



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: OCTOBER 27, 2016

1650 Mission St.
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San Francisco,
CA 94103-2479

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Date: October 27, 2016
Case No.: **2015-011540DRP**
Project Address: **4538 25th Street**
Permit Application: 2016.08.28.5504
Zoning: RH-2[Residential House, Two-Family]
40-X Height and Bulk District
Block/Lot: 6503/016
Project Sponsor: Susan Soderstrom
4544 25th Street
San Francisco, CA 94114
Staff Contact: Sylvia Jimenez – (415) 575-9187
Sylvia.Jimenez@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The project proposal consists of a two-story horizontal addition at the rear of the existing one-story over garage, single-family dwelling. The project also proposes a balcony accessed from the main level on the east (right) side of the building. The existing building depth is approximately 39 feet 2 and the addition will reduce the overall building depth to 39 feet. The existing upper level projection at the rear of the residence currently has a shed roof with an interior ceiling height of 9 feet and the new addition is proposed to have a flat roof with an interior ceiling height of 9 feet. The number of stories and overall height of the building will not increase as part of this project.

SITE DESCRIPTION AND PRESENT USE

The project is on the northern side of 25th Street, between Hoffman Avenue and Homestead Street, Block 6503, Lots 015 and located within the RH-2 (Residential House, Two-Family) Zoning District with 40-X height and Bulk designation. The 1,350 sq. ft. lot has 22 feet 6 inches of frontage, a depth of 60 feet and is developed with an existing one-story over garage single family residence on site.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located in Noe Valley, District 8 and within the RH-2 Zoning District. Parcels within the immediate vicinity consist of residential single-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	April 27, 2016 – May 27, 2016	May 24, 2016	October 27, 2016	152 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	October 17, 2016	October 17, 2016	10 days
Mailed Notice	10 days	October 17, 2016	October 17, 2016	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	1	1 (DR Requestor)	-
Other neighbors on the block or directly across the street	5	-	-
Neighborhood groups	-	-	-

DR REQUESTOR

Susan Soderstrom, 4544 25th Street, San Francisco, CA 94114
Requestor lives at the adjacent property to the west of the subject property.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated April 24, 2016.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated September 26, 2016.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team (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) in that the addition does not extend beyond the neighbor's property at 4544 25th Street, and is limited to two stories in height. Additionally, the proposed addition maintains access to the midblock open space and is consistent with the neighborhood character. Further, the project does not present any exceptional or extraordinary circumstances that would justify further comments on the design as proposed.

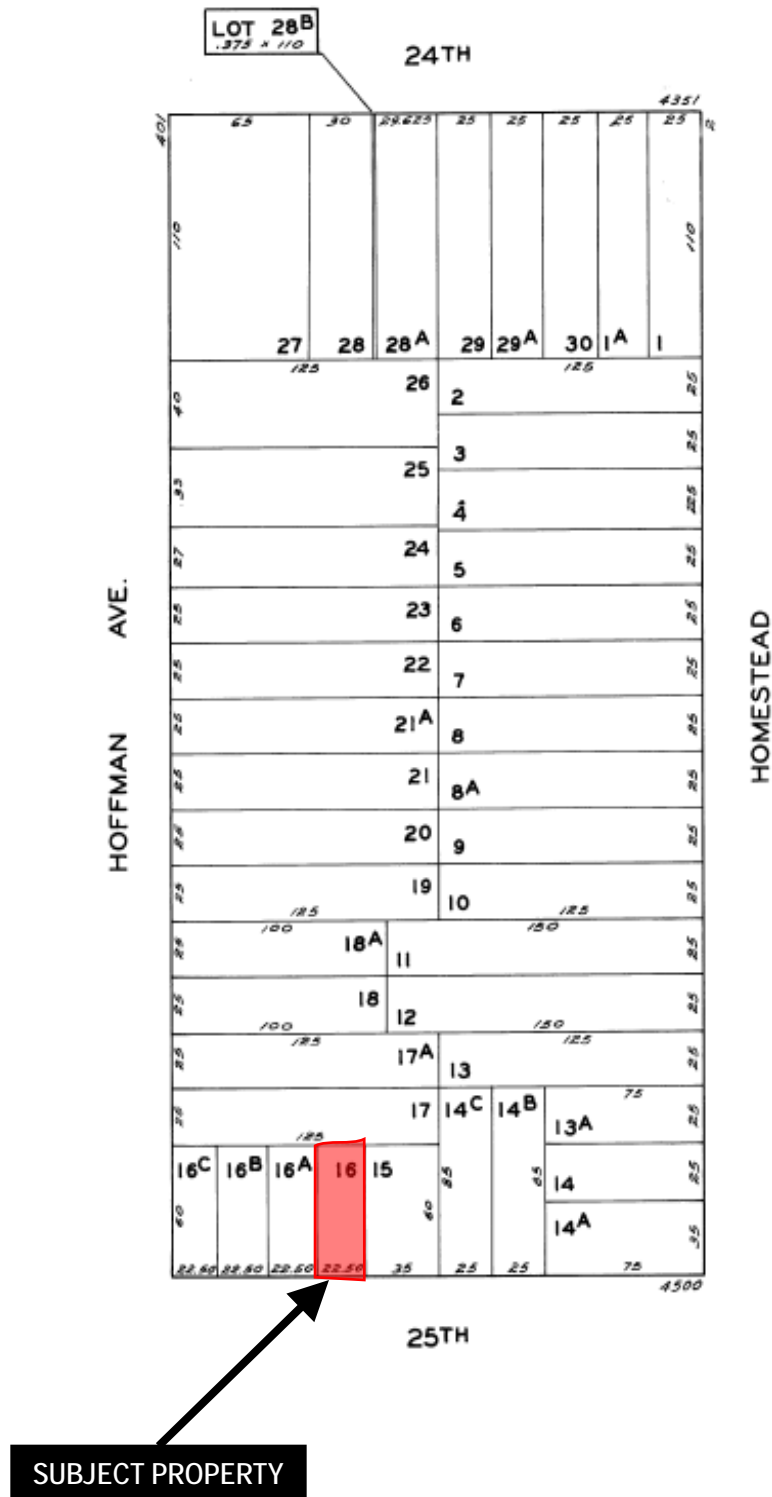
Under the Commission's pending DR Reform Legislation, this project would not be referred to the Commission as this project does not contain or create any exceptional or extraordinary circumstances.

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

Parcel Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
DR Application
Response to DR Application dated September 26, 2016
Public Comment

