



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: DECEMBER 14, 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: December 4, 2017
Case No.: **2016-011929DRP**
Project Address: **575 Belvedere Street**
Permit Application: 2016.08.26.6097
Zoning: RH-2 (Residential House, Two-Family)
40-X Height and Bulk District
Block/Lot: 1286/006
Project Sponsor: Robert Fink, Architect
6701 Hollis Street
Emeryville, CA 94608
Staff Contact: Sara Vellve – (415) 588-6263
SaraVellve@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The proposal is to demolish a two-story exterior rear stair and construct a three-story rear horizontal addition of the three-story single-family dwelling. A two-car garage will be created at the ground floor. The ground floor extension would be ± 15 feet ($\pm 25'$ along the north side property line), the second floor extension would be ± 5 feet ($\pm 15'$ along the north side property line) and the third floor extension would be ± 14 feet ($\pm 10'$ along the north side property line). New portions of the second and third floors would be set back no less than 3'-10" from the north side property line, and the third-floor deck would have an open railing at its northwest corner. An exterior stair would lead from the second floor to the backyard.

SITE DESCRIPTION AND PRESENT USE

The site is located mid-block between 17th and Rivoli Streets on the west side of Belvedere Street in Cole Valley. The existing structure is a single-family residence and would remain so. Currently, off-street parking does not exist on the subject lot. The lot has a slight jog at the rear property line which results in the north property line (97') being approximately 3' shorter than the south property line (100').

SURROUNDING PROPERTIES AND NEIGHBORHOOD

Buildings on the block face between Rivoli and 17th Streets include a broad range of densities, from single-family residences to up to five dwelling units. However, the majority of structures contain one or two units. The subject and two adjacent properties are 18' to 8' feet shorter than the five other structures on this block of Belvedere Street.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	May 3 – June 2, 2017	June 1, 2017	December 14, 2017	±190 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	December 4, 2014	December 4, 2014	10 days
Mailed Notice	10 days	December 4, 2014	December 4, 2014	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	1 (DR Requestor)	1
Other neighbors on the block or directly across the street	3	0	0
Neighborhood groups	0	0	0

Those in support of the project believe the expansion is of reasonable size for the intended number of family members occupying the home.

DR REQUESTOR

Stephen & Alison Kubick, 569 Belvedere Street, adjacent neighbors to the north.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated June 1, 2017.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated November 30, 2017.

ENVIRONMENTAL REVIEW

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

RESIDENTIAL DESIGN ADVISORY TEAM REVIEW

In response to the request for Discretionary Review the Residential Design Advisory Team (RDAT) recommended two modifications to the proposal.

- For the proposed addition, match the side setback of the adjacent building to the north at the second and third floors to remain consistent with the massing at the mid-block open space.
- Minimize massing at the third floor deck area to reduce light impacts to the adjacent structure to the north.

The sponsor has submitted revised plans that incorporate RDAT's recommendations.

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 revised

Attachments:

Neighborhood Aerial Photograph

Project Site Aerial Photograph

Aerial Photo Looking East

Façade Photo

Zoning Map

Section 311 Notice

DR Application

Response to DR Application dated November 29, 2017

Reduced Plans

Neighborhood Aerial Photograph



Discretionary Review Hearing
Case Number 2016-011929DRP
575 Belvedere Street

Project Site Aerial Photo



Discretionary Review Hearing
Case Number 2016-011929DRP
575 Belvedere Street

Aerial Photo Looking East



Discretionary Review Hearing
Case Number 2016-011929DRP
575 Belvedere Street

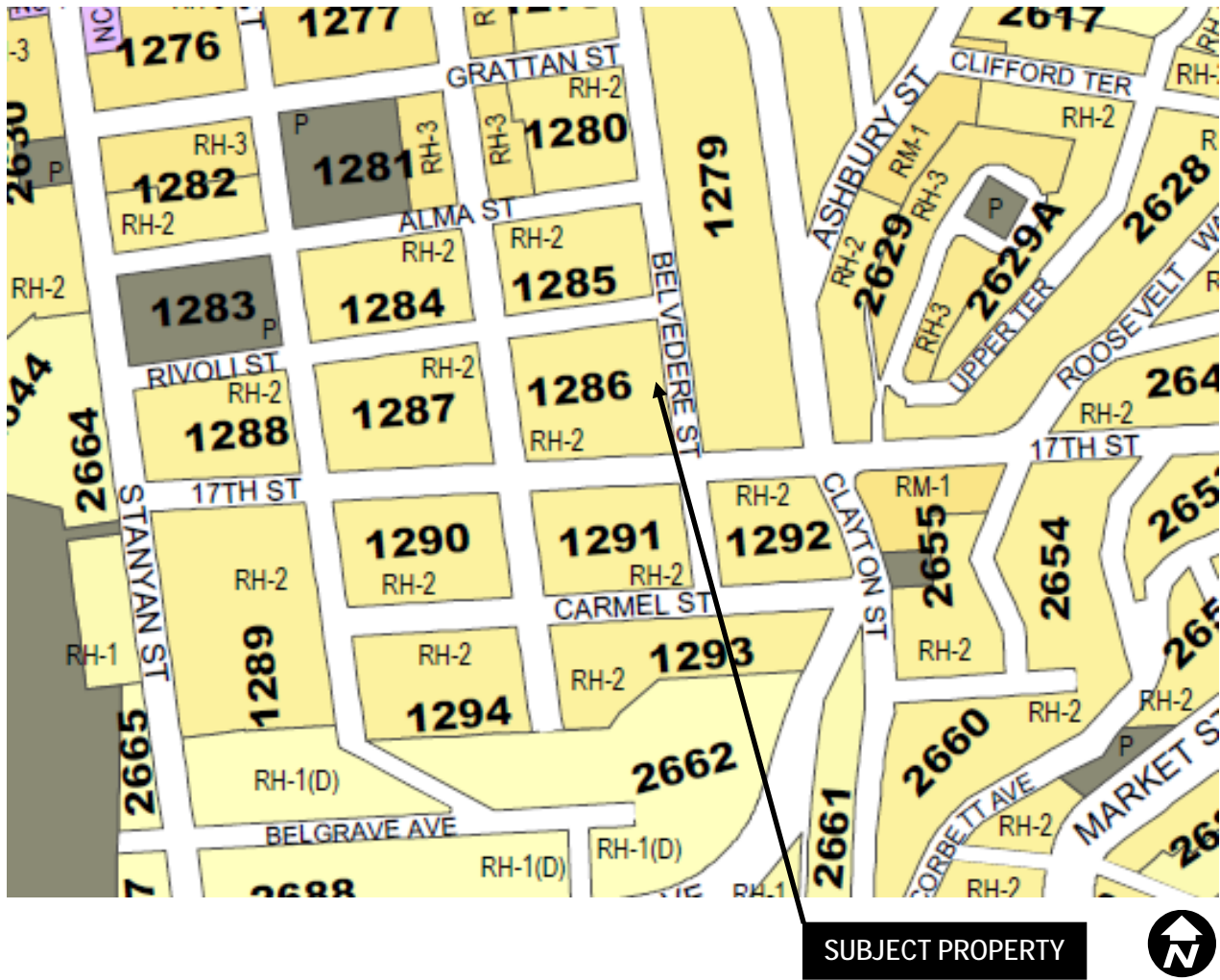
Façade Photo



SUBJECT PROPERTY

DR REQUESTOR'S PROPERTY

Zoning Map



Discretionary Review Hearing
Case Number 2016-011929DRP
575 Belvedere Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On **August 26, 2016**, the Applicant named below filed Building Permit Application No. **2016.08.26.6097** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	575 Belvedere Street	Applicant:	Robert Fink, Architect
Cross Street(s):	17th & Rivoli Streets	Address:	6701 Hollis Street
Block/Lot No.:	1286/006	City, State:	Emeryville, CA 94608
Zoning District(s):	RH-2 / 40-X	Telephone:	415.978.9823
Record No.:	2016-011929	Email:	rfink@finkarchitecture.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 checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Single-Family Residence	No Change
Front Setback	As Is	No Change
Side Setbacks	None	0' – 5' North & South
Building Depth	±44 feet	±59 feet
Rear Yard	±52 feet	±37 feet
Building Height	As Is	No Change
Number of Stories	3	No Change
Number of Dwelling Units	1	1
Number of Parking Spaces	0	2
PROJECT DESCRIPTION		
<p>Per the enclosed plans, the proposal would demolish the rear stair and construct rear horizontal additions at all three levels of the single-family dwelling. A two-car garage will be created at the ground floor. The ground floor extension would be ±15 feet, the second floor extension would be ± 5 feet and the third floor extension would be ±10 feet. New portions of the second and third floors would be set back 2 feet from the north side property line.</p> <p>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.</p>		

For more information, please contact Planning Department staff:

Planner: Sara Vellve
Telephone: (415) 558-6263
E-mail: sara.vellve@sfgov.org

Notice Date: 5/03/2017
Expiration Date: 6/02/2017

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	2016 - 011929 DR P

APPLICATION FOR Discretionary Review

RECEIVED

JUN 01 2017

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

1. Owner/Applicant Information

DR APPLICANT'S NAME		
Stephen and Alison Kubick		
DR APPLICANT'S ADDRESS	ZIP CODE	TELEPHONE
569 Belvedere St.	94117	(415) 661-3040
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME		
Daniel Biza		
ADDRESS	ZIP CODE	TELEPHONE
575 Belvedere St.	94117	(415)
CONTACT FOR DR APPLICATION		
Same as Above <input checked="" type="checkbox"/>		
ADDRESS	ZIP CODE	TELEPHONE
		()
E-MAIL ADDRESS		

2. Location and Classification

STREET ADDRESS OF PROJECT		ZIP CODE
575 Belvedere St.		94117
CROSS STREETS		
Between 17th St. and Rivioli		
ASSESSORS BLOCK/LOT	LOT DIMENSIONS	LOT AREA (SQ. FT.)
/		
ZONING DISTRICT		HEIGHT/BULK DISTRICT

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: Single Family Dwelling
Single Family Dwelling

Proposed Use: _____

Building Permit Application No. 201608266097

Date Filed: October, 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.

Not Applicable

Application for Discretionary Review	
CASE NUMBER	
DATE	

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.

~~Substantial concern regarding the impact of the proposed construction upon the light, air, and habitability of surrounding properties and the reduction below a minimum standard of each of those factors for neighboring properties~~

~~Substantial concern regarding impact of exterior construction on the drainage and stability of nearby yards.~~

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:

~~Substantial concern regarding the pedestrian safety on Belvedere Street due to required sidewalk excavation and re-grading associated with adding parking garage use.~~

~~Substantial concerns regarding health, safety, and habitability of multiple nearby properties during construction, without specified means of containing and controlling dust, lead, ACMs and other hazardous materials that are contained within a structure of this age, especially with the extent of proposed demolition.~~

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?

~~Reduction of the height, horizontal dimensions and overall massiveness of the proposed residential expansion in order to partially mitigate the negative impacts on light, air, habitability and open space. It is not possible to specify the reduction sought in the absence of the illustrative drawings which we have timely requested of the applicant before and following the 311 Notice but have never received. These documents would objectively show, and would not obscure, the relationship between the proposed expansion and nearby properties at floors 1,2, and 3, and would illustrate three-dimensionally the form and impact of the proposed expansion on the nearby properties and also the common inner block open space.~~

Discretionary Review for 575 Belvedere St – pg. 2

Alternatives Sought – continuation of Question #3 -

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

It is also impossible to assess the potential impact on this steep site of excavation subsidence and water runoff during and after construction without the requested documentation.

Agreement to implement specific means and methods of construction that would contain dirt, dust, lead paint, ACMs, VOCs, and other hazardous materials and partially limit excessive noise that will be caused by the proposed demolition and construction – which measures would mitigate the significant negative health and habitability impacts upon several nearby residents, especially those neighbors with direct adjacency.

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: _____

Stephen R. Kubick

Date: _____

6/1/2017

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

Stephen R. Kubick

☒ Owner ☐ Authorized Agent (circle one)

Application for Discretionary Review	
CASE NUMBER	
PLANNING DEPARTMENT	

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

NOTES:

☐ Required Material.

☒ Optional Material.

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

For Department Use Only	
Application received by Planning Department:	
By: <u>Jonathan Disalvo</u>	Date: <u>6/1/17</u>

November 29, 2017

Ms. Sara Vellve
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

**RE: DR Response Document
DRP # 2016-011929DRP
575 Belvedere Street
Building Permit Application: 2016.08.26.6097
Our File No.: 10577.01**

SPONSOR'S RESPONSE TO REQUEST FOR DISCRETIONARY REVIEW

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

Sponsor Response:

We feel that our proposed project should be approved because it meets the requirements of the applicable planning codes and the residential design guidelines. Furthermore, in the Pre-Application process and during the application review period, we made a number of significant changes to address the Kubicks' and other neighbors' concerns.

Over the course of project review, we have reached out to the Kubicks by email numerous times, invited all neighbors to multiple meetings at our home to review the project, and held many in-person meetings with the Kubicks at our home.

Based on our neighborhood outreach, we have made multiple changes to the original design to accommodate concerns of the Kubicks and other neighbors, which ultimately reduced the size of our future home by over 1,000 square-feet (refer to response to question 2 for details). As a result, a number of neighbors who were part of the 311 Notification wrote letters to the Planning Department in support of our project. We have been responsive and transparent in our communications with our neighbors and neighborhood organizations, proactively reaching out to all potentially affected parties and hosting multiple open houses for neighborhood meetings. Additionally, we had worked diligently with our planner to engage with the Kubicks.

As demonstrated by the mid-block diagram and the 3D renderings, shared with the Kubicks, the overall design and massing of the addition is compatible with the other buildings that define the mid-block open space. In fact, the scale of the proposed project is smaller than the scales of the many other existing buildings in the neighborhood which define the mid-block open space.

As shown in the solar study, shared with the Kubicks, the proposed addition will cast very minor incremental shadows on their property. On the shortest shade day in June, the Kubicks' window in question will not receive any additional shade as a result of the proposed addition. On the longest shade day in December, the subject window will also not receive any additional shade given that the sun sets behind the Parnassus Heights around 3 p.m. in December. In working with our planner and the RDT prior to this hearing, we have incorporated a side setback allowing for more space between our project and the Kubicks' house and opened up the North rear corner of the top floor to minimize any potential impact on the light.

The design of the restored driveway to the garage has been prepared in consultation with the Public Works Department and the Planning Department, and incorporates typical guardrails and planters that will protect pedestrian safety. In regards to the concerns about drainage, we will design and construct our project to drain onto our property and adequately protect the adjacent properties as required by the building code.

