



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: FEBRUARY 13, 2020

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San Francisco,
CA 94103-2479

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Date: February 3, 2020
Case No.: **2018-007012DRP**
Project Address: **134 Hearst Avenue**
Permit Applications: 2018.0503.8097
Zoning: RH-1 [Residential House, One-Family]
40-X Height and Bulk District
Block/Lot: 6771 / 011
Project Sponsor: Amanda Lee
McGriff Architects
1475 15th Street
San Francisco, CA 94103
Staff Contact: David Winslow – (415) 575-9159
David.Winslow@sfgov.org
Recommendation: **Take DR and Approve with Modification**

PROJECT DESCRIPTION

The project proposes to construct a third-story vertical addition and 4' horizontal rear addition, front façade alterations and excavation of the ground level to provide an Accessory Dwelling Unit to an existing two-story, single-family dwelling.

SITE DESCRIPTION AND PRESENT USE

The site is a 25'-0" wide x 112'-6" deep upsloping lot with an existing 2-story, one-family house built in 1926 and is categorized as a 'C' – No Historic Resource present.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The buildings on this block of Hearst Avenue are generally 2-stories with gabled roofs and an irregular front setback pattern at the street face, that presents a varied sense of scale that enables a three-story building to fit in. The building pattern at the rear is somewhat varied with one-story extensions that employ side setbacks. The proposed project is immediately situated next to the DR requestor's 2-story building that is shallower than the existing subject property.

BUILDING PERMIT NOTIFICATION

| TYPE | REQUIRED PERIOD | NOTIFICATION DATES | DR FILE DATE | DR HEARING DATE | FILING TO HEARING TIME |
|------------|-----------------|---------------------------------------|--------------|-----------------|------------------------|
| 311 Notice | 30 days | September 25, 2019 – October 25, 2019 | 10.25.2019 | 2.13.2020 | 111 days |

HEARING NOTIFICATION

| TYPE | REQUIRED PERIOD | REQUIRED NOTICE DATE | ACTUAL NOTICE DATE | ACTUAL PERIOD |
|---------------|-----------------|----------------------|--------------------|---------------|
| Posted Notice | 20 days | January 24, 2020 | January 24, 2020 | 20 days |
| Mailed Notice | 20 days | January 24, 2020 | January 24, 2020 | 20 days |
| Online Notice | 20 days | January 24, 2020 | January 24, 2020 | 20 days |

PUBLIC COMMENT

| | SUPPORT | OPPOSED | NO POSITION |
|--|---------|---------|-------------|
| Adjacent neighbor(s) | 0 | 0 | 0 |
| Other neighbors on the block or directly across the street | 0 | 0 | 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 REQUESTOR

Karen Bratt of 130 Hearst Avenue, adjacent neighbors to the East of the proposed project.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

Is concerned by the following issues:

1. The height and depth of the building is out of scale with the existing building scale at the mid-block open space. The rear addition does not provide adequate setbacks.
2. The scale is incompatible with surrounding buildings at the street face.
3. The building is not articulated to minimize impacts to light and privacy to adjacent properties;
4. Extensive excavation could pose structural instability to adjacent properties.

Proposed alternatives: Modify the depth and provide side setbacks at the rear of the proposed building.

See attached *Discretionary Review Application*, dated October 25, 2019.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The project has been designed to respond to the existing scale and character of the neighborhood. It has been modified to address neighborhood concerns. It has been reviewed and found to be compliant to the Planning Code and Residential Design Guidelines. The project will engage licensed engineers to ensure any underpinning is fully considered and designed to pose no threat to existing adjacent structures.

DEPARTMENT REVIEW

The Department's Residential Design Advisory Team (RDAT) re-reviewed this and found that the height and scale of the building at the street face is compatible with the immediate neighboring buildings, but the rear expansion does not comply with the Residential Design Guidelines related to articulating the building to minimize impacts to light, air and privacy, and maintain reasonable access to mid-block open space. against the DR requestor's property.

Therefore, staff recommends:

1. Providing a 5' side setback that begins no further than 4' beyond the line of the adjacent neighbor's rear wall at levels two and three.

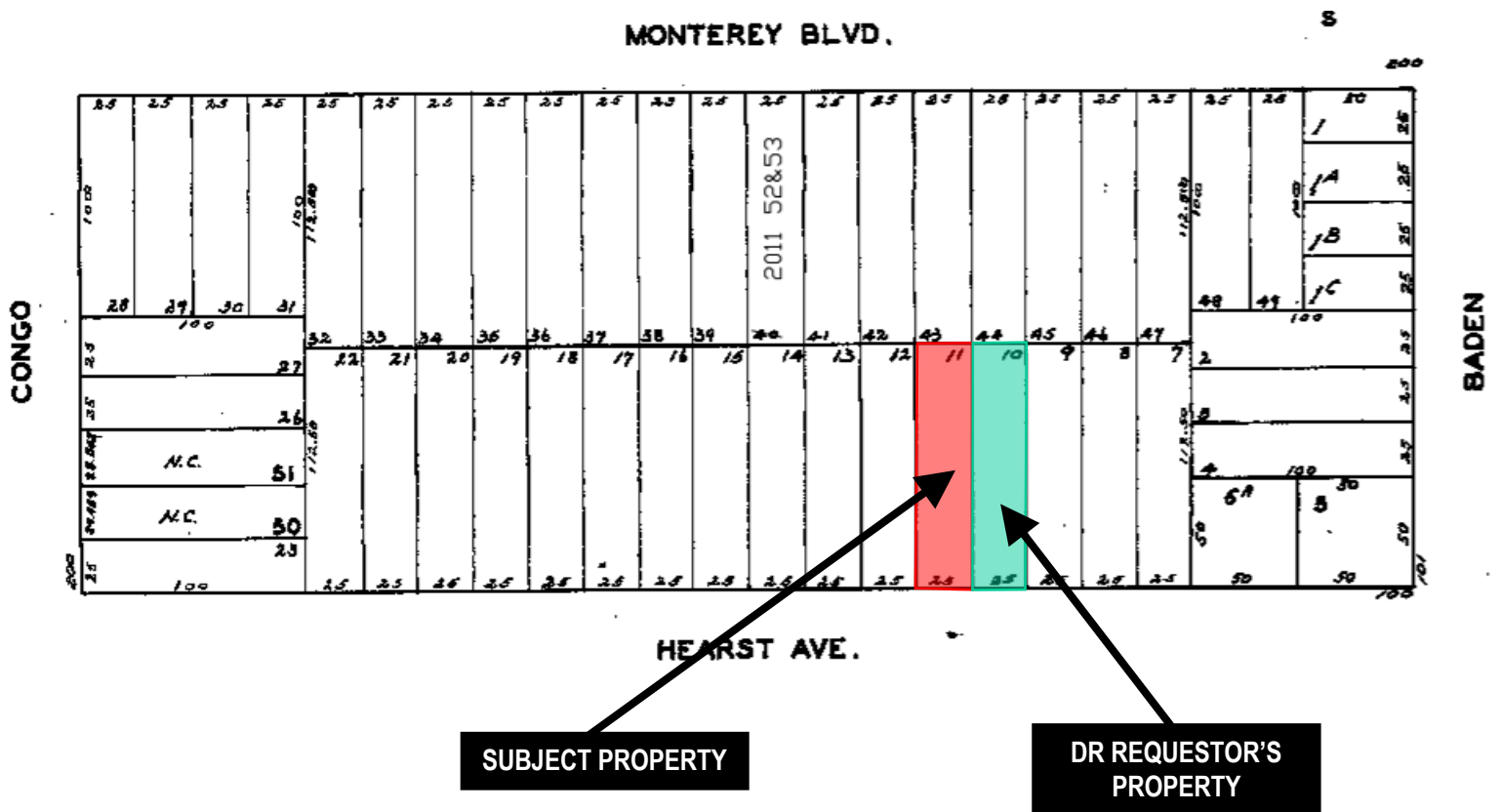
| | |
|------------------------|---|
| RECOMMENDATION: | Take DR and Approve with Modifications |
|------------------------|---|

Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
DR Applications
Reduced plans and 3-D renderings dated 7.18.19

