



# SAN FRANCISCO PLANNING DEPARTMENT

## Discretionary Review Abbreviated Analysis HEARING DATE: AUGUST 29, 2019

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* August 16, 2019  
*Case No.:* **2018-002777DRP-02**  
*Project Address:* **4363 26<sup>th</sup> Street**  
*Permit Application:* 2018.0223.2056  
*Zoning:* RH-1 [Residential House, One-Family]  
40-X Height and Bulk District  
*Block/Lot:* 6561/024A  
*Project Sponsor:* Bill Egan Architect  
15 Perego Terrace  
San Francisco, CA 94131  
*Staff Contact:* David Winslow – (415) 575-9159  
[David.Winslow@sfgov.org](mailto:David.Winslow@sfgov.org)  
*Recommendation:* **Take DR and Approve with Modifications**

### PROJECT DESCRIPTION

The project consists of a 2-story, vertical addition, rear horizontal addition, and façade alterations to an existing 2-story one-family residence.

### SITE DESCRIPTION AND PRESENT USE

The site is an approximately 26'-6" wide x 114' deep upsloping and lateral sloping lot with an existing 2-story, one-family house built in 1926. The building is a category 'C' historical resource.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The buildings on this block of 26th Street are generally 2-stories at the street face and step with slope to define a rather consistent scale at the street. The two immediately adjacent buildings to the West and uphill have 3<sup>rd</sup> story additions which are setback approximately 8' from their front building faces.

The subject building is one of two buildings that are shallower than the neighboring buildings at the rear. The mid-block open space is defined to the west by a fairly consistent depth of buildings, and likewise to the east by a set of shallower buildings. The mid-block open space is not constrained due to the additional lot depth and the footprint of the buildings.

### BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	April 3, 2019 – May 3, 2019	5.3. 2019	8.29. 2019	118 days

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	August 9, 2019	August 9, 2019	20 days
Mailed Notice	20 days	August 9, 2019	August 9, 2019	20 days
Online Notice	20 days	August 9, 2019	August 9, 2019	20 days

## PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	1	0	0
Other neighbors on the block or directly across the street	2	1	0
Neighborhood groups	0	0	0

## ENVIRONMENTAL REVIEW

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

## DR REQUESTORS

### DR requestor #1:

Steven Chiang of 4365 26th Street, adjacent neighbor to the West of the proposed project.

### DR requestor #2:

Kenneth Schurtz of 4366 Cesar Chavez Street, a neighbor to the South of the proposed project.

## DR REQUESTORS' CONCERNS AND PROPOSED ALTERNATIVES

### DR requestor #1:

The proposed height and lack of setback of the vertical addition is not compatible with the following Residential Design Guidelines:

1. Articulate Building to Minimize Impacts to Light and Privacy to Adjacent properties;
2. Design the Height and Depth of the Building to be Compatible with the Existing Building Scale at the Street
3. Design the scale of the building to be compatible with the height and depth of surrounding buildings.
4. Respect the topography of the site.



Proposed alternatives: Setback the 3<sup>rd</sup> floor so scale matches other buildings on the block and does not block light.

Move the elevator to match existing light well.

See attached *Discretionary Review Application*, dated May 13, 2019.

DR requestor #2:

1. The proposed addition is a demolition and should be reviewed as such.
2. The measurement of the project's height is erroneous and exceeds the allowable height prescribed by the Planning Code.
3. The proposed addition is not compatible with the following Residential Design Guidelines:
  - "Design the height and depth of the building to be compatible with the existing building scale at the street";
  - "Respect the topography of the site and the surrounding area"; and
  - "Articulate Building to Minimize Impacts to Light and Privacy to Adjacent properties".

Proposed alternatives: Eliminate the 4<sup>th</sup> floor.

## PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The project sponsor has modified plans several times to respond to concerns from both neighbors and RDAT. This complies with the Planning Code and the Residential Design Guidelines.

See attached *Response to Discretionary Review*, dated June 3, 2019.

## RESIDENTIAL DESIGN TEAM REVIEW

Demolition calculations were provided, and staff reviewed and determined this is not a demolition under Section 317.

The project sponsor has provided a site survey by a licensed property surveyor that addresses the slope of the site relative to the measurement of building height.

The Department's Residential Design Advisory Team (RDAT) original review recommended eliminating the fourth floor and a reduction of the rear expansion to provide a massing transition between the adjacent buildings. At this point the proposed third floor was set back from the front building wall 11'-5", behind the setback of the adjacent neighbor, and was assumed to be adequate.

In response, the project sponsor reduced the size of the 4<sup>th</sup>-story and reduced the massing at the rear against the neighbor to the East, but also moved the third floor forward. Since the revised massing of the fourth story was much smaller than originally proposed, set back 24' from the front, located toward the middle-rear of the building footprint, and sculpted from all other sides staff determined the size and location of 4<sup>th</sup> story to be minimally visible and decided to allow it to go out for neighborhood notification. The topography of the site renders this 2 ½ stories above grade from the rear.

Subsequent to the filing of the DRs, staff recommended further refinements and modifications to the third story massing to address the scale at the street, and the pattern and the scale of buildings as they step down the street. The following adjustments were requested:

1. Match the setback (approximately 8') of the 3<sup>rd</sup> floor to the adjacent neighbor to the West (DR requestor #1) to the mid-point of the façade;
2. Setback the remainder of the 3<sup>rd</sup> floor by 4';
3. Lower the 3<sup>rd</sup> floor height by 1'-0";
4. Eliminate the parapet above the 3<sup>rd</sup> floor;
5. Eliminate the overhang above the windows at the 3<sup>rd</sup> floor windows;
6. Raise the solid parapet at the second floor.

Staff also recommended modifying the window proportions at the second floor by raising the sill to better relate to the surrounding pattern and size of windows.

With respect to light impacts to the adjacent DR requestor's side yard setback, a perfect matching alignment is not typically required, but rather it is typical to allow some building extension into the side yard. The side yard wall extends 4'-8" beyond the DR requestors and is open to the rear. As such RDAT did not see any exceptional or extraordinary circumstance.

The project sponsor responded to some, but not all, of these suggestions and has presented those in plans dated 8.16.19.

As such a project sets a new precedent for the block, staff finds that additional measures be taken to comply with the Residential Design Guidelines (RDGs) in relation with the DR requestor's issues related to the Building Scale at the Street.

Specifically, staff recommends:

1. Reducing the third story height by 1'-0",
2. Increasing the width of the setback at the third-floor addition
3. Raising the window sills to bring the proportion of glass more in keeping with the pattern found in the neighboring buildings.

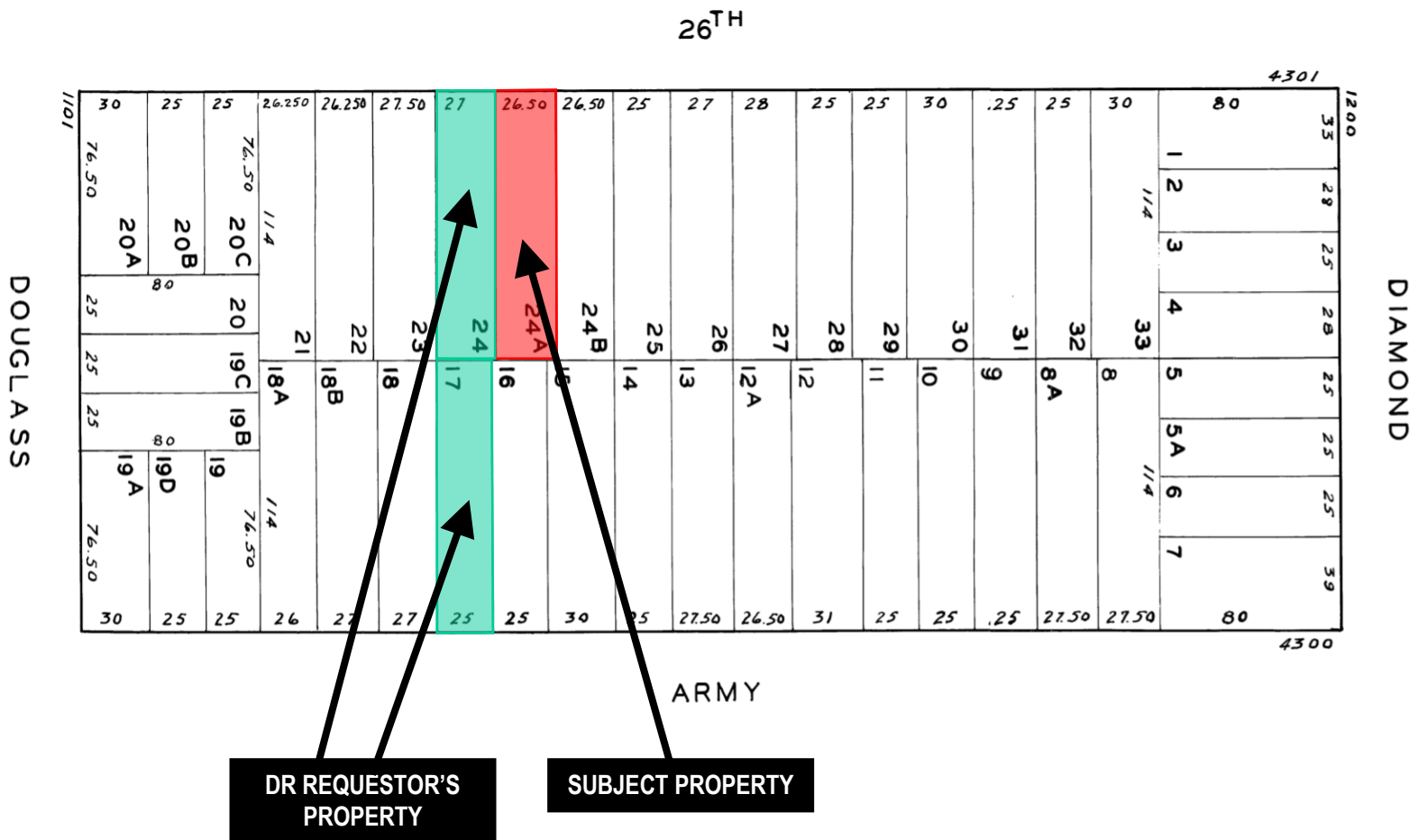
<b>RECOMMENDATION:</b>	<b>Take DR and Approve Project with Modifications</b>
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**Attachments:**

Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Context Photographs  
Section 311 Notice  
CEQA Determination  
DR Applications  
311 Notification Plans  
Site survey  
Response to DR Application, drawings dated August 19, 2019  
Letters from neighbors

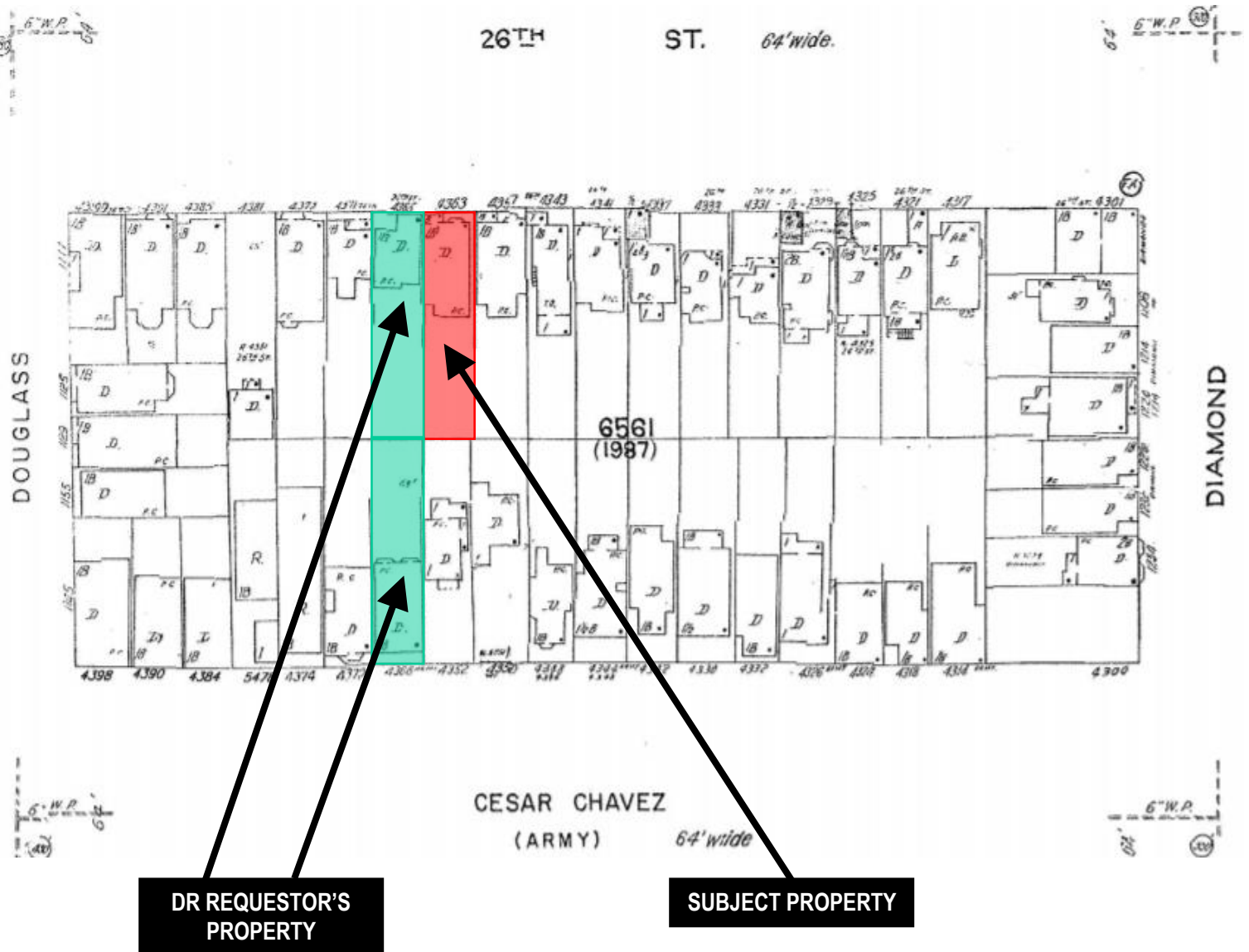
# Exhibits

# Parcel Map



Discretionary Review Hearing  
Case Number 2018-002777DRP-02  
4363 26<sup>th</sup> Street

# Sanborn Map\*

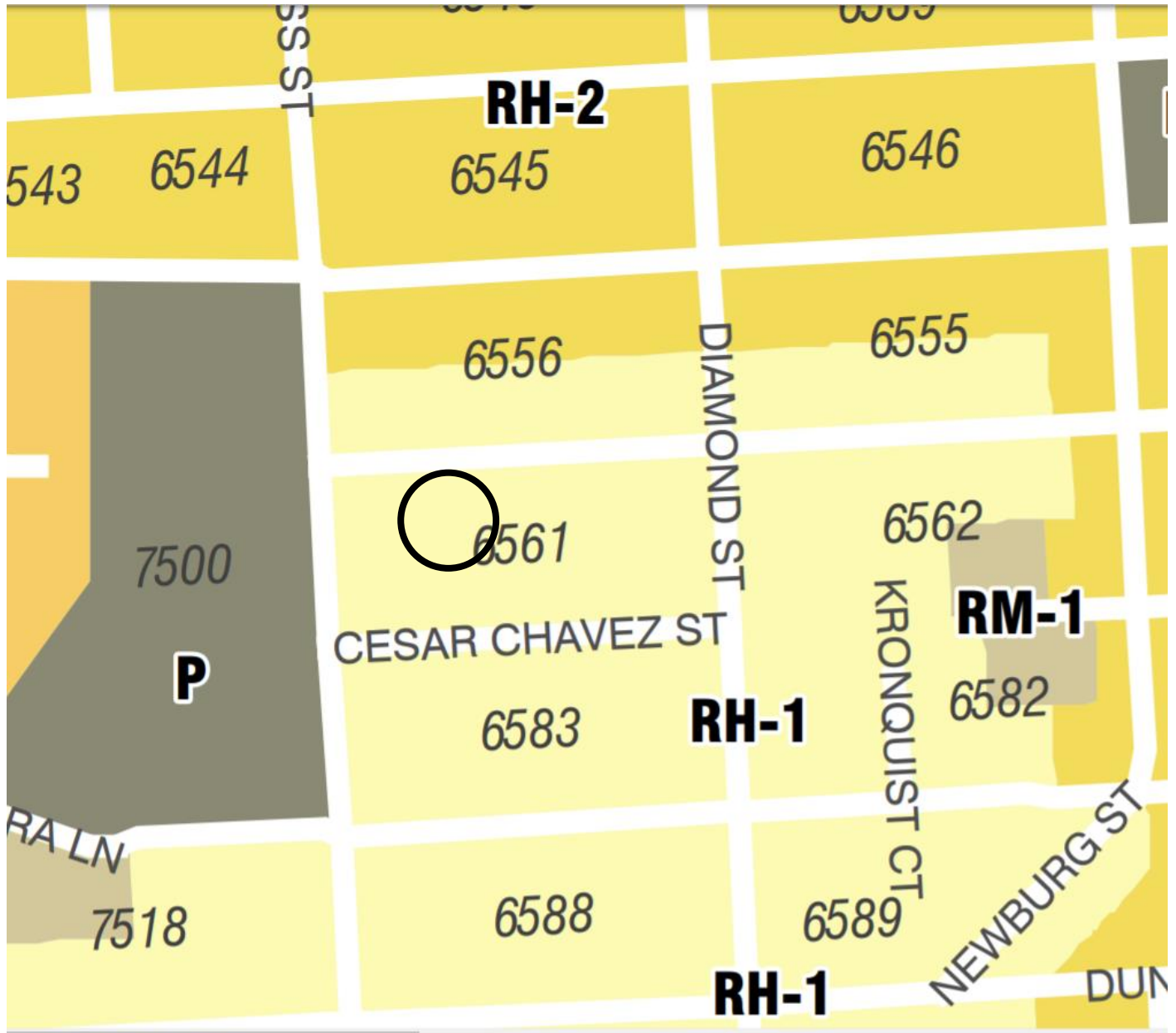


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing  
Case Number 2018-002777DRP-02  
4363 26<sup>th</sup> Street

# Zoning Map



Discretionary Review Hearing  
Case Number 2018-002777DRP-02  
4363 26<sup>th</sup> Street



# Aerial Photo



**DR REQUESTOR'S  
PROPERTY**

**SUBJECT PROPERTY**



Discretionary Review Hearing  
Case Number 2018-002777DRP-02  
4363 26<sup>th</sup> Street



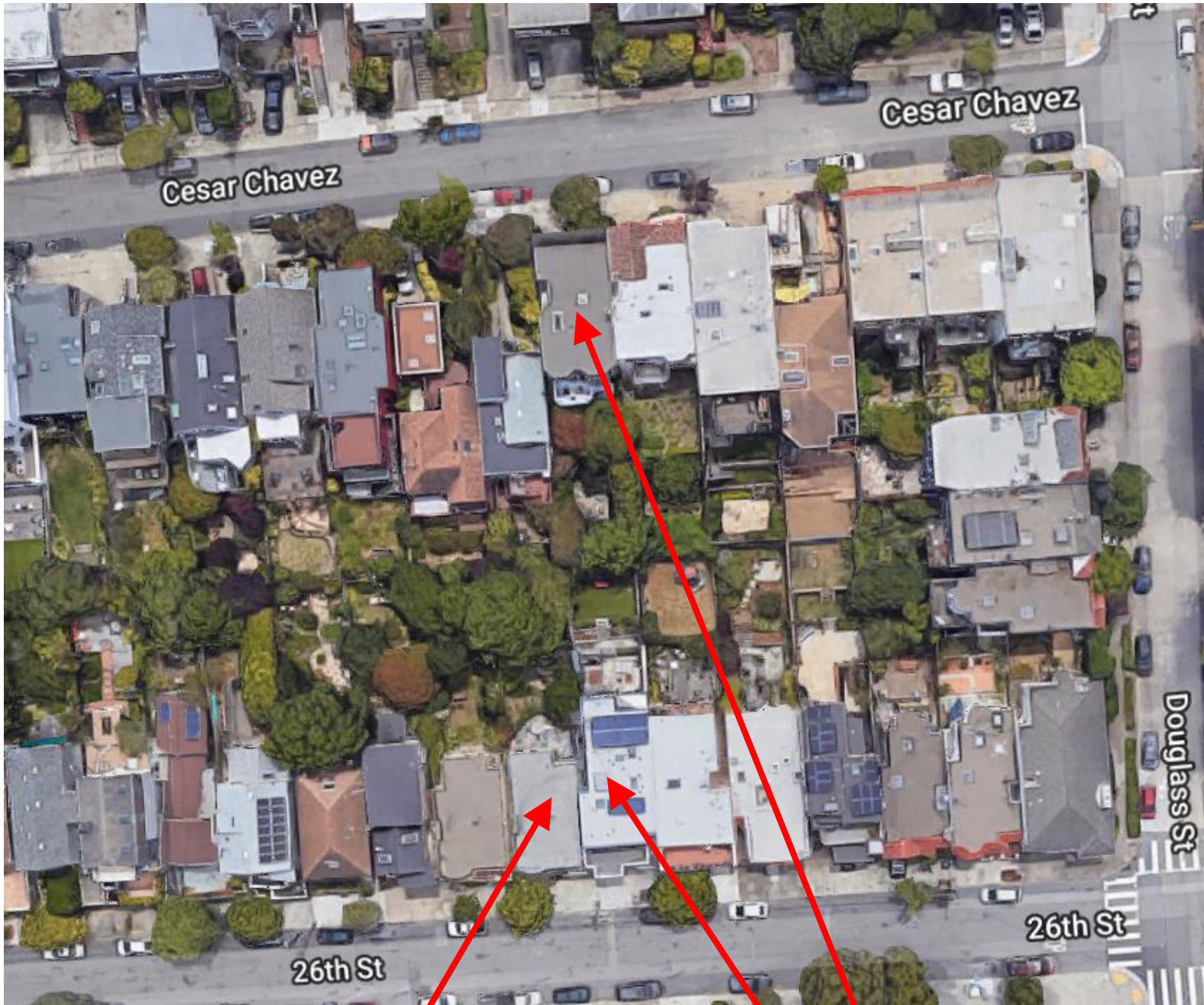
# Aerial Photo



Discretionary Review Hearing  
Case Number 2018-002777DRP-02  
4363 26<sup>th</sup> Street



# Aerial Photo



**SUBJECT PROPERTY**

**DR REQUESTOR'S  
PROPERTY**



Discretionary Review Hearing  
Case Number 2018-002777DRP-02  
4363 26<sup>th</sup> Street



# Aerial Photo



Discretionary Review Hearing  
Case Number 2018-002777DRP-02  
4363 26<sup>th</sup> Street



# Site Photo



**SUBJECT PROPERTY**

Discretionary Review Hearing  
Case Number 2018-002777DRP-02  
4363 26<sup>th</sup> Street



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **February 23, 2018**, the Applicant named below filed Building Permit Application No. **2018.0223.2056** with the City and County of San Francisco.

**Notice Date:** April 9<sup>th</sup>, 2019

**Expiration Date:** May 9<sup>th</sup>, 2019

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	4363 26 <sup>th</sup> Street	Applicant:	Bill Egan
Cross Street(s):	Diamond and Douglass Streets	Address:	15 Perego Terrace
Block/Lot No.:	6561 / 024A	City, State:	San Francisco, CA 94131
Zoning District(s):	RH-1 / 40-X	Telephone:	(415) 260-1228
Record Number:	2018-002777PRJ	Email:	billegan7@gmail.com

You are receiving this notice as an owner or occupant of property 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 that the Planning Commission review this application at a public hearing for Discretionary Review. Requests for a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown above, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	+/- 3 feet- 8 inches	No Change
West Side Setback	None	No Change
East Side Setback	+/- 1 foot- 6 inches	No Change
Building Depth	+/- 47 feet	+/- 73 feet- 2 inches
Rear Yard	+/- 67 feet	+/- 40 feet- 10 inches
Building Height	+/- 21 feet- 9 inches	+/- 32 feet- 9 inches
Number of Stories	2 stories	4 stories
Number of Dwelling Units	1	No Change

### PROJECT DESCRIPTION

The Project proposes to construct a two-story vertical and horizontal addition at an existing two-story single-family residence. At the basement floor, the addition will measure approximately 26 feet 2 inches in depth and 23 feet 6 inches in width. At the first floor, the addition will measure approximately 15 feet in depth and 20 feet 9 inches in width. At the second floor, the addition will measure approximately 58 feet 5 inches in depth and 25 feet in width. At the third floor, the addition will be setback approximately 23 feet from the front property line and measure approximately 26 feet 9 inches in depth and 21 feet 6 inches in width. Additionally, the Project proposes to alter the front façade of the existing building and construct two new roof decks at the second and third floors. See the attached plans for additional details.

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.

To view plans or related documents, visit [sf-planning.org/notices](http://sf-planning.org/notices) and search the Project Address listed above. Once the property is located, click on the dot(s) to view details of the record number above, its related documents and/or plans.

**For more information, please contact Planning Department staff:**

Gabriela Pantoja, 415-575-8741, [Gabriela.Pantoja@sfgov.org](mailto:Gabriela.Pantoja@sfgov.org)



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
4363 26TH ST		6561024A
<b>Case No.</b>		<b>Permit No.</b>
2018-002777ENV		
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<b>Project description for Planning Department approval.</b> vertical addition of approximately 15'8" and horizontal additions and deck. The addition would be approximately 2,861 square feet. The proposed project would consist of a 38'6" tall, 3875 square foot, 4 story single family home.		

### STEP 1: EXEMPTION CLASS

<b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.  <b>FOR ENVIRONMENTAL PLANNING USE ONLY</b>
<input type="checkbox"/>	<b>Class ____</b>

## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

<input type="checkbox"/>	<b>Air Quality:</b> 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, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> 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 checked="" type="checkbox"/>	<b>Archeological Resources:</b> 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"/>	<b>Subdivision/Lot Line Adjustment:</b> 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 checked="" type="checkbox"/>	<b>Slope = or &gt; 20%:</b> 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) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> 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) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> 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) <b>If box is checked, a geotechnical report will likely be required.</b>

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

**Comments and Planner Signature (optional):** Laura Lynch  
 Archeo review complete 4-6-2018-- no effects  
 Geotechnical Study prepared, 6/19/2018, GeoEngineering Consultants.



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

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

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

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> 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. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> 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.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input checked="" type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW**  
**TO BE COMPLETED BY PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. <b>Addition(s)</b> , 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. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input checked="" type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A            a. Per HRER dated _____            b. Other (specify): Reclassify to Category C as per PTR form signed on 5/17/18         </div> <div style="width: 45%;"> <input checked="" type="checkbox"/> Reclassify to Category C            (attach HRER)         </div> </div>
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b> Michelle A Taylor	

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

<input type="checkbox"/>	<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	<b>Signature:</b> Laura Lynch 07/23/2018
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	



## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
4363 26TH ST		6561/024A
Case No.	Previous Building Permit No.	New Building Permit No.
2018-002777PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



## DISCRETIONARY REVIEW APPLICATION

### Property Owner's Information

Name: Steven Chiang

Address: 4365 26th St, San Francisco, CA 94131

Email Address: tibsteve@gmail.com

Telephone: 407-221-9217

### Applicant Information (if applicable)

Name: Same as above ☐

Company/Organization:

Address:

Email Address:

Telephone:

#### Please Select Billing Contact:

☒ Owner

☐ Applicant

☐ Other (see below for details)

Name: Steven Chiang Email: tibsteve@gmail.com Phone: 407-221-9217

#### Please Select Primary Project Contact:

☒ Owner

☐ Applicant

☐ Billing

### Property Information

Project Address: 4363 26th St, SF, CA 94131

Block/Lot(s): 6561 / 024A

Plan Area: RH-1 / 40-X

### Project Description:

Please provide a narrative project description that summarizes the project and its purpose.

The project proposes to construct a two-story vertical and horizontal addition at an existing two-story single-family residence.



**Project Details:**

---

- ☐ Change of Use      ☐ New Construction      ☐ Demolition      ☒ Facade Alterations      ☐ ROW Improvements  
☒ Additions      ☐ Legislative/Zoning Changes      ☐ Lot Line Adjustment-Subdivision      ☒ Other Vertical Addition

**Estimated Construction Cost:** ?

- Residential:**    ☐ Special Needs    ☐ Senior Housing    ☐ 100% Affordable    ☐ Student Housing    ☐ Dwelling Unit Legalization  
                  ☐ Inclusionary Housing Required    ☐ State Density Bonus    ☐ Accessory Dwelling Unit

- Non-Residential:**    ☐ Formula Retail    ☐ Medical Cannabis Dispensary    ☐ Tobacco Paraphernalia Establishment  
                          ☐ Financial Service    ☐ Massage Establishment    ☐ Other: \_\_\_\_\_

**Related Building Permits Applications**

---

Building Permit Applications No(s): 2018.0223.2056



## ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

In reviewing applications for Certificate of Appropriateness the Historic Preservation Commission, Department staff, Board of Appeals and/or Board of Supervisors, and the Planning Commission shall be governed by *The Secretary of the Interior's Standards for the Treatment of Historic Properties* pursuant to Section 1006.6 of the Planning Code. Please respond to each statement completely (Note: Attach continuation sheets, if necessary). Give reasons as to *how* and *why* the project meets the ten Standards rather than merely concluding that it does so. IF A GIVEN REQUIREMENT DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?	✓	
Did you discuss the project with the Planning Department permit review planner?	✓	
Did you participate in outside mediation on this case? (including Community Boards)		✓

## 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 attach a summary of the result, including any changes that were made to the proposed project.

The 4363 26th Street architect has been on vacation, so no changes have been made to my two areas of concern.

I'm not aware of mediation or community boards, so I have not participated in it.



## 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 standards of the Planning Code and the Residential Design Guidelines. 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.

