



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: FEBRUARY 22, 2017

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: February 15, 2017
Case No.: **2016-009992DRP-02**
Project Address: **586 SANCHEZ STREET**
Permit Application: 2016.07.13.2269
Zoning: RH-3 [Residential House, Three-Family]
40-X Height and Bulk District
Block/Lot: 3584/017
Project *Sponsor:* Mitchell Fox
586 Sanchez Street
San Francisco, CA 94114
Staff Contact: Veronica Flores – (415) 575-9173
veronica.flores@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The proposal includes a vertical addition and new roof deck to an existing two-unit building. The proposal also includes façade alterations and interior renovations.

SITE DESCRIPTION AND PRESENT USE

The subject property is located on the west side of Sanchez Street at 19th Street. There are currently two separate structures on the property: a two-unit building at the front of the property, which includes the proposed project, and a one-unit cottage at the rear of the property which does not have any proposed changes.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located within the Castro/Upper Market Neighborhood Commercial District in District 8. The project site is a few blocks west of Mission Dolores Park. The block itself is on a lateral slope and includes a variety of architecture and multi-unit buildings. The majority of properties within the area are located within RH-2 and RH-3 Zoning Districts.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRE D PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	November 8, 2017 – December 8, 2017	December 8, 2017	February 22, 2018	76 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	February 12, 2018	February 11, 2018	11 days
Mailed Notice	10 days	February 12, 2018	February 12, 2018	10 days

PUBLIC COMMENT

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

The DR requestor and a few neighbors had concerns regarding the proposed vertical addition and overall massing of the proposal. Another DR requestor had privacy concerns regarding the proposed windows on the ground floor, but has since withdrawn their DR.

DR REQUESTOR

Julia Brown, 3869 19th Street, San Francisco, CA 94114

DR requestor is uphill neighbor across the street southeast of subject property.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated December 8, 2017.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated January 31, 2018

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 deemed the project complies with the Residential Design Guidelines for the Discretionary Review concerns. To further enhance compliance with the guideline to “respect the topography of the site and the surrounding area,” (page 11), provide a 15’ setback of the top story from the front plane of the building façade and reshape the roof to avoid being contrary to the

prevailing slope at the street. Additionally, to comply with the guideline to “articulate the building to minimize impacts on light and privacy to adjacent properties” (pages 16-17), provide 5’ setbacks of all guardrails on all property lots lines and front building wall.

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

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

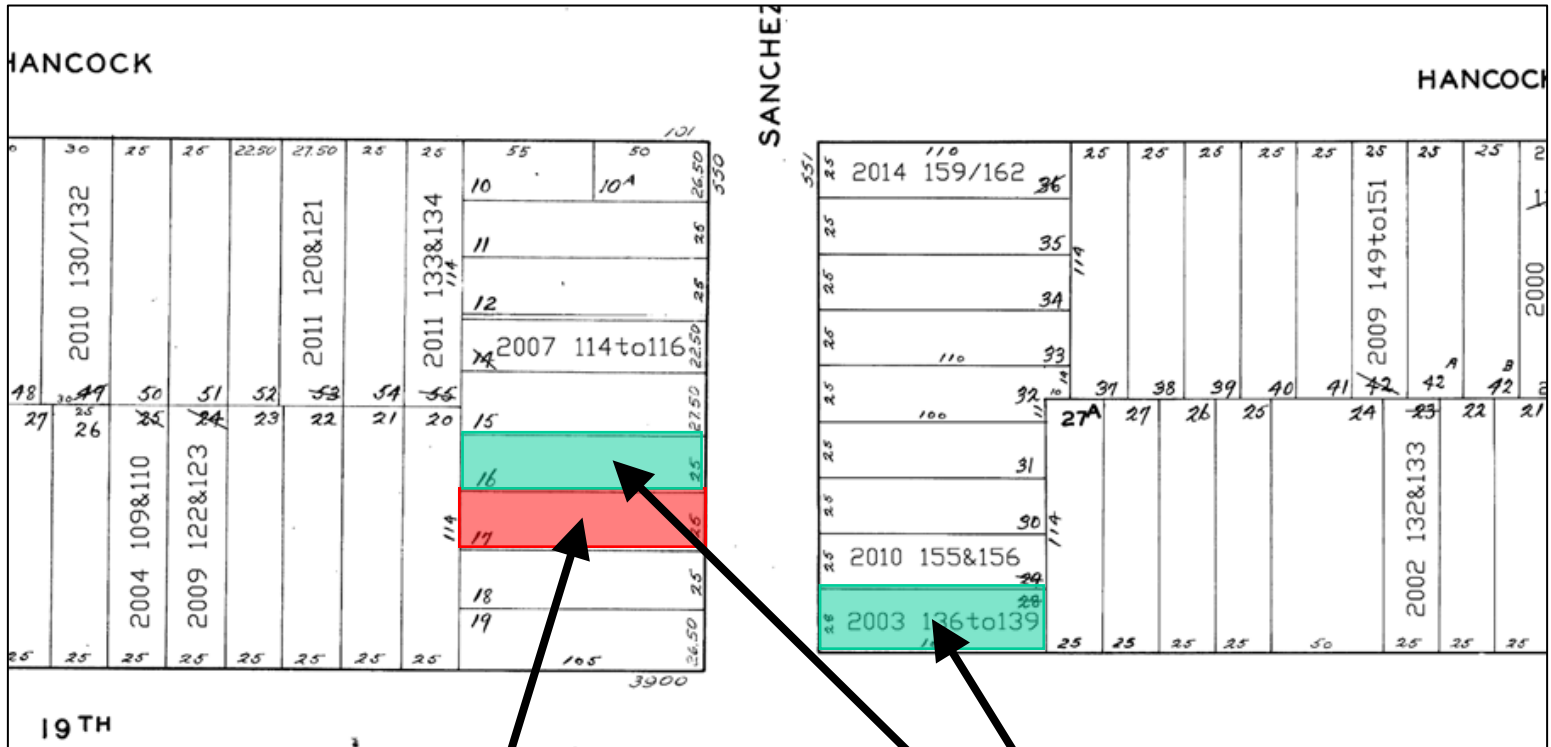
Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
DR Applications
Responses to DR Applications dated January 31, 2018
 Letter from property owners
 Photographs
 Supplemental Survey and Height Information
 Correspondence with Neighbors
Reduced Plans and Perspectives
Public Comments

VF: M:\Planning Production\ID2\A4A7DACD-B0DC-4322-BD29-F6F07103C6E0\0\976000-976999\976278\IL\586 Sanchez St_DR - Abbreviated Analysis v2 (ID 976278).docx

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Exhibits

Parcel Map



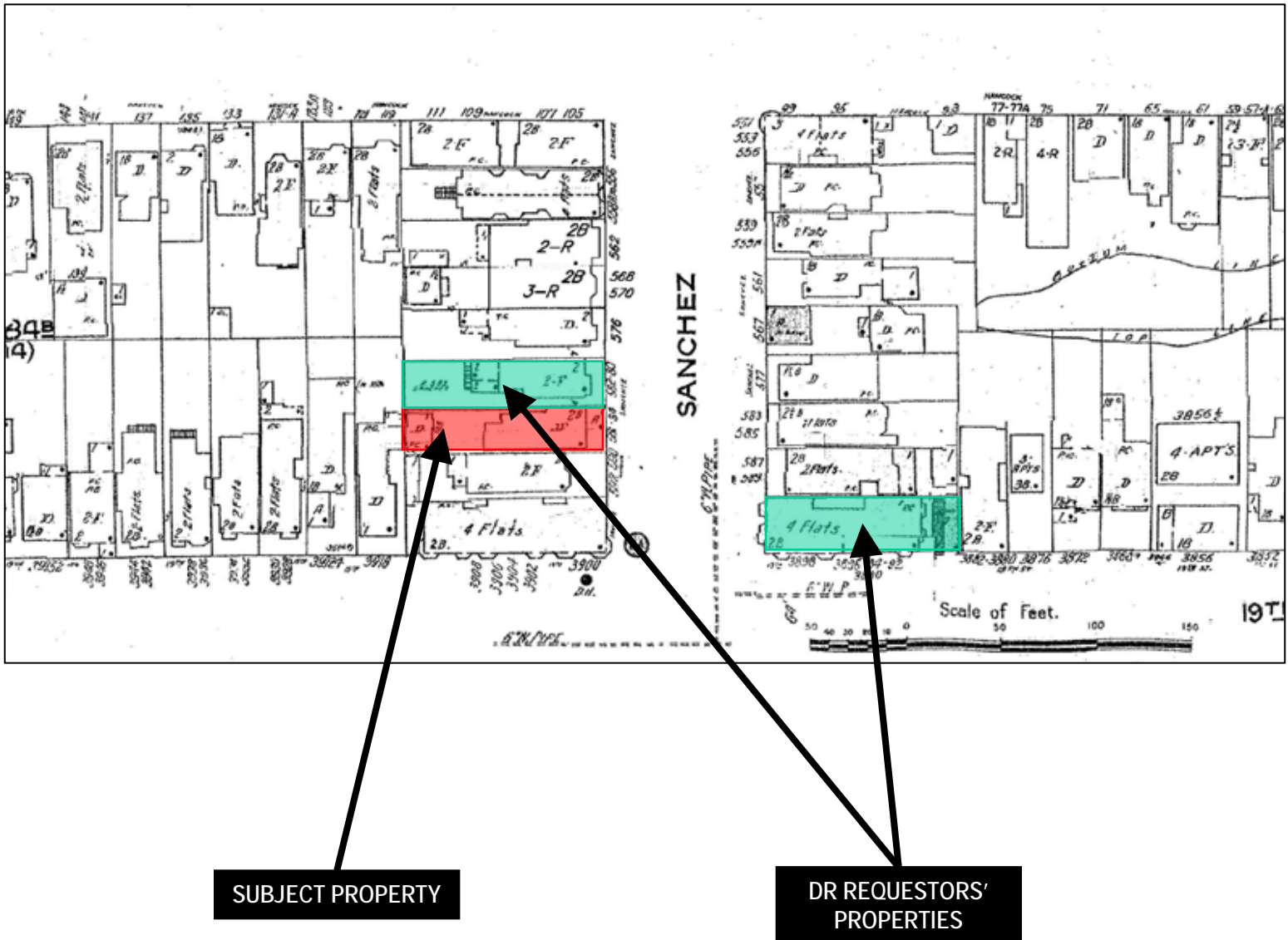
SUBJECT PROPERTY

DR REQUESTORS' PROPERTIES



Discretionary Review Hearing
Case Number 2016-009992DRP-02
586 Sanchez Street

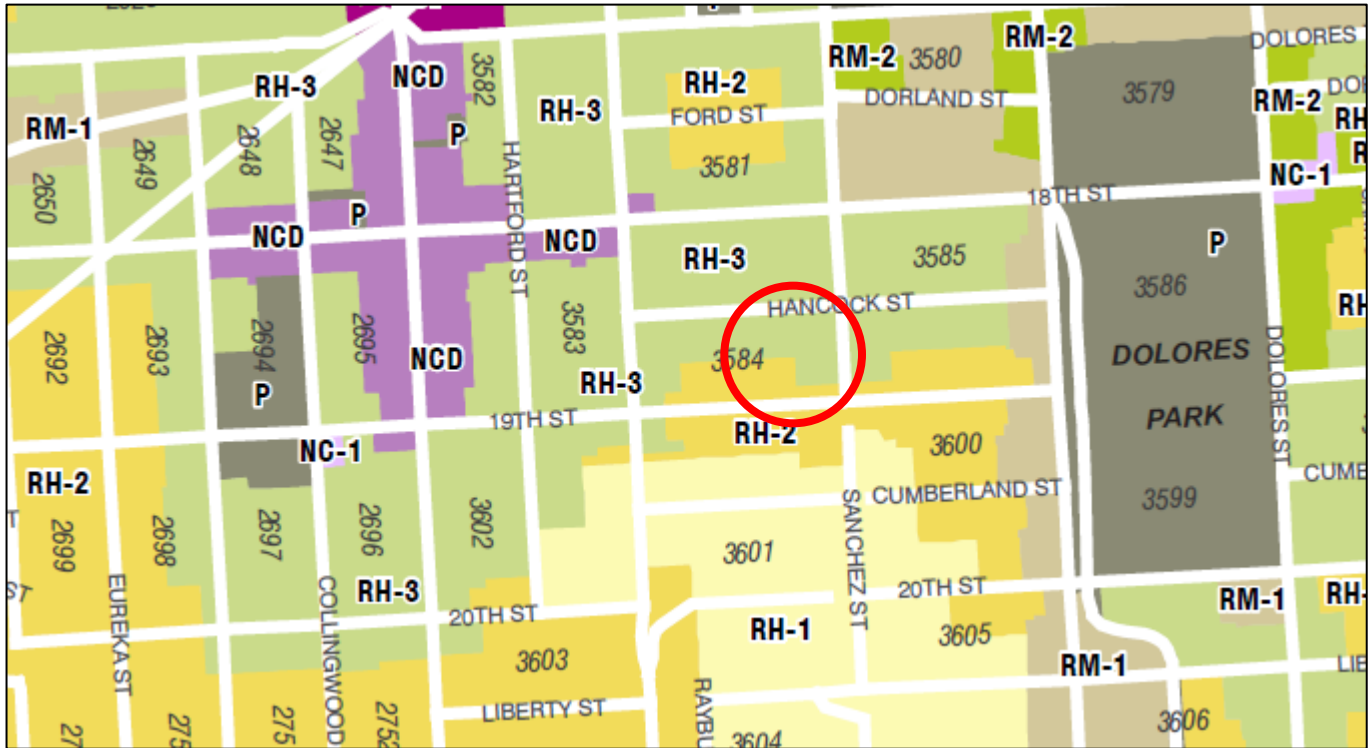
Sanborn Map*



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

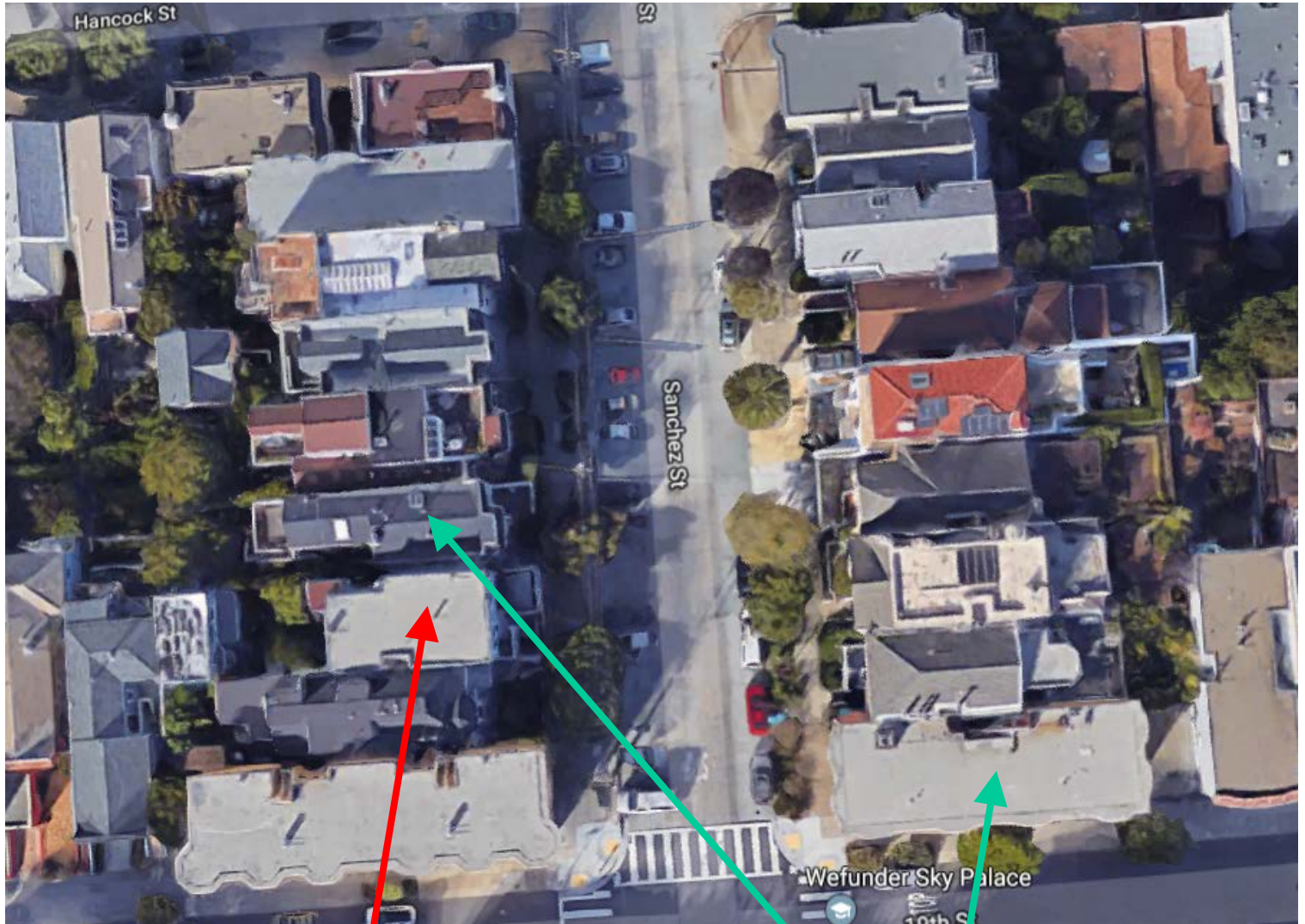


Zoning Map



Discretionary Review Hearing
Case Number 2016-009992DRP-02
586 Sanchez Street

Aerial Photo



SUBJECT PROPERTY

DR REQUESTORS'
PROPERTIES



Discretionary Review Hearing
Case Number 2016-009992DRP-02
586 Sanchez Street

Aerial Photo



SUBJECT PROPERTY

DR REQUESTORS'
PROPERTIES



Discretionary Review Hearing
Case Number 2016-009992DRP-02
586 Sanchez Street

Aerial Photo



DR REQUESTORS'
PROPERTIES

SUBJECT PROPERTY



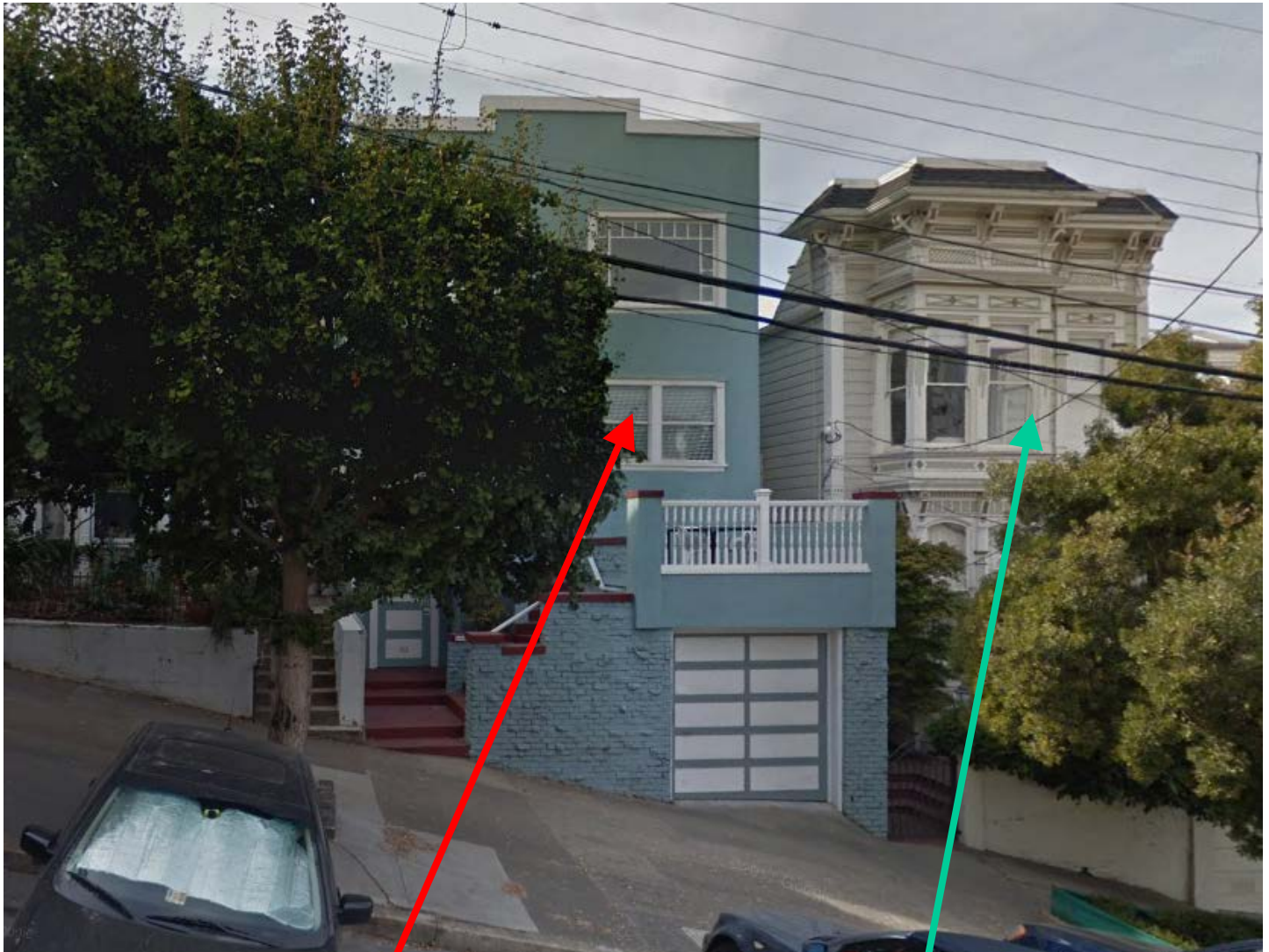
Discretionary Review Hearing
Case Number 2016-009992DRP-02
586 Sanchez Street

Aerial Photo



Discretionary Review Hearing
Case Number 2016-009992DRP-02
586 Sanchez Street

Site Photo



SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY*

**The second DR Requestor's Property is not visible from this vantage point.*

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SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **July 13, 2016**, the Applicant named below filed Building Permit Application No. **2016.07.13.2269** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	586 Sanchez Street	Applicant:	Mitchell Fox
Cross Street(s):	Hancock 19th Streets	Address:	586 Sanchez Street
Block/Lot No.:	3584/017	City, State:	San Francisco, CA 94114
Zoning District(s):	RH-3 / 40-X	Telephone:	(415) 755-8820
Record No.:	2016-009992PRJ	Email:	mitchellwfox@gmail.com

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

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input 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	13 feet	No Change
Side Setbacks	None	No Change
Building Depth	49 feet 6 inches	No Change
Rear Yard	29 feet 4 inches between two buildings	No Change
Building Height	28 feet 6 inches	38 feet 4 inches
Number of Stories	Three	Four
Number of Dwelling Units	Two	No Change
Number of Parking Spaces	One	No Change
PROJECT DESCRIPTION		
The proposal includes a vertical addition and new roof deck to an existing two-unit building. The proposal also includes façade alterations and repairing the rear stairs and rear deck in-kind. See attached plans.		
The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.		

For more information, please contact Planning Department staff:

Planner: Veronica Flores
Telephone: (415) 575-9173
E-mail: veronica.flore@sfgov.org

Notice Date: 11/8/17
Expiration Date: 12/8/17

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.

Application for Discretionary Review

CASE NUMBER:
For Staff Use only

2016-009992 DRP

APPLICATION FOR Discretionary Review

RECEIVED

DEC 07 2017

1. Owner/Applicant Information

DR APPLICANT'S NAME: Shireen Lee		
DR APPLICANT'S ADDRESS: 580 Sanchez Street, San Francisco	ZIP CODE: 94114	TELEPHONE: (415) 823-0966
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Mitchell and Ellaine Fox		
ADDRESS: 586 Sanchez Street, San Francisco	ZIP CODE: 94114	TELEPHONE: (415) 755-8820
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS: shireen_lee@yahoo.com		

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

2. Location and Classification

STREET ADDRESS OF PROJECT: 586 Sanchez Street		ZIP CODE: 94114
CROSS STREETS: Hancock/19th Streets		
ASSESSORS BLOCK/LOT: 3584 /017	LOT DIMENSIONS: 105' x 25'	LOT AREA (SQ FT): 2625 sq ft
ZONING DISTRICT: RH-3		HEIGHT/BULK DISTRICT: 40-X

3. Project Description

Please check all that apply

Change of Use ☐ Change of Hours ☐ New Construction ☐ Alterations ☒ Demolition ☐ Other ☐Additions to Building: Rear ☐ Front ☐ Height ☒ Side Yard ☐
Residential

Present or Previous Use:

Proposed Use: Residential

Building Permit Application No. 2016.07.13.2269

Date Filed: July 13, 2016

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 have had several discussions with our neighbors about our specific concerns but to date our neighbors have not agreed to modify their project to address our concerns. We hope those discussions will continue and that we will be able to reach an agreement and avoid a hearing before the Planning Commission.

