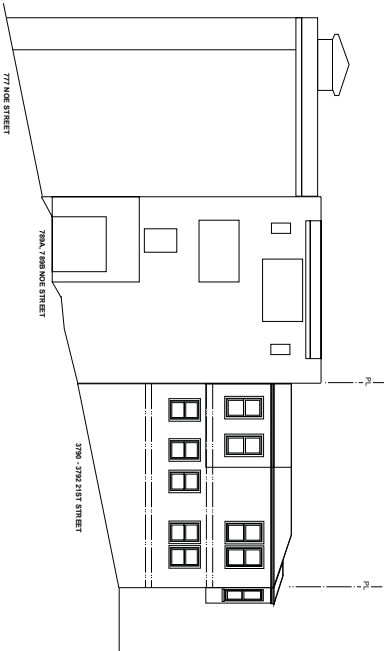
PRINT DATE
SHEET CONTENT
EXISTING AND PROPOSED
STREET CONTEXTUAL
ELEVATIONS

A8.0



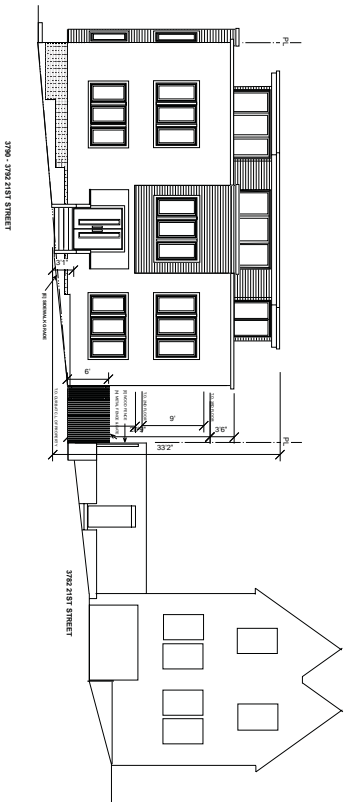
PROPOSED WEST [NOE STREET] ELEVATION

1/8" = 1'-0"



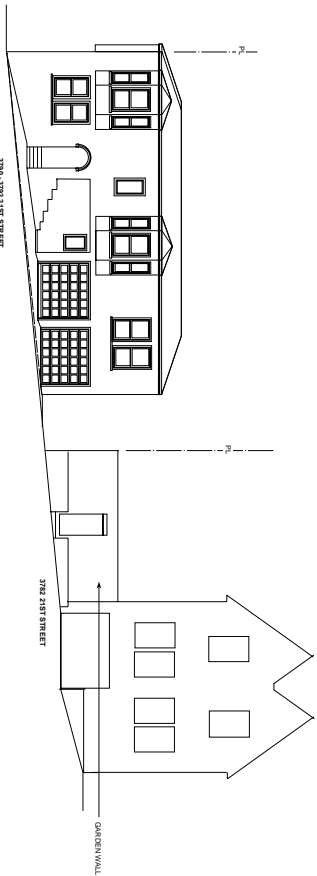
EXISTING WEST [NOE STREET] ELEVATION

1/8" = 1'-0"



PROPOSED SOUTH [FRONT] ELEVATION

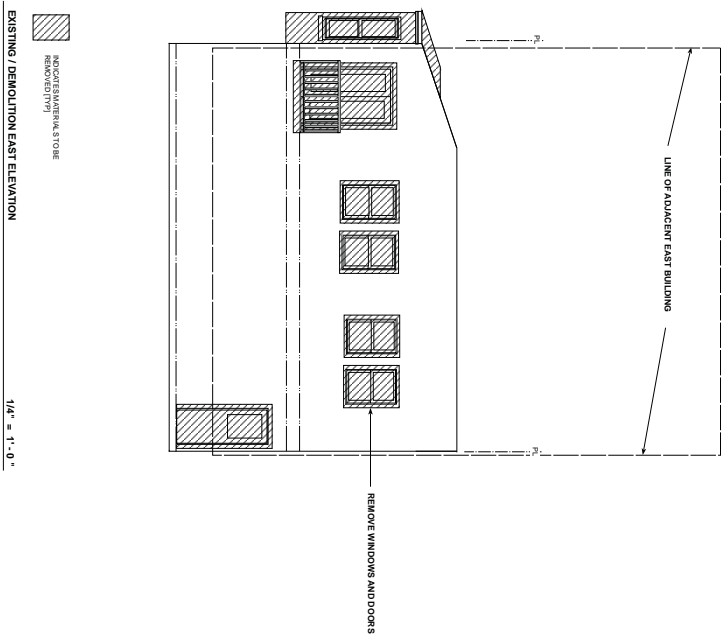
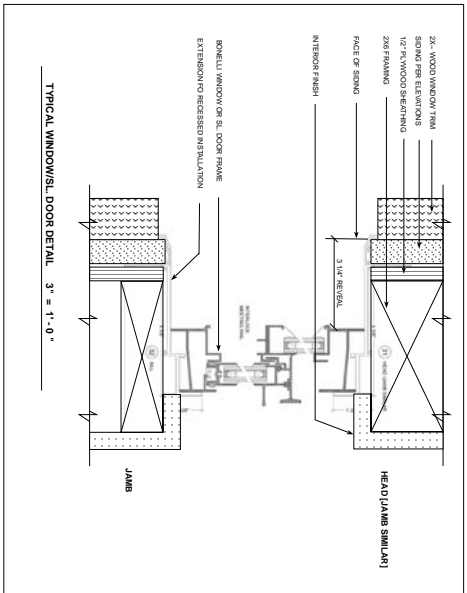
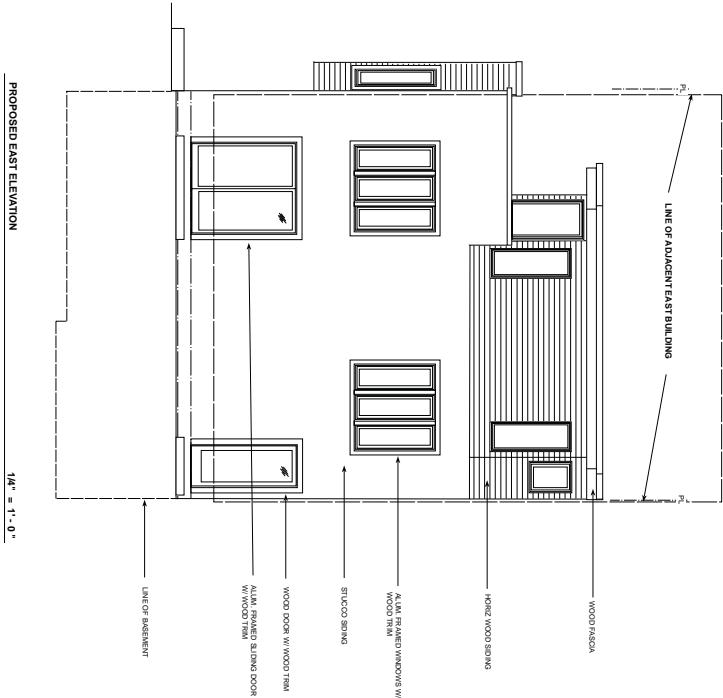
1/8" = 1'-0"