Planning 311(c)(1) Residential Design Guidelines & Section 101.1 of the Planning Code establishes priority policies to conserve and protect existing neighborhood character. See Addendum A

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

The proposed building will block most of the light coming into multiple windows, specifically in the front of the house and the side of the house.

- 
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?

1. Set back the entire third floor, so the scale of the building matches other buildings on the block, and doesn't block light into my house. If the scale doesn't matter, create a set back so the house doesn't block light into the front of my house
2. Move the proposed elevator forward to match the shape of my light well



## APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.

Steven Chiang  
Signature

STEVEN CHIANG  
Name (Printed)

Neighbor  
Relationship to Project  
(i.e. Owner, Architect, etc.)

4072219217  
Phone

+1bsteve@gmail.com  
Email

## APPLICANT'S SITE VISIT CONSENT FORM

I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name (Printed)

\_\_\_\_\_  
Date

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_



Addendum A: Why Discretionary Review:

From Residential Design Guidelines:

Height of building and lack of set back on the third floor is in conflict with:

III. **Site Design** - Topography Guideline: Respect the Topography of the site and the surrounding area

IV. **Building Scale and Form** – Building Scale Guideline: Design the scale of the building to be compatible with the height and depth of surrounding building

Concern: Proposed new facade for third floor isn't in character with the rest of the street, as it will be visibly taller than the uphill neighbors, which is in conflict with Building Scale and Form. The Topography guidelines suggest setback on upper floors, the proposed third floor lacks setback and will make the building out of scale with neighbors (see pictures). Other building with a third floor have set backs, so not as visible from the street



Current houses match the topography of the hill, 4365 and 4367 3<sup>rd</sup> floors are set back and less visible from the street. Proposed 4363 structure will be three stories at the street.



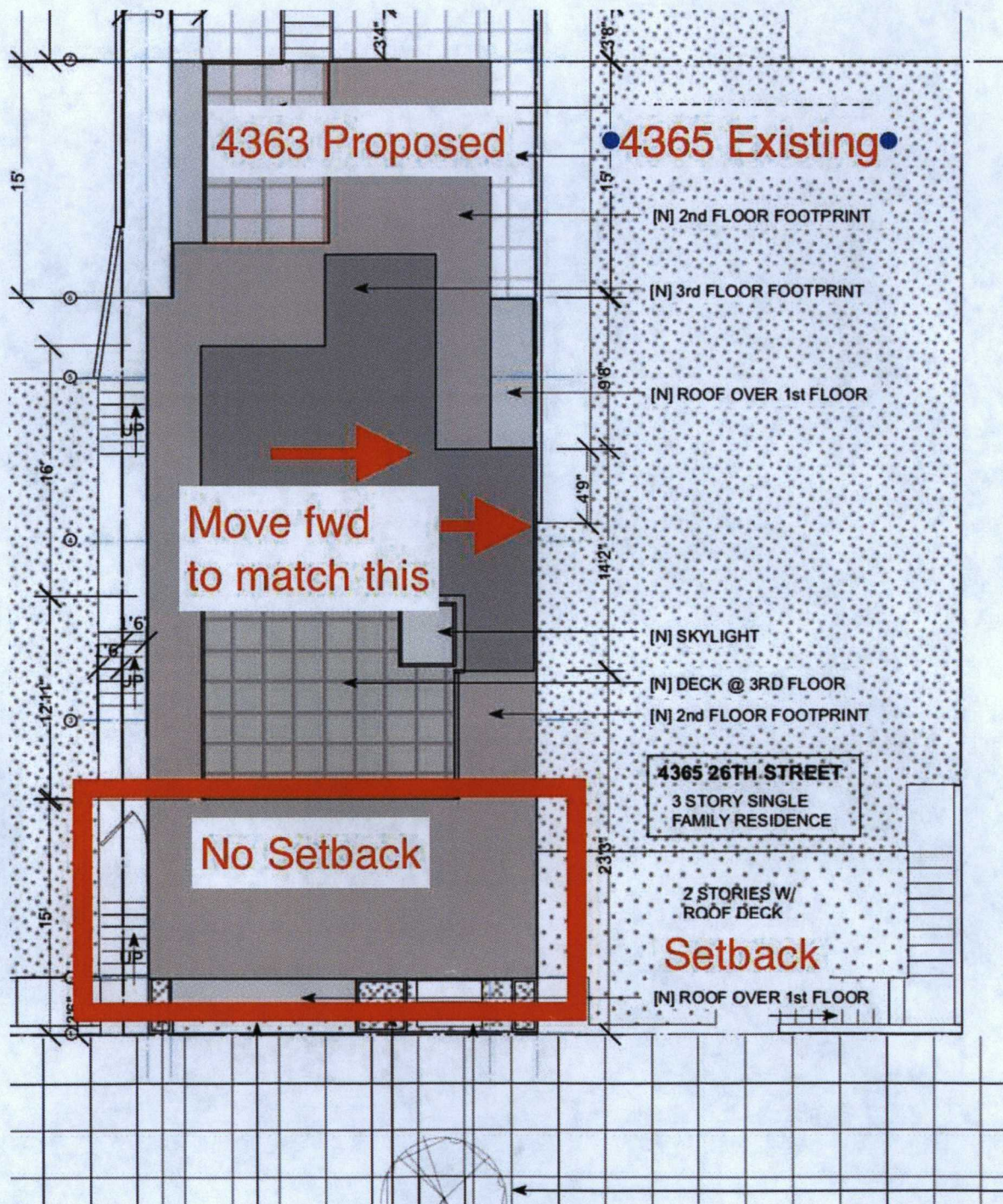
**III Site Design:** Light guideline: Provide setbacks on upper floors and provide shared light wells to provide light to both properties

Concern: 3rd floor has no set back and will block morning light into my property. See annotated image attached.

iii. Light guideline: Provide shared light wells to provide more light to both properties

Concern: Current plan shared light well doesn't match the shape of my property's, which combined with the height of the building in that area, it will block light into my windows on that side. See annotated image attached.









## DISCRETIONARY REVIEW PUBLIC (DRP)

### APPLICATION

#### Discretionary Review Requestor's Information

Name: Kenneth Shurtz

Address: 4366 Cesar Chavez St.

Email Address: ken.shurtz@gmail.com

Telephone: 415-577-0791

#### Information on the Owner of the Property Being Developed

Name: Travis and Marliese Murdoch

Company/Organization:

Address: 4363 26th St.

Email Address: travis.murdoch@gmail.com

Telephone: 415-260-1228

#### Property Information and Related Applications

Project Address: 4363 26th St.

Block/Lot(s): 6561/ 024A

Building Permit Application No(s): 2018.0223.2056

#### 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? (including Community Boards)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 that were made to the proposed project.

None.



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

See attachment

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 unreasonably affected, please state who would be affected, and how.

See attachment

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

See attachment



# DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a) The undersigned is the DR requestor or their authorized representation.

Kenneth Shurtz  
Signature

Kenneth Shurtz  
Name (Printed)

Relationship to Requestor  
(i.e. Attorney, Architect, etc.)

415-577-0791  
Phone

ken.shurtz@gmail.com  
Email

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_



### **Answer to Question 1.**

Project at 4363 26<sup>th</sup> has potential deficiencies in regard to compliance with code and Residential Design Guidelines, as follows:

#### **1. Project is miscategorized as an ADDITION, and is actually a DEMOLITION.**

- project is adding two vertical floors, completely redoing the entire foundation, stripping/reinforcing any support structure. Per the Department of Building Inspection, any such vertical addition would require stripping/reinforcement of underlying support structure and foundation.
- This project is clearly a demolition and should be reviewed accordingly.

#### **2. Excessive Size/Height**

Zoning for the lot is RH-1 and proposed design is of excessive size/scale. Proposed design is almost 4,000 sf (3,943) and almost 40 ft in height, which is excessive in size/scale in comparison with surrounding houses (see photos of upper 26<sup>th</sup> st showing well established continuity of 2-3 story houses)

#### **3. Height Exception Questionable/ Inappropriate**

- Applicants claim additional height exception beyond standard 35' height limit to 40' per Planning Code section 261 alleging "average ground elevation at the rear line of the lot is higher by 20 or more feet than at the front line thereof" (see sec 261 (b)(A)).
- Applicants allege rear lot line is 20'9" higher than the front lot line. The actual rear lot line includes a small retaining wall and has a vertical drop that is more pronounced than what is depicted in the plans, and the deck is a substantial structure off the ground (see EXHIBIT F photos), shows average slope in question
- Architect Bill Egan is not a certified Land Surveyor and his depiction of average lot slope is just a rough estimation. Considering the excessive height of project is contingent on allegedly 9" and consider the substantial impact on surrounding properties and neighborhood, it seems reasonable to require a proper land survey by an independent certified professional land survey.
- Even if difference in average slope is indeed 20'9" such that it barely qualifies for the exception by 9", this exception is still at the discretion of the Planning Commission, and the height exception should not be granted given the negative impacts and context of the surrounding properties and neighborhood presented in this request.



**4. Design does not respect topography of block/ surrounding houses, context or building scale**

**II. Neighborhood Character: (see APPENDIX A)**

**DESIGN PRINCIPLE:** Design buildings to be responsive to the overall neighborhood context, in order to preserve the existing visual character.

**GUIDELINE:** In areas with a defined visual character, design buildings to be compatible with the patterns and architectural features of surrounding buildings.

- The section of 26<sup>th</sup> St has a defined visual character of 2-3 story houses, with any 3<sup>rd</sup> stories setback on both North and South sides of street (see EXHIBIT B).

**GUIDELINE:** Respect the topography of the site and the surrounding area.

- 4-stories dwarfs surrounding houses, upper half of 26<sup>th</sup> street comprises 2-3 story houses
- Design propose levels about even with up-hill, adjacent property, disregarding the slope of the hill, which further accentuates excessive height. This violates the topography guidelines.

**5. Improper Disclosure of Proposed Height/ Lack of Proper 311 Notice**

- In the pre-planning meeting the provided plans indicated a height of **38'4"**. The height was discussed as an issue of concern by at least 2 neighbors attending. Neighbors were told verbally during the meeting that this was a typographical error and the actual height was **35'**.
- In the original 311 notice sent 4/9/2019, the height was indicated as **32'9"** (which misled some to believe the height had actually been reduced in response to neighbor concerns)
- In a notice sent the following week, it was indicated that the height was actually **37'10"** and that the previous height was a typographical error.
- Upon further review, in the Project Data section on the actual plans (in tiny print) on page A1.0, the building height is listed as **38'6"**.

These continued typographical errors and inconsistencies regarding the height greatly undermine the notice function of the 311 notice. Also, the 311 plans did not include a front elevation showing adjacent properties to allow neighbors to understand the considerable height differential between this structure relative adjacent houses.

Further clarification regarding the height should be provided to all affected parties to fulfill proper 311 notice.



## **Answer to Question #2**

Project at 4363 26<sup>th</sup> has unnecessary negative impact on surrounding properties and neighborhood, as follows:

### **1. Reduction of light/air/privacy in surrounding properties**

Planning Code Section 101 states that one of the purposes of the Planning code is to provide adequate light, air, privacy and convenience of access to property in San Francisco

- Fourth floor comes about even with levels of properties to the rear, particularly to the property at 4352 Cesar Chavez sharing the rear lot line, that relies on rear facing windows for light/air/views (windows would look on to the fourth floor, rather than the sky) (See APPENDIX B-E)
- Fourth floor presents privacy issues to properties to the rear (4366 Cesar Chavez, 4352 Cesar Chavez, 4350 Cesar Chavez) which includes living spaces/master bedrooms/bedrooms with windows facing rearward. Privacy concerns are heightened for the two set-back properties 4352 Cesar Chavez and 4350 Cesar Chavez which are about 25-ft to the rear property lot line).

### **2. Unnecessary Excessive Size/Height**

Zoning for the lot is RH-1 and proposed design is of excessive size/scale. Proposed design is almost 4,000 sf (3,943) and almost 40 ft in height.

Fourth floor is unnecessary/excessive and provides little useful living space

- The first three floors include 3,577 sq. ft of living space that includes: a family room, a living room, kitchen dining room, 5 bedrooms, 4.5 bathrooms.
- Fourth floor includes only 366 sf and includes a *second* family room with wet bar and bathroom, apparently for entertaining.

The negative impacts of the fourth floor to surrounding properties, to the neighborhood far outweigh any minor benefit of occasional use in entertaining. (See Appendix A-E)



### **Answer to Question #3**

#### **1. Eliminate 4th Floor**

- eliminating the excessive 4th floor would greatly reduce the size/height disparity between the proposed house and surrounding properties
- eliminating the excessive 4<sup>th</sup> floor would reduce impact on air/light/privacy on surrounding properties, particularly those to the rear.
- if 4<sup>th</sup> floor were eliminated in the currently proposed plans, the house would still have 3 floors having 3,577 sf, 5 bedrooms, 4.5 bathrooms, family room, living room, dining room, kitchen, wine cellar and rear roof deck.

We have no objection to reasonable development of the property. I had previously written a letter of support of the adjacent property at 4365 26<sup>th</sup> St that added a vertical addition of one-floor since that seemed reasonable and fairly balanced the concerns of the surrounding properties and neighborhood. However, this project of two additional floors to a height of almost 40 feet is unreasonable and inappropriate as it is at the expense of surrounding properties and neighborhood for only a minor benefit of an extra entertaining space and contrary to multiple design guidelines.

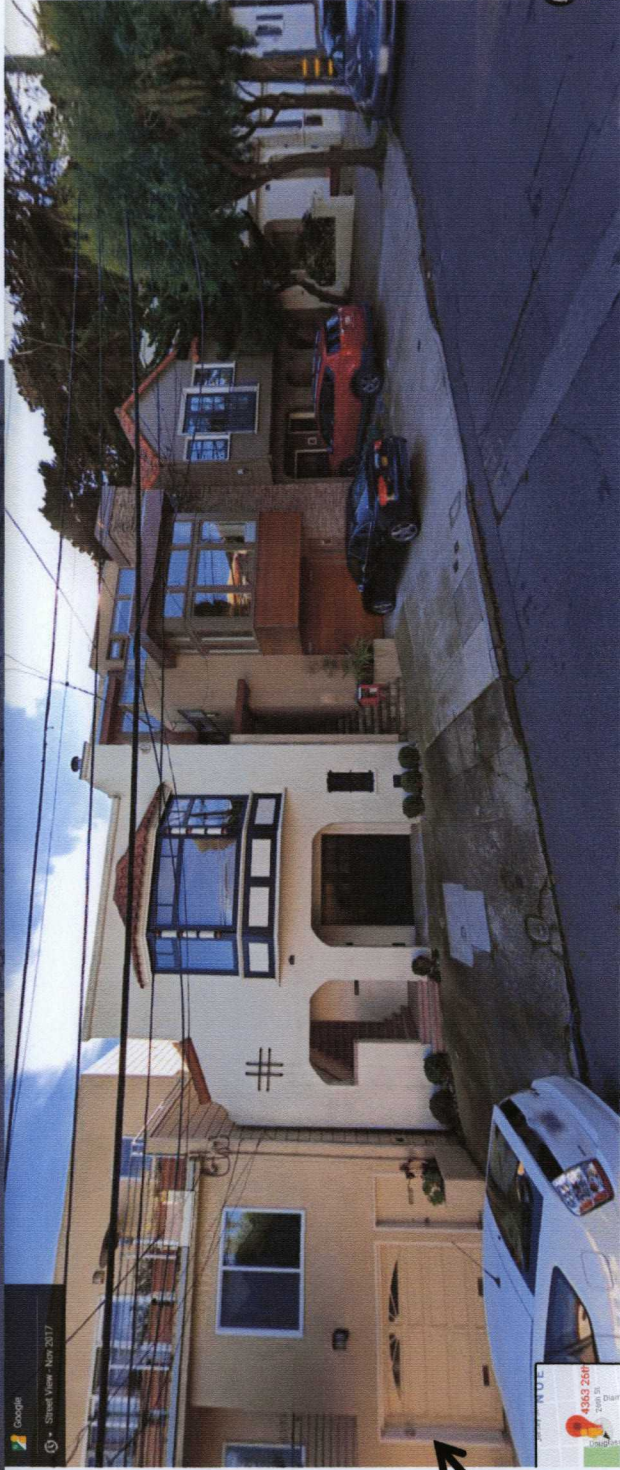


**EXHIBIT A: PHOTOS**  
illustrating  
Neighborhood Character  
Context and  
Well defined visual character





4371 26<sup>th</sup> st



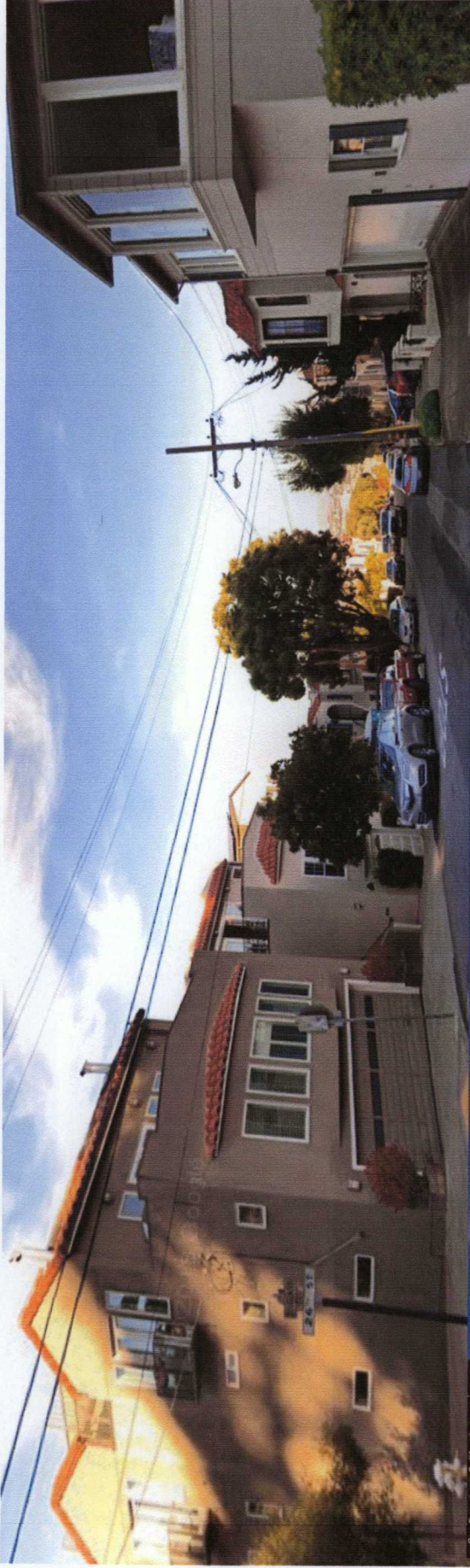
4363 26<sup>th</sup> St  
(Project Site)

4371 26<sup>th</sup> st

Existing View: South side of 26<sup>th</sup> St from 26<sup>th</sup> Street showing upper half of block, all 2-3 story houses, showing **well defined visual character**

4363 26<sup>th</sup> St. A-1

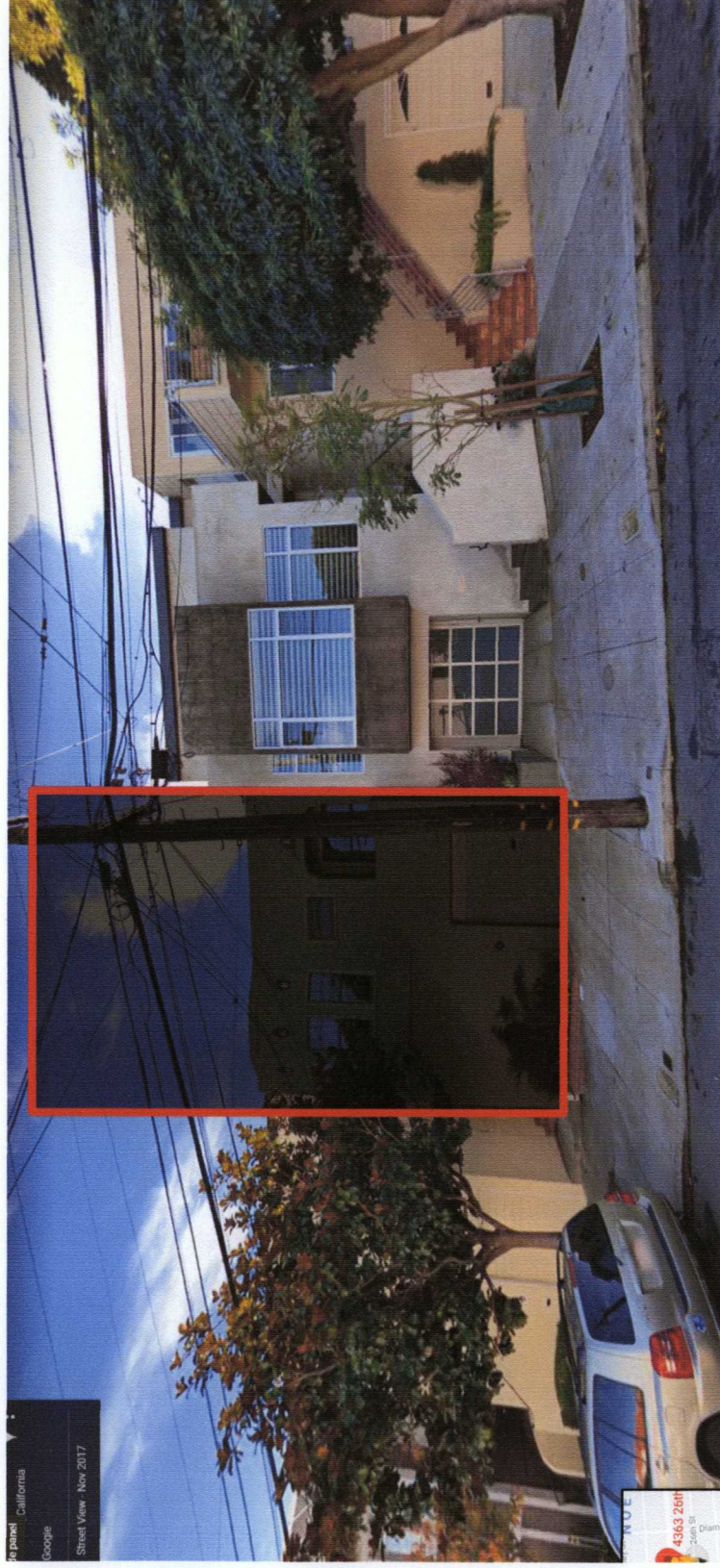




4363 26<sup>th</sup> st (directly across from project at 4363 26<sup>th</sup> st)

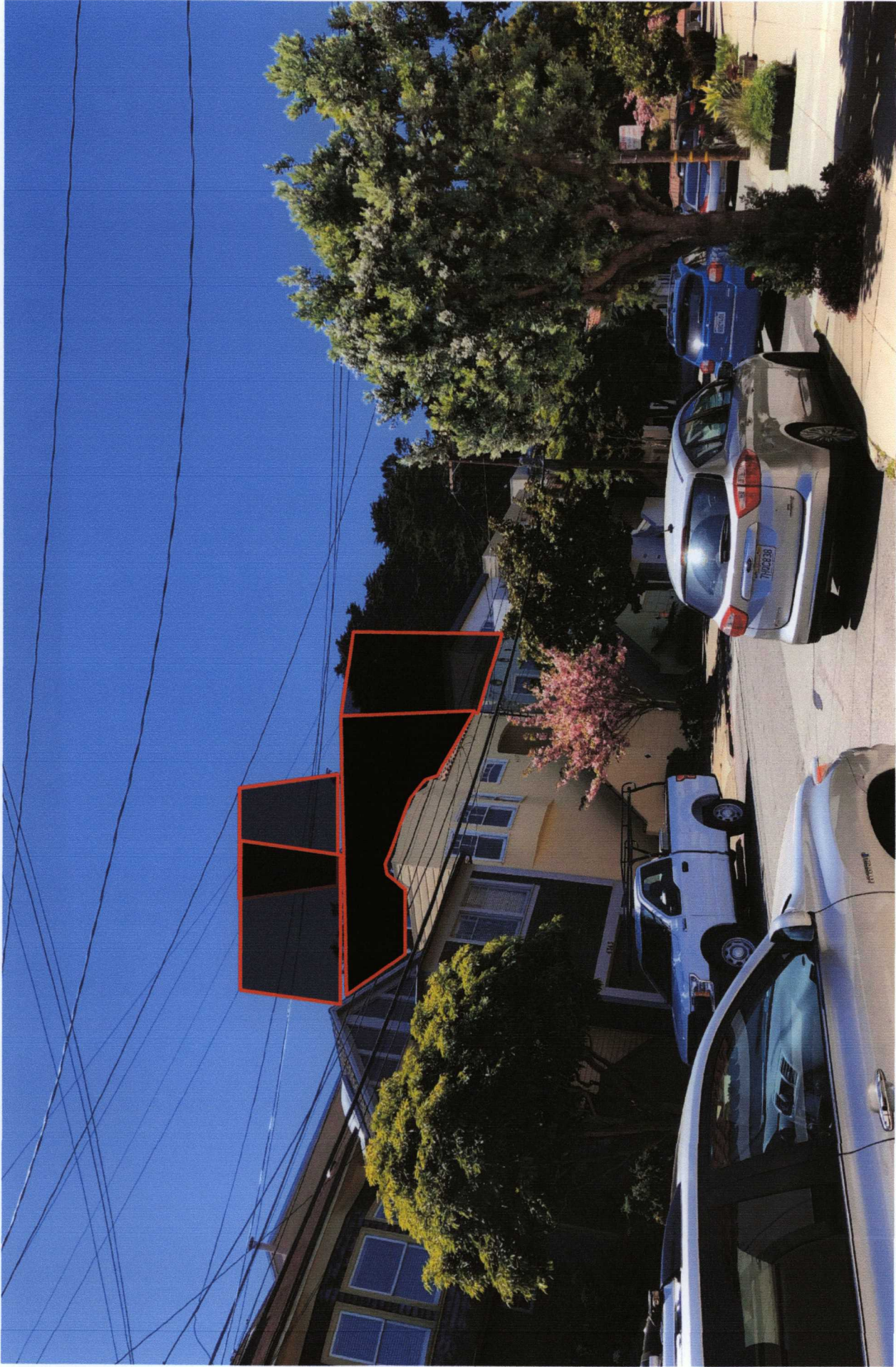
Existing View: North side of 26<sup>th</sup> St showing upper half of block, all 2-3 story houses illustrating **well defined visual character**  
 (Top view, from intersection of Douglass and 26<sup>th</sup> St; Bottom: taken from 26<sup>th</sup> st





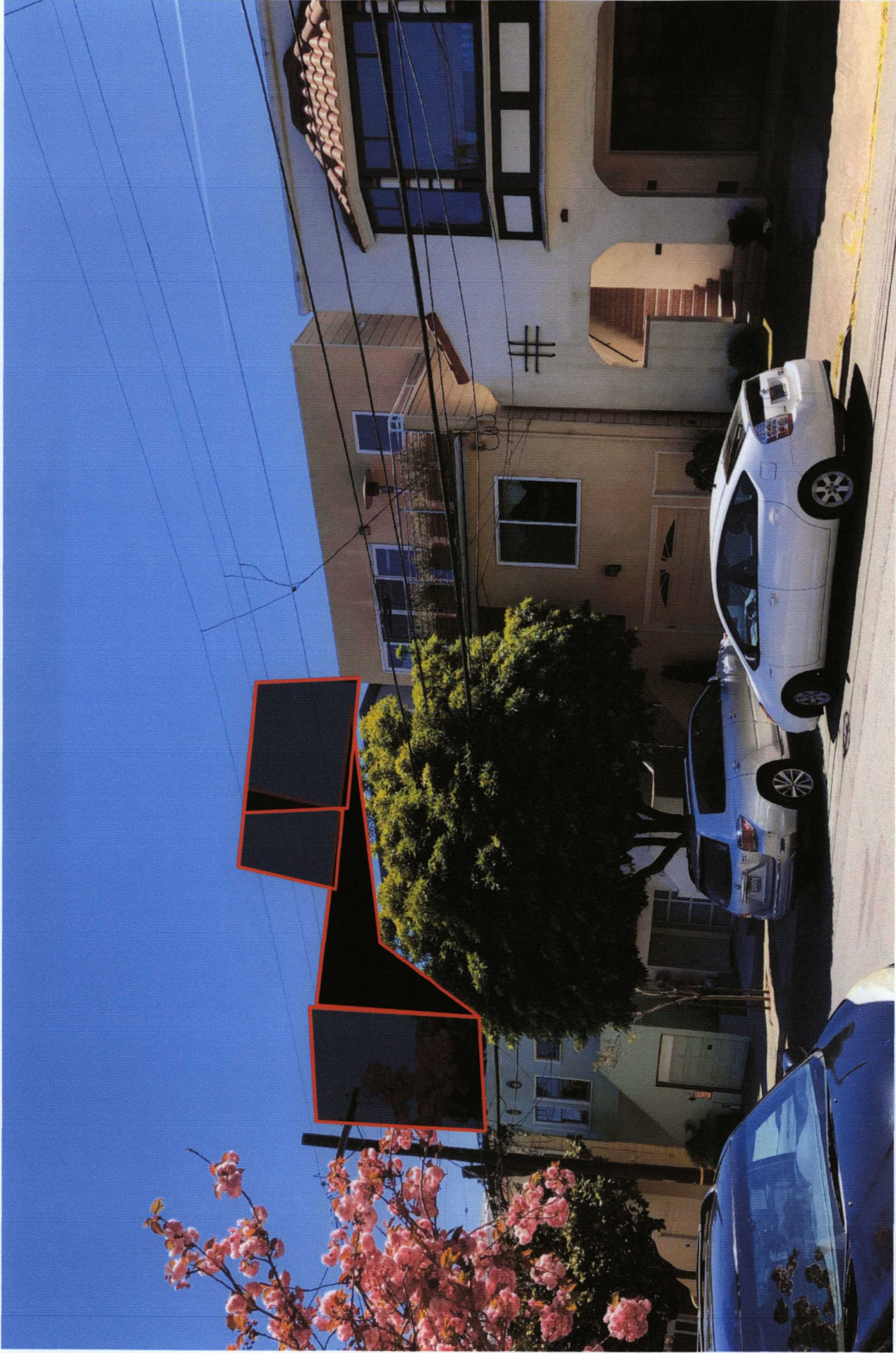
PROPOSED: Projected view of proposed three-story frontage of proposed property at 4363 26<sup>th</sup> St..