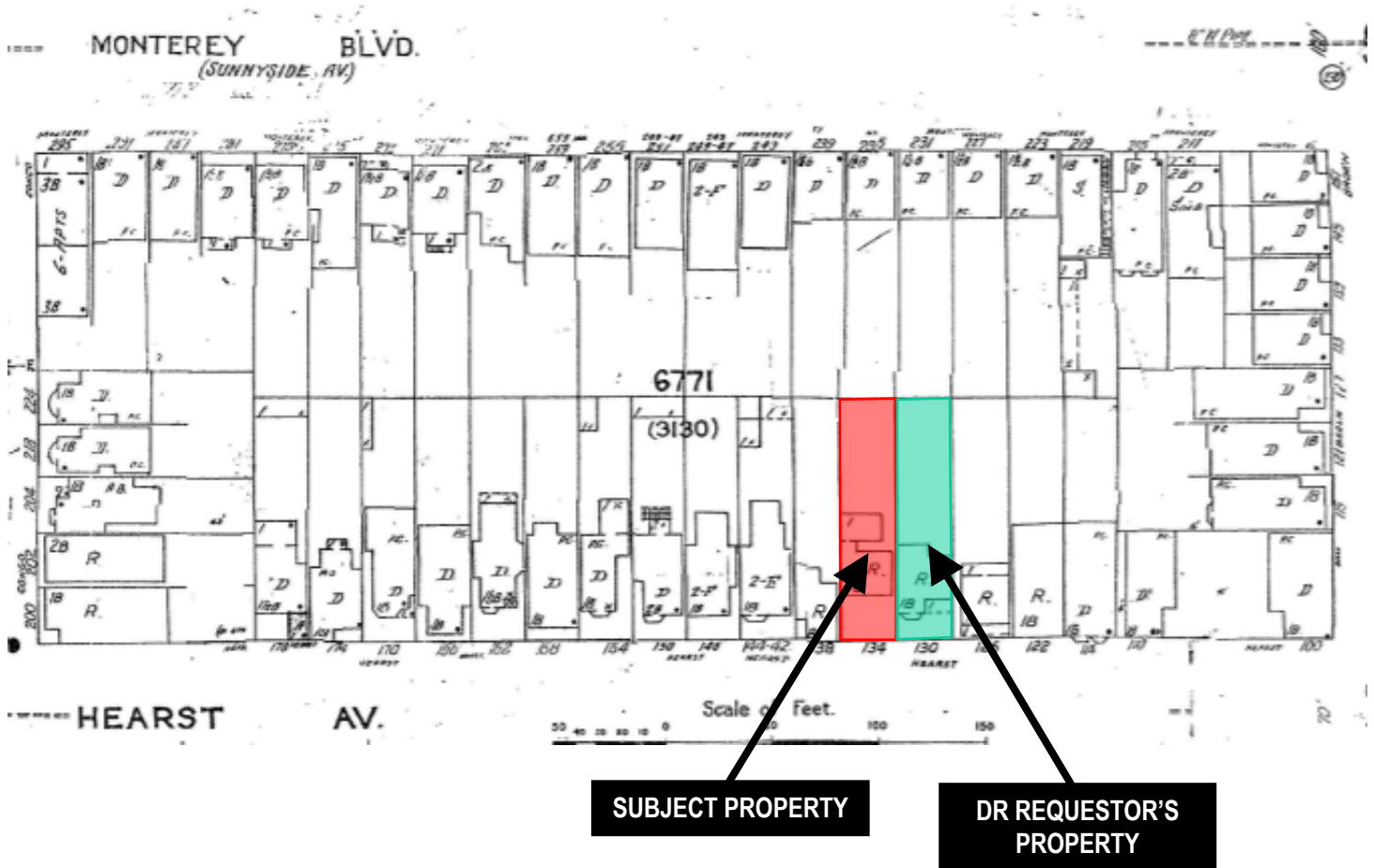
Exhibits

Parcel Map



Discretionary Review Hearing
Case Number 2018-007012DRP
134 Hearst Avenue

Sanborn Map*

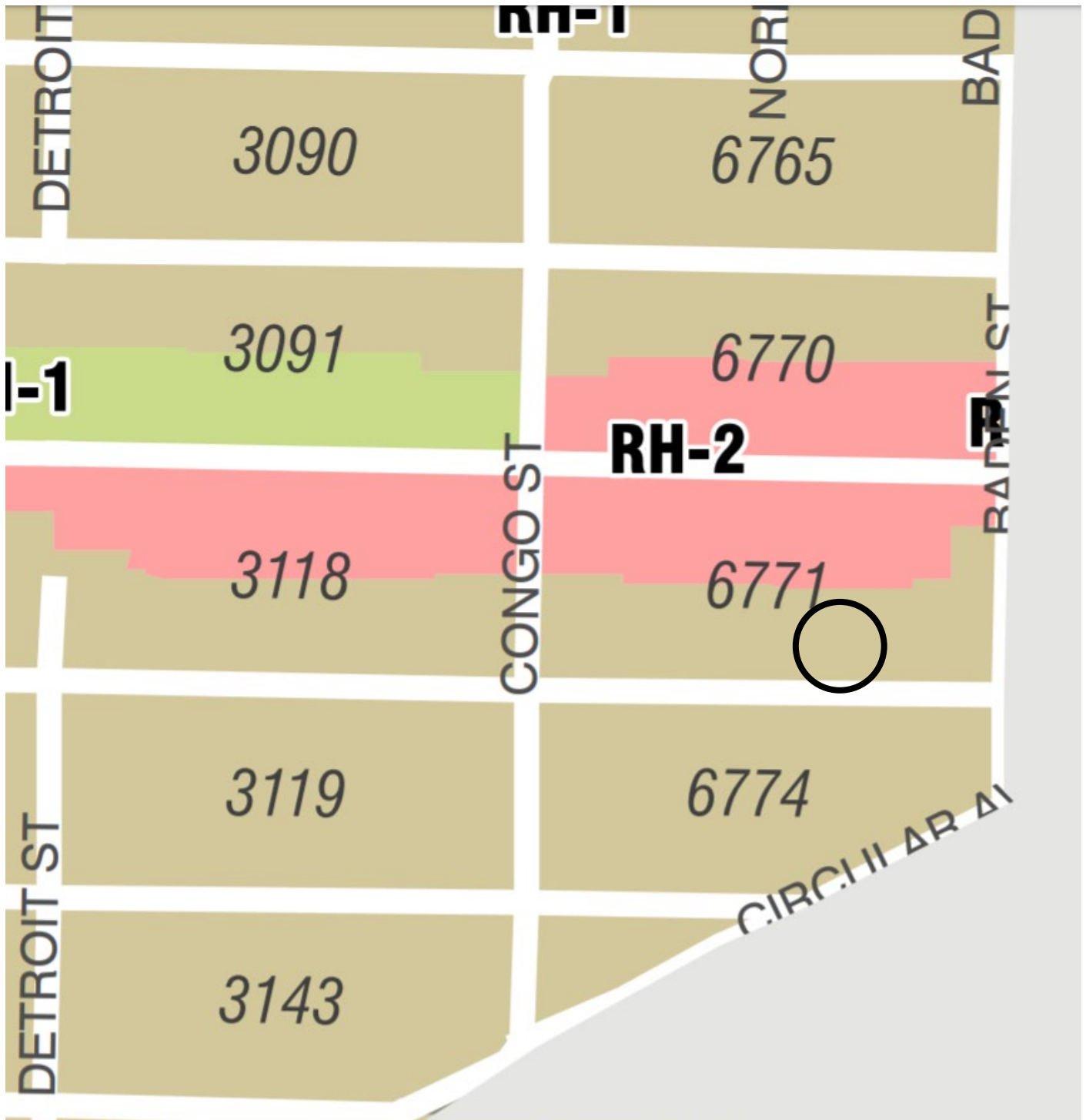


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing
Case Number 2018-007012DRP
134 Hearst Avenue

Zoning Map



Discretionary Review Hearing
Case Number 2018-007012DRP
134 Hearst Avenue

Aerial Photo



Discretionary Review Hearing
Case Number 2018-007012DRP
134 Hearst Avenue

Aerial Photo



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2018-007012DRP
134 Hearst Avenue

Aerial Photo



Discretionary Review Hearing
Case Number 2018-007012DRP
134 Hearst Avenue

Aerial Photo



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



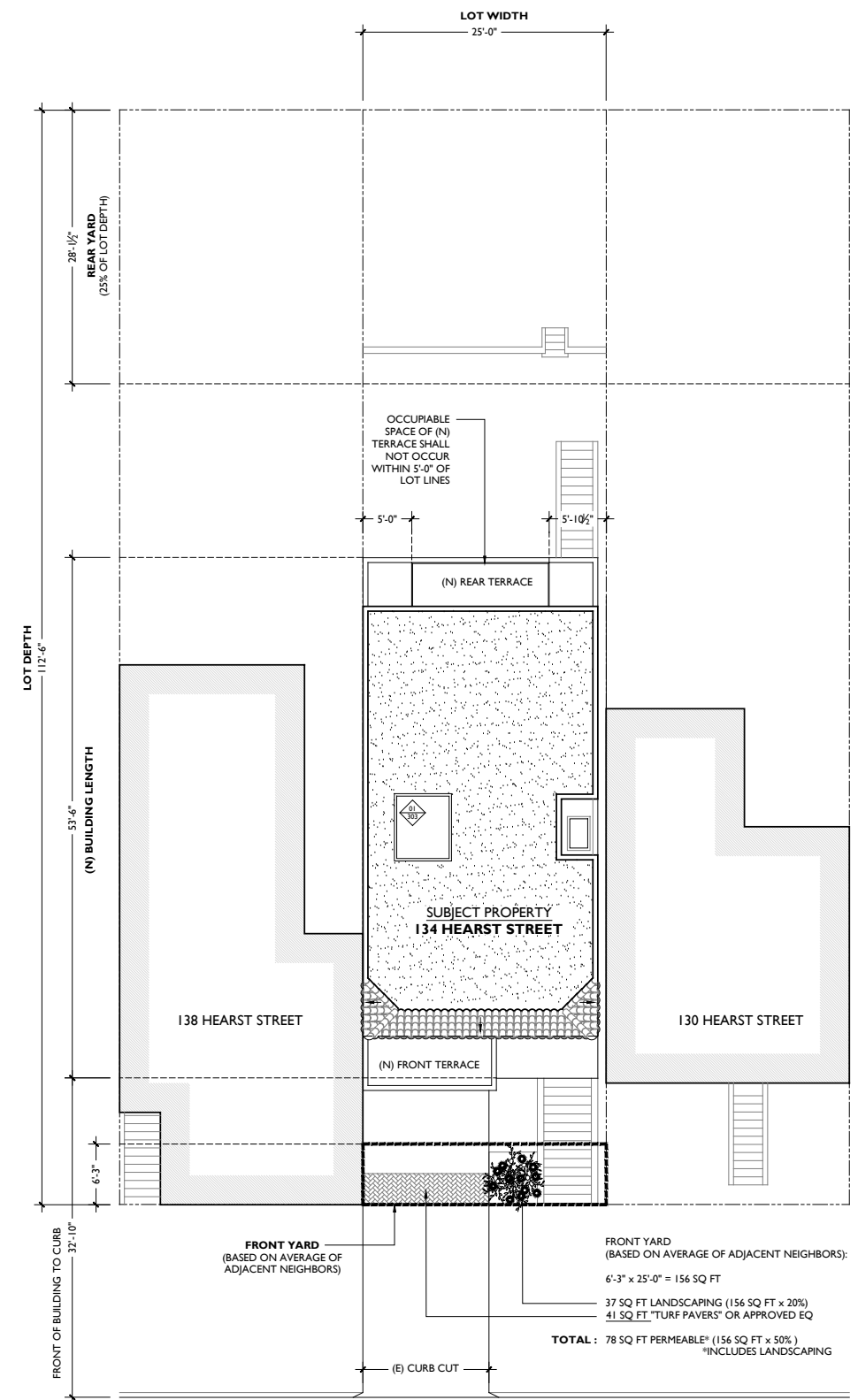
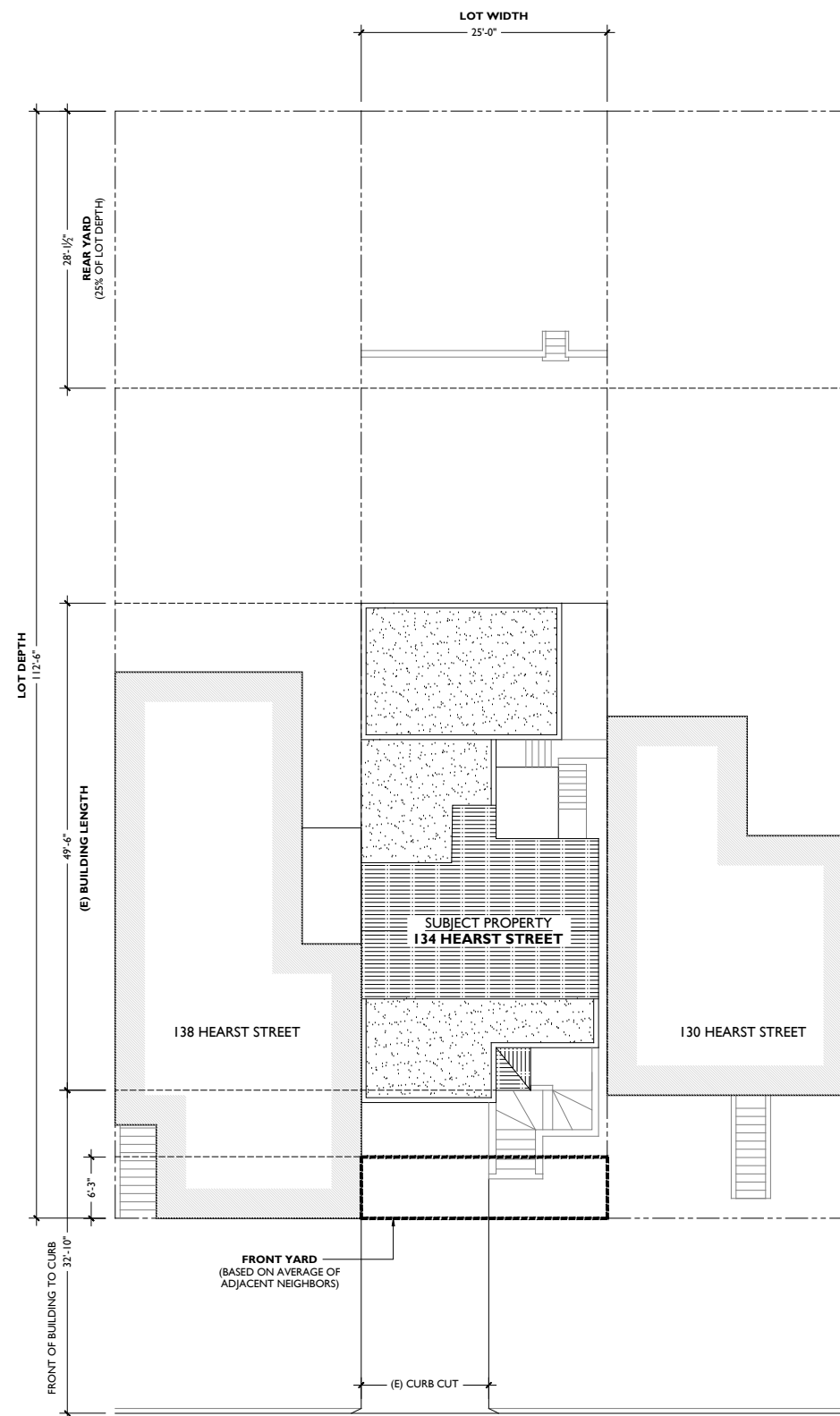
Discretionary Review Hearing
Case Number 2018-007012DRP
134 Hearst Avenue

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2018-007012DRP
134 Hearst Avenue



PETER & JENNIFER WALL

PROJECT ADDRESS:
134 HEARST AVENUE II IR

| | |
|----------|-------------------------|
| 4/23/18 | PRE APPLICATION MEETING |
| 5/03/18 | 311 SUBMITTAL |
| 1/22/18 | SITE PERMIT |
| 01/01/19 | SITE PERMIT REV 01 |
| 02/07/19 | SITE PERMIT REV 02 |
| 07/10/19 | 311 LOUING & NEWCO |

SITE PERMIT

SITE PLANS

SCALE: AS NOTED @ 24"x36"

EXCAVATION CALCULATIONS

EXCAVATION FOOTPRINT: 474 SQ FT

AVG EXCAVATION DEPTH BELOW GRADE: 4'-11 1/2"
2,350.25 CU FT

TOTAL REMOVAL : 87.04 CU YD

CEQA CATEGORICAL EXEMPTION: WORK PERFORMED ON A PREVIOUSLY DEVELOPED PORTION OF THE SITE, STAIRS, PATIO, DECK, OR FENCE WORK

