



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: JULY 13, 2017

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

Reception:
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415.558.6409

Planning
Information:
415.558.6377

Date: July 3, 2017
Case No.: **2016-006290DRP-02**
Project Address: **1132-1134 SANCHEZ STREET**
Permit Application: 2016.05.02.6342
Zoning: RH-2 [Residential House, Two Family]
40-X Height and Bulk District
Block/Lot: 6508/004
Project Sponsor: Andy Levine, Levine Architects
447 29th Street
San Francisco, CA 94131
Staff Contact: Sylvia Jimenez – (415) 575-9187
Sylvia.Jimenez@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The proposal includes a renovation and addition to an existing three-story, two-family residential building. The project consists of a one-story vertical addition to create a fourth floor with integrated roof decks at that level, and an expansion of the first, second, and third floors at the rear of the existing residence which will add space for both existing dwelling units. The overall height of the building will be approximately 39 feet 6 inches. The proposed roof deck at the front is proposed to have all glass railing and will be setback approximately 19 feet 9 inches from the street and front of the building.

SITE DESCRIPTION AND PRESENT USE

The project is on the western side of Sanchez Street, between 24th and Jersey Streets, Block 6508, Lot 004 and located within the RH-2 (Residential House, Two-Family) Zoning District with 40-X Height and Bulk designation. The 3,052.5 sq. ft. lot has 30 feet of frontage, a depth of 101 feet 9 inches and is developed with an existing three-story two-family residence.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located in the Noe Valley neighborhood, District 8 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 DATES	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	February 15, 2017- March 17, 2017	March 16, 2017	July 13, 2017	119 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	July 3, 2017	July 3, 2017	10 days
Mailed Notice	10 days	July 3, 2017	July 3, 2017	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbors	1	1 (DR requestor)	-
Neighbors on the block or directly across the street	5	1	-
Other neighbors	11	4	
Neighborhood groups		1 (Noe Neighborhood Council)	

DR REQUESTORS

1. Elizabeth Moreno and Rachel Swann, 1126 Sanchez Street
2. Laurie Thomas and Tony Hartman, 220 Jersey Street

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Applications*, dated March 16, 2017

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated June 30, 2017

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 Advisory Team (RDAT) 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) for the following reasons: 1) the proposed expansion is contextual and compatible with no impacts to midblock open space or light and air to adjacent neighbors, 2) the fourth floor is subordinate with proposed setbacks, and 3) the existing setbacks and proposed transparent railings reduce visibility from adjacent properties as well as the public right of way. Further, the project does not present any exceptional or extraordinary circumstances that would justify modifications to a Code compliant project.

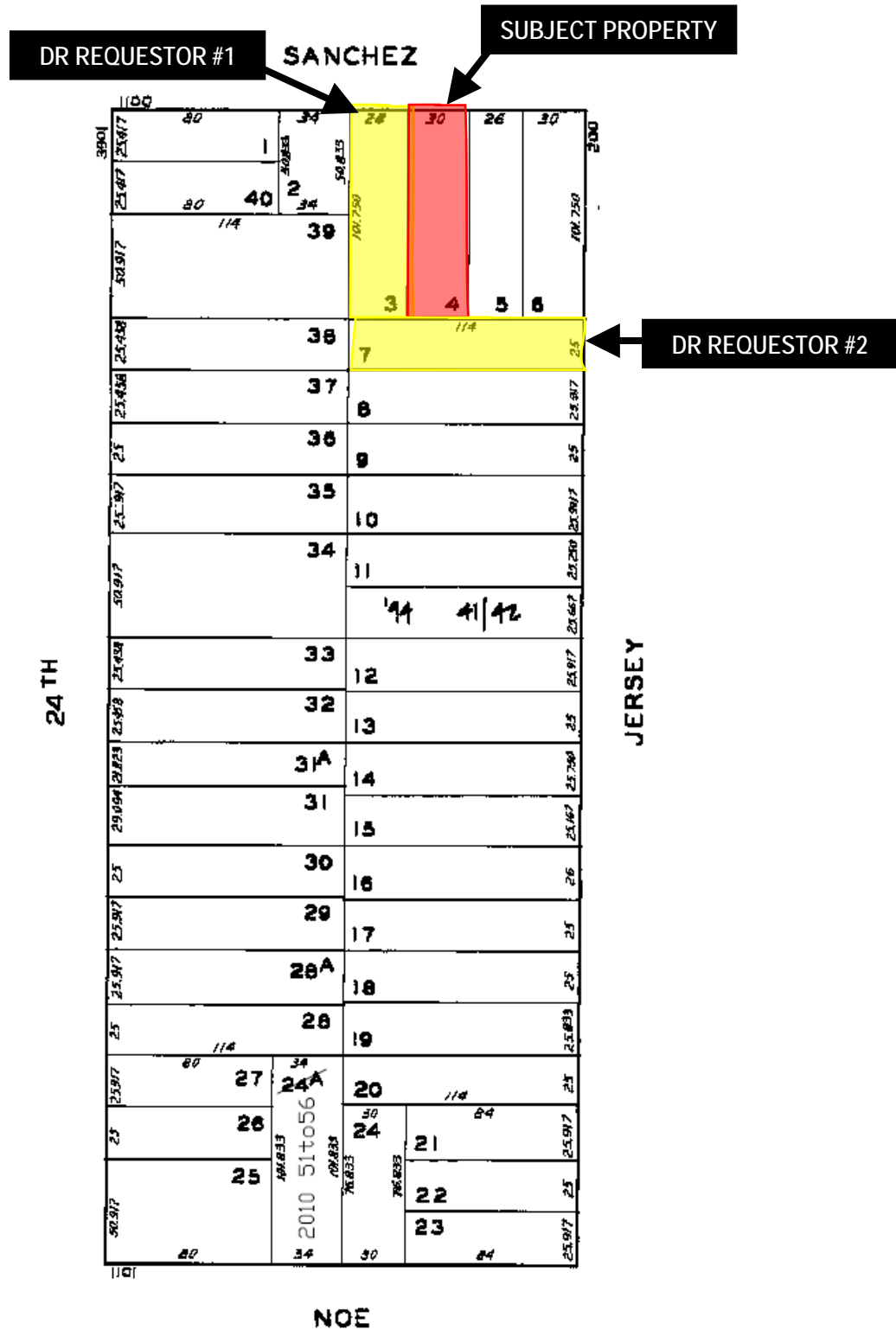
Under the Commission's pending DR Reform Legislation, this project would not be referred to the Commission as this project does not contain or create any exceptional or extraordinary circumstances.

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

- Parcel Map
- Sanborn Map
- Site Context
- Site Photographs
- CEQA Categorical Exemption Determination
- Exhibit A: Section 311 Notice and Plans
- Exhibit B: DR Applications
- Exhibit C: Response to DR Applications
- Public Comments

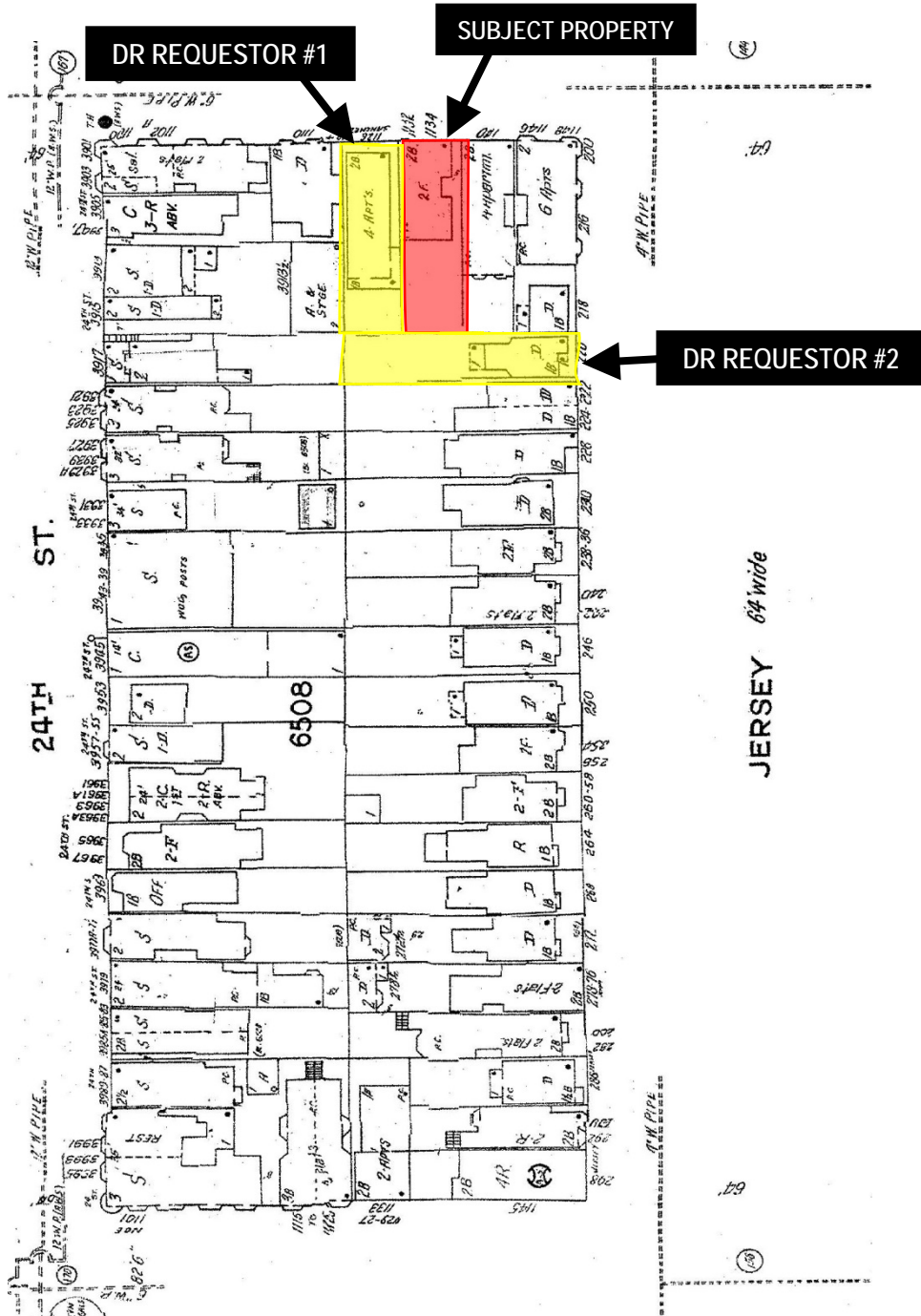
Parcel Map



Discretionary Review Hearing
Case Number 2016-006290DRP-02
1132-1134 Sanchez Street



Sanborn Map*

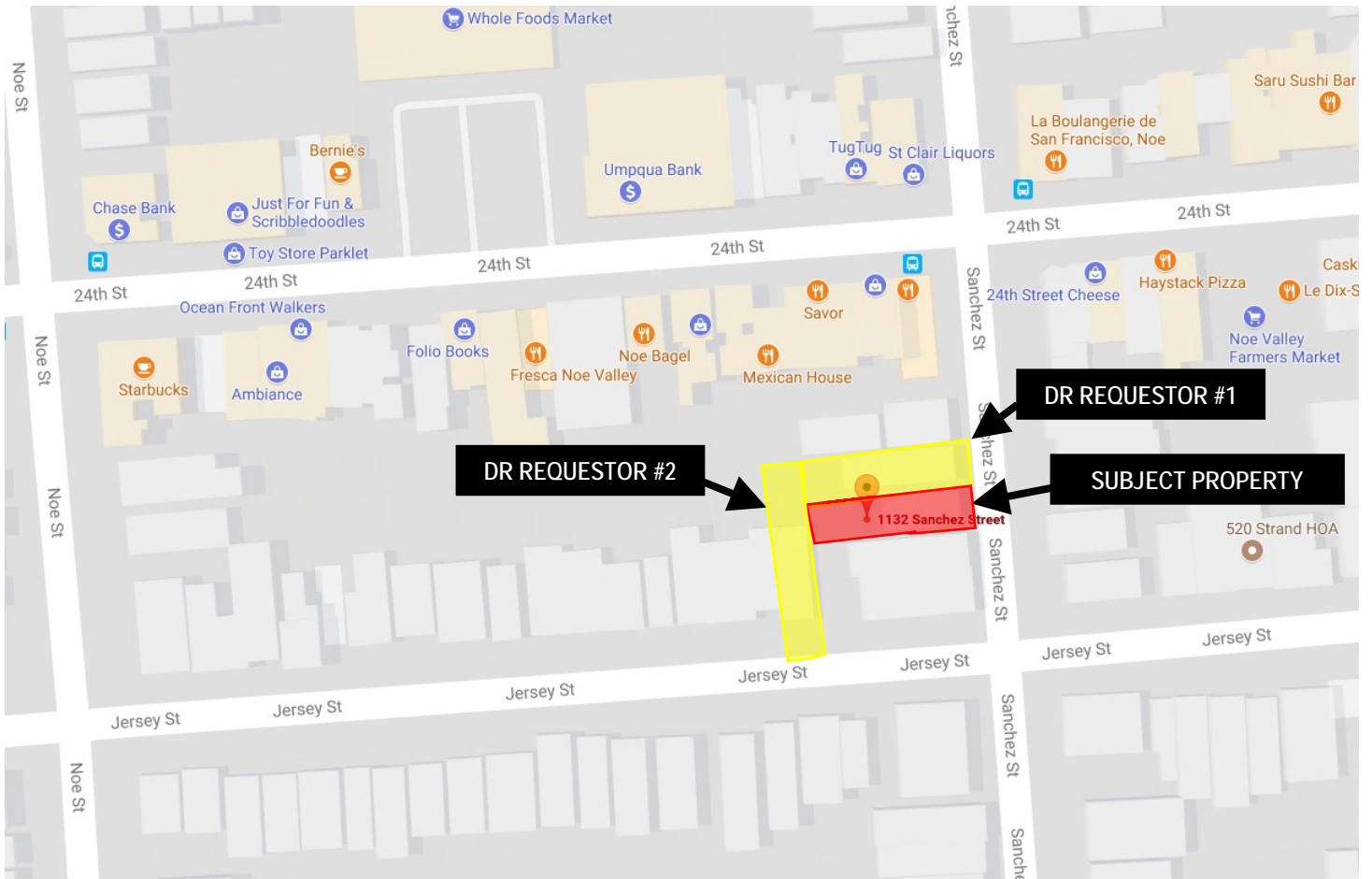


**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*



Discretionary Review Hearing
Case Number 2016-006290DRP-02
1132-1134 Sanchez Street

Site Context



Discretionary Review Hearing
Case Number 2016-006290DRP-02
1132-1134 Sanchez Street

Site Photos



SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2016-006290DRP-02
1132-1134 Sanchez Street



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1132-1134 Sanchez Street		6508/004	
Case No.	Permit No.	Plans Dated	
2016-006290PRJ	2016.05.02.6342	1/17/17	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. The project proposes a fourth story vertical addition and a horizontal addition on all floors at the rear of the two-unit, three story residential building. The project also proposes decks at the front and rear of the property.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input 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.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

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

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

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

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


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

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input checked="" 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 checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Elizabeth Gordon Jonckheer <small>Digitally signed by Elizabeth Gordon Jonckheer DN: cn=elg, o=sfgov, dc=sfgov, ou=City Planning, email=Elizabeth.Gordon-Jonckheer@sfgov.org Date: 2017.07.05 16:01:26 -0700</small>	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Sylvia Jimenez	Signature:  <small>Digitally signed by Sylvia Jimenez DN: dc=org, dc=sfgov, dc=cityplanning, ou=City Planning, ou=Current Planning, cn=Sylvia Jimenez, email=Sylvia.Jimenez@sfgov.org Date: 2017.07.05 16:01:26 -0700</small>
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
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.		



SAN FRANCISCO PLANNING DEPARTMENT

EXHIBIT A

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **May 2, 2016**, the Applicant named below filed Building Permit Application No. **2016.05.02.6342** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	1132-1134 Sanchez Street	Applicant:	Andy Levine, Levine Architecture
Cross Street(s):	24th Street and Jersey Street	Address:	447 29th Street
Block/Lot No.:	6508/004	City, State:	San Francisco, CA 94131
Zoning District(s):	RH-2 / 40-X	Telephone:	(415) 282-4643
Record No.:	2016-006290PRJ	Email:	andy@levinearch.com

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

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alterations	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	0	No Change
Side Setbacks	0	No Change
Building Depth	51 feet	75 feet 4 inches
Rear Yard	51 feet	26 feet 6 inches
Building Height	28 feet 6 inches	39 feet 6 inches
Number of Stories	3	4
Number of Dwelling Units	2	No Change
Number of Parking Spaces	2	No Change
PROJECT DESCRIPTION		
The proposal is to construct a one-story vertical addition and rear horizontal addition on all floors of the existing three-story, two-family residence. The project also proposes to add decks at the front and rear of the dwelling as well as other window and door modifications throughout.		
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: 2/15/17
Expiration Date: 3/17/17

GENERAL INFORMATION ABOUT PROCEDURES

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

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

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

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

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

BOARD OF APPEALS

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

ENVIRONMENTAL REVIEW

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

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

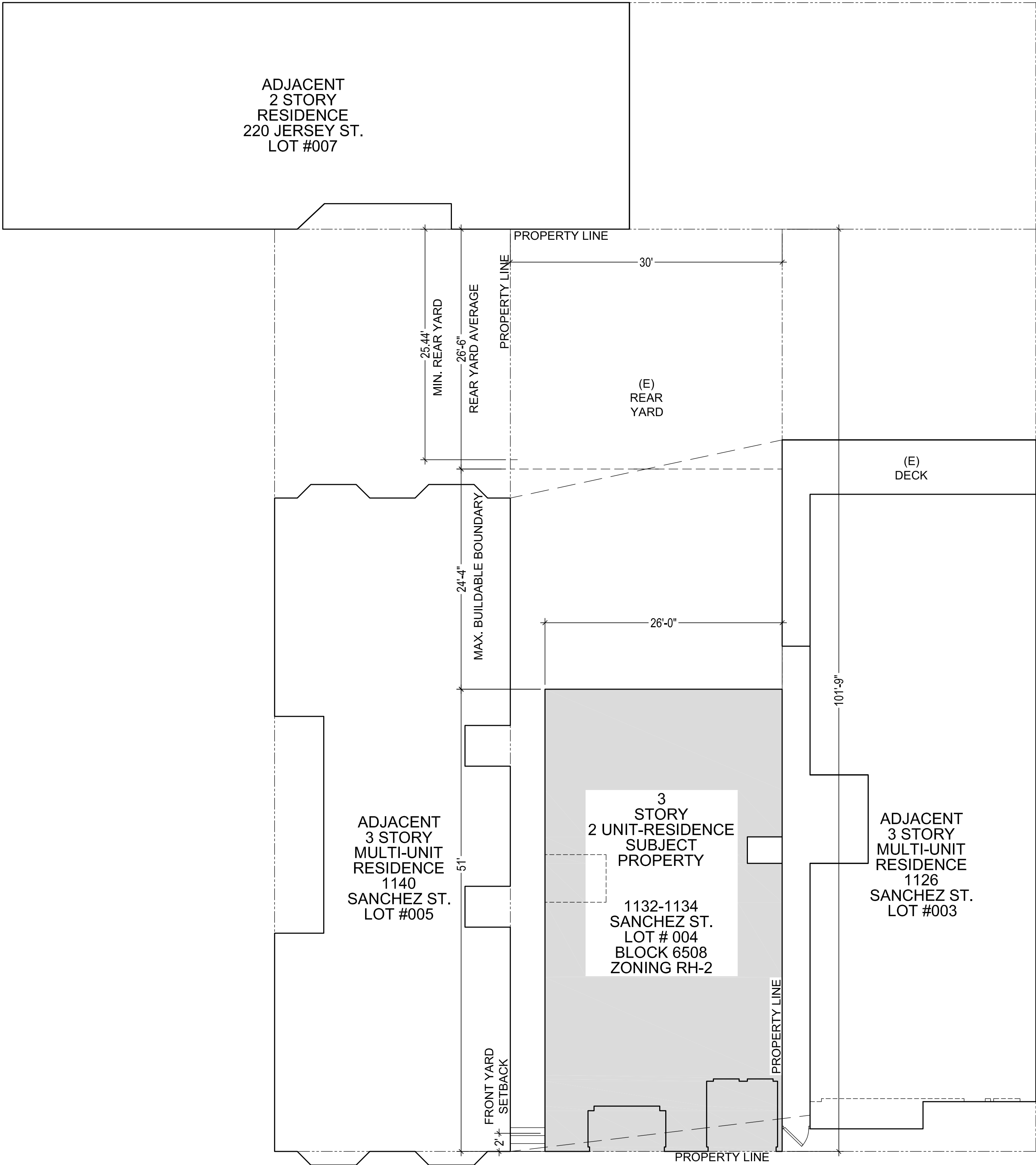
REMODEL
FOR THE

BABCOKE / NEWMAN RESIDENCE

1132-1134 SANCHEZ STREET
SAN FRANCISCO, CA

BUILDING AREAS (GROSS SQ. FT.)		
FLOOR #	EXISTING HABITABLE	PROPOSED HABITABLE
1	0	714.8 S.F.
2	1314.6 S.F.	1840.3 S.F.
3	1314.6 S.F.	1648.1 S.F.
4	0	882.5 S.F.
TOTAL HABITABLE	2629.2 S.F.	5085.7 S.F.
GARAGE/ STORAGE	1188.2 S.F.	1132.2 S.F.

LINEAR FOOTAGE MEASUREMENT			
ELEMENT	EXISTING LENGTH	REMOVED	% REMOVED
A FRONT (EAST) FACADE	26'-0"	0	0
C REAR (WEST) FACADE	26'-0"	22'-6"	86%
TOTALS:	52'-0"	22'-6"	43%
B: SIDE (NORTH) FACADE	51'-0"	0	0
D: SIDE (SOUTH) FACADE	51'-0"	5'-3"	9.7%
TOTALS:	102'-0"	5'-3"	5.1 %
AREA MEASUREMENT			
VERTICAL ELEMENTS	EXISTING AREA	REMOVED	% REMOVED
FRONT (EAST) FACADE	894.4 S.F.	0	0
REAR (WEST) FACADE	717.6 S.F.	717.6 S.F.	100%
SIDE (NORTH) FACADE	1488 S.F.	0	0
SIDE (SOUTH) FACADE	1488 S.F.	146.5 S.F.	10%
TOTALS:	4588 S.F.	864.1 S.F.	19%
HORIZONTAL ELEMENTS	EXISTING AREA	REMOVED	% REMOVED
(E) GROUND FLOOR	1188.2	0	0
(E) SECOND FLOOR	1314.6 S.F.	0	0
(E) THIRD FLOOR	1314.6 S.F.	0	0
(E) FOURTH FLOOR	1314.6 S.F.	882.5 S.F.	67%
HORIZ. TOTAL	5132.0 S.F.	882.5 S.F.	17.2%



PROJECT DIRECTORY:

OWNER:
JASON BABCOKE AND NAOMI NEWMAN
1132 SANCHEZ STREET
SAN FRANCISCO, CA 94114

BUILDING INFORMATION:
TYPE OF CONSTRUCTION: V-B
STORIES: 3 EXISTING
4 PROPOSED
USE: 2-UNIT RESIDENCE

BLOCK NUMBER: 6508
LOT NUMBER: 004
ZONING: RH-2

ARCHITECT:
ANDY LEVINE
LEVINE ARCHITECTS
447 29TH ST.
SAN FRANCISCO, CA 94131
TEL.: 415-282-4643

CODES IN EFFECT:

2013 SF BUILDING CODE
2013 SF ELECTRICAL CODE
2013 SF PLUMBING CODE
2013 SF MECHANICAL CODE
2013 CALIF ENERGY CODE

SHEET INDEX:

ARCHITECTURAL

- T-1.0 PLOT PLAN PROJECT DATA
- T-1.1 PROPOSED PLOT PLAN
- A-1.0 EXISTING FLOOR PLANS
- A-1.1 EXISTING / DEMOLITION AND PROPOSED GROUND FLOOR PLAN
- A-1.2 EXISTING / DEMOLITION AND PROPOSED SECOND FLOOR PLAN
- A-1.3 EXISTING / DEMOLITION AND PROPOSED THIRD FLOOR PLAN
- A-1.4 EXISTING / DEMOLITION ROOF PLAN AND PROPOSED FOURTH FLOOR PLAN
- A-2.0 EXISTING AND PROPOSED FRONT BUILDING ELEVATIONS
- A-2.1 EXISTING AND PROPOSED REAR BUILDING ELEVATIONS
- A-2.2 EXISTING BUILDING SIDE ELEVATIONS
- A-2.3 PROPOSED BUILDING SIDE ELEVATIONS
- A-2.4 PROPOSED BUILDING SECTIONS AND SECTION THRU STREET

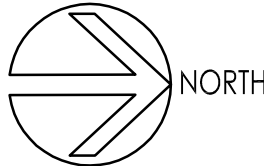
- (N) 4 STORY REAR ADDITION FOR BEDROOMS MASTER SUITE AND INTERIOR STAIR
- EXTEND UPPER UNIT UP TO (N) 4TH FLOOR W/ MASTER SUITE, LIVING ROOM, AND DECKS
- EXTEND LOWER UNIT DOWN TO (N) GUEST BEDROOM SUITE @ GROUND FLOOR

SCOPE OF WORK

1
-

EXISTING PLOT PLAN / ROOF PLAN

SCALE: 1/8" = 1'-0"



3
-

REVISIONS	DATE
PLANNING	12/13/16
PLANNING	6/27/17

LEVINE ARCHITECTS
447 29TH STREET
SAN FRANCISCO, CA
(415) 282-4643

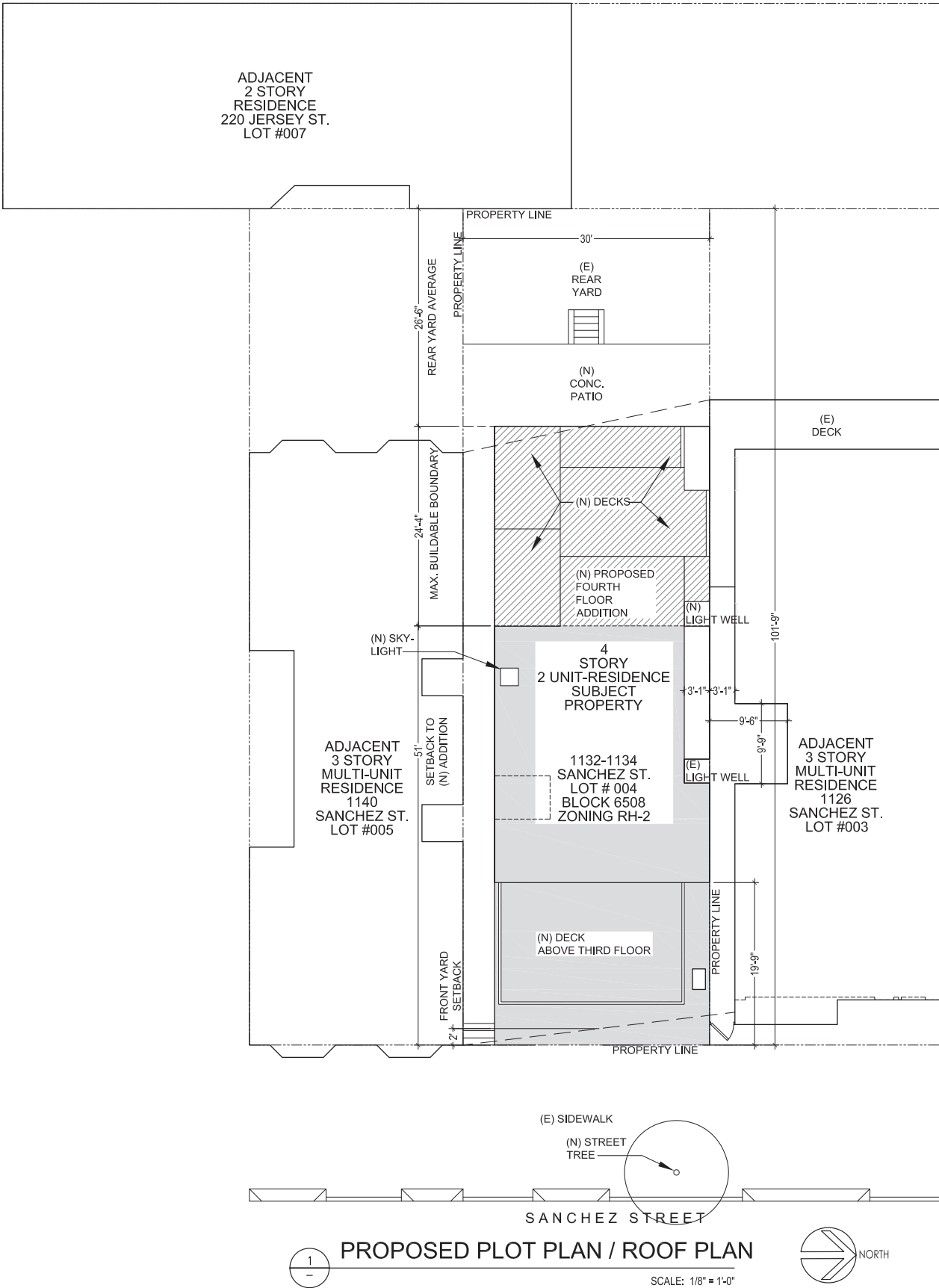
SHEET TITLE:
PLOT PLAN AND PROJECT DATA

Babcoke/Newman Residence
1132-1134 Sanchez Street
San Francisco, CA

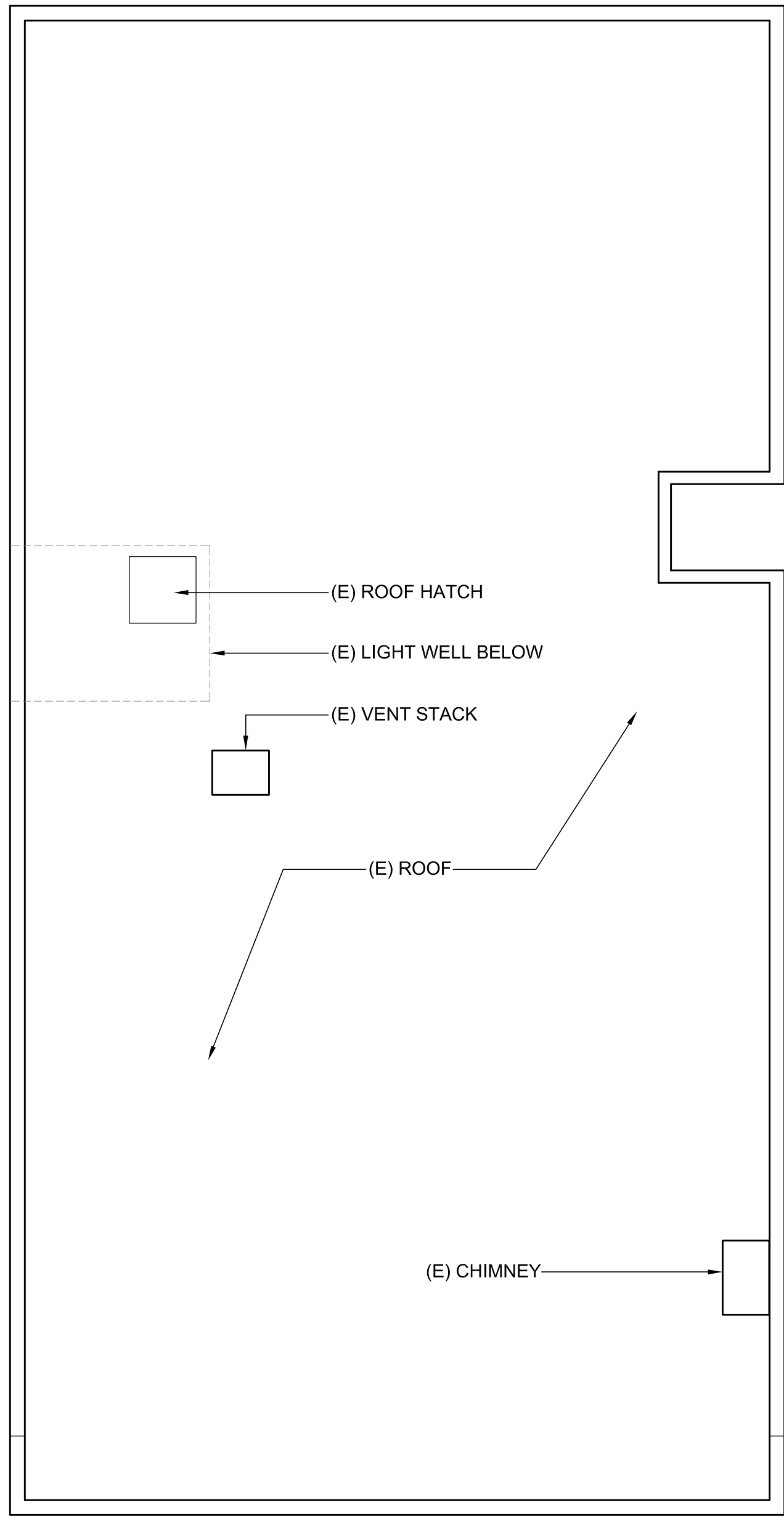
SCALE: AS NOTED
JOB #: 15-11
DATE: 4/15/16

SHEET NO.

