



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: MAY 3, 2018

Date: April 23, 2018
Case No.: 2017-003986DRP-02
Project Address: 739 DE HARO STREET
Permit Application: 2017.0307.0898
Zoning: RH-2 [Residential House, Two-Family] Zoning District
40-X Height and Bulk District
Block/Lot: 4071/024
Project Sponsor: Todd Aranaz
Fougeron Architecture
521 Francisco Street
San Francisco, CA 94133
Staff Contact: Christy Alexander – (415) 575-8724
christy.alexander@sfgov.org
Recommendation: **Do not take DR and approve the project with modification**

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 proposal ("Project") includes remodeling the existing two story single-family dwelling with a vertical addition of a third story and new garage at the street level. The Project also includes renovation of the front façade, interior renovations and upgrade of the mechanical, electrical and structural systems.

SITE DESCRIPTION AND PRESENT USE

The Project is located on the east side of De Haro Street, between 19th and 20th Streets, Block 4071, Lot 024 and located in the RH-2 Zoning District and 40-X Height and Bulk District. The 2,500 square foot lot has 25 feet of frontage, a depth of 100 feet and is developed with an existing two story, single family residence with only one level visible from De Haro Street.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located in the Potrero Hill neighborhood. Parcels within the immediate vicinity consist of one-, two-, and three-story single and two-family dwellings of varied design and construction dates.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	January 17, 2018 – February 16, 2018	February 15, 2018	May 3, 2018	77 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	April 23, 2018	April 23, 2018	10 days
Mailed Notice	10 days	April 23, 2018	April 23, 2018	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	-	1 (DR Requestor)	-
Other neighbors on the block or directly across the street	9	2 (DR Requestor + 1 other)	-
Neighborhood groups	-	-	-

The Department received a two page letter from Chris Cole who resides at 769 De Haro Street, which supports the two DR Requestors and also states his concerns that the Project presents the issue of compliance with the Residential Design Guidelines (RDGs) and the legal basis for his concerns.

The Department also received from the Project Sponsor nine form letters signed by neighbors within the vicinity of the Project who are in support of the Project moving forward.

DR REQUESTOR

The DR Requestors are:

- Mike Montgomery, who lives at 745 De Haro Street, and
- Berry Minot, who lives at 763 De Haro Street.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Applications*, both dated February 15, 2018.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated April 18, 2018.

ENVIRONMENTAL REVIEW

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

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Advisory Team (RDAT) reviewed the Project following the submittal of the Request for Discretionary Review and found that the Project does not demonstrate exceptional or extraordinary circumstances and meets the standards of the Residential Design Guidelines (RDGs). RDAT requested additional information on the drawings to confirm the elevation change for the driveway on the property, which will be reconciled on-site (three foot portion of property between sidewalk and garage door). The Project Sponsor has provided the additional information.

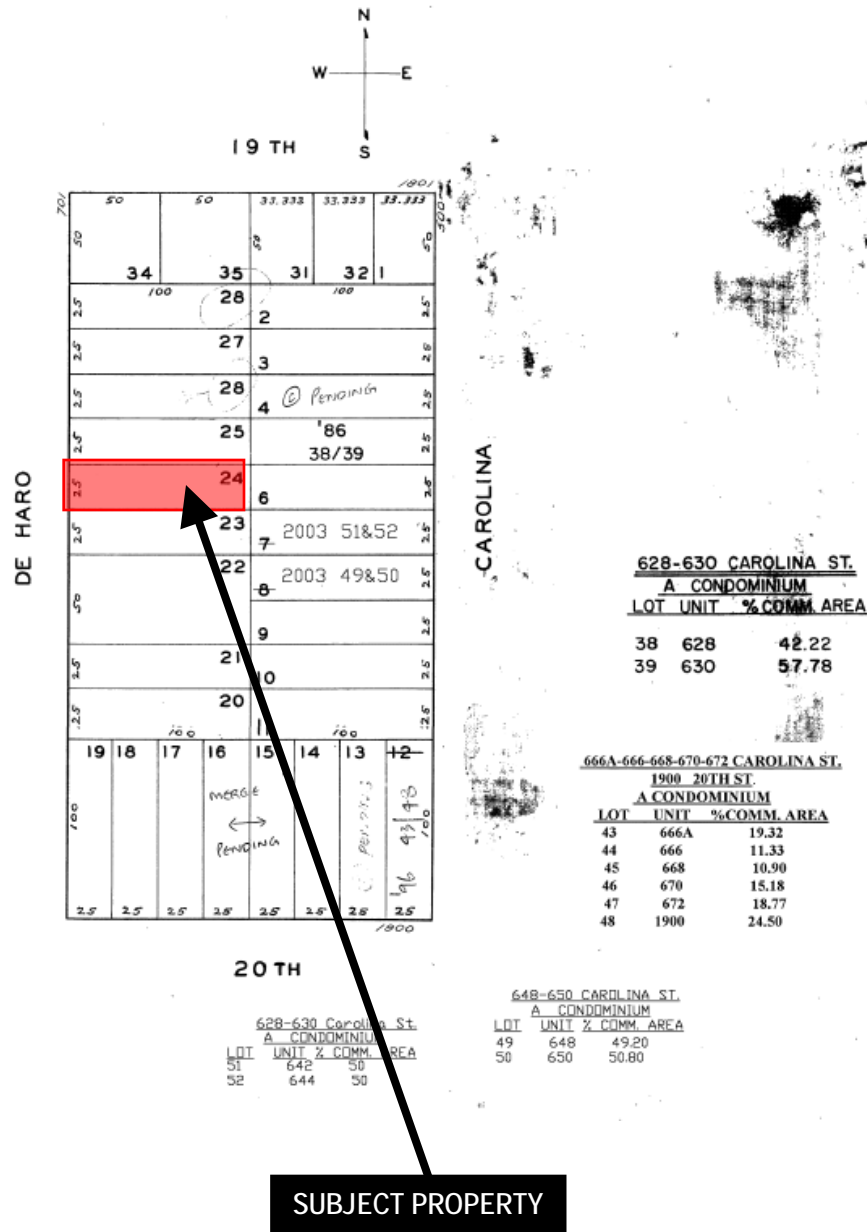
Under the Commission's pending DR Reform Legislation, this project would not be referred to the Commission as this project does not contain or create any exceptional or extraordinary circumstances.

RECOMMENDATION:	Do not take DR and approve project with modification
------------------------	---

Attachments:

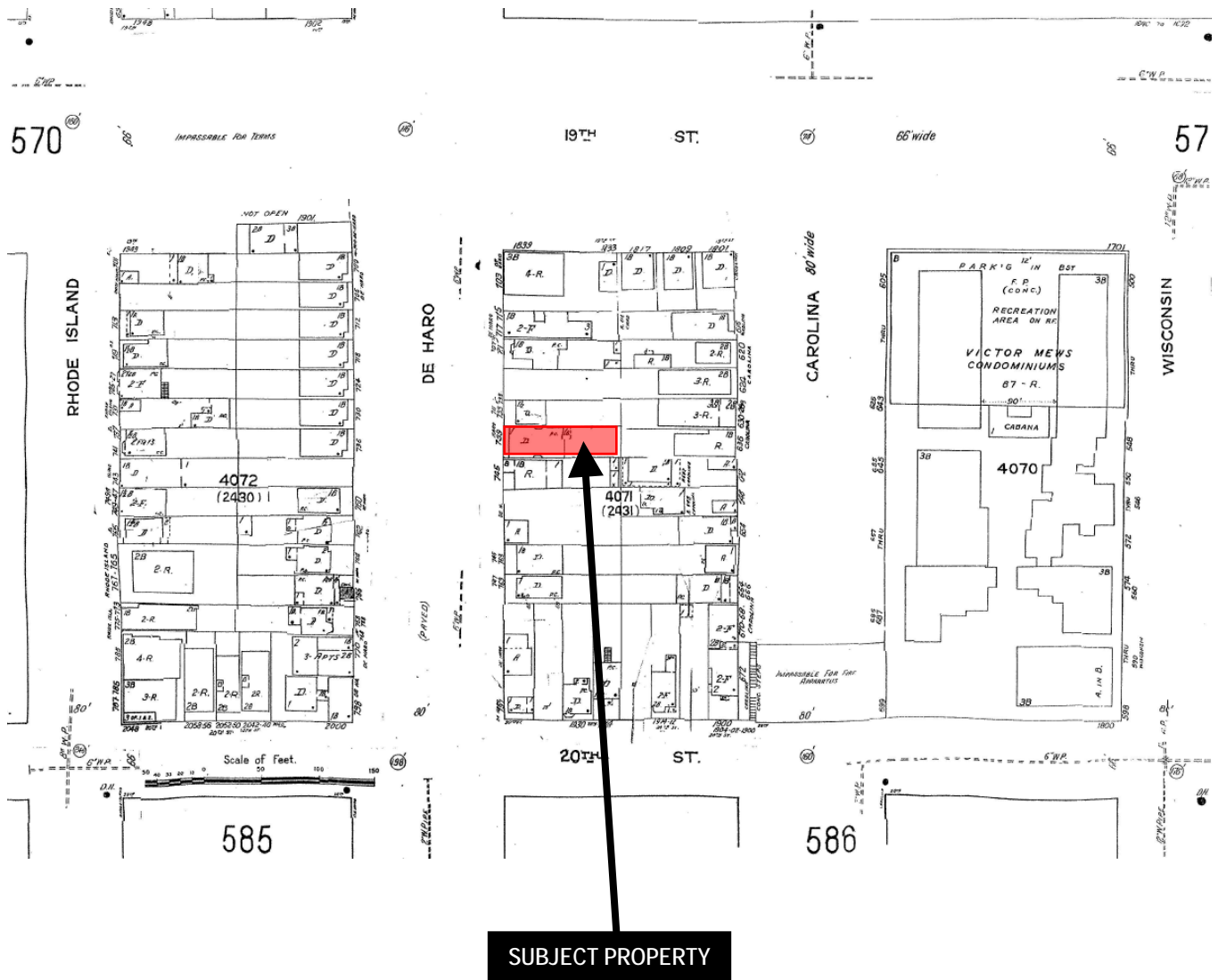
Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
DR Applications
Response to DR Application dated April 18, 2018
Reduced Plans

Block Book Map



Discretionary Review Hearing - Abbreviated
Case Number 2017-003986DRP-02
739 De Haro Street

Sanborn Map*



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



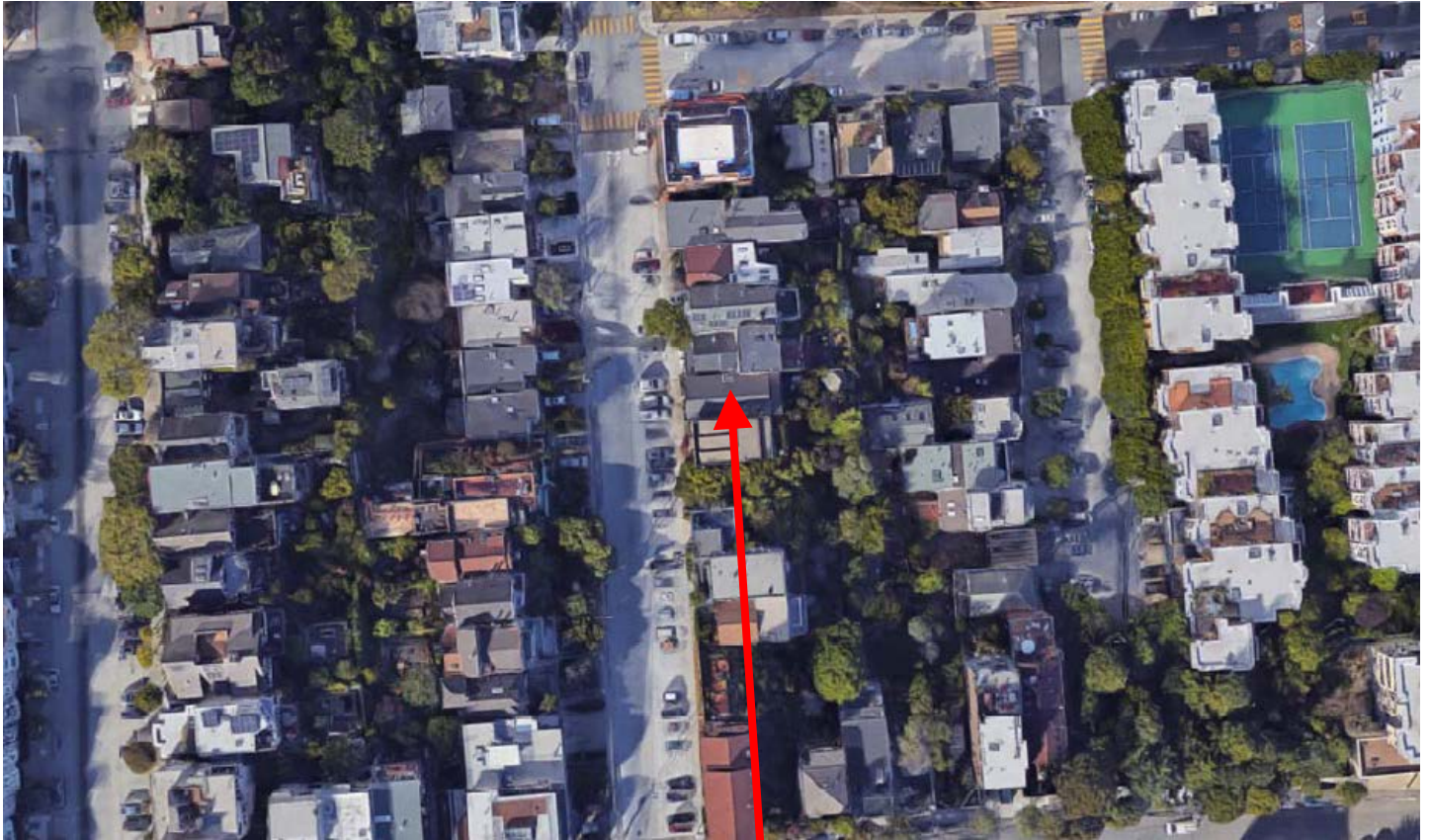
Discretionary Review Hearing - Abbreviated
Case Number 2017-003986DRP-02
739 De Haro Street

Zoning Map



Discretionary Review Hearing - Abbreviated
Case Number 2017-003986DRP-02
739 De Haro Street

Aerial Photo



SUBJECT PROPERTY



Discretionary Review Hearing - Abbreviated
Case Number 2017-003986DRP-02
739 De Haro Street

Context Photos



View of subject property looking Southeast



View of subject property looking Northeast



View of opposite side of De Haro St across from subject property

Discretionary Review Hearing - Abbreviated
Case Number 2017-003986DRP-02
739 De Haro Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **March 7, 2017**, the Applicant named below filed Building Permit Application No. **2017.0307.0898** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	739 DeHaro St	Applicant:	Todd Aranaz
Cross Street(s):	19th and 20th Streets	Address:	521 Francisco
Block/Lot No.:	4071/024	City, State:	San Francisco, CA 94133
Zoning District(s):	RH-2 / 40-X	Telephone:	(415) 415-641-5744
Record No.:	2017-003986PRJ	Email:	todd@fougeron.com

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

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	2.5 feet	No Change
Side Setbacks	None	No Change
Building Depth	53.5 feet	57 feet
Rear Yard	44 feet	40.5 feet
Building Height	14 feet	21.5 feet
Number of Stories	2	3
Number of Dwelling Units	1	No Change
Number of Parking Spaces	0	1
PROJECT DESCRIPTION		
The proposal is remodel the existing single family home with new 3rd story vertical addition (1 new bedroom and 1 new bathroom) and garage. Upgrade of mechanical, electrical and structural systems. Addition of new fire sprinkler system. 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: Christy Alexander
Telephone: (415) 575-8724
E-mail: christy.alexander@sfgov.org

Notice Date: 1/17/18
Expiration Date: 2/16/18

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 www.communityboards.org for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org. You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you.**

Incomplete applications will not be accepted.

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

BOARD OF APPEALS

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

ENVIRONMENTAL REVIEW

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

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



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
739 De Haro Street		4071/024	
Case No.	Permit No.	Plans Dated	
2017-003986ENV		3/3/2017	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Alterations to an existing two-story single-family dwelling. Add third floor and parking for one vehicle. Upgrade mechanical, electrical, and structural systems. Alter facade.			

STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

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

STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

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

	<i>Mahe program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling <div style="float: right; font-size: small;"> Digitally signed by Jean Poling Date: 2017.05.25 09:09:01 -07'00' </div>	

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

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

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

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

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

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

<input type="checkbox"/>	<p>9. Other work that would not materially impair a historic district (specify or add comments):</p> <p>(Requires approval by Senior Preservation Planner/Preservation Coordinator) _____</p>
<input checked="" type="checkbox"/>	<p>10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation Coordinator)</p> <p style="padding-left: 40px;"> <input type="checkbox"/> Reclassify to Category A <input checked="" type="checkbox"/> Reclassify to Category C </p> <p>a. Per HRER dated: <u>PTR form dated 6/26/2017</u> (attach HRER)</p> <p>b. Other (specify): _____</p>
<p>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</p>	
<input type="checkbox"/>	<p>Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.</p>
<input checked="" type="checkbox"/>	<p>Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.</p>
<p>Comments (optional):</p> 	
<p>Preservation Planner Signature: Jorgen Cleemann</p> <div style="text-align: right; font-size: small;"> Digitally signed by Jorgen Cleemann Date: 2017.07.06 13:36:01 -07'00' </div>	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<p>Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):</p> <p style="padding-left: 40px;"> <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review </p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>	
<input checked="" type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p>	
	<p>Planner Name: Jorgen Cleemann</p> <hr/> <p>Project Approval Action:</p> <p>Building Permit</p> <p style="font-size: small;">If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p>Signature:</p> <div style="font-size: 2em; font-weight: bold; line-height: 1;"> Jorgen Cleema nn </div> <div style="text-align: right; font-size: small;"> Digitally signed by Jorgen Cleemann Date: 2017.07.06 13:36:20 -07'00' </div>
	<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>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.</p>	



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	6/26/2017
--	--	--------------------------------	-----------

PROJECT INFORMATION:		
Planner:	Address:	
Jørgen G. Cleemann	739 De Haro Street	
Block/Lot:	Cross Streets:	
4071/024	19th and 20th Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2017-003986ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
<input checked="" type="radio"/> CEQA	<input type="radio"/> Article 10/11	<input type="radio"/> Preliminary/PIC	<input checked="" type="radio"/> Alteration	<input type="radio"/> Demo/New Construction

DATE OF PLANS UNDER REVIEW:	3/3/2017
------------------------------------	----------

PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation prepared by William Kostura and dated August 2016.	
Proposed Project: Vertical addition, new front and rear facades, interior alterations.	

PRESERVATION TEAM REVIEW:	
Category:	<input type="radio"/> A <input type="radio"/> B <input checked="" type="radio"/> C
Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event: <input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 2 -Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 -Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 3 - Architecture: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture: <input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No
Period of Significance: <input type="text"/>	Period of Significance: <input type="text"/>
	<input type="radio"/> Contributor <input type="radio"/> Non-Contributor


Complies with the Secretary's Standards/Art 10/Art 11:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
CEQA Material Impairment to the individual historic resource:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
CEQA Material Impairment to the historic district:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Defer to Residential Design Team:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	

PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation (dated August 2016) and information found in the Planning Department files, the subject property at 739 De Haro Street contains a one-story, wood-frame, gable-front, single-family residence located in the Portero Hill neighborhood of San Francisco. On its primary west (De Haro Street) elevation, the subject building features a central recessed entry with a simple wood enframement, a transom glazed with stained glass, and a paneled door with divided light glazing on the upper half. To the right (south) of this entry is a group of three double-hung, six-over-six metal windows. A stepped wooden fence runs in front of these windows. To the left (north) of the entry is a single double-hung, six-over-six window surrounded by a flat trellis, and a sunken basement entry guarded by wooden fencing. The entire west elevation is clad in unpainted wood shingles that are cut and organized into a variety of different geometric patterns. The gable roof's eave projects over the west facade. The subject building's south facade directly abuts the neighboring building and is not visible. On the north facade, a short strip of facade featuring a continuation of the decorative wood shingles is visible over the neighboring property. The rear (east) elevation is two-stories tall, with a basement that opens directly onto a rear yard through a sliding door, and an enclosed balcony at the first story that connects to the yard via a set of stairs. This facade is fenestrated with a variety of non-historic windows, including aluminum sliders and casements. It is clad partially with unpainted wood shingles and partially with horizontal wood siding.

No historic events occurred at the subject property. Constructed in 1909, it fits within a pattern of modest residential development that occurred in Portrero Hill in the early twentieth century in response to the post-1906 earthquake housing boom, the growth of industry in the nearby waterfront and SoMa districts, and the ongoing expansion of the adjacent Mission district as a residential and commercial neighborhood. While associated broadly with these historical factors, the property does not convey a clear and specific association with any of them that would support a finding of individual significance under criterion 1 of the California Register of Historical Resources (CRHR).

The subject property is not associated with the lives of persons important to local, state, or national history. Original owners Constantino and Rosie Ferrari occupied the subject building along with their extended family for about thirteen years before it was transferred (continued)

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	7.5.2017

739 De Haro Street
Preservation Team Review Form, Comments

(continued)

to Della Canepa and her son. The Canepas occupied the property until 1983, when Jonathan Whitman assumed ownership. John T. and Mary C. O'Shea occupied the property from 1983 to 2010. None of these people has been identified as important to history such that the property could be found eligible for individual listing in the CRHR under criterion 2.

The subject property does not embody the distinctive characteristics of a type, period, region, or method of construction; nor does it represent the work of a master; nor does it possess high artistic values. As originally constructed in 1909, the subject building appears to have been a fairly standard example of a sparsely ornamented, one-story, gable-end building with shiplap siding and a central, street-facing entry symmetrically flanked by two windows. (Similar simple gable-end houses of the post-earthquake period may be found at 1050 De Haro, 896 Rhode Island, 618 Connecticut, 642 Wisconsin, and various other addresses throughout the Portrero Hill neighborhood.) No architect has been identified for this initial phase of construction. Such a common, workmanlike design would not likely support a finding of individual architectural significance even if it remained in pristine condition. In the case of the subject building, however, pristine conditions do not exist. A series of ca. 1980 alterations irreversibly changed the fenestration pattern on the primary façade (tripling the width of the south window) and replaced the original cladding with stylized wood shingles. By introducing period details that never existed previously, this latter alteration established a false sense of history that further separates the building from any association with historical architecture. Therefore the subject property has not been found eligible for individual listing in the CRHR under criterion 3.