Discretionary Review Request

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

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

See Attachment A

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

See Attachment A

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

See Attachment A

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: _____

12/7/17

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

Shireen Lee, Owner

Owner / Authorized Agent (circle one)

Discretionary Review Application Submittal Checklist

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

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns	<input checked="" type="checkbox"/>
Covenant or Deed Restrictions	<input type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
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:

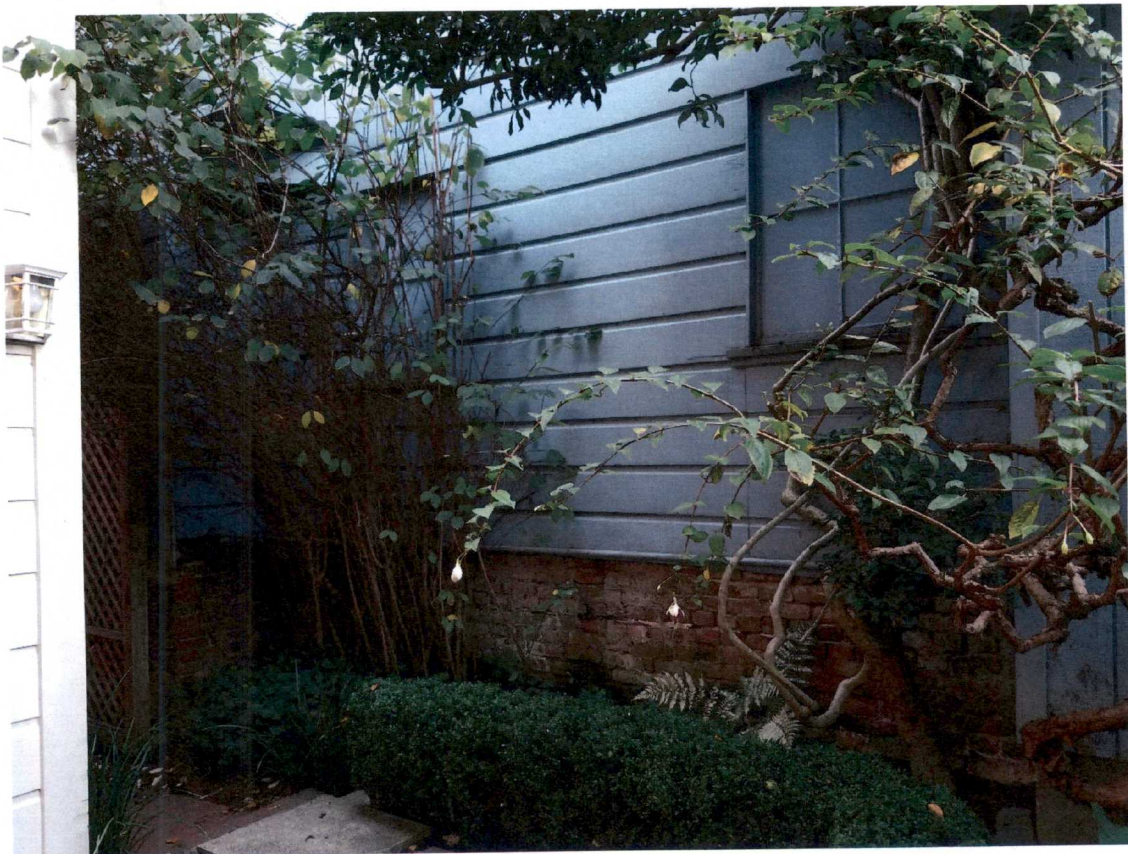
By: _____

Date: _____

Attachment A

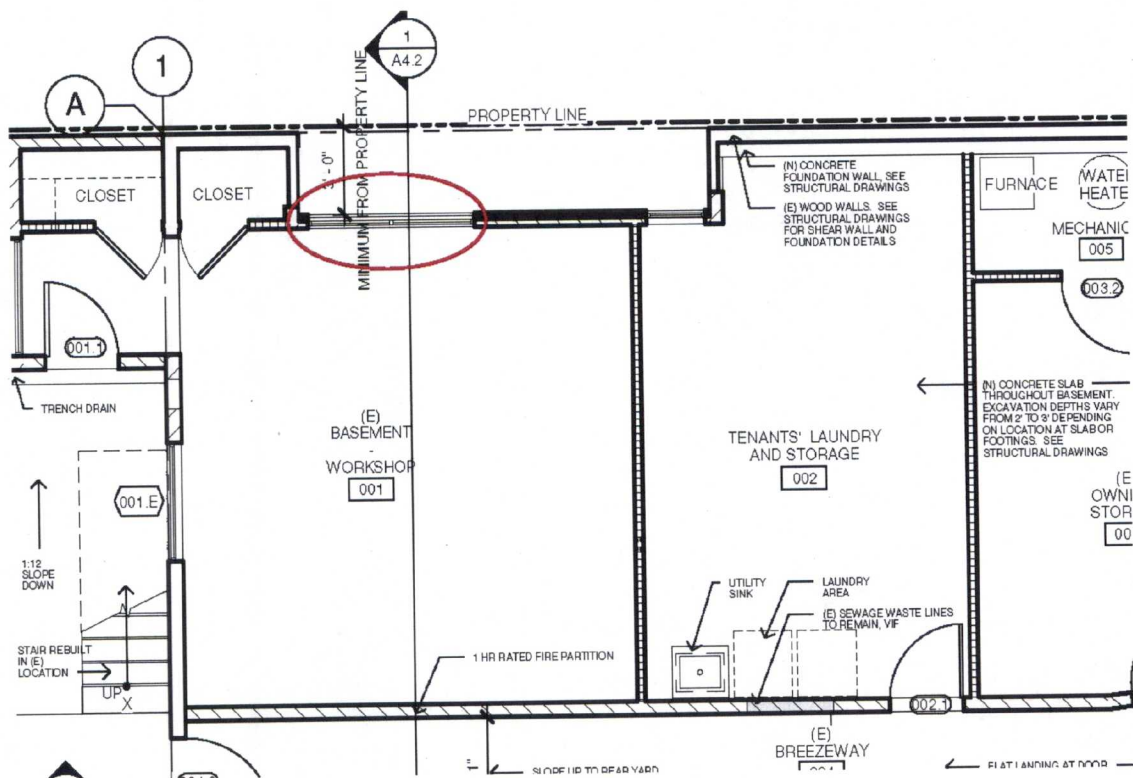
The proposed project would unnecessarily impact our family's privacy, which conflicts with Planning Code section 101 and the principles discussed on pages 16 and 17 of the Residential Design Guidelines.

We have owned 580 Sanchez for over nine years. During that entire time, our kitchen and family room windows have looked out on a side garden that we have maintained within a notch or lightwell on the property of 586 Sanchez. Although over the property line, this ground-floor space has effectively been used and enjoyed only by our family, and never accessed, maintained or used by the residents of 586 Sanchez. We believe that previous occupants of 580 Sanchez have similarly enjoyed use of the garden space and maintained it for the last 20 years. This photograph illustrates the existing condition:



The two windows within this notch have always been painted over. This has preserved the privacy of our kitchen, family room, and dining room where our family spends a great deal of time.

The proposed project includes renovation of this space. The plans (sheet A2.0) show the space behind these windows to be a "basement/workshop" with light coming in from two windows facing the rear yard, plus a large window facing our kitchen. This is a blow-up of the relevant portion of sheet A2.0 with the window facing our kitchen circled in red:



We have made several suggestions to our neighbors about how they could modify their design to protect our privacy while not detracting from what we understand to be their goals. For example, they could eliminate this window altogether, and receive natural light from the rear-facing windows. Or, they could include a skylight instead of this window to provide more natural light if desired. Or, they could use frosted glass in the window to protect our family's privacy.

We have real life experience to share about light from our northern and southern lightwells. We have a north-facing window that overlooks a lightwell. The quality of light was so poor that we installed a solar tube skylight and that has made all the difference. We also have a room with a south-facing window into the lightwell but it is the west facing window that provides the best quality light in the room. We believe that having two large west facing windows will provide better quality light to our neighbor's basement than a north-facing window. To put it another way, the benefit our neighbor will receive from a marginal amount of additional light from his north-facing window, will be greatly outweighed by the negative impact that window will have on our family's privacy.

3584/016 Perlman Ezra 580 Sanchez St San Francisco, CA 94114	3584/017 Fox Mitchell 220 Market St #203 San Francisco, CA 94114	3584/017 Occupant 584 Sanchez St San Francisco, CA 94114
3584/017 Occupant 586 Sanchez St San Francisco, CA 94114	3584/017 Occupant 588 Sanchez St San Francisco, CA 94114	3584/018 Martin Nicole 690 Sanchez St San Francisco, CA 94114
3584/018 Occupant 592 Sanchez St San Francisco, CA 94114	3584/020 SDM LIV TR 3918 19 th St San Francisco, CA 94114	3584/030 Steven Nicholson Rev TR 585 Sanchez St San Francisco, CA 94114
3584/030 Occupant 583 Sanchez St San Francisco, CA 94114	3585/031 Masca & Bullock TR 577 Sanchez St San Francisco, CA 94114	3585/155 Doughty Roger 587 Sanchez St San Francisco, CA 84114
3585/156 Ralph Anthony Patricelli TR 589 Sanchez St San Francisco, CA 94114	3585/032 Edwin Hardy TR 567 Sanchez St San Francisco, CA 94114	3585/032 Occupant 167 Sanchez St San Francisco, CA 94114
3585/032 Occupant 169 Sanchez St San Francisco, CA 94114	3585/136 Mary Gillespie 3892 19 th St San Francisco, CA 94114	3585/137 Michael Denise TR 171 Mimosa Way Portola Valley, CA 94028
3585/137 Occupant 3894 19 th St San Francisco, CA 94114	3585/138 Julia Brown 3896 19 th St San Francisco, CA 94114	3585/139 Sydney Meckler 2060 Jackson St San Francisco, CA 94109
3585/139 Occupant 3898 19 th St San Francisco, CA 94114		

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APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: Julia Brown		
DR APPLICANT'S ADDRESS: 3896 19th St, San Francisco, CA	ZIP CODE: 94114	TELEPHONE: (415) 730-9275
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Mitchell Fox		
ADDRESS: 586 Sanchez St, San Francisco, CA	ZIP CODE: 94114	TELEPHONE: (415) 755-8820
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS: juliabrown.sf@gmail.com		

2. Location and Classification

STREET ADDRESS OF PROJECT: 586 Sanchez St, San Francisco, CA		ZIP CODE: 94114
CROSS STREETS: Sanchez St		
ASSESSORS BLOCK/LOT: 3584 / 017	LOT DIMENSIONS: 25' x 105'	LOT AREA (SQ FT): 2625
ZONING DISTRICT: RH-3		HEIGHT/BULK DISTRICT: 40-X

3. Project Description

Please check all that apply

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

Additions to Building: Rear ☐ Front ☒ Height ☒ Side Yard ☐
Present or Previous Use: ResidentialProposed Use: Residential
Building Permit Application No. 2016-009992PRJ
2016 07132269
Date Filed: 8/2/2016
RECEIVED
DEC 07 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 have discussed our concerns with the applicant, but they have not proposed any solutions or changes to mitigate them. They have offered to generate renderings of the impact to the roofline from our vantage point, but none have been provided so far.

RECEIVED

NOV 10 2010

PLANNING DEPARTMENT
SAN FRANCISCO

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: _____

J. Brown

Date: _____

12/2/17

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

JULIA BROWN
Owner/ Authorized Agent (circle one)

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 attachment

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 attachment

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 attachment

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
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Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns	<input type="checkbox"/>
Covenant or Deed Restrictions	<input type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
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: _____

- 1) *What are the reason 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.***

DR is being requested because the plan for 586 Sanchez Street as submitted would create an exceptional and extraordinary circumstance in terms of a downhill home being significantly higher than its uphill neighbor and interrupting the roofline with a shed roof that slopes in the opposite direction to the hill the block is located on. As a result the plan goes against the roofline principle that rooflines must be compatible with those found on surrounding buildings (Residential Design Guidelines page 30).

On the 500 block of Sanchez Street the only home that is significantly higher than its uphill neighbor is 557 Sanchez Street. In this case there is a height restriction on the adjacent uphill home at 561 Sanchez Street. There are three other downhill homes on the block that are higher than their uphill neighbor but in all these cases the building element that is higher than the uphill neighboring property is decorative e.g. top of a turret or chimney and the height difference is negligible. In the case of 586 Sanchez Street the vertical addition is 10-12 feet higher than the downhill neighbor's parapet and 4-5 feet taller than the highest architectural point of the uphill neighbor, which is contrary to the guideline to respect the topography of the site and surrounding area (Residential Design Guidelines, page 11).

The new shed roof is incompatible with the roofline and topology of the block, specifically when the subject block of Sanchez Street slopes down, the shed roof slopes up. This is incompatible with the topography guideline referenced above.

Please see the included photographs for a view of the existing roofline of homes on the block and an approximate rendering of the impact of the roofline from the proposed project.

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

The impact of the design will result in the character of the block changing and create a precedent for other homes to make vertical additions that disrupt the roofline of the block. Currently there is a line that can be drawn across the tops of homes that roughly follows the slope of this relatively steep hill. The building's design will interrupt this line by creating a vertical addition that both significantly extends above the uphill neighbor's property and goes in the opposite direction of the hill i.e. the shed roof slopes up as the hill goes down.

- 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?***

Possible approaches that would reduce but not eliminate our concerns:

- (a) Reduce the maximum height on the roof to below that of the adjacent uphill home.
- (b) Flip the higher side of the shed roof from the north to the south side of the structure so that it will better reflect the roofline and topology of the street by following it rather than opposing it.
- (c) Use a gable vs shed style roof to be compatible with neighboring homes with vertical additions.





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Project Sponsor Response: DR Filed by Shireen Lee and Ezra Perlman

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

We are seeking to make our home seismically safe and to upgrade its structure to enable us to add space for our growing family. Our house, over a century old, currently does not have a proper foundation system. Adding a modern foundation is essential to our health and safety.

To accomplish the seismic upgrades, we will reinforce our existing brick basement walls and add concrete foundations. We will relocate our furnaces and water heaters, which are currently co-mingled with storage, into a separate mechanical area. We will pull the Northern basement-level lightwell wall further from the property line, replacing the existing (non-conforming) storage-level windows with windows in a code-compliant location to provide light and air for the workshop and tenant laundry areas.

The DR requester has stated that our plans will reduce their privacy by re-exposing the existing lightwell windows which face their kitchen. Their kitchen windows were added in a 1996 horizontal addition, however, and our lightwell windows pre-existed this condition.

Our plans sufficiently address their privacy concerns by including a 7' tall lot-line privacy fence that blocks line-of-sight to the requester's kitchen windows and yard.

The DR requester wishes to maintain access to the small portion of land in the lightwell that is accessible from their yard. The requester has no legal right to this space, which they acknowledge is part of our property. Nevertheless, in our efforts to be good neighbors and reach a compromise, we have offered solutions that would enable the requester to enjoy use of this portion of our property.

We believe our project should be approved because it respects our neighbor's privacy, is compliant with Planning code, removes an existing non-conforming condition, and seeks no variances.

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.

Alternatives

Prior to and since their filing a DR, we have attempted to reach an agreement with our neighbors. As an alternative to the proposed privacy fence, we have offered to:

- Apply a privacy treatment, such as frosted or fritted glass, to the new basement level windows, up to 5'6" above the finished floor.
- Reduce the operability of the windows at the basement level
- Salvage the historic brick of the old foundation wall and re-apply it as a veneer over the new concrete foundation. (the Requesters have frequently expressed a preference for the aesthetics of our existing brick walls that face their property)
- Grant the requesters permission to continue landscaping and enjoying the lightwell garden space

We stipulated that in exchange for these changes, we could gain limited access to their side yard to repair and paint the North-facing siding of our home, and to setup and take down scaffolding in our light well.

The DR requesters have rejected these offers.

Alterations Already Made:

We have made changes to our proposed design in response to neighborhood concerns at 4 points:

First, prior to our Site Permit filing with the city and based upon the 580 Sanchez DR filers' concerns raised at the pre-application meeting, we modified our structural plans and floorplan at the storage level to eliminate any need for access to their side yard. The DR requester informed us they would not permit access to their property to setup formworks to pour a new concrete foundation. An alternative solution - applying a concrete buttress to the existing brick foundation at the interior - will be used instead of replacing the existing brick walls with concrete walls.

Second, since our initial filing with the city in July 2016 and based on concerns from neighbors as well as feedback from the RDT, we modified our roof-level floorplan to reduce the size of our roof deck by approximately 30% and reduced the height and visibility of our stair penthouse.

Third, during the 311 process, we were able to reach two compromise agreements with our neighbors. One of those agreements concerned construction noise and minimizing the impact of construction work by limiting work hours. The other regarded changes to the finish materials and planned paint colors for our front facade.

Finally, after DRs were filed by neighbors, we changed the vertical addition roof from a shed roof to a flat roof, further set back our addition to 15' from the front facade, and further reduced the size of our roof deck by pulling it 5' from the front wall of the house and both property lines. Pulling the roof deck back allowed us to remove a planned Northern lot-line fire wall and reduce possible shading of the DR Requester's garden.

3) If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project will 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 have offered alternative privacy solutions to the DR requester, but these have been rejected.

The requester's preferred solution, that we leave the existing brick foundation in place, is untenable. While we have offered to keep the existing brick wall in place along the rest of the property line (at considerable additional expense), at the lightwell we need to rebuild with structural concrete.

The RDAT did not propose any changes related to the DR requester's area of concern.

We have not received any suggested edits to the proposed privacy fence solution from Planning or the RDT.

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Project Sponsor Response: DR Filed by Julia Brown

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

We are seeking additional space for our growing family. We seek to expand our ~1,000 sqft top-floor apartment vertically to add a partial living floor. A vertical addition is the only viable option for us to add the space we need. Without being able to add space to our home, it will be challenging to remain in our home to raise our children.

We believe our project should be approved because it is compliant with Planning code, and seeks no variances. Our home has been verified as non-historic (Category C), our addition is below the 40' height limit that applies to our block, and our design respects the context of our street by setting back the vertical addition 15' from the front wall of the house.

The DR requester has expressed the following concerns:

- 1) That our project doesn't respect the roofline principle, because our roof will be about 4 feet taller than our uphill neighbor
- 2) That our project doesn't respect the topography of the site and surroundings, because of the previously-proposed shed roof
- 3) They believe the proposed sloped shed roof is incompatible with the topography of the block.

We have taken great care to develop a design that is sensitive to the neighborhood. As regards these concerns:

- 1) Our design maintains the height of the existing parapet on the front facade, and minimizes the visibility of our addition from the street. In the 311 notification plan set, the addition is set back 12 feet from the front facade, and 25 feet from the property line. In response to the DR filing and in coordination with the San Francisco Planning Department, we have increased the setback of the addition to 15 feet from the existing front facade. The change to the setback makes the addition barely visible from the street level (refer to perspective views provided.)
- 2) In response to concerns expressed by the DR filer related to the Residential Design Guidelines section calling to "Respect the topography of the site and the surrounding area," we have changed the proposed shed roof to a flat roof. The flattened roof further minimizes visibility of the addition, and allows the addition to follow the topography of the site.

The DR requester points out there are 4 other buildings on our block are taller than their uphill neighbors (significantly, in the case of 557-579 and 561 Sanchez). We feel it's important to note that unlike those four precedents, the top floor of our home will be set back from the facade, and

barely visible from the street. After completion, our home will still be shorter than three of the four houses immediately across the street (567 Sanchez, 577 Sanchez and 583 Sanchez). **See Survey data submitted.**

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.

Alternatives

Rather than building vertically, we explored the option of combining our unit (586 Sanchez) with the rental unit below (584 Sanchez). We were informed that the Planning Department would not support the elimination of a housing unit.

We also explored a horizontal addition, but are only 3 feet away from reaching the minimum rear yard requirement.

We offered to explore two alternative roof lines with the DR requester: a flat roof or a gable roof. They declined to consider either option. In working with the Planning Department, we are proposing to change the design to a flat roof to address the DR concerns.

Alterations Already Made:

We have made changes to our plans in response to neighborhood concerns at 4 points:

First, prior to our filing with the city and based upon concerns raised at the pre-application meeting, we modified our structural plans and floorplan at the storage level to eliminate any need for access to the side yard at 580 Sanchez (immediately downhill). Shortly after the Pre-application meeting, our neighbors at 580 Sanchez informed us they would not permit access to their property to setup formworks to pour a new concrete foundation. An alternative solution - applying a concrete buttress to the existing brick foundation - was designed to address the restricted access.

Second, since our initial filing with the city in July 2016, and based on concerns from neighbors as well as feedback from the RDT, we modified our roof-level floorplan to reduce the size of our roof deck by approximately 30% and reduced the height and visibility of our stair penthouse.

Third, during the 311 process, we were able to reach two compromise agreements with our neighbors. One of those agreements concerned construction noise and minimizing the impact of construction work by limiting work hours. The other regarded changes to the finish materials and planned paint colors for our front facade.

Finally, after DRs were filed by neighbors, we changed from a shed roof to a flat roof, increased the set back of the vertical addition to 15', and reduced the size of our roof deck by pulling it 5' from the front (east) wall of the house and both north and south property lines.

3) If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project will 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 have changed the project in light of the DR requester, and in coordination with the Planning Department. We did not, however, make the exact changes suggested by the filer.

We need the space because we are two parents with a 2 year old daughter and a 5 year old dog living in a ~1,000 sq ft apartment. We hope to have another child within the next 1 - 3 years. We moved into our home prior to the birth of our daughter and an extra bedroom and bathroom would enable us to stay in this neighborhood as our family grows.

Two of the DR requester's proposals do not provide us with the additional, quality living space we are seeking through an addition. The third (to change the addition to a gabled roof) would increase perceived building height, and would likely require a new 311 notification of the neighborhood.

A) Reducing the height of the roof to match the uphill home. Our home is currently only ~ 5 feet shorter than 590 Sanchez uphill. There is not enough space to add a habitable floor without exceeding the current height of their home.

B) Flipping the shed roof so it is higher on the south side. Flipping the shed roof would increase and exacerbate the height difference with 590 Sanchez. This is also a less functional design, as there is less value to high ceilings in the bathroom, but considerable aesthetic and functional benefit to having them in the bedroom and oriented to the view.

C) Changing to a gable roof. While a gable roof would be more traditional in our neighborhood, it would result in a taller total building height that would be more visible to neighbors and pedestrians at street level.

After discussion with Planning, and with positive feedback from RDAT, we have changed the vertical addition's roof to a flat roof which would not impact the previously submitted building height, while addressing the DR requester's primary concern about having the addition more closely follow the topography of the site. Our uphill neighbor (590 Sanchez) has agreed to the change.

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DR Hearing: Family Statement

We are Mitchell and Ellaine Fox, owners and residents of 586 Sanchez Street. We have a 2 year old daughter, Sydney Fox, and a 5 year old dog, Sierra. We hope to have another child in the next few years.

We have strong ties to San Francisco and the Bay Area and want to continue living here. Ellaine's family moved to San Jose from the Philippines when she was 13. She is a graduate of UC Berkeley. Mitch was born in San Jose and has lived in San Francisco since 2005. Mitch's family has deep roots in the area. His grandmother Mary (Riedy) Klein was one of the first women to graduate from Stanford University and his great grandfather Dodge Riedy was an architect involved in the construction of the Bay Bridge.

We love our neighborhood. We have lived within 4 blocks of 586 Sanchez since 2009. Sierra has grown up playing with the other dogs in Dolores and Duboce parks nearly every morning. We hope to continue living here for many more years, and that Sydney will be able to attend Harvey Milk Civil Rights Academy for elementary school.

We purchased our home at 584-588 Sanchez Street in January 2016 before Sydney was born. We knew that its brick foundation would need to be replaced at the time of purchase, but saw the wonderful potential to raise our family here. With a small yard, a garage, and beautiful views, we fell in love. We didn't realize quite how long it would take to get permits to achieve our vision for the property, but we fully intend to see them through.

We are not developers seeking to flip our property, but rather a family seeking more and better quality space to raise our children.

Thank you for your consideration.