T-1.0



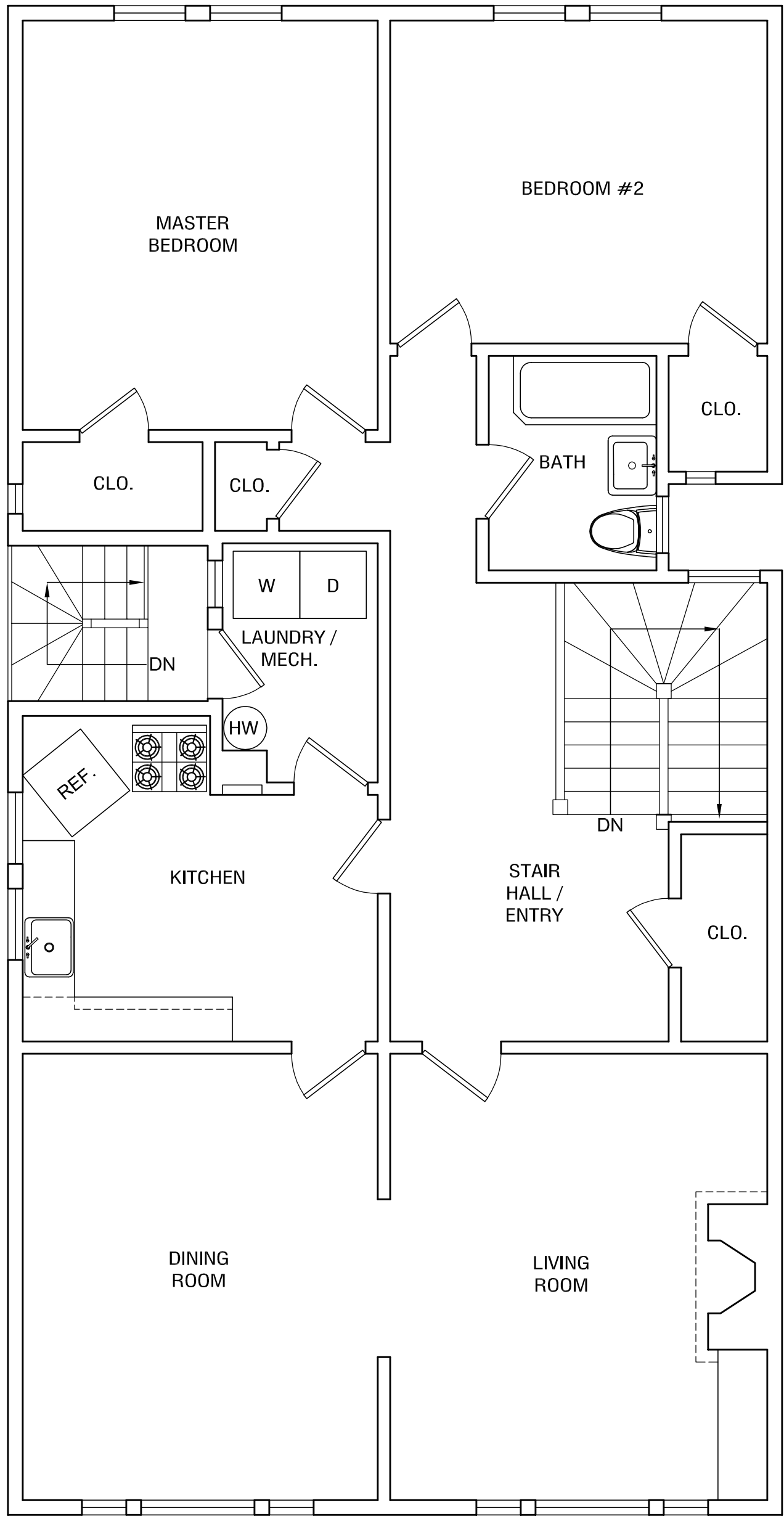
REVISIONS		DATE
PLANNING		12/13/16
LEVINE ARCHITECTS 447 29TH STREET SAN FRANCISCO, CA (415) 282-4643		
SHEET TITLE: PROPOSED PLOT PLAN		
Babcoke/Newman Residence 1132-1134 Sanchez Street San Francisco, CA		
SCALE: AS NOTED JOB #: 15-11 DATE: 4/15/16		
SHEET NO. T-1.1		



4 - EXISTING ROOF PLAN

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

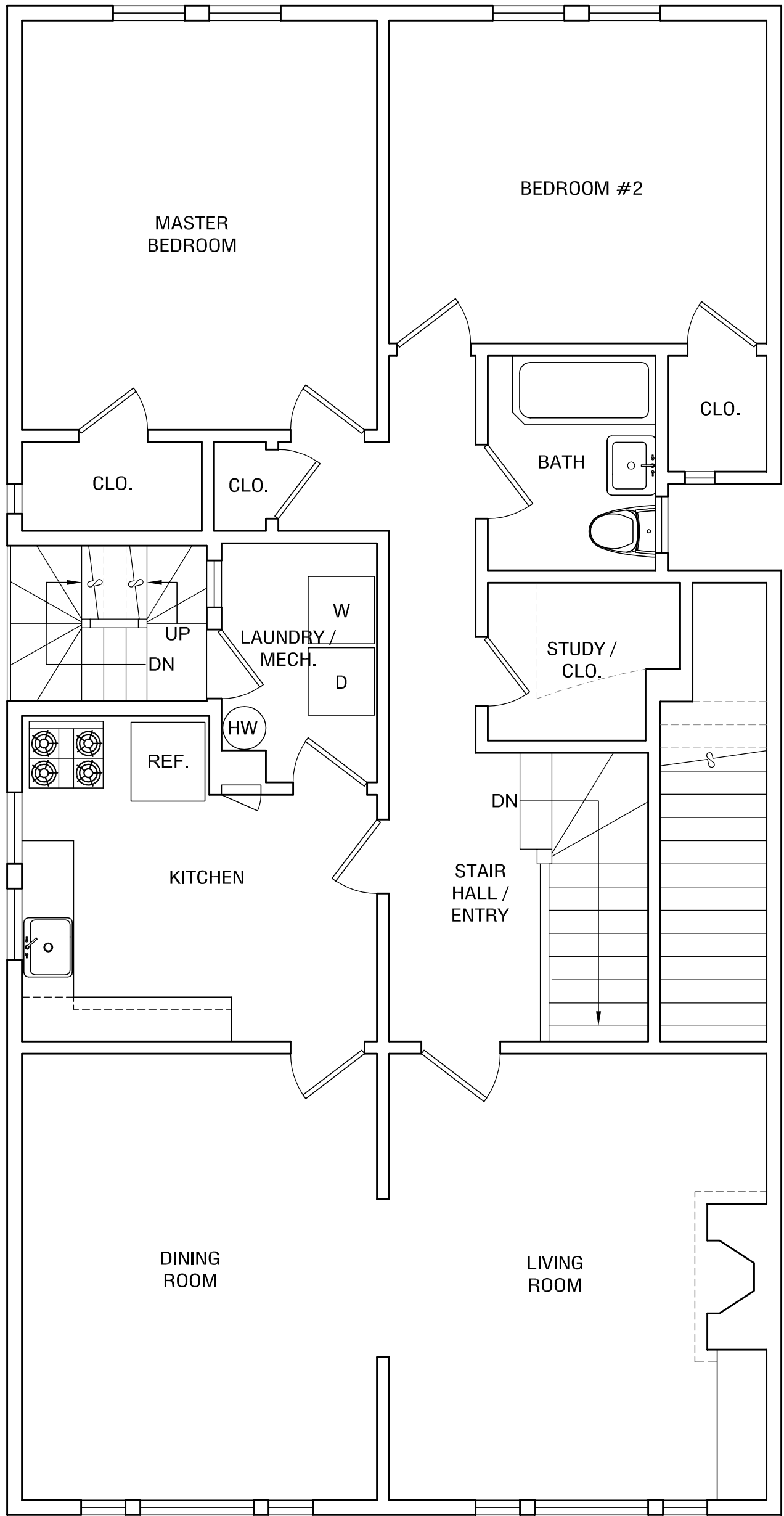
NORTH



3 - EXISTING THIRD FLOOR PLAN

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

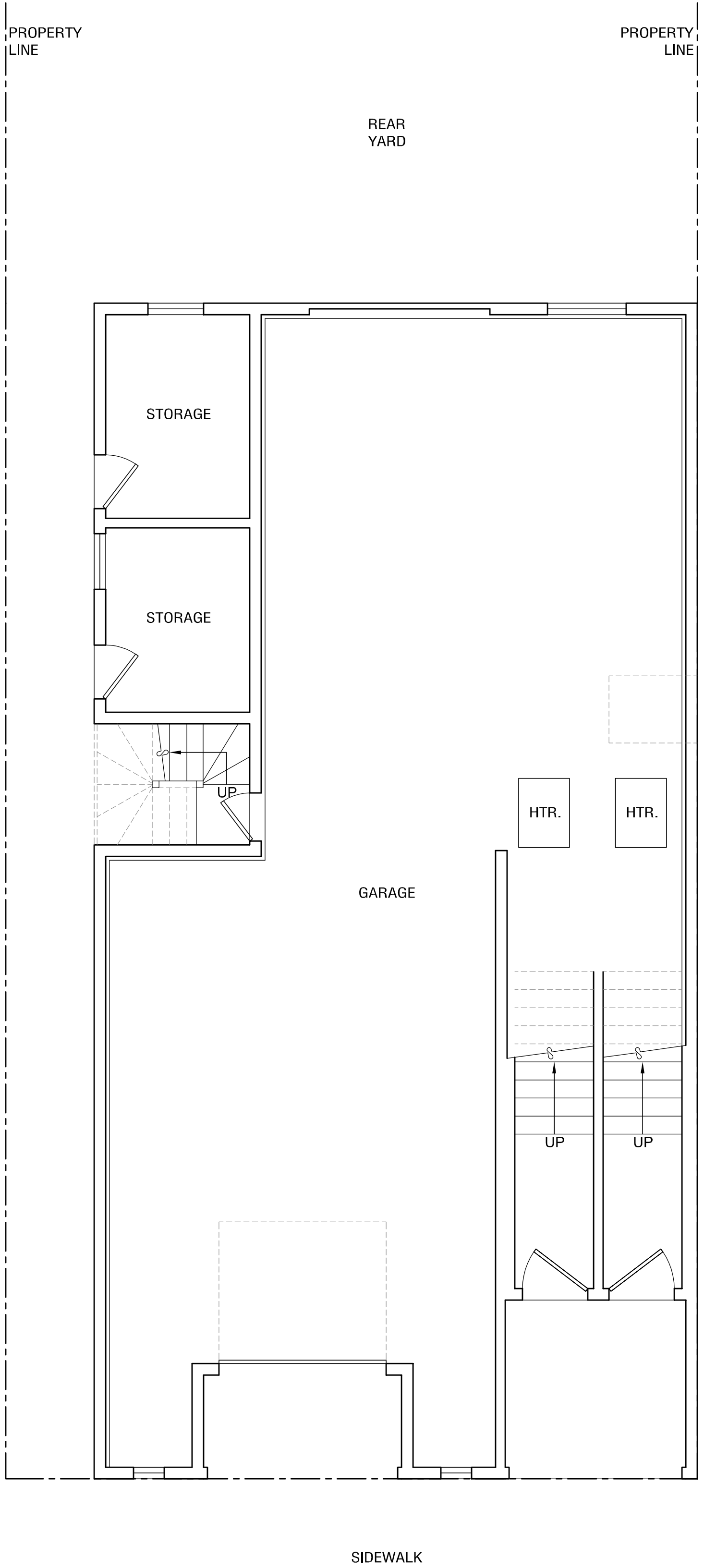
NORTH



2 - EXISTING SECOND FLOOR PLAN

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

NORTH



1 - EXISTING GROUND FLOOR PLAN

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

NORTH

REVISIONS	DATE
PLANNING	12/13/16

LEVINE ARCHITECTS
447 29TH STREET
SAN FRANCISCO, CA
(415) 282-4643

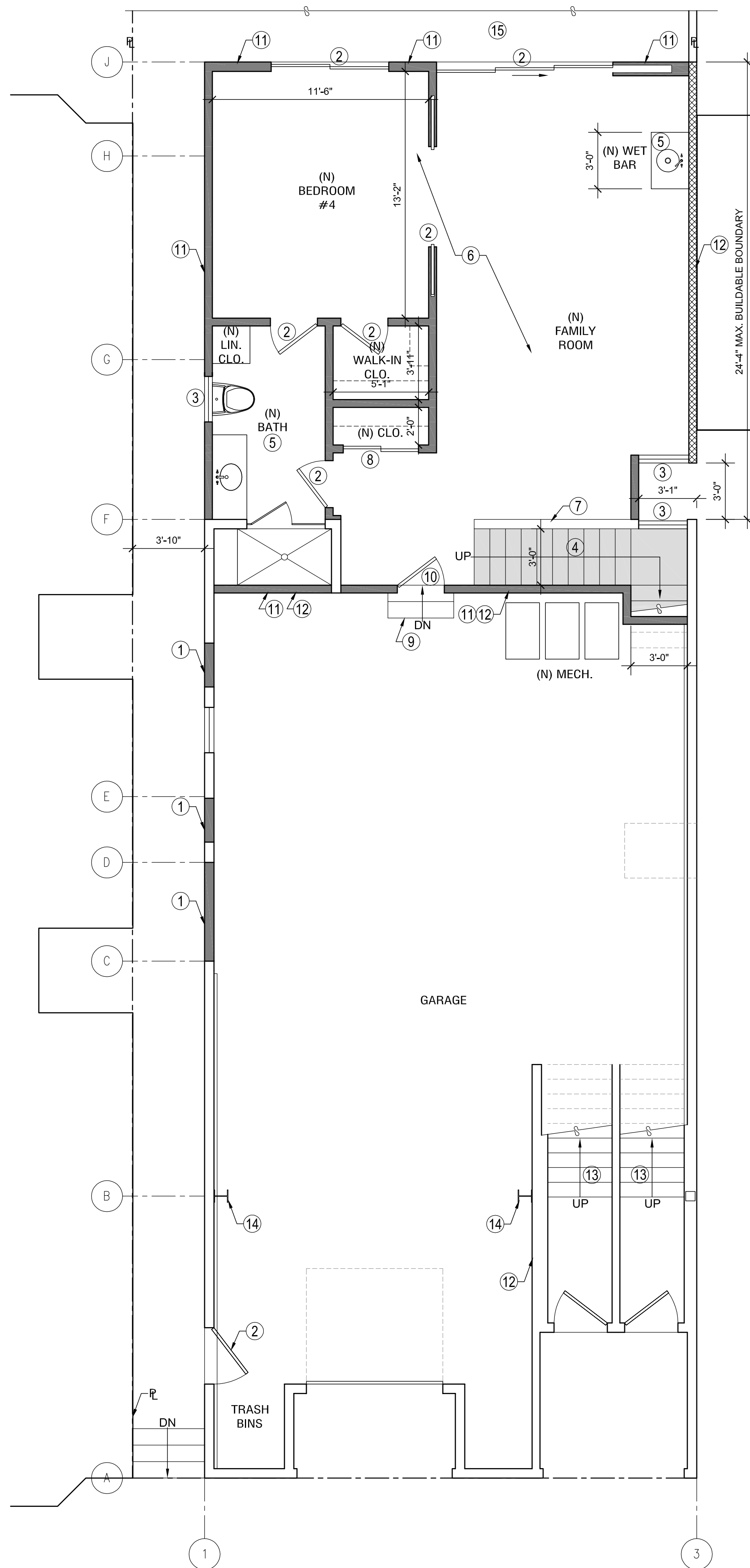
SHEET TITLE:
EXISTING FLOOR PLANS

Babcoke/Newman Residence
1132-1134 Sanchez Street
San Francisco, CA

SCALE: AS NOTED
JOB #: 15-11
DATE: 4/15/16

SHEET NO.

A-1.0



2 - PROPOSED GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"
NORTH

LEGEND

(N) WALL: 5/8" TYPE 'X' GYP. BD.
@ EACH SIDE OF 2X4 STUDS
@ 16" O.C., TYP. (GYP. SHEATHING
@ EXTERIOR WALLS)

(N) 1-HOUR RATED EXTERIOR WALL WITH
5/8" TYPE 'X' GYP. BD. ON INTERIOR FACE
OF 2X6 STUDS @ 16" O.C. WITH R-13 BATT
INSULATION AND 5/8" GYP. SHEATHING ON
EXTERIOR FACE WITH EXTERIOR PLYWOOD
@ BLIND WALLS AND EXTERIOR PLYWOOD
WITH PAINTED CHANNEL RUSTIC SIDING @
EXPOSED WALLS

(E) WALL TO REMAIN

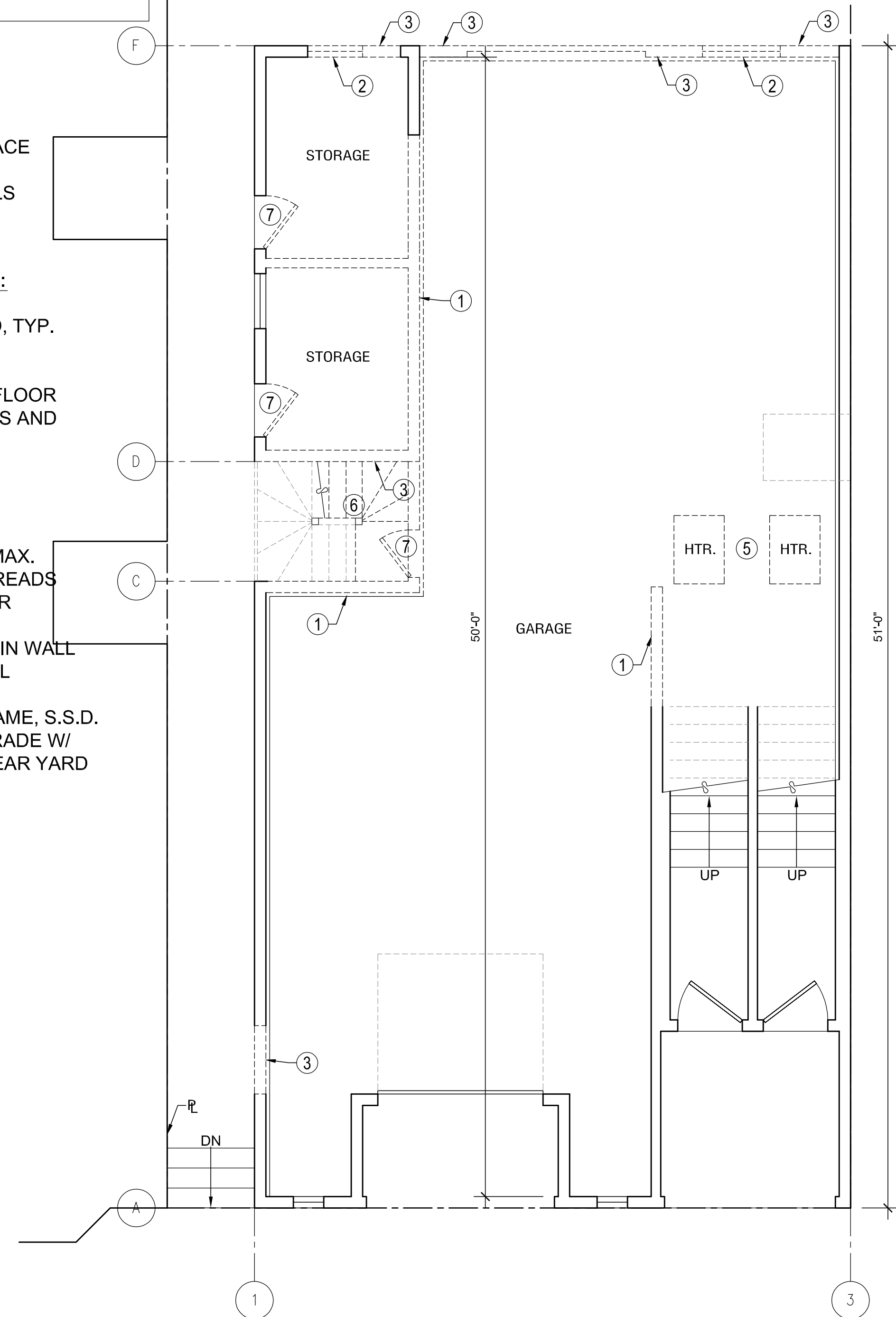
(N) STAIR

SHEET GENERAL NOTES:

1. DIMENSIONS ARE TO FACE OF FINISH.
2. ALL (N) EXTERIOR WALLS TO HAVE R-13 BATT INSULATION

PROPOSED PLAN KEY NOTES:

1. (N) WALL AS INDICATED, TYP.
2. (N) DOOR
3. (N) WINDOW
4. (N) STAIR TO SECOND FLOOR WITH 7-3/4" MAX. RISERS AND 10" MIN. TREADS
5. (N) FIXTURES
6. (N) FLOOR, TYP., S.S.D.
7. 36" HIGH RAILING WALL
8. (N) BI-PASS DOORS
9. (N) STEPS WITH 7-3/4" MAX. RISERS AND 10" MIN. TREADS
10. (N) 20-MIN. RATED DOOR W/ CLOSER
11. R-13 BATT INSULATION IN WALL
12. ONE-HOUR RATED WALL
13. (E) STAIRS TO REMAIN
14. (N) STEEL MOMENT FRAME, S.S.D.
15. (N) CONC. PATIO ON GRADE W/ CONC. STEPS UP TO REAR YARD



1 - EXISTING / DEMOLITION GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"
NORTH

LEGEND

----- (E) WALL TO BE REMOVED

===== (E) WALL TO REMAIN

DEMO PLAN GENERAL NOTES:

1. EXTENT OF EXTERIOR DEMOLITION IS LESS THAN 50%

DEMO PLAN KEY NOTES:

1. REMOVE PORTION OF (E) WALLS AS INDICATED, TYP., PROVIDE SHORING, S.S.D.
2. REMOVE (E) WINDOW
3. REMOVE PORTION OF (E) WALL FOR (N) OPENING
4. NOT USED
5. REMOVE (E) HEATERS
6. REMOVE (E) STAIR
7. REMOVE (E) DOOR

REVISIONS	DATE
PLANNING	12/13/16
PLANNING	6/27/17

LEVINE ARCHITECTS
447 29TH STREET
SAN FRANCISCO, CA
(415) 282-4643

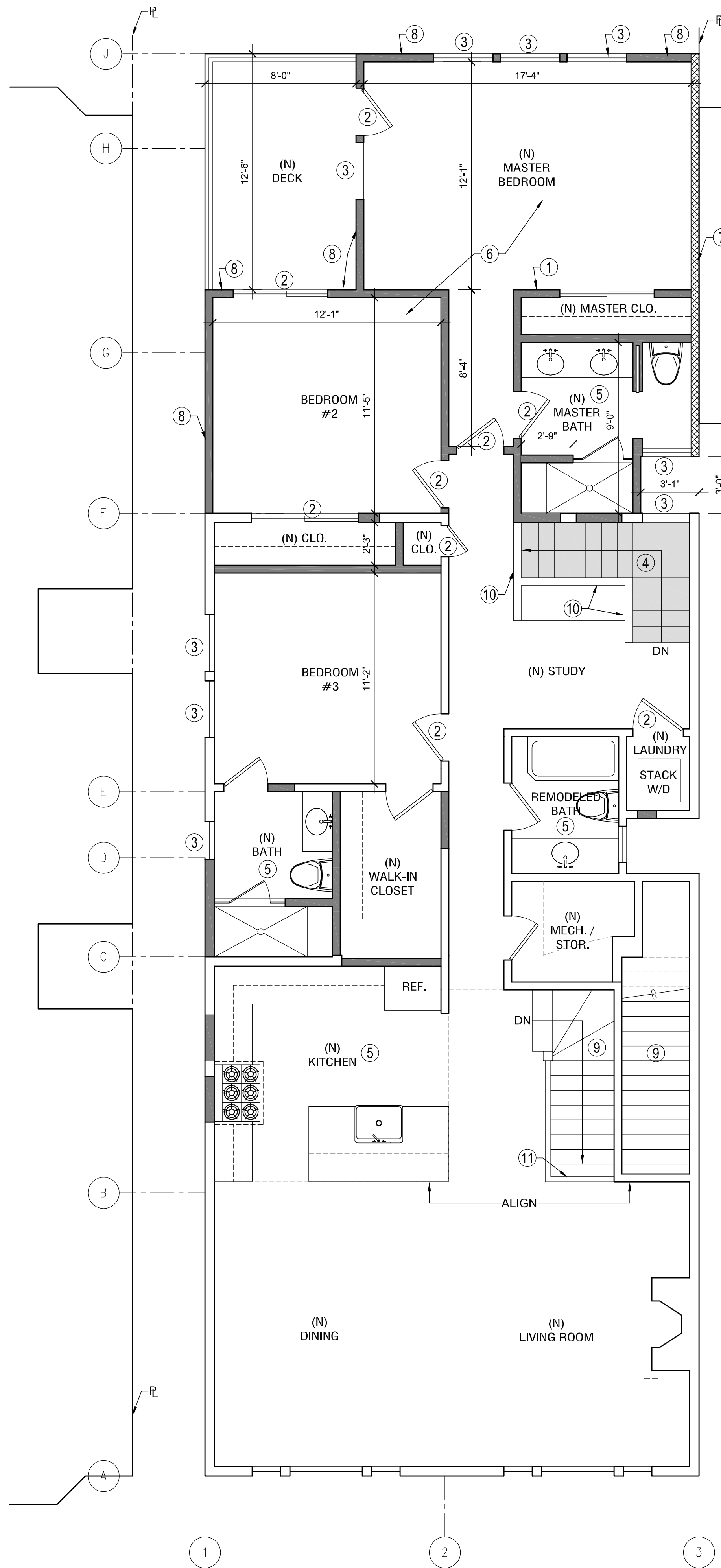
SHEET TITLE:
EXISTING / DEMOLITION AND
PROPOSED GROUND FLOOR PLANS

Babcoke/Newman Residence
1132-1134 Sanchez Street
San Francisco, CA

SCALE: AS NOTED
JOB #: 15-11
DATE: 4/15/16

SHEET NO.

A-1.1



2 - PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" NORTH

LEGEND

(N) WALL: 5/8" TYPE 'X' GYP. BD.
@ EACH SIDE OF 2X4 STUDS
@ 16" O.C., TYP. (GYP. SHEATHING
@ EXTERIOR WALLS)

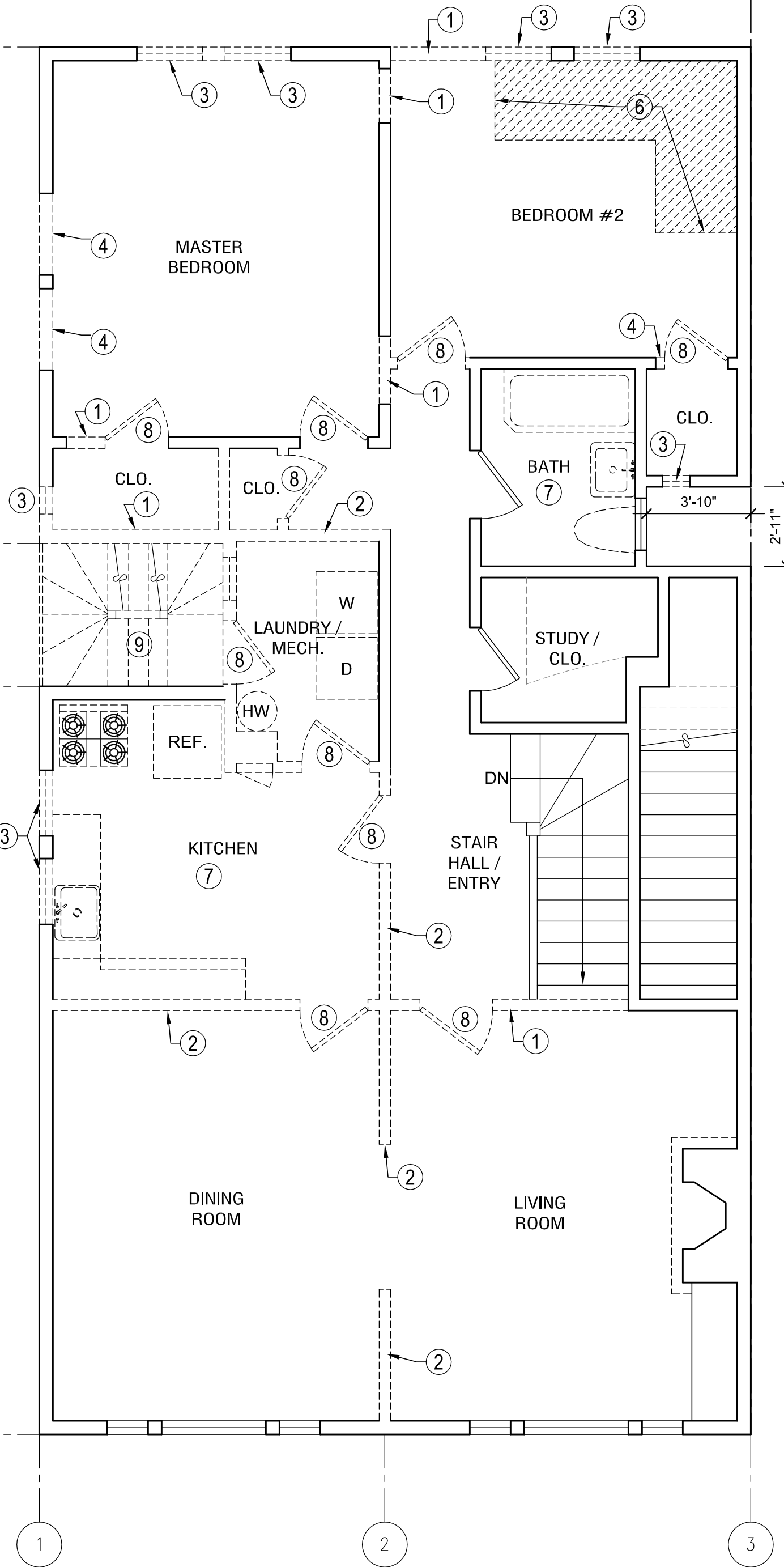
(N) 1-HOUR RATED EXTERIOR WALL WITH
5/8" TYPE 'X' GYP. BD. ON INTERIOR FACE
OF 2X6 STUDS @ 16" O.C. WITH R-13 BATT
INSULATION AND 5/8" GYP. SHEATHING ON
EXTERIOR FACE WITH EXTERIOR PLYWOOD
@ BLIND WALLS AND EXTERIOR PLYWOOD
WITH PAINTED CHANNEL RUSTIC SIDING @
EXPOSED WALLS

(E) WALL TO REMAIN

(N) STAIR

- SHEET GENERAL NOTES:**
- DIMENSIONS ARE TO FACE OF FINISH.
 - ALL (N) EXTERIOR WALLS TO HAVE R-13 BATT INSULATION

- PROPOSED PLAN KEY NOTES:**
- (N) WALL AS INDICATED, TYP.
 - (N) DOOR
 - (N) WINDOW
 - (N) STAIR TO GROUND FLOOR WITH 7-3/4" MAX. RISERS AND 10" MIN. TREADS
 - (N) FIXTURES
 - (N) FLOOR, TYP.
 - ONE-HOUR RATED WALL
 - R-13 BATT INSULATION IN WALL
 - (E) STAIR TO REMAIN
 - (N) 3'-6" HIGH WALL
 - PROVIDE (N) OPEN RAIL TO MATCH (E)



1 - EXISTING / DEMOLITION SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" NORTH

LEGEND

----- (E) WALL TO BE REMOVED

===== (E) WALL TO REMAIN

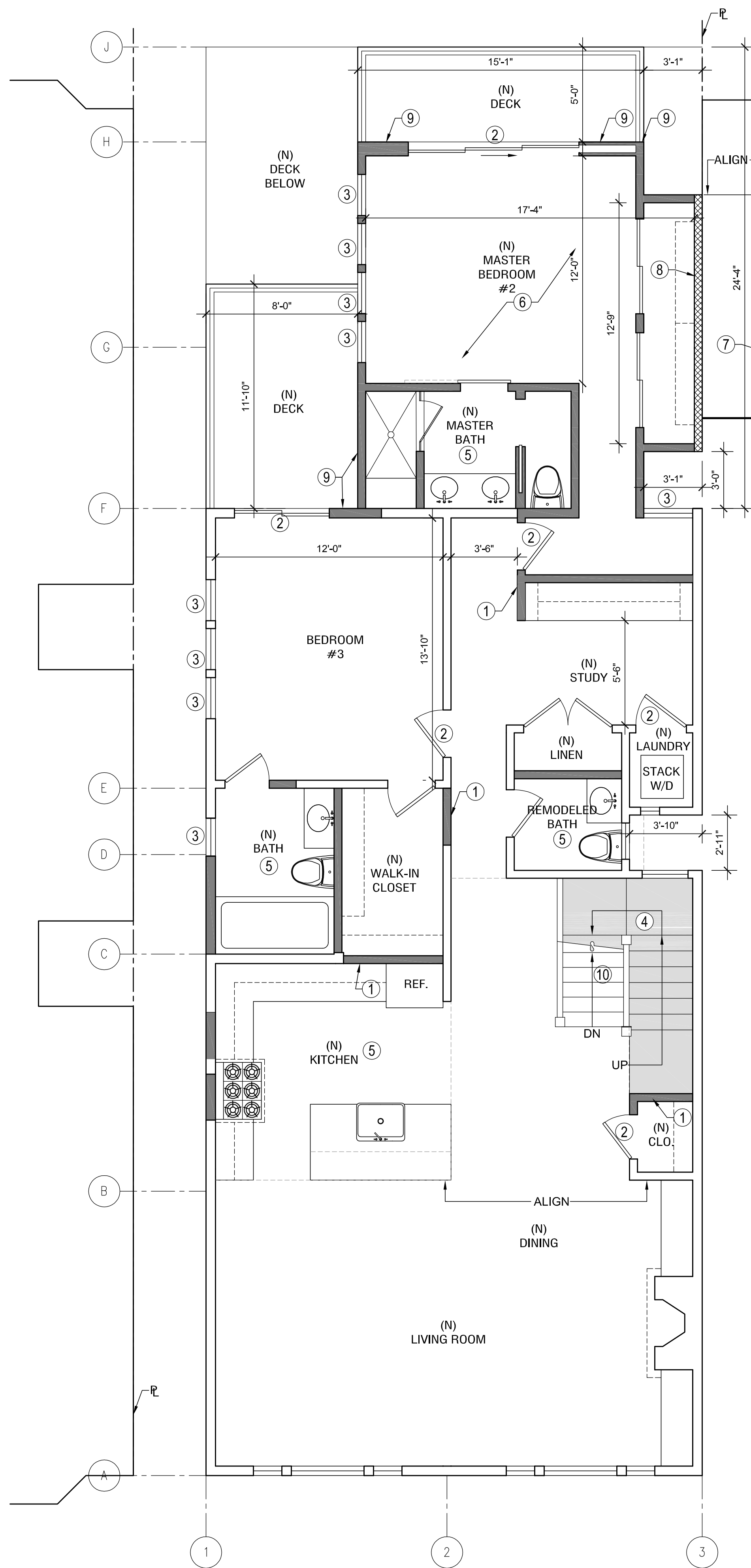
PORTION OF FLOOR TO BE REMOVED

DEMO PLAN GENERAL NOTES:

- EXTENT OF EXTERIOR DEMOLITION IS LESS THAN 50%

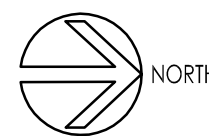
DEMO PLAN KEY NOTES:

- REMOVE PORTION OF (E) WALL AS INDICATED, TYP.
- REMOVE (E) WALLS, PROVIDE SHORING AS REQUIRED, S.S.D.
- REMOVE (E) WINDOW
- REMOVE PORTION OF (E) WALL FOR (N) WINDOW
- NOT USED
- REMOVE PORTION OF (E) FLOOR FOR (N) STAIR, S.S.D.
- REMOVE (E) FIXTURES
- REMOVE (E) DOOR, SALVAGE
- REMOVE (E) STAIR



2 - PROPOSED THIRD FLOOR PLAN

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



LEGEND

(N) WALL: 5/8" TYPE 'X' GYP. BD.
@ EACH SIDE OF 2X4 STUDS
@ 16" O.C., TYP. (GYP. SHEATHING
@ EXTERIOR WALLS)

(N) 1-HOUR RATED EXTERIOR WALL WITH
5/8" TYPE 'X' GYP. BD. ON INTERIOR FACE
OF 2X6 STUDS @ 16" O.C. WITH R-13 BATT
INSULATION AND 5/8" GYP. SHEATHING ON
EXTERIOR FACE WITH EXTERIOR PLYWOOD
@ BLIND WALLS AND EXTERIOR PLYWOOD
WITH PAINTED CHANNEL RUSTIC SIDING @
EXPOSED WALLS

(E) WALL TO REMAIN

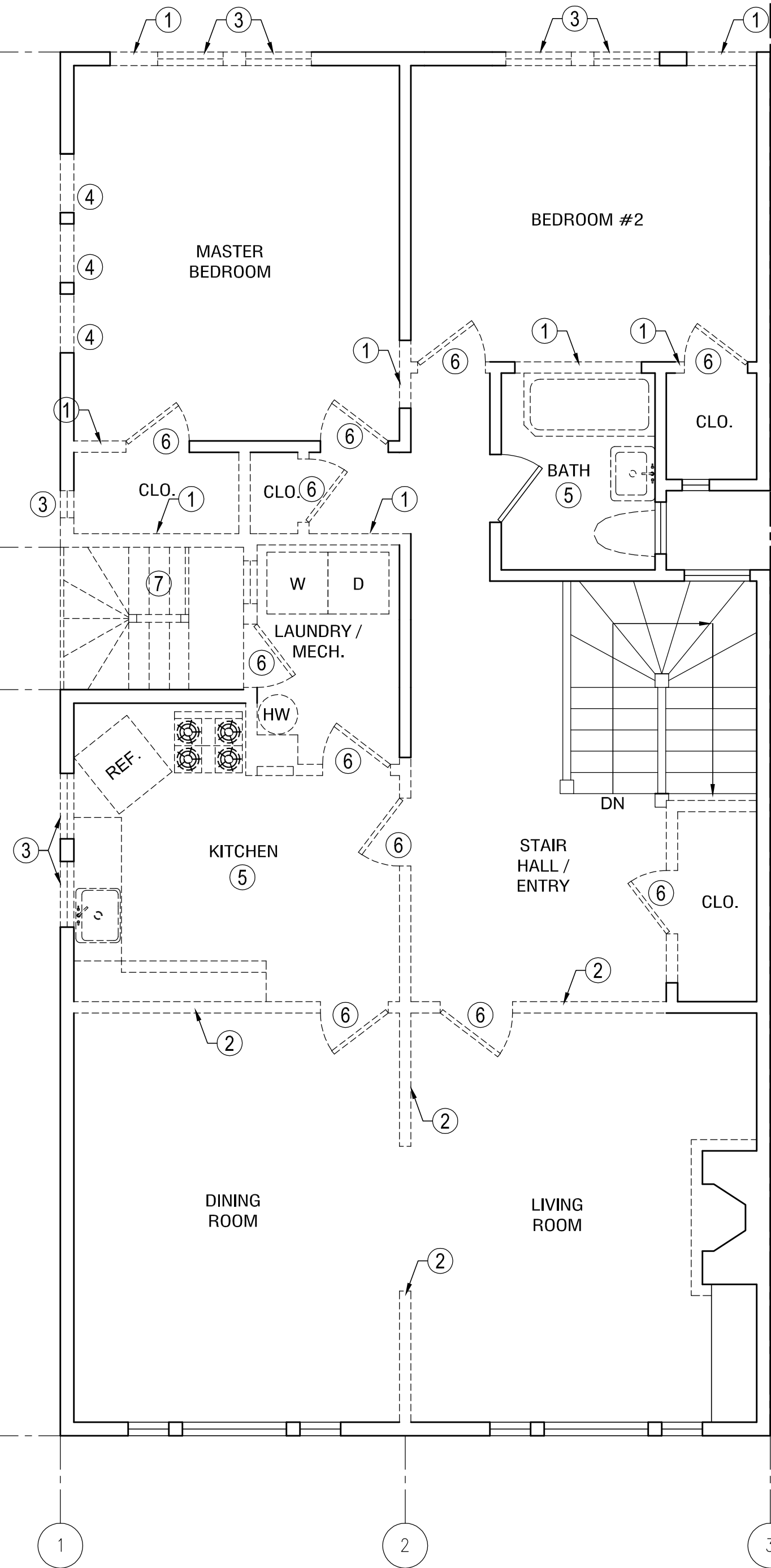
(N) STAIR

SHEET GENERAL NOTES:

1. DIMENSIONS ARE TO FACE OF FINISH.
2. ALL (N) EXTERIOR WALLS TO HAVE R-13 BATT INSULATION

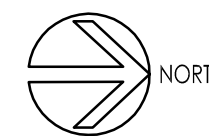
PROPOSED PLAN KEY NOTES:

1. (N) WALL AS INDICATED, TYP.
2. (N) DOOR
3. (N) WINDOW
4. (N) STAIR TO FOURTH FLOOR WITH 7-3/4" MAX. RISERS AND 10" MIN. TREADS
5. (N) FIXTURES
6. (N) FLOOR, TYP.
7. ADJACENT BUILDING (SHOWN FOR (E) WINDOW LOCATIONS)
8. ONE-HOUR RATED WALL
9. R-13 BATT INSULATION IN WALL
10. (E) STAIR TO REMAIN



1 - EXISTING / DEMOLITION THIRD FLOOR PLAN

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



LEGEND

(E) WALL TO BE REMOVED

(E) WALL TO REMAIN

DEMO PLAN GENERAL NOTES:

1. EXTENT OF EXTERIOR DEMOLITION IS LESS THAN 50%

DEMO PLAN KEY NOTES:

1. REMOVE PORTION OF (E) WALL AS INDICATED, TYP.
2. REMOVE (E) WALLS, PROVIDE SHORING AS REQUIRED, S.S.D.
3. REMOVE (E) WINDOW
4. REMOVE PORTION OF (E) WALL FOR (N) WINDOW
5. REMOVE (E) FIXTURES
6. REMOVE (E) DOOR, SALVAGE
7. REMOVE (E) STAIR

REVISIONS	DATE
PLANNING	12/13/16
PLANNING	6/27/17

LEVINE ARCHITECTS
447 29TH STREET
SAN FRANCISCO, CA
(415) 282-4643

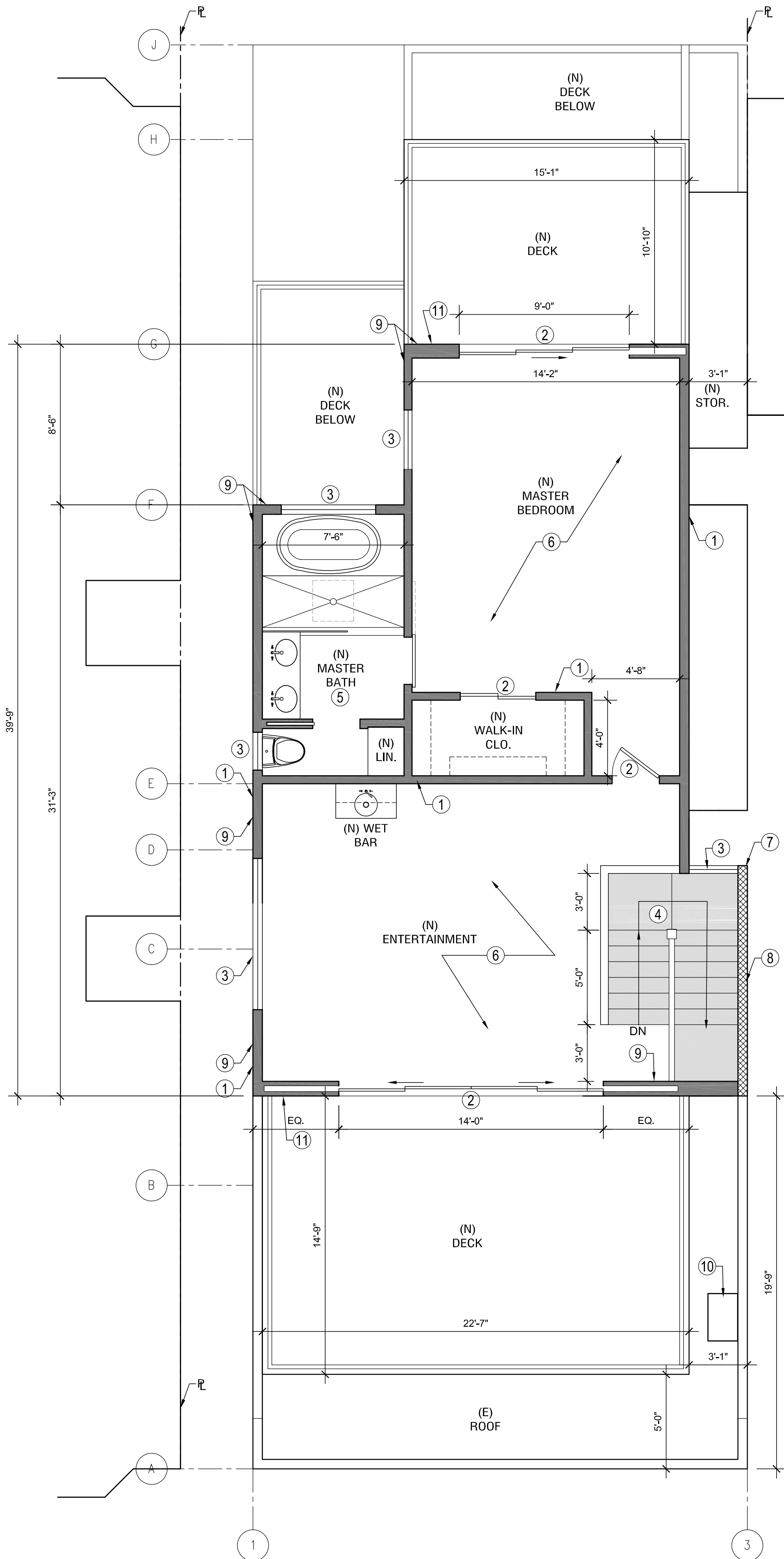
SHEET TITLE:
EXISTING / DEMOLITION AND
PROPOSED THIRD FLOOR PLANS

Babcocke/Newman Residence
1132-1134 Sanchez Street
San Francisco, CA

SCALE: AS NOTED
JOB #: 15-11
DATE: 4/15/16

SHEET NO.

A-1.3



2 PROPOSED FOURTH FLOOR PLAN
SCALE: 1/4" = 1'-0" NORTH

LEGEND

(N) WALL: 5/8" TYPE 'X' GYP. BD.
@ EACH SIDE OF 2X4 STUDS
@ 16" O.C., TYP. (GYP. SHEATHING
@ EXTERIOR WALLS)

(N) 1-HOUR RATED EXTERIOR WALL WITH
5/8" TYPE 'X' GYP. BD. ON INTERIOR FACE
OF 2X6 STUDS @ 16" O.C. WITH R-13 BATT
INSULATION AND 5/8" GYP. SHEATHING ON
EXTERIOR FACE WITH EXTERIOR PLYWOOD
@ BLIND WALLS AND EXTERIOR PLYWOOD
WITH PAINTED CHANNEL RUSTIC SIDING @
EXPOSED WALLS

(E) WALL TO REMAIN

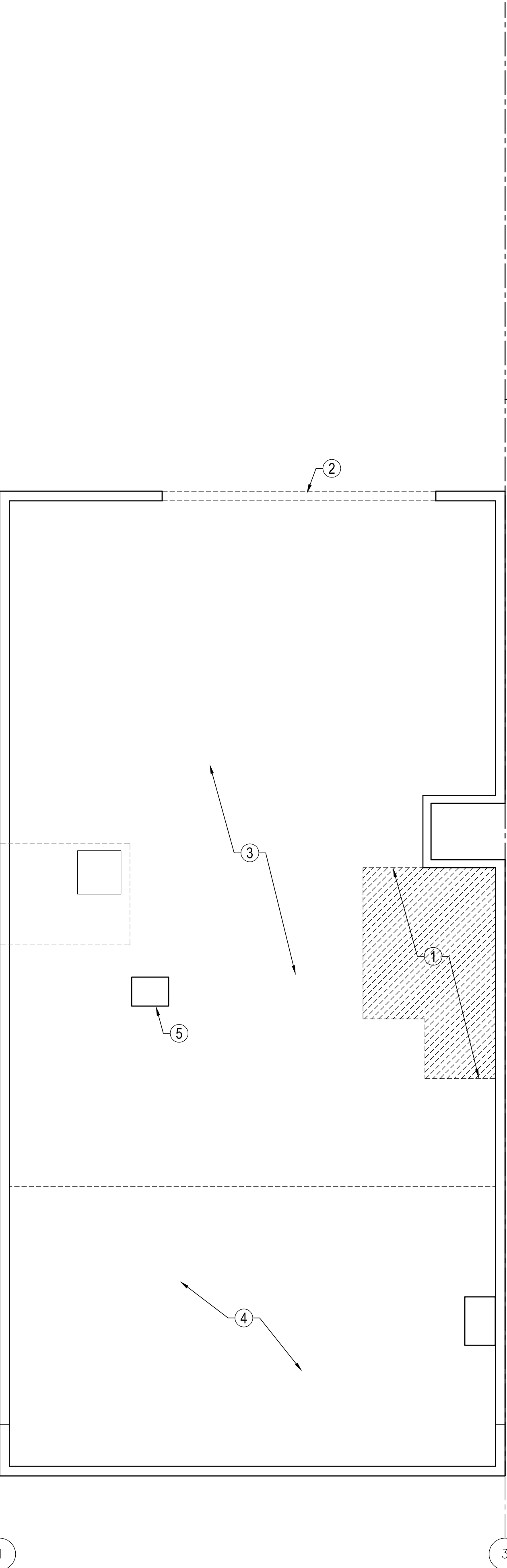
(N) STAIR

SHEET GENERAL NOTES:

1. DIMENSIONS ARE TO FACE OF FINISH.
2. ALL (N) EXTERIOR WALLS TO HAVE R-13 BATT INSULATION

PROPOSED PLAN KEY NOTES:

1. (N) WALL AS INDICATED, TYP.
2. (N) DOOR
3. (N) WINDOW
4. (N) STAIR TO THIRD FLOOR WITH 7-3/4" MAX. RISERS AND 10" MIN. TREADS
5. (N) FIXTURES
6. (N) FLOOR, TYP.
7. ALIGN WALLS WITH FLOOR BELOW
8. ONE-HOUR RATED WALL
9. R-13 BATT INSULATION
10. (E) CHIMNEY
11. (N) HOT AND COLD WATER TAPS AND DRAIN



1 EXISTING / DEMOLITION ROOF PLAN
SCALE: 1/4" = 1'-0" NORTH

LEGEND

(E) WALL TO BE REMOVED

(E) WALL TO REMAIN

PORTION OF FLOOR TO BE REMOVED

DEMO PLAN GENERAL NOTES:

1. EXTENT OF EXTERIOR DEMOLITION IS LESS THAN 50%

DEMO PLAN KEY NOTES:

1. REMOVE (E) FLOOR
2. REMOVE PORTION OF PARAPET
3. REMOVE (E) ROOF
4. (E) ROOF TO REMAIN SLOPE TO DRAIN
5. REMOVE (E) VENT STACK: RELOCATE TO EXTERIOR WALL



EXISTING ELEVATION KEY NOTES:

- WOOD FRAME WINDOWS, TYP.
- STUCCO
- WOOD DOOR



PROPOSED ELEVATION GENERAL NOTE:

- ALL WINDOWS AND DOORS EXISTING U.N.O.
- ALL (N) WINDOWS AND DOORS SHALL BE PAINTED WOOD TO MATCH (E) PROFILES, TYP.
- FOR HEIGHT OF (N) FOURTH FLOOR STRUCTURE, SEE A-2.4 SECTIONS

PROPOSED ELEVATION KEY NOTES:

- (N) 3'-6" HIGH METAL AND TEMPERED GLASS RAILING, TYP.
- (N) STUCCO TO MATCH (E), TYP.
- (N) STUCCO CLAD CHIMNEY SURROUND
- (E) GARAGE DOOR
- EXTEND (E) CHIMNEY
- (E) WOOD FRAME WINDOWS, TYP.
- (E) STUCCO, TYP.
- (E) WOOD DOOR
- (N) GUTTER AND DOWNSPOUTS

REVISIONS	DATE
PLANNING	12/13/16

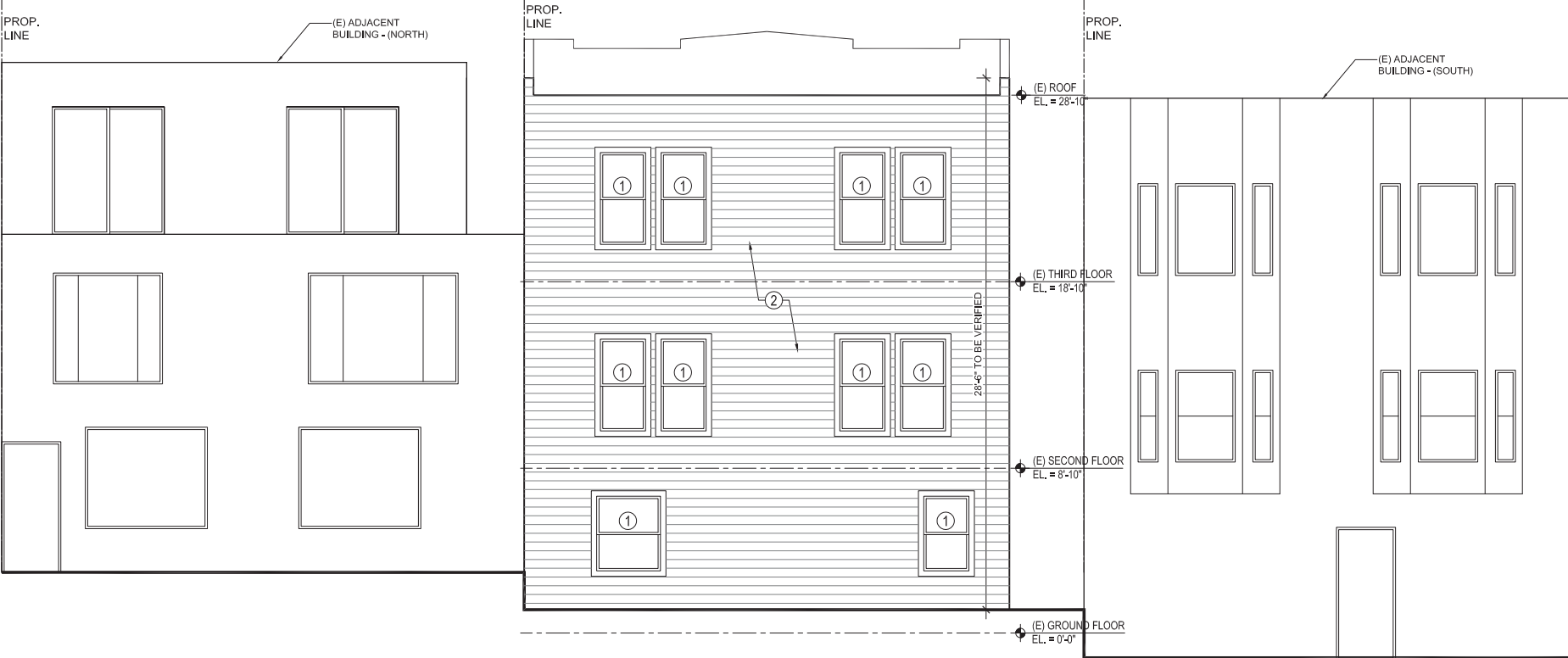
LEVINE ARCHITECTS
447 29TH STREET
SAN FRANCISCO, CA
(415) 282-4643

SHEET TITLE:
EXISTING AND PROPOSED
FRONT BUILDING ELEVATIONS

Babcoke/Newman Residence
1132-1134 Sanchez Street
San Francisco, CA

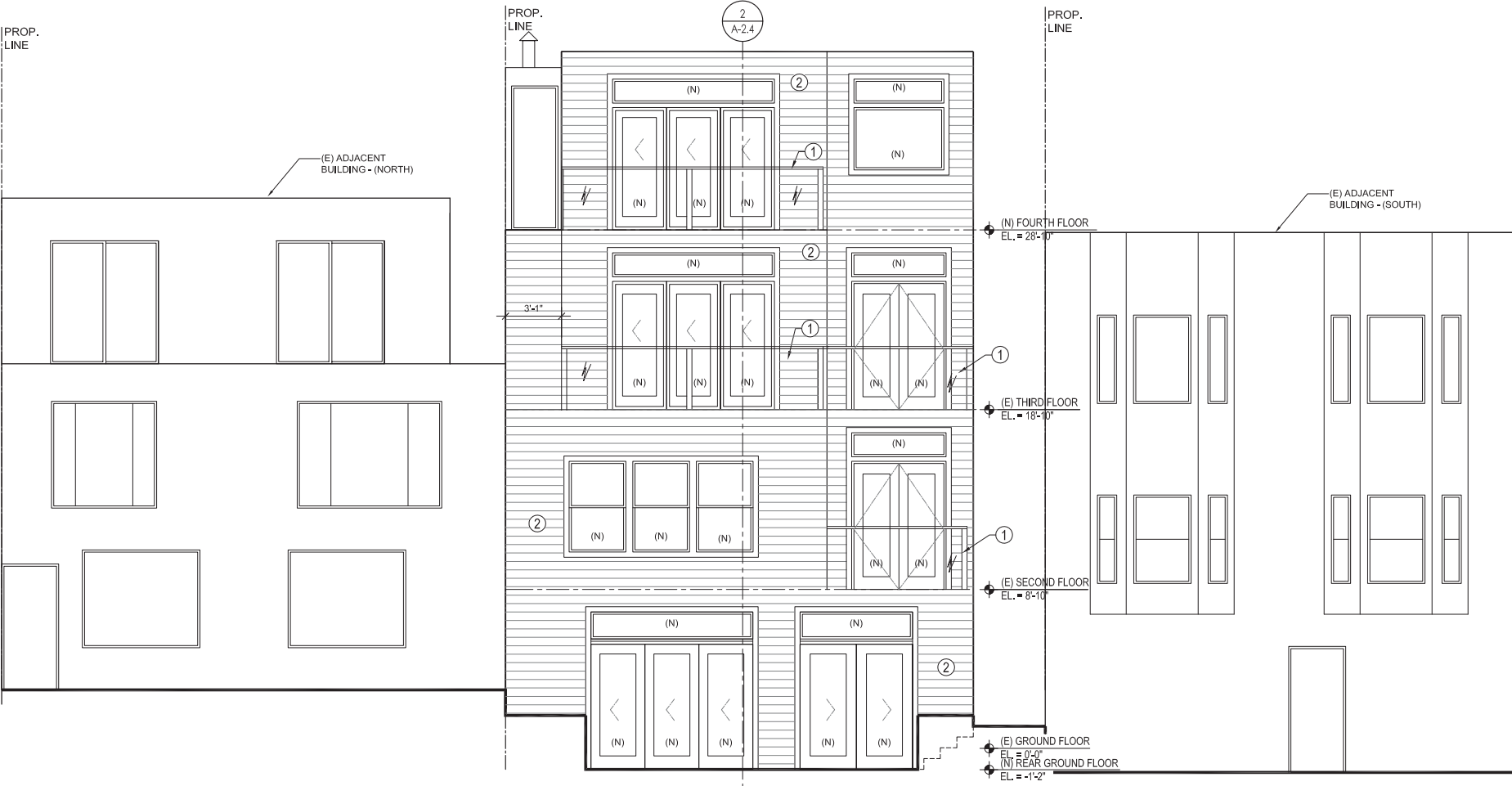
SCALE: AS NOTED
JOB #: 15-11
DATE: 4/15/16

SHEET NO.
A-2.0



1
1/4" = 1'-0"

EXISTING (WEST) REAR BUILDING ELEVATION



2
1/4" = 1'-0"

PROPOSED (WEST) REAR BUILDING ELEVATION

EXISTING ELEVATION KEY NOTES:

1. WOOD FRAME WINDOWS, TYP.
2. PAINTED WOOD SIDING

PROPOSED ELEVATION GENERAL NOTE:

1. ALL WINDOWS AND DOORS EXISTING U.N.O.
2. ALL (N) WINDOWS AND DOORS SHALL BE PAINTED WOOD TO MATCH (E) PROFILES, TYP.
3. FOR HEIGHT OF (N) FOURTH FLOOR STRUCTURE, SEE A-2.4 SECTIONS

PROPOSED ELEVATION KEY NOTES:

1. (N) 3'-6" HIGH METAL AND TEMPERED GLASS RAILING, TYP.
2. (N) PAINTED WOOD SIDING TO MATCH (E), TYP.

REVISIONS	DATE
PLANNING	12/13/16

LEVINE ARCHITECTS
447 29TH STREET
SAN FRANCISCO, CA
(415) 282-4643

SHEET TITLE:
EXISTING AND PROPOSED
REAR BUILDING ELEVATIONS

Babcoke/Newman Residence
1132-1134 Sanchez Street
San Francisco, CA

SCALE: AS NOTED
JOB #: 15-11
DATE: 4/15/16

SHEET NO.
A-2.1

REVISIONS	DATE
PLANNING	12/13/16

LEVINE ARCHITECTS
447 29TH STREET
SAN FRANCISCO, CA
(415) 282-4643

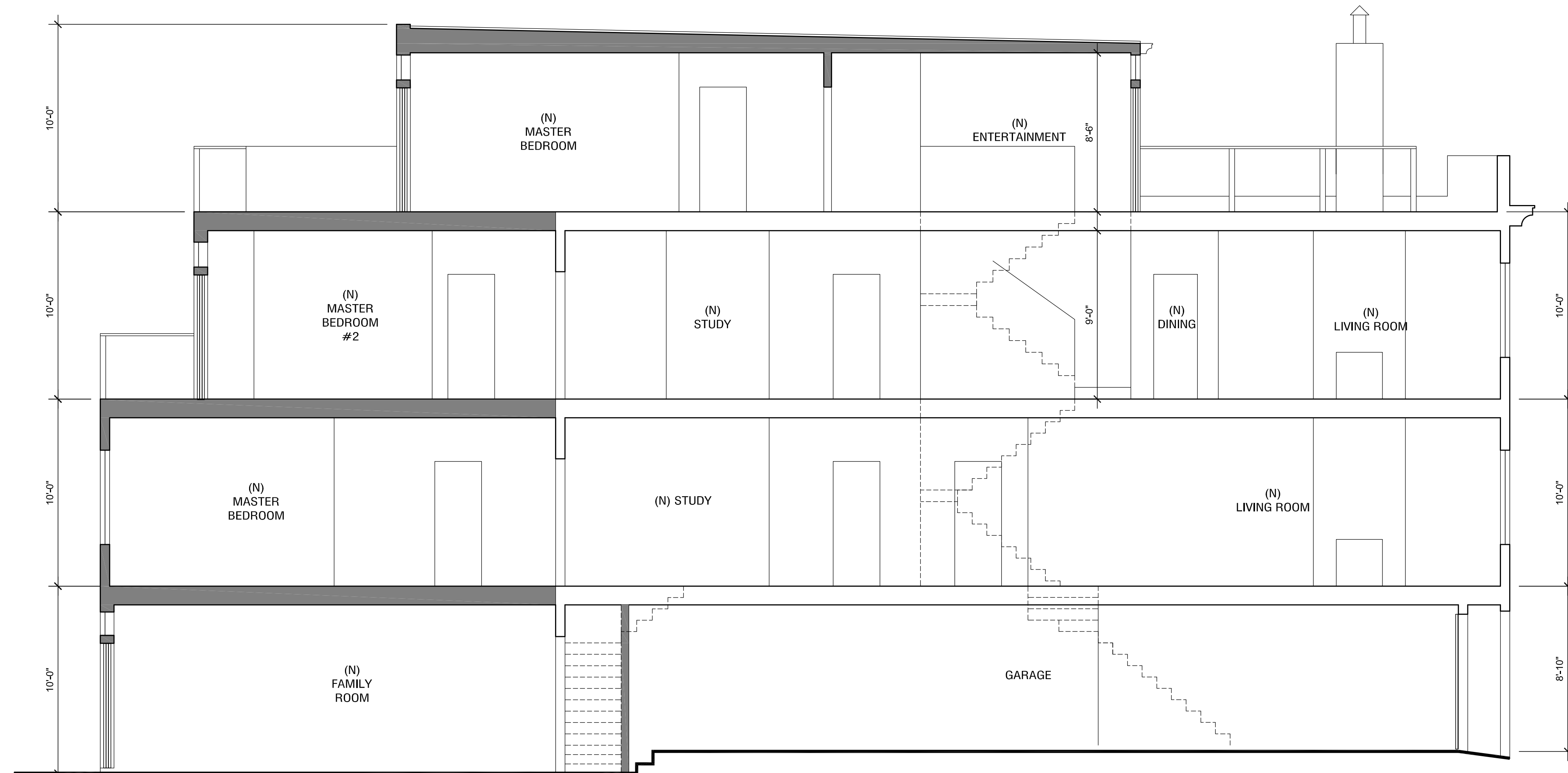
PROPOSED BUILDING SECTIONS
AND SECTION THROUGH STREET

Babcoke/Newman Residence
1132-1134 Sanchez Street
San Francisco, CA

SCALE: AS NOTED
JOB #: 15-11
DATE: 4/15/16

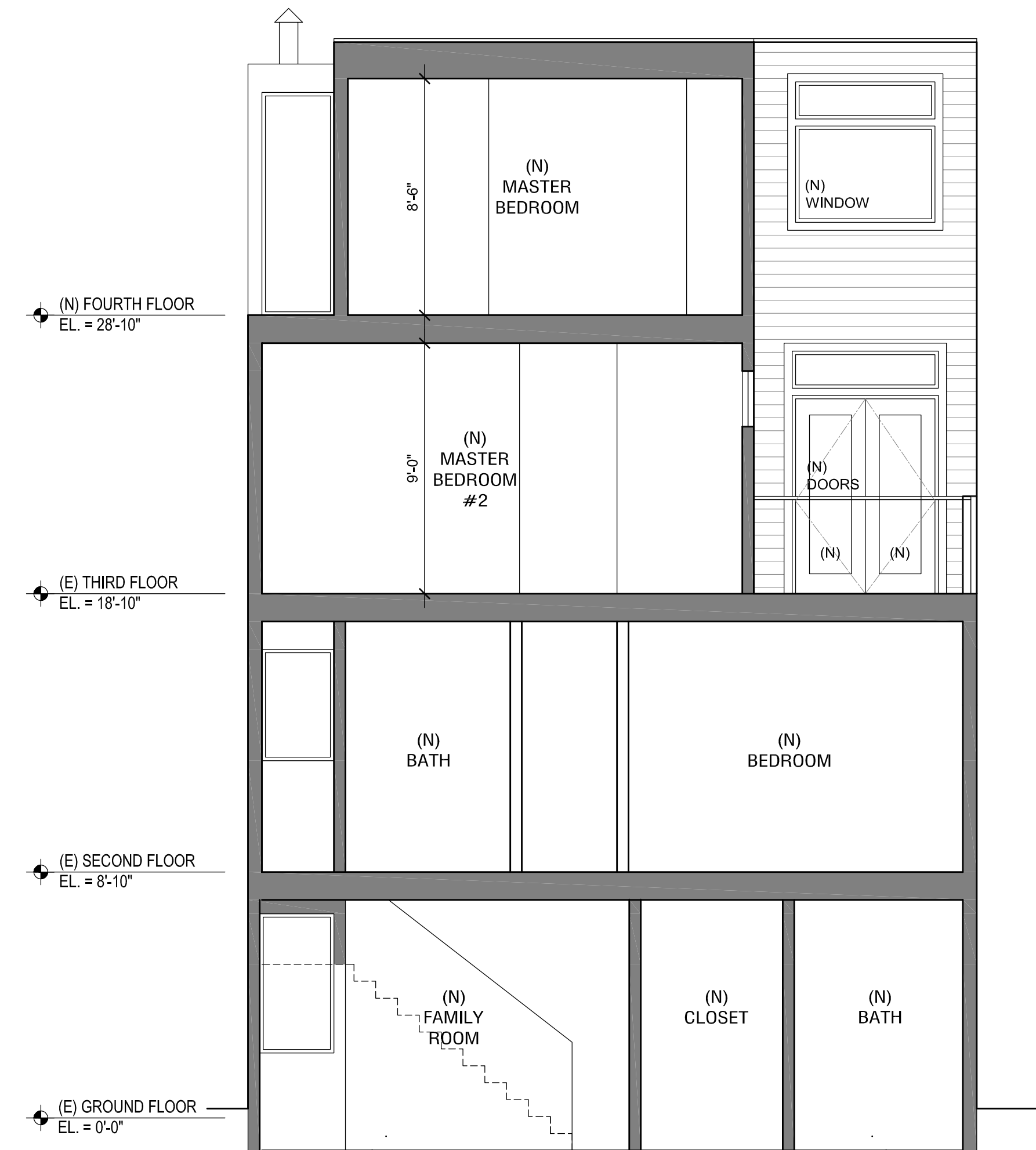
SHEET NO.

