



# SAN FRANCISCO PLANNING DEPARTMENT

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## Discretionary Review Abbreviated Analysis

HEARING DATE: SEPTEMBER 22, 2016

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* September 12, 2016  
*Case No.:* **2015-015814DRP**  
*Project Address:* **150 2<sup>nd</sup> Avenue**  
*Permit Application:* 2016.01.28.8197  
*Zoning:* RH-2[Residential House, Two-Family]  
40-X Height and Bulk District  
*Block/Lot:* 1361/101 and 102  
*Project Sponsor:* Ernie Selander  
2095 Jerrold Avenue  
San Francisco, CA 94103  
*Staff Contact:* Sylvia Jimenez – (415) 575-9187  
[Sylvia.Jimenez@sfgov.org](mailto: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 three-story, two-family dwelling. A roof deck would be partially located on top of the addition. The existing building depth is approximately 61 feet 6 inches and the addition will increase the building depth to 76 feet 6 inches. The existing building is set back approximately 58 feet 6 inches from the rear property line and the proposed addition will have a setback of 43 feet 6 inches. 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 eastern side of 2<sup>nd</sup> Avenue, between Lake and California Streets, Block 1361, Lots 101 and 102 and located within the RH-2 (Residential House, Two-Family) Zoning District with 40-X height and Bulk designation. The 3,000 sq. ft. lot has 25 feet of frontage, a depth of 120 feet and is developed with an existing three-story two-family residence on site.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located in the Inner Richmond, District 2 and within the RH-2 Zoning District. Parcels within the immediate vicinity consist of residential single- and two-family dwellings of varied design and construction dates as well as a mixture of low-density apartment buildings that broaden the range of unit size and the variety of structures.

## BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	March 22, 2016 – April 21, 2016	April 21, 2016	September 22, 2016	152 days

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	September 12, 2016	September 12, 2016	10 days
Mailed Notice	10 days	September 12, 2016	September 12, 2016	10 days

## PUBLIC COMMENT

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

## DR REQUESTOR

Enrico Dell’Osso, 3930 California Street, San Francisco, CA 94118.  
Requestor lives at an abutting property to the southeast of the subject property.

## DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated April 21, 2016.

## PROJECT SPONSOR’S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated September 6, 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 extends beyond the neighbor's property at 142-144 2<sup>nd</sup> Avenue, 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.**

<b>RECOMMENDATION:</b>	<b>Do not take DR and approve project as proposed</b>
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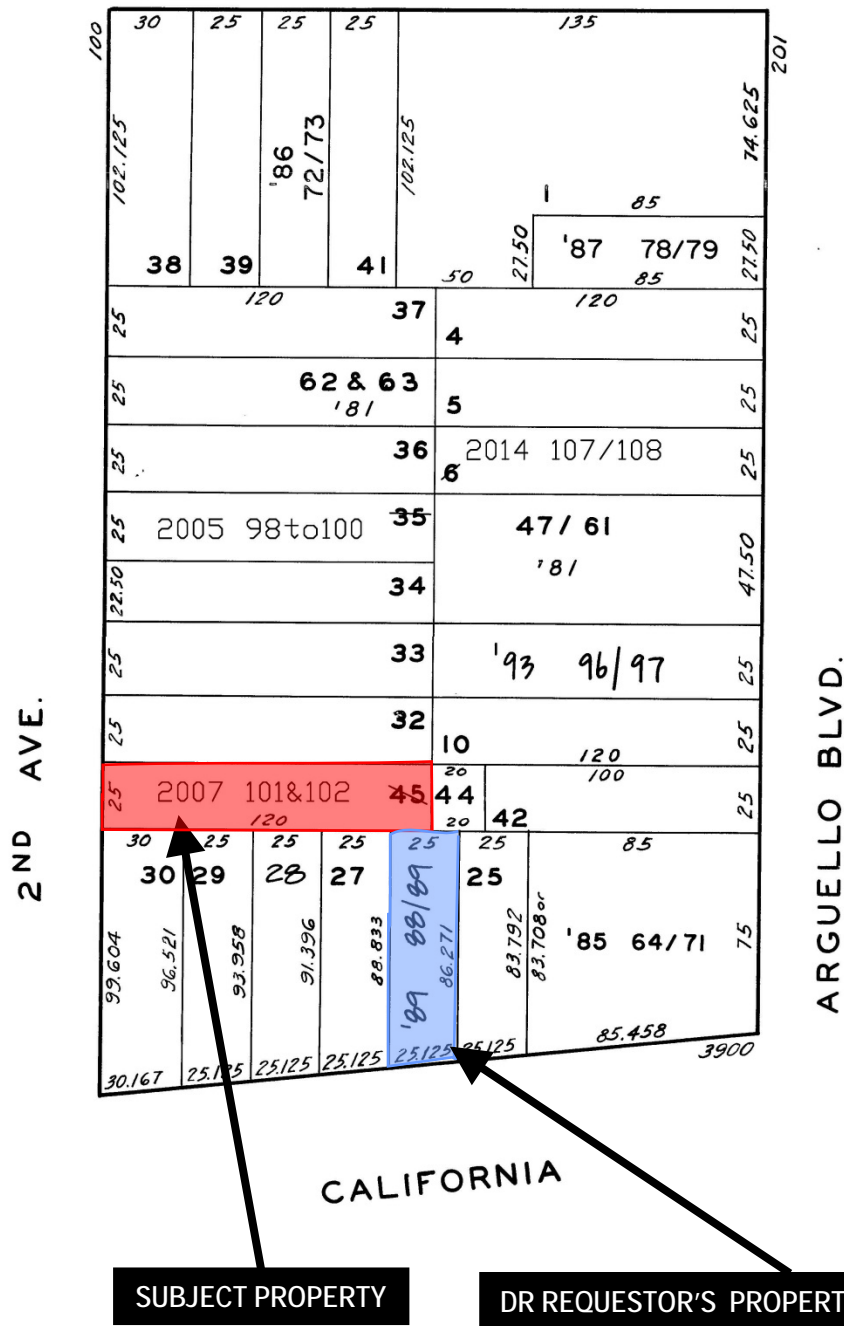
### Attachments:

- Parcel Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Context Photographs
- Section 311 Notice
- DR Application
- Response to DR Application dated September 6, 2016
- Public Comment

*SJ: I:\Cases\2015\2015-015814DRP – 2<sup>nd</sup> Ave\_150\Background Documents\Compiled Files\0\_DR – AbbreviatedAnalysis.doc*