EXISTING SOUTH [FRONT] ELEVATION

1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE			
SURFACE	MATERIAL	FINISH	REMARKS
WOOD SIDING	1/4" LAITI DOG	PAINT	
WOOD SIDING	2" CHICKEN	NATURAL	
WOOD SIDING	2" CHICKEN	GREY METALIC	
WINDOWS AND SLIDING DOORS	BONELLI ALUM FRAMES	PAINT	
ENTRY & GARAGE DOORS	2X- WOOD	PAINT	
PASCA TRIM	2X- WOOD	PAINT	
DOOR & WINDOW TRIM	2X- WOOD	PAINT	
OUTTERS / LEADERS	COPPER	NATURAL	



be/a
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 San Francisco, CA 94133
 Tel: 415.774.8900
 info@beaarchitect.com
 www.beaarchitect.com

PROJECT NO.
14.0922.00
 PROJECT TITLE

3790 - 3792 TWENTY-FIRST STREET REMODEL
 3790 - 3792 TWENTY-FIRST STREET, SAN FRANCISCO, CALIFORNIA

PRINT DATE
 SHEET CONTENT
 EXISTING AND PROPOSED
 EAST ELEVATIONS

A6.0

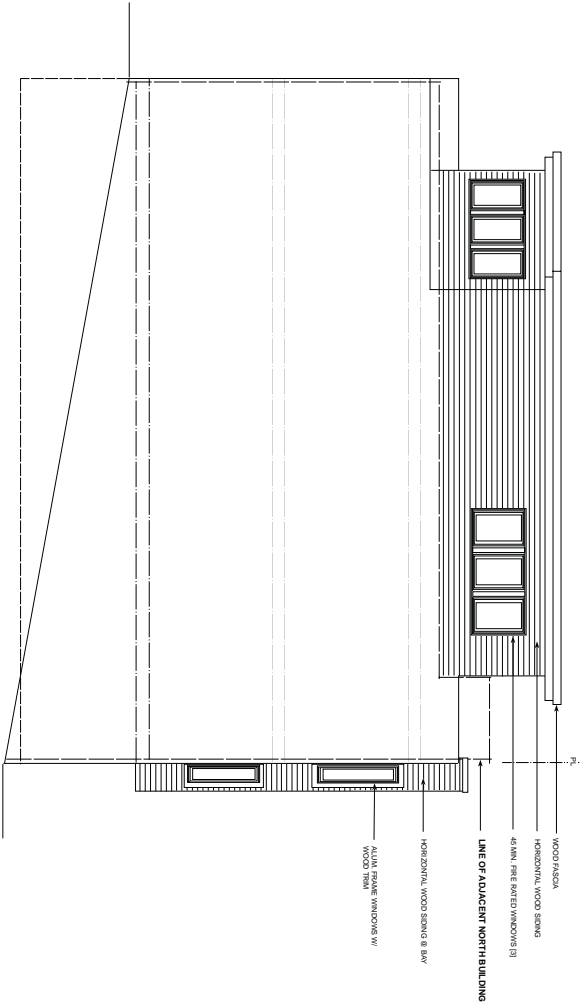
be/A
BILL EGAN
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15 PIERCE STREET, SUITE 5
SAN FRANCISCO, CA 94133
BILL@BILL-EGAN.COM
415.774.8929