The subject property has not been identified as a contributor to an eligible historic district. The subject block was developed in phases over the course of the twentieth century. Like the subject property, many of the older houses were altered with varying degrees of historical sensitivity during this time. The area thus exhibits a range of housing types, styles, and ages that do not cohere into a historic district.

Therefore the subject property has not been found eligible for listing in the CRHR either individually or as a contributor to a historic district.



739 De Haro Street. Screenshot of 2017 Google StreetView.

RECEIVED

FEB 15 2018

Application for Discretionary Review

CASE NUMBER:
For Staff Use only

2017-003986 DRP

APPLICATION FOR CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: Michael Montgomery		
DR APPLICANT'S ADDRESS: 745 De Haro Street	ZIP CODE: 94107	TELEPHONE: (415) 728-3844
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: David Deming & Jaime Austin		
ADDRESS: 739 De Haro Street	ZIP CODE: 94107	TELEPHONE: (415) 690-0359
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/> <input type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS: michael.montgomery@gmail.com		

2. Location and Classification

STREET ADDRESS OF PROJECT: 739 De Haro Street		ZIP CODE: 94107		
CROSS STREETS: 19th and 20th Streets				
ASSESSORS BLOCK/LOT: 4071 /024	LOT DIMENSIONS: 25' x 100'	LOT AREA (SQ FT): 2,500 sf	ZONING DISTRICT: RH-2	HEIGHT/BULK DISTRICT: 40-X

3. Project Description

Please check all that apply

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

Additions to Building: Rear ☐ Front ☐ Height ☒ Side Yard ☐

Residential

Present or Previous Use:

Proposed Use: Residential

Building Permit Application No. 2017.0307.0898

Date Filed: 3/7/2017

4. Actions Prior to a Discretionary Review Request

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

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

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

I met with Project Sponsor at least seven (7) times to discuss my concerns with the Project, in addition to numerous emails and phone calls in which I expressed concerns about the Project and proposed specific modifications to the Project design. To date, Project Sponsor has not responded to nor addressed any of my concerns or provided a set of plans with all dimensions included so that I can fully understand the impact of the Project on not only my home, but the neighborhood. Project Sponsor sent me emails on September 21, 2017 and on October 9, 2017. The September 21, 2017 e-mail included a link to an architectural scale so that I can attempt to scale the dimensions. However, I do not have experience working with architectural scales and have found it impossible to use a scale on the computer screen or to scale 11"x17" reduced plans. When hard copies of the plans were finally provided, the scale was graphic. Copies of the emails regarding scaled plans are attached hereto as Exhibits 1 and 2. Project Sponsor also informed me in person that any suggestion that would require new structural engineering for the rear of the building would be expensive and not acceptable.

Discretionary Review Request

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

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

I request Discretionary Review for 3 reasons:

1. The proposed Project will eliminate all light and air access to my grandfathered property line windows facing the Project;
 2. The facade design and materials indicated on the plans of the proposed Project are so different from the architecture and materials used on the block face that it does not complement or contribute positively to the diversity of the architectural vocabulary of the block face; and
 3. The location of the new curb cut for the Project's garage will drastically alter the grade of the existing sidewalk creating unsafe conditions for pedestrians.
2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:
- The proposed Project would require sealing all of my property line window openings, thereby significantly affecting the light and air access to the rooms served by those windows. See sheet A0.01 and proposed south elevation sheet of the plans attached to the Section 311 Notification. The Project would affect the neighboring character because it does not complement the existing architectural character of the block face and Project site vicinity. The modern architectural design of the Project draws attention to itself rather than integrate the Project design into the block face by incorporating architectural features of the existing buildings on the block.

Finally, the Project requires regrading of the sidewalk that results in a vertical drop at the uphill property line. See Sheet A3.01 of the Section 311 notification plans. A sidewalk with a vertical drop at the common side property line of the Project and my home is dangerous to able-bodied persons residing in the neighborhood and visitors who use the sidewalk, let alone persons with mobility problems.

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?
- Project Sponsor has not made any changes to address my concerns and the plans lack sufficient detail to enable the public to evaluate the impacts of the Project's design. The Project could be easily modified to address my light and air access from my grandfathered property line windows. Modifications to address my concerns would not reduce the size of the Project Sponsor's master bedroom while maintaining light and air access to my affected grandfathered windows. As designed, the master bedroom is accessed by a bridge over that portion of the living room with a two-story volume ceiling with a ceiling height of 20+ feet.

I discussed various design modifications to the Project that would preserve the light and air to my property line windows without impact on the size of the master bedroom suite. I discussed with the Project Sponsor that he can:

1. Set back the proposed third floor to match the rear facade of my home and provide a 5' side setback to allow light and air access to my property line windows;
2. Alter the design and materials chosen for the front and rear facades to be compatible with the neighboring character; and
3. Relocate the garage to the downhill side to minimize the negative impacts to the grade of the existing sidewalk to the maximum extent possible.

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: 2/15/18

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

Michael Montgomery
☒ Owner / ☐ Authorized Agent (circle one)

Application for Discretionary Review

CASE NUMBER:
For Staff Use onlyDiscretionary Review Application
Submittal Checklist

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

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

NOTES:

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

RECEIVED

FEB 15 2018

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

For Department Use Only

Application received by Planning Department:

By: Kurt BotnDate: 2/15/18

EXHIBIT 1



Mike Montgomery <michael.montgomery@gmail.com>

739 De Haro Project

David Deming <ddeming@gmail.com>

Thu, Sep 21, 2017 at 10:03 PM

To: Mike Montgomery <michael.montgomery@gmail.com>

Wow. Good luck!!!! Please let us know if you need anything. We know all too well how crazy this time can be.

Very happy to get together, but realize you guys will probably want to play the timing a bit by ear. So perhaps we tentatively plan for Oct 14th as we're in town that day and you can let us know closer in whether that is going to work?

In terms of adding dimensions to the plans can I make a suggestion? All of the drawings we've ever iterated on with the architects since we started have had very few (if any) actual dimensions on them. But the drawings are to scale, so you can use an architectural scale to figure out any other dimension you might want to know. If there are a few key dimensions that you really want, let me know and I can ask, but I'm not sure it's worth the brain damage (and cost) to produce a whole new set of drawings.

I just ordered the same one that I use and had it shipped to your house (they're really cheap and the one I have works very well). Can I ask that you give it a try and see if that works? Here is a brief tutorial on how to use it if you've never done it before. They're really simple:

<https://akloc.files.wordpress.com/2013/09/architectural-scale.pdf>

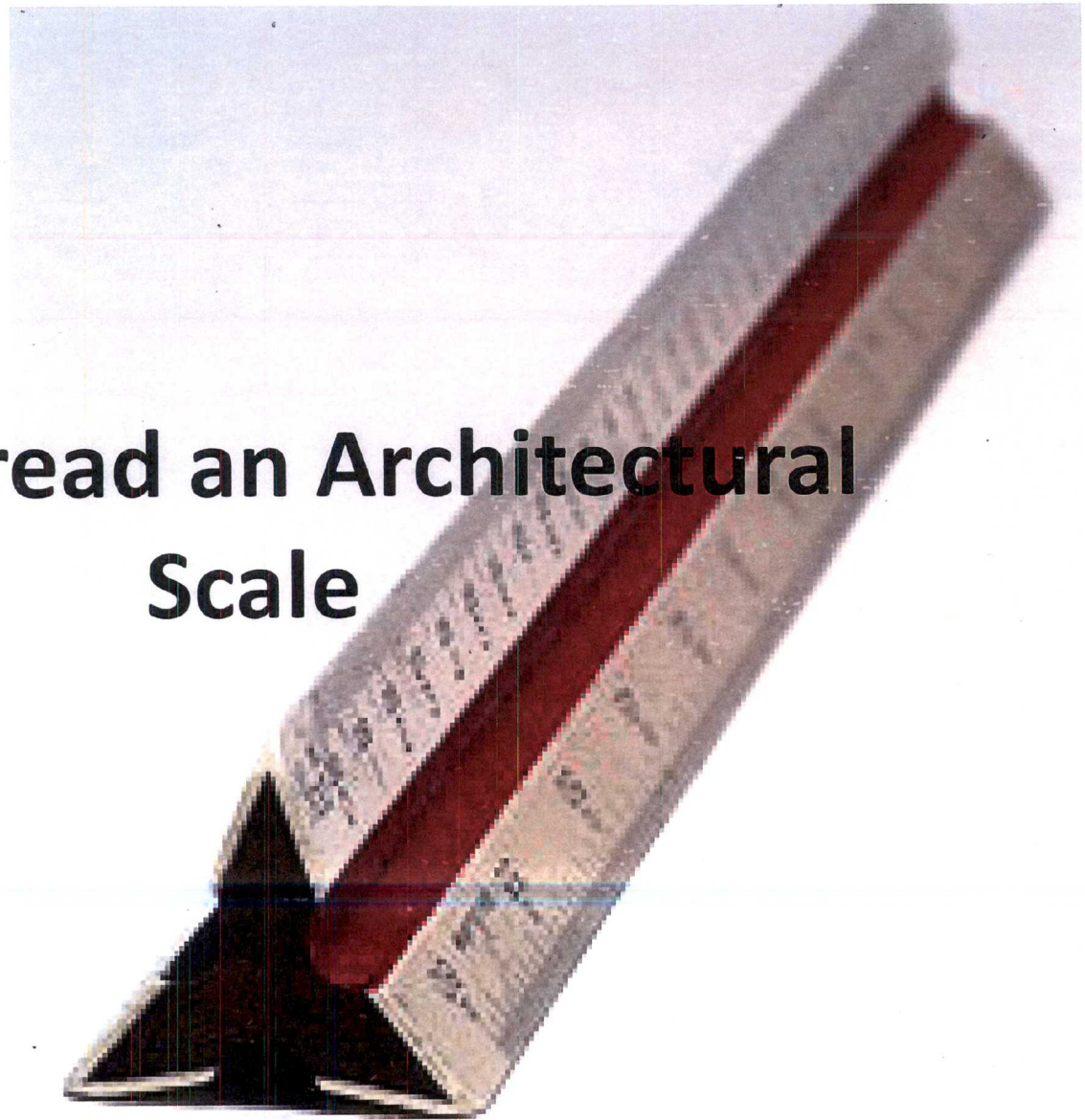
talk soon and again - good luck!

-Dave

PS Did I see you at LePort today when I was dropping off Ginevra? I didn't know you guys enrolled Katherine there...

[Quoted text hidden]

How to read an Architectural Scale



Architectural Scale

Architect's scale ruler is designed for use in determining actual dimensions of distance on scaled drawing.

Architectural and construction drawings and blueprints are scaled to allow for large areas, structures, or items to conveniently fit on paper.

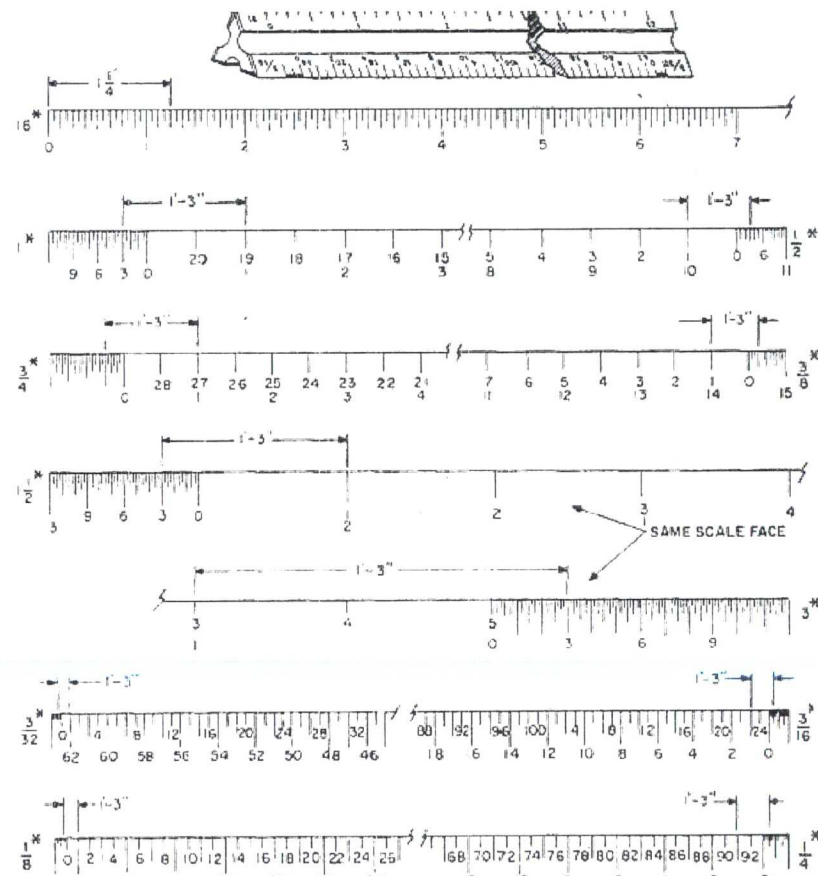


Architectural Scale

There are two scales on each edge.

One scale reads left to right

Other reads right to left



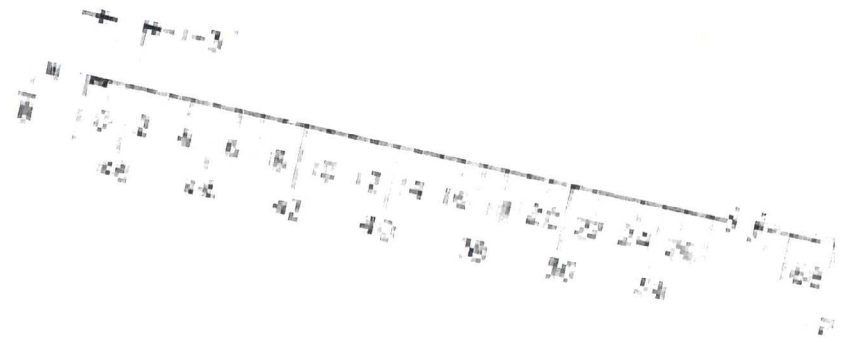
NOTE:

16 SCALE IS SUBDIVIDED INTO SIXTEENTHS.
ALL OTHERS ARE SUBDIVIDED INTO TWELFTHS.
* SCALE DESIGNATION NUMBERS.

Architectural Scale

1. Must know scale of drawing or item that is being measured.
2. Once scale of drawing has been determined, select correct scale on the ruler.

For example, 1/8" on ruler is a scale that converts 1/8 inch on drawing to 1 foot.



Architectural Scale

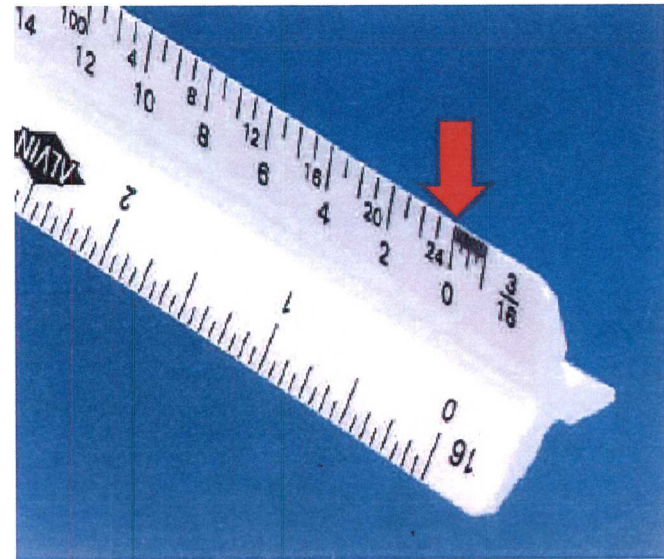
Line up zero mark on scale selected with beginning of item being measured

Determine at what point on scale the end of the item you wish to measure is.

Read number off the scale that is closest to the ending point of the item measured.

Mentally note this number and be sure to **'round down'** even if you are close to the next number.

This number represents the whole feet of the item you are measuring.

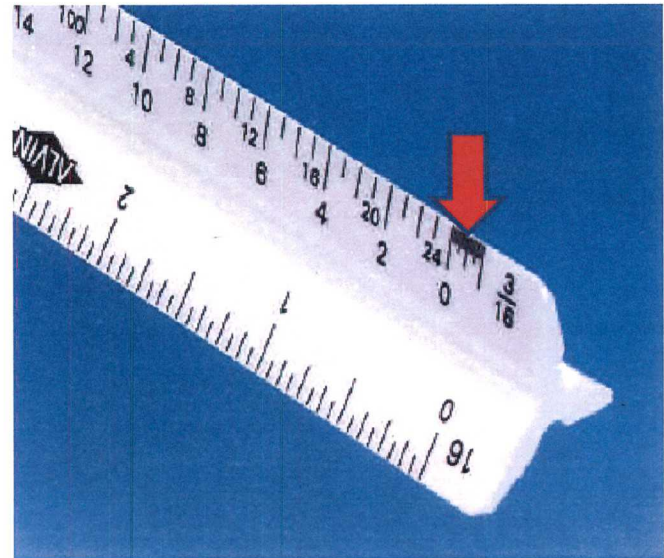


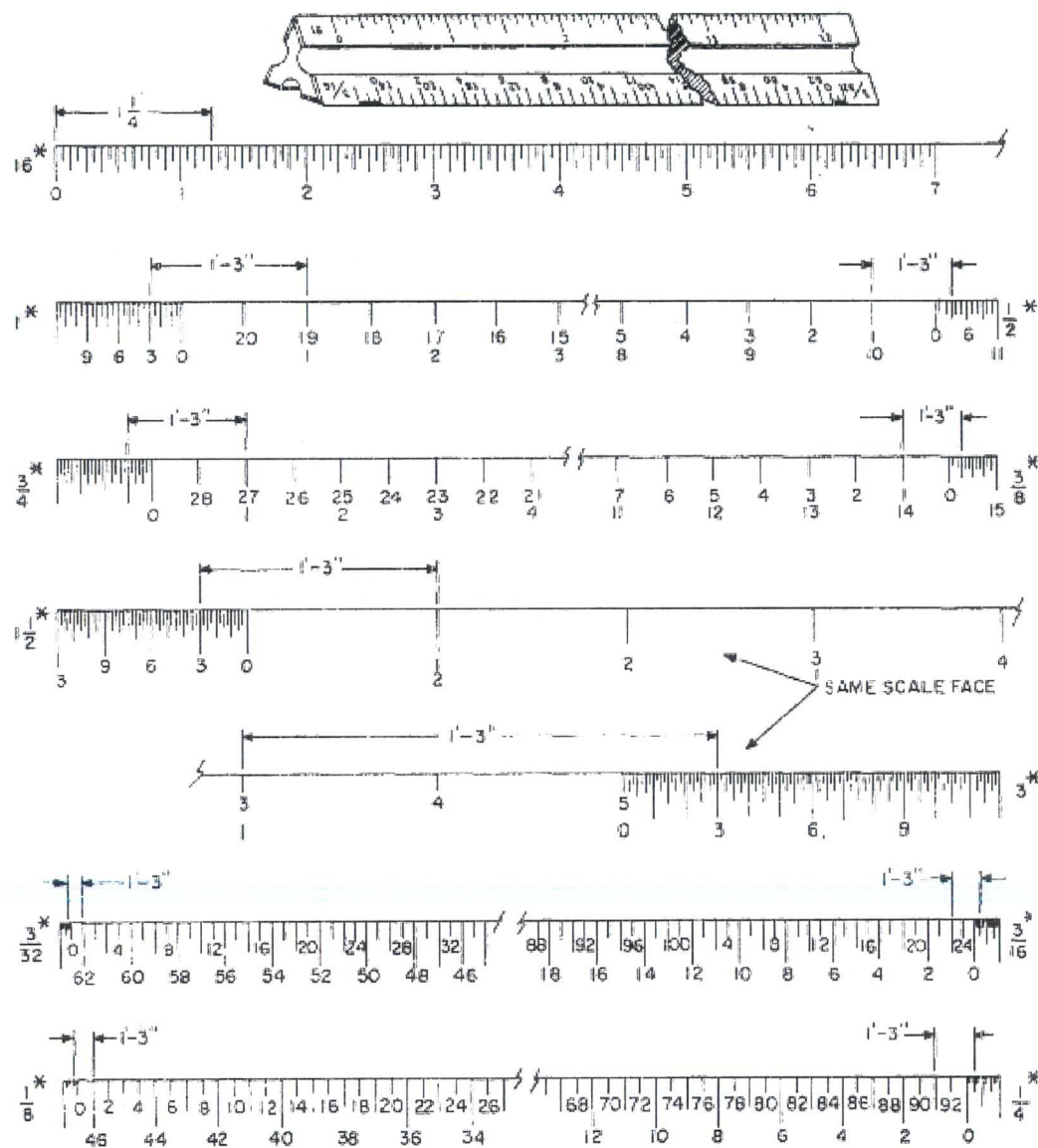
Architectural Scale

Slide ruler so that the number you noted mentally lines up with the end of the item being measured.

Now go back to the zero end of the scale - fractional feet to be measured will be represented by distance of the start point of the object being measured to the zero point on the scale.

Take reading from this part of scale and add this number to the whole feet you mentally noted earlier.





NOTE:

16 SCALE IS SUBDIVIDED INTO SIXTEENTHS.
 ALL OTHERS ARE SUBDIVIDED INTO TWELFTHS.
 * SCALE DESIGNATION NUMBERS.

EXHIBIT 2

2/12/2018

Gmail - 739 De Haro Project



Mike Montgomery <michael.montgomery@gmail.com>

739 De Haro Project

David Deming <ddeming@gmail.com>

Mon, Oct 9, 2017 at 10:02 PM

To: Mike Montgomery <michael.montgomery@gmail.com>

Mike,

Congrats - that's amazing! You guys look so happy and little James is adorable...