# Parcel Map

LAKE

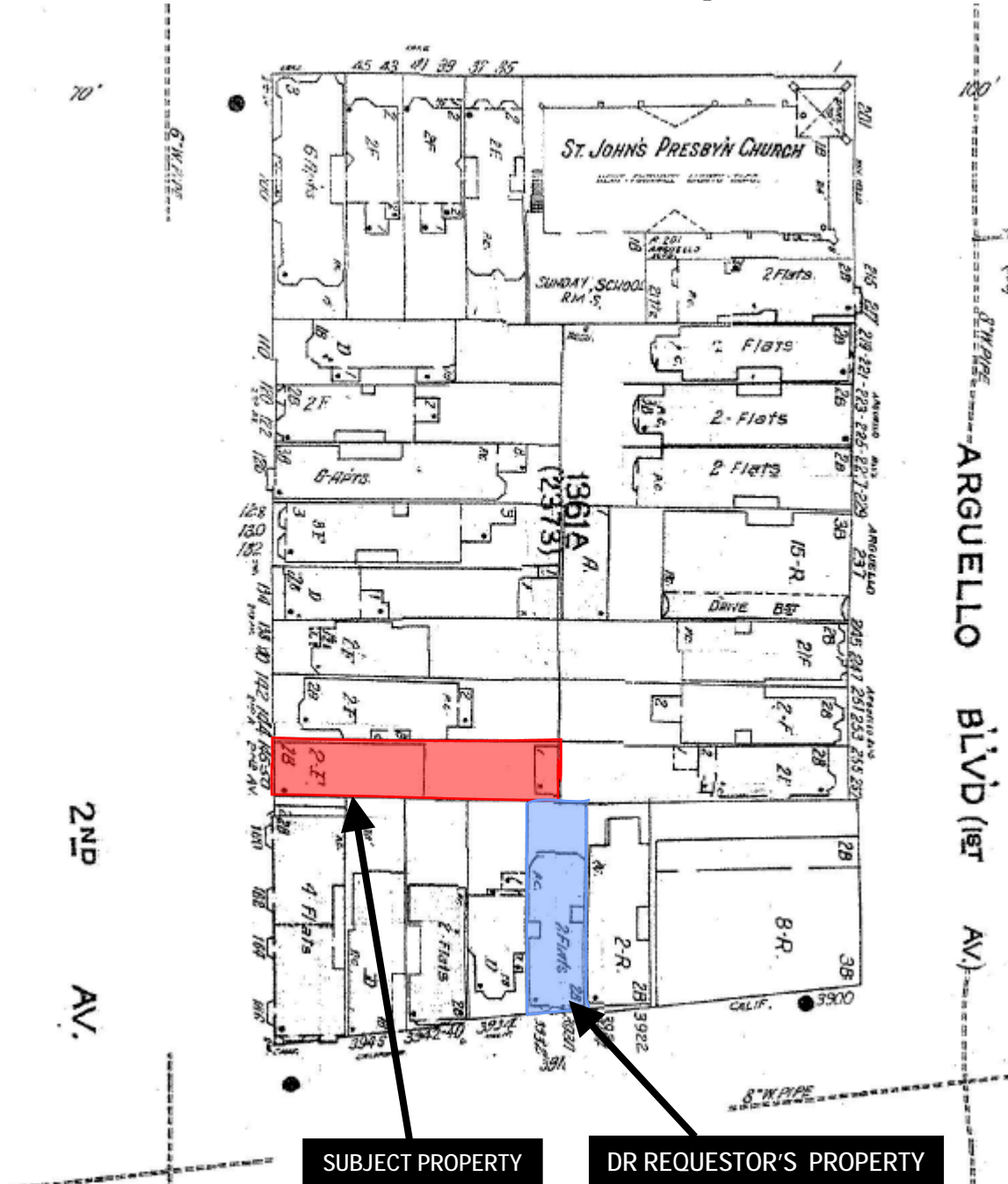


Discretionary Review Hearing  
Case Number 2015-015814DRP  
150 2nd Avenue





# Sanborn Map\*



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



Discretionary Review Hearing  
Case Number 2015-015814DRP  
150 2nd Avenue

# Aerial Photo

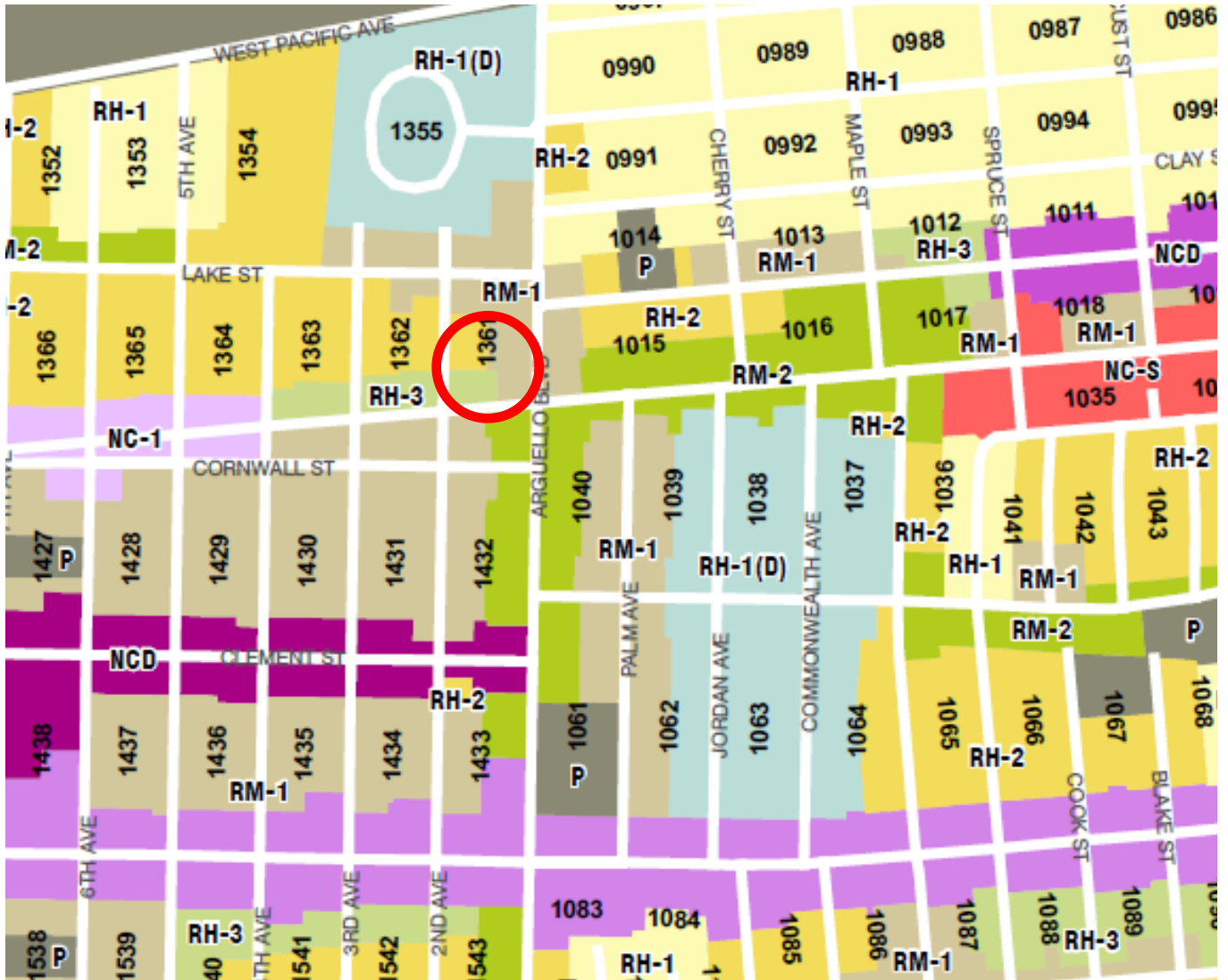


SUBJECT PROPERTY



Discretionary Review Hearing  
Case Number 2015-015814DRP  
150 2<sup>nd</sup> Avenue