PROPOSED: Project view of fourth floor, which will be clearly visible from many vantage points on street, particularly since surrounding properties set-back their 3<sup>rd</sup> floors. (Photo facing south-west toward 4363 Project taken from mid-block of 26<sup>th</sup> St)





Fourth floor will be clearly visible from most vantage points on street, particularly since surrounding properties all set-back their 3<sup>rd</sup> floors. (Photo facing south-east toward 4363 Project taken from 4390 26<sup>th</sup> St)



**EXHIBIT B:**  
Map Showing Context of Immediately Surrounding Properties  
(set back properties to rear)





Satellite Photo showing proximity of proposed project at 4363 26<sup>th</sup> St to surrounding properties



**EXHIBIT C:**  
Letters from Immediate Neighbors Negative Impacted by Excessive  
Scale/Height of Project

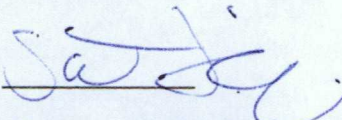
**Re: Proposed Project at 4363 26<sup>th</sup> St**

Dear Planning Commission:

I live at 4357 26<sup>th</sup> St adjacent to the project at 4363 26<sup>th</sup> St. This proposed 4-story house seems excessive in size, scale and height relative surrounding properties along 26<sup>th</sup> st and would negatively impact the air, light, and privacy to adjacent property.

Please reconsider these proposed plans.

Sincerely,

  
SATU LINJALA



Claire and Emmanuel de Maistre  
4352 Cesar Chavez Street  
San Francisco California 94131

**Re: Proposed Construction Project at 4363 26<sup>th</sup> St**

Dear Planning Commission,

Me, my wife and four children live at 4352 Cesar Chavez St, which is directly behind the proposed project at 4363 26<sup>th</sup> St along the rear lot line and we oppose this project. The project proposes building two additional levels to a height of almost 40 feet. This project is excessively large and tall as compared to the surrounding houses along the upper block of 26<sup>th</sup> St, where most have added only one additional story. The project is out of scale with the neighborhood.

This project would have a considerable negative impact on us. The fourth floor would stand about the same height as our top floor and block light/air and views from our kitchen, master bedroom, and deck where we spend a considerable amount of time each day. Most of the light in the back part of the house and especially the lower level comes from windows along the back of the house facing this project. The fourth floor would further reduce light, air and views from the bedrooms on our lower floor whose windows face towards the rear. The fourth floor also presents a privacy concern for the bedrooms.

According to the proposed plans, the house is almost 4,000 sf. The first three floors include a family room, a living room, 5 bedrooms, 4 ½ bathrooms, kitchen and dining room. This fourth floor is only 366 square ft room and appears to be an entertaining space (shown on the plans as a second family room) and a fifth bathroom. This fourth floor room is unnecessary and is a much greater detriment to us and the surrounding properties and the neighborhood than any added benefit to the proposed house.

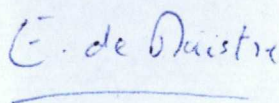
This project is contrary to the Residential Design Guidelines. 4352 Cesar Chavez St and 4350 Cesar Chavez St next door are both set backs on the lower portion of the lot, about 25-ft from the rear property line, so this proposed 4-story project is quite close to both houses and has a considerable negative effect/privacy concerns for both properties. Considering the close proximity of the neighboring houses, the size and height of this proposed project is inappropriate and inconsistent with the design guidelines.

Please reconsider the proposed plans and reduce the height and size of this property.

Thanks,

Claire de Maistre

Emmanuel de Maistre





**EXHIBIT D:**  
**Photos Illustrating Negative Impact on Light/Air/Privacy on Immediate  
Rear Neighbor at 4352 Cesar Chavez St.**





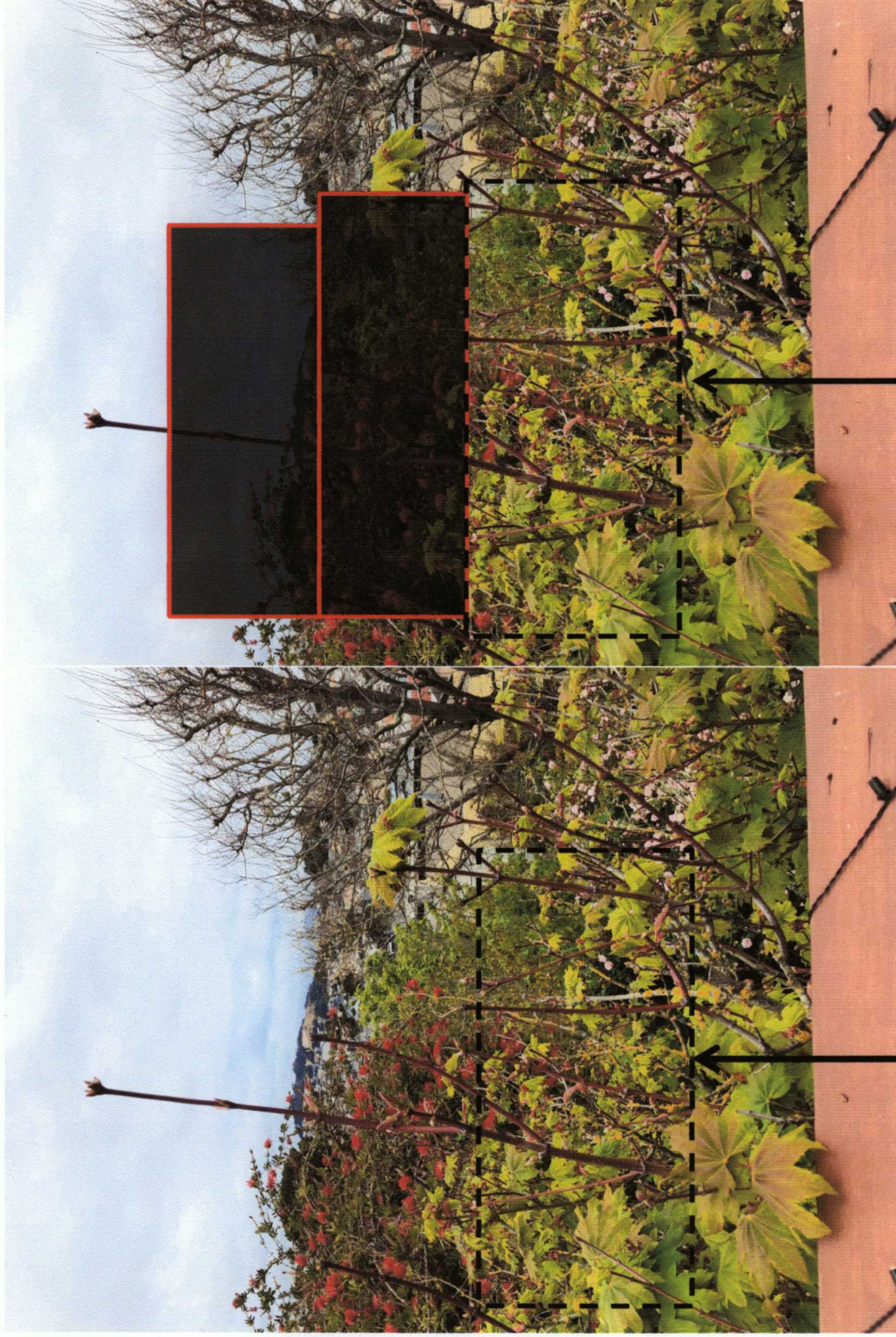
Existing 2-level house at 4363 26<sup>th</sup> St



Proposed 4-story house at 4363 26<sup>th</sup> St

Window in bedroom in lower level of 4352 Cesar Chavez St, facing North toward 4363 26<sup>th</sup> St. (shown existing at left, shown with projected 4-story development on right)





**Existing 2-level house at 4363 26<sup>th</sup> St**

**Proposed 4-story house at 4363 26<sup>th</sup> St**

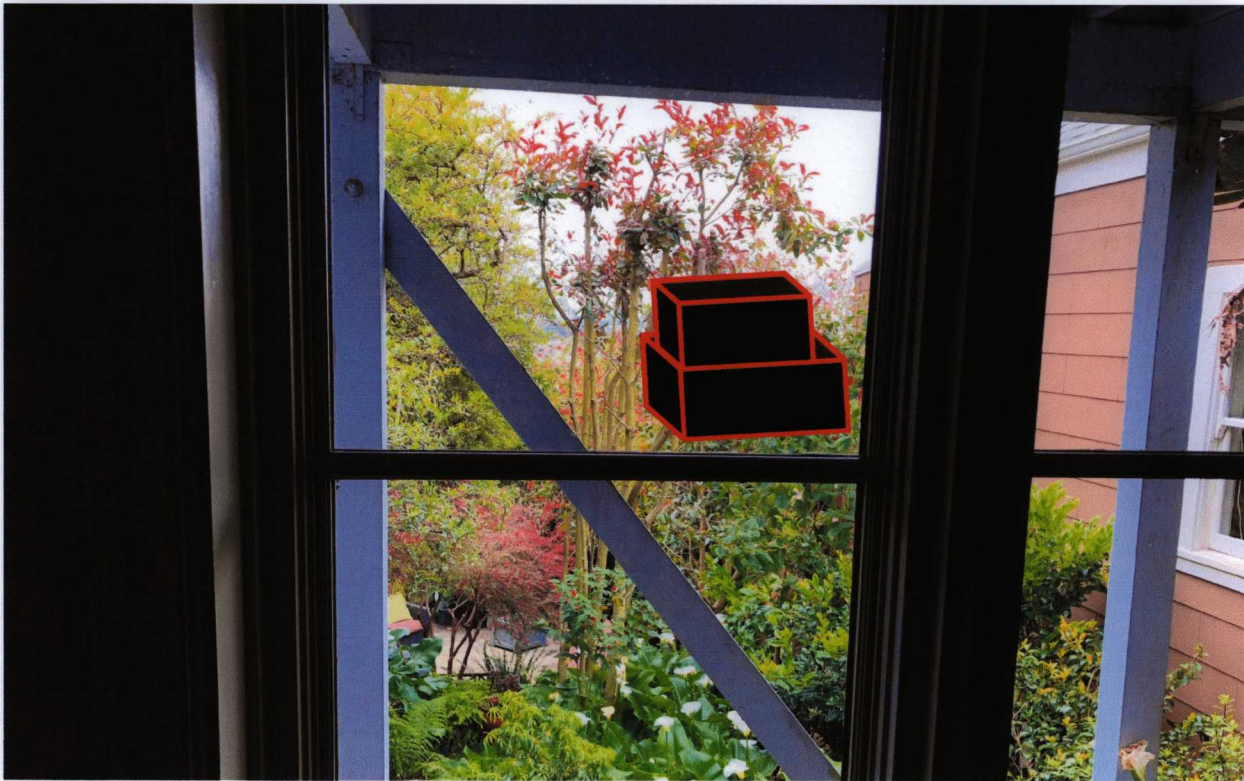
Shown above: North facing view from back deck off kitchen on top level of 4352 Cesar Chavez St (shown existing at left; shown with projected 4-story development at right)



**EXHIBIT E:**

**Photos Illustrating Negative Impact on Light/Air/Privacy on Rear  
Neighbor (diagonally) at 4366 Cesar Chavez St.**





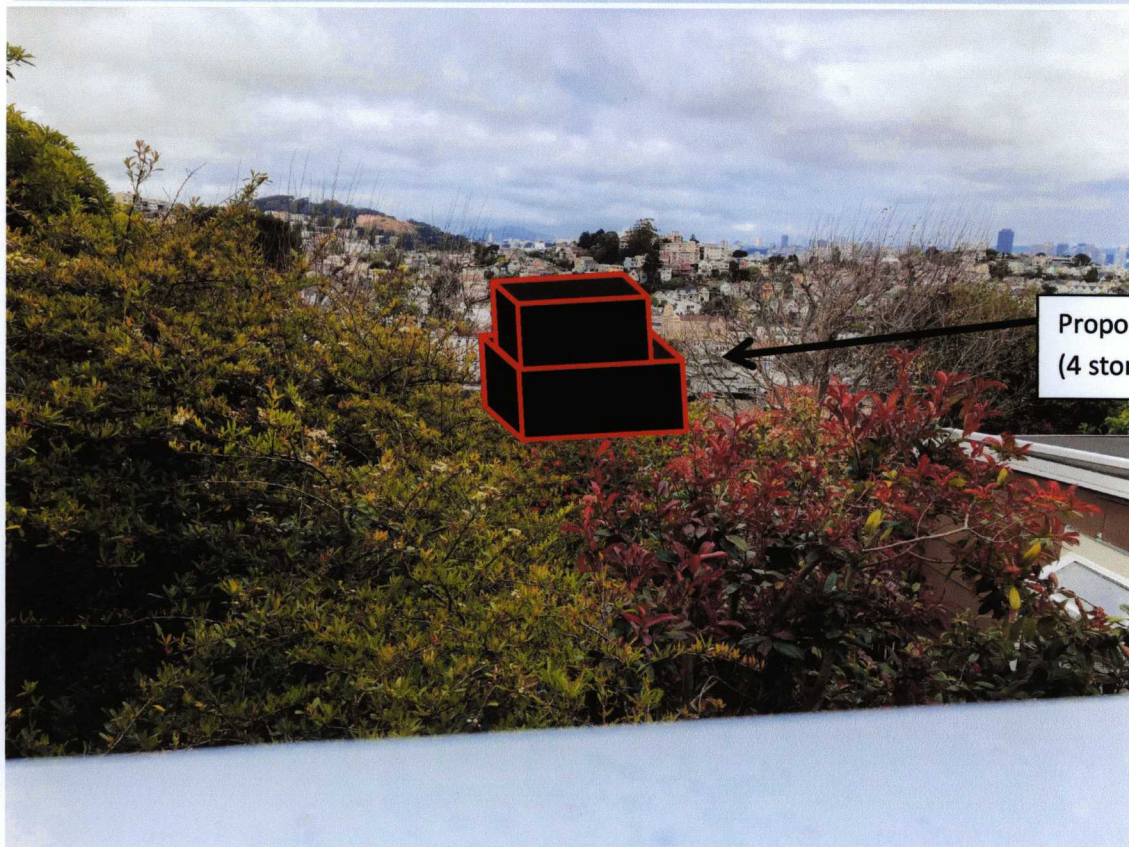
Top (Existing 2-story house at 4363 26<sup>th</sup>); Bottom (Projected 4-story Project)

Photo facing north toward 4363 26<sup>th</sup> St from lower level family room.





Existing 4363 26<sup>th</sup> St  
(2 stories)



Proposed 4363 26<sup>th</sup> St  
(4 stories)

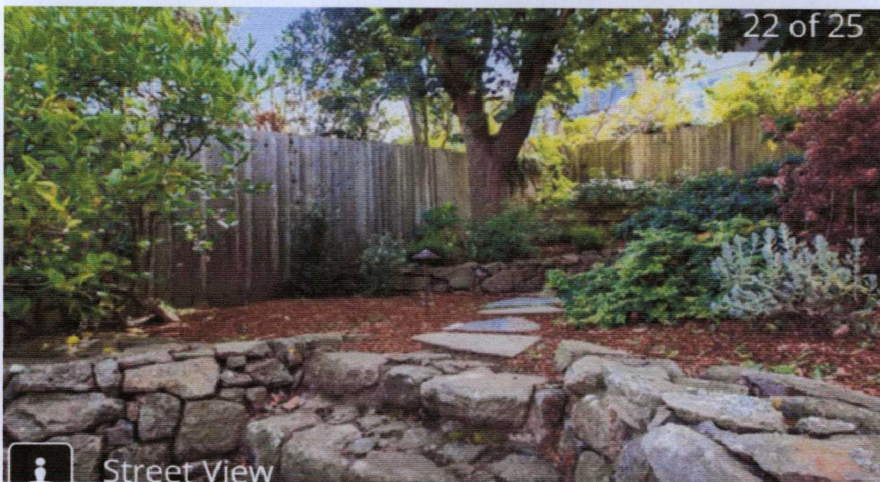
Top (Existing 2-story house at 4363 26<sup>th</sup>); Bottom (Projected 4-story Project)

Photo facing north toward 4363 26<sup>th</sup> St from ground level off master bedroom/bathroom.



**EXHIBIT F:**  
**Photos Illustrating Slope in Question from Rear Line Lot**





Photos of backyard of 4363 26<sup>th</sup> St facing South  
 Top (shows substantial height of deck at rear lot line, close proximity of rear properties)  
 Middle/Bottom (shows slope in question)



# RESPONSE TO DISCRETIONARY REVIEW (DRP)



**San Francisco  
Planning**

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

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## Project Information

Property Address: **4363 26th St, San Francisco**

Zip Code: **94131**

Building Permit Application(s): **2018.0233.2056**

Record Number:

Assigned Planner: **Gabriela Pantoja**

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## Project Sponsor

Name: **Travis Murdoch (Bill Egan is Architect)**

Phone: **(408) 583-7970**

Email: **travis.murdoch@gmail.com**

---

## Required Questions

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

See attached

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

See attached

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



## 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)	2	4
Basement Levels (may include garage or windowless storage rooms)	1	1
Parking Spaces (Off-Street)	1	2
Bedrooms	2	5
Height	22'10"	38'6"
Building Depth	43'4"	58'5"
Rental Value (monthly)	\$5200	\$9000
Property Value	\$1.8M	\$2.8M

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

<b>Signature:</b>	<b>Date:</b> 2/6/20
<b>Printed Name:</b> Travis Murdoch	<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Authorized Agent

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



1.

This project has undergone multiple iterations taking into account feedback both from neighbors, as well as RDAT to come to a design that meets Residential Design Guidelines, over the course of well over a year.

To specifically address the issues raised in Mr Chiang's DR:

Side setback on west side: We have made significant efforts to respect the privacy and light of Mr Chiang (west neighbor)'s property here. All these design modifications were made to minimize impact on light and privacy, per Residential Design Guidelines. This includes:

- Matching his lightwell but for a small portion to the north where an elevator shaft makes this difficult
- Avoiding placement of windows on the west side to respect privacy
- Stepping in upper floor significantly.

Facade and request for living floor setback:

- The character of our block is quite varied, with a mixture of modernist and craftsman styles, and 2-4 story homes. Our home fits well in to the character of the neighborhood, and it's scale is in keeping with the block. The design reflects its transitional position in the block, between the steeper east where there are 3-4 story buildings, and the west where there is a mixture of 2-3 story buildings.
- In fact, edits to the facade at the request of RDAT were significant (4-5 iterations) to ensure it was in keeping with the character of the neighborhood. This included requesting removal of a roof deck within 5 feet of the front facade, changing the configuration of windows, bay, and garage, and removing a glass guardrail. *There was no request to further set back this floor through these multiple iterations*, reflective of the fact that the current design is clearly in keeping with the character of the neighborhood.
- Instead, RDAT requested we place the deck on this floor to the rear east of the home, to further respect the light of the east neighbor.
- The DR requestor suggests that our project's massing would be dominant vs his property given no setback of the living floor. However, his home includes a solid massing extending well above the roof deck overlooking the street, including a prominent bay extending to the 3rd floor. This massing, combined with the minimal setback of his upper floor (for a roof deck that would now be non-conforming) gives significant prominence and height to this property. Our decision to not extend a prominent bay to the upper floor, make the front of the home lower than his, were all meant to maintain the character of the block.
- The DR requestor suggests that we will impact light to his north facing window. However, he has actually made it clear in conversation/email with me that his concern is related to his views. Private views are not protected



per planning code. We have avoided windows or decks on our living room floor that would look over the deck of his master bedroom to respect his privacy.

2.

To address the Mr Chiang's concern, we have been making significant efforts through multiple conversations with him to come to a compromise; this includes:

Side setback: we are willing to reach some compromise here that allows us to make minimal edits to the floor plan (given that the area in concern is an elevator shaft which is important for accessibility for our extended family, and impacts all floors), while providing Steve further relief of the small notch to the north of the shared west setback

Living floor / front facade: We have offered to notch in this floor at the West side of the property, in a way that allows us to maintain usable space on this floor, maintain the design of the project, as well as provide relief for Steve's views the north. We would also be willing to decrease height of the front massing above the 3rd floor.



# RESPONSE TO DISCRETIONARY REVIEW (DRP)



**San Francisco  
Planning**

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

---

## Project Information

Property Address: **4363 26th St, San Francisco**

Zip Code: **94131**

Building Permit Application(s): **2018.0233.2056**

Record Number:

Assigned Planner: **Gabriela Pantoja**

---

## Project Sponsor

Name: **Travis Murdoch (Bill Egan is Architect)**

Phone: **(408) 583-7970**

Email: **travis.murdoch@gmail.com**

---

## Required Questions

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

See attached

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

See attached

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



## 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)	2	4
Basement Levels (may include garage or windowless storage rooms)	1	1
Parking Spaces (Off-Street)	1	2
Bedrooms	2	5
Height	22'10"	38'6"
Building Depth	43'4"	58'5"
Rental Value (monthly)	\$5200	\$9000
Property Value	\$1.8M	\$2.8M

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

<b>Signature:</b>	<b>Date:</b> 2/6/20
<b>Printed Name:</b> Travis Murdoch	<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Authorized Agent

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



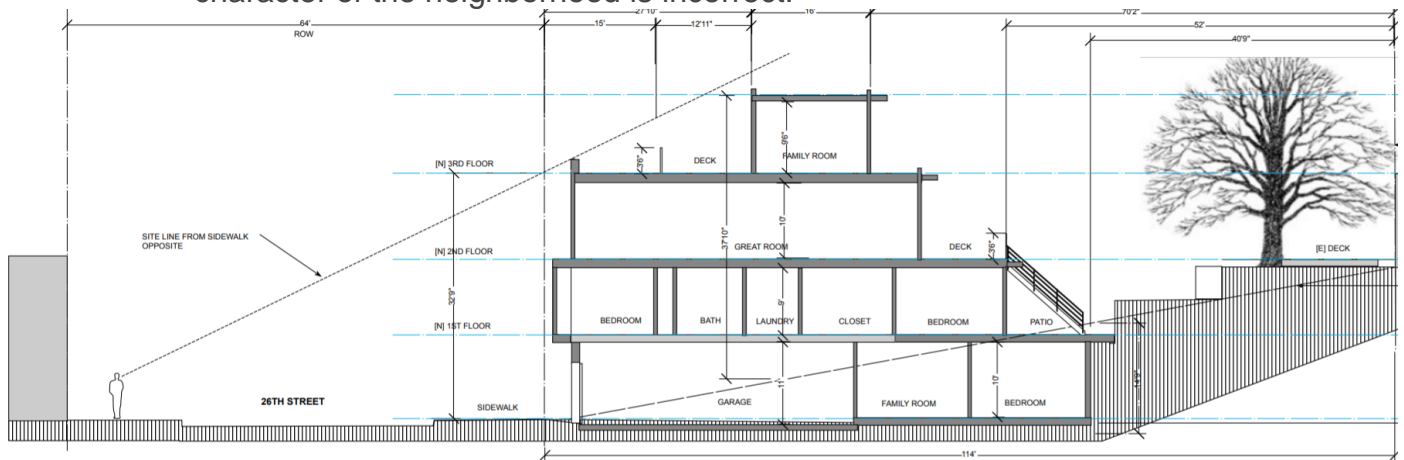
1.

This project has undergone multiple iterations taking into account feedback both from neighbors, as well as RDAT to come to a design that meets Residential Design Guidelines, over the course of well over a year.

To specifically address the issues raised in Mr Shurtz's DR:

Upper floor: The claim made is that the upper floor is out of context with the neighborhood, will dwarf other homes on the block, as well as impact privacy to the rear neighbors. This claim is false for a number of reasons, and Mr Shurtz's images greatly mis-represent the project:

- The floor is being set back by over 27ft, and architectural drawings demonstrate that it will be minimally obtrusive from street side across from the front of the home. Therefore, the argument that this will impact the character of the neighborhood is incorrect.



- [illegible]



- The claim that this floor will impact the air, light, and privacy of the properties to the rear is incorrect. These properties, which are uphill from our home, are 70+ feet away, and to the south. This request is clearly to prevent any effect on the requestor's private view, which is not protected per Residential Design Guidelines. It bears note that there is additionally a prominent tree in the rear of our lot, and we have shown in drawings shared with the DR requestor that the height of our home will be below this tree and thus not even visible for much of the year.



Questioning whether project is an addition:

- We have complied with Planning Code section 317 and provided calculations to demonstrate that this project is not considered a demolition

The 311 was inaccurate:

- This error was made by the city and was corrected immediately

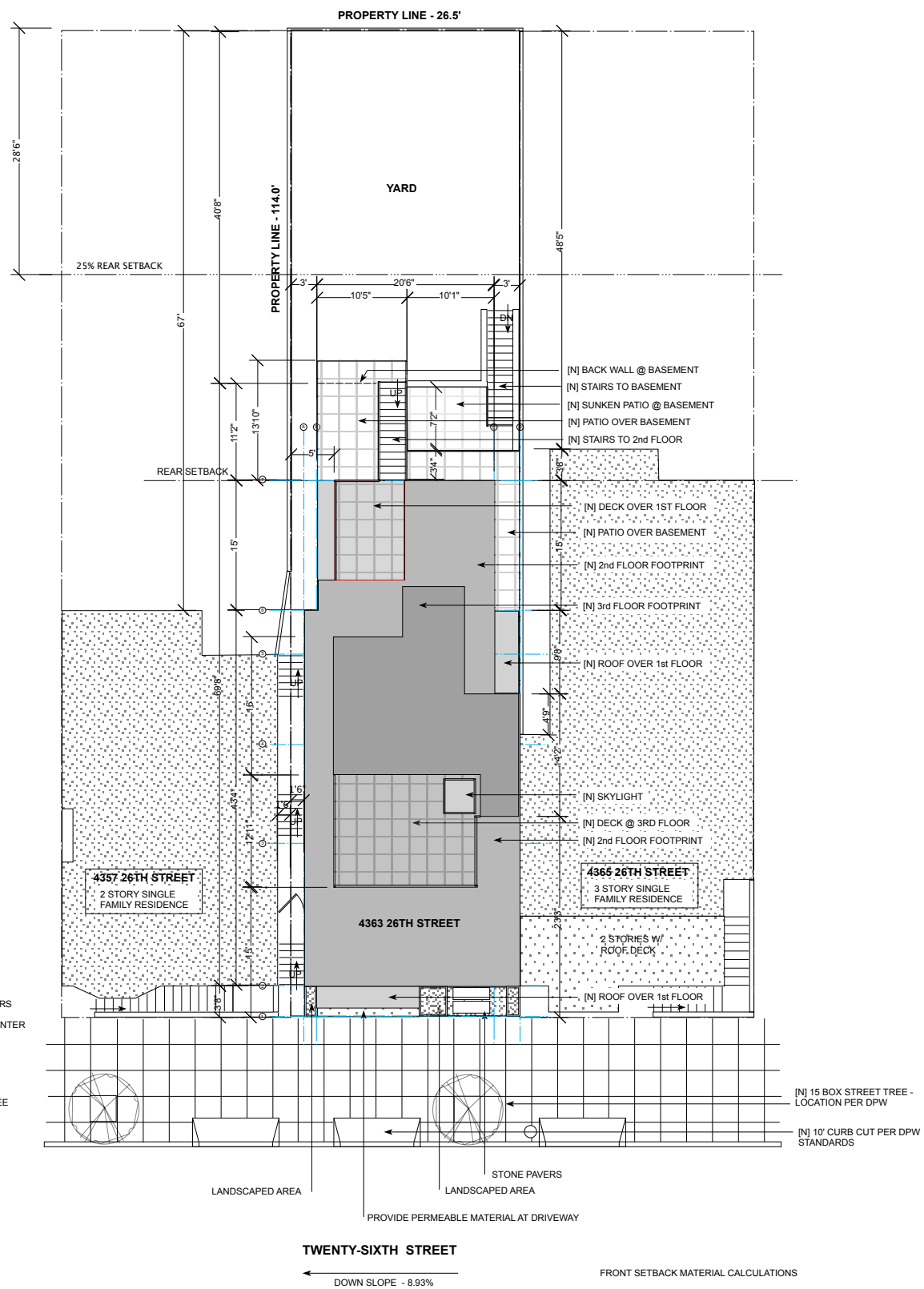
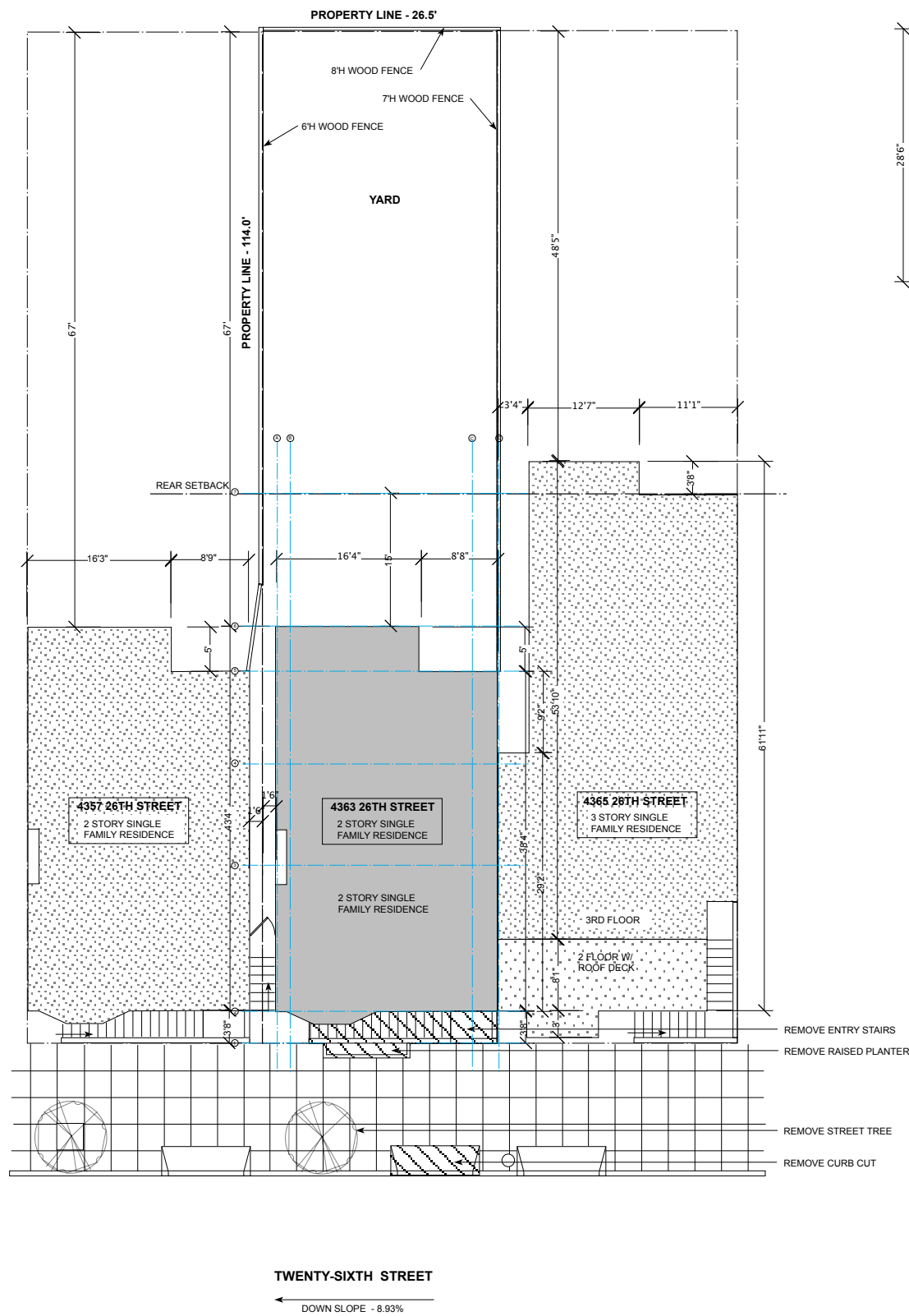
2.