A-2.4



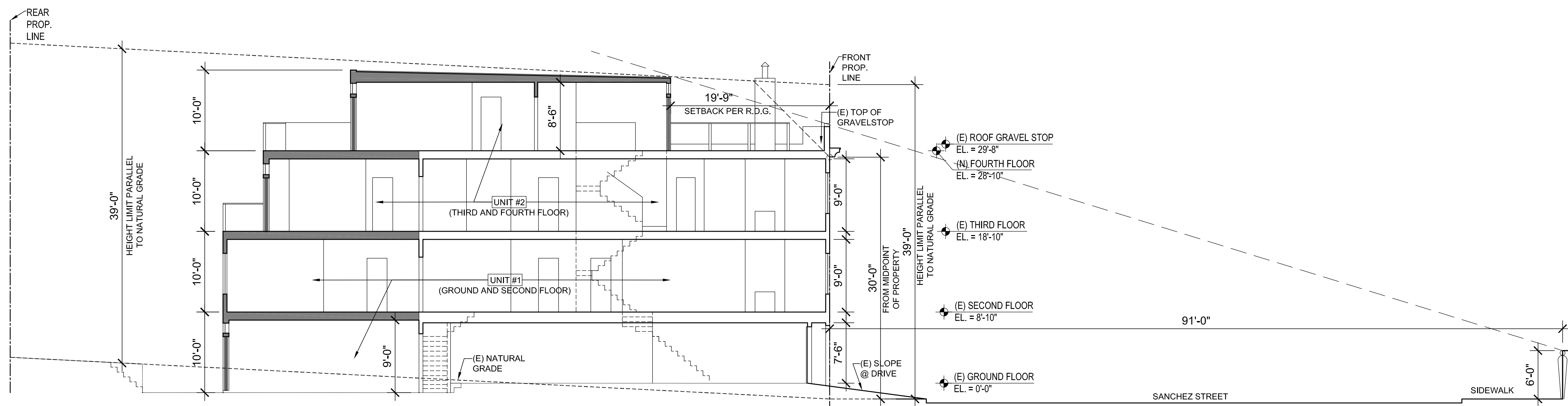
PROPOSED BUILDING LONGITUDINAL SECTION

1/4" = 1'-0"



PROPOSED BUILDING CROSS SECTION

1/4" = 1'-0"



PROPOSED LONGITUDINAL SITE / BUILDING / STREET SECTION

1/8" = 1'-0"

Application for Discretionary Review

CASE NUMBER:
For Staff Use only

2016-006290 DRP

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: Elizabeth Moreno and Rachel Swann		
DR APPLICANT'S ADDRESS: 1126 Sanchez Street, San Francisco, Ca 94114	ZIP CODE: 94114	TELEPHONE: (415) 225-7743
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Jason Babcoke/Naomi Newman		
ADDRESS: 1132-1134 Sanchez Street	ZIP CODE: 94114	TELEPHONE: ()
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/> <input type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS: rachel@theswanngroupsf.com, elizabethmorenosf@gmail.com		

2. Location and Classification

STREET ADDRESS OF PROJECT: 1132-1134 Sanchez Street		ZIP CODE: 94114
CROSS STREETS: 24th Street and Jersey Street		
ASSESSORS BLOCK/LOT: 6508 / 004	LOT DIMENSIONS: 101.75 x 30	LOT AREA (SQ. FT.): 3052.5
ZONING DISTRICT: RH-2		HEIGHT/BULK DISTRICT: 40x

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 ☐
 Residential, two - story residence

Present or Previous Use:

Residential, two-story residence

Proposed Use:

Building Permit Application No. 2016.05.02.6342

Date Filed: May 2nd, 2016

RECEIVED

MAR 16 2017

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

4. Actions Prior to a Discretionary Review Request

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

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

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

We thought we had an agreement for the rear third floor expansion to be reduced by 5 feet more than the plans included in the 311 indicate. When we talked to the applicant he didnt agree to do what he had promised before. We have not heard back from him after recent attempts to discuss a compromise.

Discretionary Review Request

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

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

The scope of the project is very much larger than the surrounding neighborhood homes/apartments. It will seriously impact light, privacy and mid block open space. We believe the RDG talk to these issues and this project has not made enough accommodations to address these concerns.

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:

It is significantly out of scope with the surrounding street and nearby neighborhood buildings. It will impact privacy and light specifically with its large scale, extreme height and depth of the top floors. Furthermore, the applicant had previously agreed to keep the rear of the third floor expansion 5 feet shorter than is currently indicated. This agreement was not honored.

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?

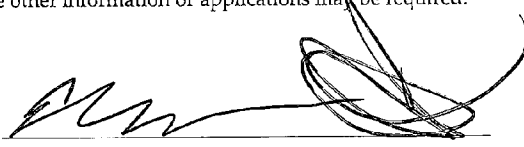
We are proposing the the third floor expansion and fourth floor expansion into the rear yard be reduced by 5 feet respectively.

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: _____

3/15/17

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

Rachel Swann & Elizabeth Moreno

Owner / Authorized Agent (circle one)

Application for Discretionary Review

CASE NUMBER:
For Staff Use only

Discretionary Review Application Submittal Checklist

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

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input 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 checked="" type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input type="checkbox"/>

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: 

Date: 2/16/17

Application for Discretionary Review

CASE NUMBER:
For Staff Use Only

2016-006290DRP-02

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: Laurie Thomas & Tony Hartman		
DR APPLICANT'S ADDRESS: 220 Jersey Street, San Francisco CA	ZIP CODE: 94114	TELEPHONE: (415) 305-3020
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Jason Babcoke/Naomi Newman		
ADDRESS: 1132-1134 Sanchez Street, San Francisco, Ca	ZIP CODE: 94114	TELEPHONE: ()
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS: laurie@niceventures.com, tonyhartman@gmail.com		

2. Location and Classification

STREET ADDRESS OF PROJECT: 1132-1134 Sanchez Street, San Francisco, CA		ZIP CODE: 94114
CROSS STREETS: 24th Street and Jersey Street		
ASSESSORS BLOCK/LOT: 6508 / 004	LOT DIMENSIONS: 101.75' x 30'	LOT AREA (SQ FT): 3052.5
ZONING DISTRICT: RH-2		HEIGHT/BULK DISTRICT: 40x

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 ☐
Residential, two-family residence

Present or Previous Use:

Residential, two-family residence

Proposed Use:

Building Permit Application No. 2016.05.02.6342

Date Filed: May 2nd, 2016

RECEIVED

MAR 16 2017

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

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input 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.

We discussed the project with the planner several times over the course of the past 10 months. We have also met twice with the applicant and his architect. We did not use mediation. We met most recently on 3/13. We requested a modest, reasonable modification to increase light, space and privacy for ourselves and our neighbors. This would slightly reduce the total square footage by ~ 176 feet (out of a proposed 6,255 sq foot project). Applicant did not accept a proposal, nor did he make any offer at all.

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.

please see attached word document

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:

please see attached word document

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?

please see attached word document

Discretionary Review Application for 1132-1134 Sanchez Street, permit application 2016.05.02.6342 (Rear addition, alteration & vertical addition).

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 RDGs? Please be specific and site specific sections of the RDGs.

We are requesting Discretionary Review for several exceptional and extraordinary circumstances, including the size and scale of the proposed project versus the other homes on Sanchez and Jersey Streets in the neighborhood, the loss of two affordable housing units, and the loss of natural light, privacy and mid block open space. This proposed project violates the following:

Planning Code Priority Policy #2: That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods; as well as several sections of the Residential Design Guidelines, as referenced below.

RESIDENTIAL DESIGN PRINCIPLE: Design buildings to be responsive to the overall neighborhood context, in order to preserve the existing visual character (p.7, RDG);

RESIDENTIAL DESIGN PRINCIPLE: Design the building's scale and form to be compatible with that of surrounding buildings, in order to preserve neighborhood character (p. 23,RDG);

RESIDENTIAL DESIGN GUIDELINE: Design the scale of the building to be compatible with the height and depth of surrounding buildings (p 23, RDG);

RESIDENTIAL DESIGN GUIDELINE: Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space (p.25, RDG).

- a. The proposed project is too large in scope for the neighborhood, and the proposed building scale is non-compatible with the surrounding buildings. The project calls for 4 stories, using the max allowable height of 40'. We believe this scope is a violation of RDG, section II, Neighborhood Character - specifically the strong visual character of Sanchez Street.
- b. The proposed project size and scale violates RDG, section III, the Site Design - specifically in respect to the Rear Yard guideline: To minimize the impacts on light and privacy to adjacent properties. The addition of the 4th floor will eliminate morning light and cast significant shadows on the adjacent north and west properties. See section 3 below for the proposed changes.
- c. The proposed project will violate RDGs, section IV, Building Scale and Form. Again, taking the current 3 story building, located at the lower end of a significantly sloped block, to a 4 story building, will create a break in the even slope of the building progression, even with the proposed front setbacks. The project proposes to increase a reasonable, affordable existing two-unit building from its existing 2,050 sq feet (as per accessor's records) to over 6,255 sq. feet. Additionally, NONE of the houses on Sanchez, between 24th and Jersey Street are more than 3 stories, except for the corner house at the North-East corner of Sanchez/Jersey street intersection. The same is true for adjacent Jersey Street properties.

The addition of the fourth floor to a home on this street, even with the revised front setback per the 311-application plan set, is still going to destroy the character of the neighborhood, and start a pattern of building that will have non-affordability consequences.

Discretionary Review Application for 1132-1134 Sanchez Street, permit application 2016.05.02.6342 (Rear addition, alteration & vertical addition).

- d. The proposed project should also consider larger setbacks on the rear year facing third and fourth floors to provide a lessor impact to the mid-block open space. This should be considered to eliminate the boxed-in result and loss of light and privacy.
- e. **Affordability:** The existing two-unit building, which comprises of 2 units for a total of 2,050 sq. feet (two, 2 bedroom/1 bath units with a shared garage on the lower level of the building), was purchased by the current owner and project applicant for \$1,250,000 in April, 2012. The current value per unit of \$1,012,225 is well under the per unit affordability criteria as set for by the City of San Francisco. In fact, the tenants that were displaced because of this proposed project was a young family with 2 small children under school age that had rented the lower unit for ~ 5" years. They found out about this project shortly before the pre-application meeting and moved out last summer. This is exactly against what San Francisco is looking for – the exodus of families with children leaving the city because their existing affordable homes are being demolished and converted into extremely large (over 3,000 sq. feet each!) condo's that will no longer be rentable at an affordable level. They are violating: General Plan Housing Element: Objective 2: Retain Existing Housing Units, and Promote Safety and Maintenance Standards, without Jeopardizing Affordability.
- f. The proposed home is not just out of character with the street; it is massively out of character with the entire neighborhood. If you apply a Floor Area Ratio, using the Assessor-Recorder records for Sanchez Street between 24th and Jersey Streets (where this project is located approximately mid-block), you see the following:

West Side

3901-3903 24TH ST - 3,600 Building
1110 SANCHEZ ST - 1,270 Building
1126 SANCHEZ ST - 3,606 Building
1132-1134 SANCHEZ ST - 2,050 Building (existing)
1140 SANCHEZ ST - 5,135 Building
216-218 JERSEY ST/1146-1148 SANCHEZ ST - 4,500 Building

East Side

3895-3899 24TH ST - 4,678 Building
1117 SANCHEZ ST - 375 Building
1119-1121 SANCHEZ ST - 2,620 Building
1125-1131 SANCHEZ ST - 2,500 Building
1133 SANCHEZ ST - 1,075 Building
1139-1141 SANCHEZ ST - 2,576 Building
186-188 JERSEY ST/1147-1149 SANCHEZ ST - 3,810 Building

Proposed Project's Sq. Footage = 6,255. As you can see from above, the result of this project will be the largest building on the block, if not the surrounding blocks. Clearly, the proposed scale at the street level is grossly off the charts as demonstrated by the above square footage of buildings on this block of Sanchez Street. Per the RDGs – *"If a proposed building is taller than surrounding buildings, or a new floor is being added to an existing building, it may be necessary to modify the building height or depth to maintain the existing scale at the street (p. 24)."*

Discretionary Review Application for 1132-1134 Sanchez Street, permit application 2016.05.02.6342 (Rear addition, alteration & vertical addition).

Question 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.

As referenced in answer to question 1 above, there are many issues that will arise should this project get approved in its current form.

First and foremost, the entire neighborhood will be affected. As mentioned above, because of this project yet another young family was displaced with their two young children under school age to Pacifica. Once they found out (literally a few hours before the pre-application meeting) that this was going to happen, they started to figure out another solution, versus dealing with a fight and a non-affordable potential option going forward.

Secondly, our property will be impacted by loss of light, privacy, and mid block open space (in the rear).

Third, we, and the neighbors to the north met individually with the project applicant and asked for a few very reasonable small adjustments. We received no response. Neighbors across the street will see the existing beautiful and consistent topography that makes Noe Valley so unique to the city, broken by the mid block addition (the first) of a fourth story. It should be noted that not even the multiunit rental properties on that block are more than three stories.

Question 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?

Given that the proposed sq. footage of this project, is to be 6,255 sq. feet, we have proposed the following SMALL asks:

- 1) We are asking that the third-floor expansion into the rear yard should be reduced by 7 feet. This will lessen or reduce the impact on light, air and privacy on us. This ask only amounts to a removal of ~ 105 sq. feet.
- 2) We are asking that the fourth-floor expansion into the rear yard should be reduced by 5 feet. This will lessen the light, air and privacy impacts. This ask only amounts to a removal of ~ 71 sq. feet. In summary of the 1st & 2nd asks - we are asking for a removal of ~ 176 sq. feet which is a reduction only of 2.8% of the proposed project. Its only fair for someone who is building a massive building of 6,255 sq. feet which will stand to be the largest building thin the block to give us a reprieve of 176 sq. feet to allow the neighbors to enjoy what is left of our light, air and privacy.
- 3) We are asking that the railings on the decks are set back 5' around the fourth floor as was originally requested by the RDT in the September provide more privacy to all neighbors.

Thank you for your consideration.

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: 3-15-17

3-15-17

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

Laurie Thomas & Tony Hartman, owners

Owner / Authorized Agent (circle one)

Application for Discretionary Review

CASE NUMBER:
For Staff Use only

Discretionary Review Application Submittal Checklist

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

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

Date: 3/16/17

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: 1132 - 1134 Sanchez Street Zip Code: 94114

Building Permit Application(s): 2016-05.02.6342

Record Number: 2016-006290DRP-02 Assigned Planner: Sylvia Jimenez

Project Sponsor

Name: JASON BABCOKE Phone: 650-787-7631

Email: jbabcoke@gmail.com

Required Questions

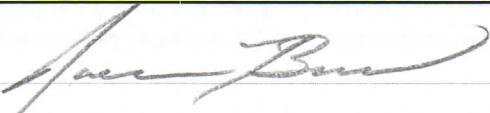
1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)
- Please See Attached
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	4
Basement Levels (may include garage or windowless storage rooms)	1	1
Parking Spaces (Off-Street)	2	3
Bedrooms	4	7
Height	29' 8"	39'
Building Depth	51'	75' 4"
Rental Value (monthly)	TBD	TBD
Property Value	TBD	TBD

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

Signature: 	Date: 6/30/2017
Printed Name: JASON BABCOCK	<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Authorized Agent

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

Project Overview

1132-34 Sanchez Street

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

Dear City Planning Commissioners:

We are a young family and long-term residents of San Francisco and are interested in raising children in Noe Valley. Like many young families in the city, we are budget conscious and, as such, we have taken a specific approach to our project that results in two equally-sized, family-friendly units. One for our personal occupancy and one to rent to another family.

Within the design itself, we focused on a sensible and modest expansion that gives sufficient indoor and outdoor space to each unit, and at reasonable scale with specific elements that respect and minimize impact to our neighbors' and neighborhood's character.

In determining your level of support for the project, we think there are three key points to consider. Specifically, we believe this project is:

1. Aligned with the City's objectives by providing more rent controlled family housing through densification and unit equity
2. Compliant with the Residential Design Guidelines and has the support of the Residential Design Team and Historic Preservation, without seeking a variance or any extraordinary circumstances
3. Conservative in comparison to precedent properties on the subject block and in the immediate area

As residents of Noe Valley, community is also important to us and we took a pro-active approach. We held multiple meetings with the DR requestors, met with Noe Neighborhood Council (aka Protect Noe Charm), made concessions (both pre and post plan submission), and once the DR's were filed, offered additional concessions. Ultimately, after a period of negotiations, we reached a compromise with both DR requestors of increasing the 3rd floor rear setback by 2' 9" to 7' 9" and the 4th rear setback by 2' to 17' 9".

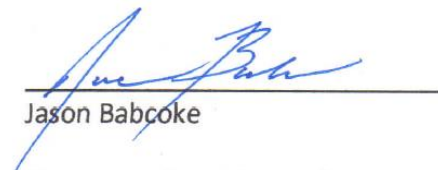
These setbacks result in the loss of the upper units' study and laundry area and a reduced master bedroom, but we were (and still are) willing to make these concessions to move the process forward. Unfortunately, DR requester #1 added an additional request of us paying 100% of the cost of a common retaining wall and fence prior to starting our construction. While common walls and fences are fundamentally shared resources and responsibilities, we offered to pay 50% plus \$1000, which was rejected, causing the collective negotiations to cease (see page 26 for details).

Lastly, a specific dynamic we want to bring to your attention is a flyer and associated activity employed by Mr. Hartman (DR requester #2) (See figure 1 in the body of this letter). A neighbor brought this flyer to our attention and while ordinarily this wouldn't merit special mention, it's purposefully misleading in material respects (usage, size, scale, visual impact, etc). We also learned that Mr. Hartman teamed up with Noe Neighborhood Council and used this flyer and other incorrect information in multiple discussions with neighbors and the community to encourage opposition to the project, effectively politicizing what should be a collaborative process.

Once we learned of this flyer and the associated activity, we reached out to Mr. Hartman, neighbors, and Noe Neighborhood Council with corrective information, however, it became apparent that the damage was already done and many simply don't know what to believe.... Are we building a "Monster Home" or a sensible two-unit building?

We respect the DR hearing process and simply ask that our project be given fair consideration based on the facts and its merits. To aid in your evaluation, we have outlined key elements of our design, steps we have taken to minimize impact and satisfy the DR requestors concerns, and why, we believe, the planning commission should support the project.

Thank you,



Jason Babcock

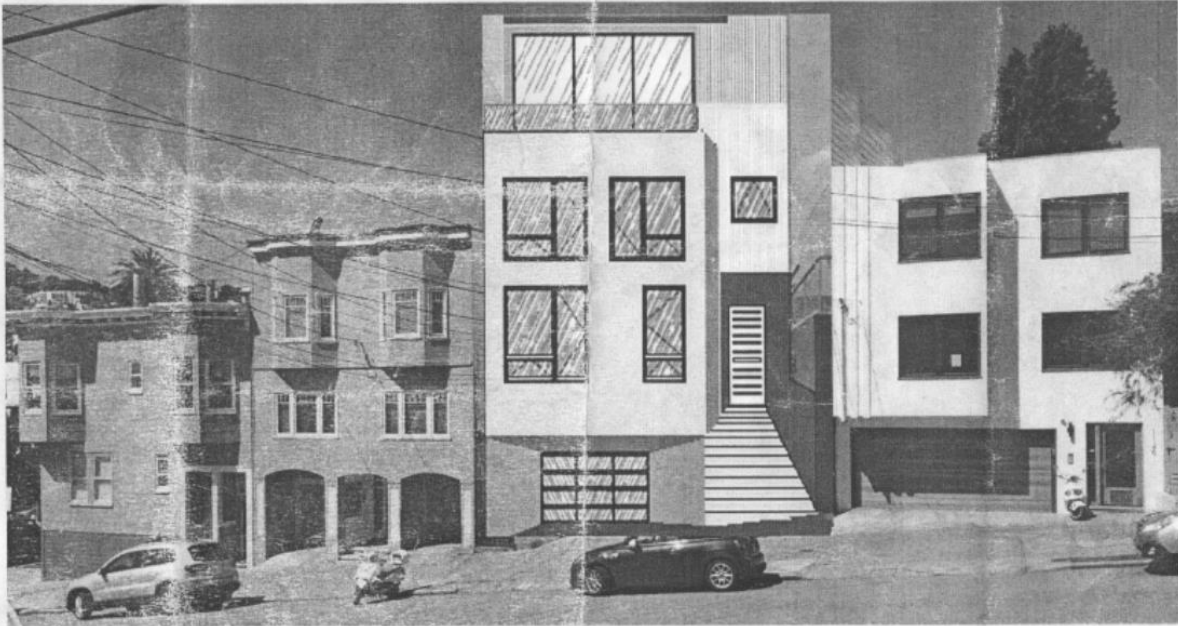


Naomi Newman

Owners and Residents of 1132-34 Sanchez Street

Say NO to another MONSTER HOME!

6,700 square feet, 4 stories = 40' high at 1132-34 Sanchez



The owners of 1132-1134 Sanchez want to build to 6,700! This will be the **ONLY** building on the block to be at 4 stories. Come to the Pre-Application Meeting at 8pm on Friday, 4/29/16 at 1132 Sanchez Street. Now is the time to act! Show your support and help to preserve the charm and character of Noe Valley! Contact Tony Hartman @ 415.999.5929, or tonyhartman@gmail.com.

DR Flyer (Figure 1): Mr. Hartman (DR#2) created this flyer and used it and other incorrect information in meetings with neighbors and the community at large. Note that the flyer is misleading in usage, size, scale, visual impact, and the presence of two other existing 4-story buildings on the subject block.

Existing



*Proposed
(Rendering)*



Existing / Proposed (Figure 2): Streetscape preserved, scale comparable with surrounding buildings, no changes to the original Edwardian design, 4th floor subordinated due to 19' 9" front setback and existing parapet. Rearward expansion at the ground floor goes to the average of the neighboring buildings with setbacks and notches on each subsequent floor, minimizing impact.

Contents

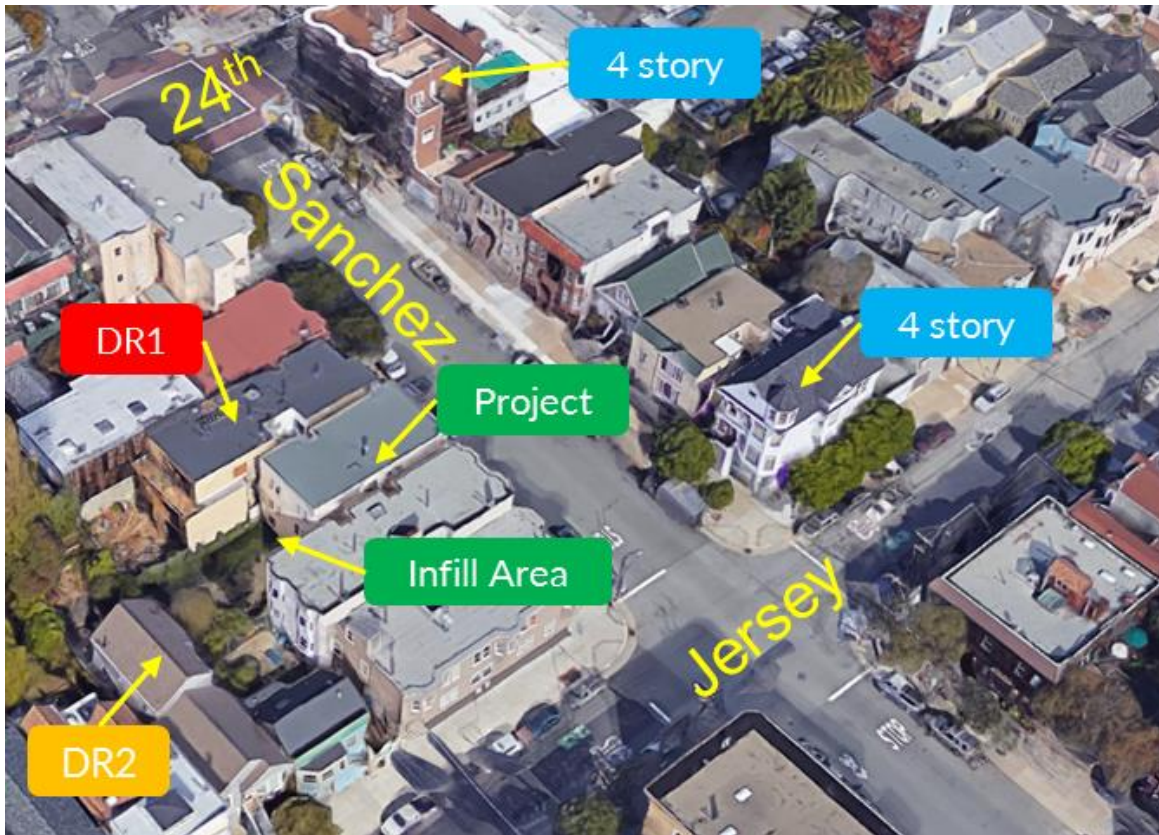
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I - Project Summary

The Subject Property (1132-34 Sanchez street) is an infill & partial vertical expansion of a 3-story, 2-unit building into a 4-story, 2-unit building.

Summary Points
<ul style="list-style-type: none">• Rear yard infill to average depth of adjacent buildings & partial vertical expansion to create <u>2 equally-sized, family-friendly units</u>• Located on a major thoroughfare ½ block from 24th street, Noe Valley's commercial corridor• Compatible scale with surrounding buildings and subject block, with 85% of buildings being 3 or 4 story and equivalent square footage and lower FAR vs adjacent buildings• Minimal impact, preserving building, streetscape, and neighborhood character• Compliant with the Residential Design Guidelines and has the support of the Residential Design Team and Historic Preservation• Code Compliant, No Variance

Why Support the Project?
<ul style="list-style-type: none">• Increased <u>Densification</u> – Converts dead space into housing• <u>Unit Equity</u> – Equally attractive units• More <u>Family Suitable Housing</u> – Provides 2 family units• Increases <u>Rent Controlled Housing</u> – Building is rent controlled• <u>Responsible Design</u>, with minimal Impact• Conservative vs. <u>Precedent Properties</u> in the immediate area and on the subject block



Location (Figure 3): Project is ½ block from 24th street on Sanchez. Horizontal expansion will extend the ground floor to the average of neighboring buildings into the “Infill Area”



Story Count	Existing	Proposed
2	15%	15%
3	70%	62%
4	15%	23%

Subject Block (Figure 4): This section of Sanchez street is a major thoroughfare to 24th street, Noe’s commercial corridor. The subject block is largely multi-unit residential and some commercial (offices) of mixed height. Subject property is highlighted in green. Note, one of the 2-story buildings appears to abandoned and has been tagged by the city for remediation.

II - Design Overview

Our objective is to create two units, each capable of supporting a family of 3-4. This is accomplished through a staggered design, with successive setbacks on each floor, giving segregation between units and dedicated private outdoor space for each unit. This design also minimizes impact to neighboring buildings and the neighborhood at large.

Design Summary
<ul style="list-style-type: none">• Modest expansion adding ~ 1200 sq. feet to each unit• Two equally attractive / sized units, with shared garage and storage areas<ul style="list-style-type: none">• Upper Unit: 2-story, 3 bedrooms, 2531 sq. ft.• Lower Unit: 2-story, 4 bedrooms, 2555 sq. ft.• Private outdoor space connected to living quarters to encourage healthy living – yard for the lower unit, decks for the upper unit• Multiple front, rear, and side setbacks to maintain light and minimize impact to neighboring buildings• Preservation of the front façade and current Edwardian design; expansion area will continue the Edwardian design• Massing consistent with adjacent buildings, FAR lower than adjacent buildings



Subject Project (Figure 5): Upper unit is top two floors; lower unit is bottom two floors. Staggered design minimizes impact and provides independent outdoor space for each unit (yard for lower unit, decks for upper unit).

Front View Rendering

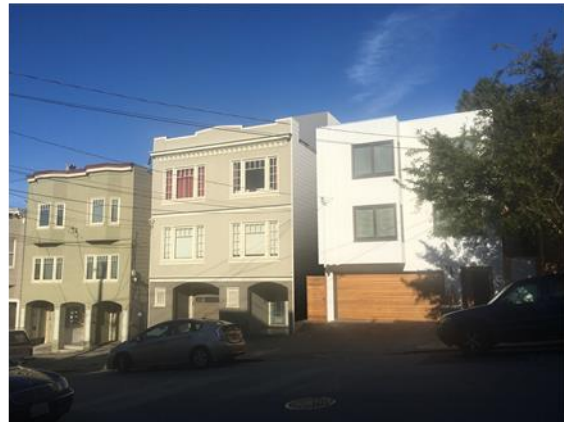


*Pictures taken from street level.
Rendering used to add 4th floor*

Left View

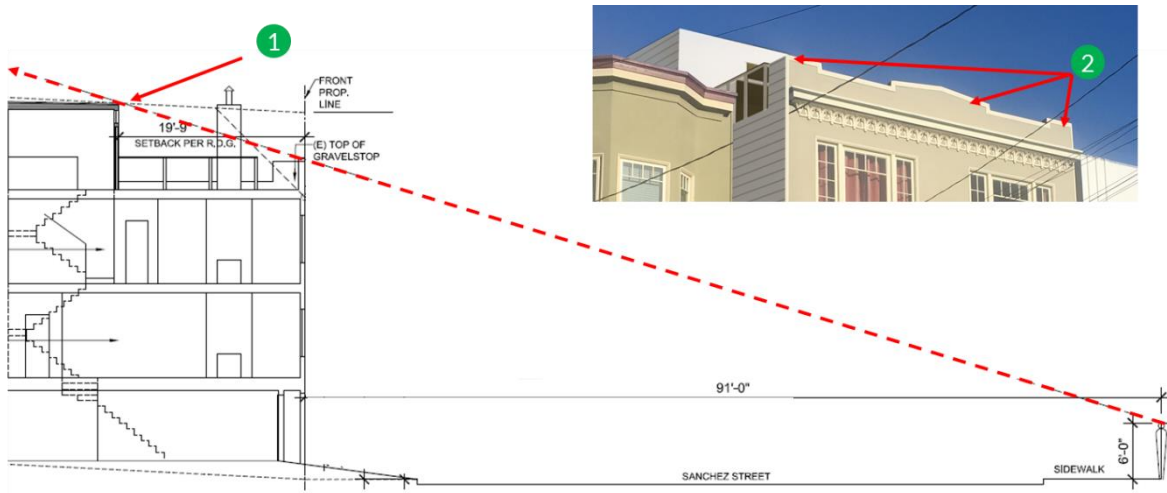


Right View



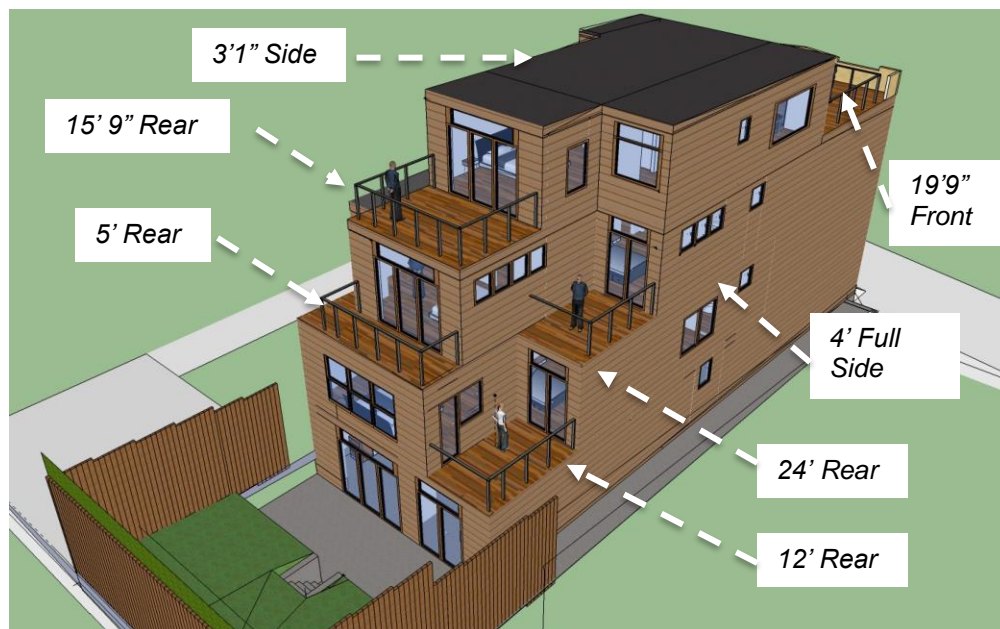
Streetscape Rendering & Massing (Figure 6): Streetscape preserved - Minimal to no visibility of 4th floor from various angles due to 19' 9" front setback and existing parapet, overall massing consistent with adjacent buildings, no changes to the original Edwardian design.