We believe the presented project should be approved because its design will not adversely affect the neighborhood, is compatible with the surrounding buildings, respects the mid-block open space, and maintains light to adjacent properties by providing adequate setbacks. As Calvin and I embark on our San Francisco dream and our lifelong goal to grow our family and take care of our elderly parents, we designed this home specifically to accommodate the needs of our multi-generational household. We hope that our sincere efforts not only improve the quality of our neighborhood, but also provide a model for other immigrant LGBT working class couples who chose San Francisco for their home.

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.***

Sponsor Response:

We have made significant changes to the project to meet the Kubicks' and other neighbors' concerns. Our original design included both a vertical addition of a 4th floor, and a horizontal addition in the back yard. Although the original design fully complied with the applicable zoning regulations (height, square footage, setbacks, etc.) and required no variances or exceptions from the Code, in response to the neighborhood feedback, we have made a number of changes to the original design.

Before filing the application:

To address our neighbors' concerns regarding building scale, potential impact on light, views and the neighborhood character:

1. We scaled back the proposed project by eliminating the 4th floor penthouse addition (one bedroom and one bathroom). This change also required unfavorable reconfiguration of the remaining bedrooms such that more bedrooms now face the street and its related noise.
2. We scaled back the proposed project by reducing the depth of the horizontal addition on the South side of the building by approximately two feet.
3. We incorporated open railings on decks and stairs to further minimize any potential impact on light.

After filing the application:

To respond to the Kubicks' concerns, we worked with the RDT and our planner to make the following changes:

1. We further scaled back our 2nd and 3rd floors by creating a side setback on the Northern side of our building.
2. We designed the width of the notch to match the width of the Kubicks' house's notch. Adding the notch required us to make many changes to the plans, including the following:
 - a. On the second floor – we eliminated a private den space, and reconfigured the staircase, powder room, and kitchen / dining rooms;
 - b. On the third floor – we scaled back the master bedroom, master closet and deck.
3. We removed over 5 feet of external wall on the North side of the 3rd floor. This change opened up the rear, North corner of the building, and minimized the 3rd floor projection into the rear yard.
3. *If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.*

Sponsor Response:

The proposed project will not have an adverse effect on the surrounding properties for the following reasons:

- A. The proposed project is compatible with the surrounding buildings, and respects the mid-block open space.** The scale of the proposed project is smaller than the scales of many other buildings that define the mid-block open space. As illustrated in mid-block diagram in **Exhibit A**, the vast majority of the other buildings extend into the rear yard far beyond our proposed addition. In addition, the proposed project will not be taller than the other buildings in the block (and will be actually shorter than a number of existing 4-story tall buildings) – refer to **Exhibit B** for the 3D renderings. Furthermore, in order to minimize the impact on Kubicks' property, we incorporated modifications to provide for the side setback and open up the top floor North rear corner. The proposed project is neither uncharacteristically deep nor uncharacteristically tall as compared to other buildings that define the mid-block open space, and fully complies with the respective residential design principles.

The proposed project maintains the Kubicks' access to light and ventilation. As shown by the solar study, the proposed project will have negligible, if any, impact to shading of the Kubicks' property due to the orientation of the structures to the sun, the topography of the terrain, and shade casted by other neighboring buildings and trees (refer to **Exhibit C** for the solar study). In addition, the proposed project does not take up much more space than the existing stair and pantry extension (to be removed), making the physical impact to the Kubicks' house very minor.

As shown in photos in **Exhibit D**, the back of the Kubicks' house faces directly towards the West and receives an abundance of sunlight and wind from the ocean throughout the day. The sun exposure is in fact so intense that the Kubicks maintain large trees that cast shadows on their property (**Exhibit D**, Photos 3-6) and regularly use shades in their rear facing windows to limit the light intensity (**Exhibit D**, Photos 1-2). This open access to light and air will remain unaffected by our proposed addition. Moreover, the Kubicks keep the rear shades drawn. In an email to us, the Kubicks stated that their rear facing windows have shades pulled "to protect a valuable collection of leather bound books".

Finally, since the proposed addition will not block any of the Kubicks' windows or ventilation systems, there will be no adverse impact to the Kubicks' ventilation.

- B. The required sidewalk excavation and re-grading associated with adding parking garage will not negatively affect pedestrian safety on Belvedere Street.** This project restores the original garage and its driveway which had been abandoned during a time when the property had been severely neglected. The design for the driveway to the restored garage complies with all the regulations set by the Public Works Department and

was developed with the help of the Planning Department. The proposed type of cut into the sidewalk is commonly used throughout the City, and will be accompanied by typical guardrails and planters that will protect pedestrian safety.

Restoration of the original garage will allow this Edwardian building to regain its historical character and improve its visual appeal for the benefit of all residents. The project will also allow meeting the Planning Department requirements for landscaped and permeable areas along the street. Finally, removing two cars off the street is a positive for the neighborhood given the overall parking issues in the area.

C. The construction work will be conducted in a professional and safe manner by a licensed contractor experienced with this type of project. We will hire a reputable and qualified licensed general contractor who is experienced in construction in San Francisco and will follow requirements pertaining to all aspects of residential construction, as well as professional practices to keep the site safe, clean, and self-contained with screens and masked off areas wherever possible. The contractor we are working with right now is very experienced with this type of project.

D. Our needs for space and other personal requirements prevent us from making the changes requested by the Kubicks:

The bedroom and the bathroom on the lower level have been specifically designed for the needs of my elderly parents. Since the passing of my sister in 2008, I am their only child. My parents suffer from chronic illnesses, limiting their mobility. Recently, my mother had a heart surgery. Both of them are increasingly dependent on me and Calvin to move them into our home and provide support and care for the remaining time of their lives. They require a dedicated bedroom/small living space that would allow an easy access to the backyard as well as a bathroom designed for their age.

The three bedrooms on the upper floor are dedicated for me and Calvin, and two children we are planning to have in the near future, Calvin's parents (as the only child, Calvin brings his retired parents from China for regular visits of extended period of time, and eventually, Calvin's parents will move in with us as they become older), and other visiting family. The project as proposed replaces a previously-neglected house with an attractive, restored family-sized home, and we respectfully request approval of the project as proposed.

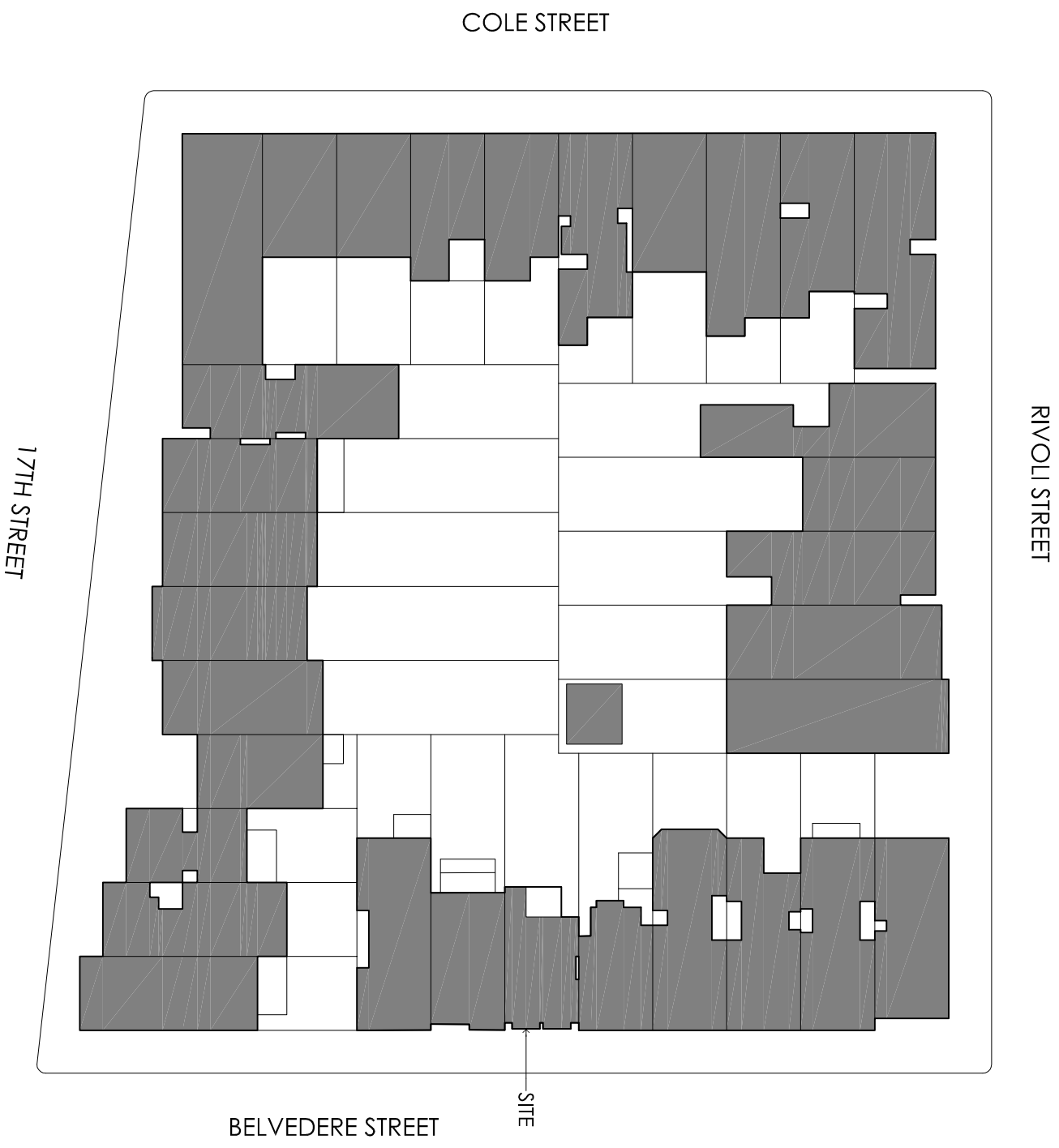
Sincerely,
Daniel Buza

LIST OF EXHIBITS

- Exhibit A – Mid-block Diagram**
- Exhibit B – 3D Renderings**
- Exhibit C – Solar Study**
- Exhibit D – Photos of Sun Exposure**
- Exhibit E – Letters of Support**