We have made multiple attempts to engage with Mr Shurtz, however he has suggested he wants us to remove the entire floor and has not shown willingness to engage in a reasonable conversation.

1. We have engaged a surveyor to demonstrate that the significant upslope of the property is in keeping with Planning Code Section 261
2. We have offered multiple times to clear his confusion and misrepresentation of the project to our neighbors, including through a site visit and review of drawings with our architect

We have a growing young family, and large extended family that frequently lives in our home; retaining this space is very important to us.





**be/A**  
**BILL EGAN**  
**ARCHITECT**

15 Perego Terrace, Suite 5  
San Francisco, Ca. 94131  
415 260 1228  
billegan7@gmail.com  
www.billeganarchitect.com

**MURDOCH RESIDENCE REMODEL**  
4363 26TH STREET, SAN FRANCISCO, CALIFORNIA

PROJECT DATA		
ADDRESS - 4363 26TH STREET, SAN FRANCISCO, CA 94131		
BLOCK / LOT - 6561/024A		
LOT AREA - 3018 S.F. [26.5' X 114']		
ZONING - RH-1		
HISTORIC RATING 'B'		
SEISMIC ZONE - E		
CLIMATE ZONE - 3		
	EXISTING	PROPOSED
OCCUPANCY	R3	R3
BUILDING USE	SFR	SFR
CONSTRUCTION	5B	5B
COND. FLOOR AREA		
BASEMENT	0	924 SF
1ST FLOOR	1014 SF	1410 SF
2ND FLOOR	0	1234 SF
3RD FLOOR	0	366 SF
TOTAL COND. FL. AREA	1014 SF	2943 SF
TOTAL FLOOR AREA ADDED	-	2929 SF
NO. OF STORIES	2	4
BUILDING HEIGHT	22'-10"	38'-6"
SPRINKLER SYSTEM	NONE	FULL

## CONTACT DIRECTORY

**OWNER / CONTACT**  
MARLIESE AND TRAVIS MURDOCH  
4363 26th STREET STREET  
SAN FRANCISCO, CA. 94131  
415.260.1228

**ARCHITECT**  
BILL EGAN  
15 PEREGO TERRACE #5  
SAN FRANCISCO, CA. 94131  
415.260.1228

### CODES, STANDARDS, ORDINANCES

ALL WORK SHALL CONFORM TO THE FOLLOWING:  
2016 SAN FRANCISCO BUILDING CODE  
2016 CALIFORNIA ENERGY STANDARDS  
ALL LOCAL STANDARDS, ORDINANCES AND SPECIFICATIONS

**SCOPE OF WORK**

VERTICAL AND HORIZONTAL ADDITIONS TO EXISTING SINGLE FAMILY RESIDENCE TO INCLUDE:

BASEMENT - ENTRY, GARAGE, FAMILY ROOM, BEDROOM AND BATH  
1ST FL. - 4 BEDROOMS, 3 BATHS, LAUNDRY  
2ND FL. - LIVING, DINING, KITCHEN, 1/2 BATH, DECK W/ STAIRS TO  
REAR YARD  
3RD FL. - FAMILY ROOM, BATH, DECK

## SHEET INDEX

A1.0	PROJECT DATA
A1.3	EXISTING & PROPOSED SITE PLANS
A1.3	DEMOLITION DIAGRAMS AND CALCS
A1.4	EXCAVATION DIAGRAMS AND CALCS
A2.0	EXISTING & PROPOSED BASEMENT FLOOR PLANS
A2.1	EXISTING & PROPOSED FIRST FLOOR PLANS
A2.2	PROPOSED SECOND & THIRD FLOOR PLANS
A2.3	EXISTING & PROPOSED ROOF PLANS
A3.0	EXISTING & PROPOSED SITE SECTIONS
A4.0	EXISTING & PROPOSED ELEVATIONS
A4.1	EXISTING & PROPOSED ELEVATIONS
A4.2	EXISTING & PROPOSED ELEVATIONS
A4.3	EXISTING & PROPOSED CONTEXT ELEVATIONS

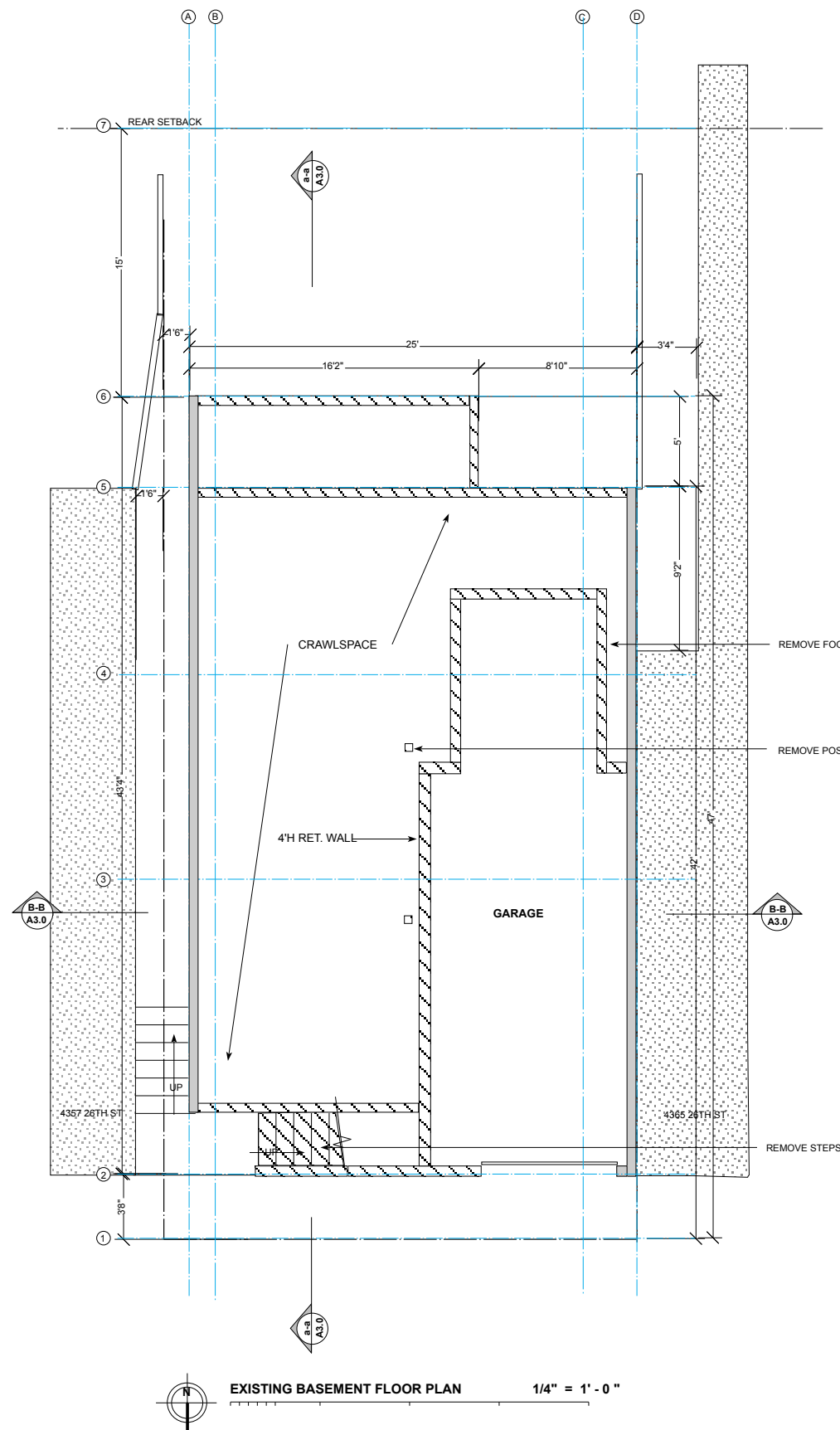
DATE	ISSUE
01.11.18	PROJECT REV. MTG.
02.20.18	SITE PERMIT SUBMIT
04.13.18	REVISED SITE PERMIT
11.14.18	REVISED SITE PERMIT
01.23.19	REVISED SITE PERMIT
02.07.19	REVISED SITE PERMIT
03.26.19	REVISED SITE PERMIT

PRINT DATE

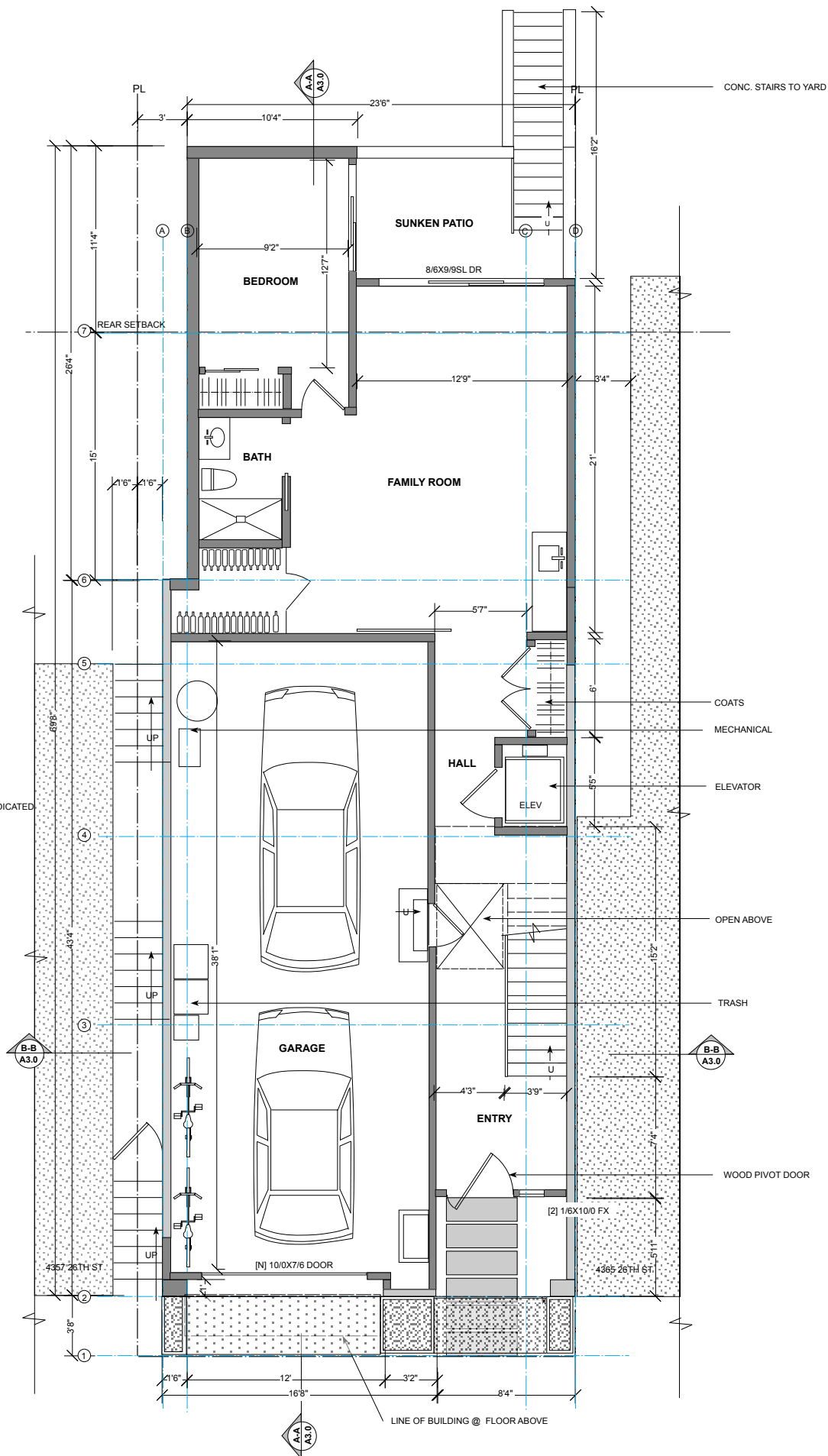
SHEET CONTENT

## PROJECT DATA

## EXISTING AND PROPOSED SITE PLANS



EXISTING BASEMENT FLOOR PLAN  
1/4" = 1' - 0"



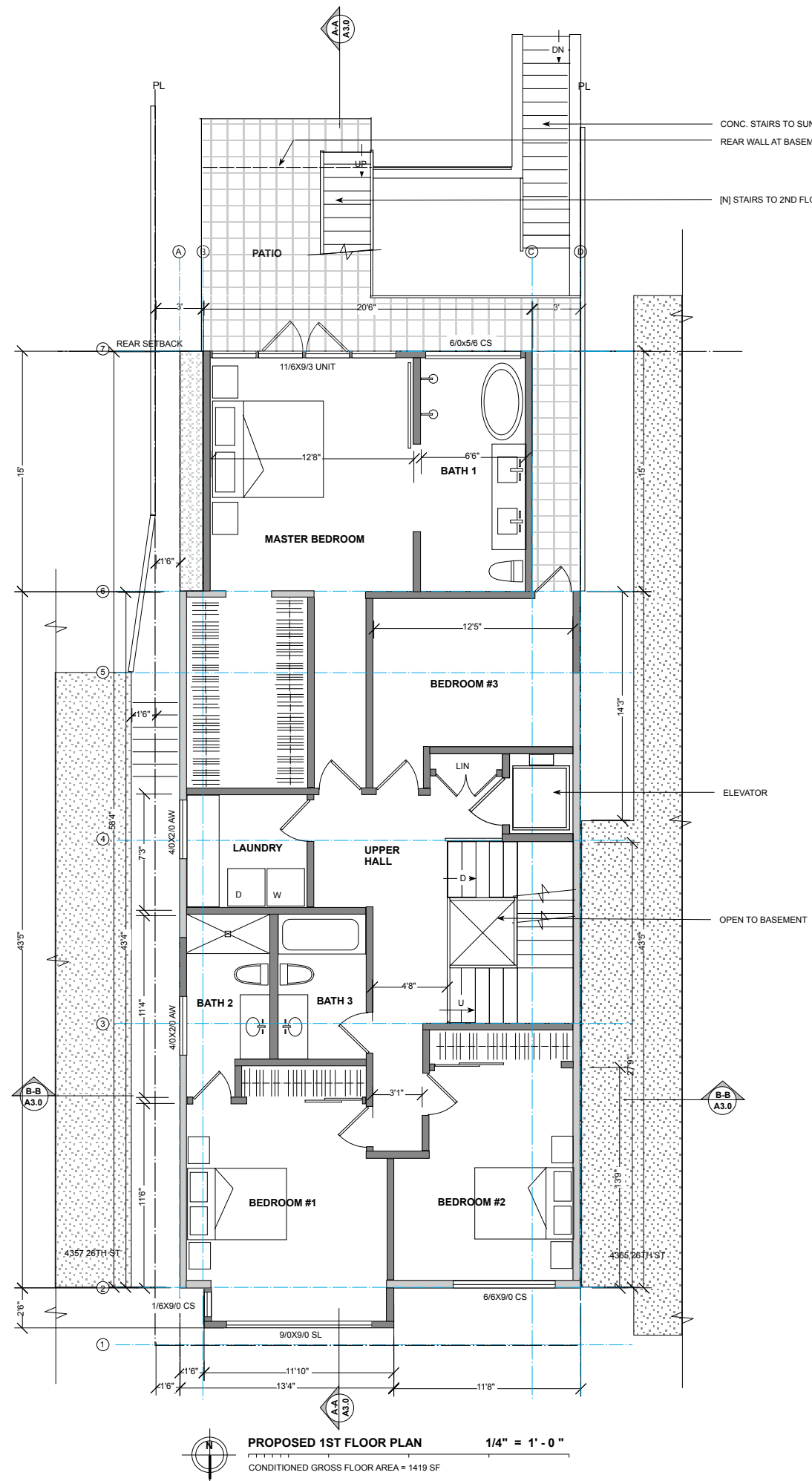
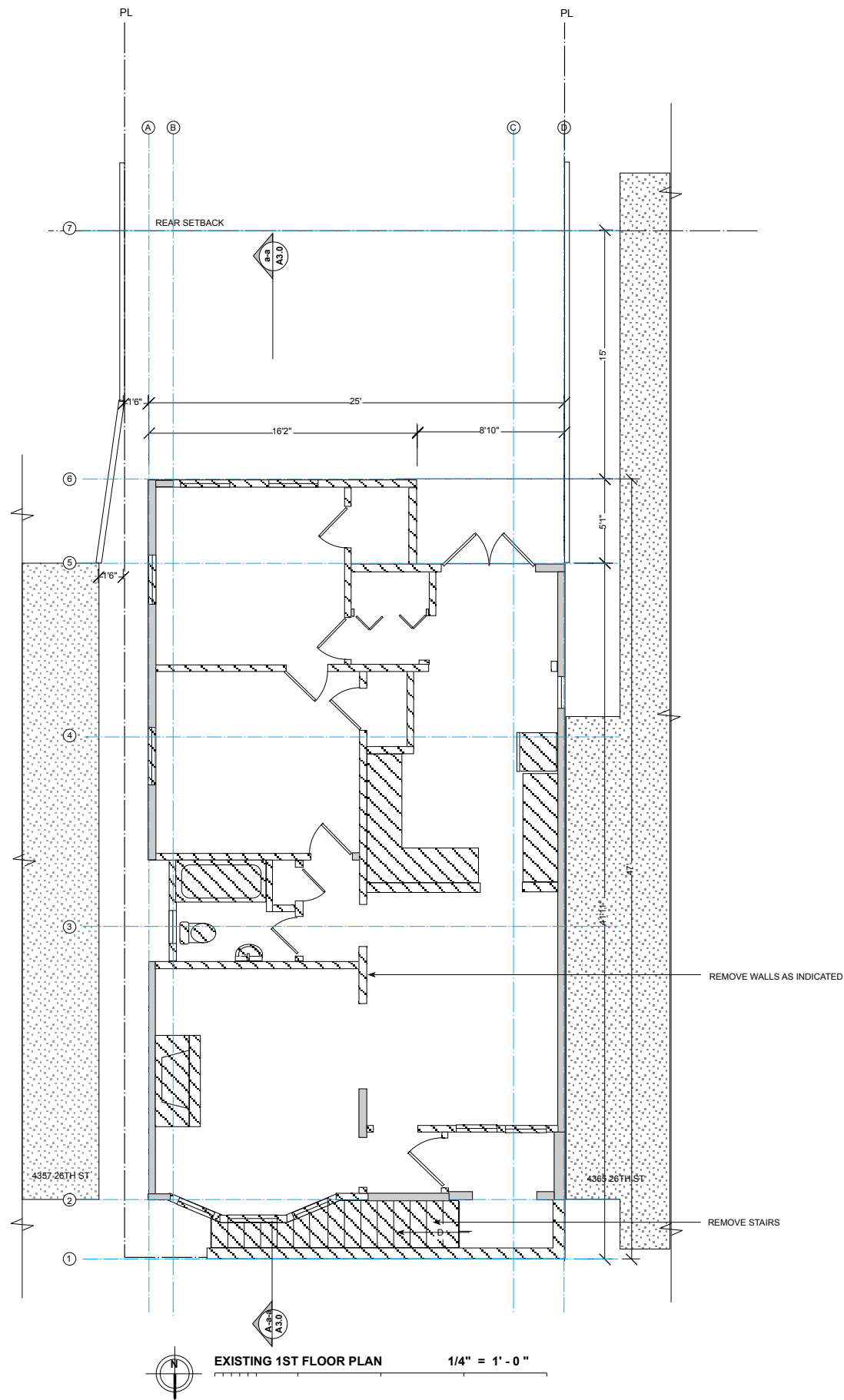
PROPOSED BASEMENT FLOOR PLAN  
1/4" = 1' - 0"  
CONDITIONED GROSS FLOOR AREA = 924 SF

WALL LEGEND	
	EXISTING WALL OR MATERIALS TO BE REMOVED
	EXISTING WALL TO REMAIN
	NEW FULL HEIGHT WALL [2 X ~ @ 16"cc U.O.N.]
	NEW PARTIAL HEIGHT WALL

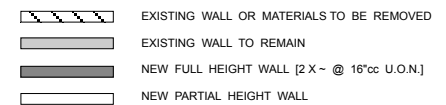
**MURDOCH RESIDENCE REMODEL**  
4363 26TH STREET, SAN FRANCISCO, CALIFORNIA



**MURDOCH RESIDENCE REMODEL**  
4363 26TH STREET, SAN FRANCISCO, CALIFORNIA

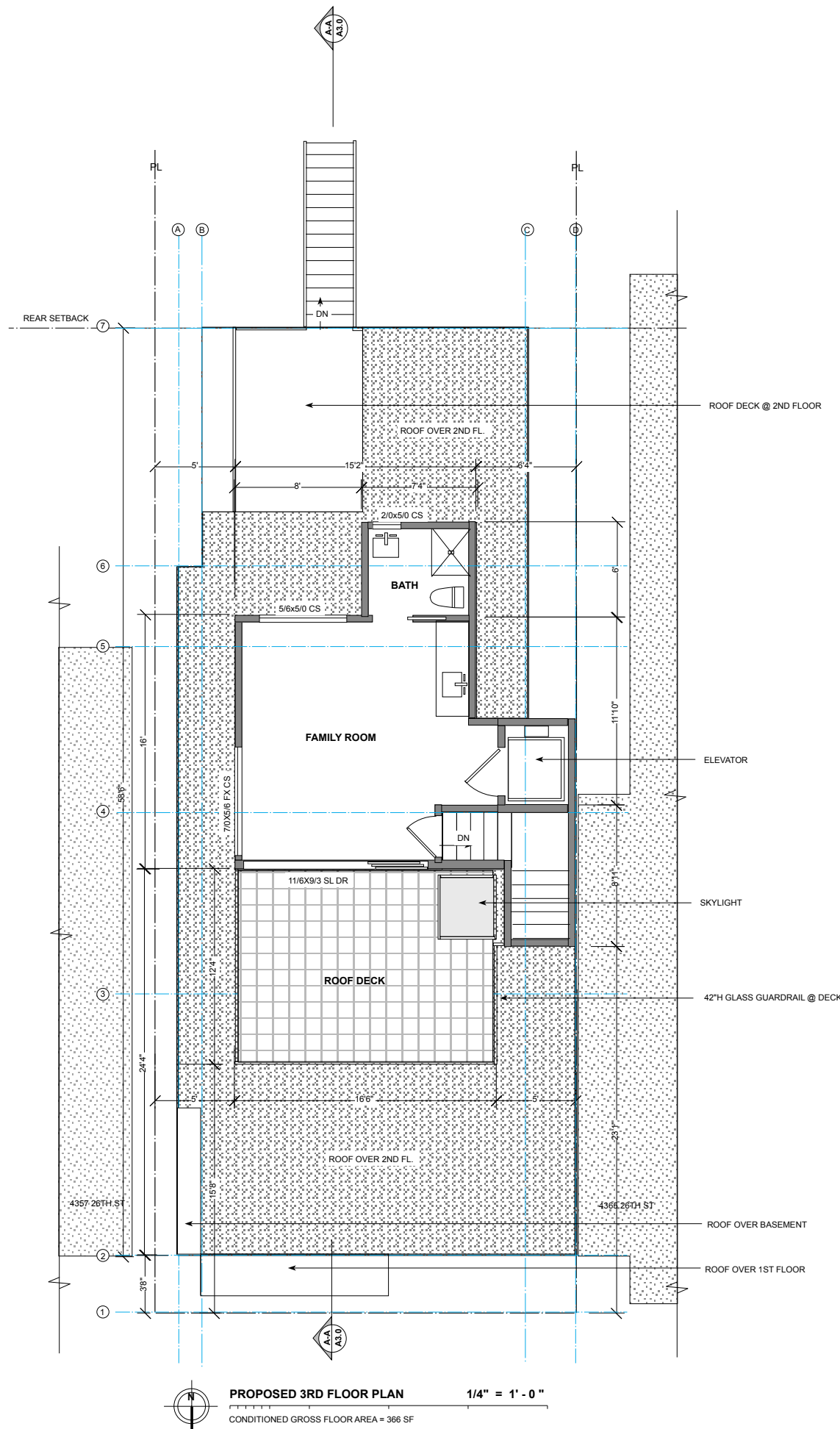
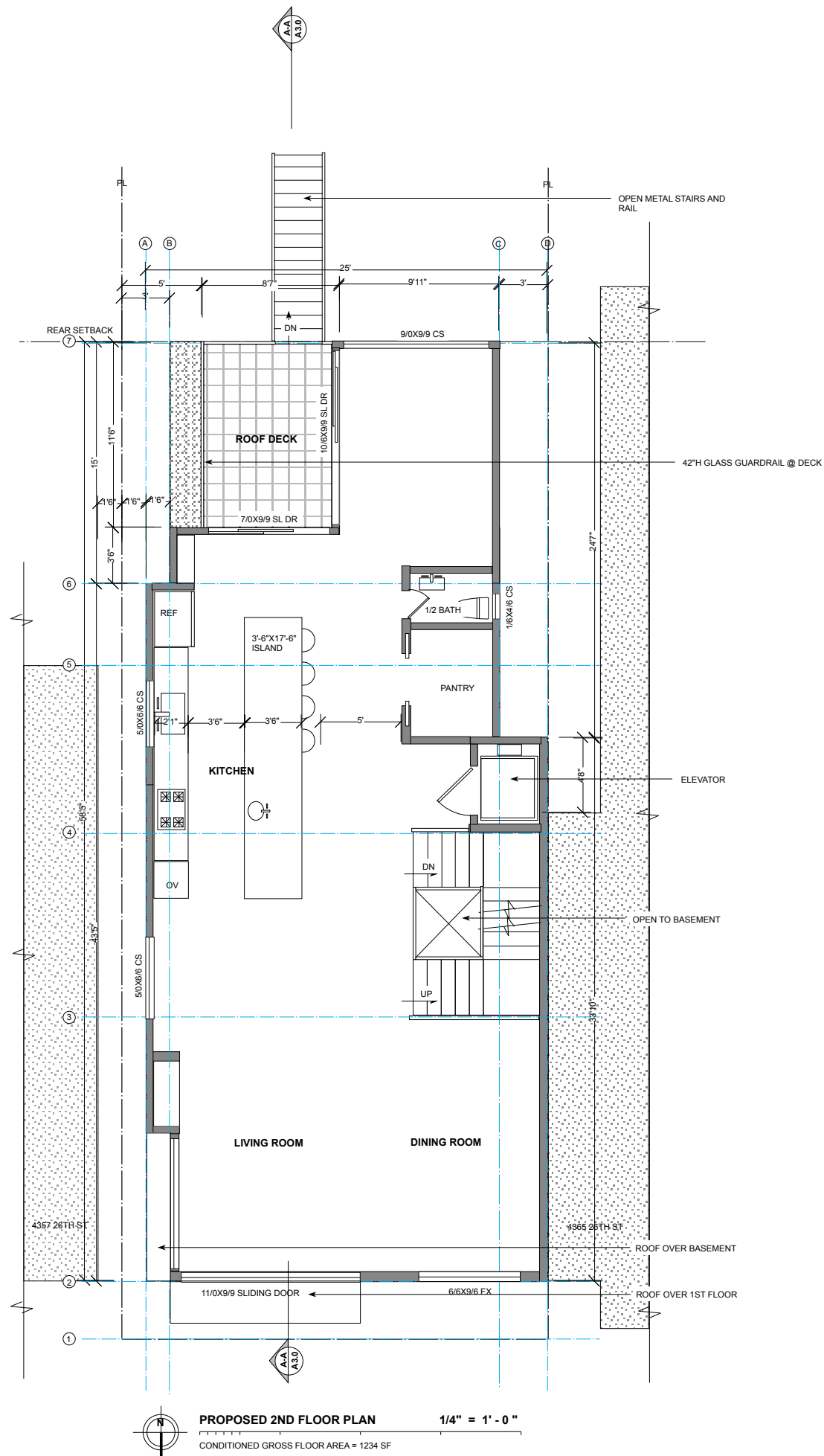


