

SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: JULY 19, 2018

Date:	July 12, 2018
Case No.:	2017-000433DRP
Project Address:	300 Darien Way
Zoning:	RH-1(D) [Residential – House, One Family, Detached]
	40-X Height and Bulk District
Block/Lot:	3258/035
Project Sponsor:	Mark Bucciarelli, AIA
	BAUKUNST
	58 Fairlawn Avenue
	Daly City, CA 94015
Staff Contact:	Elizabeth Jonckheer – (415) 575-8728
	elizabeth.gordon-jonckheer@sfgov.org
Recommendation:	Do not take DR and approve as proposed

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

Reception: 415.558.6378

Fax: 415.558.6409

Planning Information: 415.558.6377

PROJECT DESCRIPTION

The project proposes to add habitable space at the basement, remodel the interior of the first floor level, add attic dormers, add an open air (roof-only) connection between the house and garage, and modify the garage door (to appear as two doors) to the 1,533-square-foot subject building at 300 Darien Way.

SITE DESCRIPTION AND PRESENT USE

The project is located at the southeast corner of the intersection of Darien Way and San Leandro Way, in Block 3258, Lot 035. Constructed in 1924, the subject building is designed in a Storybook/English Cottage style by architect Harold G. Stoner. Clad entirely in stucco, the building is roughly rectangular in plan with a number of projections and recesses. The subject property is located within the RH-1(D) (Residential–House, One Family, Detached) Zoning District and the 40-X Height and Bulk District.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located in the Balboa Park neighborhood of San Francisco, within the Balboa Terrace Historic District. Balboa Terrace is characterized by large landscaped lots containing detached single-family dwellings that were constructed between 1920 and 1927, many of which were designed by noted local architect, Harold G. Stoner. Property types in Balboa Terrace include mostly Period Revival designs such as Italian Renaissance, English Cottage, Storybook, Tudor, French Provincial, Spanish Eclectic, and Mediterranean. The buildings vary in size and massing but are in similar scale. Building heights generally range from one-to-two stories with garages located at the rear. The properties located on the other three corners of Darien Way and San Leandro Way are uniformly stucco-clad, one to one-and-a-half story over-basement buildings designed in eclectic architectural styles. Moving away from the intersection, one finds the same variety of eclectic styles built at similar scales. Along the eastside of San

Leandro Way, there are several two-story homes. All immediately adjacent parcels are zoned RH-1(D) (Residential–House, One Family, Detached).

BUILDING PERMIT NOTIFICATION

ТҮРЕ	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	January 3, 2018 – February 2, 2018	January 31, 2018	July 19, 2018	169 days

HEARING NOTIFICATION

ТҮРЕ	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	July 9, 2018	July 9, 2018	10 days
Mailed Notice	10 days	July 9, 2018	July 9, 2018	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent Neighbor		Х	
Other neighbors on the block or directly across the street	X (see below)	X (see below)	
Neighborhood groups		Х	

As of the publication date of the Commission packet, the Department has received a petition of 82 signatures, and approximately 20 emails and letters in opposition to the proposed project. A petition of 97 signatures in support of the project is included in the DR response packet.

DR REQUESTOR

Emily Tam, 307 San Leandro Way, San Francisco, CA 94127. Adjacent neighbor.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached Discretionary Review Application, dated January 31, 2018.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached Response to Discretionary Review, submitted March 19 and 20, 2018.

Executive Summary July 19, 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).

PRESERVATION REVIEW

The original proposal included construction of an approximately 1,770-square-foot addition to the existing residence with a one-story addition on the roof that featured new windows, a flat roof deck and elimination of the chimney and recessed entry on the rear south façade. Preservation staff found that the project caused a significant adverse impact to the historic resource and California Register-eligible historic district as proposed. Preservation staff worked with project sponsor to revise the project in order to maintain the building's character-defining features and the property's status as a contributing resource to the historic district. (Please see attached *Historic Resource Evaluation Response Parts 1 and 2.*)

RESIDENTIAL DESIGN TEAM REVIEW

On March 23, 2018, the Residential Design Advisory Team (RDAT) reviewed the project and found that it did not demonstrate an exceptional and extraordinary circumstance. RDAT noted that the proposed dormer-windows reflect an appropriately-scaled and subordinate expansion, well integrated with the existing roof form.

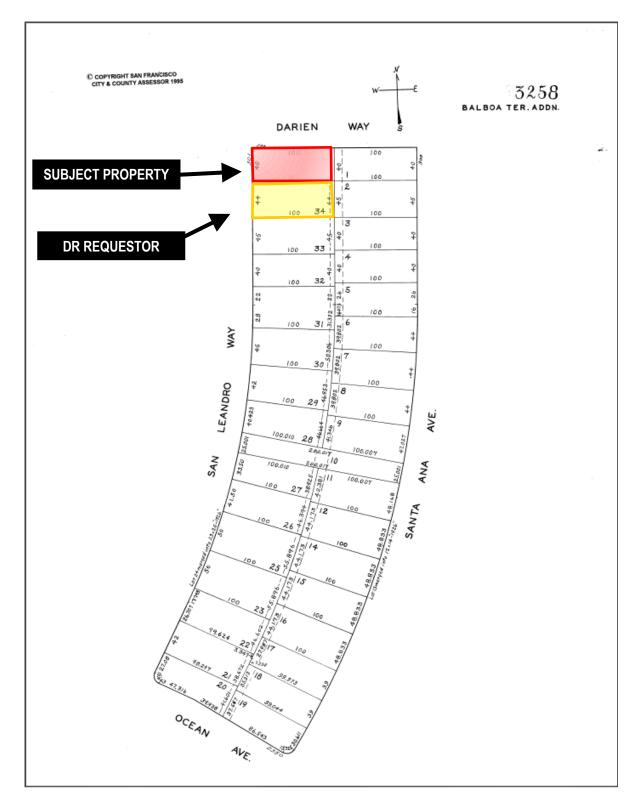
The Department supports the project and provides a recommendation to the Commission to not take DR and to approve the project as proposed.

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

RECOMMENDATION:	Do not take DR and approve the project as proposed
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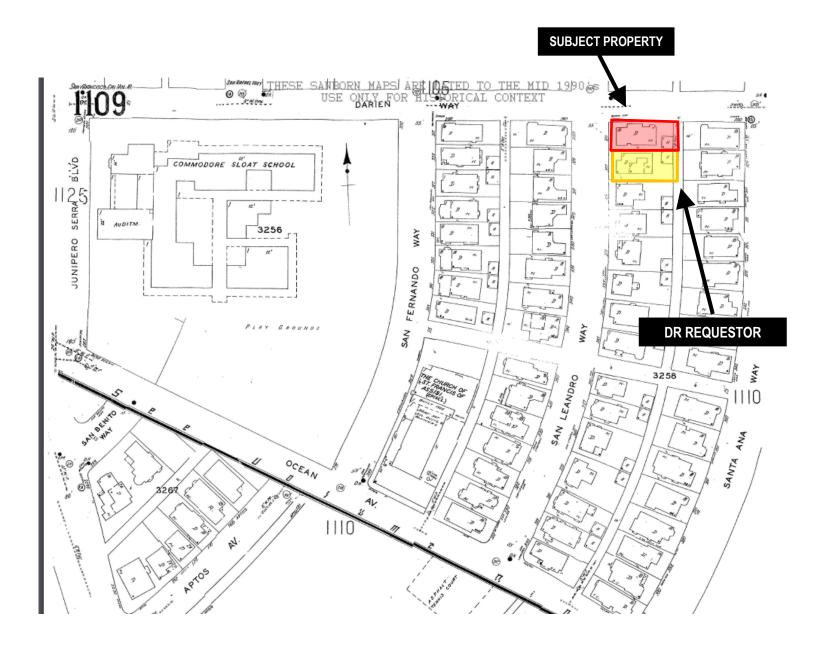
Attachments: Block Book Map Sanborn Map Zoning District Map Aerial Photographs Context Photographs Section 311 Notice CEQA Determination DR Application Response to DR Application Correspondence Reduced Plans

Block Book Map





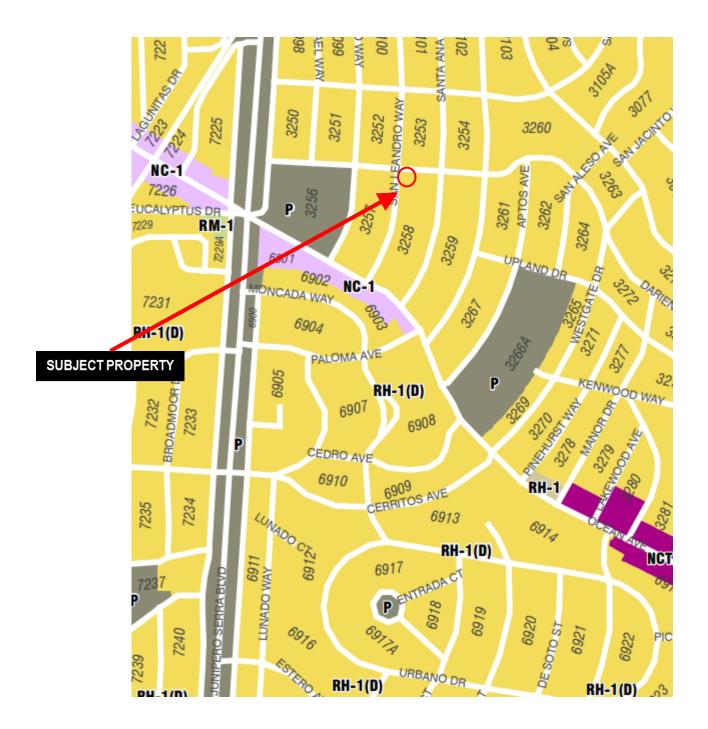
Sanborn Map*



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



Zoning Map





Aerial Photo







Site Photo



Site Photo



SAN FRANCISCO PLANNING DEPARTMENT

Site Photo





SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco. CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **December 28, 2016**, the Applicant named below filed Building Permit Application No. **2016.12.28.6046** with the City and County of San Francisco.

PROJECT INFORMATION		AF	PLICANT INFORMATION
Project Address:	300 Darien Way	Applicant:	Mark Bucciarelli, AIA – BAUKUNST Arch.
Cross Street(s):	San Leandro Way and Santa Ana Ave.	Address:	58 Fairlawn Avenue
Block/Lot No .:	3258/035	City, State:	Daly City, CA 94105
Zoning District(s):	RH-1(D)/ 40-X	Telephone:	(650) 455-1207
Record No.:	2017-000433PRJ	Email:	Baukunst2000@yahoo.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				
□ Demolition	New Construction	☑ Alteration		
Change of Use	□ Façade Alteration(s) □ Front Addition			
Rear Addition	□ Side Addition	Vertical Addition (Dormers)		
PROJECT FEATURES	EXISTING	PROPOSED		
Building Use	Residential	Residential		
Front Setback	8 feet	No Change		
Side Setbacks	4 feet	No Change		
Building Depth	60 feet 10 inches	No Change		
Rear Yard	25 feet (existing garage in rear yard)	No Change		
Building Height	29 feet 7 inches	No Change		
Number of Stories	2	2 - dormers added to attic		
Number of Dwelling Units	1	No Height Change – dormers added		
Number of Parking Spaces 1 No Change		No Change		

The proposal is to: add habitable space at the basement, create a master suite at the attic with dormers, provide a roof only connection to the garage, and modify the garage door (to appear as two doors). 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:	Elizabeth Jonckheer
Telephone:	(415) 575-8728
E-mail:	elizabeth.gordon-jonckheer@sfgov.org

Notice Date: 1/3/18 Expiration Date: 2/2/18

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 <u>www.communityboards.org</u> 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 <u>www.sfplanning.org</u>. If the project includes multiple building permits, i.e. demolition and new construction, a <u>separate request</u> for Discretionary Review must be submitted, with all required materials and fee, for <u>each</u> 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 <u>www.sfplanning.org</u>. 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.

Gordon-Jonckheer, Elizabeth (CPC)

From:Cleemann, Jorgen (CPC)Sent:Friday, October 13, 2017 4:52 PMTo:Nathan Ng; Marsha Tam; Baukunst-Mark Bucciarelli, AIACc:Gordon-Jonckheer, Elizabeth (CPC)Subject:RE: 300 DarienAttachments:2017-000433ENV - 300 Darien Way.pdf

All,

Please find attached the Categorical Exemption providing environmental clearance for the project at 300 Darien Way. Please note that, in order to preserve the record, this document appends both the original Historic Resource Evaluation Response (Parts 1 and 2), which established the building's significance and found the original design to be incompatible, as well as the more recent Historic Resource Evaluation Response (Part 2 only), which made a finding of compatibility.

Please let me know if you have any questions or concerns.

Thanks,

Jørgen G. Cleemann Preservation Planner

Planning Department | City and County of San Francisco 1650 Mission Street, Suite 400, San Francisco, CA 94103 Direct: 415-575-8763 | Fax: 415-558-6409 Email: <u>Jorgen.Cleemann@sfgov.org</u> Web: <u>www.sfplanning.org</u>



From: Nathan Ng [mailto:nathannicholas@gmail.com]
Sent: Tuesday, October 10, 2017 10:25 AM
To: Gordon-Jonckheer, Elizabeth (CPC)
Cc: Marsha Tam; Baukunst-Mark Bucciarelli, AIA; Cleemann, Jorgen (CPC)
Subject: Re: 300 Darien

Elizabeth,

It is still best to reach out to both Robert Mann and Jodi Kimmel, since he is on the BBN notice and Jodi is the chairwoman.

I have attached to you the updated package that was sent to Jorgen.

Let me know if you have any questions.

Nathan Ng

E NathanNicholas@gmail.com



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)		
3	300 Darien Way	3	258/035	
Case No.	Permit No.	Plans Dated		
2017-000433ENV Submitted 3/1/2017		mitted 3/1/2017		
✓ Addition/	Demolition	New	Project Modification	
Alteration	(requires HRER if over 45 years old)	Construction	(GO TO STEP 7)	
Project description for	r Planning Department approval.			
Second-story addit	ion to an existing one-story single fa	mily home Conne	et aarage to residence	

nd-story addition to an existing one-story single-family home. Connect garage to residence. Excavate less than 3 feet in depth at ground floor to create habitable space.

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If n	either class applies, an Environmental Evaluation Application is required.
\checkmark	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.; .; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
	Class

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

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	Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to $EP_ArcMap > Maher$ layer).
	Transportation : Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (<i>refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area</i>)
	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (<i>refer to EP_ArcMap > CEQA Catex Determination Layers > Topography</i>)
	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (<i>refer to EP_ArcMap > CEQA Catex Determination Layers > Topography</i>) If box is checked, a geotechnical report is required.
	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (<i>refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones</i>) If box is checked, a geotechnical report is required.
	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (<i>refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones</i>) If box is checked, a geotechnical report will likely be required.
	are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an <i>Environmental</i> Application is required, unless reviewed by an Environmental Planner.</u>
	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments a	and Planner Signature (optional): Laura Lynch
G	

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

PROPE	PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)		
\checkmark	Category A: Known Historical Resource. GO TO STEP 5.		
	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.		
	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.		

2

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

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

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

Check a	Check all that apply to the project.					
	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.					
	2. Interior alterations to publicly accessible spaces.					
	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.					
	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.					
	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.					
	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.					
	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .					
✓	 8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments): Addition of dormers that do not affect character-defining features; reconfiguration of windows on secondary, minimally visible facade; reconfiguration of garage door openings; addition of covered walkway connecting house to garage, does not impact character-defining features 					
SAN FRANCISC	0 G DEPARTMENT					

	9. Other work that would not materially impair a histo	oric district (specify or a	ld comments):
	(Requires approval by Senior Preservation Planner/Prese	ervation Coordinator)	
	10. Reclassification of property status. (Requires approx		Planner/Preservation
	Coordinator)	5	
	Reclassify to Category A Reclassify	to Category C	
	a. Per HRER dated: (attach HRE.	R)	
	b. Other (<i>specify</i>):		
Not	LIANIV how in STED 5 above is shadled a Breastration	Diamar MUCT also also	na hay halayy
NOt	e: If ANY box in STEP 5 above is checked, a Preservation		
	Further environmental review required. Based on the <i>Environmental Evaluation Application</i> to be submitted. G		ne project requires an
	Project can proceed with categorical exemption revie		reviewed by the
\checkmark	Preservation Planner and can proceed with categorical		-
Com	ments (optional):		
Prese		ally signed by Jorgen Cleemann : 2017.10.13 16:34:36 -07'00'	
	6: CATEGORICAL EXEMPTION DETERMINATION		
	E COMPLETED BY PROJECT PLANNER Further environmental review required. Proposed project	t doos not most scopes	of work in oither (check
	all that apply):	t does not meet scopes (of work internet (check
	Step 2 – CEQA Impacts		
	Step 5 – Advanced Historical Review		
	STOP! Must file an Environmental Evaluation Applicati	011	
	No further environmental review is required. The proje	1	pt under CEQA.
	Planner Name: Jorgen Cleemann	Signature:	
	Project Approval Action:	Jorgen Cleema	Digitally signed
		oorgon	by Jorgen
	Building Permit	Cleema	Cleemann
			Date: 2017.10.13
	If Discretionary Review before the Planning Commission is requested,	nn	16:34:46 -07'00'
	the Discretionary Review hearing is the Approval Action for the		

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

4

project.



SAN FRANCISCO PLANNING DEPARTMENT

40-X Height and Bulk District

jorgen.cleemann@sfgov.org

April 12, 2017 (Part 1)

April 12, 2017

2017.000433ENV

300 Darien Way

(415) 575-8728

(415) 575-8763

3258/035

Historic Resource Evaluation Response

RH-1(D) (Residential-House, One Family-Detached)

Elizabeth Gordon-Jonckheer (Project Planner)

elizabeth.gordon-jonckheer@sfgov.org Jørgen G. Cleemann (Preservation Planner) 1650 Mission St. Suite 400 San Francisco, CA 94103-2479

Reception: 415.558.6378

Fax: 415.558.6409

Planning Information: **415.558.6377**

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

Date

Case No .:

Zoning:

Block/Lot:

Project Address:

Date of Review:

Staff Contact:

300 Darien Way is a one-story over-basement single-family residence located on the southeast corner lot at the intersection of Darien Way and San Leandro Way in the Balboa Park neighborhood of San Francisco. The subject building sits on a rectangular lot measuring 40-feet-wide by 100-feet-deep. The subject property is located within a RH-1(D)(Residential-House, One Family-Detached) zoning district and a 40-X height and bulk district. Additionally, the property is located within the previously identified Balboa Terrace Historic District.

Constructed in 1924, 300 Darien Way was designed in a Storybook/English Cottage style by architect Harold G. Stoner. Clad entirely in stucco, the subject building is roughly rectangular in plan with a number of projections and recesses. Due to its corner site, the subject building has two primary facades, on its north and west elevations. On its long north facade (along Darien Way), brick steps and a small brick patio lead up to the primary entrance, recessed behind a simplified Gibbs surround. To the west of this entry, there is a large projecting volume featuring two off-center windows: a small multi-light casement to the left(east), and a larger half-timber-style bay window with multi-light casement sash to the right(west). This bay window wraps around the corner to the west side of the projecting volume. Further to the west of the projecting volume, on the main wall plane, there is a set of three leaded glass windows. Smaller basement windows of varying configurations are located below the main floor windows on the west end of the north elevation. To the east of the main entry on the north facade, another volume with a set of multi-light casement sash projects a short distance from the main wall plane.

On the subject property's short west façade (along San Leandro Way) there is a projecting bay containing three leaded glass windows with transoms featuring decorative stained-glass panes. To the south of this volume there is a row of casement windows that is recessed behind the wall plane and turns the corner onto the secondary south elevation.

The south elevation features a recess for a rear entry and a number of windows with a variety of different configurations, including sets of multi-light casements; one-over-one, two-over-one, and four-over-one double-hung sash; and single-light fixed sash enclosing the rear entry. There is also a utilitarian storage shed clad in corrugated material attached to this elevation. The secondary north elevation features two sets of multi-light casement windows.

Above the first floor, the subject property is capped with a steeply-pitched hipped roof. The ridgeline of the main roof follows the house's primary east-west orientation and is intersected at a right angle by the hipped roof of the projecting volume on the north façade. A short chimney rises from near the location on the ridgeline where the main roof and the roof of the projection intersect. There is also a shed dormer set into the south side of the roof.

The subject property contains a detached garage, which is clad in stucco and has a flat roof. This garage features two paneled roll-up doors on its north façade and a variety of windows and doors on its other elevations.

The only exterior alteration at 300 Darien Way that can be definitively dated through the permit history is the construction of the shed dormer on the south side of the roof in 1995. A number of windows are clearly non-original, but the precise date of their replacement is unknown. Notably, the irregular "sea wave" shingles that once clad the roof were replaced with the current standard asphalt shingles at some point after 2011.

Pre-Existing Historic Rating / Survey

San Francisco Planning Department records indicate that the subject property is located within the boundaries of the Balboa Terrace Historic District, as identified through a 2013 evaluation (Case #2011.0896E) by the city's Preservation staff. This evaluation finds the district to be eligible for listing in the California Register of Historical Resources under Criterion 3 (architecture) "for its association with a master architect [Harold G. Stoner] and as a fully realized residence park development." The period of significance for the district is defined as 1920-1927. Due to its location within this district, the subject property is considered a "Category A" property (Known Historical Resources) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

Neighborhood Context and Description

The 2013 evaluation that identified the Balboa Terrace Historic District describes the area as follows:

Balboa Terrace is characterized by large landscaped lots containing detached single-family dwellings that were constructed between 1920 and 1927 many of which were designed by noted local architect, Harold G. Stoner. Property types in Balboa Terrace include mostly Period Revival designs such as Italian Renaissance, English Cottage, Storybook, Tudor, French Provincial, Spanish Eclectic, and Mediterranean. The buildings vary in size and massing but are a similar scale. Building heights generally range from one-to-two stories with garages located at the rear giving the streetscapes a more unified and clean appearance. Balboa Terrace is bordered by

Junipero Serra Boulevard on the west, Monterey Boulevard on the north, San Aleso Avenue on the east, and Ocean Avenue on the south ...

Balboa Terrace was originally part of the western edge of Rancho San Miguel until it was purchased by Adolph Sutro. In 1910, after Sutro's death, Balwin & Howell purchased most of Sutro's land north of Ocean Avenue from his heirs in anticipation of the new Twin Peaks Tunnel. The Balboa Terrace Company was established and installed street and utility improvements but resisted selling the subdivision parcel by parcel, instead waiting to find a developer to purchase the subdivision to be developed as a residence park. Balboa Terrace found its buyer, Newell Murdoch, who purchased the subdivision in 1918. Newell Murdoch was already developing nearby Forest Hill and the adjacent neighborhood of St. Francis Wood was also already under development. As a result of World War I, the Newell Murdoch [sic] ran into money problems and subsequently left housing development. The subdivision's official plot map was filed in 1920 by John Rosenfelds' Sons Company, represented by the Lang Realty Company. Soon thereafter, Balboa Terrace was purchased by the Hueter Brothers, Oscar and Ernest.

The Hueter Brothers owned the property, Land Realty acted as sole representatives, and design was done by architect, Harold G. Stoner. Stoner's designs were highly influential in the development of neighborhoods west of Twin Peaks. Born in England in 1890, Stoner immigrated to Canada at the age of 18 and received his architectural education at the University of Saskatchewan. Stoner made his way to the Bay Area in 1915, working for architect George Dixon in Oakland. Stoner became a naturalized U.S. citizen after serving in World War I and shortly thereafter he became the chief architect for Lang Realty in 1921 designing residences in Forest Hill. Stoner designed approximately 60% of the homes in Balboa Terrace.

In 1924, the Hueter Brothers purchased an additional 36 acres located to the east and south of Balboa Terrace, expanding development to San Aleso Avenue. The original street grid was broken in the extension area, opting instead to provide curvilinear streets that follow the hillside.

Balboa Terrace was not the first residence park west of Twin Peaks but it is one of the most realized examples. One of the primary goals of the Balboa Terrace development was to create harmony among buildings which was achieved by developing at the same time a grouping of homes on the same block resulting in a more consistent streetscape. In other residence park developments west of Twin Peaks, parcels were developed in isolation. The consistency within the neighborhood is also the result of the tight time frame during which the neighborhood was developed. Whereas other residence park neighborhoods took decades to build out, suffering from lulls in the economy. The longer development periods resulted in greater architectural influence from the architecture of the day.

The immediate context for the subject property is the intersection of Darien Way and San Leandro Way. The properties located on the other three corners of this intersection are uniformly stucco-clad, one to one-and-a-half story over-basement buildings designed in eclectic architectural styles. Moving away from the intersection, one finds the same variety of eclectic styles built at similar scales. Along the east side of San Leandro Way, there are several two-story homes.

3

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event: □ Yes ⋈ No Criterion 2 - Persons: □ Yes ⋈ No Criterion 3 - Architecture: □ Yes ⋈ No Criterion 4 - Info. Potential: □ Yes ⋈ No Period of Significance: □	Criterion 1 - Event: Yes ⋈ No Criterion 2 - Persons: Yes ⋈ No Criterion 3 - Architecture: Yes ⋈ No Criterion 4 - Info. Potential: Yes ⋈ No Period of Significance: 1920-1927 ☑ Contributor □ Non-Contributor	

Based on the information provided by the applicant and found in the Planning Department, Preservation staff finds that the subject building is eligible for inclusion in the California Register as a contributor to an eligible historic district under Criterion 3. Designed by master architect Harold G. Stoner in a Storybook/English Cottage style and constructed within the district's period of significance, the subject property embodies the characteristics for which the Balboa Park Historic District was identified. Staff finds that the building is not individually eligible under any criteria for inclusion in the California Register.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

To be eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Constructed in 1924, the subject property was constructed during Balboa Terrace's primary period of development but it has no specific association with the development period that could be considered a significant association. Additional research has not revealed that any significant events occurred on the property that would make it eligible for listing under this Criterion. The collection of properties that constitutes Balboa Terrace has not made a significant contribution to residence park type development as the movement was well underway within the Bay Area when the neighborhood developed. It is therefore determined that the subject property is not individually eligible for the California Register pursuant to Criterion 1 and the neighborhood is not eligible for listing on the California Register under Criterion 1 as a potential historic district.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Based on the Supplemental Information for Historic Resource Determination prepared by the property owners (dated 16 November 2016) and information found in the Planning Department files, Balboa Terrace developers Oscar and Ernest Hueter sold the subject property in 1925 to Louis and Ada Flint, who resided there through the mid-1930s. At this point the ownership history becomes somewhat unclear, but subsequent longer-term owners and/or occupants included Malva Taylor, Paul and Theresa Dodds, and Marjorie Rau and her descendants. The current owners purchased the property in 2016. None of the property owners or tenants were found to be significant persons in our local, regional, or national history; therefore, the property is not eligible for listing under California Register Criterion 2, either individually or as a contributor to a historic district.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Because of its Storybook/English Cottage style and its design and construction history, the subject property has been found to contribute to the previously identified Balboa Terrace Historic District, a collection of detached homes of consistent massing that were designed in a handful of eclectic styles, sited conscientiously within a masterfully planned residence park, and constructed during a relatively brief period of development spanning from 1920 to 1927. Although not the first example of a residence park in San Francisco, Balboa Park has been recognized as one of the best examples of this type of neighborhood development and thus has been recognized as a historic resource. Like many other properties within the district, the subject property was designed by accomplished local architect Harold G. Stoner.

Outside of this context, the subject property lacks architectural distinction such that it would qualify individually for listing in the California Register under Criterion 3.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history. Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

CASE NO. 2017.000433ENV 300 Darien Way

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	🛛 Retains	Lacks	U	🔀 Retains	Second Co.
Association:	🔀 Retains	Lacks	Feeling:	🔀 Retains	Lacks
Design:	🛛 Retains	Lacks	Materials:	Retains	🛛 Lacks
Workmanship	Retains	🛛 Lacks			

300 Darien Way retains an excellent degree of integrity in all categories except for Materials and Workmanship. The lack of integrity in these two categories is due mainly to the replacement of the "sea wave" shingles on the roof. However, the overall integrity of the roof is maintained because of the retention of its distinctive form, notable for its hipped construction and large, uninterrupted expanses of steeply-pitched surfaces. Similarly, the 1995 addition of the shed dormer does not affect the overall integrity of the roof because it is located over the less visible secondary south façade. The replacement of many of the windows also affects the material integrity of the building, but this is effectively offset by the excellent integrity of the prominent feature windows at the northwest corner of the house, which retain their leaded muntin grids and stained-glass panes; furthermore, many less prominent windows have been replaced with multi-light casement sash that are compatible in design—if not in material—with the building's architectural style and the character of the historic district.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the characterdefining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features of the subject property include the following:

- Rectangular plan with several projections and recesses;
- One story over-basement height;
- Main entry sequence on north elevation including brick stoop and patio and recessed door behind simplified Gibbs surround;
- Stucco wall cladding;
- Half-timbered bay window with 90-degree turn on north façade;
- Original multi-light leaded glass windows (some with stained glass inset panes) on the north and west facades;
- Multi-light casement windows on all facades; and
- Steeply pitched hipped roof with large, uninterrupted surfaces and chimney on the central ridgeline.

CASE NO. 2017.000433ENV 300 Darien Way

CEQA Historic Resource De	etermination	
Historical Resource Pro		
No Historical Resource	? Present	
PART I: SENIOR PRESER	RVATION PLANNER REVIEW	
Signature: mas		Date: 4-24 - 2017
	or Preservation Planner	
1		
PART II: PROJECT EVAL	UATION	
Proposed Project	Demolition	Alteration
Per Drawings Dated:	"2016"	
single family residence for addition on the roof that The proposed second floo windows and a flat roof of will be eliminated in the	or a total of 3,303 square feet. will essentially separate the exist r will be clad in stucco to match leck to the west. The recessed e	e-foot addition to the existing 1,533-square-foot The new square footage includes a one-story sting hipped roof into two horizontal sections. the existing stucco below and will feature new entry on the rear south façade and the chimney I addition connecting the main building to the to be altered.
		in Part I, please check whether the proposed project cations to the proposed project that may reduce or
Subject Property/Historic		pact to the historic resource as proposed.
The project will ca	ause a significant adverse impact	to the historic resource as proposed.
California Register-eligit	ble Historic District or Context:	
SAN FRANCISCO PLANNING DEPARTMENT		7

- The project <u>will not</u> cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- The project <u>will</u> cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The proposed project at 300 Darien Way will have a significant negative impact on the subject property's status as a contributing resource in the historic district and therefore will have a significant negative impact on the historic district itself. The specific character-defining features that will be most directly impacted by the proposed addition are the steeply pitched hipped roof and the basic one-story height and massing. The latter is particularly important at this specific location as the buildings on all four corners of the intersection share a similar height and massing. The horizontal addition will eliminate the reading of a detached garage, which is a common feature throughout the district. However, this aspect may be acceptable in the context of a project with a revised scope.

In order to not have a significant adverse impact on the individual building and the surrounding properties, the proposal should be modified as follows:

- 1. The one-story vertical addition should be eliminated. In order to capture additional square footage, the applicant could explore raising the building to create usable space in what is now the basement story. The installation of dormer windows—limited in number so as to retain the reading of the hipped roof—may also be acceptable and would allow the applicant to utilize additional space in what is now the attic.
- 2. While not required, the reinstallation of "sea wave" pattern roof shingles would be a significant gesture toward the restoration of a character-defining feature and may mitigate the effects of other aspects of a revised proposal, such as the horizontal addition or the installation of dormers as per what has been suggested above.

Note: The submitted plans contain the following note, which refers to the historic leaded glass windows on the west façade: "Fixed leaded glass feature window to remain unless acceptable by hist. planning to replace w/similar motif in contemporary materials." Regarding this comment, staff has determined that these windows are a character-defining feature that should be retained.

PART II: SENIOR PRESERVATION PLANNER REVIEW

amar 2 Signature:

Date: 4-24.2017

Tina Tam, Senior Preservation Planner

CC:

Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File Project planner, if applicable



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date	October 12, 2017
Case No.:	2017-000433ENV
Project Address:	300 Darien Way
Zoning:	RH-1(D) (Residential-House, One Family-Detached)
	40-X Height and Bulk District
Block/Lot:	3258/035
Date of Review:	October 12, 2017 (Part 2)
Staff Contact:	Elizabeth Gordon-Jonckheer (Project Planner)
	(415) 575-8728
	elizabeth.gordon-jonckheer@sfgov.org
	Jørgen G. Cleemann (Preservation Planner)
	(415) 575-8763
	jorgen.cleemann@sfgov.org

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

Reception: 415.558.6378

Fax: 415.558.6409

Planning Information: 415.558.6377

PART II: PROJECT EVALUATION

Proposed Project	Demolition

⊠ Alteration

Per Drawings Dated:	8/23/17
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Project Description

The proposal is to install dormer windows on the east and west roof slopes; remove the chimney; enlarge the existing dormer on the south roof slope; create a covered, open-air connection between the house and the garage; combine the two garage doors into a single, wider garage door; reconfigure window and door openings on the south façade; and make miscellaneous interior alterations.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

] The project <u>will not</u> cause a significant adverse impact to the historic resource as proposed.