AREA TO BE EXCAVATED

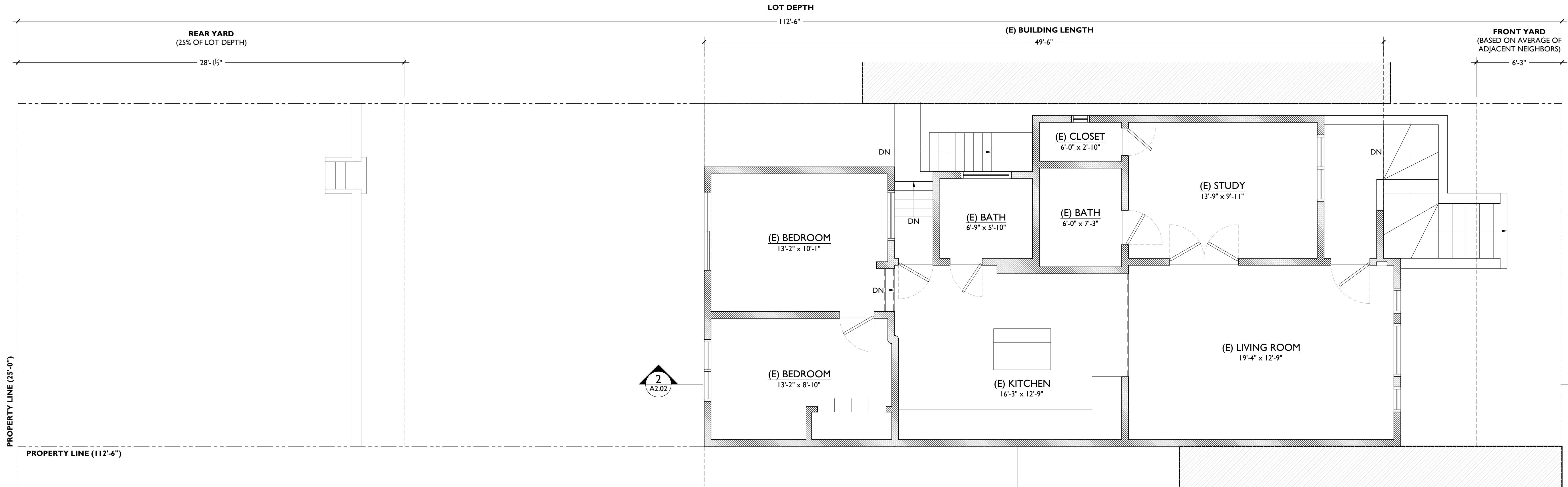
CEQA CATEGORICAL EXEMPTION:
WORK PERFORMED ON A PREVIOUSLY
DEVELOPED PORTION OF THE SITE,
STAIRS, PATIO, DECK, OR FENCE WORK

TOTAL VOLUME TO BE EXCAVATED:
87.04 CUBIC YARDS

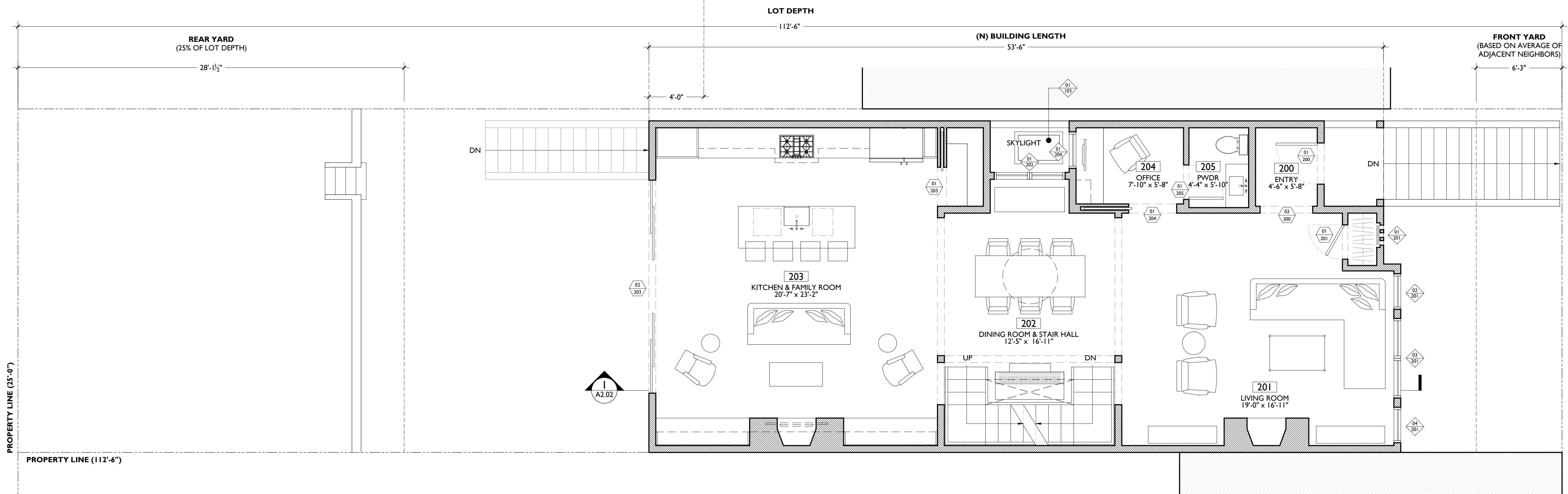
2 EXISTING LEVEL ONE
A1.10 1/8" = 1'-0"

1 PROPOSED LEVEL ONE
A1.10 1/4" = 1'-0"

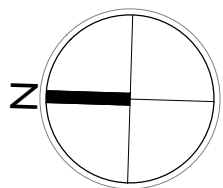
FILE: 134 HEARST STREET 2018-01-10 10:00 AM



2 EXISTING LEVEL TWO
A1.20 1/4" = 1'-0"



1 PROPOSED LEVEL TWO
A1.20 1/4" = 1'-0"



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CLIENT: PETER & JENNIFER WALL
PROJECT ADDRESS: 134 HEARST AVENUE
SAN FRANCISCO, CA 94131
APN: 6771 / 011

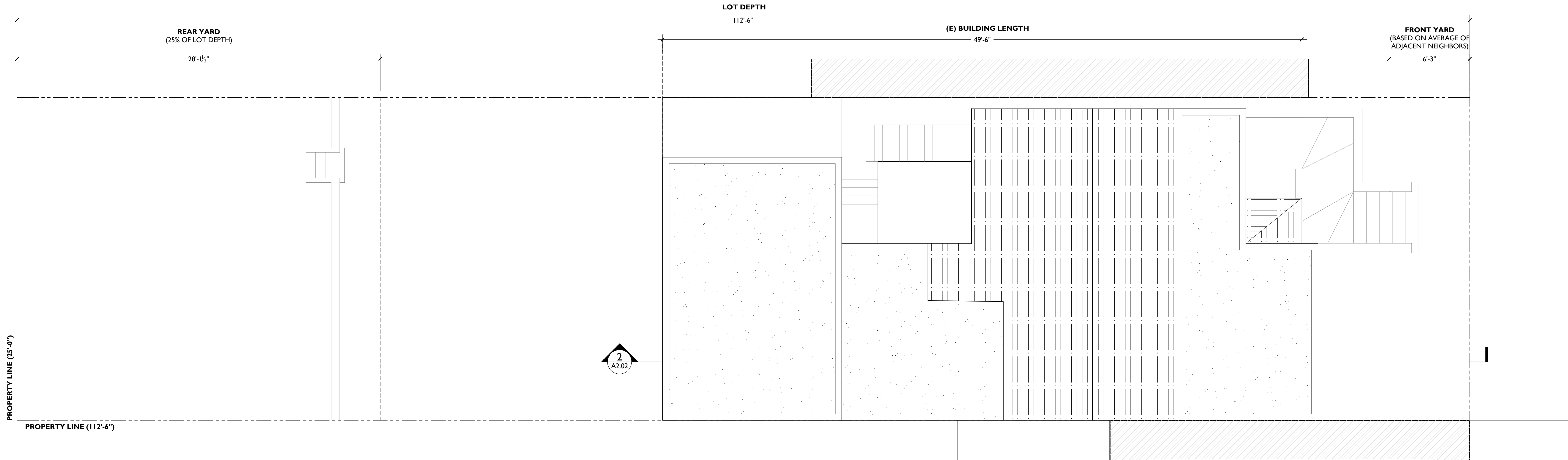
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|-------------|--------------------|-------------------------|
| 4/23/18 | 311 SUBMITTAL | |
| 5/03/18 | SITE PERMIT | |
| 1/22/18 | SITE PERMIT REV 02 | |
| 02/07/18/19 | SITE PERMIT REV 02 | |
| 07/18/19 | 311 NOTIFICATION | |

PROJ: 134 HEARST STREET
SITE PERMIT
SHEET: LEVEL 2 FLOOR PLANS
EXISTING & PROPOSED
SCALE: AS NOTED @ 24"x36"

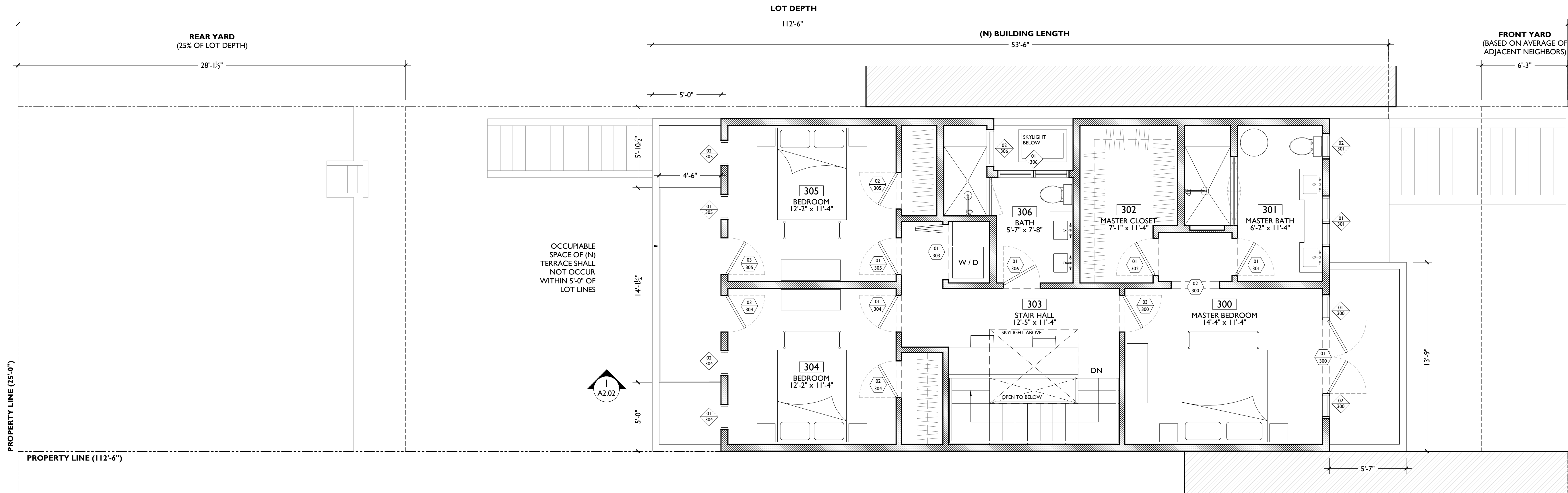
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A-1.20