15th is great - we're around. Only thing is morning is better as the kids have swim class in the afternoon. Should we pencil that in?

I talked to Todd and he went ahead and printed out full size 12x18 copies of the drawings so that you can use the architect's scale (I think 1/8 scale). That's exactly what we have, actually. They haven't come in the mail yet (holiday today), but I'll drop them off as soon as they do. I did ask and I'm afraid they really just don't do fully dimensioned drawings - we don't even have anything like that. I'm not really sure why - perhaps because technically the drawings are their IP; the way the standard AIA contract works is that we just get the "use" of them for our project. Really shouldn't matter, though - as I said you can figure out whatever dimensions you want using the scale.

Hope all is well,

Dave

[Quoted text hidden]

RECEIVED

FEB 15 2018

Application for Discretionary Review

CASE NUMBER:
For Staff Use only

2017-003986DRP-02

APPLICATION FOR**Discretionary Review**

CITY & COUNTY OF S.F.

PLANNING DEPARTMENT

1. Owner/Applicant Information

DR APPLICANT'S NAME:		
Berry Minott		
DR APPLICANT'S ADDRESS:	ZIP CODE:	TELEPHONE:
763 De Haro Street	94107	(415) 730-5559
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:		
David Deming and Jaime Austin		
ADDRESS:	ZIP CODE:	TELEPHONE:
739 De Haro Street, San Francisco, CA	94107	(415) 690-0359
CONTACT FOR DR APPLICATION:		
Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE:
		()
E-MAIL ADDRESS:		
b.minott@me.com		

2. Location and Classification

STREET ADDRESS OF PROJECT:		ZIP CODE:		
739 De Haro Street		94107		
CROSS STREETS:				
19th and 20th Street				
ASSESSORS BLOCK/LOT:	LOT DIMENSIONS	LOT AREA (SQ. FT.)	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
4071 /024	25' x 100'	2500	RH-2	40X

3. Project Description

Please check all that apply

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

Residential

Present or Previous Use:

Proposed Use: Residential

Building Permit Application No. 2017.0307.0898

Date Filed: March 7, 2017

4. Actions Prior to a Discretionary Review Request

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

B.M.
2/15/18

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.

None; no changes agreed to by applicant

Discretionary Review Request

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

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

Please see Attachment 1

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:

These issues are addressed in Attachment 1.

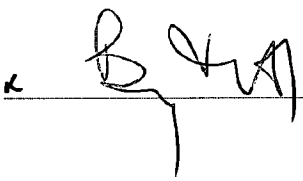
3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

See Attachment 3

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: February 14, 2018

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

Berry Minott

Owner / Authorized Agent (circle one)

Discretionary Review Application Submittal Checklist

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

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

NOTES:

☐ Required Material.

☒ Optional Material.

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

RECEIVED

FEB 15 2018

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

For Department Use Only

Application received by Planning Department:

By:

Kurt Bohn

Date:

2/15/18



**SAN FRANCISCO
PLANNING
DEPARTMENT**

FOR MORE INFORMATION:
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.*

Attachment 1 to DR Application of Berry Minott.wpd

The design of the project is out of character with the other properties on the block and in this neighborhood. The project as proposed will stand out as ultra modern construction on a block with established homes built in a style that more accurately represents the character and history of this neighborhood. The proposed project does not fit the street scape, which basically steps down as De Haro declines from 20th Street northerly towards 19th Street.

Nor is the intrusion into the backyard consistent with the neighborhood. The backyards of the properties on the 700 block of De Haro Street to the south of the proposed project are all open and large. The backyards are home to much wildlife, including birds; bees, dragonflies, butterflys and other insects; and small mammals (squirrels, raccoons and the occasional opossum). It is important that backyards be kept open and spacious both for aesthetic reasons and for the health of other creatures. The space allocated to the large interior open space, including the vaulted ceiling of about 20', in the proposed project is an unnecessary and unwise use of space, particularly when permitting that interior open space is at the expense of exterior open space required by other living creatures and at the expenses of light and air, to the adjacent property at 745 De Haro Street.

The size of the proposed project and its intrusion into the back yard open space, and it's effect on the light and air at 745 De Haro Street is not apparent from the architectural drawings provided with the 311 notice. Neither the owners of the proposed project nor their architects have provided either a photo montage or any renderings of the proposed project. They should be required to do so – and doing so would illustrate much more graphically that the proposed project does not fit into the character of the block and neighborhood.

Another item of concern does not currently affect this DR Applicant, but is a matter of neighborhood concern. This is the issue of the side windows on the next door neighbor at 745 De Haro Street. As presently proposed, the project would abut its next door neighbor at 745 De Haro Street, requiring the 745 neighbors to remove their side windows complete The ly. 745 property has had side windows facing north for as long as the properties at 739 and 745 have been in existence. It is unfair to the 745 neighbors, and a bad precedent for this block and this neighborhood, for side windows of such long standing to be boarded up. This will dramatically reduced the light and air for the 745 property. A fair solution is for the project applicant at 739

De Haro Street to be required to allow a 5' setback on the southerly line of their property to recognize the long-existing side windows of their neighbor and permit their neighbor to have some amount of light and air.

All of the above reductions in size of the volume of the proposed project can be done without in any way reducing the liveable space inside the project. The volume of the proposed project can be reduced because, as now submitted, the project has much unused, and unuseable, interior space. For example, there are 20' ceilings throughout the living area, with interior open space from the floor of the first floor to the ceiling of the second floor. Narrowing the depth of the two-story volume would not affect the size of the master bedroom and would allow the second and third floor massing to preserve the 745 De Haro Street neighbor's light and air. The second floor, instead of being built out with rooms, has a bridge that overlooks open space to the main living room. There is an large amount of other unused, and unbuilt-upon, space within the property. If that unused space were used for the project applicants and their family it would not be necessary to build into the backyard open space or to build to such an extent that it reduces their 745 De Haro Street neighbors' light and air by a large percentage.

Another design defect, and danger to the neighbors and pedestrians, is apparent from an examination of the street elevation of the proposed 739 project. The applicant's proposal to put the garage on the uphill side next of 739, abutting the existing uphill garage at 745 De Haro should be denied. Placing the 739 garage at that location results in warping the public side walk in such a way that it would be dangerous for pedestrians who uses the sidewalk. De Haro Street between 19th and 20th Streets is one of the steepest hills in the City. (It has been the site of several Red Bull skateboard and BMX bike events for this very reason.) Pedestrians are cautious as it is when walking downhill on De Haro Street. It would be an unnecessary danger to another risky area. This a public safety issue, as well as an aesthetic design issue.

This DR applicant has been involved with other neighborhood projects. There is usually a common ground that can be reached to respect the legitimate needs of the immediately adjacent neighbors and to also respect the block and neighborhood. This requires real negotiation and willingness to compromise. I have reviewed the DR of Applicant Montgomery and believe those requests to be very do-able. But, unfortunately, I have seen no willingness by the project applicants to modify their proposed project in any meaningful way.

Attachment 3 to DR Application of Berry Minott.wpd

This DR applicant proposes that design and material chosen for the front and rear facades be altered so they have similar character to their neighboring building on the 700 block of De Haro Street and/or are compatible with the neighboring character. This includes, but is not limited to (1) reducing the height of the top floor addition to reduce the 13-foot ceilings to 8-feet and to reduce the height of the roof from higher than that of their uphill neighbor's to lower than their uphill neighbor's, thus preserving the natural slope of the terrain), (2) maintaining the gabled roof in the same way that neighboring houses have done during their significant remodels, (3) eliminating the back yard extension so as not to intrude on the backyard open space and (4) creating a 5' side setback on the south side of the proposed project to allow light and air to their uphill neighbor.

C:\Users\Chris\Desktop\Montgomery DR\Attachment 3 to DR Application of Berry Minott.wpd

#4071 / #006
OCCUPANT
636 CAROLINA ST
SAN FRANCISCO, CA 94107

#4071 / #006
OCCUPANT
636A CAROLINA ST
SAN FRANCISCO, CA 94107

#4071 / #006
636 CAROLINA STREET LLC
474 EUCLID AVE
SAN FRANCISCO, CA 94118

#4071 / #020
CHRISTOPHER & VALENE W COLE
769 DE HARO ST
SAN FRANCISCO, CA 94107

#4071 / #021
BERRY SEPARATE KENNEDY-MINOTT
763 DE HARO ST
SAN FRANCISCO, CA 94107

#4071 / #022
BERRY SEPARATE KENNEDY-MINOTT
749 DE HARO ST
SAN FRANCISCO, CA 94107

#4071 / #023
MICHAEL JOSEPH MONTGOMERY
745 DE HARO ST
SAN FRANCISCO, CA 94107

#4071 / #024
DAVID A & AUSTIN JAIME DEMING
739 DE HARO ST
SAN FRANCISCO, CA 94107

#4071 / #024
OCCUPANT
739A DE HARO ST
SAN FRANCISCO, CA 94107

#4071 / #025
MICHAEL & LUANN WALSH
733 DE HARO ST
SAN FRANCISCO, CA 94107

#4071 / #038
RICHARD J BERKOWITZ
628 CAROLINA ST
SAN FRANCISCO, CA 94107

#4071 / #039
GUSTAVO B LEAO
630 CAROLINA ST
SAN FRANCISCO, CA 94107

#4071 / #051
WOLF FAMILY TRUST
642 CAROLINA ST
SAN FRANCISCO, CA 94107

#4071 / #052
RAMA PADMANABHAN
644 CAROLINA ST
SAN FRANCISCO, CA 94107

#4072 / #001C
MICHELE TCHIKOVANI
718 DE HARO ST
SAN FRANCISCO, CA 94107

#4072 / #001D
SERAFFIN A ROCHA
724 DE HARO ST
SAN FRANCISCO, CA 94107

#4072 / #001E
OCCUPANT
730 DE HARO ST
SAN FRANCISCO, CA 94107

#4072 / #001E
WILLIAM & VERA WARD
730 DE HARO ST
SAN FRANCISCO, CA 94107

#4072 / #001E
WILLIAM T & VERA J WARD TRUST
2350 HILL ST
LAKEPORT, CA 95453

#4072 / #001F
EMILIA S CORTEZ TRUST
736 DE HARO ST
SAN FRANCISCO, CA 94107

#4072 / #004
OCCUPANT
762 DE HARO ST
SAN FRANCISCO, CA 94107

#4072 / #004
JOHN & MICHELE BREWER
762 DE HARO ST
SAN FRANCISCO, CA 94107

#4072 / #004
BREWER LVG
215 SHEFFIELD LN
REDWOOD CITY, CA 94061

#4072 / #034
MONICA L GILLHAM
760 DE HARO ST
SAN FRANCISCO, CA 94107

#4071 / #006
OCCUPANT
636 CAROLINA ST
SAN FRANCISCO, CA 94107

#4071 / #006
OCCUPANT
636A CAROLINA ST
SAN FRANCISCO, CA 94107

#4071 / #006
636 CAROLINA STREET LLC
474 EUCLID AVE
SAN FRANCISCO, CA 94118

#4071 / #020
CHRISTOPHER & VALENE W COLE
769 DE HARO ST
SAN FRANCISCO, CA 94107

#4071 / #021
BERRY SEPARATE KENNEDY-MINOTT
763 DE HARO ST
SAN FRANCISCO, CA 94107

#4071 / #022
BERRY SEPARATE KENNEDY-MINOTT
749 DE HARO ST
SAN FRANCISCO, CA 94107

#4071 / #023
MICHAEL JOSEPH MONTGOMERY
745 DE HARO ST
SAN FRANCISCO, CA 94107

#4071 / #024
DAVID A & AUSTIN JAIME DEMING
739 DE HARO ST
SAN FRANCISCO, CA 94107

#4071 / #024
OCCUPANT
739A DE HARO ST
SAN FRANCISCO, CA 94107

#4071 / #025
MICHAEL & LUANN WALSH
733 DE HARO ST
SAN FRANCISCO, CA 94107

#4071 / #038
RICHARD J BERKOWITZ
628 CAROLINA ST
SAN FRANCISCO, CA 94107

#4071 / #039
GUSTAVO B LEAO
630 CAROLINA ST
SAN FRANCISCO, CA 94107

#4071 / #051
WOLF FAMILY TRUST
642 CAROLINA ST
SAN FRANCISCO, CA 94107

#4071 / #052
RAMA PADMANABHAN
644 CAROLINA ST
SAN FRANCISCO, CA 94107

#4072 / #001C
MICHELE TCHIKOVANI
718 DE HARO ST
SAN FRANCISCO, CA 94107

#4072 / #001D
SERAFIN A ROCHA
724 DE HARO ST
SAN FRANCISCO, CA 94107

#4072 / #001E
OCCUPANT
730 DE HARO ST
SAN FRANCISCO, CA 94107

#4072 / #001E
WILLIAM & VERA WARD
730 DE HARO ST
SAN FRANCISCO, CA 94107

#4072 / #001E
WILLIAM T & VERA J WARD TRUST
2350 HILL ST
LAKEPORT, CA 95453

#4072 / #001F
EMILIA S CORTEZ TRUST
736 DE HARO ST
SAN FRANCISCO, CA 94107

#4072 / #004
OCCUPANT
762 DE HARO ST
SAN FRANCISCO, CA 94107

#4072 / #004
JOHN & MICHELE BREWER
762 DE HARO ST
SAN FRANCISCO, CA 94107

#4072 / #004
BREWER LVG
215 SHEFFIELD LN
REDWOOD CITY, CA 94061

#4072 / #034
MONICA L GILLHAM
760 DE HARO ST
SAN FRANCISCO, CA 94107

RESPONSE TO
DISCRETIONARY
REVIEW (DRP)



San Francisco
Planning

SAN FRANCISCO PLANNING DEPARTMENT
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103-2479
MAIN: (415) 658-6378 SFPLANNING.ORG

Project Information

Property Address: 739 De Haro St

Zip Code: 94107

Building Permit Application(s): 201703070898

Record Number: 2017-003986PRJ

Assigned Planner: Christy Alexander

Project Sponsor

Name: Todd Aranaz

Phone: (415) 641-5744

Email: todd@fougeron.com

Required Questions

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

Please see attachment.

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

Please see attachment.

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

Please see attachment.

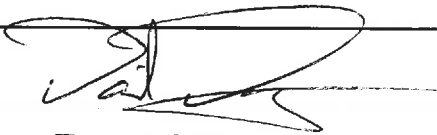
Project Features

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)	1	1
Occupied Stories (all levels with habitable rooms)	1	2
Basement Levels (may include garage or windowless storage rooms)	1	1
Parking Spaces (Off-Street)	0	1
Bedrooms	2	3
Height	13.25'	21.0'
Building Depth	55.83'	55'
Rental Value (monthly)		
Property Value		

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

Signature:



Date:

4/18/18

Printed Name: David Deming

☒ Property Owner
☐ Authorized Agent

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

David Deming & Jaime Austin
739 De Haro St
San Francisco, CA 94107

April 18, 2018

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

Reference Discretionary Review 2017-003986DRP & 2017-003986DRP-02 for 739 De Haro St

My wife and I own 739 De Haro St. This letter is meant to provide additional context and our response to the issues raised in the requests for Discretionary Review listed above. First let us provide a bit of background on us and our reasons for starting this project. We have both lived in San Francisco since 2000, and moved to 739 De Haro in Potrero Hill in 2010, when Jaime was pregnant with our first child. We were excited about owning a property in San Francisco and making it our long-term home. We have since had a second child (they are now aged 7 and 4 - one boy and one girl), and have realized that the current layout of the house won't work for a family of four like ours as the kids get older (e.g., we all share one bathroom on the main floor, the kids share a room - which while fine now won't be once they middle school). So we engaged Anne Fougerson as one of the most respected architects in the city to modernize our house, and expand it modestly such that we could have three bedrooms all on the same floor - bringing its overall envelope more in line with the other properties on our block (there is only one other property on our block that is one story - every other property on our block is 2+). We want to modernize our home and make it a suitable place to raise a family in San Francisco. We are excited to make this our long term residence and resist the flight to the suburbs that so many of our friends have taken. Jaime works in the neighborhood at California College of the Arts, our son attends 1st grade at Live Oak School a few blocks from our home - we've put down roots that we are excited to deepen over time. And so making the house livable for us for the long haul has been thrust and goal of our entire design process.

We have endeavored to do this in a way that is respectful to the neighbors, our surroundings, and the site. We have engaged with all of our neighbors in the process, and the vast majority are supportive of our plans - even excited, constantly asking how things are going and when we're going to get started. We have collected 9 explicit letters of support from neighbors in the immediate vicinity, including 3 of the neighbors that directly border our property.

We have attempted to work with the DR requestors for over a year now - across 8+ in person meetings and countless email threads (see exhibits for one example). We have already made significant concessions for their benefit, but have been unable to satisfy them. Namely, we have:

- Given a 5' setback at our uphill neighbor's property line (one of the DR requestors) above and beyond what is required by code, residential guidelines, or "norms of the neighborhood" (e.g., our downhill neighbor has afforded us no such setback). This explicitly to help preserve light and air into their top floor.
- Reduced the ground floor expansion to only 6' instead of the maximum 12' allowed.

- Limited the height to two floors (same as both of the DR requestors), even though code would allow plenty of space for another (we are 18.5 feet below the max height allowed) - and there are several examples of properties near us that take full advantage of this (e.g., our rear abutting neighbor recently was approved for a 4 story + basement project, two floors taller than ours)
- Designed a simple, integrated facade that blends our two neighbors setbacks and draws attention away from itself.

The DR requestors continue to make further requests, however, that we believe are unreasonable - despite repeated attempts on our side to reach a compromise and all of the concessions outlined above.

While there are two separate Discretionary Review requests, the issues raised are very similar:

1. The facade is too modern & not in keeping with the neighborhood character
2. The total building height is too tall & doesn't appropriately "step down" the hill
3. There is too much intrusion into the mid block open space relative to neighboring properties
4. A new driveway & curb cut would be dangerous to pedestrians
5. The top floor should be required to line up with the rear of 745 De Haro (uphill neighbor) and a 5' side setback should be given to protect light & air from 745 De Haro's non-conforming property line windows

Below we address each point, and attempt to show that:

- Our current proposal already represents a significant compromise on our part in an attempt to be respectful of the neighbors
- Everything in the proposed project clearly meets the SF building codes and residential design guidelines
- There is nothing "exceptional and extraordinary" in the current situation to merit discretionary review and/or deviation from well documented SF building code requirements

Therefore we respectfully request that the Planning Commission does not take discretionary review and approves the project as proposed.

Point 1: Facade is too modern & not keeping with the neighborhood character

There is clearly a mixed architectural style on this block of De Haro, and Potrero Hill more broadly, so there is no single style for the project to adhere to. On the 700 block of Potrero alone there are 7 modern facades, several of a colonial style, several from the 50s, etc. The nature of Potrero Hill has always been one of continued architectural evolution as new properties are built and others are remodeled. Furthermore, the facade as designed is quite simple & integrated into the neighboring properties.

Reference Exhibit 1: pictures of each property on 700 block of De Haro with styles noted

Point 2: The total building height is too tall & doesn't step down the hill

This is simply false. Exhibit 2 clearly shows that the roof steps down the hill as recommended in the residential design guidelines. Furthermore the current proposal is 18.5' lower than the allowable building height per code (and two full stories lower than the recently approved rear

abutting property @636 Carolina St). There is no justification for requiring any further reduction in building height.

Furthermore, the request that the gabled roof be maintained has no merit. There is no consistency on the block or neighborhood of gabled vs. flat roofs (e.g., both DR requestors have flat roofs, and on the 700 block of De Haro there are 10 gabled and 14 flat roofs - see exhibit 1) - adding a gable to the proposed design would only raise the building height needlessly.

Point 3: There is too much intrusion into the rear yard open space relative to neighboring properties

- The proposal is for a ground floor extension of only 6 feet, when 12 feet is allowed by code – we have already scaled it back to minimize rear yard intrusion.
- Neighboring properties largely have an even further incursion into the rear yard than our property (See exhibit 3) - so there is nothing exceptional or extraordinary about the proposed extension. If anything, it is smaller than most neighbors.

Point 4: A new driveway & curb cut would be dangerous to pedestrians

- All but two other properties on the 700 block of De Haro have a driveway & curb cut (Exhibit 1). None of these pose a danger to pedestrians even though many are even closer to the sidewalk than the proposed design.
- Both DR requestors' houses have driveways & curb cuts - there is no justification for denying the same access to the project sponsor.
- There is nothing unusual about double-wide and/or adjacent curb cuts – this is the case at 7 other properties on the block (including one of the DR requestors' houses; reference Exhibit 1.)
- The necessary sidewalk warping will happen out of the public right of way as the driveway is set back from the property line (and from the DR requestor's garage)
- Moving the driveway to the other side of the project would make no difference as there is an adjacent neighboring driveway on that side, as well. Moving the driveway to the middle would rob the neighborhood of two additional street parking spaces, which we believe would not be preferable to most neighbors over the current location.
- Own downhill neighbor (733 De Haro) had a new driveway and curb cut approved on their uphill side, directly adjacent to our property. This has presented no issue whatsoever with pedestrian safety.
- The current proposal meets all of the general requirements the planning department has laid out for new driveways & curb cuts.
- The project sponsors are committed to working with DPW to ensure the driveway and curb cut are safe for pedestrians. In good faith we have already contacted DPW and they indicated they cannot engage with us until after planning approval - all of which was shared with the DR Requestors.

