



# SAN FRANCISCO PLANNING DEPARTMENT

## Discretionary Review

### Abbreviated Analysis

HEARING DATE: APRIL 25, 2019

CONTINUED FROM APRIL 11, 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:* March 24, 2019  
*Case No.:* **2018-003223DRP**  
*Project Address:* **15 El Sereno Court**  
*Permit Application:* 2018.0302.2730  
*Zoning:* RH-1 [Residential House, One-Family]  
40-X Height and Bulk District  
*Block/Lot:* 2968B/025  
*Project Sponsor:* Hideki Kawato  
993 43<sup>rd</sup> St.  
Oakland, CA 94608  
*Staff Contact:* David Winslow – (415) 575-9159  
[David.Winslow@sfgov.org](mailto:David.Winslow@sfgov.org)  
*Recommendation:* **Do not take DR and approve as proposed**

### PROJECT DESCRIPTION

The project consists of construction of a 142 s.f. rear horizontal to an existing 2-story over basement single-family house. The addition is within the existing footprint of the floor below.

### SITE DESCRIPTION AND PRESENT USE

The site is a 25'-9" x 89' down sloping lot with an existing 2-story at the street, one- family house built in 1941. The building is listed as a category 'B' historic resource

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

This block of El Sereno Court has an extremely consistent pattern of 2--story houses fronting the street. The building pattern of 4-stories at the rear - due to the down sloping lots. There is a consistent mid-block open space pattern.

### BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	December 10, 2018 – January 9, 2019	1.8. 2019	4.11.2019	93 days

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	March 22, 2019	March 22, 2019	20 days
Mailed Notice	20 days	March 22, 2019	March 22, 2019	20 days
Newspaper Notice	20 days	March 22, 2019	March 22, 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	0	0	0
Neighborhood groups	0	0	0

## DR REQUESTOR

John and Patricia Lee of 19 El Sereno Court, adjacent neighbors to the West of the proposed project.

## DR REQUESTORS' CONCERNS AND PROPOSED ALTERNATIVES

1. Addition will block sight line from existing property line window.

Proposed alternative:

1. Set back the addition further.

See attached *Discretionary Review Applications*, dated January 8, 2019.

## PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The sponsor has complied with the Residential Design Team (RDAT) recommendations enumerated below, in relation to building massing at the rear to address issues related to scale, light and privacy.

See attached *Response to Discretionary Review*, dated February 13, 2019.

## 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).

## DEPARTMENT REVIEW

Although the sight line / view from the adjacent neighbors' living room property line window is not protected, the proposed design has incorporated a reasonable good-neighbor gesture. The limited extent of the proposed addition in conjunction with a 4' set back from the side lot line allows the neighbor's non-complying window and diagonal views from the window to be retained.

<b>RECOMMENDATION:</b> <b>Do not take DR and approve project</b>
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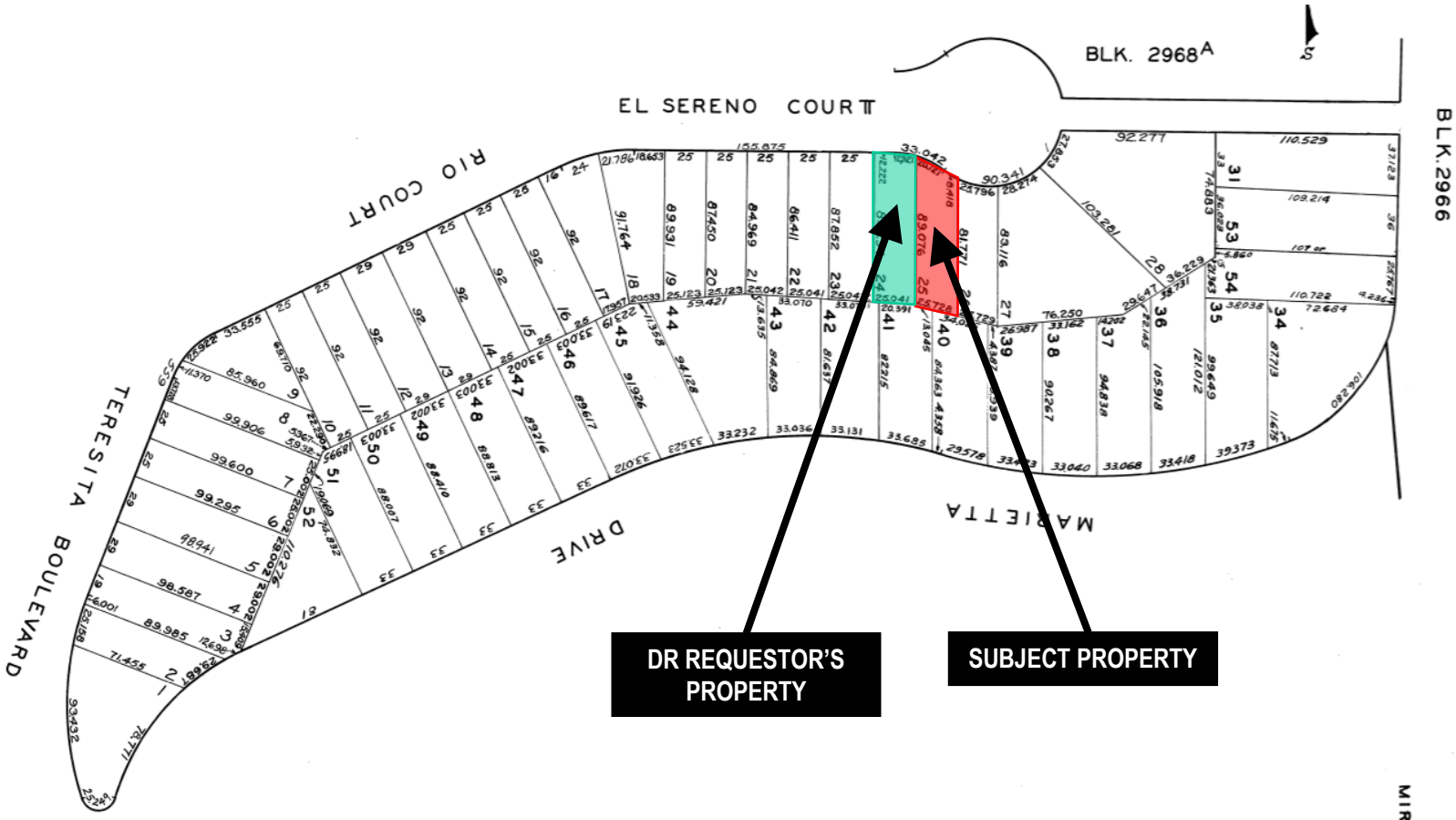
### Attachments:

Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Context Photographs  
Section 311 Notice  
CEQA Determination  
DR Application  
Response to DR Application dated February 13, 2019  
Reduced Plans  
Color renderings  
Diagrammatic analysis

# Exhibits

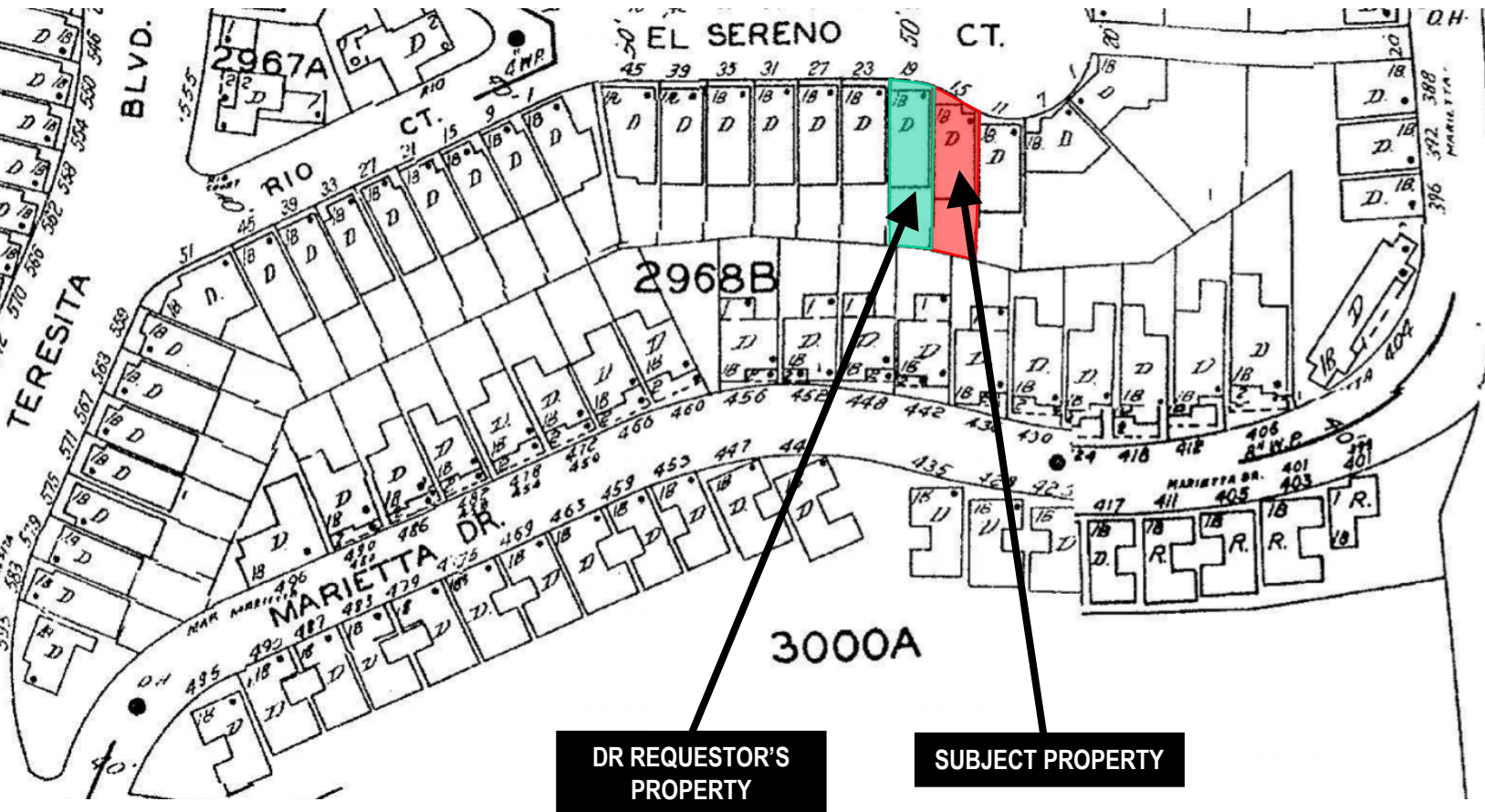


# Parcel Map



Discretionary Review Hearing  
Case Number 2018-003223DRP  
15 El Sereno Court

# Sanborn Map\*

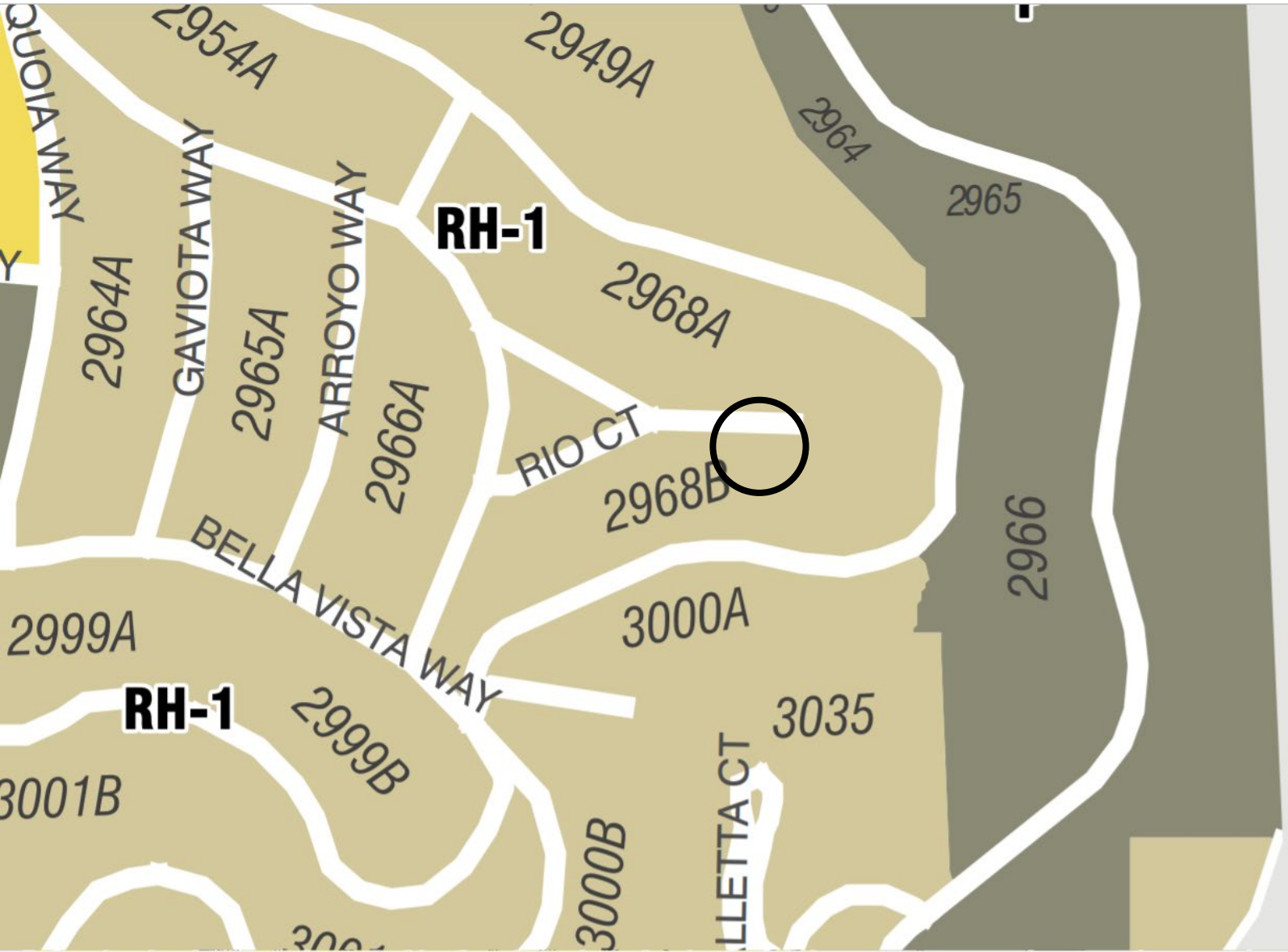


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing  
Case Number 2018-003223DRP  
15 El Sereno Court

# Zoning Map



Discretionary Review Hearing  
Case Number 2018-003223DRP  
15 El Sereno Court



# Aerial Photo



**DR REQUESTOR'S  
PROPERTY**

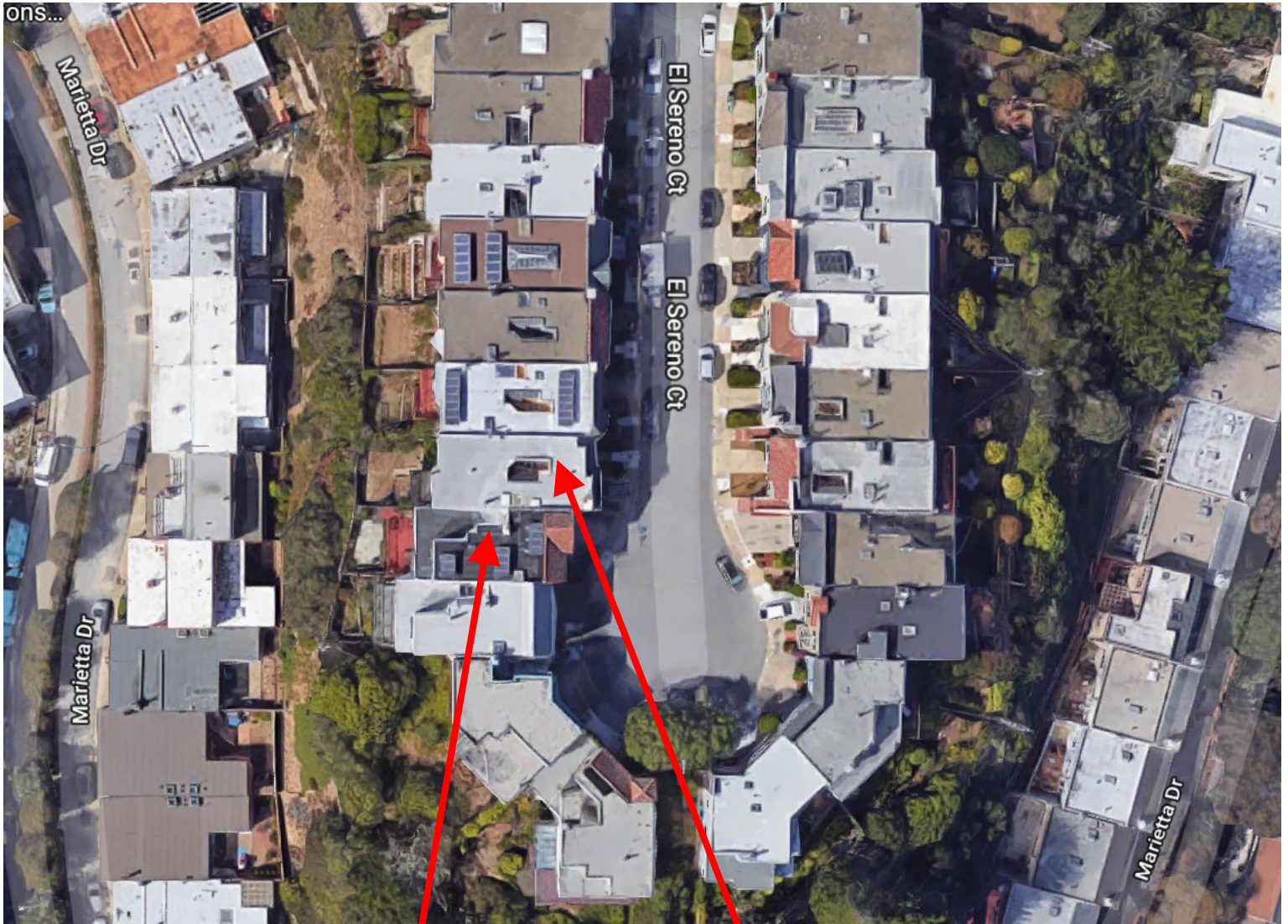
**SUBJECT PROPERTY**



Discretionary Review Hearing  
Case Number 2018-003223DRP  
15 El Sereno Court



# Aerial Photo



**SUBJECT PROPERTY**

**DR REQUESTOR'S  
PROPERTY**





# Aerial Photo



**SUBJECT PROPERTY**

**DR REQUESTOR'S  
PROPERTY**



Discretionary Review Hearing  
Case Number 2018-003223DRP  
15 El Sereno Court



# Aerial Photo



DR REQUESTOR'S  
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing  
Case Number 2018-003223DRP  
15 El Sereno Court

# Site Photo



**SUBJECT PROPERTY**

Discretionary Review Hearing  
Case Number 2018-003223DRP  
15 El Sereno Court





# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **March 2, 2018**, the Applicant named below filed Building Permit Application No. **2018.0302.2730** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	<b>15 El Sereno Court</b>	Applicant:	<b>Hideaki Kawato</b>
Cross Street(s):	<b>Rio Court</b>	Address:	<b>993 43<sup>rd</sup> Street</b>
Block/Lot No.:	<b>2968B/025</b>	City, State:	<b>Oakland, CA 94608</b>
Zoning District(s):	<b>RH-1/40-X</b>	Telephone:	<b>(510) 420-1133</b>
Record No.:	<b>2018-003223PRJ</b>	Email:	<a href="mailto:hide@buildinglab.com">hide@buildinglab.com</a>

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

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	+/- 3 inches	No Change
Side Setbacks	None	No Change
Building Depth	+/- 53 feet- 9 inches	No Change
Rear Yard	+/- 22 feet- 1 inch	No Change
Building Height	+/- 22 feet-11 inches	No Change
Number of Stories	2 stories over basement	No Change
Number of Dwelling Units	1 dwelling unit	No Change
PROJECT DESCRIPTION		
The Project proposes to construct a one-story horizontal addition at the rear of an existing two-story single family residence. At the second floor, the addition will in-fill the southwest portion of the second floor for a total 147 square feet of new floor area. Additionally, the Project will reconfigure and expand an existing rear second floor bay window. See 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.		

For more information, please contact Planning Department staff:

Planner: Gabriela Pantoja  
Telephone: (415) 575-8741  
E-mail: [gabriela.pantoja@sfgov.org](mailto:gabriela.pantoja@sfgov.org)

Notice Date: 12/10/18  
Expiration Date: 1/09/19

## GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00am - 5:00pm Monday-Friday. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at [www.communityboards.org](http://www.communityboards.org) for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

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

**Incomplete applications will not be accepted.**

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

### BOARD OF APPEALS

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

### ENVIRONMENTAL REVIEW

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

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



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
15 EL SERENO CT		2968B025
<b>Case No.</b>		<b>Permit No.</b>
2018-003223PRJ		201803022730
<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> ADDITION FOR M.BATH/CLOSET & REMODEL HALL BATH @ 2ND FLR. ADDITION INTO (E) LIGHTWELL TO ENLARGE (E) POWDER RM @ 1ST FLR.		

### 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 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 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): Gabriela Pantoja

**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 checked="" 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 checked="" 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 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 checked="" 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 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):         </div> <div style="width: 45%;"> <input 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>	

## 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> Gabriela Pantoja 03/21/2019
	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)
15 EL SERENO CT		2968B/025
Case No.	Previous Building Permit No.	New Building Permit No.
2018-003223PRJ	201803022730	
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:	Date:



# San Francisco Planning

## DISCRETIONARY REVIEW PUBLIC (DRP)

### APPLICATION

#### Discretionary Review Requestor's Information

Name: John J. and Patricia A. Lee

Address: 19 El Sereno Court SF CA 94127

Email Address: leejohnj.lee@gmail.com

Telephone: 415-533-4051

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

Name: Jonathan Witt and Ann Jones

Company/Organization:

Address: 15 El Sereno Court SF CA 94127

Email Address:

Telephone:

#### Property Information and Related Applications

Project Address: 15 El Sereno Court SF CA 94127

Block/Lot(s): 2968B/025

Building Permit Application No(s): 2018.0302.2730

#### 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)	IN PROGRESS	

When my neighbors showed me the proposed first set of plans, I told them that I would object to the building addition. The designer had placed a wall 24 inches from our living room window. The designer revised the plan, but the new plan still placed a wall 48 inches in front of my living room window. My neighbors thought incorrectly that the window they were blocking was in a bedroom. However the corner window in in my living room.