# Zoning Map



Discretionary Review Hearing  
Case Number 2015-015814DRP  
150 2<sup>nd</sup> Avenue



# Special Use District Map



Discretionary Review Hearing  
Case Number 2015-015814DRP  
150 2<sup>nd</sup> Avenue

# Site Photos



SUBJECT PROPERTY



Discretionary Review Hearing  
Case Number 2015-015814DRP  
150 2<sup>nd</sup> Avenue



# Site Photos



**150 2nd Avenue**

*Oct. 28, 2015*



# 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.**

	<b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
	<b>Class 3 – New Construction/ Conversion of Small Structures.</b> 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"/>	<b>Air Quality:</b> 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 &gt; CEQA Catex Determination Layers &gt; Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	<b>Hazardous Materials:</b> 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 &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> 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"/>	<b>Archeological Resources:</b> 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 &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</i>
<input type="checkbox"/>	<b>Noise:</b> 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 &gt; CEQA Catex Determination Layers &gt; Noise Mitigation Area)</i>
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> 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 &gt; CEQA Catex Determination Layers &gt; Topography)</i>
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> 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 &gt; CEQA Catex Determination Layers &gt; Topography)</i> <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> 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 &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> 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 &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report will likely be required.</b>
<b><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></b>	
<input type="checkbox"/>	<b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>
<b>Comments and Planner Signature (optional):</b>	

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

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



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

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> 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. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> 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.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

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

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. <b>Addition(s)</b> , 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. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
<input type="checkbox"/>	10. <b>Reclassification of property status</b> to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify):
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
Comments (optional):	
Preservation Planner Signature:	

## STEP 6: CATEGORICAL EXEMPTION DETERMINATION

### TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<b>Further environmental review required.</b> 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 <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA.</b>	
	<b>Planner Name:</b>  <b>Project Approval Action:</b>  If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	<b>Signature:</b>
	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?
<b>If at least one of the above boxes is checked, further environmental review is required.</b>	

### 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 **October 29, 2015** the Applicant named below filed Building Permit Application No. **2015.10.28.1088S** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	<b>150 2<sup>nd</sup> Avenue</b>	Applicant:	<b>Ernie Selander</b>
Cross Street(s):	<b>Btn California and Lake Streets</b>	Address:	<b>2095 Jerrold Avenue</b>
Block/Lot No.:	<b>1361/102</b>	City, State:	<b>San Francisco, CA 94124</b>
Zoning District(s):	<b>RH-2/40-X</b>	Telephone:	<b>(415) 385-4339</b>

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	Residential
Front Setback	None	No change
Side Setbacks	None	None
Building Depth	61 feet - 6 inches	76 feet - 6 inches
Rear Yard	58 feet - 6 inches	43 feet - 6 inches
Building Height	27 feet - 6 inches	No change
Number of Stories	3	No Change
Number of Dwelling Units	2	2
Number of Parking Spaces	2	No Change
PROJECT DESCRIPTION		
The proposal is to construct a two story horizontal rear addition on 1 <sup>st</sup> and 2 <sup>nd</sup> floors of an existing three-story, two family dwelling. The proposed project would include new roof deck at 3 <sup>rd</sup> floor over the 2 <sup>nd</sup> floor associated with PA# 2016.01.28.8197S for 146 2 <sup>nd</sup> Avenue. 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: Max Setyadi Putra

Telephone: (415) 575-9180

E-mail: max.setyadi Putra@sfgov.org

**Notice Date:** 3/22/2016

**Expiration Date:** 4/21/2016

# 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](http://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](http://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](http://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

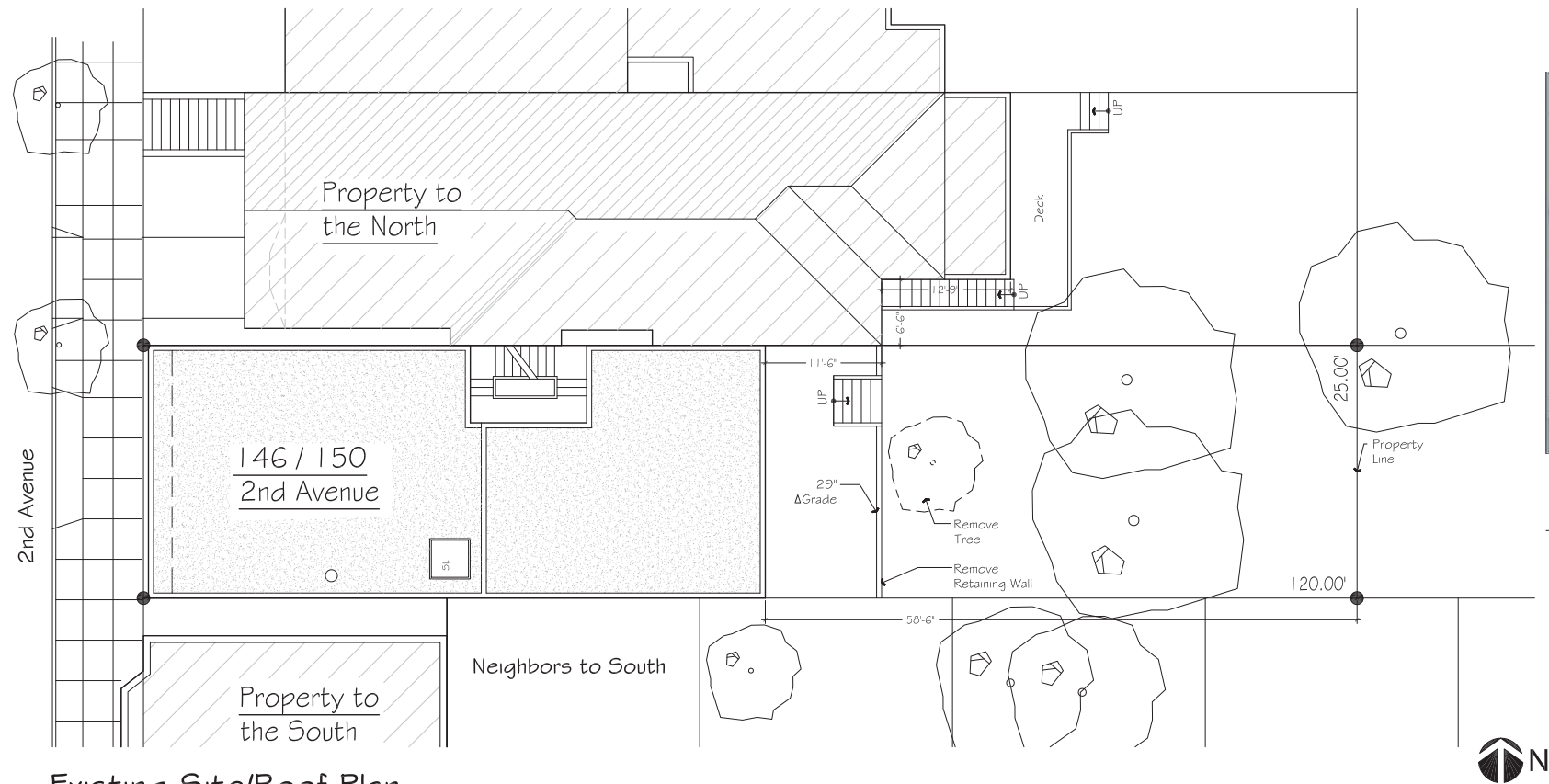
An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission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