PROJECT NO.
14.0922.00
PROJECT TITLE

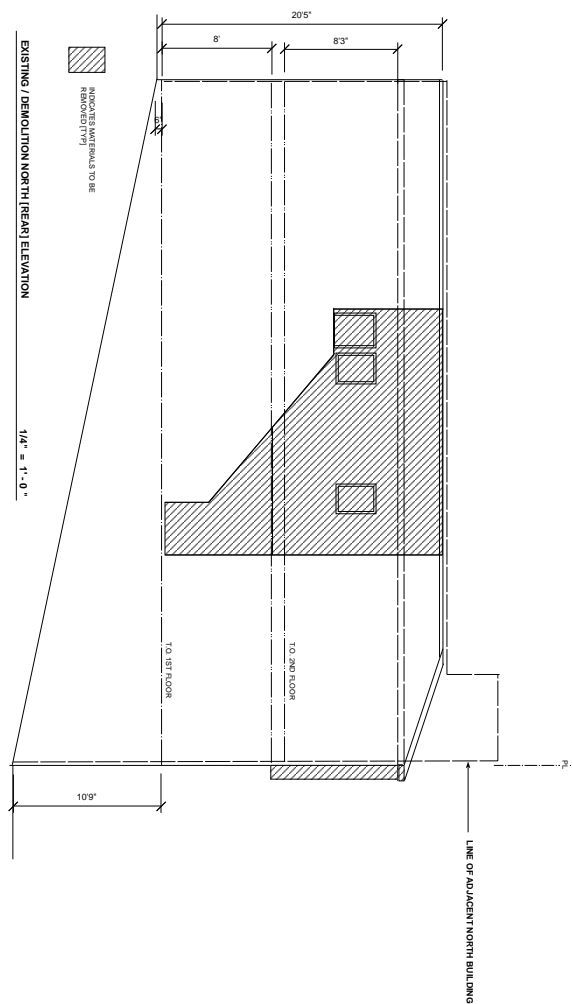
3790 - 3792 TWENTY-FIRST STREET REMODEL
3790 - 3792 TWENTY-FIRST STREET, SAN FRANCISCO, CALIFORNIA

PRINT DATE
SHEET CONTENT
EXISTING AND PROPOSED
NORTH ELEVATIONS

A7.0



PROPOSED NORTH (REAR) ELEVATION
1/4" = 1'-0"



EXISTING / DEMOLITION NORTH (REAR) ELEVATION
1/4" = 1'-0"



- CLEAR GRADE CEDAR
- STUCCO SIDING - ACRYLIC STUCCO W/
SMOOTH TROWEL FINISH
- BONELLI ALUMINUM WINDOWS AND DOORS
- HORIZONTAL T&G CLEAR GRADE CEDAR
SIDING
- CLEAR GRADE CEDAR 2X6 WINDOW
TRIM
- DRY STACK, REAL STONE VENEER BY
'SPARKSTONE VENEER PRODUCTS'



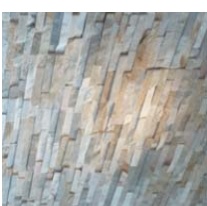
STUCCO SIDING



WINDOW FRAMES



CEDAR SIDING - PAINT FINISH



STONE VENEER

3790 - 3792 21st STREET, SAN FRANCISCO, CA.

BILL EGAN / ARCHITECT
15 Pereg0 Ter., Suite 5, San Francisco, Ca. 94131
415 260 1228 billegan7@gmail.com

be/A

Mr. Scott Sanchez
Zoning Administrator
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

October 26th, 2015

Dear Mr. Sanchez,

I am writing in support of the proposed project at 3790 21st Street. I have been a longstanding resident and next door neighbor of the subject property for the past seventeen years. My home, as an adjacent, neighboring property, is the most directly impacted by the proposed project at 3790 21st Street. Below, I've summarized a partial list of the merits of the project as well as its applicants from my point of view as an adjacent neighbor.

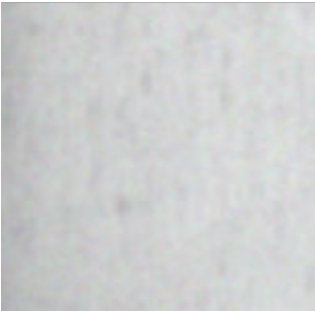
1) The owners, Mr. Michael Niland and Mr. Mahmoud Larizadeh, as well as their Architect, Mr. Bill Egan, have been consistently responsive to my questions and concerns about their project over the last six months. Unable to attend neither the neighborhood notification meeting nor a recent Dolores Heights Improvement Club (DHIC) gathering to discuss the project, I initiated contact with the owners and Architect. We reviewed the plans together in detail and they followed up promptly so that we could discuss and resolve each issue I raised. Additional landscaping which would act as a natural screen and enhance the visual appeal of the new structure is one example of the applicants' willingness to collaborate about my concern to maintain privacy. In fact, they went one step beyond and suggested to plant new landscaping on the side of the structure adjacent to my yard, a location which is presently an unattractive, cracked cement alley way.

2) The applicants have consistently communicated a sincere respect for the visual quality and design standards of Dolores Height's neighborhood homes. From our meetings, I have also learned that Mr. Michael Niland was born and raised in Noe Valley. He has repeatedly articulated his commitment to maintaining the cohesion, identity and unique character of our Noe Valley neighborhood that he also grew up in.

3) Lastly, prior to Mr. Niland and Mr. Larizadeh purchasing the property, unfortunately, all who lived in our immediate environs had been subjected to years of harassment by the contentious occupant who resided at 3790 21st Street. This resident was also the subject of numerous criminal complaints. He fed the pigeons and many other animals which caused a cascade of property related problems for those who lived nearby. Regular litters of feral cats were born and not cared for. It was a serious health hazard and a nuisance that had persisted in our neighborhood for well over a decade. This resident had also allowed the condition of his home to fall into disrepair as no maintenance had been performed for many years. Mr. Larizadeh and Mr. Niland's purchase and subsequent removal of this resident truly brought both relief to all of their neighbors and a very much needed renewed sense of responsibility about maintaining the structure and grounds of a visible corner property.

Thank you for your attention to this letter of support. Please feel free to contact me at lauriegottlieb@gmail.com if you would like any additional information.