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586 SANCHEZ STREET

580 SANCHEZ STREET

586 SANCHEZ STREET
SUPPLEMENTAL PHOTOS



580 SANCHEZ STREET

576 SANCHEZ STREET

566-570 SANCHEZ STREET

586 SANCHEZ STREET
SUPPLEMENTAL PHOTOS



3902 19TH STREET

590 SANCHEZ STREET

586 SANCHEZ STREET
SUPPLEMENTAL PHOTOS



566 - 570 SANCHEZ STREET

562 SANCHEZ STREET

586 SANCHEZ STREET
SUPPLEMENTAL PHOTOS



587 - 599 SANCHEZ STREET

3896 19TH STREET

586 SANCHEZ STREET
SUPPLEMENTAL PHOTOS



583 SANCHEZ STREET

587 - 599 SANCHEZ STREET

586 SANCHEZ STREET
SUPPLEMENTAL PHOTOS



567 SANCHEZ STREET

577 SANCHEZ STREET

586 SANCHEZ STREET
SUPPLEMENTAL PHOTOS

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VEVERKA ARCHITECTS

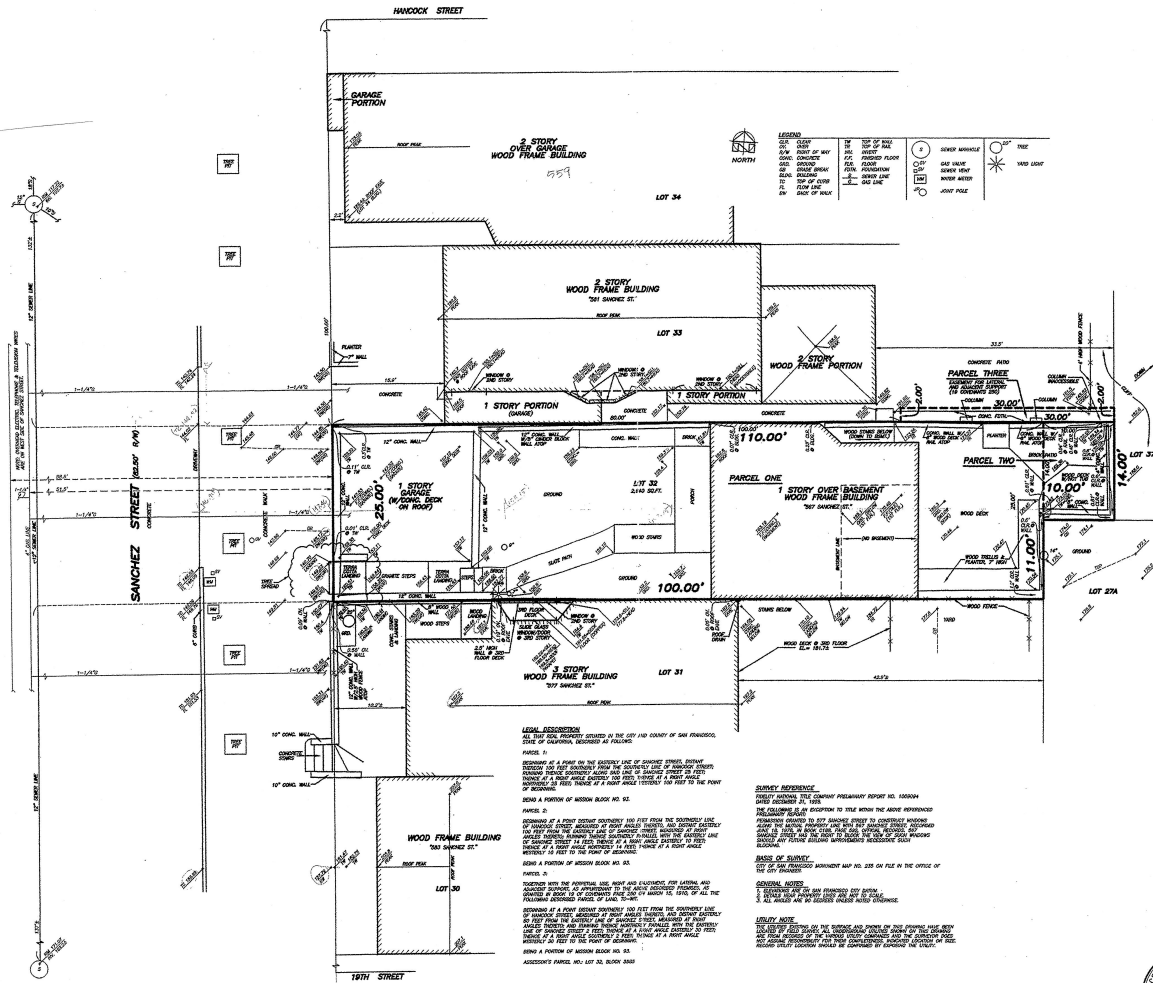
645 Harrison Street #101
San Francisco, CA 94107
Telephone (415) 777-3150
Fax (415) 512-7754



SITE SURVEY
HARDY RESIDENCE
567 SANCHEZ STREET
SAN FRANCISCO, CA 94114

JOB NUMBER: 0307
DRAWN BY: JF
CHECKED BY: JV
SCALE:
DATE:
SITE PERMIT 08.12.03
SITE PMT.(REV.) 10.14.03
SITE PMT.(REV.) 10.29.03
DATE: 04.09.04

7-10-99 ASSESSMENT
10-11-99 ASSESSMENT
7-8-99 ASSESSMENT



SITE SURVEY OF A PORTION OF ASSESSOR'S BLOCK NO. 3585 FOR ED HARDY

SAN FRANCISCO	CALIFORNIA
SCALE: 1" = 8'	SURV. JN/ED
DATE: 6/1/99	DATE:
SHEET: 1	DRW. JF
DP: 1	CHK. BR
JOB NO. S-5130	REV. NO.
MARTIN M. RON ASSOCIATES LAND SURVEYORS 850 HARRISON STREET, SUITE 200 SAN FRANCISCO, CA 94107 (415) 543-4200	

A0.2

Sanchez Street Building Heights							
586 Sanchez is currently shorter than many houses on the block. Even with a (set back) vertical addition, it will be shorter than at least 3 of the 4 homes immediately across the street. Building height measurements from the sidewalk elevation are summarized below.							
See attached Survey data and annotated Elevations for the East side of the block, obtained with permission from the architectural plans and recorded Survey data for 567 Sanchez Street.							
West Side	Building Height	Height at Street elevation		Sanchez Street	East Side	Height at Street elevation	Tallest Peak
	Measured along grade plane, from centerline	From centerline at street		North		From centerline at street	From centerline at street
562 Sanchez Street <i>Residents</i>	unknown	unknown			557-559 Sanchez Street <i>Residents</i>	approximately 34'-8" from building center line at street to mid point of sloped roof	approximately 38' from centerline at street to maximum roof peak
566-570 Sanchez Street <i>Residents</i>	unknown	unknown			561 Sanchez Street <i>Residents</i>	24'-7" from building center line at street to mid point of sloped roof	approximately 28' from centerline at street to maximum roof peak
576 Sanchez <i>Auran Piatigorsky (letter of support)</i>	unknown	unknown			567 Sanchez Street <i>Ed Hardy & James Lombardo (letter of support)</i>	46' from building center line at street to mid point of sloped roof	approximately 48' from centerline at street to maximum roof peak

580 Sanchez		40' estimated at sidewalk level			577 Sanchez Street	40' from building center line at street to approximate mid point of sloped roof	approximately 45'-3" from centerline at street to maximum roof peak
Shireen Lee & Ezra Perlman (DR filed)					Fred Bullock and Massimo Massa		
586 Sanchez (today)	28'-6"	37'			583 Sanchez Street	38' from building center line at street to approximate mid point of roof	approximately 48' from centerline at street to maximum roof peak
586 Sanchez (proposed)	38'-4"	37' * vertical addition is set back 15' from street elevation and barely visible from street level			Residents		
Mitchell & Ellaine Fox							
590 Sanchez					587-599 Sanchez Street	unknown	unknown
					Pat Patricelli (letter of support)		
Nicole Martin (letter of support)		33'-6" estimated at sidewalk level			Roger Doughty & Royce Lin (agreement reached in 311 process)		
3902 19th Street	unknown	unknown			3896 19th Street	unknown	unknown
Residents		40' estimated at sidewalk level			Julia Brown & Caroline Orsi (DR filed)		
				South			
Sources: Architect Measurements, Survey by Martin M. Ron Associates (east side of block), as-built drawings from 580 Sanchez, SF DBI Permit files							

VEVERKA ARCHITECTS

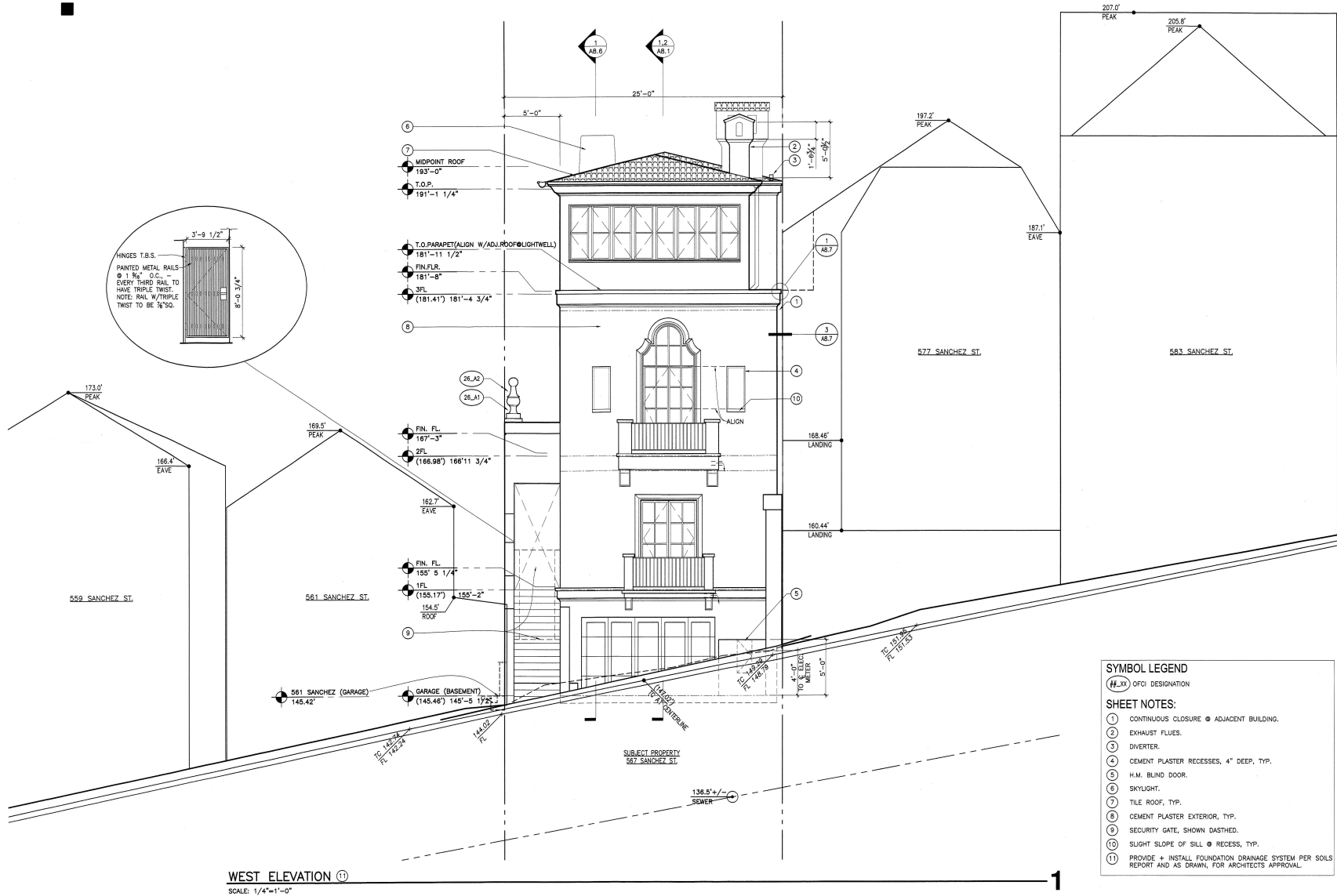
645 Harrison Street #101
San Francisco, CA 94107
Telephone (415) 777-3150
Fax (415) 512-7796



EXTERIOR ELEVATIONS HARDY RESIDENCE 567 SANCHEZ STREET SAN FRANCISCO, CA 94114

JOB NUMBER: 0307
DRAWN BY: JF
CHECKED BY: JF
SCALE: 1/4"=1'-0"
DATE:
SITE PERMIT 07.30.02
ADDENDUM 1 10.09.02
SITE PMT.(REV.) 08.12.03
SITE PMT.(REV.) 10.14.03
SITE PMT.(REV.) 10.29.03
BID SET 04.09.04

A3.1





Mitchell Fox <mitchellwfox@gmail.com>

Upcoming Neighborhood Notification for our Remodel

Mitchell Fox <mitchellwfox@gmail.com>

Wed, Dec 6, 2017 at 10:17 PM

To: Ezra Perlman <perlman@franciscopartners.com>, Shireen Lee <shireen_lee@yahoo.com>

Cc: Veronica Flores <veronica.flores@sfgov.org>, Ellaine M Fox <ellainefox@gmail.com>

Bcc: Mary Beth Coyne <marybethcoyne@gmail.com>

Ezra, Shireen -

As promised, here's an update on our progress:

Skylight:

Mary Beth investigated the option of adding a skylight as an alternative method of bringing additional light into the basement level to mitigate the need to enlarge the light well windows, as currently proposed.

CBC section 712.5.1 says horizontal skylights are allowed in a fire resistance rated roof deck. If we pursue this, I would want to inquire with SF DBI tech support to confirm... The current dimensions are 2'-2" from property line to exterior face of wall at the basement, and 3'-5" at the Upper light wells. When allowing for flashing required where the walls meets the basement 'roof' at the light well, and the skylight frame, the width of skylight actually letting light through would be 9" at best.

In other words, it would be a rather expensive, very skinny skylight, but is probably do-able. This wouldn't add much light, but it would probably be enough to make the space more useful. If extra light were the only issue at play, I think this would be a good compromise, and we'd be OK keeping the wall where it is.

Structure:

We haven't made a lot of progress here yet. I've not been able to reach our engineer yet, but hope to tomorrow. As you know, our original basement structural plan was to replace the entire brick foundation with concrete. After you expressed concerns about access to your property at the pre-application meeting, we changed course to instead plan on a concrete buttress of the brick from the interior. The only place it didn't work was at the light well, which was proposed to be concrete.

Concrete Buttrressing

This basically involves building a new concrete foundation inside of the old brick one, with a new structural wall sitting on top of it (reducing our usable interior square footage by 8 inches along the entire Northern property line). This works fine where we don't have windows, but doesn't work well where we do, because the new structural wall would significantly reduce the amount of light brought in by the windows by cutting off angular light. Worse, it would eliminate the possibility of adding the skylight you suggested because the 9 inches of space where the skylight would have gone is required for the structural wall. So, buttressing is almost definitely not a good structural option here.

Rebuild in Concrete

Mary Beth's plan called to instead replace the brick foundation in the light well with new concrete, and replace and enlarge the windows, set further back from the property line to meet current code standards (the existing brick and windows are a non-conforming existing condition, too close to the property line). Thanks to the clarification you received from Veronica, it sounds like we *could* rebuild the foundation wall, in place, in concrete, and replace the existing windows in the same location and size. This would allow us to also put in the skylight, and give us a seismically-sound structure. It would be an acceptable compromise for us. I don't think this solution is particularly attractive to you, however, since it still involves removing the brick at your eye level.

Steel

This one will require engineering input. Mary Beth is concerned that a switch from concrete buttressing to steel would require a full re-engineering of the basement level. As I mentioned before, we previously considered steel, but opted for concrete buttressing. That was for a few reasons: 1) It was simpler to execute, 2) used less expensive materials, and 3) didn't cause the head-height issues that would come with running steel beams throughout the basement. If I can get ahold of our engineer, I will see whether steel is an option in this isolated part of the basement, or if Mary Beth is correct. Based on my conversation with Ezra yesterday, if there is a solution to be found here, and the extra cost was defrayed, we'd be open to re-engineering. With the limited time we have until Friday, however, I do not have a lot of confidence we are going to be able to get a confident answer here.

Windows

It was ambiguous from your prior email, but in a phone call with Ezra yesterday it sounded like you may have been hoping the additional skylight would eliminate our desire to replace the painted-over windows in the basement. Unfortunately, this is not an acceptable option for us. To make the space useful, we would at a minimum need to replace those windows and add the skylight you suggested. Our preference, for a variety of reasons, is to replace the windows in the new configuration Mary Beth proposed in the plans.

Access

We have spent substantial time planning the structural and architectural design of this project so access is not required via your property. All shear wall work on the north side is done from the interior, so the existing siding and brick does not need to be removed. Work in the north lightwell may be done via access from the interior of our house. We had hoped to paint the north wall of the house to match the rest of the house, and to provide an aesthetic upgrade for you, but the essential structural upgrades to our house may be done without impacting the exterior envelope. My note last week outlined the areas where we believe access is mutually beneficial: 1) setup of the light well scaffold to speed up work, 2) adding netting to avoid dropped items and establishing a protocol for cleaning up after ourselves in the event of dropped tools or wind-blown debris, and 3) repairing and painting the Northern siding.

Summary:

If a new structural solution can be found that would allow us to keep the brick and add the skylight without significant additional cost, we would be willing to adjust our plans to keep the existing wall in its current location and only replace the existing windows. If re-building in concrete is our only option, we prefer to stay the course with the plans as they stand, since it doesn't seem like this option is much better for you, but is considerably worse for us. Since we are unlikely to get a confident answer on structural engineering by Friday, this would probably have to be some sort of handshake deal to engage our engineer. We can review the expected costs of the solution he proposes as soon as it is complete, and you can decide between those two options.

As previously offered, if we do stick with the proposed concrete option, we would be happy to work with you to make this new wall aesthetically attractive, or to block your view of it with an attractive fence. We would also be happy to consider alternative privacy solutions.

Please let us know if you feel this is an acceptable compromise.

I'm sorry I don't have better news. If I have any updates tomorrow, I will provide them.

- Mitch

Mitchell W. Fox
mitchellwfox@gmail.com
 415.755.8820

On Wed, Dec 6, 2017 at 8:01 PM, Mitchell Fox <mitchellwfox@gmail.com> wrote:
 Ignore.

- Mitch

Mitchell W. Fox
mitchellwfox@gmail.com
 415.755.8820

On Wed, Dec 6, 2017 at 8:01 PM, Mitchell Fox <mitchellwfox@gmail.com> wrote:
 Ezra, Shireen -

As promised, here's an update on our progress: Mary Beth investigated the option of adding a skylight as an alternative method of bringing additional light into the basement level to mitigate the need to enlarge the light well windows.

CBC section 712.5.1 says horizontal skylights are allowed in a fire resistance rated roof deck. If we pursue this, I would want to inquire with SF DBI tech support to confirm. The City is very serious about fire protection between buildings.

That said, I don't believe the skylight is a very viable option. The current dimensions are 2'-2" from property line to exterior face of wall at the basement, and 3'-5" at the Upper light wells. When allowing for flashing required where the walls meets the basement 'roof' at the light well, and the skylight frame, the width of skylight actually letting light through would be 9" at best.

Regarding your concerns about access, we have spent substantial time planning the structural and architectural design of this project so access is not required via your' property. All shear wall work on the north side is done from the interior, so siding does not need to be removed. Work in the north lightwell may be done via access from the interior of the house. We had hoped to paint the north wall of the house to match the rest of the house, and to provide an aesthetic upgrade for you, but the essential structural upgrades to our house may be done without impacting the exterior envelope.

- Mitch

Mitchell W. Fox
mitchellwfox@gmail.com
415.755.8820

On Tue, Dec 5, 2017 at 10:05 AM, Shireen Lee <shireen_lee@yahoo.com> wrote:

Thanks for the clarification, Veronica. Mitch, I know you were concerned if leaving the basement wall as is would be considered a change in the envelope and trigger a new round of reviews. It does not. So that removes one uncertainty away from the discussion!

From: "Flores, Veronica (CPC)" <Veronica.Flores@sfgov.org>
To: Mitchell Fox <mitchellwfox@gmail.com>; Ezra Perlman <Perlman@franciscopartners.com>
Cc: Shireen Lee <shireen_lee@yahoo.com>; Ellaine M Fox <ellainefox@gmail.com>
Sent: Tuesday, December 5, 2017 9:59 AM
Subject: RE: Upcoming Neighborhood Notification for our Remodel

Greetings all,

I just spoke to Shireen on the phone and wanted to send out a general note to the group. If the proposal changes and results in a larger building envelope than what was proposed in the 311 neighborhood notification, it will require a new notice reflecting such change. If, however, if the proposal changes from what was presented in the 311 neighborhood notification, but actually retains the existing building massing as is, this will not trigger new notice (ie we will not re-notice if the proposal is ultimately keeping that portion of the building as is).

Please keep me posted on any changes so that I can review accordingly.

Thank you all,

Veronica Flores
415.575.9173

From: Mitchell Fox [mailto:mitchellwfox@gmail.com]
Sent: Tuesday, December 05, 2017 8:44 AM
To: Ezra Perlman
Cc: Shireen Lee; Ellaine M Fox; Flores, Veronica (CPC)
Subject: Re: Upcoming Neighborhood Notification for our Remodel

Thank you for the note, Ezra. CCing Veronica at Planning - she requested being included in dialogue related to the 311 notification.

I will get back to you regarding both of your suggested remedies. The skylight is a clever idea - we have not discussed such a solution. We have previously considered steel as an alternative structural option but found it prohibitively expensive. We will revisit.

As regards the property line fence, it sounds like that is not your preferred privacy solution for the existing basement level windows. Are there any alternatives you would like us to consider?

Please know we did take your previous suggestions seriously. We had our contractor visit the property to assure us he could safely and adequately complete the work without access to your property. My last note, highlighting the areas where access could mutually beneficial, was based on his feedback.

I'll be back in touch. Clarification on the privacy issue in the meantime would help.

Mitch

On Dec 5, 2017, at 6:41 AM, Ezra Perlman <Perlman@franciscopartners.com> wrote:

Mitch-

We have been slow to respond as we wanted to make sure we considered all our possible options. To answer your specific question, we are not interested in a meeting with Mary Beth – we are happy to continue the dialogue directly with you, but feel it is more appropriate for you to manage her involvement without us.

Candidly, we were disappointed that you did not seem to consider the proposal we made, as we thought it was balanced and mutually beneficial. We understand that you are trying to achieve many disparate goals, but we thought our plan preserved what was most important to you.

We also wonder if you have considered alternatives to a complete replacement of the foundation on the inset portion on the north side of your building. Many historic buildings and other buildings in SF that cannot alter the envelope use a soft-story retrofit with a steel frame on the inside, which would obviate the need to move your inset walls. We also think you could add light to your workroom in other ways, such as a full-length skylight along the existing basement ceiling in the inset portion, similar to our neighbors to the north along their kitchen. Small changes such as these might allow you to achieve your most important objectives while satisfying our most important concerns.

Most importantly, we do not believe that your plans as drawn can realistically be implemented without access to our property. Have you consulted with a general contractor about whether the upper floor exterior walls could be finished and water-proofed in a way that is safe, legal, and compliant with CAL/OSHA standards? We do not believe it can be done. We remain willing to grant the necessary access for this work if the basement exterior remains unchanged.

As you know, we are up against a deadline for the expiration of the 311 notice. Our primary goal has always been to reach a mutually agreeable resolution with you.

Thanks,
Shireen and Ezra

From: Mitchell Fox [<mailto:mitchellwfox@gmail.com>]

Sent: Tuesday, November 28, 2017 10:36 AM

To: Ezra Perlman <Perlman@franciscopartners.com>; Shireen Lee <shireen_lee@yahoo.com>

Cc: Ellaine M Fox <ellainefox@gmail.com>

Subject: Re: Upcoming Neighborhood Notification for our Remodel

Ezra, Shireen -

Checking in after the holiday break to see if you would like to proceed with a design session with Mary Beth.

- Mitch

Mitchell W. Fox
mitchellwfox@gmail.com
415.755.8820

On Tue, Nov 21, 2017 at 10:27 AM, Mitchell Fox <mitchellwfox@gmail.com> wrote:

Ezra, Shireen -

Thank you for meeting with me on Thursday. As I understood them on Thursday, you have 3 key concerns:

1. **Access and security:** You do not want and do not give permission for, our building crew to access your property. To the extent any such access was agreed upon, you prefer that it happen when you are present for security reasons.
2. **Privacy:** You are private and prefer that the windows in our light well do not look into your kitchen or lower-level living room.
3. **Minimal aesthetic impact to your garden:** The brick and plants in our lightwell currently feel like an extension of your garden, and you would like your garden to remain as aesthetically similar to its current form as possible.

Did I understand your concerns correctly?

I have since spoken with Mary Beth and one of our potential contractors about your concerns. The replacement of the foundation at the lightwell is, unfortunately, an important piece of the structural plan, which has already been significantly modified (at additional cost and loss of usable square footage) to minimize the aesthetic impact on you and eliminate the need for access to your property.

Because the foundation and support wall in our light well are important to our structural plan, we cannot agree to leave the brick in place or the lightwell unaltered. While I understand you would prefer if we kept the current windows (which pre-date your lower-level addition and your ownership) in their present size and location, relocating and resizing them enables a more functional layout for us, without requiring fundamentally different privacy or aesthetic solutions for you.

We want to propose, as an alternative, a mutual design session to enable Mary Beth to consider and craft a finished configuration to the lightwell that meets as many of your goals as possible. Here are some initial thoughts on things we could discuss:

From: Mitchell Fox [mailto:mitchellwfox@gmail.com]
Sent: Monday, November 13, 2017 1:02 PM
To: Ezra Perlman <Perlman@franciscopartners.com>
<mailto:Perlman@franciscopartners.com>>
Cc: Shireen Lee <shireen_lee@yahoo.com><mailto:
shireen_lee@yahoo.com>>; Ellaine M Fox <ellainefox@gmail.com><mailto:
ellainefox@gmail.com>>
Subject: Re: Upcoming Neighborhood Notification for our Remodel

We will be out of town this Saturday to the Saturday after Thanksgiving. We could meet on a weekday this week or Sunday the 26th - which works better for you?

Let us know if you'd like our architect to join as well. Depending on her schedule she may join via (speaker) phone.

- Mitch

Mitchell W. Fox
mitchellwfox@gmail.com<mailto:mitchellwfox@gmail.com>
415.755.8820

On Sun, Nov 12, 2017 at 9:23 PM, Ezra Perlman
<Perlman@franciscopartners.com><mailto:Perlman@franciscopartners.com>>
wrote:
Mitch and Ellaine-

Thanks for keeping us updated – we also got the plans in the mail from the city. It would be great if we could discuss in person – are you guys available next Sunday afternoon? Let us know if that works, or we can find another time.