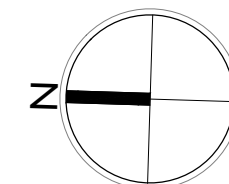
FILE: 134 HEARST ST. SHEET A-1.30.DWG



2 EXISTING ROOF PLAN
A1.30 1/4" = 1'-0"



2 PROPOSED LEVEL THREE
A1.30 1/4" = 1'-0"

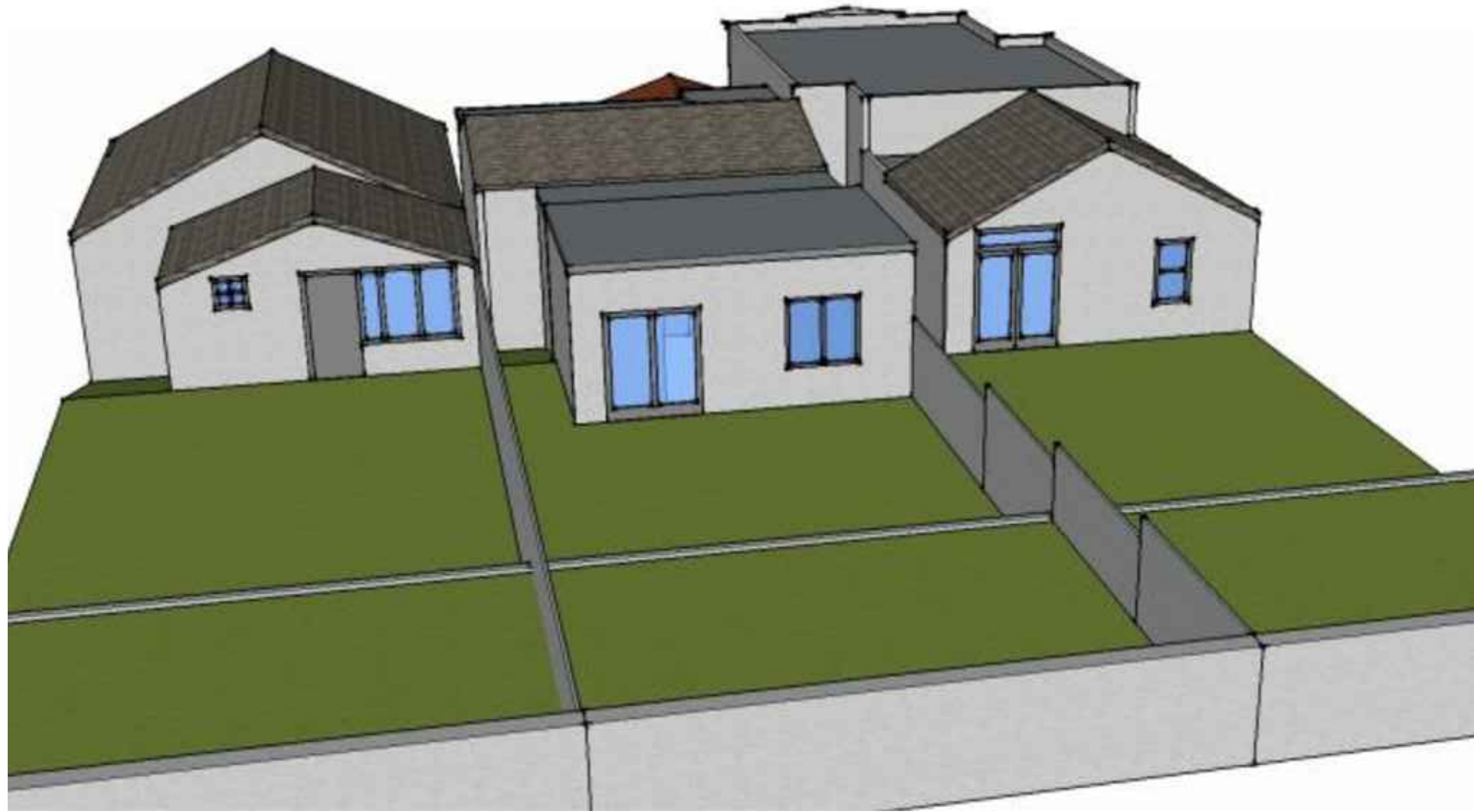




4 EXISTING PERSPECTIVE @ FRONT
A1.40 N.T.S.



2 (N) PERSPECTIVE @ FRONT
A1.40 N.T.S.



3 EXISTING PERSPECTIVE @ REAR
A1.40 N.T.S.

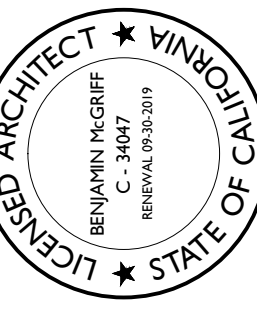


1 (N) PERSPECTIVE @ REAR
A1.40 N.T.S.

PROJECT: 134 HEARST AVENUE, 4/21/18
SHEET: A-1.40

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CLIENT:
PETER & JENNIFER WALL
PROJECT ADDRESS:
134 HEARST AVENUE
SAN FRANCISCO, CA 94131
APN: 6771 / 011

| REV | ISSUED: | DESCRIPTION |
|-----|-------------|-------------------------|
| 1 | 4/23/18 | PRE APPLICATION MEETING |
| 2 | 5/03/18 | 311 SUBMITTAL |
| 3 | 1/22/18 | SITE PERMIT |
| 4 | 01/03/21/19 | SITE PERMIT REV 01 |
| 5 | 02/07/18/19 | SITE PERMIT REV 02 |
| 6 | 07/18/19 | 311 NOTIFICATION |

PROJ: 134 HEARST STREET
SITE PERMIT
SHEET:
RENDERINGS
EXISTING & PROPOSED
SCALE: AS NOTED @ 24"x36"

SHEET NO:

A-1.40

PROJECT: 190711-030-000
DATE: 12/12/18
SHEET: 18 OF 30

WINDOW MUNTIN
FEATURE FOUND
IN SURROUNDING
BUILDINGS

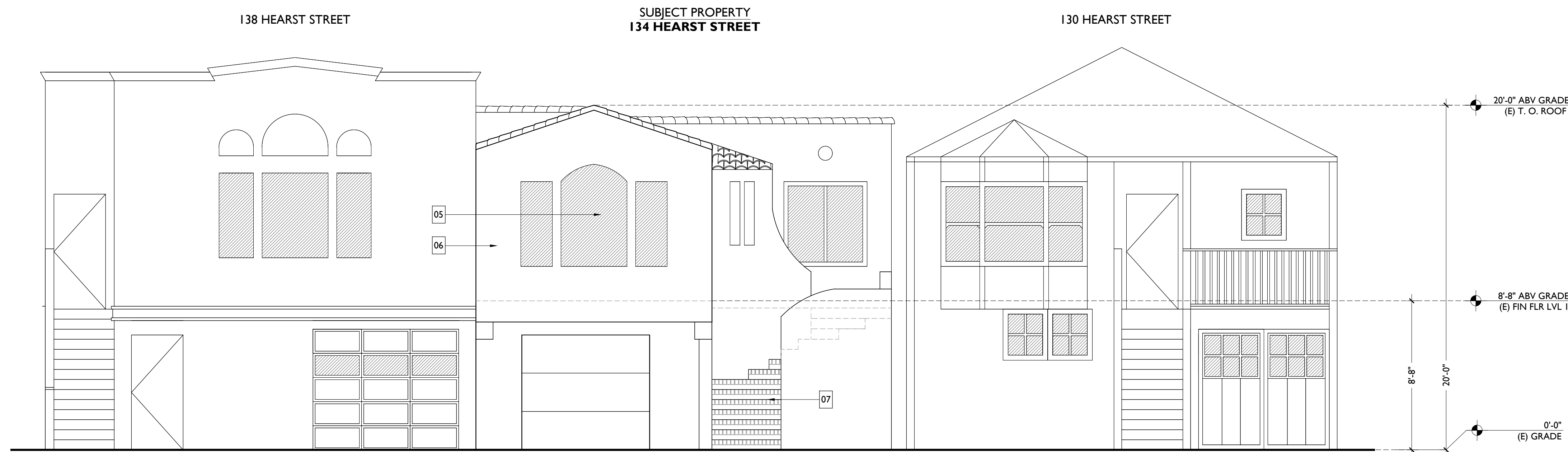
STUCCO BUILDING
MATERIAL FOUND
IN SURROUNDING
BUILDINGS



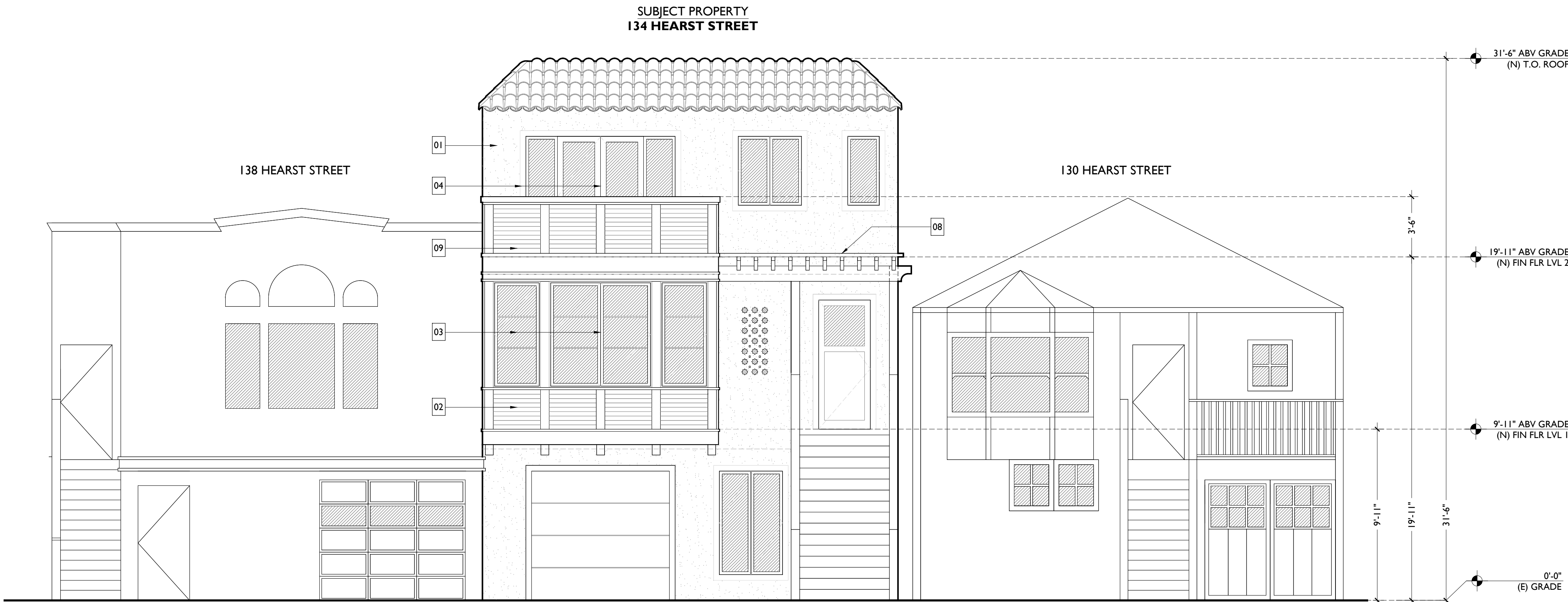
3
A2.00 NEIGHBORHOOD REFERENCE PHOTO
151 BADEN STREET

KEYNOTE LEGEND

- 01 (N) PAINTED STUCCO
- 02 (N) BAY CLAD IN DARK STAINED WOOD TRIM
- 03 (N) MARVIN INTEGRITY WOOD - ULTREX WINDOWS AND DOORS
- 04 (N) MARVIN INTEGRITY WOOD - ULTREX WINDOWS AND DOORS
- 05 (E) WOOD WINDOWS
- 06 (E) STUCCO
- 07 (E) BRICK STEPS TO BE REMOVED
- 08 (N) DARK STAINED WOOD TRELLIS OVER ENTRY LANDING
- 09 SOLID RAILING AT FRONT DECK



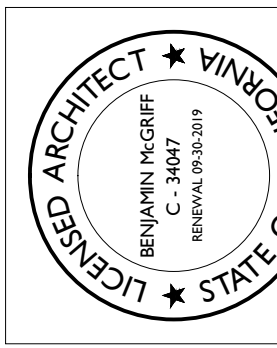
2
A2.00 EXISTING FRONT ELEVATION
1/4" = 1'-0"



1
A2.00 PROPOSED FRONT ELEVATION
1/4" = 1'-0"

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CLIENT:

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134 HEARST AVENUE
SAN FRANCISCO, CA 94131
APN: 6771 / 011

REV ISSUED:

| REV | ISSUED | DESCRIPTION |
|-------------|-------------------------|-------------|
| 4/23/18 | PRE APPLICATION MEETING | |
| 5/03/18 | 311 SUBMITTAL | |
| 1/22/18 | SITE PERMIT | |
| 01 03/21/19 | SITE PERMIT REV 01 | |
| 02 07/18/19 | SITE PERMIT REV 02 | |
| 07/18/19 | 311 NOTIFICATION | |

PROJ: 134 HEARST STREET
SITE PERMIT

SHEET:
FRONT ELEVATIONS
EXISTING & PROPOSED

SCALE: AS NOTED @ 24"x36"