Kind regards,



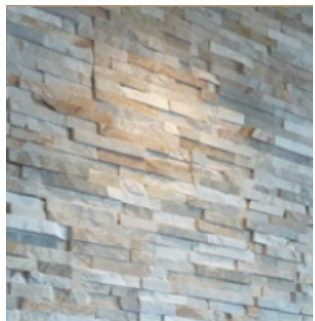
STUCCO SIDING -
ACRYLIC STUCCO W/
SMOOTH TROWEL FINISH



WINDOW FRAMES
& METAL CLADDING AT BAYS



CLEAR CEDAR SIDING



DRY STACK, REAL STONE VENEER
BY 'SPARKSTONE VENEER
PRODUCTS'



HORIZONTAL T&G CLEAR GRADE CEDAR AT SOFFITS

HORIZONTAL T&G CLEAR GRADE CEDAR SIDING

'BONELLI' ALUMINUM WINDOWS AND DOORS

METAL CLADDING AT BAYS

STUCCO SIDING - ACRYLIC STUCCO W/
SMOOTH TROWEL FINISH

STONE VENEER

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& Otis LLP

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June 9, 2016

Via Email and Hand Delivery

SCOTT EMBLIDGE

Partner

emblidge@mosconelaw.com

Nancy Tran
Planner, Southwest Quadrant, Current Planning
Planning Department
City and County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103
Email: Nancy.H.Tran@sfgov.org

Re: 3790-3792 21st St

Dear Nancy:

I am writing to update you and the members of the Commission about the efforts the project sponsors have made to respond to the concerns the Commission expressed about this project at its January 14, 2016 meeting.

First, let me provide some background. This project involves the remodel of a two-unit residential building at the corner of 21st and Noe Streets. Exhibit A shows how the building looks today.

This matter came before the Commission through an application for discretionary review filed by Ellen Soulis, who resides across the street from the project site. In her application for discretionary review, Ms. Soulis raised two issues: the “façade design decisions have created a more monolithic-styled structure . . . out of scale with its environs,” and a perceived interference with “the clear quality of light as it interplay with hillside topography on view in the distance.”

The project sponsors believed they had satisfied Ms. Soulis’s concerns, and staff recommended that Commission not take discretionary review and approve the project. Nonetheless, this matter came to hearing on January 14. At the hearing, Ms. Soulis did not speak. The Commission expressed concerns about the plainness of the exterior façade and the configuration of the smaller, second unit in the building. The Commissioner voted to continue the matter and directed the projects sponsors to come back with revised drawings that addressed the Commission’s concerns.

Exterior Façade. Exhibit B shows how the exterior façade was depicted for the Commission at the January 14 meeting. Since then, the project architect Bill Egan has come up with additional façade treatments to make the façade more interesting and less monolithic appearing. Those treatments are shown in Exhibit C. Ms. Soulis has said that Mr. Egan's new plans have "accommodated [her] wishes." See Exhibit D.) We have also spoken with Kristen Grannan who addressed the Commission at the last meeting and she has said she is "fine moving forward" with project as revised. (Exhibit E.) In addition, another adjacent neighbor, Laurie Gottlieb, supports the project. (See Exhibit F.) At present, we are not aware of any opposition to the design of this project.

Second Unit. Apparently the Commission has raised concerns about several recent projects where it appeared that a second unit in a two-unit building had been designed so that the second unit could easily be incorporated into the larger unit. Because this would result in the loss of a unit at a time when housing is so scarce in our City, the Commission understandably does not want to put its stamp of approval on a project that might decrease the housing stock. This was never the intent of the design of this project.

The current building has a small second unit – a 652-square-foot studio. When the project sponsors came before you in January, they were proposing to construct a 27 % larger second unit – an 828-square-foot studio. The Commission expressed concerns about that unit, in terms of its configuration, lack of clear separation from the larger unit, and limited access to natural light (the unit is partially below grade). Mr. Egan has addressed all of the Commission's concerns as shown in Exhibit G which compare the three designs.

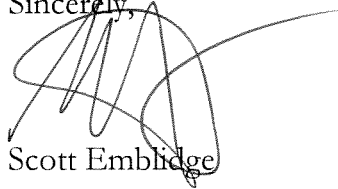
- The unit has been enlarged to 920 square feet. This is 41% larger than the existing unit.
- The unit has been modified from a studio configuration to a one-bedroom configuration. Plus, a second window has been added in the main living space, and a light well has been added at the rear in the bedroom.
- The unit is now completely separated from the larger unit. The door from the second unit to the garage – which some Commissioners felt was odd – has been eliminated. It should be pointed out the stairs at the rear give the second unit access only the home's backyard, not to the unit above.

In addition, the most recent occupant of the second unit has written a letter explaining how the newly designed unit is clearly superior to the unit that currently exists. (See Exhibit H.)

Unfortunately, the DHIC remains opposed to this aspect of the project, despite the efforts the project sponsors and Mr. Egan have made to address DHIC's concerns. (See Exhibit I.) We note that the DHIC did not file for discretionary review, and the only DR application regarding this project does not mention – much less object to – the second unit's configuration. We also note that DHIC's desire for a larger unit does not constitute an "exceptional and extraordinary" circumstance meriting discretionary review.