] The project <u>will</u> cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

The project <u>will not</u> cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Historic Resource Evaluation Response October 12, 2017

The project <u>will</u> cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The proposed project at 300 Darien Way will not have a significant adverse impact on the subject property's status as a contributing resource in the historic district or on the historic district itself. The building's massing and its primary street-facing north and west facades will not be altered. The design of the east and west dormers preserves the character of the steeply-pitched hipped roof with its large, uninterrupted plane on the north side. The removal of the chimney affects a character-defining feature, but does not materially impair the building's ability to contribute to the significance of the historic district. The shed dormer on the south side of the roof represents an enlargement of an existing dormer and is located on the least visible of the subject building's four facades. This dormer will include windows that reference the size and configuration of historic windows found elsewhere on the building. Similarly, the minor reconfiguration of window and door openings on the minimally visible south facade will not result in a major change to the subject building's character-defining features. The open-air connection to the garage is set far back from the street facade and will not alter the perception of the building's original massing. Finally, the garage is an accessory structure that does not possess any character-defining features; therefore the combination of the two garage doors into a single door will not affect the building's historic character.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: (

Date: 10/12/17

Pilar LaValley, Acting Senior Preservation Planner

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File Elizabeth Gordon-Jonckheer, Project Planner 300 Darien Way. Screenshot of 2015 Google Streetview.



2017-000433ENV

APPLICATION FOR Environmental Evaluation

Side Yard

Alterations

Demolition

RECEIVED

MAR 0 1 2017

. Owner/Applicant Inform	nation		C	PLANNING DEPARTMENT
ROPERTY OWNER'S NAME:	normos t			CINVITONMENTAL PLANNING
	& MARSHA	TAM		
300 DARIEN			TELEPHONE: (S10) 449	8882
SF CA 94	127		marsha.to	amegmail.co holasegmail.
PPLICANT'S NAME, COMPANY/ORGAN	CIAREUL, AI	AB	AUKUNST	Same as Above
APPLICANT'S ADDRESS:	A		TELEPHONE:	
58 FAIRLAN	N AVE		1650, 455	201
PPLICANT'S ADDRESS: 58 FAIRLAW DALY CITY	CA 94015		- SHAAH -	2000eyahoo.c
CONTACT FOR PROJECT INFORMATION				Same as Above
DDRESS:			TELEPHONE:	Cane as Addre Gr
			()	
			EMAIL:	
. Location and Classific	ation			ale - global - al de State (
STREET ADDRESS OF PROJECT:		an a stand a table a table a table a sum de source de selecte a t able a selecte a sum de se a sum de		ZIP CODE:
300 DARIE	N WAY			94127
SAN LEAND	RO & SANT	A ANA		
ADDEDDDE HI OCKLOT	OT DIMENSIONS	T): ZONING DISTR		BIGHT/BULK DISTRICT:
22.58 / 075	40'x100' 4000	PH-1		40-X
COMMUNITY PLAN AREA (IF ANY):				anna (1899)
BALBOA TE	FRACE	allen konte programpe son ons		
3. Project Description				
(Please check all that apply)	ADDITIONS TO BUILDING:	PRESENT OR PREVIO		RESIDENCE
Change of Use	X Rear	_	1	PURCHANCE
Change of Hours	Front Height	CINGUE	FAMILY	PESIDENCE

BUILDING APPLICATION PERMIT NO .:

DATE FILED

2016-1228-6046 12-28-16

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

的网络大学生的大学生的	+ NSTING ON ST	C.O. The second	Set of the theory of the set	PROJECT TOTAL
	a contraction of the second second	ROJECT FEATURES		
Dwelling Units	Annual construction of the desired of	1	0	l
Hotel Rooms				
Parking Spaces	2	2	0	2
Loading Spaces				
Number of Buildings	2	2	0	2
Height of Building(s)	29-7"	29-7"	5'-5"	351
Number of Stories	l	1	1	2
Bicycle Spaces	0	0	1	1
	GROS	S SQUARE FOOTAGE (GSF		
Residential	1533	1533	1770	3303
Retail				Be to a construction of the last of the second statement of the second statement of the second statement of the
Office				Destruction of the second s
Industrial				
PDR roduction, Distribution, & Repair			1	
Parking	375	375	0	375
Other (
Other ()				
Other ()				0120
TOTAL GSF	1908	1998	1770	3678

Please provide a narrative project description that summarizes the project and its purpose or describe any additional features that are not included in this table. Please list any special authorizations or changes to the Planning Code or Zoning Maps if applicable. THIS SECTION MUST BE COMPLETED.

- 5. Environmental Evaluation Project Information
- 1. Would the project involve a major alteration of a structure constructed 45 or more years ago or a structure in a historic district?

If yes, submit the Supplemental Information for Historic Resource Evaluation application.

2. Would the project involve demolition of a structure constructed 45 or more years ago or a structure located in a historic district?

If yes, a historic resource evaluation (HRE) report will be required. The scope of the HRE will be determined in consultation with Preservation Planning staff.

3. Would the project result in excavation or soil disturbance/modification?

If yes, please provide the following:

Depth of excavation/disturbance below grade (in feet): 2'-6''

Area of excavation/disturbance (in square feet):

Amount of excavation (in cubic yards): 14.9

Type of foundation to be used (if known) and/or other information regarding excavation or soil disturbance (N) CONC. SCAB OVER SUBSTRATE.

Note: A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project:

- The project involves a lot split located on a slope equal to or greater than 20 percent.
- The project is located in a seismic hazard landslide zone or on a lot with a slope average equal to or greater than 20 percent and involves either
 - excavation of 50 or more cubic yards of soil, or
 - building expansion greater than 1,000 square feet outside of the existing building footprint.

A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.

4a. Would the project involve any of the following: (1) the construction of a new building; (2) the addition of a dwelling unit; (3) the addition of a new curb-cut; (4) the addition of a garage; and/or (5) a net addition to an existing building of 500 gross square feet or more?

YES D NO

YES NO

VES X NO

XYES NO

If yes, you will need to comply with the tree planting regulations of Public Works Code Section 806 prior to receiving a building permit.

4b.	Does the project include the removal or addition of trees on, over, or adjacent to the project site?	YES	(NO
	If yes, please answer the following questions:		
	Number of trees on, over, or adjacent to the project site:		
	Number of trees on, over, or adjacent to the project site that would be removed by the project (see Public Works Code Article 16 for definitions of removal, significant, landmark, and street trees):		
	Significant trees:		
	Landmark trees:		
	Street trees:		
	Number of trees on, over, or adjacent to the project site that would be added by the project:		
5.	Would the project result in any construction over 40 feet in height?	YES	8 NO
	If yes, please submit a <i>Shadow Analysis Application</i> . This application should be filed at the PIC and should not be included with the Environmental Evaluation Application. (If the project already underwent Preliminary Project Assessment, this application may not be needed. Please refer to the shadow discussion in the PPA letter.)		
6.	Would the project result in a construction of a structure 80 feet or higher?	YES	\$NO
	If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis is needed, may be required, as determined by Planning staff. (If the project already underwent Preliminary Project Assessment, please refer to the wind discussion in the PPA letter.)		
7.	Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?	YES	8NO
	If yes, please submit a Phase I Environmental Site Assessment (ESA) prepared by a qualified consultant. If the project is subject to Health Code Article 22A, Planning staff will refer the project sponsor to the Department of Public Health for enrollment in DPH's Maher program.		
8.	Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps?	🗌 YES	8 NO
	If yes, please describe.		

VES NO

9. Is the project related to a larger project, series of projects, or program?

If yes, please describe.

Estimated Construction Costs

SEC. 311 (SITE PERMIT)	FOLLOWED BY BUILDING PERMIT
OCCUPANCY CLASSIFICATION:	
SINGLE FAMILY RESI	DENCE
TOTAL GROSS SQUARE FEET OF CONSTRUCTION:	BY PROPOSED USES: HABITABLE BASEMENT
853	NEW 2NO FLOOR NEW ARFAS AT IST FLOOR
ESTIMATED CONSTRUCTION COST:	
MARK BUCCIARFULI, AIA	
FEE ESTABLISHED: DBI	

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: Other information or applications may be required.

Signature:

Date: 2/28/17

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

MARK BUCCIARELLI (Authorized Agent (dircle one) Owner

Environmental Evaluation Application Submittal Checklist

APPLICATION MATERIALS Two (2) originals of this application signed by owner or agent, with all blanks filled in.		NOT APPLICABLE
One (1) CD containing the application and project drawings and any other submittal materials that are available electronically. (e.g., geotechnical report)		
Photos of the project site and its immediate vicinity, with viewpoints labeled.		Photo Bage
Check payable to San Francisco Planning Department.		
Letter of authorization for agent.		2
Supplemental Information for Historic Resource Evaluation, as indicated in Part 5 Question 1.		
Two (2) hard copies of the <i>Historic Resource Evaluation</i> , as indicated in Part 5 Question 2.	ð	
Geotechnical report, as indicated in Part 5 Question 3.		欧
Phase I Environmental Site Assessment, as indicated in Part 5 Question 7.		ঠো
Additional studies (list).		ব্র

For Department Use Only Application received by Planning Department:

By:

Date:

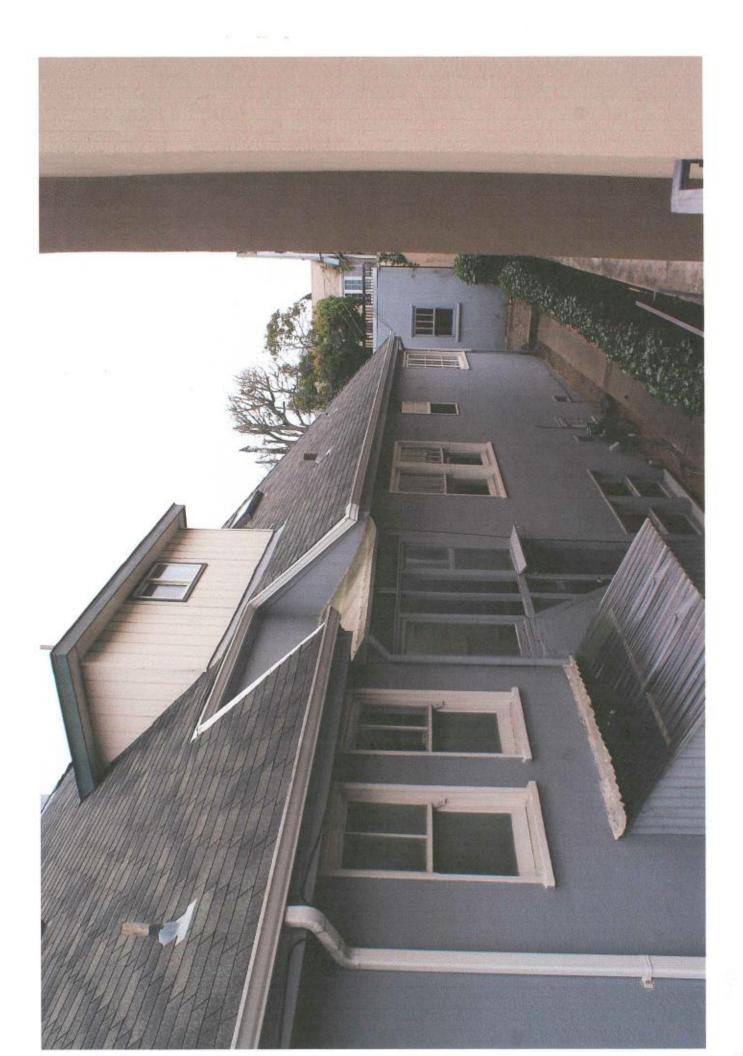
digit.

Call or visit the San Francisco Planning Department

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

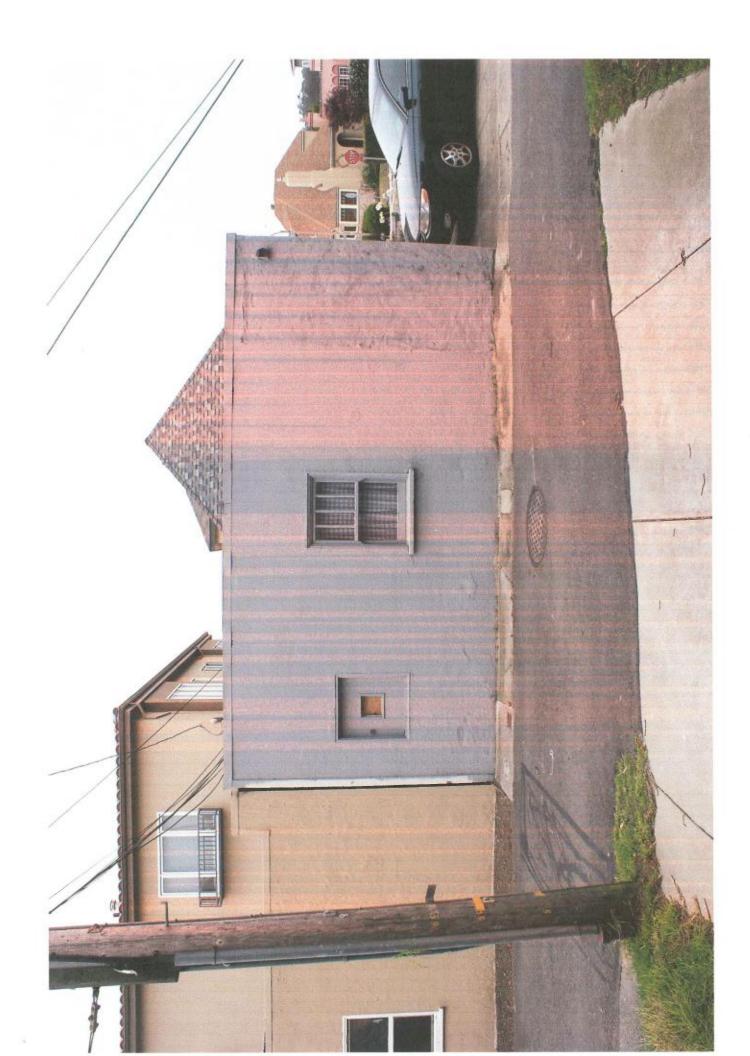
TEL: 415.558.6378 FAX: 415 558-6409 WEB. http://www.sfplanning.org Planning Information Center (PIC) 1660 Mission Street, First Floor San Francisco CA 94103-2479

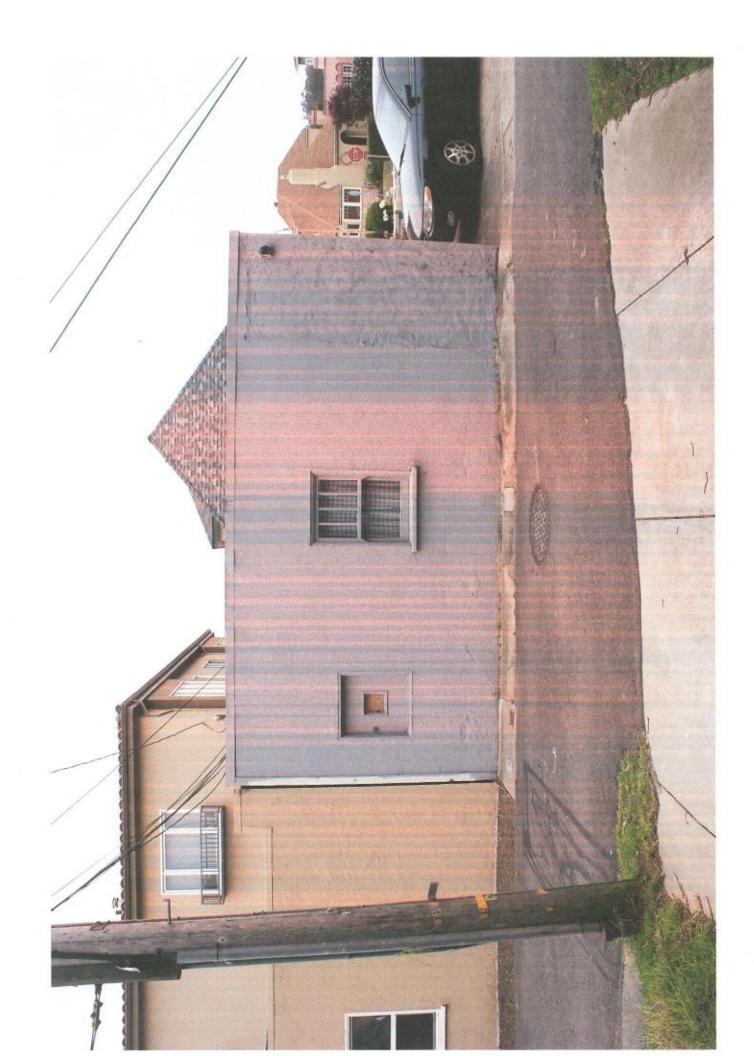
TEL: 415.558.6377 Planning staff are available by phone and at the PIC counter. No appointment is necessary.























CASE NUMBER: 2017-000433 DPP

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME:			
Emily Tam			
DR APPLICANT'S ADDRESS:	ZIP CODE: 94127	TELEPHONE:	
307 San Leandro Way, San Francisco, CA	(415)370-8068		
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU A	RE REQUESTING DISCRETIONARY REVIEW NAME	8	
Nathan Ng & Marsha Tam			
ADDRESS:	ZIP CODE:	TELEPHONE:	
300 Darien Way, San Francisco, CA	94127	(510) 771-7664	
CONTACT FOR DR APPLICATION:			
Same as Above			
ADDRESS:	ZIP CODE:	TELEPHONE:	
		()	
e-MAIL ADDRESS: emilymtam@sbcglobal.net	and the second second second second second		
2. Location and Classification			
STREET ADDRESS OF PROJECT:		ZIP CODE:	
300 Darien Way		94127	
CROSS STREETS:			
San Leandro Way & Santa Ana Way			
ASSESSORS BLOCK/LOT: LOT DIMENSIONS: LOT AR	REA (SQ FT): ZONING DISTRICT:	HEIGHT/BULK DISTRICT:	
3258 /035 40X100 3,998	RH-1(D)	40-X	
3. Project Description			
Please check all that apply Change of Use 🗌 Change of Hours 🗌 New	w Construction 🗌 Alterations 🛛	Demolition Demolition	
0			
Additions to Building: Rear 🗌 Front 🗌	Height 🗌 Side Yard 🗌		
Single Family Residen	nce, one story over a basement		
Present or Previous Use: Vertical addition of 2 dormers to	o attic, roof connection to garage,	habitable basement space	
Proposed Use:	s attic, i soi connection to galage,		

2016.12.28.6046 Building Permit Application No.

Date Filed: 12/28/2006

7

4. Actions Prior to a Discretionary Review Request

YES	NO
	X
8	
	YES

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. Please see attached sheet.



Project Address: 300 Darien Way, San Francisco

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 result, including any changes there were made to the proposed project.

When the project sponsors at 300 Darien Way had a pre-application meeting on Election Night back on November 8, 2016, they only notified 5 neighbors out of the 22 neighbors that were required under the Balboa Terrace Residential Guidelines and Review Process. As a result, only two households (including myself) on my block showed up at the meeting. They also failed to notify the Balboa Terrace HOA Board by sending the Notice of the Pre-Application meeting to the incorrect HOA. Marsha Tam, one of the project sponsors, has lived in her parents' house at 301 Darien Way for almost two decades, and the home is directly across the street from the subject property. She is well aware that the letter should have been mailed to Balboa Terrace HOA. They also stated the Pre-Application Notices were mailed by a company called Radius Services. Their architect, Mark Bucciarelli, also confirmed this.

I called Radius Services and spoke to the manager Kevin. He stated that Radius Services charges \$225 to their clients. They provide a list of addresses within 150 foot radius of the proposed project and they also provide an affidavit stating that their company provided these addresses. They stated they do not mail out any of the Notices and it is the owner's responsibility. They also stated they never mailed out any Notices for 300 Darien Way.

The project sponsors also provided a list of 17 homes that they claimed they mailed out the Notice of the meeting to. I personally knocked on the doors of all 22 neighbors that were supposed to receive the notice. That is how I discovered that only 5 neighbors received the notice. This is a clear violation of Balboa Terrace Guidelines.

After I received my Notice of the Pre-Application Meeting, I contacted the HOA Board. The rest of the neighbors that attended the Pre-Application Meeting were Board Members that did not live on my block. The project sponsors had plans to add a second story addition, and the plans were not approved by the Balboa Terrace HOA Board. There was much opposition from neighbors. The City did not approve of their vertical addition either.

The project sponsors revised their plans and they are continuing to make a significant exterior change to their home by adding two large dormers and changing the roof line. During this time period, they never contacted the Balboa Terrace HOA or Architectural Review Committee to speak about their revised plans for the exterior changes. They made no effort to hold another meeting with neighbors. This is a requirement that they are well aware of. Instead, they completely bypassed the mandatory notification to the 22 Balboa Terrace households again.

live right next door to the proposed project and they never reached out to me about their revised plans. They did not bother submitting any revised plans to the Architectural Review Committee. Instead, they just worked with the City directly. The proper procedure under Balboa Terrace Design Guidelines is for the project sponsors is to hold a meeting to work with neighbors BEFORE they submit any revised plans to the city. They are also supposed to obtain a Letter of Approval from the Architectural Committee to submit to the city along with their revised plans, which they failed to do. This approval should have been obtained BEFORE they submit ANY revised plans to the city. Also, the Balboa Terrace HOA Board has not given any approval for this project either.

The project sponsors regularly attend the monthly Balboa Terrace HOA Meetings and not once did they mention any revisions to their plans.

The project sponsors worked with the Historical Preservation Department for several months. In October 2017, when their project reached the Residential Design Team, the planner Elizabeth Gordon-Jonckheer emailed the revised plans to Architectural Committee Member Robert Mann, and he contacted the project sponsors. He advised them to hold a meeting with neighbors because of the significant change in the roofline. They responded by saying they will not hold any meetings with neighbors.

Currently, in their revised plans, they are extending their attic to squeeze in a second level, adding very large windows to the second story, adding several very large dormers and removing the chimney. In addition, they are connecting the garage to the house and completely eliminating their backyard. They are also removing the back stairs to their home and eliminating the second entrance to the home.

At our December 4, 2017 Board Meeting, two members of the Architectural Committee, Robert Mann and Arlene Doyle suggested again to the project sponsors to have a meeting with neighbors so they can give their comments on the plans. At that meeting, I also suggested they set up a meeting to discuss the project with neighbors. They stated they won't be holding a meeting.

In addition, they told the Architectural Committee that they will not be providing any plans to the neighbors and that we will get a copy of the plans when the 311 Notice when it comes out. They have been very difficult to work with and completely uncooperative. There has been a complete lack of transparency to neighbors. As a result, no changes were made to the proposed project.

On January 8, 2018, the project sponsors emailed neighbors and asked if they had any questions about their project. This was ONE WEEK after the 311 Notice was posted on the property at 300 Darien Way. This was done after one of the neighbors within the 150 feet radius of the project wrote a letter to the Planning Department complaining about the project sponsors' lack of transparency.

At the January 8, 2018 monthly Balboa Terrace HOA Meeting, several neighbors expressed their concern about the project sponsors refusing to abide by the BTHA guidelines. The BTHA Board made a motion to enforce the BTHA Design Guidelines to have the project sponsors hold a neighborhood meeting and to have them install story poles to show the change in the roof line. If the project sponsors do not fulfill these requirements, the BTHA Board will not approve of their project. This motion was passed.

In response to the motion that was passed, the project sponsors wrote an email stating that they will not hold a neighborhood meeting and that it was unreasonable to request story poles to be installed. The requirement of installing story poles for a vertical addition is actually written in our BTHA Design Guidelines and Review Process. In an email dated January 12, 2018, the project sponsor Marsha Tam wrote to the Balboa Terrace Board of Directors and to the City Planner Elizabeth Gordon-Jonckheer, and stated that they prepared 3D images of the proposed structure. She stated that she brought the 3D plans to the December 4, 2017 monthly BTHA Meeting and made a public announcement offering to show these images but neighbors did not seem interested.

I was at that Board Meeting and I did not hear them offer to show anyone those drawings. Our monthly BTHA Meetings are audio recorded by the BTHA Secretary and it is also recorded by the President. I am the BTHA Secretary and I listened to the audio recording and they never made the announcement.

Please see Attached List of Neighbors that were supposed to be notified. This map clearly shows that only 5 neighbors out of 22 that were notified the first time, and the second time, no neighbors were notified at all. The neighbors only became aware of the project after the city mailed out the 311 Notice. Clearly, the project sponsors have failed to be transparent about their project because they anticipate that neighbors will have an issue with their revised plans.

Neighbor Notification Requirements for Balboa Terrace Homes Association

"Deliver or mail the form to all notification lots and the Balboa Terrace Homes Association so that the notification is received a minimum of two weeks prior to the scheduled meeting. Notification lots are the 3 adjacent lots in each direction from the subject property on the same block, the lot directly behind the subject lot and the 3 adjacent lots in each direction, and the lot directly across the street and the 3 adjacent lots in each direction on that block. In the case of corner lots, the notification shall be 3 adjacent lots in each direction from the subject property along each block face, and the nearest 3 lots on each opposite block across the street or streets from the subject lot. This applies to lots both within and outside Balboa Terrace." 😽

22 Addresses of Neighbor Notifications required by BTHA Residential Design Guidelines

445 Darien 401 Darien 345 Darien 301 Darien 240 Darien

О

- 201 Darien 200 Darien 135 Darien 300 San Benito 300 Santa Ana 301 Santa Ana
- 290 San Leandro 280 San Leandro 270 San Leandro 265 San Leandro 255 San Leandro

306 San Leandro 307 San Leandro 314 San Leandro 315 San Leandro 320 San Leandro 325 San Leandro

17 Addresses provided on Ng/ Tam Neighbor Notifications List

Notifications Received

306 San Leandro

307 San Leandro

320 San Leandro

240 Darien

301 Darien

Notifications Not Received

- 290 San Leandro 345 Darien 315 San Leandro 306 Santa Ana 325 San Leandro 310 Santa Ana 329 San Leandro 316 Santa Ana 330 San Leandro 320 Santa Ana
- Status Unknown (No Response)
 - 300 Santa Ana 314 San Leandro

Neighbor Notification Map for 300 Darien Way





Neighbor Notification Text extracted from

BALBOA TERRACE HOMES ASSOCIATION (BTHA) - RESIDENTIAL DESIGN GUIDELINES AND REVIEW PROCESS.pdf APPENDIX A – Forms and Procedures / Neighborhood Meeting Notification Form

Discretionary Review Request

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

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

Please see attached sheet

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

Please see attached	sheet	

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

Please see attached sh	leet	

Project Address: 300 Darien Way, San Francisco

Discretionary Review Request

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 Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

The home located at 300 Darien Way is a *Storybook English Style Cottage.* It is a one story home above a basement and it is a corner home. It was built in 1924, and it was designed by a very well-known British architect named Harold G. Stoner. He has designed many historic homes in Balboa Terrace, St. Francis Wood, Monterey Heights and Sea Cliff neighborhoods in San Francisco. The home at 300 Darien Way was featured in a book called, "Bay Area Beauty, The Artistry of Harold G. Stoner, Architect." This book was written by a local historian named Jacqueline Proctor who has extensive knowledge of all of Harold Stoner's historical homes. This home was especially designed by Harold Stoner as a *Storybook English Style Cottage* with one level over a basement. The author features 300 Darien Way as one of the several *Storybook English Style Cottages* that Mr. Stoner designed for the Balboa Terrace neighborhood.

The project sponsors of 300 Darien Way have applied for a permit to extend the attic in the back of the house to squeeze in another level. They are changing the roofline by adding several large dormers to the roof and removing the chimney. They are opening several windows about four feet high at the top part of the roof. They are also connecting the garage to the main house which eliminates their side yard and tends to reduce the already small area of open space. They are also apparently removing the back stairs and completely removing the second entrance to the home. In addition, these significant changes clearly do not match any of the homes adjacent home on Darien Way.

I am strongly opposing this project for several reasons:

 In the San Francisco Residential Guidelines, Page 9, Under Section II, "Neighborhood Character," it states, "In areas with a defined visual character, design buildings to be compatible with the patterns and architectural features of surrounding buildings." "Buildings must be designed to be compatible in scale, patterns and architectural features of surrounding buildings, drawing from elements that are common to the block."

The extension of the attic of the home will completely alter the roofline and it will not match the rest of the homes on Darien Way. In fact, it will be completely out of character and it will be extremely visually disruptive. <u>All of the homes located on the block of 300 Darien Way are</u> <u>all originally single story homes over a basement. None of the homes have any dormers</u> <u>added onto the roof.</u> The front entrance of 300 Darien Way is located on Darien Way so it should be compared to homes on that same street with the same block face. The San Francisco Residential Guidelines define a block face as, "The row of front facades, facing the street, for the length of one block." (Refer to **Exhibit A** for a visual of current Darien Way roofline)

2) In the San Francisco Residential Guidelines, on Page 11, Under Section III - Site Design, the guideline states, "New buildings and additions to existing buildings cannot disregard or significantly alter the existing topography of a site."

On page 30 in the San Francisco Residential Guidelines, the guideline states, "Within a block, the collection of roofs create a "roofline," which is the profile of the buildings against the sky. When designing a project, consider the type of rooflines found on surrounding buildings."

The addition of several large dormers and the removal of the chimney makes this home completely out of character in Balboa Terrace. All homes in Balboa Terrace have a chimney. The oversized dormers with multiple windows clearly disrupt the roofline and is completely incompatible with the adjacent homes on Darien Way on the same block face. It would certainly not complement the surrounding homes on the block and it would be totally inconsistent with the architecture in the neighborhood. From the initial drawings it would be extremely disproportionate and it would not blend in with the style of the Balboa Terrace neighborhood. There are no single story cottages in Balboa Terrace that have an attic that has been extended to include such large windows. (Refer to **Exhibit B**)

3) The connection of the garage to the main house will completely eliminate the backyard. The lot at 300 Darien Way is about 3,998 square feet which is one of the smaller lots in Balboa Terrace. The detached garages, backyards, open spaces, nice lawns and backyards are characteristics that make this neighborhood so unique and attractive. These features, along with Balboa Terrace's historic architecture, are several of the defining features in this neighborhood. The connection of the garage to the main house will make the house look like a ranch style home, and it will lose the look of *a Storybook English Style cottage.* (Refer to Exhibit C) On page 50 of the Residential Design Guidelines, under Character-Defining Features, it states, "Avoid removing or altering character-defining features of a building, especially those that are visible from the street or public right of way."

The home at 300 Darien Way is a corner home and it is a contributor to a Historic Neighborhood since it was designed by a very well-known architect. Any exterior changes in the back of the house can be seen clearly from standing on the street on San Leandro Way. The expansion of the attic will be a huge significant visual difference in the neighborhood.

4) On Page 45 of the San Francisco Residential Guidelines, under "Window Size," it states, "relate the proportion and size of the windows to that of existing buildings in the neighborhood."

In the drawings of the plans for 300 Darien Way, the project sponsors are planning to add numerous large windows, sporadically placed, on the attic about four feet high. There are no homes in Balboa Terrace that have an attic with such large windows. Again, these windows would definitely not match any homes in the neighborhood. (Refer to **Exhibit D**)

5) The Planning Commission takes into consideration "location" and "topography."

The property at 300 Darien Way is located right in the heart of Balboa Terrace. Darien Way is a significant key corridor to Balboa Terrace.

300 Darien Way is a corner home located on the down slope of the tiered Darien Way. Any change in the roofline will lose its harmonious integration into the overall topography of the site. It will also lose its relationship to the adjacent homes on Darien Way.

The sudden change in the building pattern will be visually disruptive. This development will remove the common rhythms and elements of architectural expression found in the neighborhood.

Over 70 neighbors have signed a petition to oppose the project at 300 Darien Way. Many of these neighbors have lived in Balboa Terrace for several decades. We believe the owners should temper any aesthetic changes to the exterior of the home.

- 6) The back stairs will be removed from the house. All of the homes in Balboa Terrace have a second exit. Eliminating the back stairs would be changing another unique characteristic of Balboa Terrace homes.
- 7) On page 6 of the San Francisco Residential Guidelines, it states that applicants are encouraged to discuss projects with Planning Department staff and adjacent neighbors <u>early in the design process</u> to identify specific issues that may affect the design. The project sponsors did not bother to reach out to speak with adjacent neighbors early in the process. We were not given copies of plans ahead of time. The only copy of the plans that we received were sent to us along with the 311 Notice, which is several months after the project sponsors submitted these plans to the city.