2018-063223 DRP

RECEIVED

JAN 08 2019

CITY & COUNTY OF S.F.  
PLANNING DEPARTMENT  
PIC



## 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.

Please see attachment #1

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

Please see attachment #2

- 
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?

The residents at #15 El Sereno Court are entitled to a master bath and closet addition to their bedroom. However they can have a new bath and closet without destroying the ambiance of my living room at #19 (Exhibit 1/A3). If the addition was built along the existing siteline (Exhibit 1/A1), the addition would be 6 sq ft smaller (compare Exhibit 1/A2 to 1/A3) than the proposed addition (Exhibit 1/A2), but it would not interfere with existing sightlines from #19 El Sereno Court. There is also the option of building up rather than out.

## ATTACHMENT # 1

I am requesting Discretionary Review because I feel that the design violates the intentions of the developer of Miraloma Park, Meyer Brothers, and the Miraloma Park Design Guidelines adopted by the Planning Commission in 1999. All of the quotes in the following paragraphs are taken from the Miraloma Park Design Guidelines adopted by the SF Planning Commission in 1999.

In the 1930's when Miraloma Park was being laid out by Meyer Brothers it was their intention to "maximum view of individual homes by curvilinear and tiered street layout, careful placement of buildings, and a coherent and consistent architectural style. This style included low rooflines to subordinate structures to the hilly topography in order to take advantage of open sightlines and vistas." The Meyer Brothers went on to say talking about the Miraloma development "This plan of development not only made view an essential ingredient in the neighborhood's character, but also resulted in esthetically appealing streetscapes integrated with the hilly topography." Page after page of the of the Miraloma Park Residential Design Guidelines adopted by the San Francisco Planning Commission in 1999 speaks of the intent of views as a feature of Miraloma Park homes. The guidelines clearly state "lowered rooflines and story setbacks are in integral part of view preservation for neighbors". Both #11 and #15 El Sereno Court have lowered rooflines and top story setbacks to preserve the corner window view of #19 El Sereno Court. Please see Photo #1 below:





In 1940 homeowners would respect their neighbor and just follow the wishes and intentions of the developers. If Miraloma Park were developed today easements would very likely be incorporated into deeds to protect views.

Again in 1999 the Planning Commission adopted guidelines to "protect the neighborhood character enhancing the attractiveness and quality of life in the City". This statement is intended to protect the residents of #15 El Sereno Court as well as the residents of #19 El Sereno Court. Approval of the proposed addition to #15 El Sereno Court is in direct violation to the principles stated in the Miraloma Park Design Guidelines adopted by the Planning Commission in 1999.

The character of the living room at #19 El Sereno Court will be irreparably changed. Light and ventilation will be altered, and the view that was built into the house 80 years ago will be destroyed.

Because Meyer Brothers wanted to incorporate views into their homes, they used "large living room windows, corner windows, and even house orientation". In my house Meyer Brothers offset the living room window to the east side of the room with a return window running north/south. This created a corner window which allowed views from San Francisco Bay to the Pacific Ocean. (Please see Photo#2 on Attachment #2) With a neighbor's wall 4 feet from my corner window, the whole orientation and feel of my living room will change. The corner window accent of my living room will disappear and the orientation of my furnishings will be senseless. The corner drapes and lambrequin will make no sense.

Meyer Brothers designed my living room while they were designing the two homes, #11 and #15, east of #19 El Sereno Court. The intent of Meyer Brothers was to utilize the spectacular view with a corner window since the design of the next two houses to the east, #15 and #11, was several feet behind the sight line from the corner window and the roof of the lower story was below the corner window. City records show that #11, #15 and #19 El Sereno Court were constructed at the same time. Nineteen El Sereno Court was completed in 1940 while #15 and #11 El Sereno Court were completed in 1941.

This proposed addition to #15 El Sereno Court does not conform to the spirit of the adopted Miraloma Park Residential Design Guidelines that the Planning Commission adopted in 1999. The addition at #15 El Sereno Court does not conform to the spirit of the Meyer Brothers when they developed Miraloma in the 1930's.

The Miraloma Residential Design Guidelines adopted by the Planning Commission in 1999 also speaks of "Good Neighbor' Gestures" in which

neighbors purposely setback additions. The guideline states that setbacks "should be incorporated into design".



## ATTACHMENT #2

The proposed addition to #15 El Sereno Court will cause unreasonable impact to the living room at #19 El Sereno Court. The homes at #15 and #11 El Sereno Court were designed to allow a corner window in the living room at #19 El Sereno Court. The proposed addition to #15 El Sereno Court will substitute a blank wall 4 feet from the living room window of #19 for the existing vista. Please see Photo #2, Photo #3, and Photo #4

The original builder and developer, Meyer Brothers, installed the corner window 80 years ago. My living room has been orientated toward the view for the past 42 years since I bought the house. I have spent money to furnish my living room and buy window trimmings for a corner window orientation. Virtually removing the corner window from #19 will irreparably alter the character of the living room at #19.

Exhibit 1/A1 shows the existing sight line from the center of the south facing picture window in the living room of #19 at 2 feet and 6 feet 3 inches back from the center line of the south facing window.

Exhibit 1/A3 shows the possible space for a master bedroom bath and closet along the current sight line.

Photo #2

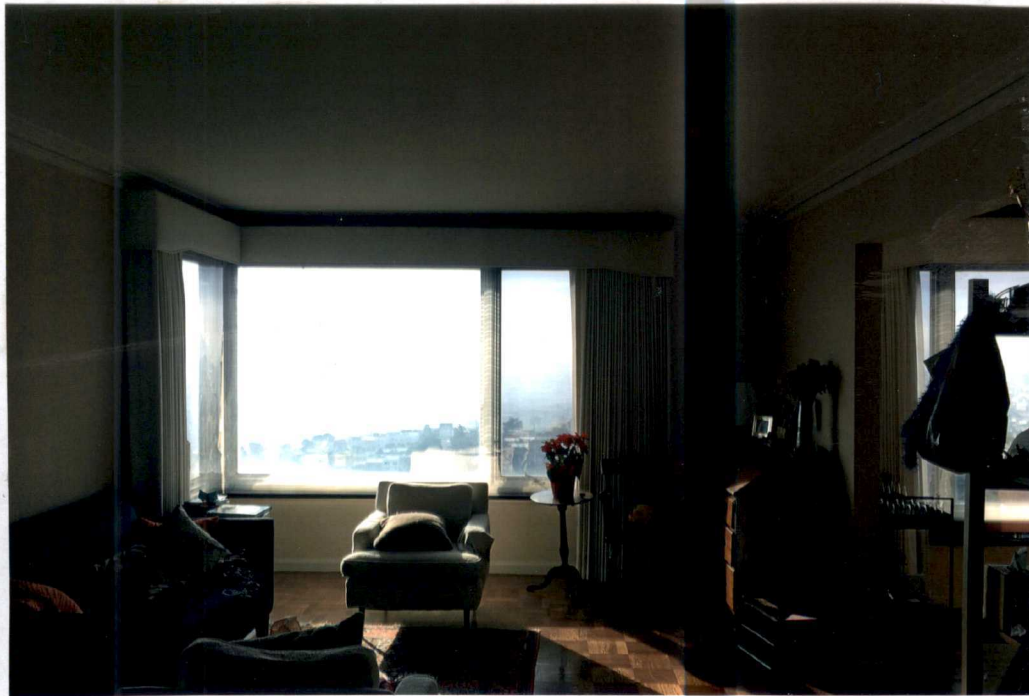


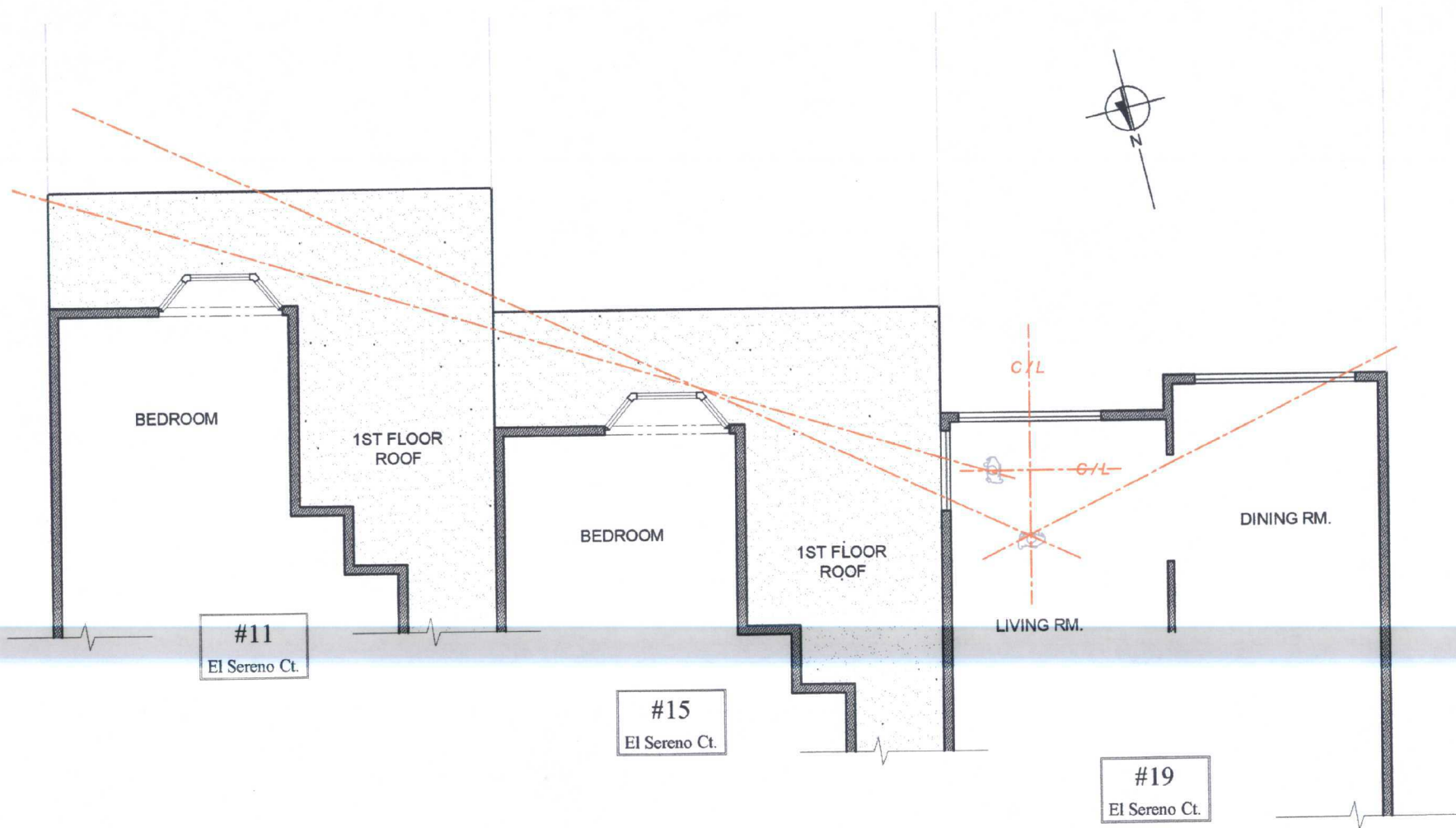
Photo #3 Sight line from 6 ft 3 inches back from south facing window



Photo #4 Vista from east facing window in #19 El Sereno Court looking straight out. The proposed addition will make this a blank wall



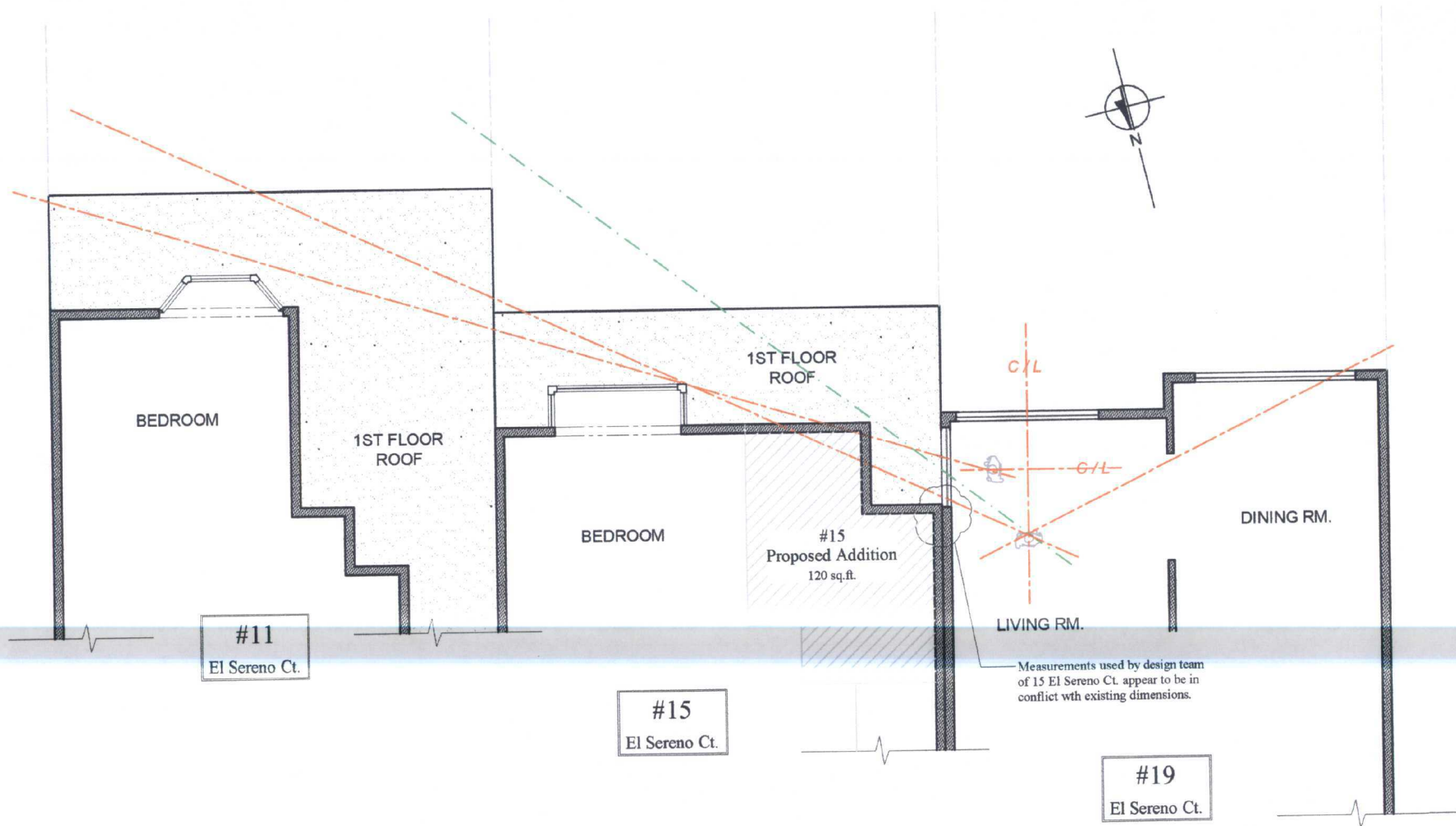




1  
A1

## EXISTING SIGHT LINE

PLOT SCALE (1/8"=1'-0")

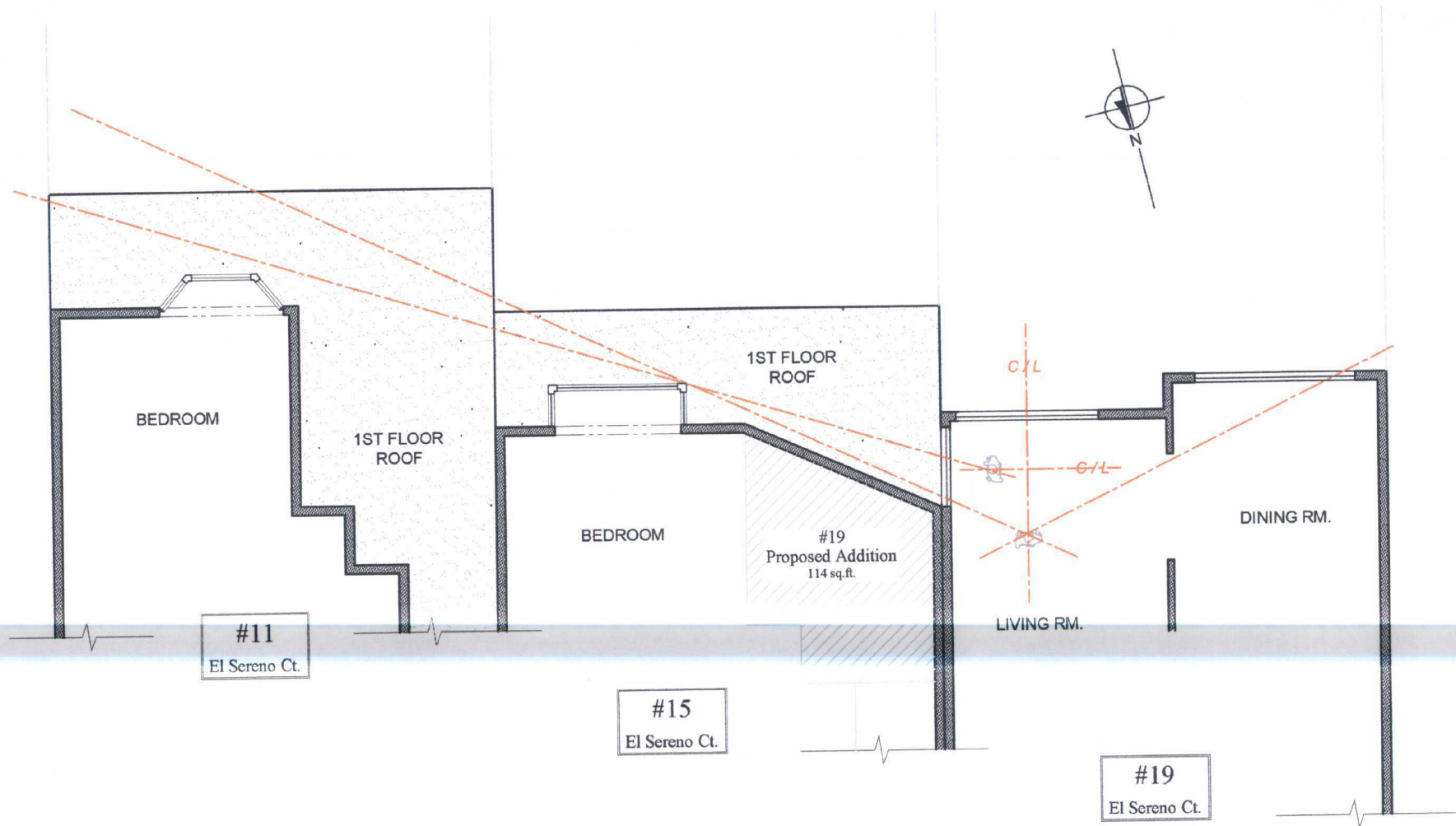


1  
A2

#15 PROPOSED SIGHT LINE

PLOT SCALE (1/8"=1'-0")





1  
A3
 
**#19 PROPOSED SIGHT LINE**  
 PLOT SCALE (1/8"=1'-0")

# DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The information presented is true and correct to the best of my knowledge.
- b) Other information or applications may be required.

Signature John J Lee

JOHN J LEE  
Name (Printed)

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

415 533 4051  
Phone

LEEJOHNJ.LEE@GMAIL.COM  
Email

RECEIVED

JAN 08 2019

CITY & COUNTY OF S.F.  
PLANNING DEPARTMENT  
PIC

For Department Use Only

Application received by Planning Department:

By: Kurt Bohn

Date: 1/8/19

# 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:

Zip Code:

Building Permit Application(s):

Record Number:

Assigned Planner:

---

## Project Sponsor

Name:

Phone:

Email:

---

## Required Questions

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

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

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

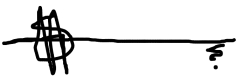
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## Project Features

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

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

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

<b>Signature:</b> 	<b>Date:</b>
<b>Printed Name:</b>	<input 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.*

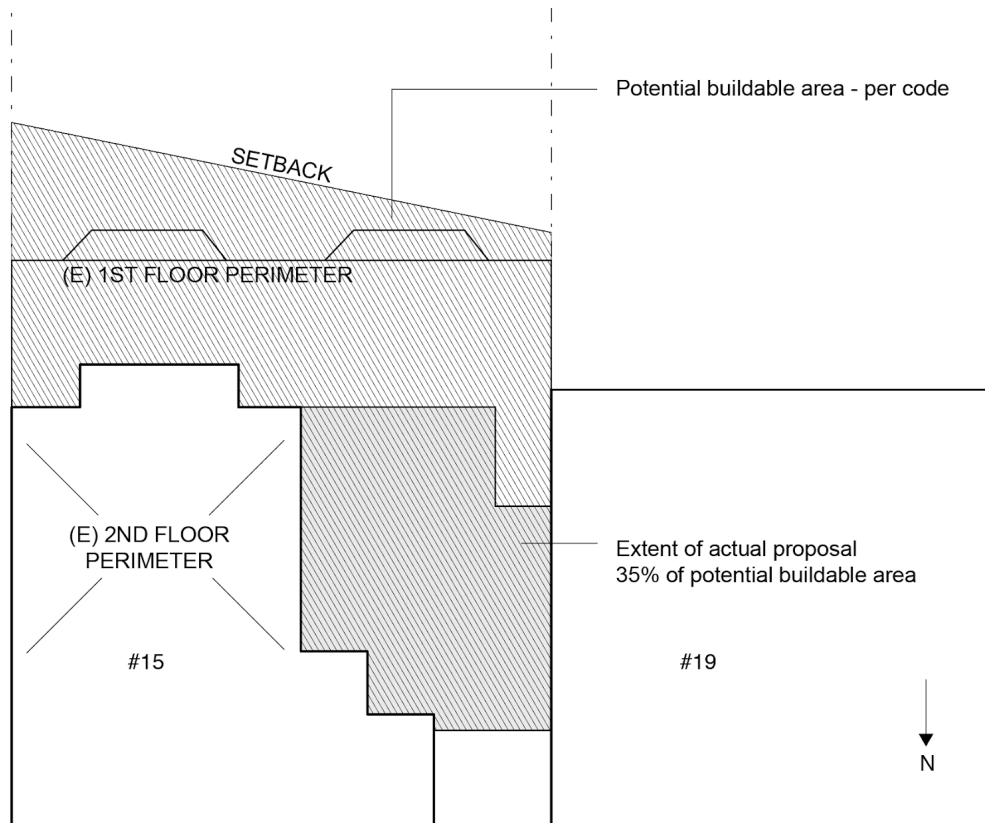
## ATTACHMENT 1:

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The project should be approved because, contrary to the DR's assertion, our proposal is consistent with both planning code and the Miraloma Park Design Guidelines (MPDG):

- 1) We purchased this home to accommodate our growing family. The property has one full bath, and as our three children are growing, we find we are in need of a second bath. As the DR requester concedes and in keeping with the Meyer's Brothers intention to create a "family neighborhood," we are entitled to improvements within the code. Our original proposal and the compromise design under consideration now comply with letter and spirit of the code.
- 2) Our proposal exercises restraint and modesty relative to the extents of building permitted by code. Early design ideas considered building to flush with the south face of the existing 1st floor. We chose a more modest solution in part out of deference to the primary southern view enjoyed by #19, which we preserve entirely.