Thanks,
Ezra and Shireen

From: Mitchell Fox [mailto:mitchellwfox@gmail.com
<mailto:mitchellwfox@gmail.com>]
Sent: Tuesday, November 7, 2017 2:55 PM
To: Ezra Perlman <Perlman@franciscopartners.com
<mailto:Perlman@franciscopartners.com>>; Shireen Lee
<shireen_lee@yahoo.com><mailto:shireen_lee@yahoo.com>>
Cc: Ellaine M Fox <ellainefox@gmail.com><mailto:ellainefox@gmail.com>>
Subject: Upcoming Neighborhood Notification for our Remodel

Hello Ezra and Shireen -

Ellaine and I are excited to be reaching the final stages of the permit application process for the renovation of our home. Neighborhood notifications about the project will be mailed out this week.

Our project adds 1 bedroom and 1.5 bathrooms to our top-floor apartment, giving us space as our family grows. We keep and improve both of the existing rental units (lower floor and cottage) and plan to continue renting

them out. We replace our brick foundation with a seismically-sound concrete one and update the facade to a modern aesthetic. We believe the project adds quality of life for us, value to our home, and helps maintain the high quality and value of the properties on our street.

The permit application process has been quite lengthy, and along the way, we have made revisions and concessions to address concerns brought up in the neighborhood meeting in June 2016, and to meet the requests of SF Planning and the Residential Design Team (RDT) that oversees projects in the Castro. Some concessions have included reducing the size of our roof deck, adding low fire-walls to the roof deck (which also reduce its visibility and sound-carry), and eliminating our proposed bay window. The SF Planning Department and RDT now support our project.

At our pre-application meeting, you voiced some concerns, in particular about shade from the addition and disturbance of your yard from the foundation work. We hope the final proposed design accommodates those concerns to the best extent possible. Our vertical addition is below the neighborhood height limit (and precedents on both sides of our street), and by setting the addition back from the front facade and North property line, minimizes its impact on views from the street and shading of your yard. The buttressing of our brick foundation from inside at the North property line reduces the impact to your garden. Our plans do not seek any code variances.

Given the long period of time we have been in review with the Planning Department (our original submission was in July 2016; we hoped to break ground almost a year ago), we are eager to move forward with construction. I have attached our final set of plans, which will also be available as part of the neighborhood notification this week. If, after reviewing them, you still have concerns, we would welcome the opportunity to have a conversation directly with you. Our architect could also join.

- Mitch and Ellaine

586 Sanchez Street<<https://maps.google.com/?q=586+Sanchez+Street&entry=gmail&source=g>>

Mitchell W. Fox

mitchellwfox@gmail.com<<mailto:mitchellwfox@gmail.com>>
415.755.8820<tel:(415)%20755-8820>

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Mitchell Fox <mitchellwfox@gmail.com>

Options We Discussed

Ezra Perlman <Perlman@franciscopartners.com>

Thu, Jan 11, 2018 at 8:36 PM

To: Mitchell Fox <mitchellwfox@gmail.com>, Shireen Lee <shireen_lee@yahoo.com>

Cc: Ellaine M Fox <ellainefox@gmail.com>

Mitch-

Thanks for the note – we appreciate your efforts to reach a compromise. As we reflected on the situation, it did not seem possible to reach a mutually satisfactory agreement. As you move forward with your project, I think you have a very clear understanding of our positions. We are always available if there are things you want to discuss.

Best Regards,

Ezra and Shireen

From: Mitchell Fox [mailto:mitchellwfox@gmail.com]**Sent:** Tuesday, January 9, 2018 9:51 PM**To:** Ezra Perlman <Perlman@franciscopartners.com>; Shireen Lee <shireen_lee@yahoo.com>**Cc:** Ellaine M Fox <ellainefox@gmail.com>**Subject:** Re: Options We Discussed

Dear Ezra and Shireen -

Giving this one last shot. Are you interested in working through an agreement directly?

- Mitch

Mitchell W. Fox
mitchellwfox@gmail.com
415.755.8820

On Thu, Jan 4, 2018 at 8:37 PM, Mitchell Fox <mitchellwfox@gmail.com> wrote:

Ezra, Shireen -

Please let us know if you are interested in working toward an agreement by January 12. We need to provide our response to the Planning Department in just a few weeks - Veronica needs to process it well in advance of the scheduled hearing.

- Mitch

Mitchell W. Fox
mitchellwfox@gmail.com
415.755.8820

On Fri, Dec 22, 2017 at 10:49 AM, Mitchell Fox <mitchellwfox@gmail.com> wrote:

Ezra and Shireen -

I went ahead and elaborated the draft agreement, attached. You can also suggest edits or make comments in the Google Doc I just shared with you.

- Mitch

Mitchell W. Fox
mitchellwfox@gmail.com
415.755.8820

On Thu, Dec 21, 2017 at 4:01 PM, Mitchell Fox <mitchellwfox@gmail.com> wrote:

Dear Ezra and Shireen,

When you approached us last month about changes to our project, you said it was in the spirit of being good neighbors and avoiding the kind of conflict witnessed elsewhere on our block. We have attempted to act in that spirit.

This week we received a copy of the DR you filed with the city. It portrays us as stubborn and uncooperative ("our neighbors have not agreed to modify their project to address our concerns") when we have, in fact, already offered significant compromises for your benefit. We have invested in the development of a structural solution that eliminates the need for any access to your side yard, despite it being more expensive and reducing the useful square footage of our home. We have offered compromises around the lightwell design that limit the potential usefulness and value of the storage level for ourselves or a future buyer.

In return, you have offered more convenient access to our own property and reimbursement for making aesthetic improvements to a foundation wall we will never see.

While we would much prefer that you were supportive of our project, we are confident the Planning Department will acknowledge that you have no legal right to 'enjoy' the lightwell on our property, and will find that a fence is a fully acceptable solution to your privacy concerns.

Nevertheless, Ellaine and I remain willing to offer the compromises we sent last month: a privacy treatment to the new storage level windows up to 5'6" above the finished floor, a non-operable window in the workshop, and restricted operability to the Eastern storage window (awning-style). We are happy to work with you to improve the aesthetics of the new foundation by attempting to salvage the historic brick and re-apply it as a veneer. You would be welcome to continue to landscape and enjoy the lightwell space.

While we cannot give you authority over every element of the design, we will happily consult with you on the final lightwell finishes. We have not yet reached the stage of choosing fritted or frosted glass, for instance. We will be ordering privacy windows in other places such as bathrooms, and to be cost efficient will use a consistent privacy treatment for all of them. We do not yet have a GC committed to the project and will wait to make this decision until we understand the benefits and costs of different solutions. We understand that these design details are important to you, and will do our best to accommodate your preferences.

In exchange, we seek:

- A withdrawal of the DR filed with the San Francisco Planning Department
- Eventual reimbursement for the brick veneer work in the lightwell
- Access via your property to set up scaffolding and netting in the light well
- Agreement to a process for dealing with dropped or wind-blown debris on your property
- Access to your property to repair and paint the North-facing siding of our home

We would be happy to draft a written agreement to more formally document this compromise if it is acceptable to you.

While we recognize this is a busy time of year, we need to wrap up an agreement by January 12. Otherwise, we may as well simply wait for the DR hearing.

Sincerely,
Mitch and Ellaine

On Tue, Dec 12, 2017 at 2:00 PM, Ezra Perlman <Perlman@franciscopartners.com> wrote:

Mitch-

We certainly did not mean to alarm you. We appreciate everyone's efforts to work towards a compromise last week, but we simply ran out of time before we were able to finalize and document an agreement. There were also some discrepancies between Mary Beth's drawings and our understanding of what we agreed to. As Veronica alluded to in her email to us both, our only option to buy more time was to file for a DR – if the waiting period expired and we were then unable to reach agreement, we would have no further recourse.

In any event, we have no more interest in a drawn out process than you do. Our intention has always been to reach an agreement with you and avoid the hearing – we said as much in our filing. As you probably know, we can withdraw our DR application at any time and avoid any delays. Assuming you are still amenable, we have a draft document that we can send you. Just let us know.

Thanks,

Ezra and Shireen

From: Mitchell Fox [mailto:mitchellwfox@gmail.com]

Sent: Sunday, December 10, 2017 8:06 PM

To: Shireen Lee <shireen_lee@yahoo.com>; Ezra Perlman <Perlman@franciscopartners.com>

Cc: Ellaine M Fox <ellainefox@gmail.com>

Subject: Re: Options We Discussed

Ezra, Shireen -

We are deeply disappointed that you chose to file a DR after all our work to settle this matter over the last month. Veronica has informed us the earliest a DR hearing could likely take place is in February.

This week we offered compromises that reduced the usefulness and value of our property in an attempt to be good neighbors and to reach an agreement outside of the DR process.

We will need time to re-evaluate our proposal in light of the additional costs and delays we will now incur.

Mitch and Ellaine

- Mitch

Mitchell W. Fox
mitchellwfox@gmail.com
415.755.8820

On Fri, Dec 8, 2017 at 4:30 PM, Shireen Lee <shireen_lee@yahoo.com> wrote:

I echo Veronica's thought that we are close to agreement. I don't want to alarm anyone but I did file a DR this afternoon so that we can work through these last few details. My sincere hope is that we will be done by early next week so we can move on to some holiday cheer. I do feel that even though the Planning dept doesn't require documents other than updated drawings, for both our sakes we should have an agreement that we all sign.

From: "Flores, Veronica (CPC)" <Veronica.Flores@sfgov.org>
To: Mitchell Fox <mitchellwfox@gmail.com>; Shireen Lee <shireen_lee@yahoo.com>
Cc: Ezra Perlman <perlman@franciscopartners.com>; Ellaine M Fox <ellainefox@gmail.com>
Sent: Friday, December 8, 2017 12:05 PM
Subject: RE: Options We Discussed

Hi all,

I wanted to chime in here, and respond to Shirley's two inquiries in a voicemail:

1. The neighborhood notification closes today. If you require additional time to discuss proposed changes, the only way to get more time is if a DR is filed on the project. (It sounds like the group is close to agreement though.)
2. This note is to clarify that the discussions/negotiations you have had during this neighborhood notification period is a **private** matter. Thank you for keeping me updated; however, there is no need to file an NSR, or have any documents notarized, etc. The Department will, however, need to review any changes to the project resulting from these discussion to ensure all changes comply with Planning Code and our design guidelines.

Thank you,

Veronica Flores
415.575.9173

From: Mitchell Fox [mailto:mitchellwfox@gmail.com]
Sent: Friday, December 08, 2017 11:55 AM
To: Shireen Lee
Cc: Ezra Perlman; Ellaine M Fox; Flores, Veronica (CPC)
Subject: Re: Options We Discussed

I understand your concern, but these are very minor aesthetic optimizations. For instance, a 6" increase to the sill height from 3' to 3'6", so the dividing line between privacy and clear glass is at the half-way point. Making sure the new window sizes are industry standard now that it's cut horizontally not vertically as shown in the plan.

On Dec 8, 2017, at 11:26 AM, Shireen Lee <shireen_lee@yahoo.com> wrote:

Mitch, In the interest of being neighbourly and not delaying the process for you any more than necessary, I think we can support the plans as submitted for the lightwell with the privacy modifications as discussed. But I think we would really struggle to get to an agreement if the size or location of the windows were to change again from the submitted plans

Shireen

From: Mitchell Fox <mitchellwfox@gmail.com>
To: Shireen Lee <shireen_lee@yahoo.com>
Cc: Ezra Perlman <perlman@franciscopartners.com>; Ellaine M Fox <ellainefox@gmail.com>; Veronica Flores <veronica.flores@sfgov.org>
Sent: Friday, December 8, 2017 11:04 AM
Subject: Re: Options We Discussed

Yes, she will be updating to show an awning-style opening.

On our end one small tweak: Mary Beth is going to explore raising the sill height on those windows, and possibly the height/width ratios to increase the amount of clear glass above the 5'6" privacy glass height.

- Mitch

Mitchell W. Fox
mitchellwfox@gmail.com
415.755.8820

On Fri, Dec 8, 2017 at 11:01 AM, Shireen Lee <shireen_lee@yahoo.com> wrote:

Mitch quick point of clarification.

Would you be comfortable with an awning style for the clear upper option as suggested by Mary Beth for the eastern window? We would be fine with that.

From: Mitchell Fox <mitchellwfox@gmail.com>
To: Shireen Lee <shireen_lee@yahoo.com>
Cc: Ezra Perlman <perlman@franciscopartners.com>; Ellaine M Fox <ellainefox@gmail.com>; Veronica Flores <veronica.flores@sfgov.org>
Sent: Friday, December 8, 2017 9:42 AM

Subject: Re: Options We Discussed

Shireen,

We are amenable to these points. We would like to at least keep the Eastern window operable, however, as there is no other source of fresh air for that space.

\$1K limit is definitely reasonable.

Your access and liability requirements are understood and will be respected.

Best,

Mitch and Ellaine

On Dec 8, 2017, at 6:35 AM, Shireen Lee <shireen_lee@yahoo.com> wrote:

Mitch, We feel comfortable moving forward with option 2 with the following caveats:

1. Height of privacy glazing to 5' 6" above finished floor

The height of an average American male is about 5' 9" so that is roughly the eye level of an average guy.

2. Windows in the light well remain fixed

Given our focus on privacy and your focus on light we believe this is a good compromise since there are two other west-facing windows in the workspace that are operable.

3. We would grant access to our property for lightwell scaffolding and netting

We have been very clear from the beginning that the access in exchange for scope concessions only apply to the light well. Given the liability we are now exposing ourselves to by granting access, we would expect all contractors (including subcontractors) carry appropriate insurance and workers comp and are licensed by the state of CA.

4. Siding and paint in the lightwell to match the existing

In terms of the cap on replacing damaged landscaping, would you be amenable to setting that at \$1,000? This was something you offered as a good faith gesture and we would like to take you up on it but obviously we are not looking to fleece you!

Shireen

From: Mitchell Fox <mitchellwfox@gmail.com>
To: Ezra Perlman <perlman@franciscopartners.com>; Shireen Lee <shireen_lee@yahoo.com>
Cc: Ellaine M Fox <ellainefox@gmail.com>; Veronica Flores <veronica.flores@sfgov.org>
Sent: Thursday, December 7, 2017 9:31 PM
Subject: Re: Options We Discussed

Shireen, Ezra -

Thanks again for engaging with us on this.

I just got off the phone with Mary Beth. We feel good about Option 2, and will try to get more clarity on Option 1.

Option 1: Mary Beth is concerned about constructability and waterproofing of the skylight. She went so far as to say it was not her professional recommendation to pursue this option and advised us to consult our contractors. I will try to reach them tomorrow.

Option 2: Mary Beth felt the privacy glazing on the windows was a good option. She proposed glazing up to 4'6" or 5'0" above the finished floor of the basement level, and leaving the top portion of the window clear. The proposed windows have a 3' sill height and are 4' tall, so 5' is basically right in the middle of it. Also note that our finished floor will still be ~2 feet higher than your walkway, so the frosted glazing will go up to 7' from your perspective. She suggested changing the style of window to make the glazed lower half fixed, and the upper clear portion an awning-style operable window. She did caution that the age of the brick may cause some issues, and some of it may not be salvageable, requiring us to either mix in newer brick (e.g. at the base) or carry the siding down further.

She didn't have anything to add about the garden, other than to make sure the agreement acknowledges the light well and landscaping is on our property.

We didn't discuss on our call, but can you clarify if these change would make you comfortable granting limited and supervised access for the 3 purposes outlined yesterday?

If you're willing to draft an agreement that reflects these notes, we are amenable. I am available at 11am PT tomorrow if we have anything we need to work through.

- Mitch

Mitchell W. Fox
mitchellwfox@gmail.com
415.755.8820

On Thu, Dec 7, 2017 at 8:34 PM, Mitchell Fox <mitchellwfox@gmail.com> wrote:

Thank you.

I've had a chance to discuss with Ellaine, and am about to hop on a call with Mary Beth. What's your mobile number Shireen? I'll text if it makes sense to talk more tonight, to see if you're still up.

We didn't discuss landscaping today, but we would definitely welcome you to continue landscaping the light well. We couldn't agree to something that formally "deeds" the light well to you, but perhaps some sort of multi-year written permission to use and landscape the light well would cover it? We would also be willing to repair any damage that occurs to your existing landscaping (Not looking to shirk our responsibility, but could we establish a cap, so this isn't unlimited financial liability?).

- Mitch

Mitchell W. Fox
mitchellwfox@gmail.com
415.755.8820

On Thu, Dec 7, 2017 at 7:41 PM, Shireen Lee <shireen_lee@yahoo.com> wrote:

Dear Mitch,

Here are the options we discussed:

Option 1 (ideal one)

Keep existing wall if there is a structural solution that can be found*, keep windows same size with either privacy glass (preferred) or exterior plantation shutters, add skylight*

Option 2

Move wall, enlarge windows with either privacy glass (preferred) or exterior plantation shutters, apply existing brick as veneer*

*We would pay the extra costs associated with these options

Our rights to use landscaping in the notch continue and any damage to the existing landscaping is restored after construction is over.

We think this captures our conversations. Please let us know if you agree and we will forward a formal document for everyone to sign.

Shireen

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Mitchell Fox <mitchellwfox@gmail.com>

Neighborhood Notification for our Remodel

Julia Brown <juliabrown.sf@gmail.com>

Tue, Jan 30, 2018 at 7:53 AM

To: Mitchell Fox <mitchellwfox@gmail.com>

Cc: Caroline Orsi <caroline.orsi@gmail.com>, Elaine M Fox <ellainefox@gmail.com>

Hi Mitch and Elaine;

Sorry for the delay. We are working with neighbors out of the country and responses are slow.

Unfortunately, the changes proposed do not resolve the concerns of the neighbors. The flat roof doesn't resolve all of the issues. We dislike the shed roof because it slopes "the wrong way", but each option interrupts the flow of the roofline street which generally steps down and follows the elevation of the street. We would be interested in a slant roof that is flipped so that it better follows the roofline of the street. Alternately, a gable roof might provide improved ascetics. Even with those options, the overall height still disrupts the roofline.

Regards;
Julia Brown

On Jan 29, 2018, at 9:59 PM, Mitchell Fox <mitchellwfox@gmail.com> wrote:

Dear Julia & Caroline -

Please let us know if these changes resolved your concerns. Our files are due to Planning on Wednesday,

- Mitch & Elaine

On Wed, Jan 24, 2018 at 7:29 PM, Mitchell Fox <mitchellwfox@gmail.com> wrote:

Last but not least, here are those additional renderings I promised, showing the new roofline and additional setback as seen from your flat and Fred and Massimo's.

Looking forward to your thoughts.

Our full DR response is due to the city next week if we are to proceed,

- Mitch

Mitchell W. Fox
mitchellwfox@gmail.com
415.755.8820

On Wed, Jan 24, 2018 at 4:33 PM, Mitchell Fox <mitchellwfox@gmail.com> wrote:

Sorry, hit send too quickly. Here are some relevant attachments.

- Mitch

Mitchell W. Fox
mitchellwfox@gmail.com
415.755.8820

On Wed, Jan 24, 2018 at 4:31 PM, Mitchell Fox <mitchellwfox@gmail.com> wrote:

Julia -

Here's the update from our architect:

Building height is measured from the centerline at street/sidewalk level for the first 10' set back from the property line, and then is offset from the grade plane of the site for the balance of the depth of the structure.

- the height of front portion of the house measured from the centerline of the house at the sidewalk is 37'

- the height of the house including the addition at the west elevation of the house is 38'-4" above (e) grade at that location.

- the maximum allowed building height and the height of the addition are best represented with the Section A4.0 which shows the dashed line of the maximum building height offset from the grade plane and the lower profile permitted at the first 10' of the property.

Relevant San Francisco Planning Code sections relative to height measurement:

Sec 260 (a)(1)(C): governs the height limit for lots where the lot slopes upward from the street level. The first 10' of height is drawn with a line perpendicular to the Property line. The height for the remainder of the site is measured at an offset to the grade plane for the house. See diagram attached (from Sec 261 (b)(1)(A)).

Sec 252 calls out the establishment of height and Zoning districts and refers to the zoning maps indicating your district as 40-x.

- Mitch

Mitchell W. Fox
mitchellwfox@gmail.com
415.755.8820

On Tue, Jan 23, 2018 at 9:09 PM, Mitchell Fox <mitchellwfox@gmail.com> wrote:

Howdy Julia -

I will ask Mary Beth to provide that info.

My understanding is that building height (and allowable max height) is measured from the ground level at the center line of the property. Our property has a deep, narrow garage. The finished basement floor is several feet higher. You can see this on the East elevation, with how the garage door is lower than the entrance door to the breezeway and basement.

You can see the existing grade plane in sheet A4.0, attached.

Because the city measures building height at the center line of the sloped roof, our new proposed flat roof yields the same building height as in the original plan: 38' 4". You can see that in A3.4 of the attached plans and the West elevation I provided on Jan 16.

- Mitch

On Jan 23, 2018, at 8:38 PM, Julia Brown <juliabrown.sf@gmail.com> wrote:

Hi Mitch;

I struggle to track the elevation from grade shown on the plans. I know the regulation is a little complex in determining "grade" so I would like to know the total elevation from the sidewalk in the center front of your property. Again, I know this may not be the point of measurement but it appears to me to be ~ 46' + from the sidewalk. Can you have your architect provide this specific measurement as well as basis for the location of "grade used for the plans. Thanks

Regards;
Julia Brown

On Jan 18, 2018, at 8:33 AM, Julia Brown <juliabrown.sf@gmail.com> wrote:

Hi Mitch

Thanks for the West elevation plan. Please send us the east elevation as well when you get a chance and we will review the modification with the neighbors. Thanks

Regards,
Julia

On Jan 16, 2018, at 11:13 PM, Mitchell Fox
<mitchellwfox@gmail.com> wrote:

Julia, Caroline -

We received notes back from the RDT triggered by the DR you filed. They felt your concerns about the roof-line had merit, and suggested switching to a flat roof. We have drafted and received initial planning approval for that change (attached), and are in-process getting permission from our uphill neighbors (required, to avoid re-notification).

I wanted to once again check in and see if there were any circumstances under which we could make this (and/or other?) change in advance and you would be willing to drop the DR.

- Mitch

Mitchell W. Fox
mitchellwfox@gmail.com
415.755.8820

On Thu, Jan 4, 2018 at 9:25 PM, Julia Brown
<juliabrown.sf@gmail.com> wrote:

Hi Mitch,

Sorry for slow response. We have been battling with our own interior revocation for the past several months and time is tight.

We filed the DR on behalf of several other neighbors with similar concerns as ours. As such any proposed compromises would have to be agreeable to them as well.

We have been copied on many of the email exchanges and so we are aware of your positions as they pertain to our concerns. Based on communications to date, there is a disagreement regarding the existing conditions in neighboring properties as it pertains to your elevation, slope, and misalignment with neighborhood characteristics. There appears to be an impasse.

We and the other neighbors all have roots here. Each of us has lived here for 10 years or longer, and we are sentimental about maintaining the character of the neighborhood that we love.

Regards,
Julia

On Jan 4, 2018, at 8:34 PM, Mitchell Fox

<mittchellwfox@gmail.com> wrote:

Julia, Caroline -

Find the requested rendering attached.

We haven't heard from. Can you please confirm receipt of our email, and that you prefer not to seek a compromise with us directly?

- Mitch

Mitchell W. Fox
mittchellwfox@gmail.com
415.755.8820

On Wed, Dec 20, 2017 at 10:05 PM,
Mitchell Fox <mittchellwfox@gmail.com>
wrote:

Dear Julia and Caroline -

We received a copy of your DR request from the Planning Department. We were surprised by your filing, as you have not corresponded with us about the project since August 2016, even after we proactively emailed you about it this November (copied below). Your filing states that you were expecting to receive a rendering from us - we weren't aware, but will generate one for you shortly.

Your DR filing focuses on the guideline of respecting the topography of the site and surrounding area. As I imagine you're aware, the guidelines recommend addressing differences in building scale by setting back a vertical addition, such as the one proposed by our project, away from the facade (see page 23). In line with the guidelines, our addition is set back 12 feet from the front parapet, and 25 feet from the property line. Because of the unusually deep front setback of our uphill neighbor, we further reduced the visible height of our roof line by sloping the stair penthouse and wrapping our parapet to the south.

While we are confident the Planning Department will support our project as-is, we have been and remain willing to work with neighbors to find compromises.

Your DR filing focuses on the inconsistency of height between our building and 590 Sanchez, our uphill neighbor. We appreciate that you

acknowledge the similar condition at 557 Sanchez. We disagree that the three other such situations on our block are unimportant, however, and disagree with your description that all of these differences in height are 'negligible' or 'decorative.' For instance, 583 Sanchez (immediately opposite us), is taller than its southern neighbor, with an upper living floor almost entirely at or above the roof level of 587 Sanchez. Unlike our proposed design, none of the four other situations on our block with taller downhill buildings feature a setback from the street of the taller vertical elements.

You may not be aware that our uphill neighbor 590 Sanchez is in the later stages of requesting permits for a remodel of their property (their pre-application meeting was also last summer), which will increase the height of their roof to be taller than the tallest point of our proposed addition.

Your filing seeks changes to the roof line for our addition. We chose a shed roof to maximize the functional height of the addition while minimizing the total increase in building height. The taller ceiling is oriented to the Northern view, bedroom, and bedroom windows, with lower ceilings over the bathroom. Alternative roof lines that achieve similar quality interior space would require increasing the total building height.