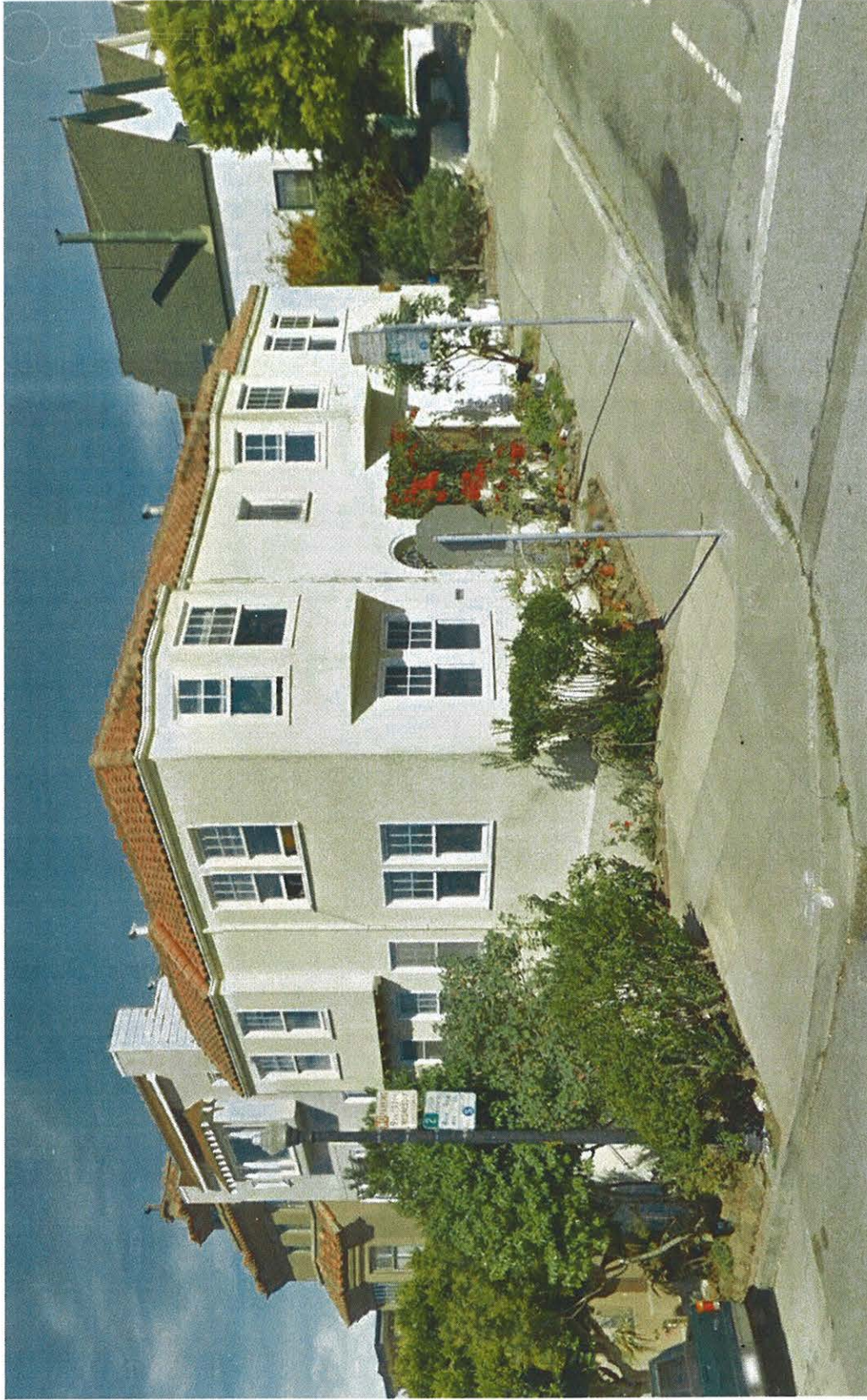
We hope you will agree that this redesigned projects addresses the Commission's concerns, and we urge the Commission to approve this project so that this corner lot will have a building that the neighborhood can be proud of.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Embridge", is written over the printed name. The signature is stylized with a large, sweeping loop that extends to the right and then curves back down to the left.

cc: Members of the Commission

EXHIBIT A



PRESENT BUILDING

3790 - 3792 21st STREET, SAN FRANCISCO, CA.

be/A

BILL EGAN, ARCHITECT

415 260 1228

06.07.16

EXHIBIT B



DESIGN PRESENTED AT 1/14 /16 MEETING

3790 - 3792 21st STREET, SAN FRANCISCO, CA.		06.07.16
be/A	BILL EGAN, ARCHITECT 415 260 1228	

EXHIBIT C



PROPOSED DESIGN 6/06/16

3790 - 3792 21st STREET, SAN FRANCISCO, CA.

be/A

BILL EGAN, ARCHITECT

415 260 1228

06.09.16

EXHIBIT D

Ellen Soulis <esoulis@aol.com>

Mar 17



to me, klgrannan, carolynkenady, hanskolbe

Hi Bill,

Thank you for the information regarding the design of the building located at 3790-92 21st Street.

I hear you about the second unit - that there is light and it is a livable space.

I know in my heart of hearts, I do not want anything more massive with a townhouses or two units making the corner look even more encumbering then the neighborhood warrants.

I thank you for the redesign in making 21st Street less massive with cut in for the stairs and with less stucco. I do hope there will be landscaping to soften the spaciousness of being on a corner and 50 foot front.

In my opinion you have accommodated my wishes. If Kristin, Hans and Carolyn are all in agreement, I will notify the Planning Department to remove my objection to the remodel.

Once again, I thank you for your mindfulness with regards to the neighbors wishes. Gratefully,

Elle Soulis

(415) 244-4001

-----Original Message-----

From: Bill Egan <billegan7@gmail.com>

To: Ellen Soulis <esoulis@aol.com>; Kristen Grannan <klgrannan@gmail.com>

Sent: Wed, Mar 16, 2016 9:32 am

Subject: Re: plans

Hi Elle and Kristen,

Thanks for your input regarding the revised design.

Regarding the exterior massing, we have incorporated recesses to break up the mass of the current facade and to move portions of the exterior walls back from the property lines, but actually moving the entire south and west wall back from property lines to create a continuous front setback would require a scope of work that would not be financially doable. We think the proposed elevations with the recessed areas and projected elements considerably relieves the monolithic look of the current building and the previous design.

The revisions we have made to the small unit address most of the objections presented at the Planning Commission meeting. The windows at the great room at the south-west corner have a total window area that exceeds the code requirements for light and ventilation by 50%. The bedroom is a separate room with a 5/0x4/6 window opening to a large light well at the rear yard which also exceeds the code requirement. Although the unit is partially below grade, the natural light provided to the rooms is similar or in excess of the light provided in the typical second and third floor flat found all over the city where the side walls of the flats abut the adjacent buildings, the majority of the windows are located at the street and rear yard, and the light to the interior rooms [often bedrooms] are provided by 2 story light wells that are typically smaller than the 1/2 story light well proposed for this unit.