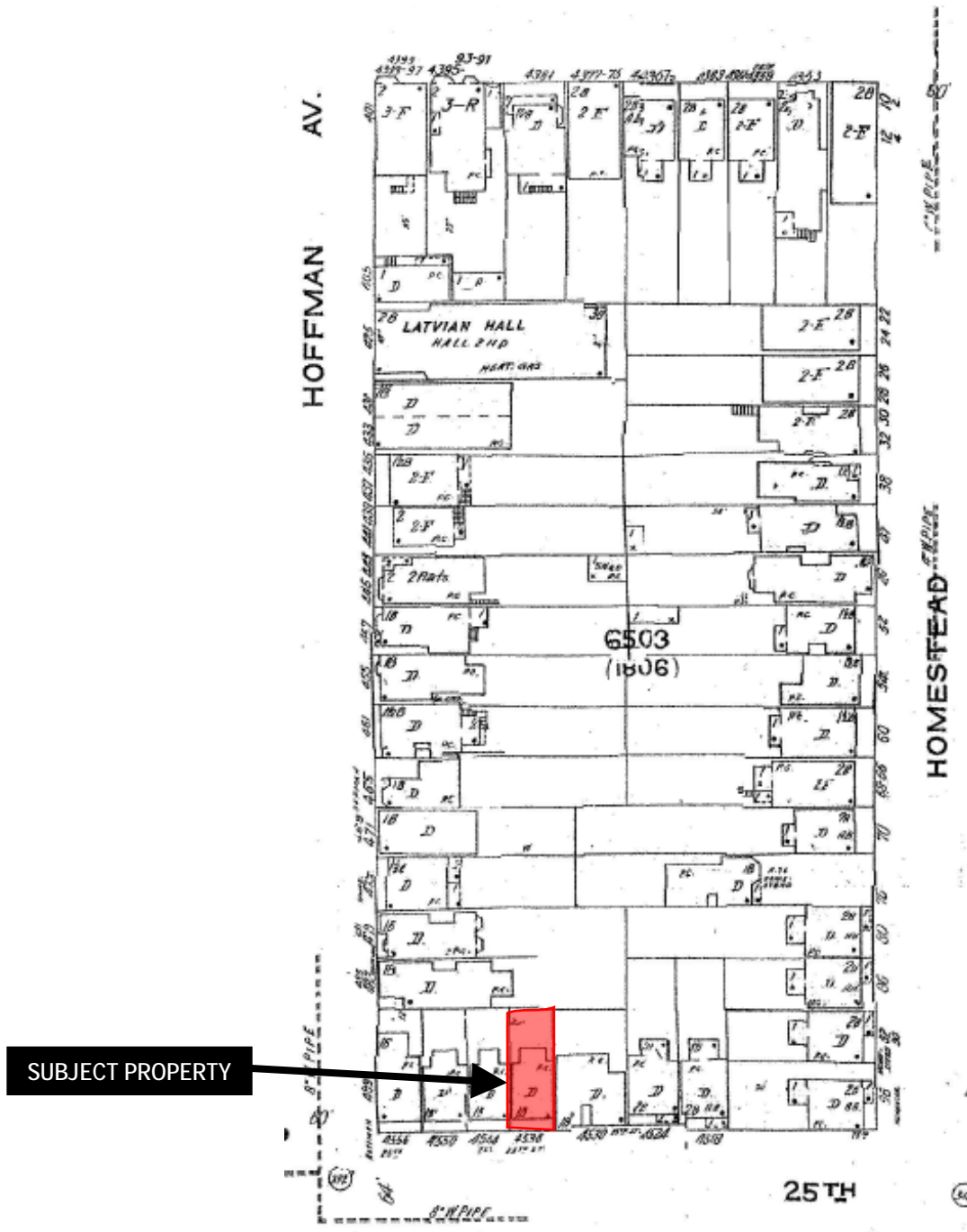
Parcel Map



Discretionary Review Hearing
Case Number 2015-011540DRP
4538 25th Street



Sanborn Map*

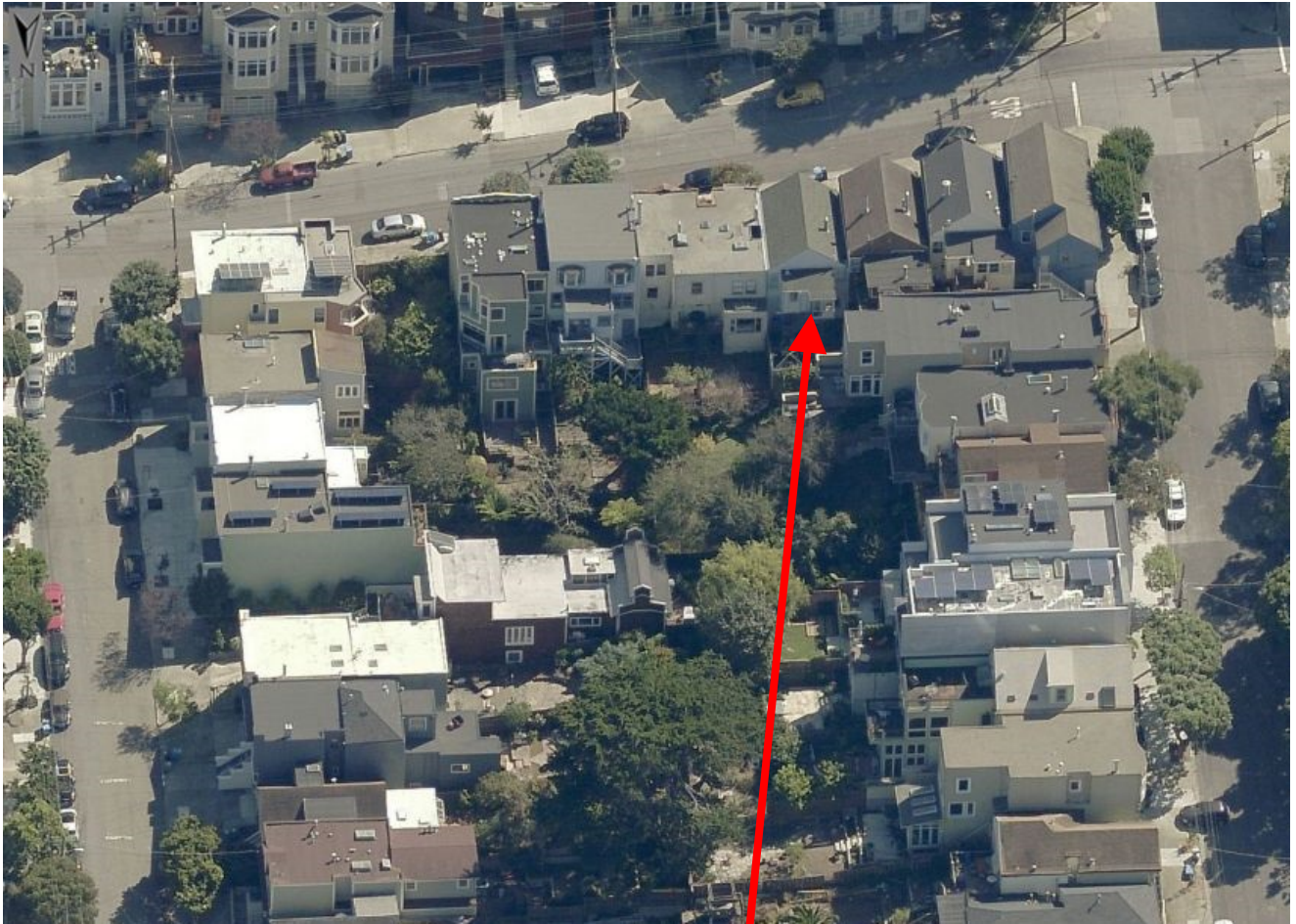


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing
Case Number 2015-011540DRP
4538 25th Street

Aerial Photo



SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2015-011540DRP
4538 25th Street

Zoning Map

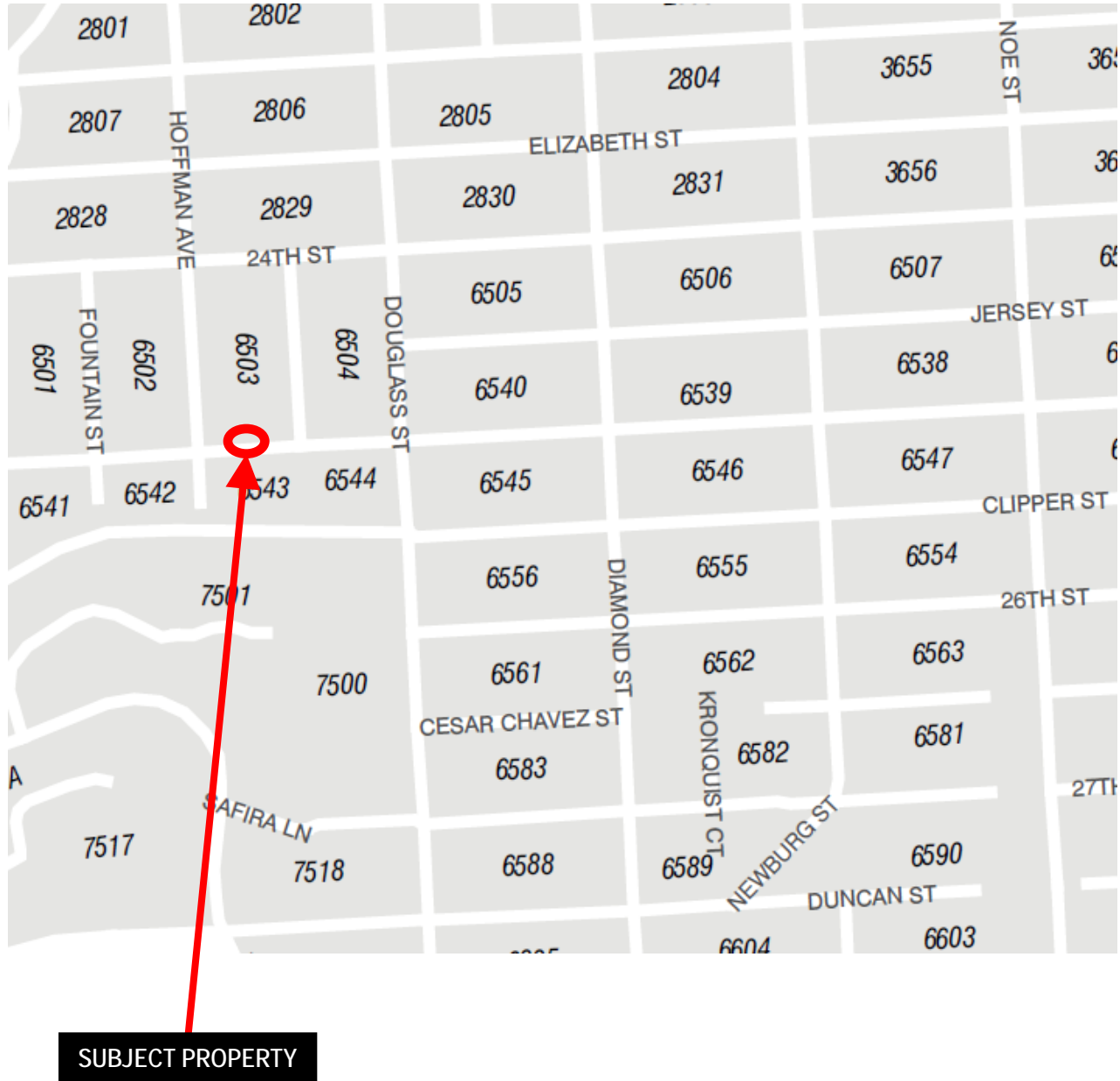


SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2015-011540DRP
4538 25th Street

Special Use District Map



Discretionary Review Hearing
Case Number 2015-011540DRP
4538 25th Street

Site Photos



SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2015-011540DRP
4538 25th Street



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
Case No.	Permit No.	Plans Dated	
<input 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.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
	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.
	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

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

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</i>
<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? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)</i>
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i>
<input 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? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve 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? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve 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? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required.
<u>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</u>	
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

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

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*

<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

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

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

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

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

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

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

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

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.	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **August 28, 2015**, the Applicant named below filed Building Permit Application No. **2015.08.28.5504** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	4538 25th Street	Applicant:	Serena Lam
Cross Street(s):	Hoffman Ave and Homestead St	Address:	4538 25th Street
Block/Lot No.:	6503/016	City, State:	San Francisco, CA 94114
Zoning District(s):	RH-2/40-X	Telephone:	(415) 973-7610

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 aqclose 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 type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Side Setbacks	0	No Change
Building Depth	39 feet 2 inches	39 feet
Rear Yard	15 feet	15 feet 2 inches
Building Height	30 feet	No Change; 23 feet 5 inches to top of rear addition
Number of Stories	2	No Change
Number of Dwelling Units	1	No Change
PROJECT DESCRIPTION		
The proposed project includes to alter the existing two-story single family dwelling by demolishing an existing laundry and bath projection at the rear of the residence and constructing a new two-story horizontal expansion. The project also proposes to develop the ground floor and the addition of a new upper level balcony at the northeast corner of the residence.		
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: Sylvia Jimenez
Telephone: (415) 575-9187
E-mail: sylvia.jimenez@sfgov.org

Notice Date: **4/27/16**
Expiration Date: **5/27/16**

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.