Note: Square feet for neighboring buildings - 1140 Sanchez – SF property Map info. 1126 Sanchez – Latest architectural plans (SF property map information is out of date)

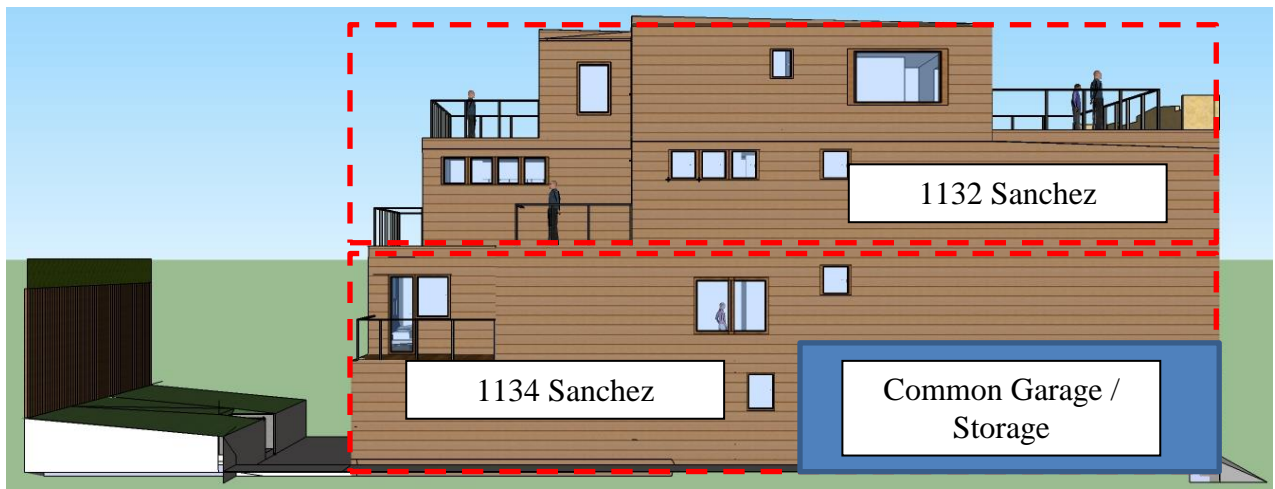


- ① Minimal to no line-of-sight intersection at cross-section from sidewalk to 4th floor due to step-back of 19' 9" vs. 15' guideline
- ② Existing 4th floor parapet and cornice molding offers additional visual containment

Line of Site Analysis (Figure 7): Minimal to no impact from 4th floor expansion due to 19' 9" front setback and existing wrap-around parapet



Setback Summary (Figure 8): Multiple front, rear, and side setbacks and notches to maintain light and minimize impact to neighboring buildings. 4th Story subordinated via a 19' 9" front setback, minimizing visibility

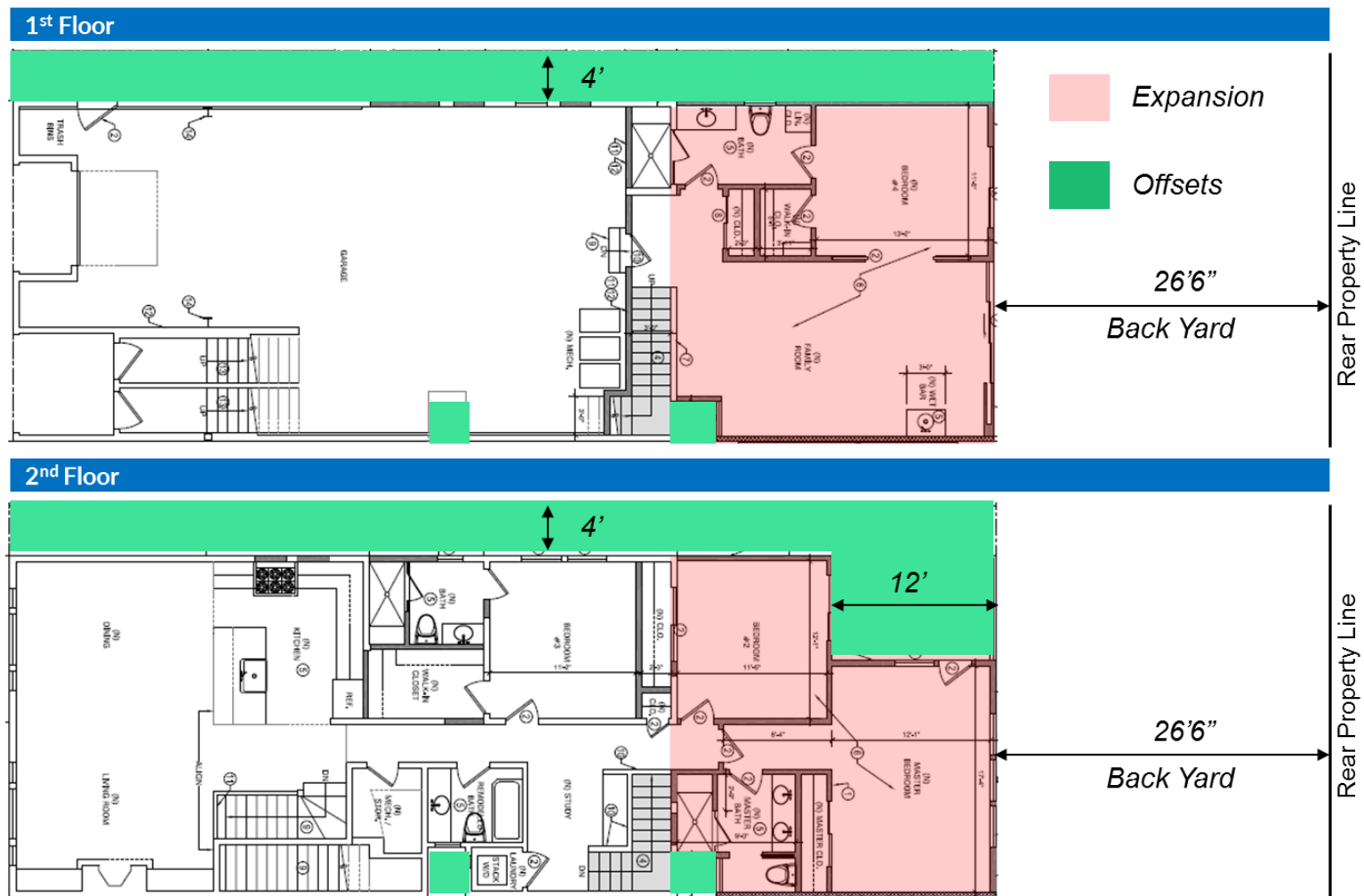


Side View of Subject Project (Figure 9): Expansion areas are predominantly to the rear with a partial vertical addition. 1132 Sanchez is the top 2 floors, 1134 Sanchez is the bottom 2 floors, with the common garage / storage at the ground floor, front.

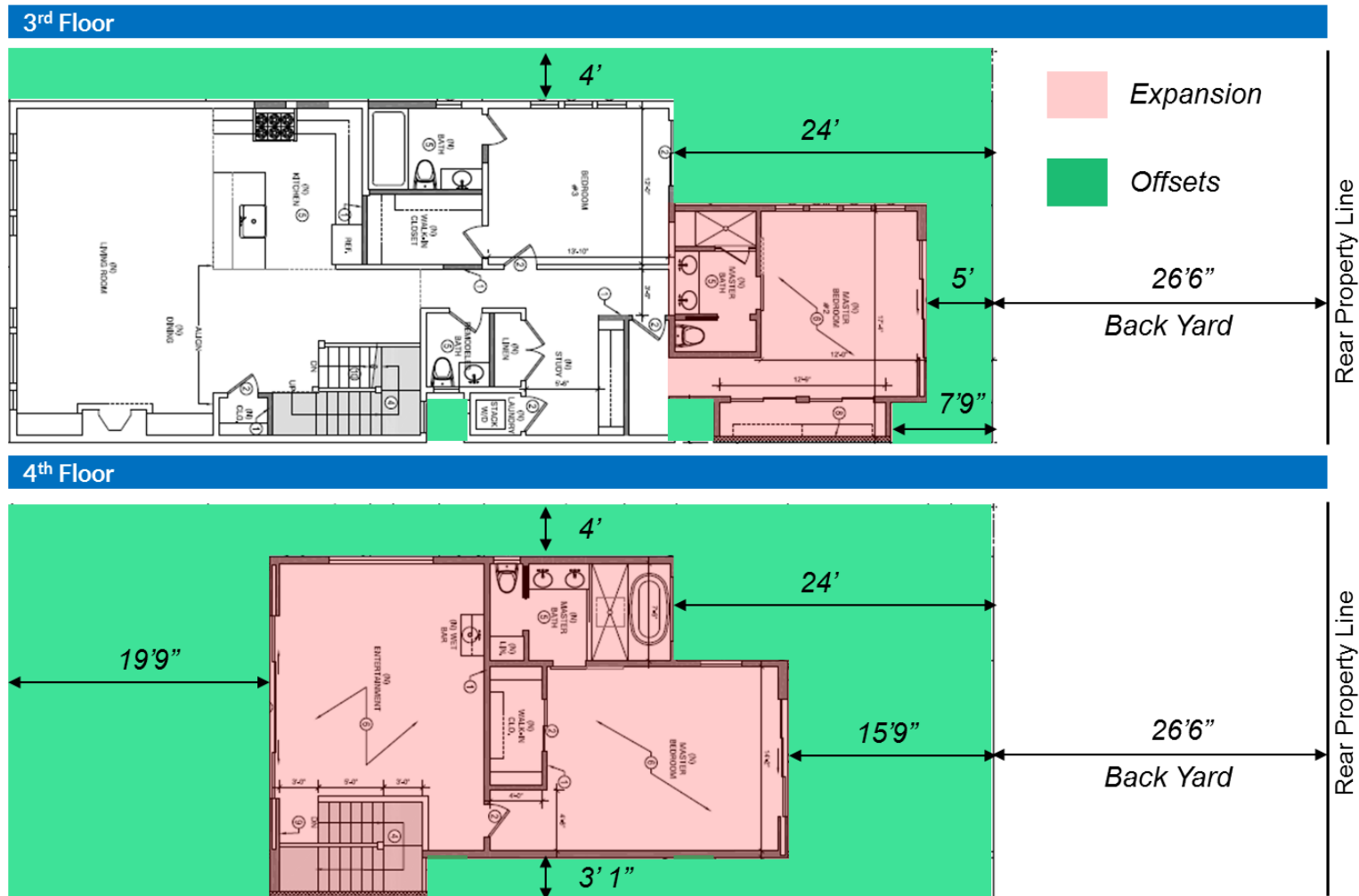
Square Feet Summary	Existing	Proposed	Commentary
Upper Unit	1315	2531	1216 expansion
Lower Unit	1315	2555	1240 expansion
Total Habitable	2629	5086	2456 expansion
Shared Garage / Storage	1188	1132	56 reduction
FAR Ratio	0.86	1.67	Under RH2 Limit of 1.8
Upper Outdoor Space	763	666	43% of total
Lower Outdoor Space	763	895	57% of total
Total Outdoor Space	1525	1561	Outdoor Space Preserved

Item's	Allowable	Proposed	Concession Included in Current Plans
4 th Floor Front Setback	15'	19'9"	Increased front setback
4 th Floor Rear Setback	10'	15' 9" – Full 24' – Partial	Increased rear setback
4 th Floor Width	Property Line	Setback on all sides	Reduced width
4 th Floor Height	11'	9' w/Slope	Reduced height
Façade	Change to Modern	Keep Existing Garage and Front Entry	Eliminated modification to entry and garage

Square Feet / Concession Summary (Figure 10): Conservative vs. RDT Guidelines for setbacks.
Reasonable overall expansion with equitable units (size & outdoor space)



Downstairs Unit (1134 Sanchez) (Figure 11): Downstairs unit converted from a 2 bedroom, to a 4 bedroom unit with private use of the yard. Note, expansion areas are at the 1st floor (ground floor) behind the common garage and the 2nd floor. Setbacks from adjoining buildings and from the building footprint are highlighted in green.



Upstairs Unit (1132 Sanchez) (Figure 12): Upstairs unit converted from a 2 bedroom to a 3 bedroom unit. Note, expansion areas are at the rear of the 3rd floor and the addition of a partial 4th floor. Setbacks from adjoining buildings and from the building footprint are highlighted in green.

III – Neighboring Properties and Precedent Analysis

In designing our project, we examined comparable streets in the immediate area for precedent properties. For reference, the subject block is heavily influenced by proximity to Noe Valley's commercial corridor on 24th street (½ block from the subject property). Within the area along this commercial corridor, there are over 100 4-story buildings, 16 of which are within a 1-block radius from the subject property. If we further eliminate all buildings on 24th street and all corner buildings, there are 80 4-story buildings within the comparable area.



Precedent Study (Figure 13): Comparable area has over 100 4-story buildings, 16 of which are within a 1-block radius of the subject property.

Directly Comparable 2-Unit Buildings

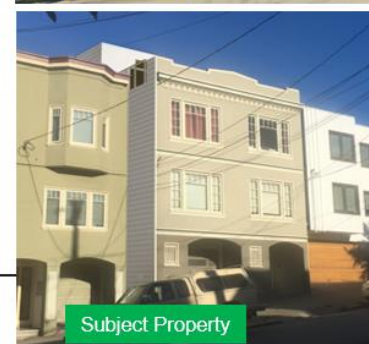
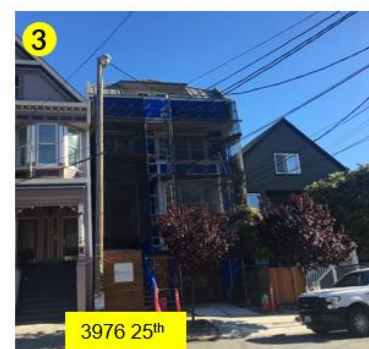
To help further illustrate how our project is consistent with neighborhood character of Noe Valley, we selected 5 directly comparable properties for a deeper analysis. Specifically, these comparable properties are:

- Only 2-unit buildings
- Only mid-block locations
- Located on comparable blocks to subject property (i.e. not on 24th or Church street)
- Within a 2-block radius of the subject property

Based on plans on-file for each comparable property, we can see that the subject property is more conservative in all key elements associated with the 4th floor (setbacks, size, visibility), preservation of the streetscape, and proportionality vs. neighboring buildings.

	#1	#2	#3	#4	#5	Average	Project	Comments
4 th Floor – Size	1176	700	1110	1419	715	1024	888	13% Smaller
4 th Floor – Front Setback	6'*	13'	3'	10'6"	12'	8' 8"	19'9"	11' More
4 th Floor – Rear Setback	10	14'6"	15'	12'	10'	12' 4"	15'9"	3'5" More
Front Deck Railing Setback	0	0	0	0	0	0	5'	5' More
Neighbor Height	3/3	2/2	4/3	2/1	3/3	2.5	3/3	Less Impactful

See appendix for details on each comparable property



Comparison Study (Figure 14): Subject property is more conservative vs. directly comparable 2-unit buildings. All comparable buildings are mid-block locations, located with a 2-block radius, on similar blocks as the subject property.

4-Story Buildings on Subject Block (Sanchez Street)

Lastly, we also examined the two 4-story buildings on the subject block. Both buildings are viewable from the front of the subject property. As shown in figure 15, both buildings present larger to Sanchez street, with significant massing, heavily influencing the subject block. In contrast, while the subject property will also be 4-storays, it is less impactful and more consistent with neighboring buildings.

4 Story Buildings on Subject Block



Subject Property Rendering

Left View



Right View



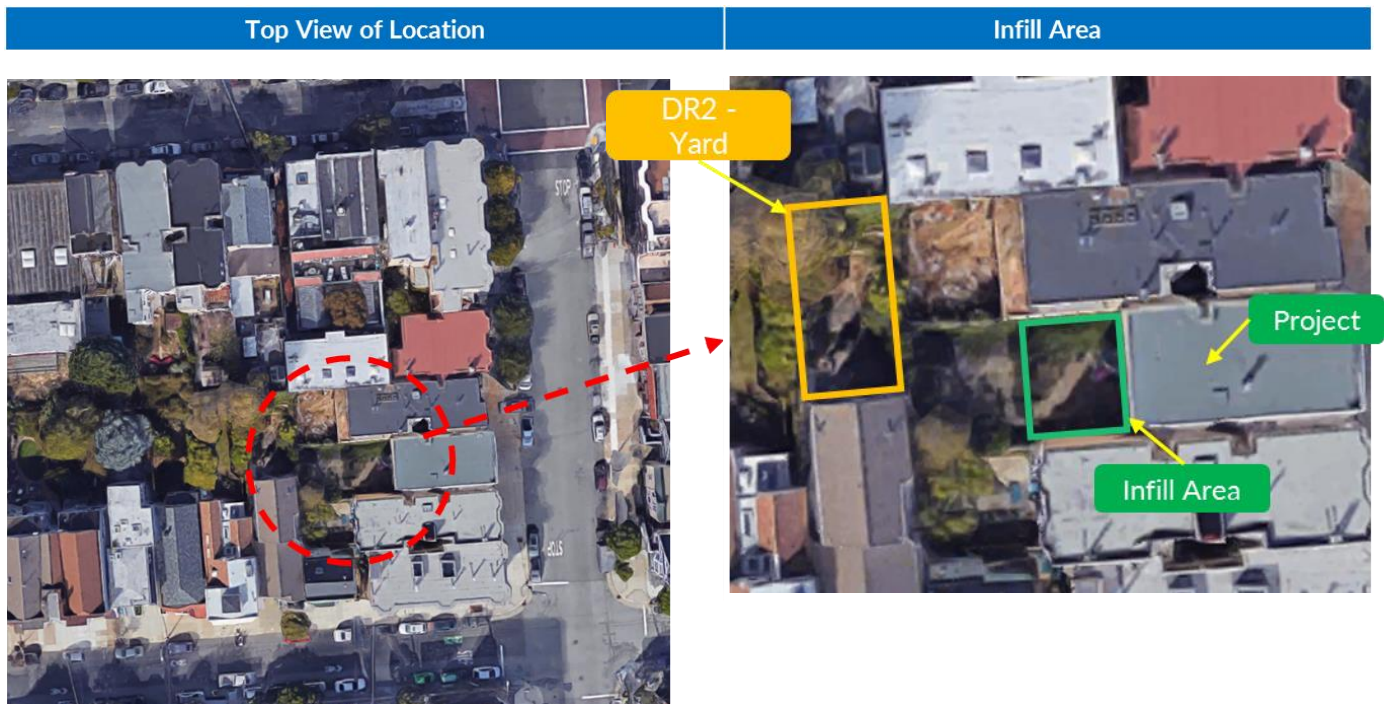
Subject Block Comparisons (Figure 15): Subject property is more conservative vs. two other 4-story buildings on the subject block in both massing, streetscape, and visual presentation

IV – Mid-Block Open Space Analysis

Due to the location of the project and staggered design of the rear expansion, there is little to no impact to the mid-block open space.

Specifically:

- Infill area does not intersect the mid-block open space
- Limiting expansion at ground floors to average of neighboring buildings eliminates direct impact
- Successive setbacks and notches on upper floors minimize indirect impact



Mid-Block Open Space (Figure 16): Minimal to no impact to mid-block open space due to i) Infill area does not intersect mid-block open space, ii) Limiting expansion at ground floors to average of neighboring buildings eliminates direct impact, and iii) Successive setbacks and notches on upper floors minimize indirect impact

V – Evaluation vs. Residential Design Guidelines

We appreciate the charm and character of Noe Valley’s diverse architecture – it attracted us to move to the neighborhood in 2012 – and we have looked to the Residential Design Guidelines to help guide our project in preserving it. In doing so, we believe we have a responsible design that complies with the RDG and minimizes impact to neighbors and the community at large.

Specifically:

- 1. “Ensure that the building’s scale is compatible with surrounding buildings”**
 - *Streetscape shows scale compatibility with surrounding buildings*
 - *Subject property is approximately the same size as adjacent buildings with lower FAR*
 - *Precedent study shows subject property being more conservative vs. directly comparable examples and other 4-story buildings on the subject block and in the greater area*
- 2. “Ensure that the building respects the mid-block open space”**
 - *Subject property yard does not interest the mid-block open space*
 - *Any direct impact eliminated due to depth of expansion limited to average of adjacent buildings*
 - *Any indirect impact mitigated via successive setbacks and notches on upper floors*
- 3. “Maintain light to adjacent properties by providing adequate setbacks”**
 - *Staggered design and significant front, side, and rear setbacks preserve light for adjacent buildings*
 - *Specific property line light wells incorporated into design for increased preservation*
- 4. “Provide architectural features that enhance the neighborhood’s character”**
 - *Front Edwardian façade is preserved; expansion areas will use similar designs & materials to preserve the original character of the building*
- 5. “Choose building materials that provide visual interest and texture to a building”**
 - *Building materials will be compatible with the existing façade (stucco and wood), helping preserve the original character of the building and neighborhood*
- 6. “Ensure that the character-defining features of an historic building are maintained”**
 - *No changes to the façade, preserving the existing Edwardian design and all architectural details*

VI – Response to Discretionary Review (RDP)

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved?

The primary reason we believe our project should be approved is that it provides more family housing through densification and unit equity, which in turn helps more families (including our own) stay in Noe Valley. We also believe our current design already addresses the DR requesters' concerns with minimal to no practical impact. More specifically, there are two DR requests. DR#1 (1126 Sanchez) is a multi-unit building, that was renovated and expanded to 4835 square feet in 2015/16, and shares a property line with 1132-34 Sanchez street. DR#2 (220 Jersey Street) was also renovated with a horizontal and vertical expansion that abuts and overlaps ~ 50% of the 1132-34 Sanchez yard. The specific requests of both DR's ask for increased rear setbacks on the 3rd and 4th floor as illustrated in figure 17.

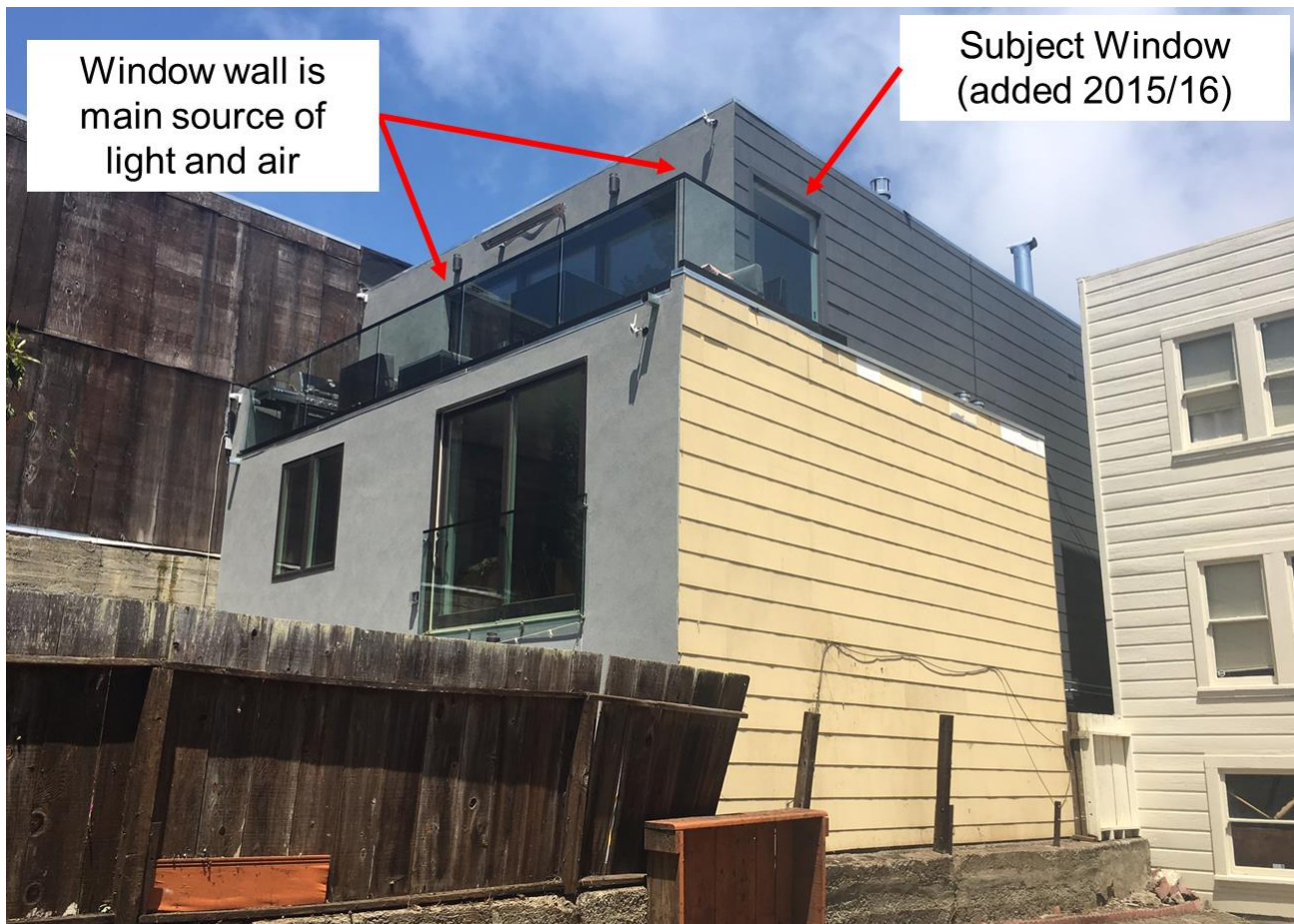
	DR#1 – 1126 Sanchez	DR #2 – 220 Jersey Street	Subject Property
	2015/16 Renovation & expansion, currently undergoing condo conversion	Recent horizontal & vertical expansion, built to property lines, abuts and overlaps 1132-34 Sanchez yard	Infill & partial vertical expansion to create 2 equally sized units
DR Requests			
3 rd Floor Rear Setback	10'	12'	5'
4 th Floor Rear Setback	20' 9"	20' 9"	15' 9"



DR Context (Figure 17): DR#1 is a multi-unit building recently renovated and expanded. DR#2 also underwent a horizontal and vertical expansion that was built to the shared property line of the subject property.

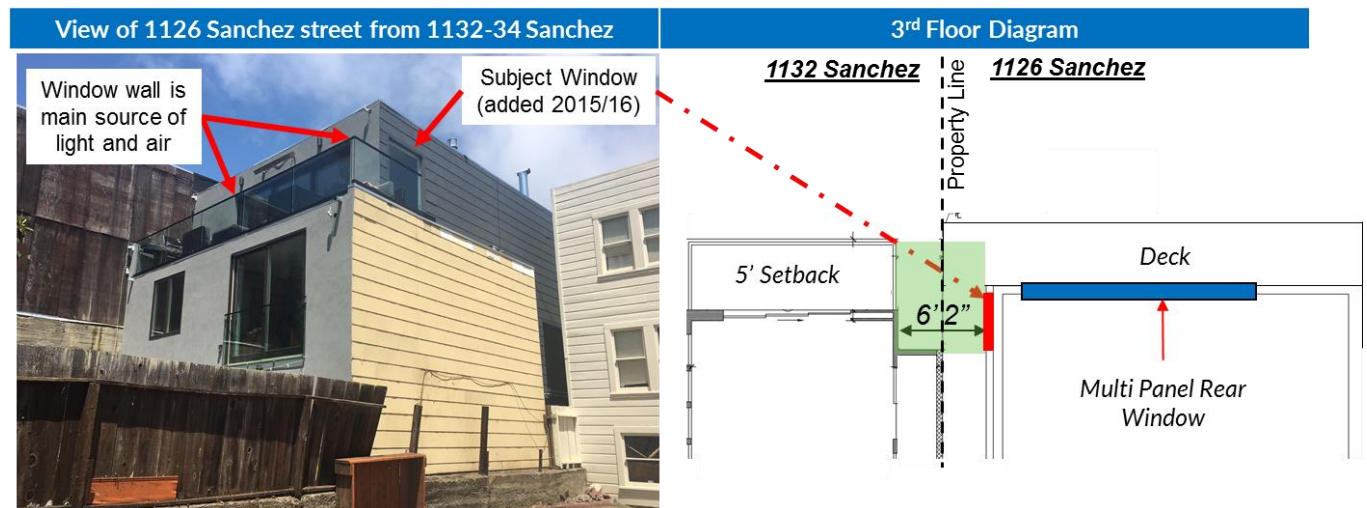
DR#1 Request – 1126 Sanchez Street

The primary focus of DR#1 is protecting light and views from a property-line facing window, added during a 2015/16 renovation. Prior to plan submission, the sponsor and DR#1 agreed to a 5' rear setback on the 3rd floor (see appendix for email dialog and confirmation of 5') to give partial relief for the subject window, which has been included in the current design along with an additional lateral setback. Together, these elements already provide sufficient protection for the subject window (see figure 18 and 19). DR#1's specific request is for an additional 5' setback on the 3rd floor (total of 10'), which would result in the 3rd floor of the subject property terminating ~ 2.5' prior to the subject window. Lastly, the adjoining large window wall provides the main source and light and views for the internal space vs. the subject window.



DR#1 View from Subject Property (Figure 18): View of 1126 Sanchez (DR#1) from subject property. Note the large window wall behind the glass deck railing is the primary source of light and air for the internal space vs. the property-line facing subject window.

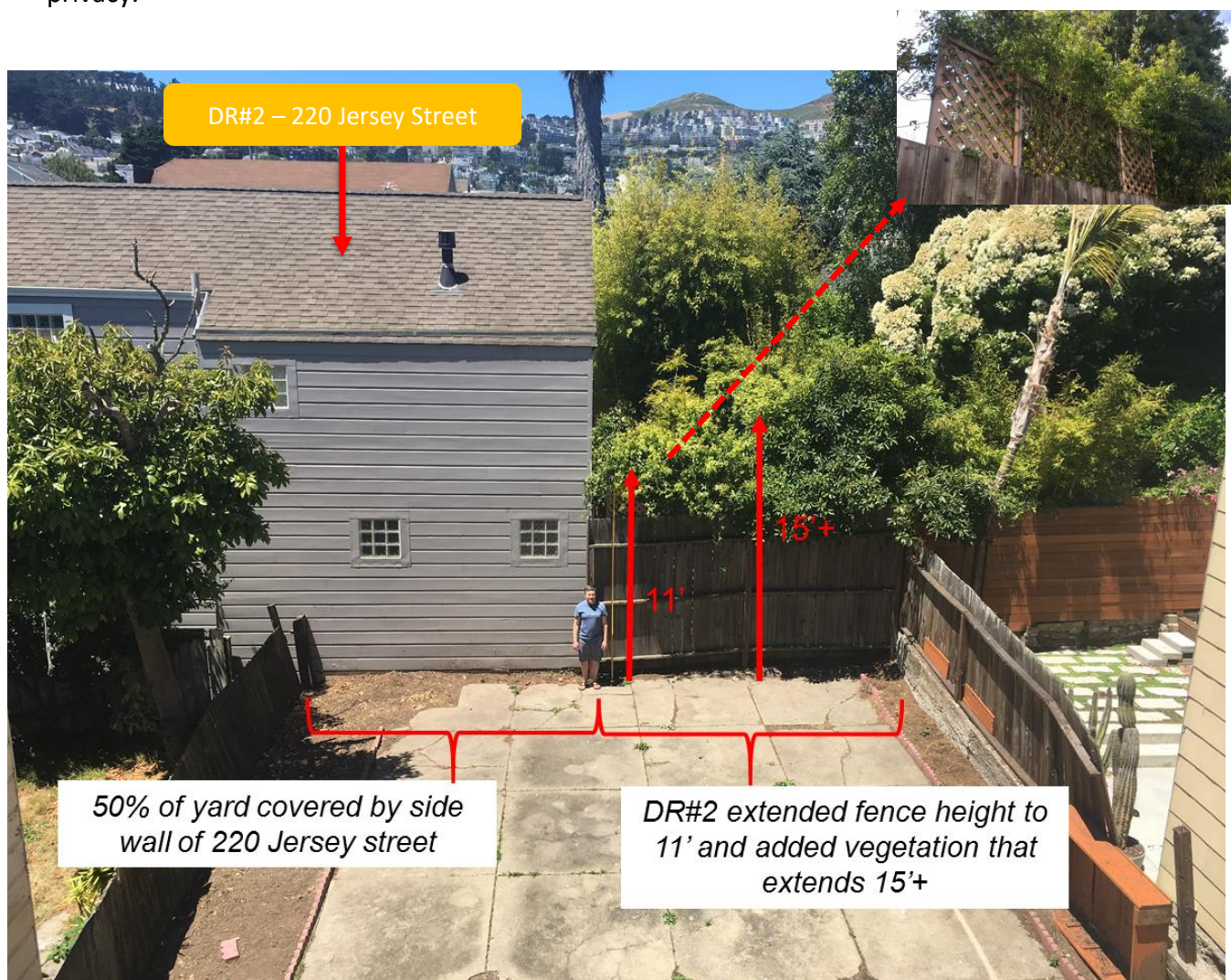
DR#1 Concerns / Requests	Sponsor Commentary
<p><i>Voiced Primary Concerns: Protecting light and views from property line facing window</i></p> <p><u>DR Requests:</u></p> <ol style="list-style-type: none"> 1. Increase the 3rd floor rear setback from 5' to 10' 2. Increase the 4th floor rear setback from 15'9" to 20'9" 3. Pay 100% of the cost for a new common retaining wall and fence ahead of 1132 Sanchez Construction (verbally requested during negotiations) 	<ul style="list-style-type: none"> • Sponsor agreed to a 5' rear setback on the 3rd floor prior to plan submission (included in current plans) & provided schematics to DR#1. DR#1 is asking for another 5', for a total of 10'. • Current plans also provide a 6'2" lateral setback (3'1" on each side of the property line) • 15'+ wide glass wall at the rear of 1126 Sanchez already provides substantial views, air, and light to the same internal space • Fences are shared responsibilities - CA Civ. Code 841



DR#1 Analysis (Figure 19): DR#1 is primarily concerned with light and views from a property-line facing window added during a 2015/16 renovation. Current design features already provide sufficient setbacks for the subject window.