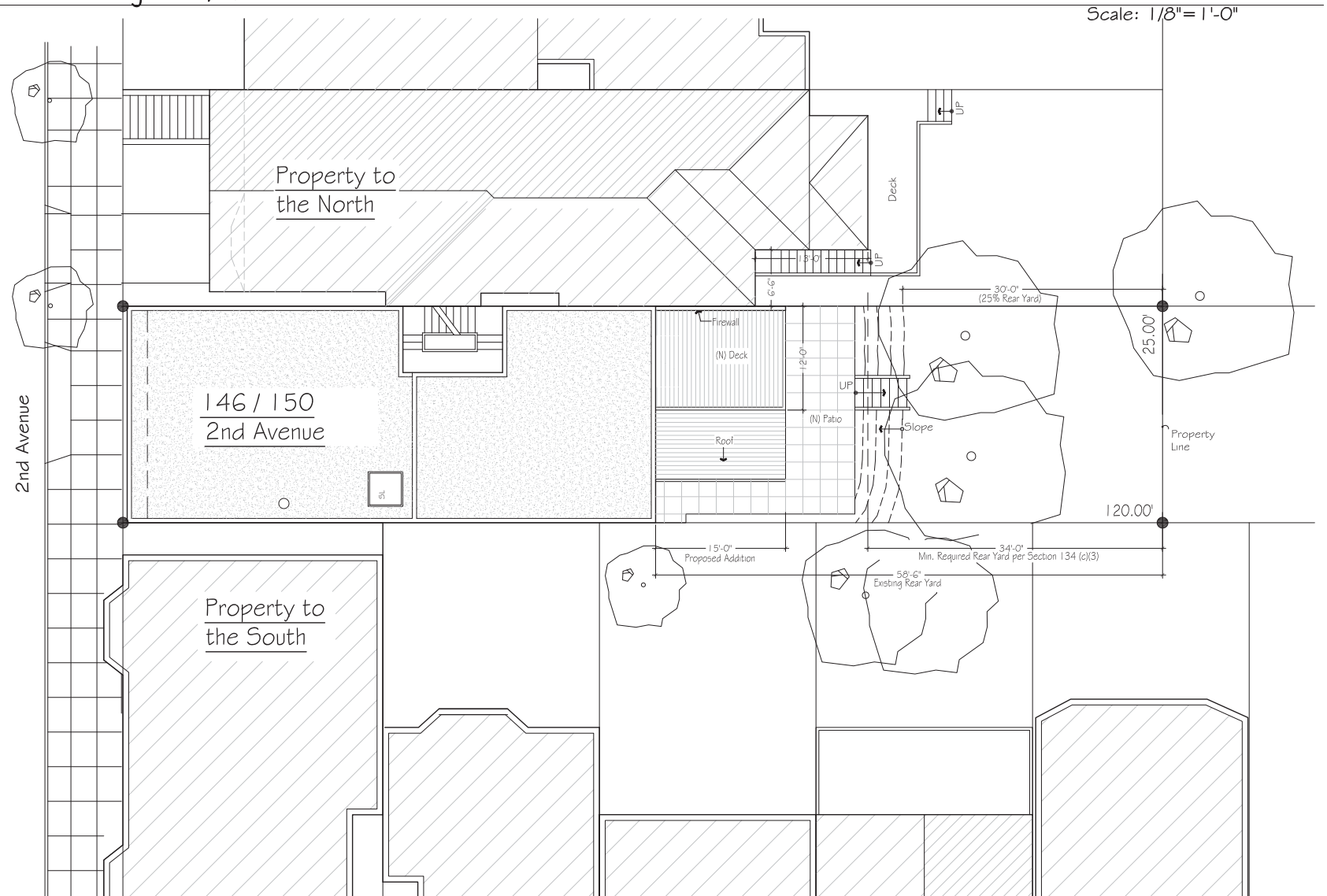
This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at [www.sfplanning.org](http://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.

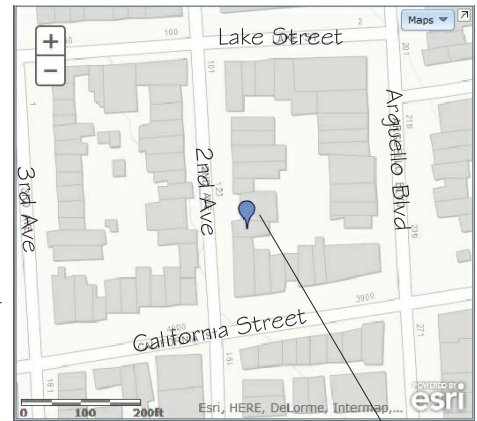




1 Existing Site/Roof Plan



2 Proposed Site/Roof Plan



Location Map

Scale: NTS  
Subject Property

### Project Description

Remodel at rear of building.  
3rd Floor - Add exterior sliding door and roof deck/railing (180 sf).

See associated Permit#2015.10.26.0778 5  
c/o Max Setyadi Putra

### Building Codes

2013 CBC and all San Francisco  
Building, Mechanical, Plumbing,  
Electrical and Fire Code and  
amendments.

### Building

Single Family Dwelling R-3  
Type V-B Construction

	Existing	Addition
Number of Stories:	3	2
Number of Basements:	0	0
Building Height: (40-X)	26'-6"	17'-6"

### Sheet Index

- A1 Site & Roof Plans and Project info.
- A2 Existing Floor Plans & Elevation
- A3 Proposed Floor Plans
- A4 Proposed Floor Plans & Building Elevations
- A5 Building Elevation and Section

### Directory

Owners:  
Jeannie Kauffman  
146 2nd Avenue  
San Francisco, CA 94118

Ann Bassi  
150 2nd Avenue  
San Francisco, CA 94118  
phone: 415-235-7298  
email: amculver@sbcglobal.net

Architect:  
Ernie Selander  
2095 Jerrold Ave. Suite 319  
San Francisco, CA 94124  
mobile: 415.385.4339  
email: ernie@selanderarchitects.net

**SELANDER ARCHITECTS**  
2095 Jerrold Avenue, Suite 319, SF, CA 94124  
ernie@selanderarchitects.net 415.385.4339

ALTERATIONS TO  
**146-150 2nd Avenue**  
San Francisco, CA 94118  
Parcel # 1361 / 101 & 102