We feel that the lower unit is not 'uninhabitable' as depicted at the previous Commission Meeting and certainly has value as a unit that would be more affordable than a flat at the first floor or a 'townhouse' unit. This would also add diversity to the available neighborhood housing. The owners are at a point where they need to know if there are measures they can take to provide any further revisions design that would be acceptable to you and you could withdraw the DR or if the location of the lower unit in any configuration is not acceptable to you and we need to move forward with a final design for the Planning Commission meeting.

In addition to the current design we are weighing the options proposed at the commission meeting by Commissioner Antonini to make the first floor a 1500 sf unit and 3000 sf unit at the 2nd and 3rd floors this would obviously result in a much more massive building. Another suggestion was to create 2 side-by-side 'townhouse' units would have much the same result. These approaches were discounted in the early stage of our design discussions as one goal of the design was to minimize the mass of the 3rd floor by incorporating generous setbacks at all

EXHIBIT E

Kristen Grannan <klgrannan@gmail.com>

Feb 24

to me, Elle, Carolyn

Hi Bill,

Looks good to me and I have no problems with this. BTW, I think the light well has been added to the east wall of the bedroom, not west, right?

Best,

Kristen

On Feb 23, 2016, at 2:02 PM, Bill Egan <billegan7@gmail.com> wrote:

Hi all,

Thanks for taking the time to meet with us and supplying your input.

Since the basic concept for the size and location of the second unit is the starting point for the revised design and the overall mass of the building, I would like to submit the revised plan for the lower unit to the group first and see if we can come to an agreement for this unit. We can then productively go forward with the redesign of the exterior.

The unit is still about the same size as what was previously submitted - 875 sf [the current small unit is 650 sf]. The following features have been added:

- the new plan consists of a great room and separate bedroom with ensuite bath
- the direct entry from the garage has been eliminated
- additional windows have been added at the south elevation at the great room
- a new 6' x 4'-6" light well with a 5'-0" wide by 4'-6" high window has been added at the west wall of the bedroom
- the stairs at the back of the unit provide direct access to the side yard.
- windows along the stair on the east wall will also provide additional backlighting to the bedroom area.

Thanks in advance for your timely review of this phase of the project. We look forward to moving forward with the new exterior design.

Carolyn - could you please forward this to the appropriate members of your group. If you cc me I'll include them in future emails.

Thanks,

Bill

415.260.1228

<16.02.19 A1 site .pdf><16.02.22 A2 BSMT PLAN.pdf>

Kristen Grannan <klgrannan@gmail.com>

Mar 17

to me

Hi Bill,

I'm fine moving forward but it really is Elle's decision and she may be weighing in with Carolyn and Hans of the DHIC. It may be helpful for her/them to see more detailed renderings of the light and space created in the lower unit. I think Elle also had difficulty getting a good sense of the exterior massing and materials, so perhaps some other way of illustrating those aspects is possible? I've told them I'm fine moving forward as-is.

Best,
Kristen

On Mar 16, 2016, at 9:31 AM, Bill Egan <billegan7@gmail.com> wrote:

Hi Elle and Kristen,

Thanks for your input regarding the revised design.

Regarding the exterior massing, we have incorporated recesses to break up the mass of the current facade and to move portions of the exterior walls back from the property lines, but actually moving the entire south and west wall back from property lines to create a continuous front setback would require a scope of work that would not be financially doable. We think the proposed elevations with the recessed areas and projected elements considerably relieves the monolithic look of the current building and the previous design.

The revisions we have made to the small unit address most of the objections presented at the Planning Commission meeting. The windows at the great room at the south-west corner have a total window area that exceeds the code requirements for light and ventilation by 50%. The bedroom is a separate room with a 5/0x4/6 window opening to a large light well at the rear yard which also exceeds the code requirement. Although the unit is partially below grade, the natural light provided to the rooms is similar or in excess of the light provided in the typical second and third floor flat found all over the city where the side walls of the flats abut the adjacent buildings, the majority of the windows are located at the street and rear yard, and the light to the interior rooms [often bedrooms] are provided by 2 story light wells that are typically smaller than the 1/2 story light well proposed for this unit.

We feel that the lower unit is not 'uninhabitable' as depicted at the previous Commission Meeting and certainly has value as a unit that would be more affordable than a flat at the first floor or a 'townhouse' unit. This would also add diversity to the available neighborhood housing.

The owners are at a point where they need to know if there are measures they can take to provide any further revisions design that would be acceptable to you and you could withdraw the DR or if the location of the lower unit in any configuration is not acceptable to you and we need to move forward with a final design for the Planning Commission meeting.

In addition to the current design we are weighing the options proposed at the commission meeting by Commissioner Antonini to make the first floor a 1500 sf unit and 3000 sf unit at the 2nd and 3rd floors this would obviously result in a much more massive building. Another suggestion was to create 2 side-by-side 'townhouse' units would have much the same result. These approaches were discounted in the early stage of our design discussions as one goal of the design was to minimize the mass of the 3rd floor by incorporating generous setbacks at all exposed sides.

Since time is getting short, if it helps expedite things on your side, we are available to meet at any time to discuss or clarify anything.

Thanks,
Bill
415.260.1228

EXHIBIT F

Mr. Scott Sanchez
Zoning Administrator
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

October 26th, 2015

Dear Mr. Sanchez,

I am writing in support of the proposed project at 3790 21st Street. I have been a longstanding resident and next door neighbor of the subject property for the past seventeen years. My home, as an adjacent, neighboring property, is the most directly impacted by the proposed project at 3790 21st Street. Below, I've summarized a partial list of the merits of the project as well as its applicants from my point of view as an adjacent neighbor.