The project sponsors have not received any approval for their plans from the Balboa Terrace Architectural Review Committee and the Board of Directors has not approved their project. They have refused to hold any informational meetings with neighbors. In fact, they are completely bypassing the requirements for the Architectural Review Committee because they do not want to make any changes to their plans.

8) The proposed removal of the back stairs and removal of the second entrance to the home, may violate the code as it is eliminating an existing point of ingress/egress in case of a fire or other emergency. Even if this is an exception under the code, we were never able to address this issue with the project sponsors since they failed to reach out to any of the neighbors or do the required outreach as above before they submitted their revised plans to the City. Lastly, removing an existing egress/ingress point would seem to be far less safe from a common sense perspective.

Question 2:

The Residential Design Guidelines assume some impacts to be reasonable and expected as part of the 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:

In the drawings of the plans for 300 Darien Way, the project sponsors are planning to add large windows on the attic about four feet high, which would affect my east morning sunlight and northwest afternoon sunlight as well as my privacy. The windows would be located directly across from my bedroom on the upper level, and they would be able to see my kitchen, dining room, and family room.

Reducing and minimizing impacts on light and privacy are express requirements under the San Francisco Residential Guidelines, see pages 16-17. This proposed project only has negative impacts on our light and privacy, and the project sponsors have done little or nothing to reasonably address these concerns.

The architectural plans that I received in the mail along with the 311 Notice do not have measurements in several parts of the plans.

In addition, this home will be completely out of character in the neighborhood and a large amount of residents are strongly opposed to any changes to the roofline. This would change the original atmosphere of this neighborhood and negatively influence the residents in this unique community.

Question #3

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

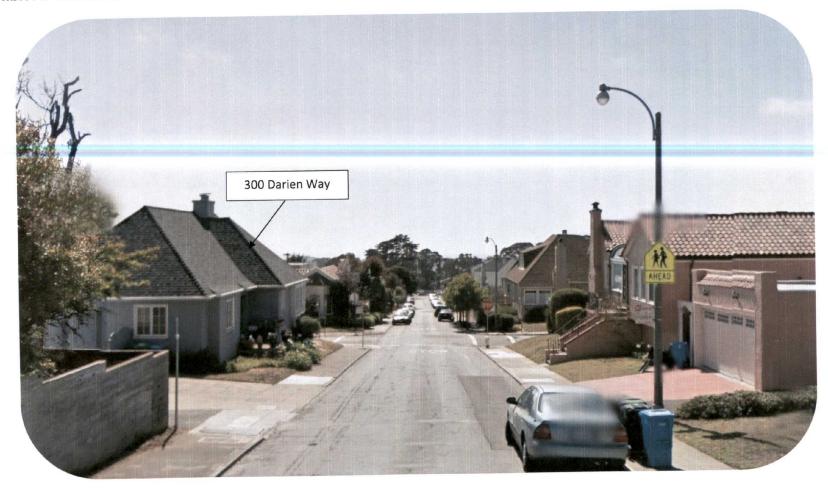
I propose the project sponsors to not make any changes to the exterior of the home and to maintain the current roofline, but instead they can continue to excavate the lower basement level to create livable space. Many neighbors in Balboa Terrace with single story homes have maintained the exterior of their home and they have excavated the basement level to add more square footage to create livable space. Some examples are 301 Darien Way (the project sponsor Marsha Tam's parents' home), 330 San Leandro Way, 300 San Benito Way, 220 San Benito Way, 600 Upland, 310 Santa Ana.

The proposed connection between the main house and the garage is unnecessary and should be removed, so that the open space should be preserved. Instead, they are free to renovate the interior of the garage as they deem fit.

The project sponsors can also freely renovate the interior, only, of the main floor. The current exterior building walls, window locations and sizes, and roofline dimensions, do not have to be modified or enlarged, whatsoever.

EXHIBITS A, B, C and D

Exhibit A: Current Roofline of Darien Way Corridor



Darien Way

The extension of the attic of the home will completely alter the roofline and it will not match the rest of the homes on Darien Way. In fact, it will be completely out of character and it will be extremely visually disruptive. <u>All of the homes located on the block of 300 Darien Way are all</u> <u>originally single story homes over a basement. None of the homes have any dormers added onto the roof.</u>

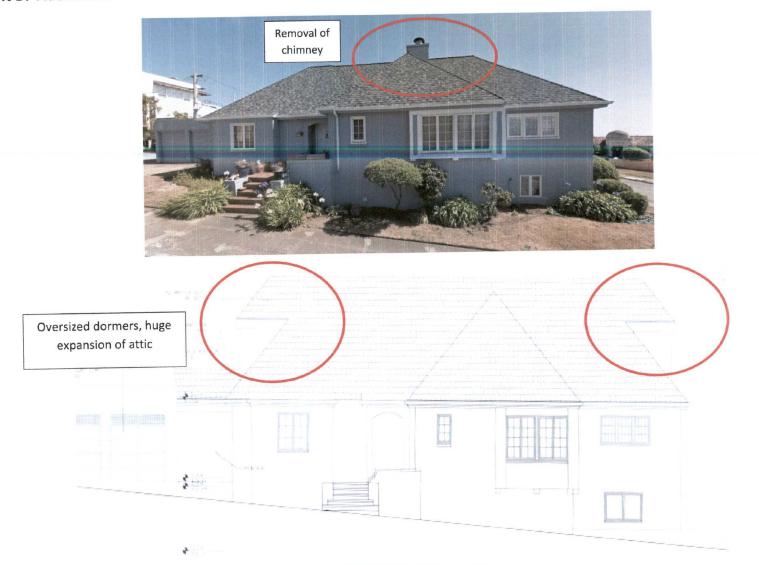


Exhibit B: Addition of oversized dormers and removal of chimney

PROPOSED DARIEN ELEVATION

Exhibit B (Continued): The addition of several large dormers and the removal of the chimney makes this home completely out of character in Balboa Terrace. All homes in Balboa Terrace have a chimney. The oversized dormers with multiple windows clearly disrupt the roofline and is completely incompatible with the adjacent homes on Darien Way on the same block face. It would certainly not complement the surrounding homes on the block and it would be totally inconsistent with the architecture in the neighborhood. From the initial drawings it would be extremely disproportionate and it would not blend in with the style of the Balboa Terrace neighborhood. There are no single story cottages in Balboa Terrace that have an attic that has been extended to include such large windows. **Exhibit B continued on next page**

Original Style of homes on Darien Way and adjacent to 300 Darien Way:



300 Darien Way



200 Darien Way



301 Darien Way (project sponsor's parents' house)





345 Darien Way

240 Darien Way

300 Santa Ana (Main entrance on Darien Way)

Exhibit B (Continued) – View from San Leandro Way (side of 300 Darien Way)



From San Leandro Way, the oversized dormer on the backside of the house, estimated to be 30 feet in length by at least 7 feet in height, clearly shows the disruption of the roofline. And yet another dormer added to the attic roof shows an oversized window, which is clearly too close in proximity to the windows on the main floor and extremely disproportionate. This does not match nor complement the existing neighborhood homes of Balboa Terrace.

Exhibit C: Elimination of backyard

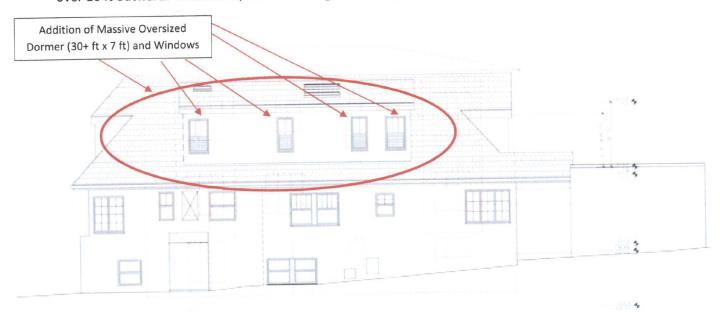




The connection of the garage to the main house will completely eliminate the backyard. The connection of the garage to the main house will make the house look like a ranch style home, and it will lose the look of *a Storybook English Style cottage*. The detached garages, backyards, open spaces, nice lawns and backyards are characteristics that make Balboa Terrace so unique and attractive. Current existing dormer

Exhibit D – Addition of Massive Dormer and Numerous Oversized Attic Windows

The existing backside south-facing dormer will be replaced with a huge oversized dormer at least 30 ft in length x 7 ft in height and over 10 ft outward. In addition, numerous large windows, about 4 ft high, will be added onto the attic.



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: 1/31/2018

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

Emily Tam - 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 APPUCATION
Application, with all blanks completed	
Address labels (original), if applicable	Ø
Address labels (copy of the above), if applicable	Ø
Photocopy of this completed application	Ø
Photographs that illustrate your concerns	i
Convenant or Deed Restrictions	
Check payable to Planning Dept.	Ø
Letter of authorization for agent	
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)	

NOTES: Pequired Material. Optional Material. Otional Material. O Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

Application received t	by Planning Department:	Date:	31	18
By	- , Stopeer		10	

11

Easy Peel[®] Labels Use Avery[®] Template 5160[®]

> # 3252 / # 9 Nathan Nayman and Carol Caspe-Nayman 290 San Leandro Way San Francisco, CA 94127

> > # 3257 / # 1 Francis G. Metcalf 240 Darien Way San Francisco, CA 94127

3257 / # 2 Stephan Chmielewksi and Edward Garcia 306 San Leandro Way San Francisco, CA 94127

> # 3257 / # 3 Fanny and Au-Yeung Ming 314 San Leandro Way San Francisco, CA 94127

3257 / # 4 Mary Y. Jung 320 San Leandro Way San Francisco, CA 94127

3257 / # 5 Robin Allen 330 San Leandro Way San Francisco, CA 94127

3253 / # 10 Patrick and Sau F. Tam 301 Darien Way San Francisco, CA 94127

3258 / # 35 Nathan Ng and Marsha Tam 300 Darien Way San Francisco, CA 94127

3258 / # 34 Emily and Ellen Tam 307 San Leandro Way San Francisco, CA 94127

3258 / # 33 Jane Wang and Joseph Wong 315 San Leandro Way San Francisco, CA 94127

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3258 / # 32 James Wolfrom and Cynthia Claussen 325 San Leandro Way San Francisco, CA 94127

> # 3258 / # 31 Joseph and Susan Grazioli 329 San Leandro Way San Francisco, CA 94127

3253 / # 9A Mary Anderson 345 Darien Way San Francisco, CA 94127

3258 / # 1 Thomas and Constance Lau 300 Santa Ana Avenue San Francisco, CA 94127

3258 / # 2 Weilin Su 306 Santa Ana Avenue San Francisco, CA 94127

3258 / # 3 G. Thomas and Rebecca Cator 310 Santa Ana Avenue San Francisco, CA 94127

> # 3258 / # 4 James Green 316 Santa Ana Avenue San Francisco, CA 94127

3258 / # 5 Hon Chuen and Mary Chiang 320 Santa Ana Avenue San Francisco, CA 94127

Balboa Terrace Homes Associations (BTHA) P.O. Box 27642 San Francisco, CA 94127

> Mark Bucciarelli 58 Fairlawn Avenue Daly City, CA 94015



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Balboa Terrace Homes Associations (BTHA) P.O. Box 27642 San Francisco, CA 94127

> Mark Bucciarelli 58 Fairlawn Avenue Daly City, CA 94015

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July 11, 2018

Elizabeth Gordon-Jonckheer SF Planning Department 1650 Mission Street, Suite 400 San Francisco, CA 94103

Dear Ms. Gordon-Jonckheer,

I am writing in regards to 300 Darien Way, Application Number 201612286046, Case Number **2017-000433PRJ.** 290 San Leandro Way is located in Balboa Terrace and it is kitty-corner (diagonally across) from 300 Darien Way. Their front entrance and block face is on San Leandro Way. For 300 Darien Way, the front entrance and block face is on Darien Way.

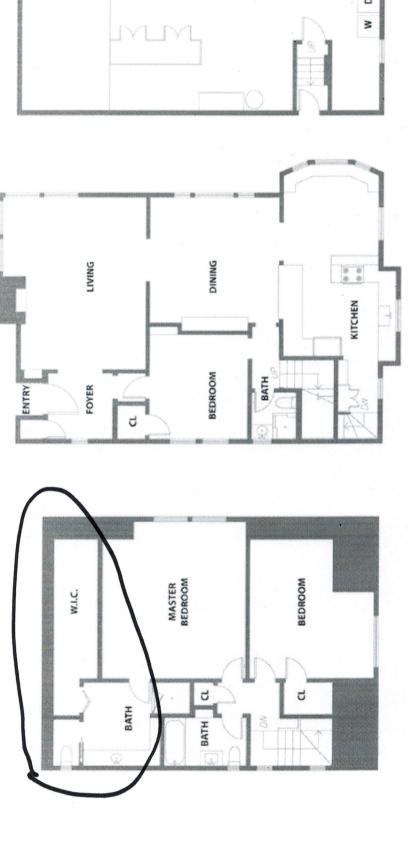
- <u>Almost TWO decades ago</u>, 290 San Leandro Way added a dormer that was 50-100 square feet only. In this space they added a bathroom and a walk-in closet. <u>This project is completely different than 300 Darien Way because the project sponsors are attempting to squeeze in a second level by adding 1,000 square feet of living space with their proposal of oversized dormers.
 </u>
- 2) The dormer at 290 San Leandro Way was added to the home back in 2001, 17 years ago.
- 3) <u>This home at 290 San Leandro Way is originally a TWO story home over a basement</u> <u>and they did not add any height.</u> <u>300 Darien Way is a ONE story home over a</u> <u>basement.</u>
- 4) The owners of 290 San Leandro were completely transparent about their project. They worked with the Architectural Review Committee, posted signs, contacted the HOA, spoke to all the neighbors within the 150 foot radius, and had complete support from neighbors. <u>This is completely different than the project sponsors of 300 Darien Way</u> who lack transparency and who fail to cooperate with the Balboa Terrace HOA.
- 5) I have attached a copy of the floor plan for 290 San Leandro Way and an email from the owner who remodeled the home.

Sincerely,

Emily Tam – 307 San Leandro Way

290 SAN LEANDRO WAY

SAN FRANCISCO, CALIFORNIA



The addition of the dormer only added 50-100 Square feet

MAIN LEVEL

UPPER LEVEL

GARAGE M N

LOWER LEVEL

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			91	-	0		0

Print

Subject:	Re: Questions about Remodel at 290 San Leandro Way, SF				
From:	Nathan Nayman (Nathan.Nayman@tidelinemarinegroup.com)				
То:	emilymtam@sbcglobal.net;				
Date:	Tuesday, July 10, 2018 9:50 AM				

The remodels were no all done at once- dormer I believe 2001 or 2 Kitchen I think 2005or 6 It's all in the permits

On Tue, Jul 10, 2018 at 9:14 AM Emily M. Tam <emilymtam@sbcglobal.net> wrote: Hi Nathan,

Thank you very much for your email. I had one more question....What year did you do the remodel for your home?

Sincerely, Emily

Emily M. Tam Broker Associate/Attorney CalBRE #01898543

Berkshire Hathaway HomeServices 677 Portola Drive San Francisco, CA 94127 Cell: (415) 370-8068 www.emilytam.BHHSFranciscan.com

From: Nathan Nayman <Nathan.Nayman@tidelinemarinegroup.com> To: Emily M. Tam <emilymtam@sbcglobal.net> Sent: Tuesday, July 10, 2018 8:43 AM Subject: Re: Questions about Remodel at 290 San Leandro Way, SF

1) What type of work did you do to your home at 290 San Leandro Way? we remodeled our kitchen within the existing envelope and the dormer area remodel was the addition of a bathroom.

2) How many square feet did you add to the upper level of the home when you added a dormer? 50-100 sq feet What was the use of this additional space? addition of bathroom and shower and remodel a closet

3) Was your home originally a two story home over a basement? yes - no additional height

4) Please explain in detail the processes that you went through when you notified neighbors, held meetings with them, etc. we contacted the HOA, met with ad hoc architecture group; spoke to all neighbors within scope of radius noted by planning permit; posted signs - always had support from neighbors 7

Nathan Nayman | President OFFICE:415-339-0196 | MOBILE:415-312-7783 tidelinetickets.com nathan.nayman@tidelinemarinegroup.com 1935 Addison St. Suite A, Berkeley CA 94704

TIDELINE

On Mon, Jul 9, 2018 at 2:55 PM, Emily M. Tam <emilymtam@sbcglobal.net> wrote: Hi Nathan,

I had a few questions about the remodeling project that you did for 290 San Leandro Way in SF. Thanks so much for answering them.

1) What type of work did you do to your home at 290 San Leandro Way?

2) How many square feet did you add to the upper level of the home when you added a dormer? What was the use of this additional space?

3) Was your home originally a two story home over a basement?

4) Please explain in detail the processes that you went through when you notified neighbors, held meetings with them, etc.

Sincerely, Emily

Emily M. Tam Broker Associate/Attorney CalBRE #01898543

Berkshire Hathaway HomeServices 677 Portola Drive San Francisco, CA 94127

Cell: (415) 370-8068 www.emilytam.BHHSFranciscan. com

Sent from Gmail Mobile Nathan Nayman 415-312-7783 Nnayman@gmail.com Nathan.Nayman@tidelinemarinegroup.com

Timeline for 300 Darien Way Project (Application Number 2016.12.28.6046)

Written By: Emily Tam (DR Requestor)

November 8, 2016 – Applicants have a pre-application meeting at the project site at 300 Darien Way on Election Night to build a second story addition. Only two households (including myself) show up, and the rest are Balboa Terrace Board members that do not live on our block. They failed to notify the correct HOA, even though Marsha Tam, one of the project sponsors, has lived in Balboa Terrace for almost two decades. They fail to notify the 22 neighbors that are required under the Balboa Terrace Guidelines.

<u>December 28, 2016</u> – <u>Project sponsors submit their plans to the City, without any approval from the</u> <u>Balboa Terrace Architectural Review Committee</u>

January 9, 2017 – The Architectural Review Committee sends a letter to the Planning Department and does not recommend their project to build a second story addition to their home.

<u>February 6, 2017</u> – <u>The project sponsors appeal the decision to the Balboa Terrace Board of Directors.</u> <u>The Board votes to NOT APPROVE their project to add a second level.</u>

At some point afterwards, the City DOES NOT APPROVE their plans to add a second story.

For the next several months, the project sponsors revise their plans and work with the City directly, and they do not update the Architectural Committee about their revisions. <u>They do not speak to any</u> neighbors about their revised plans at all. They attend monthly HOA meetings each month and do not mention their project to the Architectural Committee or Board.

<u>October 18, 2017</u> --- Robert Mann, Chair of the Architectural Review Committee, received an email from the City Planner notifying him that the project sponsors have revised their plans. <u>Emails obtained</u> from the City dated October 5, 2018, show that the project sponsors were asked to speak to the Balboa Terrace Architectural Committee about their project but they did not bother to reach out. (See Exhibit A)

Robert Mann from the Architectural Review Committee then contacts the project sponsors to review their plans. <u>He asks the project sponsors to speak to neighbors to clarify the major change in the</u> roofline. He advises them to hold a neighborhood meeting but they refuse. They also state that

1

neighbors will not receive a copy of the plans from them, and that neighbors will receive a copy of the plans when City mails out the 311 Notice.

<u>December 4, 2017</u> – At the monthly Balboa Terrace HOA Meeting, Robert Mann and Arlene Doyle (from the Architectural Review Committee), and myself all ask the project sponsors to hold a neighborhood meeting to discuss their plans. <u>They refused and said they will not be holding any meetings.</u> (See <u>Exhibit B, page 2</u>)

January 8, 2018 --- At the monthly Balboa Terrace HOA Meeting, the Board votes to NOT APPROVE their project because the project sponsors failed to follow BTHA guidelines by holding a neighborhood meeting and installing story poles to show the addition of the dormers. Many neighbors had concerns about the major change in the roofline and oversized dormers completely not matching the neighborhood. (See Exhibit C, Page 3)

2

January 2, 2018 – Project sponsors post a 311 Notice outside of 300 Darien Way.

January 5, 2018 – Neighbors within the 150 foot radius receive the 311 Notice. This is the FIRST time any neighbors within the 150 foot radius get to review the architectural plans. The 311 Notice states that if neighbors do not file Discretionary Review, the permit will be approved. <u>At this point, I had no</u> choice but to file for Discretionary Review since the project sponsors refuse to hold any neighborhood meetings or install any story poles.

January 8, 2018 – Nathan Ng, one of the project sponsors emails neighbors individually to ask them if they have any questions. This is ONE WEEK after they post the 311 Notice in front of their property. They only sent out an email after one of the neighbors within the 150 foot radius of the project wrote a letter to the City complaining about the project sponsor's lack of transparency. (See Exhibit D, Pages 1 and 2)

On this night, I left for my trip to Asia and I did not return until the end of the month.

January 31, 2018 – I filed the Discretionary Review. <u>Neighbors are furious that the project sponsors did</u> not bother holding any neighborhood meetings BEFORE we received the 311 Notice. Over 80 neighbors signed a petition to stop this project, and about 16 neighbors wrote a letter to the Planning Department opposing the project.

2

<u>March 9, 2018</u> --- Project sponsor Marsha Tam writes and email to DR Requestor Emily Tam. She asks to meet with me and discuss and to come to a reasonable compromise. <u>She states that I have done</u> <u>extensive work on my own home.</u>

<u>April 2, 2018</u> --- After I recovered from my surgery, I responded to the project sponsor Marsha Tam by email. <u>I stated that my house was originally a TWO STORY home over a basement, unlike her house</u> which is ONE STORY over a basement. All of the homes on my block face are TWO STORY homes over a basement, and all of the homes on her block face are ONE STORY homes over a basement. I also mentioned that I followed all the Balboa Terrace Guidelines and I was completely transparent with the Architectural Review Committee, and I had full approval from the neighborhood BEFORE I applied for permits with the City.

Many neighbors feel that a reasonable compromise would be for her to excavate the basement of 300 Darien Way to make habitable space. Many homes in Balboa Terrace have done so, especially the home she currently lives at 301 Darien Way (across from 300 Darien Way). Since 2009, almost a decade, there are no homes in Balboa Terrace that have made any major exterior changes.

April 2, 2018 – Project sponsor Marsha Tam responds to my email and says she is not satisfied with only remodeling the interior of 300 Darien Way. She states her parents never excavated the basement at her parent's house at 301 Darien Way. She states that neighborhood meetings will not be productive if I don't change my stance on her exteriors changes, and that my logic makes no sense to her. (See Exhibit E, Pages 1,2, and 4)

In 1999, when her parents purchased their home in 1999, it had 3 bedrooms, 1.5 baths and was 2,814 square feet. Current tax records show the home now has 4 bedrooms, 3 baths, and it is 3,722 square feet. Whether or not they excavated the basement in her parents' home, they did build out the basement and added an additional 908 square feet. (See Exhibit F, Pages 1,2,3, and 4)

<u>July 11, 2018</u> --- To this date, the project sponsors still have not held any neighborhood meetings to discuss their project. They still have not installed any story poles. They have completely bypassed the HOA rules and guidelines and <u>they are hoping the City will approve their project without approval</u> from the Balboa Terrace HOA.

3

Exhibits A, B, C, D, and E

Exhibit A

ō8

 From:
 Gordon-Jonckheer, Elizabeth (CPC)

 To:
 "Baukunst-Mark Bucciarelli, AIA"

 Cc:
 Nathan Ng; Marsha Tam

 Subject:
 300 Darien

 Date:
 Thursday, October 05, 2017 4:56:00 PM

 Attachments:
 image006.png image009.png

Hi Mark,

I understand that you may be closing out the preservation review process with Jørgen soon. Have you shown the revised plans to the BTHA Architectural Committee? If not, please do so now. Their review is required oer their Block Book Notation (BBN). Once the HRER determination is issued I will also advise the BTHA and schedule the project for the Planning Department's Residential Design Advisory Team (RDAT) review.

Elizabeth

Elizabeth Gordon Jonckheer Planner/Preservation, Southwest Quadrant Planning Department, City and County of San Francisco 1650 Mission Street, Suite 400, San Francisco, CA 94103 Direct: 415-575-8728 Fax: 415-558-6409 Email: <u>Elizabeth.Gordon-Jonckheer@sfgov.org</u> Web:.<u>www.sfplanning.org</u>



Exhibit A

Exhibit B

16

a ñe

Exhibit B (page 1)

Balboa Terrace Homes Association Board of Directors Meeting Monday, December 4, 2017

The monthly Board Meeting was held at The Ninth Church of Christ Scientist, 175 Junipero Serra Blvd.

The Directors present were: Robert Mann, Bob Switzer, Jodi Kimel, Brigitte Churnin, Hanna Fleck, Sue Grazioli, Emily Tam, Kevin Bulivant, Bill Thomen, Nancy Khalaf The Directors absent were: Sophie Breall

The meeting was called to order at 7:30 p.m.

Secretary's Report (Given by Secretary Emily Tam)

November Meeting Minutes

A Motion was made to approve the November minutes.

Motion Made By: Secretary Emily Tam Motion Seconded By: Director Sue Grazioli In favor: Unanimous

The November Minutes were approved.

Treasurer's Report (Given by Treasurer Kevin Bulivant)

A written financial report was distributed and presented. There are nine homeowners who are outstanding with their HOA dues. One of these homeowners are two years behind, the other homeowner is three years behind.

September Meeting Minutes (MinutesTaken by Jodi Kimel)

A motion was made to approve the September Meeting Minutes. President Robert Mann reminded the board that meeting was scheduled against the advice of legal counsel representing the Homeowners Association. The President and Secretary were there to caution the membership about specific guidelines if a meeting was to be held. The Secretary and President left the premises prior to the meeting being called to order. There was no quorum for the meeting.

Motion Made By: Director Jodi Kimel Motion Seconded by: Director Nancy Khalaf In favor: Directors Kevin Bulivant, Jodi Kimel, Nancy Khalaf, Hanna Fleck Not in favor: Directors Emily Tam, Sue Grazioli, Brigitte Churnin, Robert Mann

Exhibit B (page 2)

Abstain: Directors Bill Thomen and Bob Switzer

The September minutes did not pass.

Architectural Guidelines Committee Rewrite (Director Kevin Bulivant)

The committee meeting to work on the rewrite is scheduled for Thursday, January 4, 2018. Location is TBD.

President Robert Mann stated that Balboa Terrace is governed by historic guidelines. Our neighborhood is a historic neighborhood. There is a historic context statement that will be approved by the SF Planning Department.

Architectural Review Committee (President Robert Mann)

A motion was made to add Arlene Doyle as a member of the Architectural Review Committee.

Motion Made By: President Robert Mann Motion Seconded By: Director Nancy Khalaf In favor: Unanimous

300 Darien Way

Architectural Updates

300 Darien Way – Robert Mann and Jodi Kimel met with the owners of 300 Darien way to review their revised plans. Robert suggested the owners to have a meeting with neighbors. He recommended that the owners provide clear drawings to show the roof line. The city has not approved the project. Secretary Emily Tam and Arlene Doyle also suggested that they have a neighborhood meeting to discuss their revised plans. Nathan Ng, one of the owners of 300 Darien Way, said that the City does not require them to hold a neighborhood meeting so they won't be having one with neighbors.

No action was taken on 300 Darien Way pending comments during the upcoming Notice period.

135 Darien Way – There was work done without a permit. The city stopped construction and suggested some changes. New drawings have been submitted.

A motion was made to support the revised plans for 135 Darien Way. The new plans show all slider windows removed and wood casement windows put in.

Motion Made By: President Robert Mann Motion Seconded By: Director Jodi Kimel

Exhibit (page 3

In favor: Directors Robert Mann, Jodi Kimel, Hanna Fleck, Nancy Khalaf, Bill Thomen, Sue Grazioli, Bob Switzer, Brigitte Churnin, Emily Tam Abstain: Kevin Bulivant

The motion was passed.

New Business

A motion was made to table Item 6(a) from the agenda – Formal Complaint from association member regarding candidate selection process.

Motion Made By: President Robert Mann Seconded By: Director Jodi Kimel In Favor: Directors Robert Mann, Jodi Kimel, Hanna Fleck, Nancy Khalaf, Bill Thomen, Sue Grazioli, Bob Switzer, Brigitte Churnin, Kevin Bulivant Abstain: Director Emily Tam

The motion was passed.

Election Committee – Examiner of Elections

A motion was made to appoint a new election committee.

Mary Rotunno of the Elections Committee is the wife of Director Kevin Bulivant. There were many neighbors who were concerned that this is a conflict of interest. Elizabeth Kachigian had volunteered to be on the Elections Committee. Mary Rotunno said she and Margaret Finley selected Gary Egan and Louise Stephens to be on the committee. Mary stated that Elizabeth was not selected because Elizabeth told Margaret that she was going to remove Mary from the committee. Elizabeth responded by saying that she never said that to Margaret.

Secretary's Note: Margaret Finley wrote a letter to the Secretary after she heard about Mary Rotunno's comments at the meeting. She wanted to set the record straight. She listened to the audio recording of the December meeting and she stated that she never made those statements about Elizabeth.

Motion Made By: Director Emily Tam Seconded By: Director Bob Switzer In Favor: Emily Tam, Bob Switzer, Brigitte Churnin, Sue Grazioli Not in Favor: Kevin Bulivant, Jodi Kimel, Hanna Fleck, Bill Thomen, Robert Mann

The motion did not pass.

Exhibit (page 4)

Statutory Compliance for Association (President Robert Mann)

The Board President stated that the Association is out of compliance with various requirements of Davis-Stirling and our bylaws are out of compliance and they do not reflect Davis-Stirling. He suggested that a committee be formed to move forward on various compliance. No action was taken.

Crime and Safety (Director Brigitte Churnin)

Homeless people have been squatting in vacant homes. There is a group from the West of Twin Peaks Council that supports homeowners who go to Court. They would like Balboa Terrace to show their support. A motion was made to support Stop Crime SF.

Motion Made By: Director Brigitte Churnin Seconded By: Director Nancy Khalaf In Favor: Unanimous

Painting in Common Area (Director Brigitte Churnin)

A wall in the common area at the Ninth Church of Christ Scientist will need to be painted. It would be a good idea to paint both sides of the area. PG&E will start work on December 20, 2017 so it makes sense to wait until afterwards.

Irrigation Line Expenses (President Robert Mann)

There is a crack in our irrigation line, which burst from high pressure. One bid for the repair was \$1,000 and the second bid was \$450.

The public meeting was adjourned at 9:20 p.m. The next meeting is Monday, January 8, 2018 at 7 pm.

Exhibit C

Exhibit C (page 1)

Balboa Terrace Homes Association Board of Directors Meeting Monday, January 8, 2018

The monthly Board Meeting was held at The Ninth Church of Christ Scientist, 175 Junipero Serra Blvd.

The Directors present were: Robert Mann, Bob Switzer, Jodi Kimel, Brigitte Churnin, Hanna Fleck, Sue Grazioli, Emily Tam, Bill Thomen,

The Directors absent were: Nancy Khalaf

The meeting was called to order at 7:30 p.m.

Secretary's Report (Given by Secretary Emily Tam)

December 2017 Recall Election Meeting Minutes

A Motion was made to approve the December 2017 Recall Election Meeting minutes.

Motion Made By: Secretary Emily Tam Motion Seconded By: Director Bob Switzer In favor: Directors Emily Tam, Bob Switzer, Brigitte Churnin, Sue Grazioli, Robert Mann Abstain: Jodi Kimel

Directors Hanna Fleck and Bill Thomen were not present during the vote.

The December 2017 Recall Meeting Minutes were approved.

December Meeting Minutes

A Motion was made to approve the December Meeting minutes.

Motion Made By: Secretary Emily Tam Motion Seconded By: Director Bob Switzer In favor: Directors Emily Tam, Bob Switzer, Brigitte Churnin, Sue Grazioli, Robert Mann Abstain: Jodi Kimel

Directors Hanna Fleck and Bill Thomen were not present during the vote.

The December Meeting Minutes were approved.

exhibit ((page Z)

Treasurer's Report (Given by Bookkeeper Joe DeFrisco)

A written ESTIMATED financial report was distributed and presented. The printed reports are only estimates since we do not have access to the accounting system.

Discussion: Some concerns were brought up at the meeting. Kevin Bulivant (former Treasurer that was recalled) had asked for clarification that he is no longer the Treasurer after being recalled. Also, he would not release the log-in information for our accounting system, so we were not able to get access into our accounting system. After several requests, he still has not turned in his key for the BTHA P.O. Box. Book keeper Joe DeFrisco has turned in his copy.

Nominations for Treasurer

A motion was made to nominate Director Bill Thomen for Treasurer.

Motion Made By: President Robert Mann Motion Seconded By: Secretary Emily Tam In favor: Unanimous

The motion was passed.