PROPERTY ADDRESS	4538 25TH STREET, SAN FRANCISCO, CA 94114
PARCEL NUMBER	6503/016
ZONING	RH2
SCOPE OF WORK	2-STORY ADDITION AND POP-OUT TO REAR OF PROPERTY, NO CHANGE TO BUILDING HEIGHT. (1) BEDROOM WILL BE ADDED SO THE HOME WILL HAVE (2) BEDROOMS TOTAL.
FLOOR AREA	<p><u>EXISTING</u> BASEMENT (UNFINISHED) = 651SF MAIN FLOOR = 728SF</p> <p><u>PROPOSED</u> BASEMENT (GARAGE) = 275SF BASEMENT (FINISHED) = 520SF MAIN FLOOR = 805SF TOTAL = 1325SF HEATED, 275SF UNHEATED</p>
EXCAVATION	10 CU YARDS

1. CONTACT OWNER IMMEDIATELY CONCERNING ANY DISCREPANCIES IN THE DRAWINGS PRIOR TO PROCEEDING WITH WORK IN THE AFFECTED AREA.
2. DIMENSIONS ARE TO FACE OF CONCRETE AND FACE OF FINISH UNLESS NOTED OTHERWISE.
3. ALL APPLICABLE CODES, ORDINANCES, AND MINIMUM STRUCTURAL REQUIREMENTS TAKE PRECEDENCE OVER ALL DRAWINGS NOTES SPECIFICATIONS AND SIZES.
4. VERIFY ALL DIMENSIONS BEFORE BEGINNING WORK.
5. DO NOT SCALE DRAWINGS.
6. PROVIDE APPROVED DRAFTSTOPPING IN CONCEALED SPACE BETWEEN CEILING AND FLOOR PER BUILDING CODE
7. PROVIDE APPROVED FIRSTOPPING IN WALLS.
8. PROVIDE SOLID WOOD BLOCKING AS SUPPORT FOR ALL WALL MOUNTED FIXTURES.
9. FLASH ALL OPENINGS WITH MINIMUM 26 GA. GALVANIZED.
10. CAULK ALL OPENINGS COMPLETELY.
11. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE TREATED.

PL 22.5'

UPPER FLOOR DECK

LOW PITCH ROOF

1-STORY RESIDENCE W/ BASEMENT

15' - 0 1/2"

10' - 2"

PL 60.0'

DASH LINE DENOTES EXISTING UPPER FLOOR POPOUT TO BE DEMOLISHED

1-STORY POPOUT ON BASEMENT LEVEL

NEW DECK

1-STORY RESIDENCE W/ BASEMENT (NO CHANGE IN THIS AREA)

4:12

4:12

1-STORY RESIDENCE W/ BASEMENT

60' - 0"

28' - 11"

4:12

4:12

4544 25TH ST

5' - 10 1/2"

PL 22.5'

EXIST DRIVE (NO CHANGE)

PLANTER

4530 25TH ST

25TH STREET

N

PL 22.5'

UPPER FLOOR DECK

11' - 6"

13' - 6"

15' - 2 1/2"

PL 60.0'

5' - 0"

12' - 6" 10"

5' - 0"

NEW POP OUT ADDITION (HATCHED AREA SHOWING FOOTPRINT)

17' - 10 1/2"

24' - 1 1/2"

15' (25%) REAR SETBACK

6" TYP. ROOF OVH

2% (NEW ROOFS PITCH)

BUILDABLE AREA BASED ON AVG RULE @ 18' - 10"

SETBACK AVG = (13'-6" + 24'-1 1/2") / 2 = 18'-10"

1-STOREY RESIDENCE W/ BASEMENT

LOW PITCH ROOF

1-STOREY POPOUT ON BASEMENT LEVEL

6' - 0"

4' - 0"

6' - 0"

27' (45%) REAR SETBACK (USE SETBACK RULE INSTEAD)

1-STOREY RESIDENCE W/ BASEMENT (NO CHANGE IN THIS AREA)

4:12

28' - 11"

4:12

4544 25TH ST

5' - 10 1/2"

PL 60.0'

4530 25TH ST

PL 22.5'

NEW DECK ON MAIN FLOOR

1-STOREY RESIDENCE W/ BASEMENT

LOW PITCH ROOF

PLANTER

EXIST DRIVE (NO CHANGE)

NEW STREET TREE

25TH STREET

N

Project Address 4538 25TH STREET, SAN FRANCISCO, CA 94114

[illegible]

Project number	1316
Date	AUG 9, 2016
Drawn by	ML
Checked by	ML

Scale $1/8" = 1'-0"$

PL

PL

UP

DN

TO BACKYARD

UNFINISHED SPACE

UNFINISHED SPACE

GARAGE

28' - 11"

11' - 4"

22' - 6"

11' - 2"

N

Proposed 1,200 sq. ft. single-family detached house

Rooms and Dimensions:

- LAUNDRY:** 7' - 2" x 3' - 0"
- BATH:** 7' - 11 1/2" x 3' - 9 1/2"
- KITCHEN:** 12' - 3 1/2" x 6' - 10 1/2"
- BEDROOM:** 11' - 8 1/2" x 6' - 10 1/2"
- CLOSET (EXIST.):** 3' - 9 1/2" x 3' - 10 1/2"
- DINING:** 11' - 8 1/2" x 6' - 11"
- LIVING:** 22' - 6" x 11' - 9"
- EXISTING PORCH:** 6' - 1" x 4' - 8"

Overall Dimensions:

- Front Porch:** 36' - 1" x 1' - 6"
- Living Area:** 22' - 6" x 11' - 9"
- Bedroom:** 11' - 8 1/2" x 6' - 10 1/2"
- Kitchen:** 12' - 3 1/2" x 6' - 10 1/2"
- Dining:** 11' - 8 1/2" x 6' - 11"
- Bathroom:** 7' - 11 1/2" x 3' - 9 1/2"
- Laundry:** 7' - 2" x 3' - 0"

Other Features: The plan includes a fireplace in the living area, a breakfast bar in the kitchen, and a north arrow in the bottom right corner.

PL

2
A2

NORTH
ELEV

1
A2

PL

363.80

5' - 0"

12' - 6"

5' - 0"

WEST
ELEV

6' - 0"

11' - 4"

TO
EXISTING
PATIO

NEW MASTER
BEDROOM

10' - 7' 1/2"

368.30

10' - 0"

BATH

5' - 4"

8' - 6"

10' - 11"

STORAGE

CLOSET

REPLACE EXISTING
WOOD STRUCTURE,
ADD 4" CONCRETE
SLAB, TYP.

UP

368.55

6' - 9"

32' - 11"

9' - 10 1/2"

10' - 5 1/2"

STUDY / PLAY
ROOM

9' - 6"

28' - 11"

22' - 10"

6' - 2 1/2"

MECH / LAUNDRY

B

F

VENTED
DOOR

WASHER
DRYER

11' - 0 1/2"

22' - 6"

11' - 5 1/2"

N

Floor Plan Details:

- North ELEV** (North Arrow)
- West ELEV** (West Arrow)
- East ELEV** (East Arrow)
- Rooms and Features:**
 - KITCHEN:** Includes RANGE, SINK, and STOVE. Dimensions: 12' - 6" (width), 5' - 0" (depth).
 - EXISTING BEDROOM:** Dimensions: 11' - 1" (width), 10' - 2" (depth). Includes a closet (EXIST.).
 - EXISTING DINING:** Dimensions: 10' - 9" (width), 10' - 2" (depth). Includes a table and chairs.
 - EXISTING LIVING:** Dimensions: 14' - 6" (width), 11' - 9" (depth). Includes a sofa and coffee table.
 - EXISTING PORCH:** Dimensions: 10' - 9" (width), 11' - 9" (depth).
 - BALCONY:** Dimensions: 6' - 0" (width), 4' - 0" (depth).
 - SHOWER:** Located near the kitchen.
 - REF (Refrigerator) and PANTRY:** Located near the kitchen.
 - Media Cabinet:** Located near the living area.
- Dimensions and Area Calculations:**
 - Overall width: 22' - 6"
 - Overall depth: 16' - 1"
 - Section 1: 5' - 0" (width), 12' - 6" (depth)
 - Section 2: 5' - 0" (width), 10' - 2" (depth)
 - Section 3: 10' - 9" (width), 10' - 2" (depth)
 - Section 4: 10' - 9" (width), 11' - 9" (depth)
 - Section 5: 11' - 9" (width), 14' - 6" (depth)
 - Section 6: 10' - 9" (width), 10' - 2" (depth)
 - Section 7: 10' - 9" (width), 11' - 9" (depth)
 - Section 8: 10' - 9" (width), 11' - 9" (depth)
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 - Section 96: 10' - 9" (width), 11' - 9" (depth)
 - Section 97: 10' - 9" (width), 11' - 9" (depth)
 - Section 98: 10' - 9" (width), 11' - 9" (depth)
 - Section 99: 10' - 9" (width), 11' - 9" (depth)
 - Section 100: 10' - 9" (width), 11' - 9" (depth)
- Notes:**
 - EXISTING UPPER STORY POPOUT (TO BE REMOVED)
 - SOLID BLACK DENOTES EXISTING WALLS, TYP.
 - REPAIR EXISTING WOOD FLOORS, TYP.
 - NO CHANGE
 - CLOSET (EXIST.)
 - Media Cabinet
 - DN (Down)
 - PL (Plant)
 - NEIGHBOR'S DECK
 - NEIGHBOR'S RESIDENCE
 - NEIGHBOR'S RESIDENCE
- Area Calculations:**
 - 377.30
 - 377.05

Project Address 4538 25TH STREET, SAN FRANCISCO, CA 94114

Architectural elevation drawing of the front of a house. The drawing shows the existing structure in black and the proposed addition in grey. The main floor is at an elevation of 377.30, and the plate height is 386.30. The existing structure includes a bedroom and a living area. The proposed addition includes a garage and a small structure with stairs. The drawing also shows the elevation of the neighboring house to the east and the front porch level.

FRONT PL

PROPOSED ADDITION

EXISTING STRUCTURE

EXISTING BEDROOM

EXISTING LIVING

GARAGE

3' - 6"

13' - 6 1/2"

ELEVATION OF NEIGHBORING HOUSE TO THE EAST

PLATE HT (386.30)

MAIN FLOOR (377.30)

377.30

7' - 7"

371.42

369.72

FRONT PL

REAR PL

LEGEND:

- PROPOSED ADDITION
- EXISTING STRUCTURE

EXISTING DINING

377.30

MECH / LAUNDRY

STUDY / PLAYROOM

NEW MASTER BEDROOM

KITCHEN

TOW

368.80

EXISTING BRICK WALL IN ELEVATION TO REMAIN

EXISTING BRICK PATIO TO REMAIN

ELEVATION OF NEIGHBORING HOUSE TO THE WEST

DASH LINE DENOTES EXISTING STRUCTURE TO BE REMOVED

PLATE HT (386.30)

MAIN FLOOR (377.30)

EXISTING GRADE

374.80

373.30

363.80

9'-0"

8'-0"

9'-0"

4'-5 1/2"

3'-3"

1'-4"

3'-7"

4'-5"

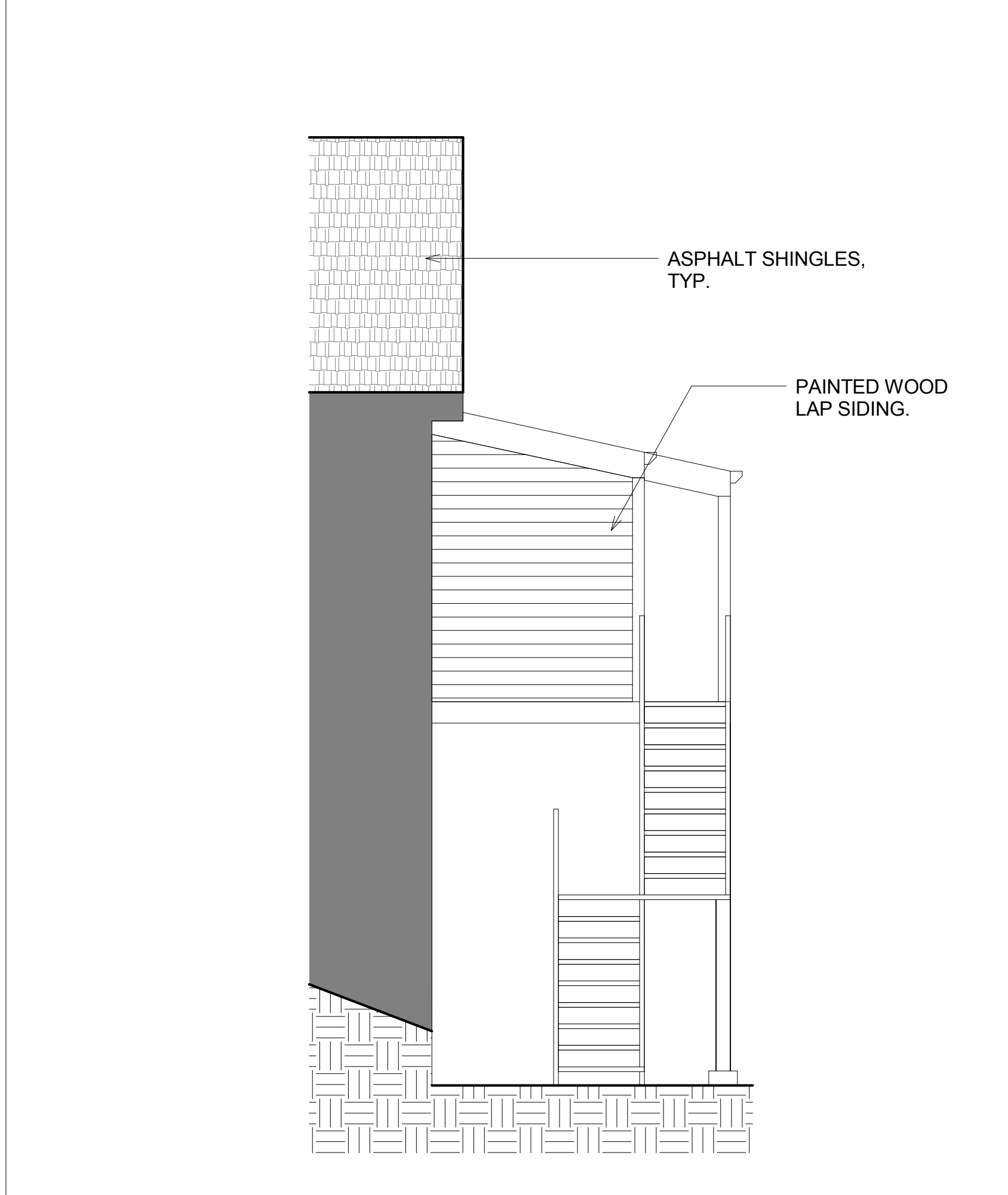
4'-5"

SERENA LAM	
REMODEL	
PERMIT DRAWINGS	
Project number	1316
Date	AUG 9, 2016
Drawn by	ML
Checked by	ML
A2	
Scale	1/4" = 1'-0"

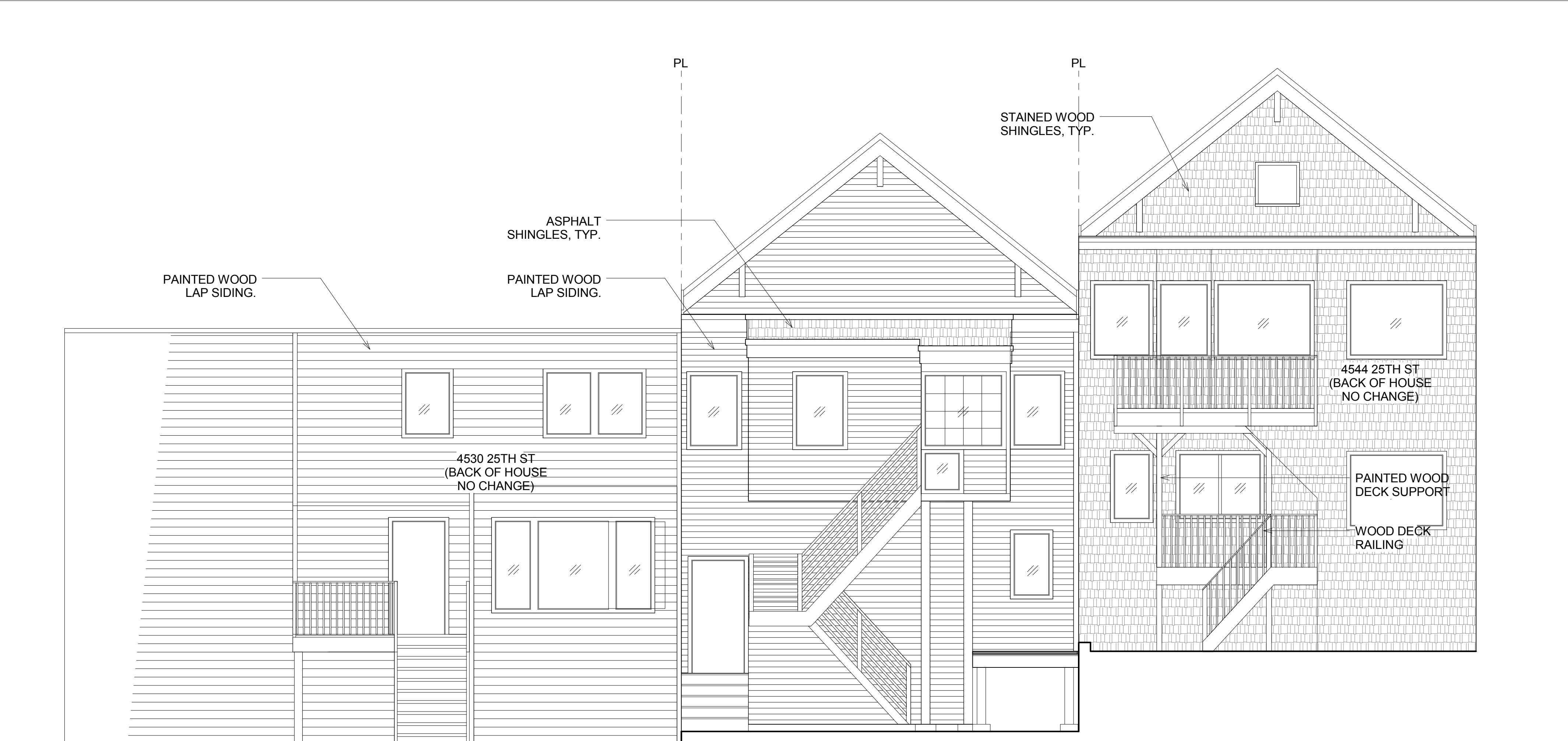
EXTERIOR ELEVATIONS 1/8" = 1'-0"