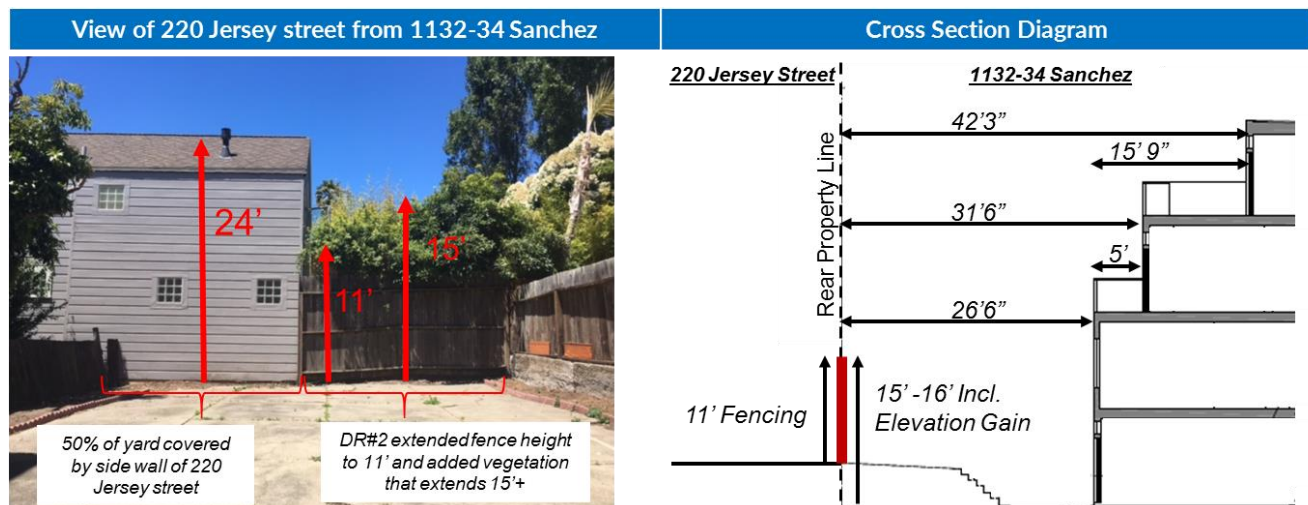
DR#2 Request – 220 Jersey Street

The primary focus of DR#2 is protecting light and privacy. For reference, ~ 50% of the rear yard of the subject property (1132-34 Sanchez) is covered by the side wall of 220 Jersey street with the rear yard of 220 Jersey street extending another 45 feet to the right (yard-to-yard overlap of 15'). For the 15' of common area overlap, DR#2 extended the fence height to 11' with trellising and added vegetation of 15' or more. The combination of these elements plus significant property-line setbacks and a lot elevation difference (1132-34 Sanchez is lower) already offer extensive protection, practically eliminating any incremental impact to light or privacy.



DR#2 View from Subject Property (Figure 20): View of 220 Jersey Street (DR#2) from subject property. Property-line expansion of 220 Jersey street covers ~ 50% of the subject properties rear yard. Additionally, DR#2 extended common fence to 11' and added vegetation reaching over 15'.

DR#2 Concerns / Requests	Sponsor Commentary
<p><i>Voiced Primary Concerns: Impact to early morning light and privacy from rear expansion</i></p> <p><u>DR Requests:</u></p> <ol style="list-style-type: none"> 1. Increase the 3rd floor rear setback from 5' to 12' 2. Increase the 4th floor rear setback from 15'9" to 20'9" 3. Inset front deck railings on the 4th floor as "requested by RDT" 	<ul style="list-style-type: none"> • 220 Jersey street side wall already covers ~ 50% of 1132-34 Sanchez Yard. Minimal impact to remaining area due to DR#2's 11' high fencing and 15' high vegetation • Lot elevation gain and property line setbacks of 42' for the 4th floor and 31'6" for the 3rd provide additional relief • Front deck railings already have property line setback on all sides, satisfying RDT request



DR#2 Analysis (Figure 21): DR#2 is primarily concerned with early morning light and privacy from rear expansion. Based on a cross section analysis, there is virtually no impact to DR#2 due to i) 11' high fencing installed by DR#2, ii) Lot elevation changes, effectively increasing fence height, and iii) Substantial property line setbacks of 31' 6" for the 3rd floor and 42' 3" for the 4th floor.

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?

We value good relations with our neighbors and created a design that minimizes impact. In addition, in the process developing our project, we made several concessions including:

- Agreeing with DR#1 to a 5' rear setback on the 3rd floor prior to plan submission (included in current design, see appendix for dialog and confirmation)
- Reducing the height of the fourth story
- Reducing the width of the 4th floor by 3'
- Increasing the 4th floor front setback from 15' to 19' 9"
- Increasing front setbacks for the front deck railings by 5'

Once the DR's were filed, we also met with the DR requestors multiple times and after a period of negotiations, reached a compromise solution as outlined in figure 22. The increased 3rd floor rear setback of 2' 9" moves the 3rd floor to be co-terminus with DR#1's property-line facing window to protect views and the increased 4th floor setback of 2' provides additional relief. These setbacks result in the loss of the upper units' study and laundry area and a reduced master bedroom, but we were (and still are) willing to make these concessions to move the process forward. Unfortunately, DR#1 added an additional request of us paying 100% of the cost of a common retaining wall and fence prior to starting our construction. While common walls and fences are fundamentally shared resources and responsibilities, we offered to pay 50% plus \$1000, which was rejected, causing negotiations to cease (see appendix for details).

Category	DR#1	DR #2	Current	4/9	5/4	5/22	5/31	6/5
3 rd Floor – Rear Setback	10'	12'	5'	7' 9"	7' 9"	7' 9"	7' 9"	7' 9"
4 th Floor – Rear Setback	20'9"	20'9"	15'9"	15' 9"	17' 9"	17' 9"	17' 9"	17' 9"
4 th Floor Front Deck Railing Setback		5'	5'	No Change	No Change	No Change	No Change	No Change
1126 Sanchez / 1132 Sanchez Fence					Construction Fence	Construction Fence	Construction Fence	Sponsor pay for 100% of permanent fence / wall
Form of Agreement				Writne Agreement	Written Agreement	Written Agreement	Consent Calendar	Consent Calendar

Notional Agreement

DR / Sponsor Compromise (Figure 22): DR Negotiation Summary. Notional agreement reached on 5/31, however DR#1 added an additional request of sponsor paying for the common retaining wall & fence. Sponsor countered with 50% plus \$1000, which was rejected, ceasing negotiations

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.***

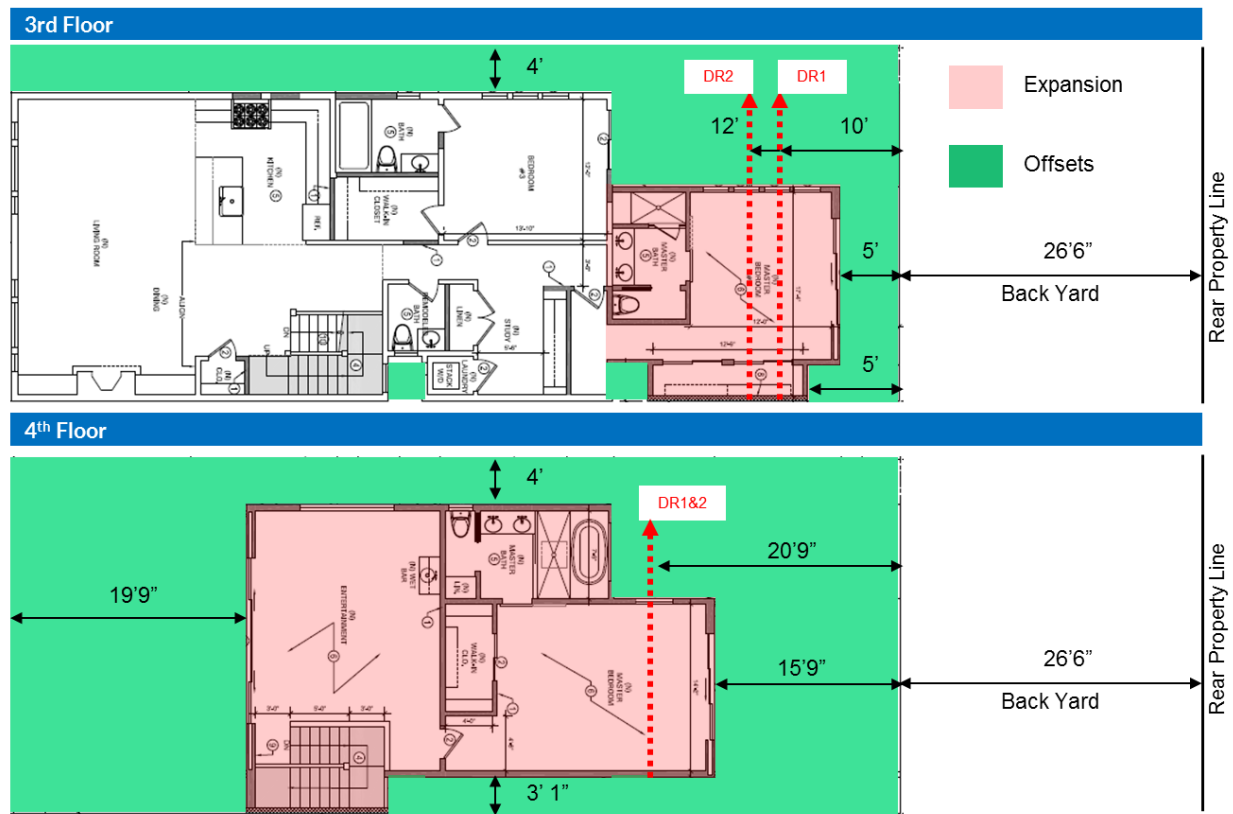
We are still willing to make the changes outlined in figure 22 – “Notional Agreement”. However, as currently designed and articulated in preceding sections, we believe our project is already conservative, without any adverse effect on neighboring properties or the community.

Specifically, this project:

1. Preserves the streetscape by i) keeping the current Edwardian façade and extending it to the expansion areas, ii) limiting the overall massing to be the same as neighboring buildings, and iii) subordinating the 4th floor addition by 19' 9"
2. Incorporates sizable rear and side setbacks and notches including additional light wells to preserve light for adjacent buildings
3. Complies with the Residential Design Guidelines and has the support of the Residential Design Team and Historic Preservation, without seeking a variance or any extraordinary circumstances
4. Is conservative in comparison to precedent properties on the subject block and in the immediate area

Additionally, accommodating the DR requests functionally eliminates the family-suitable nature of the upper unit. Specifically:

- Increasing the 3rd floor rear setback from 5' to 10-12' eliminates the added bedroom on the 3rd floor and 50% of the 4th floor rear deck
- Increasing the 4th floor rear setback from 15' 9" to 20' 9" significantly reduces the upstairs bedroom
- Collectively, these reductions reduce the upstairs unit from a 3 bedroom, back to a 2 bedroom, which in results in a unit that is not capable of supporting a family of 3-4



DR Request Impact (Figure 23): Accommodating the DR requests eliminates one bedroom, significantly reduces another, and eliminates substantial outdoor space, functionally eliminating the family-suitable nature of the upper unit.

VII – Appendix – Precedent Buildings

1068-70 Sanchez

	1068-70 Sanchez	Subject Property (1132-34 Sanchez)	Subject Property vs. Sample
4 th Floor – Size	1176	888	25% Smaller
4 th Floor – Front Setback	2'6"-10*	19'9"	17' Greater setback
4 th Floor – Rear Setback	10	15'9"	5'9" Greater setback
4 th Floor Deck Railing – F. Setback	0	5'	More Conservative
Neighbor Height	3/3	3/3	Same



4184-86 25th Street

	4184-86 25 th	Subject Property (1132-34 Sanchez)	Subject Property vs. Sample
4 th Floor – Size	700	888	25% Larger
4 th Floor – Front Setback	13'	19'9"	6'9" Greater setback
4 th Floor – Rear Setback	14'6"	15'9"	1'3" Greater setback
4 th Floor Deck Railing – F. Setback	0	5'	More Conservative
Neighbor Height	2/2	3/3	Less Impactful



3976 25th Street

	3976 25 th Street	Subject Property (1132-34 Sanchez)	Subject Property vs. Sample
4 th Floor – Size	1110	888	20% Smaller
4 th Floor – Front Setback	3'	19'9"	16'9" Greater setback
4 th Floor – Rear Setback	15'	15'9"	9" Greater setback
4 th Floor Deck Railing – F. Setback	0	5'	More Conservative
Neighbor Height	4/3	3/3	Same



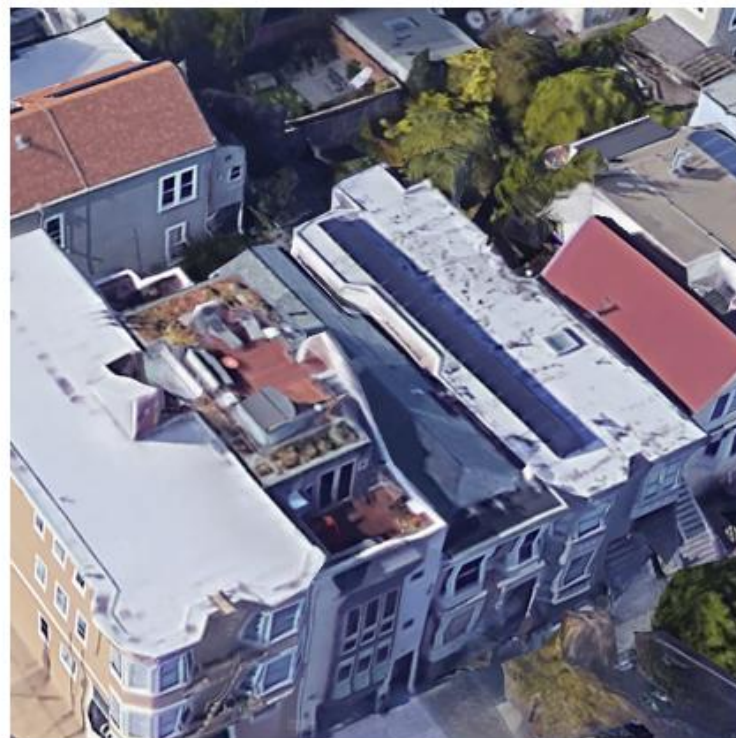
535-37 Elizabeth

	535-37 Elizabeth	Subject Property (1132-34 Sanchez)	Subject Property vs. Sample
4 th Floor – Size	1419	888	37% Smaller
4 th Floor – Front Setback	10'6"	19'9"	9'3" Greater setback
4 th Floor – Rear Setback	12'	15'9"	3'9" Greater setback
4 th Floor Deck Railing – F. Setback	0	5'	More Conservative
Neighbor Height	2/1	3/3	Less Impactful



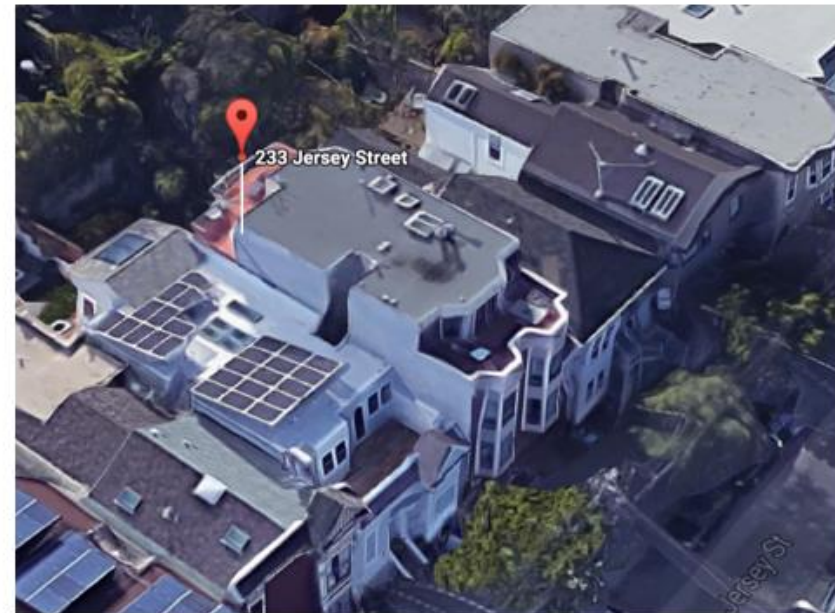
1246-48 Sanchez

	1068 Sanchez	Subject Property (1132-34 Sanchez)	Subject Property vs. Sample
4 th Floor – Size	715	888	24% Larger
4 th Floor – Front Setback	12'	19'9"	7'9" Greater setback
4 th Floor – Rear Setback	10'	15'9"	5'9" Greater setback
4 th Floor Deck Railing – F. Setback	0	5'	More Conservative
Neighbor Height	3/3	3/3	Same



231 Jersey Street – Across the Street from DR#2 (No plans on file)

	1068 Sanchez	Subject Property (1132-34 Sanchez)	Subject Property vs. Sample
4 th Floor – Size	?	888	
4 th Floor – Front Setback	?	19'9"	
4 th Floor – Rear Setback	?	15'9"	
4 th Floor Deck Railing – F. Setback	0	5'	
Neighbor Height	2/2	3/3	



VIII – Appendix – DR#1 Dialog Prior to Plan Submission

Jason Babcoke <jbabcoke@gmail.com>

Sat, Oct 3, 2015 at 8:06 PM

To: Elizabeth Moreno <emoreno@relypsa.com>

Cc: Rachel Swann <rachel@theswanngroupsf.com>, Naomi Newman <naomi.newman.123@gmail.com>

Thanks, attached is a general layout that I'm having my architect fill in the measurements for. Once we have those, it would be good to have your architect verify as well. Till then, some info that might be helpful:


1. The rear of our property will extend 24' 4" from where it is today (per city rules).
2. The first and second story will extend the full length as shown on the left diagram
3. If you can remove the existing side window, then we can shorten the 3rd floor by 5' as shown in the attached middle diagram. Measurement "D" would be the width of the new side window you could put in and not be obstructed.
4. If you want to leave the existing side window then the 3rd floor will extend the full 24' 4", which intersects around the middle of your deck. In this case, we would not have a deck on the rear of the third floor.

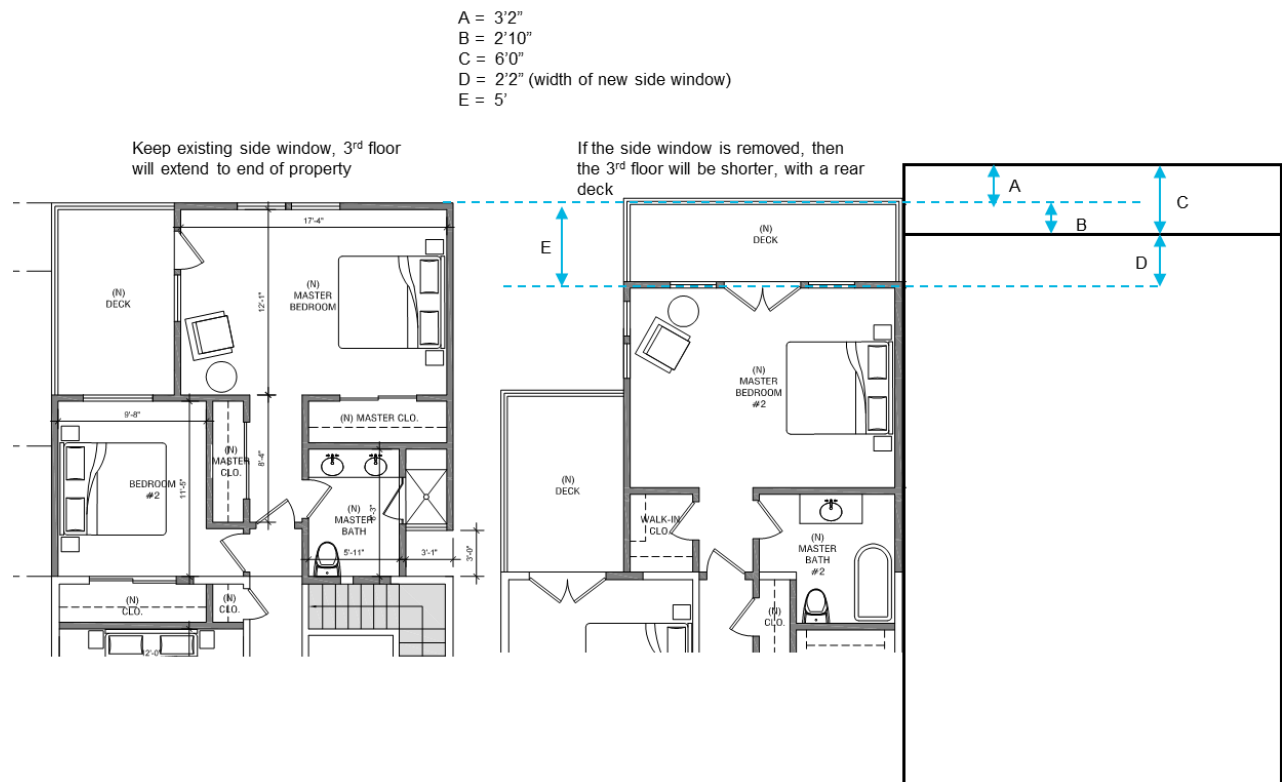
Based on the drawings your architect has, you may be able to determine what "D" is. (I tried to measure it by hand from our yard, but it was too tough to get a precise measurement.. it looks like ~ 2.5 feet).

Happy to meet up in the AM and review as well.

Thanks,
Jason

[Quoted text hidden]

 **Rear options V2.pptx**
946K



Rachel Swann <rachel@theswanngroupsf.com>
To: Jason Babcoke <jbabcoke@gmail.com>, Elizabeth Moreno <emoreno@relypsa.com>
Cc: Naomi Newman <naomi.newman.123@gmail.com>

Wed, Oct 7, 2015 at 6:27 PM

Hi Jason & Naomi,

Liz and I have asked our contractor to remove the window in a gesture of neighborly good will and we will trust that you will not block the last 3 feet of our window to the South.

Lets talk about maybe doing a joint retaining wall and new fence on our shared fence area when you have time.

Good luck with your remodel.

Rachel Swann - The Swann Group SF

Hill & Co. Real Estate | Top 10 Producer & Top 3% SF | BRE #01860456

Contact Me: 415.225.7743 | Rachel@TheSwannGroupSF.com

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IX – Appendix – DR Negotiation Offers – 5/4 Communication

May 4, 2017

Subject: DR Requests for 1132-34 Sanchez Street

Hello Rachel, Liz, Laurie, and Tony,

We have appreciated the constructive dialog on the DR requests. To help ensure we have a common understanding of our current positions, we have summarized our understanding of your original requests, the issues discussed at our meeting on April 9th and the proposal we made to you at that meeting, your May 2nd response to our proposal, and a final counter proposal from us below.

A. ORIGINAL DR REQUESTS

In short, we understand your original DR requests to be:

Liz / Racheal

1. Increase the 3rd floor rear offset from 5' to 10'
2. Increase the 4th floor rear offset from 15'9" to 20'9"

Laurie / Tony

1. Increase the 3rd floor rear offset from 5' to 12'
2. Increase the 4th floor rear offset from 15'9" to 20'9"
3. Inset deck railings by 5' on the 4th floor

B. MEETING ON 4/9/2017

We met in person on 4/9 and discussed the following:

- Reviewed our plans to clarify design elements, elevations, current offsets, square footage, intended usage as a two-unit building, etc
- Discussed Liz & Rachel's Concerns:
 - o Protecting views from the 3rd floor, property line facing side window
 - o Fencing on the shared property line for improved security and privacy
- Discussed Laurie & Tony's Concerns:
 - o Impact to open space for air and light, especially early morning light
 - o Potential impacts to privacy of rear yard from rearward and vertical expansion

- Discussed impacts of accommodating your requests to our design and usability of the property
We concluded our discussion by offering to Increase the 3rd Floor offset from 5' to approximately 7'9" to be co-terminus with Liz / Rachael's property line facing window. This is approximately 55% of your request for the 3rd floor and results in the loss of our study and laundry room on the 3rd floor. As a result of increasing the 3rd floor offset, the 4th floor rear deck off the master bedroom is also reduced by the

same amount. We gave you some plans that showed what the effect of these modifications would be on our home, which I've attached here for reference. This offer was pending actual measurement of Liz / Rachel's side window.

C. FOLLOW UP CORRESPONDENCE 5/2/2017

On 5/2 Laurie sent the following e-mail:

Hi Jason, Sorry for the delay in the response.

The four of us have had a chance to meet and discuss your revised plan proposal as outlined in the document called "DR Request – 3rd Floor". We appreciate the opportunity to attempt to resolve this matter in anticipation of the DR meeting that is scheduled to occur on July 13th, 2017.

For reference: Both DRs requested that the third-floor setback to be moved back 5'. In addition, Tony & Laurie's DR requested an additional 7' setback on the 4th floor, plus railings around the decks setback an additional 5'.

After discussing your proposal, the four of us agree that we would accept the following as a compromise solution

- *A 24-inch setback from the edge of Liz and Rachel's side wall window trim closest to Sanchez Street. This is to make sure there are no variance or unforeseen issues that could cause a potential overlap or infringement on the window. The exact total setback (including the length of the window itself) would be determined after measurement performed in coordination with your architect. In order to memorialize this clearly (so we end up with the correct result), we would request that revised drawings show the setback, as later measured from window trim edge closest to Sanchez street. We would also request a copy of same after approval by the city planner.*
- 1. *A moving of the 4th floor wall (not the deck) back an additional 3'6" instead of the DR ask of 7'.*
- *The erection of a temporary or permanent opaque fence (or like boundary) that would serve to protect the privacy, safety and maintain the appropriate boundaries between your property and Liz and Rachel's property. This fence would be put into place for the length of time that your construction remains ongoing. As we discussed, there is great concern with the condition of the current fence separating your property with Liz and Rachel's yard*

If we can agree to the above, we would then ask the planner to calendar the revised approved plans to be memorialized under the consent calendar section of a Planning Commission hearing. We trust that this is a fair solution to all and thank you for your consideration.

Laurie, Tony, Liz & Rachel

D. RESPONSE TO YOUR CORRESPONDENCE

As you know, our renovation is intended to make room for us to raise a family here, and we designed it to be sensitive to our neighbors and consciously sought to step back the rear of the building to minimize concerns you might have. Our April 9th proposal was an effort to go even further to reduce the size of our home, and meant giving up space that we didn't really have to lose. In an effort to keep clarity about what is still in dispute, we've responded to the three requests you made separately:

Third Floor Setback – You asked for the third floor to be set back 24 inches from the edge of the window trim closest to Sanchez Street, which appears to be about 5 feet from the depth of the third floor in our original design. As we discussed when we met on April 9th, reducing the depth of the 3rd floor an additional 5' (or potentially more depending on the positioning and dimensions of the window in question) would eliminate our rear bedroom on the 3rd floor, resulting in a two-bedroom unit. In addition, this would create privacy issues for us since Liz / Rachael's side window and rear deck would have a direct line of site into our bedroom. In terms of protecting views, we also don't see how this increased offset has practical benefit, since our 3rd floor wall would be at least 2' inset from Rachel / Liz's side window.

Fourth Floor Setback – You asked that the fourth floor be set back an additional 3' 6" from the depth of the fourth floor in our original design. Similarly, this reduces the bedroom size and usability as a master suite. This is important since by recessing the 3rd floor we will lose the study area, which functionally would now be in the master bedroom. We also don't see how this increased offset has practical benefit, since the roof line of the fourth floor is already inset 15'9".

Opaque Construction Fence – You asked for a fence or other opaque barrier to be in place during the length of construction along the property line between our home and Liz / Rachel's home. We have no objection to a traditional temporary construction fence during construction along the property line between our home and Rachel / Liz's home, and would be happy to pay for it.

E. PROPOSED COMPROMISE – 5/4/2017

In addition to providing the fence along the property line we share with Rachel / Liz, as you requested, we hope you will agree to the following so that we can avoid the DR hearing:

- Third Floor Setback – Reduce the depth of the third-floor back wall by up to 2'9" to be co-terminus with the edge of Rachel / Liz's side window. This would result in a total depth reduction of approximately 7'9" from the depth of the first and second floors (the back wall of the downstairs unit). As we discussed, this would be subject to us measuring Rachel / Liz's side window to verify our estimations of positioning and window size. This compromise results in significant impact to us since we will lose the study area as well as the laundry room and will require us to relocate the associated bathroom.
- Fourth Floor Setback – Reduce the depth of the fourth-floor back wall by an additional 2'. This would result in a total rear offset of approximately 17'9" from the depth of the first and second floors (the back wall of the downstairs unit). This is also a material impact to us, since the master suite will need to also accommodate the lost study area on the 3rd floor.

While these do not meet your revised proposal, they do satisfy ~ 55% of your ask for the 3rd floor (i.e. approximately 2'9" vs. 5') and 57% of your ask on the 4th floor (2' vs. 3'6"). As noted above, they also represent a significant sacrifice for us in terms of the amount of space and the layout of our future home.

If our proposed compromise is acceptable, then we would want to enter into an agreement memorializing the details and ensuring that you would not challenge this design. The agreement would

require us to submit a revised design to the City that would become the design of record for the project, which we would do after measuring Liz / Rachel's side window to confirm the specific depth of the third floor back wall. It would also require you to drop your DR requests once we submitted that design so that we are not forced to go through the expense and distress associated with preparation for the DR hearing, and the risk that even if we put the design on the consent calendar the Planning Commission could pull it from the consent calendar, discuss it, and make changes to it even though we had agreed as a group that this design was acceptable.

Please let us know if this proposal is acceptable to you. To avoid our needing to begin preparation for the DR hearing, along with the associated expense, we would need to negotiate and execute an agreement by May 15th.

As always, we are happy to discuss and look forward to your response.