Fig. 1: Potential buildable area vs. Actual Proposal



- 3) Preservation of life in the city as discussed in the MPDG emphasizes maintenance of the neighborhood character. View is a part of this discussion, however the MPDG heavily weights consistency of street frontage both in terms of style and massing. DR requester negates this priority in favor of a self serving emphasis on a fragment of one home's view. We have approached the design solution wholistically, considering our family's needs, overall neighborhood impact and the implications to immediate neighbors. The DR requester suggests the option of an additional story. No other homes on El Sereno Ct. have more than two stories above street grade. DR requester's suggestion would disrupt prevailing street patterns in ways discouraged by the MPDG.

We think we have struck an appropriate balance, achieved in part through altering our design to accommodate the owner of #19. (see also Figures 5 + 7)

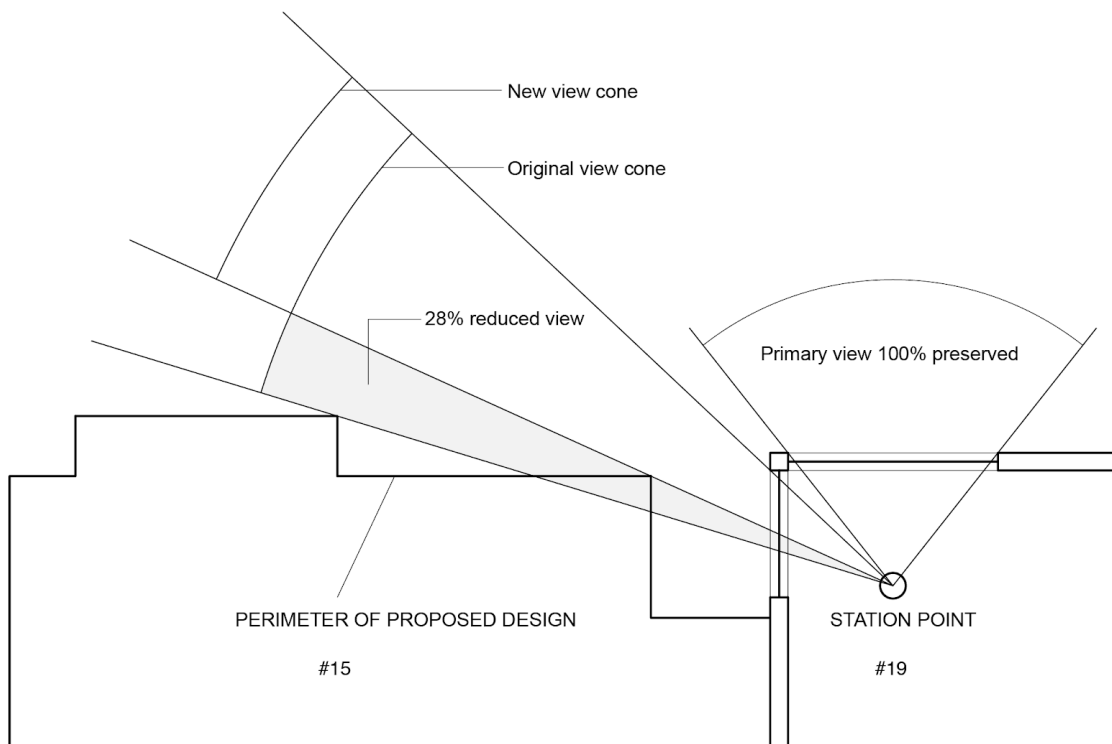
Fig. 2: Immediate Context: El Sereno Court cul de sac





- 4) The DR requester suggests that “if Miraloma Park were developed today, easements would very likely be incorporated into the deed in order to protect views.” There is no codified protection of view in San Francisco; such protection could not effectively be written into the deed. Furthermore, there is no protection of property line windows. If such a property line window were to be installed today it would (a) have to be fire rated and (b) require a “Declaration of Use Limitation” stating that the opening may be closed off at the direction of the Director of the Department of Building Inspection. This may happen, for instance, when a new adjacent building or addition legitimately encroaches on the opening.
- 5) DR requester laments that our proposed addition will result in “virtually removing the corner window from #19,” and that the marginally reduced view is unreasonable. Although not protected by code, our proposal and compromise submittal works quite hard to preserve as much view from the living room of #19 as possible.

Fig. 3: View Analysis Based on DR Requester’s Preferred Station Point



- 6) Both prevailing planning code and the MPDG emphasize preservation of light and air. Additionally, the windows section of MPDG says, “an attempt should be made to preserve the privacy of the neighboring residences. Avoid placing side windows directly opposite the windows of an adjacent home, and avoid placing windows so that they offer easy sightlines into the interior of an adjacent home.” (p.50)
- a) The existing and as far as we can tell original condition sets a western window of the master bedroom in #15 so as to look directly into the living room of #19.
  - b) DR requesters suggested alternate plan either prohibits #15's access to view, light and air or promotes windows looking directly into one another's homes. A direct contradiction to the MPDG.
  - c) Our staggered offset design establishes the privacy advocated for in the MPDG.

Fig. 4: Windows facing each other. Master bedroom of #15 (left). Living room of # 19 (right)

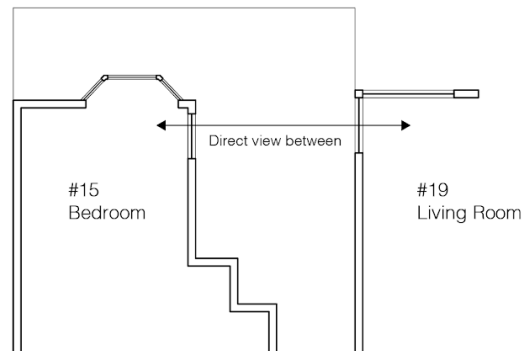




Fig. 5: Light + Privacy Diagrams

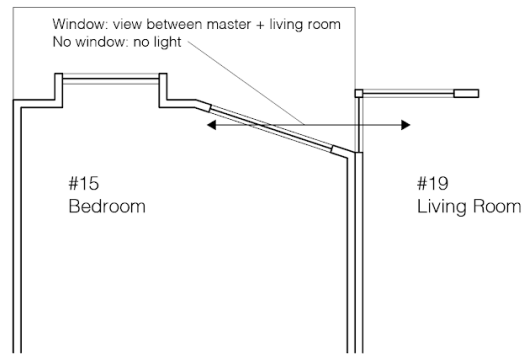
**A. EXISTING CONDITION**

NO PRIVACY



**B. DR REQUESTER SUGGESTION**

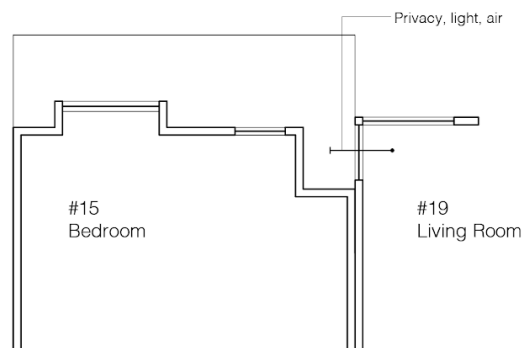
EITHER PRIVACY OR LIGHT



\*SUGGESTION PROVIDED IN DR BY REQUESTER

**C. CURRENT PROPOSAL**

PRIVACY, LIGHT, AND AIR FOR BOTH



See also Attachment 2 Figure 7 for an illustration of how progressive modifications to our plan improved these conditions.

- 7) We have the support of neighbors as demonstrated by the support letter from the owner and occupier of #11 (Fig 6) as well as all those who attended our pre-application meeting. Only the DR requester has voiced any concern. We should note that Representatives of the Miraloma Park Improvement Club were present at the pre-application meeting, reviewed the design before any compromise had taken place and voiced no comments or complaints.

Fig. 6: Letter of support

## Cecile B Michael

11 El Sereno Court  
San Francisco, CA 94127  
Thursday, February 7, 2019

David Winslow, Principal Architect  
Design Review | Citywide and Current Planning  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, California, 94103

Re: Building Permit Application #2018.0302.2730  
15 El Sereno Court, San Francisco, CA 94127

Dear Mr Winslow,

I own the home at 11 El Sereno Court, which is immediately to the east of 15 El Sereno Court. The owners, Ann Jones and Jonathan Witt, lived across the street at 20 El Sereno Court for some time prior to their purchase of #15. Consequently, I have known them for years.

The proposed addition to their house does not directly affect me. However, the contractor will need access to my roof during that construction. I told Ann that I wanted the contractor to protect my roof during that time. Without hesitation her response was that when the time comes, she would tell the crew to put wooden planks across my roof where they need to stand. I believe that is an acceptable solution.

I have supported this project from the first time I saw the plans at the meeting which was required by the SF Planning Department. In fact, I regretted that my husband and I had not done something similar years ago, as we have the same floor plan.

Ann, Jonathan and their children are excellent neighbors. They are agreeable, accommodating, pleasant, friendly, responsive and undemanding. I cannot ask for better neighbors. Everybody should be so lucky to have neighbors such as Ann and Jonathan.

I urge that their Building Permit Application #2018.0302.2730 be approved without further modification.

Sincerely,



Cecile B Michael

cc:  
Gabriela Pantoja, Planner  
Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103

Ann Jones and Jonathan Witt  
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San Francisco, CA 94127

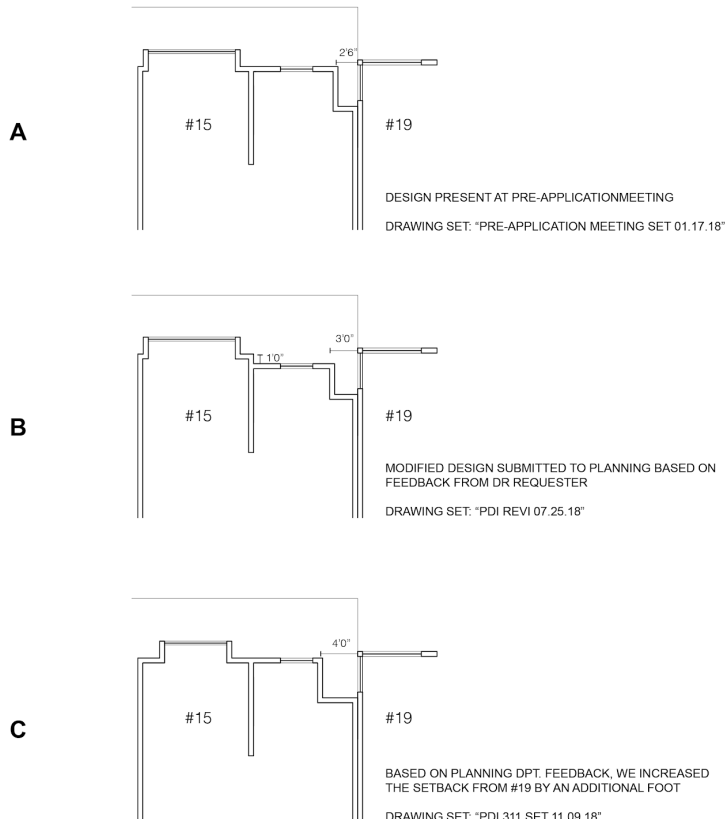
## ATTACHMENT #2

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

In the spirit of the Miraloma Park Residential Design Guidelines, we feel we have already made an earnest “good neighbor” gesture to maintain not only DR requester’s view but also “to preserve the existing extent of light and air to adjacent structures,” as stated in the Guidelines.

The application with the City already reflects two waves of submitted compromises. Early preferred designs extended the addition to the rear face of the the main level below. While such an extension would have been consistent with the prevailing building patterns, we chose restraint out of deference to our neighbors at #19 and #11. (See *Attachment 1, figure 1*) Figure 7 below shows the progression of modifications resulting from studying the condition directly, as well as feedback from the residents of #19, the DR requester and our planner Gabriela Pantoja.

Fig. 7: Progression of Design Compromises



### ATTACHMENT #3

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

We have been willing to change our original project, and feel we have already compromised the available space within our property lines in order to maintain a view for the tenants of #19 as well as DR requester. At approximately 126 square feet of useable interior space, the bathroom and walk through closet addition we have proposed are modest and restrained. As discussed in Question #2 above, the compromised plans we submitted preserve the vast majority of the easterly view (and in no way affect southerly or westerly views) from the living room of #19. The developers of the cul-de-sac that contains our property did indeed include views, as DR requester suggests. However, these views are limited and dictated by the shape of the street and cul-de-sac. For example, our easterly view is directly blocked by the wall of #11 (see figure 8)



Figure 8: wall of #11 impinging on view from #15 (left) mock up of proposed addition as seen from living room of #19 (right).

In keeping with the Meyer Brothers intention to create a family neighborhood, (as stated in the Meyer Brothers development brochure quoted by DR requester), we purchased this home to accommodate our growing family. The property has one full bath, and as our three children are growing, we find we are in need of a second bath. DR requester has a number of properties in the neighborhood and throughout California. However, this is our only property and our home. We firmly believe our compromised plans meaningfully address DR requester's concerns while still enabling us to gain the bathroom and closet our family of five needs to continue living in our home and the neighborhood we love.

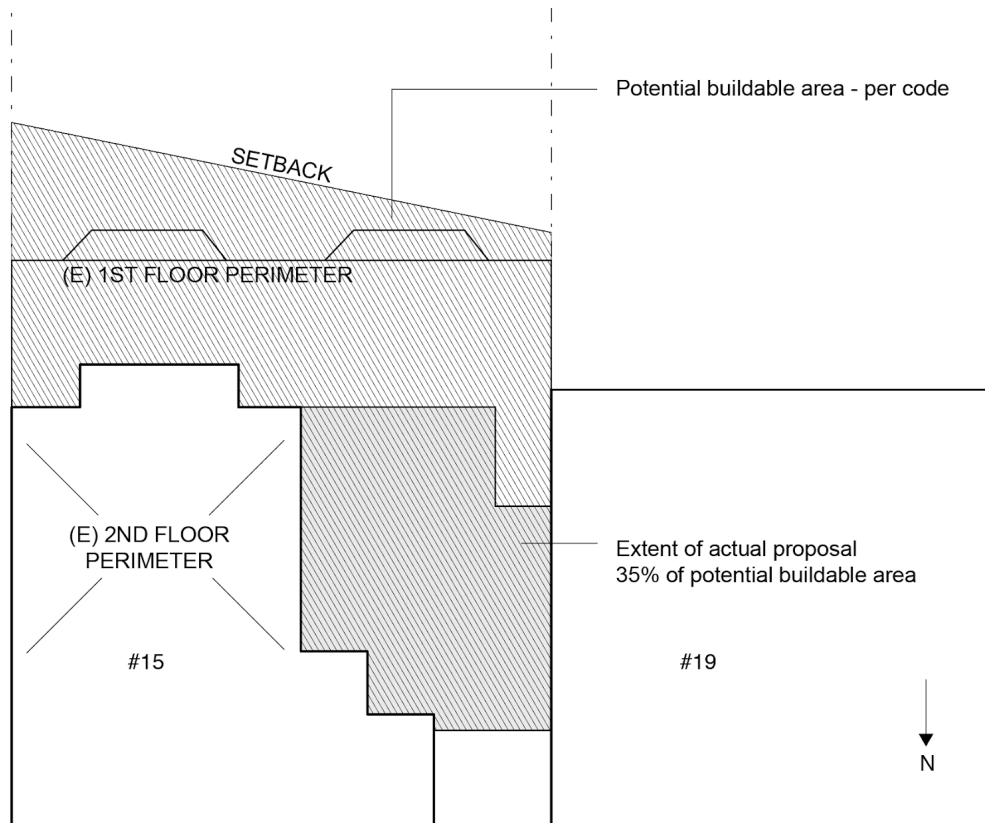
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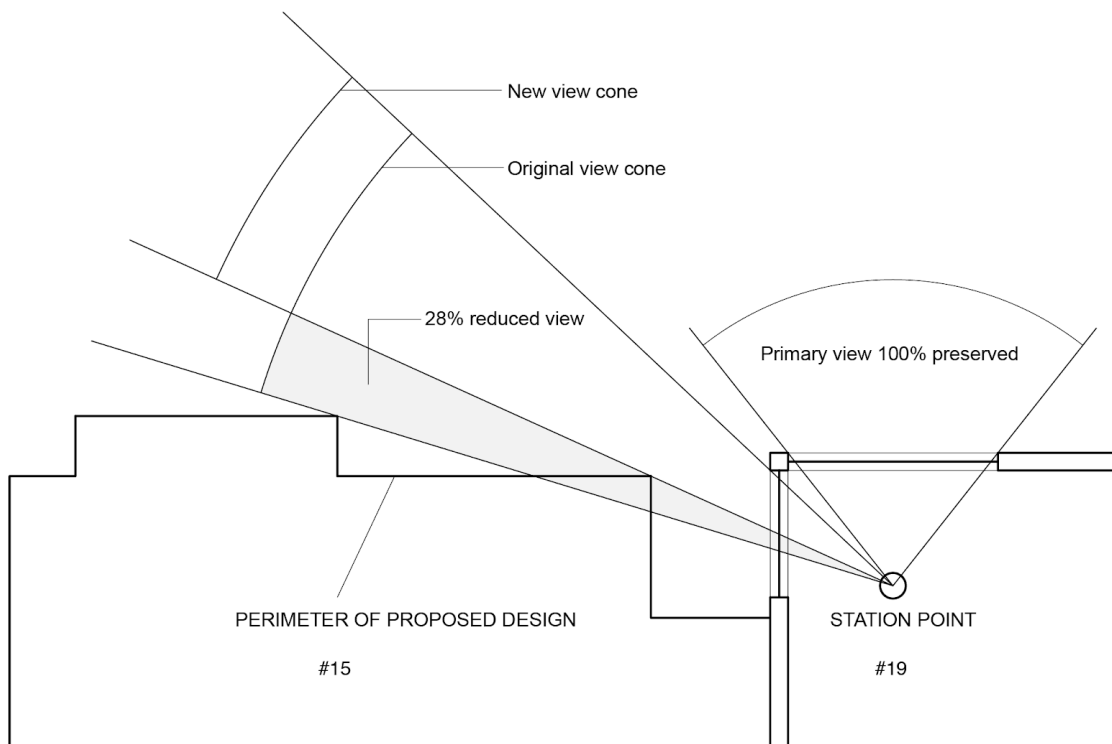
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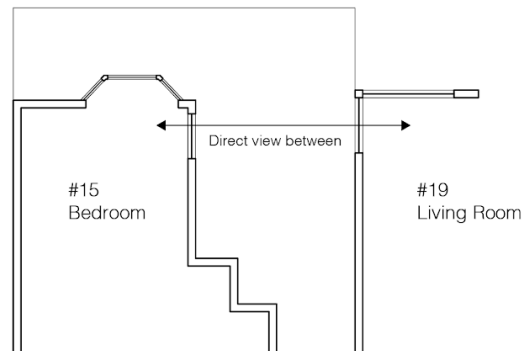
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Fig. 5: Light + Privacy Diagrams

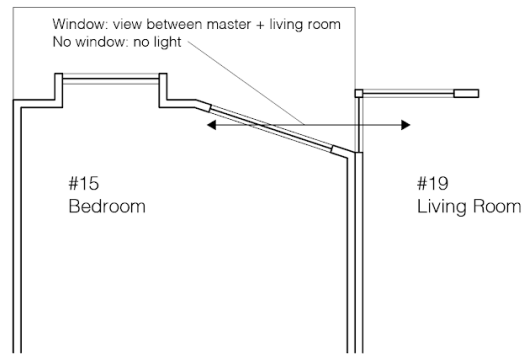
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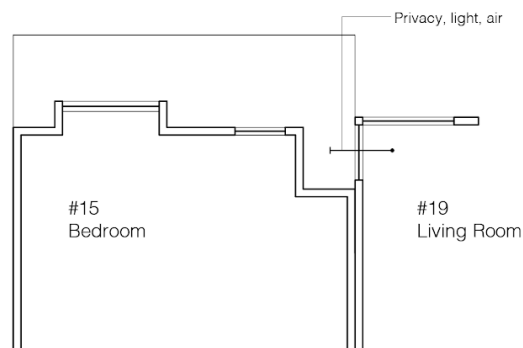
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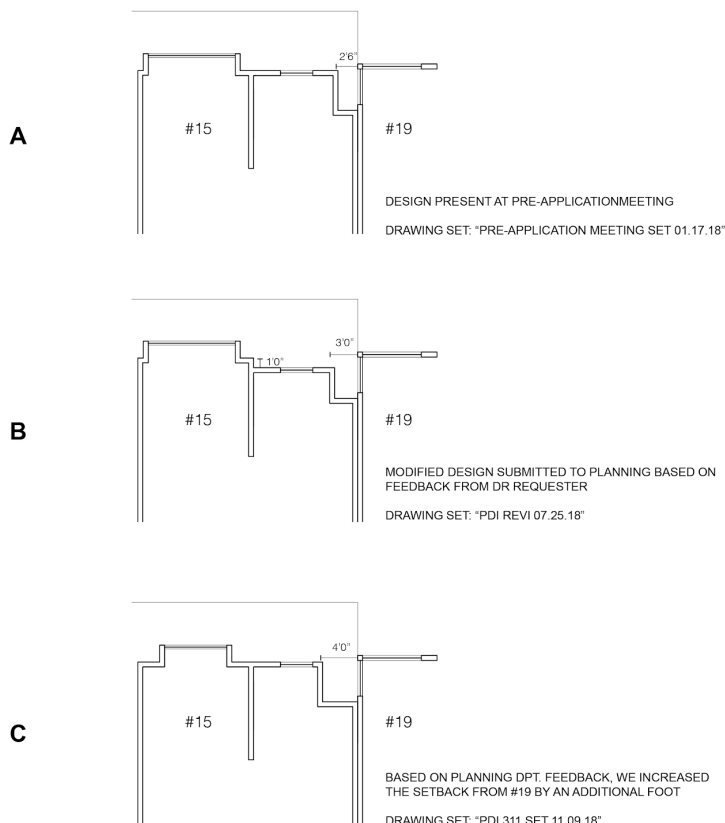
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**Question #2: What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please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

In the spirit of the Miraloma Park Residential Design Guidelines, we feel we have already made an earnest “good neighbor” gesture to maintain not only DR requester’s view but also “to preserve the existing extent of light and air to adjacent structures,” as stated in the Guidelines.