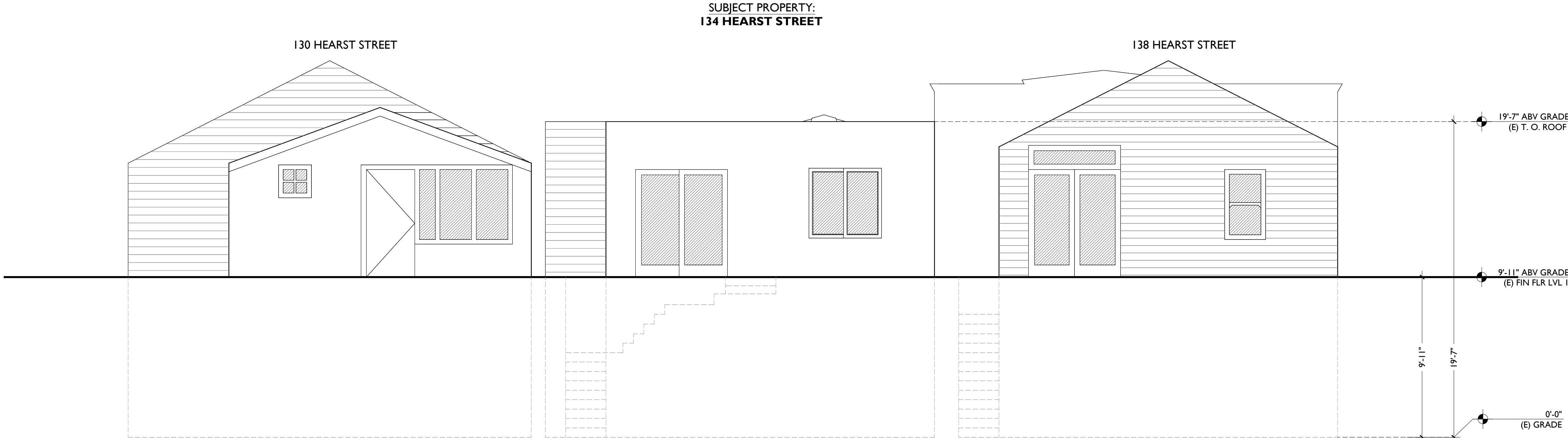
SHEET NO:

A-2.00

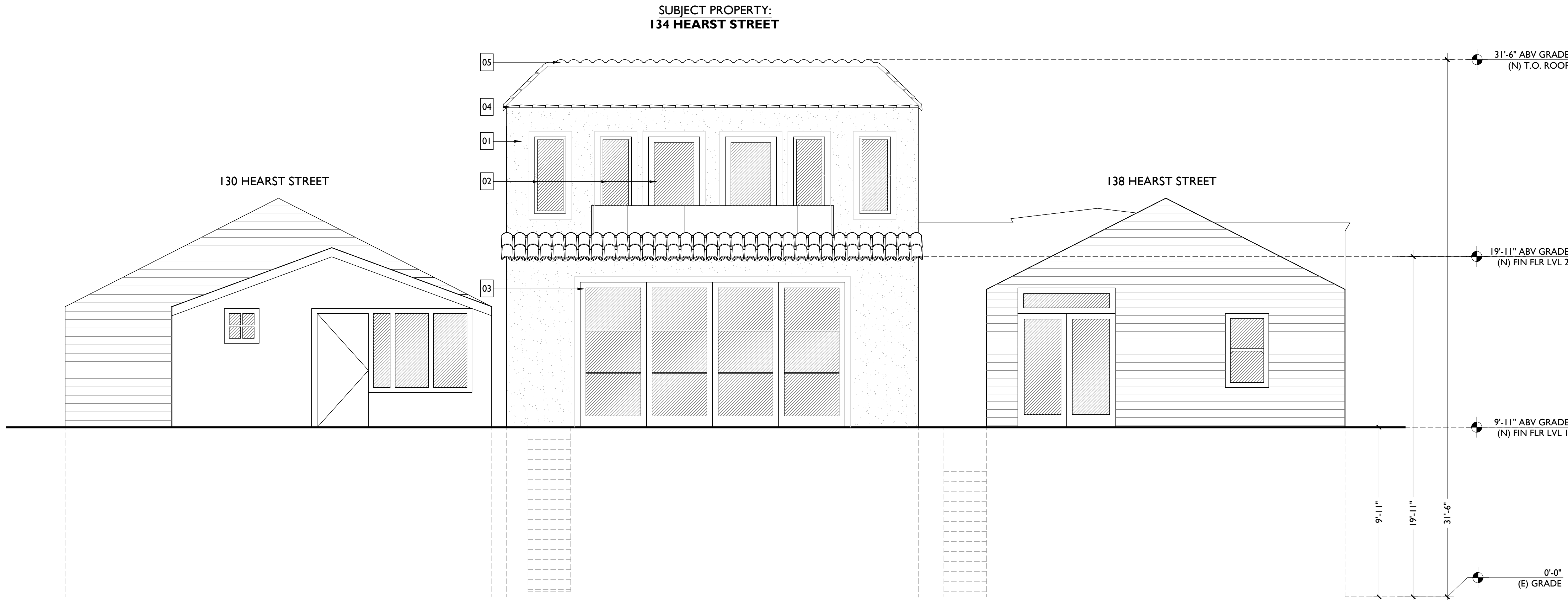
PROJECT: 19/07/19 134 HEARST STREET

KEYNOTE LEGEND

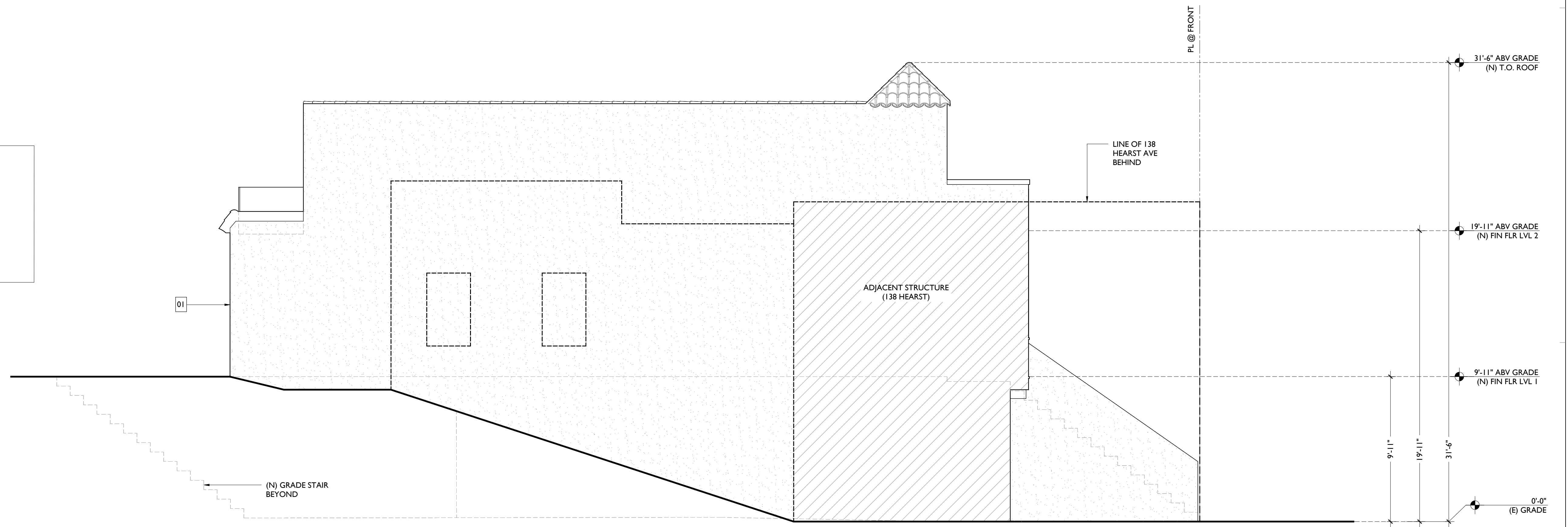
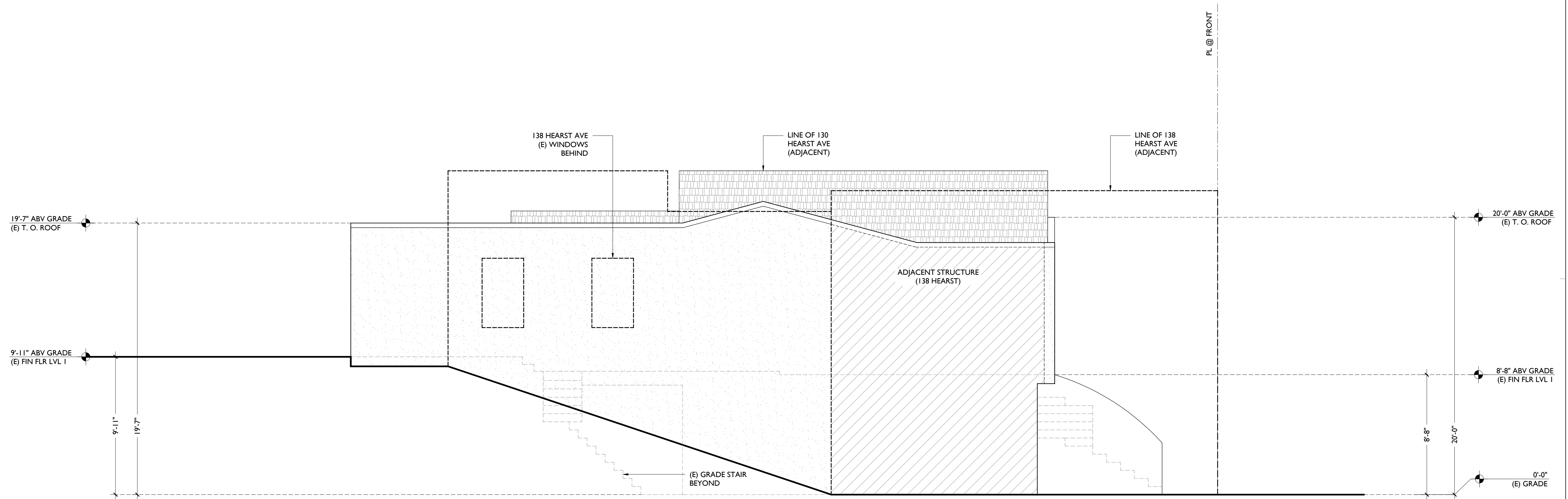
- 01 (N) PAINTED STUCCO
- 02 (N) MARVIN INTEGRITY WOOD - ULTREX WINDOWS AND DOORS
- 03 (N) MARVIN INTEGRITY WOOD - ULTREX AND DOORS
- 04 (N) TERRA COTTA COPING AT ROOF CURB AT REAR
- 05 (N) TERRA COTTA TILES AT FRONT ELEVATION BEYOND