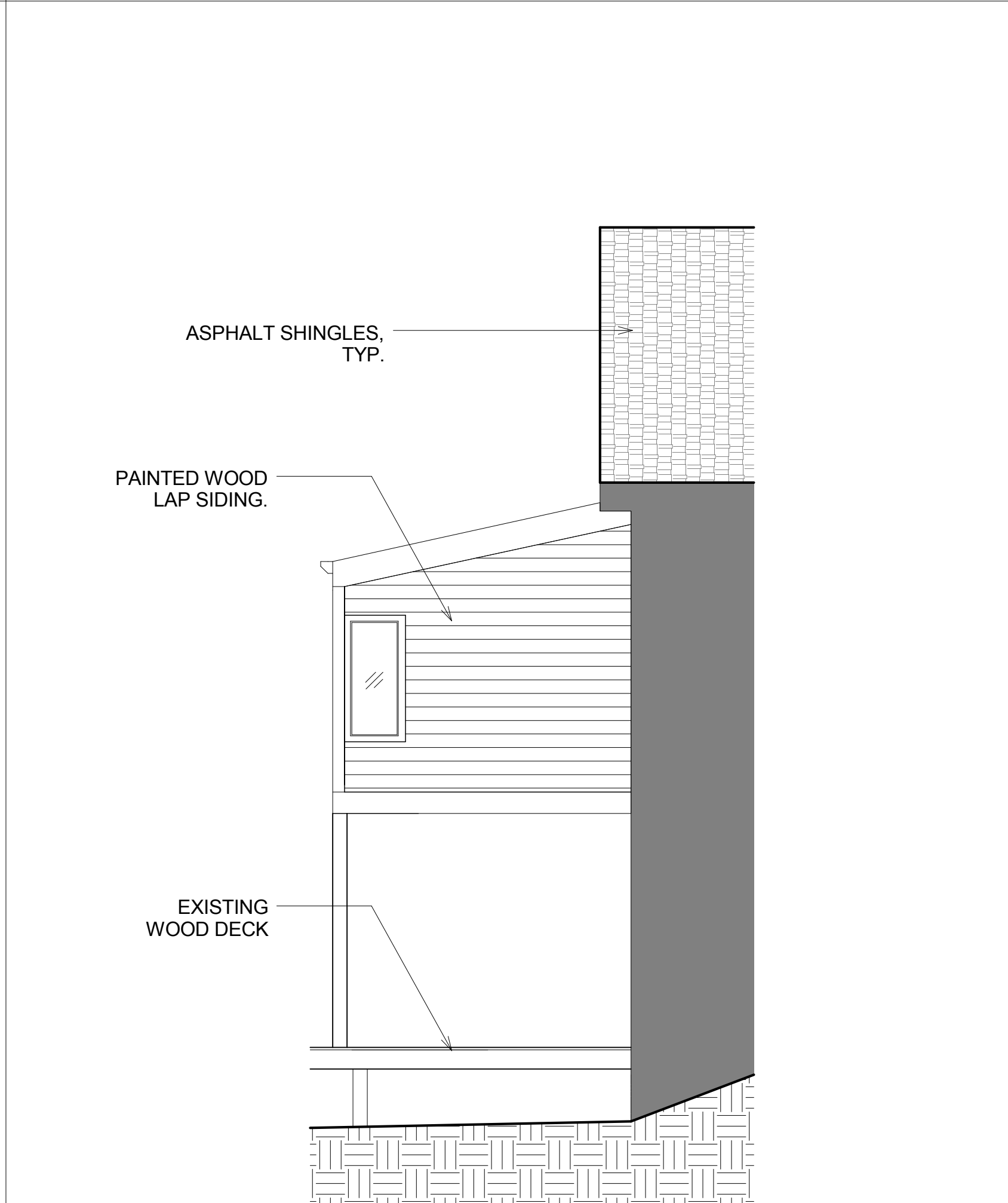
EXISTING FRONT ELEVATION (NO CHANGE)



EXISTING EAST ELEVATION



EXISTING REAR ELEVATION



EXISTING WEST ELEVATION

Contact:
Milton Lam 206-303-7877
milton@mlarc.com

Client Name SERENA LAM

Project Address 4538 25TH STREET, SAN FRANCISCO, CA 94114

[illegible]

SERENA LAM

REMODEL

PERMIT DRAWINGS

Project number	1316
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Date	AUG 9, 2016
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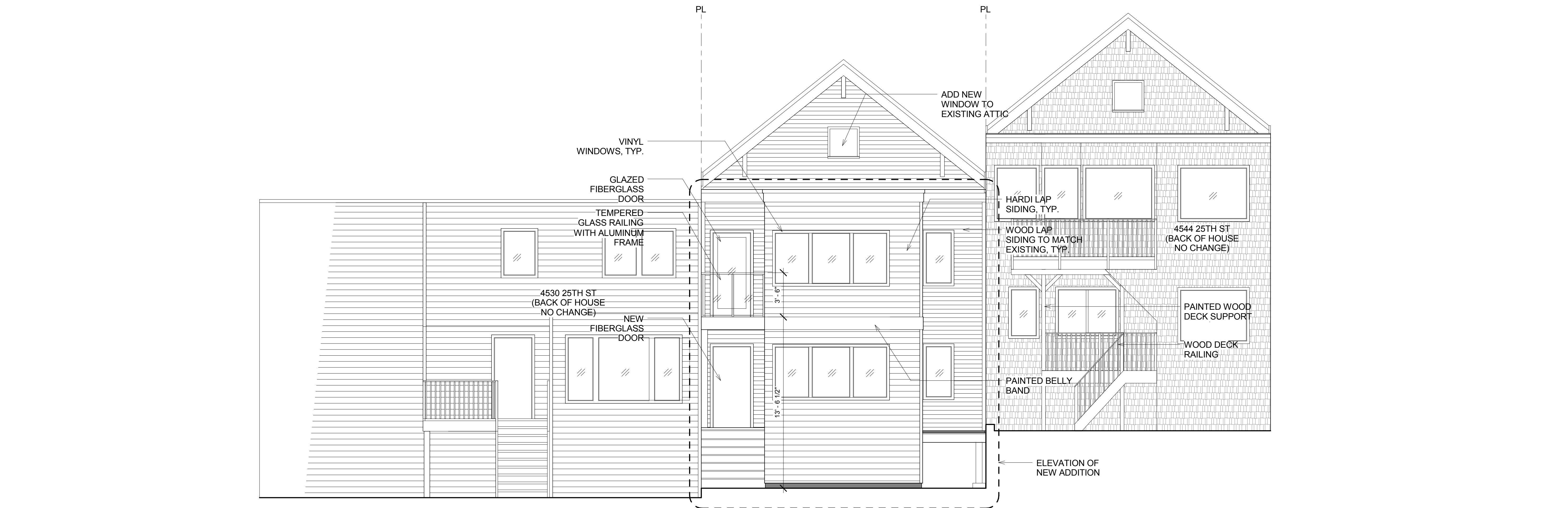
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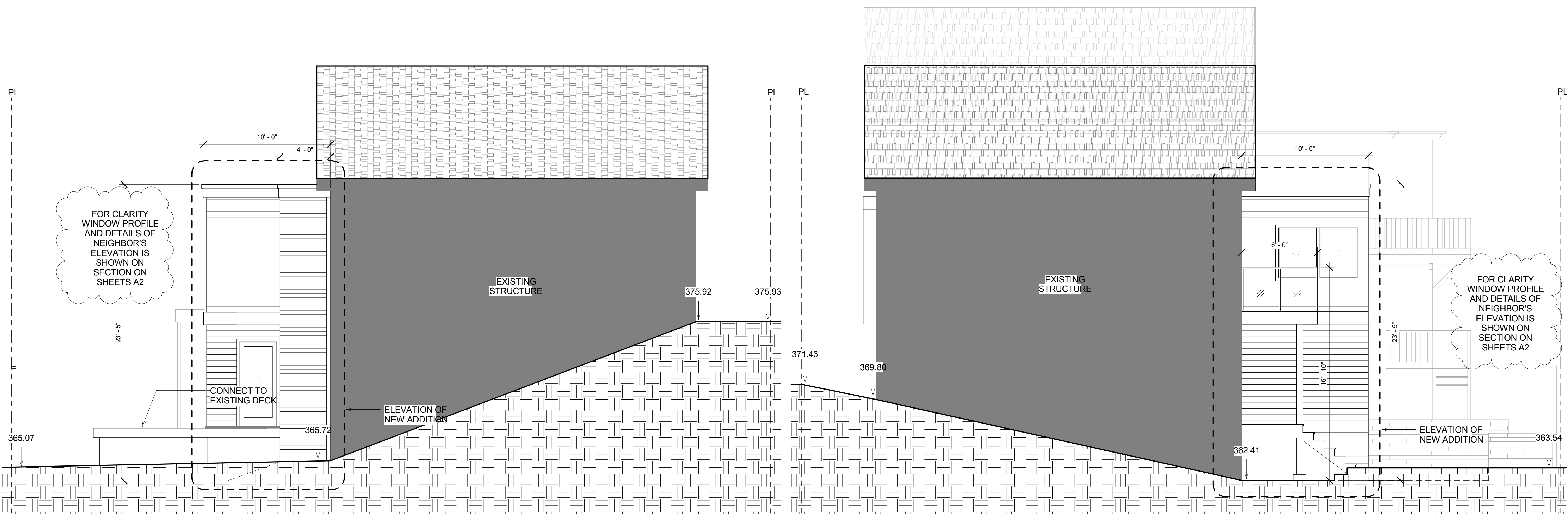
A3