The application with the City already reflects two waves of submitted compromises. Early preferred designs extended the addition to the rear face of the the main level below. While such an extension would have been consistent with the prevailing building patterns, we chose restraint out of deference to our neighbors at #19 and #11. (See *Attachment 1, figure 1*) Figure 7 below shows the progression of modifications resulting from studying the condition directly, as well as feedback from the residents of #19, the DR requester and our planner Gabriela Pantoja.

Fig. 7: Progression of Design Compromises





### ATTACHMENT #3

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

We have been willing to change our original project, and feel we have already compromised the available space within our property lines in order to maintain a view for the tenants of #19 as well as DR requester. At approximately 126 square feet of useable interior space, the bathroom and walk through closet addition we have proposed are modest and restrained. As discussed in Question #2 above, the compromised plans we submitted preserve the vast majority of the easterly view (and in no way affect southerly or westerly views) from the living room of #19. The developers of the cul-de-sac that contains our property did indeed include views, as DR requester suggests. However, these views are limited and dictated by the shape of the street and cul-de-sac. For example, our easterly view is directly blocked by the wall of #11 (see figure 8)



Figure 8: wall of #11 impinging on view from #15 (left) mock up of proposed addition as seen from living room of #19 (right).

In keeping with the Meyer Brothers intention to create a family neighborhood, (as stated in the Meyer Brothers development brochure quoted by DR requester), we purchased this home to accommodate our growing family. The property has one full bath, and as our three children are growing, we find we are in need of a second bath. DR requester has a number of properties in the neighborhood and throughout California. However, this is our only property and our home. We firmly believe our compromised plans meaningfully address DR requester's concerns while still enabling us to gain the bathroom and closet our family of five needs to continue living in our home and the neighborhood we love.



GENERAL INFORMATION

---

**NOTE RE: DISCRETIONARY REVIEW**  
**REF #: 2018-003223DRP**

The following materials have been requested for the  
DRP review by the planning commission:

- a. pdf copy of plans:
  - all sheets. see plan index this sheet for reference.  
for existing and proposed second floor plan at area of  
addition, see sheet A1.1
- b. color context photos:
  - see sheet A0.1
- c. color renderings:
  - see sheets A8.2 + A8.3
- d. additional materials:
  - see DR response packet provided as .pdf sent in  
same email.

SCOPE OF WORK

ADD AN ENSUITE MASTER BATH & CLOSET AT EXISTING 2ND FLOOR. THE SIZE OF ADDITION IS RESTRICTED AND THE REQUIRED SETBACKS AND BUILDING HEIGHT ARE MAINTAINED.

APPLICABLE CODES

ALL WORK SHALL CONFORM TO:  
2016 CALIFORNIA BUILDING CODE  
2016 CALIFORNIA RESIDENTIAL CODE  
2016 CALIFORNIA ELECTRICAL CODE  
2016 CALIFORNIA MECHANICAL CODE  
2016 CALIFORNIA PLUMBING CODE  
2016 CALIFORNIA FIRE CODE  
2016 CALIFORNIA ENERGY CODE  
2016 CALIFORNIA GREEN BUILDING CODE  
AND TO ALL APPLICABLE LOCAL AMENDMENTS

PROJECT DATA	
<b>ZONING &amp; PLANNING INFORMATION</b>	
SITE ADDRESS:	15 El Sereno Court SF CA 94127
ZONING:	R-1H
APN:	2968B/025
LOT:	2,134 sq ft ( ASSESSOR RECORD)
HEIGHT LIMIT:	30' FROM FRONT STREET CURB (40-X)
NEIGHBORHOOD:	West of Twin Peaks
FRONT SETBACK:	AVE. NEIGHBORS
BACK SETBACK:	25% of the lot.
SIDE SETBACK:	NONE
PROJECT DIRECTORY	
OWNER:	ANN JONES & JONATHAN WITT 15 EL SERENO COURT SAN FRANCISCO, CA 94127
DESIGNED BY:	BUILDING LAB INC. 999 43RD ST. OAKLAND, CA 94608 INFO@BUILDINGLAB.COM 510.420.1133
STRUCT ENG:	TBD
JURISDICTION:	SAN FRANCISCO

Ø	DIAMETER	LAV.	LAVATORY
AB.	ABOVE		
A.F.F.	ABOVE FINISHED FLOOR	MAX.	MAXIMUM
AFCI	ARC FAULT CIRCUIT INTERRUPTOR	MECH.	MECHANICAL
ALT.	ALTERNATE	MED.	MEDIUM
ARCH.	ARCHITECTURAL	MEMB.	MEMBRANE
		MFR.	MANUFACTURER
BD.	BOARD	MIN.	MINIMUM
BLDG.	BUILDING	MISC.	MISCELLANEOUS
B.O.	BOTTOM OF	M.R.	MOISTURE RESISTANT
		MS	MOTION SENSOR
CAB.	CABINET	MTL.	METAL
CBC.	CALIFORNIA BUILDING CODE		
C.H.	CEILING HEIGHT	N	NORTH
C.J.	CONTROL JOINT	(N)	NEW
C.L.	CENTERLINE	N.I.C.	NOT IN CONTRACT
CLG.	CEILING	NO OR #	NUMBER
CLR.	CLEAR	N.T.S.	NOT TO SCALE
C.M.U.	CONCRETE MASONRY UNIT	O/	OVER
CONC.	CONCRETE		
CONST.	CONSTRUCTION	O.C.	ON CENTER
CONT.	CONTINUOUS	O.D.	OUTSIDE DIAMETER (DIM.)
		OPNG	OPENING
D.	DRYER	OPP.	OPPOSITE
DBL.	DOUBLE		
DEPT.	DEPARTMENT	PERF.	PERFORATED
D.F.	DOUGLAS FIR	PLY.	PLYWOOD
DM.	DIMENSION	PROJ.	PROJECT
DN.	DOWN	PROP.	PROPERTY
DTL.	DETAIL	PTD.	PAINTED
DW.	DISHWASHER	P.T.	PRESSURE TREATED
DWG.	DRAWING		
D.S.	DOWNSPOUT	(R)	REMODELED
		R	RISER
(E)	EXISTING	R.C.P.	REFLECTED CEILING PLAN
EACH	EACH	REF.	REFRIGERATOR
ELEV.	ELEVATION	REQ'D.	REQUIRED
ELEC.	ELECTRICAL	RM.	ROOM
E.Q.	EQUAL	R.O.	ROUGH OPENING
EQUIP.	EQUIPMENT	R.O.W.	RIGHT OF WAY
EST.	ESTIMATE	(R/S)	REPLACEMENT SASH
EXH.	EXHAUST		
EXT.	EXTERIOR	SOUTH	S
		S.A.S.	SURFACED 4 SIDES
FA.	FIRE ALARM	SCHED.	SCHEDULE
FAU.	FORCED AIR UNIT	S.D.	SMOKE DETECTOR
FL.	FLOOR DRAIN	SEL.	SELECT
FDN.	FOUNDATION	SHWR.	SHOWER
FF.	FINISH FLOOR	SHW.	SIMILAR
FIN.	FINISH	SPEC	SPECIFICATION(S)
FLX.	FIXTURE	SO	SQUARE
F.L.R.	FLOOR(ING)	SSD	SEE STRUCTURAL
FLOOR.	FLOORESCENT	DRAWINGS	
F.O.C.	FACE OF CONCRETE	S.S.	STAINLESS STEEL
F.O.F.	FACE OF FINISH	STD.	STANDARD
F.O.S.	FACE OF STUD	STL.	STEEL
FT or (')	FEET OR FOOT	STOR.	STORAGE
FV	FOUNDATION VENT	STRUCT.	STRUCTURAL
GA.	GAUGE	T	TREAD
GALV.	GALVANIZED	T&G	TONGUE AND GROOVE
G.C.	GENERAL CONTRACTOR	TEL.	TELEPHONE
GFCI	GROUND FAULT CIRCUIT	THRU.	THROUGH
INTERRUPTER		T.O.	TOP OF
G.S.M.	GALVANIZED SHEET METAL	T.O.W.	TOP WALL
GWB.	GYPSUM WALL BOARD	TV	TELEVISION
		TYP	TYPICAL
HB	HOSE BIB		
HDWR.	HARDWARE	U.O.	UNDERSIDE OF
HORIZ.	HORIZONTAL	U.O.N.	UNLESS OTHERWISE NOTED
HT.	HEIGHT		
H.W.	HOT WATER	VERT.	VERTICAL
		V.I.F.	VERIFY IN FIELD
(I)	INSERT WINDOW	VS	VACANCY SENSOR
(J)	INSIDE DIAMETER (DIM.)		
IN. OR (")	INCH	W.	WEST, WASHER
INCL.	INCLUDE	W/	WITH
INSUL.	INSULATION	W/O	WITHOUT
INT.	INTERIOR	W.C.	WATER CLOSET
		WD.	WOOD
JL.	JOINT	W.H.	WATER HEATER
		WP.	WATERPROOF
		W.R.	WATER RESISTANT

SYMBOLS/LEGEND	
	WALL
	LINE BELOW
	LINE OVERHEAD OR HIDDEN
	(N) WALL
	DEMO WALL
	DEMO
	TO FACE OF FINISH
	PROPERTY LINE
	SETBACK
	ROOM NAME/NUMBER
	TYPICAL NOTE
	ALIGNMENT NOTE
	STRUCTURAL LINE
	POINT ELEVATION
	ELEVATION HEIGHT MARKER
	ELEVATION INDICATOR
	INTERIOR ELEVATION INDICATOR
	BUILDING SECTION
	DETAIL SECTION
	DETAIL INDICATOR
	CONSTRUCTION
	ASSEMBLY TYPE SYMBOL
	REVISION SYMBOL
	CENTERLINE
	NEW WINDOW SASH IN (E) WINDOW JAMB
	NEW REPLACEMENT WINDOW OR DOOR
	NEW WINDOW OR DOOR

PARCEL MAP

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CITY & COUNTY ASSESSOR 1985

BLK. 2966

2968B  
MIRALOMA PARK 5  
REVISED 1959  
REVISED 1960  
REVISED 1961  
REVISED 1967

EL SERENO COURT  
MARLETTA DRIVE  
RIO

1 AssessorBlock2968  
SCALE: 1:1.86

A detailed map of the Miraloma neighborhood in San Jose, California. The map shows a network of streets including Monterey Blvd, Bosworth St, Elgin St, and various residential streets like Mariaena Dr, Teresita Blvd, and Joost Ave. A red pin is placed on Mariaena Dr, labeled '15 El Sereno Court'. The map also shows Glen Canyon Park to the north and Glen Park to the east. The area is bounded by Sonoma to the west and Sunnyvale to the south.

DRAWING INDEX	
ID	Name
A0.0	COVER SHEET
A0.1	PICS
A0.2	(E) SITE/ROOF PLAN
A0.3	(N) SITE/ROOF PLAN
A1.1	(E) (N) SECOND FLOOR PLAN
A1.2	(E) (N) FIRST FLOOR PLAN
A1.3	(E) LOWER LEVELS FLOOR PLAN
A2.1	(E) (N) NORTH ELEVATION
A2.2	(E) WEST ELEVATION
A2.3	(N) WEST ELEVATION
A2.4	(E) (N) SOUTH ELEVATION
A2.5	(E) EAST ELEVATION
A2.6	(N) EAST ELEVATION
A3.1	(E) LONGITUDINAL SECTION
A3.2	(N) LONGITUDINAL SECTION
A3.3	(N) TRANSVERSE SECTION
<del>A4.1</del>	<del>WINDING SCHEDULE</del>
A4.2	3D RENDERING-1
A4.3	3D RENDERING-2

# JONES-WITT RESIDENCE

15 EL SERENO COURT SAN FRANCISCO, CA 94127

**designed / prepared:**  
building Lab inc.  
999 43rd st.  
oakland ca 94608  
T. 510-420-1133  
F. 510-420-1131  
E. [info@buildinglab.com](mailto:info@buildinglab.com)

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issue

COMMISSION SET 03/21/19

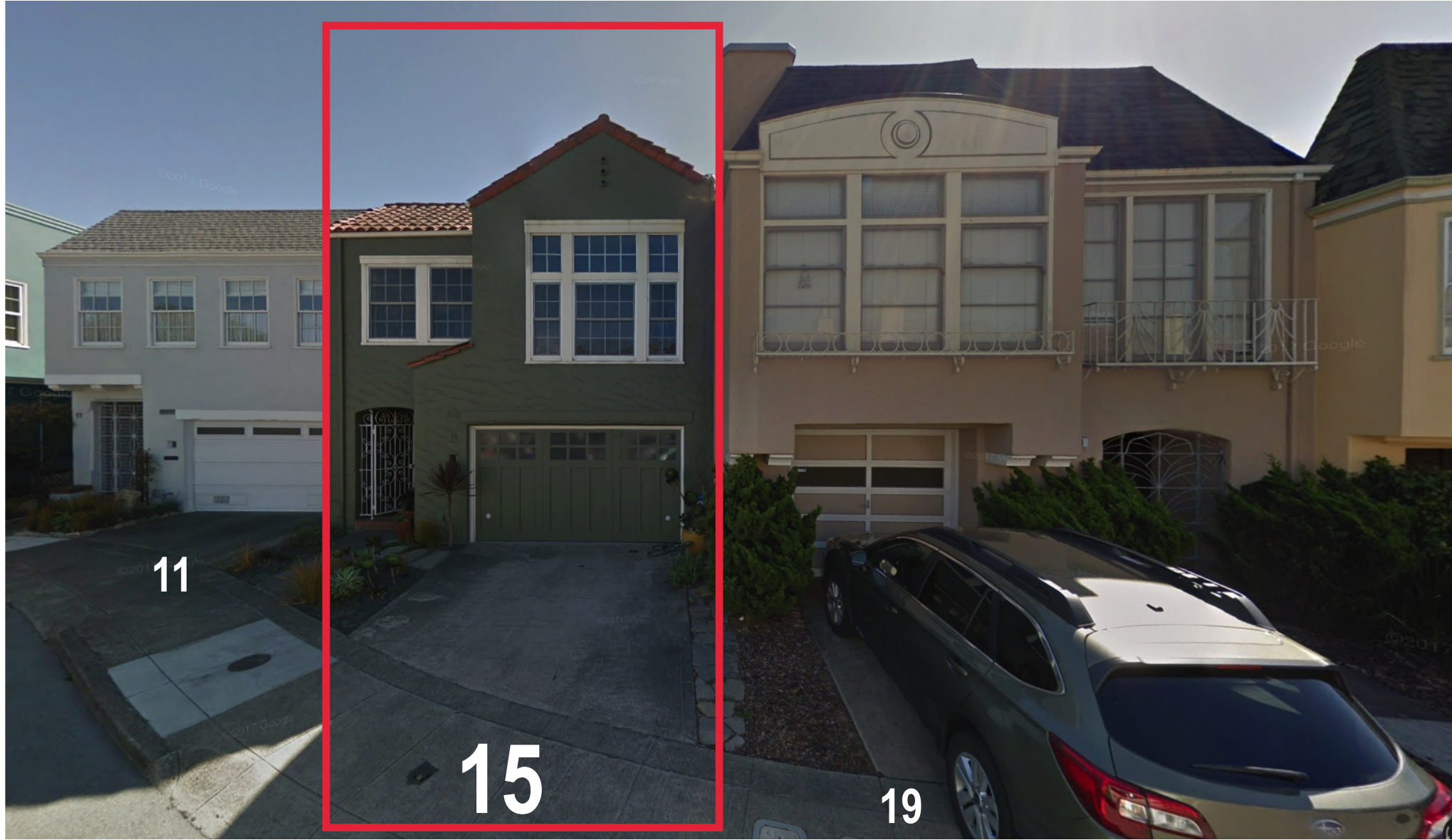
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checked by	SHS

COVER SHEET

sheet no.

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BUILDINGS ON THE SAME SIDE OF THE STREET AND FRONT FACADE OF THE SUBJECT BUILDING



BUILDINGS ON THE FACING SIDE OF THE STREET



REAR FACADE OF THE SUBJECT BUILDING & REAR VIEW OF THE ADJACENT BUILDINGS

NOTE: SEE SANBORN MAP ON A0.0 FOR LOCATIONS

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design / construction / fabrication  
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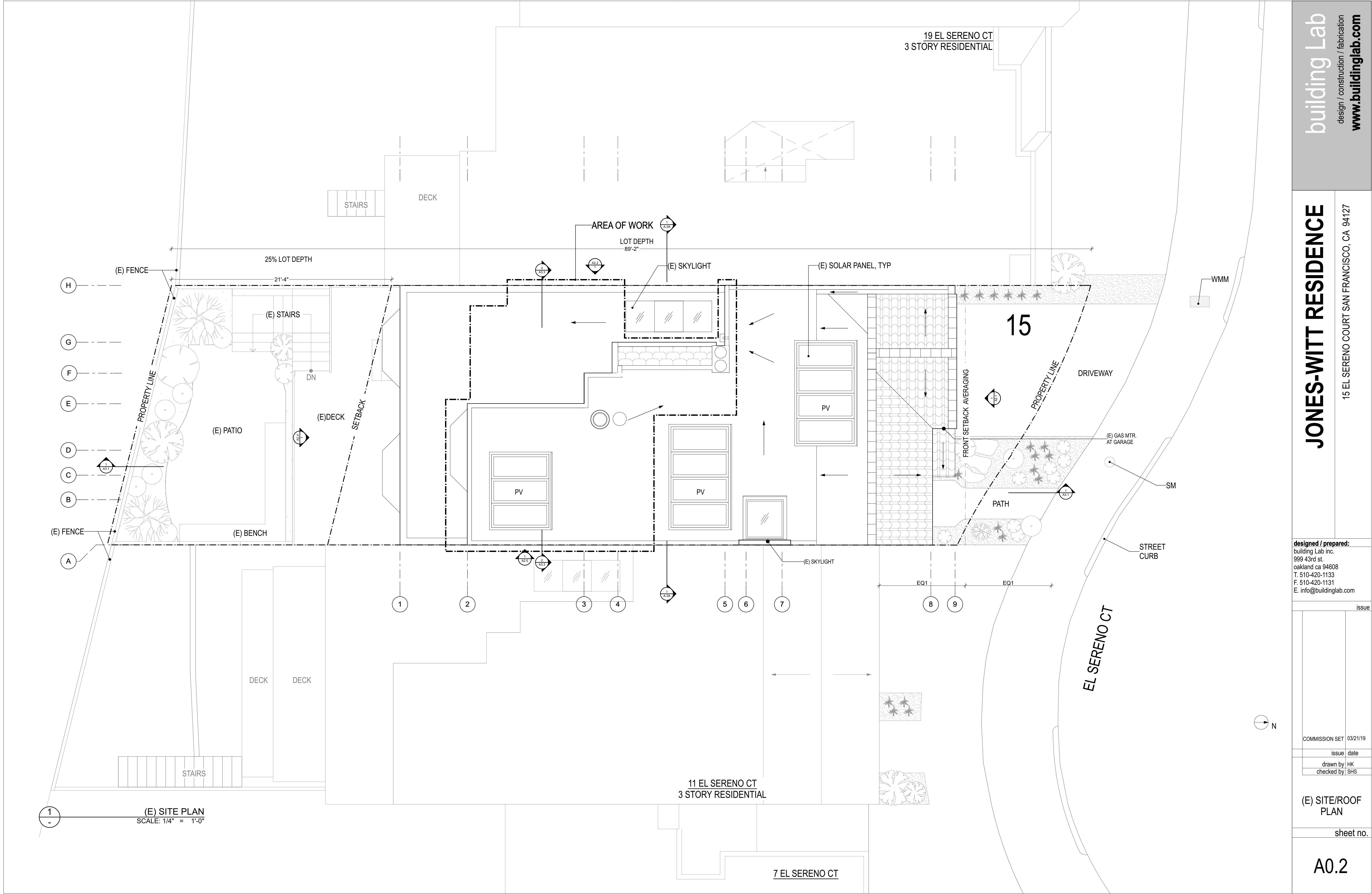
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PICS

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issue	
COMMISSION SET	03/21/19
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(E) SITE/ROOF PLAN	
sheet no.	