EXHIBIT A

575 BELVEDERE STREET - MID BLOCK DIAGRAM - EXISTING



RIVOLI STREET

COLE STREET

17TH STREET

BELVEDERE STREET

SITE
ADDITION



575 BELVEDERE STREET - MID BLOCK DIAGRAM - PROPOSED

EXHIBIT B



EXISTING

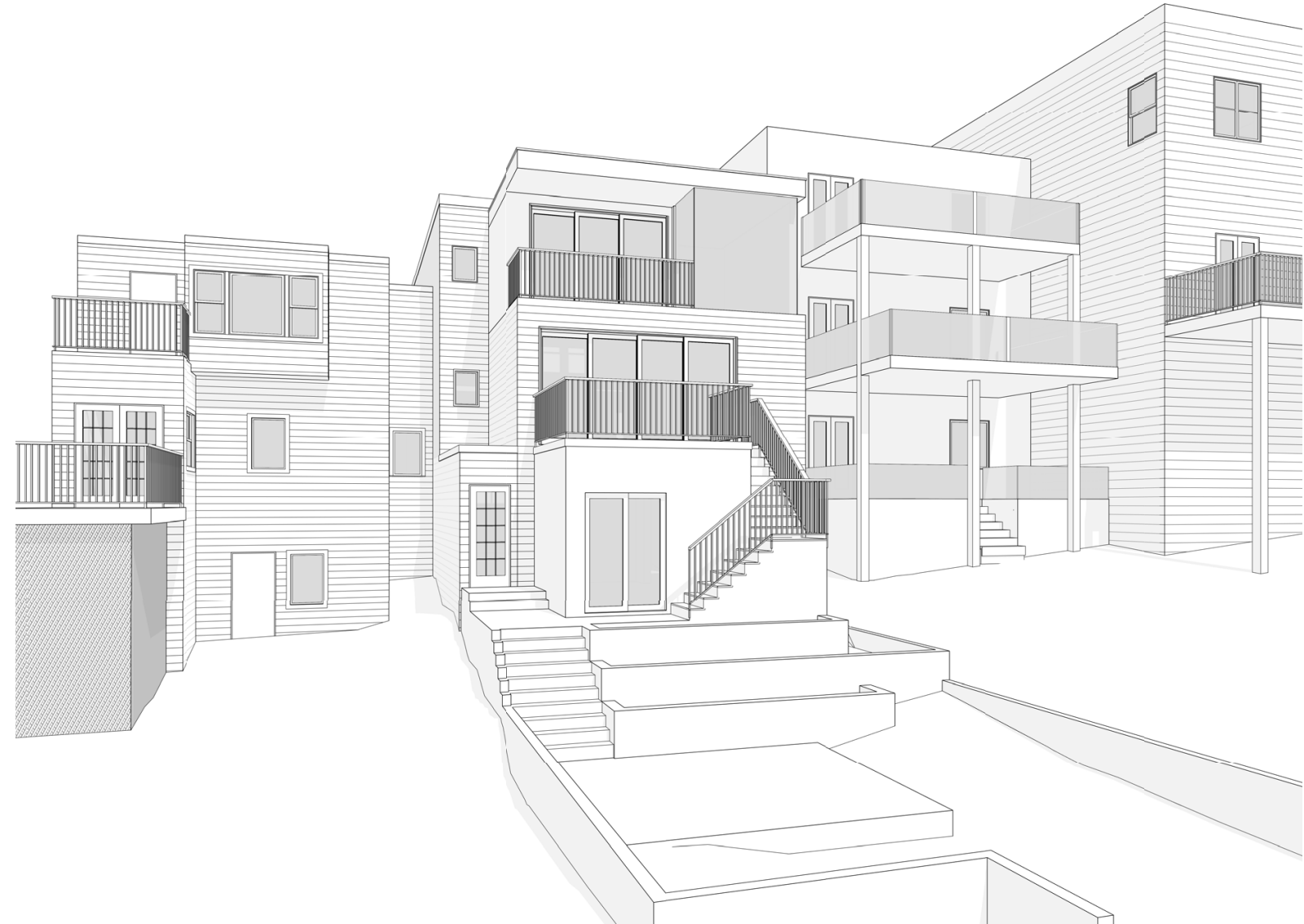


PROPOSED





EXISTING

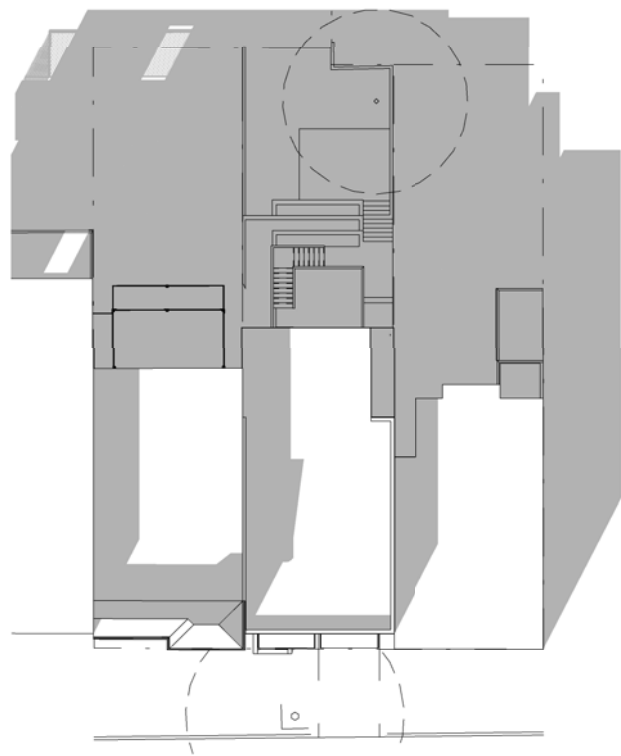


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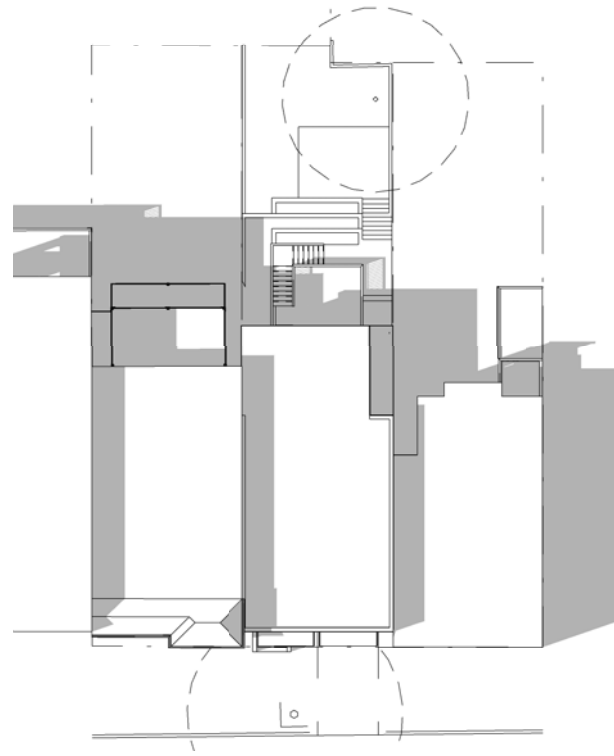


EXHIBIT C

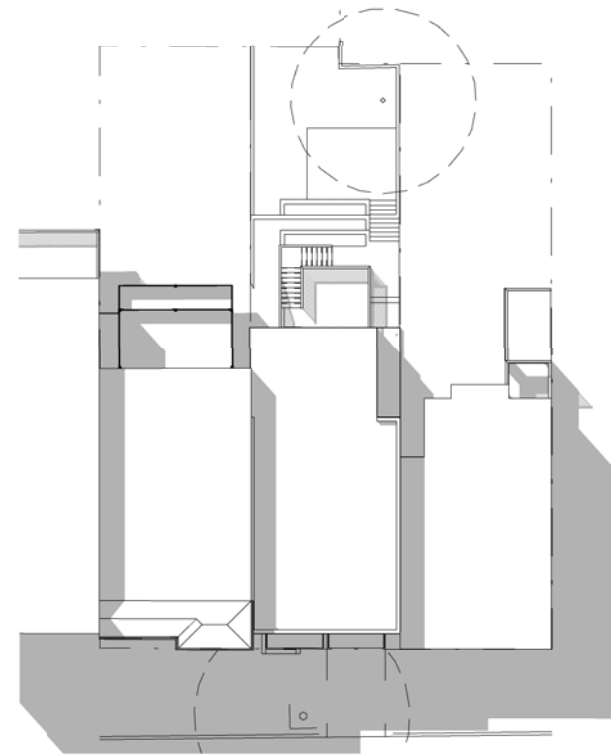
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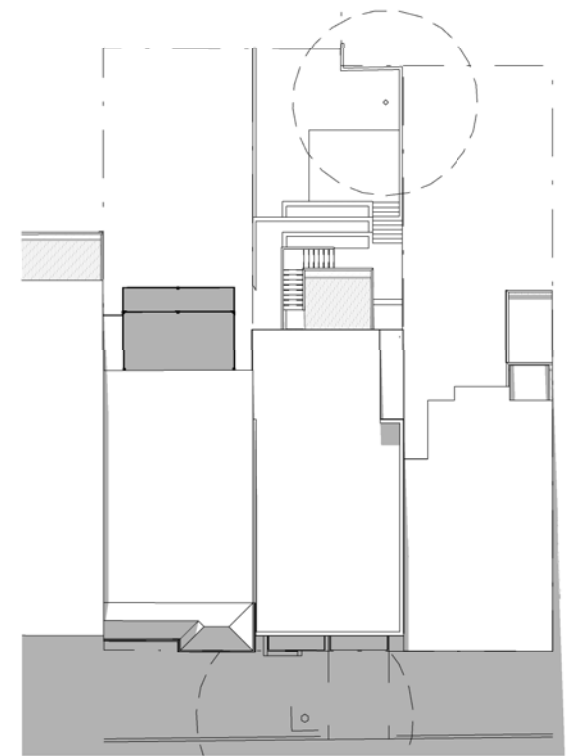
BELVEDERE STREET



BELVEDERE STREET

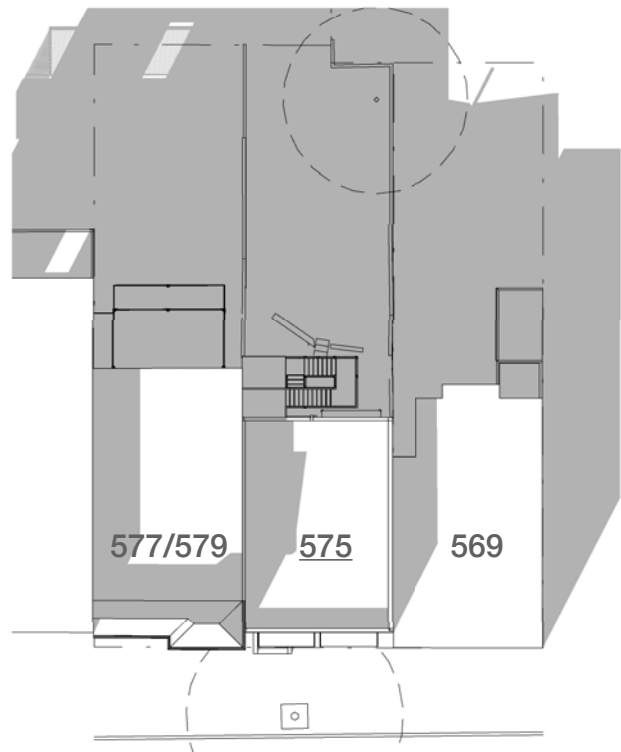


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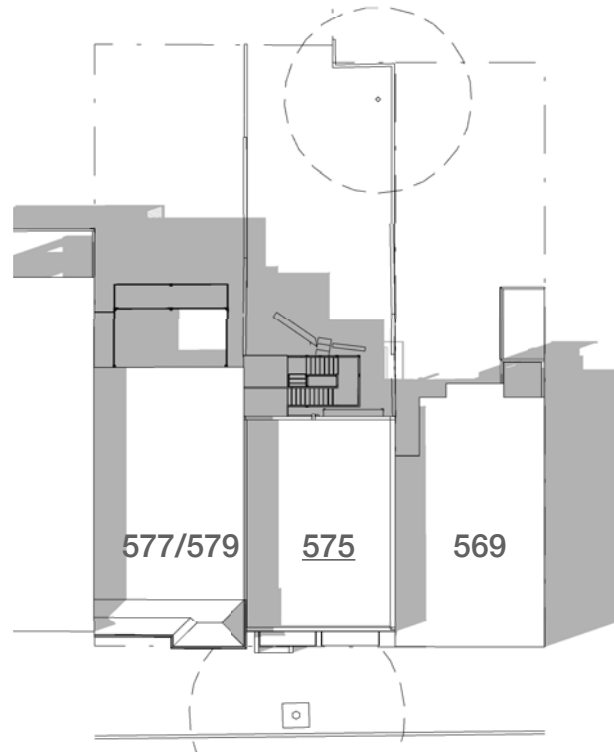
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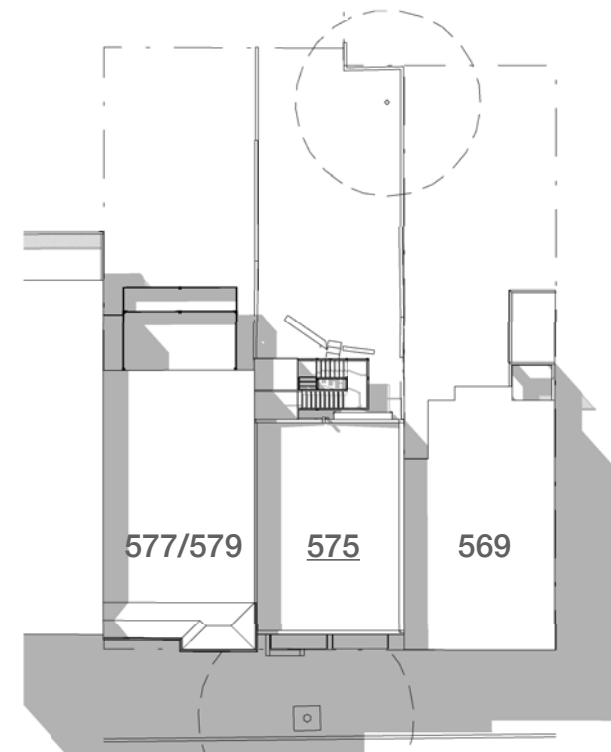
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8:00 AM



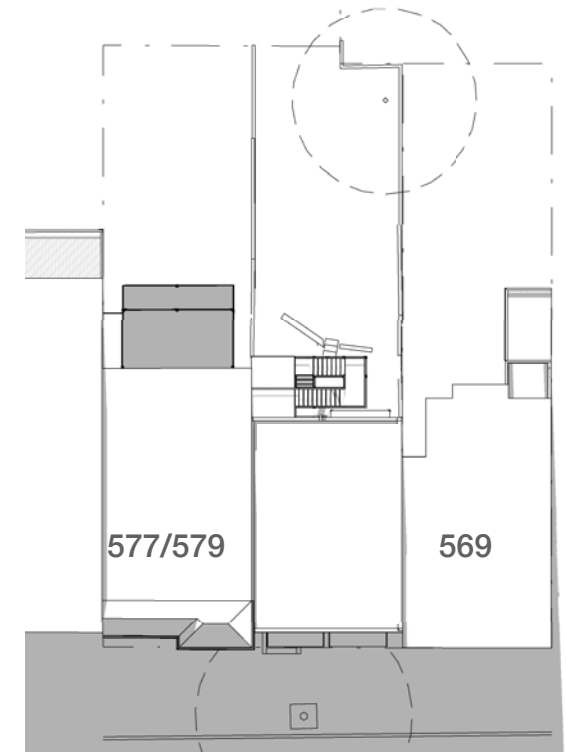
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11:00 AM