Point 5: The proposed top floor should line up with 745 De Haro in the rear (east) and require a 5' side setback on the south side to protect light & air to 745 De Haro's non-conforming property line windows on its north side

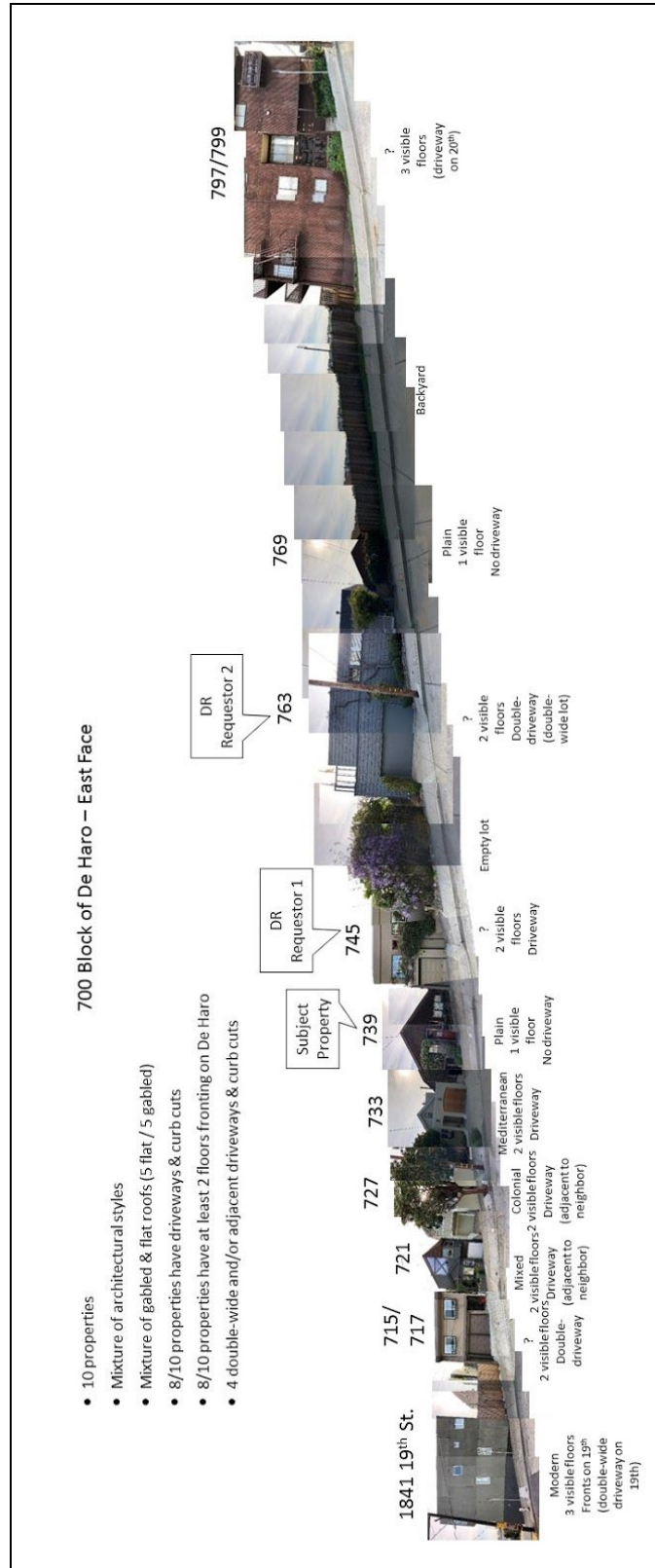
- Both the SF Planning code requirement and Zoning Administrator guidance on this point are clear and unambiguous. The current proposal more than meets these requirements as is clearly outlined in the submitted plans (i.e., at no point does the top floor extend into the required rear yard setback @45% of the lot depth.)

- We already are providing a 5' setback at the south property line on the top floor specifically to minimize impact on 745 De Haro - a significant compromise and concession for the benefit of the DR requestor.
- There is nothing exceptional or extraordinary about renovations covering up property line windows. Such windows are not protected by the Code. 636 Carolina St, which is directly behind the subject property, was recently approved and covered up a similar north-facing property window of its uphill neighbor with a new top floor addition; 733 De Haro covered property line windows at our property with its top floor expansion.
- There is no precedent for a 5' side setback in any circumstance in the neighborhood. Both DR requestors have top floors that go the full width of their property with no side setbacks at all. Nor is such a setback required by the Planning Code or the Residential Design Guidelines.
- This request would eliminate ~200 square feet of the 900 proposed square feet of the top floor addition. This is not a reasonable request and would cause irreparable harm to the entire building design.
- 733 De Haro (our property's downhill neighbor) extends 2' beyond the allowed rear yard setback, so any further setback will hurt views & light for our property more than it would help 745 De Haro.
- The rooms at 745 De Haro where the property line windows will be covered still will have ample access to light & air after the proposed project (see Exhibit 4). Namely:
 - 2 full-height sliding glass doors leading out onto a deck on the east (rear) side
 - 1 large 3x3' picture window on the east (rear) side
 - 2 3x3' picture windows on the south side
 - The property line windows to be covered are north facing and as such provide limited light.

List of exhibits

Exhibit 1:

Pictures of each property on 700 block of De Haro with styles & driveways/curb-cuts noted



700 Block of De Haro – West Face



- 14 properties
- Mixture of architectural styles
- Mixture of gabled & flat roofs (9 flat / 5 gabled)
- 13/14 properties have driveways & curb cuts
- 14/14 properties have at least 2 floors fronting on De Haro
- 3 double-wide and/or adjacent driveways & curb cuts

Exhibit 2:

Proposed front & rear elevations highlighting step down the hill & proposed building height 18.5 feet lower than code height limit

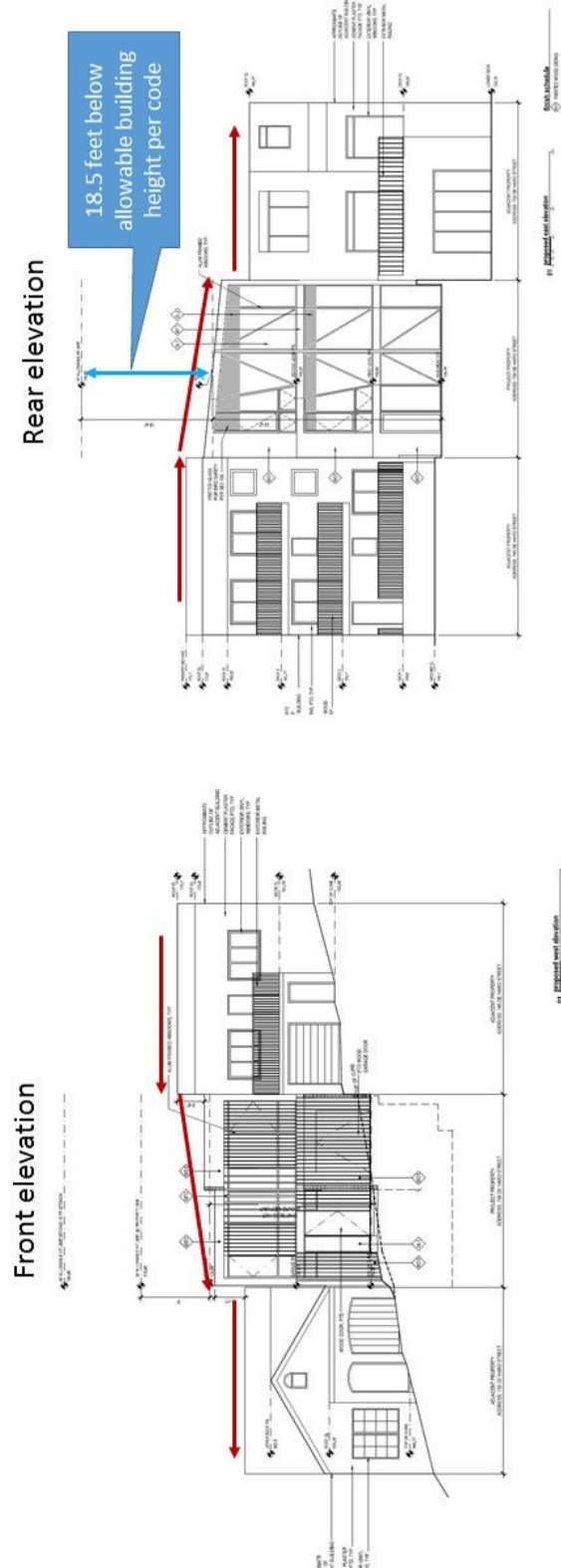
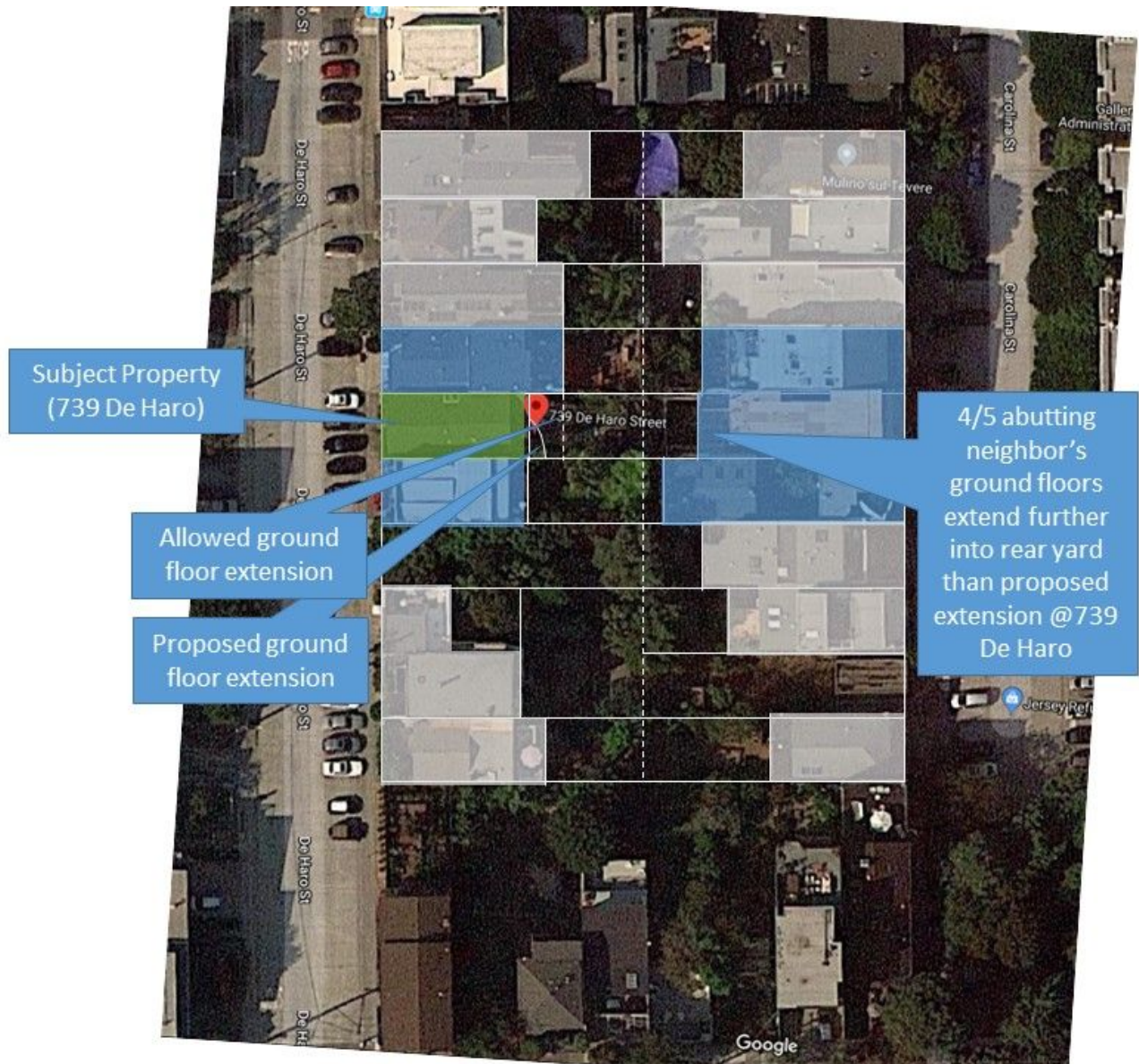
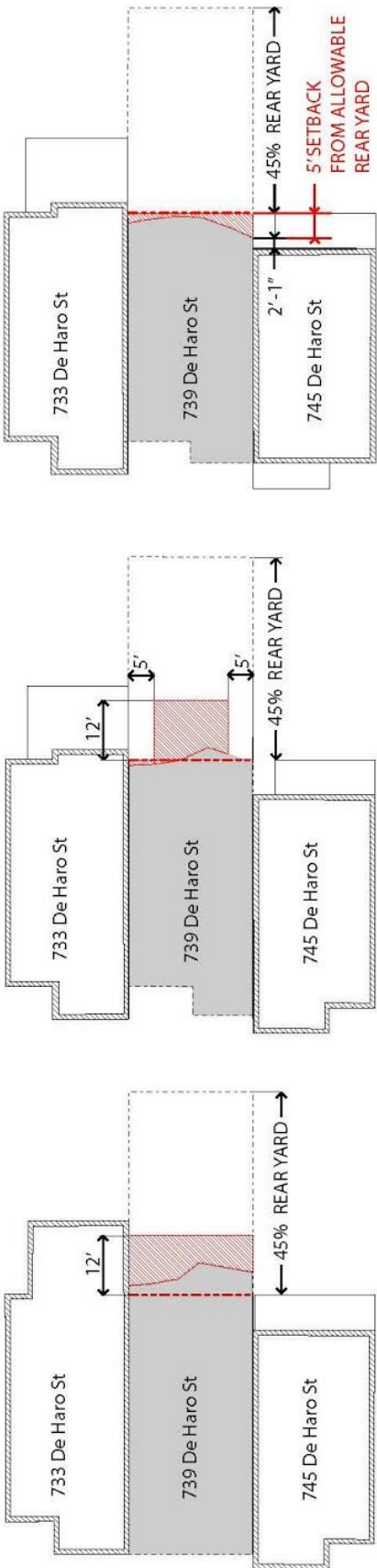


Exhibit 3:

Overhead view of the midblock open space showing neighbors' rear yard setbacks vs. proposed + diagram of proposed building envelope vs. what is permitted.



PROPOSED ADDITION AT REAR YARD



BASEMENT

- ALLOWABLE ADDITION: 300 SF
- PROPOSED ADDITION: 100 SF

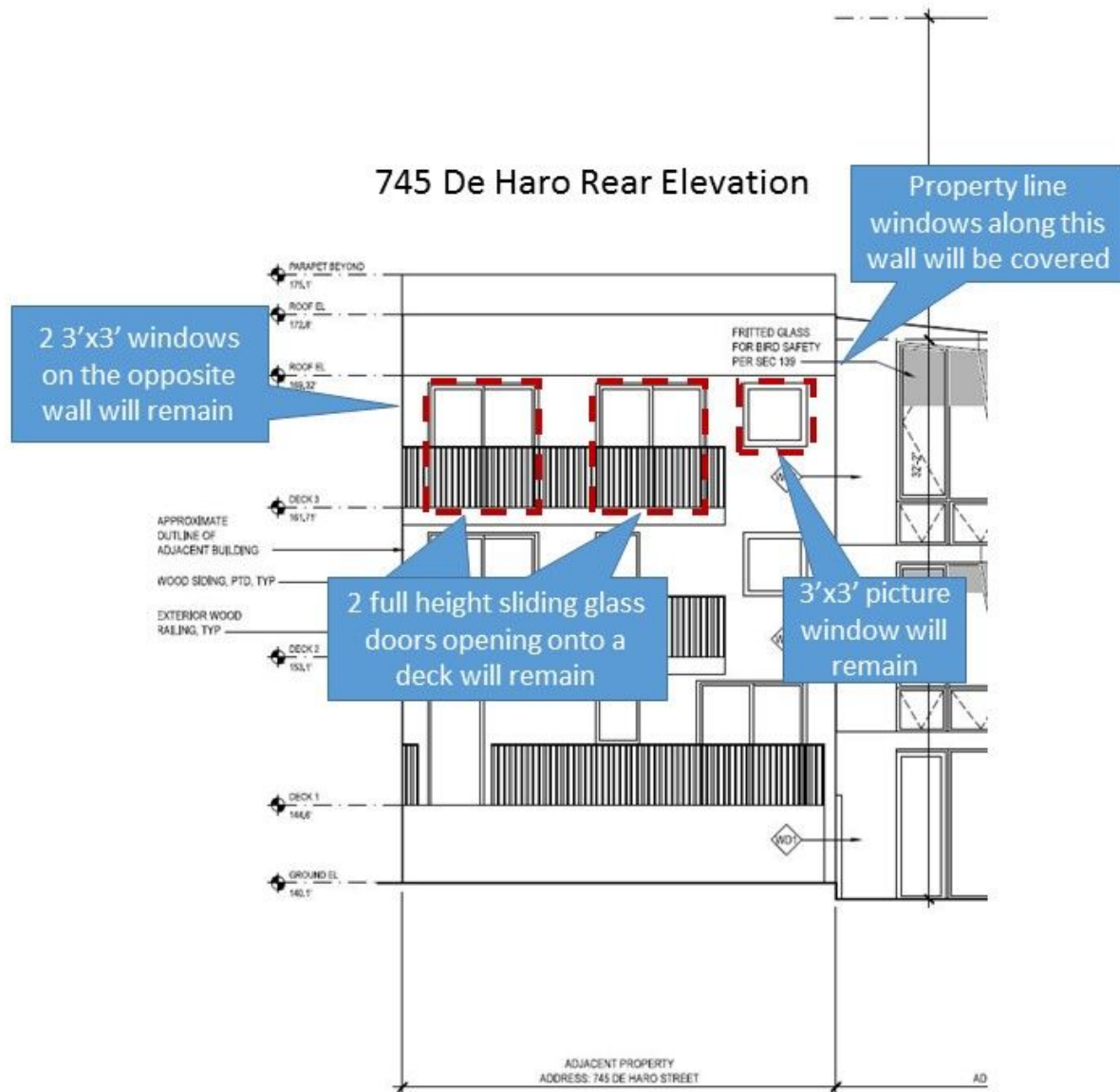
FIRST FLOOR

- ALLOWABLE ADDITION: 180 SF
- PROPOSED ADDITION: 10 SF

SECOND FLOOR

Exhibit 4:

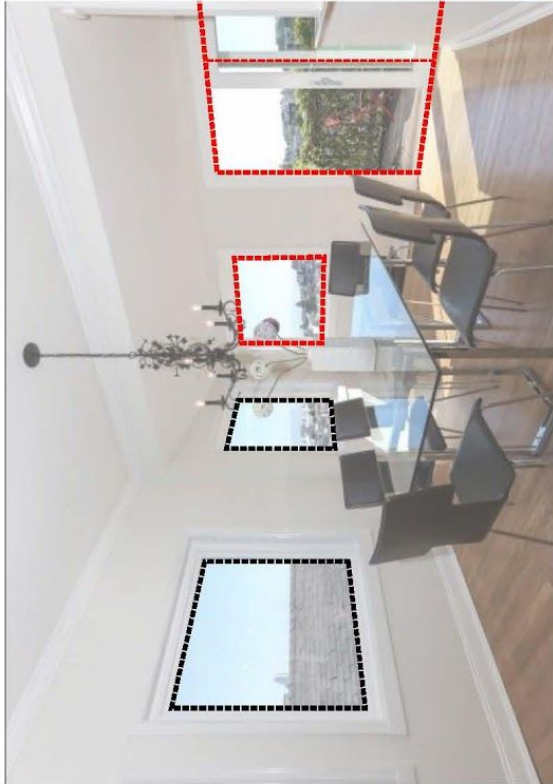
Illustration of windows & doors that will remain allowing air & light to 745 De Haro after this project



Pictures taken of the interior of 745 De Haro upper floor (where property line windows will be covered) by previous owners while marketing the property. While the windows outlined in black would be covered, the windows outlined in red will remain uncovered after the project - allowing ample, even enviable, access to light & air.

EXISTING WINDOWS AT 745 DE HARO SECOND FLOOR

 EAST WINDOWS & DOORS TO REMAIN
 PROPERTY LINE WINDOWS



LIGHT FILLED DINING ROOM AND KITCHEN



DINING AND KITCHEN ARE ONE LARGE ROOM

Exhibit 5:

Example of email communication with DR requestor addressing their concerns

9/10/17: email from David Deming responding to one of the DR Requestors emails regarding this project

Mike,

Thanks for the note. I've replied inline below in blue, to go through your thoughts.

-Dave

On Tue, Sep 5, 2017 at 10:38 AM, Mike Montgomery <michael.montgomery@gmail.com> wrote:

Dave,

I hope you enjoyed the eclipse viewing.

From the comments in your email, it does sound like there has been some miscommunication. During the Pre-Application Meeting, issues concerning the design were raised by not only myself but other neighbors.

Actually, no one else has expressed any concerns to us - either at that meeting or since. We've had several additional individual meetings with neighbors since that time and everyone has been supportive. Is there someone specific you think we should be speaking with?

The plans that your team submitted to the city following the Pre-Application Meeting were not revised in any manner to address any of the concerns raised at the Pre-Application Meeting. Over the past eight months, you have not discussed with us any modifications to address the neighborhood concerns.

The neighbors did not receive copies of the plans in advance of the Pre-Application meeting which was not framed by you and your development team as a venue for soliciting feedback or suggested modifications. I took notes during the meeting which include the following comments and issues raised by the attendees:

1. The Plans presented at the meeting did not accurately reflect the neighboring houses, including all windows, a clear and correct profile of the rooflines and locations of decks. To our surprise, the plans submitted to the Department of Building Inspection after the Pre-Application Meeting were more inaccurate than the ones presented to the neighbors at the Pre-Application Meeting as it relates to our property.
- 2.

If there are any inaccuracies in the plans we would of course be happy to correct them. I double-checked with Todd, and we don't think there are any, so could I ask you to be a bit more specific with what you think is inaccurate? FYI - the profile of the neighboring houses were done using information from a survey we had done by a professional surveying firm.

1. The Proposed design is not compatible with the neighborhood aesthetics.
- 2.

Interesting - well everyone is entitled to their opinion. But I'd offer that we actually think it fits in quite well - it makes for a much more pleasing "step down" from your property roof line to ours, then to our downhill neighbors.