Your filing suggests three ways we might alleviate your concerns:

1) Reducing the height of the roof to match the [current height of the] uphill home. This is not possible while still achieving our goal of additional living space for our growing family. Our current living space is only 1,000 square feet. The Planning Department will not support removing our Lower Level flat from the housing stock, so the only way to provide enough space for our family is to add vertically. We have tried to do this in as sensitive a way as possible to relate to the neighboring context. If our uphill neighbor's addition is approved, then the stair-stepping aesthetic you desire will be in place in the future.

2) Flipping the shed roof so it is higher on the south side. Flipping the shed roof would increase and exacerbate the height difference with 590

Sanchez that you expressed concern about. This is also a less functional design, as there is less value to high ceilings in the bathroom, but considerable aesthetic and functional benefit to having them in the bedroom.

3) Changing to a gable [or flat] roof.
Changing to a gabled roof would result in a taller total building height that would be more visible to you and pedestrians at street level. While you don't suggest it, a flat roof might address your concerns with less increase in total height but would increase the perceived height difference between our building and 590 Sanchez. That said, changing the roof profile would be the most functional of your suggested options.

We would be willing to consider option 3, but only if there is a path towards having you remove your request for discretionary review. We would much prefer to avoid the additional cost and delay of the formal hearing process - as you know, we have been working towards this remodel since before Sydney was born, and she's approaching her 2nd birthday!

Is it worth engaging our architect to explore alternative roof styles in hopes of eliminating the need for the hearing? We know it is a busy time of year, but would appreciate hearing your thoughts by next Wednesday so we may work with our architect to provide renderings of an alternate solution if this is a path to resolution.

- Mitch and Ellaine
[586 Sanchez St](#)

- Mitch

Mitchell W. Fox
mitchellwfox@gmail.com
415.755.8820

On Tue, Nov 7, 2017 at 2:50 PM,
Mitchell Fox
<mitchellwfox@gmail.com> wrote:
Hello Julia and Caroline -

Ellaine and I are excited to be reaching the final stages of the permit application process for the renovation of our home. Neighborhood notifications about the project will be mailed out this week.

Our project adds 1 bedroom and 1.5 bathrooms to our top-floor apartment, giving us space as our family grows. We keep and improve both of the existing rental units (lower floor and cottage) and plan to continue renting them out. We replace our brick foundation with a seismically-sound concrete one and update the facade to a modern aesthetic. We believe the project adds quality of life for us, value to our home, and helps maintain the high quality and value of the properties on our street.

The permit application process has been quite lengthy, and along the way, we have made revisions and concessions to address concerns brought up in the neighborhood meeting in June 2016, and to meet the requests of SF Planning and the Residential Design Team (RDT) that oversees projects in the Castro. Some concessions have included reducing the size of our roof deck, adding low fire-walls to the roof deck (which also reduce its visibility and sound-carry), and eliminating our proposed bay window. The SF Planning Department and RDT now support our project.

At our pre-application meeting, you voiced some concerns, in particular about the roof deck and potential impact to your views. We hope the final proposed design accommodates those concerns to the best extent possible. Our vertical addition is below the neighborhood height limit (and precedents on both sides of our street), and by setting the addition back from the front facade minimizes its impact on views from the street and from your residence. Our plans do not seek any code variances.

Given the long period of time we have been in review with the Planning Department (our original submission was in July 2016; we hoped to break ground almost a year ago), we are eager to move forward with construction. I have attached our final set of plans, which will also be available as part of the neighborhood notification this week. If, after reviewing them, you still have concerns, we would welcome the opportunity to have a

conversation directly with you. Our architect could also join.

- Mitch and Ellaine
586 Sanchez Street

Mitchell W. Fox
mitchellwfox@gmail.com
415.755.8820

<Rendering for Julia Brown.png>

<17-1221 586 Sanchez West elevation - Flat roof.pdf>



Mitchell Fox <mitchellwfox@gmail.com>

From Roger and Royce, your across-the-street neighbors

Roger Doughty <rdoughty@horizonsfoundation.org>

Sun, Dec 10, 2017 at 7:45 PM

To: Mitchell Fox <mitchellwfox@gmail.com>

Cc: "roycelin@comcast.net" <roycelin@comcast.net>, Veronica Flores <veronica.flores@sfgov.org>, Ellaine M Fox <ellainefox@gmail.com>

Dear Mitch,

Thank you and yes, that seems reasonable. I appreciate your checking in with the probable contractor.

Roger

Roger Doughty

President

Horizons Foundation

550 Montgomery Street, Suite 700

San Francisco, CA 94111

(415) 398-2333 ext 102

From: Mitchell Fox [mailto:mitchellwfox@gmail.com]**Sent:** Wednesday, December 06, 2017 10:08 PM**To:** Roger Doughty**Cc:** roycelin@comcast.net; Veronica Flores; Ellaine M Fox**Subject:** Re: From Roger and Royce, your across-the-street neighbors

Roger, Royce -

I'm glad to hear the facade updates are more to your liking.

While we haven't yet signed a contract with them, I did reach out to our leading contractor candidate to get their reaction to your proposed rules. Here was their response:

Our crews typically work x4 10hr days Mon-Thurs, 7:30 thru 5:30. This could be adjusted to x5 8hr days if required however. Winter is a little harder to squeeze in 10hr days with limited natural light.

We don't typically work weekends either unless we're on a serious deadline we need to meet. I think our crews have worked one Saturday in the 2 and a half years I've been [here]. Some of our subcontractors like to work Saturdays, however we can inform them of possible weekend restrictions prior to engaging them in their subcontracts.

So yes, we feel comfortable saying those rules seem reasonable. If there are other accommodations we can make, or if during the construction you have a concern, please let us know.

Best,

- Mitch

Mitchell W. Fox
mitchellwfox@gmail.com
415.755.8820

On Wed, Dec 6, 2017 at 3:46 PM, Roger Doughty <rdoughty@horizonsfoundation.org> wrote:

Mitch,

Thank you again for taking these concerns to your architect. We appreciate the revised plans with the intention to paint the wood and to use wood instead of metal for the piece joining the north windows on the front. They would help. We're still not crazy about the slant of the top addition going opposite to the slope of the hill but understand that presumably you want maximum view to the north, so are not inclined to mess with that plan.

The other thing we'd discussed were work rules and you asked if I had anything in mind. These are the rules agreed to by the project being developed right behind us on 19th Street (verbatim):

(1) "Construction noise shall end by 6pm without exception." [this doesn't mean all *work* necessarily has to cease – just anything that's noisy]

(2) "All noisy work to be avoided on weekends. 'Noisy' is understood to mean a level likely to disturb neighbors' quiet enjoyment of their weekends. Exceptions shall be made only if strictly necessary, but not more frequently than once in a calendar month. If noisy work takes place on a weekend, it shall take place only on Saturdays between 9 am and 5 pm."

Do those seem reasonable to you?

Thanks again,

Roger

Roger Doughty

President

Horizons Foundation

550 Montgomery Street, Suite 700

San Francisco, CA 94111

(415) 398-2333 ext 102

From: Mitchell Fox [mailto:mitchellwfox@gmail.com]

Sent: Sunday, December 03, 2017 10:48 AM

To: Roger Doughty

Cc: roycelin@comcast.net; Veronica Flores; Ellaine M Fox

Subject: Re: From Roger and Royce, your across-the-street neighbors

Sorry about that! re-attached.

- Mitch

Mitchell W. Fox

mitchellwfox@gmail.com

415.755.8820

On Sun, Dec 3, 2017 at 9:48 AM, Roger Doughty <rdoughty@horizonsfoundation.org> wrote:

Hello Mitch,

Thank you. Could you resend the attachment? It didn't seem to make it.

Roger

Roger Doughty

President

Horizons Foundation

550 Montgomery Street, Suite 700

San Francisco, CA 94111

[\(415\) 398-2333 ext 102](tel:(415)398-2333)**From:** Mitchell Fox [mailto:mitchellwfox@gmail.com]**Sent:** Friday, December 01, 2017 6:30 PM**To:** Roger Doughty; roycelin@comcast.net**Cc:** Veronica Flores; Ellaine M Fox**Subject:** Re: From Roger and Royce, your across-the-street neighbors

Roger, Royce -

As promised, I'm following up today on our progress. We're still exploring options, but I wanted to share Mary Beth's latest design thoughts (attached), to see if you felt they addressed your concerns.

In our meeting, you described how you felt the dark metal panel was inconsistent with the neighborhood where painted pastels were the norm. Mary Beth's proposal shift's the bulk of the facade from being primarily stained-wood to using a painted siding (we are leaning towards a rich gray or blue color) and changes the metal panel to stained wood that plays off the horizontal railings below.

We have discussed with Veronica Flores in the planning department (CC'd) and it sounds like these changes to 'materiality' would not trigger the need for re-notification to the neighborhood or significant additional scrutiny by Planning.

Do these changes help?

- Mitch and Ellaine

On Wed, Nov 29, 2017 at 7:00 AM, Roger Doughty <rdoughty@horizonsfoundation.org> wrote:

Good morning,

Thank you for the follow-up and sorry not to get to it til this morning. I'm moving this over to my work e-mail as I monitor this a lot more closely.

Your list of three things captures what we shared accurately. The only minor thing I'd say about #1 is that we had no expectation of being consulted "throughout," as that would put an unreasonable burden on you (especially multiplied to numerous neighbors). Just one would have been nice.

And that said, we are ready to move on from #1 and appreciate your hearing our point and look forward to mutual future neighborliness.

On #2, the top addition, yes, that's correct. It just breaks the uphill rhythm.

On #3, again, you got the main point we were making. I appreciate your sharing this with Mary Beth and look forward to seeing what she comes up with. Both the protruding windows and the metal piece seem odd for the neighborhood (in our opinion). As we said, that's not meant to be some blanket aesthetic judgment; that's always going to differ among individuals and it is your house. It's more about the neighborhood feel.

Again, appreciate the follow-up and the time on Sunday.

Roger

Roger Doughty

President

Horizons Foundation

550 Montgomery Street, Suite 700

San Francisco, CA 94111

(415) 398-2333 ext 102

From: rogerogersf@earthlink.net [mailto:rogerogersf@earthlink.net]

Sent: Wednesday, November 29, 2017 6:08 AM

To: Roger Doughty

Subject: Fw: Re: From Roger and Royce, your across-the-street neighbors

-----Forwarded Message-----

From: Mitchell Fox

Sent: Nov 28, 2017 10:35 AM

To: rogerogersf@earthlink.net

Subject: Re: From Roger and Royce, your across-the-street neighbors

Roger, Royce -

We met with Mary Beth yesterday and she will be looking into facade alteration ideas. We will see what she comes up with.

If you do have a chance to send additional commentary that we can provide to her, it would be very helpful. We're working from my memory of the conversation, where the two most specific comments related to the metal panel and a preference for painted siding versus stained wood.

- Mitch

Mitchell W. Fox
mitchellwfox@gmail.com
415.755.8820

On Sun, Nov 26, 2017 at 10:14 PM, Mitchell Fox <mitchellwfox@gmail.com> wrote:

Roger, Royce -

Thanks for meeting today. Ellaine and I are going to discuss your comments with Mary Beth in our meeting tomorrow. I took away 3 key concerns from our conversation:

1. **Process and Neighborly-ness** - you wish you had been able to attend the pre-application meeting to share input, and wish we'd sought feedback throughout in the process so your input could have been considered
2. **Roofline** - you were concerned about the shed roof, with its larger height facing North (downhill)
3. **Facade** - you feel the modern wood and steel aesthetic proposed is out of character with the neighborhood

Did I capture those correctly?

As regards 2 and 3, would you like to elaborate on your concerns or your preferences in your own words, so I can share them with Mary Beth when we meet? I want to make sure your opinions are accurately conveyed to her, so she can help us consider the best course of action.

Regarding 1, I'm sorry we haven't been in touch until now, but will keep in better contact moving forward, including soliciting feedback on how we can make the actual construction process less disruptive to you and our other neighbors.

Thanks again for inviting us to the conversation in your lovely home, and sorry that Ellaine and Sydney couldn't join today,

- Mitch

Mitchell W. Fox
mitchellwfox@gmail.com
415.755.8820

On Fri, Nov 17, 2017 at 8:49 PM, Mitchell Fox <mitchellwfox@gmail.com> wrote:

Just seeing this, yes, let's plan on a week from Sunday.

On Nov 17, 2017, at 8:34 PM, <rogerogersf@earthlink.net> <rogerogersf@earthlink.net> wrote:

Mitch,

Hi. I apologize for the late change but something has come up tomorrow morning. Could we aim for a week from Sunday? Think you said that would' work. I have a feeling that with your leaving

tomorrow, this may come as a relief. Hope so and have a good holiday. And again pardon the change.

Roger

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

From: Mitchell Fox

Sent: Nov 16, 2017 10:41 PM

To: rogerogersf@earthlink.net

Subject: Re: From Roger and Royce, your across-the-street neighbors

Let me double check with Ellaine in the morning, but I think 10am on Saturday would work. If you don't mind meeting at your place, ours will probably be in disarray preparing for the trip.

- Mitch

Mitchell W. Fox

mitchellwfox@gmail.com

415.755.8820

On Thu, Nov 16, 2017 at 10:32 PM, <rogerogersf@earthlink.net> wrote:

Thank you for the quick response. I might have missed a "residents" invite (and am guessing Pat just forgot when he told me that). There've also been 16 months since then and it would've been most helpful to have had a conversation sometime in there.

Let's make it this Saturday a.m. Perhaps around 10? Or we're happy to come over to you as well. Know you'll be getting ready to head out of town.

Thanks again for making the time.

Roger

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

From: Mitchell Fox

Sent: Nov 16, 2017 10:07 PM

To: rogerogersf@earthlink.net

Subject: Re: From Roger and Royce, your across-the-street neighbors

Roger, Royce -

Thanks for reaching out. I'm sorry and surprised as well. Your address was on the invitation to the pre-application meeting last June. We hadn't met you, so I see it was addressed simply to "Residents". I do see we also mailed Pat by name, and also emailed him. He replied on June 28th that he couldn't attend.

Your neighbors uphill, Julia and Caroline, and neighbors a few doors downhill, Ed and James, attended the meeting on June 29, as did Al and Nicole and Shireen and Ezra from our side.

We'd welcome the opportunity to meet you and walk through the plans. We are heading out for Thanksgiving on Saturday, returning a week later on Saturday. I could come by on Saturday morning this weekend, more or less anytime Sunday the weekend after Thanksgiving, or a late evening the week after (our daughter goes to be ~8pm). When is most convenient?

In case you don't recognize us by name, maybe a photo will help - here's (amusingly) the most recent photo I can find in months:

- Mitch

Mitchell W. Fox
mitchellwfox@gmail.com
415.755.8820

On Thu, Nov 16, 2017 at 9:42 PM, <rogerogersf@earthlink.net> wrote:

Dear Mitch and Elaine:

I'm sorry that we haven't had the chance to meet before this. My husband Royce and I live directly across the street from you at 587 Sanchez, the upper unit of the same building in which Pat Patricelli lives. A belated welcome to the neighborhood.

We received the neighborhood notification about your project. I admit to being doubly surprised. First, this was the first I can recall hearing about the project in anything other than a passing general reference from Pat. Neither Pat nor I were aware of or involved in a June 2016 meeting which apparently took place. There's been no outreach to us that I'm aware of. Second, I/we are surprised by some of what the plans contain. And, absent more information, not very happily so.

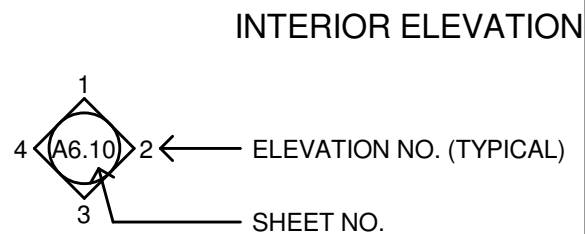
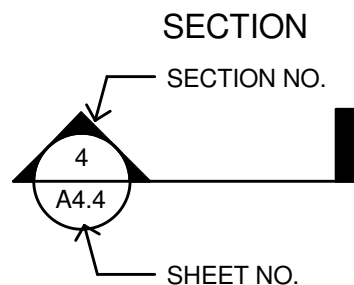
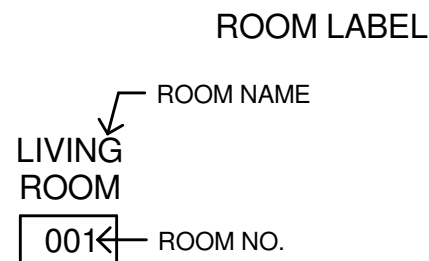
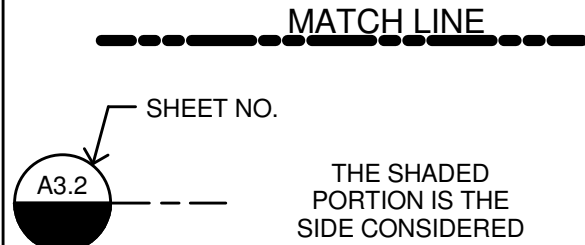
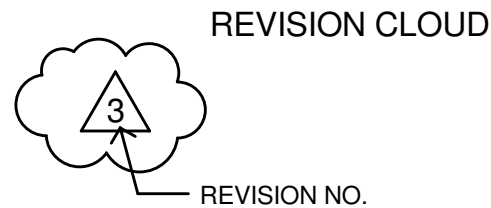
Would it be possible for us to meet to discuss? We are not "the neighbors of 'no' " and want to support those around us making their homes what they want within reason. It's regrettable that the first chance we have to have any conversation is now at this late stage of the process, when you've clearly invested significant time, effort, and money to get here. At the same time, we've had no input and I assume it's fairly obvious why this would matter to us.

Please let me know what might be possible for you.

Thank you.

Roger and Royce

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A0.1	TITLE SHEET
A1.0	SITE PLAN - EXISTING
A1.1	SITE PLAN - PROPOSED
A2.0	BASEMENT LEVEL PLAN
A2.1	LOWER LEVEL FLOOR PLAN
A2.2	UPPER LEVEL FLOOR PLAN
A2.3	ROOF LEVEL PLAN
A3.1	EAST ELEVATION - EXISTING
A3.2	EAST ELEVATION - PROPOSED
A3.3	WEST ELEVATION - EXISTING
A3.4	WEST ELEVATION - PROPOSED
A3.5	NORTH ELEVATION - EXISTING
A3.6	NORTH ELEVATION - PROPOSED
A3.7	SOUTH ELEVATION - EXISTING
A3.8	SOUTH ELEVATION - PROPOSED
A4.0	LONGITUDINAL SECTION
A4.1	CROSS SECTION - EXISTING
A4.2	CROSS SECTION - PROPOSED
D2.0	BASEMENT LEVEL - DEMOLITION PLAN
D2.1	LOWER LEVEL FLOOR PLAN - DEMOLITION
D2.2	UPPER LEVEL - DEMOLITION PLAN
D2.3	ROOF LEVEL PLAN - EXISTING

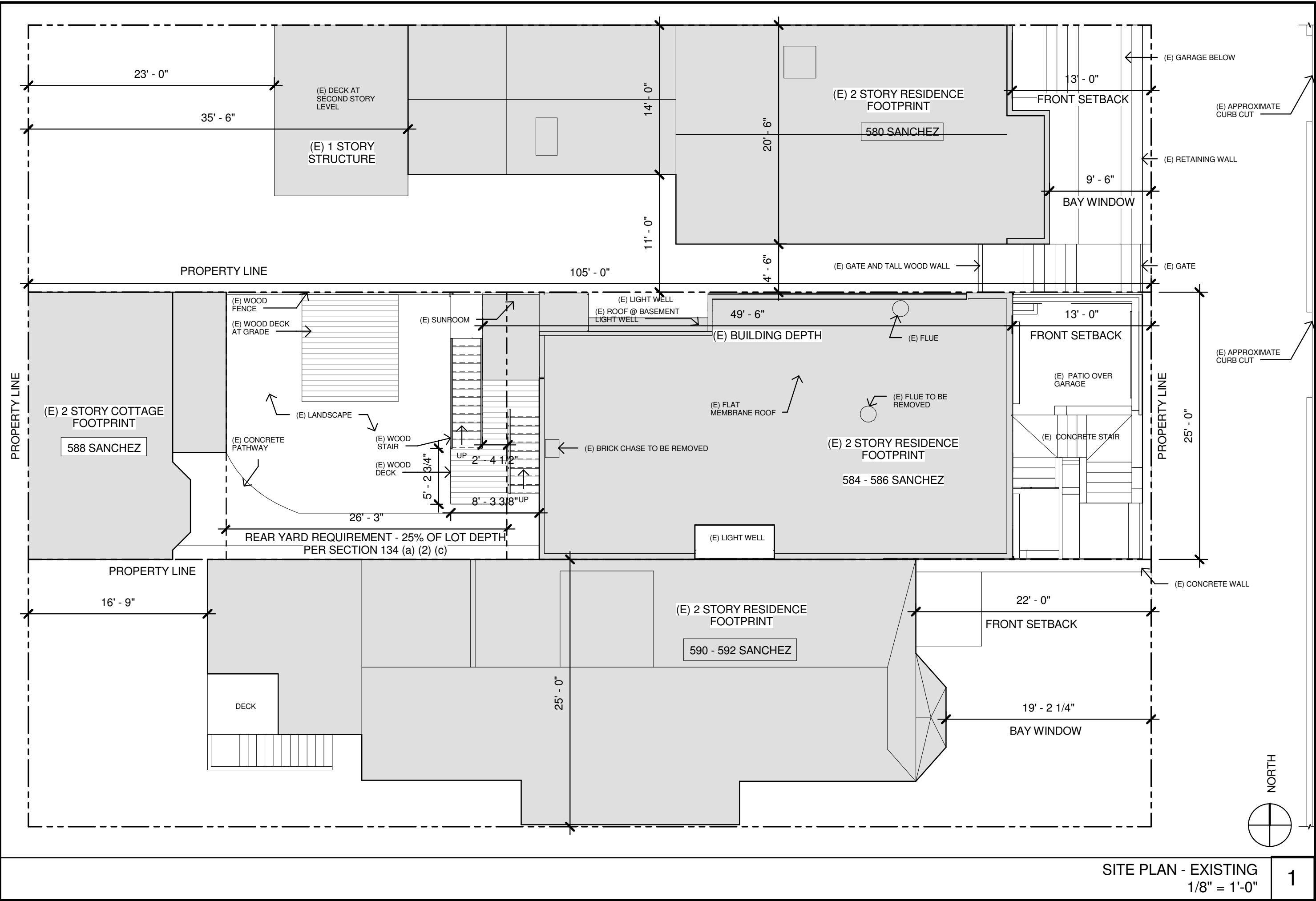
STRUCTURAL ENGINEER:
Chuck Voong
PO Box 471333
San Francisco, CA 94147
925.255.3545
cvoong@yahoo.com

FOX RESIDENCE
586 SANCHEZ STREET
SAN FRANCISCO, CA 94114

JULY 6, 2016
SITE PERMIT
JANUARY 2, 2017
EEA
AUGUST 28, 2017—
SITE PERMIT
RESUBMIT
EV - SEPT 28, 2017
EV - JANUARY 31,
2018

FILE SHEET

A0.1



MARY BETH COYNE
ARCHITECTURE

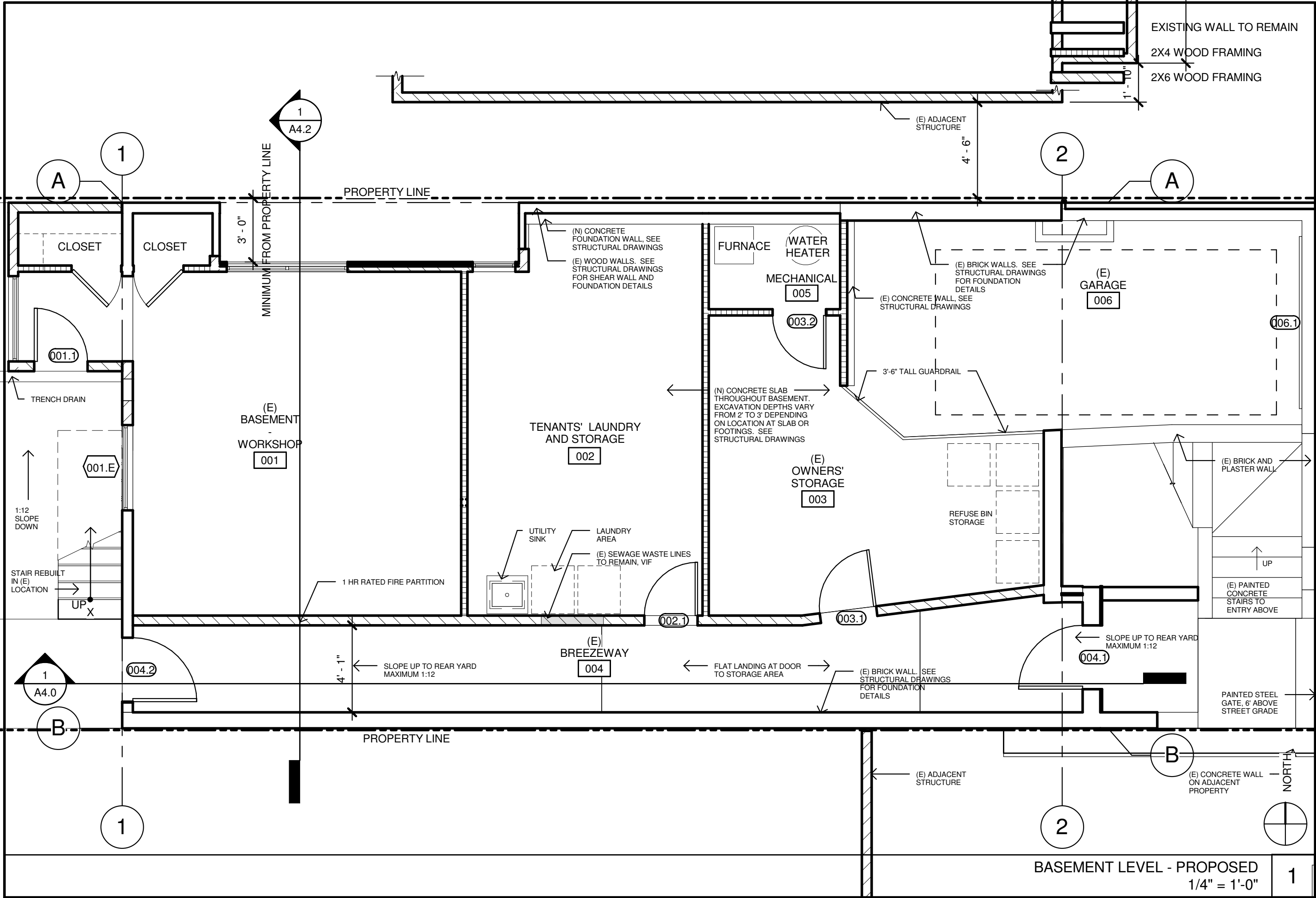
FOX RESIDENCE
586 SANCHEZ STREET
SAN FRANCISCO, CA 94114