## WALL LEGEND



03.26.19

## A2.1



WALL LEGEND	
	EXISTING WALL OR MATERIALS TO BE REMOVED
	EXISTING WALL TO REMAIN
	NEW FULL HEIGHT WALL [2 X ~ @ 16"oc U.O.N.]
	NEW PARTIAL HEIGHT WALL

MURDOCH RESIDENCE REMODEL  
4363 26TH STREET, SAN FRANCISCO, CALIFORNIA

PRINT DATE

SHEET CONTENT

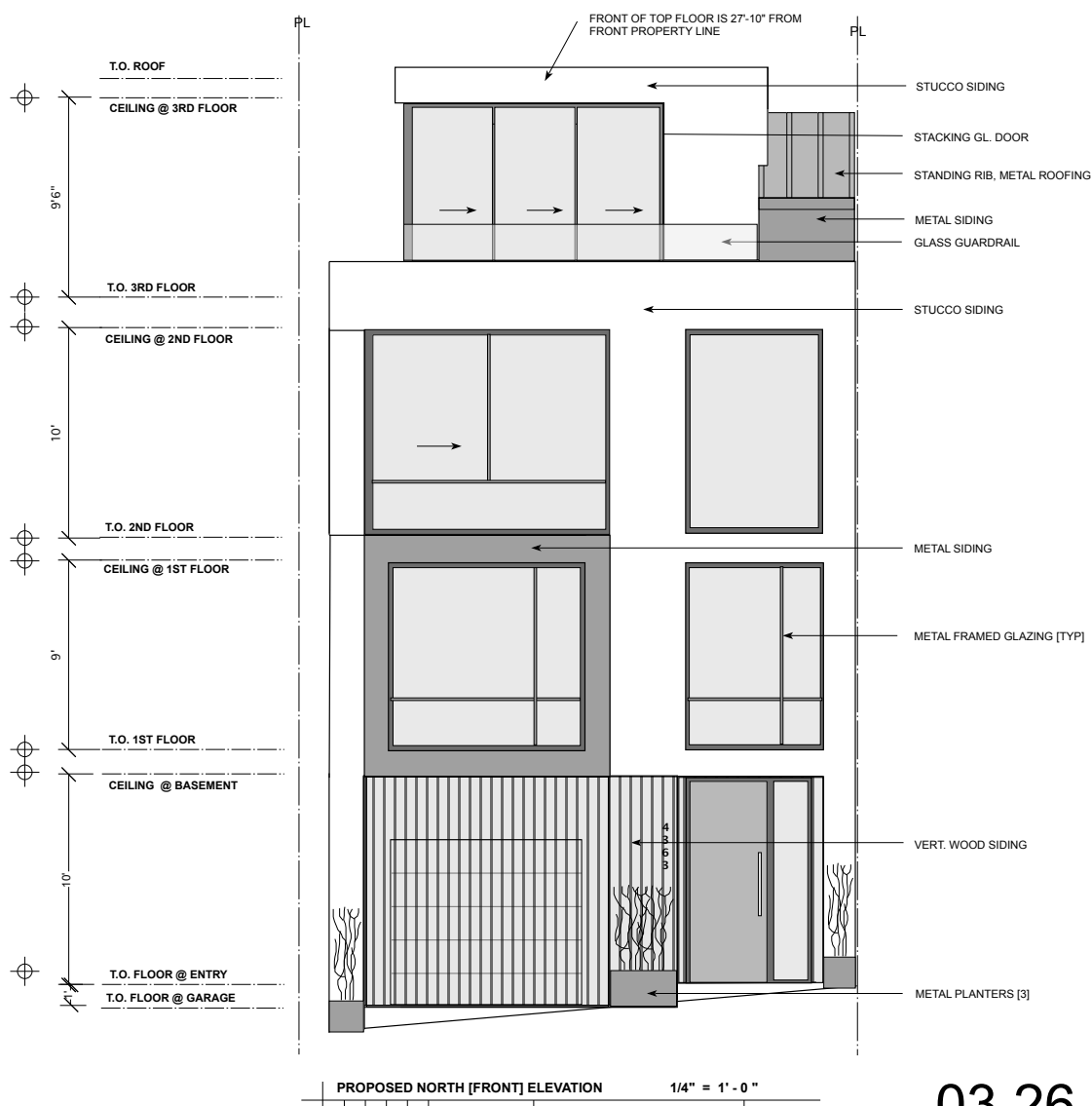
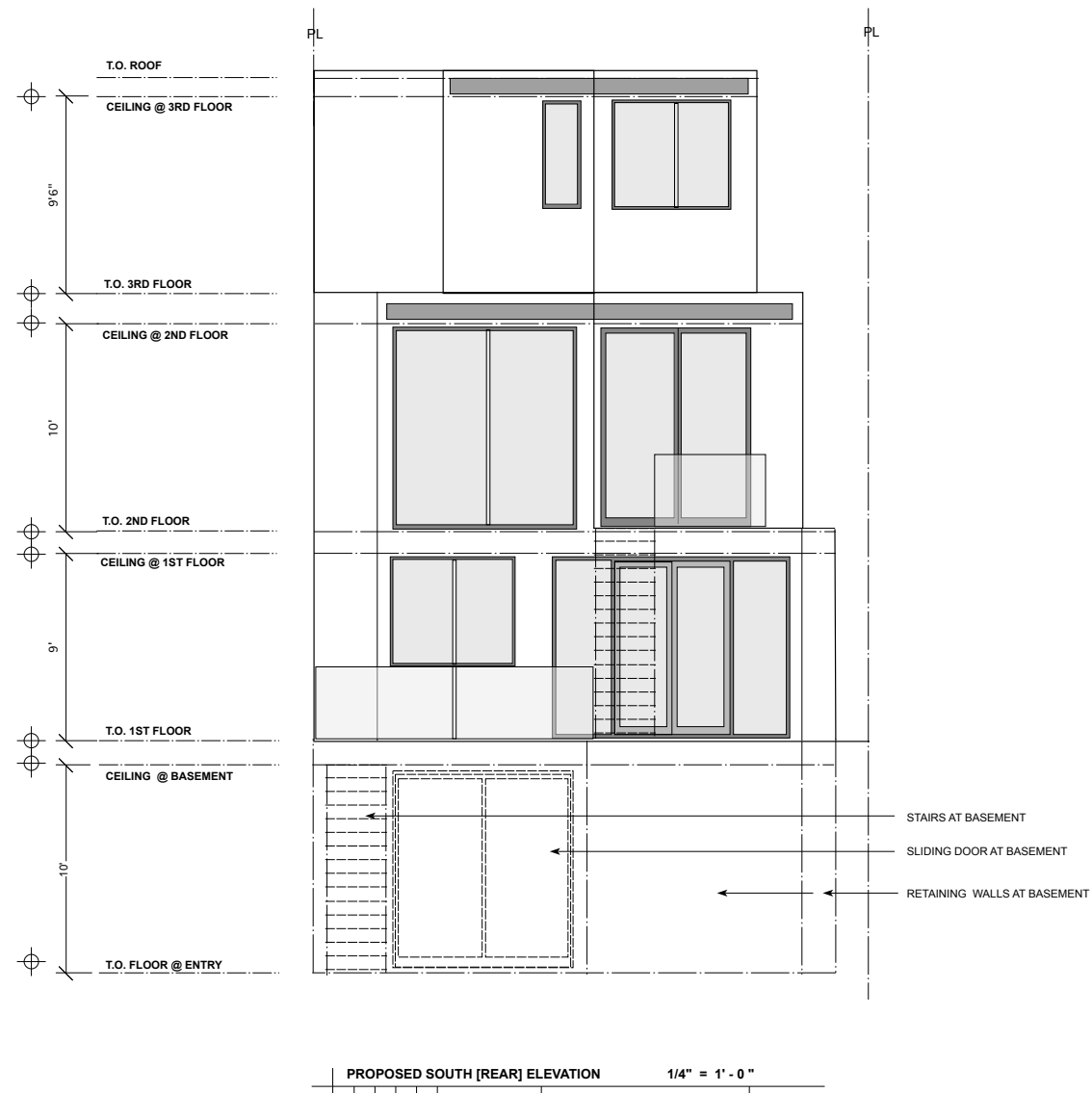
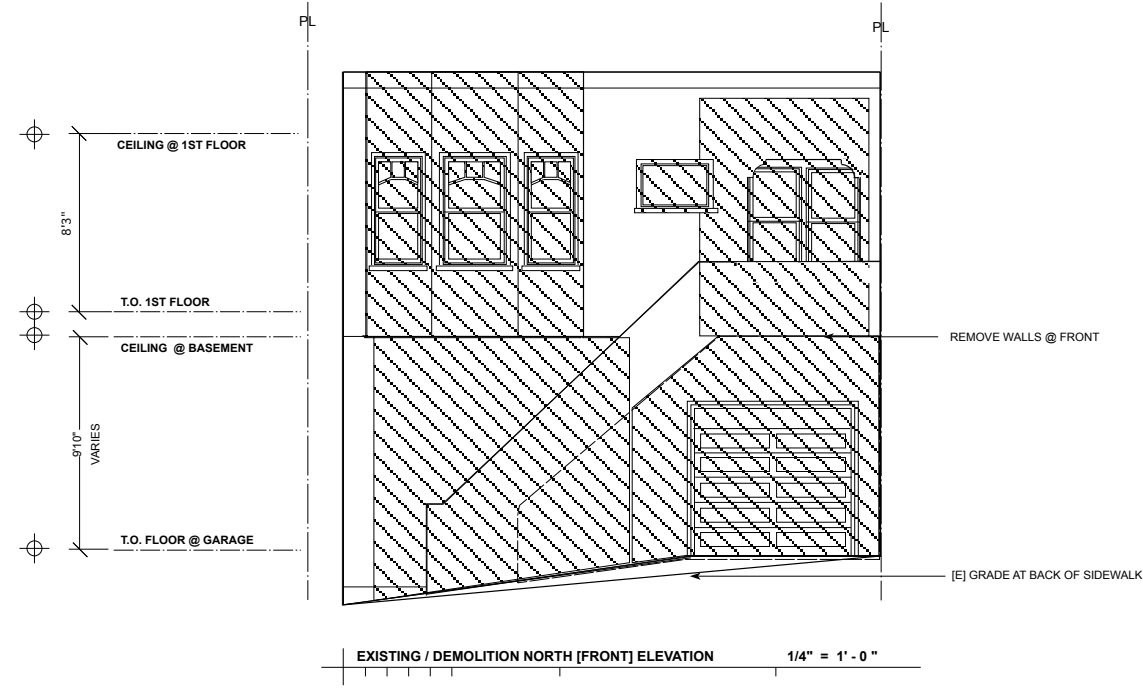
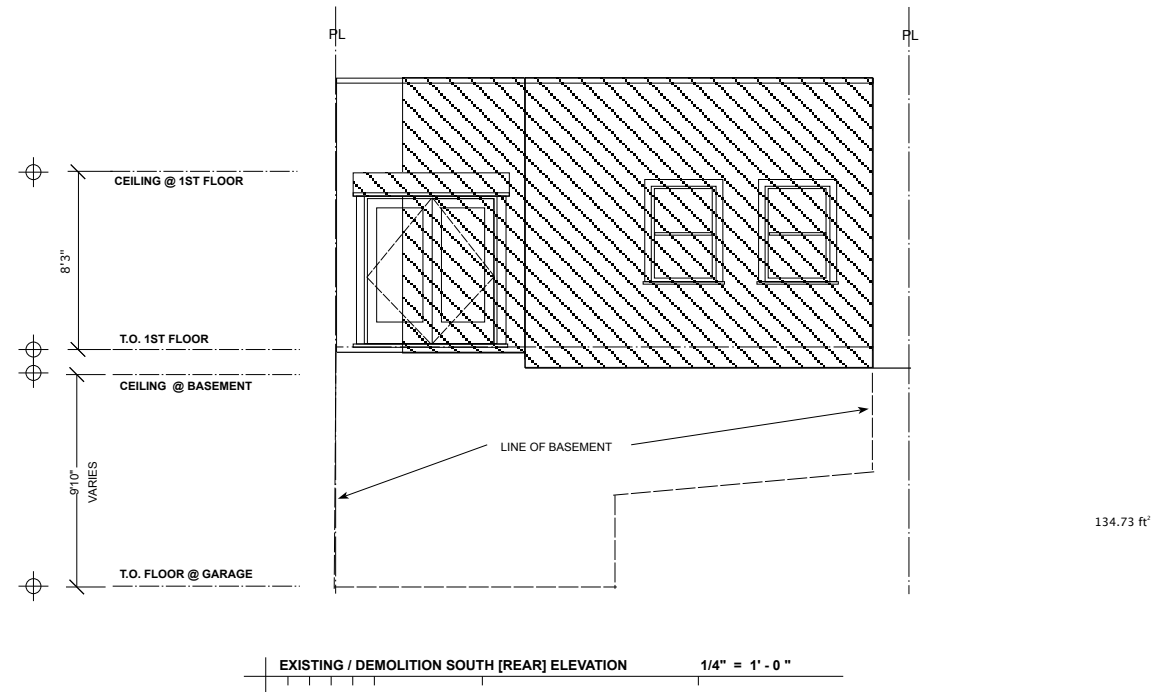
PROPOSED 2ND & 3RD  
FLOOR PLANS

03.26.19

A2.2









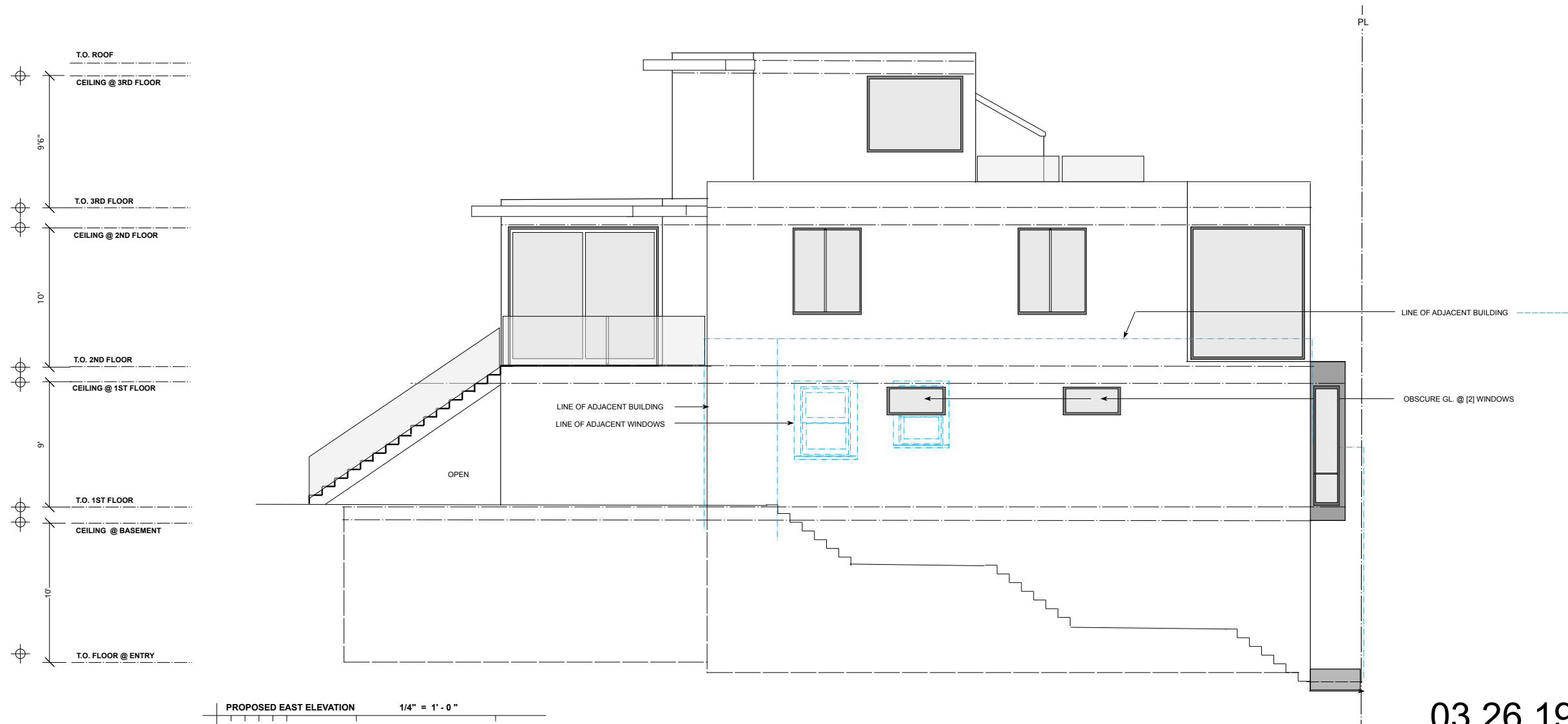
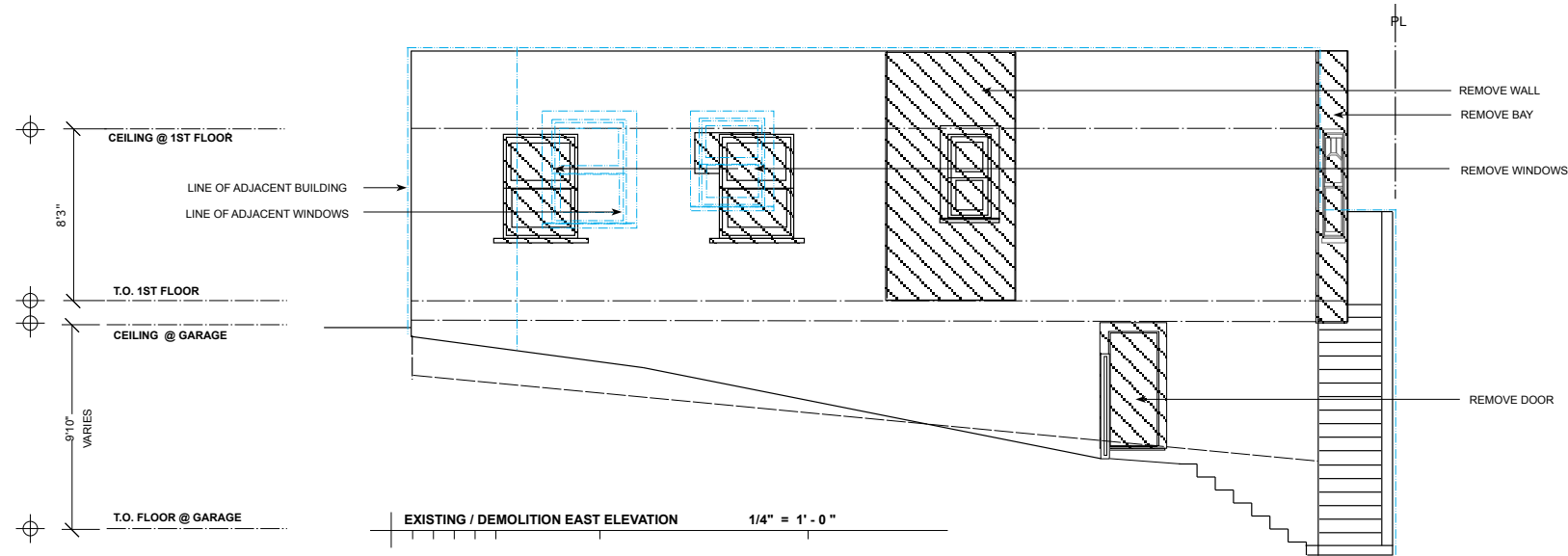
MURDOCH RESIDENCE REMODEL  
4363 26TH STREET, SAN FRANCISCO, CALIFORNIA

DATE ISSUE

PRINT DATE

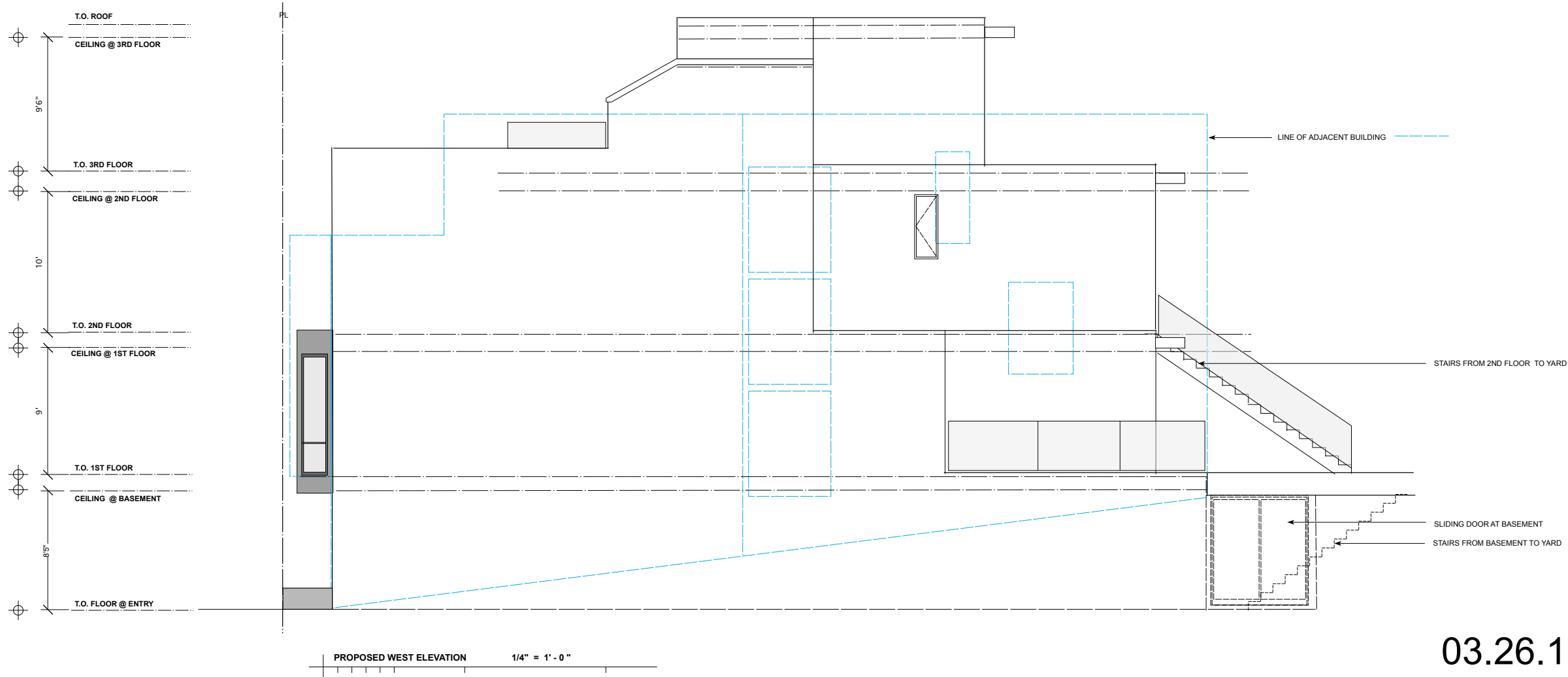
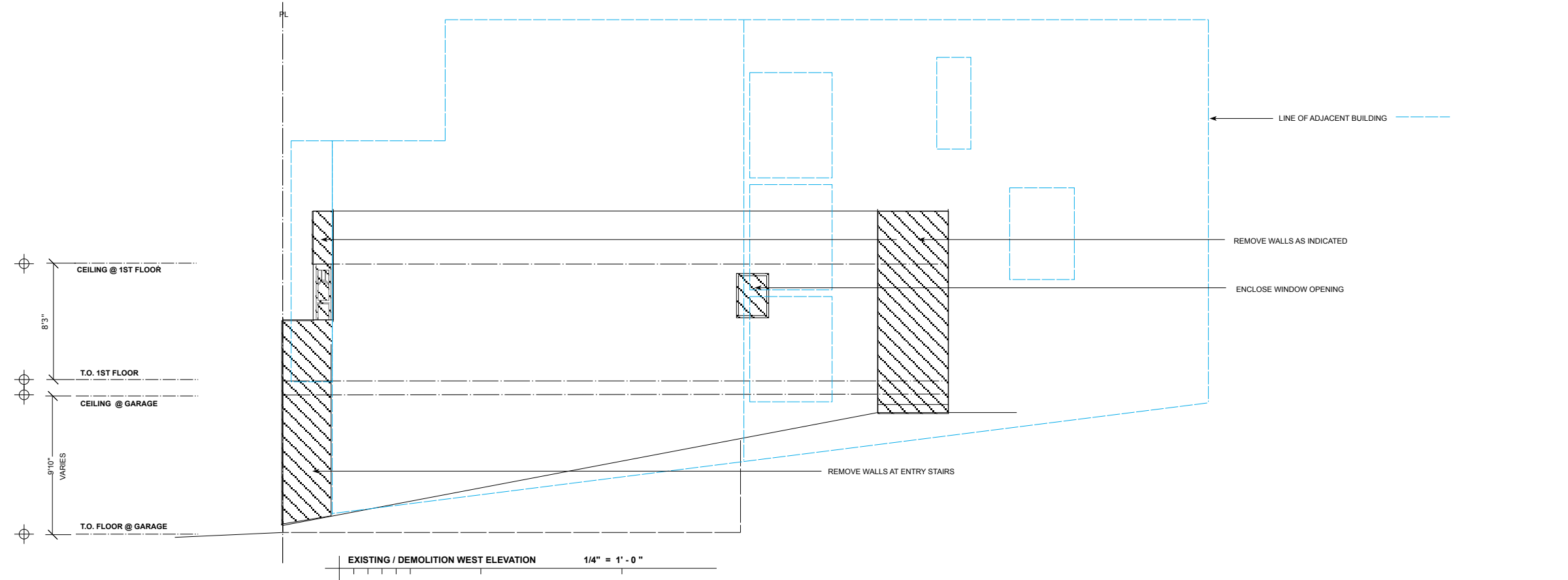
SHEET CONTENT

EXISTING AND PROPOSED  
ELEVATIONS



03.26.19

A4.1



**MURDOCH RESIDENCE REMODEL**  
4363 26TH STREET, SAN FRANCISCO, CALIFORNIA

DATE	ISSUE
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PRINT DATE

SHEET CONTENT

**EXISTING AND PROPOSED ELEVATIONS**

03.26.19

A4.2



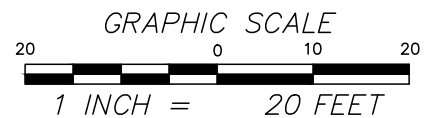
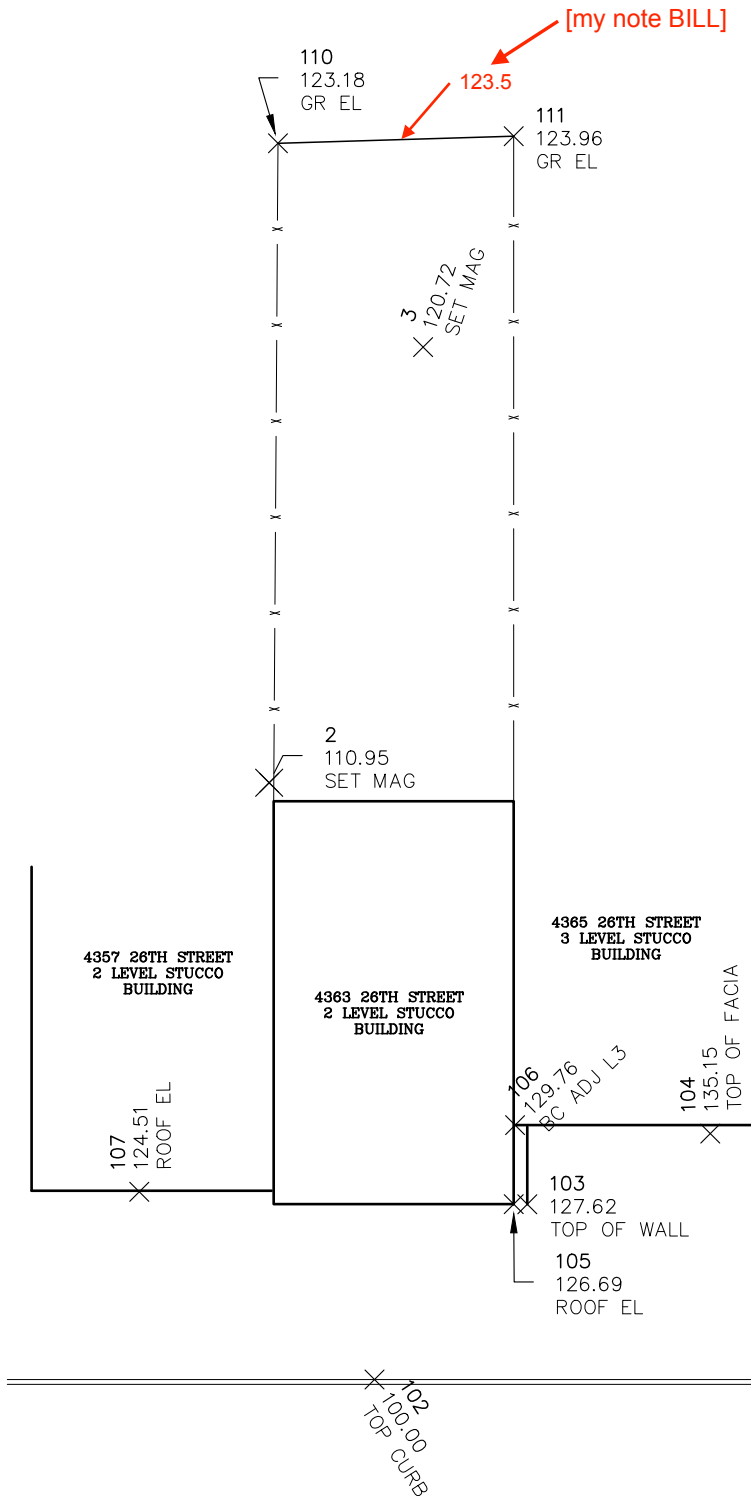
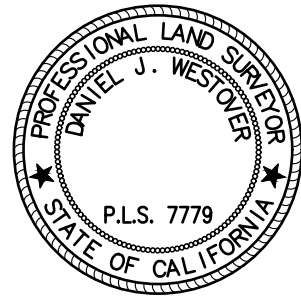
## SURVEYOR'S STATEMENT

On June, 2019, the elevations shown hereon were surveyed under my direction. This survey was performed at the request of Travis Murdock.