BELVEDERE STREET

2:00 PM

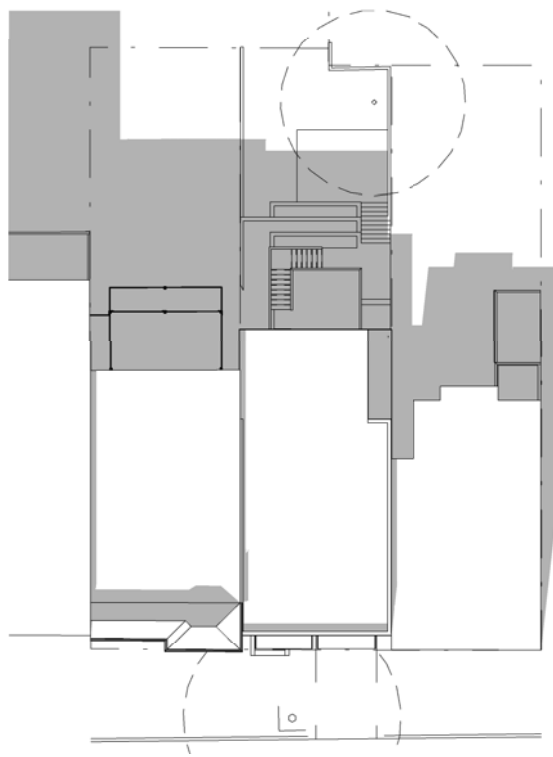


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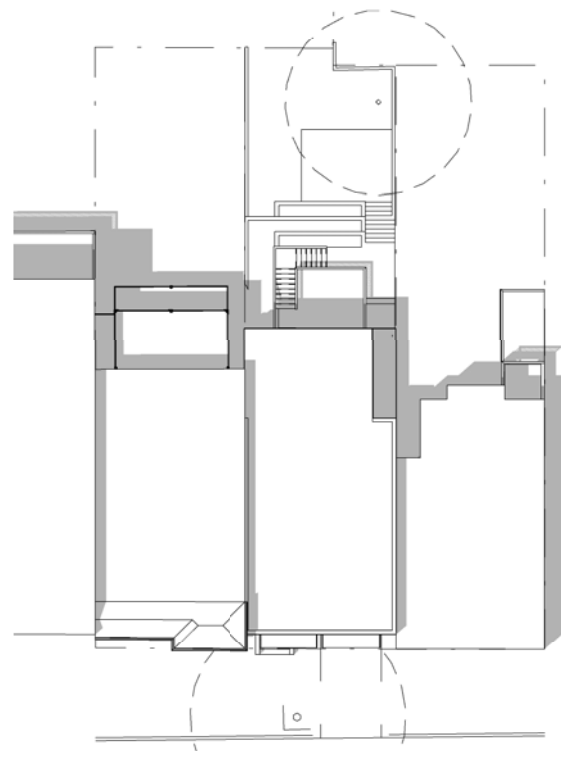
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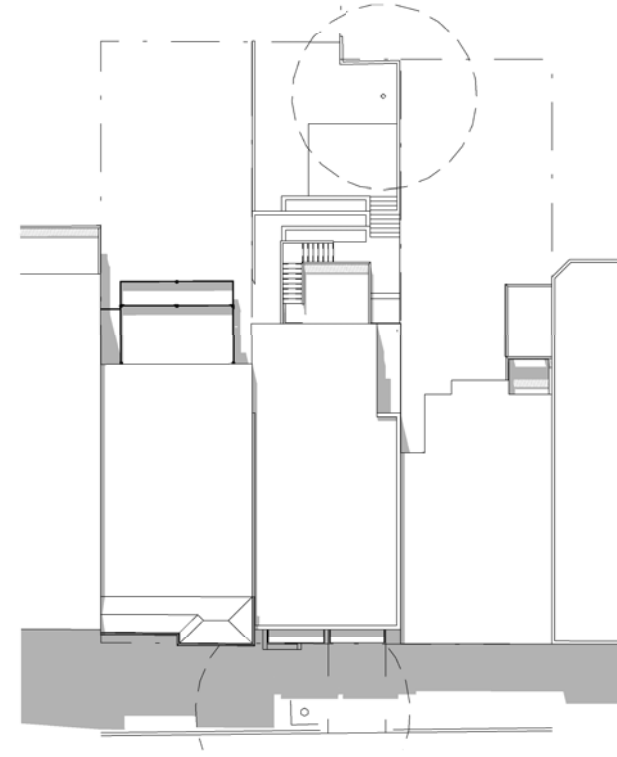
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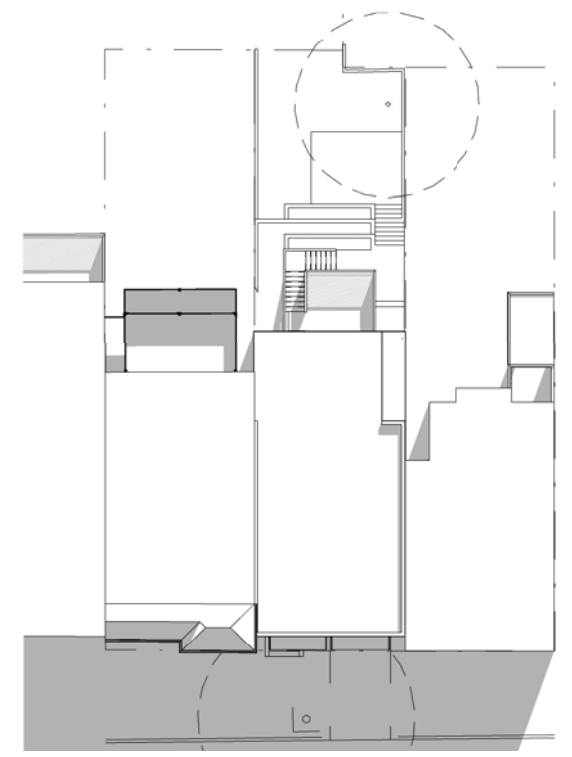
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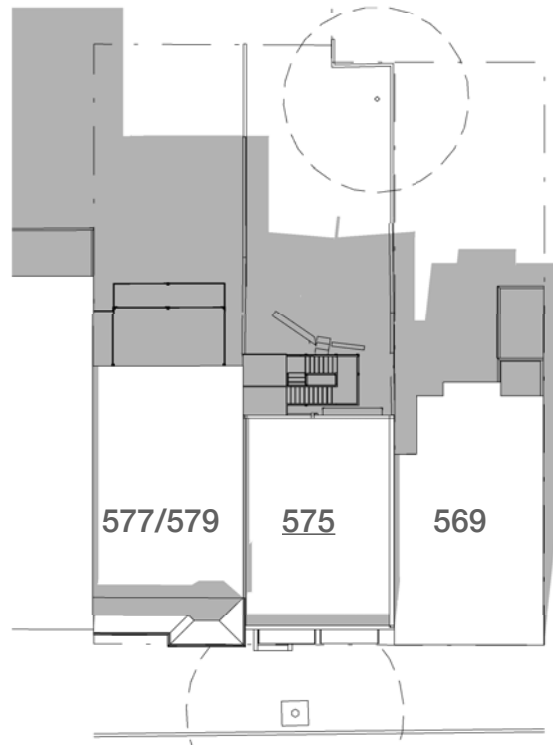


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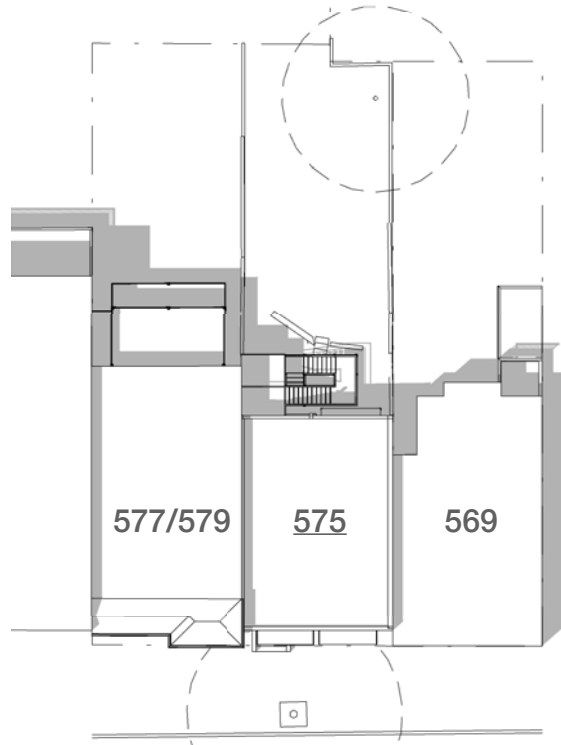
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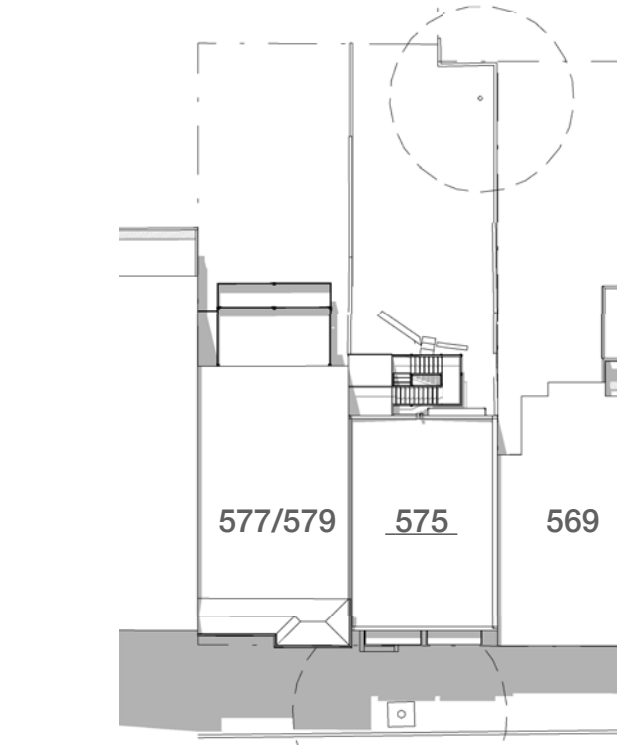
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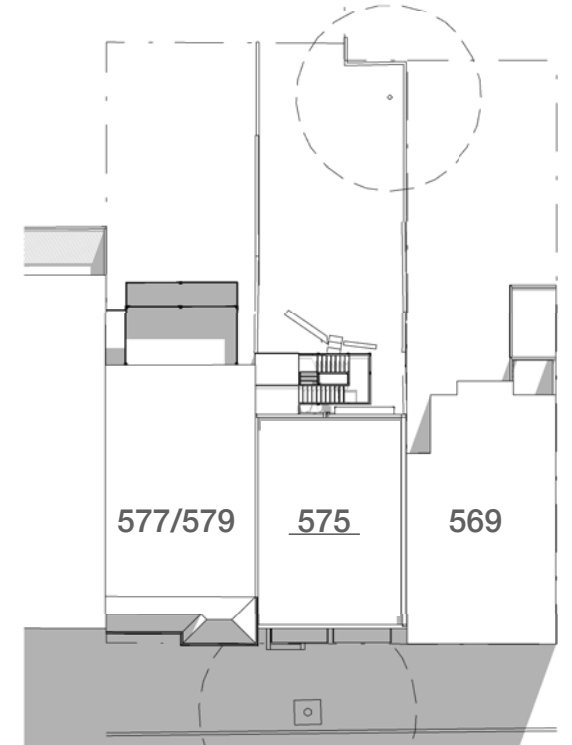
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11:00 AM



BELVEDERE STREET

2:00 PM

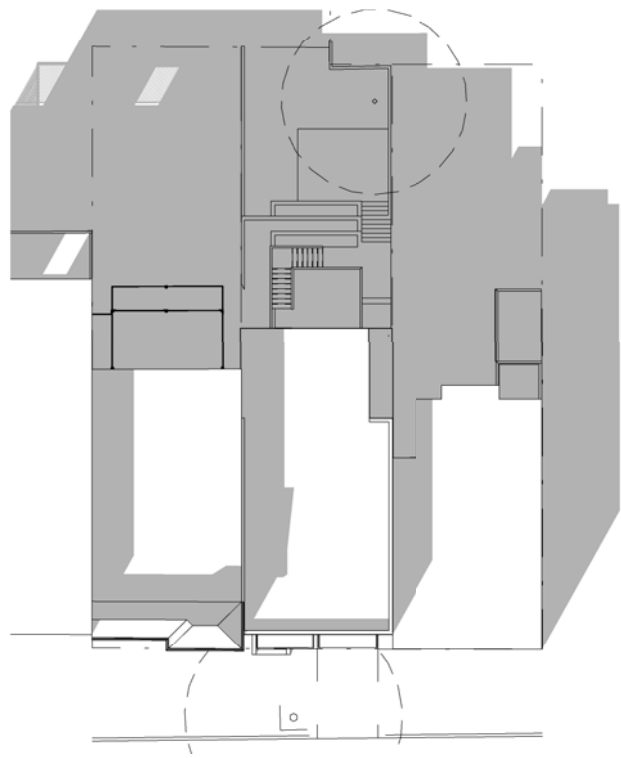


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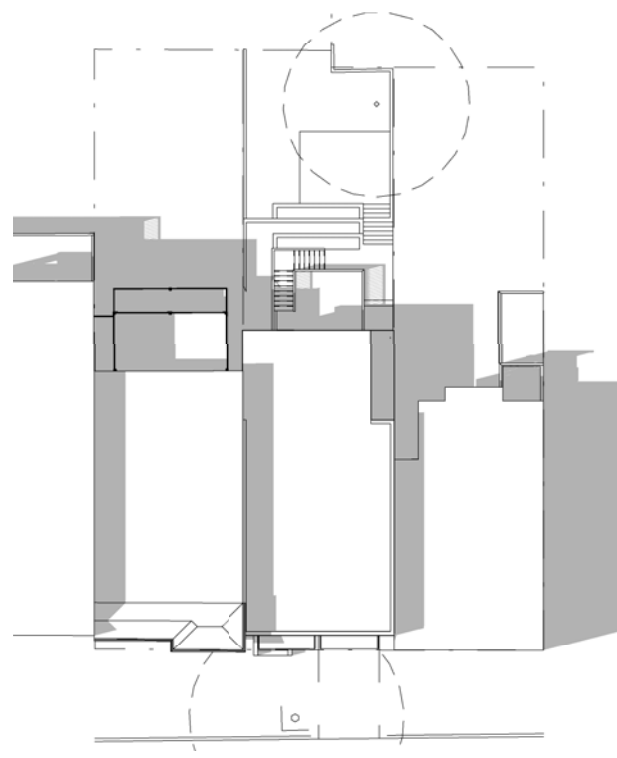
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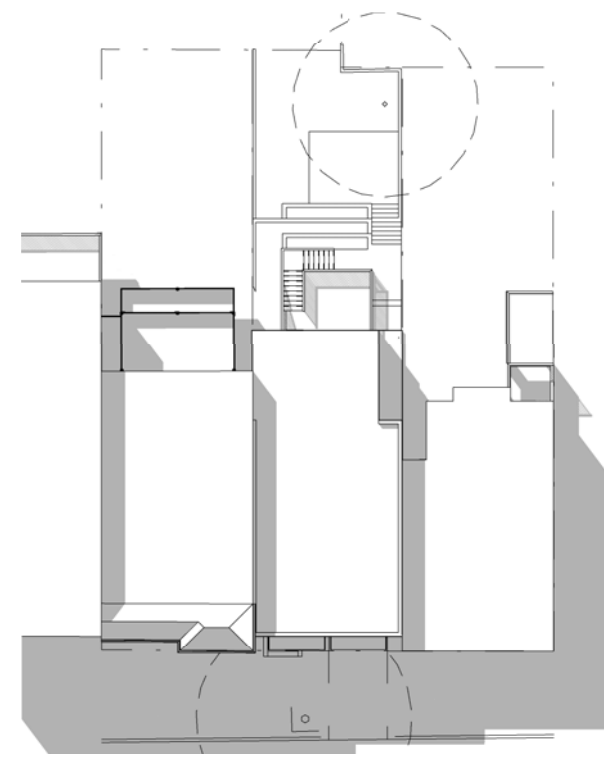
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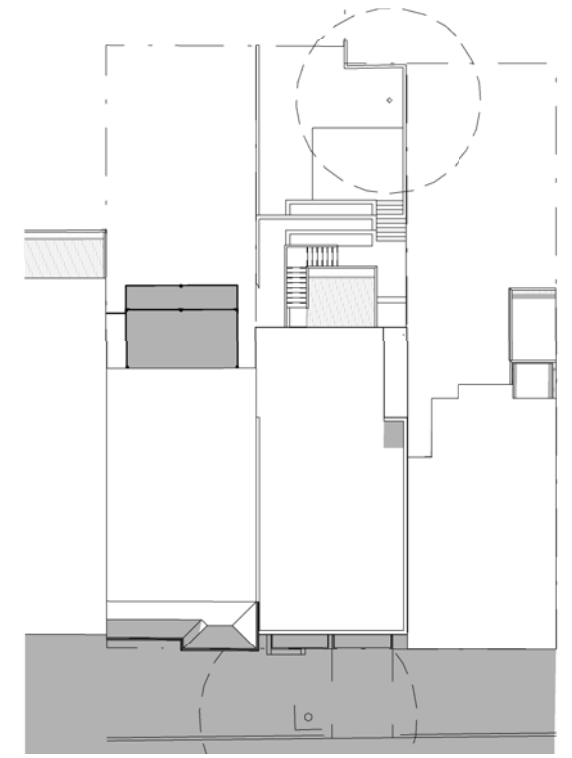
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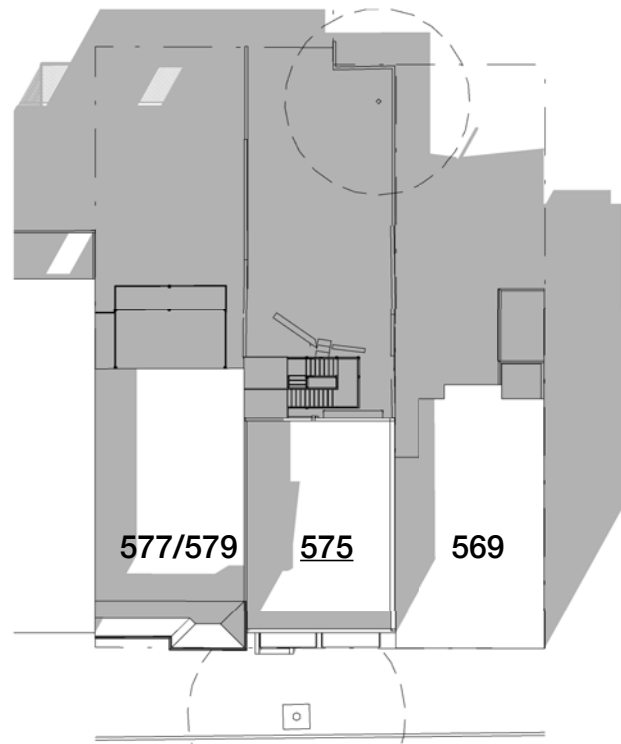