2 EXISTING REAR ELEVATION
A2.01 1/4" = 1'-0"

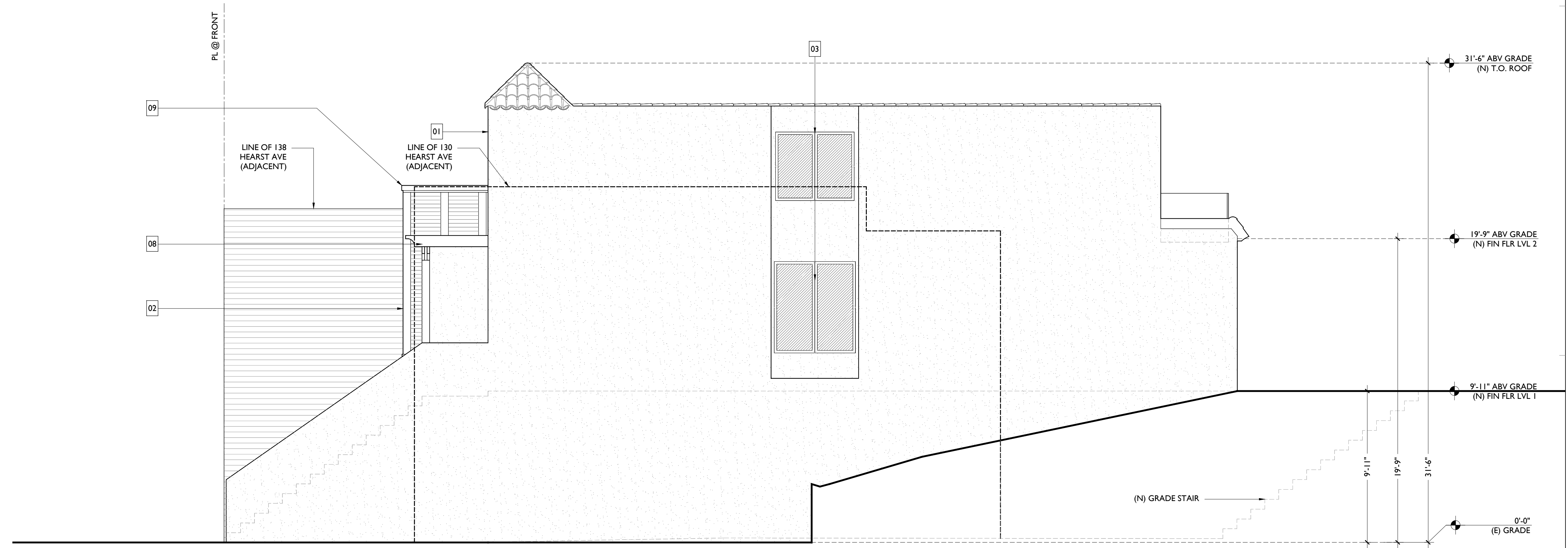
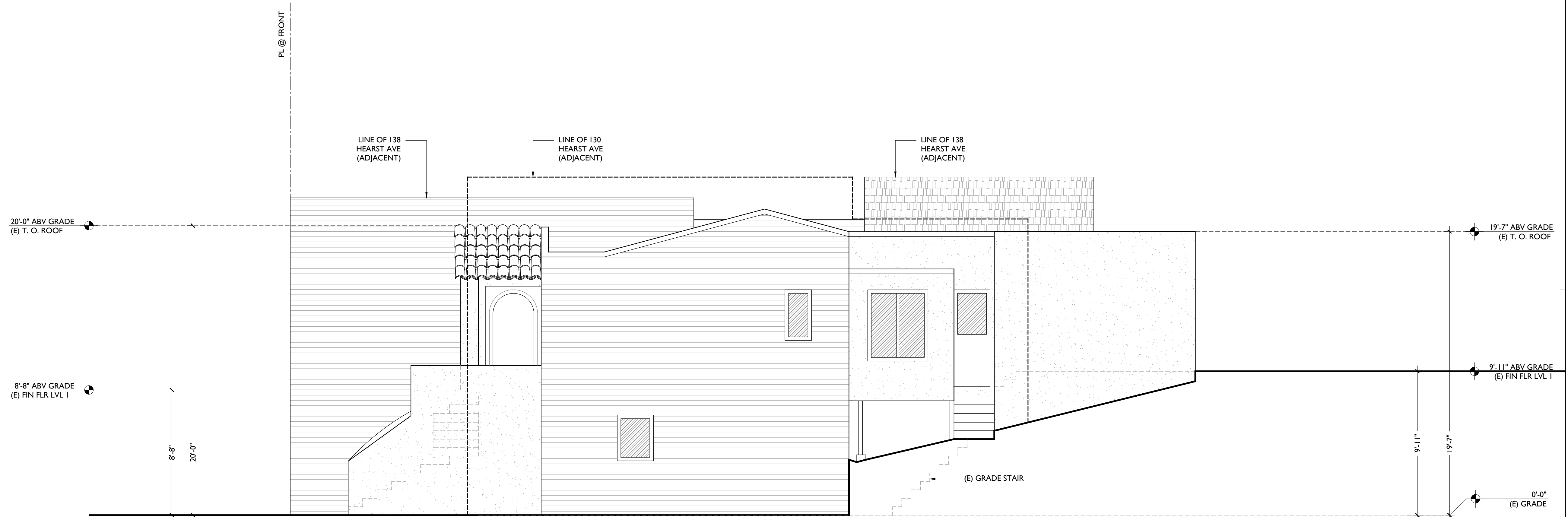


1 PROPOSED REAR ELEVATION
A2.01 1/4" = 1'-0"



KEYNOTE LEGEND

01 (N) PAINTED STUCCO



- ## KEYNOTE LEGEND

- | | |
|----|--|
| 01 | (N) PAINTED STUCCO |
| 02 | (N) BAY CLAD IN DARK STAINED WOOD TRIM |
| 03 | (N) MARVIN INTEGRITY WOOD - ULTREX WINDOWS AND DOORS |
| 04 | NOT USED |
| 05 | NOT USED |
| 06 | NOT USED |
| 07 | NOT USED |
| 08 | (N) DARK STAINED WOOD TRELLIS OVER ENTRY LANDING |
| 09 | SOLID RAILING AT FRONT DECK |



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

| | | |
|---|---|--|
| Project Address | | Block/Lot(s) |
| 134 HEARST AVE | | 6771011 |
| Case No. | | Permit No. |
| 2018-007012ENV | | 201805038097 |
| <input checked="" type="checkbox"/> Addition/ Alteration | <input type="checkbox"/> Demolition (requires HRE for Category B Building) | <input type="checkbox"/> New Construction |
| Project description for Planning Department approval. Vertical addition (new 3rd floor), remodel throughout and excavate at the rear of an existing single family home. The proposed project would create an approximately 3,049 square foot, single family home. | | |

STEP 1: EXEMPTION CLASS

| | |
|--|--|
| *Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.* | |
| <input checked="" type="checkbox"/> | Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft. |
| <input type="checkbox"/> | Class 3 - New Construction. 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"/> | Class 32 - In-Fill Development. 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. FOR ENVIRONMENTAL PLANNING USE ONLY |
| <input type="checkbox"/> | Class ____ |

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"/> | Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone) |
| <input type="checkbox"/> | Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i> |
| <input type="checkbox"/> | Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities? |
| <input checked="" type="checkbox"/> | Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area) |
| <input type="checkbox"/> | Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) |
| <input type="checkbox"/> | Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required. |
| <input type="checkbox"/> | Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required. |
| <input type="checkbox"/> | Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required. |

If no boxes are checked above, GO TO STEP 3. 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, no effect.

Anticipated heavy construction equipment includes BobCat Skip/steer loader S570, 60 hp.

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

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

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

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

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

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

| | |
|--|---|
| <input type="checkbox"/> | 7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |
| <input type="checkbox"/> | 8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments): |
| <input type="checkbox"/> | 9. Other work 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. Reclassification of property status. (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): Per PTR form signed on 12/1/2018. </div> <div style="width: 45%;"> <input checked="" type="checkbox"/> Reclassify to Category C (attach HRER) </div> </div> |
| Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below. | |
| <input type="checkbox"/> | Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6. |
| <input checked="" type="checkbox"/> | Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6. |
| Comments (optional): | |
| Preservation Planner Signature: Stephanie Cisneros | |

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

| | | |
|-------------------------------------|---|--|
| <input type="checkbox"/> | Further environmental review required. 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 STOP! Must file an <i>Environmental Evaluation Application</i>. | |
| <input checked="" type="checkbox"/> | 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. | |
| | Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. | Signature: Laura Lynch 01/07/2019 |
| | 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) |
| 134 HEARST AVE | | 6771/011 |
| Case No. | Previous Building Permit No. | New Building Permit No. |
| 2018-007012PRJ | 201805038097 | |
| 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 DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

| | | | |
|--|--|--------------------------------|------------|
| Preservation Team Meeting Date: | | Date of Form Completion | 11/27/2018 |
|--|--|--------------------------------|------------|

| PROJECT INFORMATION: | | |
|----------------------|-------------------------|----------------|
| Planner: | Address: | |
| Stephanie Cisneros | 134 Hearst | |
| Block/Lot: | Cross Streets: | |
| 6771/011 | Congo St. and Baden St. | |
| CEQA Category: | Art. 10/11: | BPA/Case No.: |
| B | n/a | 2018-007012ENV |

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

| | |
|------------------------------------|------------|
| DATE OF PLANS UNDER REVIEW: | 09/11/2018 |
|------------------------------------|------------|

| PROJECT ISSUES: | |
|---|--|
| <input checked="" type="checkbox"/> | Is the subject Property an eligible historic resource? |
| <input type="checkbox"/> | If so, are the proposed changes a significant impact? |
| Additional Notes: | |
| Submitted: Submitted: Supplemental Information for Historic Resource Determination (prepared by McGriff Architects, 8/24/2018) | |
| Proposed Project: Vertical addition (new 3rd floor), remodel throughout and excavate at the rear of an existing single family home. | |

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

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

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by McGriff Architects and information found in Planning Department files, the subject property at 134 Hearst Street contains a one-story over garage single-family residence. The subject property was first sold to Fred and Irma Goode (unknown occupation) and later underwent a long series of ownership. The subject property was developed by Moneta Investment Company and designed by the architects James Arnott & Son in an amalgam of Mission Revival, Monterey Revival, Marina and Spanish Eclectic Styles. It was constructed in 1925 at its original location, 131 Detroit Street. A year following its initial construction, the subject property was moved from its original location, two blocks north and two blocks east, to its current location at 134 Hearst Street. The subject property was moved to accommodate the new construction of a garage and porch. Other known exterior alterations to the property include the construction of a new front and steps (1938), a horizontal addition at rear (1947), removal of walls, window replacement and deck repair (1968), along with other routine maintenance.

No known historic events have occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. Based upon a review of information in the Department records, the subject building is not significant under Criterion 4 since this significance criterion typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type. Assessment of archaeological sensitivity is undertaken through the Department's Preliminary Archaeological Review process and is outside the scope of this review.

The subject property is not located within the boundaries of an identified historic district. Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as a part of a historic district. The subject property is not located adjacent to any known historic resources (Category A properties).

The subject property is located within the Outer Mission neighborhood on a block that has a variety of architectural styles, including Marina, Victorian, and Mediterranean Revival. The construction dates of properties on the subject block range from the late 1920s to the 1950s. There is no particularly unique historic or aesthetic cohesion on the subject block that would warrant a historic district. Therefore, the subject building is not eligible for listing in the California Register under any criteria individually or as a part of a historic district.

| | |
|--|-------|
| Signature of a Senior Preservation Planner / Preservation Coordinator: | Date: |
| Allison K. Vanderslice <small>Digitally signed by Allison K. Vanderslice Date: 2018.12.01 13:07:48 -08'00'</small> | |







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BE64131









DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION PACKET

Pursuant to Planning Code Section 311, the Planning Commission may exercise its power of Discretionary Review over a building permit application.

For questions, call 415.558.6377, email pic@sfgov.org, or visit the Planning Information Center (PIC) at 1660 Mission Street, First Floor, San Francisco, where planners are available to assist you.

Please read the Discretionary Review Informational Packet carefully before the application form is completed.

WHAT TO SUBMIT:

- ☒ Two (2) complete applications signed.
- ☐ A Letter of Authorization from the DR requestor giving you permission to communicate with the Planning Department on their behalf, if applicable.
- ☒ Photographs or plans that illustrate your concerns.
- ☐ Related covenants or deed restrictions (if any).
- ☐ A digital copy (CD or USB drive) of the above materials (optional).
- ☒ Payment via check, money order or debit/credit for the total fee amount for this application. (See Fee Schedule).

HOW TO SUBMIT:

To file your Discretionary Review Public application, please submit in person at the Planning Information Center:

Location: 1660 Mission Street, Ground Floor
San Francisco, CA 94103-2479

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文: 如果您希望獲得使用中文填寫這份申請表的幫助, 請致電415.575.9010。請注意, 規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9010. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.