Daniel J. Westover, P.L.S 7779

Date: 6/20/19



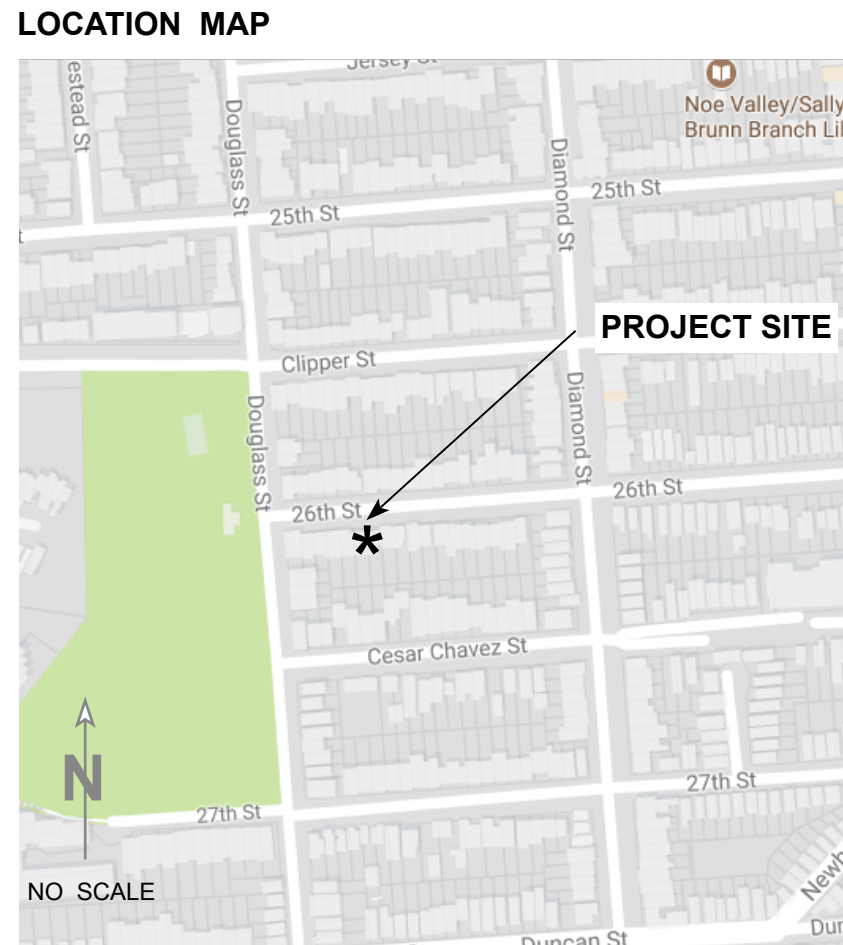
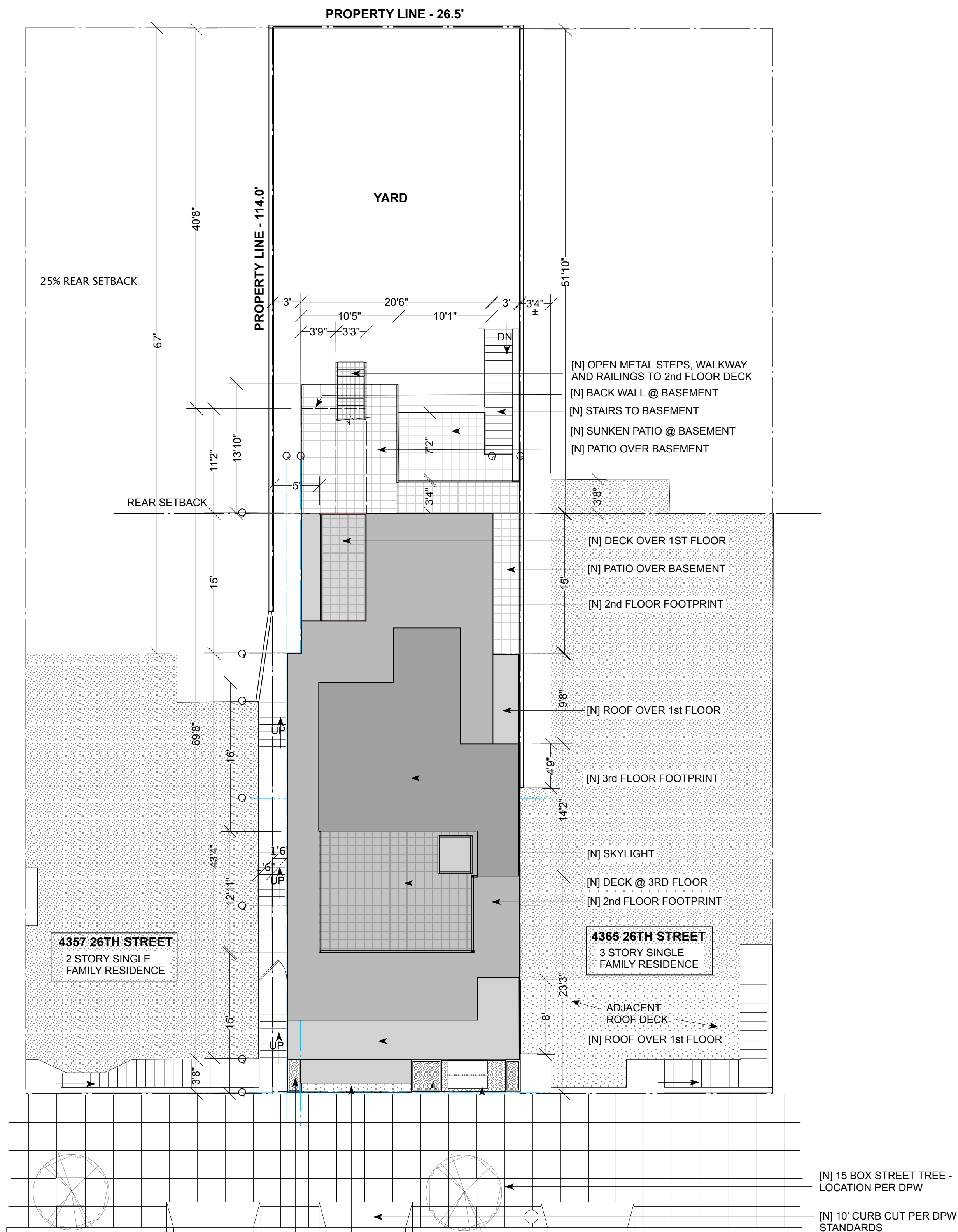
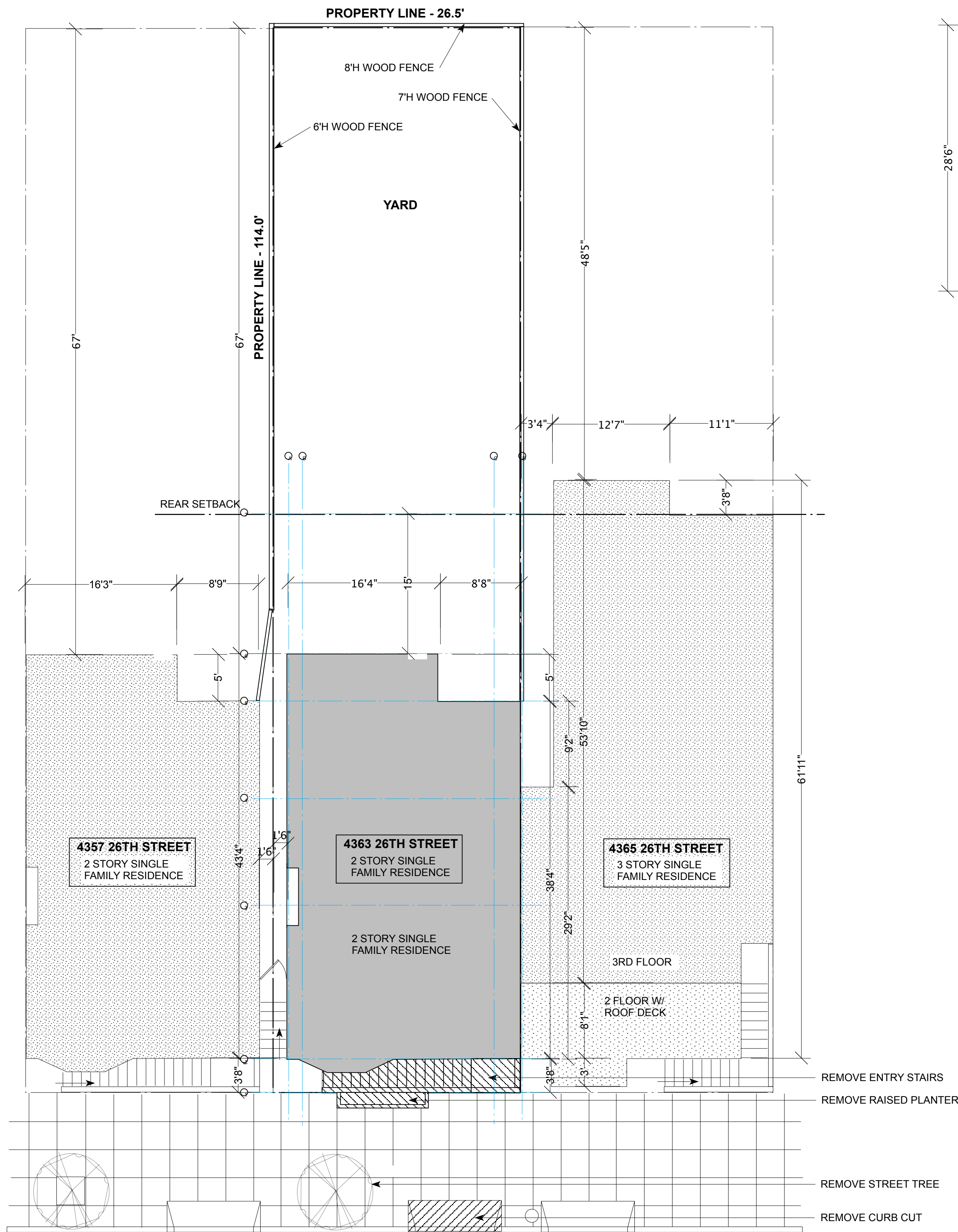
## ELEVATION SURVEY EXHIBIT

4363 26th Street  
San Francisco, CA

**WS**  
Westover  
Surveying

336 CLAREMONT BLVD. STE 1  
SAN FRANCISCO, CA 94127  
(415) 242-5400  
www.westoversurveying.com

SHEET 1 OF 1



PROJECT DATA		
ADDRESS - 4363 26TH STREET, SAN FRANCISCO, CA 94131		
BLOCK / LOT - 6561/024A		
LOT AREA - 3018 S.F. [26.5' X 114']		
ZONING - RH-1		
HISTORIC RATING 'B'		
SEISMIC ZONE - E		
CLIMATE ZONE - 3		
OCCUPANCY	EXISTING	PROPOSED
R3	R3	R3
BUILDING USE	SFR	SFR
CONSTRUCTION	5B	5B
COND. FLOOR AREA		
BASEMENT	0	806 SF
1ST FLOOR	1014 SF	1424 SF
2ND FLOOR	0	1164 SF
3RD FLOOR	0	380 SF
TOTAL COND. FL. AREA	1014 SF	3774 SF
COND. FL. AREA ADDED	--	2760 SF
NO. OF STORIES	2	4
SPRINKLER SYSTEM	NONE	FULL

CONTACT DIRECTORY	
<b>OWNER / CONTACT</b>	
MARLESE AND TRAVIS MURDOCH	
4363 26TH STREET STREET	
SAN FRANCISCO, CA. 94131	
415.260.1228	
<b>ARCHITECT</b>	
BILL EGAN	
15 PEREGO TERRACE #5	
SAN FRANCISCO, CA. 94131	
415.260.1228	

CODES, STANDARDS, ORDINANCES	
ALL WORK SHALL CONFORM TO THE FOLLOWING:	
2016 SAN FRANCISCO BUILDING CODE	
2016 CALIFORNIA ENERGY STANDARDS	
ALL LOCAL STANDARDS, ORDINANCES AND SPECIFICATIONS	

SCOPE OF WORK	
VERTICAL AND HORIZONTAL ADDITIONS TO EXISTING SINGLE FAMILY RESIDENCE TO INCLUDE:	
BASEMENT - ENTRY, GARAGE, FAMILY ROOM, BEDROOM AND BATH	
1ST FL. - 4 BEDROOMS, 3 BATHS, LAUNDRY	
2ND FL. - LIVING, DINING, KITCHEN, 1/2 BATH, DECK W/ STAIRS TO REAR YARD	
3RD FL. - FAMILY ROOM, BATH, DECK	
INSTALL SPRINKLER SYSTEM AT ALL LEVELS AND ELEVATOR	

SHEET INDEX	
A1.0	PROJECT DATA
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A3.2	EXISTING & PROPOSED SITE SECTIONS
A3.3	PROPOSED PARTIAL BLOCK PLAN & SECTION
A4.0	EXISTING & PROPOSED ELEVATIONS
A4.1	EXISTING & PROPOSED ELEVATIONS
A4.2	EXISTING & PROPOSED ELEVATIONS
A4.3	EXISTING & PROPOSED CONTEXT ELEVATIONS

**be/A**  
**BILL EGAN**  
**ARCHITECT**  
405 Davis Ct. #1204  
San Francisco, Ca. 94111  
415 260 1228  
billegan7@gmail.com  
www.billeganarchitect.com

PROJECT NO.	17.1021.00
PROJECT TITLE	

# MURDOCH RESIDENCE REMODEL

4363 26TH STREET, SAN FRANCISCO, CALIFORNIA

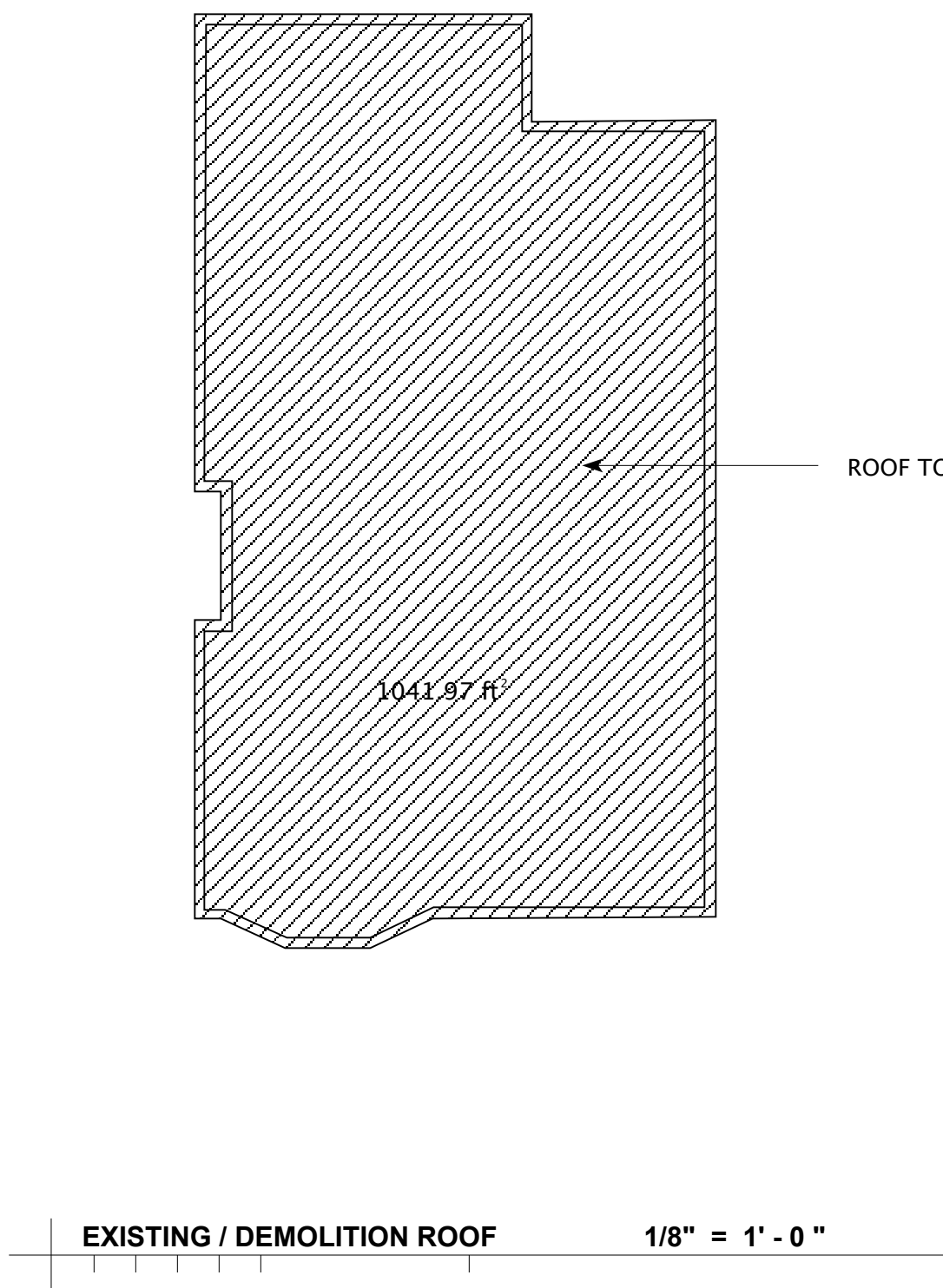
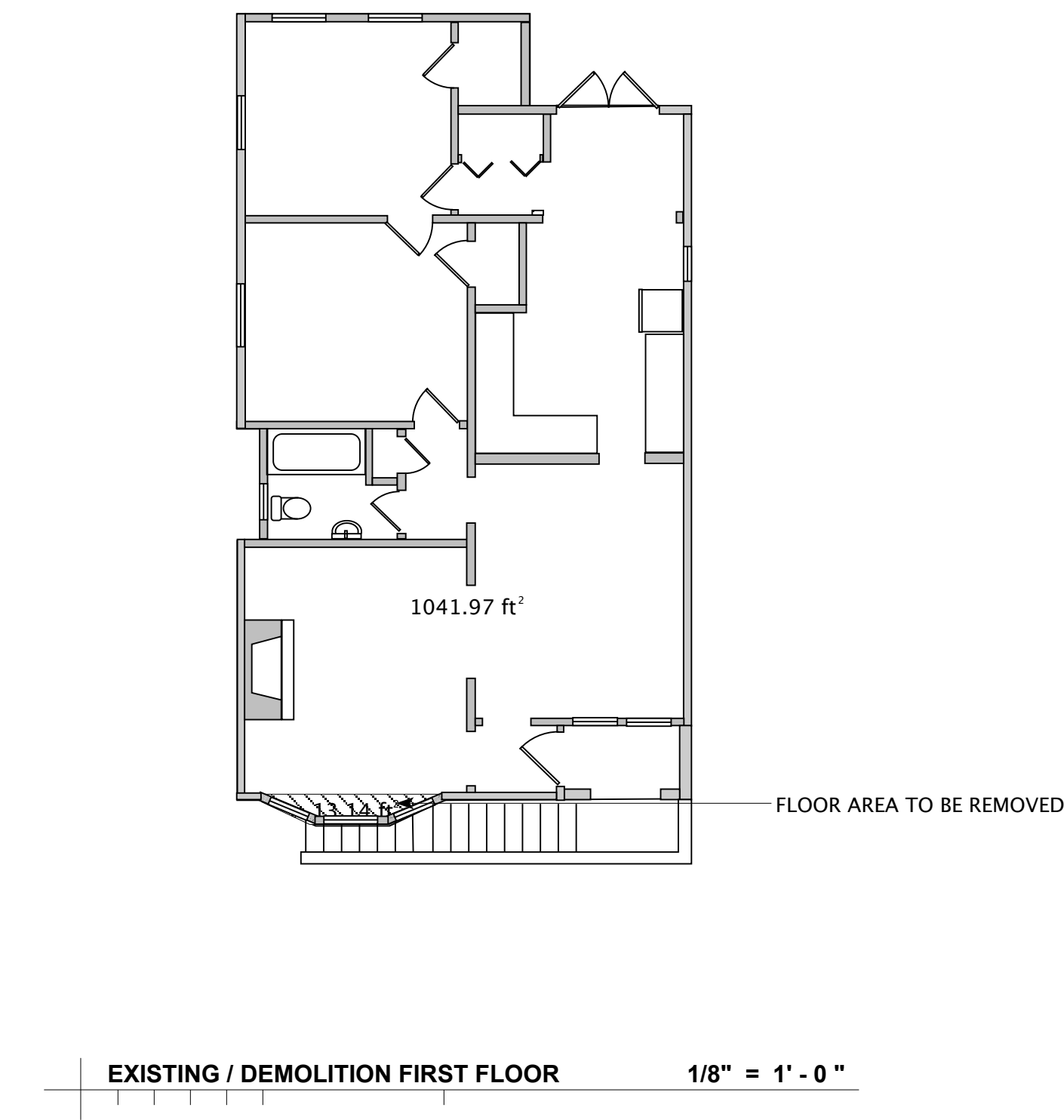
DATE	ISSUE
01.11.18	PROJECT REV. MTG.
02.20.18	SITE PERMIT SUBMIT
04.13.18	REVISED SITE PERMIT
11.14.18	REVISED SITE PERMIT
01.23.19	REVISED SITE PERMIT
02.07.19	REVISED SITE PERMIT
03.26.19	REVISED SITE PERMIT

PRINT DATE
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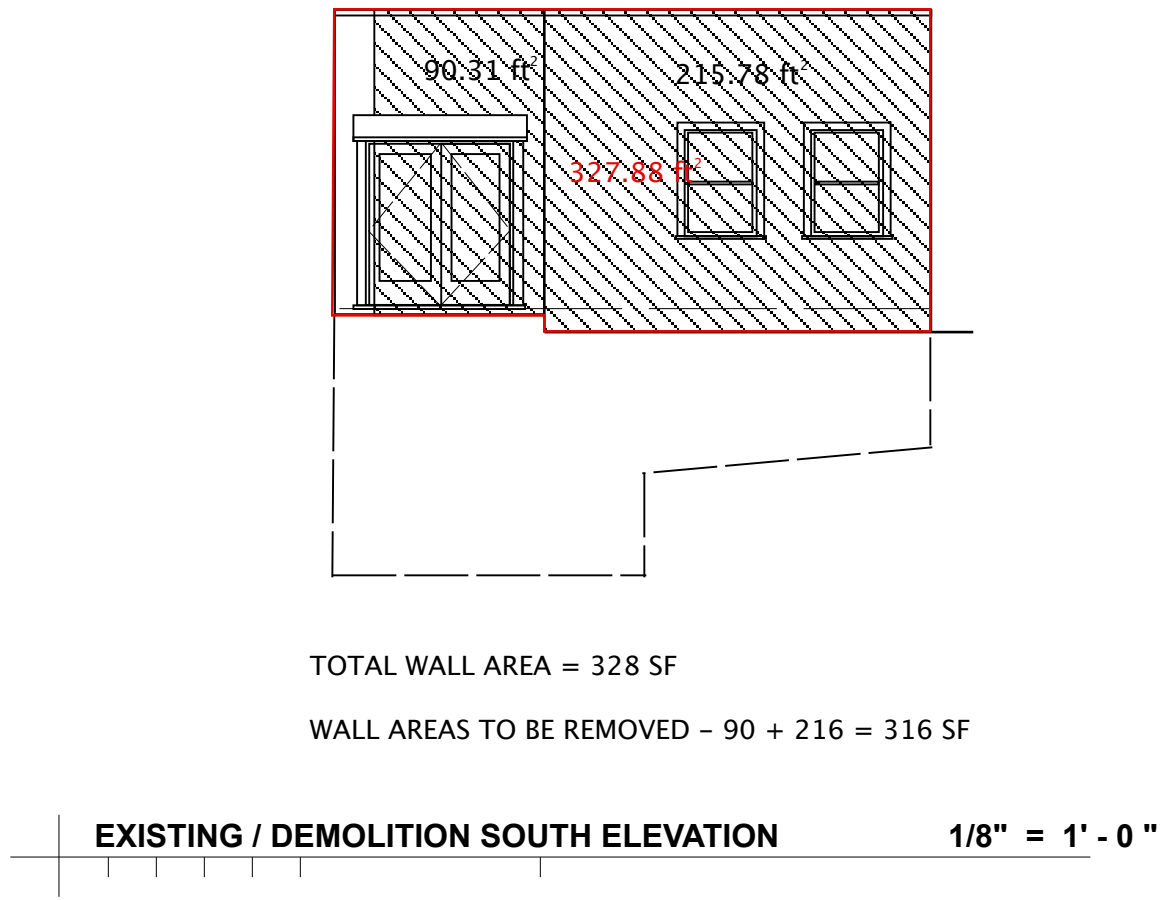
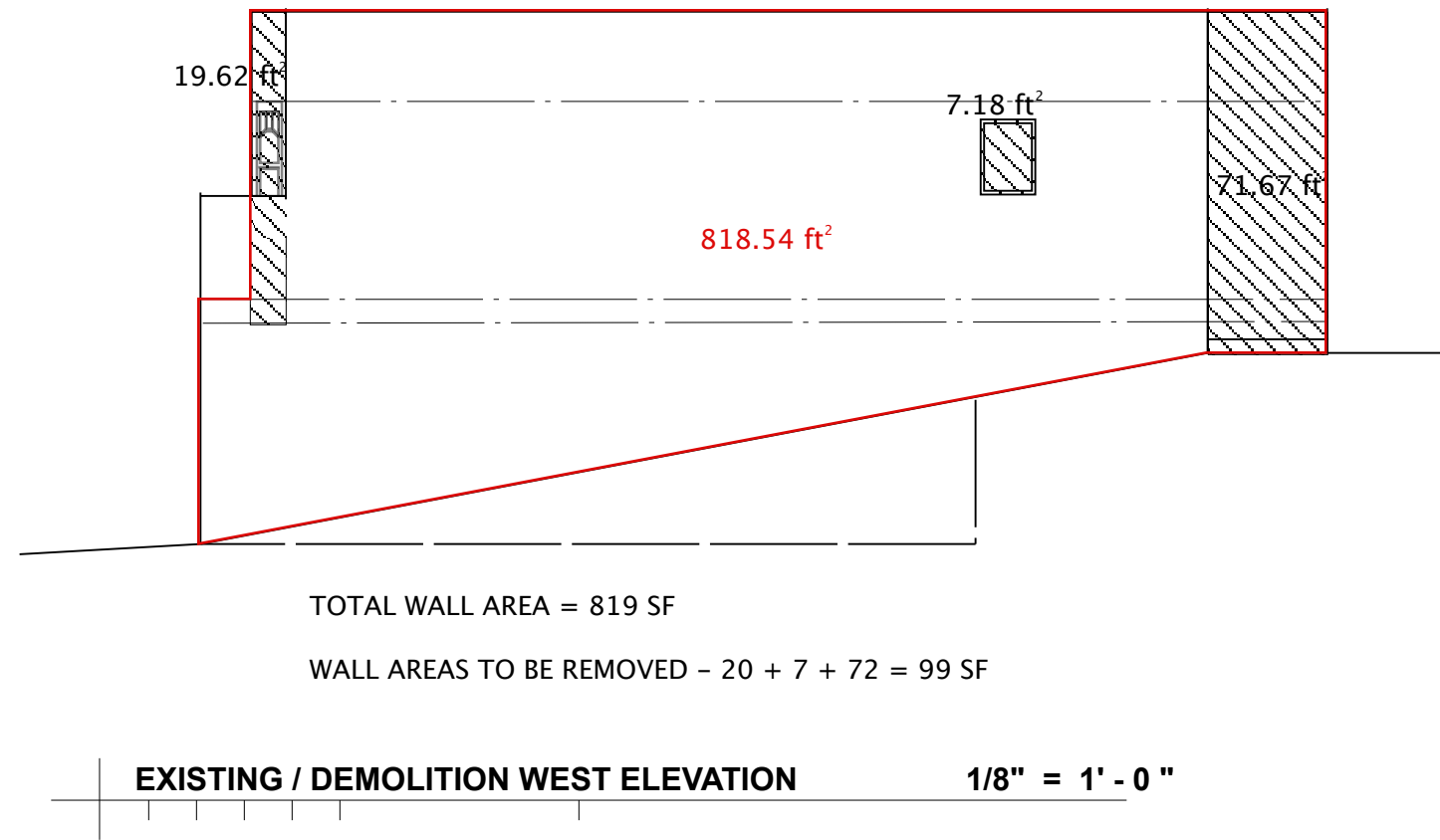
SHEET CONTENT
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PROJECT DATA
EXISTING AND PROPOSED SITE PLANS

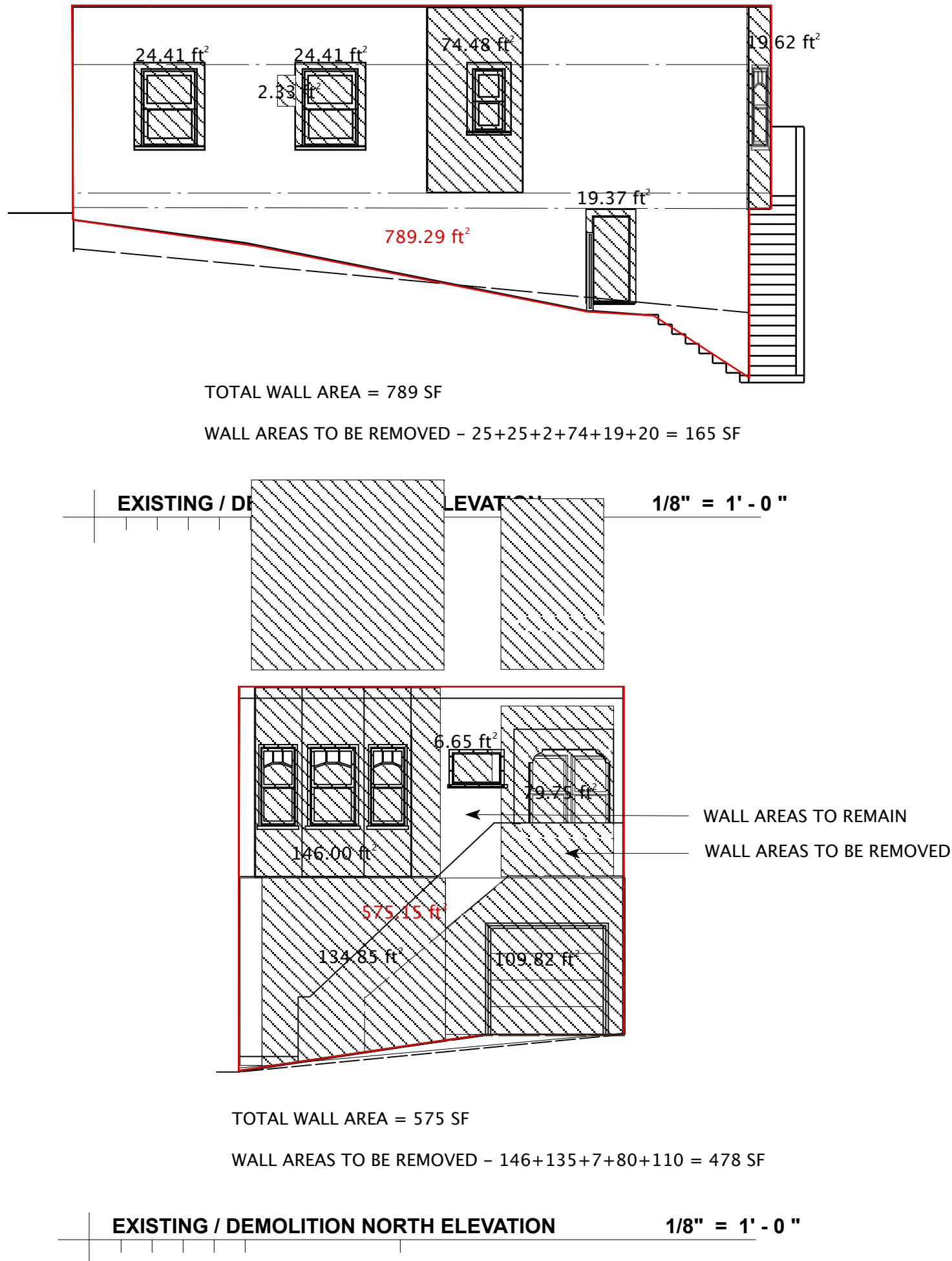




C-2 AREA DIAGRAMS



B-1 & C-1 AREA DIAGRAMS



(2) "Demolition of Residential Buildings" shall mean any of the following:

(A) Any work on a Residential Building for which the Department of Building Inspection determines that an application for a demolition permit is required, or

(B) A major alteration of a Residential Building that proposes [1] the Removal of more than 50% of the sum of the Front Facade and Rear Facade and [2] also proposes the Removal of more than 65% of the sum of all exterior walls, measured in lineal feet at the foundation level, or

(C) A major alteration of a Residential Building that proposes [1] the Removal of more than 50% of the Vertical Envelope Elements and [2] more than 50% of the Horizontal Elements of the existing building, as measured in square feet of actual surface area.