1) The owners, Mr. Michael Niland and Mr. Mahmoud Larizadeh, as well as their Architect, Mr. Bill Egan, have been consistently responsive to my questions and concerns about their project over the last six months. Unable to attend neither the neighborhood notification meeting nor a recent Dolores Heights Improvement Club (DHIC) gathering to discuss the project, I initiated contact with the owners and Architect. We reviewed the plans together in detail and they followed up promptly so that we could discuss and resolve each issue I raised. Additional landscaping which would act as a natural screen and enhance the visual appeal of the new structure is one example of the applicants' willingness to collaborate about my concern to maintain privacy. In fact, they went one step beyond and suggested to plant new landscaping on the side of the structure adjacent to my yard, a location which is presently an unattractive, cracked cement alley way.

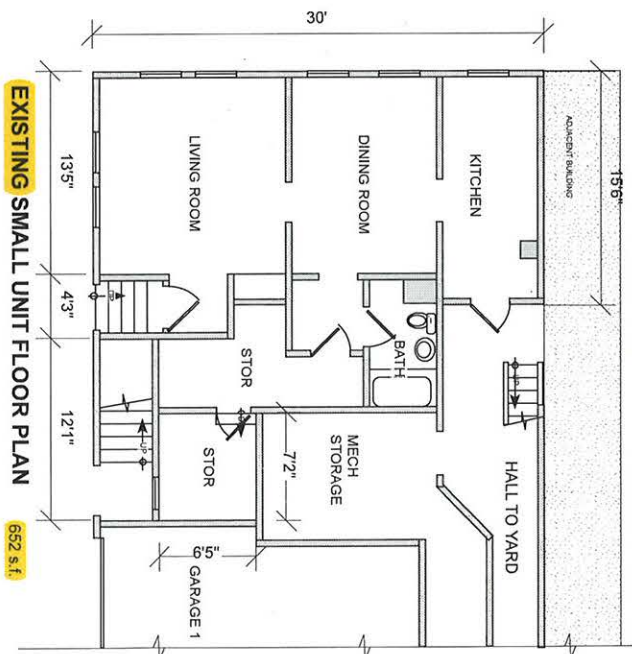
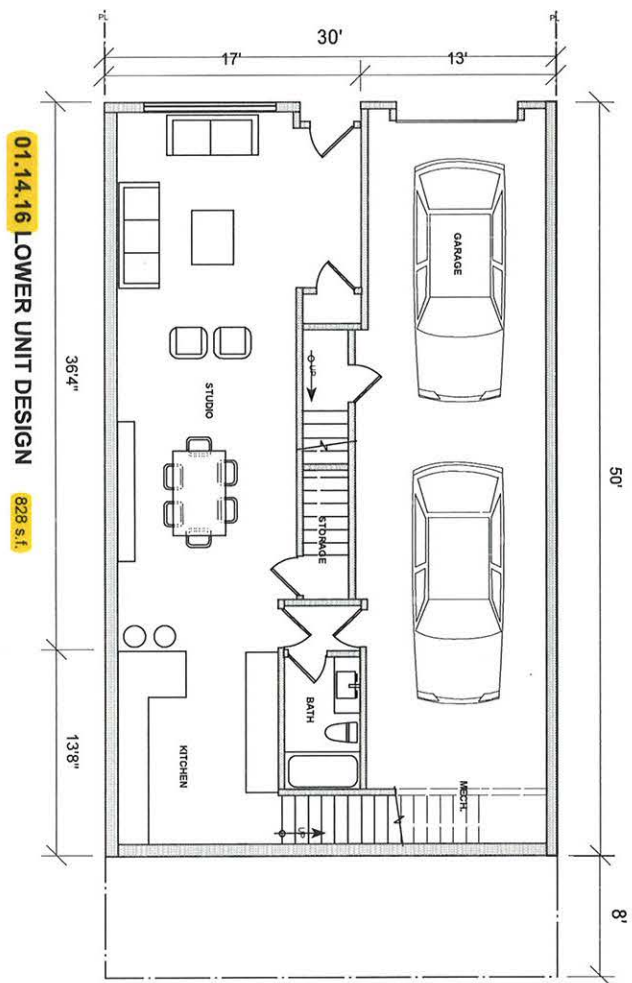
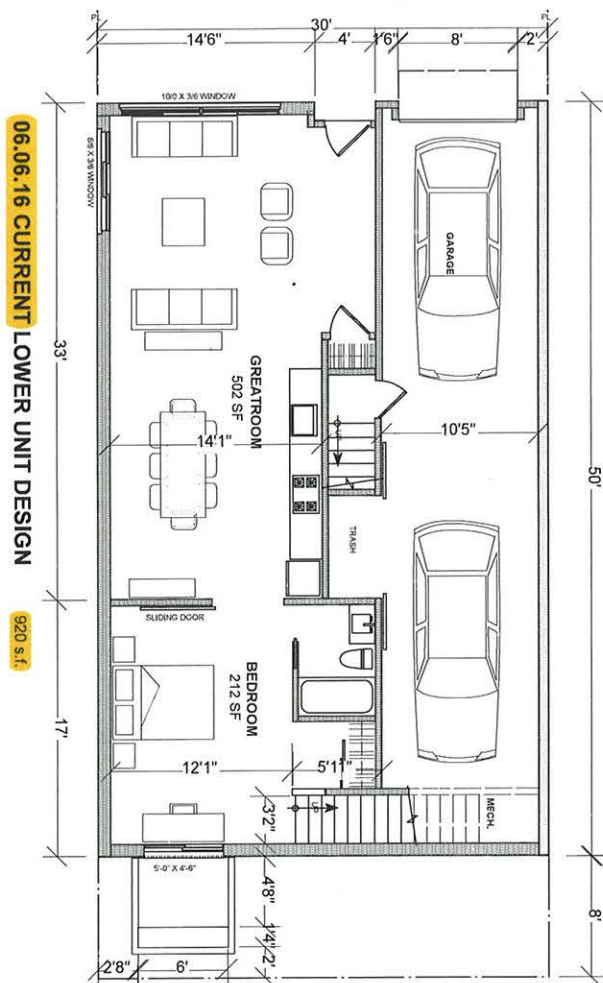
2) The applicants have consistently communicated a sincere respect for the visual quality and design standards of Dolores Height's neighborhood homes. From our meetings, I have also learned that Mr. Michael Niland was born and raised in Noe Valley. He has repeatedly articulated his commitment to maintaining the cohesion, identity and unique character of our Noe Valley neighborhood that he also grew up in.