We've set back the top floor appropriately so that it blends in your house and our downhill neighbors' house, as well. There are many different architectural styles represented on our block of De Haro, and we spent a lot of time thinking through how to best integrate our house into its context, so we might just have to agree to disagree here. Is there something specific about the design that you think is not compatible - or is it more of a general comment? I actually think it looks quite similar to 790 and 770 De Haro at the end of the block. Our remodel would be smaller, but it will also have a flat first floor with asymmetrical angled bay windows set back on the second floor above.

1. Is there a reason why you choose to add a floor instead of extending your basement to provide additional living space into the backyard to meet your space needs?
- 2.

We did think that through, actually, and it ended up not being an option for a couple reasons. The first is that as I think I mentioned - we really want to have the bedrooms for us and our two children on the same floor. They're still young, and we don't want to be running up and down the stairs in the middle of the night. And it's just not feasible to accommodate three separate bedrooms in the basement as SF Planning guidelines (and common sense in case of a fire) require that all bedrooms have egress windows. There is just no way to do that given the west side of the property is below-grade, so there is only an opportunity to have windows (and hence bedrooms) on the east facing side; and as I'm sure you understand you can't fit three bedrooms next to each other on a 25' wide lot.

Also, our parents are aging, so we're hoping to keep the basement area as a separate open living space for them when the inevitable time comes that one or more of them will come and stay with us. You'll notice we left the basement area relatively plain & open to give us the flexibility to build that out down the road.

So putting the bedrooms on a new third floor just made the most sense. Also - both of our neighbors' houses (including your own) have three floors, so we felt that adding a third floor would make our house fit in with the surrounding properties better.

1. The location of the new garage is on the uphill (south) side of the building where the grade is much steeper. Your architect is proposing to change the sidewalk grade in front of your property in a manner which I doubt meets ADA standards and creates an unsafe and unacceptable sidewalk condition for all the neighbors, especially children or individuals with mobility problems. You must address this issue and your architect should consult immediately with the Bureau of Street Use and Mapping to arrive at a design that would be safe and meets ADA standards.
- 2.

We are confident that the plans are safe and meet all the relevant standards and will of course work with the City Building Department to ensure that they are. I'm not sure if you've met him, but my father is a stroke survivor and has trouble getting around, so this is a particular concern for us, as well. The good news is that what we're proposing is really the norm on our block as virtually every other house has a curb cut and garage. So this isn't anything out of the ordinary (e.g., our downhill neighbors @733 De Haro put in a garage right next to our property and it's worked out just fine).

Also, I'm no expert on this, but I'd point out that our block of De Haro by definition does not meet ADA standards as the sign at the top of the hill indicates our block is 21% grade - far above what ADA stipulates! But that is the nature of living in a hilly city like San Francisco, I suppose. And ADA doesn't apply to single family homes, so I'm not sure that is the relevant standard here (e.g., there is no need for you to build a ramp up to the front door of your house). In any case, we'll of course make sure that what we construct is safe.

1. Your proposed plan blocks my four grandfathered property line windows.
- 2.

Yes, we understand that and did not take the decision lightly. We've tried to do what we can to mitigate the impact on you (see below). If it makes you feel any better - our downhill neighbors (733 De Haro) also blocked our north-facing property line window when they added a third floor. And we are going to close up the ones that are left as part of this project in order to bring our house up to code. And the just approved and constructed top floor addition of the house directly behind us (636 Carolina St) blocked the north-facing property line window of its uphill neighbor (642 Carolina - directly behind your property). It's actually a quite analogous situation, except that project is much larger than what we are proposing (e.g., 4 floors vs. 3).

We live in a dense, urban environment, and private views over other properties just can't be guaranteed or protected. The City Planning guidelines are quite clear on this. And your room with those windows also has large windows and a sliding glass door leading to an outside deck on the back (west) side - so you still have access to substantial light & air. The same access, actually, that we would have from our third floor, and that our downhill neighbors @733 De Haro have.

Lastly - you'll notice that we've chosen to not build out to the full depth on the third floor that we're allowed to under the planning guidelines. We've made a substantial accommodation and given a 5' setback at your property line to try and minimize the impact on you - still giving you an opportunity for a north-facing view. This is not even possible for us as our downhill neighbors have built out to the max depth allowed on their third floor. And, by the way, their downhill neighbors have also built out to the max depth allowed so they also do not have north-facing view access from their third floor.

1. Given the age and style of the house, is the house considered a historical resource?
- 2.

We hired a very competent professional architectural historian early on in the process to determine this and he was quite confident that our house (while old/charming) doesn't meet any of the standards to qualify as a historic resource. The City Planning Department fully supported that conclusion earlier this summer. I believe the report we filed with our planning submission and the Planning Department's own filing both summarize the logic and data behind that conclusion well, so not sure I have a lot to add. You'll recall that we shared the report with you in the week following the pre-notification neighborhood meeting, as you had requested.

We continue to be open to discussing modifications to your plans that would allow us to write a letter of support on your behalf. As a next step, I suggest that you ask your architects to revise your plans to accurately reflect our property, including all the north facing windows and rooflines and decks locations, include all dimensions on the plans and add the SF Datum of the current grade of the sidewalk in front of your home at the east and west property lines and the proposed elevations of the project. Once we have an accurate representation of the proposed project and neighboring properties, you can schedule another neighborhood meeting where you and the neighbors can discuss constructively how to mitigate your project's impact on the neighborhood and neighboring properties.

Again, if there are any inaccuracies in our plans, we are of course happy to correct them. Can you be specific about exactly what inaccuracies you'd like to be corrected and I can try to chase them down? As far as representing your property line windows in the plans, I asked Todd about this to make sure we have everything represented correctly. He indicated that your property line windows are outlined on the site survey (Page A0.01). But he talked to the planner, and apparently we can also outline them on page A3.03 - the south elevation (which is the one that faces your property). Will that help? I'll send over the revised page as soon as it's ready. Todd said he would try to do it this next week and drop it off at DBI so our submission is updated. As far as the other dimensions you talk about - all of that information is in the plans we submitted. SF apparently calculates building heights from the centerline of buildings, so perhaps that is the confusion? Elevations at the property lines, etc. - I believe are all on the site survey page (A0.01).

I'm very happy to meet with you and anyone else that would like to discuss the project and what we might do. In fact, I've already met in person with several of our neighbors since the original neighborhood meeting to walk them through the plans and so far you are the only person who has expressed any concerns or reservations with the project. Everyone else told us they were excited for us to expand the house to accommodate our family and make a long-term commitment to the neighborhood.

Do you think you could give me a sense of what modifications you would propose based on your concerns? Is your proposal for us still to set back the top floor an additional 10 feet or so in the rear in order to protect the view from your property line windows?

You have my cell phone number, so feel free to call me if it's easier to just talk live.

thanks,

-Dave

Exhibit 6:

9 Letters of support for the project from immediate neighbors

January 26, 2018

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

Re:	Property Address:	739 De Haro Street
	Block/Lot:	Block 4071/ Lot 024
	Permit Application #:	201703070898
	Applicant:	David Deming & Jaime Austin

To Whom It May Concern,

As the current ^{owners} residents of the property at 721 DE HARO ST., we have reviewed with Jaime and David, the owners of 739 De Haro the design for the renovation of their home.

As neighbors in the immediate vicinity of the proposed project, we are in full support of the proposed design submitted to the San Francisco Planning Department dated March 3rd, 2017.

Sincerely,


Signature

JANG OK KIM.
Name

721 DE HARO ST.
Address

02/26/2018
Date

January 29, 2018

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

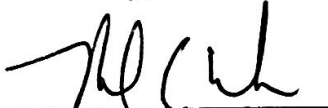
Re:	Property Address:	739 De Haro Street
	Block/Lot:	Block 4071/ Lot 024
	Permit Application #:	201703070898
	Applicant:	David Deming & Jaime Austin

To Whom It May Concern,

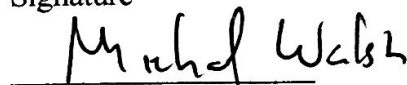
As the current owners of the property at 733 De Haro Street, we have reviewed with Jaime and David, the owners of 739 De Haro the design for the renovation of their home.

As neighbors in the immediate vicinity of the proposed project, we are in full support of the proposed design submitted to the San Francisco Planning Department dated March 3rd, 2017.

Sincerely,




Signature



Name

733 De Haro Street
Address


Date

January 26, 2018

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

Re:	Property Address:	739 De Haro Street
	Block/Lot:	Block 4071/ Lot 024
	Permit Application #:	201703070898
	Applicant:	David Deming & Jaime Austin

To Whom It May Concern,

As the current residents of the property at 760 De Haro, we have reviewed with Jaime and David, the owners of 739 De Haro the design for the renovation of their home.

As neighbors in the immediate vicinity of the proposed project, we are in full support of the proposed design submitted to the San Francisco Planning Department dated March 3rd, 2017.

Sincerely,


Signature

Daniel H. Redmond
Name

760 De Haro St.
Address

2/6/18
Date

February 6, 2018

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

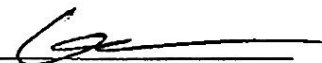
Re:	Property Address:	739 De Haro Street
	Block/Lot:	Block 4071/ Lot 024
	Permit Application #:	201703070898
	Applicant:	David Deming & Jaime Austin

To Whom It May Concern,

As owner of the property at 642 Caroline St, we have reviewed with Jaime and David, the owners of 739 De Haro the design for the renovation of their home.

As neighbors in the immediate vicinity of the proposed project, we are in full support of the proposed design submitted to the San Francisco Planning Department dated March 3rd, 2017.

Sincerely,


Signature

Evan Wolf
Name

642 Caroline St. SF, CA 94107
Address

2/8/18
Date

January 26, 2018

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

Re:	Property Address:	739 De Haro Street
	Block/Lot:	Block 4071/ Lot 024
	Permit Application #:	201703070898
	Applicant:	David Deming & Jaime Austin

To Whom It May Concern,

As the current residents ^{and owners} of the property at 1841 19th Street, we have reviewed with Jaime and David, the owners of 739 De Haro the design for the renovation of their home.

As neighbors in the immediate vicinity of the proposed project, we are in full support of the proposed design submitted to the San Francisco Planning Department dated March 3rd, 2017.

Sincerely,

Tara Mark
Signature

Tara Mark
Name

1841 19th Street
Address

Feb 9, 2018
Date

February 6, 2018

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

Re: **Property Address:** 739 De Haro Street
Block/Lot: Block 4071/ Lot 024
Permit Application #: 201703070898
Applicant: David Deming & Jaime Austin

To Whom It May Concern,

resident
As ~~owner~~ of the property at 766 De Haro, we have reviewed with Jaime and David, the owners of 739 De Haro the design for the renovation of their home.

As neighbors in the immediate vicinity of the proposed project, we are in full support of the proposed design submitted to the San Francisco Planning Department dated March 3rd, 2017.

Sincerely,

Tracy J. Rente
Signature

Tracy J. Rente
Name

766 De Haro St.
Address

3-3-18
Date

January 26, 2018

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


Re:	Property Address:	739 De Haro Street
	Block/Lot:	Block 4071/ Lot 024
	Permit Application #:	201703070898
	Applicant:	David Deming & Jaime Austin

To Whom It May Concern,

As the current residents of the property at 730 De Haro St., we have reviewed with Jaime and David, the owners of 739 De Haro the design for the renovation of their home.

As neighbors in the immediate vicinity of the proposed project, we are in full support of the proposed design submitted to the San Francisco Planning Department dated March 3rd, 2017.

Sincerely,


Signature

Ema Williams + Ben Lopez
Name

730 De Haro St., SF, CA
Address

2/2/2018
Date

February 15, 2018

San Francisco Planning Department

1650 Mission Street, Suite 400

San Francisco, CA 94103

Re: **Property Address:** 739 De Haro Street

Block/Lot: Block 4071/ Lot 024

Permit Application #: 201703070898

Applicant: David Deming & Jaime Austin

To Whom It May Concern,

As owner of the property at 630 Carolina Street, I have reviewed with Jaime and David, the owners of 739 De Haro the design for the renovation of their home.

As neighbors in the immediate vicinity of the proposed project, I am in full support of the proposed design submitted to the San Francisco Planning Department dated March 3rd, 2017.

Sincerely,

Gustavo Leao

Name

630 Carolina Street, San Francisco, Ca 94107

Address

02/15/2018

Date

Sent from Mail for Windows 10

March 13, 2018

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

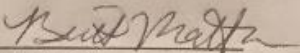
Re:	Property Address:	739 De Haro Street
	Block/Lot:	Block 4071/ Lot 024
	Permit Application #:	201703070898
	Applicant:	David Deming & Jaime Austin

To Whom It May Concern,

As owner of the property at 648 CAROLINA ST., SF, we have reviewed with Jaime and David, the owners of 739 De Haro the design for the renovation of their home.

As neighbors in the immediate vicinity of the proposed project, we are in full support of the proposed design submitted to the San Francisco Planning Department dated March 3rd, 2017.

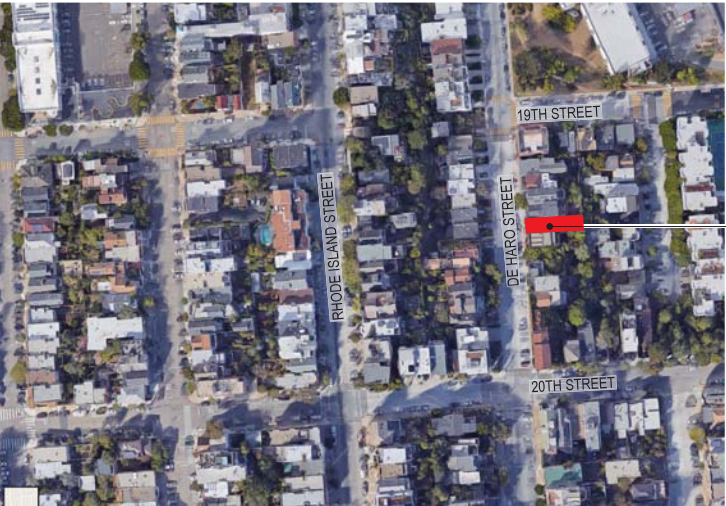
Sincerely,


Signature

BRITT MATTERN
Name

648 CAROLINA ST., SAN FRANCISCO, CA 94107
Address

4/13/18
Date



PROJECT SITE:
739 DE HARO STREET

abbreviations

ACOUS	ACOUSTICAL	ELEC	ELECTRICAL	LAM	LAMINATE	RD	ROOF DRAIN
ACT	ACOUSTICAL TILE	ELEV	ELEVATOR	LEV	LEVEL	RM	ROOM
ADDNL	ADDITIONAL	EQ	EQUAL / EQUAL TO	LOC	LOCATION	SAD	SEE ARCHITECTURAL DRAWINGS
ADJ	ADJACENT	EQUIP	EQUIPMENT	MAX	MAXIMUM	SCD	SEE CIVIL DRAWINGS
AFF	ABOVE FINISH FLOOR	EXP	EXPANSION	MECH	MECHANICAL	SLD	SEE LANDSCAPE DRAWINGS
ALUM	ALUMINUM	EXT	EXTERIOR	MEMB	MEMBRANE	SSD	SEE STRUCTURAL DRAWINGS
ALT	ALTERNATE	(E)	EXISTING	MFR	MANUFACTURER	SMD	SEE MECHANICAL DRAWINGS
ANOD	ANODIZED	FF	FINISH FLOOR	MIN	MINIMUM	SPD	SEE PLUMBING DRAWINGS
APPRD	APPROVED	FE	FIRE EXTINGUISHER	MTD	MOUNTED	SED	SEE ELECTRICAL DRAWINGS
APPROX	APPROXIMATE	FLR	FLOOR	MTL	METAL	SC	SOLID CORE
@	AT	FD	FLOOR DRAIN	MOD	MODULE	SCHED	SCHEDULED
BD	BOARD	F-F	FACE TO FACE	(N)	NEW	SECT	SECTION
BETW	BETWEEN	FOC	FACE OF CONCRETE	NTC	NOT IN CONTRACT	SHT	SHEET
BLKG	BLOCKING	FOF	FACE OF FINISH	NTS	NOT TO SCALE	SIM	SIMILAR
BM	BEAM	FOG	FACE OF GYP BD	NO	NUMBER	SKDGD	SKID GUARD
BO	BOTTOM OF	FOS	FACE OF STUD	O/	OVER	SQ	SQUARE
BRKT	BRACKET	FOW	FACE OF WALL	OFF	OFFICE	SS	STAINLESS STEEL
CAB	CABINET	FR	FRAME	OC	ON CENTER	STD	STANDARD
CLNG	CEILING	FT	FOOT, FEET	OPNG	OPENING	STL	STEEL
CTR	CENTER	FURR	FURRING	OPP	OPPOSITE	STRUCT	STRUCTURAL
CL	CENTER LINE	GEN	GENERAL	PTD	PAINTED	SUSP	SUSPENDED
CLR	CLEAR	GL	GLASS OR GLAZED	PNL	PANEL	TEL	TELEPHONE
COL	COLUMN	GA	GAUGE	PTN	PARTITION	TEMPD	TEMPERED
CONC	CONCRETE	GR	GRADE	PLAM	PLASTIC LAMINATE	TEMPD GL	TEMPERED GLASS
CONST	CONSTRUCTION	GYP BD	GYPSUM BOARD	PLAS	PLASTER	THK	THICK
CONT	CONTINUOUS	HDWR	HARDWARE	PLT	PLATE	THRU	THROUGH
CJ	CONTROL JOINT	HVAC	HEATING, VENTILATION & AIR CONDITIONING	PLY	PLYWOOD	TO	TOP OF
CORR	CORRIDOR			PT	POINT	TYP	TYPICAL
CTRTOP	COUNTERTOP	HGT	HEIGHT	PL	PROPERTY LINE	UL	UNDERWRITERS LABORATORY
(D)	DEMOLISH, DEMOLITION	HC	HOLLOW CORE	RAD	RADIUS, RADII	UON	UNLESS OTHERWISE NOTED
DBL	DOUBLE	HM	HOLLOW METAL	RE	REFER TO	VEN	VENEER
DIA	DIAMETER	HORIZ	HORIZONTAL	RECEP	RECEPTACLE	VER	VERIFY
DIM	DIMENSION	HR	HOOR	REFL	REFLECTED	VIF	VERIFY IN FIELD
DN	DOWN	HT	HEIGHT	R	REMOVE	VWA	VERIFY WITH ARCHITECT
DR	DOOR	IN	INCH, INCHES	RES	RESISTANT	VERT	VERTICAL
DTL	DETAIL	INCAN	INCANDESCENT	RESIL	RESILIENT	VCT	VINYL COMPOSITION TILE
DWG	DRAWING	INS	INSULATION	RE	RELOCATE	WH	WATER HEATER
EA	EACH	INT	INTERIOR	REQ'D	REQUIRED	W/	WITH
EL	ELEVATION	JT	JOINT	R/A	RETURN AIR	WD	WOOD
						W/O	WHERE OCCURS

symbols

	STRUCTURAL GRID		KEYNOTE
	NORTH ARROW		REVISION NUMBER
	ROOM NAME / NUMBER / SQUARE FOOTAGE		WALL TYPE
	DETAIL [DRAWING 1, SHEET A1.01]		DOOR TYPE [RE: DOOR SCHEDULE]
	ELEVATION [DRAWING 1, SHEET A1.01]		WINDOW TYPE [RE: WINDOW SCHEDULE]
	SECTION [DRAWING 1, SHEET A1.01]		ALIGN
	INTERIOR ELEVATION [DRAWING 1, SHEET A1.01]		DIMENSION
	WORK / DATUM POINT		CENTER LINE
	EXTERIOR VIEW [DRAWING 1, SHEET A1.01]		

general notes

ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE THE OWNER/CONTRACTOR AGREEMENT, THE DRAWINGS, AND ALL ADDENDA AND MODIFICATIONS ISSUED BY THE ARCHITECT.

ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.

ALL ITEMS ARE NEW, UNLESS OTHERWISE NOTED.

THE CONTRACTOR SHALL MAINTAIN FOR THE ENTIRE DURATION OF THE WORK ALL EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES, AND ALARMS IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES.

THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT ALL WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC. SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATIONS PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.

IN CONFLICTS BETWEEN THE ARCHITECTS AND DESIGN BUILD ENGINEER'S DRAWINGS IN LOCATING MATERIALS / EQUIPMENT, THE ARCHITECTURAL DRAWINGS SHALL GOVERN.

CONTRACTOR SHALL COORDINATE WITH OWNER THE SCHEDULE FOR ALL TELEPHONE COMPANY AND DATA INSTALLATIONS.

THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND INSPECTIONS AND COMPLY WITH ALL CODES, LAWS, ORDINANCES, RULES, AND REGULATIONS OF ALL PUBLIC AUTHORITIES (FEDERAL, STATE, OR LOCAL) GOVERNING THE WORK. THE MOST STRINGENT SHALL APPLY.

SUBSTITUTIONS, REVISIONS, OR CHANGES MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW (IN CONFORMANCE WITH SPECIFIED PROCEDURES) PRIOR TO PURCHASE, FABRICATION, OR INSTALLATION.

ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN THE MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING.

THE ARCHITECT HAS NO KNOWLEDGE AND SHALL NOT BE HELD LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS ON THE JOBSITE. IF ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE DISCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL ISOLATE THE AFFECTED AREA AND CONTACT THE OWNER FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING.

THE CONTRACTOR SHALL COMPLY WITH APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY, AND ENVIRONMENTAL PROTECTION.

ERECT AND MAINTAIN DUSTPROOF PARTITIONS AS REQUIRED TO PREVENT SPREAD OF DUST, FUMES, AND SMOKE, ETC. TO OTHER PARTS OF THE BUILDING. ON COMPLETION, REMOVE PARTITIONS AND REPAIR DAMAGED SURFACES TO MATCH ADJACENT SURFACES. REMOVE TOOLS AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE CONTRACT AREAS AND SITE CLEAN, ORDERLY, AND IN A CONDITION ACCEPTABLE FOR NEW OR OTHER CONSTRUCTION.