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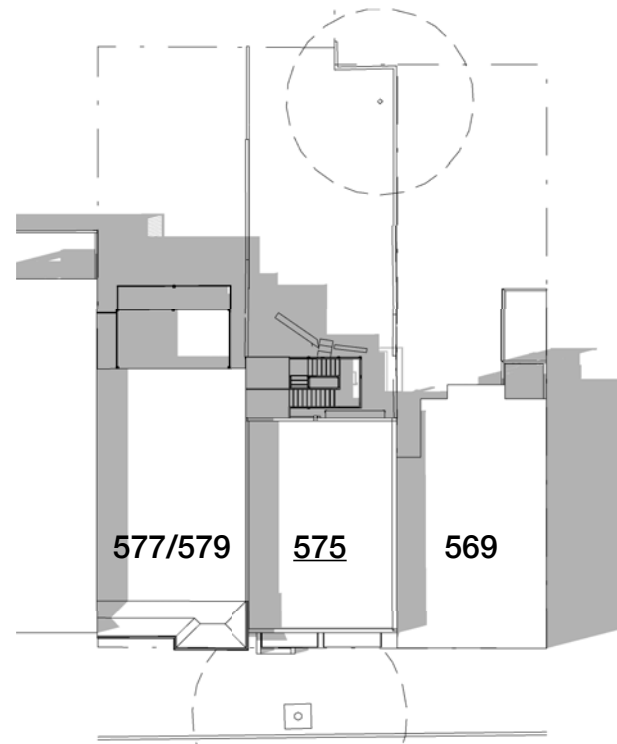
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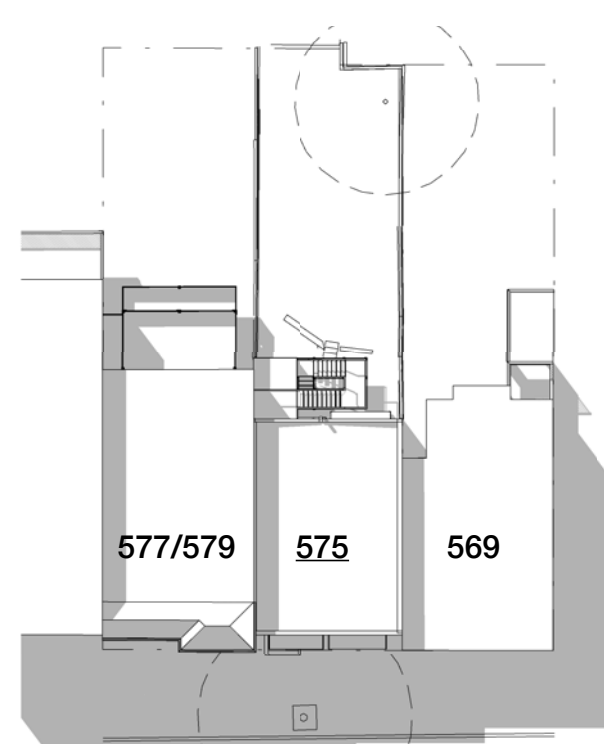
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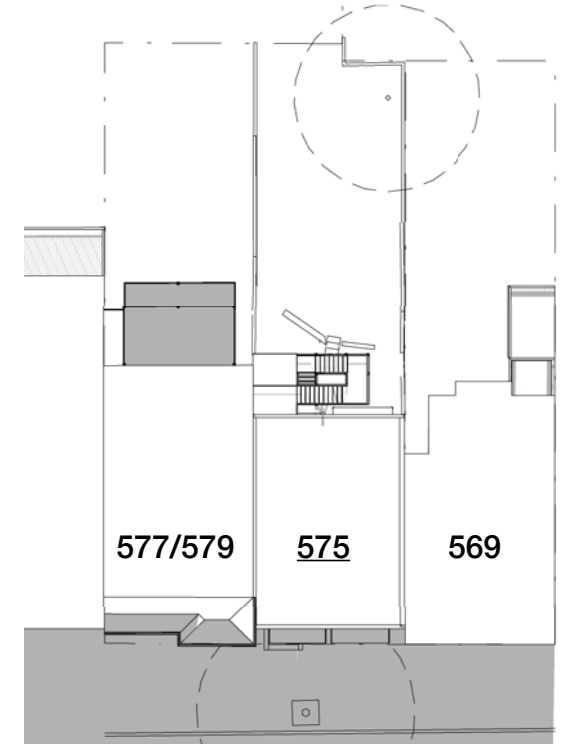
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BELVEDERE STREET

2:00 PM

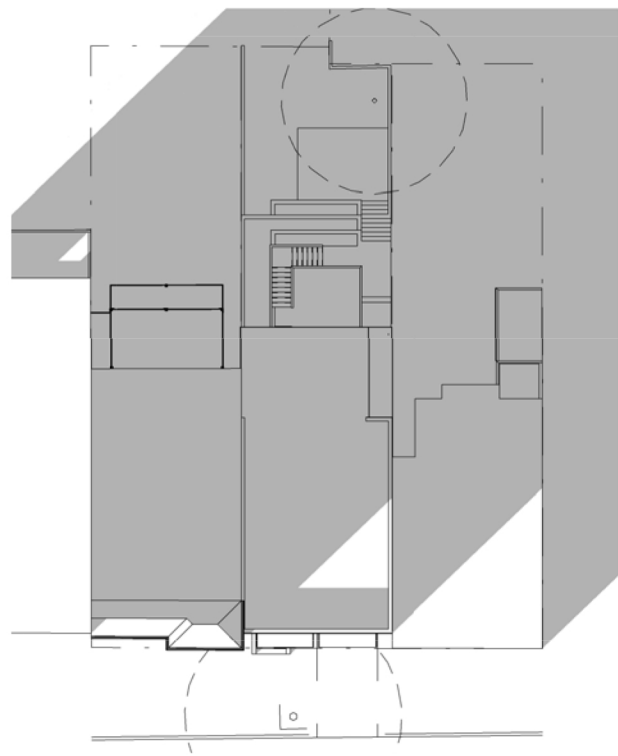


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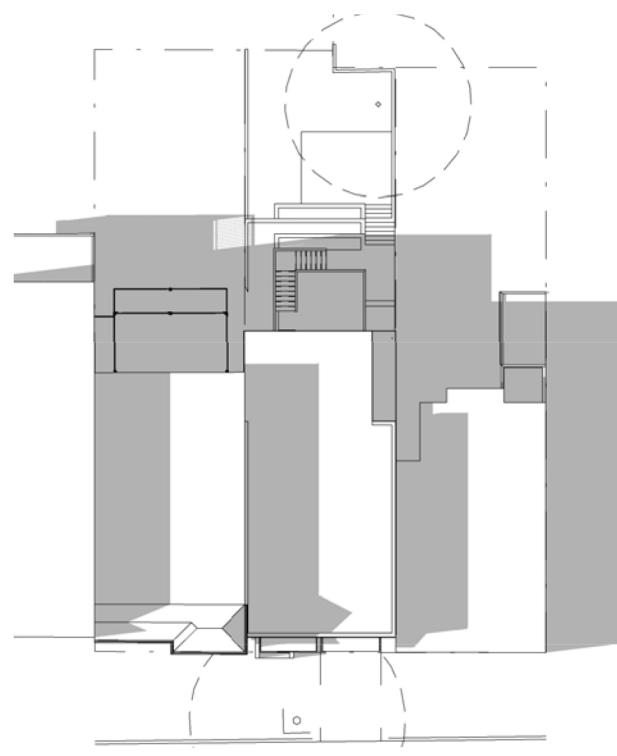
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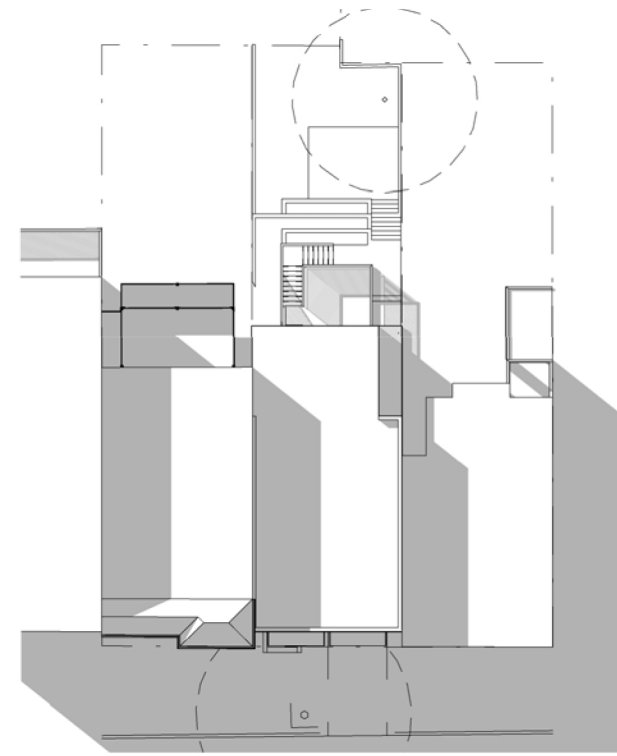
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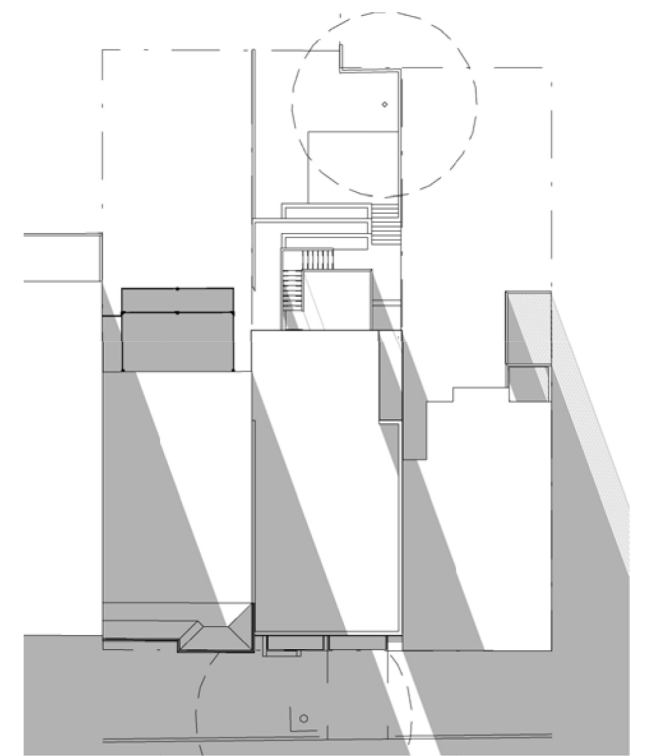
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BELVEDERE STREET