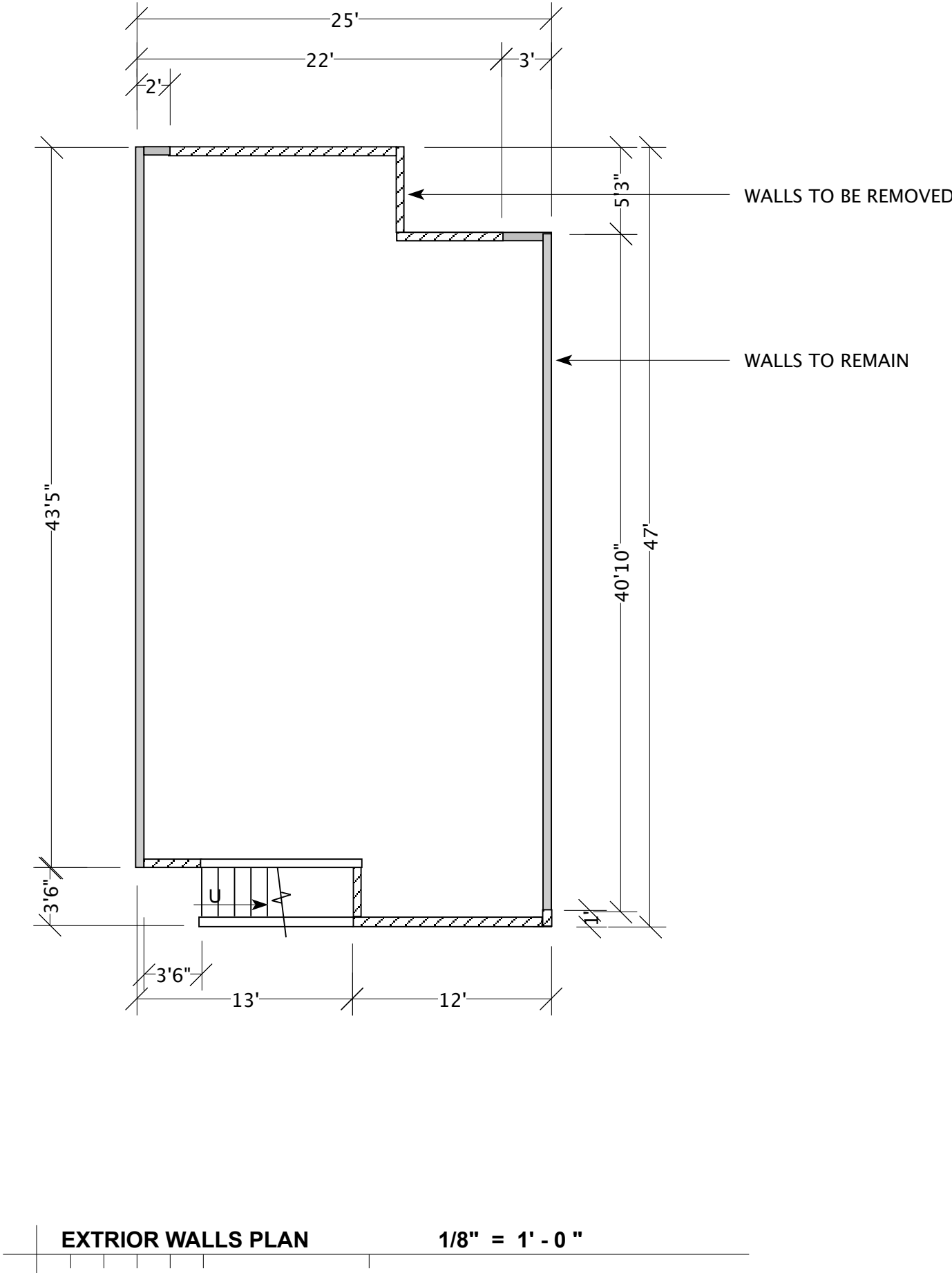
(D) The Planning Commission may reduce the above numerical elements of the criteria in Subsections (b)(2)(B) and (b)(2)(C), by up to 20% of their values should it deem that adjustment is necessary to implement the intent of this Section 317, to conserve existing sound housing and preserve affordable housing.

B-1 FRONT & REAR FACADES - BY AREA			
ELEMENT	EXISTING	REMOVED	
FRONT FACADE	575 SF	324 SF	
REAR FACADE	358 SF	288 SF	
TOTAL	933 SF	612 SF	
PERCENT REMOVED		66% > 50%	NON-CONFORMING

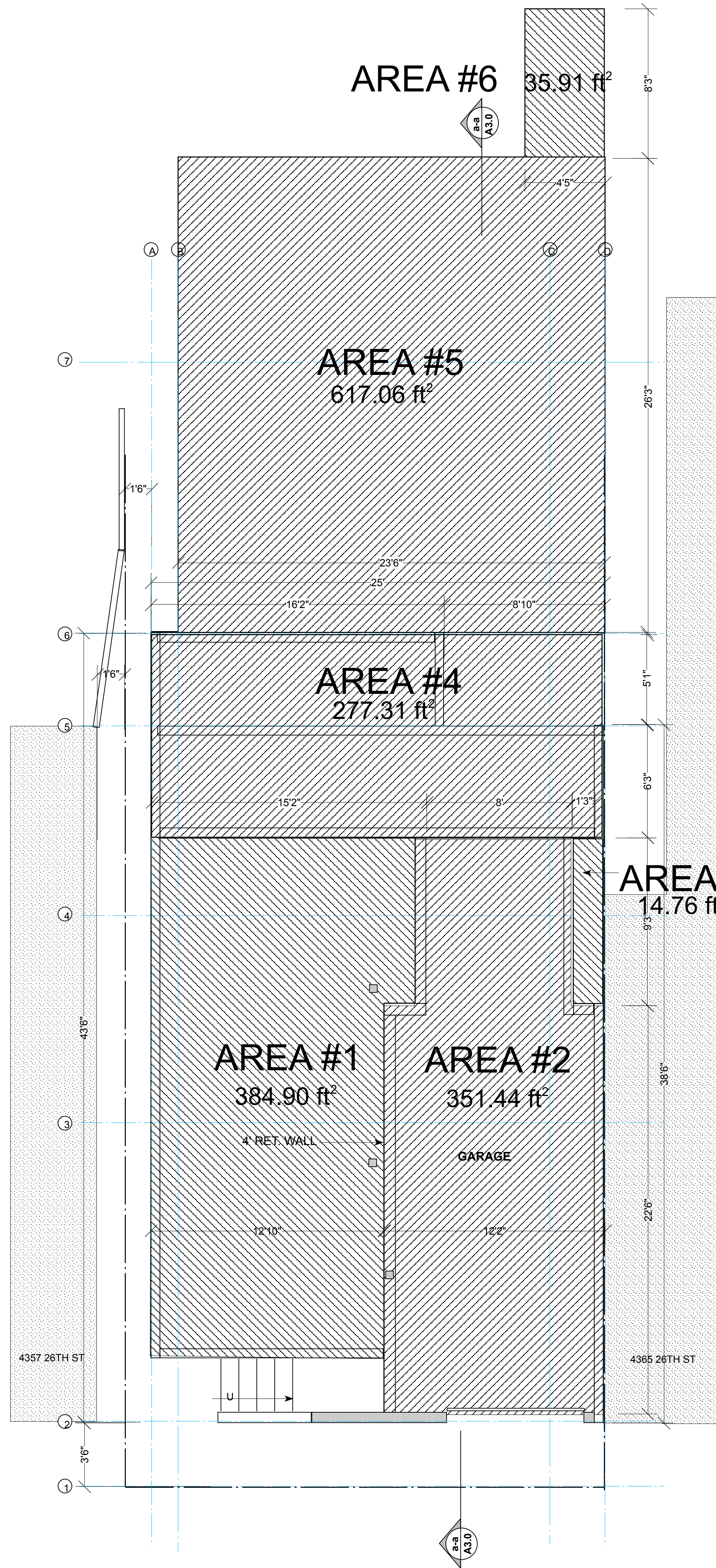
B-2 ALL EXTERIOR WALLS - BY LINEAR FOOT			
ELEMENT	EXISTING	REMOVED	
FRONT FACADE	25 LF	15.5 LF	
REAR FACADE	25 LF	22 LF	
RIGHT WALL	47 LF	6.25 LF	
LEFT WALL	47 LF	3.5 LF	
TOTAL	144 LF	47.25 LF	
PERCENT REMOVED		33% < 65%	CONFORMS

C-1 ALL VERTICAL ENVELOPE ELEMENTS - BY AREA			
ELEMENT	EXISTING	REMOVED	
FRONT FACADE	575 SF	478 SF	
REAR FACADE	328 SF	316 SF	
RIGHT WALL	818 SF	99 SF	
LEFT WALL	789 SF	165 SF	
TOTAL	2541 SF	1058 SF	
PERCENT REMOVED		41.6% < 50%	CONFORMS

C-2 ALL HORIZONTAL ELEMENTS - BY AREA			
ELEMENT	EXISTING	REMOVED	
BASEMENT FLOOR	NA	NA	
1ST FLOOR	1042 SF	13 SF	
ROOF	1042 SF	1042 SF	
TOTAL	2084 SF	1055 SF	
PERCENT REMOVED		50.6% > 50%	NON-CONFORMING



B-2 LINEAR FOOT DIAGRAM



AREA #6 EXCAVATION

FOOTPRINT AREA = 36 S.F.  
AVERAGE DECAVATION DEPTH = 5'  
TOTAL EXCAVATION = [36 S.F. X 5'] / 27 = 7 C.Y.

AREA #5 EXCAVATION

FOOTPRINT AREA = 617 S.F.  
AVERAGE DECAVATION DEPTH = 11'-3"  
TOTAL EXCAVATION = [617 S.F. X 11'-3"] / 27 = 257 C.Y.

AREA #4 EXCAVATION

FOOTPRINT AREA = 260 S.F.  
AVERAGE DECAVATION DEPTH = 8'-2"  
TOTAL EXCAVATION = [277 S.F. X 8'-2"] / 27 = 84 C.Y.

AREA #3 EXCAVATION

FOOTPRINT AREA = 11 S.F.  
AVERAGE DECAVATION DEPTH = 7'  
TOTAL EXCAVATION = [15 S.F. X 7'] / 27 = 4 C.Y.

AREA #2 EXCAVATION

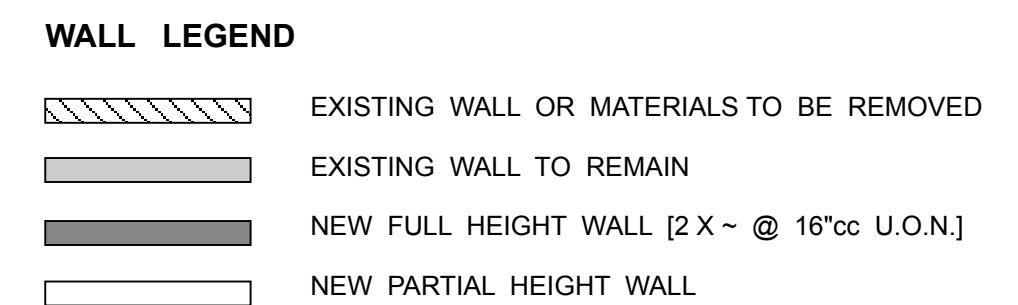
FOOTPRINT AREA = 351 S.F.  
AVERAGE DECAVATION DEPTH = 1'  
TOTAL EXCAVATION = [351 S.F. X 1'] / 27 = 13 C.Y.

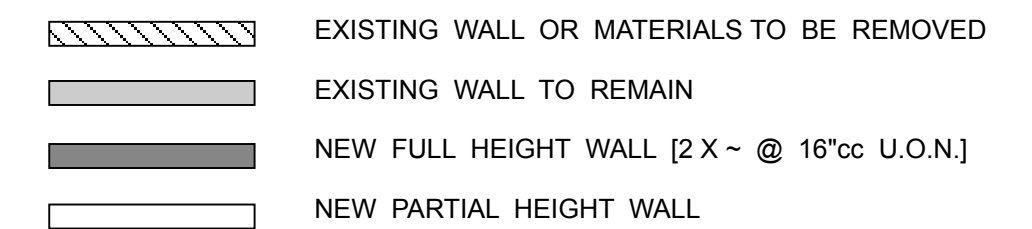
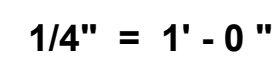
AREA #1 EXCAVATION

FOOTPRINT AREA = 385 S.F.  
AVERAGE DECAVATION DEPTH = 6'-2"  
TOTAL EXCAVATION = [385 S.F. X 6'-2"] / 27 = 88 C.Y.

TOTAL AREA OF EXCAVATION = 1681 S.F.  
TOTAL EXCAVATION = 453 C.Y.  
MAXIMUM DEPTH = 14'-9"

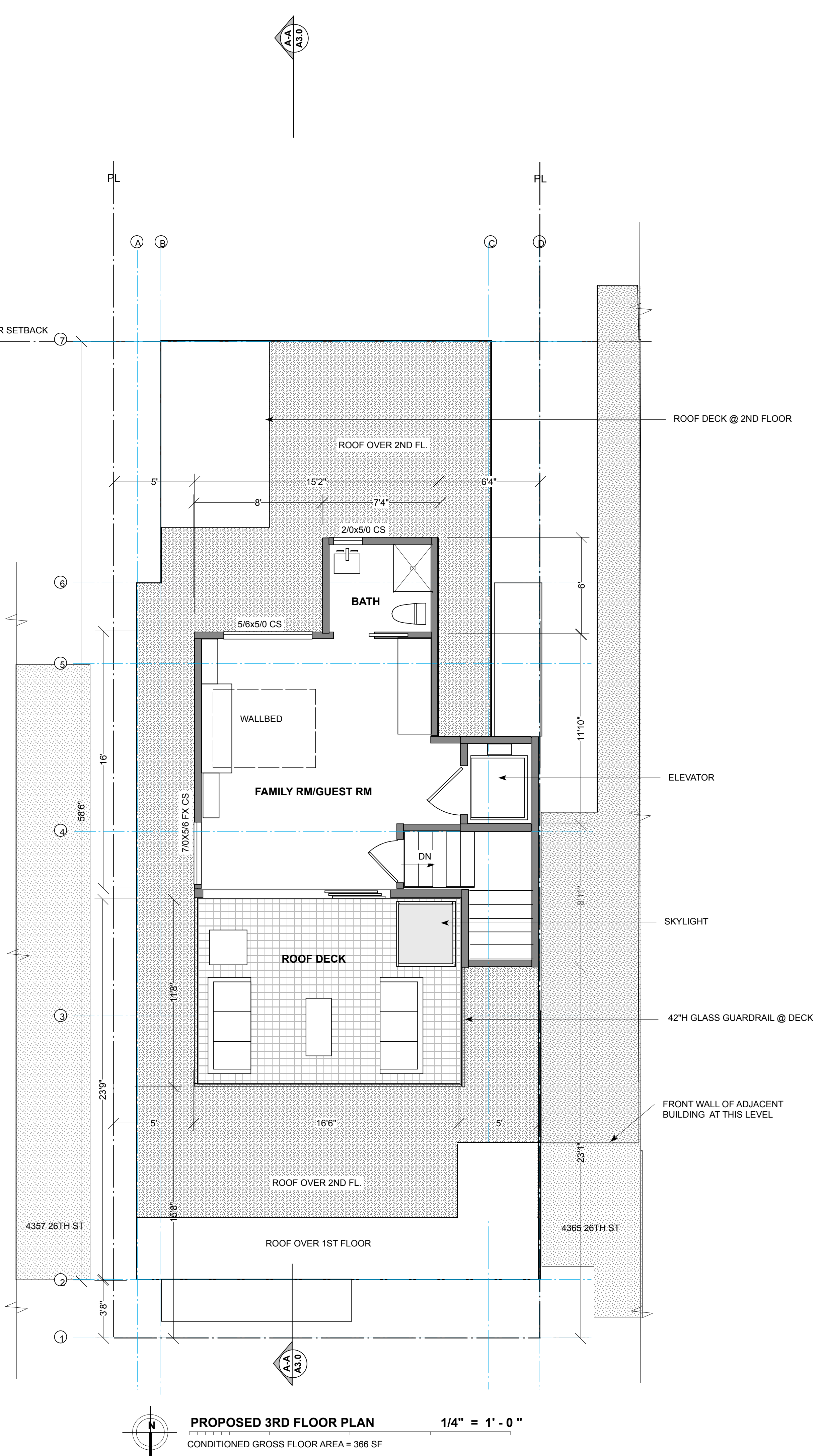








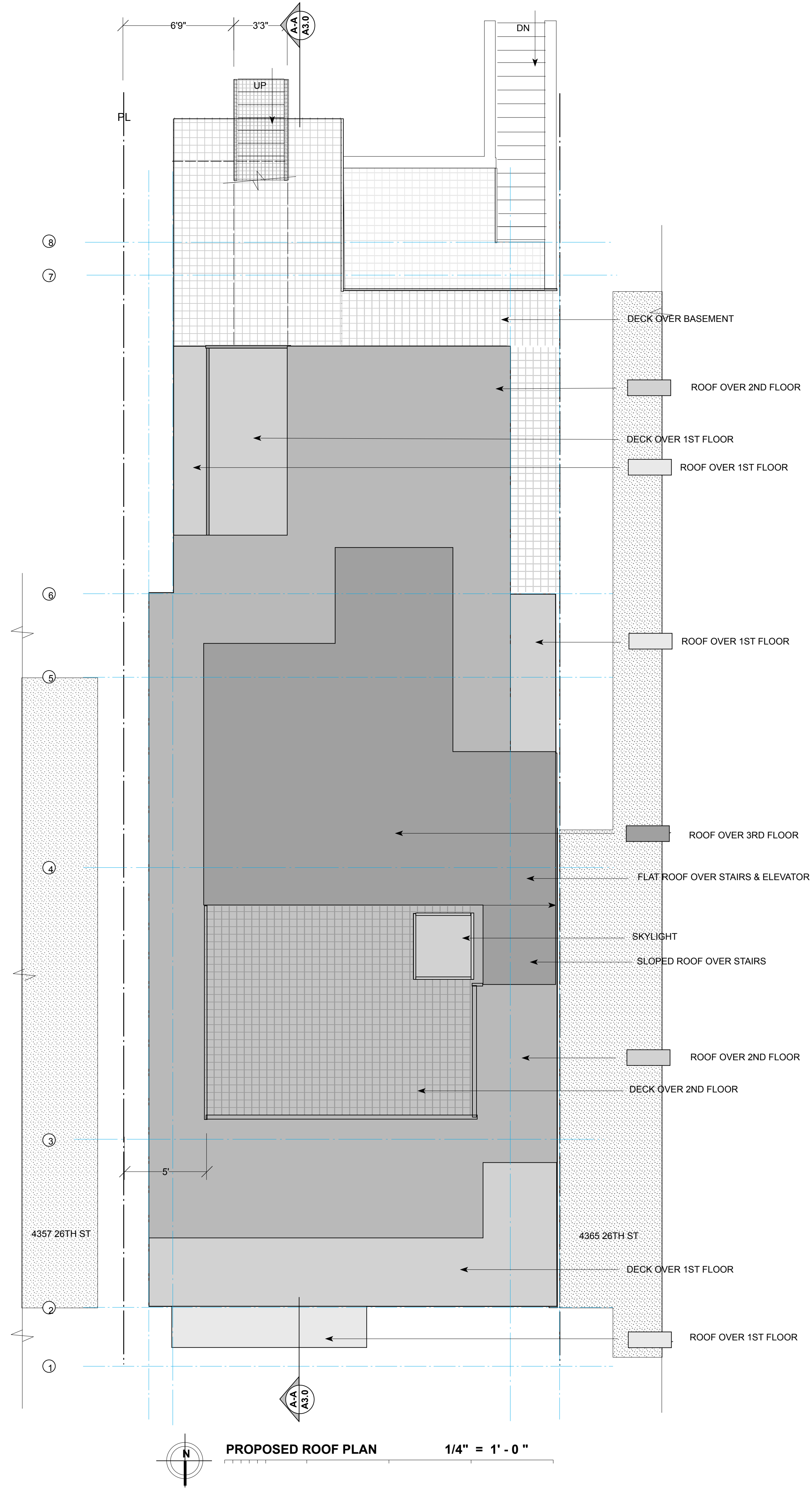
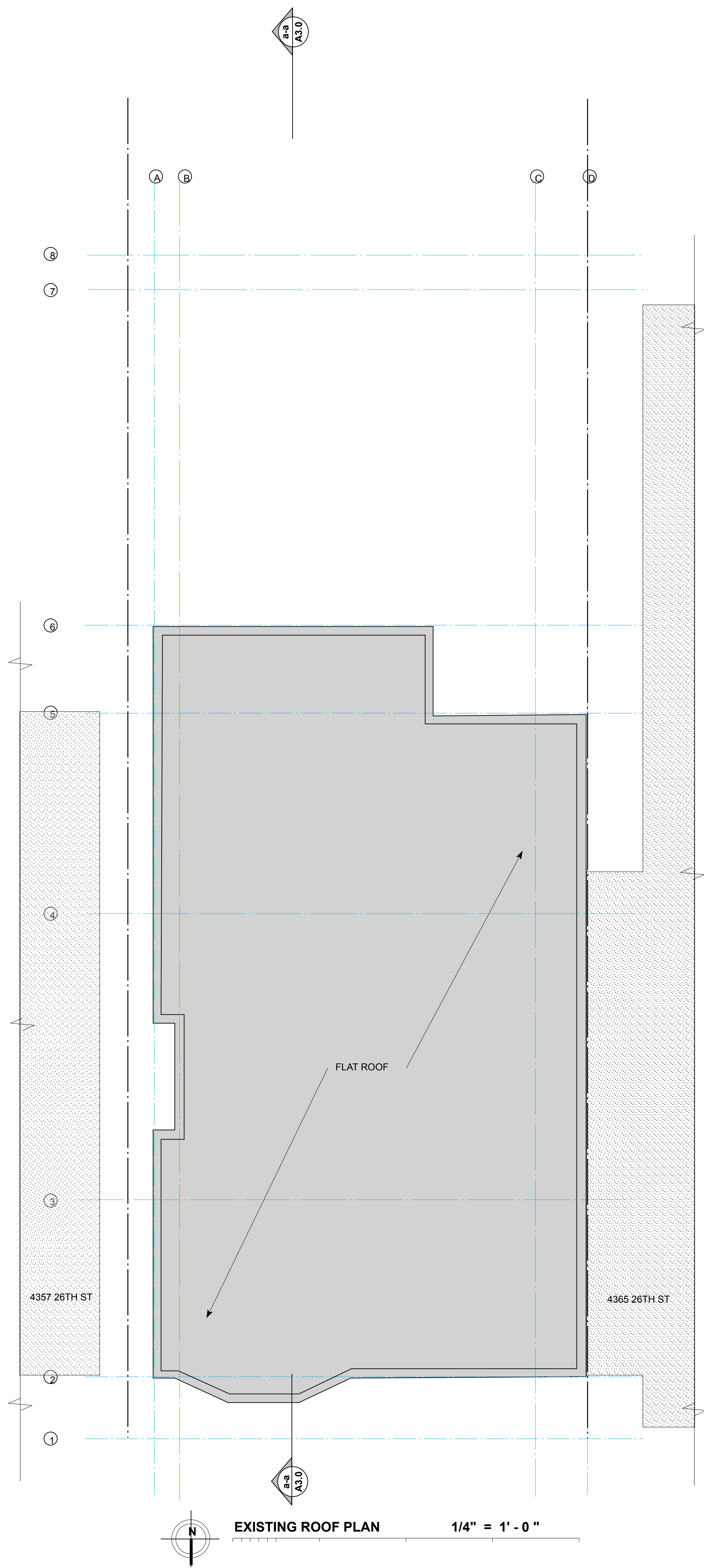


## A2.1





	EXISTING WALL OR MATERIALS TO BE REMOVED
	EXISTING WALL TO REMAIN
	NEW FULL HEIGHT WALL [2 X ~ @ 16"cc U.O.N.]
	NEW PARTIAL HEIGHT WALL