3) Lastly, prior to Mr. Niland and Mr. Larizadeh purchasing the property, unfortunately, all who lived in our immediate environs had been subjected to years of harassment by the contentious occupant who resided at 3790 21st Street. This resident was also the subject of numerous criminal complaints. He fed the pigeons and many other animals which caused a cascade of property related problems for those who lived nearby. Regular litters of feral cats were born and not cared for. It was a serious health hazard and a nuisance that had persisted in our neighborhood for well over a decade. This resident had also allowed the condition of his home to fall into disrepair as no maintenance had been performed for many years. Mr. Larizadeh and Mr. Niland's purchase and subsequent removal of this resident truly brought both relief to all of their neighbors and a very much needed renewed sense of responsibility about maintaining the structure and grounds of a visible corner property.

Thank you for your attention to this letter of support. Please feel free to contact me at lauriegottlieb@gmail.com if you would like any additional information.

Kind regards,

EXHIBIT G

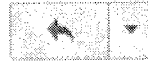


- CHANGES: LOWER UNIT PER REVISED UNIT DESIGN.
- INCREASE FLOOR AREA FROM 828 SF TO 920 SF BY WIDENING UNIT.
- (SMALL UNIT AT EXISTING BUILDING IS 652 SF)
- CHANGE UNIT FROM 1 ROOM STUDIO TO GREATROOM WITH SEPARATE BEDROOM SUITE
- DELETE DIRECT INTERIOR ENTRY FROM GARAGE TO UNIT
- ADD LIGHT WELL AND WINDOW AT NEW BEDROOM
- INCREASE GLASS AREA OVERALL FROM 31.5 SF TO 80.25 SF [GLASS AREA AT GREATROOM EXCEEDS CODE REQUIREMENTS BY 44%]

EXHIBIT H

Carolyn Kenady <carolynkenady@gmail.com>

Mar 10 ☆



to me, Kristen, Ellen, John

Hi Bill -

Just to recap our phone call this am, the DHIC Planning & Land Use Committee members discussed your revised plans at our meeting this week. We still object to the proposed design of the second unit located in the basement. You addressed some issues relating to the unit that we and the Commissioners cited at the DR hearing. Specifically - the 50' long studio is broken into a living/dining room and a bedroom. The bathroom is now located in the bedroom (vs. between the garage and the studio.) You've added a window and light well to bring more light into the basement.

However, the major issues still remain. The light and air are insufficient for a livable unit. The one added window on 21st St is at the southwest corner of the living/dining area so only brings light to the front of the living/dining area. And the light well in the bedroom (was in the early original design) opens into the narrow eight-foot wide side yard. Between the eastern side of the building and the neighbor's fence and home very little light will reach the bedroom. The space is still subterranean and while slightly larger is a demotion from the first floor unit with its distinct rooms with light and air.

The proposed building has approximately 4500 sf of living space - over 2000 sf of new space. This gives you a lot of flexibility to design a more livable second unit. During the hearing we objected to moving the current first-floor flat to the basement. We also heard the Commissioners propose using the first floor with the basement space as a means to create a livable second unit. Cmr Hillis also mentioned using the placement of the two units to create a vertical delineation that varies the building facade.

We thank you for bringing forward changes to the facade design and materiality. Like the Commissioners, we believe that you can be creative in using the basement and first floor levels to create a livable second unit.

Let us know your thoughts after you speak with the owners. I will be traveling next week; John O'Duinn is copied above as an officer of DHIC who can respond more quickly.

Carolyn

EXHIBIT I

Nancy Tran, Planner
San Francisco Planning Department
1650 Mission St., #400
San Francisco, Ca. 94103

March 14th, 2016

Dear Nancy,

I am the current occupant of 3792 21st Street, and have been for over a year. I understand it is a subject of interest as the result of a scheduled remodeling project. I would like to go on record as stating: the current floor plan is dated and contains wasted and uninhabitable space, a strange walk in closet/ hallway arrangement that leads to a tiny utility room that is additional wasted, uninhabitable space.

In reviewing the new design with the owners and their architect, I find that the new space is 100% habitable containing 30 to 40% more useful livable space. The new design provides natural light from 21st and Noe St. sides, and the open floor plan makes better use of this light. The intended addition of the east light will likely provide more natural light than the small window at the existing bathroom light well.

I am at a loss as to why neighbors unaffected by the interior layout of this proposed project would interject their opinions into this process. Having never even set foot in the building, they have in my opinion 'missed the point'. If this unit were built to be larger and comparable to the main house; it would be cost prohibitive for an 'entry level' couple or young family; in a neighborhood that is becoming increasingly cost prohibitive. It is separately metered, distinct from the main house; and not designed to be 'rolled into' the main house; as is often the case.

I would very much prefer to live in the newly designed unit; and hope to be living there when construction is complete.

Thank you for your attention in this matter.

Please contact me at: Motazzagha@Yahoo.com with questions or concerns.

Regards, Motaz Zagha