A0.2

# JONES-WITT RESIDENCE

5 EL SERENO COURT SAN FRANCISCO, CA 94127

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E. [info@buildinglab.com](mailto:info@buildinglab.com)

issue

COMMISSION SET 03/21/1

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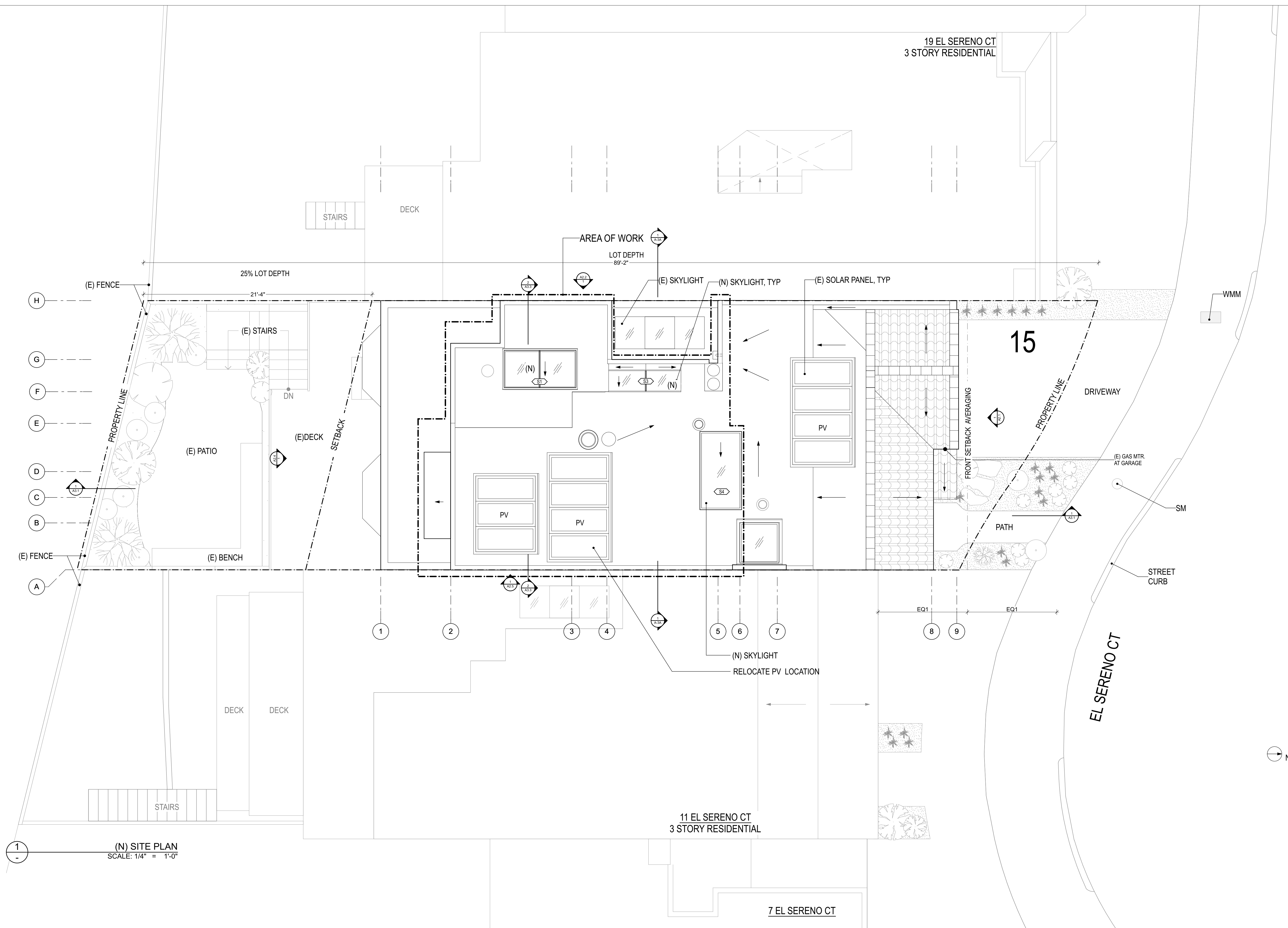
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(N) SITE/ROCK  
PLAN

sheet n

A0.3



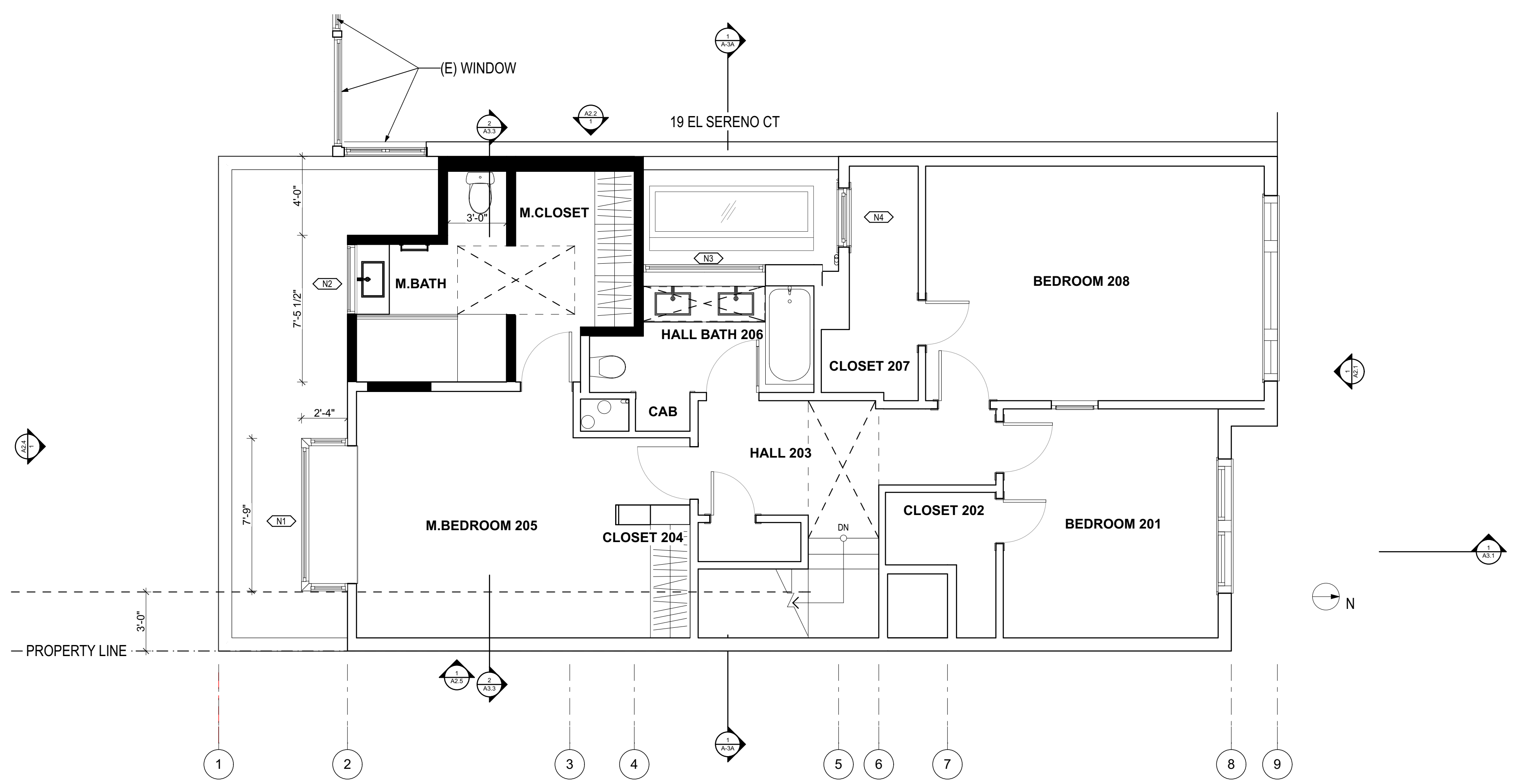
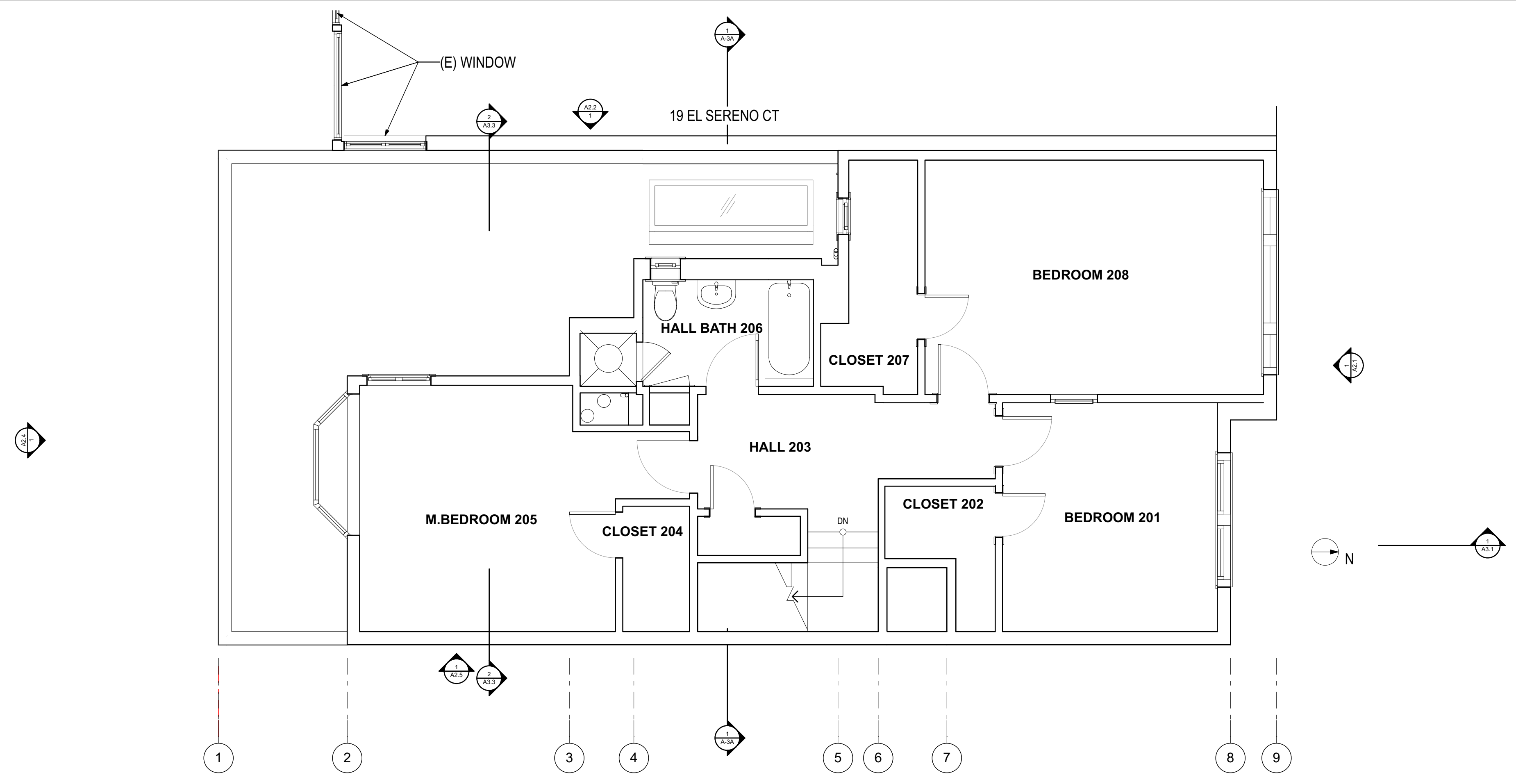


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D  
C  
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A

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(E) SECOND FLOOR  
SCALE: 1/4" = 1'-0"

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A

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-  
(N) SECOND FLOOR  
SCALE: 1/4" = 1'-0"



JONES-WITT RESIDENCE

15 EL SERENO COURT SAN FRANCISCO, CA 94127

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building Lab inc.  
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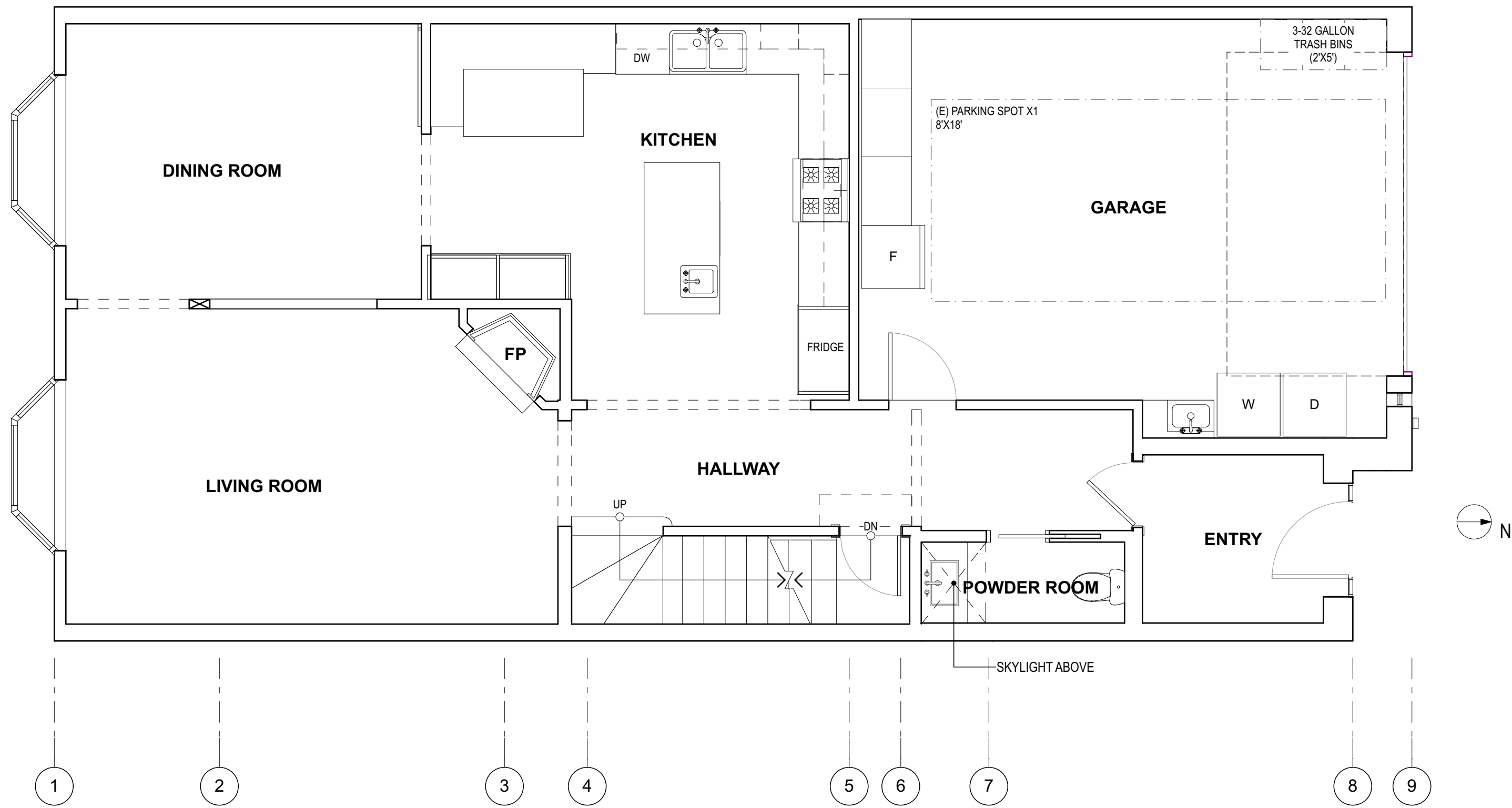
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COMMISSION SET	03/21/19
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(E)/(N) SECOND  
FLOOR PLAN

sheet no.

A1.1

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D  
C  
B  
A



1 (E)/(N) FIRST FLOOR PLAN: NO CHANGE  
SCALE: 1/4" = 1'-0"

JONES-WITT RESIDENCE

15 EL SERENO COURT SAN FRANCISCO, CA 94127

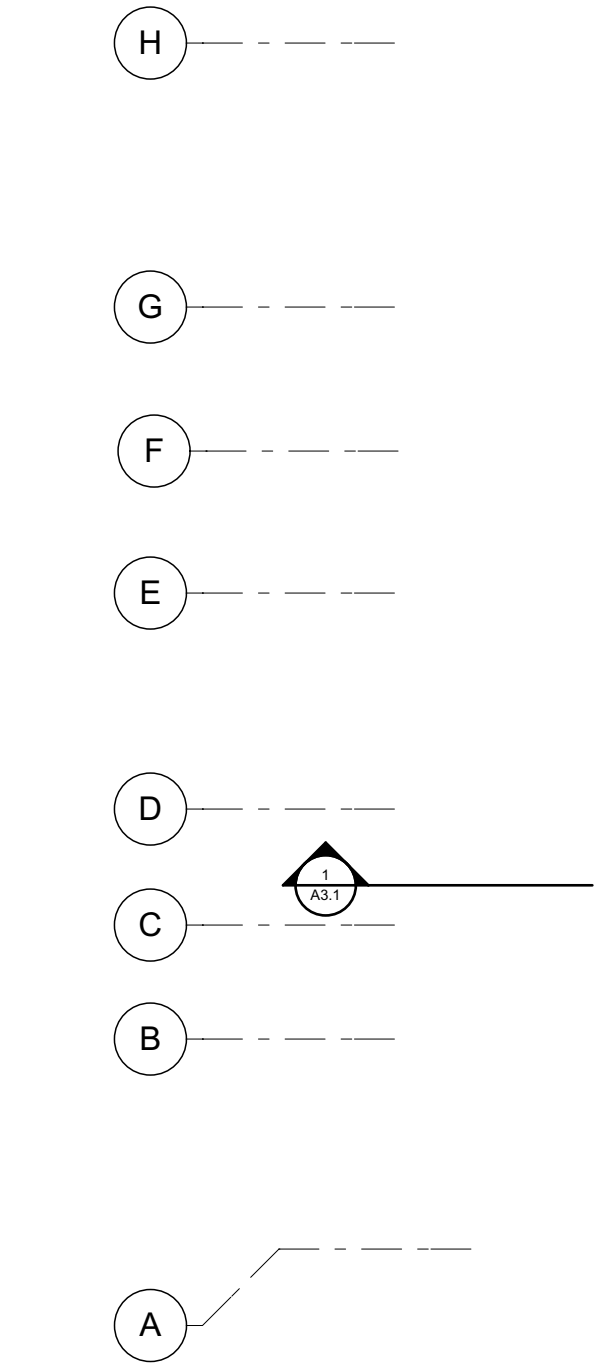
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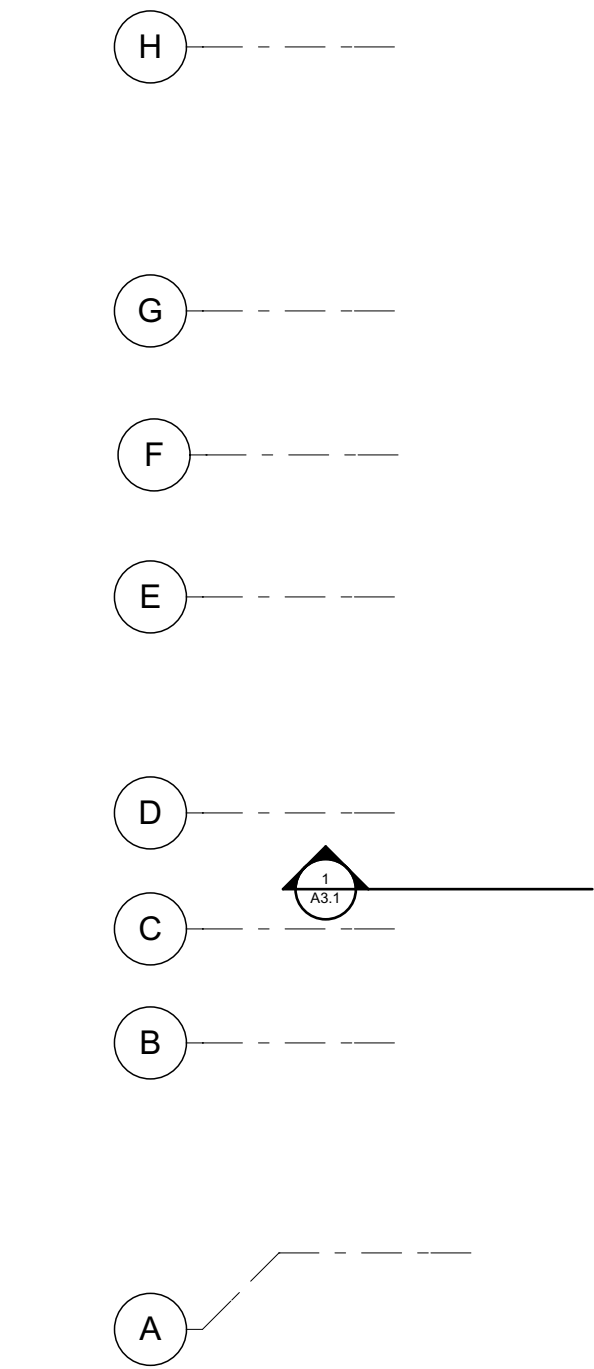
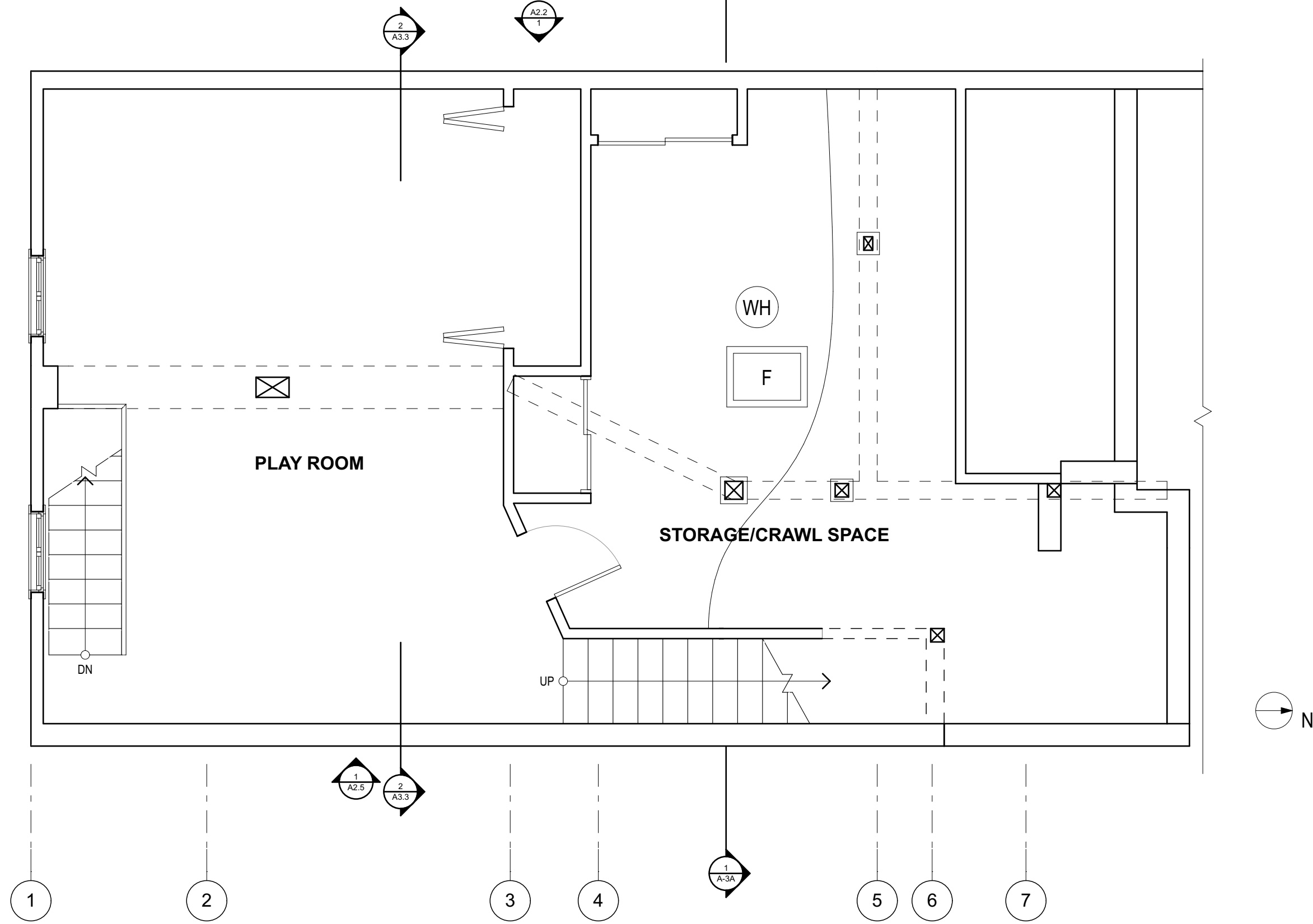
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FLOOR PLAN