**MURDOCH RESIDENCE REMODEL**  
4363 26TH STREET, SAN FRANCISCO, CALIFORNIA

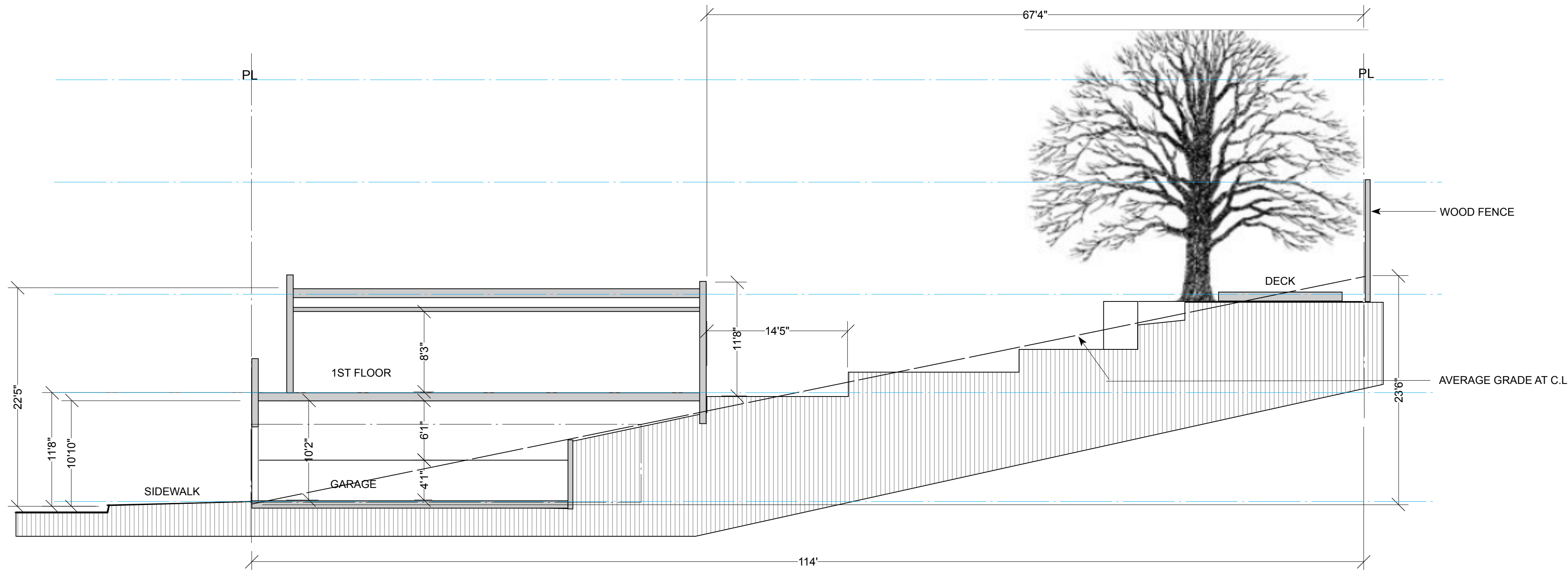
DATE ISSUE

PRINT DATE

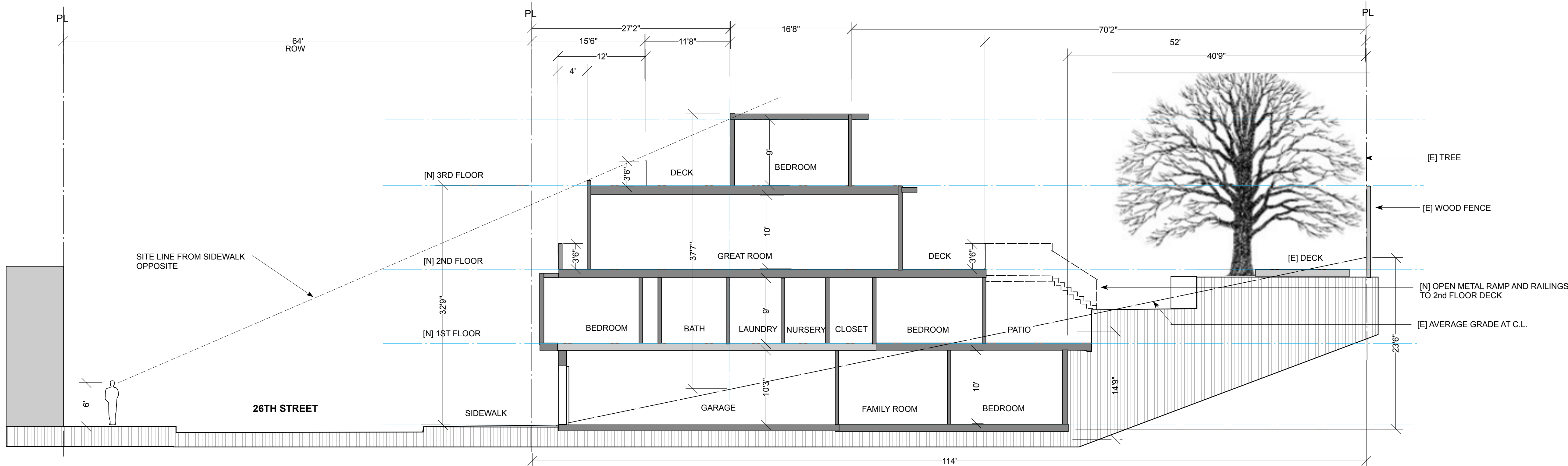
SHEET CONTENT  
**EXISTING AND PROPOSED  
ROOF PLANS**



**MURDOCH RESIDENCE REMODEL**  
4363 26TH STREET, SAN FRANCISCO, CALIFORNIA



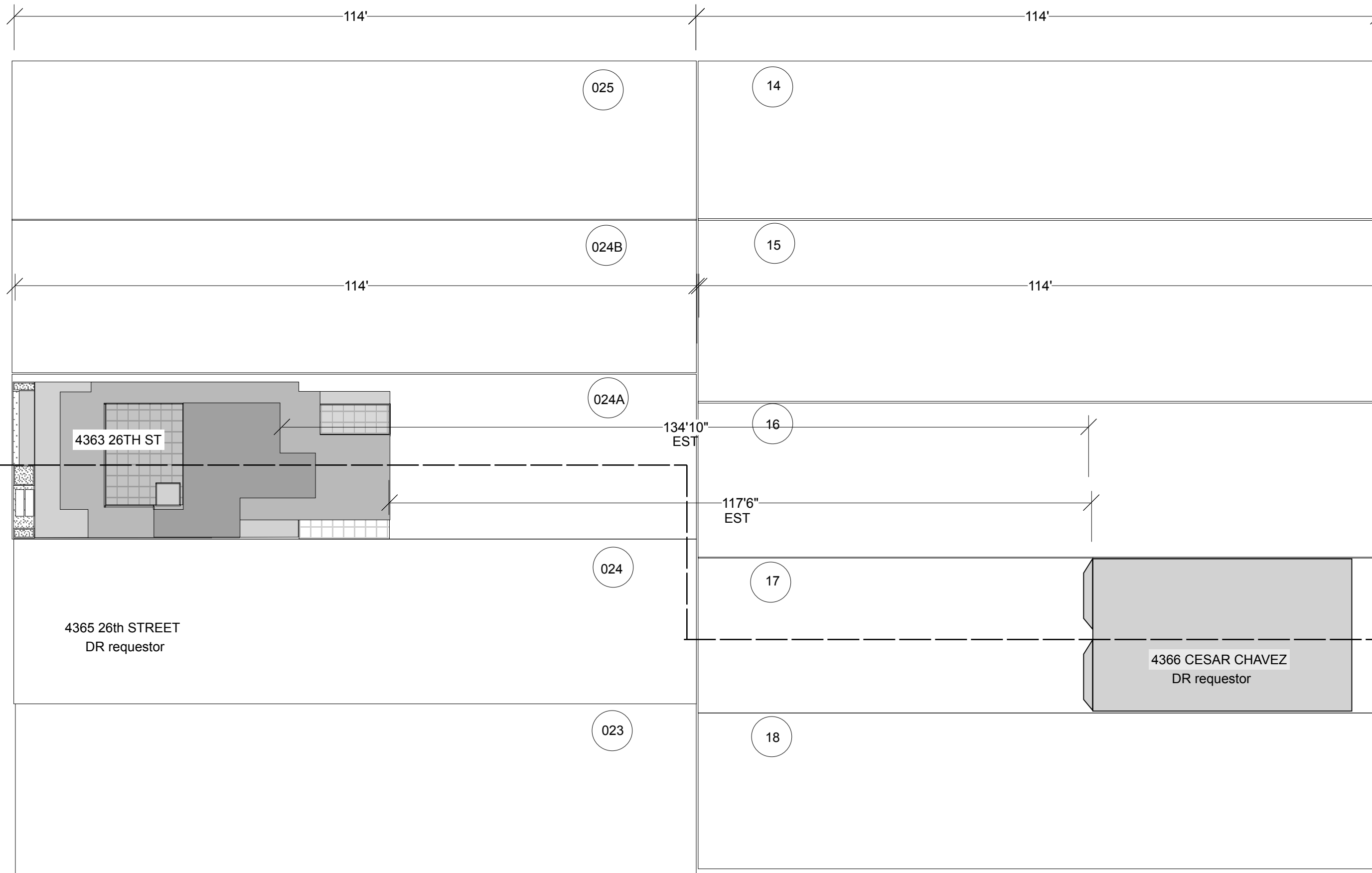
**a-a** EXISTING SITE SECTION 1/8" = 1' - 0"



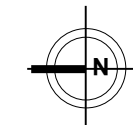
**A-A** PROPOSED SITE SECTION 1/8" = 1' - 0"

A-A

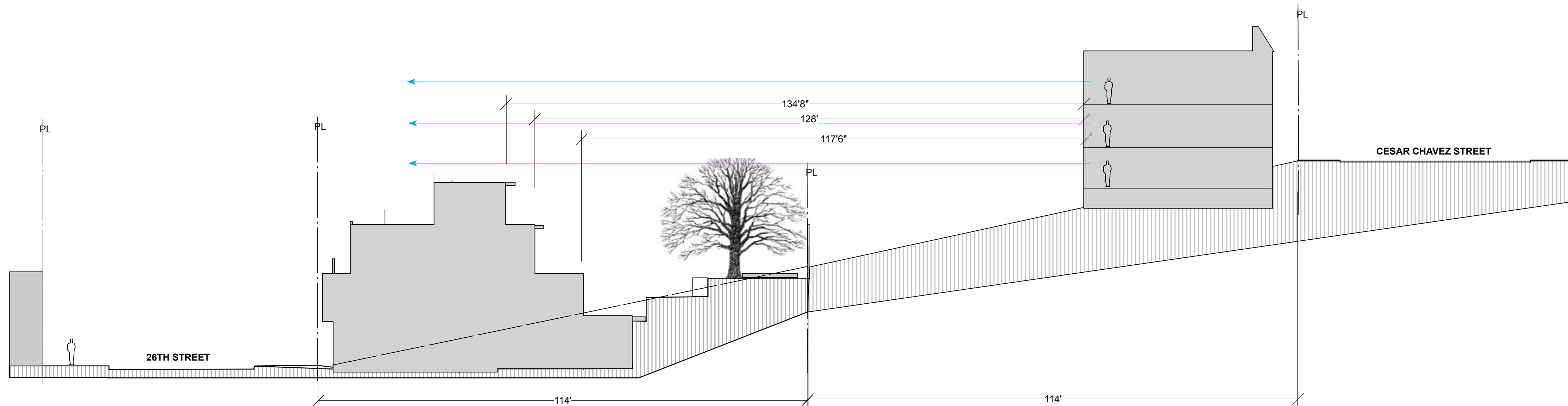
26TH STREET



CESAR CHAVES STREET



PARTIAL BLOCK 6561 PLAN 1/16" = 1' - 0"



A-A

BLOCK SECTION 1/16" = 1' - 0"

be/A  
BILL EGAN  
ARCHITECT

405 Davis Ct. #1204  
San Francisco, Ca. 94111  
415 260 1228  
billegan7@gmail.com  
www.billeganarchitect.com

PROJECT NO.

17.1021.00

PROJECT TITLE

MURDOCH RESIDENCE REMODEL  
4363 26TH STREET, SAN FRANCISCO, CALIFORNIA

PRINT DATE

SHEET CONTENT

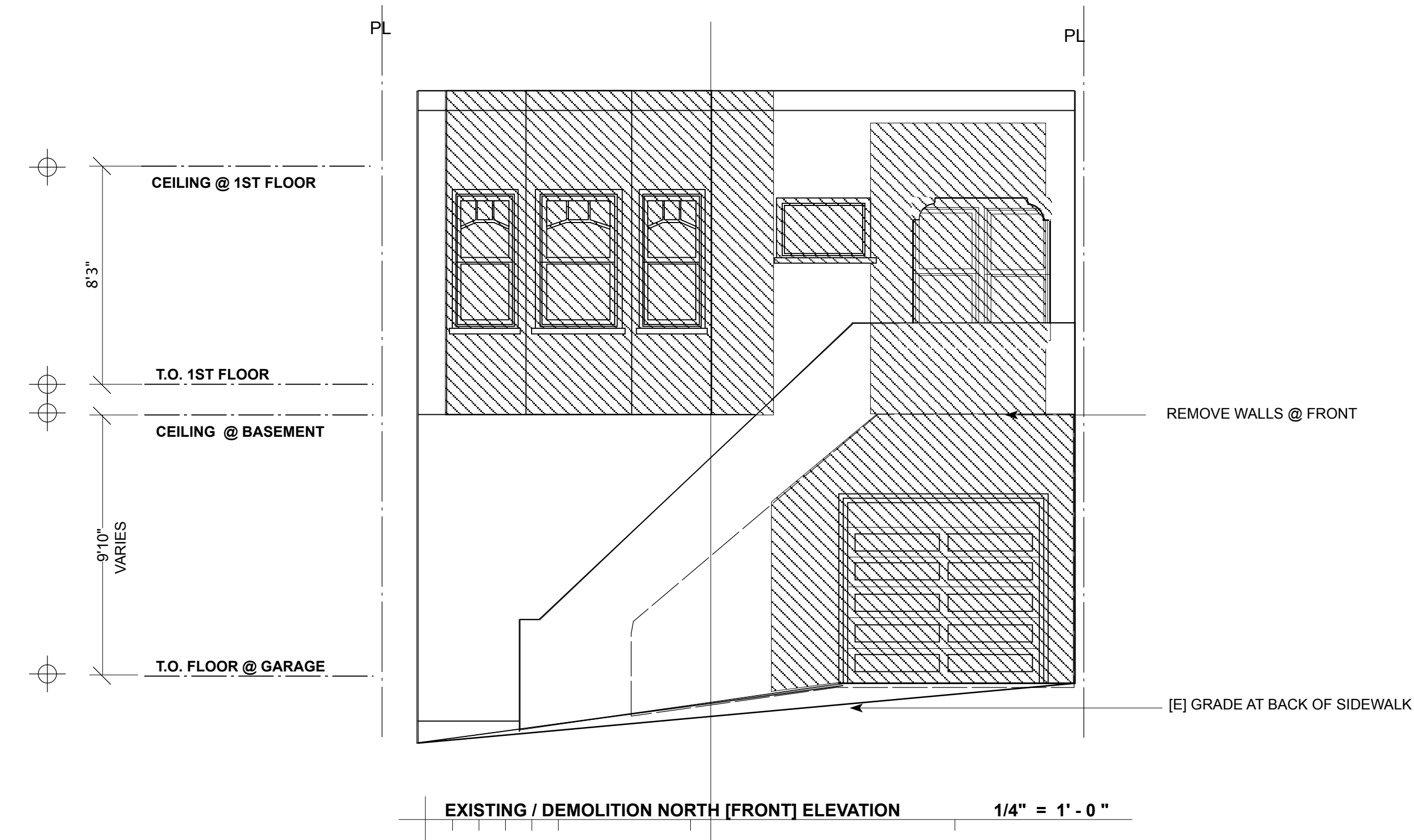
BLOCK PLAN AND SECTION

08.16.19

A3.2

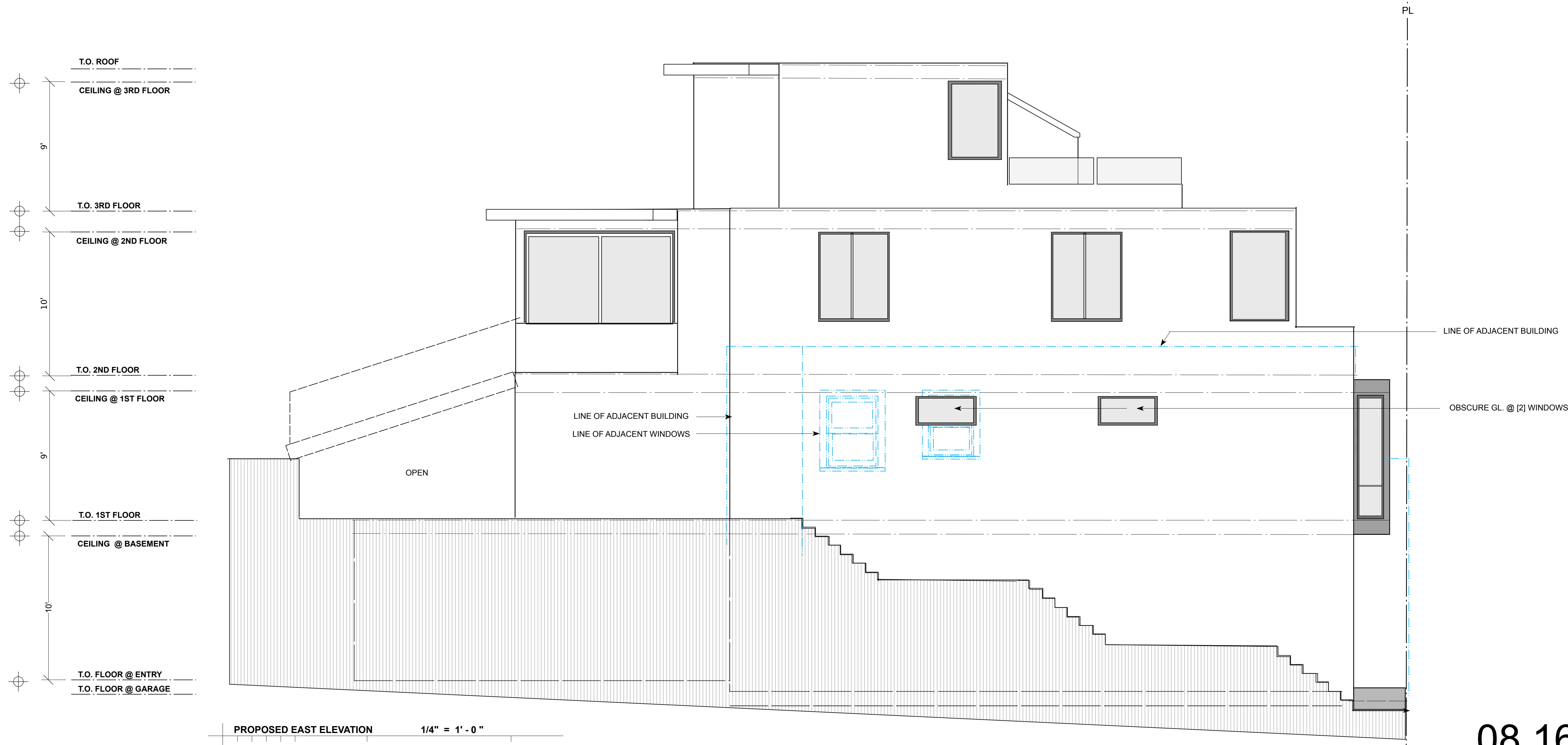
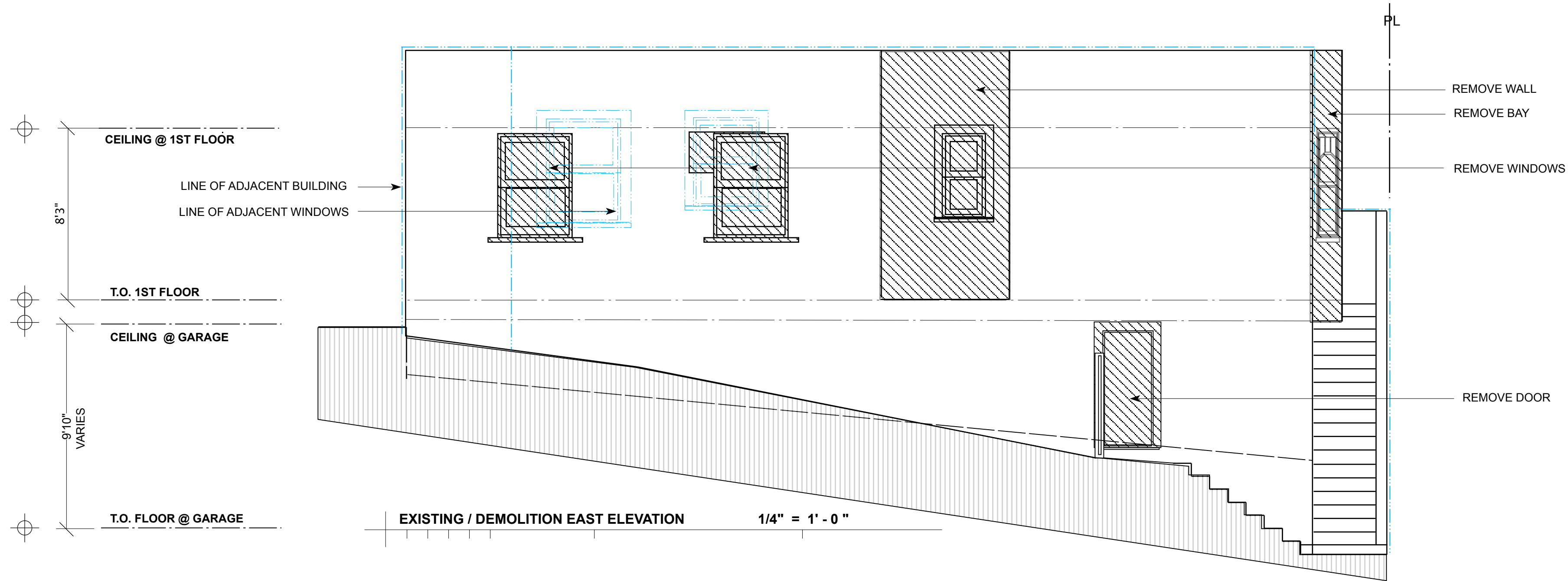
Ownership and Use of Documents : All drawings, specifications and their content appearing herein constitute the original and unpublished work of William Egan, Architect and the same shall remain the property of the architect. They are to be used only with respect to this project and shall not be duplicated used by any persons or other projects, or extensions to this project without expressed written agreement with the architect.



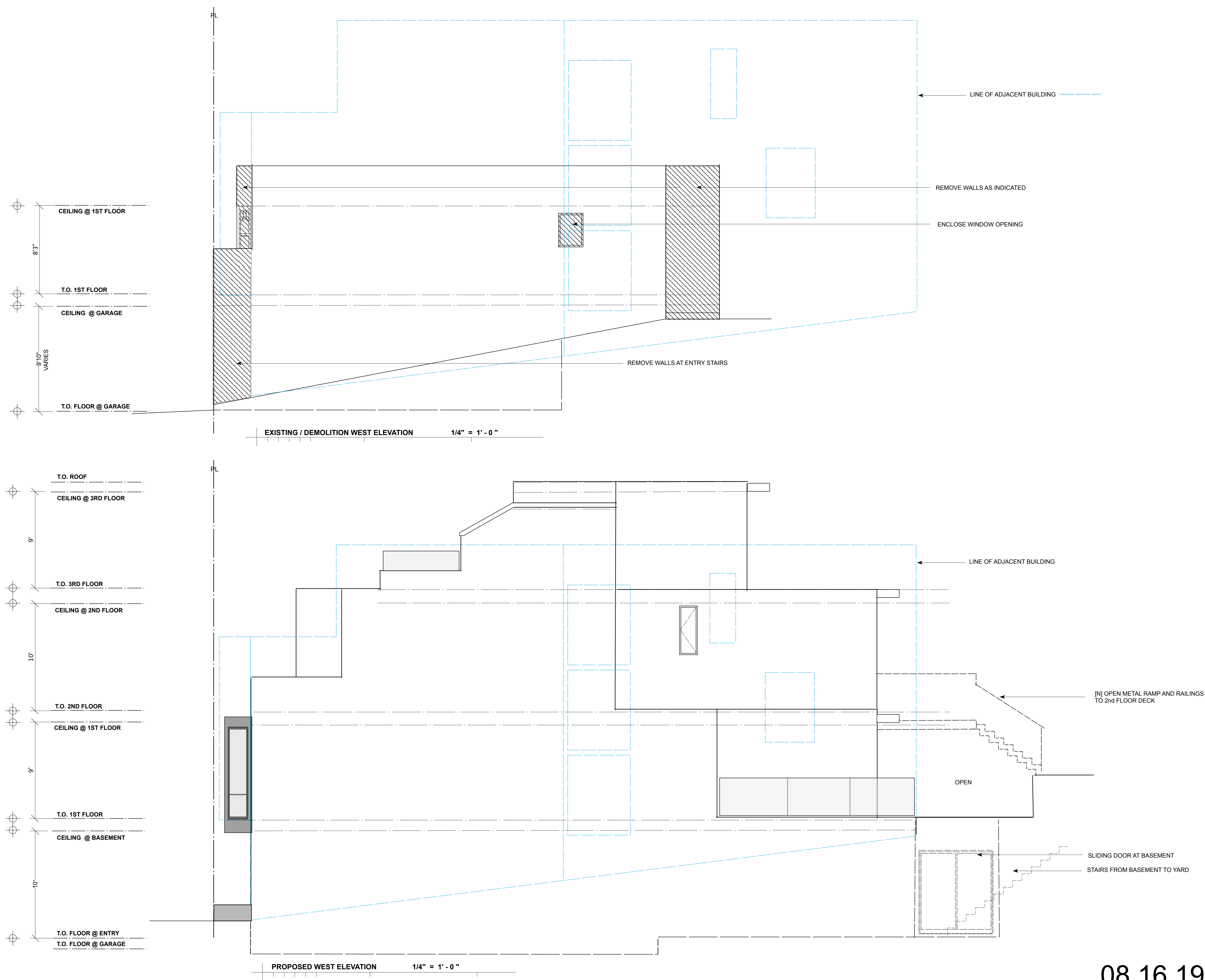


08.16.19 | A4.0

MURDOCH RESIDENCE REMODEL  
4363 26TH STREET, SAN FRANCISCO, CALIFORNIA









**MURDOCH RESIDENCE REMODEL**  
4363 26TH STREET, SAN FRANCISCO, CALIFORNIA



4363 26<sup>th</sup> Street

Murdoch Residence Renderings

# Block context (1/3)





# Block context (2/3)



# Block context (3/3)





# Eye level view (1/3)

## Notes:

- 45 ft across street
- Eye level for 6' tall individual



Eye level  
view (2/3)





Eye level  
view (3/3)



**From:** [Oleg Nodelman](#)  
**To:** [Pantoja, Gabriela \(CPC\)](#); [Winslow, David \(CPC\)](#)  
**Subject:** 4363 26th Street San Francisco - Letter of Support  
**Date:** Monday, July 08, 2019 1:01:26 PM

---

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Gabriela and David – I am writing to express my support for the proposed development of 4363 26th Street. By way of background, my name is Oleg Nodelman and I have lived on 26th Street for almost 15 years where I own two residences. I bought 4380 26th Street in October of 2004, and recently purchased 4352 26th Street where I reside with my wife and 8 year old twin girls.

I have reviewed the architectural plans for the residence, as I do for all projects within a block of our home. I think the design is clever and is highly consistent with the character of our neighborhood. The family developing the property has clearly put a great deal of thought into the project, and complaints that I was recently made aware of regarding the setback of the living floor and the existence of the top floor are entirely unfounded.

I am looking forward to our new neighbors bettering our street and the entire neighborhood. If there is any other way that I can be helpful or answer any questions I can be reached on my cell phone – 415-722-1038 or over email.

Sincerely,

Oleg

--

Oleg Nodelman  
EcoR1 Capital  
[oleg@EcoR1Cap.com](mailto:oleg@EcoR1Cap.com)  
p. 415-448-6534  
c. 415-722-1038

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**From:** [Thomas Bomba](#)  
**To:** [Travis B Murdoch](#)  
**Cc:** [Pantoja, Gabriela \(CPC\)](#); [Winslow, David \(CPC\)](#)  
**Subject:** Re: Support for 4363 26th st remodel  
**Date:** Monday, July 08, 2019 11:59:22 AM

---

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Hello all. Gabriella, you may recall that you and I have already met earlier in the planning process, when I was trying to familiarize myself with the project and the planning process. David, nice to meet you electronically here.

I don't currently see any problems with Travis's and Marlies's current plans. It seems to have gone through a good review with you already in which various issues were taken into account and the project was scaled back appropriately. In particular, the facade seems to be consistent with the newer houses that are already in the neighborhood, and the upper floor as it is currently envisioned seems to be quite modest and wouldn't be problematic either.

Let me know if you would like any further feedback. I travel quite a bit so email would probably be best. But if you prefer you can reach me this week by phone at 415-691-9139 or next week onward at +49-176-5988-6701.

Best regards,  
Tom Bomba  
4357 26th Street

On Jul 3, 2019, at 9:38 PM, Travis B Murdoch <[travis.murdoch@gmail.com](mailto:travis.murdoch@gmail.com)> wrote:

Hi Tom, thanks for meeting. Connecting you with our planners at the city, David and Gabriela.

Tom is our neighbor and the owner to our east and has been supportive of the project (I'll let him speak for himself).

Many thanks,  
Travis

--

Travis Murdoch, MD FRCP(C)  
Mobile: (408) 583-7970  
Office: (587) 316-6604  
Fax: (587) 316-6606





August 12, 2019

To: Planning Commission

From: Georgia Schuttish

cc: David Winslow and Gabriela Pantoja

Re; 4363 26th Street

2018-002777DRP-02

In the Summer of 2014 the Commission had a MDR and a Public DR for 437 Duncan Street which is the block where I have lived since 1986. It had a proposed fourth floor that was designated as "Penthouse". It was just a big room to capture the view and make more money for the project sponsor. The Commission decided in DRA-0370 to remove this "Penthouse" in order to preserve "*building scale and form at the street*".

I support the DR Requestors here on 26th Street and I hope the Commission considers removing this fourth floor for all the reasons put forward by them in their Request for DR which are very similar to the issues the neighbors had with the fourth floor proposed for 437 Duncan five years ago.

Attached is a recent photo taken in July of 323 Cumberland Street which is under construction. The two arrows point to the fourth floor on this project. At the time of the CUA hearing this fourth floor room was designated as "Workshop". This fourth floor should have been taken off. Without it, the building still would have been massive. As it is, the photo doesn't do justice to how overwhelming it is.

The neighbors on 26th Street should not have a fourth floor on their block.

I recognize that the Commission will look at the family room behind the garage and may want to turn it into an ADU and then possibly use that to justify keeping the fourth floor family room for this project. I don't think that should be the focus.

I think the focus should be on dealing with the fourth floor first, *removing it from the project per points raised by the 26th Street DR Requestors now and the Duncan Street DR Requestors in 2014 and the Commission's DRA-0370* and then decide whether to keep a family room behind the garage or consider the viability of an ADU in this space. Thank you.

Attachment

*Georgia Schuttish*



323 CUMBERLAND





**From:** [Office](#)  
**To:** [Winslow, David \(CPC\)](#)  
**Cc:** [travis.murdoch@gmail.com](mailto:travis.murdoch@gmail.com); [Geoff Gibson](#)  
**Subject:** 26th Street Construction  
**Date:** Monday, August 19, 2019 1:23:41 PM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Planning Dept and Planning Commission,

I am writing this letter in support of the proposed construction at 4363 26th St. I feel that the proposed scope and design of the project will be a positive contribution to the block and is highly consistent with the character of the neighborhood.

Sincerely,  
Kieran Woods

KJ Woods Construction Inc.  
1485 Bayshore Blvd #149  
San Francisco, CA 94112

(415) 759-0506 PH  
(415) 759-1348 FAX