JULY 6, 2016
SITE PERMIT
JANUARY 2, 2017
EEA
—AUGUST 28, 2017—
SITE PERMIT
RESUBMIT
REV - SEPT 28, 2017
REV - JANUARY 31, 2018

SITE PLAN - EXISTING

A1.0





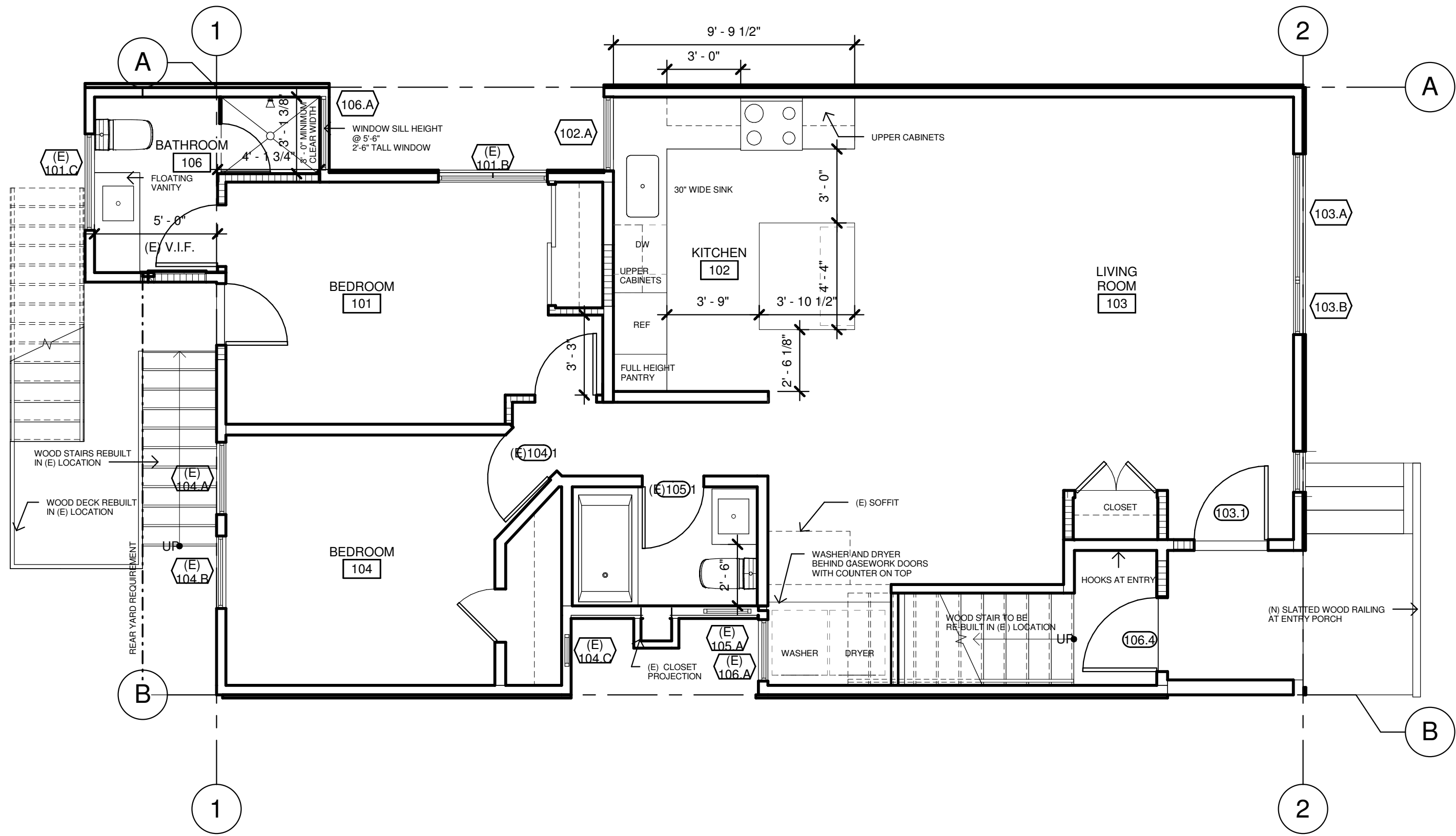
MARY BETH COYNE
ARCHITECTURE

FOX RESIDENCE
586 SANCHEZ STREET
SAN FRANCISCO, CA 94114

JULY 6, 2016
SITE PERMIT
JANUARY 2, 2017
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—AUGUST 28, 2017—
SITE PERMIT
RESUBMIT
REV - SEPT 28, 2017
REV - JANUARY 31,
2018

BASEMENT LEVEL
PLAN

A2.0



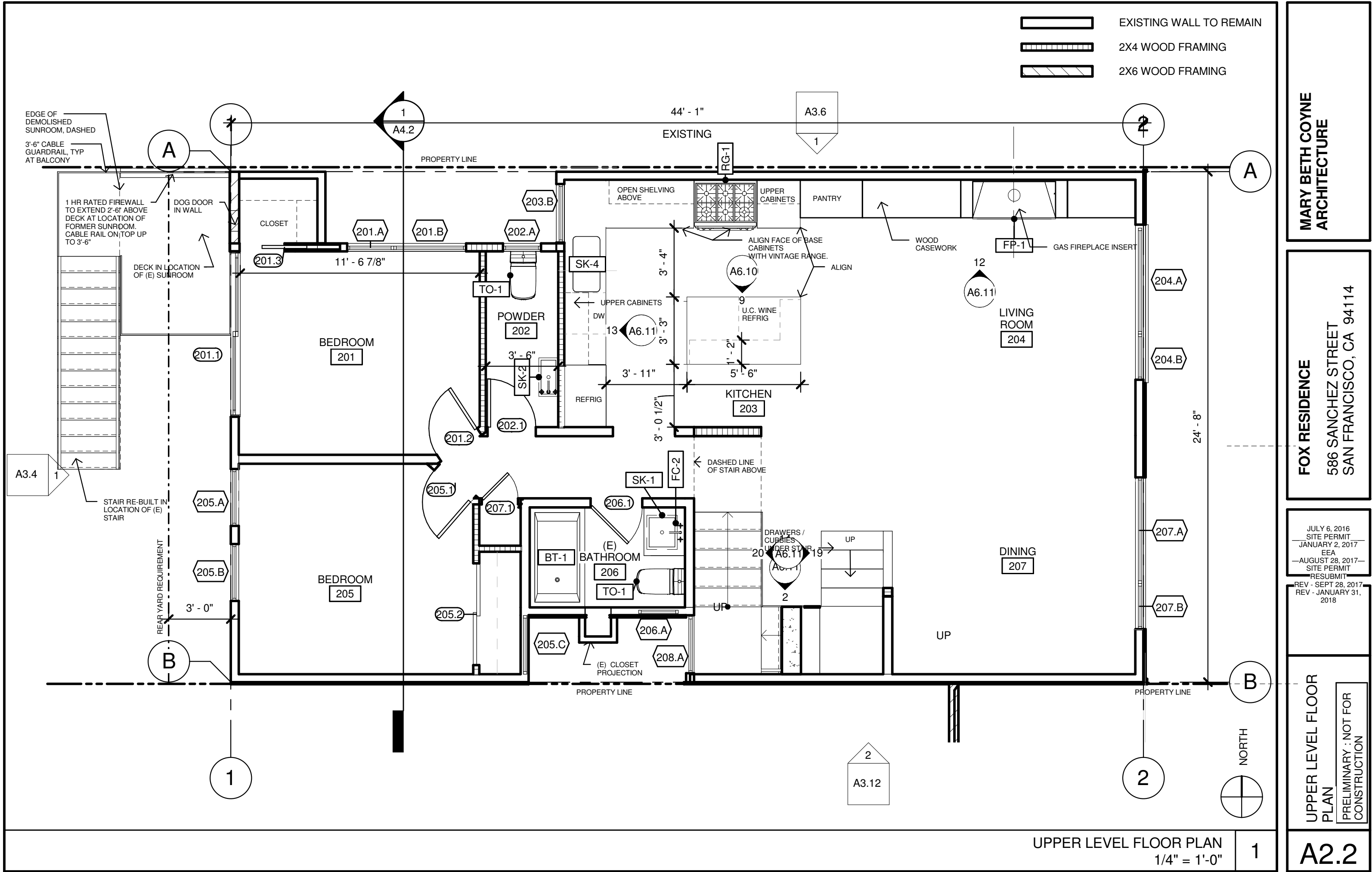
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ARCHITECTURE

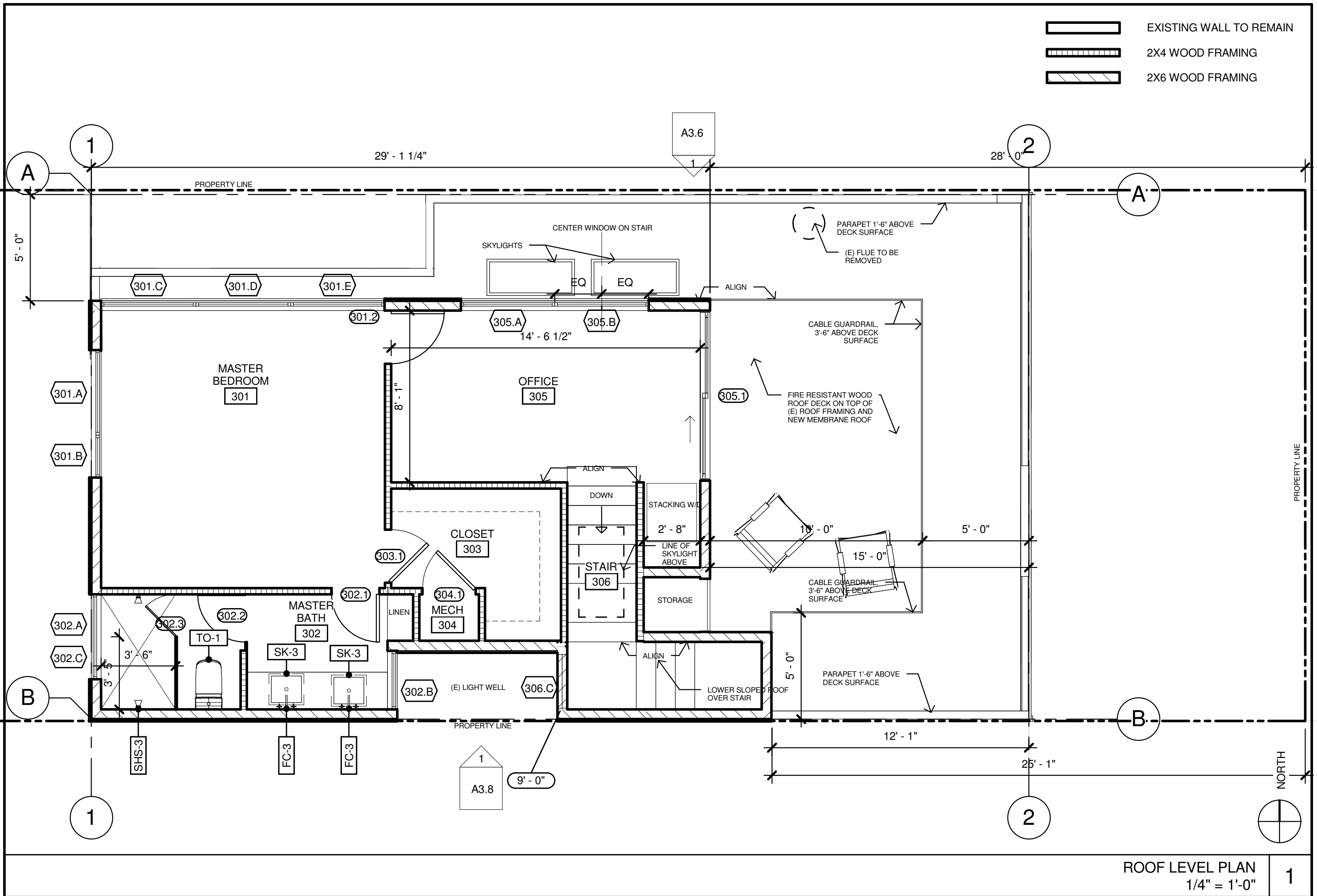
FOX RESIDENCE
586 SANCHEZ STREET
SAN FRANCISCO, CA 94114

JULY 6, 2016
SITE PERMIT
JANUARY 2, 2017
EEA
AUGUST 28, 2017
SITE PERMIT
RESUBMIT
REV - SEPT 28, 2017
REV - JANUARY 31, 2018

LOWER LEVEL FLOOR
PLAN

A2.1





MARY BETH COYNE
ARCHITECTURE

FOX RESIDENCE

586 SANCHEZ STREET

SAN FRANCISCO, CA 94114

JULY 6, 2016
SITE PERMIT
JANUARY 2, 2017
EEA
AUGUST 28, 2017—
SITE PERMIT
RESUBMIT
EV - SEPT 28, 2017.
EV - JANUARY 31,
2018

PRELIMINARY : NOT FOR CONSTRUCTION

A2.3



MARY BETH COYNE
ARCHITECTURE

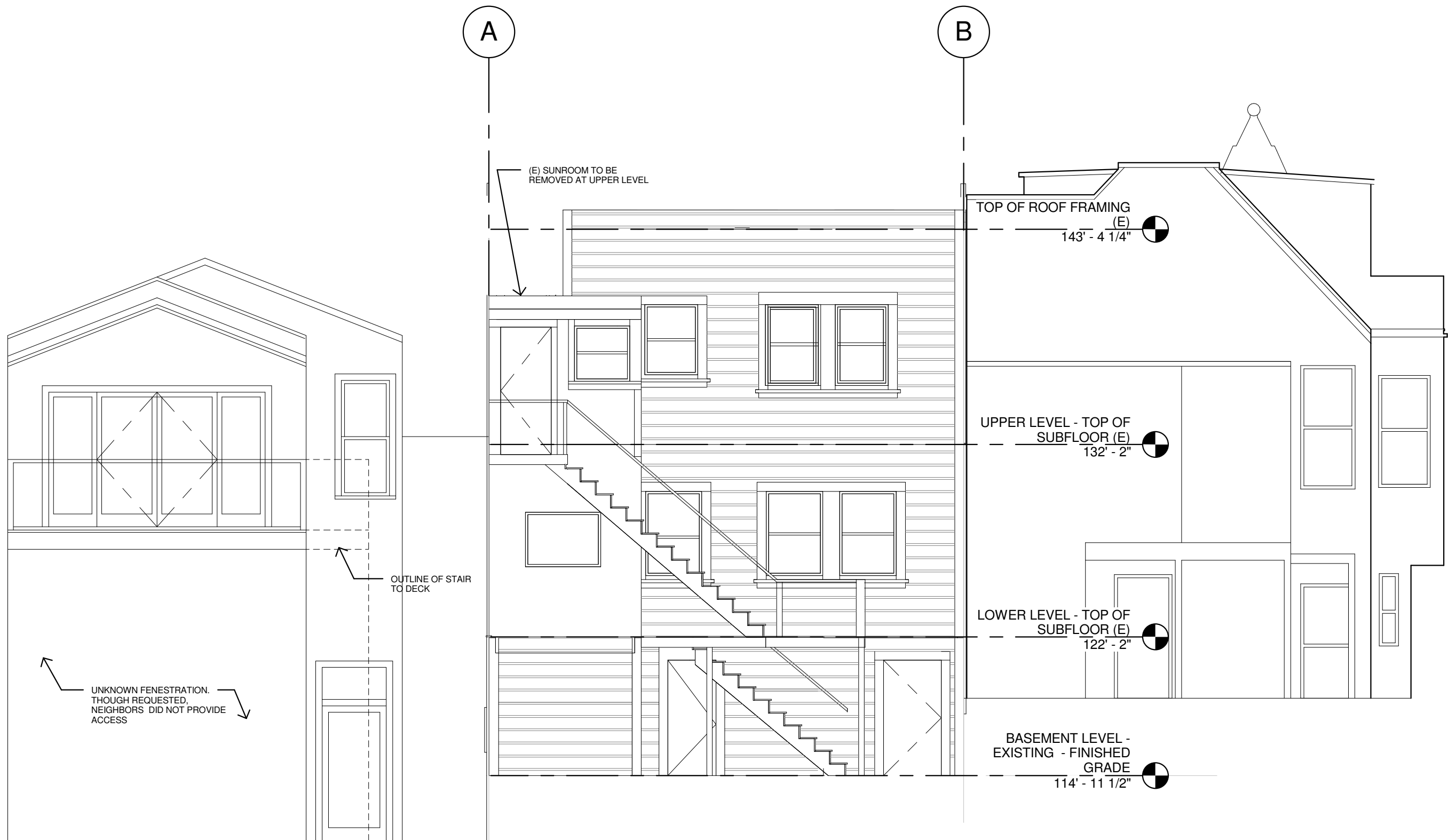
FOX RESIDENCE
586 SANCHEZ STREET
SAN FRANCISCO, CA 94114

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REV - JANUARY 31, 2018

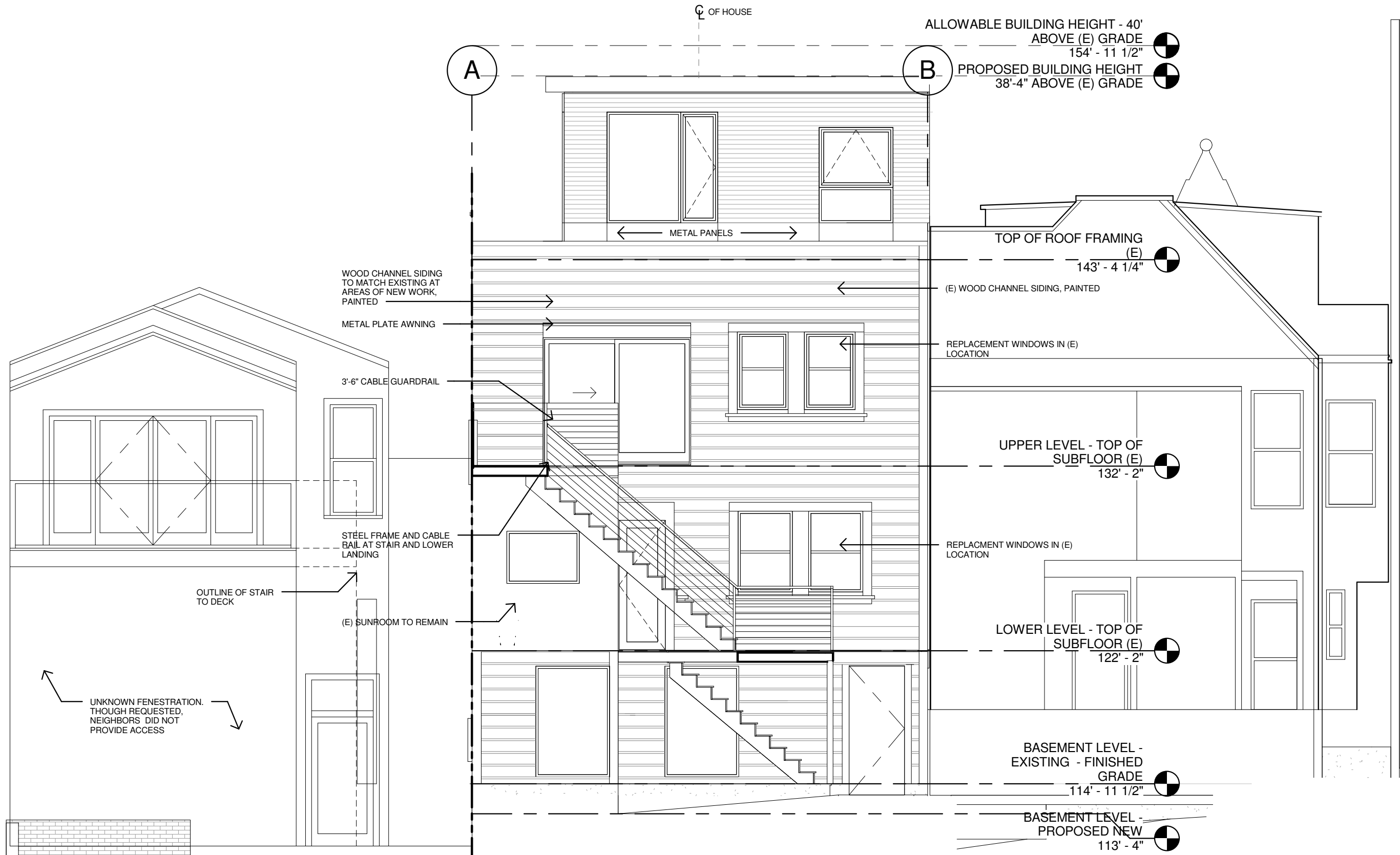
EAST ELEVATION -
EXISTING

A3.1

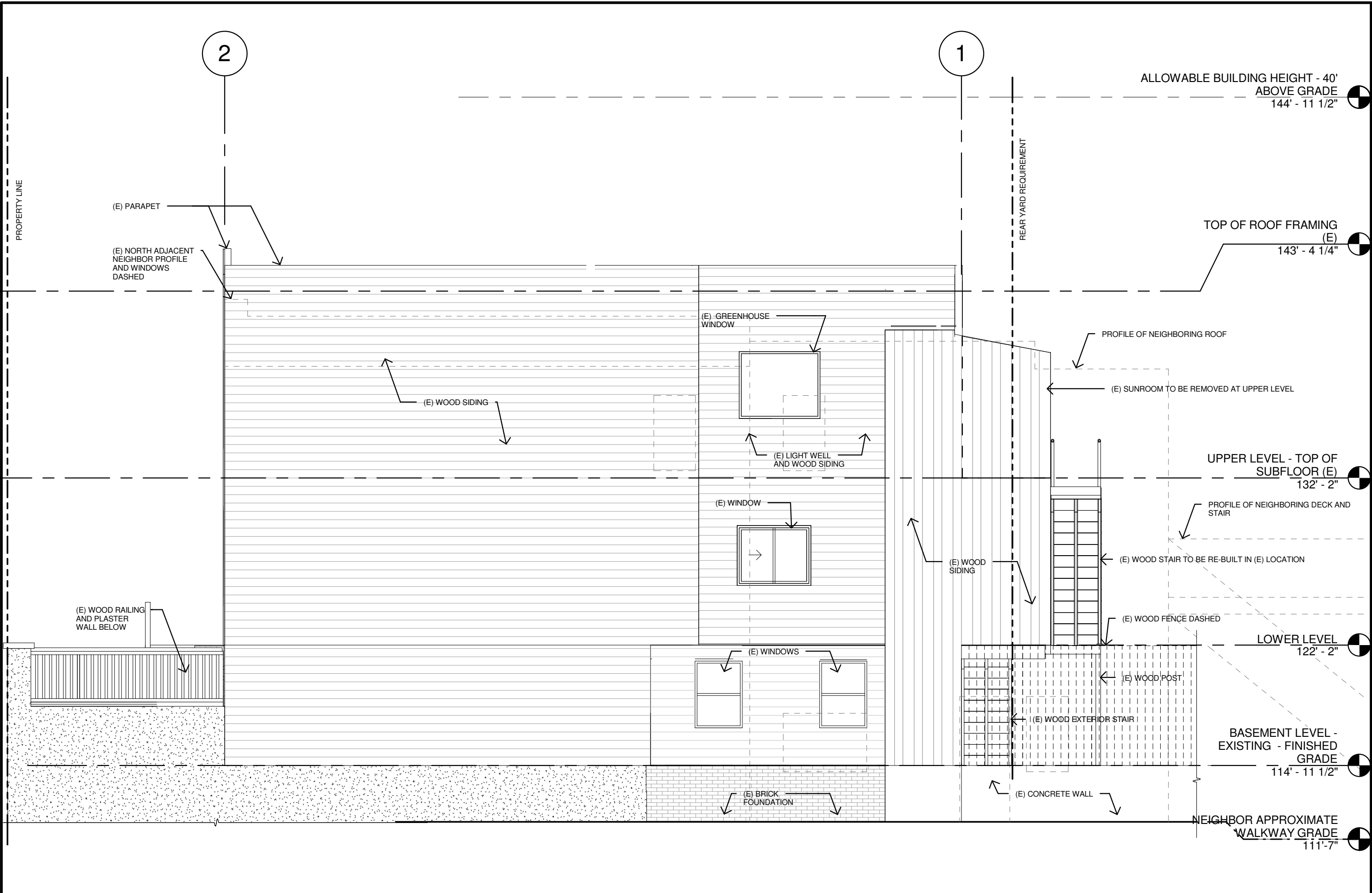
EAST ELEVATION - EXISTING - WITH ADJACENT NEIGHBORS
3/16" = 1'-0"