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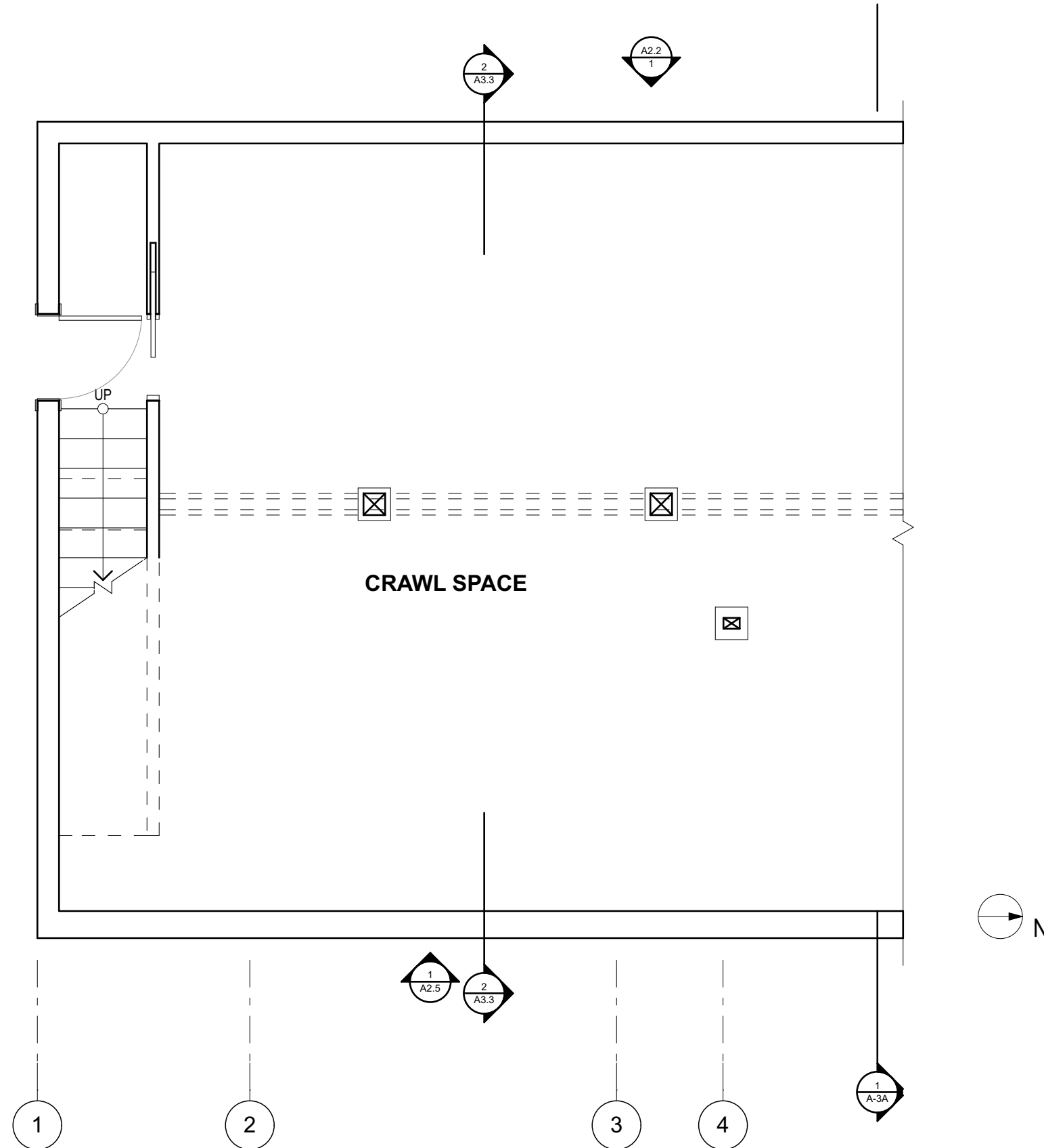
A1.2



2 (E) LOWER LEVEL FLOOR  
SCALE: 1/4" = 1'-0"



1 (E) BASEMENT FLOOR  
SCALE: 1/4" = 1'-0"



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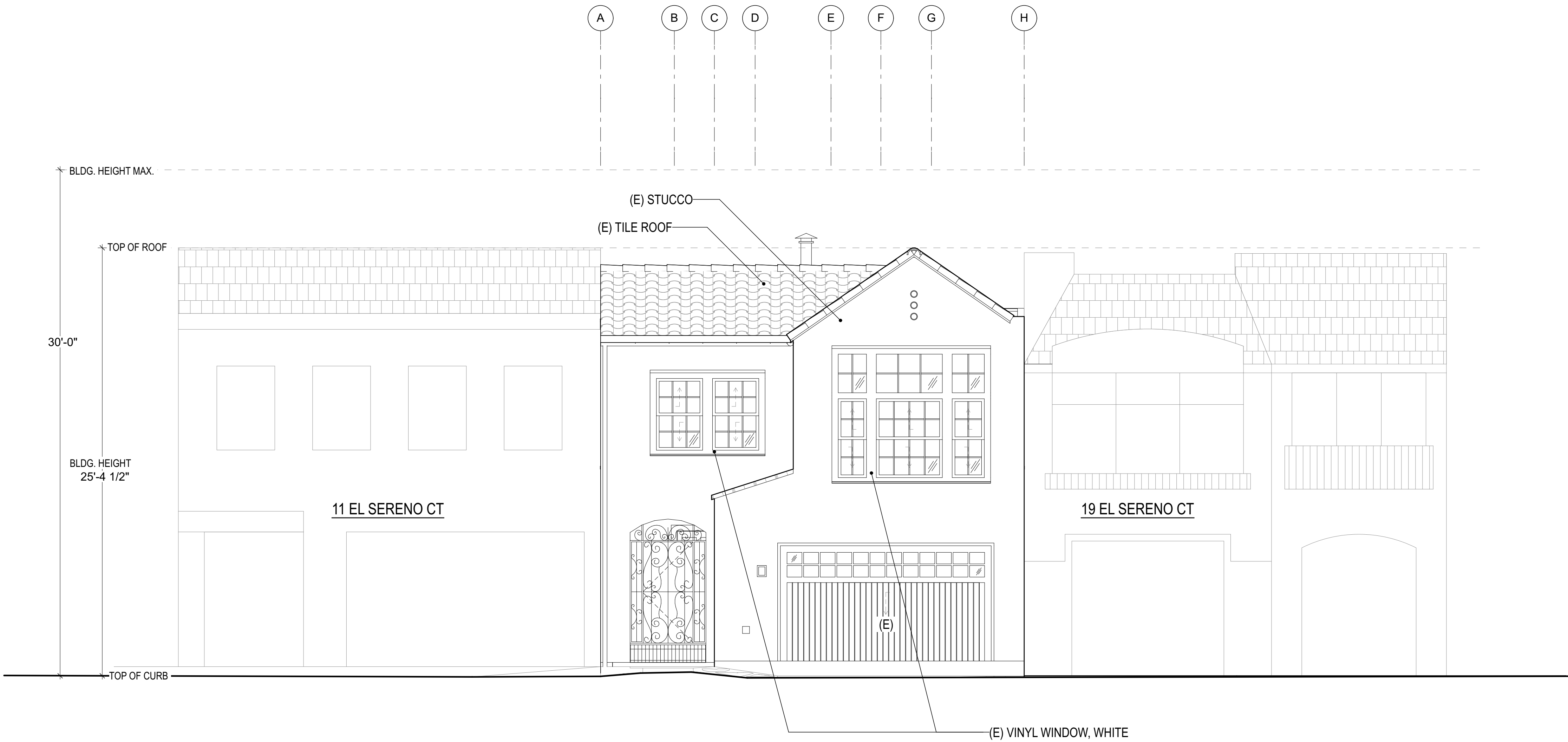
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issue	date
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(E) LOWER  
LEVELS FLOOR  
PLAN

sheet no.

A1.3



1 (E)/(N) NORTH ELEVATION -NO CHANGE  
SCALE: 1/4" = 1'-0"

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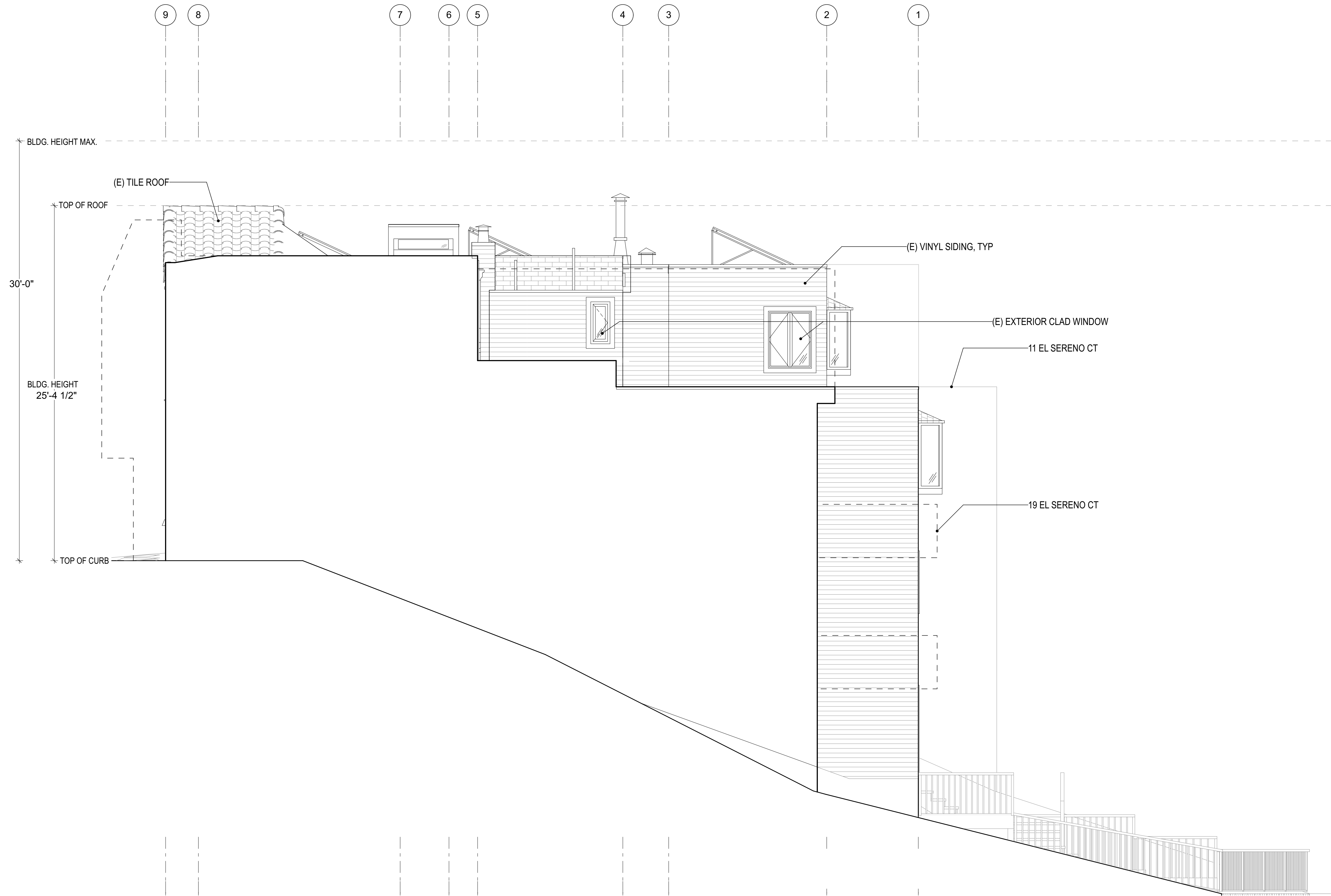
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(E)/(N) NORTH  
ELEVATION

sheet no.

A2.1





1  
-  
(E) WEST ELAVATION  
SCALE: 1/4" = 1'-0"

## JONES-WITT RESIDENCE

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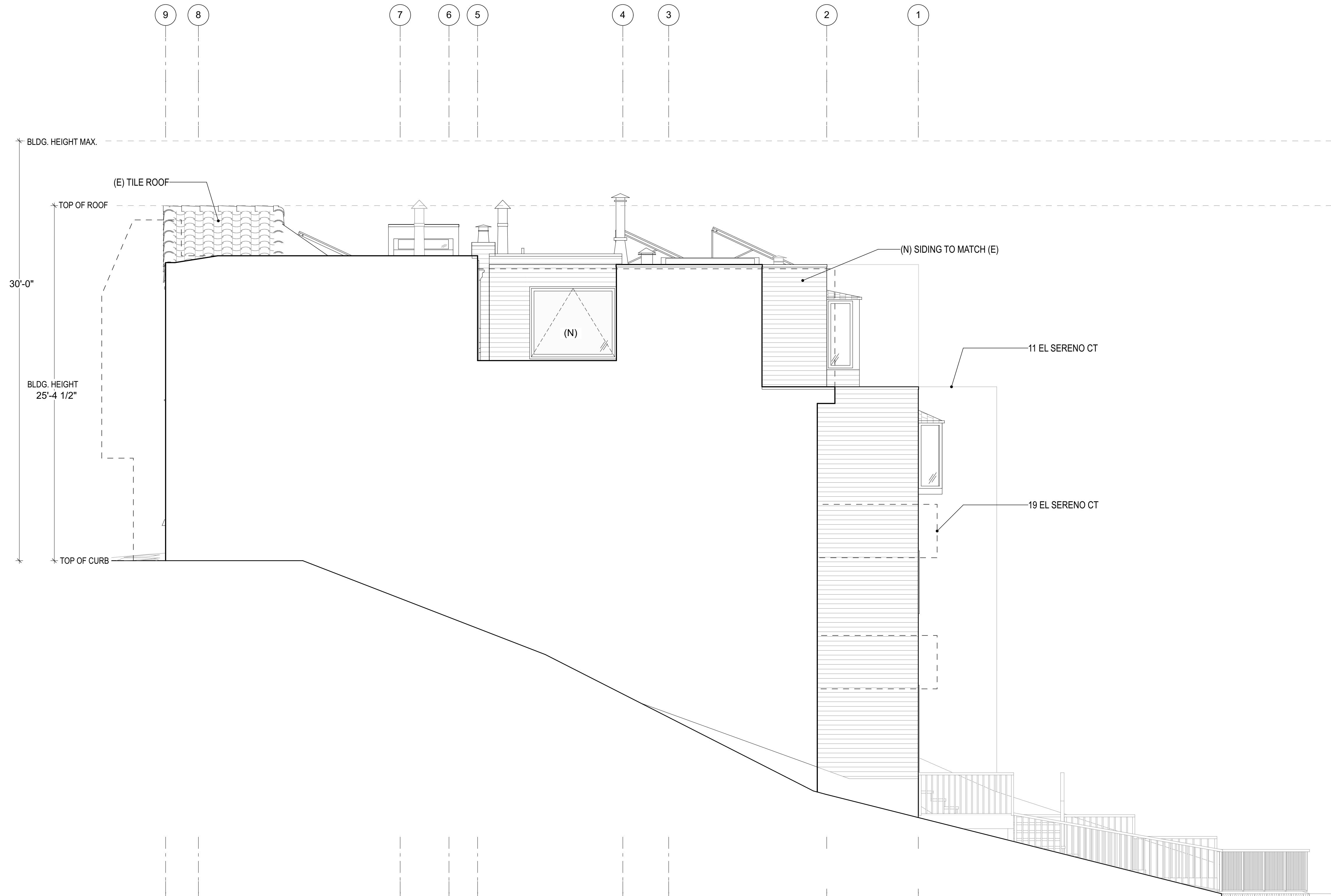
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(E) WEST  
ELEVATION

sheet no.

A2.2



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-  
(N) WEST ELEVATION  
SCALE: 1/4" = 1'-0"

JONES-WITT RESIDENCE

15 EL SERENO COURT SAN FRANCISCO, CA 94127

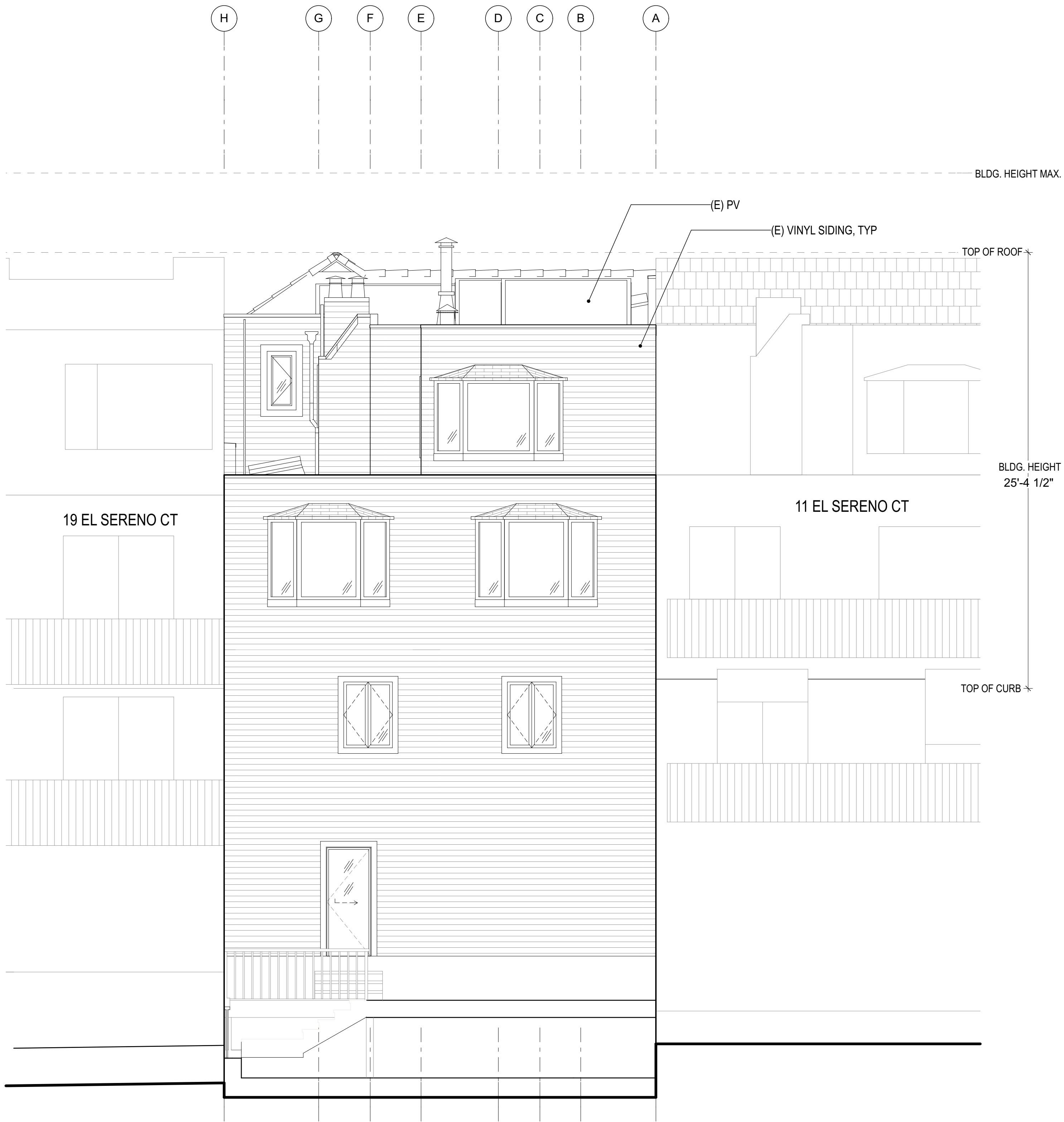
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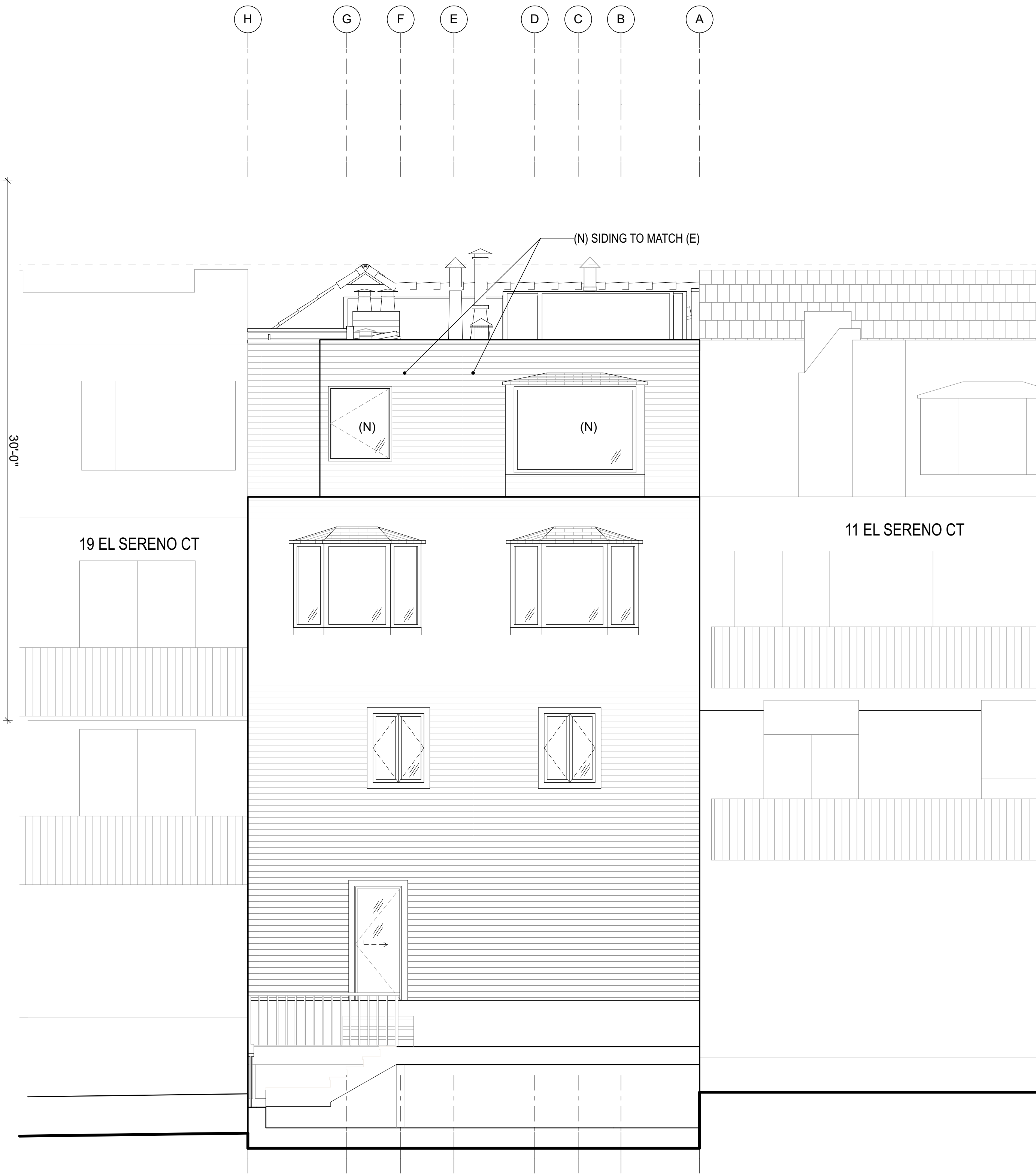
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ELEVATION

sheet no.