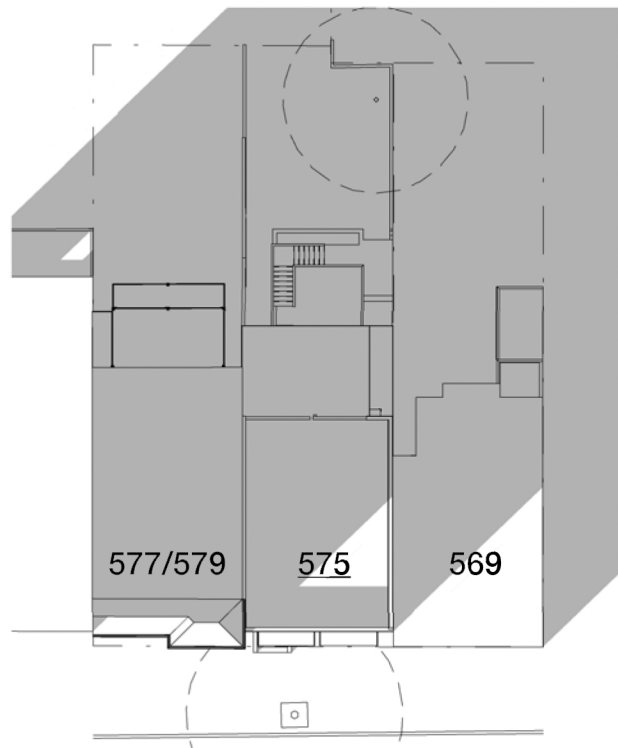


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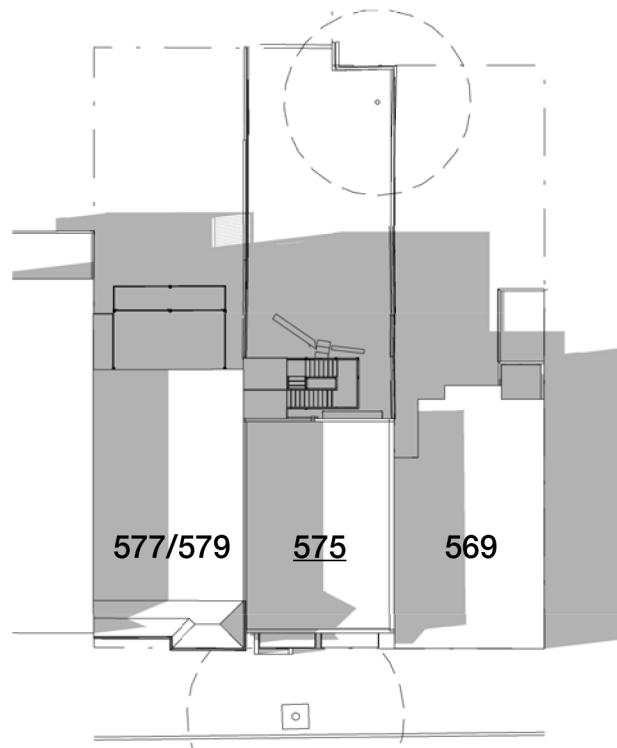
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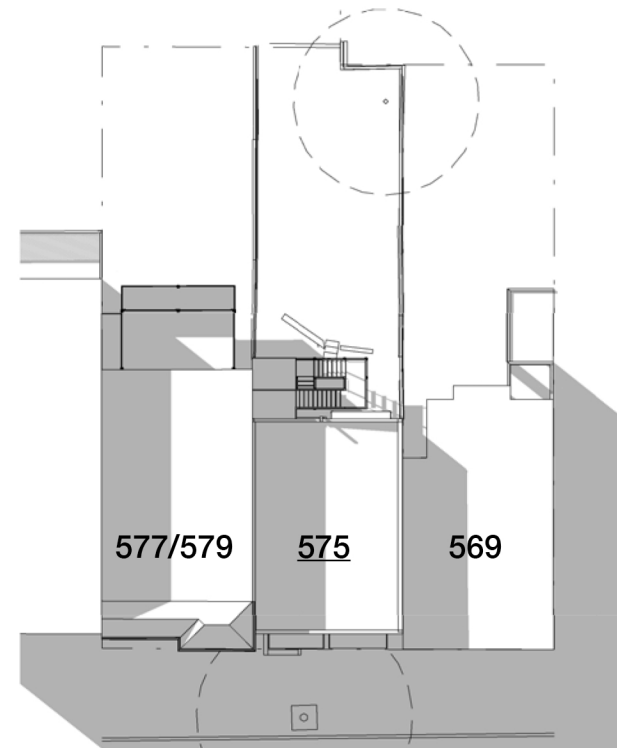
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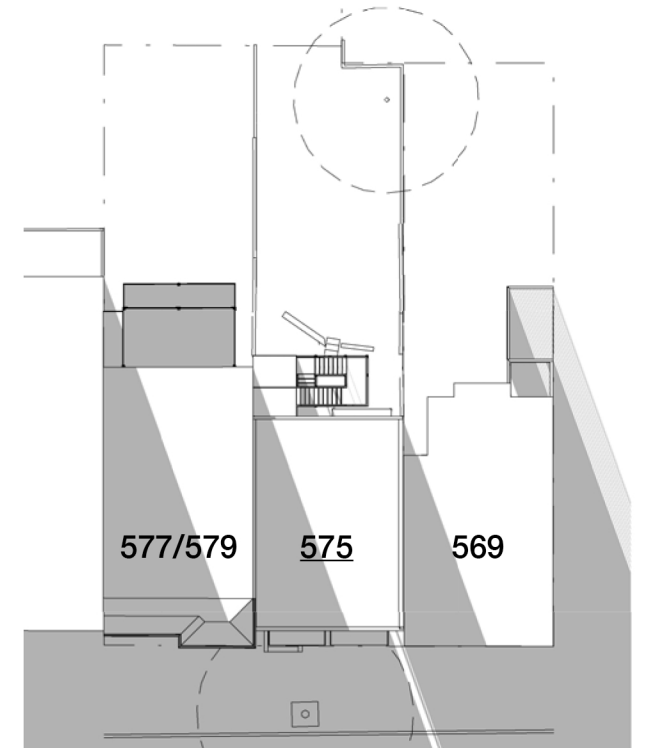
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11:00 AM



BELVEDERE STREET

2:00 PM



BELVEDERE STREET

5:00 PM



EXHIBIT D

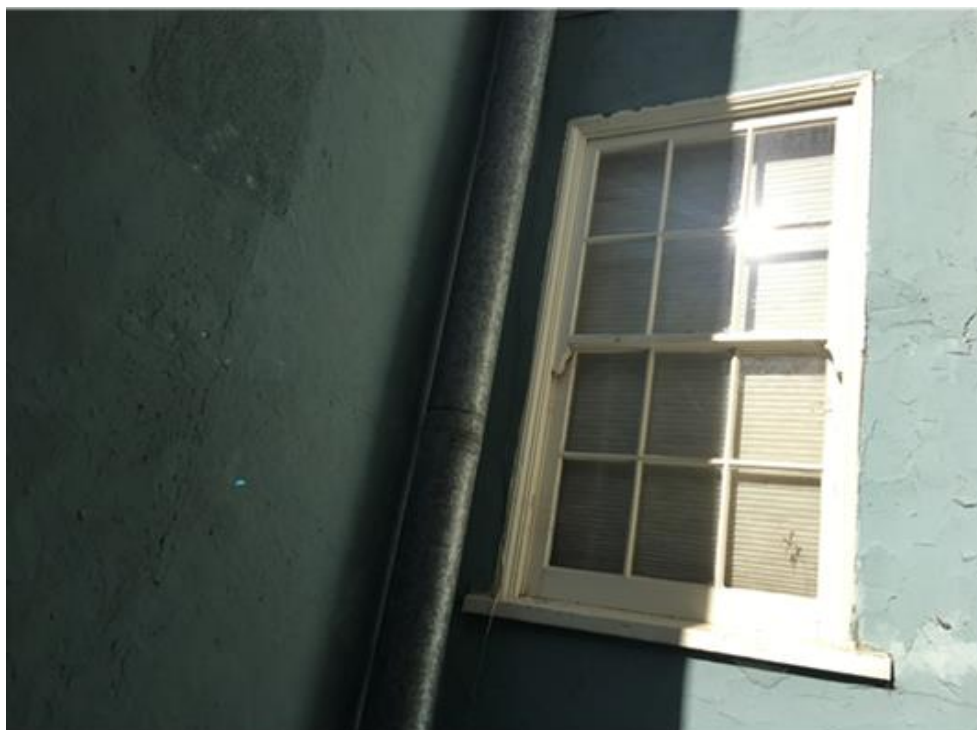
Photo 1



The back of DR requester's house – August 2017, 4pm

House receives plenty of direct sunlight from the West. Shades are used to limit exposure to the Sun.

Photo 2



Window at back of notch of DR requester's house – August 2017, 4pm

The window in the notch gets abundant direct sunlight throughout the day. Shades are used to limit the Sun exposure. Note that the shadow cast onto the left side of the window is created by DR requester's house.



Window at back of Notch of DR requester's house – August 2017, 1pm

Photo 3



This photo depicts DR requester's roof and the back of their house (Sponsor's house is to the left). August 2017, 4pm.

Notice the Sun beaming directly into the back of DR requester's house.

Photo 4



August 2017, 7pm.

Later during the day, as the Sun moves further to the North-West, DR requester's house continues to receive plentiful direct sunlight. Sponsor's proposed addition will not block any of that light.

Photo 5



DR requester's Tree

DR requester's Side Trees

DR requester's House

View of DR requester's rear yard, April 2017, 1pm

Large existing tree in the back of DR requester's yard (upper side), and a 17-foot high wall of dense side trees along the fence with Sponsor's property (left side) limit the direct sun exposure to DR requester's property.

Photo 6



DR requester's House

Sponsor's House

DR requester's Side Trees

View from Sponsors' yard, April 2017, 1pm

The high wall of side trees on DR requester's property along the shared fence with the Sponsor's property currently shades DR requester's property, minimizing the impact of the proposed addition.

EXHIBIT E

May 27, 2017

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

Re: Building Permit Application for 575 Belvedere Street

To whom it may concern:

As owners of 595 Belvedere Street, we are writing to express our support for the proposed project at 575 Belvedere Street.

Cole Valley is a the "Mayberry" of San Francisco, and we feel blessed to be a part of this tight knit community and landmark street. We have been owners on Belvedere Street since 2007, and are well acquainted with the neighborhood. We were familiar with the previous owner of 575 Belvedere who did not take good care of this classical San Francisco Edwardian, and we were very pleased when the current owners purchased the property. The house is extremely worn out and requires much-needed repairs. We are in support of the project being proposed since it will restore it's charm and revitalize the property by preserving the Edwardian façade, interior period details, as well as restoring its original garage.

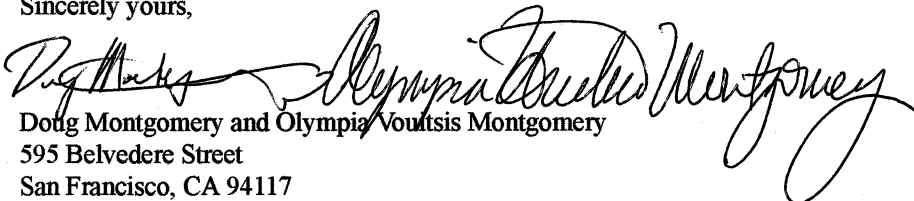
We ardently support the project for many reasons and here are a few for your consideration:

- The home retains its single-family design and will help alleviate the shortage of housing for larger, multi-generational families.
- This project will create two on-site parking spaces in the restored garage, which will help all neighbors and visitors with the endemic shortage of street parking.
- The standard of design and proposed construction will add to the historical charm of our street.
- The current owners have been proactive, and inclusive in their outreach, approachable, and transparent in the presentations on the project. They are working diligently with the San Francisco planning department and Building Department to insure that the project is done to code and with permits, and have communicated ardently with the neighbors.
- Most importantly, the owners of 575 Belvedere are investing in our community. Like so many of our neighbors in Cole Valley and on Belvedere Street, their investment in 575 Belvedere Street is an intent to continue to build a life here. They are not developers just "flipping" a property for profit.

Having gone through our own remodeling project, we understand how important this home improvement project is for them to accommodate the needs of their growing family: taking care of the elderly parents and yet to come children.

Thank you for including our support in your considerations. We look forward for this house to be revitalized and to create a positive addition to our neighborhood and community. Should you have any questions regarding our support, please feel free to reach us at the following contact information.

Sincerely yours,


Doug Montgomery and Olympia Voultsis Montgomery
595 Belvedere Street
San Francisco, CA 94117

Fernando & Michael H. Santos

June 6, 2017

The Planning Department
City and County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Building Permit Application No. 2016.08.26.6097

To Whom It May Concern;

We have lived across the street from the house at 575 Belvedere Street for over twenty and close to fifteen years, respectively, and can attest to the fact that the previous owners and occupants did very little to prevent a continuous deterioration of the premises, inside and out. In fact, until the time Daniel Buza purchased the property, some six years ago, the entire building was something of a notable eyesore and considerable nuisance to its neighbors.

At this point the property requires significant work; work we welcome in the spirit of sound and responsible neighborhood improvement.

In its current state the house is not suitable for a small and growing family, particularly not in the long run. Since Daniel and Calvin are planning on having children in the near future, now is the time to do what needs to be done to make their house a home for their own family. Our understanding is also that both their parents will be spending more and more time with their sons (and future grandchildren), which makes a timely renovation and extension of the entire structure all the more necessary.

The extension seems entirely appropriate and proportional, fully in context with the neighborhood and compatible with what almost everyone else has already done over the past twenty years. Green space and sunlight will be preserved, details and overall character maintained, and two new parking spaces added. As far as remodeling goes, this is a win-win for Cole Valley.

In addition, we would very much like to stress that both Daniel and Calvin have been transparent and proactive about their project. They have reached out to those living next door and held neighborhood open-houses for all interested and concerned. Construction hours, for example, will be rescheduled to accommodate wishes voiced during those meetings.

We have no objections whatsoever to the proposed plans and support them wholeheartedly. We are also available for any further questions regarding this matter.

Sincerely yours,



Fernando & Michael H. Santos



May 29, 2017

To San Francisco Planning Department,

I met with Daniel and Calvin recently to find out what plans they had in mind for improving their home. I was pleased to learn that their proposed design will continue to reflect the historic nature of their neighborhood and that both the outside and inside of their home will retain the period details, historic details which continue to make San Francisco the unique city that it is today.

Since Daniel and Calvin are both deeply committed to caring for their aging parents, I found their plans to create a lower level bathroom and bedroom to be in concert with creating a safe and comfortable environment for their parents to age in place.

In conclusion, I was very impressed with both their design, as well as their thoughtful consideration for, not only their immediate family, but for the needs and desires of their neighbors as well.

Sincerely yours,

Marianne Hesse
101 Belvedere Street
San Francisco, CA 94117

July 27, 2017

To:


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

My name is Robert Rossi, a neighbor in Cole Valley. I received the 311 Notification and was also invited to Daniel and Calvin's place to learn about the home improvement plans. I am writing to express my support for the proposed project as this genuine couple embarks on the next chapter of their lives – fixing their home with life-savings and building a family to take care of their elderly and children.

As a born-raised native San Franciscan back in the 1930s, I have witnessed so many changes to San Francisco that no adequate words shall describe. The unfortunate truth is that not everyone welcomes changes. Regardless, changes have been happening and will continue so. I choose to embrace them. That is why I want to support this young gay couple who not only represents the diversity of the next generation in Cole Valley and San Francisco, but also represents a milestone for people of my generation who were not able to have the equal rights to marry and have a family.

After reviewing the drawings and touring the house, I am very pleased to learn that Daniel and Calvin will retain the traditional aspects of the house, complete thorough repairs, as well as build a reasonable addition in the back to make adequate space to host their growing family. Although I initially had concerns about the height of the proposed project, Daniel and Calvin have been very responsible and responsive in addressing this concern and ultimately agreed to eliminate the additional floor. Additionally, Daniel and Calvin shared some mitigating measures they have in mind to reduce the construction impact. With their responsible demeanor, I have no doubt or concern that the construction will cause any negative impact to the neighborhood.

Sincerely yours,

A handwritten signature in black ink that reads "Robert Rossi". The signature is written in a cursive, flowing style with a large, prominent "R" and "S".

Robert Rossi .
4636 17th Street
San Francisco, CA

ROBERT STERN
San Francisco, California

May 30, 2017

City of San Francisco

Planning Department

1650 Mission Street #400

San Francisco, CA 94103

Building Permit

2016.08.26.6097

575 Belvedere Street

To Whom It May Concern:

My name is Robert Stern, I have owned and lived at the property at 598 Belvedere Street since 1977. I am currently dividing my time between San Francisco and New York. Back when I bought my house, the neighborhood and all of San Francisco were still affordable. Young people had a real opportunity to purchase a fixer-upper, spend their savings on it, take out a mortgage, and turn a modest house with lots of potential into their own home, making the American dream of homeownership and middle-class life a modest reality.