San Francisco Planning

PROJECT APPLICATION RECORD NUMBER (PRJ)

RECEIVED

OCT 25 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

Discretionary Review Requestor's Information

Name: Karen C. Bratt
Address: 130 Hearst Ave.
San Francisco, CA 94131
Email Address: sugarkari2000@yahoo.com
Telephone: (415) 377-7085

Information on the Owner of the Property Being Developed

Name: Amanda Lee
Company/Organization: McGriff Architects
Address: 1475 Fifteenth St.
San Francisco, CA 94103
Email Address: amanda@mcgriffarchitects.com
Telephone: 415-525-3561
(Owners: Peter Wall & Jennifer Jordan Wall)

Property Information and Related Applications

Project Address: 134 Hearst Ave. S.F. CA 94131
Block/Lot(s): 6771/011
Building Permit Application No(s): 201805038097

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

| PRIOR ACTION | YES | NO |
|---|-----|----|
| Have you discussed this project with the permit applicant? | X | |
| Did you discuss the project with the Planning Department permit review planner? | X | |
| Did you participate in outside mediation on this case? (including Community Boards) | | X |
| 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. | | |
| N/A | | |

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 Attached Question # 1 - Exhibit 1
Project Address - 134 Hearst Ave. SF CA 94131
Building Permit No. 201805038097
Discretionary Review Requestor: Karen C. Bratt
130 Hearst Ave. SF 94131

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 Attached Question # 2 - Exhibit 2
Project Address: 134 Hearst Ave. SF CA 94131
Building Permit No. 201805038097
Discretionary Review Requestor: Karen C. Bratt
130 Hearst Ave. SF 94131

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 Attached Question # 3 - Exhibit 3
Project Address: 134 Hearst Ave. SF, CA 94131
Building Permit No: 201805038097
Discretionary Review Requestor: Karen C. Bratt
130 Hearst Ave. SF 94131

* Exhibit 4- Minutes of Pre-Application Meeting by Karen Bratt
held on 4-23-18

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.

Karen C. Bratt
Signature

Karen C. Bratt
Name (Printed)

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

(415) 377-7085
Phone

sugarkari.2000@yahoo.com
Email

For Department Use Only

Application received by Planning Department:

By: JEFF SPEARS

Date: 10/25/19

Discretionary Review Request

Discretionary Review Requestor: Karen C. Bratt-130 Hearst Ave., S.F., CA. 94131

Project Address: 134 Hearst Ave., S.F., CA.

Building Permit No. 201805038097

Info on Owner of Property Being Developed: Amanda Lee, McGriff Architects

Discretionary Review Request

Question #1. – Exhibit 1

1. What are the reasons for requesting Discretionary Review? The project meets the standards of the Planning Code and the Residential 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.

Introduction

We are a community of neighbors living in the Sunnyside/Glen Park area and have objections and concerns to the proposed project plans for the property located at 134 Hearst Ave., San Francisco, CA. We believe the Planning Department erred in their initial administrative review of the proposed project, where rules of the San Francisco Residential Guidelines have not been maintained or adhered to.

Pre-Application Meeting

A Pre-Application Meeting was held on Monday April 23, 2018 at 6:00 pm. The meeting was facilitated by project Sponsor, Architect Carl Peterson, Associate at McGriff Architects. These meetings are often used as a means of opening up dialogue about a project between neighbors so they can discuss the project and resolve issues that would otherwise need to be addressed in a formal and public forum, such as here. Unfortunately, property owners Peter Wall and Jennifer Jordan Wall were not present to address our concerns and thus did not allow for any informal dialogue or mitigation of issues. On April 26th, 2018, proposed project plans were sent out by Carl Peterson without the Summary of Discussion from the Pre-Application meeting to the Planning Department. I subsequently requested the Summary of Discussion from the Planning Department, but never received them. I took minutes from the meeting and attach them to this application. The Architect/Project sponsor did not address any of the neighborhood concerns addressed at the Pre-Application Meeting. No alterations or considerations were made in reference to neighbor's concerns. I relayed to the Planner, Cathleen Campbell, there was a change to the front of house. She stated that a façade change had not been submitted at that time, but has been subsequently submitted. The Architect stated inaccurate spacing between my property at 130 Hearst Ave., and the project property at 134 Hearst Ave. Two revisions were submitted which we learned about through 311 notices with plans. They include an accessory living unit on the ground floor, and the façade change in moving the stairway closer to my property. The Architect Carl Peterson is no longer on the project and the 311 notice indicates Amanda Lee at McGriff Architects as the person to notice as applicant.

History of Neighborhood and Site of Proposed Project

The neighborhood is known for its country like feeling, its charm, its community, and its uniqueness. It is a quiet neighborhood nestled below Monterey Boulevard and close to the Glen Park Bart Station. The neighborhood is known for its history, single family homes, family oriented neighborhood, open space park and its natural beauty. Preservation of this neighborhood for what it is and was, is imperative to keeping the quaint and charming feel of San Francisco.

Discretionary Review

Discretionary Review Requestor: Karen C Bratt – 130 Hearst Ave., S.F., CA. 94131

Project Address: 134 Hearst Ave., San Francisco, CA. 94131

Discretionary Review Request

Discretionary Review Requestor: Karen C. Bratt-130 Hearst Ave., S.F., CA. 94131

Project Address: 134 Hearst Ave., S.F., CA.

Building Permit No. 201805038097

Info on Owner of Property Being Developed: Amanda Lee, McGriff Architects

The property at 134 Hearst Ave. had been lived in by a single family for over 40 years. The elder was put into a nursing home and the property was sold. The buyers, Peter Wall and Jennifer Jordan Wall acquired the property in December 2012. They did a substantial renovation in 2013, however the permits do not detail much of the work that was done during that renovation. For over a year, neighbors dealt with the noise from and imposition due to this initial renovation. After the renovation, the owners moved out, not wanting to live there, and have been renting the property to various people, being able to capitalize on the enormous rental market in San Francisco. The new owners are in the property development business and do renovation and remodels as their business. This projected project would be an enormous capital gain for the owners and a severe detrimental loss to the adjacent property owners and neighboring dwellings.

RH-1 Districts: One-Family. These districts are occupied almost entirely by single-family houses on lots 25 feet in width, without side yards. Floor sizes and building styles vary. Front setbacks are common, and ground level open space is generous.

Objection

We are appealing to the Planning Commission through the Discretionary Review Process to take another look at this project as the project goes against the San Francisco Residential Design Guidelines:

"In order to maintain the visual interest of a neighborhood, it is important that the design of new buildings and renovations to existing buildings be compatible with nearby buildings. A single building out of context with its surroundings can be disruptive to the neighborhood character and, if repeated often enough, to the image of the City as a whole. The Residential Design Guidelines (Guidelines) articulate expectations regarding the character of the built environment and are intended to promote design that will protect neighborhood character, enhancing the attractiveness and quality of life in the City."

We object to the Planning Department's initial administrative review of the proposed project based on the following:

1. The proposed plan calls for a major remodel of all floors, along with an addition of another level, with plans to extend height and build out coming close to the property line of 130 Hearst Ave. and 138 Hearst Ave. affecting existing neighbors and surrounding properties. Massive excavation to the lower floor, along with excavation to the west side and rear of the set back of the building is scheduled. The lower floor will be renovated as a livable unit, along with changing floor plans on the 2nd level, and adding three additional bedrooms on the proposed new level, and an addition of a deck on the new proposed 3rd level rear.

The proposed plan calls for an increase of doubling the size of the existing building from 1,252 sq. feet to 2,707 sq. feet for an increase in 1,455 sq. feet. The building height will increase at its highest point to 31.5 feet. The depth of the rear of the building will increase 4-5 feet. My house (130 Hearst Ave.) is 825 square feet.

The increase in building size will not conserve or enhance the character of the neighborhood and will take away existing light and open space to the properties adjacent to the project (130

Discretionary Review

Discretionary Review Requestor: Karen C Bratt – 130 Hearst Ave., S.F., CA. 94131

Project Address: 134 Hearst Ave., San Francisco, CA. 94131

Discretionary Review Request

Discretionary Review Requestor: Karen C. Bratt-130 Hearst Ave., S.F., CA. 94131

Project Address: 134 Hearst Ave., S.F., CA.

Building Permit No. 201805038097

Info on Owner of Property Being Developed: Amanda Lee, McGriff Architects

Hearst Ave., and 138 Hearst Ave.) and to the surrounding neighbors, as well as cast shadows on neighboring properties. According to the Residential Design Guidelines, Design Principals include:

- Ensuring that the building's scale is compatible with surrounding buildings.
- Ensuring that the building respects the mid-block open space.
- Maintaining light to adjacent properties by providing adequate setbacks

The design of the proposed structure does not apply adequate setbacks in the rear of the building with the plan of coming to within 10-1/2 inches of the property line of 130 Hearst Ave. In the existing rear of the building, there is approximately 4.7 feet of setback for approximately 15 feet from the current structure of 134 Hearst Ave. to where my kitchen begins. The proposed wall will come to within 10-1/2 inches of my property line and run from the end of my kitchen (the end of my structure) for approximately 18 to 20 feet beyond the end of my structure into the rear yard (not including the approximately 11 to 12 feet along my kitchen which setback between structures will be reduced from approximately 4.7 feet to 10-1/2 inches) and also go up another level. This will take out all mid-block open space, take out all western light to my property at 130 Hearst Ave., and the property at 126 Hearst Ave, with eastern light being taken from the adjacent property at 138 Hearst Ave., and affect surrounding neighbors. This rear height and depth proposal will not maintain light and adequate setbacks to my property, (130 Hearst Ave.) nor the property at 138 Hearst Ave., and will affect surrounding neighbors, as well as not respect the existing pattern of side spacing. "Factors in site design include the site's relationship to adjacent properties and the location of front, side and rear yards". (From SF Residential Design Guidelines)

Per the SF Residential Design Guidelines:

"Rear yards are the open areas of land between the back of the building and the rear property line. When expanding a building into the rear yard, the impact of that expansion on light and privacy for abutting structures must be considered."

This expansion is not in line with and has not followed the SF Residential Design Guidelines. As discussed above, the proposed expansion of the building into the rear yard will have a very substantial impact on light and privacy for my property and the property at 138 Hearst Ave.

We request modifications to side setbacks and the depth of the rear of the proposed building to take into account what is required of the guidelines with regard to side setbacks and not going back 4-5 feet. A possible solution could be to reduce the footprint of the project or move the front setback a bit forward to compensate for the loss of this footage in the rear.

Discretionary Review

Discretionary Review Requestor: Karen C Bratt – 130 Hearst Ave., S.F., CA. 94131

Project Address: 134 Hearst Ave., San Francisco, CA. 94131

Discretionary Review Request

Discretionary Review Requestor: Karen C. Bratt-130 Hearst Ave., S.F., CA. 94131

Project Address: 134 Hearst Ave., S.F., CA.

Building Permit No. 201805038097

Info on Owner of Property Being Developed: Amanda Lee, McGriff Architects

Question #2. – Exhibit 2

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 loss of light and overshadowing to my property, (130 Hearst Ave.-Karen Bratt), the property on the other side of the project (138 Hearst Ave-Jim Roe), the neighboring property next to 130 Hearst Ave. (126 Hearst Ave-Steve and Alice Hargis-Bullen), and other block neighbors, is significant. The loss of light and overshadowing to habitable rooms and gardens goes against the "right to light" and the San Francisco Residential Design Guidelines. The planned proposal will create an oppressive and overbearing environment next to the adjacent homes, and within the mid-open space surrounding our community. The proposed project will greatly impact light and space, as well as the whole area, and change the landscape of the existing area. Due to the height and rear addition of the proposed project, it will have a large impact on the adjacent properties mentioned above, as well as neighboring properties. The project will substantially reduce direct western sun light exposure to the back of my property and living space, as well as garden area at 130 Hearst Ave., interfere with the western light to 126 Hearst Ave., and reduce eastern sunlight exposure to the property at 138 Hearst Ave. Our living space will be extremely and adversely affected by this proposal.

The project does not maintain light to adjacent properties, which is not in compliance with San Francisco Residential Design Guidelines.

Planning Code Section 101 states – "that the purpose of the Planning Code is to provide adequate light, air, privacy and convenience of access to property in San Francisco". This project does not follow the purpose of this Code in regard to adjacent and neighboring properties. The design and scale of the extension is out of character of existing houses and the surrounding area. The visual impact along with loss of light, air, and privacy will have a negative impact on the existing neighbors who have been a part of this community for many years.

- This project will impact privacy on neighboring properties with the height, the change to the front façade staircase and proximity to adjacent property, extension of the rear of the building, the addition of a deck at the 3rd level, towering over neighboring properties, and hovering into neighbor's yards and living space.

"An out of scale rear yard addition can leave surrounding residents feeling "boxed in" and cut off from the mid-block open space." (From the San Francisco Residential Design Guidelines)

This project does not fit the existing rear yard pattern. This project does not allow or fit into reasonable side setbacks for the rear of the building with relationship to the adjacent

Discretionary Review

Discretionary Review Requestor: Karen C Bratt – 130 Hearst Ave., S.F., CA. 94131

Project Address: 134 Hearst Ave., San Francisco, CA. 94131

Discretionary Review Request

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Project Address: 134 Hearst Ave., S.F., CA.

Building Permit No. 201805038097

Info on Owner of Property Being Developed: Amanda Lee, McGriff Architects

properties. Per the San Francisco Residential Design Guidelines, the design should “respect the existing pattern of side spacing”. This is not the case with the proposed project.