WEST ELEVATION - EXISTING - WITH ADJACENT NEIGHBORS
3/16" = 1'-0"



WEST ELEVATION - PROPOSED
3/16" = 1'-0"



NORTH ELEVATION - EXISTING
3/16" = 1'-0"

1

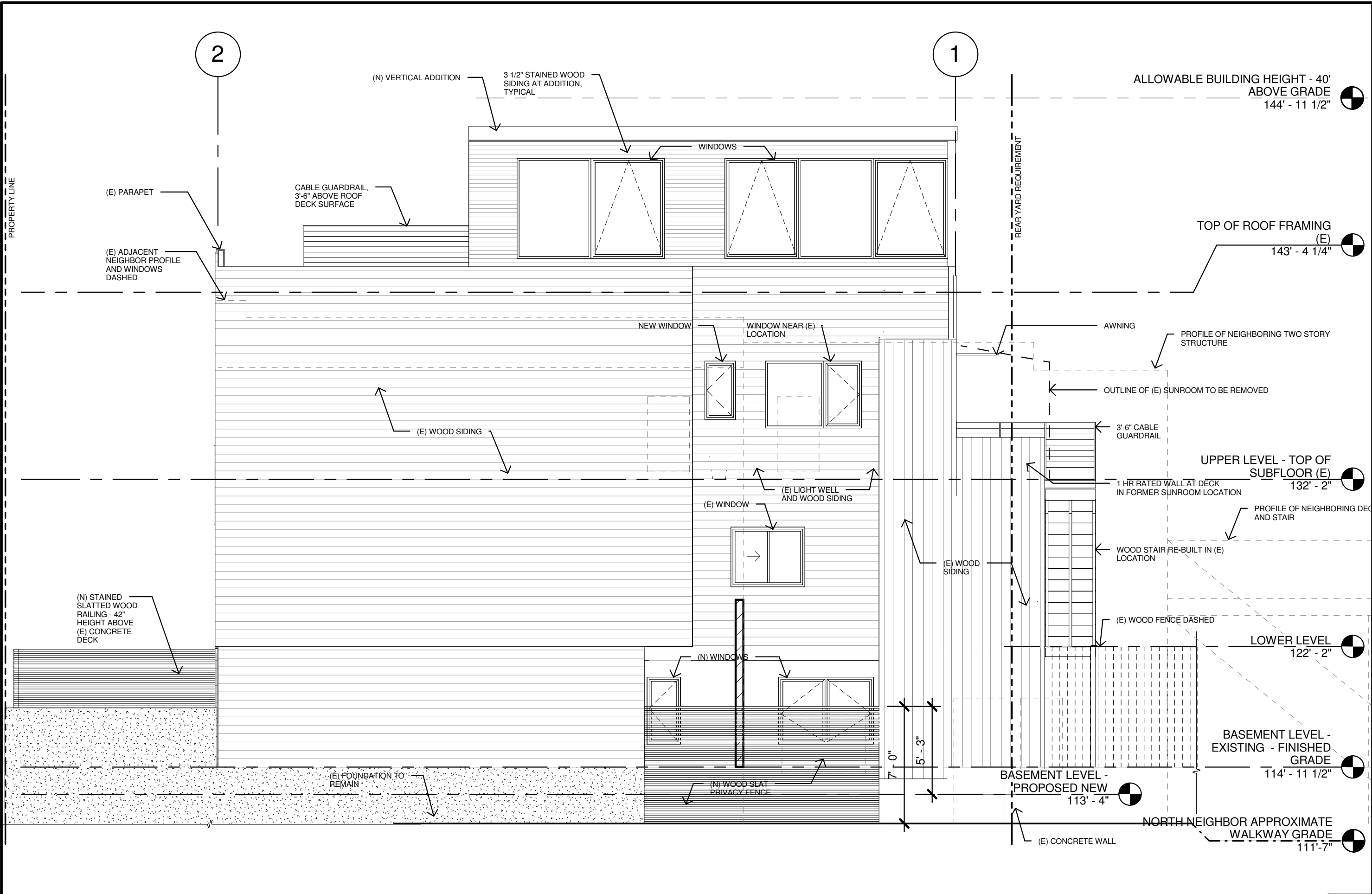
MARY BETH COYNE
ARCHITECTURE

FOX RESIDENCE
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SAN FRANCISCO, CA 94114

JULY 6, 2016
SITE PERMIT
JANUARY 2, 2017
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AUGUST 28, 2017
SITE PERMIT
RESUBMIT
REV - SEPT 28, 2017
REV - JANUARY 31, 2018

NORTH ELEVATION -
EXISTING

A3.5



NORTH ELEVATION - PROPOSED
3/16" = 1'-0"

1

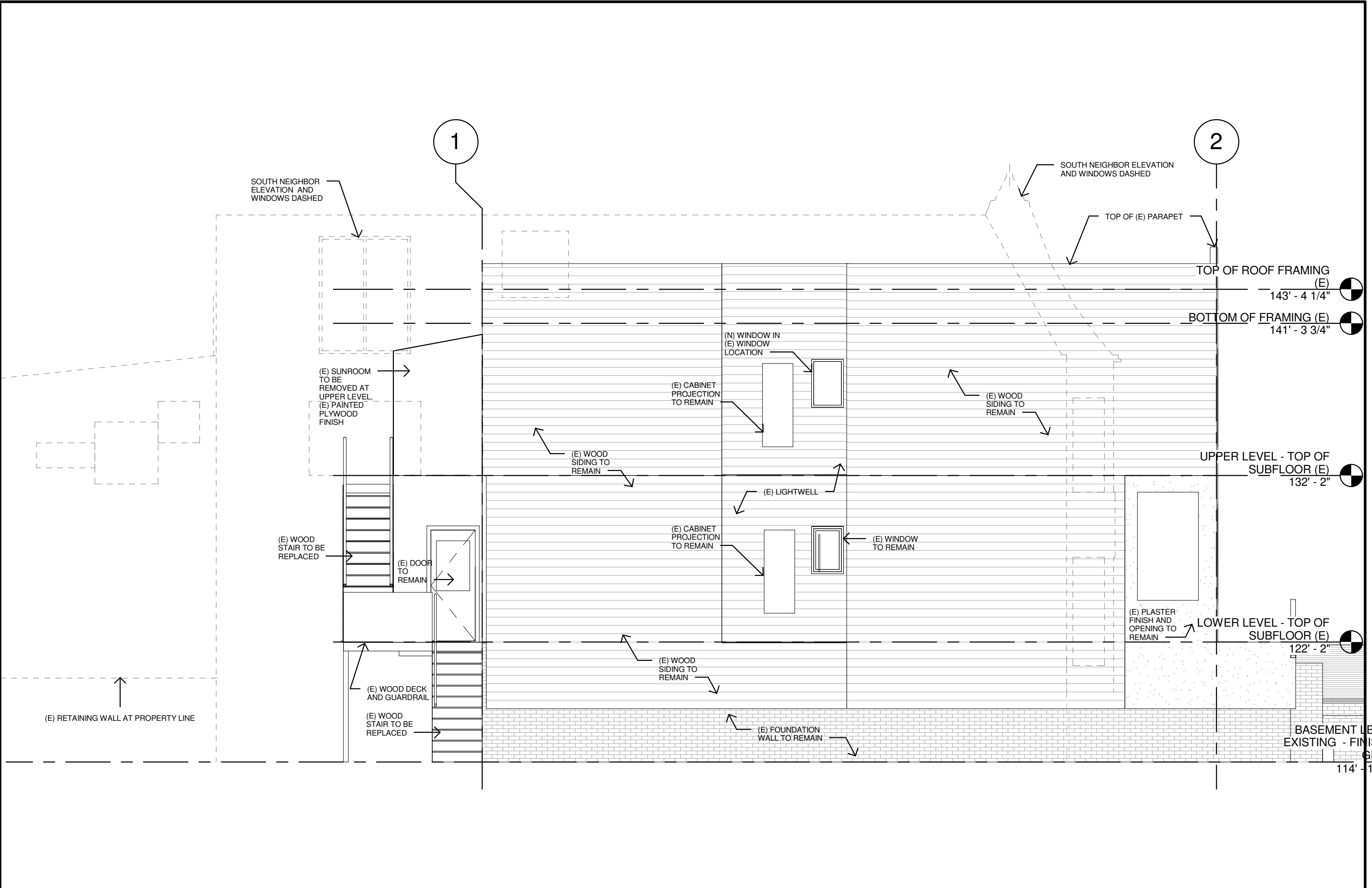
MARY BETH COYNE
ARCHITECTURE

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586 SANCHEZ STREET
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AUGUST 28, 2017
SITE PERMIT
RESUBMIT
REV - SEPT 28, 2017
REV - JANUARY 31, 2018

NORTH ELEVATION -
PROPOSED

A3.6

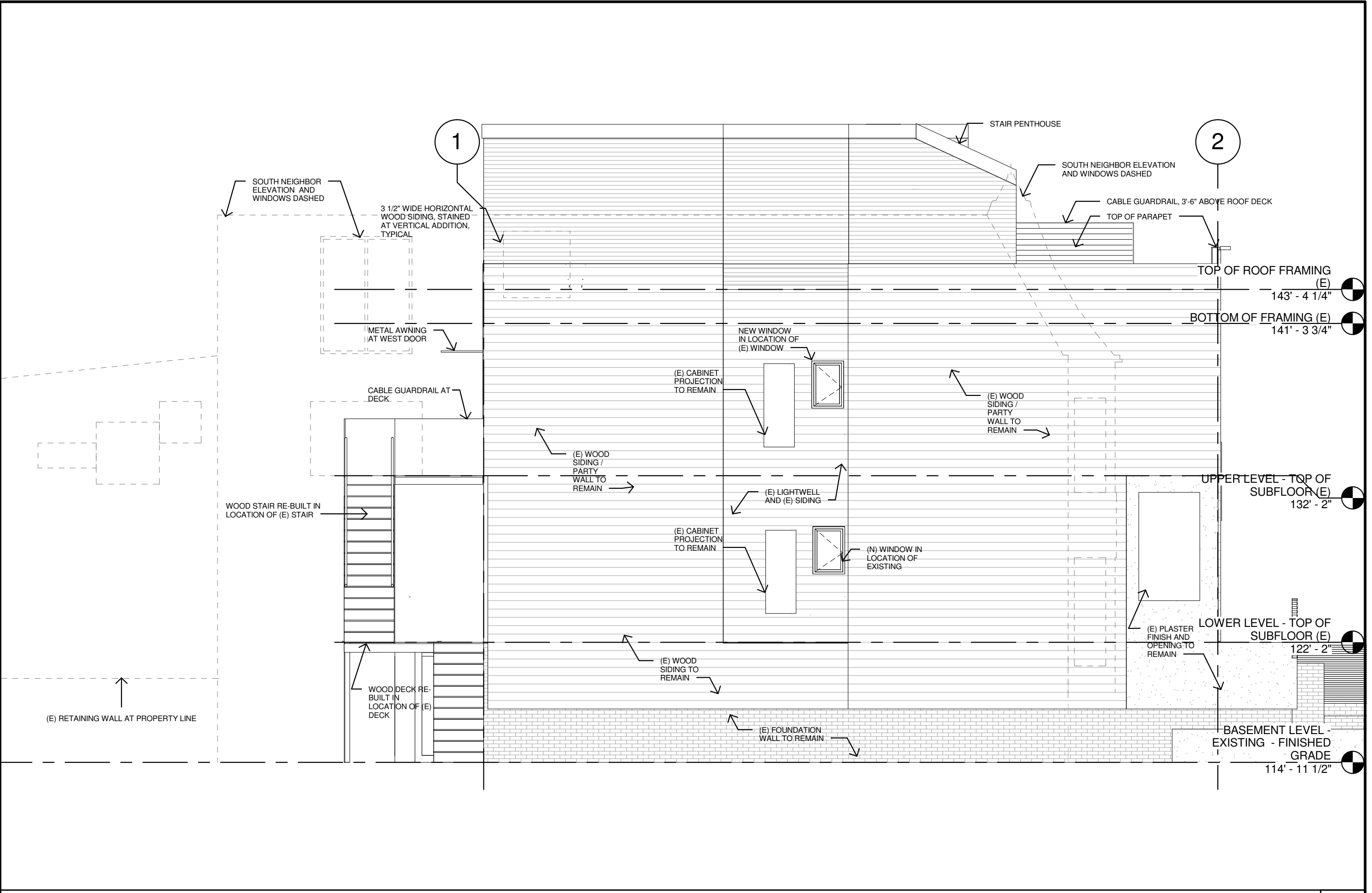


MARY BETH COYNE
ARCHITECTURE

FOX RESIDENCE
586 SANCHEZ STREET
SAN FRANCISCO, CA 94114

JULY 6, 2016
SITE PERMIT
JANUARY 2, 2017
EEA
AUGUST 28, 2017
SITE PERMIT
RESUBMIT
REV - SEPT 28, 2017
REV - JANUARY 31, 2018

SOUTH ELEVATION -
EXISTING

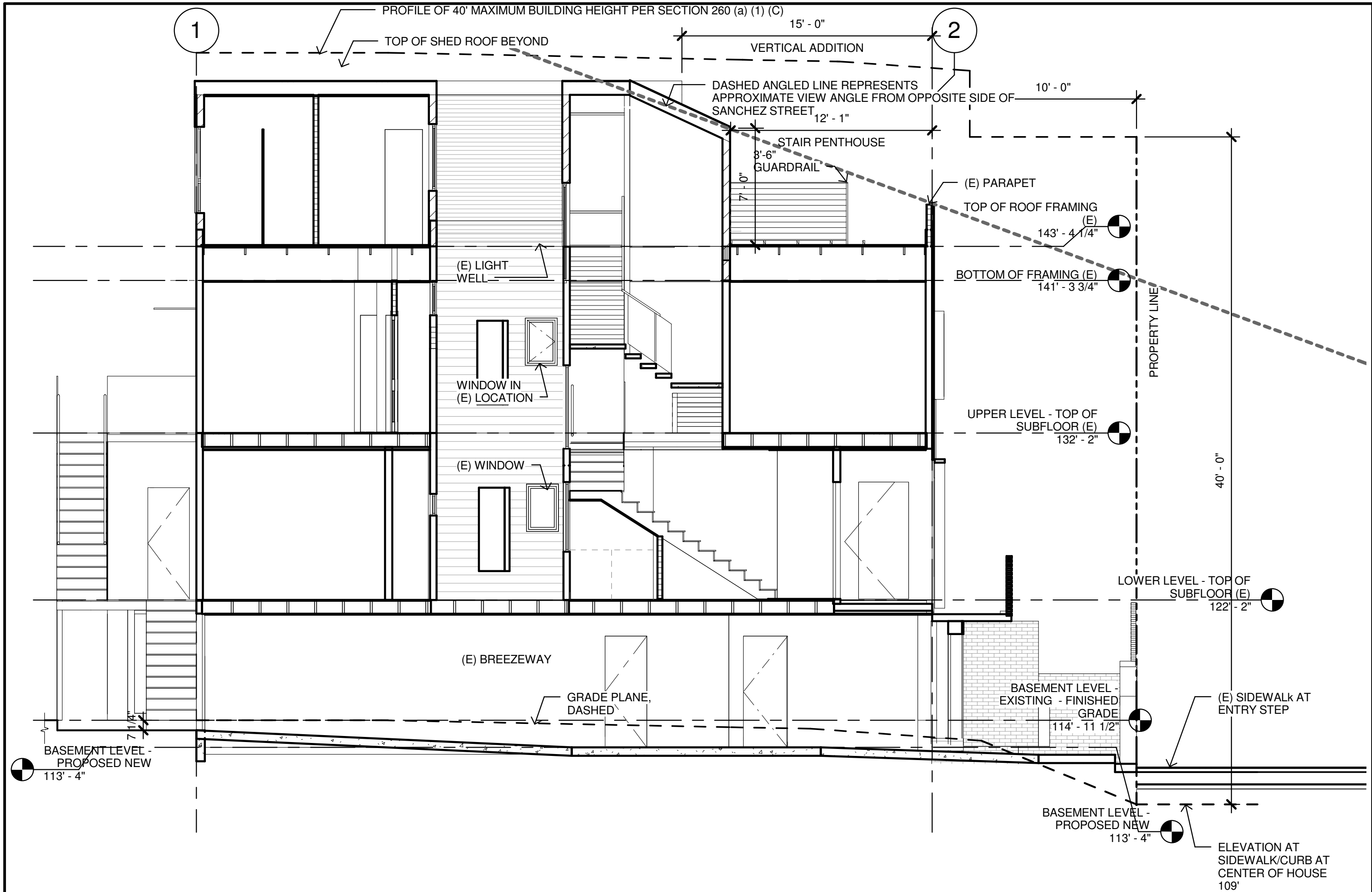


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JULY 6, 2016
SITE PERMIT
JANUARY 2, 2017
EEA
AUGUST 28, 2017
SITE PERMIT
RESUBMIT
REV - SEPT 28, 2017
REV - JANUARY 31, 2018

SOUTH ELEVATION -
PROPOSED

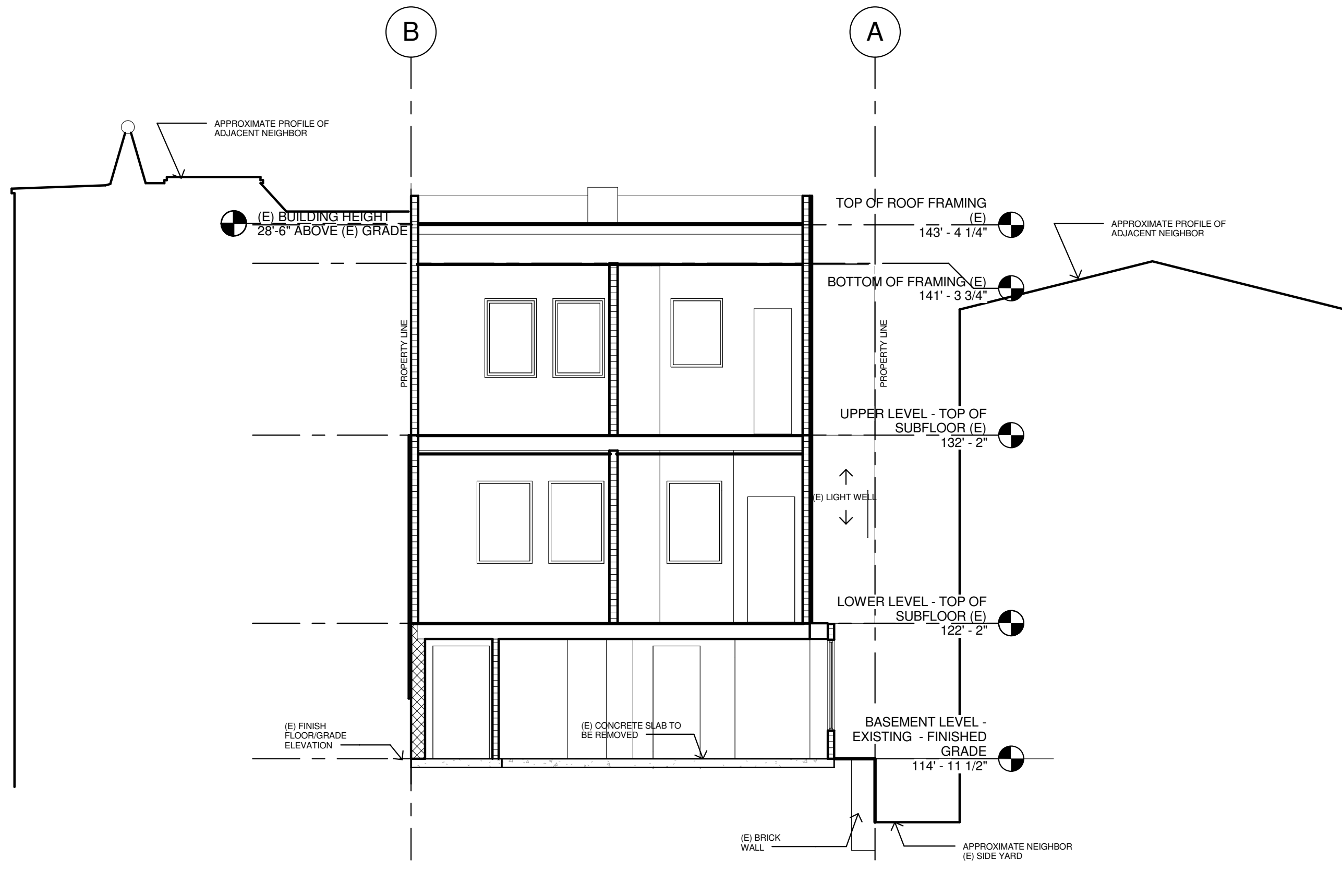


MARY BETH COYNE
ARCHITECTURE

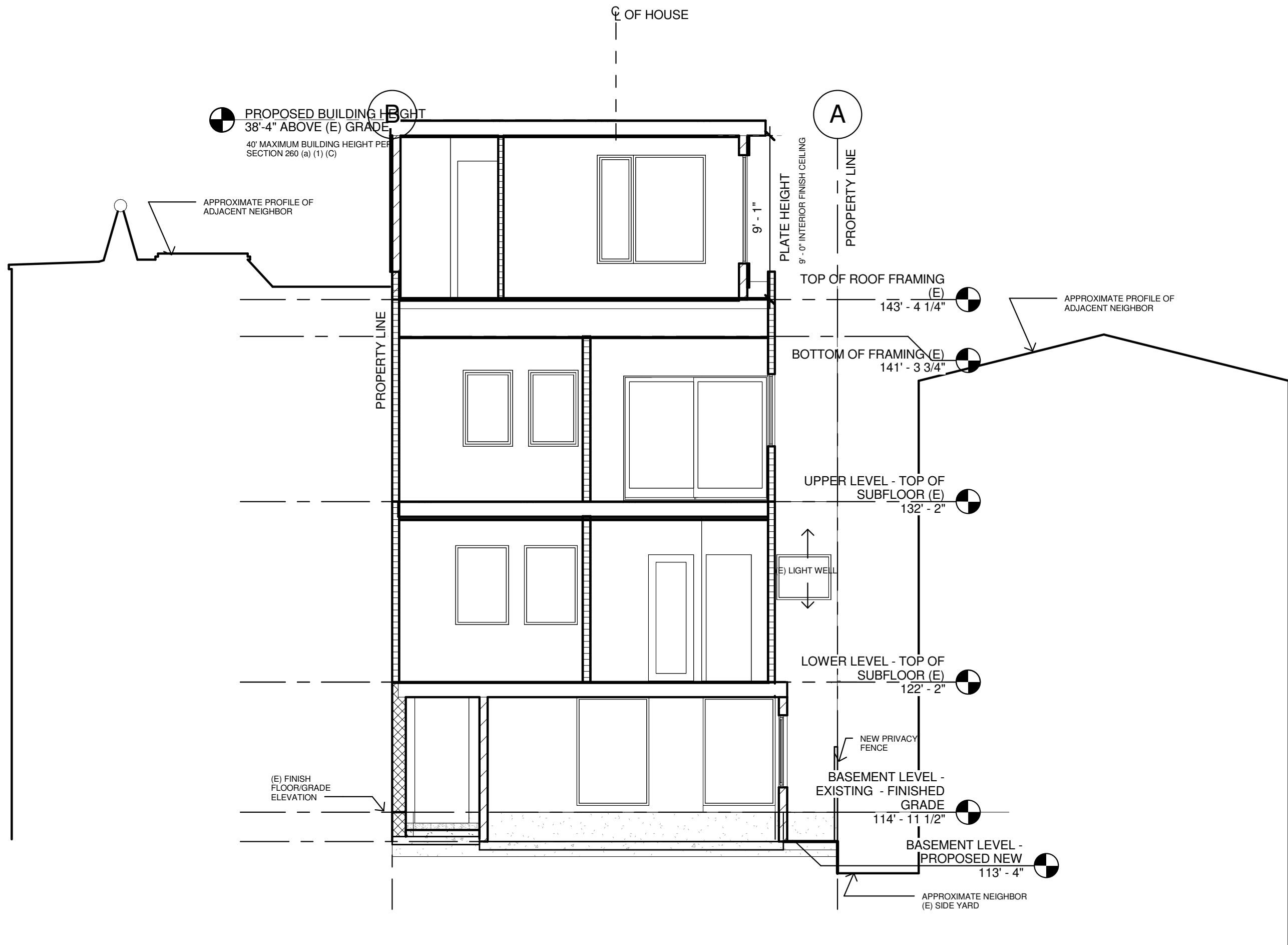
FOX RESIDENCE
586 SANCHEZ STREET
SAN FRANCISCO, CA 94114

JULY 6, 2016
SITE PERMIT
JANUARY 2, 2017
EEA
AUGUST 28, 2017
SITE PERMIT
RESUBMIT
REV - SEPT 28, 2017
REV - JANUARY 31, 2018