Enabling Constructive Debate (President Robert Mann)

When we have a disagreement with someone, we should not call them out. We should just disagree with the point. If you are asked a question, try not to speak for someone else. Try to speak for yourself and represent what you are believing. Everyone can speak on their turn. If you would like to speak multiple times, do so after everyone else has had the chance to speak.

Homeowner Association Best Practices

Guest Speakers Jason Brown, founder of Homeowners Management Company LLC and Melissa Hajostek, Chief Operating Officer at Bay Area Property Management gave a presentation of how property management companies manage the HOA.

Management companies are there to protect homeowner's investments. They offer transparency, administrative support, legal support, financial reporting, physical maintenance of the property, and vendor management.

Management companies work in the best interests of the association. Most self-managed associations are under 50 units. It is rare to have an association of the size of Balboa Terrace to be self-managed. It will ensure there is no self-dealing on the Board and it will ensure open and transparent communication.

Exhibit C (page 3

Board members make the decisions, management companies act like the facilitator to carry them out.

Architectural Review Committee (President Robert Mann)

300 Darien Way Permit Process

The 311 Notice was mailed by the SF Planning Department to the neighbors within 150 feet. Robert Mann suggested several times to the Project Sponsors of 300 Darien Way to hold a Community Meeting with neighbors about their project. It is very difficult to determine the height of the proposed change in the roofline.

In our Balboa Terrace Architectural Guidelines, we do require a Neighborhood Meeting, especially where they are altering the exterior. Tonight, we are formally asking the homeowners of 300 Darien Way to have a Neighborhood Meeting, and also to ask them to comply with another provision in our Architectural Guidelines which is the erection of story poles to show exactly the where the height of the roof will be since it's difficult to tell in their architectural plans. If we allow homeowners to not follow the BTHA Guidelines, it really dilutes our ability to enforce the guidelines. We have a duty to enforce our guidelines.

A motion was made to enforce our BTHA Guidelines to have the owners of 300 Darien Way to hold a Neighborhood Meeting and to install story poles to show the height of the roof. The Board opposes these plans if the homeowners fail to comply with these requirements within the notice period. Even if the home owners comply with these requirements, the Board may oppose these plans for other reasons.

Motion Made By: President Robert Mann Motion Seconded By: Secretary Emily Tam In favor: Directors Robert Mann, Bill Thomen, Sue Grazioli, Bob Switzer, Brigitte Churnin, Emily Tam Not in Favor: Directors Hanna Fleck and Jodi Kimel

The motion was passed.

<u>Code of Conduct – Bob Switzer</u>

A motion was made to adopt a Code of Conduct among Board members and audience.

Motion Made By: Director Bob Switzer

Exhibit C (page 4)

Seconded By: Secretary Emily Tam

In Favor: Directors Robert Mann, Sue Grazioli, Bob Switzer, Brigitte Churnin, Emily Tam Not in Favor: Directors Jodi Kimel, Hanna Fleck, and Bill Thomen

The motion was passed.

Alpha Kids Academy - Director Brigitte Churnin

A motion was made to keep the amount of students to 48 or less for the Alpha Kids Preschool and as well for any future preschools at the Church. The supervised drop off for new students would be located at the Junipero Serra Frontage Road. Alpha Kids and the Ninth Church of Christ Scientist will indemnify Balboa Terrace Homes Association for any kind of liability.

Motion Made By: President Robert Mann Seconded By: Director Brigitte Churnin In Favor: Unanimous

The motion was passed.

Painting in Common Area (Director Brigitte Churnin)

A wall in the common area at the Ninth Church of Christ Scientist will need to be painted. We are not able to paint it until PG&E fixes the conduits. PG&E is responsible for removing the temporary conduits.

A motion was made to have the committee recommend the Board to approve alternative #3 to begin mobilization of funding and Board approval at each step to undertake a comprehensive hardscape program.

Motion Made By: Director Bob Switzer Seconded By: Director Brigitte Churnin In Favor: Directors Bob Switzer and Brigitte Churnin Not in Favor: Directors Sue Grazioli, Robert Mann, Jodi Kimel, Hanna Fleck, Bill Thomen

Emily Tam was not present during the vote.

The motion was not approved.

A motion was made to form a committee to prepare a work plan to focus on the main entrance in conjunction with PG&E with their cooperation for restoration of the main entrance.

Exhibit C (page 5)

Motion Made By: President Robert Mann Seconded By: Director Bill Thomen In Favor: Unanimous

Emily Tam was not present during this vote.

The motion was passed.

The public meeting was adjourned at 10:00 p.m. The next meeting is Monday, February 5, 2018 at 7:30 pm.

The Board Members held an executive session after the BTHA Meeting.

Exhibit D

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Print

Subject:	300 Darien Way Permit App- 2106.12.28.6046
From:	Nathan Nayman (nnayman@gmail.com)
То:	elizabeth.gordon-jonckheer@sfgov.org;
Date:	Thursday, January 4, 2018 9:28 AM

Ms. Gordon-Jonckheer, I am contacting you re: the above noted permit and disclosure notice that I saw outside 300 Darien just yesterday.

For the record...the proponent of the project has not shared any information re: the project as noted in the permit. I understand that the proponent has not met with nearby neighbors, I being one of them to discuss the project.

There have been many iterations of the project and the primary stumbling block has been the lack of transparency on behalf of the proponent.

As you know Balboa Terrace is included in the recent Western Neighborhood Project. The San Francisco Mayor's Office of Economic and Workplace Development funded the development of this context statement through an award by the Historic Preservation Fund Committee (HPFC) to the Western Neighborhoods Project.

I have attached it for your review though I am sure you are aware of its contents.

The owner of 300 Darien just needs to respect the needs and wishes of the community and do everything possible to comply with the Architectural Guideline Committee of the Balboa Terrace Homes Association which by the way has grave concerns with the project.

I ask that you urge the proponent to meet with the local community in a transparent manner and until then put this project on hold so that it cannot go forward in its current form. While i have not received the 311 notice as of this date, there is concern among the community that expanding the attic and completely changing the roof line in order to squeeze in a second level will completely change the look of a storybook home- as described by the Western Neighborhood Project study.

Thank You for your consideration.

Nathan Nayman

Exhibit D (page 1)

nnayman@gmail.com CELL/TEXT 415-312-7783

Attachments

• Residence Parks Historic Context Statement - 10-2016.pdf (18.41MB)

Print

Subject:	300 Darien: Notice of Building Permit Application (Section 311)	
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From: Nathan Ng (nathannicholas@gmail.com)

To: emilymtam@sbcglobal.net;

Cc: marsha.tam@gmail.com;

Date: Monday, January 8, 2018 2:00 AM

Hello Emily and Ellen Tam,

Greetings! By now you should have received a copy of the Notice of Building Permit Application (Section 311) for our house at 300 Darien Way. Please let us know if you haven't, and we will make sure you receive a copy as soon as possible.

Should you have any questions or comments on our project, please reach out to us directly via email (nathannicholas@gmail.com) or phone (510-771-7664). We would be happy to personally meet with you to go over our plans and address any questions you may have.

Nathan Ng

E NathanNicholas@gmail.com

Exhibit D (page Z)

Exhibit E

9 •

Marsha Tam <marsha.tam@gmail.com>

To Emily Tam (307 San Leandro)

CC Nathan Ng Baukunst-Mark Bucciarelli, AlA

Hi Emily,

We noticed that you filed a Discretionary Review with the city regarding our project without actually meeting with us to discuss your specific concerns.

We would like you to know that our offer to meet and discuss your concerns is still on the table. We would like for nothing more than to reach a <u>reasonable</u> compromise with you and your family, but don't see this happening unless we can sit down together to discuss our viewpoints. In all honesty, over the last few months, we think your time could have been much better spent meeting with us rather than trying to secretly raily neighbors against our project.

Given the extensive changes you've made to your own house at 307 San Leandro Way, we would think that you can respect our desires to expand our home for our current and future family needs. We strongly ask you to consider meeting with us so we can better understand your concerns and explore options for compromise together.

Marsha

Email from Marsha Tam on 3/9/18

Exhibit E (page 1)

Emily M. Tam <emilymtam@sbcglobal.net>

- To Marsha Tam
- CC Nathan Ng Baukunst-Mark Bucciarelli, AIA

Apr 2 at 1:34 PM Emily Tam's response on 4/2/18

Hi Marsha,

I didn't get a chance to respond to your email earlier. I had surgery and I have been recovering. As you know, there are over 80 neighbors that signed a petition and who are strongly opposed to your proposed project at 300 Darien Way. Many of these neighbors approached me and stated they would like you to maintain the current roofline of the house at 300 Darien. They have no issues with the remodeling of the inside of your home. Instead, they feel that a reasonable compromise would be for you to excavate the basement level of your home instead to create livable space. As you are well aware, instead of adding a second story and changing the roofline, many home owners in Balboa Terrace have excavated the basement of their home to add more square footage. A great example would be your parents' home at 301 Darien Way, where you and your family currently live. Since 2009, there are no homes in Balboa Terrace that had any major exterior changes.

My house at 307 San Leandro Way was originally a two story home over a basement. The homes on my side of the street are all **two story homes above a basement**, unlike the homes on the 300 block of Darien Way. The homes on your block are all **single story homes above a basement**. In addition, when I did my project over a decade ago, I followed all of the Balboa Terrace Architectural Design Guidelines. I held many neighborhood meetings and passed out over 20 copies of the architectural drawings of my project to all the neighbors and asked for their suggestions. My architect and I had extensive discussions with the Architectural Review Committee and all of the neighbors to make sure that my project matched the existing homes in our neighborhood.

The Architectural Review Committee wrote a letter of recommendation for my project to the Planning Department. In addition, the Balboa Terrace Board of Directors did not have any issues with my project.

All of the meetings and neighborhood approval processes were completed BEFORE we submitted an application to the city for permits to remodel our house. This is completely different than how you and Nathan Ng have handled the approval process with Balboa Terrace. As of today, you still have not received an approval for your project from the Balboa Terrace Architectural Review Committee and Board of Directors.

Before the Planning Department mailed out the 311 Notice, two members of the Architectural Review Committee and myself had asked you to hold a Neighborhood Meeting but you and Nathan refused. I did not receive any copies of your revised Architectural Plans until I received the 311 Notice that was sent to me by the Planning Department.

I received an email from Nathan that was sent on the early morning of January 8, 2018, asking if we any questions about your project. At that point, this was already ONE WEEK after you posted the 311 Notice in front of 300 Darien Way. Since you refused to hold any neighborhood meetings and you did not provide any copies of your revised Architectural Plans to any neighbors before the 311 Notice came out, I had no choice but to file Discretionary Review. There clearly has been a lack of transparency on your part.

In addition, I left for Asia that night after the Balboa Terrace monthly meeting on January 8 and I was away for several weeks. I did not return until the end of January.

If you feel that it is necessary to meet with me and other neighbors in person to discuss this your project, please let me know what date and time you had in mind.

Exhibit E (page 2)

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Emily M. Tam Broker Associate/Attorney CalBRE #01898543

Berkshire Hathaway HomeServices 677 Portola Drive San Francisco, CA 94127 Cell: (415) 370-8068 www.emilytam.BHHSFranciscan.com

Exhibit E (page 3)

Apr 2 at 11:15 PM

Marsha Tam Ng <marsha.tam@gmail.com>

CC Nathan Ng Baukunst-Mark Bucciarelli, AlA

Thank you for your response Emily. You looked well at the HOA meeting tonight, so it seems you have made a full recovery from your surgery. Also, congrats on your appointment as BTHA Secretary again!

We are still not clear on why you think we are not allowed to modify the exterior of our home. Your logic makes no sense to us, and I don't think we'll ever come to an agreement on this. So we should probably just leave it at that.

We are still open to meeting with you if you are willing to entertain the idea of us making exterior changes to our home. If not, I'm not sure any number of neighborhood outreach or neighborhood meetings will be very productive at all if it won't change your stance. We are not satisfied with just remodeling the interior of our home, as that does not meet our needs. <u>Surely</u> you can respect that, given the expansion of your home at 307 San Leandro for you and your family's needs.

Also, you are completely mistaken on my parents' home, as they have never excavated their basement. Where are you getting this information from?

Marsha

Marsha Tam's response on 4/2/18

Exhibit E (page 4)

Exhibit F

4/3/2018

ł ì San Francisco

		3	
Property History	Lis	ting Summary	Map Report Violation
Listing #56532 \$795,000 (LP) \$777,500 (SP) Price/SqFt: 276.30 SP % LP: 97.80	301 Darien,San Francisco, CA 941: Bed: 3 District : 4 - Balboa Terrace		Sq Ft: 2814 Lot Sz: 0
	Remarks	Picture	
301 Dar Was & 1999 (3 beds 2,814	ien Way Id in 1.5 baths) I square Feet		
Agent Office Property Type Status DOM Type Listing	Pacific Union International (ID:f Single-Family Homes Sold (06/24/99) 15 Excl Right to Sell	072) Primary:415-345-3000 Lic: 00620790 PFIC) Phone: 415-929-7100, FAX: 415-929 Property Subtype(s)) 9-0427 Office Lic.: Single-Family Homes
District Commission	4 - Balboa Terrace Selling Office	Dual/Var. Rate	
County Beds Den/Bonus Room	3 San Francisco 3 0	No Blk/Lt/APN Baths	3253010 1.50
Approx Square Feet Lot Sq Ft (approx) Year Built	2814 0 1925	Sq Ft Source Per Tax Records Lot Acres (approx)	Price / SqFt 276.30 0.0000
Map Book	SFAR Map	Map Coordinates	SFAR, CM49
Cross Street Listing Date On Market Date Original Price Occupant Type Occupant Name Agent Remarks	Arched Windows Ocean Vus A	Entry Date 8 Rm Home W/ Pano Ocean Vus. Dramad Another Huge Rm On Main FI Could Be Off	ice Or Infor Mai Liv Rm. Huge Rm Down
	Could Easily Be Incorporated I Fabulous Property. A Must See	nto Main House. Flex. Flplan. Master W/ O	cean Vus. 1 Borm Opens To Patio.
		lling Information	
Selling Price Listing Price SP % LP Financing	777,500 795,000 97.80 Fixed Conventional	Selling Date Pending Date Original Price	06/24/99 05/14/99 795,000
Comments Selling Agent Selling Co-Agent	Camillus Y Chan (372591)	Selling Office Selling Co-Office	Chan & Associates (CHAN)

1/2

4/3/2018

# of Parking Spaces	2
Parking Access	Side-by-Side
Green Point Rating	0
HERS Index	0
HOA Dues	\$0.00
Probate Sale	Yes
Subj to Crt Conf?	No
Jnconfirmed Coop Fee	0.00
HOA Name	Balboa Terrace
	Features
howing Instructions	Supra iBox
Possession	Close of Escrow
arking	Detached
уре	Detached
Style	Spanish/Med
xterior	Stucco
Main Level	1 Bath, 3 Bedrooms
/iew(s)	Ocean, Panoramic
Dining Room	Formal
iving Room	View
amily Room	View
Other Rooms	Sunroom
leating/Cooling Sys	Central Heating
liscellaneous	Covered Patios, Landscaping-Front, Storage Areas
loors	Hardwood, Linoleum
ireplace	1, Wood Burning
Bath Type/Includes	Shower Over Tub
ot Description	Corner
Transportation	1 Block

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Exhibit F (Page 2)

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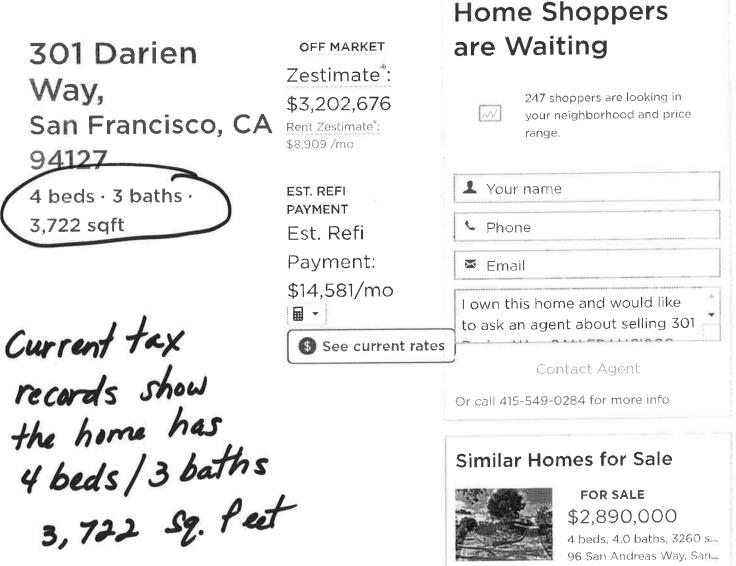
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2

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Similar Homes for Sale



\$2,890,000 4 beds, 4.0 baths, 3260 s... 96 San Andreas Way, San...

FOR SALE

FOR SALE

7/11/2018

÷

301 Darien Way, San Francisco, CA is a single family home that contains 3.722 sq ft and was built in 1925. It contains 4 bedrooms and 3 bathrooms. This home last sold for \$777,500 in June 1999.

The Zestimate for this house is \$3,202,676, which has increased by \$120,629 in the last 30 days. The Rent Zestimate for this home is \$8,909/mo, which has increased by \$143/mo in the last 30 days. The property tax in 2017 was \$13,736. The tax assessment in 2017 was \$1,145,271, an increase of 2.0% over the previous year.

Facts and Features



ħ	Year	Built
J	1925	

Heating No Data

No Data

	Parking
)	No Data

Lot 4.996 saft

INTERIOR FEATURES

Bedrooms

Beds: 4

Basement

Partial basement

Other Interior Features Room count: 10

Floor size: 3,722 sqft

Flooring



See More Facts and Features \checkmark



301 Darien Way, San Francisco, CA 94127 | Zillow



244 Aptos Ave, San Francisco, CA 94127

350 Brentwood Ave, San Francisco. CA 94127 See listings near 301 Darien Way

\$3.795.000 5 beds, 4.0 baths, 4935 s... 78 Mercedes Way, San Fr...

FOR SALE \$2.195.000

5 beds, 4.0 baths, 3260 s... 384 Santa Ana Ave, San ...

FOR SALE \$1,995,000

4 beds, 3.0 baths, 3343 s... 44 Aptos Ave, San Franci...

FOR SALE \$2,975,000

4 beds, 4.0 baths, 3325 s... 350 Brentwood Ave, San ...

Nearby Similar Sales

SOLD: \$2,600,000 Sold on 3/26/2018 4 beds, 5.5 baths, 3305 sqft 355 Santa Ana Ave, San Francisco, CA 94127

SOLD: \$2,687,000

Sold on 1/12/2018 4 beds, 3.0 baths, 3035 sqft 127 San Pablo Ave, San Francisco, CA 94127

SOLD: \$2,700,000 Sold on 1/9/2018 5 beds, 4.0 baths, 3702 sqft 637 Darien Way, San Francisco, CA 94127

SOLD: \$2,910,000 Sold on 3/13/2018 4 beds, 4.0 baths, 3812 sqft 1295 Monterey Blvd, San Francisco, CA 94127

SOLD: \$2,995,000 Sold on 4/6/2018 5 beds, 4.5 baths, 3535 sqft 135 Cerritos Ave, San Francisco, CA 94127

See sales similar to 301 Darien Way

BAUKUNST

Mark Bucciarelli, AIA 58 Fairlawn Ave., Daly City, CA 94015 T: 650.455.1207 E: baukunst2000@yahoo.com www.baukunstarchitecture.com

MEMO

Date: 3/19/18

To: Ms. Elizabeth Gordon - Jonckheer

Company: SF Planning Dept.

From: Mark Bucciarelli, AIA

Subject: Response to DRP for 300 Darien

Question 1 Response:

Initially, a full, second floor addition with a west-facing balcony was proposed. The existing residence is deemed a single story over a basement. There are also a number of 2-story-over-basement homes in the subdivision. For the neighborhood outreach, pre-application meeting, 32 mailers were sent out. Included in the neighborhood groups, was BTHA P.O. Box 27642 (attn: Ms. Sophie Breall). The notification lists were furnished by Radius Services. Ms. Emily Tam, the DR applicant, and others, led a successful campaign to create neighborhood opposition to the project. Unfortunately for the project sponsors, the planning department did agree with the generally negative BTHA sentiments, and the scheme was not approved. As a concession, planning said they would support an excavated basement and the development of the attic with dormers, needed for a live-able, code-compliant ceiling height. The project sponsors and I worked diligently with staff to create a somewhat compromised master suite in the attic. This battery of iterations took a good four months. On Oct 13, 2017, we received formal CEQA exempt approval. The design was signed off by Oct 30, 2017 and Ms. Tina Tam, certifying that the design complies with the 8 points of the Department of Interior preservation standards. Although the linear layout of the master suite is not ideal on a day-to-day, functional basis, we are grateful we have been able to get to this point. Furthermore, we are hopeful that we can continue with the design as is, and obtain site permit approval. Please bear in mind the Section 311 was triggered by the original 2nd floor addition. The mitigated scheme also requires 311, but it's a bit grey if a pre-app, outreach meeting would have even been required.

Question 2 Response:

Based on the history outlined above, we are not willing to make alterations to the current design. On paper, the design is essentially entitled barring any building department comments. In fact, the hip dormer facing the garage could have been permitted OTC if this wasn't an "A" historical resource. Likewise the dormer facing the street is also OTC worthy with the exception of not being 10 ft. away from the face of house. The main, south-facing shed dormer also meets most criteria items with the exception of the 8 ft. x ft. footprints and 3 ft. separations between each dormer. The total area of the dormers is approximately 24% of the main body roof. Slightly over the 20% maximum for an OTC attempt. The interior repartitioning of the existing main floor is right around the 75% maximum threshold, but this would hardly be an issue that neighbors would object to or even be aware of.

Question 3 Response:

The uses within the shed dormer are traditionally, quiet spaces. Namely, a bedroom and a bathroom. The windows are small and proposed to be obscure glass for privacy. The DR applicant included photos of a number of good examples in the area, but failed to include her own, adjacent family home at 307 San Leandro. Probably because it's a 2-story over basement. The very typology she is fighting. In addition, the amount of glazing on the 3 levels of 307 San Leandro facing the subject, is quite extensive as seen in the photos. By glass area, it's questionable if it would meet today's code (i.e., 25% maximum for unprotected openings with sprinklers and 10% without sprinklers). Based on the window sizes, some of these spaces must be louder, public areas. It should also be noted there is an existing dormer on the subject residence, and the increase in mass will not be an impact to 307 in terms of light, air, and view. In fact, the shed dormer shape is preferred at side yard conditions.

On behalf of my clients, I want to thank you for entertaining my responses.

incer

Mark Bucciarelli, AIA

RESPONSE TO DISCRETIONARY REVIEW (DRP)



Zip Code:

Phone:



SAN FRANCISCO PLANNING DEPARTMENT 1650 MISSION STREET, SUITE 400 SAN FRANCISCO, CA 94103-2479 MAIN: (415) 558-6378 SFPLANNING.ORG

Project Information

Property Address:

Building Permit Application(s):

Record Number:

Project Sponsor

Name:

Email:

Required Questions

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

Assigned Planner:

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explaination of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

Project Features

Please provide the following information about the project for both the existing and proposed features. **Please attach an additional sheet with project features that are not included in this table.**

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)		
Occupied Stories (all levels with habitable rooms)		
Basement Levels (may include garage or windowless storage rooms)		
Parking Spaces (Off-Street)		
Bedrooms		
Height		
Building Depth		
Rental Value (monthly)		
Property Value		

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

Narth kg Date: March 20, 2018 Signature: Property Owner **Printed Name:** Authorized Agent

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



415-317-0803 | MarshaTamNg@Gmail.com 300 Darien Way, San Francisco, CA 94127



510-771-7664 | NathanNg@Alumni.Stanford.edu 300 Darien Way, San Francisco, CA 94127

March 20, 2018

Elizabeth Gordon-Jonckheer Planner/Preservation Specialist, Southwest Quadrant Planning Department, City and County of San Francisco 1650 Mission Street, Suite 400 San Francisco, CA 94103

RE: DISCRETIONARY REVIEW RESPONSE FOR 300 DARIEN

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

We have tried repeatedly to reach out to the DR requestor, Emily Tam. However, she ignores our email requests for mediation (our most recent request was sent on March 9, 2018), refuses to open the door for us when we visit her house, and avoids us at HOA meetings. Rather than engage us directly to express her concerns, Ms. Tam and her mother (Katie Tam) spend their time secretly spreading lies about us as well as our project throughout the neighborhood in order to gather opposition to our project. Ever since Ms. Tam became aware of our project in November 2016, she has made many desperate efforts to prevent us from moving forward with our project. These efforts included the following:

- Caused a huge ruckus at our Pre-Application Neighborhood Meeting by yelling at us and others (see **Appendix 0** for list of attendees as many were present as witnesses).
- Wrote numerous letters to the City Planning Department, and requested for neighbors to do the same
- Started a petition against our project, and spread lies in order to get signatures (see **Appendices 1A and 1B**, and please pay extra attention to Joe Lui's statement representing 365 San Leandro Way)
- Spread rumors around the neighborhood that we are brother and sister trying to flip the house (we are a married couple hoping to start a family)
- Claimed we didn't follow the neighborhood notification process

- Claimed that we are not allowed to make <u>any</u> exterior changes to our house because the neighborhood is historical and the house was designed by Harold Stoner
- Ms. Tam joined the Balboa Terrace Homeowners Association (BTHA) Board so that she can vote on key decisions related to our project. Most recently, this included getting the BTHA Board to mandate us to install story poles on January 9, 2018, with only 3.5 weeks left in the Section 311 notification period (Ms. Tam claims that story poles are a BTHA requirement, but it is definitely not and it was never requested of us in our previous contacts with the BTHA Board or Architectural Committee).

Based on the DR application, we understand that these are Ms. Tam's main concerns with our project:

A. Ms. Tam believes that we did not follow the neighborhood's Architectural Guidelines, in particular those related to notifying neighbors.

Response We have done our best to engage the BTHA and Architectural Committee regarding our project, and have made efforts to address their earlier concerns regarding transparency. For example, at the beginning of the Section 311 notification period (January 8, 2018), we personally reached out via email and/ or mail to every neighbor on the Notification List and offered to meet with them in person to discuss any questions or concerns on our project. Ms. Tam never responded to our request, yet we know from the contents of her DR application that she received it. Since revising our plans, our project has been an agenda topic at BTHA monthly meetings three times¹. We also prepared 3D renderings of our project, made them available at the BTHA meeting on December 4, 2017, and presented them to the BTHA President and Architectural Committee member (Robert Mann) on January 25, 2018. Following this meeting, Robert Mann wrote an email to us (copying SF Planning) expressing that they have "no further action" regarding our project and that "final resolution of your [sic] permit application is up to others at this point." Neighborhood notification has been a topic that Ms. Tam repeatedly brings up, but the evidence strongly suggests that this is not her main issue with our project. Even if we held another neighborhood notification meeting, or personally visited the home of every neighbor in Balboa Terrace to go over our project, we're confident there would still be a DR application filed by Ms. Tam, so we're not sure why this is a relevant concern. Ms. Tam has personally ensured that neighbors are well aware of our project through her year-long petition of opposition (petition dates ranged from as early as Nov 2016 to as late as Jan 2018), and we have personally done the same with our own petition of support for our project. Combined, we have reached out to at least 45% of the homes in Balboa Terrace, which is above and beyond the requirements for neighborhood outreach.

¹ November 6, 2017, December 4, 2017, and January 8, 2018

B. Ms. Tam believes that we should not make <u>any</u> exterior changes to our home because in her opinion, the proposed changes are out of character with the neighborhood.

Response | If there is a house in Balboa Terrace that is out of character with the neighborhood, it is the DR's requester's own house at 307 San Leandro Way (adjacent to the south of 300 Darien Way), which Ms. Tam has conveniently neglected to mention in her DR application. Ms. Tam renovated her house by lifting it by approximately 8 feet to create three levels and completely ignored the architectural themes within the neighborhood by creating a box-like structure. See before and after pictures of her house below.



C. Ms. Tam believes that the addition and modification of dormers to our roof would affect her east morning sunlight and northwest afternoon sunlight. She also expressed concerns about her loss of privacy, as the added windows in the attic would allow us to see into her kitchen, dining room, and family room.

Response | In regards to affecting Ms. Tam's sunlight, our property is on the north side of her property. Thus, dormers on the east, west, and south side do not block any sunlight. See **Appendix 2** for a visual representation of the trajectory of the sun relative to the two properties.

In regards to affecting Ms. Tam's privacy, we are already able to see Ms. Tam's kitchen, dining room, and family room from the ground floor of our house. The existing attic already has windows and an existing dormer that can see into her house, so there is no significant change in her privacy other than the fact that our project will allow us to use our attic as living space. We find it extremely selfish for Ms. Tam to disallow us from living in our attic just to maintain her privacy. If Ms. Tam had not made extensive exterior modifications to her house in 2007, we would also have additional access to light, air, and privacy from our house. Her project at the time was quite controversial as well, and resulted in her immediate East-facing neighbor (306 Santa Ana) moving out from the neighborhood a few years ago.

We feel that our proposed project should be approved, despite the concerns of the DR requester and other concerned parties, because we have worked with the City planners to ensure our plans are aligned with the Planning Code standards. We have also worked with the City's preservation planners to ensure any character-defining features are maintained in order to avoid significant adverse impacts to our house as a contributor to Balboa Terrace as an eligible Historic District.

Question 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.

The DR requestor (Emily Tam) has not proposed a reasonable alternative for our project, as she is not allowing us to make a single exterior change to our house. We find this request outrageously unreasonable given the massive renovation she undertook with her own house.

Additionally, we have already made significant changes to our original plans after filing our application with the City to address feedback from SF Planning. Our original plans submitted to the city included a full second floor addition with a west-facing balcony. See pictures of our original and revised plans below:



Existing

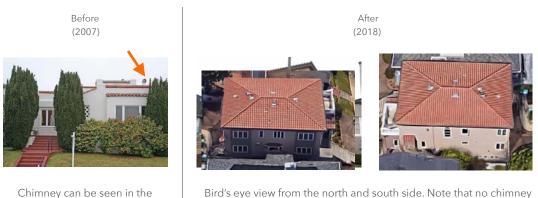
Revised plans (Mar 2018)

When we made the changes to our plans, we also took into account neighborhood notification concerns the DR requester expressed in her previous written statements to the City. The Senior Preservation Planner who reviewed our project and rejected our original plans (Tina Tam) indicated we may:

- a. explore raising our house to create usable space in the basement, and
- b. install dormers in the roof to utilize additional space in the attic.

While our revised plans include the installation of dormers, we decided not to raise our house because we anticipated the BTHA and the DR requestor would strongly object to a height increase. Therefore, our revised plans do not include a height increase at all, which should alleviate Ms. Tam's concern related to light, air, and privacy.

However, despite the many concessions we have already made, we are willing to make one final concession related to our chimney. Since many houses in Balboa Terrace do have chimneys, we are willing to keep ours in order to maintain this consistency. However, please note that the DR requester has removed her own chimney at 307 San Leandro Way as part of her extensive renovations:



Bird's eye view from the north and south side. Note that no chimney is present.

Question 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.

Given the significant changes we already made to our original plans, we do not feel that our project would have an adverse effect on the surrounding properties. There are plenty of houses in Balboa Terrace, including some designed by our "famed" architect Harold Stoner, that feature similar dormers and shed dormers. Some of these houses also have very similar sizing and massing to our house. The best example is actually on the same

upper right hand corner

corner of Darien Way and San Leandro Way, which Ms. Tam conveniently neglected to mention in her DR application (see below):



Location of 290 San Leandro Way in relation to 300 Darien

A large south-facing dormer can be seen from the Darien Way & San Leandro Way intersection

A large north-facing shed dormer (~30ft) can be seen from the San Leandro Way street

A large west-facing dormer can be seen from the Darien Way street

Please refer to **Appendix 3** for more examples from our research, which included Balboa Terrace houses with dormers, and Harold Stoner homes with dormers (featured in the "English Charm" chapter of the 2010 book on Harold Stoner's work, *Bay Area Beauty*).

We are a married couple who purchased this home in July 2016. Marsha has lived in Balboa Terrace with her family at 301 Darien Way for over 18 years. After saving for many years, we were excited to be able to raise our family in the same wonderful neighborhood Marsha grew up in with her siblings. While we purchased the house primarily for the neighborhood and its proximity to Marsha's family, we also fell in love with the house itself. However, the house is in desperate need of repair: the termite report identified \$43k in dryrot and termite damage, various aspects do not meet City code, and energy efficiency is incredibly low. The house is deteriorating, as the previous owners failed to maintain it properly. We decided to use this project to plan for our future family needs while also performing much-needed repairs.