A2.3



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- (E) SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



2  
- (N) SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

## JONES-WITT RESIDENCE

15 EL SERENO COURT SAN FRANCISCO, CA 94127

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oakland ca 94608  
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issue

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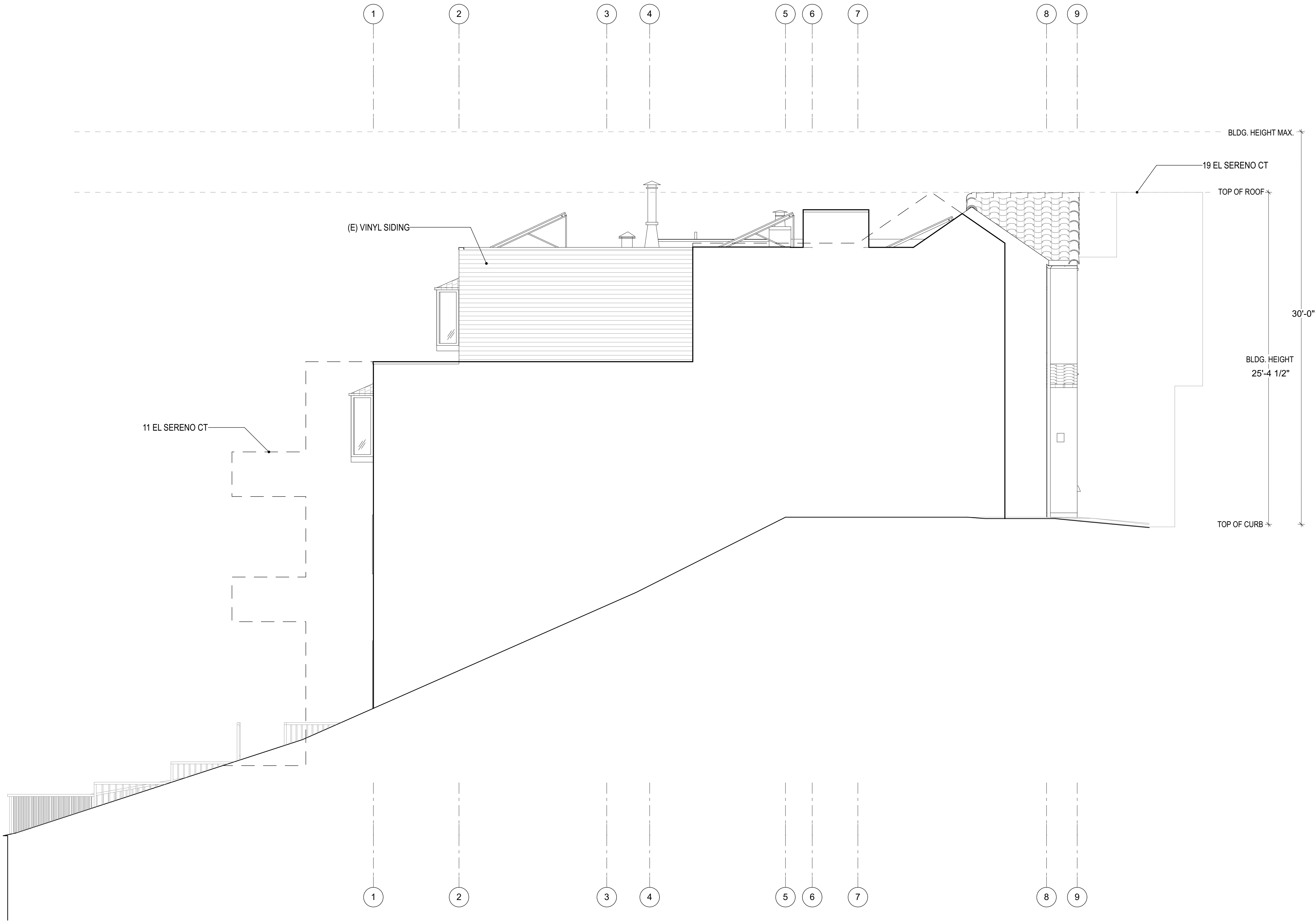
(E)/(N) SOUTH  
ELEVATION

sheet no.

A2.4

1  
-

(E) EAST ELEVATION  
SCALE: 1/4" = 1'-0"



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design / construction / fabrication  
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## JONES-WITT RESIDENCE

15 EL SERENO COURT SAN FRANCISCO, CA 94127

### designed / prepared:

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oakland ca 94608  
T. 510-420-1133  
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### issue

issue	date
COMMISSION SET	03/21/19
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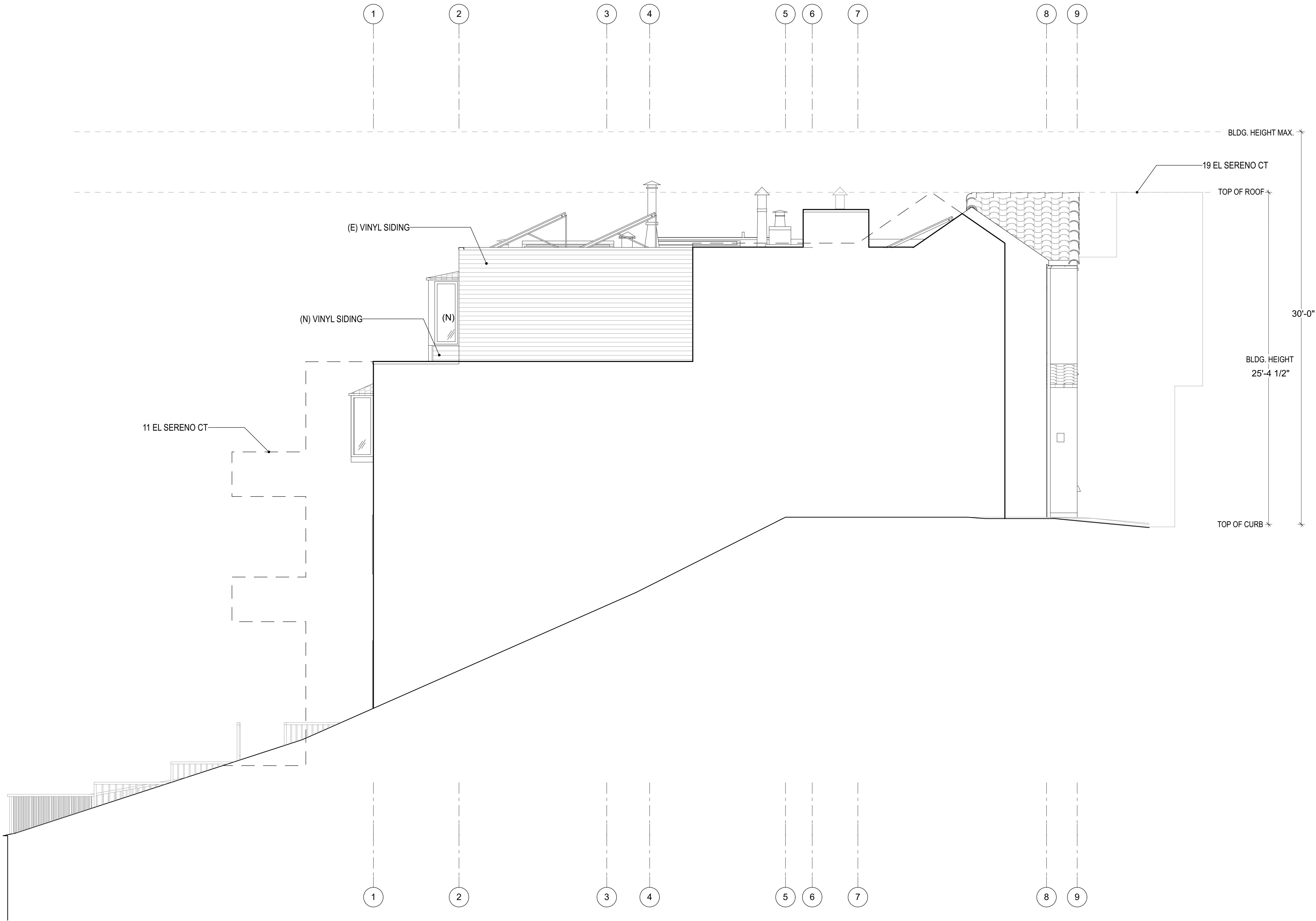
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ELEVATION

sheet no.

A2.5



1  
-  
(N) EAST ELEVATION  
SCALE: 1/4" = 1'-0"



# JONES-WITT RESIDENCE

15 EL SERENO COURT SAN FRANCISCO, CA 94127

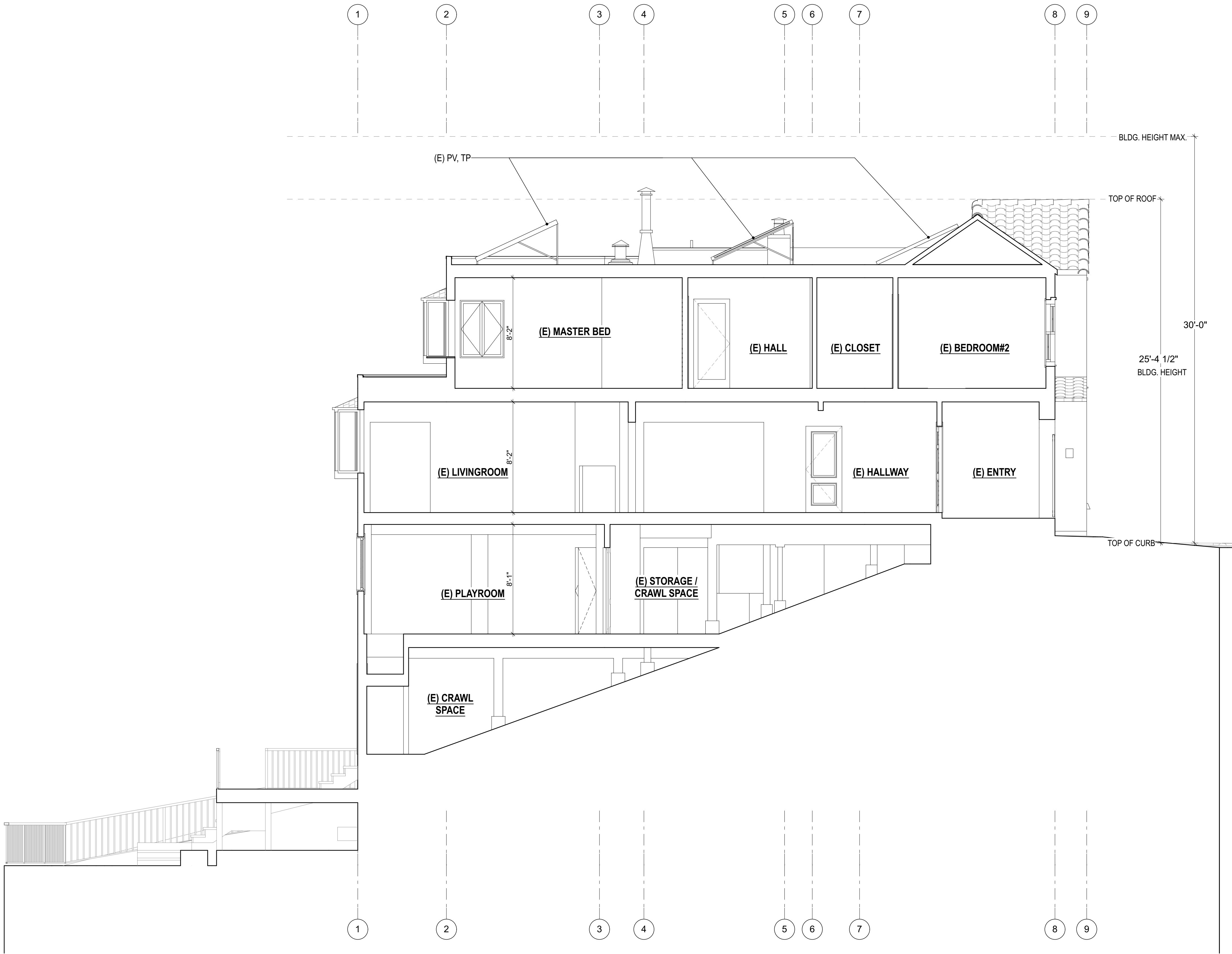
**designed / prepared:**  
building Lab inc.  
999 43rd st.  
oakland ca 94608  
T. 510-420-1133  
F. 510-420-1131  
E. info@buildinglab.com

issue	
COMMISSION SET	03/21/19
issue	date
drawn by HK	
checked by SHS	

(N) EAST  
ELEVATION

sheet no.

A2.6



1  
-  
(E) LONGITUDINAL SECTION  
SCALE: 1/4" = 1'-0"

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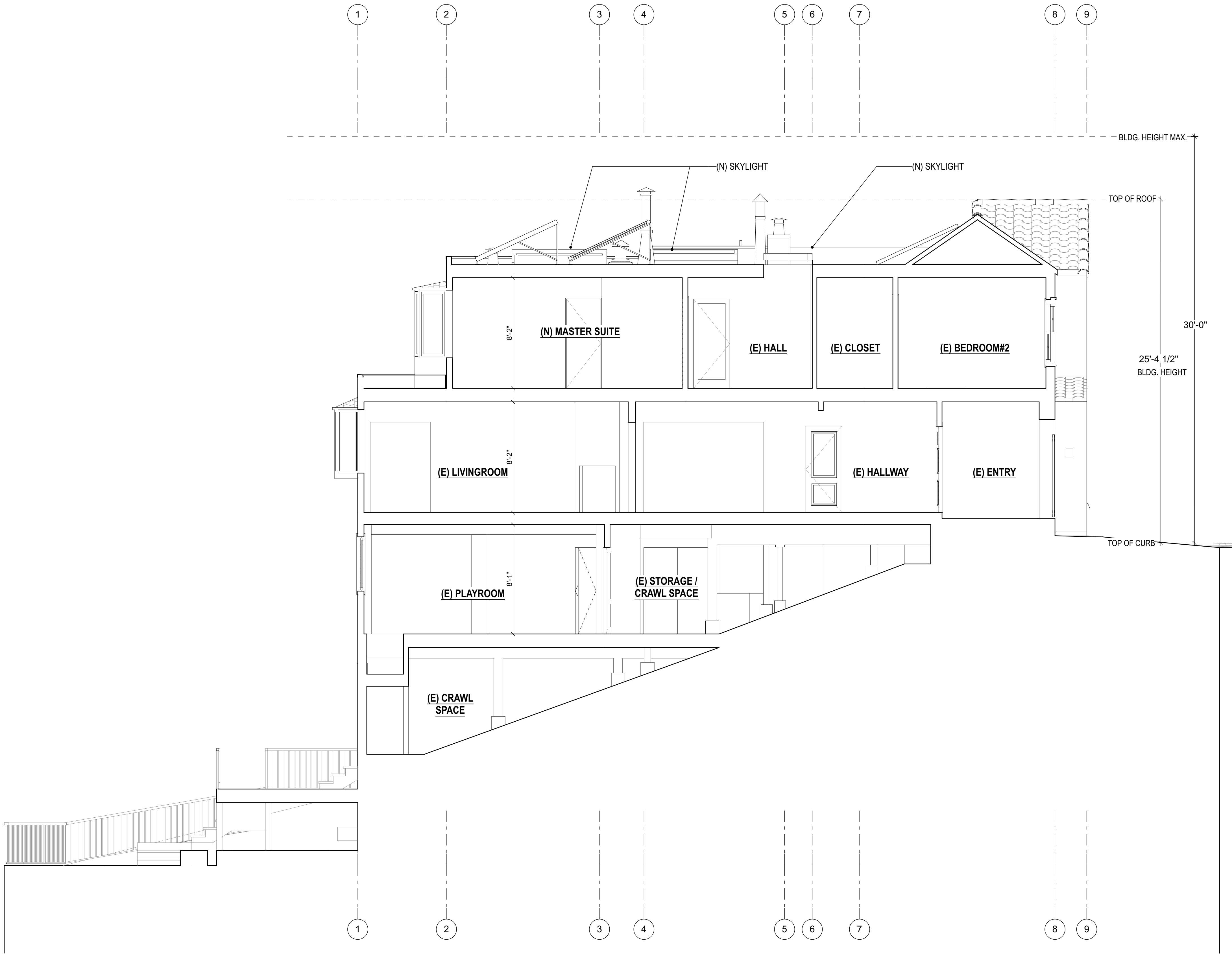
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(E) LONGITUDINAL  
SECTION

sheet no.