Scale	1/4" = 1'-0"
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EXTERIOR ELEVATIONS 1/8" = 1'-0"



PROPOSED REAR ELEVATION



PROPOSED EAST ELEVATION

PROPOSED WEST ELEVATION

Contact:
Milton Lam 206-303-7877
milton@mlarc.com

Client Name SERENA LAM

Project Address 4538 25TH STREET, SAN FRANCISCO, CA 94114

[illegible]

SERENA LAM

REMODEL

PERMIT DRAWINGS

Project number	1316
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Date	AUG 9, 2016
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Drawn by	ML
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Checked by	ML
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A4

Scale	1/4" = 1'-0"
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2015-011540 DRP

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME:		
Susan Soderstrom		
DR APPLICANT'S ADDRESS:	ZIP CODE:	TELEPHONE:
4544 25 th Street	94114	(415) 731-4343

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Serena Lam		
ADDRESS: 4538 25 th Street	ZIP CODE: 94114	TELEPHONE: (415) 973-7610

CONTACT FOR DR APPLICATION:		
Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS: sesoderstrom@aol.com		

2. Location and Classification

STREET ADDRESS OF PROJECT: 4538 25 th Street	ZIP CODE: 94114
CROSS STREETS: Hoffman Avenue and Homestead Street	

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
6503/016	22.5' x 60'	1350'	RH-2	40-X

3. Project Description

Please check all that apply

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

☐ Front Yard ☒ Rear ☐ Front ☐ Height ☒ Side Yard

Present or Previous Use: Single family dwellings

Proposed Use: Single family dwelling

Building Permit Application No. 2015.08.28.5504

Date Filed: Aug. 28th, 2015

RECEIVED:

MAY 24 2016

CITY & COUNTY of
PLANNING DEPARTMENT
P.O.

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.

In the Residential Design Guidelines two of the Design Principles state: maintain light to adjacent property by providing adequate setbacks and to ensure that the building respects the mid-block open space. The main light sources into my home are the east and north facing windows to the rear of the house. The proposed building project impacts all these light sources through my windows significantly by reducing light by 50-90%.

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

The current building plans do not show existing adjacent homes to the north on Hoffman Avenue so the impacts are hidden. Our homes on 25th Street are unique in the way our rear yards abut the adjacent property. Please see attached photo of 453 Hoffman Ave. with 19 ft extension and upper deck granted in 1998. With this addition and the proposed plan for 4538 25th St my light source as well as the mid-block open space are being dramatically impacted. Please see additional photos.

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?

In meeting with my neighbor Serena and her architect my main focus has been on protecting my remaining light. In regards to the roof line in the "pop-out" I was assured by the architect that the roof line would be at the level of my window sill or below. This is not the case as shown on the existing plans. My bathroom window (facing north downstairs) will be blocked almost 100% by the side yard extension on the western portion of her property. I am asking for a ceiling height reduction of 9 ft to 8 ft for the kitchen and bathroom area thus lowering the roof line. Also, for the side yard extension being reduced from 4 ft to 3 ft. thus increasing the light exposure to the downstairs window. I will be providing additional photos and explanations in the next 2 to 3 weeks.

4. Actions Prior to a Discretionary Review Request

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

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

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

In consideration of my privacy a roof top deck was removed that looked directly into my upstairs bedroom, living room and bathroom prior to the application being filed.

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: Susan Soderstrom

Date: 5-23-16

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

Susan Soderstrom, Owner
Owner / Authorized Agent (circle one)

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:

Zip Code:

Building Permit Application(s):

Record Number:

Assigned Planner:

Project Sponsor

Name:

Phone:

Email:

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.)

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.

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.

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)		
Occupied Stories (all levels with habitable rooms)		
Basement Levels (may include garage or windowless storage rooms)		
Parking Spaces (Off-Street)		
Bedrooms		
Height		
Building Depth		
Rental Value (monthly)		
Property Value		

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

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

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

DR Response

Property Address: 4538 25th street, San Francisco

Question 1 Response

- Proposed project is not extraordinary or exceptional. It is to replace an existing pop out with a 2-story rear horizontal expansion, developing the ground floor space and adding an upper level balcony at the northeast corner of the house.
- DR requester's main concerns are light and view of her upper sitting window facing east. To accommodate her, west side extension reduced to 4ft and a rooftop deck was removed from plans.
- The design complies with planning code and RDT requirements. Plans were reviewed and approved by Elizabeth Watty (assistant director of DRT) and planning staff; no design changes were required.
- The house is the only 1bed/1bath single family home on the block. With the proposed expansion, it is still smaller than 60-70% of the houses on the same block. (See Exhibit A.1)
- The house has not had any major update since 1919s (see: <http://propertymap.sfplanning.org/>). The house needs improvement.
- My fiancé and I are getting married this year. In order for us to start a family, we really need the additional space.
- Just like many others, we are priced out of the current housing market. So, we opted to expand versus relocation because our lives and work are in the city, especially for my fiancé who was born and raised in the city.

Question 2 Response

- Before submitting plans, we met with DR requester to discuss the project. The DR requester stated that the "most important window" is the "upstairs window in the sitting room facing due east." (See exhibit B.4) and she is concern the changes will block her light and view.
- Because the side extension could block her window, DR requester has asked to make the side extension smaller. Thus, to unblock the window, the extension was reduced to 4ft and ends near the edge of her "most important window." This was omitted in the DR request; instead, an additional reduction of 1ft was requested. (See Exhibit B.4)
- DR requester also requested to remove the rooftop deck because it blocks her view and light. Per residential design guidelines, "solid railings on decks, translucent glazing glass block or frosted glass on windows" can be used to mitigate privacy/light concerns. So removing the deck is not necessary especially views are not protected. However, we still removed the deck from the design to accommodate the DR requester. This was a tough decision to make because it is our favorite feature; also, given our lot size is substandard, yard space/outdoor space is very limited.

Question 3 Response

This project isn't extraordinary or exceptional. It complies with planning code and RDT requirements. In fact, RDT reviewed the project twice, before and after DR was filed. Project was approved both times and no design changes were requested. The project doesn't impact neighborhood in a dramatic way either; with the exception of the DR requester, all neighbors are in support or have no concerns on the project (please see letters of support). Furthermore, we already mitigated the DR requester's concerns by reducing the side extensions and removing a rooftop deck. We can't compromise our needs further and we need the space for our family.

DR requester's request: Lowering ceiling height from 9ft to 8ft

We considered this option in the beginning, but at the end we didn't move forward with it because:

- Current ceiling height of the property (living room, bedroom and etc.) is approx. 9ft. Reducing just a portion of the house to 8ft does not make sense.
- Existing pop out ceiling height slopes from +/-9ft to +/-7.2 ft. Since the majority of the ceiling is already greater than 8ft the changes are actually minimal. (See Exhibit B.2 & B.3)

- To make the space code compliant for a kitchen, the ceiling height needs to be up to standard. It is reasonable to keep the ceiling height at 9ft to match the rest of the house.

DR requester's request: Reducing side extension from 4ft to 3ft to “[increase] the light exposure to the downstairs window.”

DR requester's concern: Light source impacted by 50-90% or blocks her bathroom window by 100%

Per Residential Guidelines, “in areas with a dense building pattern, some reduction of light to neighboring buildings can be expected with a building expansion.”

- DR requester has plenty of light sources at the rear of her house – there is at least 7+ (north and east facing) glass windows/doors. Majority of these sources aren't impacted by the project.
- While extension will be on the east of DR requester's bathroom window, bathroom window is north facing, so there's still plenty of natural light for a non-habitable room.
- Side extension was already reduced to 4ft.