In the DR application, Ms. Tam cites other houses that she claims excavated their basements for living space, including Marsha's parents' house at 301 Darien Way. We know for a fact that there was never any excavation of a basement at 301 Darien Way, so we are inclined to question her other examples as well. As every house is different, the excavation of a basement for living space may or may not make sense and is a decision for each homeowner to make. For example, we spoke with Cynthia Claussen (325 San Leandro Way), and she insisted that we excavate our basement like she did. However, her house already had an existing second floor, so her situation does not apply to ours. Additionally, our current plans include excavation of our basement, but the space is not ideal and the windows are too high to allow a legal bedroom. As such, we plan to use our excavated basement for a family room and to reconfigure our attic for a master bedroom. In **Appendix 3**, you will find our petition of support with 103 signatures from 69 houses of neighbors who support our project. This represents 24% of all homes in Balboa Terrace. For every one of these signatures, we presented our plans (including existing and proposed drawings), and made sure the signers were properly informed regarding the scope of our project.

Sincerely yours,

march hy

Marsha Ng

Nathan Ng

Appendix

APPENDIX 0

The following is a copy of the sign-in sheet from the Pre-Application Meeting on Nov 8, 2016.

Pre-Application Meeting Sign-in Sheet
Meeting Jate: 6 PM. Meeting Address: 300 DARIEN Project Address: Property Owner Name: NATLAN NG + MAKSHA TAM Project Sponsor/Representative: MARK BVCC (ARECU) AHA
Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.
NAME/ORGANIZATION ADDRESS PHONE # EMAIL SEND PLANS 1. Sophie Brail Bescanta Ana 415 379-9530 2. Rip ERT MANN 445 DAVEN 4157990000 3. GMIN TAM
5. Hand HANNA FLECK 600 Upland Dr.
6. Hanna, Fleck Bigminil Low Filed
Brigille Chumin AptesAve Bochumine all com
2. Joi T. Kiner Artos AVE jadi CKinefanily. comp
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APPENDIX 1A

The following table highlights statements from neighbors we spoke to who have been approached by either Emily Tam or Katie Tam to sign their petition to oppose our project.

Address / Name	Emily Tam's Petition of <u>Opposition</u>	300 Darien's Petition of <u>Support</u>	Statements
365 San Leandro (Joe Lui)	Signed circa Jan 2018	Signed on 2/11/17	2/11/18: Katie Tam informed Joe that we were going to "raise the roof", do "a lot more work than it [sic] was on the permit", and that signing the petition is the "only way" to get more information on the project. Please note that Joe is a very big proponent of our project and even he was able to be convinced to sign a petition against our project based on false pretenses. (see Appendix 1B for signed statement).
Wishes to remain anonymous	Refused on circa 1/28/18	Signed on 3/11/18	2/5/18: Katie Tam informed this neighbor that changes cannot be made because the area is identified as a "historical neighborhood". Neighbor says Katie was "not accurate, misleading, and may be pressuring neighbors who may not be accurately informed". (see Appendix 1B for statement).
240 San Fernando (Jackson Hom)	Refused on circa 1/12/18	Signed on 3/11/18	1/30/18: Katie Tam informed the family that we were "making modifications to flipped [sic] the house". (see Appendix 1B for email statement)
306 Santa Ana (Shuting Su)	Signed on circa 11/21/16	Signed on 1/17/17	1/17/17: Homeowners stated they were informed that Balboa Terrace was a "historic resource" and that no house could make changes, and everyone in the neighborhood was against the project. Being new to the neighborhood, they felt pressured to sign the petition of opposition. After we informed them of our project, they signed a note indicating that the petition of opposition was performed in "bad faith" and they support our project (see Appendix 1B for signed statement).
230 San Benito (Susan Gujral)	Refused on circa 1/13/18	Signed on 1/17/17	1/15/18: Katie Tam (Emily's mom) told Susan that the plans were not aligned with the historical resource requirements and that it would ruin the community.
350 San Leandro (Leo La Rocca)	Signed on circa 11/21/16	Signed on 1/14/17	1/14/17: Leo La Rocca confirmed that he was not aware of our project prior to 1/14/17. He supports our project.
357 San Leandro (Jesse Levy)	Signed on circa 11/21/16	Signed on 1/14/17	1/14/17: Jesse Levy confirmed that he was not aware of our project prior to 1/14/17. He supports our project.

APPENDIX 1B

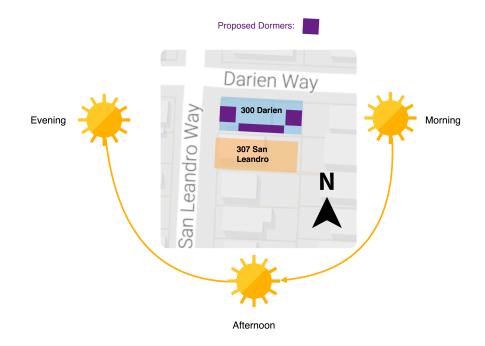
The following are signed statements from the neighbors.

365 San Lean	dro (Joe Lui)
joe lui <joeklui@gmail.com> To: Cc: Nathan Ng <nathannicholas@gmail.com>, Marsha Tam <</nathannicholas@gmail.com></joeklui@gmail.com>	Sun, Feb 11, 2018 at 6:31 PM
	ind share an egy man com-
Hello Marsha and Nathan,	
It was nice to meet the both of you this afternoon and to hav asked if I can put into a paragraph of what transpired before mother. I am writing this by my own free will and under no p	my signing the petition when presented to me by Emily's
She stated that she was gathering a petition together due to to do work to the home down the block. I told her that I reac were going to remodel the home in the basement area. She more work than it was on the permit. The only way to get m signed the petition based on the fact that she presented it as with them doing work. In fact, it is nice for the neighbors to i they would not be blocking their light anyways even if they w pass their current roof line. She did present to me that they that about their property when they remodeled their home a	ore information and clarification was to sign the petition. I s the only way to get more information. I have no problem improve the neighborhood. I told her that it would seem that vere to put dormers in since they were not going any higher would be changing the character of the home, but I can say few years back since, they basically gutted their home and mes in Balboa Terrace Neighborhood are older and from what
Joe Lui 365 San Leandro Way San Francisco, Ca 9417	
365 San Leandro Way	Balboa Terrace neighbor wishes to remain anonymous
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306 Santa Ana (Shuting Su)		
The plan that was communicated to me originally was not done in good faith - After baning the plans, I have no dijection, & I did not mean to sign corfier. ANAMA 206 Sounda Ara Are, San Francisco	Transcription: The plan that was communicated to me originally was not done in good faith. After learning the plans, I have no objections and I did not mean to sign earlier [Emily's petition]	

APPENDIX 2

Note that the east and west facing dormers in our plans do not block any sunlight for 307 San Leandro.

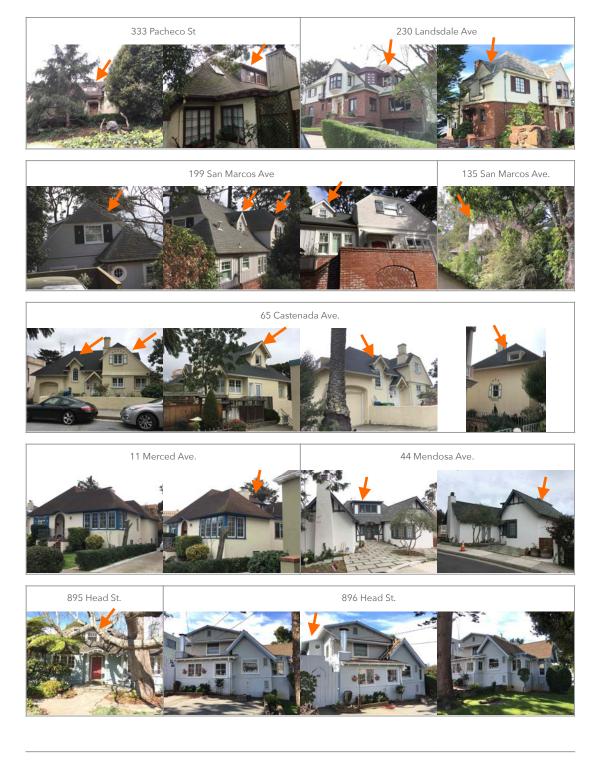


APPENDIX 3

The below gallery displays example homes in Balboa Terrace with dormers, some of which are designed by Harold Stoner.



The below gallery displays Harold Stoner English style homes with dormers in San Francisco outside of Balboa Terrace.









73 Santa Paula Ave.



APPENDIX 3

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NATHAN NG MARSHA TAM MARSHA TAM NATHAN NG PETITION FOR 300 DARIEN WAY: SUPPORT PETITION FOR 300 DARIEN WAY: SUPPORT es of Balboa Terrace are in support of the proposed project at 300 Darien Way, San Francisco, CA 94127. 300 Darlen Way, San Francisco, CA 94127: Sophie Breall 365 Santa Ana Gotal Mary O. Martinez 345 Son Leadorowy My O. JOB LUI 365 sm comoco wel & Mary Rotunno 169 San Aleso Ave. Mary Potunno THOMAS KIM STO SAN LEANORD WHY PAGE Kevin Bylant 169 Son Alos Ave Kken Butin Joanne Kim 340 San Loandro Way Counted JASMINE LEOUNG 10 SANS ACESO AVE JAPMINISKENY Kon DKonin Hu 334 Son Londro Way Hort Mitchell Leang 161 San Ala Are Hotel Kataleen Momorph 240 San Leandro Way MM Maria Consoly 155 Sanders Are Mitast Paniel Connolly 155 San Aleso An Davellant Kevin McDonous 240 Sa (ea. Da bry All Def Honoria Sosmento 250 San dean dro Way formes Lourd Slight 545 Danin Way 75 WILLIAM DER 185 SAN ALESO Mini Den Albert Lee 135 Darien Way Fight Helon Lee 135 Paria Way Men July Chang 145 Sin Aleo Ave Subi Chap. Edith Rhachetourian 651 Upland Dr. 5-Margaret Finley 135 San Rotael Are Margaret

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February 2, 2018

Historic Preservation Technical Specialist San Francisco Planning Preservation Team San Francisco Historic Preservation Commission c/o: San Francisco Planning Department 1650 Mission Street, Suite 400 San Francisco, CA 94103

Subject: Opposition to Permit Application # 2016.12.28.6046 & Planning Record No:2017-000433PRJ

Dear Ms. Elizabeth Gordon-Jonckheer, Commissioners and Staff:

I am a resident of Balboa Terrace Homes Association and a member of the board of associations. As a resident in reviewing the **permit application** # 2016.12.28.6046 it **shows** under, "**proposed**" and states **"2 dormers added to attic.**"

In reviewing Architect Baukunst plans it illustrates "#2 dormers" on the east and west side of the residence, removal of the chimney, adding a significant number of windows, as well as enclosing/connecting the detached garage and removing the backyard.

300 Darien Way is an English Cotswold Cottage home in Balboa Terrace subdivision. The proposed design plan removes the existing housing and neighborhood character to be conserved and protected in Balboa Terrace subdivision with the ubiquitous Harold G. Stoner inventory of homes.

The **"Proposed #2 dormers"** on the east and west side of the residence looks much higher then the roofline (I can't tell since there is no mentioning of height on the plans). The #2 dormers on the east side and west side each pop out increasing the roofline (possibly an additional floor?). The proposed massive dormers bulk out and destroys the building scale form from its neighboring homes on Darien Way causing a disruption of flow. The proposed plans will destroy the corner set back from both streets and loose its character. The peaked roofline will be removed with the proposed #2 dormers east and west. This peak roofline removal will lose a key element in defining a English Cottage home that currently adds a perfect flow on Darien Way. Sadly, the Cotswold roof was removed around 2011/2012 (featured in Bay Area Beauty by Jacqueline Proctor on page #59). The proposed #2 dormers will destroy and disrupt the contiguous flow on Darien Way which is a significant tiered gateway in Balboa Terrace.

On the proposed Darien elevation plans the chimney is removed (possibly a stairway?). The chimney is one of the major key elements in the design of a English Cottage home. The removal of the chimney will be out of character with not only its homes along Darien Way but with the entire subdivision. The proposed plans for additional windows does not keep in mind with the buildings architectural design or the proportion of the building. The number of added windows is not harmonious with its neighboring homes on Darien Way and removes the rights to privacy with its adjacent neighbor due to placement of windows.

Currently the block pattern on "Darien Way" has a continuous flow, leaving the detached garage center open for rear open yards. The proposed plans enclose the detached garage and connects it to the residence where between and beneath City/public/PG&E utility lines run up/down the servient/easement in common connecting through the sides of each property lot to our homes.

This permit plan is a substantial adverse change in the significance of Harold G. Stoner English Cottage home and those homes on Darien Way. The plans would cause a substantial adverse change to the architect of the neighborhood, the contiguous downslope/tiered flow on Darien Way. The design plans, height and depth of the building is not compatible with the existing building scale of those homes on Darien Way. The bulk size design plans will be disproportionate on the lot and will lose its compatibility of its neighboring homes on Darien Way.

As a neighbor I urge Planning and DBI not to approve the permit for these proposed plans.

Thank you for your consideration of this request.

Respectfully,

Brigitte Churnin Balboa Terrace Resident Given, the proposed alterations of the roof structure and addition of two large dormer windows at 300 Darien Way, The Balboa Terrace Homes Association is reiterating a prior request and now enforcing the association's requirement for: a) 300 Darien owners or agents to hold a neighborhood meeting as defined in the BTHA Architectural Guidelines; and b) The installation of story poles as defined on pages 17 and 18 of the BTHA architectural guidelines.

The Board further resolves to formally oppose the current plans for 300 Darien if the homeowners fail to comply with these requirements within the current notice period.

Approved; Six votes in favor and two votes not in favor.

Excerpts from BALBOA TERRACE ARCHITECTURL GUIDELINES

NEIGHBOR INVOLVEMENT

"In an effort to include Balboa Terrace residents in the process of design review, the Architectural Design Review Committee requires the scheduling of a meeting with surrounding neighbors and the Committee in order to present and discuss the proposed project. The project sponsor shall notify the Architectural Design Review Committee as well as all neighbors in the surrounding area using the "Neighborhood Meeting Notification" Form from Appendix "A." (See Appendix "A" for determination of residents required to be notified.) The form is to be received by residents and the Committee a minimum of two weeks prior to the meeting in order to provide for scheduling by interested parties.

The "Neighbor Notification List" form should be completed indicating the neighbor and addresses notified. At the meeting itself, the "Neighborhood Meeting Attendees" form should be used as a "sign in" sheet by all attendees."

STORY POLES

"In cases where proposed horizontal or vertical additions to homes will increase the existing envelope of a residence, the Committee reserves the right to request that story poles be installed to indicate the outermost envelope of the building. Poles shall be placed to mark the perimeter corners of the proposed addition at a height that designates the proposed project's roof. Additional center poles shall be installed to indicate roof peaks. The tops of the story poles shall be connected with colored tape or rope in a manner that clearly denotes the envelope and massing of the proposed building. The requirement for the installation of story poles provides a method for residents who may not be able to interpret design drawings to effectively ascertain the ultimate height and bulk of a building and make educated decisions regarding a proposed project."

January 26, 2018

Elizabeth Gordon-Jonckheer SF Planning Department 1650 Mission Street, Suite 400 San Francisco, CA 94103

Dear Ms. Gordon-Jonckheer,

We are writing to you in regards to the project at 300 Darien Way, Application Number 201612286046, Case Number 2017-000433PRJ. <u>The project sponsors of 300 Darien Way failed</u> <u>their duty to notify many neighbors about their proposed project. Throughout this process,</u> <u>there has been a complete lack of transparency and engagement with the neighbors. As a result, several neighbors were not aware of the proposed project.</u>

On the Presidential Election Night on November 8, 2016 at 6 p.m., the project sponsors held a Pre-Application Meeting at the project site at 300 Darien Way. We thought it was very unusual that only three people on our block (from a total of two households only) were present at the meeting. The other eight neighbors that signed into the meeting were either from the Balboa Terrace Architectural Review Committee or the Balboa Terrace Homeowners Association Board. Aside from the three of us, no other neighbors on our block were present.

Emily Tam (307 San Leandro Way) had received a Notice of the Pre-Application Meeting on October 26, 2016 and she had notified Sue Grazioli (329 San Leandro Way). Emily, her Mother, and Sue were the only ones from our block that were present at the meeting.

We notified the Balboa Terrace Architectural Review Committee that many neighbors did not receive a Notice of the Pre-Application Meeting on Election Night. The Architectural Review Committee asked the Project Sponsors to submit a list of addresses that they mailed the Notice to. There was no response.

On January 9, 2017, the Architectural Review Committee did not approve of the proposed project at 300 Darien Way. On January 22, 2017, the project sponsors of 300 Darien Way submitted a letter to the BTHA Board requesting an appeal hearing at the next BTHA Meeting. In this letter, they stated that they hired Radius Services in San Francisco, who was the "gold standard." They stated this company mailed notices to 17 neighbors within 150 foot radius of the project site. They provided the names and addresses of all these neighbors that Radius Services supposedly sent these notices to.

We knocked on all the doors of these neighbors and we were only able to confirm that only 5 out of 17 neighbors on this list received the Notice of pre-Application Meeting. They also failed to mail the Notice to Balboa Terrace Homeowners Association and instead mailed it to the West of Twin Peaks Council. <u>Marsha Tam, one of the project sponsors of 300 Darien Way, lives</u> <u>directly across the street at 301 Darien Way with her parents for the last 18 years. She</u> <u>obviously is well aware that the Notice should have been mailed to Balboa Terrace</u> <u>Homeowners Association.</u>

In addition, twenty-two addresses should have been notified under Balboa Terrace guidelines. After combining both sets of addresses (one set provided by the 300 Darien way project sponsors and 22 addresses from the BTHA guidelines, there should have been 28 homes that received the Notice of Pre-Application Meeting and we were only able to confirm that a total of 5 homes out of 22 addresses received the notice, which is only 22%.

Clearly, several neighbors in Balboa Terrace did not receive proper notification of the proposed project at 300 Darien Way. There has been a complete lack of transparency and engagement with neighbors. We are extremely disappointed with how the notification process was handled. Neighbors have a right to know about the proposed project and the Project Sponsors failed to handle the Notification Process correctly.

In addition, we called Radius Services and spoke to the manager Kevin. He stated that Radius Services charged \$225 to their clients. They provide a list of addresses within 150 foot radius of the proposed project and they also provide an affidavit stating that their company provided these addresses. They stated they do not mail out any of the Notices and it is the owner's responsibility. They also stated they never mailed out any Notice for 300 Darien Way.

We brought up this point at the monthly BTHA meeting when the project sponsors appealed their project. Nathan Ng, one of the project sponsors stood up and spoke at the meeting. He claimed that Radius Services mailed out all the Notification Letters and they might have gotten lost in the mail. Clearly, we were able to show that he was not truthful. The Balboa Terrace Board of Directors denied the appeal to their project. They went ahead and submitted their plans to the City and their proposed project to add a second story was not approved as well.

The project sponsors revised their plans and they are continuing to make a significant exterior change to their home by adding two large dormers and changing the roof line. During this time period, they never contacted the Balboa Terrace HOA or Architectural Review Committee to speak about their revised plans for the exterior changes or to hold another meeting with neighbors. This is a requirement that they are well aware of. Instead, they completely bypassed the mandatory notification to the 22 Balboa Terrace households again. They did not bother submitting any revised plans to the Architectural Review Committee. Instead, they just worked with the city directly. The proper procedure under Balboa Terrace Design Guidelines is

for the project sponsors is to hold a meeting to work with neighbors BEFORE they submit any revised plans to the city. The HOA Board is supposed to vote and approve their project BEFORE they submit ANY revised plans to the city. They are also supposed to obtain a Letter of Approval from the Architectural Committee to submit to the city along with their revised plans, which they failed to do.

The project sponsors regularly attend the monthly Balboa Terrace HOA Meetings and not once did they mention any revisions to their plans. I live right next door to the project and they never mentioned to me any revisions to their plans at all.

The project sponsors worked with the Historical Preservation Department for several months. In October 2017, when their project reached the Residential Design Team, the planner Elizabeth Gordon-Jonckheer emailed the revised plans to Architectural Committee Member Robert Mann, and he contacted the project sponsors. He advised them to hold a meeting with neighbors because of the significant change in the roofline. They responded by saying they will not hold any meetings with neighbors.

Currently, in their revised plans, they are completely changing the roofline by extending their attic to squeeze in a second level, adding very large windows to the second story, adding two very large dormers and removing the chimney. In addition, they are connecting the garage to the house and completely eliminating their backyard. They are also removing the back stairs to their home and eliminating the second entrance to the home.

At our December 4, 2017 Board Meeting, two members of the Architectural Committee, Robert Mann and Arlene Doyle suggested again to the project sponsors to have a meeting with neighbors so they can give their comments on the plans. At that meeting, I also suggested they set up a meeting to discuss the project with neighbors. They stated they won't be holding a meeting.

In addition, they stated to the Architectural Review Committee that they will not be providing any plans to the neighbors and that neighbors will receive a copy of the plans when the 311 Notice when it comes out. They have been very difficult to work with and completely uncooperative. There has been a complete lack of transparency to neighbors.

On January 8, 2018, the project sponsors emailed neighbors and asked if they had any questions about their project. This was ONE WEEK after the 311 Notice was posted on the property at 300 Darien Way. This was done after one of the neighbors within the 150 feet radius of the project wrote a letter to the Planning Department complaining about the project sponsors' lack of transparency.

At the January 8, 2018 monthly Balboa Terrace HOA Meeting, several neighbors expressed their concern about the project sponsors refusing to abide by the BTHA guidelines. The BTHA Board made a motion to enforce the BTHA Design Guidelines to have the project sponsors hold a neighborhood meeting and to have them install story poles to show the change in the roof line.

If the project sponsors do not fulfill these requirements, the BTHA will not approve of their project. This motion was passed.

In response to the motion that was passed , the project sponsors wrote an email stating that they will not hold a neighborhood meeting and that it was unreasonable to request story poles to be installed. The requirement of installing story poles is actually written in our BTHA Design Guidelines and Review Process. In an email dated January 12, 2018, the project sponsor Marsha Tam wrote to the Balboa Terrace Board of Directors and to the City Planner Elizabeth Gordon-Jonckheer, and stated that they prepared 3D images of the proposed structure. She stated that she brought the 3D plans to the December 4, 2017 monthly BTHA Meeting and made a public announcement offering to show these images but neighbors did not seem interested.

I was at that Board Meeting and I did not hear them offer to show anyone those drawings. Our monthly BTHA Meetings are audio recorded by the BTHA Secretary and it is also recorded by the President. I am the BTHA Secretary and I listened to the audio recording and they never made the announcement.

Please see Attached List of Neighbors that were supposed to be notified. This map clearly shows that only 5 neighbors out of 22 that were notified the first time, and the second time, no neighbors were notified at all. The neighbors only became aware of the project after the city mailed out the 311 Notice. Clearly, the project sponsors have failed to be transparent about their project because they know that neighbors will have an issue with their revised plans.

I urge the Planning Department to not approve of the proposed plans for 300 Darien Way because all the procedures of Neighborhood Notification have not been fulfilled under the Balboa Terrace Guidelines. In addition, the Balboa Terrace Board of Directors has not given their approval in support of these exterior changes.

Sincerely,

Emily Tam

Emily Tam – 307 San Leandro Way

Neighbor Notification Requirements for Balboa Terrace Homes Association

"Deliver or mail the form to all notification lots and the Balboa Terrace Homes Association so that the notification is received a minimum of two weeks prior to the scheduled meeting. Notification lots are the 3 adjacent lots in each direction from the subject property on the same block, the lot directly behind the subject lot and the 3 adjacent lots in each direction, and the lot directly across the street and the 3 adjacent lots in each direction on that block. **In the case of corner lots**, the notification shall be 3 adjacent lots in each direction from the subject property along each block face, and the nearest 3 lots on each opposite block across the street or streets from the subject lot. This applies to lots both within and outside Balboa Terrace."

22 Addresses of Neighbor Notifications required by BTHA Residential Design Guidelines

- 445 Darien 401 Darien 345 Darien 301 Darien 240 Darien
- 201 Darien 200 Darien 135 Darien 300 San Benito 300 Santa Ana 301 Santa Ana
- 290 San Leandro 280 San Leandro 270 San Leandro 265 San Leandro 255 San Leandro
- 306 San Leandro 307 San Leandro 314 San Leandro 315 San Leandro 320 San Leandro 325 San Leandro

17 Addresses provided on Ng/ Tam Neighbor Notifications List

Notifications Received Notifications Not Received Status Unknown (No Response) 240 Darien 290 San Leandro 345 Darien 301 Darien 315 San Leandro 306 Santa Ana 300 Santa Ana 306 San Leandro 325 San Leandro 310 Santa Ana 314 San Leandro 307 San Leandro 329 San Leandro 316 Santa Ana 320 San Leandro 330 San Leandro 320 Santa Ana

Neighbor Notification Map for 300 Darien Way



✤ Neighbor Notification Text extracted from

BALBOA TERRACE HOMES ASSOCIATION (BTHA) - RESIDENTIAL DESIGN GUIDELINES AND REVIEW PROCESS.pdf APPENDIX A – Forms and Procedures / Neighborhood Meeting Notification Form

ALEXAND-RA--VUKSICH

February 15, 2018

Elizabeth Gordon-Jonckheer SF Planning Department 1650 Mission Street, Suite 400 San Francisco, CA 94103

Re: Application Number 201612286046, Case Number 2017-000433PRJ

Dear Ms. Gordon-Jonckheer,

I am writing to you to voice my objection to the addition of dormers at 300 Darien Way. My family moved to Balboa Terrace in 1958; I currently own that same home. My parents served on the Board of the Balboa Terrace Homes Association, a tradition which I have continued, serving on the Board at various times during the past 15 years. The proposed addition appears to by-pass the approval process of the Balboa Terrace Homes Association's Architectural Review Committee, a process which is cited in our CC&Rs as well as in the Davis-Sterling Act.

Balboa Terrace is one of 8 "Resident Parks" built in San Francisco between 1906-1940. In addition to the fact that BTHA was an early adopter of the Homeowners Association governance model, the neighborhood is cited for it's harmonious roof lines in a Historic Context Statement prepared by the Western Neighborhoods Project. The proposed changes for 300 Darien would break the synergy achieved by that original street layout. Homeowners wishing to enlarge their homes within the original footprint have opted to excavate their basements which more often than not includes a "bonus" room.

I would ask that you not approve this project and ask that the applicants follow their HOA process to be consistent with the expectations of the 288 members of the BTHA. Thank you for your consideration in this matter.

Sincerely,

177 San Aleso Ave., San Francisco, CA 94127

alexandravuksich@sbcglobal.net

Balboa Terrace Ad Hoc Committee

FOR

HISTORICAL AND ARCHITECTURAL PRESERVATION January 29, 2018

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

ATTENTION: Preservation Commission and Staff

Subject: Alterations to 300 Darien,

Building Permit Application No. 201612286046; Case No. 2017-000433PRJ

Many members of the Balboa Terrace Homes Association (BTHA) seek to protect the significant architectural heritage of our neighborhood. We urge you to reject Permit Application No. 201612286046 proposed for 300 Darien Way. We find the proposed changes are inharmonious with the façade and roofline that are typical of the architectural style known as "English Cottage." English Cottage architecture owes its unique character to three significant features: 1) a single-story residence, 2) a full width, unbroken expanse of roof line facade, as a venue for 3) the original wave-like flow of its shingles. These features are now protected by Neighborhood Design Guidelines, adopted by the City in December, 2003. The Guidelines state that "proposed projects must be responsive to the overall neighborhood context... must build on common rhythms and elements of architectural expression found within the neighborhood." This proposed permit produces the opposite effect, i.e., to demolish the very context and architectural expression of English Cottage features that the Guidelines seek to protect: construct a second floor, impose dormer windows on the roof, the latter making restoration of the English Cottage elements, even the shingle pattern feature, cost prohibitive to restore.

The Neighborhood: The Balboa Terrace is a residential community known for the architectural style and neighborhood layout of Harold Stoner-design. This home exemplifies the English cottage style found throughout our neighborhood and contributes to Balboa Terrace as an architectural heritage resource. Our original developer, Lang Realty, subdivided the property in 1924 and reserved to itself the right to determine each lot's residential character including the relationship of its scale and flow in the context of other residences as a way to ensure that "each home was responsive to the overall neighborhood context," i.e., appropriate to the lot and harmonious with the scale and flow of other lots. In the words of the Neighborhood Design Guidelines, Balboa Terrace Homes were "... built upon the common rhythms and elements of architectural expression found within the neighborhood." By illustration, on this intersection the homes were originally single story. On another Balboa Terrace avenue, residents of one side look out upon Spanish and Mediterranean Revival homes whose occupants look out upon the English Cottage style homes on the west side. In summary, the current architectural expression in Balboa Terrace preserves the original organizing principal of harmonious heights and styles, rhythms and context, expression and character of the architects and developers of the original 1924 architectural approval.

The developer's original organizing principal has preserved, with notable exceptions, the neighborhood's architectural style and integrity through judicious application of the original CCRs, Balboa Terrace's Architectural Review Committee's application of Design Review Guidelines and – as illustrated by this application -- by the foresight and wisdom, the regulations and permit processes offered by the City and County of San Francisco.

The Residence: This home is a premier example of an "English Cottage" residence with its single-story and full-width expanse of rooflines which remains perfect condition for restoration the original wave-like flow of shingles. Currently it is still economically feasible to restore this highly visible feature.

But the existing architectural characteristics and restoration of the defining roof and shingle elements are <u>irrevocably</u> destroyed by construction of a second floor and installation of dormer windows that reduce the roof volume and interrupt the flow of cottage shingles. The proposed addition of the extralarge dormers is irreconcilable with the neighborhoods English Cottage style.

The Applicant: These windows do not enhance the residential style – but create a whole new second floor solely to provide more residential space. Yet

there is a) no demonstrable family need for this space, and b) a similar initiative and concept was rejected by the Architectural Design Review Committee (ARC) of the Balboa Terrace Homes Association. The simple facts that came to light during the prior hearings appear to refute any family-generated need for expansion of residential space to accommodate the existing extended family, much less potential future family members.

Rather the proposal leads us to the only rational conclusion apparent: this attic space expansion – at the irreversible expense of the architectural and historic character of the structure and surrounding neighborhood – is solely for speculative sale and windfall profit. The application is only the latest of the owner's numerous initiatives to circumvent the Balboa Terrace Homes Association's Architectural Review Committee (ARC). When our ARC committee and Board members resisted the project, the applicants sought to intimidate and discredit ARC members. The applicants further threatened legal action if the Chairwoman of the ARC was not removed from the Committee and disciplined, so that they could submit without opposition, a proposal to the City that would degrade a residential structure with careless disregard for neighborhood style and character.

In summary, we ask you to again reject the proposed alteration and/or demolition of any portions of this English Cottage style home. Thank you for your support in helping to protect and preserve our architectural heritage. Please do not hesitate to contact us using the contact information and email addresses previously provided.

Robert A. Switzer Homeowner 35 Aptos Avenue

Balboa Terrace Homes Association P.O. Box 27642 San Francisco, CA 94127

July 10, 2018

Ms. Elizabeth Gordon-Jonckheer SF Planning Department 1650 Mission Street, Suite 400 San Francisco, CA 94103

Subject: Application Number 201612286046, Case Number 2017-000433PRJ

Dear Ms. Gordon-Jonckheer,

I am the elected President of Balboa Terrace Homes Association and I am writing to provide perspective on a controversial and precedent setting project in our neighborhood at 300 Darien Way, San Francisco, Application Number 2016.12.28.6046.

Balboa Terrace homeowners have resisted this project as inharmonious in its impact on the unique architectural and historic character of Balboa Terrace and precedent setting in its impact on the specific residence. Over 80 neighbors have signed a petition to stop this project. Approximately 16 neighbors have written letters of opposition to the Planning Department. At its January 8, 2018 meeting, the Association's Board of Directors voted to not approve this project and to enforce the Balboa Terrace Architectural Guidelines.

This opposition has developed in response to the project sponsors' consistent pattern of circumventing the Balboa Terraces procedural requirements, ignoring design standards set forth in the Association's Architectural Design Guidelines, bypassing resident participation in the review process, threatening the Board with legal action, and writing letters to intimidate volunteer Directors who serve as valued members of our Design Review Committee and who have the statutory authority to uphold our design standards and to defend our unique architectural heritage.

Subsequently, one project proponent sought election to the Board of Directors on a platform that would have influenced this project, while other directors who supported the proponent's efforts, have since been recalled or were not re-elected by wide margins. They are among those now supporting the applicant in this matter before the City.

The project sponsors were instructed to hold a neighborhood meeting to discuss their revised plans, and to install story poles to illustrate the plans. As of today the project sponsors still

<u>refuse to comply with what we understand is standard operating procedure for homeowner</u> <u>associations throughout the state.</u>

The defining architectural and roofline characteristics of the "English Cottage" style home would be **irrevocably** destroyed by construction of a second floor and installation of incongruously large dormer windows. This over-construction is primarily intended for the owner's **speculative sale and windfall profit**.