Issue:	Date:
S. Permit	1/27/16
311	3/15/16

Plot Date:  
March 15, 2016  
Scale:  
As shown

A1



Scale:  $1/4" = 1'-0"$



Scale:  $1/4" = 1'-0"$



Scale:  $1/4" = 1'-0"$



Scale:  $1/4" = 1'-0"$

**SELANDER ARCHITECTS**  
2095 Jerrold Avenue, Suite 319, SF, CA 94124  
emile@selanderarchitects.net 415.385.4339

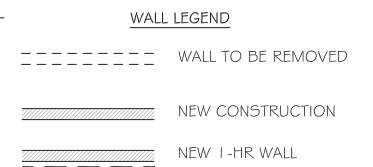
ALTERATIONS TO  
146-150 2nd Avenue  
San Francisco, CA 94118  
Parcel # 1361 / 101 & 102

Issue:	Date:
S. Permit	1/27/16
311	3/15/16

Plot Date:  
March 15, 2016  
Scale:  
As shown



Scale:  $1/4" = 1'-0"$



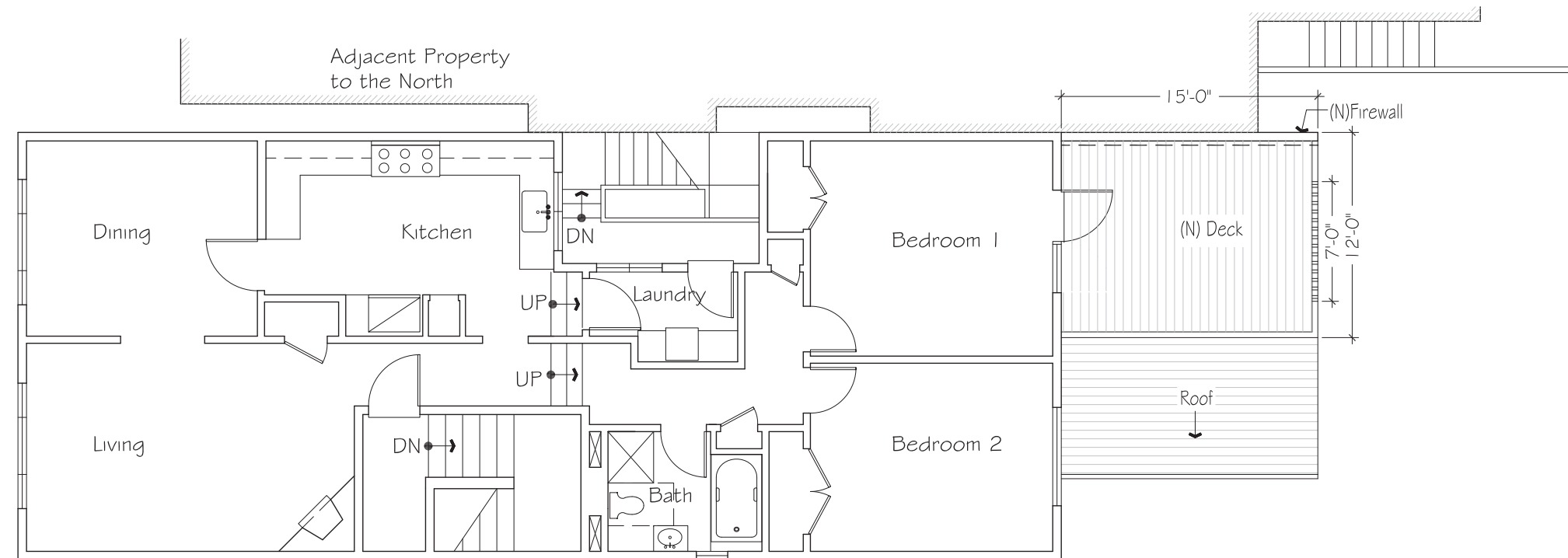
Scale:  $1/4" = 1'-0"$



Issue:	Date:
S. Permit	1/27/16
11	3/15/16

lot Date:  
March 15, 2016  
cale:  
as shown





Adjacent Property to the South

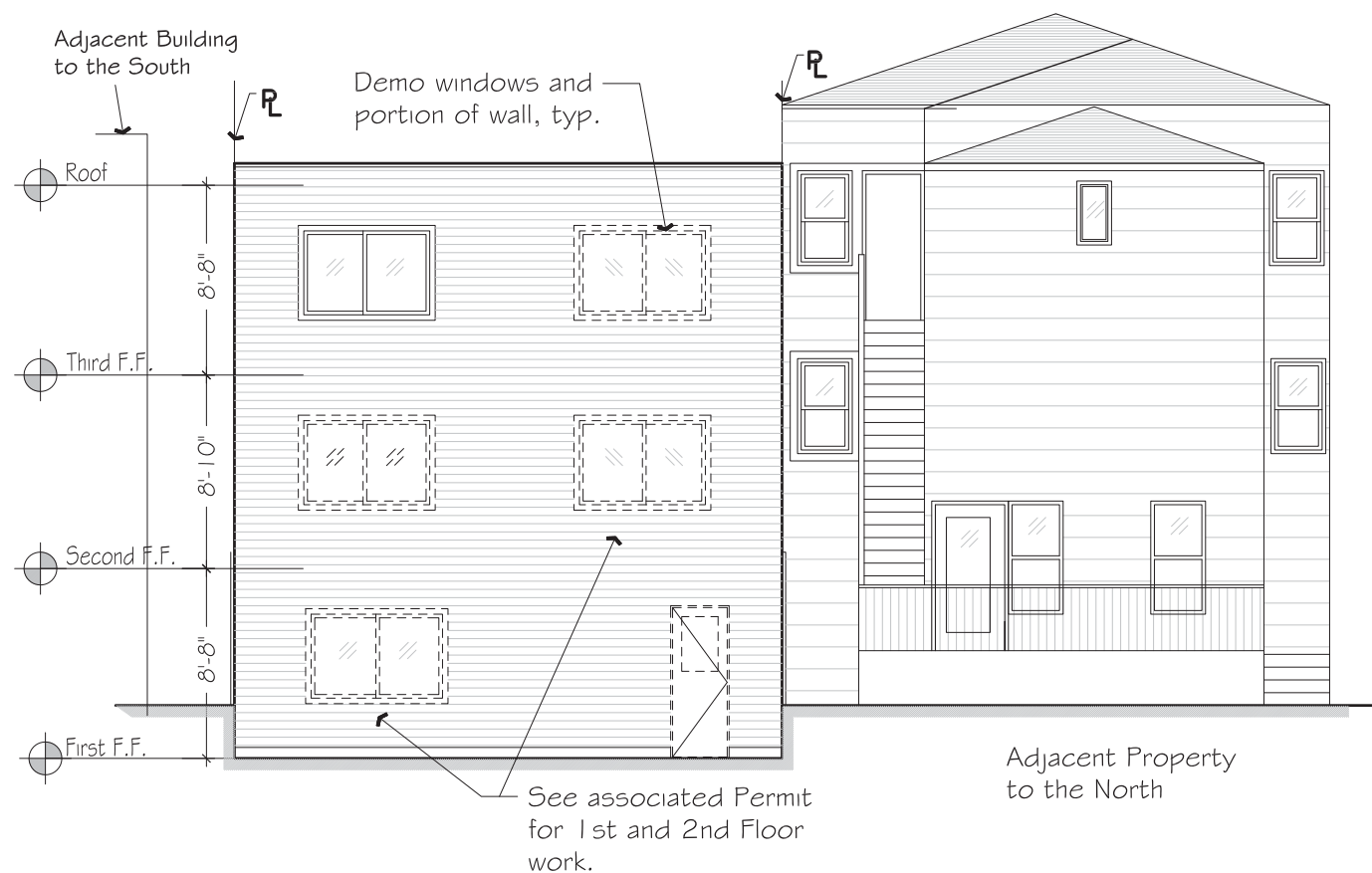
1 Proposed Third Floor Plan

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



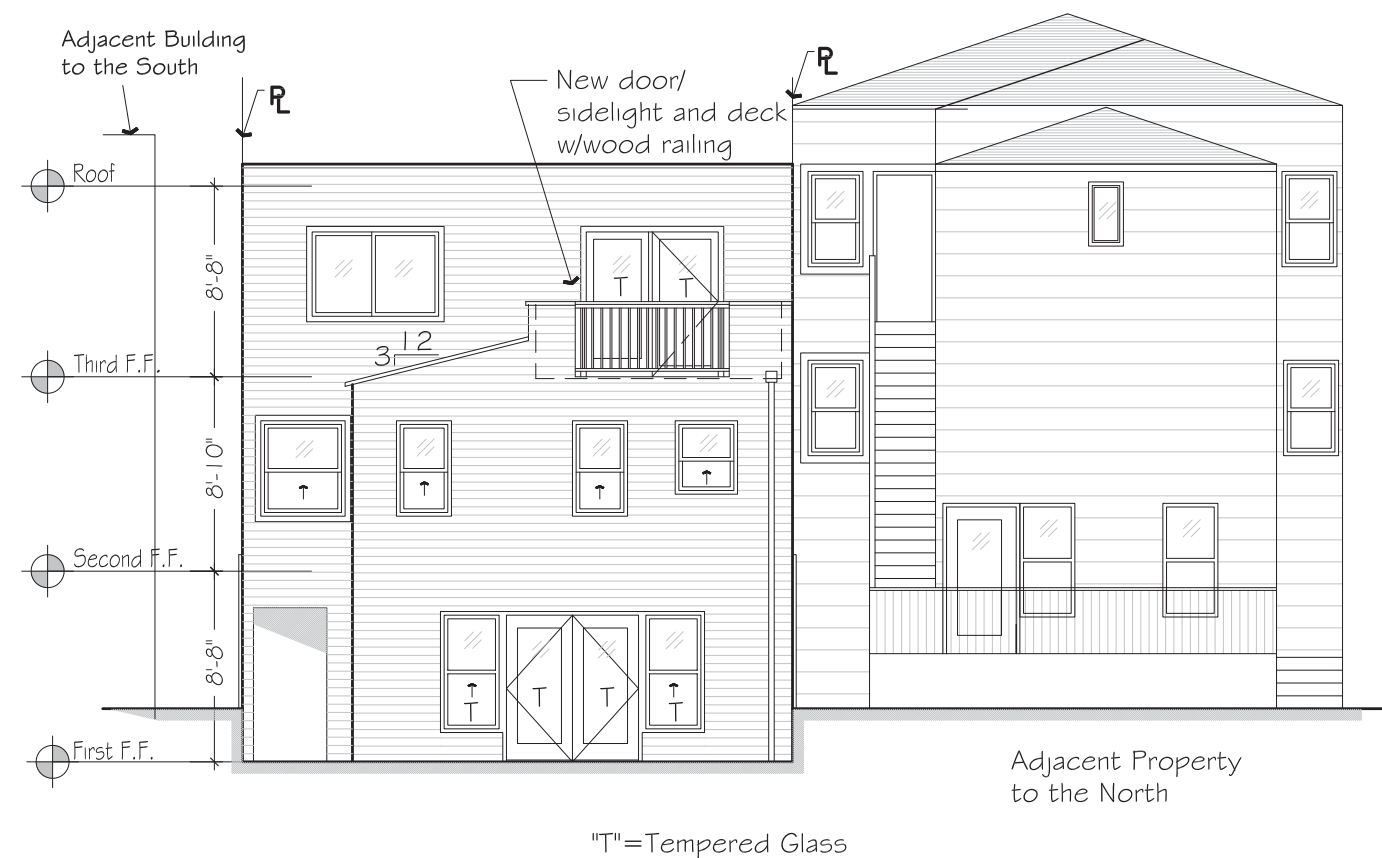
WALL LEGEND

- WALL TO BE REMOVED
- ===== NEW CONSTRUCTION
- ===== NEW 1-HR WALL



2 Existing East (Rear) Elevation

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

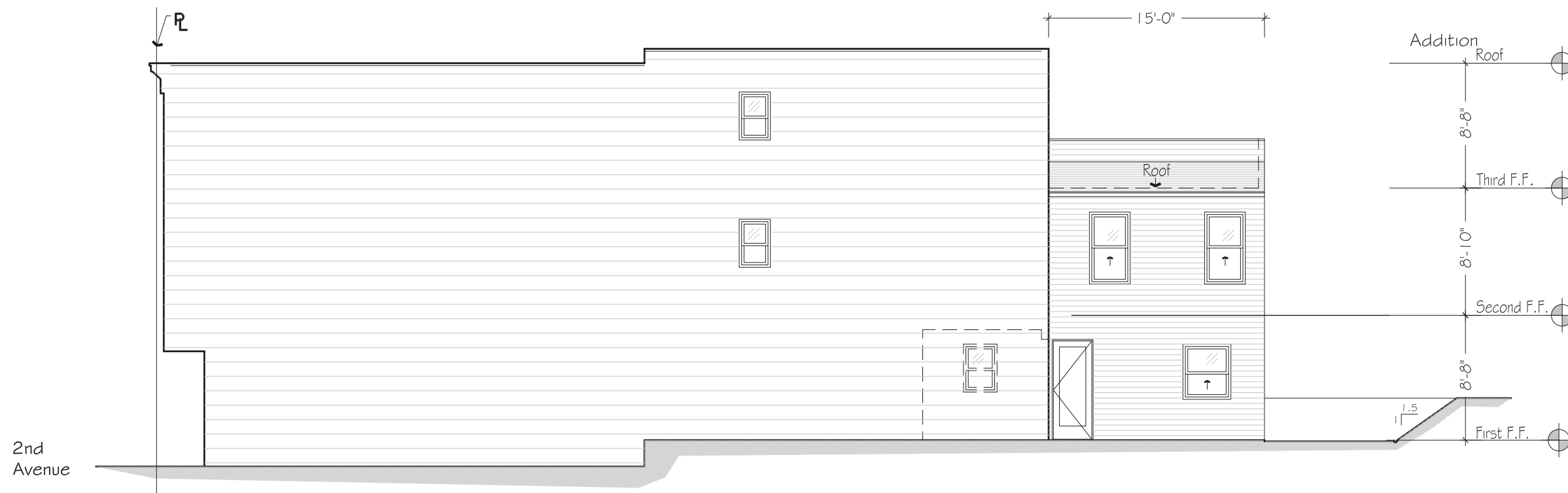


3 Proposed East (Rear) Elevation

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

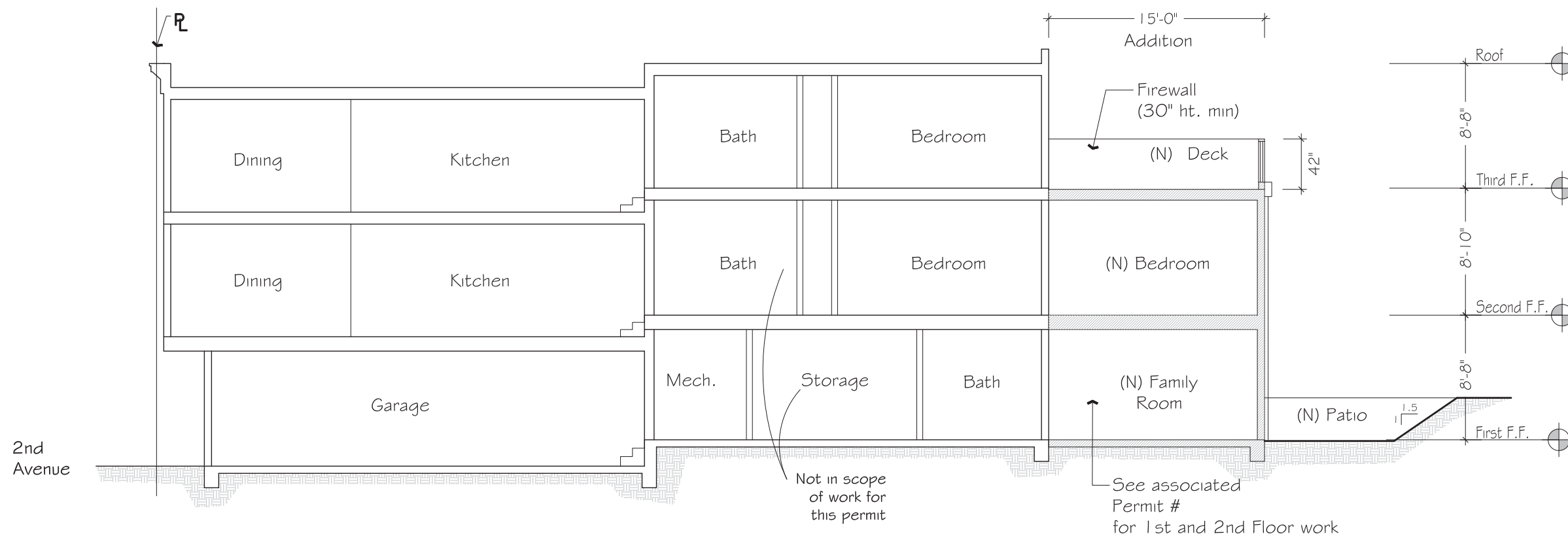
Issue:	Date:
S. Permit	1/27/16
311	3/15/16

Plot Date:  
March 15, 2016  
Scale:  
As shown



1 Existing and Proposed North Elevation

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



2 Building Section

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

**SELANDER ARCHITECTS**  
2095 Jerrold Avenue, Suite 319, SF, CA 94124  
415.385.4339  
esl@selanderarchitects.net

ALTERATIONS TO  
**146-150 2nd Avenue**  
San Francisco, CA 94118  
Parcel # 1361 / 101 & 102

Issue:	Date:
S. Permit	1/27/16