ELECTRICAL, MECHANICAL, PLUMBING, AND SPRINKLERS SHOWN FOR GENERAL LAYOUT PURPOSES ONLY. ELECTRICAL PERMIT, MECHANICAL PERMIT, PLUMBING PERMIT, AND SPRINKLER PERMIT TO BE SUBMITTED SEPARATELY.

project data

ADDRESS: 739 De Haro Street, San Francisco, CA 94107
ASSESSOR'S PARCEL #: Block 4071; Lot 024
ZONING DISTRICT: RH-2 (Residential - House Two Family)

HEIGHT + BULK DISTRICT: 40-X (30' @ Front Lot Line)
FRONT YARD SETBACK: 0'
REAR YARD SETBACK: 45%
SIDE YARD SETBACK: 0'

OCCUPANCY: R3
YEAR BUILT: 1904

PARCEL AREA: 2,500 sq ft
CONSTRUCTION TYPE: Type V-B
FIRE SPRINKLERING: YES, DEFERRED SUBMITTAL

BUILDING GROSS SQUARE FOOTAGE:

	EXISTING	PROPOSED
BASEMENT	805 SF	1160 SF
FIRST FLOOR	1275 SF	1030 SF
SECOND FLOOR	0 SF	900 SF
HABITABLE	2080 SF	3090 SF

GARAGE 0 SF 285 SF

applicable building codes

2013 CALIFORNIA BUILDING STANDARDS CODE - TITLE 24
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA PLUMBING CODE

project description

REMODEL OF AN EXISTING SINGLE FAMILY HOME WITH A NEW THIRD FLOOR ADDITION & GARAGE. UPGRADE OF MECHANICAL, ELECTRICAL & STRUCTURAL SYSTEMS. ADDITION OF NEW FIRE SPRINKLER SYSTEM.

sheet index

ARCHITECTURAL

A0.00	COVER SHEET
A0.01	SURVEY & SITE PHOTOS
A1.01	EXISTING PLAN - BASEMENT
A1.02	EXISTING PLAN - FIRST FLOOR
A1.20	EXISTING ELEVATIONS
A1.21	EXISTING ELEVATIONS
A2.01	BASEMENT PLAN
A2.02	FIRST FLOOR PLAN
A2.03	SECOND FLOOR PLAN
A2.04	ROOF PLAN
A3.01	EXTERIOR ELEVATION
A3.02	EXTERIOR ELEVATION
A3.03	EXTERIOR ELEVATION
A3.04	EXTERIOR ELEVATION
A4.01	BUILDING SECTION
A4.02	BUILDING SECTION

FOUGERON

ARCHITECTURE

Fougeron Architecture
521 Francisco Street
San Francisco, CA 94133
p: 415.641.5744
f: 415.282.6434

De HARO

739 De Haro St,
San Francisco, CA 94107

cover sheet

A0.00

scale: NTS

project name: De HARO

project number: 20163



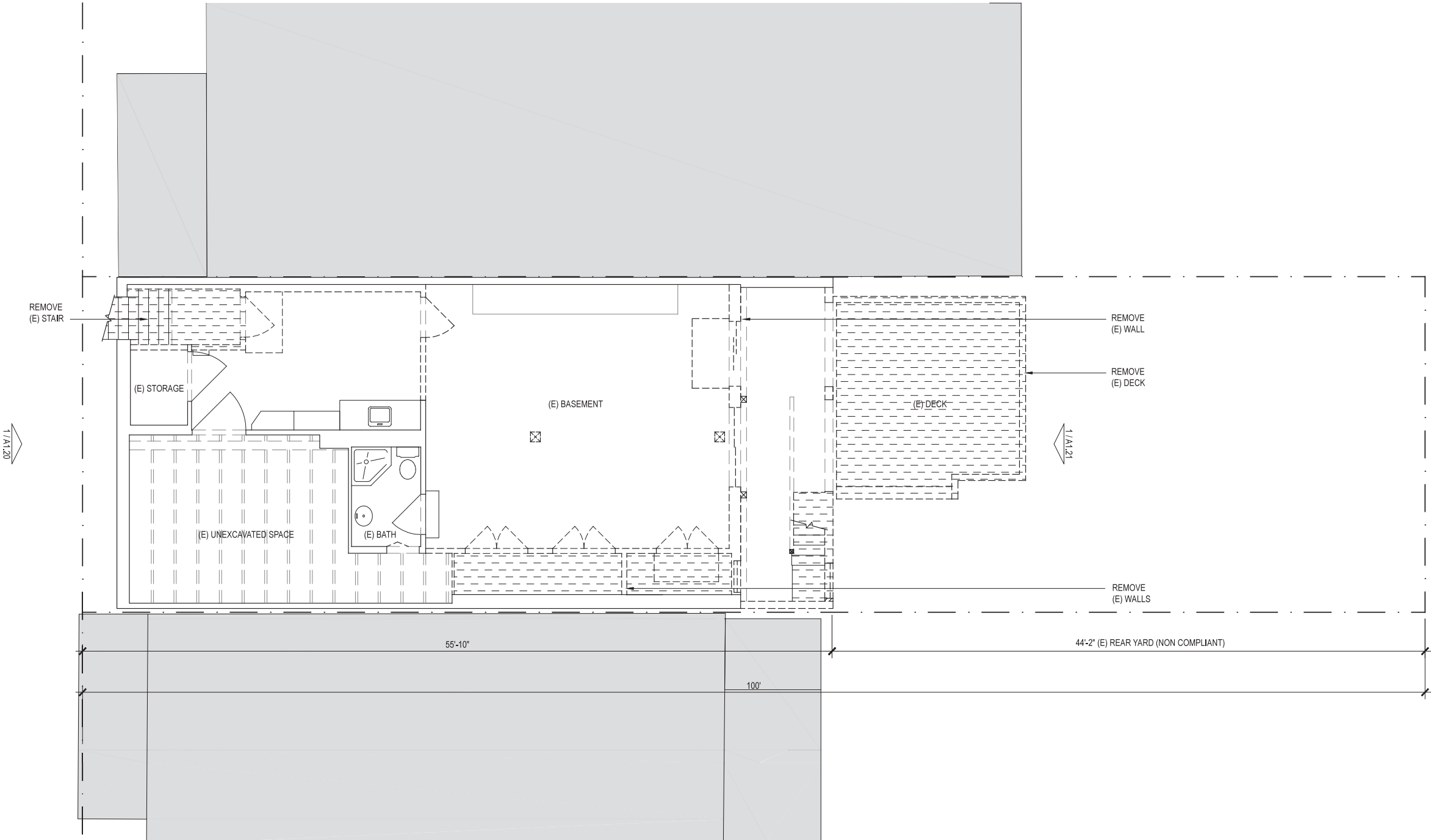
no:	date:	issue:
	02.09.2017	pre-app meeting
	03.03.2017	planning submission

A0.01

scale:

NTS

project name: De HARO
project number: 20163



no:	date:	issue:
	02.09.2017	pre-app meeting
	03.03.2017	planning submission

01 existing basement plan

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

FRONT & REAR FAÇADE REQUIREMENT (IN LF)			
	TO REMAIN	DEMOLISH	TOTAL
WEST ELEVATION	25'-0"	0'-0"	25'-0"
EAST ELEVATION	0'-0"	25'-0"	25'-0"
TOTAL	25'-0"	25'-0"	50'-0"
	50%	50%	100%
	(MAX 50%)		

EXTERIOR WALL REQUIREMENT (IN LF)			
	TO REMAIN	DEMOLISH	TOTAL
WEST ELEVATION	25'-0"	0'-0"	25'-0"
SOUTH ELEVATION	46'-0"	7'-0"	53'-0"
EAST ELEVATION	0'-0"	25'-0"	25'-0"
NORTH ELEVATION	53'-0"	0'-0"	53'-0"
TOTAL	124'-0"	32'-0"	156'-0"
	79%	21%	100%
	(MAX 65%)		

VERTICAL ELEMENTS REQUIREMENT (IN SF)			
	TO REMAIN	DEMOLISH	TOTAL
WEST ELEVATION	214	126	340
SOUTH ELEVATION	1220	144	1364
EAST ELEVATION	0	600	600
NORTH ELEVATION	1406	0	1406
TOTAL	2,840	870	3,710
	77%	23%	100%
	(MAX 50%)		

demolition calculations

HORIZONTAL ELEMENTS REQUIREMENT (IN SF)			
	TO REMAIN	DEMOLISH	TOTAL
BASEMENT	-	-	-
FIRST FLOOR	1,175	100	1,275
ROOF	0	1,275	1,275
TOTAL	1,175	1,375	2,550
	46%	54%	100%
	(MAX 50%)		

general notes

1. REMOVE ALL WALL FINISHES DOWN TO STUDS THROUGHOUT, U.O.N.

legend

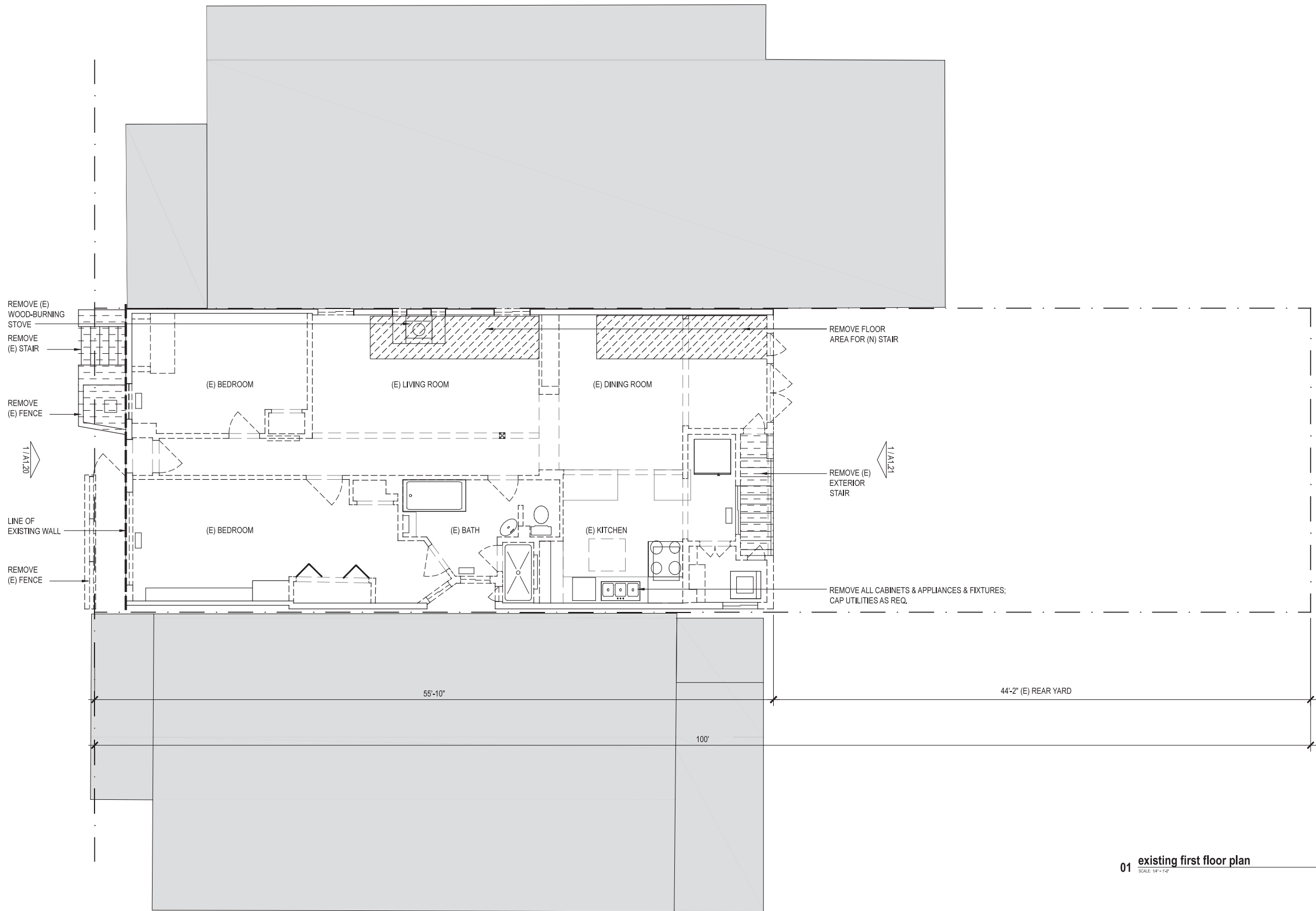
- PROPERTY LINE
- SETBACK LINE
- === EXISTING WALL TO REMAIN
- === EXISTING WALL TO BE REMOVED
- [Hatched Box] REMOVE (E) AREA
- [Dashed Box] REMOVE (E) SLAB ON GRADE - NOT INCLUDED IN DEMO CALCS.

existing plan - basement

A1.01



scale:	1/4" = 1'-0"
project name:	De HARO
project number:	20163



01 existing first floor plan

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

no:	date:	issue:
	02.09.2017	pre-app meeting
	03.03.2017	planning submission

FRONT & REAR FAÇADE REQUIREMENT (IN LF)			
	TO REMAIN	DEMOLISH	TOTAL
WEST ELEVATION	25'-0"	0'-0"	25'-0"
EAST ELEVATION	0'-0"	25'-0"	25'-0"
TOTAL	25'-0"	25'-0"	50'-0"
	50%	50%	100%
	(MAX 50%)		

EXTERIOR WALL REQUIREMENT (IN LF)			
	TO REMAIN	DEMOLISH	TOTAL
WEST ELEVATION	25'-0"	0'-0"	25'-0"
SOUTH ELEVATION	46'-0"	7'-0"	53'-0"
EAST ELEVATION	0'-0"	25'-0"	25'-0"
NORTH ELEVATION	53'-0"	0'-0"	53'-0"
TOTAL	124'-0"	32'-0"	156'-0"
	79%	21%	100%
	(MAX 65%)		

VERTICAL ELEMENTS REQUIREMENT (IN SF)			
	TO REMAIN	DEMOLISH	TOTAL
WEST ELEVATION	214	126	340
SOUTH ELEVATION	1220	144	1364
EAST ELEVATION	0	600	600
NORTH ELEVATION	1406	0	1406
TOTAL	2,840	870	3,710
	77%	23%	100%
	(MAX 50%)		

HORIZONTAL ELEMENTS REQUIREMENT (IN SF)			
	TO REMAIN	DEMOLISH	TOTAL
BASEMENT	-	-	-
FIRST FLOOR	1,175	100	1,275
ROOF	0	1,275	1,275
TOTAL	1,175	1,375	2,550
	46%	54%	100%
	(MAX 50%)		

general notes

1. REMOVE ALL WALL FINISHES DOWN TO STUDS THROUGHOUT, U.O.N.

legend

- PROPERTY LINE
- SETBACK LINE
- === EXISTING WALL TO REMAIN
- === EXISTING WALL TO BE REMOVED
- [HATCHED] REMOVE (E) AREA
- [DASHED] REMOVE (E) SLAB ON GRADE - NOT INCLUDED IN DEMO CALCS.

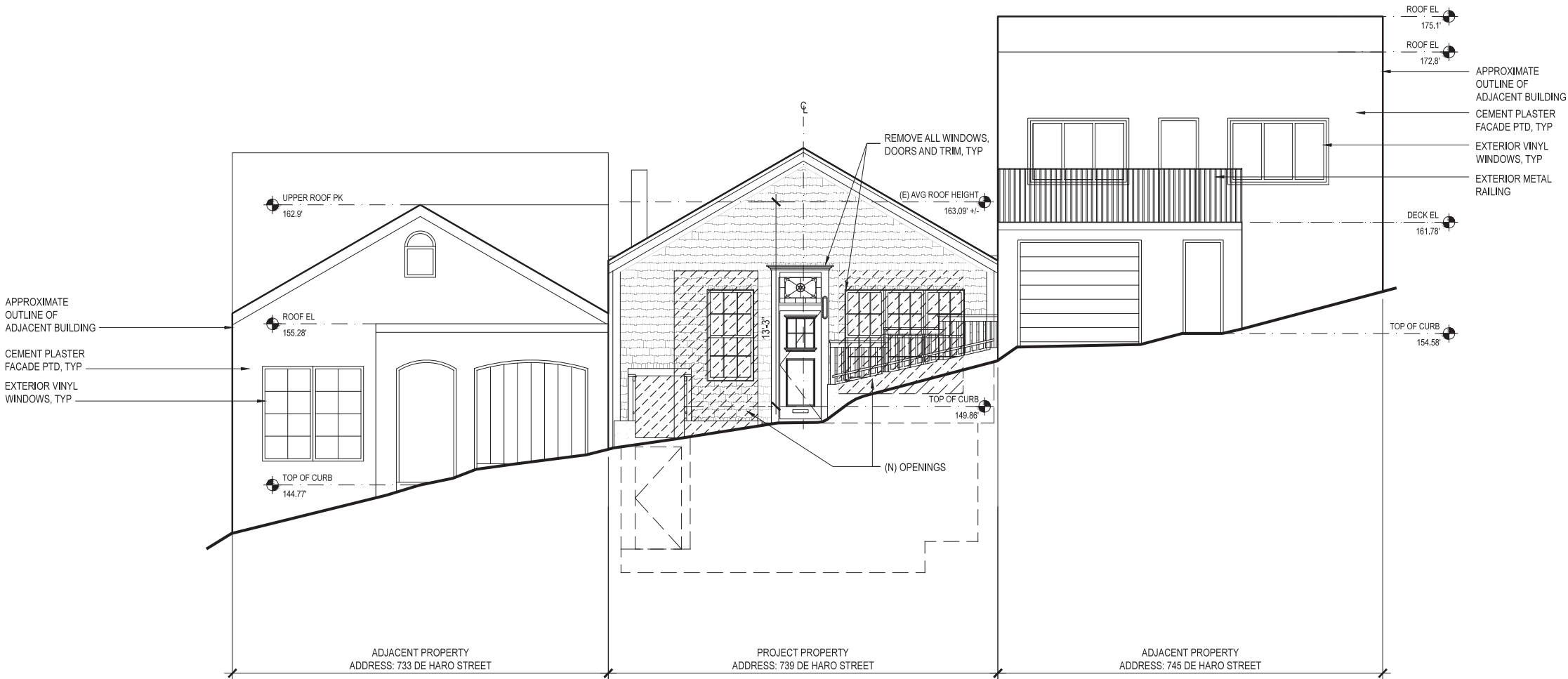
existing plan - first floor

A1.02



scale:	1/4" = 1'-0"
project name:	De HARO
project number:	20163

Fougeron Architecture
521 Francisco Street
San Francisco, CA 94133
p: 415.641.5744
f: 415.282.6434



01 existing front elevation

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

legend

- PROPERTY LINE
- SETBACK LINE
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- REMOVE (E) AREA
- REMOVE (E) SLAB ON GRADE - NOT INCLUDED IN DEMO CALCS.

no.	date:	issue:
	02.09.2017	pre-app meeting
	03.03.2017	planning submission

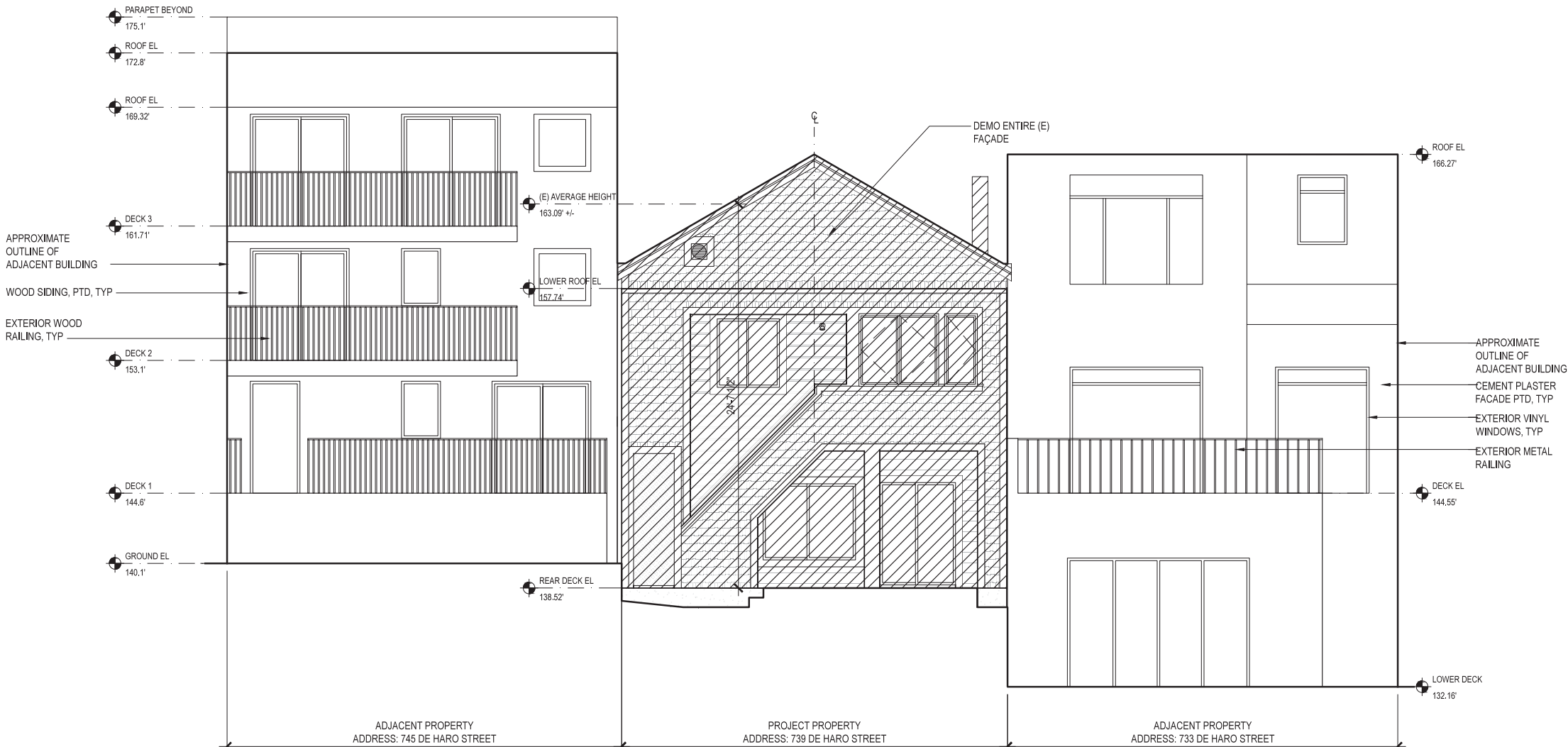
existing elevations

A1.20

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

project name: De HARO
project number: 20163

Fougeron Architecture
521 Francisco Street
San Francisco, CA 94133
p: 415.641.5744
f: 415.282.6434