A3.1



1 (N) LONGITUDINAL SECTION  
SCALE: 1/4" = 1'-0"

JONES-WITT RESIDENCE

15 EL SERENO COURT SAN FRANCISCO, CA 94127

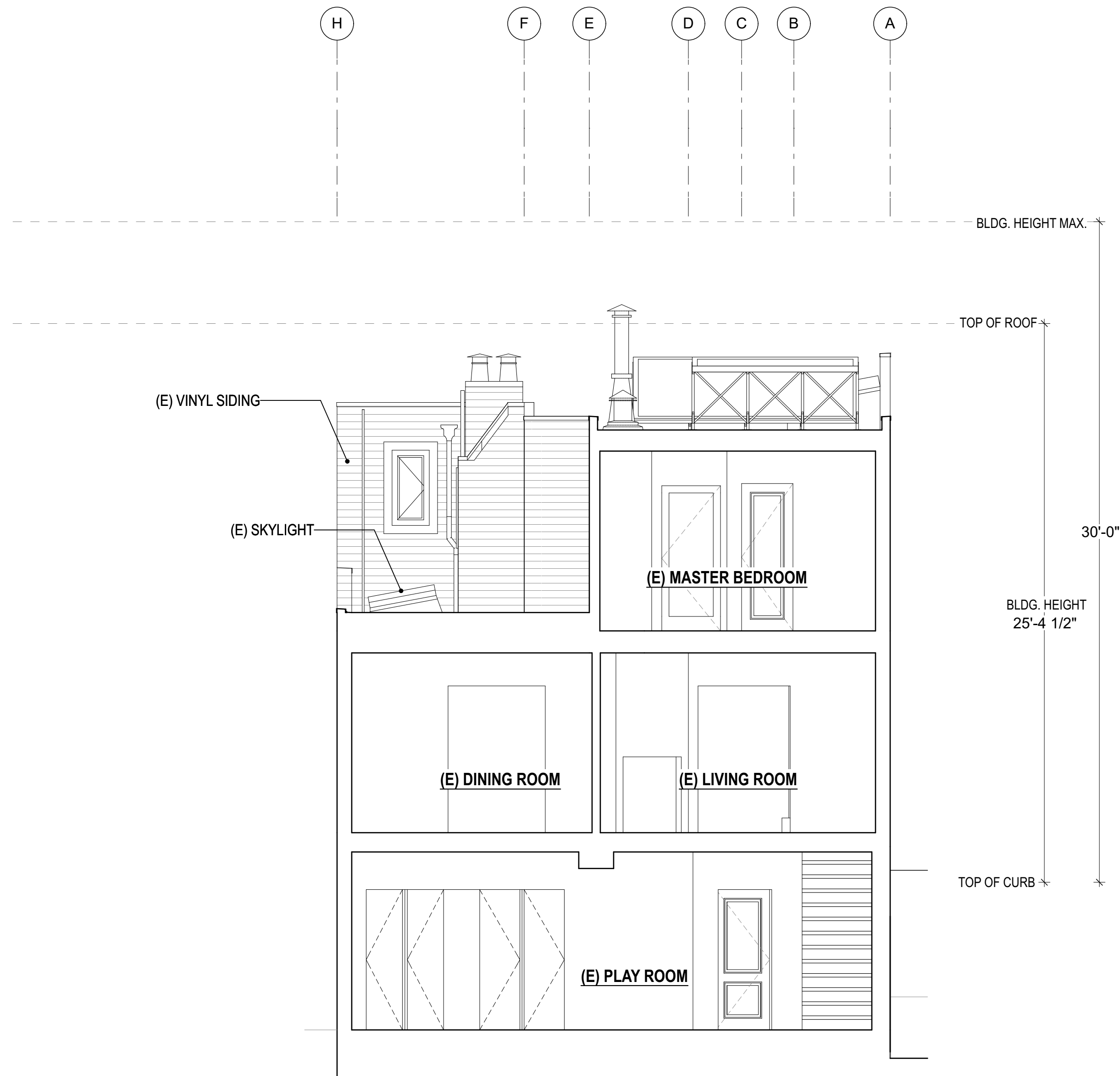
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issue	
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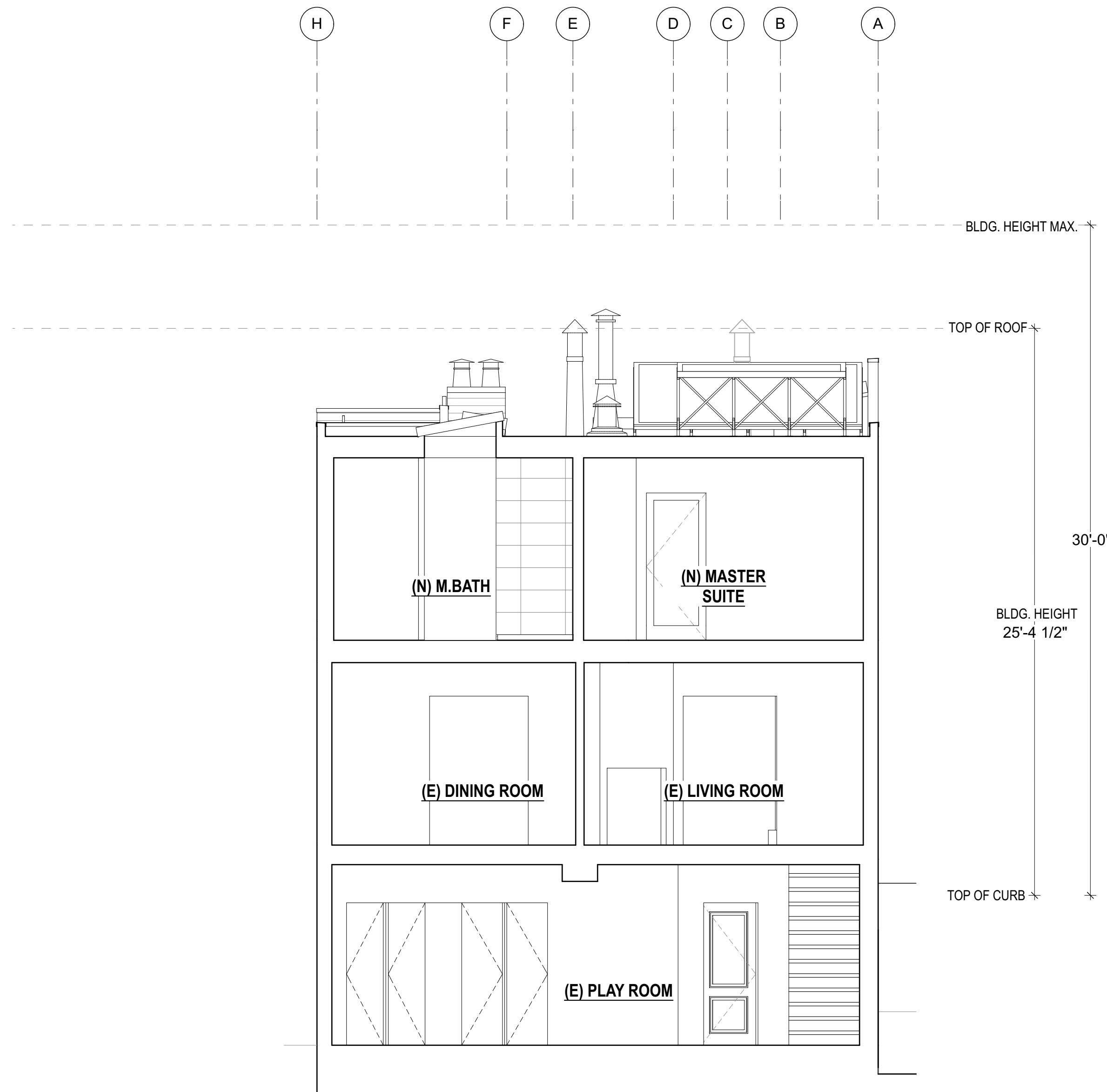
(N) LONGITUDINAL SECTION

sheet no.

A3.2



2 (E) TRANSVERSE SECTION  
SCALE: 1/4" = 1'-0"



1 (N) TRANSVERSE SECTION  
SCALE: 1/4" = 1'-0"

## JONES-WITT RESIDENCE

15 EL SERENO COURT SAN FRANCISCO, CA 94127

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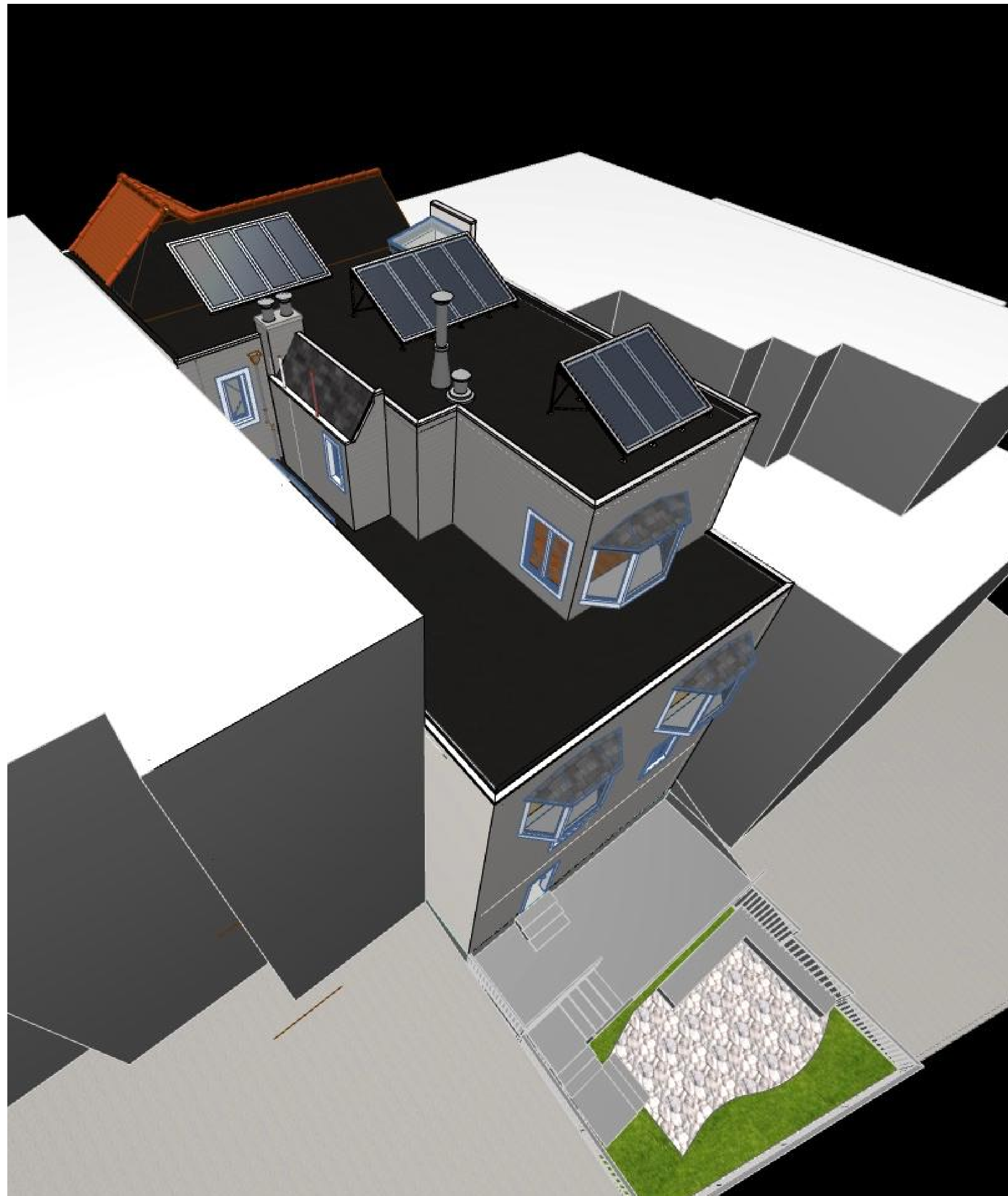
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(N) TRANSVERSE SECTION

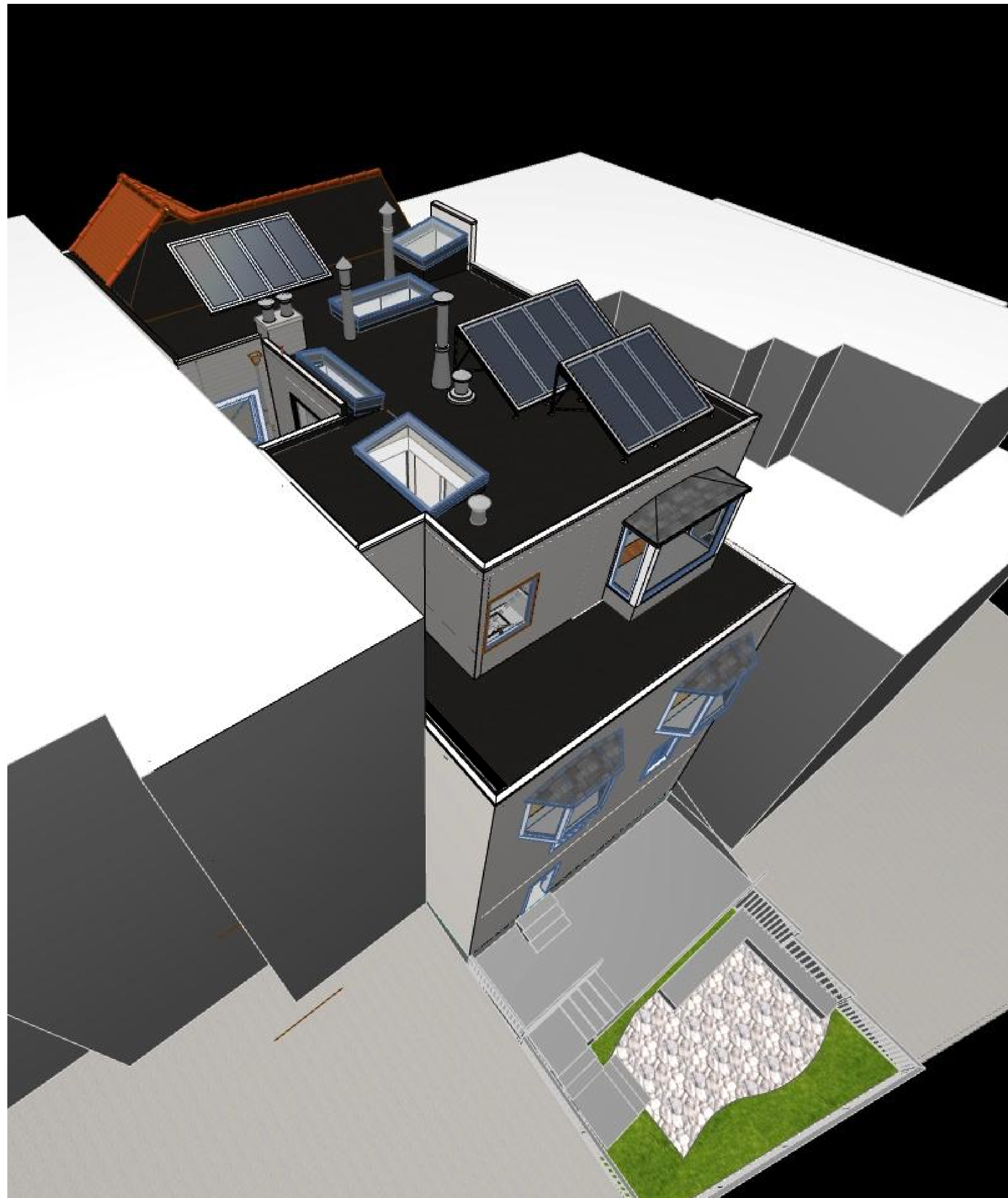
sheet no.

A3.3





① (E) 3D RENDERING



② (N) 3D RENDERING

## JONES-WITT RESIDENCE

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issue

COMMISSION SET 03/21/19

issue date

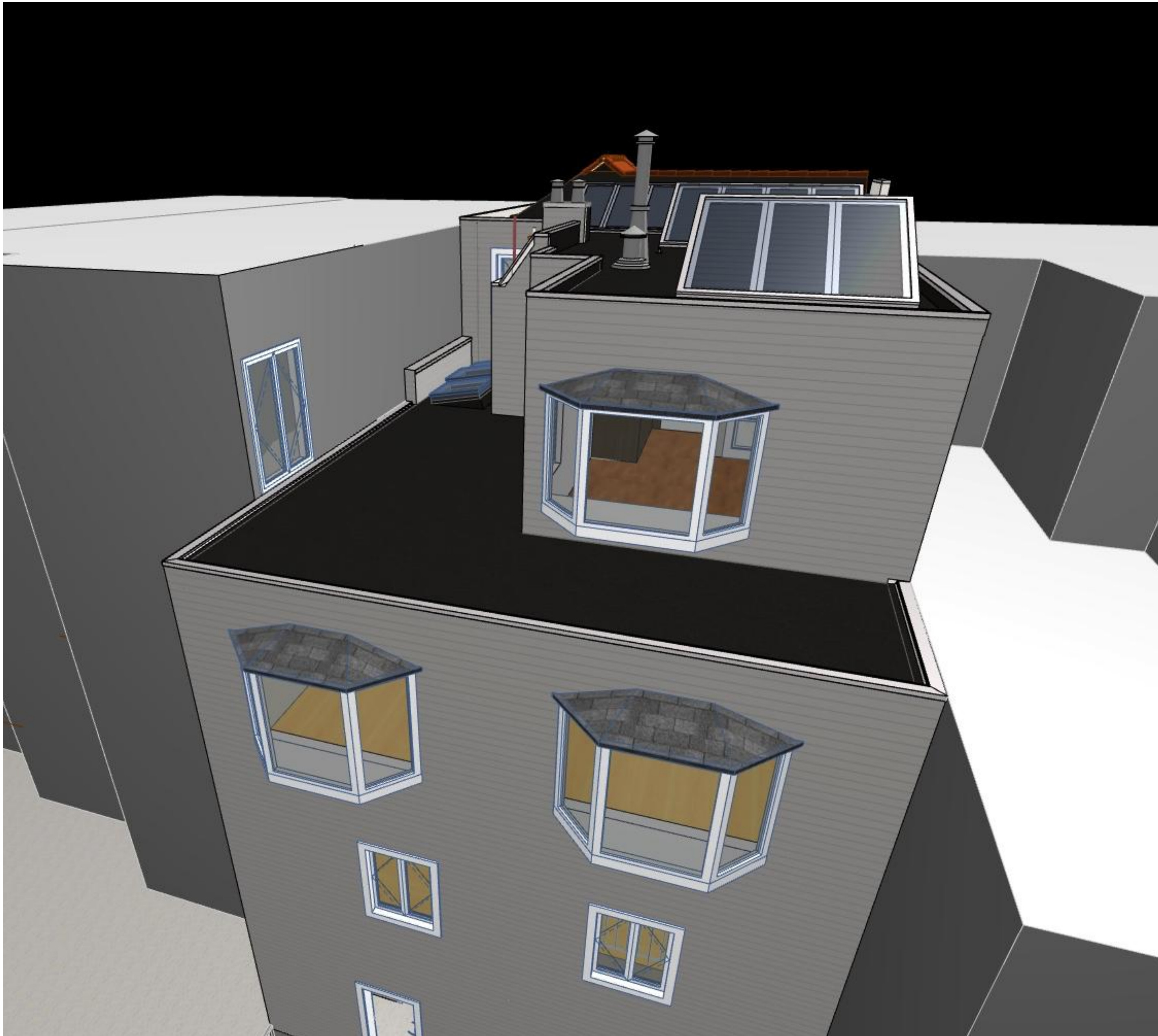
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checked by SHS

3D RENDERING-1

sheet no.

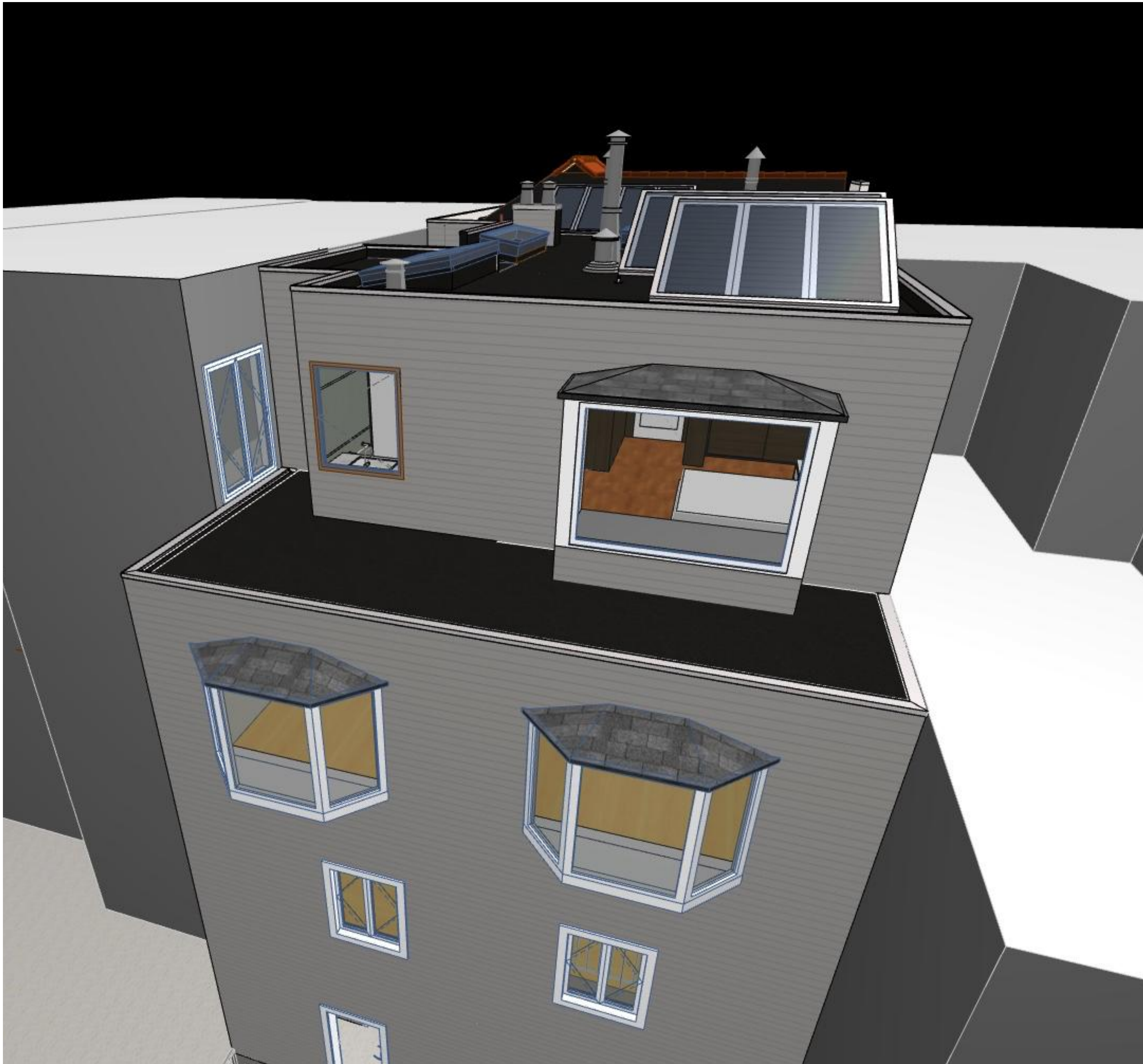
A8.2





1  
-

(E) 3D RENDERING



2  
-

(N) 3D RENDERING

## JONES-WITT RESIDENCE

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3D RENDERING-2

sheet no.

A8.3



# Cecile B Michael

11 El Sereno Court  
San Francisco, CA 94127  
Thursday, February 7, 2019

David Winslow, Principal Architect  
Design Review | Citywide and Current Planning  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, California, 94103

Re: Building Permit Application #2018.0302.2730  
15 El Sereno Court, San Francisco, CA 94127

Dear Mr Winslow,

I own the home at 11 El Sereno Court, which is immediately to the east of 15 El Sereno Court. The owners, Ann Jones and Jonathan Witt, lived across the street at 20 El Sereno Court for some time prior to their purchase of #15. Consequently, I have known them for years.

The proposed addition to their house does not directly affect me. However, the contractor will need access to my roof during that construction. I told Ann that I wanted the contractor to protect my roof during that time. Without hesitation her response was that when the time comes, she would tell the crew to put wooden planks across my roof where they need to stand. I believe that is an acceptable solution.

I have supported this project from the first time I saw the plans at the meeting which was required by the SF Planning Department. In fact, I regretted that my husband and I had not done something similar years ago, as we have the same floor plan.

Ann, Jonathan and their children are excellent neighbors. They are agreeable, accommodating, pleasant, friendly, responsive and undemanding. I cannot ask for better neighbors. Everybody should be so lucky to have neighbors such as Ann and Jonathan.

I urge that their Building Permit Application #2018.0302.2730 be approved without further modification.

Sincerely,



Cecile B Michael

cc:  
Gabriela Pantoja, Planner  
Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103

Ann Jones and Jonathan Witt  
15 El Sereno Court  
San Francisco, CA 94127