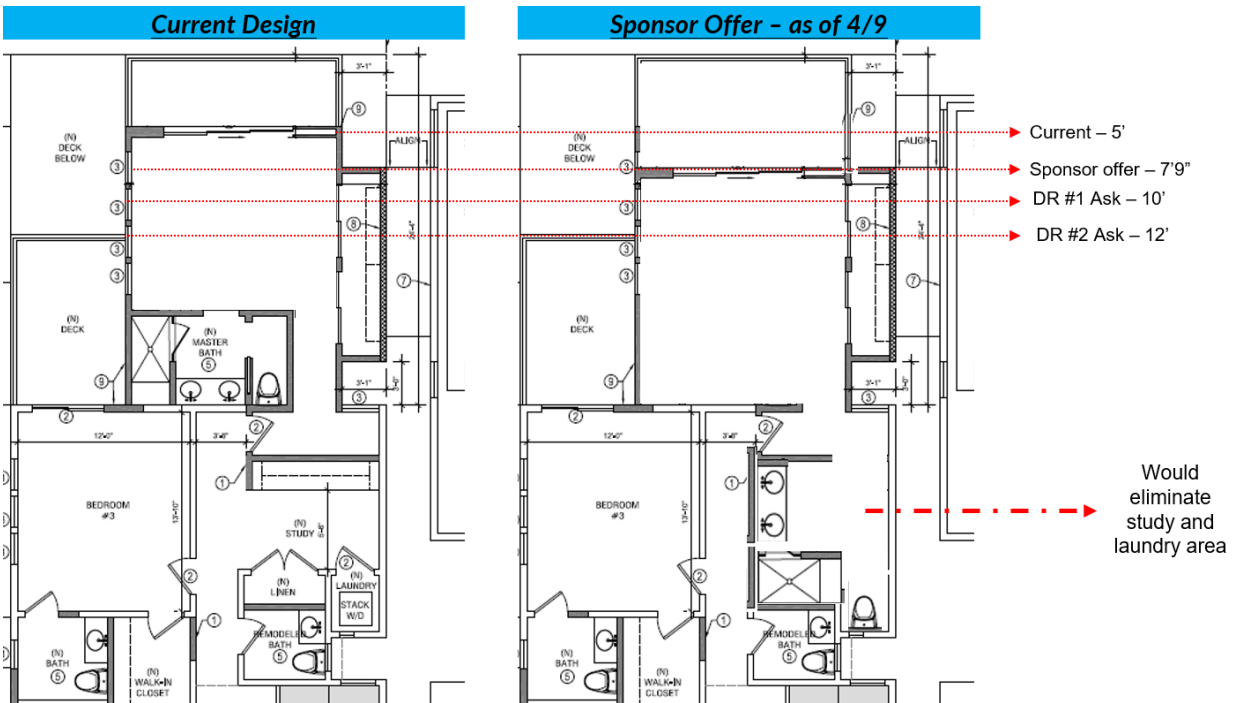
Sincerely,

Jason Babcoke

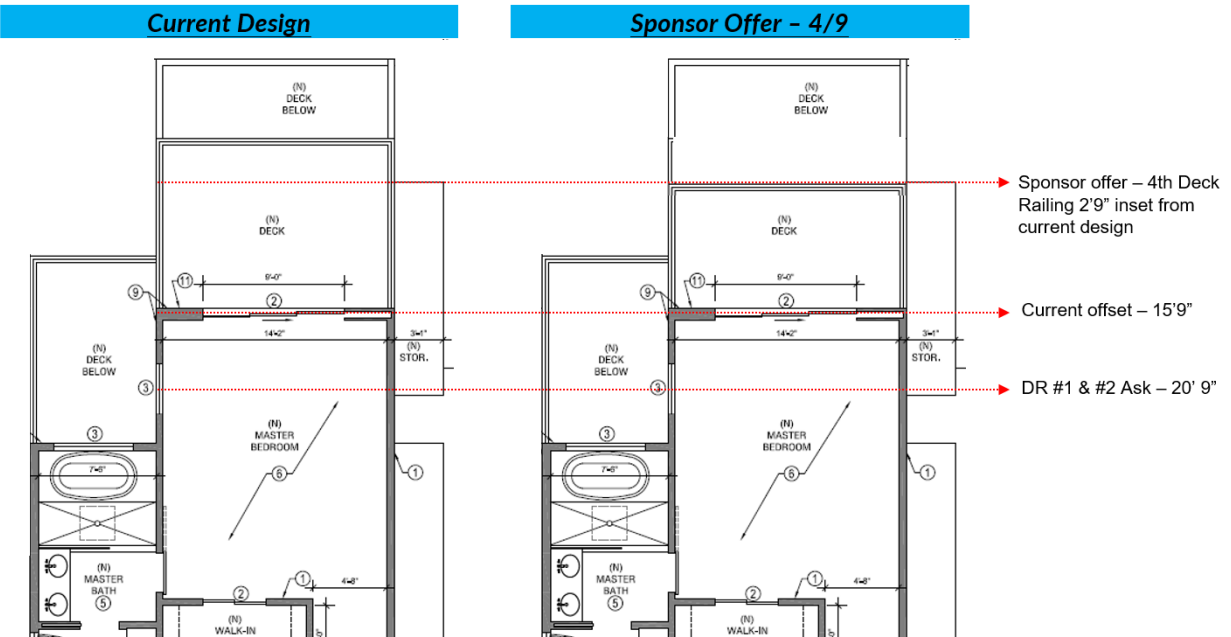
Naomi Newman

SPONSOR OFFER – 4/9

3RD FLOOR

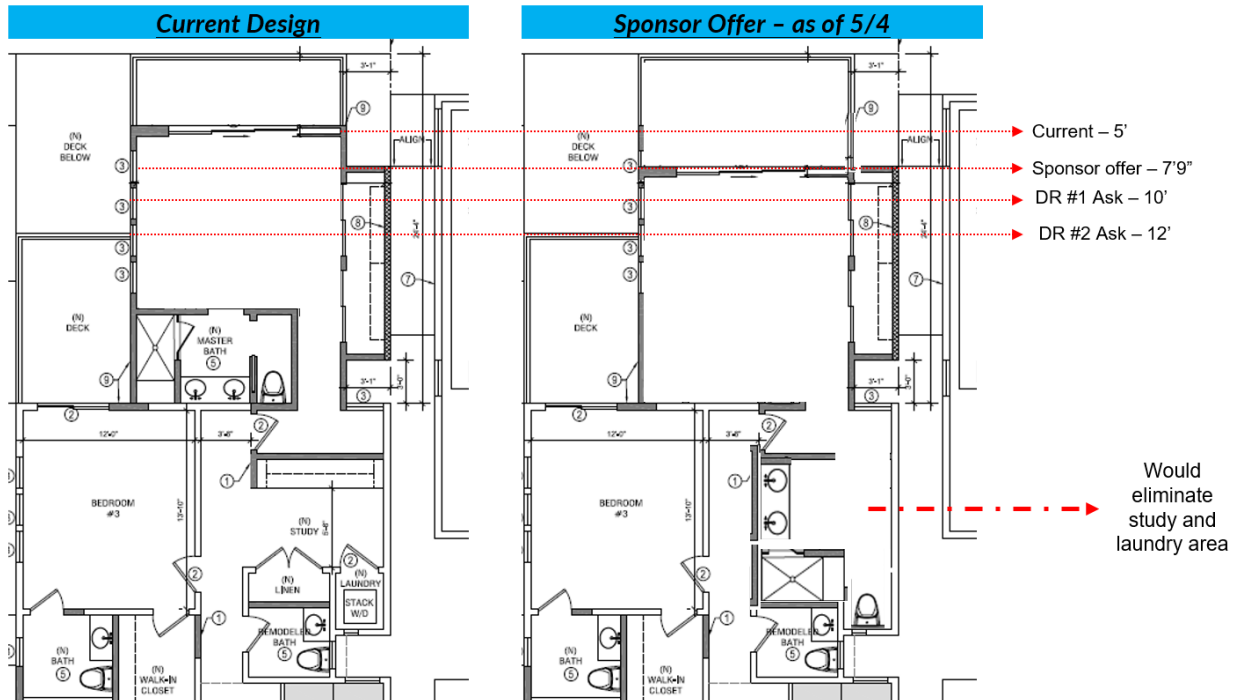


4TH FLOOR

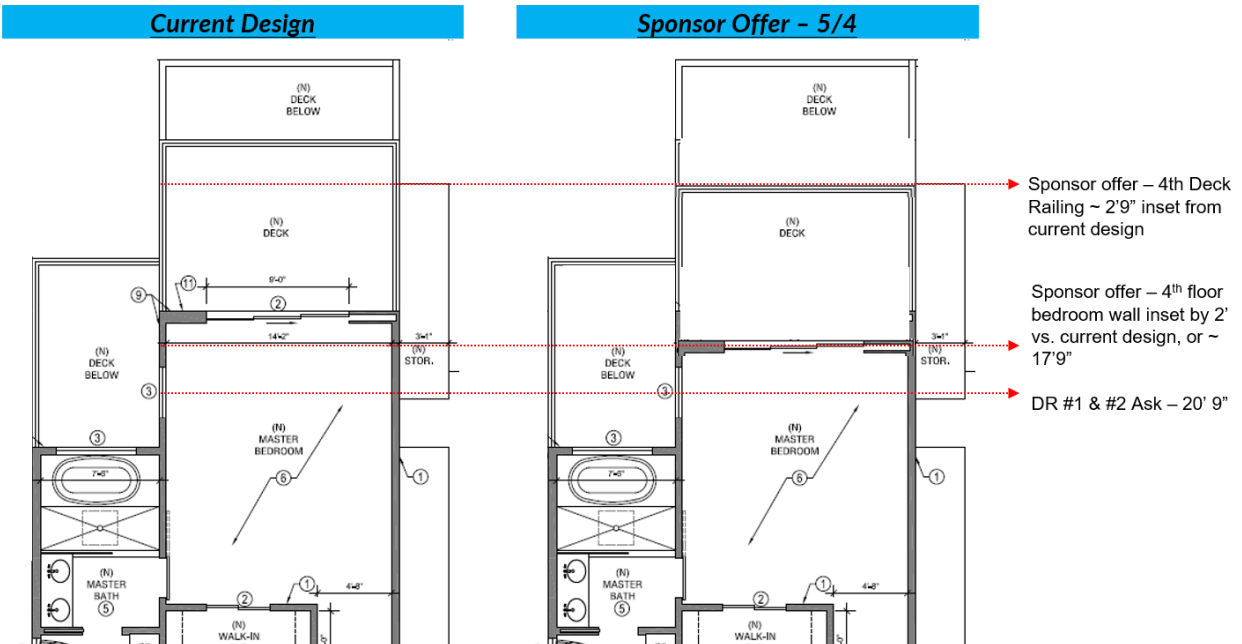


SPONSOR OFFER – 5/4

3RD FLOOR



4th FLOOR



X – Appendix – DR Negotiation Offers – 5/15 Communication

Hello All,

Below we have included your response received on 5/14 and added in-line commentary as noted. Since the DR hearing is approaching, we can extend our offer deadline to execute a binding agreement from today 5/15 to 5/22. This would require email confirmation of acceptance of the below package by 5/17. If we don't execute an agreement by 5/22, unfortunately we will have to shift focus to preparing for the DR hearing on under our originally proposed design.

Your Response – Received on 5/15

1. Third Floor Setback: Rachel and Liz will agree to a third-floor setback to be equal with the side wall window trim closest to Sanchez Street. In Section D, you state that you will only reduce the depth of the third-floor back wall by up to 2'9". However, if the length of the window is greater than 2'9, we are would request that the third floor setback correspond with the side wall window trim closest to Sanchez Street.

- If you accept this proposal, Rachel and Liz would like to meet with your architect as well as yourself to perform the actual measurements.

Jason / Naomi Commentary: *Let's simply measure the window and then we can confirm what we can accommodate. We are available to take these measurements on the morning of the 17th (between 7-10AM), the morning of the 19th (between 7-9AM) afternoon of the 19th (after 4PM).*

2. Fourth Floor Setback: We will agree to the compromise offer to reduce the depth of the fourth floor back wall by an additional 2'. This would result in a total rear offset of approximately 17'9" from the depth of the first and second floors (the back wall of the downstairs unit).

Jason / Naomi Commentary: *OK*

3. Construction Fence: Thank you for offering to pay for the construction of a fence between your property and Rachel and Liz's property. Ideally this fence would be permanent rather than temporary. However, if you insist that it be temporary, Rachel and Liz request right to approve the design of the fence and type prior to its installation. They want to make sure it is sufficient to ensure their privacy and security. Also, they would require this to be constructed PRIOR to the initial construction activities on your property.

Jason / Naomi Commentary: *The temporary construction fence would be similar to the one depicted below, which provides privacy and security. Post construction, we can collaborate on a permanent fence.*



4. Recording of the Agreement: All parties must agree that we must memorialize the above items through the Planning Consent calendar process. How this will work is as follows:
- New revised architectural drawings to be drawn in accordance with the above setbacks as noted for the third floor and fourth floor, and submitted first to Liz, Rachel, Laurie & Tony for approval.
 - Once Liz, Rachel, Laurie & Tony approve said drawings, these should be submitted to the planner, Sylvia Jimenez at Planning.
 - Laurie will then inform Sylvia, who will then schedule a consent calendar approval on the next available planning commission hearing schedule. Liz, Rachel, Tony & Laurie are supportive of an earlier planning commission date (then the currently scheduled DR date of July 13th.)

Jason / Naomi Commentary: *As we discussed, our motivations for making design concessions are:*

- i) *Maintain good relationships with you, our neighbors*
- ii) *Not attending a DR hearing*
- iii) *Concluding this process expeditiously*
- iv) *Having certainty on the outcome of this process*
- v) *Not facing further challenges post the DR process*

Unfortunately, your approach does not achieve the last four of our objectives. For reference, if we go to a DR hearing, even with full agreement among the three of us, the Commissioners may elect to change additional elements of our design. This exposes us to risk / does not give us certainty, will force us to fully prepare for the DR hearing as if we had no agreement, will extend this process till mid July (the DR hearing date), and will cause us to incur additional expense.

What we are proposing is, if this combined package is acceptable to you, we will have an agreement drafted that outlines the terms and responsibilities of all parties. This agreement would require us to submit a revised design to the City that would become the design of record for the project, which we would do after measuring Liz / Rachel's side window to confirm the specific depth of the third-floor back wall. It would also require you to drop your DR requests once we submitted that design and not pose further objections to the project. With this approach, all parties get certainty of outcome.

If this proposal is acceptable to you, we again would need email confirmation by the 17th and we would need to execute the agreement by the 22nd. As always, we are happy to discuss and look forward to your response.

Sincerely, Jason Babcoke & Naomi Newman

XI – Appendix – DR Negotiation Offers – 5/22 Communication

5/22/17 Response from Jason & Naomi

Hello All,

We understand that you want to submit the agreed upon changes by putting the proposed project revisions on the consent calendar. We expect you can understand our desire to have certainty that you will not challenge the design at a later point in the process, and that moving forward with the consent calendar process won't require us to prepare for a DR hearing on the off chance that the item gets pulled from the consent calendar.

It is customary when resolving a DR request to enter into a written agreement that addresses everyone's respective concerns and clarifies what specifically everyone is agreeing to do. A written agreement is even more necessary here given the consent calendar process and the uncertainty that creates for us. We propose a simple written agreement that includes a copy of the revised design as an attachment. It would explain that you wanted the Planning Commission to approve the revised design through the consent calendar process. It would also explain our mutual expectation that bringing it to the Planning Commission via the consent calendar will avoid the need for the DR hearing, and that if the item is pulled from the consent calendar then we all mutually agree that a continuance would be necessary and appropriate to allow everyone to prepare for a formal DR hearing. The agreement would also provide that, if the Planning Commission approves the revised design as we expect it will, then you all will refrain from any future objection to the project or appeals of any permits for the project. Furthermore, as part of this contract, you would agree to not solicit, encourage, or in any way facilitate other individuals or groups (including Protect Noe Valley Charm / Noe Valley Council, surrounding neighbors) in challenging the project.

This would give you the process you want and increase certainty for us. If this is acceptable to you, we would still need to measure Liz / Rachel's window, confirm our agreement to the rear setback, and draw up the revised design. We would supply a draft agreement for you to review. Please let us know if this will work for you so that we can get started and hopefully put this all behind us soon.

Jason

5/20/17 Response from Tony Hartman

Jason,

The point of the consent calendar is to memorialize the agreement through the planning commission process. The planning commission is not going to object to a negotiated agreement. That's what they are hoping all parties will come up with. The likelihood that anyone else would object to the consent calendar agreement (i.e. and take it to public comment) is VERY low. If we all agree and Sylvia gets the item on an earlier planning commission meeting on the consent calendar, there is no notification to anyone that item is even going to be heard at a different date.

The reason we all 4 want to use this process is to avoid any changes on your part. Let's say you decide to sell, etc., then we are not protected.

So - here is the deal - either you agree to the consent calendar process which will memorialize this agreement, or we'll see you at the Planning Commission on July 13th. and yes, at that point we will all be at our original positions.

thanks,

Laurie, Tony, Liz and Rachel

5/19/17 Response from Jason Babcoke

Hello All,

An idea might be for the six of us to meet in person with Sylvia at the planning department to review our and your approach. In short, the issues with the DR consent process that you are suggesting are that the planning commission can still choose to review the project and make changes regardless of us being in agreement and, since the DR consent is still a public hearing, if someone from the general public wants the commission to review it, they can simply show up and request it be reviewed. Because of these two elements, we don't really achieve certainty of outcome on our side and we would still bear the cost and burden of fully preparing for a DR hearing. We also don't understand what you gain by going this route, so maybe you can explain it to us?

To reiterate, our approach would result in the same outcome, but with certainty for all parties without requiring us to prepare for a DR hearing or for all of us to attend one. (under your approach we will have to attend in person). Under our approach we would enter into an agreement with the actual updated plans attached as exhibits. This agreement would require us to submit those plans to the city and you to withdraw your DR's. The new plans would replace the existing plans and become the official plans on record. Sylvia can also send you these new plans directly so you can each confirm that what we agreed to submit, was in fact submitted.

Lastly, if we do go to a DR, we would do so on the original design.

Jason

5/17/17 Response from Tony Hartman

Jason,

We are fine with everything except dropping the DR. Everyone we know who is familiar with this process has been adamant that we go through the consent calendar process. I'm sorry, but we cannot budge on this issue.

Thanks,

Tony

XII – Appendix – DR Negotiation Offers – 5/31 Communication

Hello Rachel, Liz, Laurie, and Tony,

As you know, we intend to make 1132 Sanchez our long-term home and therefore, our relationships with you, our neighbors and the community at large are important to us. However, if we ultimately all go to a DR hearing, we believe our relationships will be significantly strained. In addition, the outcome of a DR hearing will likely be similar to what we have already agreed to (summarized below). Given this, we will accept your approach of going through the Consent calendar process (pasted below) without any additional written agreements. We hope you recognize that this gives us significantly less outcome certainty, but we are interested in reaching a good-faith settlement. If you are interested, please let us know by 6/4 so we can update drawings and complete the necessary paperwork with Sylvia before she goes on vacation on 6/9. For reference, early July would be the target consent calendar vote date.

Thanks,

Jason and Naomi - 5/31/2017

Previously Agreed Upon Concessions:

1. Third Floor Rear Setback – Increase by ~ 2’9” to be co-terminus with Liz / Rachel’s side window
2. Fourth Floor Rear Setback – Increase by 2’
3. Construction Fence – Build a temporary construction fence, similar to the one depicted below, which provides privacy and security. Post construction, we can collaborate on a permanent fence.



DR Requestor’s Suggested Process

Recording of the Agreement: All parties must agree that we must memorialize the above items through the Planning Consent calendar process. How this will work is as follows:

- *New revised architectural drawings to be drawn in accordance with the above setbacks as noted for the third floor and fourth floor, and submitted first to Liz, Rachel, Laurie & Tony for approval.*
- *Once Liz, Rachel, Laurie & Tony approve said drawings, these should be submitted to the planner, Sylvia Jimenez at Planning.*
- *Laurie will then inform Sylvia, who will then schedule a consent calendar approval on the next available planning commission hearing schedule. Liz, Rachel, Tony & Laurie are supportive of an earlier planning commission date (then the currently scheduled DR date of July 13th.)*

XIII – Appendix– DR Negotiation Offers – 6/6

Communication (FINAL OFFER)

Hello Rachel, Liz, Laurie, and Tony,

For everyone's benefit, we wanted to summarize the conversation that we had with Liz and Rachel on the evening of 6/5. In short, Liz and Rachel have requested the following:

1. Prior to construction on 1132 Sanchez street, we repair / rebuild the shared retaining wall and fence separating our properties (i.e. a permanent fence vs. a construction fence as previously discussed)
2. We (Jason and Naomi) pay for 100% of the cost

We (Jason and Naomi) are fine with item #1 and are happy to work with Liz and Rachel on a design that works for all parties. However, fences are fundamentally shared resources & responsibilities; for reference, you can review - California Civil Code 841, also known as the Good Neighbor Fence Act, requires that "adjoining landowners shall share equally in the responsibility for maintaining the boundaries and monuments between them." In this case "monuments" means the fence. Thus, principally we do not agree with item #2. However, to again help expedite this process and as a gesture of good will, we will agree to pay 50% of the cost plus \$1000 based on a mutually agreed upon design that is reasonable and consistent in scope, construction plan, and cost estimate.

Our other concessions still stand (summarized below) including your process ask of going through the Consent calendar (also pasted below) without any additional written agreements.

This week we have meetings with the planning department to either launch the process for the full DR hearing or, if you would like to accept this proposal, switch to the consent calendar process. If you would like to accept this proposal, please let us know by noon on 6/7.

This is our best and final offer.

Thanks, Jason and Naomi – 6/6/2017

Previously Agreed Upon Concessions:

1. Third Floor Rear Setback – Increase by ~ 2'9" to be co-terminus with Liz / Rachel's side window
2. Fourth Floor Rear Setback – Increase by 2'

DR Requestor's Suggested Process

Recording of the Agreement: All parties must agree that we must memorialize the above items through the Planning Consent calendar process. How this will work is as follows:

- *New revised architectural drawings to be drawn in accordance with the above setbacks as noted for the third floor and fourth floor, and submitted first to Liz, Rachel, Laurie & Tony for approval.*
- *Once Liz, Rachel, Laurie & Tony approve said drawings, these should be submitted to the planner, Sylvia Jimenez at Planning.*
- *Laurie will then inform Sylvia, who will then schedule a consent calendar approval on the next available planning commission hearing schedule. Liz, Rachel, Tony & Laurie are supportive of an earlier planning commission date (then the currently scheduled DR date of July 13th.)*

Noe Neighborhood Council

Neighbors committed to fair planning for Noe Valley



June 27, 2017

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

Re: Discretionary Review Hearing for 1132-1134 Sanchez Street – Permit No. 201605026342

President Hillis, Vice President Richards, and Members of the Planning Commission:

On behalf of Noe Neighborhood Council, I am writing to express our support for the requesters of the indicated Discretionary Review and our opposition to the proposed project at 1132-1134 Sanchez Street in its current state. As there are numerous points within the San Francisco Residential Design Guidelines (RDG) that this project falls on as well as missing crucial information from submitted plans, we are puzzled as to how the Planning Department has seemingly ignored these in order to recommend approval. Specifically, our objections are as follows:

Inappropriate 4th Floor

The proposed project does not respect the stepping roofline and topography of the street. The RDGs clearly state that the surrounding context guides the manner in which new structures fit into the streetscape, particularly along slopes and hills (p. 11). Being visibly a full story taller than the adjacent building up the hill, the proposed project ignores this guideline and introduces a significant interruption of the block's roofline progression. Please see the attached graphics that demonstrate the full visibility of this vertical addition from the public right-of-way.

There are no 4-story buildings on this block of Sanchez Street except for the building at the northeast corner of Sanchez and Jersey Streets, which enjoys a different height allotment because it is a corner building and therefore, it cannot be compared to the subject property.

This significant addition in height plus the proposed horizontal addition will greatly impact the light and privacy of the surrounding neighbors making them feel "boxed-in".

Too Big to Build

As the attached Floor Area Ratio (FAR) calculations demonstrate, the average FAR of this block of Sanchez Street is 1.3, which incidentally, is much higher than most other blocks in Noe Valley. At 6,255 square feet for the proposed structure on a 3052.5 square foot lot, the project has an FAR of 2.0, which is much larger than the block's average. This runs counter to the guideline for Building Scale and Form.

If a proposed building is taller than surrounding buildings, or a new floor is being added to an existing building, it may be necessary to modify the building height or depth to maintain the existing scale at the street (p. 24).

At a time when the department is considering to replace Tantamount to Demolition with FAR based expansion limits, it is all the more relevant to look at these numbers. While we do acknowledge that the proposed FAR based Residential Expansion Threshold (RET) is in early stages and has yet to be approved, the fact that the current draft recommends a city-wide FAR of 1.8 for all RH-2 homes shows that this project will be considered too big to build anywhere in the city of San Francisco.

Again, we acknowledge that the proposal for FAR based expansion limits is yet to be ratified but considering that these numbers are recommended by the staff, their relevance to this case is worth noting.

Lastly, we are concerned with the lack of crucial information on the plans that should have been flagged by the staff. It is baffling how the staff accepted plans for review when crucial dimensions and numbers were missing on the drawings. The plans that were sent out for the 311 neighborhood notification have missing total height, missing width, missing dimensions for 3 decks, and missing garage depth. Upon questioning these anomalies, we were told that the cross sections with building height information were included in the original plan set submitted to the department but due to a limit on packet size, the department excluded these sheets from the 311 notification. We were also told that the width of the building and other missing dimensions are measurable because the plans have been drawn to scale. Using the plans we received with the 311 notification on 11" by 17" sheets of paper, the width of the building measures 11 and a half feet per indicated scale of $\frac{1}{4}" = 1 \text{ foot!}$

Clearly, the plans have been drawn to scale but the public does NOT receive large size drawings for which the scale is noted. The purpose of the 311 notification is to inform the public of the upcoming changes in the footprint of a house within 150 feet of their residence so that if they have any questions or concerns, they could raise it within 30 days after receiving this notification. If the drawings sent to public have no dimensions, how are we supposed to ascertain the impact? This is in particular relevant for a project that proposes to go up an additional floor and expand 24 feet into the rear yard with 3 decks on 4 levels.

This is why we urge you to take DR and require the Project Sponsor to remove the vertical addition and reduce the mass and scale of the proposed project to make it more in line with the existing homes on the block.

Sincerely,

Ozzie Rohm

On behalf of the 250+ members of Noe Neighborhood Council

1132-1134 Sanchez



1132-1134 Sanchez



From: [John & Carol Broderick](#)
To: [Jimenez, Sylvia \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [Secretary, Commissions \(CPC\)](#); richhillissf@yahoo.com; [Richards, Dennis \(CPC\)](#); planning@rodneyfong.com; [Johnson, Christine \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)
Subject: 1132-1134 Sanchez Street, SF 94114
Date: Wednesday, June 28, 2017 2:17:31 PM

Dear Honorable Commissioners,

John & Carol Broderick: We are neighbors who live at 367 Jersey Street who wish to express our support for the DR as proposed.

TO BIG TO BUILD: We oppose the over-sized development at 1132-1134 Sanchez Street as proposed.

We ask the San Francisco Planning Department to order the Project Sponsor to comply with the Residential Design Guidelines to maintain the scale and character of our neighborhood and protect neighbors' light and privacy by reducing the expansion both vertically and horizontally.

Inappropriate 4th Floor

There are no 4-story buildings on this block of Sanchez Street except for the building at the northeast corner of Sanchez and Jersey Streets, which by the virtue of being a corner building enjoys a different height allotment and cannot be compared to the subject property.

The additional 4th story will be visible from the public right-of-way regardless of the front setback. This is in particular true when you consider the visibility of this vertical addition from the vantage point of 24th and Sanchez Streets. The RDG clearly states that the surrounding context guides the manner in which new structures fit into the street-scape (p. 11). Being a full story taller than all other buildings on the block (with a single exception of a corner building), the proposed project ignores this guideline and introduces a significant interruption of the block's roofline progression. Please note that even the adjacent building at 1140 Sanchez Street, which at 5,135 square feet happens to be the largest anomaly on the block is ONLY 2 stories over the garage level.

This significant addition in height plus the proposed horizontal addition will greatly impact the light and privacy of the surrounding neighbors making them feel "boxed-in".

In a street with mostly 2-story homes, the proposed project will stick out like a sore thumb should the Planning Department approve these plans in their current state.

If a proposed building is taller than surrounding buildings, or a new floor is being added to an existing building, it may be necessary to modify the building height or depth to maintain the existing scale at the street. Clearly, the proposed scale at the street level is grossly off the charts.

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<!--[endif]-->

From: [Rasa Gustaitis](#)
To: [Jimenez, Sylvia \(CPC\)](#); [Secretary, Commissions \(CPC\)](#)
Subject: Fwd: re 1132-1134 Sanchez DR July 13
Date: Wednesday, June 28, 2017 10:04:53 AM

Regarding 1132-34 Sanchez Street for the DR scheduled for July 13

----- Forwarded message -----

From: **Rasa Gustaitis** <rasa@rasatime.com>
Date: Tue, Jun 27, 2017 at 7:52 PM
Subject: re 1132-1134 Sanchez DR July 13
To: richhillissf@yahoo.com, dennis.richards@sfgov.org, planning@rodneyfong.com,
christine.d.johnson@sfgov.org, joel.koppel@sfgov.org, myrna.melgar@sfgov.org,
kathrin.moore@sfgov.org

Honorable Planning Commissioners,

I'm writing to oppose to the proposed project at 1132-1134 Sanchez Street. I have been living nearby, at 359 Jersey Street, with my family for 43 years, and have seen many changes. That's to be expected, but this particular development, if built as planned, is not at all in keeping with the character of the street and the neighborhood and needs to be modified and shrunk to fit. It also takes another chip out of the rapidly shrinking supply of affordable housing by converting two family sized apartments into two units that are much larger and will be affordable only to people with huge incomes or large inheritances.

Sanchez Street has a harmonious set of rooflines that slope from busy 24th Street to Jersey, and continue south without major intrusions. It's one of those streets San Francisco is known for, pleasing to the eye as you walk south toward 30th Street, past houses that are mostly modest in size and have been enhanced, in recent years, with plantings between sidewalk and street. The proposed 888 square foot addition would jut out aggressively above neighboring buildings, an out-of-scale box that blocks the visual flow of the rooflines, whether or not it is somewhat set back.

Please reject the fourth floor addition and reshape the project to fit into its context, both in front and in the rear, in keeping with the Planning Department's Residential Design Guidelines.

Were it not that I will be traveling on July 13, I would have come to speak in person at the design review hearing scheduled for that day.

Thanks for your consideration,

Rasa Moss 359 Jersey Street, 94114

From: marycmcf@comcast.net
To: [Jimenez, Sylvia \(CPC\)](#)
Subject: RE: permit application 2016.05.02.6342 for 1132-1134 Sanchez Street
Date: Thursday, March 09, 2017 11:40:50 AM

March 2, 2017

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

Permit application 2016.05.02.6342
Block/Lot 6508/004
1132-1134 Sanchez Street
San Francisco, CA 94114

To the planning commission:

I live on the same block of this building, around the corner on 24th street. 1132-1134 Sanchez is a very large building with the current square footage listed as 2,050 sq. ft. While the current desire is for huge monster homes, it's useful to remember that a 1,000 sq. ft. flat is very big.

As owner of an old building, I recognize that buildings require updates and upgrades, remodels, and maintenance. However, these needs are distinctly different from unnecessary expansion. Owning property is and needs be a restricted right. "I want to" is almost always a version of "I want to because then I can sell it for a lot of money no matter how the changes affect the environment, the neighbors, and the city."

This permit request halves open yard space, adds a story and changes the character of the area. All these elements affect the immediate neighbors, the neighborhood, and the city. Each enlargement grants permission for the next enlargement so that now we find people making the ridiculous argument that supply side economics says that building several huge, multi-million dollar houses controls the high cost of housing!

Combined with the hundreds of other home expansion projects, the effect on the environment is not merely local, but global. Habitat fragmentation, usually a term applied to large swaths of open space, like nature reserves, also applies to cities. San Francisco used to have housing built around a central core of backyards. The backyards provided city-wide networks of nesting trees, earth, grass, and vegetation - all of which were vital markers for migratory birds and provided oxygen.

With the loss of nesting songbirds, San Francisco has witnessed an increase in vermin. Songbirds will defend their nests, form groups to kill rats, mice, skunks. Crows, remarkably adaptive birds, do not compete with rodents for food or habitat, so leave them be. If this seems off topic, consider the difference in ambiance between

rows of cawing, black birds and trees of multi-colored warblers, then consider the cost and risk of fostering our already hearty rat population.

Researching the loss of green space in San Francisco is an almost impossible task. There's no single place that tracks building, only records of individual building history. To figure out how many backyards have been lost or shortened I've looked at maps from the PUC, the SF Planning Department, and various outdoors organizations. I also pulled overhead views from NOAA, NASA.

All show a dramatic loss of open space. Open space gives San Francisco it's foggy appeal. Low profile neighborhood buildings kept the streets and sidewalks in sunlight, street trees healthy, and streets channeled breezes rather than functioned as wind tunnels. The city map of the block in question from the SF assessor's website shows a large central, open area in the middle of the block. In fact, the houses have expanded to the point that there's about half the open space of what the assessors map shows. There's little vegetation, but a lot of concrete and decks.

According to Scientific American's Climate Watch, the larger the building the greater the wasted energy and environmental cost - even for LEED certified buildings. Half of all climate change comes from buildings, not merely their existence, but their increasing size, including roofs, siding, and utility usage. More heat means more CO2 pollution. Without the cooling and moisture retaining properties of living open spaces, trees and vegetation, temperatures in US cities have risen 3° in the past twelve years with some cities rising as much as 8°. Even damp Seattle is now almost 5° hotter than it was in 2004.

In every planning meeting I've attended, every notice I've addressed, the statements and promises made by the owners were, at best, incomplete. Every person I've heard claim that a variance or expansion was a necessary accommodation to personal needs, sold the property within a year, only to be pleading the same needs for a different property before another planning panel. Chicanery may not be the case here, but the purposes of an expansion that seems to increase the size by 35% but really doubles the size of the building should be called into question.

Thank you for your attention. I hope this Green City realizes how the loss of genuine green space is a major issue that should be part of all our planning discussions.

Sincerely,

Mary McFadden
3993 24th street
San Francisco. CA 94114

Randy Toy and Debbie Jue
1119 Sanchez Street
San Francisco, CA 94114
415-648-6508

March 13, 2017

Sylvia Jimenez
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103
Email: Sylvia.jimenez@sfgov.org
415-575-9187

Andy Levine, Levine Architecture
447 29th Street
San Francisco, CA 94131
Email: andy@levinearch.com
415-282-4843

Dear Sylvia Jimenez :

This letter is to protest and express concerns on the alteration, vertical addition and rear addition to 1132-1134 Sanchez; Block 6508 and Lot No. 004; Zoning District(s) RH-2/40-X; and Record No 2016-006290PRJ.

We have been living in our Noe Valley home for 20 plus years. Our family owned duplex home is 150 feet of the proposed project for 1132-1134 Sanchez. Noe Valley is the neighborhood known for old two or three stories Victorian homes.

The alteration to this 1132-1134 Sanchez home will be the only monster home (four stories) on this block which is between Jersey and 24th Street. This four stories home is not the typical character of the neighborhood in Noe Valley.

Here are the following reasons on the protect which are exceptional or extraordinary circumstances associated with the project.

- Will block the natural sunlight to the front our house and neighboring houses on this block
- Construction work with the noise, dust and dirt will cause negative harm to our health of chronic obstructive pulmonary disease, heart condition, diabetes, hypertension, migraines
- Will cause more limited parking on Sanchez and adjacent streets; illegal parking of cars/trucks and etc. by the construction workers and/or company; further traffic jams on Sanchez and adjacent streets

I am a 69 years old retired veteran who was instructed by primary care physician at the Veteran's Administration Medical Center to go for daily walks, get fresh air and soak in natural sunlight in order to improve on my quality of life.

We would like to preserve the charm and character of Noe Valley and strongly oppose the alteration, vertical addition and rear addition to 1132-1134 Sanchez. If you have any questions/concern, please contact me at the above telephone number. I will look forward to your response to this letter.

Sincerely,

Randy Toy

Debbie Jue

Randy Toy and Debbie Jue

Letter sent via email on 3/16/17
Hard copy sent via US Mail on 3/17/17

Susan Walia
1139 Sanchez St.
San Francisco, CA 94114
(415) 845-1114

June 29, 2017

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

Dear Commissioners -

I am writing this letter in support of Jason Babcoke and Naoim Newman's residence expansion project at 1132 - 1134 Sanchez Street in Noe Valley. I have lived and worked in Noe Valley for going on 15 years now and I also live directly across the street from Jason and Naomi at 1139 Sanchez Street. In fact, I viewed this home when it was last on the market (before Jason and Naomi purchased it) and have seen firsthand the interior and exterior of the property. Given the size of the backyard and surrounding structures, I would be doing something very similar to what Jason and Naomi are proposing to better utilize the large unused space in the rear of the property had I purchased the property. Additionally, having met Jason previously, I believe him to be a wonderful neighbor in our community - respectful, outgoing, friendly, and honest. Jason and Naomi are the kind of people who add value to our community and city, and are the kind of people I want as neighbors.