DR requester's concern: 483 Hoffman extensions & the proposed plan “dramatically” affects ... mid-block open space”

Per Residential guideline, “rear yards provide open space for the residences to which they are attached, and they collectively contribute to the mid-block open space that is visible to most residents of the block.”

- Proposed design respects the rear yard requirement of 15ft for RH-2 zone.
- Proposed rear-building wall is consistent to neighborhood's rear building walls. (See Exhibit C.2)
- In terms of mid-block space contribution, proposed design contributes more than DR requester's property. Per planning department report on a variance denied in 1982, DR requester property “extends deeper into the lot than most others in this block of 25th street, even those of full standard-size lots.” The “resulting rear yard on the property is only 10ft” and thus contributes the least to the neighborhood mid-block space.
- 483 Hoffman's extension was done in 1998, and not relevant to this project. Any issues regarding their extension should be discussed then and not now.

Exhibit List

- **Exhibit A** – Neighborhood study, proposed project is relatively small.
- **Exhibit B.1** – Majority of DR requester's light source isn't blocked.
- **Exhibit B.2 & B.3** – Proposed ceiling height does not block DR requester's upper sitting window
- **Exhibit B.4** – DR requester's main concern is upper sitting area window
- **Exhibit B.5** – Deck limits sunlight from above.
- **Exhibit C.1** – 483 Hoffman extension is directly across from 4538 25th
- **Exhibit C.2** – Proposed project does not block neighborhood mid-block space
- **Exhibit C.3** – Photos submitted by DR requester.

EXHIBIT A – Neighborhood Study

Exhibit A.1

- 60-70% single family home on 25th street is 1300 sq ft or more (one at 1250sq ft)
- All single family homes on 25th street has 2+ bed rooms, EXCEPT #4538 (our property)
- Most properties on same side of our property has similar pop-out

*Info below was obtained via <http://propertymap.sfplanning.org>, redfin, and confirmations from owners.

Single family houses above 1300sq ft+ #4530 – 1365 sq ft, 2+bed #4524 – 1440 sq ft, 2+bed #4518 – 2577 sq ft, 2+bed #4547 – 1370 sq ft, 2+ bed #4545 – 3824 sq ft, 2+bed #4529 – 4021 sq ft, 2+bed #4537 – 1876 sq ft, 2+Bed #4563 – 1250 sq ft, 2+Bed	Single family houses below 1000 sq ft 499 Hoffman ave – 870 sq ft, 2 bedroom #4550 – 710 sq ft, 2 bedroom DR Requester's property #4544 – 878 sq ft, 2bed/2 bath <i>(Sq ft does not include downstairs bedroom/bath room, if it does, estimated to be 1000+ Sq ft)</i> Proposed Project Property #4538 – 735 sq ft. 1 bedroom Proposed new footage: 1325 sq ft
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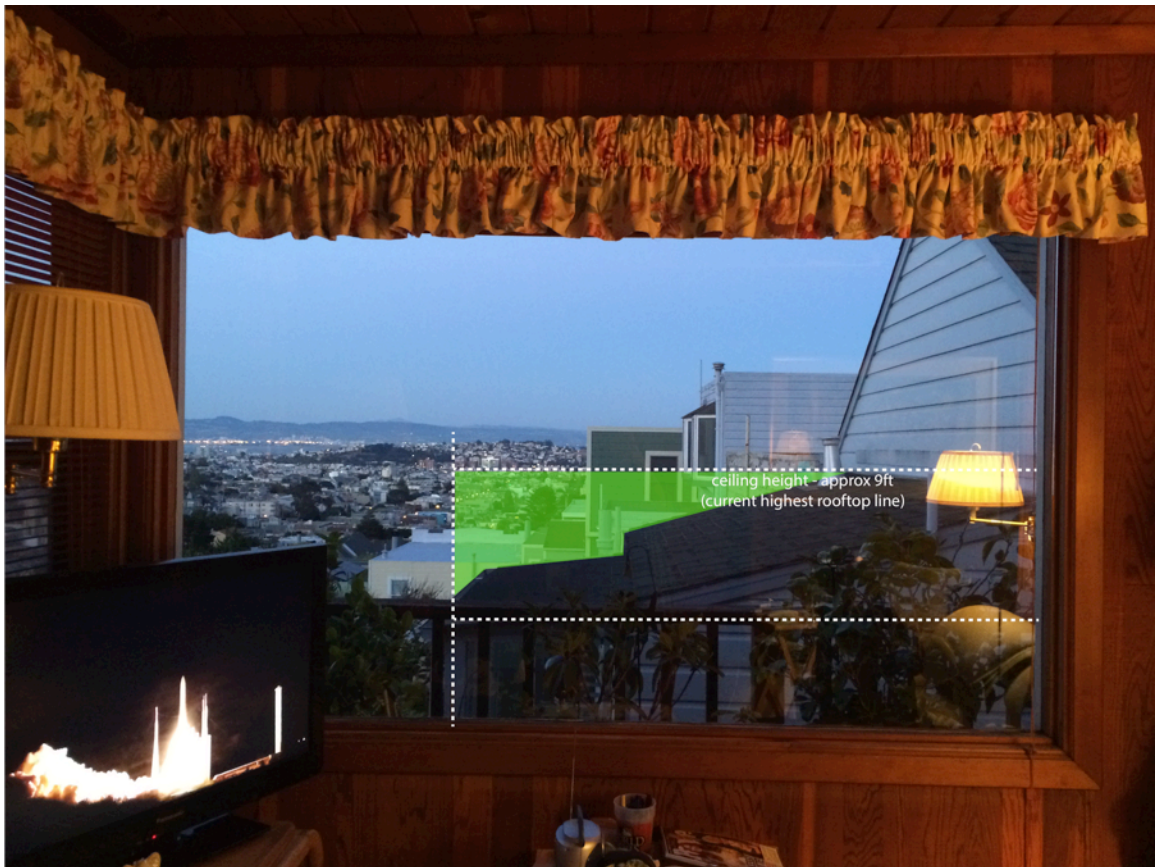


Exhibits B

Exhibit B.1 – DR requester has at least 7 windows/glass door; plenty of light source.



Exhibit B.2 - Proposed ceiling height does not block DR requester's upper sitting window



*Photo was taken standing in front of window. Green = rough mock up of pop-out changes

Exhibit B.3 - Rooftop is barely visible. 9ft ceiling height impact on light source is negligible.



* Photo was taken sitting down at DR Requester's sitting area.

Exhibit B.4 – DR requester’s main concern is the upper sitting area window’s light and view.

5/28/2015	Me -> DR Requester (email) *(notifying DR requester about the side extension reduced to 4ft)	“ The proposed shower area has already been reduced. The potential buildable area is up to approx. 6 feet. To address your light/view concern, we are extending by 4 ft only . The proposed shower area should end where your window is and not block your window.”
8/25/2015	DR Requester -> me (email) *(request to reduce ceiling height but did not mention reduction needed on side extension)	“I have made it very clear from the very beginning that the most important window for me was the upstairs window in the sitting room facing due East . I would appreciate you re-exploring the lowering of the back room (kitchen) to 8 ft. instead of the 9 ft. thus ensuring a better chance that you will not be impacting my upstairs window from light and view .”
5/10/2016	Planner Sylvia Jiminez -> me (email) *(Request to reduce ceiling height again but did not mention reduction need on side extension.)	“Addition Ceiling Height – In an effort to mitigate privacy concerns (blocking her window), Ms. Soderstrom suggested a lower ceiling height (8’) as a potential mitigation measure. While the current proposal has been found to be code compliant and meets our Residential Design Guidelines , is this something you considered?”

Exhibit B.5

- Non-permitted deck? 3ft wide and 14+ft long, way beyond buildable area & rear yard set back requirement. It also limits sunlight from above.
- While extension will be on the east of DR requester's bathroom window, bathroom window is north facing, so there's still plenty of natural light for a non-habitable room.



Exhibit C.1 – 483 Hoffman's extension was approved in 1998.



Exhibit C.2 – Proposed project does not impact neighborhood mid-block space dramatically

- Proposed pop up/rear building wall is consistent with adjacent neighbor design.
- Pink – shows the difference between old and new proposed footprint.