We respectfully ask the Planning Commission to again disapprove plans for the alteration of this English Cottage style home. By circumventing BTHA design guidelines and procedural requirements, and by seeking approval through the discredit and intimidation of volunteers and legal action against the entire residential association, the project sponsors are setting a bad precedent. We would ask that the Commission not set a bad precedent by encouraging or validating this behavior, and the risk it poses to our unique sense of community. Thank you for your support in helping to preserve our architectural heritage and unique community.

Sincerely, Robert Switzer

President of Balboa Terrace Homes Association

From: bqchurnin@aol.com To: Jorgen.Cleemann@sfgov.org, elizabeth.gordon-jonckheer@sfgov.org Cc: eiliesh.tuffy@sfgov.org Sent: 2/2/2018 10:50:14 PM Pacific Standard Time Subject: Opposition to 300 Darien Way Permit #2016.12.28.6046 & Planning #2017-000433PRJ

Dear Elizabeth, Please add this letter to the file:

February 2, 2018

Historic Preservation Technical Specialist San Francisco Planning Preservation Team San Francisco Historic Preservation Commission c/o: San Francisco Planning Department 1650 Mission Street, Suite 400 San Francisco, CA 94103

Subject: Opposition to Permit Application # 2016.12.28.6046 & Planning Record No:2017-000433PRJ

Dear Ms. Elizabeth Gordon-Jonckheer, Commissioners and Staff:

I am a resident of Balboa Terrace Homes Association and a member of the board of associations. As a resident in reviewing the permit application # 2016.12.28.6046 it shows under, "proposed" and states "2 dormers added to attic."

In reviewing Architect Baukunst plans it illustrates "#2 dormers" on the east and west side of the residence, removal of the chimney, adding a significant number of windows, as well as enclosing/connecting the detached garage and removing the backyard.

300 Darien Way is an English Cotswold Cottage home in Balboa Terrace subdivision. The proposed design plan removes the existing housing and neighborhood character to be conserved and protected in Balboa Terrace subdivision with the ubiquitous Harold G. Stoner inventory of homes.

The "Proposed #2 dormers" on the east and west side of the residence looks much higher then the roofline (I can't tell since there is no mentioning of height on the plans). The #2 dormers on the east side and west side each pop out increasing the roofline (possibly an additional floor?).

The proposed massive dormers bulk out and destroys the building scale form from its neighboring homes on Darien Way causing a disruption of flow. The proposed plans will destroy the corner set back from both streets and loose its character. The peaked roofline will be removed with the proposed #2 dormers east and west. This peak roofline removal will lose a key element in defining a English Cottage home that currently adds a perfect flow on Darien Way. Sadly, the Cotswold roof was removed around 2011/2012 (featured in Bay Area Beauty by Jacqueline Proctor on page #59). The proposed #2 dormers will destroy and disrupt the contiguous flow on Darien Way which is a significant tiered gateway in Balboa Terrace.

On the proposed Darien elevation plans the chimney is removed (possibly a stairway?). The chimney is one of the major key elements in the design of a English Cottage home. The removal of the chimney will be out of character with not only its homes along Darien Way but with the entire subdivision.

The proposed plans for additional windows does not keep in mind with the buildings architectural design or the proportion of the building. The number of added windows is not harmonious with its neighboring homes on Darien Way and removes the rights to privacy with its adjacent neighbor due to placement of windows.

Currently the block pattern on "Darien Way" has a continuous flow, leaving the detached garage center open for rear open yards. The proposed plans enclose the detached garage and connects it to the residence where between and beneath City/public/PG&E utility lines run up/down the servient/easement in common connecting through the sides of each property lot to our homes.

This permit plan is a substantial adverse change in the significance of Harold G. Stoner English Cottage home and those homes on Darien Way. The plans would cause a substantial adverse change to the architect of the neighborhood, the contiguous downslope/tiered flow on Darien Way. The design plans, height and depth of the building is not compatible with the existing building scale of those homes on Darien Way. The bulk size design plans will be disproportionate on the lot and will lose its compatibility of its neighboring homes on Darien Way.

As a neighbor I urge Planning and DBI not to approve the permit for these proposed plans.

Thank you for your consideration of this request.

Respectfully,

Brigitte Churnin Balboa Terrace Resident

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Gordon-Jonckheer, Elizabeth (CPC)

From:	pmhedgehog@aol.com
Sent:	Saturday, January 27, 2018 11:31 AM
То:	Gordon-Jonckheer, Elizabeth (CPC); Tam, Tina (CPC); LaValley, Pilar (CPC)
Subject:	Building Permit Application No. 201612286046

Please reference your emails -

Building Permit Application No. 2016:2286046

Case No. 2017-000433PRJ

Case #2017-000433ENV

Contrary to some of the assessments, the proposed project at 300 Darien way is going to have significant negative impact on this Story Book historic neighborhood. Our street is filled with character houses. If the remodel that is proposed for 300 Darien is approved many of the hallmarks of that home and the introduction to our entire block will be compromised. This "Cotswold" cottage design has historical

references back hundreds of years. This Harold G. Stoner house serves as an introduction to single and 2 story houses that populate the 300 block of San Leandro. H.G. Stoner, a renowned English architect,

designed this home and several on our block. He used this house as an introduction to the street, punctuating the beginning of a character story book area. Each house on this street is built with a slightly different, but homogeneous historical style. 300 Darien is the same height as all the houses on all of the corners across and down the block. It's classic cottage roof references the several other English style houses on the block.

The proposed increased build of the roof will destroy any references to the Cotswold style that so epitomizes this home. It was a shame several years back to lose the original thatched roof to the Ocean wave shingles.

The current shingles lack even that characteristic.

While there are many appropriate dormer additions to Cotswold Cottage for inspiration online, the owners of this 3 Bedroom 2+ bath want to add an addition that consists of a significant and overly large "Dormer" on the sides and back of the home. This is not a "dormer" at all but a large scale, 30 foot long, out of proportion, addition. This extension dwarfs the front and side elevations of the home with square wings, defacing the characteristic pitch of the roof. While I do appreciate the attempt to keep the original windows on the San Leandro side of the house, the back dormer destroys the original angles of the roof. The front elevation also obliterates the steep pitch which is distinctive to the period on which this house is modeled.

Our proud San Francisco neighborhood of 1920's homes sadly learned a hard lesson by letting a few other remodels change the character of their homes by raising roofs and overbuilding lots. We can not allow this to

continue. We all purchased homes on this block because of the curb appeal and singularity of these homes, we can not continue or our unique streetscape will be forever lost . There must be some way to add space to

this house without sacrificing the essential beauty and curb appeal of the street.

Cynthia Claussen My Art Blog is Point of View by Cynthia Claussen <u>http://cynthiaclaussenart.blogspot.com/</u> February 5, 2018

Elizabeth Gordon-Jonckheer SF Planning Department 1650 Mission Street, Suite 400 San Francisco, CA 94103

Re: Application Number 201612286046, Case Number 2017-000433PRJ

Dear Ms. Gordon-Jonckheer,

I am writing to you about the proposed project at 300 Darien Way. I have lived in Balboa Terrace for several decades. This unique English style cottage was designed by the famous architect Harold Stoner.

If the owners of 300 Darien Way change the roofline by adding the proposed oversized dormers and these huge windows to the attic to create a second story, the shape of the roof will look extremely awkward. It would in no way be proportional to the home. The large dormers would definitely not match the surrounding homes. There are no homes in Balboa Terrace that have such huge dormers and such large windows on their attic.

I strongly oppose this entire proposal for remodel. Thank you for your attention to this important matter.

Warm Regards,

Cynthiahoanguyen

Cynthia Nguyen 225 Santa Ana Avenue February 13, 2018

Elizabeth Gordon-Jonckheer SF Planning Department 1650 Mission Street, Suite 400 San Francisco, CA 94103

Re: Application Number 201612286046, Case Number 2017-000433PRJ

Dear Ms. Gordon-Jonckheer,

I am a longtime resident of Balboa Terrace. I grew up in the neighborhood and I have lived here for many decades. I am writing to you regarding the proposed project at 300 Darien Way.

The owners of 300 Darien Way are planning to make a major exterior change to this storybook cottage by drastically altering the roofline. They are adding these huge dormers and huge windows to the attic level to create a second level to this home. This home is originally a single story home over a basement. This addition of a second level in the attic area does not match any of the existing homes in Balboa Terrace. There are no homes in Balboa Terrace with such large dormers and such large windows.

This major change in the roofline is completely incompatible with all of the homes on Darien Way. All of the homes on the 300 block of Darien Way are single story homes over a basement. Instead of changing the roofline, the owners of 300 Darien Way can excavate their basement level to create more livable space.

They have not held any neighborhood community meetings and they have not received approval for their project from the Balboa Terrace Architectural Review Committee and the Board of Directors. These requirements are mandatory in our neighborhood.

I strongly oppose these plans for remodel. I urge you and the Planning Department to not approve the permit for 300 Darien Way. Thank you for your time.

Warm Regards,

Dave Wentker - 307 Santa Ana Avenue

From: Elizabeth Khachigian [mailto:emkhachigian@sbcglobal.net] Sent: Friday, February 2, 2018 11:59 PM To: 'Elizabeth.Gordon-Jonckheer@sfgov.org' <Elizabeth.Gordon-Jonckheer@sfgov.org> Subject: 300 Darien Way

Good evening -

This correspondence is written in opposition to the proposed plans to make alterations to the exterior of 300 Darien Way in San Francisco's Balboa Terrace neighborhood ("300 Darien"). After the SF Planning Department's excellent presentation to the Balboa Terrace Homes Association regarding architectural preservation, I reasonably expected that the Planning Department would reject the proposed plans to demolish the exterior of the home and make dramatic changes to the exterior and roofline. However, I understand that the Planning Department may not have rejected such plans. Balboa Terrace is at important crossroads in architectural preservation. Already, too many homes in Balboa Terrace have been altered to such an extent that they do not fit in with the character of the neighborhood overall or the storybook charm for which this neighborhood was designed. Several other owners are waiting for the outcome of the Planning Department's decision on the 300 Darien so that they, too, can take advantage of liberal interpretation of architectural preservation rules. And, like the broken window theory, if the Planning Department approves the current plans for 300 Darien, many others will follow and Balboa Terrace will be yet another casualty of thoughtless residential expansion. There are alternatives to expand the square footage of this home. 355 Santa Ana Ave. in Balboa Terrace is a good example: Significant exterior expansion was accomplished without altering the street and side facing exterior or the roofline. The current plans for 300 Darien further would obliterate one of the most characteristic homes in Balboa Terrace and one of the jewels for which its original architect, Harold Stoner is reknowned. It also adversely impacts one of the most important view corridors in Balboa Terrace along Darien Way. I urge you to reject the current plans, and any other plan that would alter the exterior of the home or the roofline. This isn't rocket science - the project architect should have the skills to draft plans that would be cohesive with the neighborhood while giving the project owners the expansive space they crave.

Thank you for your consideration.

Elizabeth M. Khachigian 141 San Aleso Ave. San Francisco, CA 94127

From: Sent: To: Subject: Mary Burns <mfb613@aol.com> Friday, February 02, 2018 1:41 PM Gordon-Jonckheer, Elizabeth (CPC) Fwd: 300 Darien Way Building Permit Application #20162286046 Case # 2017-000433PRJ

-----Original Message-----From: Mary Burns <<u>mfb613@aol.com</u>> To: elizabeth.gordon-jonckleer <<u>elizabeth.gordon-jonckleer@sfgov.org</u>> Sent: Fri, Feb 2, 2018 1:39 pm Subject: 300 Darien Way Building Permit Application #20162286046 Case #2017-000433PRJ

Dear Ms. Gordon-Jonckheer,

I am writing to let you know that I am strongly opposing the proposed plans for the remodel at 300 Darien Way. I have lived in Balboa Terrace since 1985 and one the reasons I have lived here for 33 years is because I love the architecture of this neighborhood. The detached single-family residences all hold a very simple charm. The owners of 300 Darien are attempting to change this by expanding the attic and squeezing in an additional story. The roof line will be completely changed with the addition of several large dormers. Clearly, the house will no longer match our neighborhood. There are no homes in Balboa Terrace that have such large dormers that are over 30 feet long and with such large windows in the attic.

When I walk down Darien Way, the roof line of 300 Darien Way will be such a drastic change and it will be a huge effect since every home on the 300 block of Darien Way is a single story home over a basement. It appears to be a very imposing structure, one not meant for this historic neighborhood. I urge you and the Planning Department to not approve this project. The owners of 300 Darien Way can excavate their basement instead to make additional livable space.

Sincerely,

Mary Burns 150 San Aleso Way

From: Sent: To: Subject: Susan Grazioli <smgraz2001@aol.com> Monday, January 29, 2018 2:07 PM Gordon-Jonckheer, Elizabeth (CPC); Tam, Tina (CPC); LaValley, Pilar (CPC) Fwd: 300 Darien Way, Case No. 2017-000433ENV, SF Planning Dept.

Building Permit Application No. 2016.12.28.6046 Case No. 2017.000433PRJ

Dear Elizabeth Gordon-Jonckheer and SF Planning Department,

As an interested neighbor that lives within the 150 foot notification area that has resided in our family home over 35 years, I have reviewed the second proposed plans for the 300 Darien project. The home is located in Balboa Terrace District which was built by Heuter and marketed by Lang Realty in the early 1920's. As a neighborhood, we are looking forward to our 100 year anniversary in approximately six years. Each home has been individually designed by renowned architects that were part of building a Residential Park in San Francisco. I have walked our area with Jacquie Proctor that is a noted historian. 300 Darien Way was designed by Harold Stoner in the early 1920's, an English architect that is known for his cottages as well as other styles such as Spanish Revival.

In reading the Historic Resource Evaluation Response written by Tina Tam on 4/24/2017, Tina Tam checked that the first project would cause a significant adverse impact to a California Register-eligible historic district or context as proposed. Significant character defining features of 300 Darien Way are the steeply pitched hip roof and the basic one story height and massing. Also, the chimney and a separate garage, which is a common feature throughout the district, are character defining features of this home. Tina Tam made suggestions to create usable space in the basement, which I find acceptable, since the exterior of the home would remain the same. Another suggestion was to reinstall the "sea wave" pattern roof shingles which would help restore the character-defining feature of the hip roof. I was fortunate to have viewed the former roof with the "sea wave" pattern reminding me of the Cotswold cottages in the countryside of England. The fixed leaded glass feature window would remain. Another recommendation to create space was to add dormers.

With these recommendations, dormers were added to the West facade (San Leandro Way) and the East facade (easement). However, in researching, I do not find dormers that extend from the top of the roof and project out 5 to 7 feet. Instead, the style of these dormers appear on barns, created so that hay may be lifted into the barns. From the North facade, front door entry on Darien Way, the steeply pitched hip roof has two extension jutting out from the top of the roof destroying the flow of the roof. I really question that the recommendation from Tina Tam meant these "dormers"? I think they should be removed.

On the South side (next door to the adjacent neighbor, the proposal is to change the existing dormer to a shed style dormer. The current dormer is 9 feet long and the plans expand the dormer to 30 feet long and add 4 windows that overlap the adjacent neighbor. I am concerned about a loss of privacy and loss of light.

In reviewing the revised plans written by Pilar LaValley for the Historic Resource Evaluation Response on 10/12/2017, she stated that the project will not cause a significant adverse impact to a California Register-eligible historic district. Firstly, the building's massing and its primary street-facing

north facade on Darien Way, has been altered with the 2 side dormers that project from the top of the roof. The plane on the North side has been interrupted. Secondly, the chimney will be removed altering the look. These are three major character features changes .The shed dormer on the south side (adjacent neighbor) has increased 3 times in length and doubled in depth and Pilar LaValley states that the change really is only a "minor reconfiguration". With the current plans, I would review this statement. The separate garage is a character defining feature and the proposed connecting roof gives the look of a ranch style home. In an aerial view, it would be apparent that all the garages are kept separate and have a character feature.

In Summary, as a neighbor that has lived in Balboa Terrace for over thirty five years, I care very much for the neighborhood and neighbors. The overall design plan for the architecture and landscaping was well planned and laid out. I would appreciate your time and efforts in helping us to maintain the character defining features of 300 Darien Way. I stated to the new owners that they could create usable living space in the basement and remodel and update in the interior, while maintaining the exterior. I gave examples to several homes in our area that had achieved updates with more space and have really beautiful homes. With the formation of the Historic Planning Department, there also comes a respect for future historical buildings which your department is helping to preserve.

Thank you for your consideration.

February 6, 2018

Elizabeth Gordon-Jonckheer SF Planning Department 1650 Mission Street, Suite 400 San Francisco, CA 94103

Re: Application Number 201612286046, Case Number 2017-000433PRJ

Dear Ms. Gordon-Jonckheer,

I have lived in Balboa Terrace several decades. I am within the 150 foot radius of the proposed project at 300 Darien Way. This beautiful storybook English style cottage was designed by the architect Harold Stoner. It is located in the heart of Balboa Terrace on the corner of Darien Way and San Leandro Way.

The owners of 300 Darien Way are proposing to make a major exterior change by squeezing in a second story to the attic to add livable space. They are changing the roofline by adding huge dormers and huge windows to the attic, which do not match any of the homes in Balboa Terrace. There are no homes in Balboa Terrace with this kind of attic.

This major change in the roofline is completely incompatible with all of the homes on Darien Way. All of the homes on the 300 block of Darien Way are single story homes over a basement. Also, this change to the roofline will be in the back of the home. It will be clearly visible while standing on the street on San Leandro Way. It will not aesthetically blend in well with the other homes in the neighborhood. Instead, the owners of 300 Darien Way can excavate their basement level instead to create more livable space, just as many other homeowners in Balboa Terrace have done.

I strongly oppose these plans for remodel. I urge you to not approve the permit for 300 Darien Way. Thank you for your attention to this matter that is of great importance to our neighborhood.

Yours Truly James Green

/316 Santa Ana Avenue

From:	Elizabeth Khachigian <emkhachigian@sbcglobal.net></emkhachigian@sbcglobal.net>		
Sent:	Saturday, February 03, 2018 12:00 AM		
То:	Gordon-Jonckheer, Elizabeth (CPC)		
Subject:	RE: 300 Darien Way - Building Permit Application No. 201612286046 - Case No. 2017-000433PRJ		

Resending with Application and Case Numbers.

From: Elizabeth Khachigian [mailto:emkhachigian@sbcglobal.net]
Sent: Friday, February 2, 2018 11:59 PM
To: 'Elizabeth.Gordon-Jonckheer@sfgov.org' <<u>Elizabeth.Gordon-Jonckheer@sfgov.org</u>
Subject: 300 Darien Way

Good evening -

This correspondence is written in **opposition** to the proposed plans to make alterations to the exterior of 300 Darien Way in San Francisco's Balboa Terrace neighborhood ("300 Darien"). After the SF Planning Department's excellent presentation to the Balboa Terrace Homes Association regarding architectural preservation, I reasonably expected that the Planning Department would reject the proposed plans to demolish the exterior of the home and make dramatic changes to the exterior and roofline. However, I understand that the Planning Department may not have rejected such plans. Balboa Terrace is at important crossroads in architectural preservation. Already, too many homes in Balboa Terrace have been altered to such an extent that they do not fit in with the character of the neighborhood overall or the storybook charm for which this neighborhood was designed. Several other owners are waiting for the outcome of the Planning Department's decision on the 300 Darien so that they, too, can take advantage of liberal interpretation of architectural preservation rules. And, like the broken window theory, if the Planning Department approves the current plans for 300 Darien, many others will follow and Balboa Terrace will be yet another casualty of thoughtless residential expansion. There are alternatives to expand the square footage of this home. 355 Santa Ana Ave. in Balboa Terrace is a good example: Significant exterior expansion was accomplished without altering the street and side facing exterior or the roofline. The current plans for 300 Darien further would obliterate one of the most characteristic homes in Balboa Terrace and one of the jewels for which its original architect, Harold Stoner is reknowned. It also adversely impacts one of the most important view corridors in Balboa Terrace along Darien Way. I urge you to reject the current plans, and any other plan that would alter the exterior of the home or the roofline. This isn't rocket science – the project architect should have the skills to draft plans that would be cohesive with the neighborhood while giving the project owners the expansive space they crave.

Thank you for your consideration.

Elizabeth M. Khachigian 141 San Aleso Ave. San Francisco, CA 94127 February 5, 2018

Elizabeth Gordon-Jonckheer SF Planning Department 1650 Mission Street, Suite 400 San Francisco, CA 94103

Re: Application Number 201612286046, Case Number 2017-000433PRJ

Dear Ms. Gordon-Jonckheer,

I am writing this letter in opposition to the proposed project at 300 Darien Way. I am a homeowner in Balboa Terrace at 501 Darien Way. The project sponsors of 300 Darien Way have refused to hold Neighborhood Meetings to discuss the significant exterior alterations in their proposed plans. They have not gone through any of the mandatory requirements stated in our Balboa Terrace Architectural Guidelines. They have not received any approval from the Balboa Architectural Review Committee or from the Board of Directors.

The project sponsors are significantly changing the roofline by adding a few huge dormers and adding huge windows to the attic level to create a second story, which completely does not blend in with any of the homes on Darien Way. There are no homes in Balboa Terrace that look anything similar to this.

I strongly oppose this significant exterior change. The owners can excavate the basement of their home to create more livable space instead of making this significant exterior change and drastically changing the roofline.

Sincerely,

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Lee Jackrel 501 Darien Way

November 21, 2016

Mr. John Rahaim, Director of Planning SF Planning Department 1650 Mission Street, Suite 400 San Francisco, CA 94103

Subject: 300 Darien Way, San Francisco, CA 94127, Block/Lot # 3258/035

Dear Mr. Rahaim,

We are writing to you regarding a matter that is of great importance to our community. It is related to the single family residence located at 300 Darien Way, San Francisco, CA 94127 in the Balboa Terrace Neighborhood. The home was recently purchased and one of the new owners lives right across the street at 301 Darien Way.

A limited number of neighbors received a Notice of Pre-Application Meeting by the architect. It was scheduled to take place on Tuesday night, Election Day, November 8, 2016 at 6 pm at 300 Darien Way. We are not sure why all the impacted neighbors were not notified about the meeting. We can only surmise that the new owners of 300 Darien Way strategically planned the meeting on the night of Presidential Election, so many neighbors were not able to attend. As you know, the polls closed at 8PM and the meeting was called for at 6PM. According to the Balboa Terrace Homes Association Guidelines, the new owners were required to consult with and submit their plans to the Balboa Terrace Architectural Committee prior to the Neighborhood Meeting. There was no attempt to do so.

Balboa Terrace is a historic district in San Francisco. It is registered under the California Register of Historic Districts. The home located at 300 Darien Way is a Storybook English Style Cottage. It is a one story home above a basement and it is located on the corner. It was built in 1924, and it was designed by a very well-known British architect named Harold G. Stoner. He has designed many historic homes in Balboa Terrace, St. Francis Wood, Monterey Heights and Sea Cliff neighborhoods in San Francisco. The home at 300 Darien Way was featured in a book called, "Bay Area Beauty, The Artistry of Harold G. Stoner, Architect." This book was written by a local historian named Jacqueline Proctor who has extensive knowledge of all of Harold Stoner's historical homes. This home was especially designed by Harold Stoner as a Storybook English Style Cottage with one level. The author features 300 Darien Way as one of the several *Storybook English Style Cottages* that Mr. Stoner designed for the Balboa Terrace neighborhood.

While we are aware that there is a need for flexibility in redesigning homes to be consistent with current familial needs, we believe that the integrity of homes such as this should be addressed as well. The owners of 300 Darien Way are proposing to raise the home to new heights in order to make the basement habitable living space. They are also proposing to build a second story on top of the main level. According to their initial plans, the home will be 35 feet high, which is 10 feet higher than the current height of the home. They are also proposing to connect the home to the detached garage, which would make the home approximately 80 feet wide.

This home resides on one of the smallest corner lots in Balboa Terrace. It would certainly not complement the surrounding homes on the same block and it would be totally inconsistent with the architecture in the neighborhood. From the initial drawings it would be extremely disproportionate and it would not blend in with the style of the Balboa Terrace neighborhood. All of the homes on the 200-300 block of Darien Way are also single story homes over a basement.

Given that Balboa Terrace is a **Historic District** we believe the owners should temper any aesthetic changes to the exterior of the home. If the owner is allowed to raise the home as he intends, the original style of a *Storybook English Style Cottage* will be lost forever. The architect Harold Stoner intended this home to be a *Storybook English Style Cottage* in Balboa Terrace and we believe it should remain that way.

There was an issue in the past, however still relevant to this matter, in July 2015, the owners of 540 Darien Way in Balboa Terrace wanted to build a home right next door on an empty lot they owned at 10 Aptos Avenue. In order to do so, they needed to make enough space between their home and the proposed new home, so they submitted plans to the Planning Department to change the exterior of their home at 540 Darien Way. The same architect Harold Stoner designed both homes at 540 Darien Way and 300 Darien Way. The owners of 540 Darien way did not get their application approved by the Planning Department because their home was located in **Balboa Terrace Historical District**. They were not allowed to make any changes to the exterior of their home because of purposes of **Historic Preservation**. Again, we believe the same precedent should be applied here for 300 Darien Way.

Several neighbors who live in the surrounding area are strongly opposed to this project in its current form. We have attached a list of the names and addresses of the neighbors.

Please feel free to contact Balboa Terrace residents Emily Tam at (415) 370-8068 or please email her at <u>emilymtam@sbcglobal.net</u> and Sue Grazioli at (415) 971-6605 or please email her at <u>smgraz2001@aol.com</u>.

Thank you very much for your assistance and for your prompt attention to this matter.

Sincerely,

Emily Tam and Sue Grazioli

February 12, 2018

Elizabeth Gordon-Jonckheer SF Planning Department 1650 Mission Street, Suite 400 San Francisco, CA 94103

Re: Application Number 201612286046, Case Number 2017-000433PRJ

Dear Ms. Gordon-Jonckheer,

I am writing to let you know that I am strongly opposing the proposed plans for the remodel at 300 Darien Way. I have lived in Balboa Terrace since 1985 and one the reasons I have lived here for 33 years is because I love the architecture of this neighborhood. The detached single-family residences all hold a very simple charm. The owners of 300 Darien are attempting to change this by expanding the attic and squeezing in an additional story. The roof line will be completely changed with the addition of several large dormers. Clearly, the house will no longer match our neighborhood. There are no homes in Balboa Terrace that have such large dormers that are over 30 feet long and with such large windows in the attic.

When I walk down Darien Way, the roof line of 300 Darien Way will be such a drastic change and it will be a huge effect since every home on the 300 block of Darien Way is a single story home over a basement. It appears to be a very imposing structure, one not meant for this historic neighborhood. I urge you and the Planning Department to not approve this project. The owners of 300 Darien Way can excavate their basement instead to make additional livable space.

Sincerely,

Mary Burns 150 San Aleso Way

From:	Nathan Nayman <nnayman@gmail.com></nnayman@gmail.com>	
Sent:	Thursday, January 04, 2018 9:26 AM	
То:	Gordon-Jonckheer, Elizabeth (CPC)	
Subject:	300 Darien Way Permit App- 2106.12.28.6046	
Attachments:	Residence Parks Historic Context Statement - 10-2016.pdf	

Ms. Gordon-Jonckheer, I am contacting you re: the above noted permit and disclosure notice that I saw outside 300 Darien just yesterday.

For the record...the proponent of the project has not shared any information re: the project as noted in the permit. I understand that the proponent has not met with nearby neighbors, I being one of them to discuss the project.

There have been many iterations of the project and the primary stumbling block has been the lack of transparency on behalf of the proponent.

As you know Balboa Terrace is included in the recent Western Neighborhood Project. The San Francisco Mayor's Office of Economic and Workplace Development funded the development of this context statement through an award by the Historic Preservation Fund Committee (HPFC) to the Western Neighborhoods Project.

I have attached it for your review though I am sure you are aware of its contents.

The owner of 300 Darien just needs to respect the needs and wishes of the community and do everything possible to comply with the Architectural Guideline Committee of the Balboa Terrace Homes Association which by the way has grave concerns with the project.

I ask that you urge the proponent to meet with the local community in a transparent manner and until then put this project on hold so that it cannot go forward in its current form. While i have not received the 311 notice as of this date, there is concern among the community that expanding the attic and completely changing the roof line in order to squeeze in a second level will completely change the look of a storybook home- as described by the Western Neighborhood Project study.

Thank You for your consideration.

Nathan Nayman

nnayman@gmail.com CELL/TEXT <u>415-312-7783</u>

From:	Elizabeth Khachigian <emkhachigian@sbcglobal.net></emkhachigian@sbcglobal.net>		
Sent:	Saturday, February 03, 2018 12:00 AM		
То:	Gordon-Jonckheer, Elizabeth (CPC)		
Subject:	RE: 300 Darien Way - Building Permit Application No. 201612286046 - Case No. 2017-000433PRJ		

Resending with Application and Case Numbers.

From: Elizabeth Khachigian [mailto:emkhachigian@sbcglobal.net]
Sent: Friday, February 2, 2018 11:59 PM
To: 'Elizabeth.Gordon-Jonckheer@sfgov.org' <<u>Elizabeth.Gordon-Jonckheer@sfgov.org</u>
Subject: 300 Darien Way

Good evening -

This correspondence is written in **opposition** to the proposed plans to make alterations to the exterior of 300 Darien Way in San Francisco's Balboa Terrace neighborhood ("300 Darien"). After the SF Planning Department's excellent presentation to the Balboa Terrace Homes Association regarding architectural preservation, I reasonably expected that the Planning Department would reject the proposed plans to demolish the exterior of the home and make dramatic changes to the exterior and roofline. However, I understand that the Planning Department may not have rejected such plans. Balboa Terrace is at important crossroads in architectural preservation. Already, too many homes in Balboa Terrace have been altered to such an extent that they do not fit in with the character of the neighborhood overall or the storybook charm for which this neighborhood was designed. Several other owners are waiting for the outcome of the Planning Department's decision on the 300 Darien so that they, too, can take advantage of liberal interpretation of architectural preservation rules. And, like the broken window theory, if the Planning Department approves the current plans for 300 Darien, many others will follow and Balboa Terrace will be yet another casualty of thoughtless residential expansion. There are alternatives to expand the square footage of this home. 355 Santa Ana Ave. in Balboa Terrace is a good example: Significant exterior expansion was accomplished without altering the street and side facing exterior or the roofline. The current plans for 300 Darien further would obliterate one of the most characteristic homes in Balboa Terrace and one of the jewels for which its original architect, Harold Stoner is reknowned. It also adversely impacts one of the most important view corridors in Balboa Terrace along Darien Way. I urge you to reject the current plans, and any other plan that would alter the exterior of the home or the roofline. This isn't rocket science – the project architect should have the skills to draft plans that would be cohesive with the neighborhood while giving the project owners the expansive space they crave.

Thank you for your consideration.

Elizabeth M. Khachigian 141 San Aleso Ave. San Francisco, CA 94127

From: Sent: To: Subject: Robert Mann <rjmerlot@gmail.com> Tuesday, January 30, 2018 11:32 AM Gordon-Jonckheer, Elizabeth (CPC) Re: 300 Darien Way Permit no. 2016.12.28.6046

Good point, I needed more coffee - this note does NOT represent the Balboa Terrace Homes Association.

Robert Mann President, Balboa Terrace Homes Association

This message (including any attachments) may contain confidential, proprietary, privileged and/or private information. The information is intended to be for the use of the individual or entity designated above. If you are not the intended recipient of this message, please notify the sender immediately, and delete the message and any attachments. Any disclosure, reproduction, distribution or other use of this message or any attachments by an individual or entity other than the intended recipient is prohibited.

On Jan 30, 2018, at 10:56 AM, Gordon-Jonckheer, Elizabeth (CPC) <<u>elizabeth.gordon-jonckheer@sfgov.org</u>> wrote:

Hi Robert,

Thank you for your email. Can you please clarify if the first sentence should say "does" or "does not".

Elizabeth

Elizabeth Gordon Jonckheer Senior Planner | Preservation Southwest Quadrant Team, Current Planning Division Planning Department, City and County of San Francisco 1650 Mission Street, Suite 400, San Francisco, CA 94103 Direct: 415-575-8728 Fax: 415-558-6409 Email: Elizabeth.Gordon-Jonckheer@sfgov.org Web:.www.sfplanning.org

From: Robert Mann [mailto:rjmerlot@gmail.com]
Sent: Tuesday, January 30, 2018 8:40 AM
To: Gordon-Jonckheer, Elizabeth (CPC)
Subject: 300 Darien Way Permit no. 2016.12.28.6046

Ms. Gordon-Jockheer,

This note is a a personal response and does address the views of the Balboa Terrace Homes Association.