After forty years as a homeowner I know how much love, attention, and care need to go into the mere maintenance of a property let alone the restoration of an entire home. The more each and every one of us does, however, the more all of us benefit collectively. The house at 575 Belvedere Street has been in a state of neglect until the day Daniel Buza purchased it. It used to serve as a half-way house and was never properly looked after until that point.

I am fully supportive of the proposed plans. The project will help the one building on our block that needs the most work and make our entire street a more attractive and livable place. At the same time, the basic architectural character of the house will be maintained, making it an appealing member of the ensemble that is Belvedere Street. It is a modest-sized addition suitable for their current and future family. And lastly, the values of all of our properties will be enhanced, again benefitting all.

MAY 30, 2017

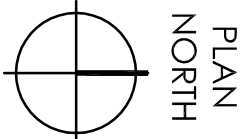
Daniel and Calvin have been responsible neighbors and acted in good faith by reaching out to the neighborhood – property owners and renters alike – as their plans for the project developed. They have listened to our concerns and incorporated them, hosted a weekend of open-house gatherings, and are doing everything strictly “by the book”. It would have to be considered supremely unjust, if their plans were to be frustrated simply because they moved here after the rest of us did. I would like to see them being given a chance to attain what I was able to achieve four decades ago.

A handwritten signature in black ink, appearing to read 'R. Stern', written in a cursive style.

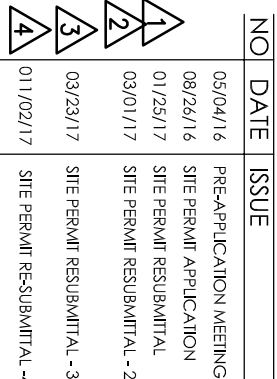
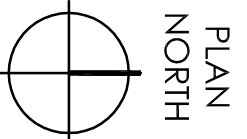
Robert Stern, M.D.

ROBERT STERN
598 BELVEDERE STREET
SAN FRANCISCO CA 94117-4364

2	EXISTING SITE / ROOF PLAN
A 1.0	1/8" = 1'-0"



PROPOSED SITE / ROOF PLAN



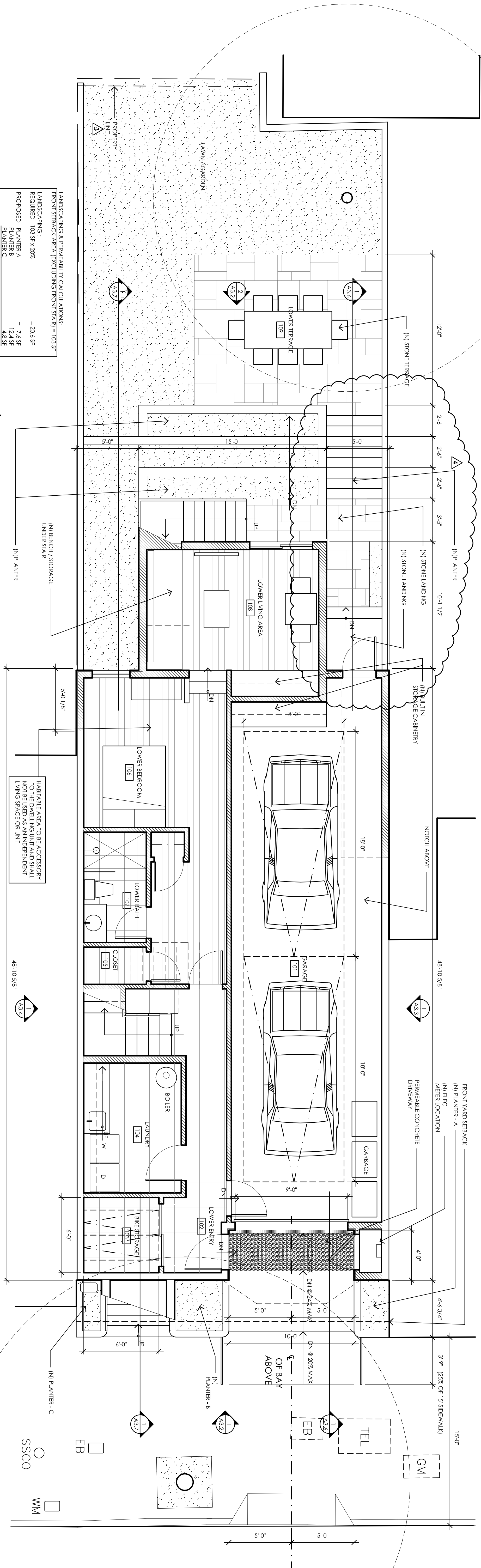
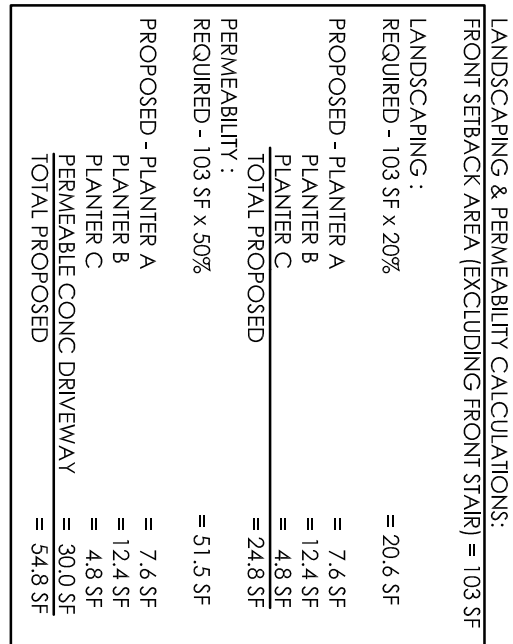
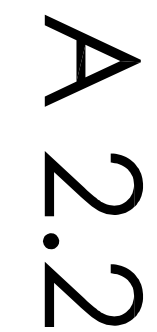
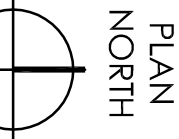
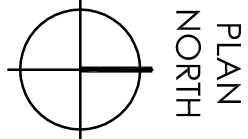
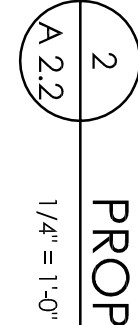
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CHECKED BY:
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**SITE / ROOF
PLANS**

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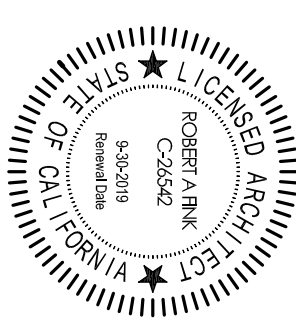
DRAWING NO.:

FINK ARCHITECTURE
6701 HOLLIS STREET
EMERYVILLE, CA 94608
T: 415.978.9823
F: 415.978.9824

PROPOSED SECOND FLOOR PLAN



REVISIONS:		PLT DATE:
		11.02.13
NO	DATE	ISSUE
5	05/28/15	S0 REVIEW
4	07/15/15	S0 REVIEW -2
3	09/01/15	S0 REVIEW -3
2	12/14/15	S0 REVIEW -4
1	01/07/16	PRELIMINARY PIRING
	05/04/16	PRE-APPLICATION MEETING
	09/24/16	SITE PERMIT APPLICATION
	01/25/17	SITE PERMIT RESUBMITAL
	03/01/17	SITE PERMIT RESUBMITAL - 1
	01/10/2017	SITE PERMIT RESUBMITAL - 2



PROPOSED FLOOR PLANS

PROJECT NUMBER: 15001

CHECKED BY:

1

DRAWING TITLE

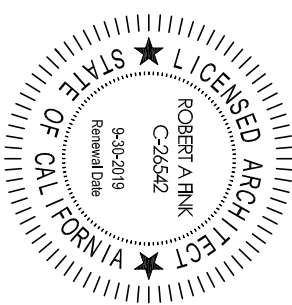
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SCALE: $\frac{1}{4}"=1'-0"$

DRAWING NO.

FINK ARCHITECTURE
6701 HOLLIS STREET
EMERYVILLE, CA 94608
T: 415.978.9823
F: 415.978.9824

575 BELVEDERE STREET - REMODEL
SAN FRANCISCO, CA



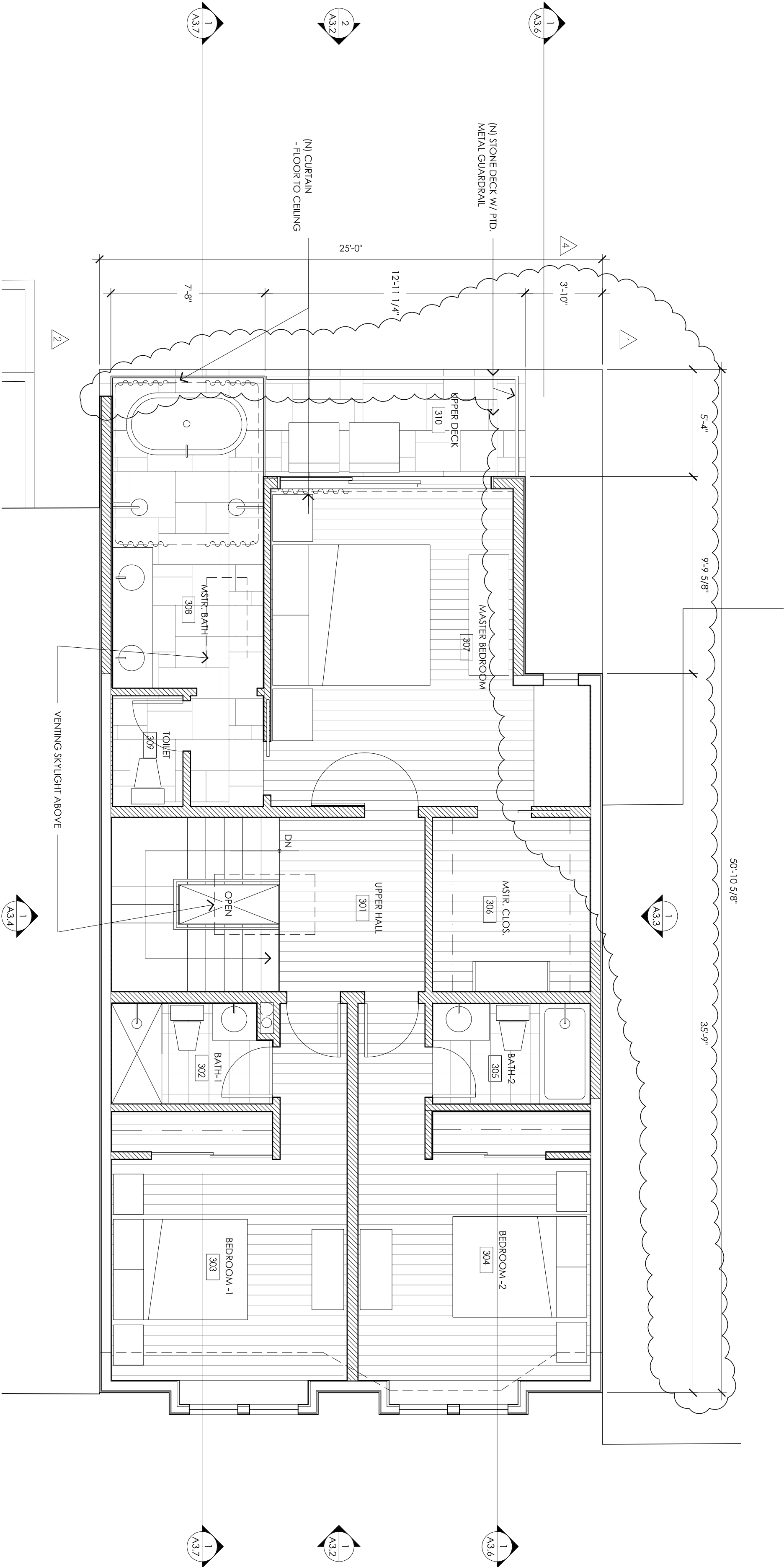
PLOT DATE: 11.02.17	
REVISIONS:	
NO.	DATE
01/15/15	SO. REVIEW-2
02/11/15	SO. REVIEW-4
03/02/16	PRELIMINARY DRAWING
08/25/16	PRELIMINARY DRAWING
01/25/17	SITE PRELIM. REVISIONS
02/01/17	SITE PRELIM. REVISIONS
01/10/21/17	SITE PRELIM. REVISIONS

PROJECT NUMBER: 15001
DRAWN BY: HAF
CHECKED BY:
DRAWING TITLE:
PROPOSED FLOOR PLANS

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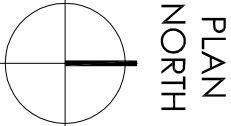
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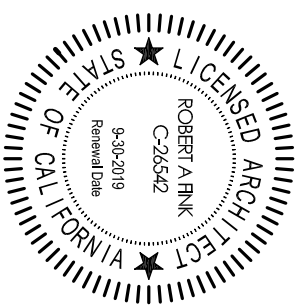
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PROPOSED THIRD FLOOR PLAN

A 2.3
1/4" = 1'-0"



FINK ARCHITECTURE
6701 HOLLIS STREET
EMERYVILLE, CA 94608
T: 415.978.9823
F: 415.978.9824

575 BELVEDERE STREET - REMODEL
SAN FRANCISCO, CA



PLOT DATE: 11.02.17

REVISIONS:

NO.	DATE	ISSUE
1	12/14/15	SO REVIEW - 4
2	01/07/16	PRELIMINARY WORKING
3	02/17/16	PRELIMINARY WORKING
4	08/24/16	SITE PLAN APPLICATION
5	01/25/17	SITE PLAN RESUBMITTAL
6	11/02/17	SITE PLAN RESUBMITTAL - 4