311	3/15/16

Plot Date:  
March 15, 2016  
Scale:  
As shown

A5

# APPLICATION FOR Discretionary Review

## 1. Owner/Applicant Information

DR APPLICANT'S NAME:

Enrico Dell'Osso Jr.

DR APPLICANT'S ADDRESS:

ZIP CODE:

TELEPHONE:

3930 California Street San Francisco, CA 94118 (415) 929-0218

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:

Ann Bassi

ADDRESS:

ZIP CODE:

TELEPHONE:

150 2nd Ave. San Francisco, CA 94118 (415) 235-7298

CONTACT FOR DR APPLICATION:

Same as Above ☒

ADDRESS:

ZIP CODE:

TELEPHONE:

( )

E-MAIL ADDRESS:

chworks@att.net

## 2. Location and Classification

STREET ADDRESS OF PROJECT:

ZIP CODE:

150 2nd Ave. San Francisco, CA 94118

CROSS STREETS:

Lake, California

ASSESSORS BLOCK/LOT:

LOT DIMENSIONS:

LOT AREA (SQ. FT.):

ZONING DISTRICT:

HEIGHT/BULK DISTRICT:

1361/101&amp;102 120x25 3000sf RH2

40-X

## 3. Project Description

Please check all that apply

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

Additions to Building:

Rear ☒Front ☐Height ☐Side Yard ☐

Present or Previous Use:

Residential

Proposed Use:

Residential

Building Permit Application No. 2016.01.28.8197S

Date Filed: January 28, 2016

# Discretionary Review Request

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

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

The deck on the proposed extension adversely affects the privacy of the neighboring properties. Specifically, it offers direct lines of sight into the bedrooms at 3934, 3942, and 3930 California Street.

The deck is higher and larger than either of the two similar ones on the block (3934 California Street, and 255 Arguello Blvd). At 180sf, it is big enough for social gatherings of more than 10 people. It sits high enough to broadcast sound over the entire rear area of the block. The potential for disruption is large.