01 existing rear elevation
SCALE: 1/4" = 1'-0"

legend

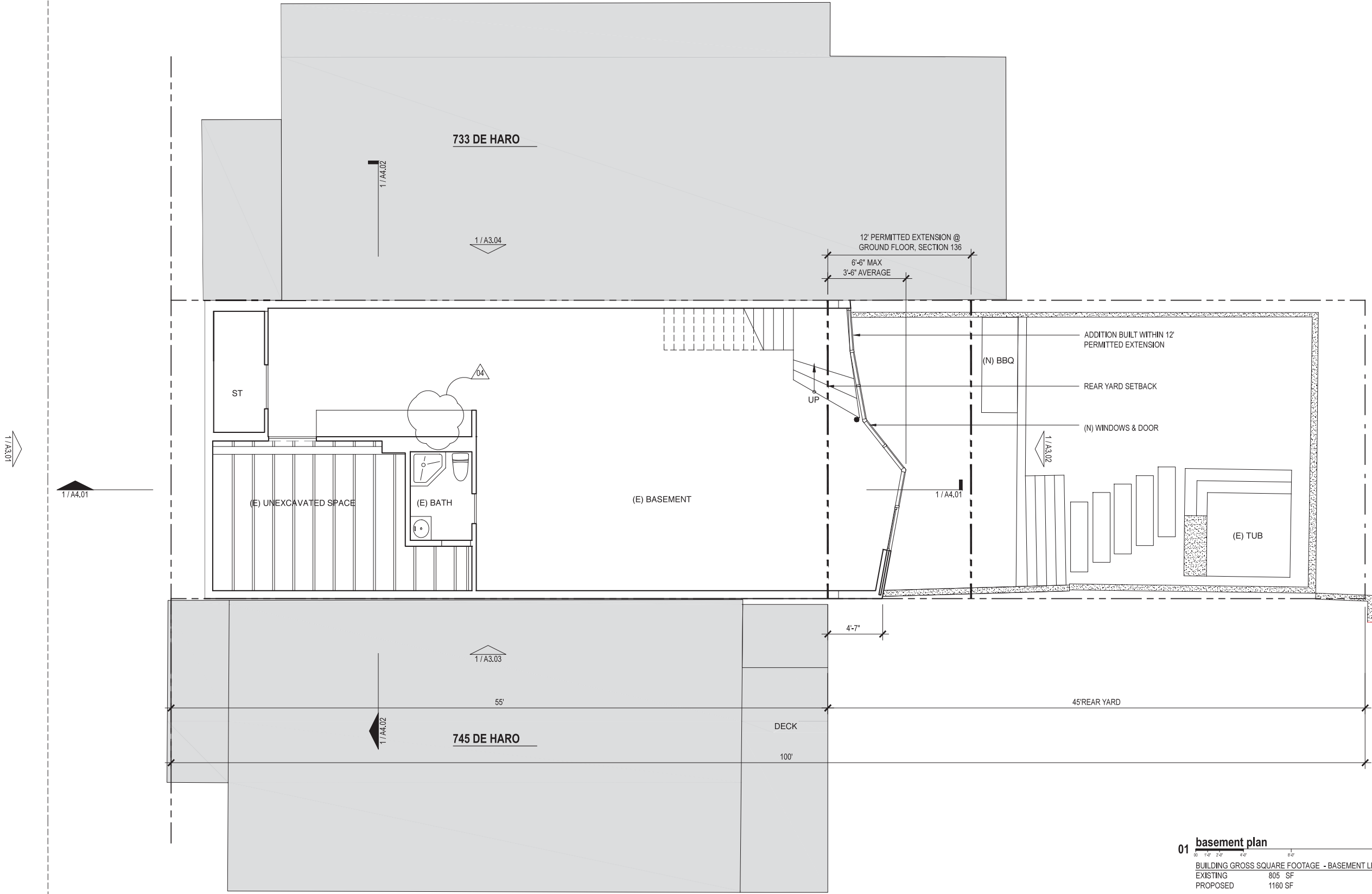
- PROPERTY LINE
- SETBACK LINE
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- REMOVE (E) AREA
- REMOVE (E) SLAB ON GRADE - NOT INCLUDED IN DEMO CALCS.

existing elevations

A1.21

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

project name: De HARO
project number: 20163



01 **basement plan**

BUILDING GROSS SQUARE FOOTAGE - BASEMENT LEVEL
EXISTING 805 SF
PROPOSED 1160 SF

legend

- PROPERTY LINE
- SETBACK LINE
- == (E) WALL
- == (N) WALL

no:	date:	issue:
	02.09.2017	pre-app meeting
	03.03.2017	planning submission
	11.02.2017	revision

04

basement plan

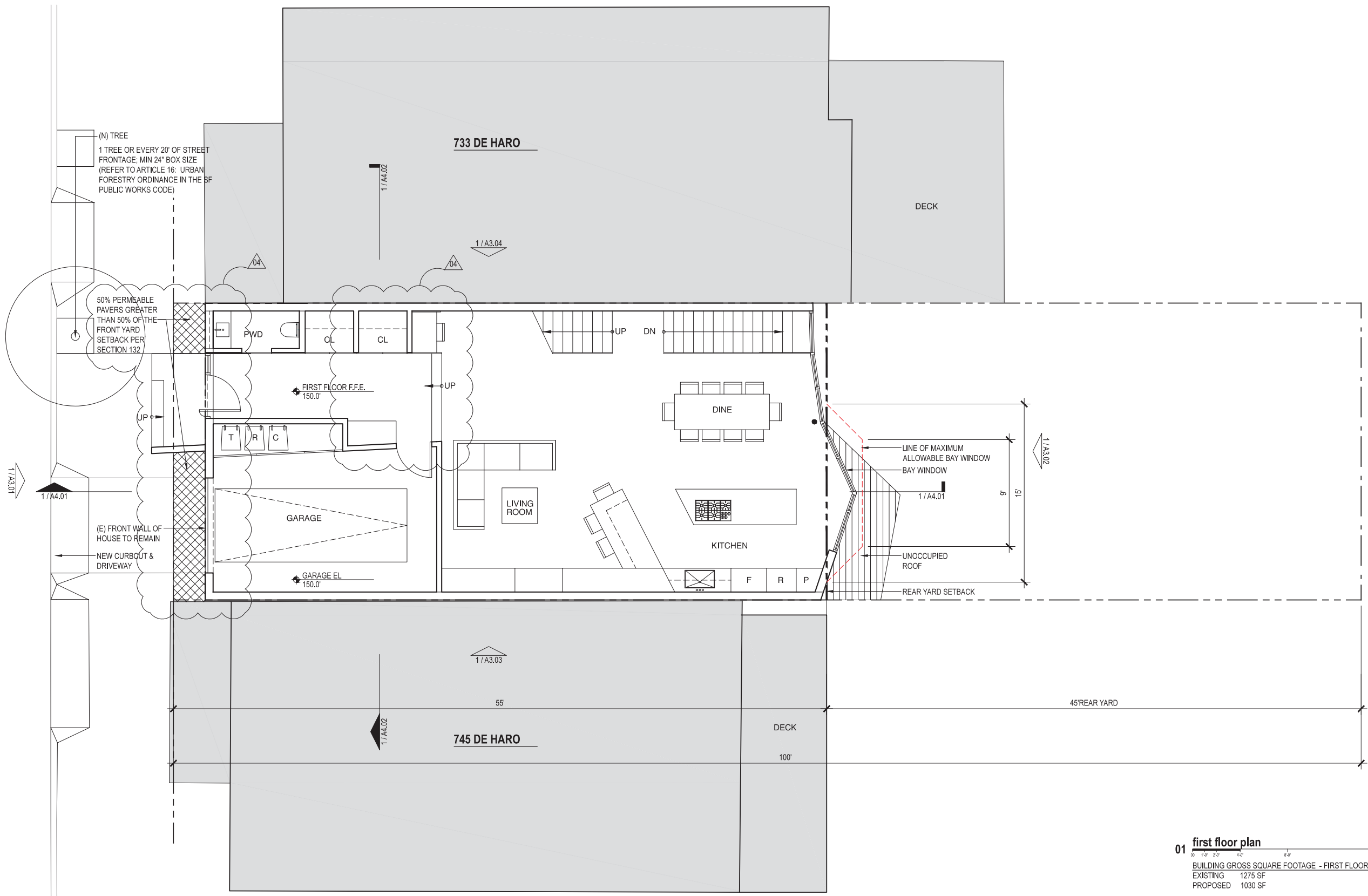


A2.01

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

project name: De HARO
project number: 20163

Fougeron Architecture
521 Francisco Street
San Francisco, CA 94133
p: 415.641.5744
f: 415.282.6434



01 **first floor plan**

BUILDING GROSS SQUARE FOOTAGE - FIRST FLOOR
EXISTING 1275 SF
PROPOSED 1030 SF

- legend**
- PROPERTY LINE
 - SETBACK LINE
 - == (E) WALL
 - == (N) WALL

no.	date:	issue:
	02.09.2017	pre-app meeting
	03.03.2017	planning submission
	11.02.2017	revision



first floor plan

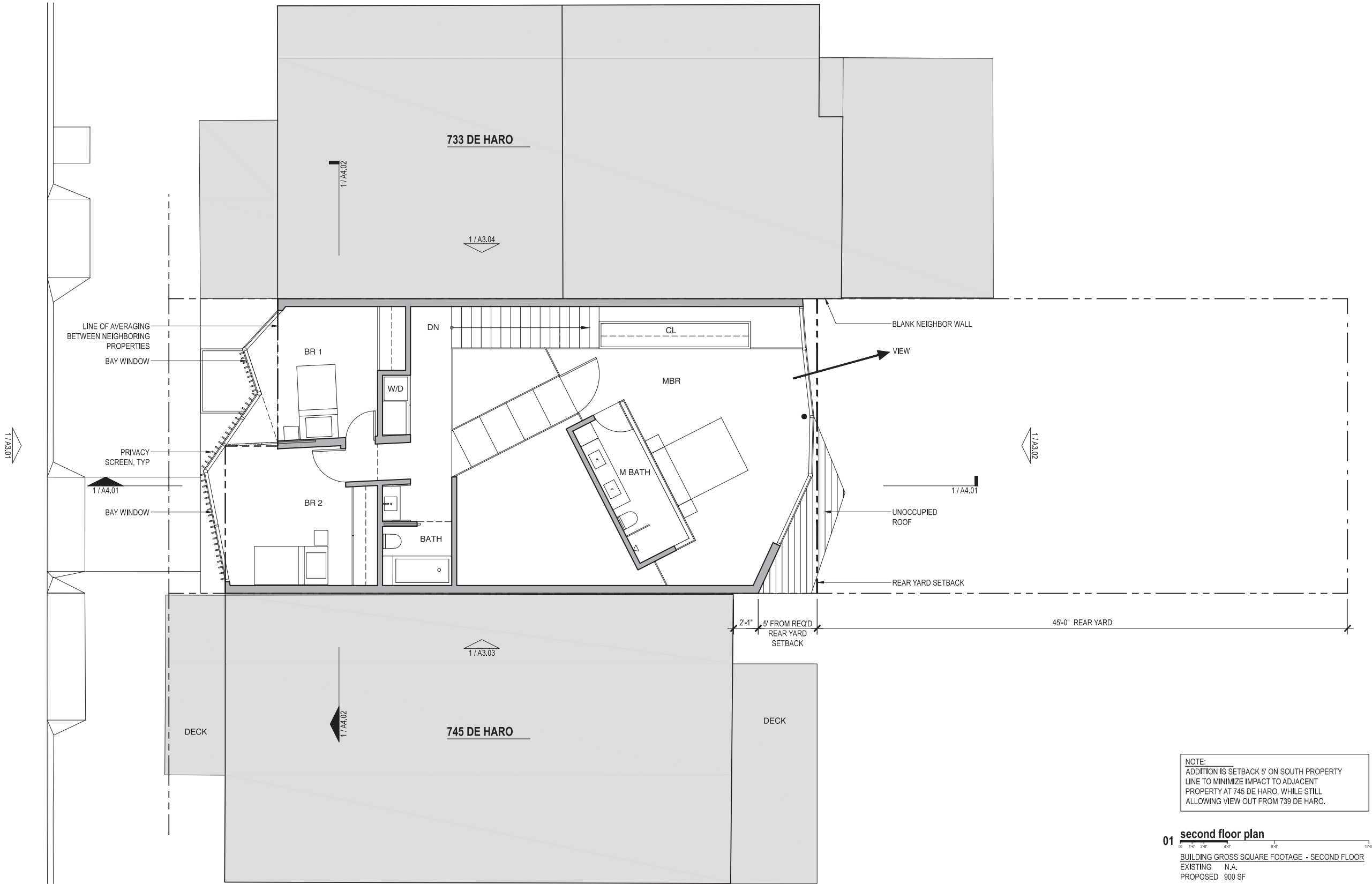


A2.02

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

project name: De HARO
project number: 20163

Fougeron Architecture
521 Francisco Street
San Francisco, CA 94133
p: 415.641.5744
f: 415.282.6434



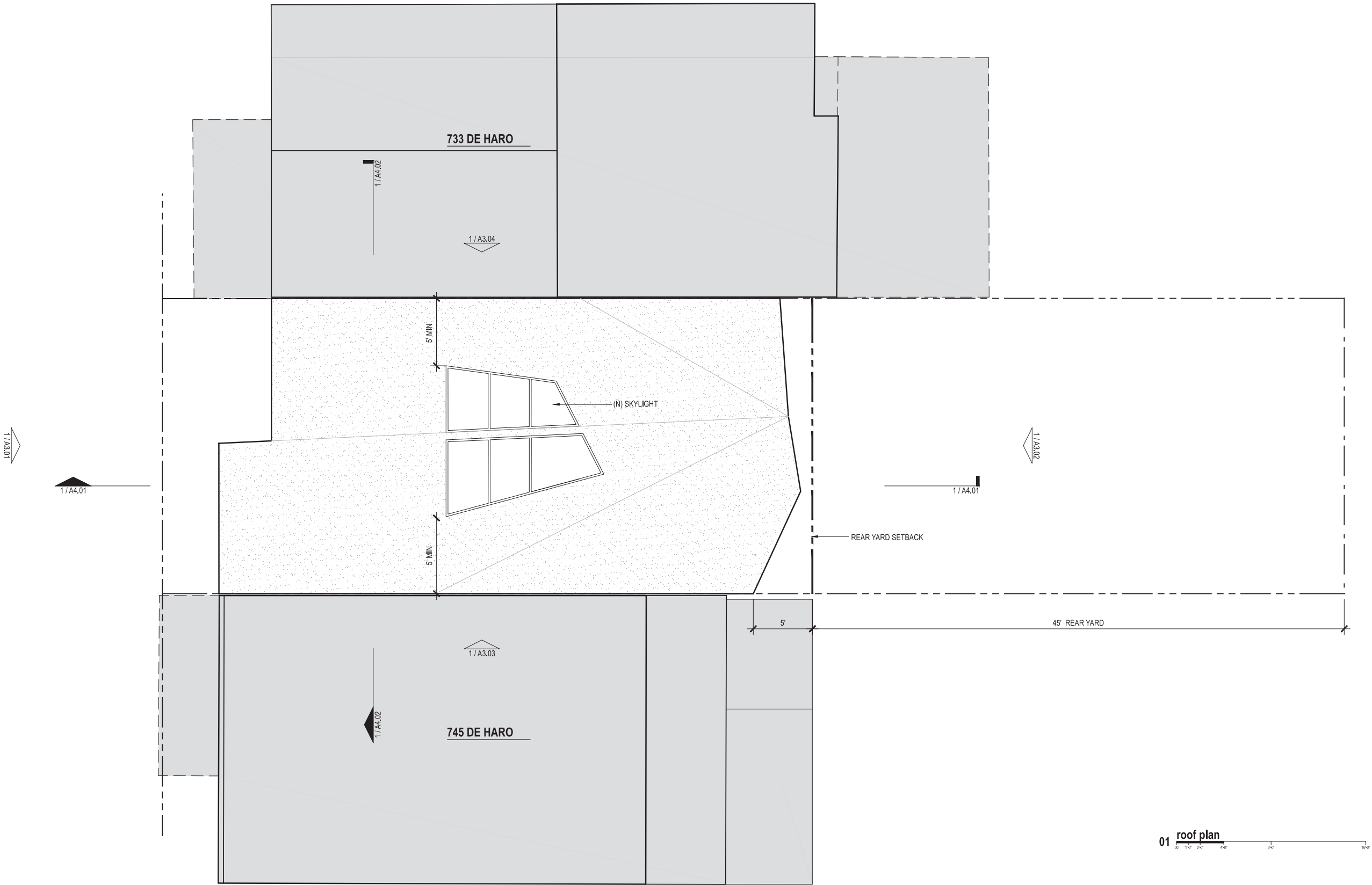
NOTE:
ADDITION IS SETBACK 5' ON SOUTH PROPERTY
LINE TO MINIMIZE IMPACT TO ADJACENT
PROPERTY AT 745 DE HARO, WHILE STILL
ALLOWING VIEW OUT FROM 739 DE HARO.

01 **second floor plan**
BUILDING GROSS SQUARE FOOTAGE - SECOND FLOOR
EXISTING N.A.
PROPOSED 900 SF

legend
- - - - - PROPERTY LINE
- - - - - SETBACK LINE
= = = (E) WALL
= = = (N) WALL

no:	date:	issue:
	02.09.2017	pre-app meeting
	03.03.2017	planning submission

Fougeron Architecture
521 Francisco Street
San Francisco, CA 94133
p: 415.641.5744
f: 415.282.6434



01 **roof plan**

0' 1'-0" 2'-0" 4'-0" 8'-0" 16'-0"

- legend**
- PROPERTY LINE
 - SETBACK LINE
 - == (E) WALL
 - == (N) WALL

no.	date:	issue:
	02.09.2017	pre-app meeting
	03.03.2017	planning submission

roof plan

scale:

A2.04

1/4" = 1'-0"

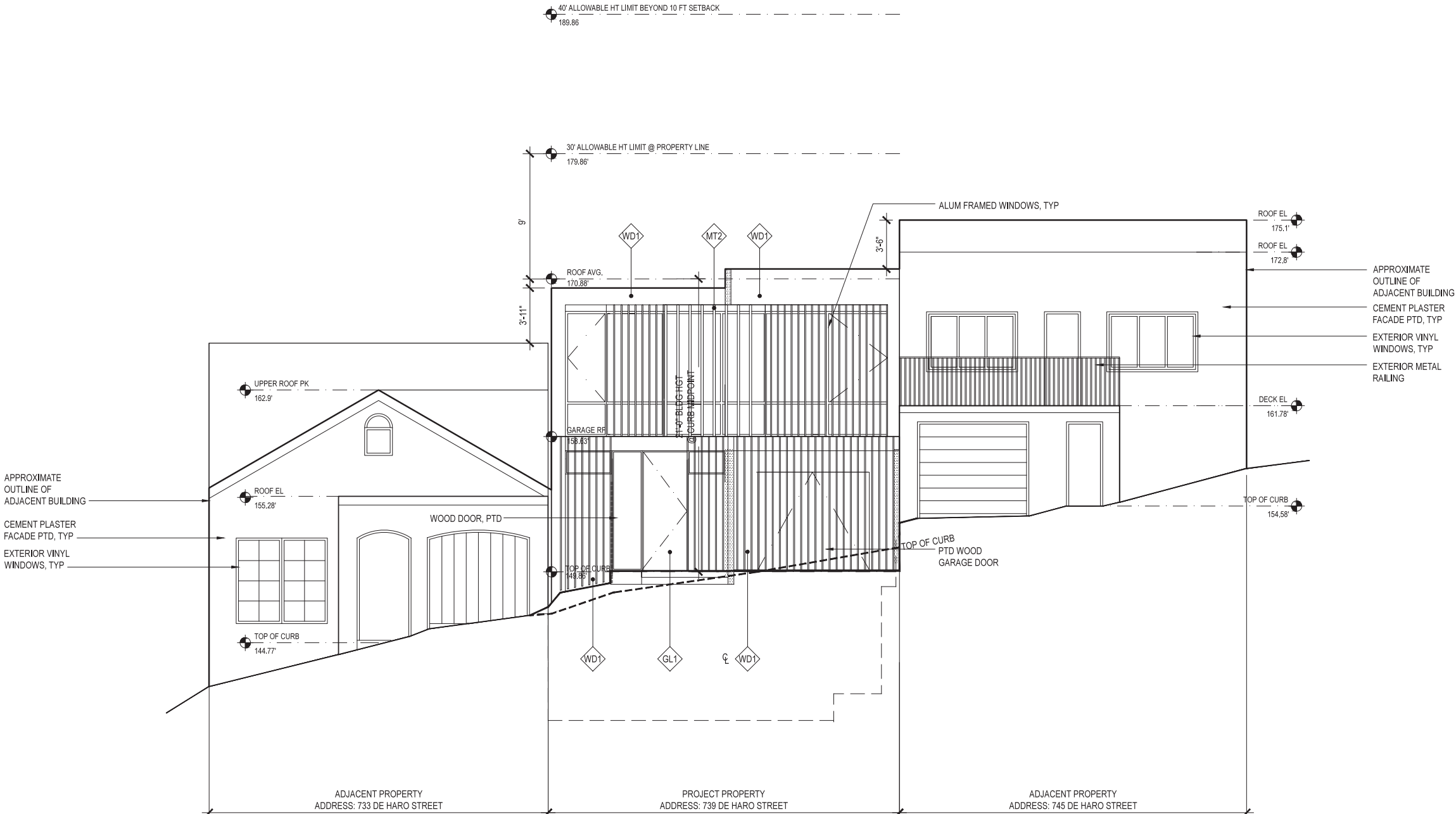
project name:

De HARO

project number:

20163

Fougeron Architecture
521 Francisco Street
San Francisco, CA 94133
p: 415.641.5744
f: 415.282.6434



01 west elevation

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

finish schedule

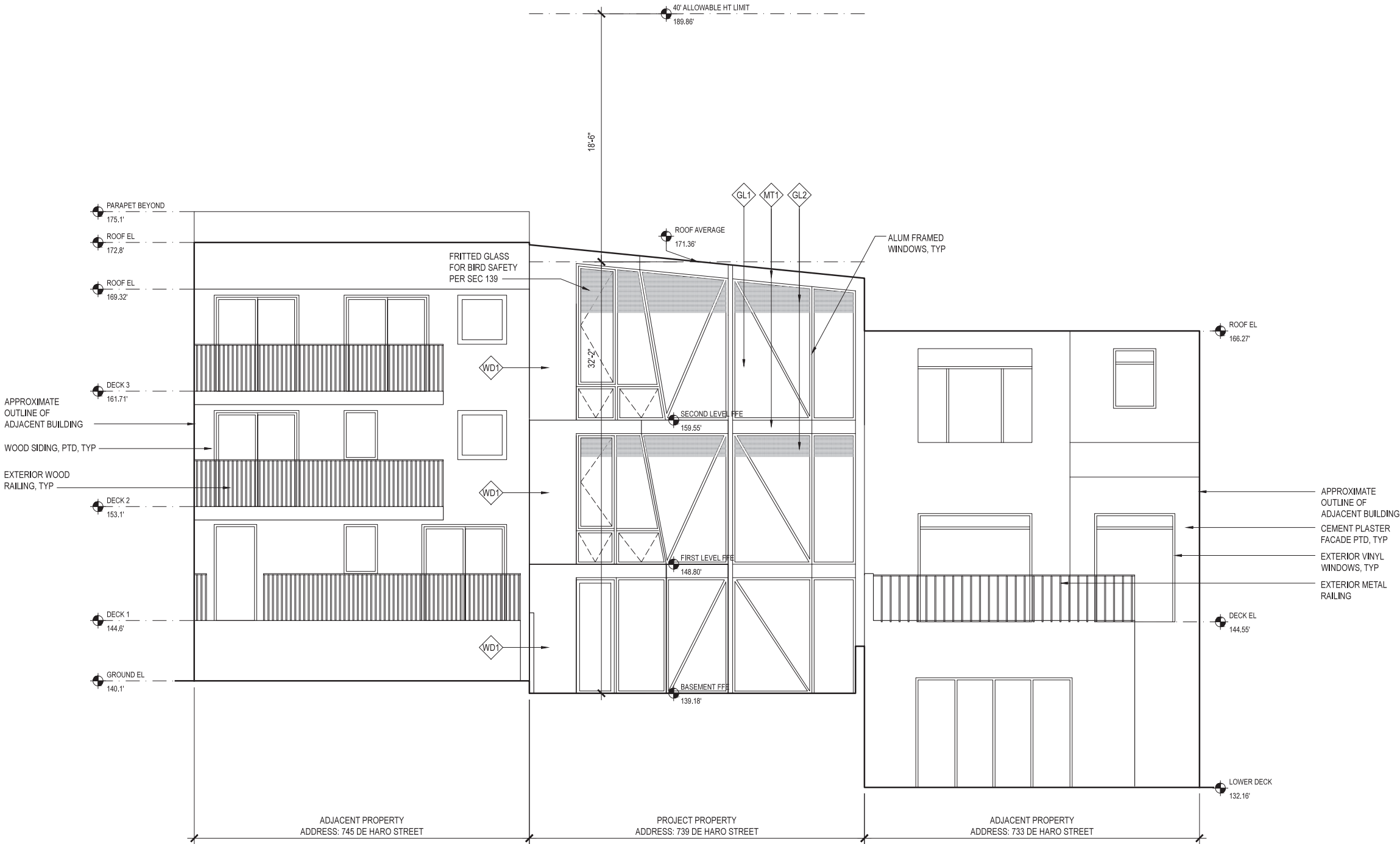
- WD1> PAINTED WOOD SIDING
- MT1> PAINTED METAL PANEL
- MT2> PAINTED METAL PRIVACY SCREEN
- GL1> VISION GLASS
- GL2> FRITTED GLASS

no.	date:	issue:
	02.09.2017	pre-app meeting
	03.03.2017	planning submission
	11.02.2017	revision

exterior elevations

A3.01

scale:	1/4" = 1'-0"
project name:	De HARO
project number:	20163



01 east elevation

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

finish schedule

- WD1 PAINTED WOOD SIDING
- MT1 PAINTED METAL PANEL
- MT2 PAINTED METAL PRIVACY SCREEN
- GL1 VISION GLASS
- GL2 FRITTED GLASS

no.	date:	issue:
	02.09.2017	pre-app meeting
	03.03.2017	planning submission
	09.14.2017	revision

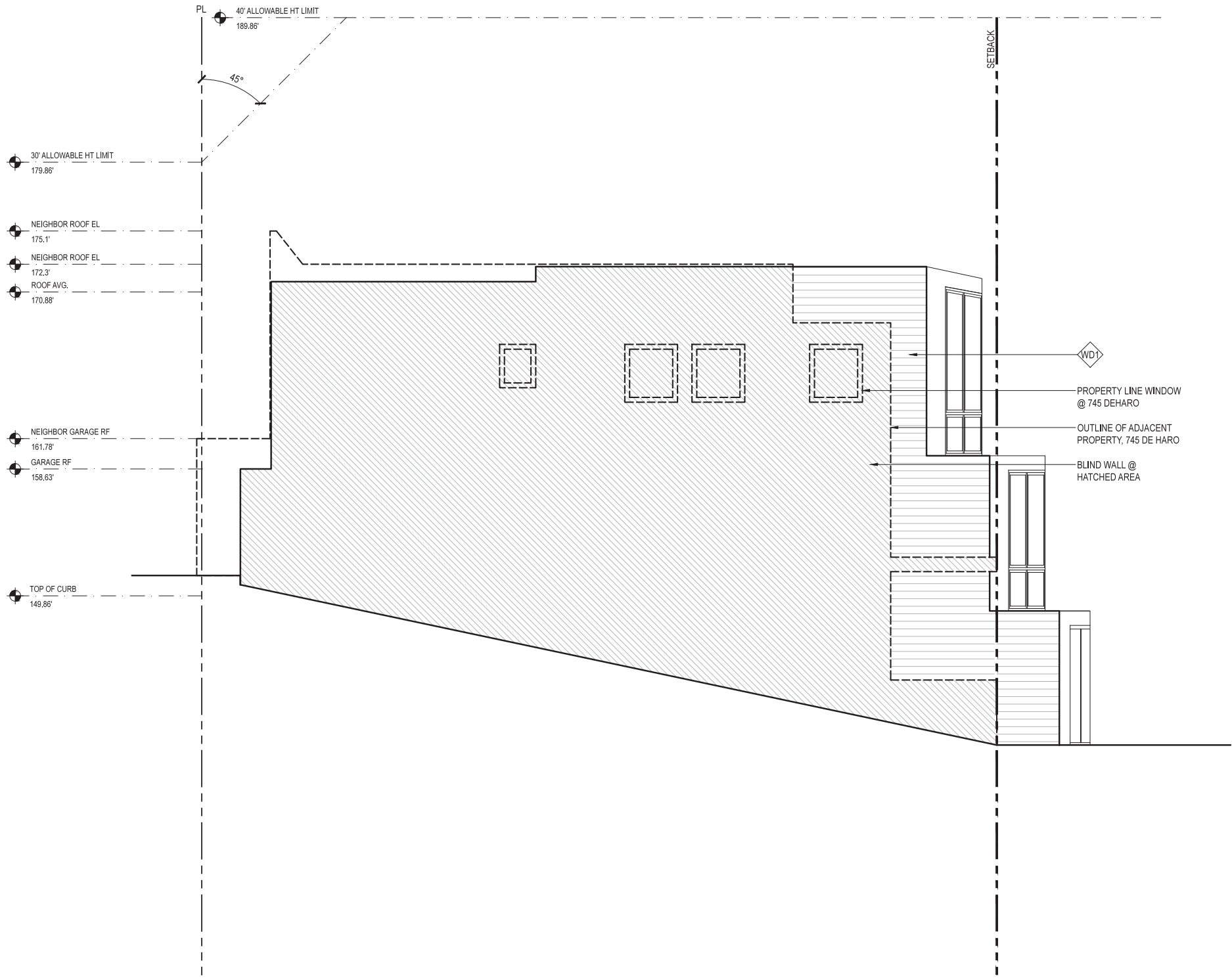
exterior elevations

A3.02

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

project name: De HARO
project number: 20163

plot date: 9/21/2017



01 south elevation

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

finish schedule

- WD1 PAINTED WOOD SIDING
- MT1 PAINTED METAL PANEL
- MT2 PAINTED METAL PRIVACY SCREEN
- GL1 VISION GLASS
- GL2 FRITTED GLASS

Fougeron Architecture
521 Francisco Street
San Francisco, CA 94133
p: 415.641.5744
f: 415.282.6434

no:	date:	issue:
	02.09.2017	pre-app meeting
	03.03.2017	planning submission
	09.14.2017	revision

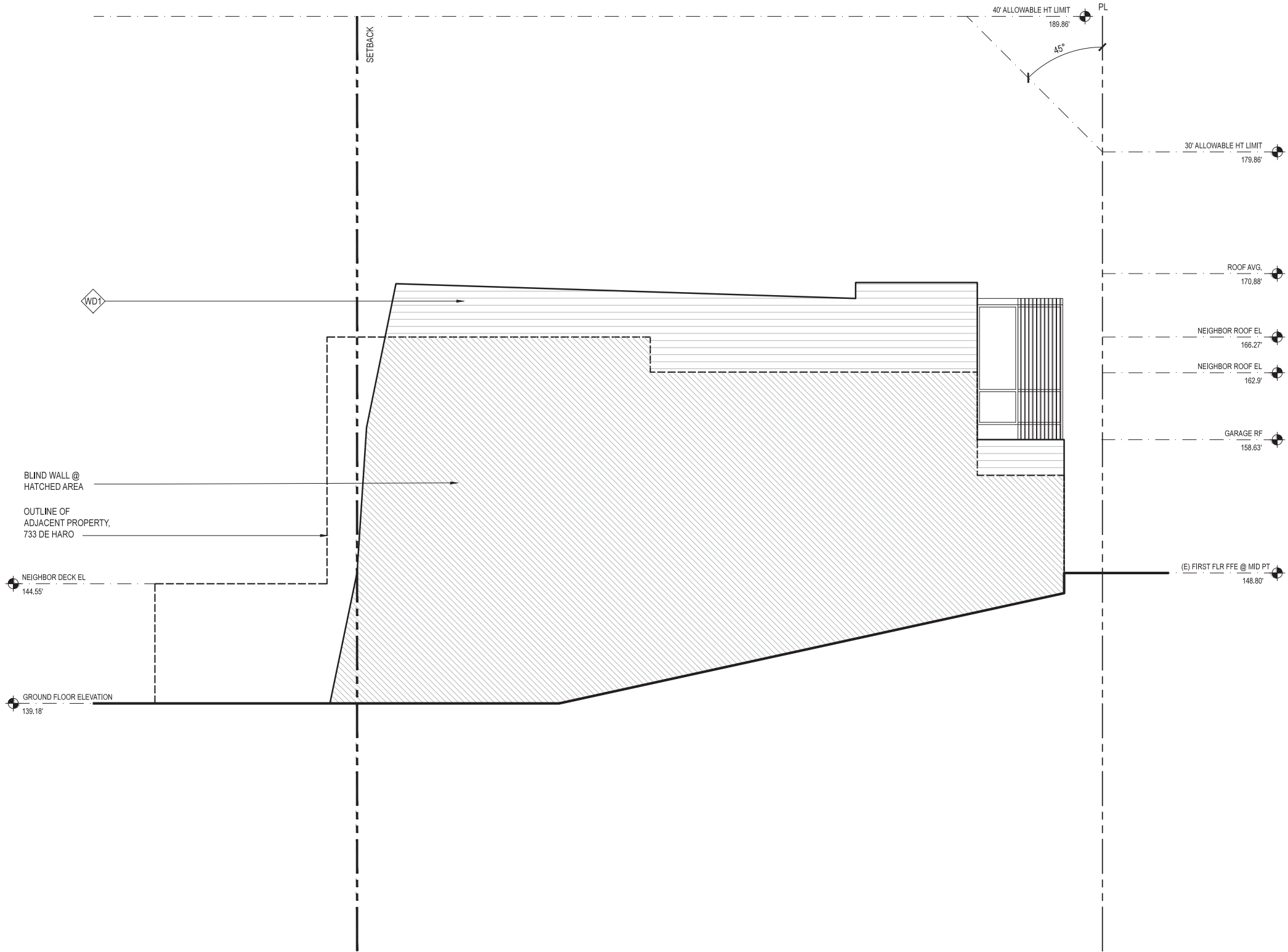
exterior elevations

A3.03

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

project name: De HARO
project number: 20163

Fougeron Architecture
521 Francisco Street
San Francisco, CA 94133
p: 415.641.5744
f: 415.282.6434



01 north elevation

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

finish schedule

- WD1 PAINTED WOOD SIDING
- MT1 PAINTED METAL PANEL
- MT2 PAINTED METAL PRIVACY SCREEN
- GL1 VISION GLASS
- GL2 FRITTED GLASS

no.	date:	issue:
	02.09.2017	pre-app meeting
	03.03.2017	planning submission

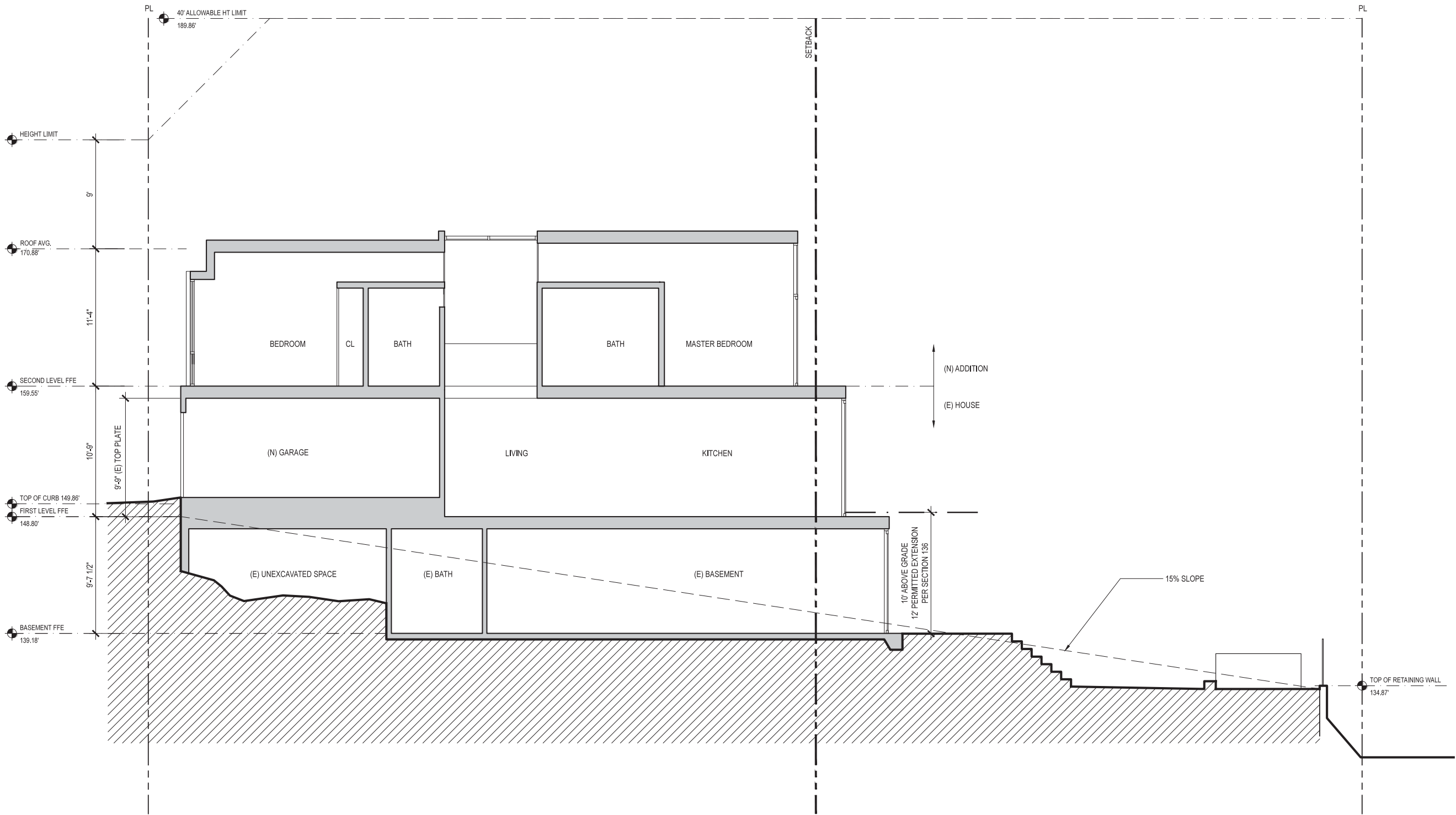
exterior elevations

A3.04

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

project name: De HARO
project number: 20163

Fougeron Architecture
521 Francisco Street
San Francisco, CA 94133
p: 415.641.5744
f: 415.282.6434



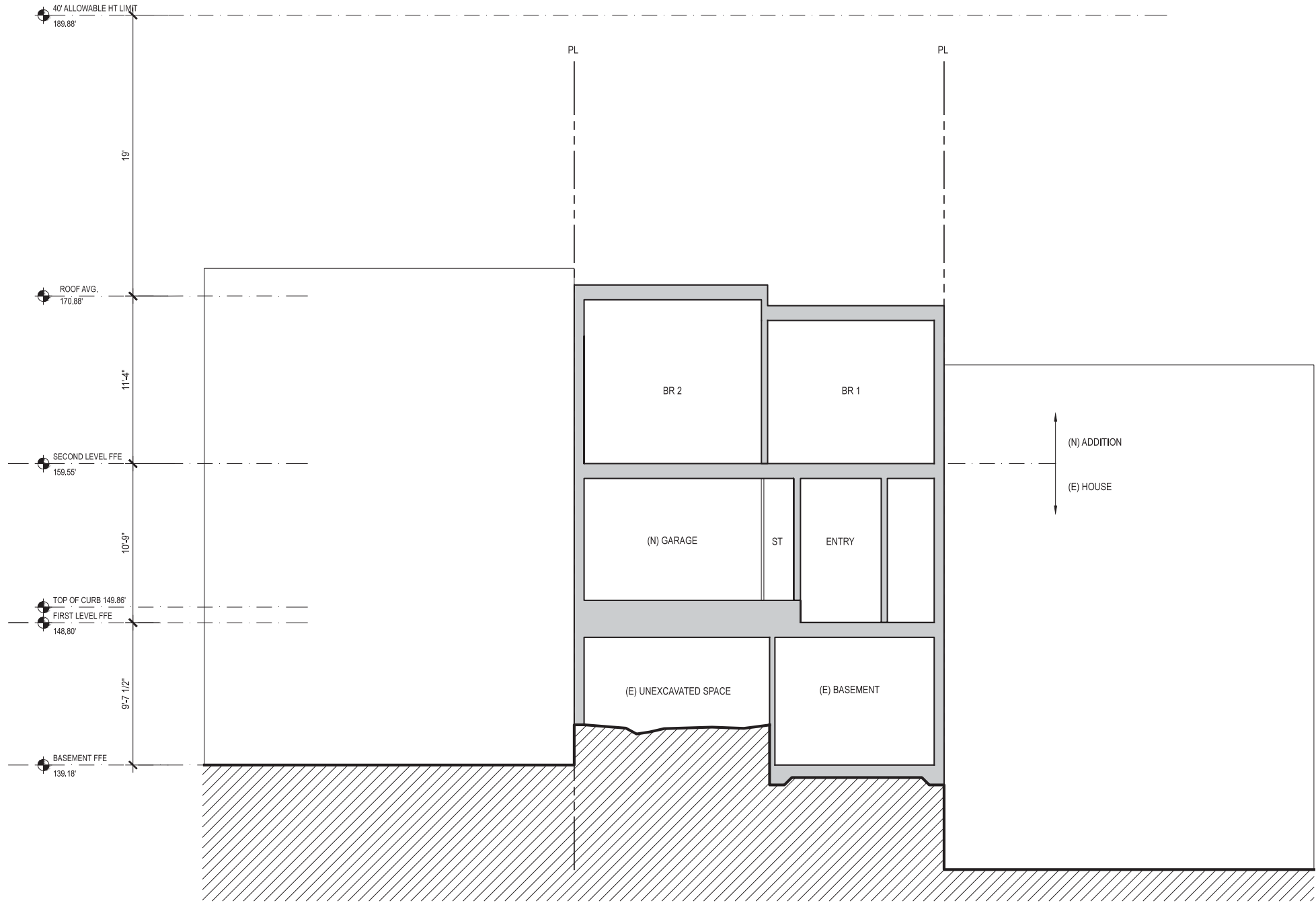
1 longitudinal section
SCALE: 1/4" = 1'-0"

no.	date:	issue:
	02.09.2017	pre-app meeting
	03.03.2017	planning submission

building sections

A4.01

scale:	1/4" = 1'-0"
project name:	De HARO
project number:	20163



01 transverse section

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

Fougeron Architecture
521 Francisco Street
San Francisco, CA 94133
p: 415.641.5744
f: 415.282.6434

no.	date:	issue:
	02.09.2017	pre-app meeting
	03.03.2017	planning submission

building sections

A4.02

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

project name: De HARO
project number: 20163