I had a chance to view the 3D renderings of the proposed changes to 300 Darien Way and I have the following comments:

- 1. The simple 45 degree peaked roof is and the large leaded glass windows facing Darien Way and San Leandro Way are the defining architectural elements of this Harold G. Stoner home.
- 2. The proposed dormers have a generally neutral impact on the view of the property from the East and West although the scale of the dormers is larger than would be expected for this period.
- 3. Views from the North side of the property (from Darien Way) indicate a significant disruption of the fundamental form of the roof line by the contiguous roof extension created by the dormers.
 - This problem can can be easily corrected by stepping the height of the dormers down on the East and West sides of the building in order to maintain the original maximum roof height.
 - This issue could be easily demonstrated by the construction of story poles demonstrating the negative impact of the contiguous height of the proposed dormers evident a an on sight inspection.

I urge your department to extend the comment period for the property and require the installation of story poles coupled by on-site visits from the planing and historic preservation teams to fully evaluate the impact of the dormers on the property.

Best regards,

Robert Mann 445 Darien Way, San Francisco, CA 94127

From:	ongi1@aol.com	
Sent:	Monday, January 29, 2018 11:47 AM	
То:	Gordon-Jonckheer, Elizabeth (CPC)	
Subject:	Building Permit Application No. 201612286046; Case No. 2017-000433PRJ	

Dear Ms. Jonckheer:

Re: 300 Darien Way

As a 43+ year resident of Balboa Terrace, I care about our neighborhood.

I am writing in reference to Pilar La Valley's response that said project at 300 Darien Way will not impact or cause significant adverse impact to a California Registered eligible Historic District.

My question is how can it not?

With 2 side dormers that project from the top of roof; the removal of chimney and with the increased length and width of the shed dormers on the South side, the sight line will be completely altered.

I respectfully urge you to have staff re-look the revised plans of 300 Darien Way.

Sincerely,

Frances Rothman

From: Mary [mailto:mfb613@aol.com] Sent: Saturday, January 14, 2017 3:38 PM To: Tuffy, Eiliesh (CPC) Subject: Fwd: 300 DARIEN

-----Original Message-----From: Mary <<u>mfb613@aol.com</u>> To: patrick.oriordan <<u>patrick.oriordan@sfgov.org</u>> Sent: Sat, Jan 14, 2017 1:20 pm Subject: 300 DARIEN

Dear Ladies and Gentlemen,

I have lived in Balboa Terrace for 32 years now. I chose this neighborhood not only for it's ideal location for raising a family but for the beautiful architecture and cottage feel. When you stroll down some of the streets, you could almost be in a small town. Not to mention, from some of my windows and when I walk down Darien, there is a beautiful ocean view.

I attended the Balboa Terrace Homes Association meeting on January 9, 2017 because I thought there was going to be public comment on the proposed changes to 300 Darien. I am in agreement with the findings of the Architectural Review Committee. 300 Darien was built with the cottage appearance that makes up a lot of the homes in the neighborhood. According to the real estate listings I receive, it is a 3 bedroom, 3.5 bathroom, 1666 square foot home. It is my opinion that changing the roof line and some of the other changes will not be consistent with the neighborhood and will definitely change this beautiful view corridor.

Their seems to be a lot of dysfunction among the President of the Association and the neighborhood she is here to represent. I would have voiced my opinion at the meeting but President Sophie Breall does not allow anyone to speak, especially if you do not agree with her views. I agree with the findings of the Architectural Review Committee and Sophie Breall refuses to respect or even hear our opinions.

I am sure that an agreement can be made between the new owners and the Architectural Review Committee but at this time, I am against the current changes to the property.

Thank you, Mary F Burns 150 San Aleso Ave 415-850-7963 February 2, 2018

Elizabeth Gordon-Jonckeer SF Planning Department 1650 Mission Street, Suite 400 San Francisco, CA 94103

Subject: 300 Darien Way, San Francisco, CA 94127, Application Number 201612286046, Case Number 2017-000433PRJ

Dear Ms. Gordon-Jonckheer,

I am writing to you regarding a matter that is of great importance to our Balboa Terrace Community. This is concerning the single family residence located at 300 Darien Way, San Francisco, CA 94127. <u>This proposed project has been very controversial in our neighborhood.</u> <u>Over eighty (80) homeowners have signed a petition in opposition to this project.</u> We urge you and the Planning Department to not issue a permit for the following reasons:

- The project sponsors have not followed any of the Balboa Terrace Architectural Design Guidelines and they have not received any approval for the project from the Architectural Review Committee or the Balboa Terrace Board of Directors.
- 2) The project sponsors have refused to hold any neighborhood meetings to speak about their project. They only emailed individual homeowners on January 8, 2018, asking if they had any questions about their project. <u>This is ONE week after the 311 Notice was</u> posted at 300 Darien Way.
- They have refused to install any story poles to show the proposed vertical addition of their large dormers. This is in violation of Balboa Terrace Architectural Design Guidelines.
- 4) They are proposing to expand the attic by squeezing in several large oversized dormers approximately 30 feet long. They are also adding several large windows to the attic. There are no homes in Balboa Terrace with an attic that have these features. Every home on the 300 block of Darien Way is a single story home over a basement. This vertical addition of such large dormers would definitely not match any of the homes on

the street and in the neighborhood. It would drastically change the roofline and destroy the neighborhood character. The home at 300 Darien Way is a corner home and the back of the home is clearly visible from standing on the street.

- 5) The project sponsors have proposed to connect the home to their garage. This home resides on one of the smallest corner lots in Balboa Terrace. This would completely eliminate the backyard and any open space. The greenery in the backyards and open space is a characteristic of Balboa Terrace Homes.
- 6) The project sponsors have proposed to eliminate the back stairs of the home. There would be no second entrance or exit to the home, which is another characteristic of Balboa Terrace homes in our neighborhood. This would also be hazardous in case of a fire or an emergency. It would be common sense to maintain the back stairs as a second entrance/exit.

This project would certainly not complement the surrounding homes on the same block and it would be totally inconsistent with the architecture in the neighborhood. The roofline would be completely changed and it would not blend in with the style of the Balboa Terrace neighborhood. All of the homes on the 300 block of Darien Way are also single story homes over a basement.

We believe the owners should temper any aesthetic changes to the exterior of the home. Instead, they can create livable space by excavating their basement. Many homeowners in Balboa Terrace have done this instead of attempting to squeeze in a second level.

Many neighbors who live in the surrounding area are strongly opposed to this project in its current form. We have attached a list of the names and addresses of the neighbors.

Thank you very much for your assistance and for your prompt attention to this matter.

Sincerely,

Emily Tam

307 San Leandro Way, SF

SIGNATURE ADDRESS **PRINT NAME** 320 SANTAANA AVE. 1. HON CHIANG HE chian @ 2. Cypthia Clausen 325 SANLEANDRO @ 3. Susan Grazioli 329 San Leandro Way Susan M. Might @ .Joseph C Graziou 329 Jan Leandro Wy & Uppile 3 . Nicole Grazioli 329 San Leandro Way nicole. Leo LA Rolla 350 San Leandro @ . SESSE M. LEVY 357 SAW Lepadors Many Jim Malorey B . Join Malorey 326 Sonta Ana Jour Malay

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SIGNATURE ADDRESS **PRINT NAME** (17) 17. Emily Tam 307 San Leardro Way, SF CA 94127 18 18. Joseph Wong 315 San Leandro Wy SF CA 94127 19 19. Jane Warg 315 San Leandro Wy SF CA 94127 20. Katie Tam 307 San Leandrowy S7 Ca.94127 21. Northan Abuman 290 an Landhourg 22 22. CAROL CAEPE 290 Sanheandro 307 Saulcandro Way allen Dan (3) 23. Ellen Tam (24) 24. FREDNE WUN 307 Son LEAMORD WAY J-5

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Way, San Francisco, CA 94127 **PRINT NAME** ADDRESS SIGNATURE 33 33. ALEXANDERA VULLICH 177 500 AVE. 34 Genddy Bernsten 210 San Fernale Wy Hold URL susan chiu Susan Chin 35) 35. Susan this 329 santa Ana Ave 94127 150 SAN ALESO Mary Founds 36. MARY F. BURNS 150 JAN ALESO (37) 37. LARRY CHAN Sol Darton Way 38. Lee Jackrol 39. ELIZAZECH M. KHACHIGIAN 141 SAN ALESO AVE. SHUR. 19 40. Ralph J Sullivan 364 SANTA ANA Ralphy Sullin

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The following homeowners in Balboa Terrace strongly object to the proposed project at 300 Darien

SIGNATURE ADDRESS PRINT NAME Slefored f 1. Élisabeth Pognon de Sausson 35 Apros Al. San Francisco 12 2. Lourdes J. Scheener Firt Sah STO. Darren Way SF Ce 94127 (7) 3. DORA F. SAYADA 161 SAN RAFAEL WAY, S.F. CALLON De Goria I. Bogdanoff 40 aptor ane. S.F. Ca. Joint Bopdang Norman L. Ross 65. Horman L. Ross 555 Darie Day 94127 @ 590 Darien Way 94127 Dr. JAmis chen 598 DANTEN why guirt funch 8 Brigitte Churnin 15 Aptos Ave 94127 Bollines

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JOEL KASSIO A BOLSA (73) Gm 235 Santa Bra Ave. Stry 215 Santa Ana Ave Cotherinel Beth Chin Santa bra fre 390 (76) en 380 Santa ay Victory 396 190mito 7.

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TDL TEL TER TH THK THR TD TDP	TRUE DIVIDED LITES TELEPHONE TERRAZZO TOWNHOUSE THICK THESHOLD TOP OF TOP OF TOP OF PLATE	$\begin{array}{c} & \\ & \\ & \\ & \\ & \\ & \\ & \\ & \\ & \\ & $	REVISION NUMBER
TOS TP TPD TRANS TV TOW	TÜP ÜF SÜBFLÖDR TÜP ÜF PAVEMENT TÜLET PAPER DISPENSER TRANSPARENT TELEVISION TÜP ÜF WALL		WINDOW TYPE
TYP TPH UDN	TYPICAL TOILET PAPER HOLDER UNLESS OTHERWISE NOTED	(1)-	GRIDLINE IDENTIFICATION
VERT	VERTICAL	101	ROOM NUMBER
VEST VIF	VESTIBULE VERIFY IN FIELD	C • 9 *	-UNIT TYPE -UNIT NUMBER
W W/ WC	WEST, WASHER, DR WATER WITH WATER CLOSET	\bigcirc	REVISION CLOUD
WD WH W X H W∕□	WODD WATER HEATER OR WINDOW HEADE WIDTH BY HEIGHT WITHOUT	R –	ELEVATION CHANGE (NOTED IN PLAN)
WD WP WR	WHERE DCCURS WATERPROOF DR WORKING POINT WATER RESISTANT	±8'-0"	CEILING HEIGHT
WNDW WSCT WSP WT WVF	WINDGW WAINSCOT WET STAND PIPE WEIGHT WELDED WIRE FABRIC	1/4*12*	DOWN SLOPE INDICATION
		0.00' •	DATUM ELEVATION
			(N) DOOR OR WINDOW LOCATION
			EXISTING WALL TO REMAIN
		=====	EXISTING WALL TO BE REMO∨ED
			PROPOSED NEW WALL

DRAWING INDEX A0.0 A0.1

TITLE SHEET (E>/DEMO & PROPOSED SITE PLANS W/ NEIGHBOR CONTEXT

ARCHITECTURAL IRAL (E) / DEMD BASEMENT PLAN (E) / DEMD MAIN IST FLODR PLAN (E) / DEMD RODF PLAN PROPOSED BASEMENT PLAN PROPOSED BASEMENT PLAN PROPOSED 2ND FLODR PLAN ADDITION PROPOSED 2ND FLODR PLAN (E) / DEMD EXTERIOR ELEVATIONS (E) / DEMD EXTERIOR ELEVATIONS A2.1 A2.2 A2.3 A2.4 A2.5 A2.6 A2.7 A3.1 A3.2 A3.3 A3.4 A4.1 A4.2 (E) / DEMO EXTERIOR ELEVATIONS PROPOSED EXTERIOR ELEVATIONS PROPOSED EXTERIOR ELEVATIONS (E) / DEMD & PROPOSED LONGITUDINAL SECTIONS (E) / DEMO & PROPOSED TRANSVERSE SECTIONS GREEN G-1 SF GREEN COMPLIANCE CHECKLIST FOR SITE PERMIT

1005(f) PLANNING CODE

(1) 25% MAX. DEMO EXT. WALL SUFACE AREA FACING DARIEN & SAN LEANDRD. DARIEN = 8 SF DEMO/920 SF= .86% SAN LEANDRD = 9 SF DEMO / 386 SF = 2.3%

(2) 50% MAX. DEMO DF EXTERNAL WALLS FROM THEIR FUNCTION AS EXTERNAL WALLS. ND CHANGE AT BASEMENT MAIN FLOOR PERIMETER = 184'-9', 14' DEMO AT KITCHEN THEREFREE, 14/184.75 = 7.57% < 50%, DK

(3) 25% MAX. DEMO DF EXTERNAL WALLS FROM THEIR FUNCTION AS EXTERNAL OR INTERIDR WALLS. ND CHANGE AT BASEMENT MAIN FLOBR PERIMETER = 184'-9'. 14' DEMO AT KITCHEN THEREFROE, 14/184.75 = 7.57% < 25%, DK

(4) 75% MAX. DEMO OF BUILDING'S INTERNAL STRUCTURAL FRAMEWORK OR FLOOR PLATES UNLESS CITY DETERMINES THAT SUCH REMOVAL IS THE ONLY FEASIBLE MEANS TO MEET THE CITY STANDARDS FOR SEISMIC LOAD & FORCES OF THE LATEST ADOPTED VERSION OF SFBC & SHBC

NO FLOOR PLATE DEMOLITION AT BASEMENT, MAIN FLOOR, & ATTIC FLOOR PLATES.

INTERIOR LONGITUDINAL SPINE WALLS SUPPORTING RIDGE= 54.75′. DEMO OF SAID WALLS = 32.25′. THEREFORE, 32.25/54.75 = 58% < 75%, OK

SYMBOLS PLANNING DATA

ON, DETAIL NUMBER HICH IT DCCURS PREJECT COMMON ADDRESS: 300 DARIEN SAN FRANCISCO, CA BLOCK: 3258 LOT: 035

ZONING: RH-1(D) LOT AREA = 4000 SF (40' X 100')

FRONT YARD SETBACK = 15' BACK FROM EXISTING FACE OF HOUSE (2ND FLOOR) REAR YARD SETBACK = 25% LOT DEPTH (25') SIDE YARD SETBACKS = 3' EACH SIDE

MAX. HT. = 30 FT. AT FRONT SETBACK W/ 45 DEG. ANGLE TO 35 FT. (FRONT TO REAR ELEV. CHANGE LESS THAN 20 FT.)

SUMMARY DF EXISTING AREAS: BASEMENT = 809 SF (NDN-HABITABLE, SUB-STANDARD CLG. HT.) MAIN 1ST FLODE = 1533 SF 2-CAR GARAGE = 375 SF GRAND TOTAL RESIDENCE = 2717 SF

SUMMARY OF PROPOSED AREAS: BASEMENT = 809 SF (EXCAVATED TO MAKE HABITABLE CLG. HT.) MAIN IST FLOOR ADDITION AT KITCHEN = 23 SF MASTER SUITE ATTIC = 696 SF TOTAL PROPOSED CONDITIONED AREA = 1528 SF

SUMMARY DF FINAL PRODUCT AREAS: 2-CAR GARAGE = 375 SF BASEMENT = 809 SF MAIN IST FLODR = 1533 + 23 = 1556 SF ATTIC = 696 SF TOTAL (R) RESIDENCE (CONDITIONED) = 3061 SF GRAND TOTAL RESIDENCE = 3436 SF (ENCLOSED SPACE)

BUILDING CODE DATA

TYPE DE DCCUPANCY: R-3 / U (GARAGE) CONSTRUCTION: TYPE V-B

ALL CONSTRUCTION SHALL CONFORM TO THE 2013 CALIFORNIA BUILDING CODE, 2013 CALIFORNIA MECHANICAL CODE, 2013 CALIFORNIA PLUMBING CODE, 2013 CALIFORNIA FIRE CODE, 2013 CALIFORNIA ELECTRICAL CODE & 2013 CALIFORNIA ENERGY CODE

PROVIDE 1 HR. FLOOR/CEILING ASSEMBLY BETWEEN UNITS. SUCH ASSEMBLY TO MEET STC & IIC SOUND RATINGS OF 50 MINIMUM.

SCOPE OF WORK / PROJECT DESCRIPTION

1. MASTER SUITE AT ATTIC W∕ DORMERS 2. REMODELING OF EXISTING MAIN IST FLOOR 3. RODF-ONLY CONNECTION TO GARAGE W∕ NEW LAUNDRY ROOM 4. CREATION DF HABITABLE SPACE AT BASEMENT 5. ONE NEW GARAGE DOOR TO APPEAR AS TWO

(E) AT SAN LEANDRO





PROJECT SPONSOR

ARCHITECT

TITLE 24 (ENERGY)

SATELLITE VIEW



PROJECT DIRECTORY

NATHAN NG & MARSHA TAM

BAUKUNST

STRUCTURAL ENGINEER N.Y. ENGINEERING

NRG COMPLIANCE, INC

T: 510.449.8882

MARK BUCCIARELLI, AIA T: 650.455.1207 E: baukunst2000@yahoo.com www.baukunstarchitecture.com

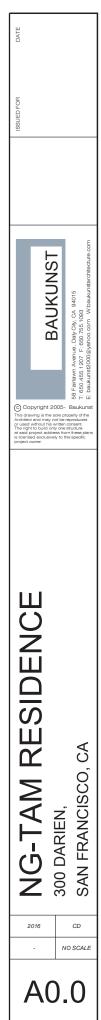
NTI GUN WOLPE, PE T: 415.568.1270

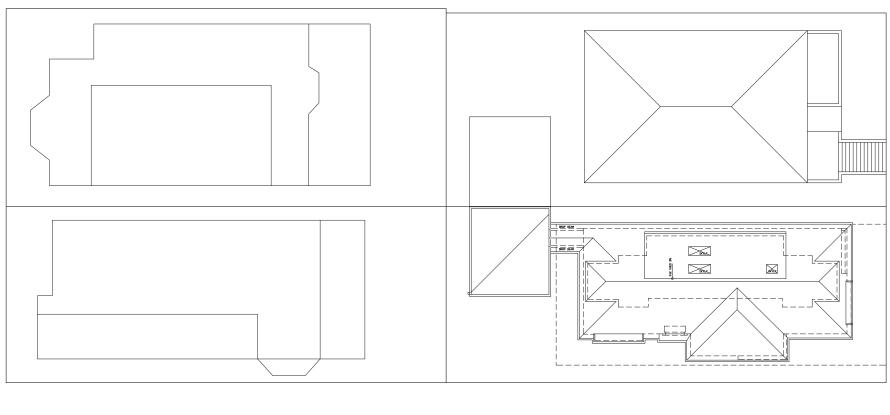
MARIO BETACCO RICK ROCKLEWITZ T: 707.237.6957 E: title24report@gmail.com

(E) AT DARIEN

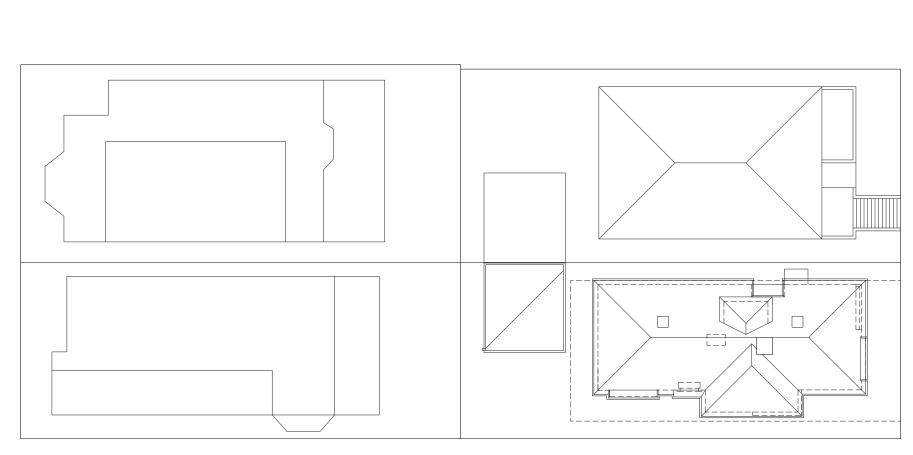


MILESTONE ROSTER 11/8/16 NEIGHBORHODD OUTREACH MEETING 12/2/16 VERSION FOR BTHOA - ARCH. REVIEW 12/ /16 SEC. 311 SUBMITTAL 8/23/17 RESPONSE TO HIST. RESOURCE EVALUATION



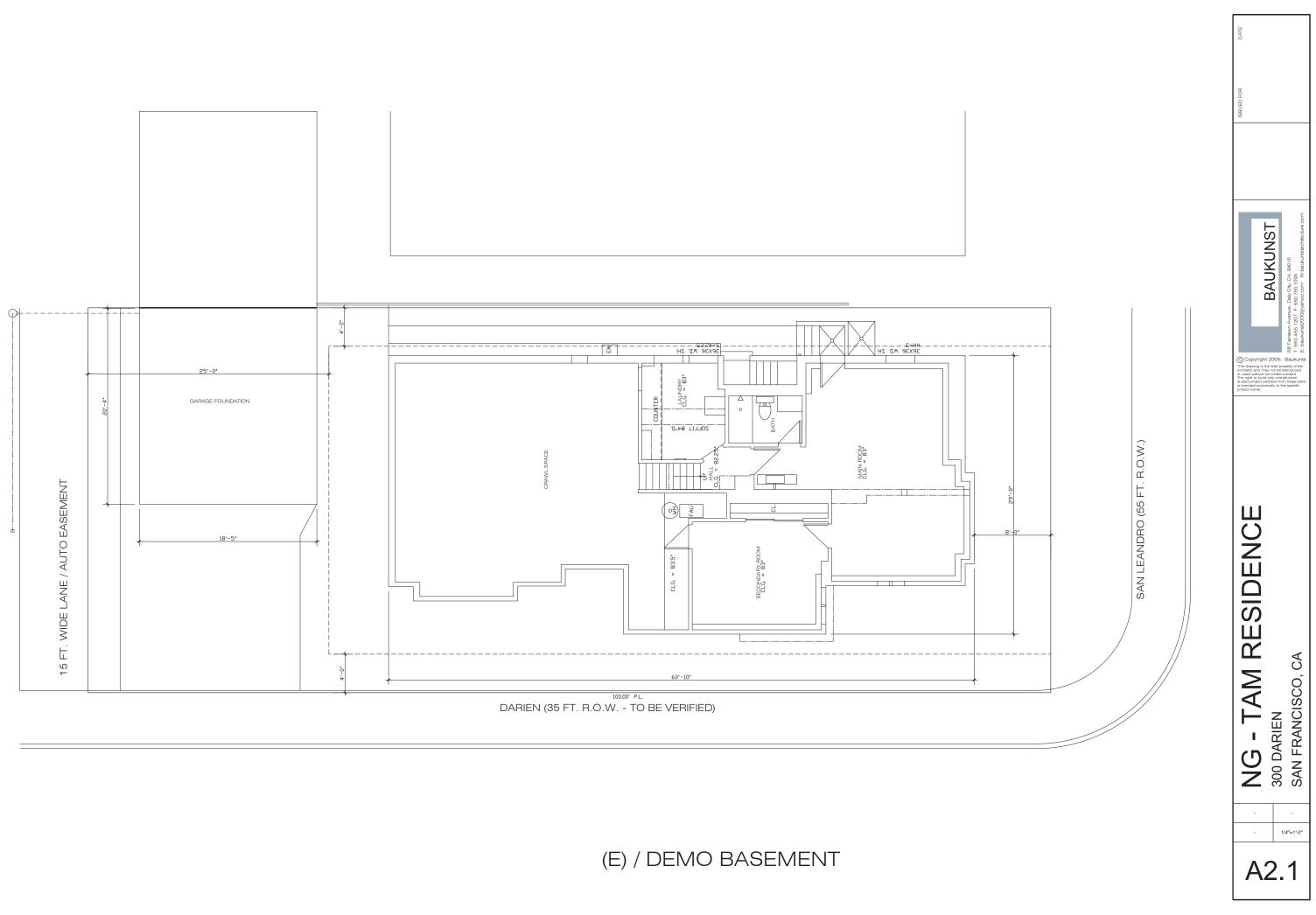


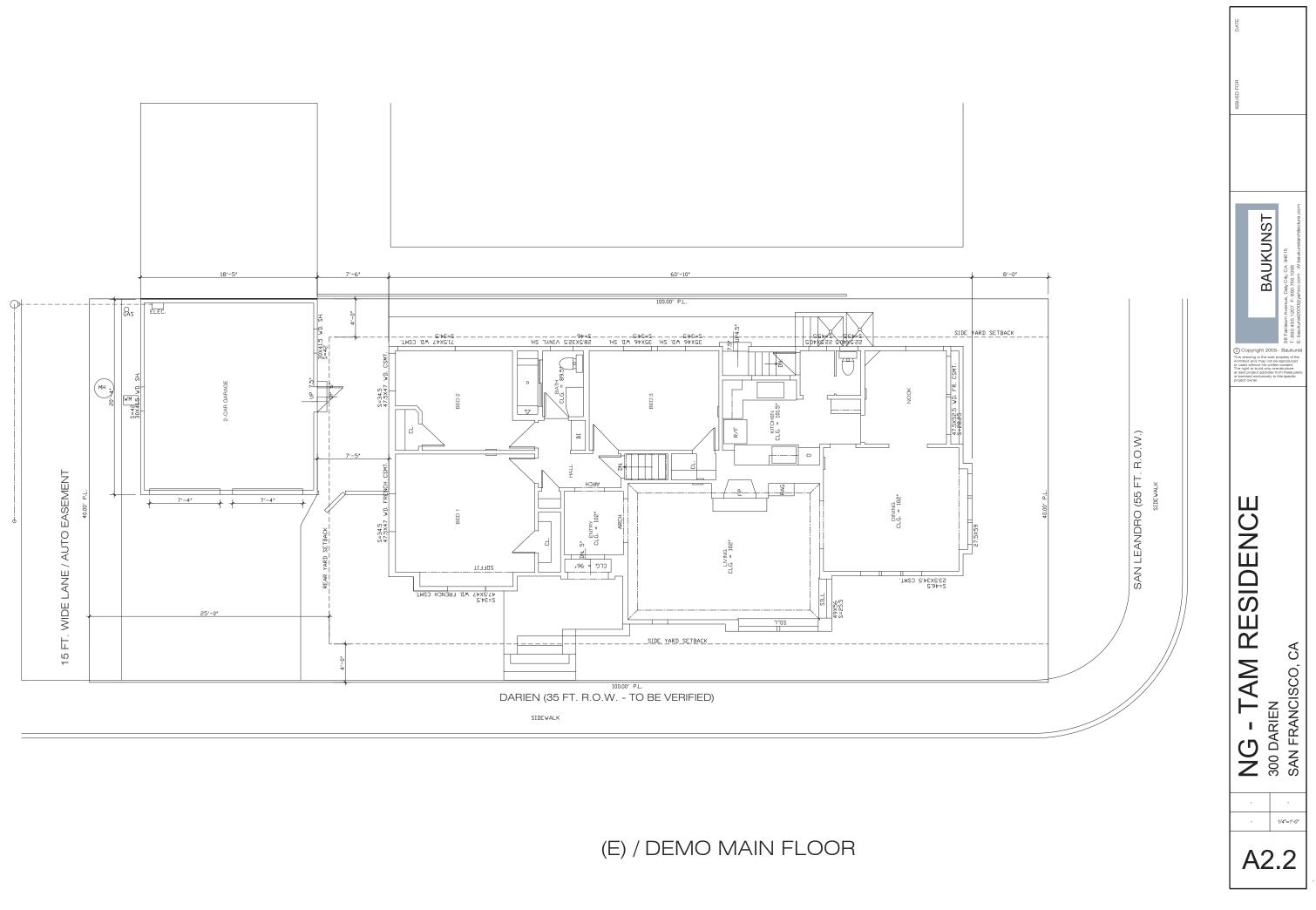
PROPOSED SITE PLAN W/ NEIGHBOR CONTEXT



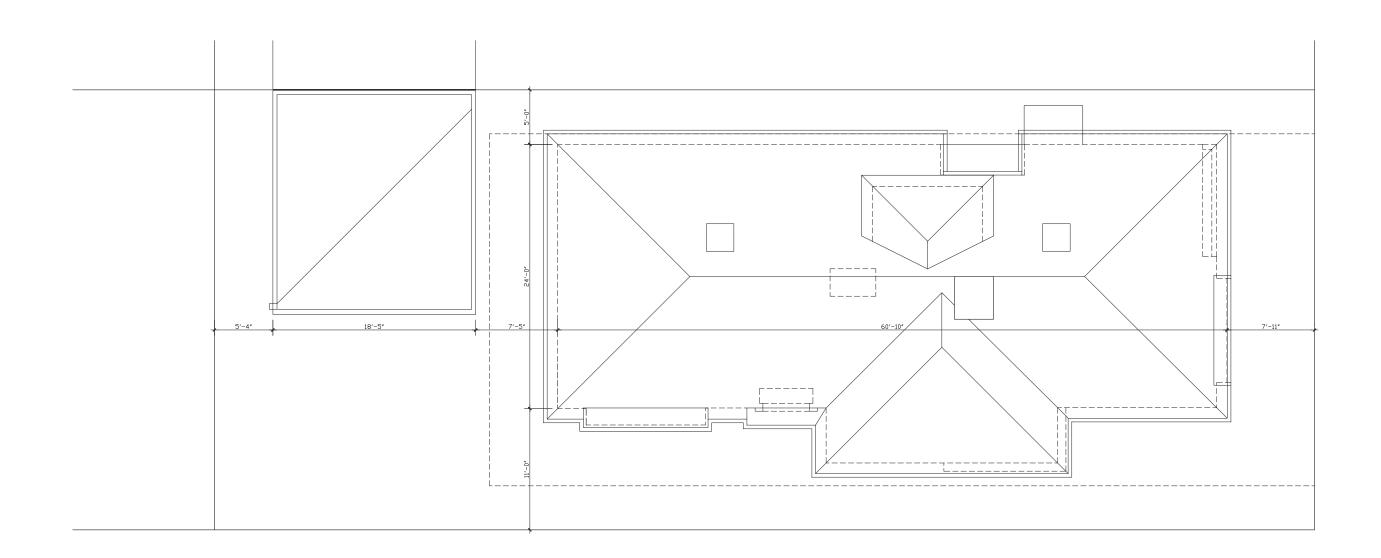
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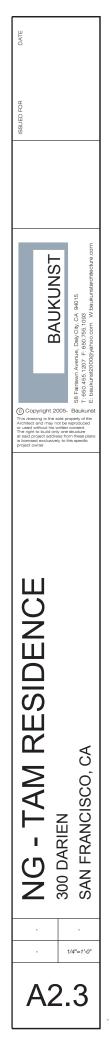