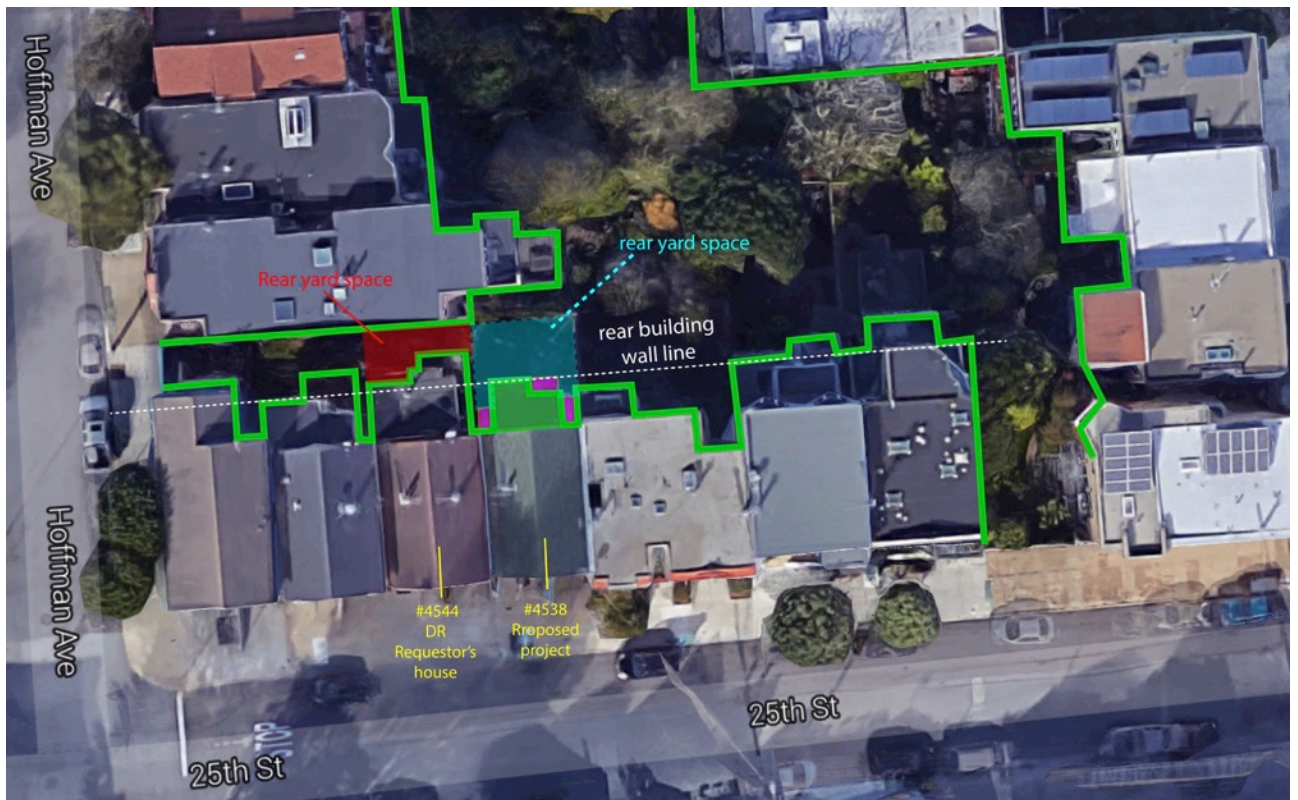
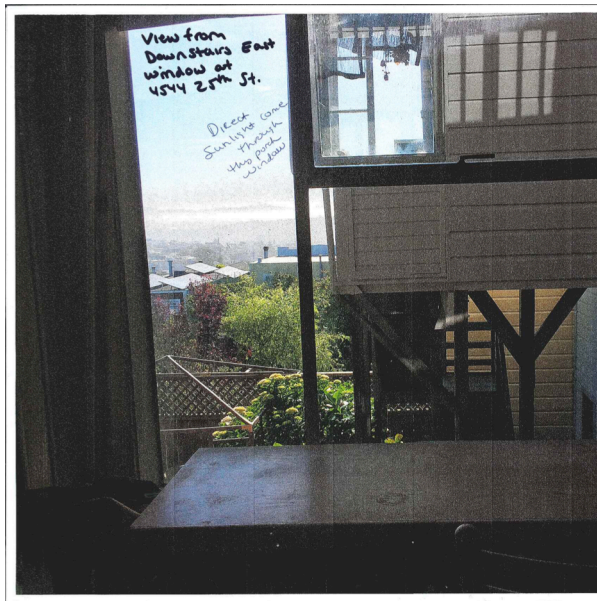
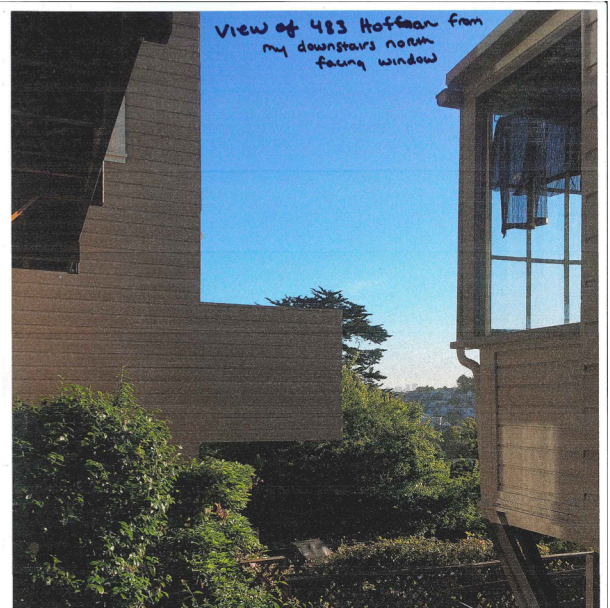


Exhibit C.3 – Photos submitted by DR requester



These photos were submitted by DR requester:

- The Hoffman extension is at least 15-20 ft away from the DR requester's window. It only blocks view and not light.
- Since Window faces north and there is still sunlight available for non-habitable room.
- "Direct sunlight comes through the porch window" – this is not relevant because neighbors shouldn't rely on their neighbor's windows as light source. Curtains or any kind of hanging objects can easily obstruct windows.
- The proposed pop out is also at least 9ft away from DR requester's window. There's still plenty of light available in this dense city.

July 10, 2016

San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 4538 25th Street, San Francisco, CA 94114 Discretionary Review

Dear Planning Commissioners,

We are writing to support the proposed project at 4538 25th street, San Francisco, CA 94114. We have spoken with Serena and Darren about their project on multiple occasions. Their proposed project's design and architecture is consistent and compatible with the neighborhood character. We have no concerns and excited for them!

Sincerely,

Paul Lapunzina
Signature

PAUL LAPUNZINA

PRINT NAME

4518 25th Street
Address

July 11, 2016

San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 4538 25th Street, San Francisco, CA 94114 Discretionary Review

Dear Planning Commissioners,

I attended the pre-application meeting held on May 21st, 2015.

I spoke with Serena and Darren about their project on multiple occasions. Their proposed project's design and architecture is consistent and compatible with the neighborhood character. I have no concerns and I am excited for them!

Please accept this letter as my full support for their project.

Sincerely,

Dr. Shelley Fernández

Signature

DR. SHELLEY FERNÁNDEZ

PRINT NAME

475 HOFFMAN AVENUE SAN FRANCISCO 94114

Address

July 11, 2016

San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

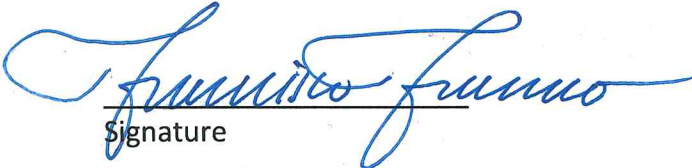
RE: 4538 25th Street, San Francisco, CA 94114 Discretionary Review

Dear Planning Commissioners,

We live at 4530 25th street, next to Serena and Darren (east of their property). We have spoken with Serena and Darren about their project on multiple occasions. Their proposed project's design and architecture is consistent and compatible with the neighborhood character. We have no concerns and I am excited for them!

Please also accept this letter as my full support for this project. Thank You.

Sincerely,

A handwritten signature in blue ink that reads "Francisco Franco". The signature is fluid and cursive, with the first name and last name clearly distinguishable.

Signature

A handwritten name in blue ink that reads "Francisco Franco". The writing is in a cursive style, with the first letters of each name being capitalized and prominent.

PRINT NAME

A handwritten address in blue ink that reads "4530 25th Street". The number "4530" is written in a large, bold, cursive style, followed by "25th Street" in a similar but slightly smaller cursive style.

Address

July 12, 2016

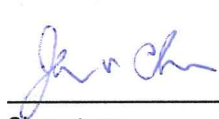

San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 4538 25th Street, San Francisco, CA 94114 Discretionary Review

Dear Planning Commissioners,

We are writing to support the proposed project at 4538 25th street, San Francisco, CA 94114. The proposed project's design and architecture is consistent and compatible with the neighborhood character. We have no concerns and are excited for them!

Sincerely,

Signature

JOHN W. CHEN John Zullo

PRINT NAME

4537 25TH ST, S.F.
Address

July 17 2016

San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 4538 25th Street, San Francisco, CA 94114 Discretionary Review

Dear Planning Commissioners,

We are writing to support the proposed project at 4538 25th street, San Francisco, CA 94114. The proposed project's design and architecture is consistent and compatible with the neighborhood character. We have no concerns and are excited for them!

Sincerely,



Signature



CHRISTIAN ALBERTSON

Aileen Albertson

PRINT NAME

4538 25th ST, SF CA 94114

Address

July ~~22~~ 2016

San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

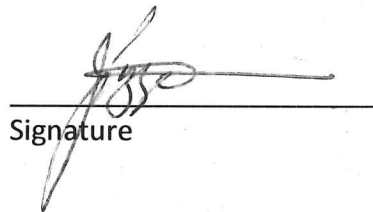
RE: 4538 25th Street, San Francisco, CA 94114 Discretionary Review

Dear Planning Commissioners,

We are writing to support the proposed project at 4538 25th street, San Francisco, CA 94114.

We live across from Serena and Darren at 4545 25th street. We have spoken with them about their project on multiple occasions. Their proposed project's design and architecture is consistent and compatible with the neighborhood character. We have no concerns and excited for them!

Sincerely,



Signature

JO ANNE PIZZICA

PRINT NAME

4545 25th ST, SAN FRANCISCO, CA 94114
Address