As I understand their expansion project they are changing the current apartments into larger, more family sized units (from two 2-bedroom 1-bath units to one 4-bedroom 4-bath unit and one 3-bedroom 3-bath unit), while maintaining unit equity (to include access to the backyard from the lower unit and a rooftop deck for the upper unit) without gross addition or line of sight viewing impairments (contrary to what another neighbor is suggesting). The multiple rear set-backs and reasonably small height increase for a 4th floor addition will allow for the larger unit sizes, both with outdoor access, without any variances! They have engaged a professional architect so that accurate renderings can be presented to the neighborhood to show their good-faith efforts to be transparent about the extent of their project.

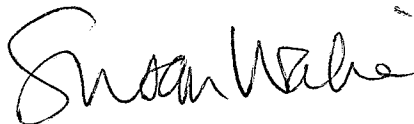
As a long-time Noe Valley resident and business owner, I can appreciate the due diligence San Francisco City officers need to explore all aspects of such a renovation as proposed by Jason and Naomi. I can also appreciate the work that the group Protect Noe's Charm does on behalf of our neighborhood to preserve the charm that is Noe Valley. However I do get concerned when one group and/or one person acts out against all efforts of change, sometimes with mis-information designed to derail a project before it even begins. That's not only unfair, but it is also dangerous and destructive (in my opinion).

So it is with this information that I ask you, esteemed City Planning Commissioners, to fully consider all the information Jason and Naomi present to you with regard to their proposed residence expansion project, as I believe you will then agree that what they are proposing doesn't damage or detract from the heritage, character, well-being and scale of Noe Valley, but rather keeps our community's charm while allowing them to convert their property from two small units to two large family sized units.

I live across the street from Jason and Naomi and I do not believe that their proposed renovation will not impact me or my apartment in the least. When I look at their property and envision their expansion (not just from my unit across the street, but from southern and northern angles as well), I do not believe the small 4th floor addition will encroach on any of the surrounding properties or structures.

I am available should you want to contact me to discuss any or all of my support for the residence expansion project of 1132-1134 Sanchez Street. Thank you for time and attention.

Sincerely,

A handwritten signature in black ink, appearing to read "Susan Walia". The signature is fluid and cursive, with a small mark above the "i" in "Walia".

Susan Walia

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

RE: Expansion Project at 1132-34 Sanchez Street

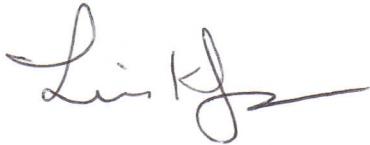
Dear Commissioners:

I am writing in support of the Newman-Babcoke project. I live immediately adjacent to the project and have lived in Noe Valley for 29 years. I enjoy the neighborhood for its diversity and friendly community and plan to remain in the neighborhood long-term. I've also known Jason and Naomi since 2012 when they purchased their home.

As a long-term resident of Noe valley, I was particularly interested in their project and reviewed the plans and generally find the project to be a balanced expansion and am supportive. The front of the building will be preserved and while they are adding a 4th floor, it will hardly be visible from the street. In the rear, they are expanding to the average depth of the adjacent buildings, which also seems reasonable. I also understand the Jason and Naomi would like to start a family, and given that their current unit is a 2 bedroom, I understand the need for expansion.

As a resident of Noe valley, I hope you approve this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lisa Janssen', with a long horizontal flourish extending to the right.

Lisa Janssen

1140 Sanchez Street

San Francisco, CA 94114

Amit & Dr. Geetika Sood
108 San Jose Ave
Unit #1
San Francisco, CA 94110

28 June 2017

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

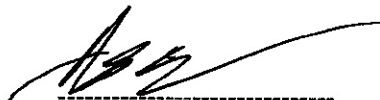
To Whom It May Concern:

My wife and I purchased our residence in 2012. As our family has grown, with the addition of our one year old son, we are so thankful we were able to find a 3 bedroom 2 bath unit in the city of San Francisco. Many of our friends were not so lucky and left this great city, which is why we are writing to express our support of the Babcoke/Newman residence expansion project at 1132-34 Sanchez Street.

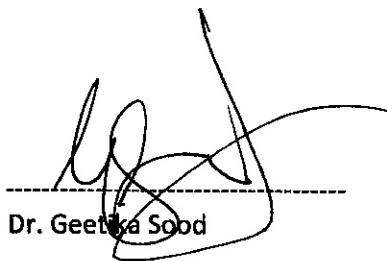
We truly believe that a stronger base of young professionals who want to build a life in the city will lead to better public schools, safer neighborhoods, and a stronger sense of community. However, to achieve that vision more family friendly units (more than 2 bedrooms) are needed. The plan for 1132-34 Sanchez meets this goal by expanding both units in a fair and equitable manner. In addition, the building will retain its charm and continue to fit in with the rest of the neighborhood. The conservative and reasonable approach of the Babcoke/Newman plan demonstrates their understanding of their neighborhood and the guidelines set forth by the city.

We would like to reiterate our support of this plan and encourage the Commissioners approve this plan.

Sincerely,



Amit Sood



Dr. Geetika Sood

Clinton Moloney & Henry Alvidres
577 27th Street Apt 3, San Francisco CA 94131

June 21, 2017

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

Dear Commissioners:

In support of resident expansion project at 1132-34 Sanchez Street, San Francisco

My husband Henry and I have lived in Noe valley for a decade. It's a neighborhood we love that typifies the essential elements of design and living that makes San Francisco one of the most special cities in the country.

This is a neighborhood that real people and real families live in. It's not a museum. We love the balance the planning commission has been striking in enabling the respectful renovation and modernization of Noe Valley. It's something we should all be proud of.

It seems to us that the resident expansion at 1132-34 Sanchez Street is exactly the kind of investment needed to keep Noe viable and livable into the future. We urge you to approve this respectful investment for the following reasons:

- (1) **On character:** The proposed design is totally aligned with the character of the neighborhood;
- (2) **Enables families:** There are so few affordable apartments with enough space for families – we need more renovations that address this pressing need
- (3) **Upgrades housing stock:** With 2/3 apartments in the city being rented, so few landlords are willing to invest in upgrading the quality of old, depreciated space that is barely compatible with family needs. This project addresses that challenge.

While these reasons should be enough based on planning guidelines, I want to highlight something else that will be an additional consideration for planning commissions around the country in the near future – and that is Climate Change.

Mayor Lee and 300 other mayors around the country responded to the federal government pulling out of the Paris agreement by signing their cities on to the Paris agreement. In signing on – the city of San Francisco will need to update its Climate Action Plan by 2020 to ensure that the city can live up to its commitment to a 2 Degree Celsius future.

The most powerful lever American cities, including San Francisco, have to address climate change is increased densification and livability of neighborhoods. We need housing that will convince families to preferentially live in denser cities and not in car dependent suburbs.

The renovations at 1132-34 Sanchez will make the building both radically more efficient for energy and water. But importantly, the renovations will enable a family to live well, with great access to transit.

So while we rebuild the sea wall around San Francisco and replant tidal marshes in the south bay to make us resilient to sea level rise and storm surge – we must also promote denser family living as our considered response to climate change.

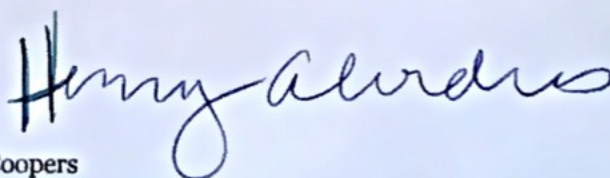
Therefore – I urge you to approve the expansion 1132-34 Sanchez – and other projects like it.

Thank you for your consideration


Clinton Moloney

US Sustainability Advisory Leader -- PriceWaterhouseCoopers

(And proud Noe Valley resident)



Arun Palakurthy
4147 Canyon Road
Lafayette, CA 94549

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

Dear City Planning Commissioners,

I am writing to express my strong support for the Babcock/Newman residence expansion project at 1132-34 Sanchez Street. While I now live in Lafayette, I along with my family were residents of 3831 26th Street as recently as May 30, 2017. My family has a deep attachment to Noe Valley and have found it to be one of the most child and family friendly neighborhoods in all of San Francisco. In total, we were in Noe Valley for six years, one on 26th Street and five on 12 Alvarado Street. Though we loved the neighborhood, we ultimately decided to move out to the San Francisco suburbs in part due to the high cost of housing.

I believe we are just one of many families in Noe Valley that were priced out of the neighborhood. Given this experience, I am strongly in favor of any project that expands the amount of available housing. I am certainly sympathetic to arguments about preservation of character and need for smart development. However, this has to be about finding a reasonable balance. Often, I find the most strident objections are completely backward looking. Instead, I believe that city planning should be realistic about the fact that cities are not static entities. They are dynamic and constantly changing. Smart development should not mean no development. Instead, we ought to seek a balance accommodate the needs of the current and future residents.

I believe that the Babcock/Newman project stays true to this spirit. It is both preserving the traditional Georgian as a nod to the neighborhood's past, but also creating new spaces that would accommodate families like mine. In my mind, this is exactly what enlightened city planning is all about and I urge you to support their efforts in every way. I would be happy to speak further with you if I can be of any help. I can be reached at 415-509-6120. I sincerely hope that for the good of the neighborhood and the city of San Francisco, this project is approved.

Kind Regards,
Arun Palakurthy

M. Hung & H. Wang
1141 Sanchez St
San Francisco, CA 94114

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

June 30, 2017

Dear Commissioners,

We are writing to support our neighbors Babcoke and Newman in the expansion of their residence at 1132-34 Sanchez Street.

We have lived in Noe Valley for approximately a decade and currently live across the street from the residence in question. Based on the renderings of the building expansion shown to us by our neighbors Babcoke and Newman, we do not object to their project. It appears that the fourth floor will only be in the rear of the building and will not be very visible from the street. The Edwardian facade of the building will be maintained and continue to fit into the neighborhood aesthetically.

We believe this is a reasonable and tasteful expansion and see no reason why the Commission shouldn't approve the plan.

A handwritten signature in black ink, appearing to read "M. Hung & H. Wang". The signature is fluid and cursive, with the first name "M." and the last name "Hung" being more prominent.

M. Hung & H. Wang

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

Re: Babcoke/Newman Expansion Project, 1132-1134 Sanchez Street, Noe Valley

To Whom It May Concern:

We are writing this letter as Noe Valley residents of 7+ years and a family of four that loves this neighborhood and the city of San Francisco. We're writing to express support for the Babcoke/Newman expansion project (1132-1134 Sanchez Street, Noe Valley) for several reasons, which we'll lay out below.

As a family of four in a ~1000 square foot 2 bedroom, we're keenly aware of how hard it is to find family-sized housing in the city. Because we love the neighborhood and want to stay in the city, and hope our friends and community have access to housing that allows them to do the same, we are generally in support of tasteful, neighborhood context-consistent expansion projects that create more family sized units while preserving the context and architectural elements of the neighborhood we've come to love. We appreciate that they are converting dead space (a concrete slab in the backyard) into living space by expanding to the rear of the property to match their neighbors; it is an efficient use of space to make more family-sized units in Noe.

Having seen a considerable number of expansion projects around us in Noe Valley in the neighborhood over the past 7 years, and having reviewed the plans for the Babcoke/Newman project, it reassuring to see such a respectful expansion:

- The two units are relatively equal in size
- There is minimal visibility from the street
- They are preserving the Edwardian facade

We love walking around the neighborhood as a family and the charm of all the houses. Its great to know this project will preserve that charm.

As fellow Noe Valley residents, we support this project and hope the Commissioners will approve the plans. Please feel free to contact us with any questions.

Sincerely,



Stuart & Annie Frye
419 27th Street
San Francisco, CA 94131

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

We are writing to express our support for the Babcoke/Newman residence expansion project at 1132-34 Sanchez Street.

We are a family of four who live in Noe Valley. We are long-time San Francisco residents, who at various times have lived all over the city. When it came time for us to settle down and raise a family we chose Noe Valley because it's such a family friendly neighborhood that combines everything we love about the city while still maintaining a community feel.

We previously lived in a number of different apartments, and we were daunted by the task of finding affordable housing that could accommodate four of us, while staying in the city. Ultimately we ended up buying a small house and then renovating and expanding it to fit our needs, so we know first hand the challenges of trying to find family housing, on a reasonable budget, here in San Francisco.

When we look at the plans for the Babcoke/Newman residence we see exactly the type of expansion the city should be encouraging, and I'm disappointed that a few selfish neighbors are trying to oppose it. First off the project creates more family sized units in the city, helping families like ours, who love San Francisco and don't want to be banished to the suburbs, find a reasonable place to live. Secondly, this project fits the character of the neighborhood, from the size to the style it's a perfect complement to the buildings and streets immediately around it, and throughout Noe. Thirdly, it preserves the historical look and feel of the building, and even the 4th floor addition is setback from the street so as to be unobtrusive.

We urge the Commissioners to immediately approve this project (as the City Planning Dept has already done). This is exactly the type of project we should be encouraging more of in Noe Valley.

Please feel free to contact us with any questions, our details are below.

James Murray

A handwritten signature in dark ink, appearing to read 'J. B. Murray', with a long horizontal flourish extending to the right.

Rebecca Rozell

A handwritten signature in dark ink, appearing to read 'Rebecca Rozell', written in a cursive style.

65 Newburg St.

San Francisco, CA 94131

Chrissy & Tim Trampedach
636 Wisconsin St
San Francisco, CA 94107

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

RE: Support of the Babcoke/Newman residence expansion project at 1132-34 Sanchez Street

Dear Members of the San Francisco City Planning Department,

It has come to our attention that two Discretionary Reviews have triggered a further review of the the 1132-34 Sanchez Street project by the City Planning Commission. We would like to voice our strongest support in favor of the plans submitted by Naomi Newman and Jason Babcoke to renovate their residence.

As 9-year residents of San Francisco, including 6 years in the 3-bed/2-bath residence we own at 636 Wisconsin Street, we are committed San Francisco residents and are proud to call the city our home. In fact, we are so committed that when we expand our family, we've already made the conscious decision to raise our children in this city.

In order to allow more families like ours to raise children in the city, we know that the city needs more housing that's appropriately sized for families. The 1132-34 Sanchez Street project is an excellent example in which two units that each comfortably support a family of 4 would be part of the city housing stock and prevent the further flight of young families out of the city. To us, having families in the city protects the charm and neighborhood feeling we crave.

Of course such projects should not come at a cost or burden to anyone. Having extensively studied the plans, I struggle to understand the reservations of the neighborhood. Firstly, the Edwardian facade will be maintained and there is almost no ability to see the fourth floor expansion from the street. In essence, the front of the building will be entirely unchanged.

Second, open space will be maintained, including equal access between both units to outdoor space and at a greater level than available to the current two units.

Third, this project is of lesser mass than neighboring dwellings which have been recently expanded without interference or complaint from the neighborhood.

Fourth, Naomi and Jason plan to use one residence for themselves and rent the other out. They are not developers, speculators or "flippers." They are committed to living at this address.

Lastly, as close friends of Naomi and Jason, we acknowledge that there is every reason for us to be biased in our reading of this situation. But facts are facts and we are highly objective individuals that make decisions based on data, not hearsay. Any rational individual would come to the same conclusion that we've come to: this project meets all the criteria set forth by the city, has appeased all relevant parties and is a net positive for the goals of the city.

We therefore respectfully request the San Francisco City Planning Department to allow this project to proceed as currently approved.

Sincerely,


Chrissy Trampedach
chrissy.trampedach@gmail.com
415-264-8096


Tim Trampedach
tim.trampedach@gmail.com
415-852-0731

The Fenwick Family

399 Duncan Street, San Francisco, CA 94131

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

Dear Commissioners:

We are writing to express our support of the Babcoke-Newman residence expansion project at 1132-34 Sanchez Street.

We have lived in San Francisco for close to nine years. We purchased a condo in Noe Valley two years ago as we felt it was a great place to start a family. We now live at the corner of Duncan and Sanchez Streets, a few blocks from the Babcoke-Newman family, in the bottom unit of a two-unit condo building with our dog and our six-month-old daughter. We love living in Noe as it is important to us to have enough space to grow our family and still remain in San Francisco.

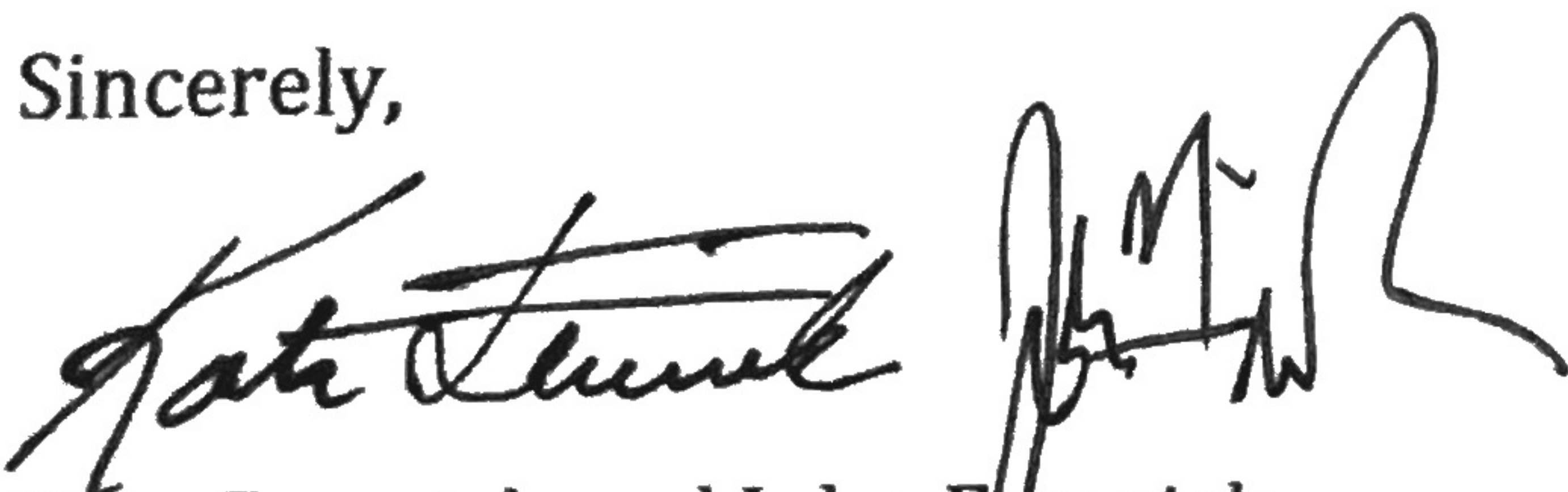
Given the challenges that exist in San Francisco around finding appropriately sized family dwellings and the tendency toward urban flight once couples have children, we are fully supportive of the Babcoke-Newman expansion project.

We have reviewed their plans and appreciate that they will be creating more family sized dwellings (like our own) by converting two two-bedroom/one-bath apartments into a four-bedroom/four-bath unit and a three-bedroom/three-bath unit. We would love to see more families invested in the community be able to remain residents of the city, especially Noe Valley.

The proposed changes to the building also appear to very much fit within the context of our unique neighborhood by preserving the original architectural elements of the façade and with the expansion minimally visible from the street.

We are fully supportive of the project and encourage you, Commissioners, to approve the Babcoke/Newman residence expansion project at 1132-34 Sanchez.

Sincerely,

The block contains two handwritten signatures in black ink. The signature on the left is 'Kate Fenwick' and the signature on the right is 'John Fenwick'. Both are written in a cursive, flowing style.

Kate Fenwick and John Fenwick
399 Duncan Street
970-729-0278

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

We are writing this letter in support of the Babcoke/Newman residence expansion project at 1132-34 Sanchez Street. This project is precisely the type of project that will contribute towards a family friendly San Francisco that continues to thrive.

We have been Noe Valley residents for a decade and residents of San Francisco even longer. We are grateful to call this neighborhood home. We have spent much personal time discovering the history of the neighborhood. We have also read, studied and understood the Planning Department's Residential Guidelines. It is our belief that Residential Guidelines are a solid framework and define a stylistic context that we like to see in our neighborhood. We are active in community outreach and regularly attend development and planning meetings held by SFMTA, SFPD, our district Supervisor and other local community groups who discuss the neighborhood and development in it.

We have reviewed the plans with the Jason and Naomi, and discussed it in great detail. Drawing from our understanding and experiences, we strongly believe that their thoughtful design unequivocally fits the context of the neighborhood. Jason and Naomi have shown appreciation for their home in key ways - historical, visual character, massing and scale. Historical architectural elements of the facade are to be preserved and any vertical improvements are setback to maintain the existing streetscape. They, and their team, have proposed a project that is harmonious with neighborhood character and preservation; progressive and not stagnant.

In 2014 we were fortunate enough to become homeowners in the neighborhood. We know how limited, difficult and strained housing is in the city and neighborhood. We appreciate that this project is enhancing, improving and investing in two equal units that could accommodate future families, like our own, and adds much needed value to the odiously constrained housing supply.

This project is modest, reasonable and seeks to improve the utility of the property. The proposed enhancements are valuable and constitute a lasting contribution. As those entrusted in the planning of our city, we urge you to continue to support and approve the Babcoke/Newman residence, as proposed, and help them - and other young, thoughtful, hard-working aspiring families like them - to contribute to a livable, functional and current city.

Sincerely,

A handwritten signature in black ink, appearing to read "Simon Goldrei Jennifer Cohn-Goldrei". The signature is fluid and cursive, with the first names being more prominent.

Simon Goldrei and Jennifer Cohn-Goldrei
935 Diamond Street
San Francisco, CA 94114



CAROLYN & TAYLOR SMALL

624 Congo St. | San Francisco, CA | 94131

June 18, 2017

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


Dear City Planning Commissioners:

We are writing to express our support of the Babcoke/Newman residence expansion project at 1132-34 Sanchez Street.

We moved to San Francisco in early 2013 and lived in a two bedroom/one bath flat in Noe Valley (616 Diamond Street) for our first two years in the city. After a couple of years in that apartment, we realized we wanted to start a family and would need a bigger home if we were going to stay in San Francisco. We searched for a home that would fit our budget and needs for nearly six months, and placed multiple offers on city homes. Finally, in 2015, we purchased a single family, three bedroom/two bath house home in Glen Park and our first child, Alex, was born shortly thereafter in March 2016.

In deciding whether we could realistically stay in the city to raise our child, it was essential to us that we find a larger home with enough bedroom space for our children, bathroom privacy for ourselves, outdoor space for play, and guest space for out-of-town family and friends. We feel fortunate that our current home meets these criteria, but finding our house was a long process and we very nearly gave up looking. We have firsthand knowledges of the challenges young families are having finding housing in the city that both meets their needs and is affordable.

This is the primary reason why we are so supportive of the Babcoke/Newman expansion project. Naomi and Jason are converting two two bedroom/one bath apartments into two larger, more family-friendly sized units. We especially appreciate their efforts to create two more family-friendly housing units in the city, especially two housing units that are subject to rent control.



[REDACTED]

We have also seen their plans for their expansion, and believe the renovated units will be units in which families will be eager to live. The units will be expanded to two equally-sized, equally-attractive units and both will have ample access to outdoor space (yards and decks), something that is absolutely crucial to San Francisco families.

Finally, as former Noe Valley residents and current residents of an adjacent neighborhood, Glen Park, we appreciate and value the character and history of these neighborhoods. We believe that the Babcoke/Newman project is true to the character of the neighborhood. They plan to keep the Edwardian façade of their home and have prioritized a staggered design with setbacks, in order to maintain light to adjacent properties and ensure that their building respects the look of the neighborhood.

We fully support the Babcoke/Newman project and encourage the Commission to approve the plans. Please do not hesitate to contact us if you have any questions.

Sincerely,

Carolyn P. Small

Taylor Small

Carolyn & Taylor Small

The Fenwick Family

399 Duncan Street, San Francisco, CA 94131

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

Dear Commissioners:

We are writing to express our support of the Babcoke-Newman residence expansion project at 1132-34 Sanchez Street.

We have lived in San Francisco for close to nine years. We purchased a condo in Noe Valley two years ago as we felt it was a great place to start a family. We now live at the corner of Duncan and Sanchez Streets, a few blocks from the Babcoke-Newman family, in the bottom unit of a two-unit condo building with our dog and our six-month-old daughter. We love living in Noe as it is important to us to have enough space to grow our family and still remain in San Francisco.

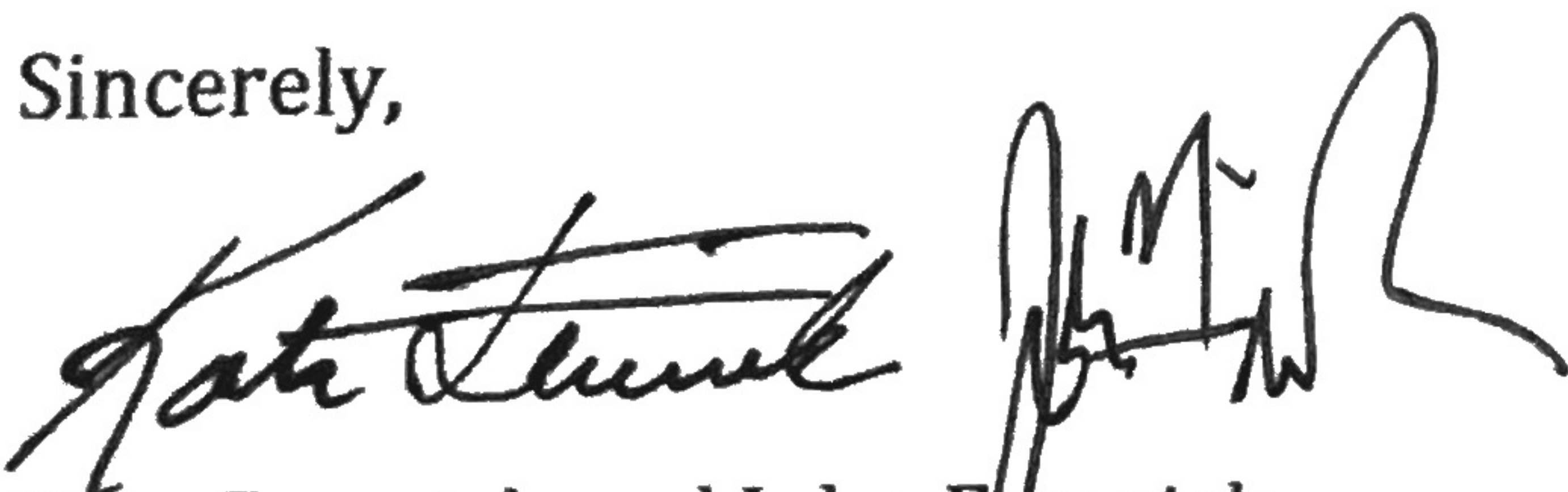
Given the challenges that exist in San Francisco around finding appropriately sized family dwellings and the tendency toward urban flight once couples have children, we are fully supportive of the Babcoke-Newman expansion project.

We have reviewed their plans and appreciate that they will be creating more family sized dwellings (like our own) by converting two two-bedroom/one-bath apartments into a four-bedroom/four-bath unit and a three-bedroom/three-bath unit. We would love to see more families invested in the community be able to remain residents of the city, especially Noe Valley.

The proposed changes to the building also appear to very much fit within the context of our unique neighborhood by preserving the original architectural elements of the façade and with the expansion minimally visible from the street.

We are fully supportive of the project and encourage you, Commissioners, to approve the Babcoke/Newman residence expansion project at 1132-34 Sanchez.

Sincerely,

The block contains two handwritten signatures in black ink. The signature on the left is 'Kate Fenwick' and the signature on the right is 'John Fenwick'. Both are written in a cursive, flowing style.

Kate Fenwick and John Fenwick
399 Duncan Street
970-729-0278

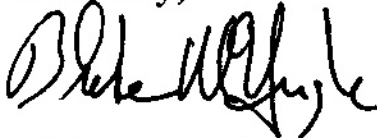
City Planning Commissioners
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103
June 30, 2017

Dear Planning Commissioners,

My wife and I live directly across the street from the Babcoke-Newman residence expansion. We bought our house at 1133 Sanchez St. in 1989 so we've seen many changes in the neighborhood but after surveying the plans of this project, about a year ago, we saw no problems. Keeping the Edwardian facade is key to the Noe Valley character so Babcoke-Newman must have the right intentions. The vertical addition doesn't have much of an impact since this part of Noe Valley doesn't really have views.

Living in our just over 1000 sq. ft. Victorian home, in a very compact city, I support an expansion done in such an aesthetic manner.

Sincerely,

A handwritten signature in black ink, appearing to read "Blake McHugh", written in a cursive style.

Blake McHugh
1133 Sanchez Street
San Francisco, CA 94114
(415) 643-6546
blakemchugh@sbcglobal.net

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

RE: Project at 1132-34 Sanchez Street

Commissioners:

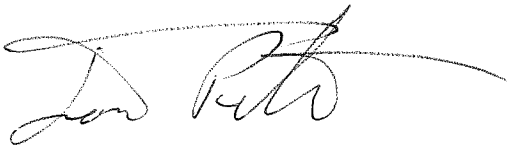
I am writing in support of expansion project at 1132 Sanchez Street, the Babcoke-Newman property. I own 1146 Sanchez and 218 Jersey street, both of which are in close proximity to the project.

I have examined the plans for expansion and am supportive. In particular:

1. The front façade of the building will not be changed, keeping the original design
2. The rear expansion is to the same depth as the buildings on either side, so no real practical impact to either property
3. The addition on the 4th floor is about 20 feet from the front of the building, minimizing any impact to the general public
4. The rear of the building is staggered, minimizing any impact to light or views to neighboring properties

As a property owner on same block, in Noe valley, I hope you approve this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tom Petersen', with a long horizontal flourish extending to the right.

Tom Petersen

1148 Sanchez St.

San Francisco, CA 94114

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

To Whom It May Concern:

My name is Vishwas Prabhakara, a San Francisco homeowner, and I am writing to express support for the Babcoke/Newman residence expansion project at 1132-34 Sanchez Street.

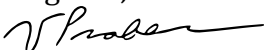
My wife and I own a home at 35 Manzanita Avenue, San Francisco, CA 94118, which we live in with our 2 young children, with a third on the way. This is our second property we've owned in San Francisco. We previously bought (and have since sold) a three bedroom condo in NOPA. When we were looking to add some more space and a fourth bedroom, our initial area of interest was Noe Valley. In fact, we bid on one home there, only to find that while we offered well above the listing price, we were still significantly short of the winning bid. Due to the limited housing stock for a growing family in Noe Valley, we ended up buying in Laurel Heights. I have lived in San Francisco for 11 years (2 years in the early 2000's, and the last 9 years), while my wife has lived here for 8 years.

We are supportive of the Babcoke/Newman residence expansion because it is adding quality housing stock while keeping in the character of the neighborhood we initially wanted to raise our family in. In addition, the fact that it is making both units good for growing families is important to us, as there is a very low percentage of families with children in San Francisco as compared to many other major U.S. metros. Much of this is driven by the availability of housing, and its affordability. For example, a well-off family friend of ours could not find an affordable 3-bedroom in San Francisco, and ended up moving to Richmond.

San Francisco has a powerful and growing economy. As a result, it is attracting lots of great talent to power that economy. It only makes sense that we support additional housing for this great talent at every chance we get. This is one of those chances.

As a San Francisco homeowner for over 6 years, and an 11 year resident, I strongly urge you to approve the Babcoke/Newman residence expansion project at 1132-34 Sanchez Street. Feel free to reach out to me with any questions you may have.

Regards,



Vishwas Prabhakara
35 Manzanita Ave
San Francisco, CA 94118
vsprabhakara@gmail.com

July 3, 2017

From: Haley Bryan
1110 Sanchez Street, San Francisco, CA 94114

To: City Planning Commissioners
San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103

To Whom It May Concern:

I'm writing to offer my support for the Babcoke/Newman residence expansion project at 1132-34 Sanchez Street. I live two homes down with my husband, one-year-old son, and dog at 1110 Sanchez Street, which we have rented from the homeowners since February 2016. When we moved to Noe Valley when I was six months pregnant, we wanted to find a neighborhood that was within close proximity to Bart, the major highways, and one that enabled us to wander freely and safely as a new family of three. Before we signed our lease at our current residence, we spent months looking for an apartment that would be safe and spacious enough for our growing family. When we found this home, we were excited to move in, but were also saddened at the extreme costs of living in a two-bedroom home. It seems as though two full-time working parents with six figure jobs could afford it easily, but it is a stretch for us.

This is why I'm offering my support for the expansion project mentioned above. Our city needs more (somewhat affordable) housing and the only way for that to happen is to build, expand, and consider new ways to make this city affordable enough for families like mine to stay for the long term. Unfortunately, these changes will come too late for us, most likely, as we'll end up moving back to Georgia where we can afford to purchase a home, but our careers will suffer since the great jobs are here. It's an unfortunate reality many families like ours are facing, but the small homeowner-initiated projects like these are the ones that will help us to incrementally change the city for the better. They're not asking to build a sky-scraper, or anything offensive. The style is perfectly in-line with the rest of the homes in our city and they've made a conscious effort to work with their current home rather than tear it down and start over, which would be much more intrusive than a simple expansion and renovation. When the project is completed, they'll have a larger home that can accommodate two families rather than one, which means one less family has to move away from this great city because they couldn't find housing.

We have to start somewhere before this city only belongs to the single, 20-somethings. Change at the city planning level is clearly taking too long to make a big impact. Let's start with the homeowners-- those lucky few who can afford to buy these homes-- so we can all start moving in the right direction together.

Sincerely,

Haley Bryan