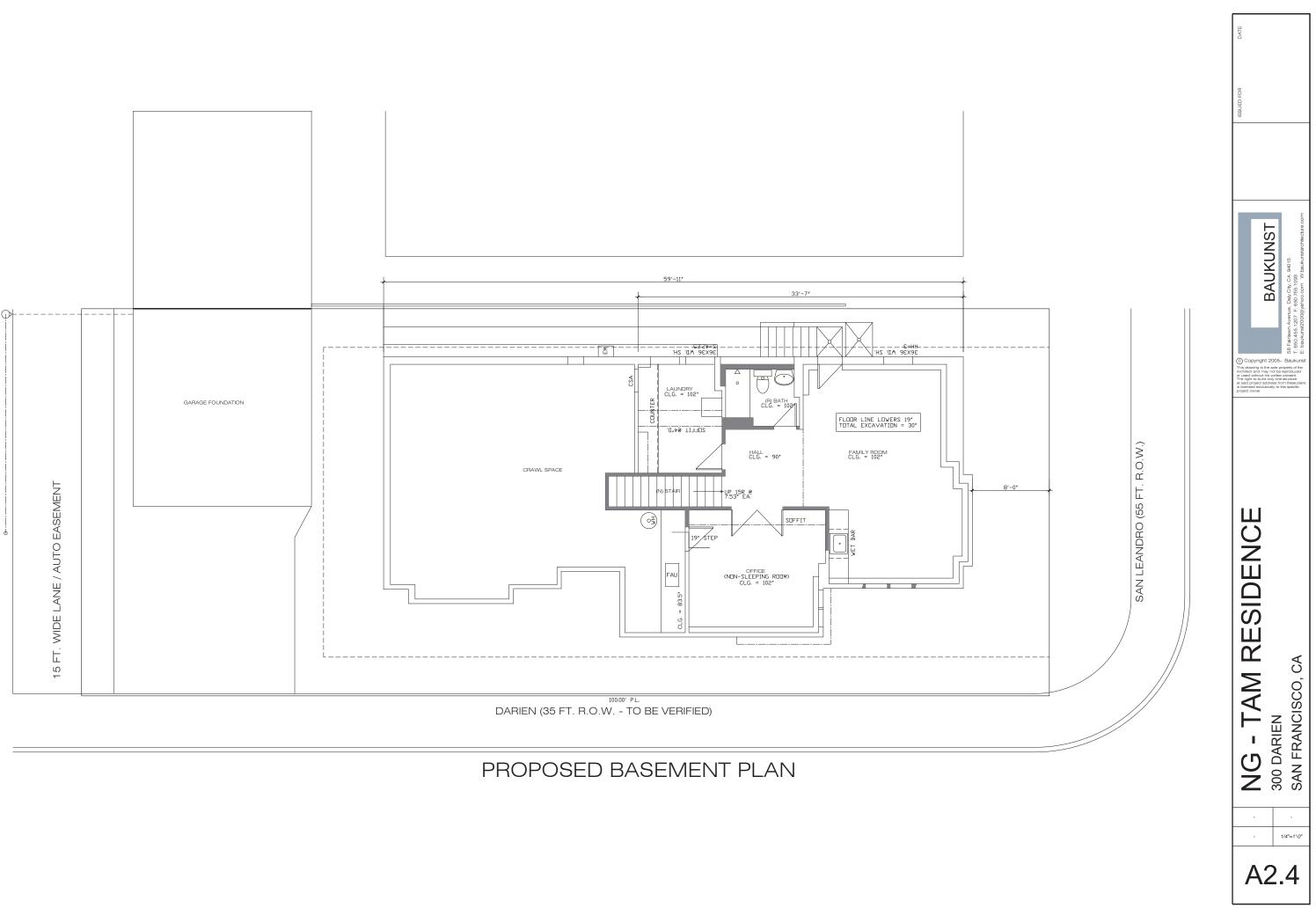


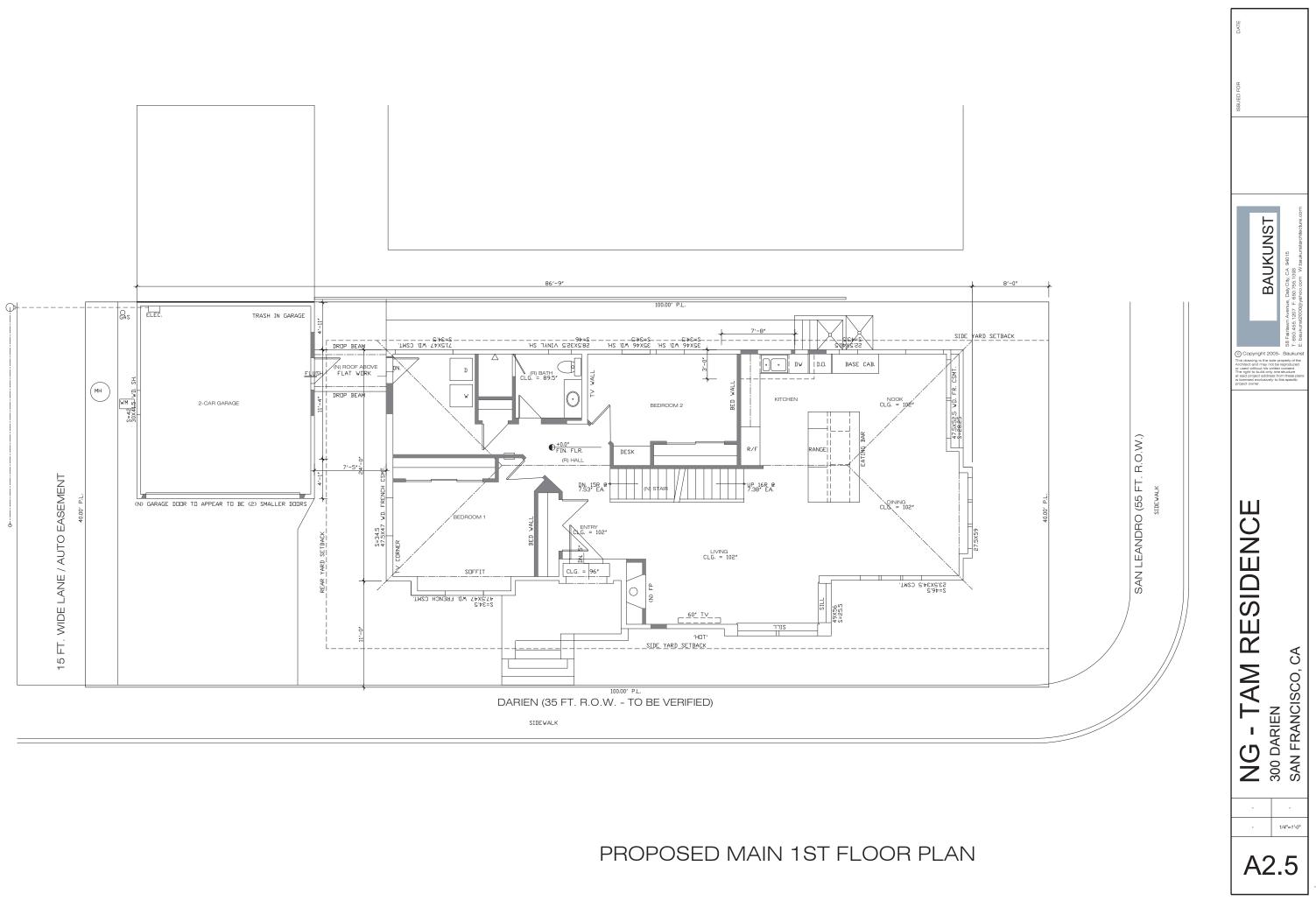


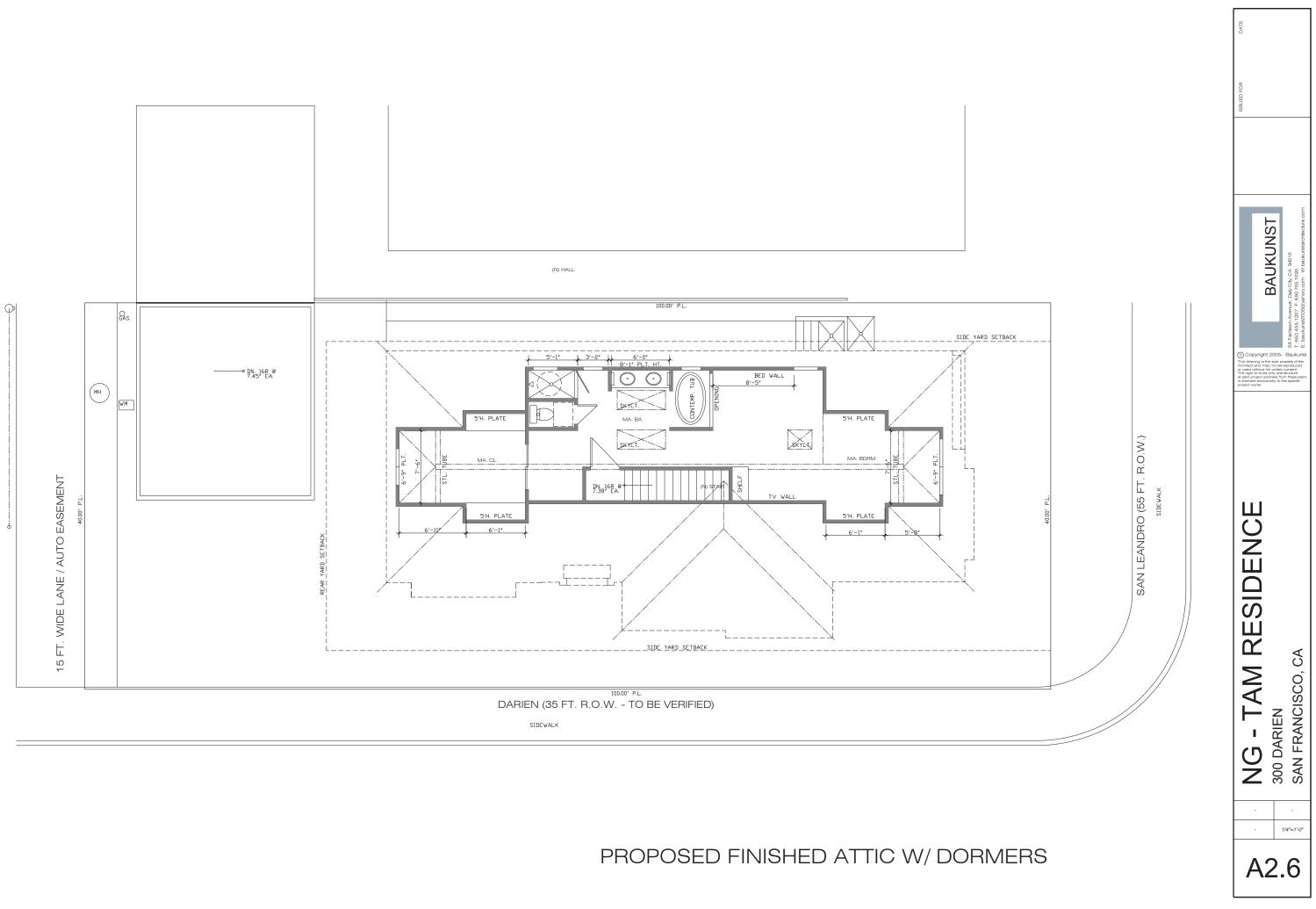
(E) / DEMO ROOF PLAN



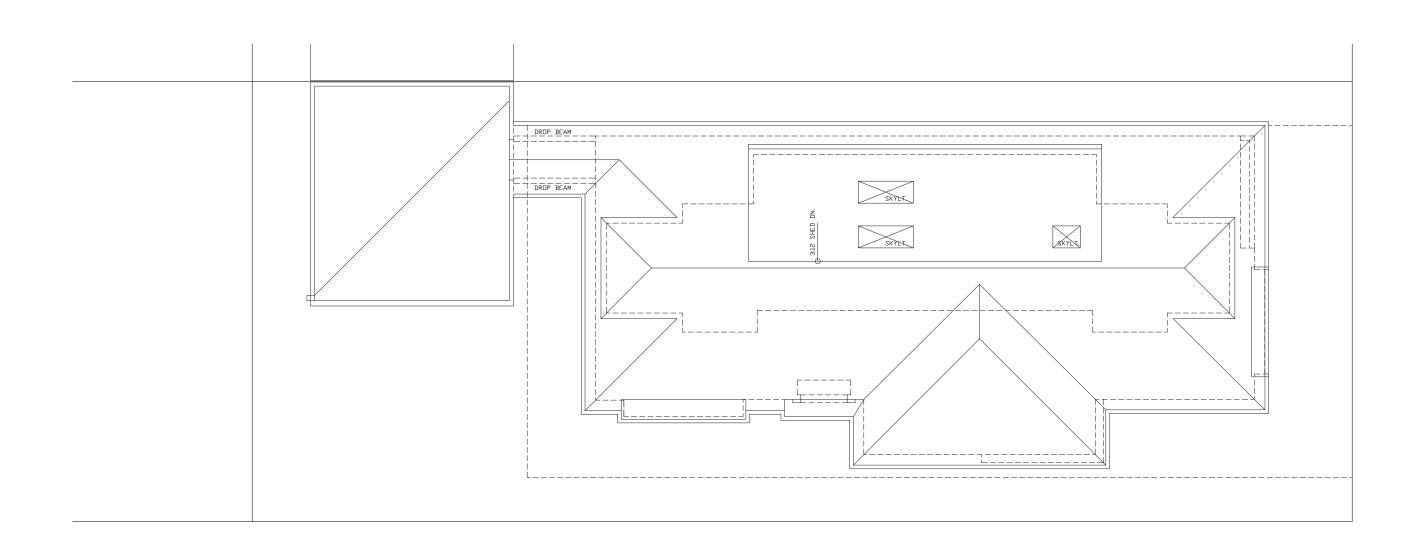








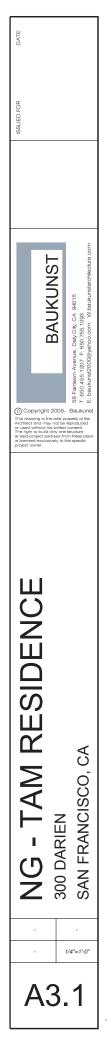
PROPOSED ROOF PLAN







(E) / DEMO DARIEN ELEVATION

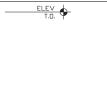




(E) / DEMO SAN LEANDRO ELEVATION

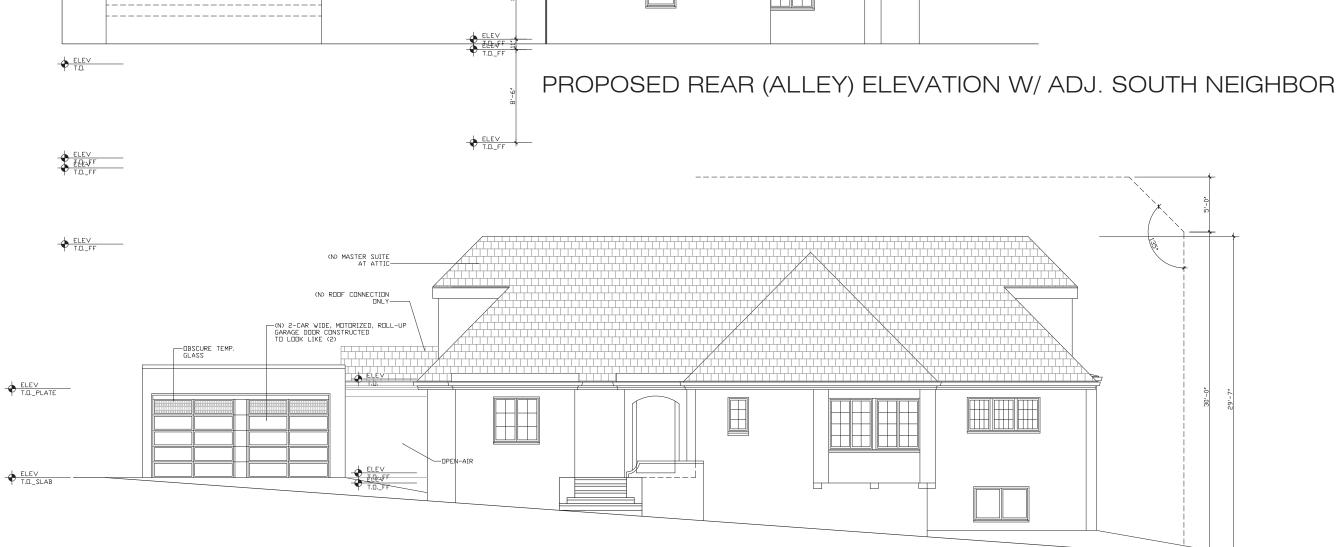




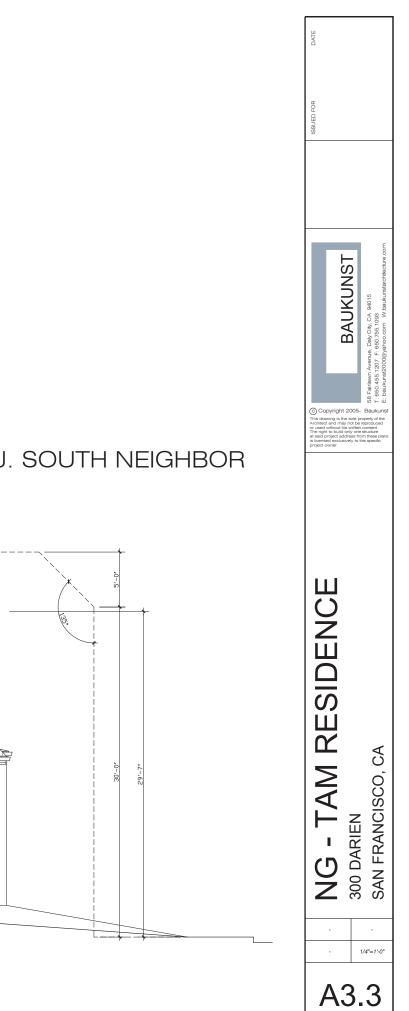


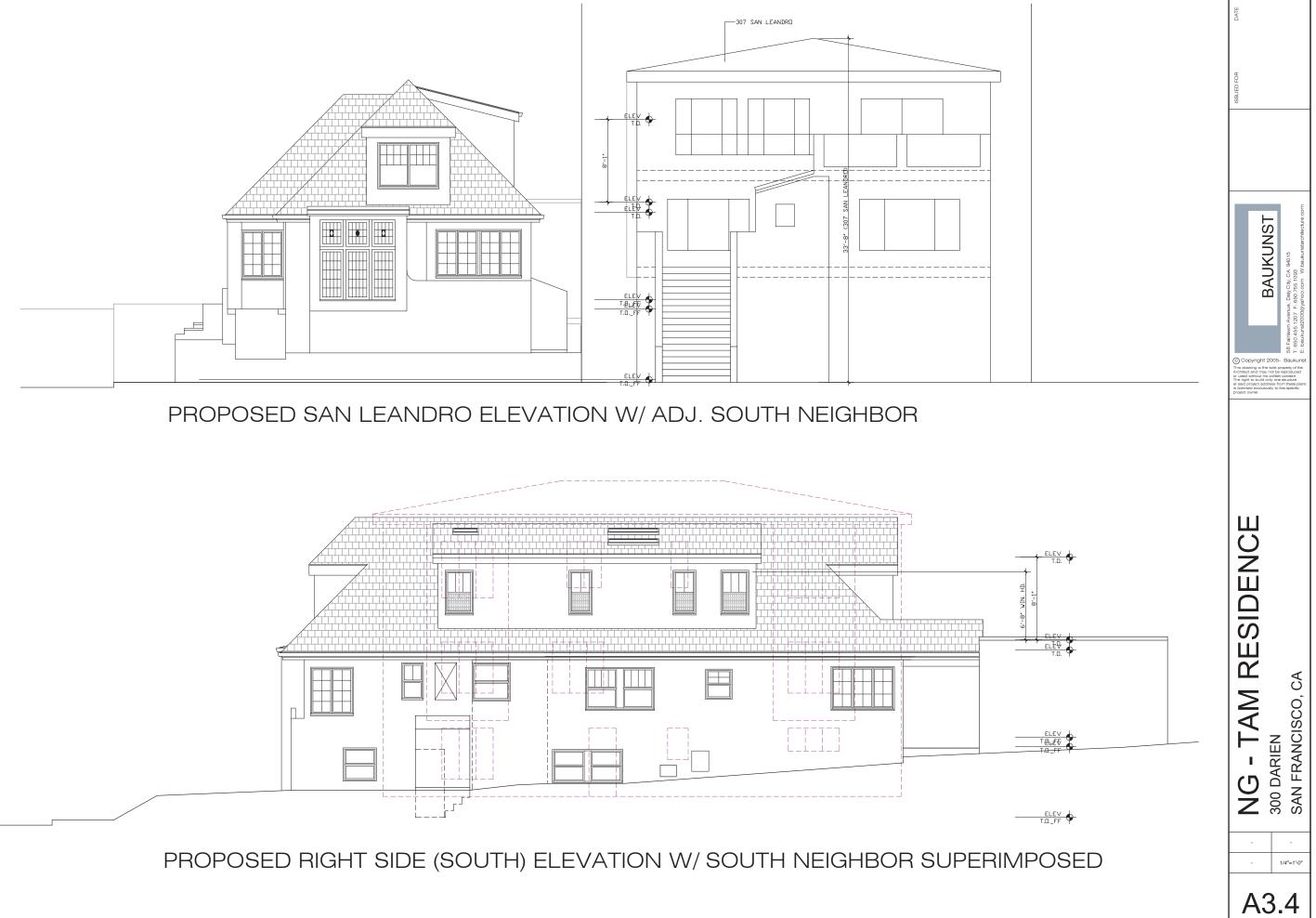
ELEV

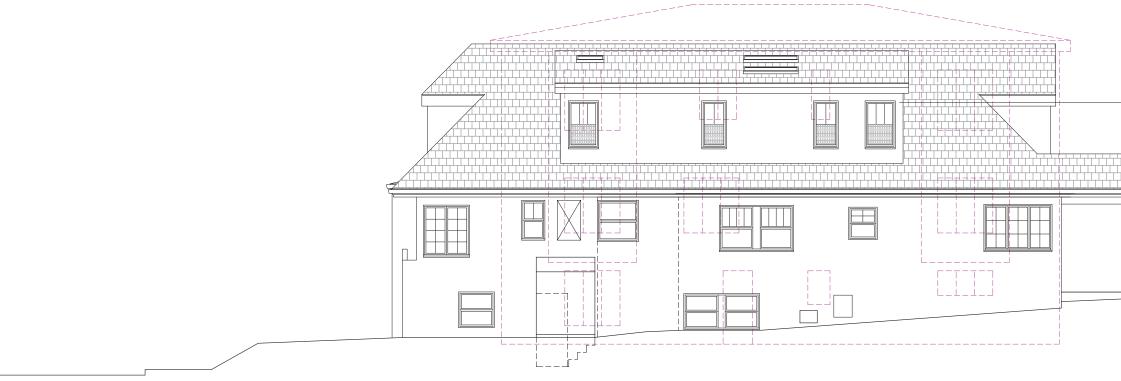




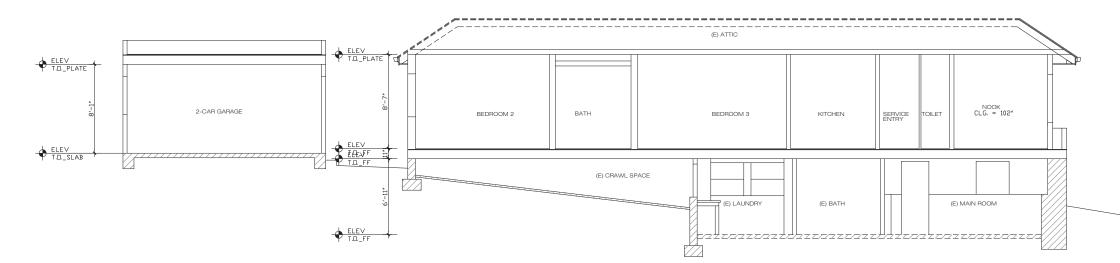
> + ELEV T.D._FF



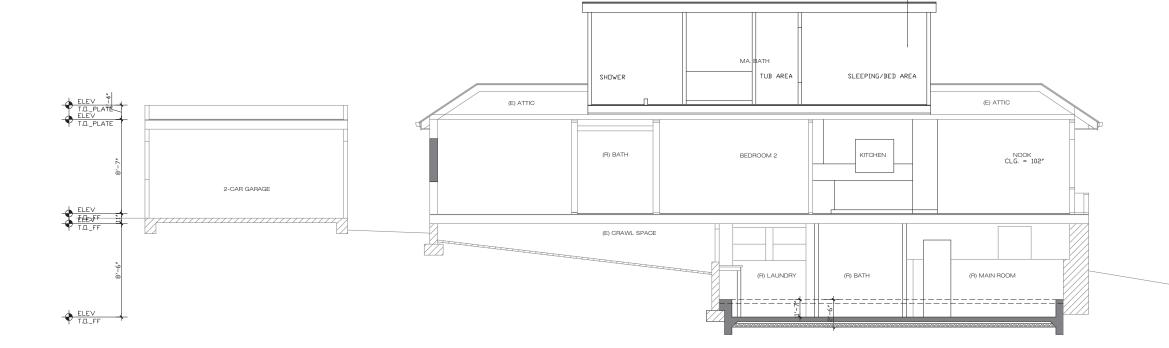


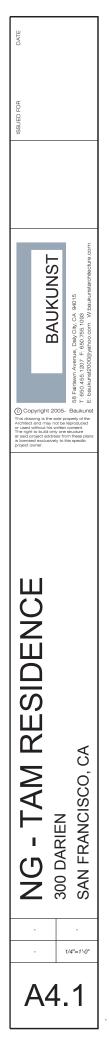


(E) / DEMO LONGITUDINAL SECTION



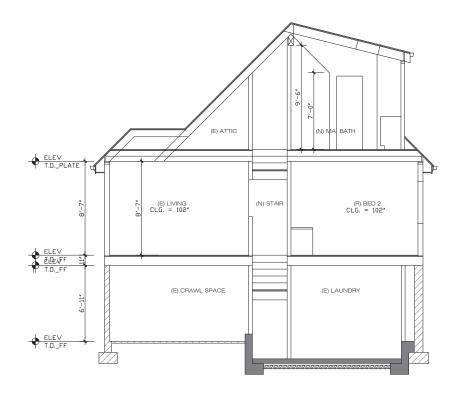
PROPOSED LONGITUDINAL SECTION



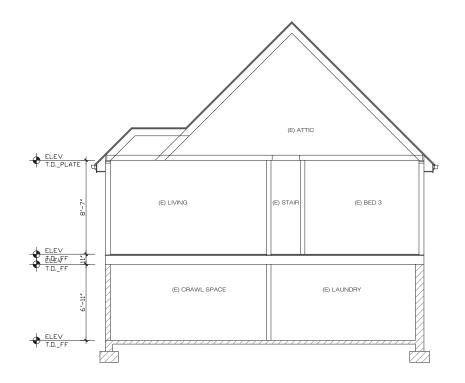


(N) RIDGE BEAM -BENT STL. TUBE -CLG. BEYOND FRENCH CASMENT UNIT PROTECTION FAL BAR ELEV ELEV T.O._PLATE (E) ATTI 7'-0" MIN. 7'-6" \$HOWN ELEV ELEXFF (E) CRAWL SPACE + ELEV T.D._FF

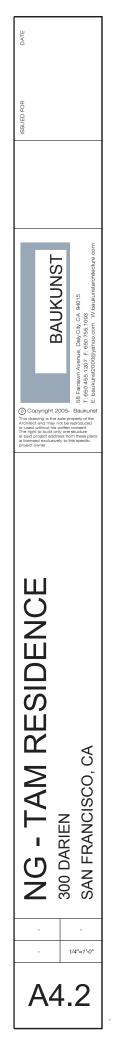








(E) / DEMO TRANSVERSE SECTION



Green Building: Site Permit Submittal

BASIC INFORMATION:

These facts, plus the primary occupancy, determine which requirements apply. For details, see AB 093 Attachment A Table 1.

	Project Name	Block/Lot	Address		
	Gross Project Area	Primary Occupancy	Number of occupied floors		
	Design Professional/Applicant: Sign & Date		<u>`</u>		

Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Green Building Code, California Title 24 Part 11, and related codes. Attachment C3, C4, C5, C6, C7, or C8 will be due with the applicable addendum. To use the form:

(a) Provide basic information about the project in the box at left. This info determines which green building requirements apply.

AND

(b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but using such tools as early as possible is strongly recommended.

Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. See relevant codes for details.

ALL PROJECTS, AS APPLICABLE Construction activity stormwater pollution prevention and site runoff controls - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.		LEED PROJECTS						OTHER APPLICABLE NON-RESIDENTIAL PRO		
			New Large Com- mercial	New Low Rise Residential	New High Rise Residential	Large First Time Commerical Interior	Commercial	Residential Major Alteration	Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding re- quirements for additions and alterations can be found in Title 24 Part 11, Division 5.7. Requirements for additions or alterations apply to applications received July 1, 2012 or after. ³	Other N Non- Resider
		Type of Project Proposed (Indicate at right)							Type of Project Proposed (Check box if applicable)	1
Stormwater Control Plan: Projects disturbing ≥5,000 square feet must implement a Stormwater Control Plan	•	Overall Requirements:							-	
meeting SFPUC Stormwater Design Guidelines		LEED certification level (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD	Energy Efficiency: Comply with California Energy Code, Title 24, Part 6 (2013).	•
Water Efficient Irrigation - Projects that include ≥		Base number of required points:	60	2	50	60	60	60	Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155,	
1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	•	Adjustment for retention / demolition of historic features / building:				n/a			whichever is greater (or LEED credit SSc4.2). Fuel efficient vehicle and carpool parking: Provide stall marking for	
Construction Waste Management - Comply with		Final number of required points (base number +/- adjustment)				50			low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces.	•
Ordinance		Specific Requirements: (n/r indicates a measure is n	ot required)						Water Meters: Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	•
Recycling by Occupants: Provide adequate space		Construction Waste Management – 75% Diversion				1	MarkCRD		Indoor Water Efficiency: Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals.	•
and equal access for storage, collection and loading of compostable, recyclable and landfill materials.	•	AND comply with San Francisco Construction & Demolition Debris Ordinance - LEED MR 2, 2 points		•	•	•	Meet C&D ordinance only	ly 🔴	Commissioning: For new buildings greater than 10,000 square feet, commissioning	1
See Administrative Bulletin 088 for details.		Energy Use Comply with California Title-24 Part 6 (2013) and meet LEED mini-		LEED	•	•		ED isite only	shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. OR for buildings less than 10,000 square feet, testing and adjusting of systems is required	•
10		mum energy performance (LEED EA p2)		proroquinto		-	protoqu		Protect duct openings and mechanical equipment during construction	•
GREENPOINT RATED PROJECTS Proposing a GreenPoint Rated Project (Indicate at right by checking the box.)		Renewable Energy or Enhanced Energy Efficiency Effective 1/1/2012: Generate renewable energy on-site ≥1% of total annual energy cost (LEED EAc2), OR		n/r	n/r	n/r	n/r	1.14.2017	Adhesives, sealants, and caulks: Comply with VOC limits in SCAQMD Rule 116 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.	8 •
		Demonstrate at least 10% energy use reduction (compared to Title 24 Part 6 2013), OR Purchase Green-E certified renewable energy credits for 35% of						n/r	Paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.	•
Base number of required Greenpoints:	75	total electricity use (LEED EAc6). Enhanced Commissioning of Building Energy Systems LEED EA 3			Mee	et LEED prerequ	lisites		Carpet: All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program. 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350),	
Adjustment for retention / demolition of		Water Use - 30% Reduction LEED WE 3, 2 points	er Use - 30% Reduction LEED WE 3, 2 points Meet LEED prerequisite Meet LEED Meet LEED prerequisite			iisite	3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High			
historic features / building:		Enhanced Refrigerant Management LEED EA4	•	n/r	n/r	•	•	n/r	 Califorma Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database AND carpet cushion must meet Carpet and Rug Institute Green Label, 	
Final number of required points (base number +/-		Indoor Air Quality Management Plan LEED IEQ 3.1	•	CalGreen 4.504.1	CalGreen 4.504.1	CalGreen 5.504.3	CalGreen 5.504.3	CalGreen 4.504.1	AND indoor carpet adhesive & carpet pad adhesive must not exceed 50 gfL VOC content. Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood	+
adjustment)		Low-Emitting Materials LEED IEQ 4.1, 4.2, 4.3, and 4.4	•	•	•	•	•		Resilient flooring systems: For 80% of floor area receiving resilient flooring, insta	•
GreenPoint Rated (i.e. meets all prerequisites) • Energy Efficiency: Demonstrate a 10% energy use reduction compared to Title 24, Part 6 (2013). •		Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet		67875			See San Francisco Planning		resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.	•
		San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SSc4.2.	· ·	See San Francisco Planning Code 155		-	Code 155		Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows.	•
Meet all California Green Building Standards Code requirements		Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	•			•	n/r	n/r	Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings.	•
(CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)	•	Water Meters: Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq. ft.	•	n/r	n/r	•	(addition only)	n/r	Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	•
Notes		Air Filtration: Provide at least MERV-8 filters in regularly							CFCs and Halons: Do not install equipment that contains CFCs or Halons.	•
 New residential projects of 4 or more occupied floors must use the "New Residential High-Rise" column. New residential with 3 or fewer occupied floors must use the "New Residential Low Rise" column. LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required. 		occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5).	•	n/r	n/r	•	•	n/r	Additional Requirements for New A, B, I, OR M Occupancy Projects	5,000 - 25
		Air Filtration: Provide MERV-13 filters in residential buildings in air-quality hot-spots (or LEED credit IEQ 5). (SF Health Code Article 38 and SF Building Code 1203.5)	n/r	•	•	n/r	n/r	•	Construction Waste Management – Divert 75% of construction and demolition debris AND comply with San Francisco Construction & Demolition Debris Ordinance.	•
		Acoustical Control: wall and roof-cellings STC 50, exterior windows STC 30, party walls and floor-cellings STC 40.	•	See CBC 1207		•	(envelope alteration & addition only)	n/r	Renewable Energy or Enhanced Energy Efficiency Effective January 1, 2012: Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EAc2), OR demonstrate a 10% energy use reduction compared to Title 24 Part 6 (2013), OR	
									demonstrate a 10% energy use reduction compared to the 24 Parts (2013), OR purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EAc6)	