LONGITUDINAL
SECTION



CROSS SECTION - EXISTING
3/16" = 1'-0"



MARY BETH COYNE
ARCHITECTURE

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SAN FRANCISCO, CA 94114

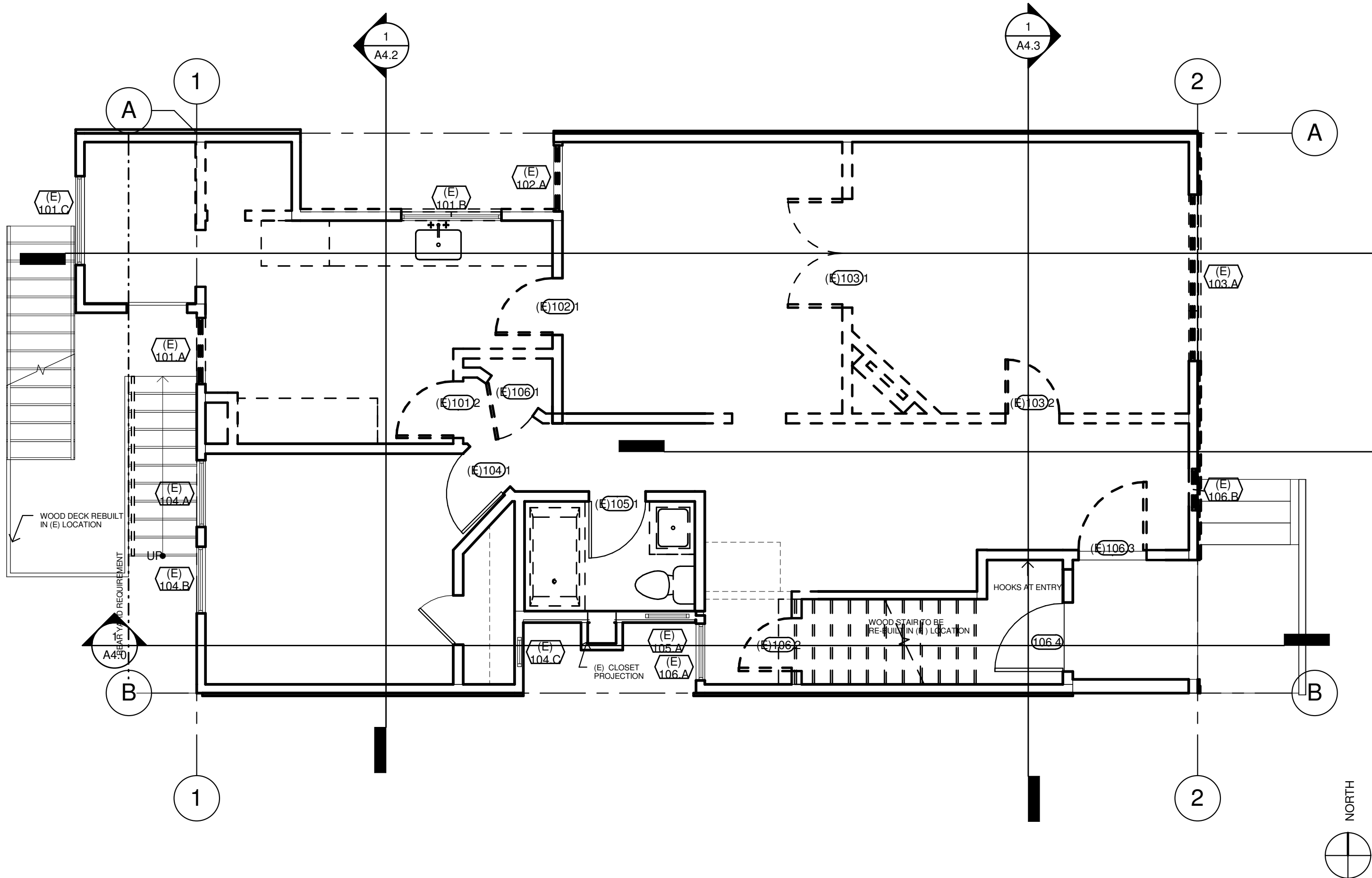
JULY 6, 2016
SITE PERMIT
JANUARY 2, 2017
EEA
—AUGUST 28, 2017—
SITE PERMIT
RESUBMIT
REV - SEPT 28, 2017
REV - JANUARY 31,
2018

CROSS SECTION -
PROPOSED

A4.2

CROSS SECTION - PROPOSED
3/16" = 1'-0"



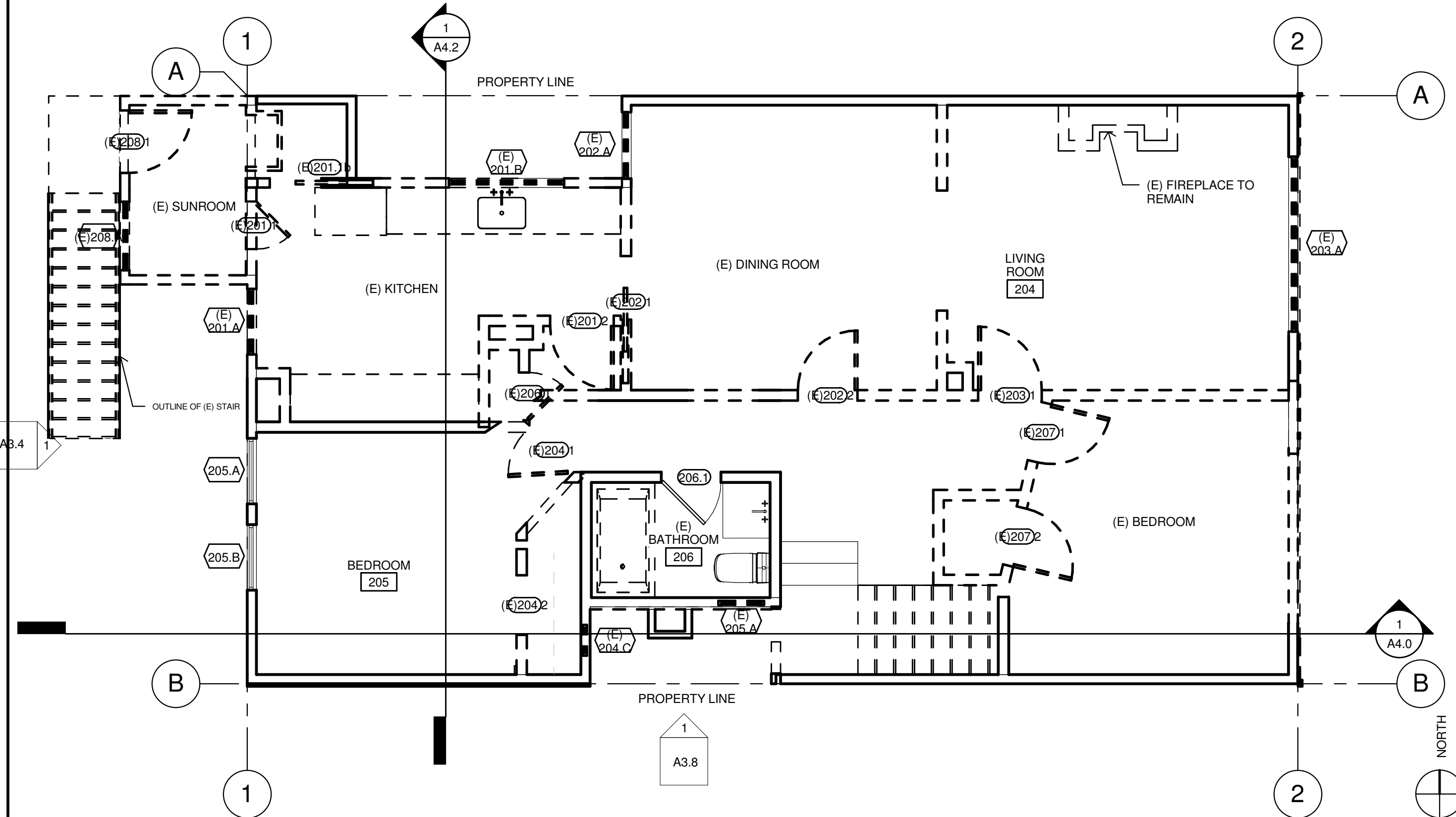


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SAN FRANCISCO, CA 94114

JULY 6, 2016
SITE PERMIT
JANUARY 2, 2017
E.A.
AUGUST 28, 2017
SITE PERMIT
RESUBMIT
REV - SEPT 28, 2017
REV - JANUARY 31, 2018

LOWER LEVEL FLOOR
PLAN - DEMOLITION

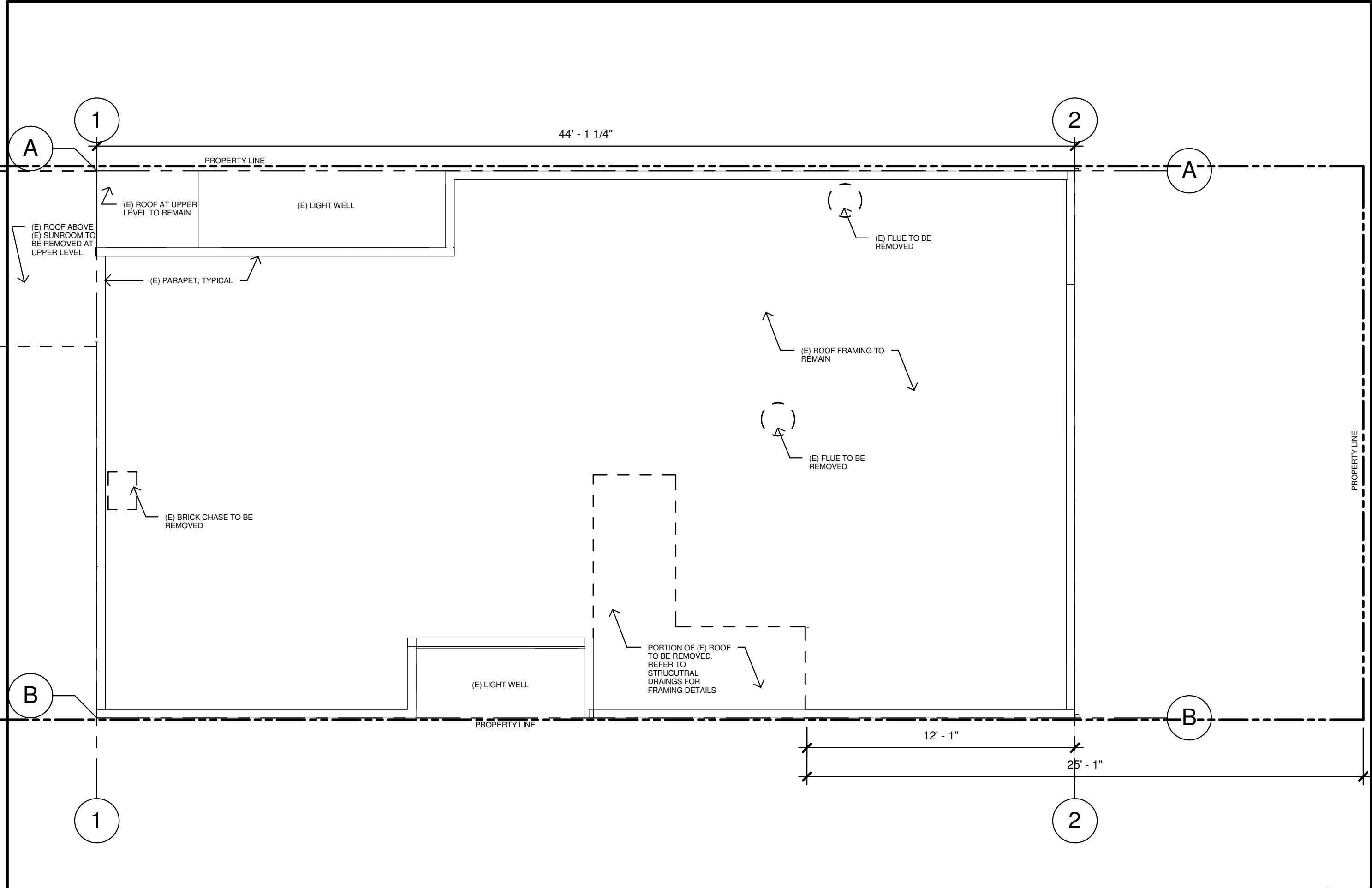


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JULY 6, 2016
SITE PERMIT
JANUARY 2, 2017
EEA
AUGUST 28, 2017
SITE PERMIT
RESUBMIT
REV - SEPT 28, 2017
REV - JANUARY 31, 2018

UPPER LEVEL -
DEMOLITION PLAN

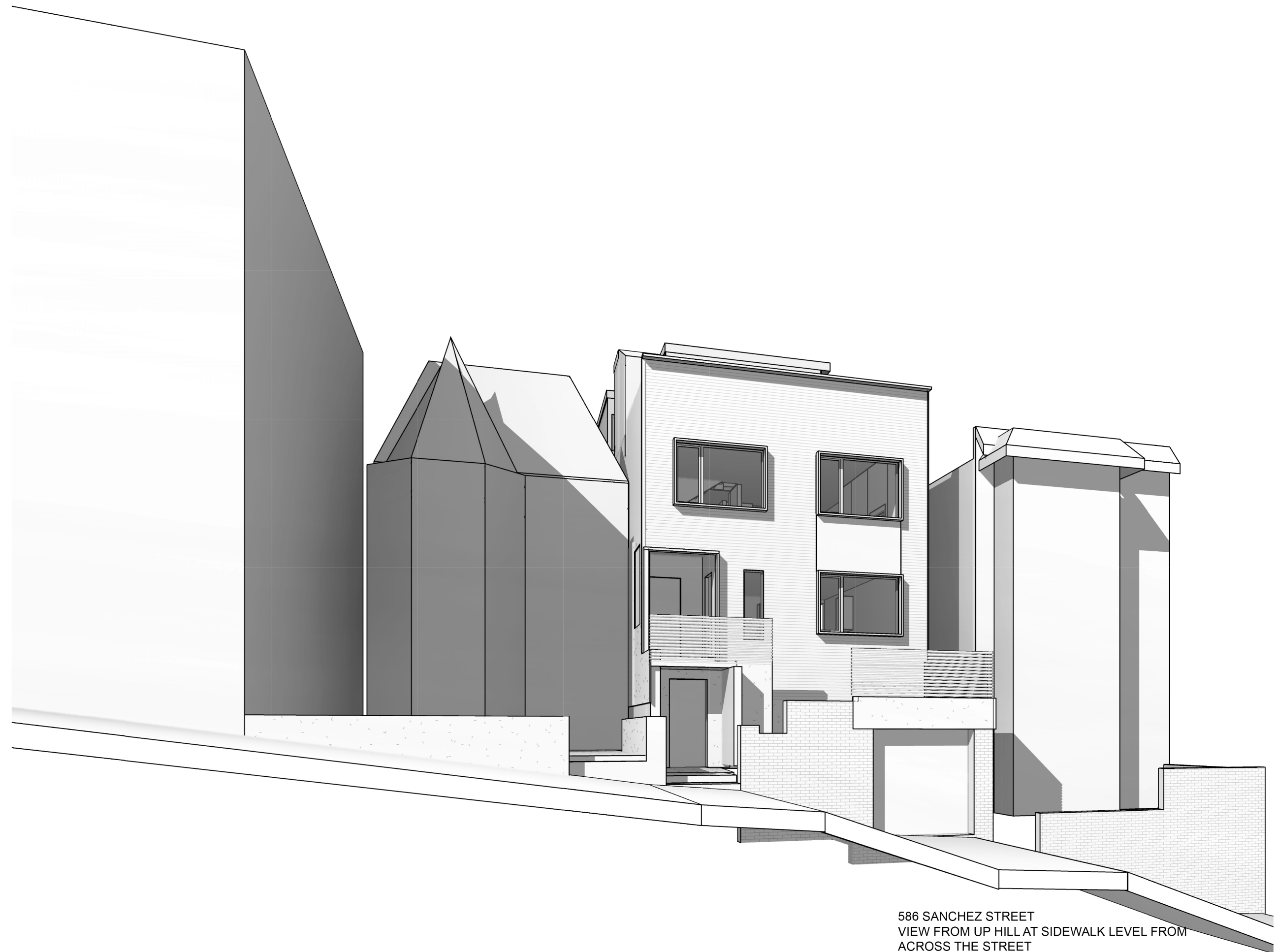


MARY BETH COYNE
ARCHITECTURE

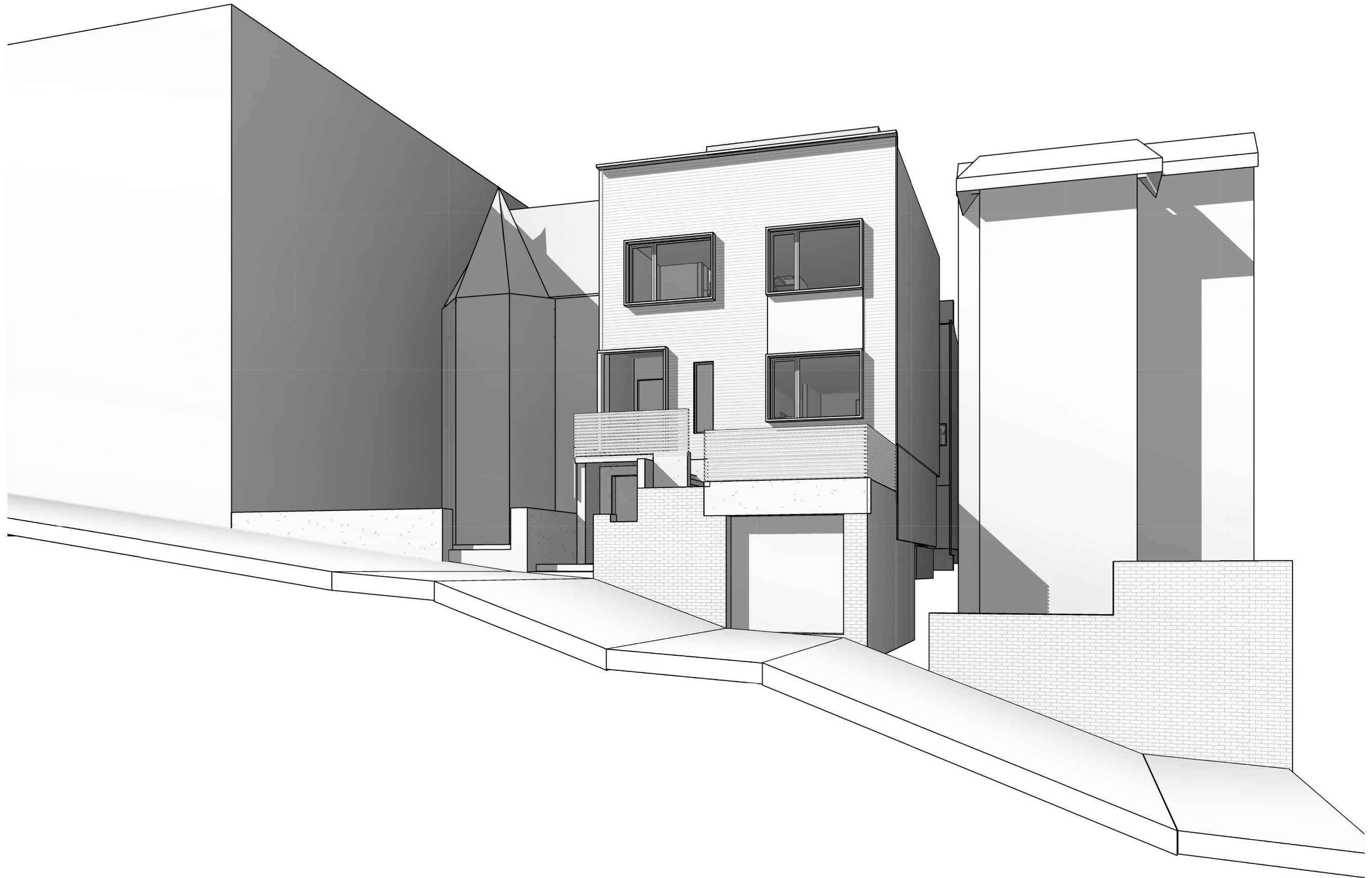
FOX RESIDENCE
586 SANCHEZ STREET
SAN FRANCISCO, CA 94114

JULY 6, 2016
SITE PERMIT
JANUARY 2, 2017
EEA
AUGUST 28, 2017
SITE PERMIT
RESUBMIT
REV - SEPT 28, 2017
REV - JANUARY 31, 2018

ROOF LEVEL PLAN -
EXISTING



586 SANCHEZ STREET
VIEW FROM UP HILL AT SIDEWALK LEVEL FROM
ACROSS THE STREET



586 SANCHEZ STREET
VIEW FROM DOWNHILL AT SIDEWALK LEVEL FROM
ACROSS THE STREET



586 SANCHEZ STREET
VIEW FROM TOP FLOOR OF 3896 19TH STREET



586 SANCHEZ STREET
VIEW FROM TOP FLOOR OF 577 SANCHEZ STREET

Flores, Veronica (CPC)

From: Pat Patricelli <pat@patpatricelli.com>
Sent: Friday, January 26, 2018 7:19 AM
To: Flores, Veronica (CPC)
Subject: 586 Sanchez Street

To whom it may concern,

My name is Ralph "Pat" Patricelli and I am a neighbor that lives at 589 Sanchez Street which is directly across the street from 586 Sanchez Street.

This note is to offer support of the vertical addition that Mitchell and Elaine have proposed. Their plans seem relative to the topography of the block and mimic a very similar property that was constructed a few years ago located nearby on Sanchez.

The addition appears to have minimum visibility and little impact to the block and character as seen from the street.

Elaine and Mitchell have made efforts to communicate by reaching out to other neighbors during the design process and my understanding is that concessions have been made to their project.

Please feel free to contact me should you need clarification on my understanding of their project.

Sincerely,

Pat Patricelli
email: Pat@PatPatricelli.com
Cell phone: 415-516-0875

Flores, Veronica (CPC)

From: Nicole E. Martin <Nicole@nemartin.com>
Sent: Wednesday, January 31, 2018 11:35 AM
To: Flores, Veronica (CPC)
Cc: Mitchell Fox
Subject: 586 Sanchez Project

Hello Veronica- This email is to officially state my support for the proposed vertical addition at 586 Sanchez Street. I own the adjacent uphill property 590-92 Sanchez and have submitted my own plans for the addition of a garage level and expansion on the top floor.

In my opinion the proposed 586 plans work well in a neighborhood where properties range from Victorians to completely new and modern builds. Due to how steep Sanchez Street runs on our block, and the front set-back of many properties including 586, visibility of a top story set back even 5 feet is minimal to none from the street level. The proposed building height meets city requirements and is reasonable especially given the buildings across the street from our properties and my submitted plans.

I feel Mitch and Elaine have been sensitive to concerns expressed by myself as well as neighbors, and understand several concessions have been made including the updated flat roof line at the top level that addresses well design concerns expressed by others. In general, I support development projects in the neighborhood. Many properties are approaching or over 100 years old. Owners who update their buildings provide a safer living environment through upgrades such as seismic, electrical and plumbing. And given the increasing density of our neighborhood and city, it makes sense that improvements would include expansion for additional living space.

Regards-
Nicole E. Martin
590-92 Sanchez Street
415.860.9194

January 29, 2018

Veronica Flores
SF Planning Department
1650 Mission Street Suite 400
San Francisco, CA 94103-2479

Re: 584-586 Sanchez Street Renovation

Dear Ms. Flores:

We have reviewed the plans with Mitch and Elaine, including the vertical addition and find them to be reasonable and well-suited to the context of our neighborhood.

In the construction of our home at 567 Sanchez Street, just diagonally opposite, we have personally experienced the anti-development attitudes of others on the block. We applaud Mitch and Elaine in their effort to develop their property for their own enjoyment and growing family, saving the neighborhood from speculation and commercial development.

We appreciate that they have been responsive to our concerns both in the past that resulted in the removal of an unsightly tent on their front porch that they had inherited from the previous owners, and during the planning phase of this project.

We support their plans for the renovation of their home at 584-586 Sanchez Street and feel that it will be an improvement to our neighborhood.

Yours sincerely,

Ed Hardy and James Lombardo

567 Sanchez Street
San Francisco,
CA 94114-2624

Location
1650 Mission Street,
Suite 400
San Francisco, CA 94103-2479

Flores, Veronica (CPC)

From: Auran Piatigorsky <auran@me.com>
Sent: Saturday, January 27, 2018 5:36 PM
To: Flores, Veronica (CPC)
Cc: Mitch Fox; Tonje Vetleseter
Subject: Remodel at 584-586 Sanchez Street

Dear Veronica Flores, San Francisco Planning Department:

Please know that I support the proposed third floor remodel at 584-586 Sanchez Street, San Francisco, CA, 94114. I have lived on this block since 1999, and Sanchez Street is very much my home. In fact, a few years ago we added a third floor to our house, which was approved by the city and neighbors. The owner of this building, Mitch Fox, showed me the plans, and I was struck by his concerted effort to minimize visual impact with the design, such as setbacks, low ceilings, etc. I also know that Mitch recently had a baby, and he plans to stay in the house for quite some time - the space will be used to raise a family. So yes, please approve this project.

Sincerely,

Auran Piatigorsky, PhD
576 Sanchez Street
San Francisco, CA 94114
415-713-0807