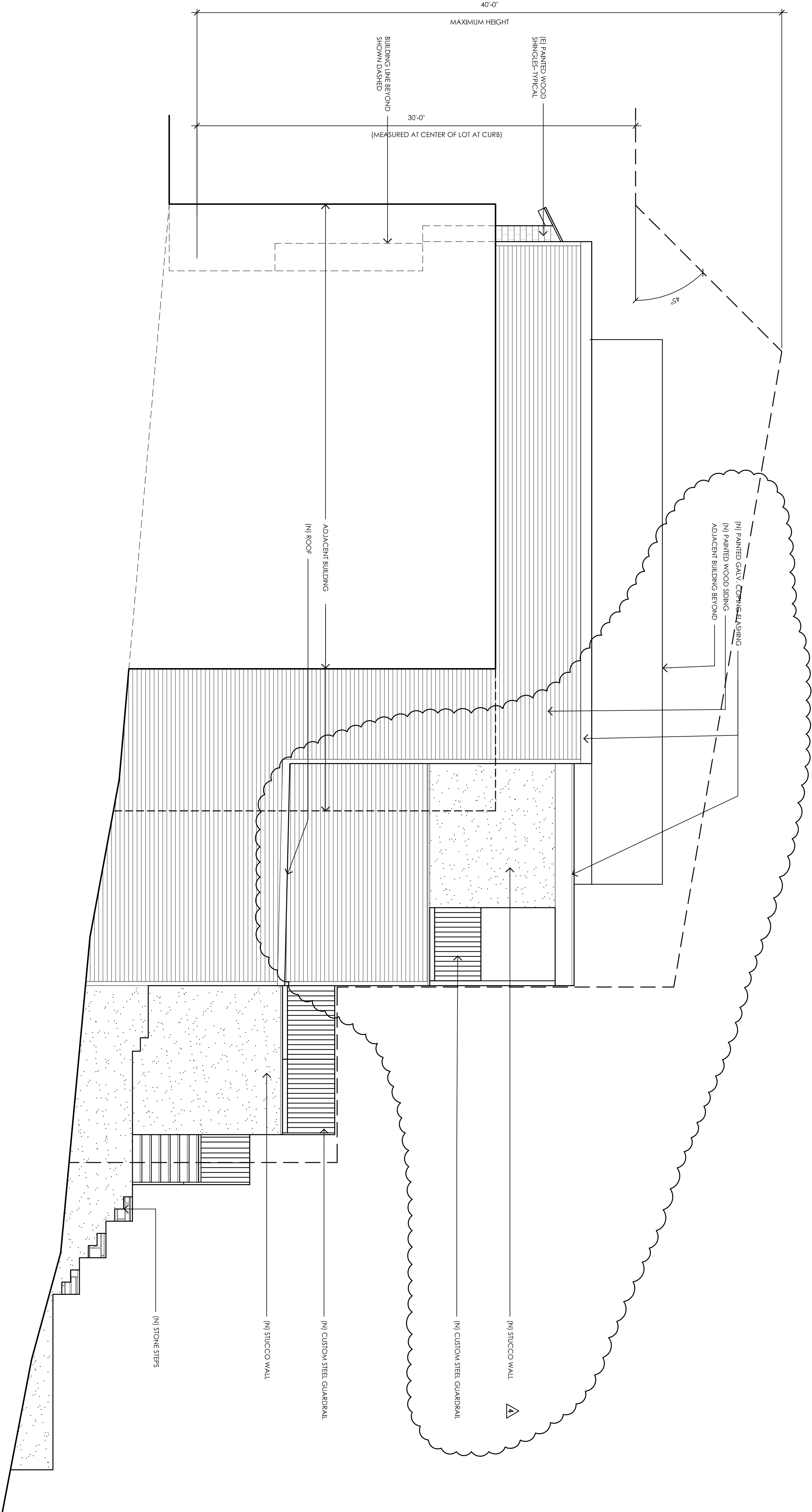
PROJECT NUMBER: 15001
DRAWN BY: RNF
CHECKED BY:

DRAWING TITLE:
**PROPOSED
BUILDING
ELEVATIONS**

SCALE:
1/4" = 1'0"

DRAWING NO.:

A 3.4



A

1

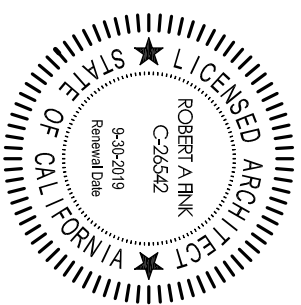
A 3.4

PROPOSED NORTH (SIDE) BUILDING ELEVATION

1/4" = 1'-0"

FINK ARCHITECTURE
6701 HOLLIS STREET
EMERYVILLE, CA 94608
T: 415.978.9823
F: 415.978.9824

575 BELVEDERE STREET - REMODEL
SAN FRANCISCO, CA



PLOT DATE: 11.02.17

REVISIONS:

NO. DATE ISSUE

02/08/15 SO REVIEW

02/08/15 SO REVIEW 2

09/01/15 SO REVIEW 3

02/02/16 PRELIMINARY PENDING

08/25/16 SET REVIEW APPROVAL

01/25/17 SET REVIEW DISCUSSION

01/25/17 SET REVIEW DISCUSSION 4



PROJECT NUMBER: 15001

DRAWN BY: RNF

CHECKED BY:

DRAWING TITLE:

**PROPOSED
BUILDING
ELEVATION**

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

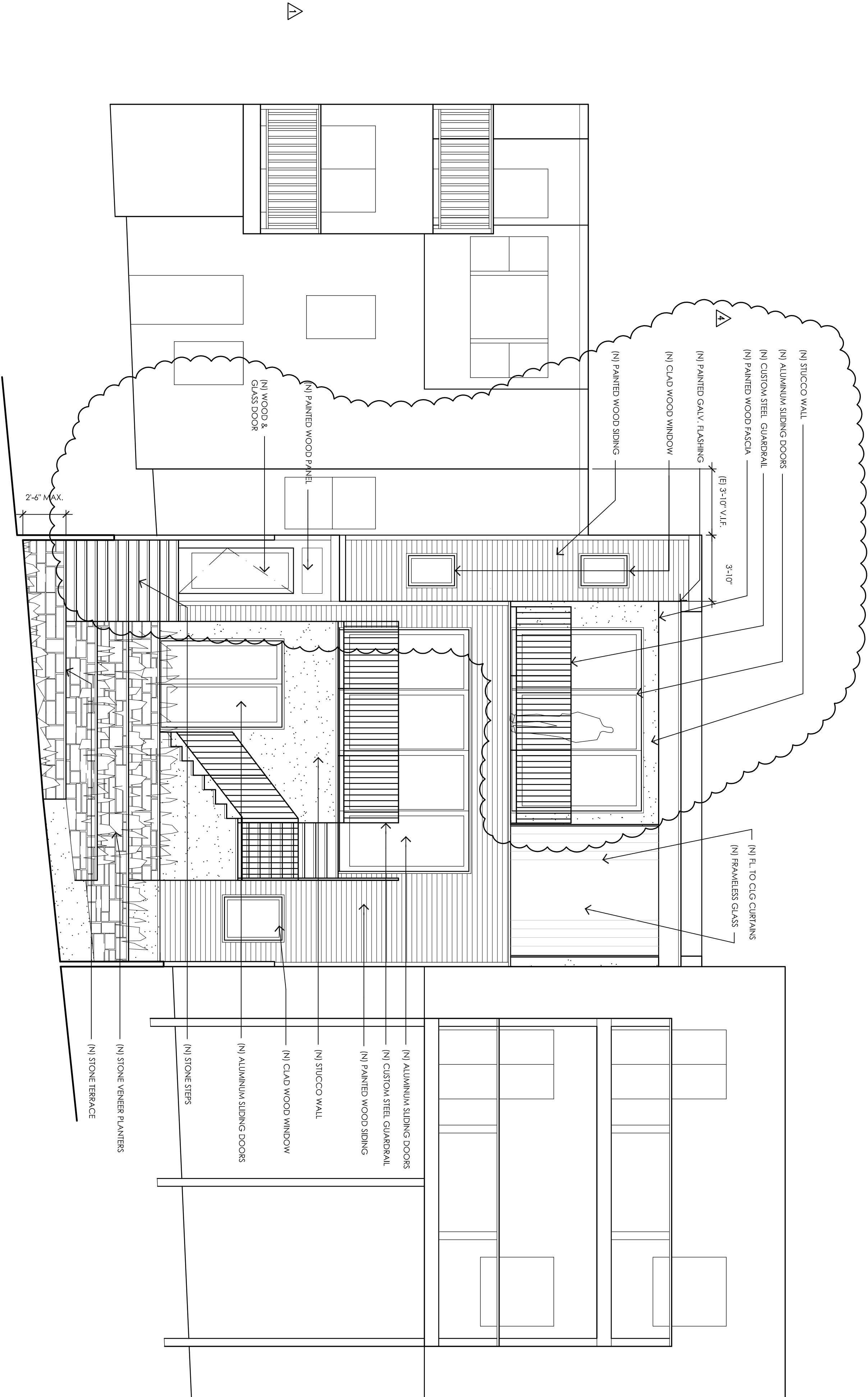
DRAWING NO.:

A 3.5

PROPOSED WEST (BACK) BUILDING ELEVATION

1
A 3.5

1/4" = 1'-0"



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F: 415.978.9824

575 BELVEDERE STREET - REMODEL
SAN FRANCISCO, CA



PLOT DATE: 11.02.17

REVISIONS:

NO. DATE ISSUE

02/28/15 SO REVIEW

09/01/15 SO REVIEW-2

07/07/16 PRELIMINARY PENDING

08/24/16 SET REVIEW APPROVAL

01/25/17 SET REVIEW DISCUSSION

01/10/2017 SET REVIEW DISCUSSION, 4

△

△

PROJECT NUMBER: 15001
DRAWN BY: RNF
CHECKED BY:

DRAWING TITLE:

**PROPOSED
BUILDING
ELEVATION**

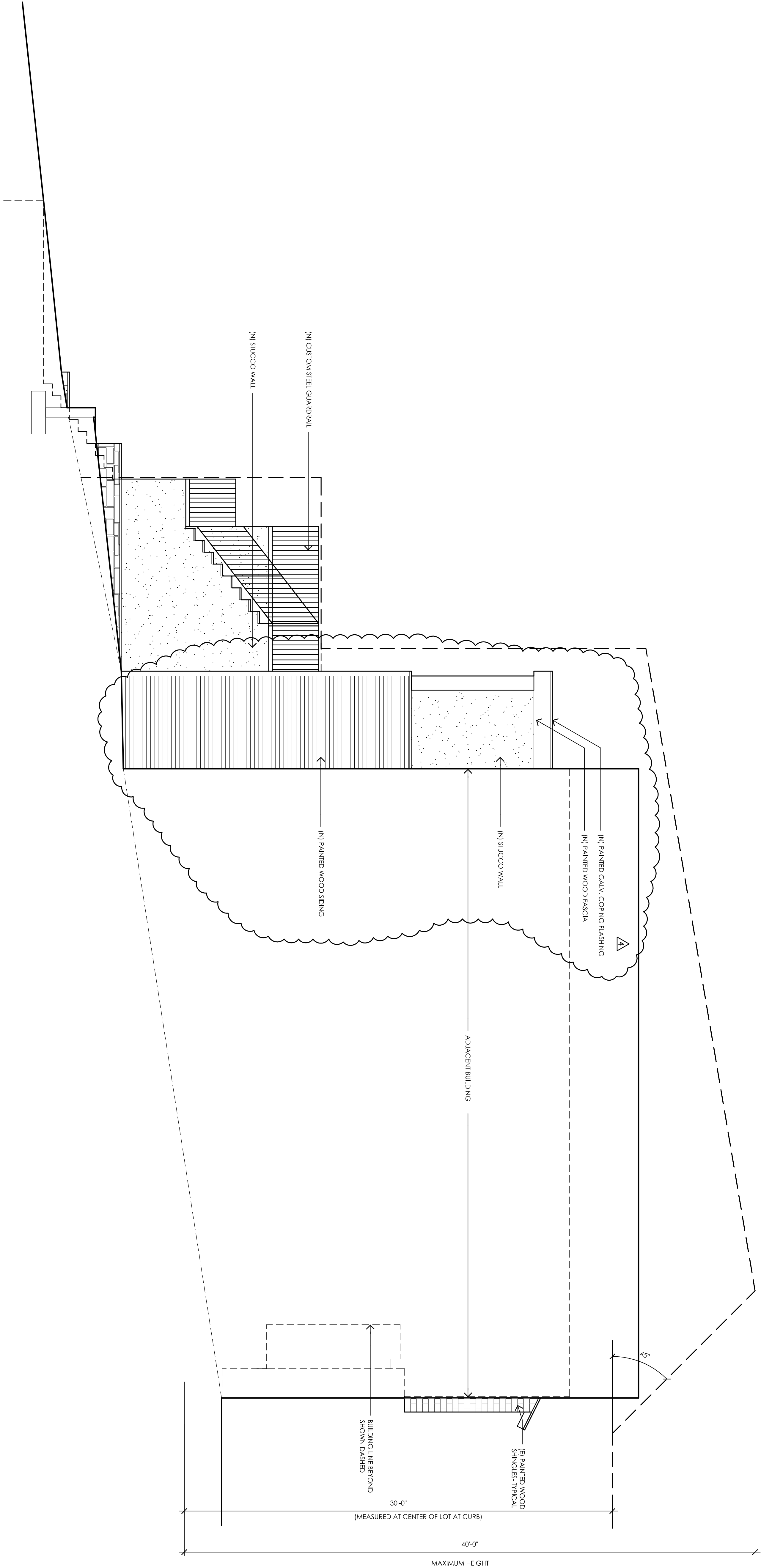
SCALE:
1/4" = 1'-0"

DRAWING NO.:

A 3.6

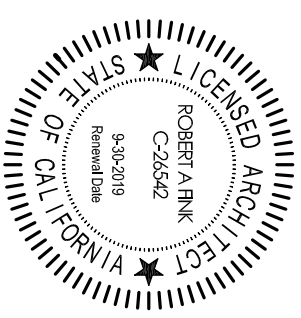
△ 1
A 3.6

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



FINK ARCHITECTURE
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F: 415.978.9824

575 BELVEDERE STREET - REMODEL
SAN FRANCISCO, CA



PLOT DATE: 11.02.17
REVISIONS:

NO	DATE	ISSUE
02/01/15	02.01.15	SO REVIEW
02/01/15	02.01.15	SO REVIEW-2
02/01/15	02.01.15	SO REVIEW-3
02/01/16	02.01.16	PRELIMINARY PERMITS
02/01/16	02.01.16	PRELIMINARY PERMITS
02/01/17	02.01.17	SITE PERMIT APPLICATION
02/01/17	02.01.17	SITE PERMIT APPLICATION-2
02/01/17	02.01.17	SITE PERMIT APPLICATION-4

PROJECT NUMBER: 15001
DRAWN BY: RNF
CHECKED BY:

PROPOSED
BUILDING
SECTION

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

DRAWING NO:

A 3.8