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 deck for the proposed extension presents an unreasonable impact on the residents facing California Street (lots 025-028) for the reasons outlined above. It has the potential to have a similar effect on the residents of 2nd Ave. (030-034), and Arguello Blvd. (010-042).

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?

Eliminate the deck, and finish with a variation on a sloped or hip roof.

#### 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.

## Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: 

Date: 4/22/18

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

ENAKO DILL 4550, YD.  
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"/> <i>W/S</i>
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.

For Department Use Only

Application received by Planning Department:

By: M. CornejoDate: APR 21 2018

RECEIVED

CITY & COUNTY OF ST. LOUIS  
PLANNING DEPARTMENT

146 - 150 2ND AVE



142 2ND AVE



VIEW FROM 2ND FLOOR BDRM  
3930 CALIFORNIA ST.



146-150 2ND AVE  
↓



3934  
CALIF.  
ST



VIEW FROM ROOF OF 3930 CALIFORNIA ST.

152-158 2ND AVE



146-150 2ND AVE



3946  
CALIF. ST. /

3940/3942  
CALIF. ST. →

3924 CALIF.  
ST. →



VIEW FROM BACKYARD FENCE  
3930 CALIFORNIA ST.

**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: 150 2nd Avenue

Zip Code: 94118

Building Permit Application(s): 2016.01.28.8197

Record Number: 20152015-015814DRP

Assigned Planner: Sylvia Jimenez

**Project Sponsor**

Name: ANN BASSI

Phone: 415-235-7298

Email: AMCULLVER@YAHOO.COM

**Required Questions**

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

PLEASE SEE 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.

PLEASE SEE 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.

PLEASE SEE 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	3
Basement Levels (may include garage or windowless storage rooms)	1	1
Parking Spaces (Off-Street)	2	2
Bedrooms	4 (2/UNIT)	NO CHANGE
Height	27' 6"	NO CHANGE
Building Depth	61' 6"	73' 6"
Rental Value (monthly)	OWNER OCCUPIED - BOTH UNITS	
Property Value	UNIT 146 JUST SOLD FOR \$1.2M - NO CHANGE	

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

Signature: *Ann Bassi*  
 Printed Name: ANN BASSI

Date:

- ☒ Property Owner  
☐ Authorized Agent

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

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved?
  - a. The DR requester states the proposed deck adversely affects the privacy of neighboring properties with lines of sight into bedrooms of 3930 California (the requestor's address), 3942 California (a rental property) and 3934 California (a single family house whose residents have provided 100% support for our project – please see attached letter from The Sterns). All residents, including the requestor, were invited to the pre-application meeting and no one showed up. The proposed deck meets the requirements of the SF Planning Code and follows the SF Residential Design Guidelines as it ensures the building's scale is compatible with surrounding buildings, it respects the mid-block open space, maintains light to adjacent properties by providing adequate setbacks, and provides architectural features that enhance the neighborhood's character. The deck will not change existing line of sight: the back of 146 2<sup>nd</sup> Avenue today has line of sight out of the two back bedroom windows to surrounding areas; and the neighboring addresses have direct line of sight to 146 2<sup>nd</sup> Avenue today as well. Additionally, 142 2<sup>nd</sup> Avenue is directly next door and those residents have provided 100% support for the project as well. The proposed deck does not have an unusual impact on privacy to neighboring interior living spaces. The residents of 146 2<sup>nd</sup> Avenue will incorporate landscaping along the edges of the deck, and if necessary, the plan can include solid railings.
  - b. The DR requester states the deck is larger and higher than other decks, specifically citing 3934 California Street and 255 Arguello Blvd. The residents of 3934 California have a deck that is similar in size. The deck for 255 Arguello is multi-level as there are decks off of each story – the 3<sup>rd</sup> story is quite high and is either the same or higher level than the proposed deck at 146 2<sup>nd</sup> Avenue. The proposed deck meets SF guidelines: the deck will be on top of a two-story addition with a partly pitched roof to lessen the impact of the addition, and is in scale with the rear of the adjacent building; and the deck is set in from the side property lines to minimize its impact.
  - c. The DR requester states the proposed deck is big enough to support social gatherings of more than 10 people where sound projection and potential disruption could exist. The deck for 146 2<sup>nd</sup> Avenue is off of a bedroom where designed use is for quiet outdoor space for the resident(s) of 146 2<sup>nd</sup> Ave. It is not off of main living space for entertaining, like the deck at 3934 California. The design respects the topography of the site and the surrounding area.

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?
  - a. We can illustrate and add solid railings.
  - b. We can illustrate landscaping as part of the plans.
  
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.
  - a. The DR requester is asking for the deck to be eliminated. That is not reasonable as the deck meets the requirements of the SF Planning Code and follows the SF Residential Design Guidelines. The deck was designed to minimize adverse effects on surrounding properties, including dimensions that provide the desired functionality without using all of the allowable space (the entire width of the existing structure) for such a deck. We are willing to incorporate other design elements (landscaping and solid railings) to minimize any perceived adverse effects on surrounding properties. This deck provides actual useable open space for unit 146 as now it is effectively cut off from the rear yard. It is off of the master bedroom. It is not a public space.
  - b. The building at 142 2nd Avenue has a deck, as does 3934 California, so the proposed deck is in line with others in the neighborhood. The proposed deck was designed to provide outdoor off-bedroom space for 146 2<sup>nd</sup> Ave while taking neighbors into consideration.



PUBLIC COMMENT

Ted and Cecile Ross  
146 2<sup>nd</sup> Ave  
San Francisco, CA 94118

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

September 6, 2016

To Whom It May Concern:

We are reaching out regarding Permit Application Number 2016.01.28.8197 – the proposed deck for 146 2<sup>nd</sup> Avenue.

We fully support this project. We do not have any objections.

Please note we need this outdoor space – this deck provides actual useable open space for our unit as now we are effectively cut off from the rear yard (we are two floors up and have to go through the garage). Also, it is off of our bedroom – our master bedroom. It is not a public space. We are also willing to make adjustments to the railing and provide landscaping to the perimeter of the deck to protect privacy and minimize whatever noise might come from us on our deck.

Please let us know if you need anything further.

Sincerely,



Ted Ross



Cecile Ross

PUBLIC COMMENT

Michael and Jennifer Cerchiai  
142 2<sup>nd</sup> Ave  
San Francisco, CA 94118

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

September 6, 2016

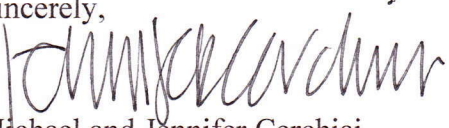
To Whom It May Concern:

We are reaching out regarding Permit Application Number 2016.01.28.8197 – the proposed deck for 146 2<sup>nd</sup> Avenue.

We live next door and lend our full support to this project. We do not have any objections.

Please let us know if you need anything further.

Sincerely,

  
Michael and Jennifer Cerchiai





**LORI PUCCINELLI STERN & PETER STERN**

September 8, 2016

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

To Whom It May Concern:

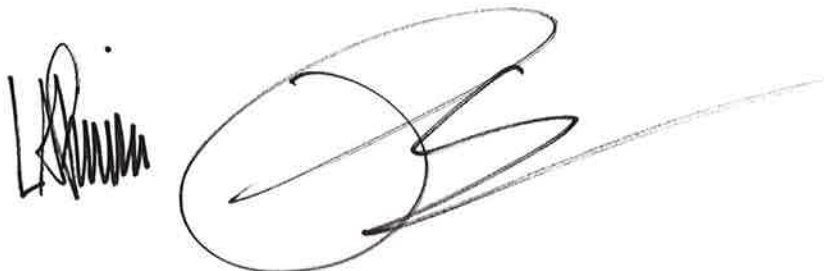
We are reaching out regarding Permit Application Number 2016.01.28.8197 – the proposed deck for 146 2<sup>nd</sup> Avenue.

We live at 3934 California and our backyard directly faces the shared backyard for 146-150 2<sup>nd</sup> Ave. We do not feel that there is any detrimental impact to our property, or others around us, from the proposed deck.

We lend our full support to this project and we do not have any objections.

Please advise if you have any questions and feel free to contact us anytime.  
Thank you!

Sincerely,

Two handwritten signatures in black ink. The first signature on the left is a stylized, cursive signature. The second signature on the right is a larger, more complex cursive signature with a long horizontal stroke extending to the right.

**3934 California Street ~ San Francisco ~ CA ~ 94118**  
**[loripuccinelli@yahoo.com](mailto:loripuccinelli@yahoo.com) ~ [peterastern@yahoo.com](mailto:peterastern@yahoo.com)**  
**(415) 394-6500**