- The new proposed front façade changes the location and direction of the front stairs and doorway. Presently, the stairs loop around with a landing across from my property and the door is a distance away facing west. This proposal will encroach upon my property at 130 Hearst Ave. with the stairs and doorway coming close to my front bay window and going straight lessening the front open mid space. This is a privacy issue to 130 Hearst Ave. as anyone walking up the stairs will have direct view into the interior living space of my property. This new proposal will add additional noise being in such direct proximity to 130 Hearst Ave. Presently, I am aware of tenants coming up the steps and am aware of the door opening and shutting on a regular basis. Moving this set up even closer to my property will negatively impact my surroundings and quality of life.

The proposed project calls for the front steps to be moved, come straight down and protrude out, right next to my property. The doorway will move closer to my property and will face south. This will affect the front open space of the area by creating a boxed in feeling to the front of my property as well as increase the noise and privacy level to my living quarters. Currently, there is greenery (bougainvillea bush) and wall at this area.

The San Francisco Residential Design Guidelines state:

Location of Building Entrances - “Proposed project must respect the existing pattern of building entrances”.

This proposed plan disrupts and interferes with the existing pattern of the existing building entrances and will have a negative impact on my living space.

- We, the adjacent property owners at 130 Hearst Ave., and 138 Hearst Ave. are concerned with the excavation and land movement being proposed for the project on the lower level of the project, and to the side and back rear yard areas. This will affect both adjacent properties. Concern is over how the shift of this excavation could pose structural problems that will affect our properties, and want to know what is in place to protect our properties from these land shifts. These houses were built from 1906 -1926. My property at 130 Hearst Ave. being built in 1908, and the year 1925 for the property at 138 Hearst Ave. The land has an extreme amount of movement with even small earthquakes. We are concerned about the digging, underpinning, and ground movement as a result of the excavation for the foundation. Are retaining walls or barriers needed to address potential problems that will arise? We are concerned with regard to the stability of our properties due to such massive movement of dirt and concrete. With the increase in size and height, we are also concerned with runoff and drainage into our properties.

Discretionary Review

Discretionary Review Requestor: Karen C Bratt – 130 Hearst Ave., S.F., CA. 94131

Project Address: 134 Hearst Ave., San Francisco, CA. 94131

Discretionary Review Request

Discretionary Review Requestor: Karen C. Bratt-130 Hearst Ave., S.F., CA. 94131

Project Address: 134 Hearst Ave., S.F., CA.

Building Permit No. 201805038097

Info on Owner of Property Being Developed: Amanda Lee, McGriff Architects

Question #3. – Exhibit 3.

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?

- We request modifications to side setbacks from property line and the depth of the rear of the proposed building to take into account what is required of the guidelines with regard to side setbacks, loss of light and air and space, and not going back 4-5 feet.
- Possible solution could be to reduce the footprint of the project or move the front setback a bit forward to compensate for the loss of this footage in the rear.
- Possible solution could be to reduce the footprint of the proposed building and addition.
- Go back to the drawing board and redesign the project taking into account neighbor consideration for light, air and space, and making compatible with surrounding buildings.
- We hereby request that a shadow study be performed in order to assess the effects of the project on the rear yard and adjacent properties.
- Provide adequate side and front setbacks to reduce the massiveness of the project with relation to quality of neighbors spacing. Leave an adequate amount of spacing. (Normally, side setbacks are 3-5 feet.) Provide adequate front setback spacing to respect and not intrude on privacy and open space of neighboring properties.
- Reconsider adequate light and space to neighbors' rear properties.
- Consider reduction to the rear of the building in both height and depth.

PRE-PLANNING MEETING-4-23-2018**134 Hearst Ave., SF. CA.****Page 1****Meeting held at Cuppa on Diamond St. in San Francisco.****Present:**

| | |
|----------------------------|------------------------|
| Karen Bratt | 130 Hearst Ave. |
| Erica Edwards | 130 Hearst Ave. |
| Jim Rowe | 138 Hearst Ave. |
| Steve Hargis-Bullis | 126 Hearst Ave. |

Architect**Carl Peterson****(McGriff Architects)**

Carl stated the reason for the Pre-Application Meeting. At this meeting he shared plans for the proposed development and addition to 134 Hearst Ave. The purpose of the meeting is to address ideas and concerns from the neighbors in regard to the proposal. He will jot down and turn into the Planning Dept. concerns discussed at this meeting. The Planning Department will go over the plans to make sure they conform to zoning codes. The idea is if concerns are addressed ahead of time, it may help to ward off issues down the road. The Owners of the building Peter Wall and Jennifer Jordan Wall were not present for this Pre-Application Meeting. Carl stated it is not a requirement for owners to be at Pre-Application Meetings.

Carl states the building is as follows:

Existing Measurements

49-1/2 feet deep

112 feet, 6 inches

Rear yard – 25% of lot depth

A variance would be needed if building in rear yards

Proposed Measurements

53'6" proposed building depth

(Carl states that a lot of the project is digging out in the basement space to create and utilize more space) Karen asked what will that do to her property, with land movement, etc. Carl relayed he is not a structural engineer, and that the Owner is the Contractor doing the work.

Level 1 of Existing Structure

The existing structure includes the Garage, A Spare Room and Bathroom, Storage, and Hallway to Stairway along the side of the outside of house going to rear of building.

Proposal for Level 1

Proposal for the bottom floor is to extend the underground space by digging out and also providing an interior staircase. It will go back 5-1/2 feet at the rear and there will be a 7-1/2 inch gap in between the property of 134 Hearst Ave. and 130 Hearst Ave.

PRE-PLANNING MEETING
134 Hearst Ave., SF. CA.
Page 2

Karen had concerns about her access to existing gutter at the corner and access for maintenance on her side of the house facing 134 Hearst Ave, as this is open space now, and if the proposed 7-1/2 inches between the houses goes through. (Gap is 10-1/2 -11 measured by Karen)

(Karen measured the gap space today (4/24/18) from the stucco of 134 Hearst Ave. to her wood (130 Hearst Ave., and came up with 10-1/2 to 11 inches. Karen made a call to the Architect Carl Peterson on 4/24/18 to clarify the discrepancy in inches. Karen asked how he derived at this footage, and he stated he believed he measured from their inside window to the wood. He did check his notes, and said he had written down 10-1/2 inches, and wasn't sure why he referred to 7-1/2 inches in the gap space between houses. He said he would check the plans and make sure they were clear and reflected the 10-1/2 inches to be submitted to planning. (Karen relayed 10-1/2-11 inches).

Level 2 (2nd Floor) and Proposal for Level 2

The 2nd floor they will further extend the side wall between property 134 Hearst and 130 Hearst, and it may possibly provide a light well. The 2nd floor front is set back. They will go back 4 feet and come over to the 10-1/2 inch gap that is presently outdoor space. Again the building depth is increasing from 49-1/2 feet to 53-1/2 feet. Currently there is a master bedroom, living room space, kitchen, and two bedrooms on the 2nd level.

Level 3 (3rd Floor) Addition – Proposal

Presently there is no top floor existing. The proposal is to create another story and put the two bedrooms at the back of the house. There will be a deck put on the back of the 3rd floor addition which will have a 3 foot depth.

According to Carl, the Architect, proposed Elevation is about 30 feet, with the 3rd floor having an 8' 6" ceiling height. Steve stated that with the roof and all that goes into the construction, the actual elevation would be 31 feet. Carl says that because the houses behind 134 Hearst Ave. are up above, the proposed plans, that no views from above will be obstructed.

25% of the depth of the building has to be retained for the rear yard.

The front of the house

Proposal is to keep the décor of the front of the house similar to what exists now, with the additions being set back. However, the plans propose moving the stairs and door closer to the property at 130 Hearst Ave, and right next to Karen's window. The stairs would go straight up and out, and the door would be facing south, instead of west. Karen stated she has issues with the noise of the stairs and door closer to her property, as she hears when people walk up the stairs and open and close the door now. Noise is a problem between houses.

Other Discussion

Concerns were relayed over loss of western sunlight, shadowing and shading due to the new structure affecting both sides of 134 Hearst Ave. Karen also asked if the wall could be tailored back a bit. Carl stated there are instances where a solar review can be done to determine the impact of direct sunlight,

PRE-PLANNING MEETING

134 Hearst Ave., SF. CA.

Page 3

although, he said that is a hard sell on a proposed development blocking sun. Steve stated he would be interested in having that looked into.

Karen talked about the need to follow the SF Residential Guidelines in that the building's scale needs to be compatible with surrounding buildings, the building needs to respect the mid-block open space (rear yard) designing the height and depth of the building to be compatible with the existing building scale at the mid-block open space, maintain light to adjacent properties by providing adequate setbacks, respect the existing pattern of side spacing, articulate the building to minimize impacts on light and privacy to adjacent properties.

Karen brought up soil, drainage, and structural concerns, etc. Karen is concerned with land movement if so much excavation will take place. Carl stated that there are existing drains and more drains could be put in for drainage.

Erica asked about the timeline of the proposed building from submitting plans to construction, permits, etc. Carl relayed it could be up to two years.

Additional Issues raised by neighbors to be relayed from the meeting, along with those already listed, include:

- Jim stated concerns about light, privacy, construction, noise
- Steve's concerns were focused on sunlight (and lack of sun due to the building size), shading, shadowing, height level.
- Karen stated concerns on the closeness of the wall being introduced closer to her property, the height of the building in the back, the 4 foot additional depth space used to be included in the wall, as well as coming closer to the fence line, which will literally take out all Western direct sunlight to her property at 130 Hearst , and will affect the neighbors Jim and Steve's property as well (138 and 126 Hearst Ave.). The issue of privacy with the deck above overlooking her area is also a concern. The 3 foot deck proposed will look over all properties involved resulting in lack of privacy that currently exists.
- Karen has concerns over having access to maintain the side of her house which has always been exposed, and now in jeopardy going from open space to a 10-1/2-11 inch depth space wall, and is concerned about water drainage, going down between the houses. etc.
- Karen would like consideration to reduce the footprint of the proposed addition in the back of the house to not have such an adverse effect on all neighbors involved, especially the property at 130 Hearst Ave.
- Correction to the plans after speaking with Carl on 4/24/18, the side gap between 130 Hearst Ave. and 134 Hearst Ave. is 10-1/2-11 inches, not 7-1/2 as previously relayed by Carl.

Minutes submitted by
Karen Bratt



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On May 3, 2019, Building Permit Application No. 201805038097 was filed for work at the Project Address below.

Notice Date: September 25th, 2019

Expiration Date: October 25th, 2019

| PROJECT INFORMATION | | APPLICANT INFORMATION | |
|---------------------|-------------------------|-----------------------|------------------------------|
| Project Address: | 134 HEARST AVE | Applicant: | Amanda Lee |
| Cross Street(s): | Baden and Congo Streets | Address: | 1475 Fifteenth Street |
| Block/Lot No.: | 6771 / 011 | City, State: | San Francisco, Ca 94103 |
| Zoning District(s): | RH-1 /40-X | Telephone: | 415-525-3561 |
| Record Number: | 2018-007012PRJ | Email: | amanda@mcgriffarchitects.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 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 | Residential |
| Front Setback | 13' | No Change |
| Side Setbacks | N/A | No Change |
| Building Depth | 49'6" | 53'6" |
| Rear Yard | 50' | 46' |
| Building Height | 17'6" | 28'10" |
| Number of Stories | 2 | 3 |
| Number of Dwelling Units Under Density Limits Per PC Section 209.1 | 1 | No Change |
| Number of Parking Spaces | 1 | No Change |

PROJECT DESCRIPTION

The project proposes a third floor vehicle addition and extensive remodeling to an existing single family. The proposal also includes excavation at the ground floor to incorporate an accessory dwelling unit per Planning Code Section 207(c)(6).

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 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:
Cathleen Campbell, 415-575-8732, Cathleen.Campbell@sfgov.org

DR Exhibit 5

Karen Bratt - DR Requestor

Photos in support of Discretionary Review for

130 Hearst Ave - Karen Bratt

S-F CA 94131

Project Address

134 Hearst Ave

Subject Property 134 Hearst Ave.
Project Property



Property - 130 Hearst Ave
Owner: Karen Bratt

130 Hearst Ave.





Front view
btwn
130 Hearst
& 134 Hearst
Ave



Front-
130 Hearst Ave



130 Hearst Ave
Front



130 Hearst Ave
Rear





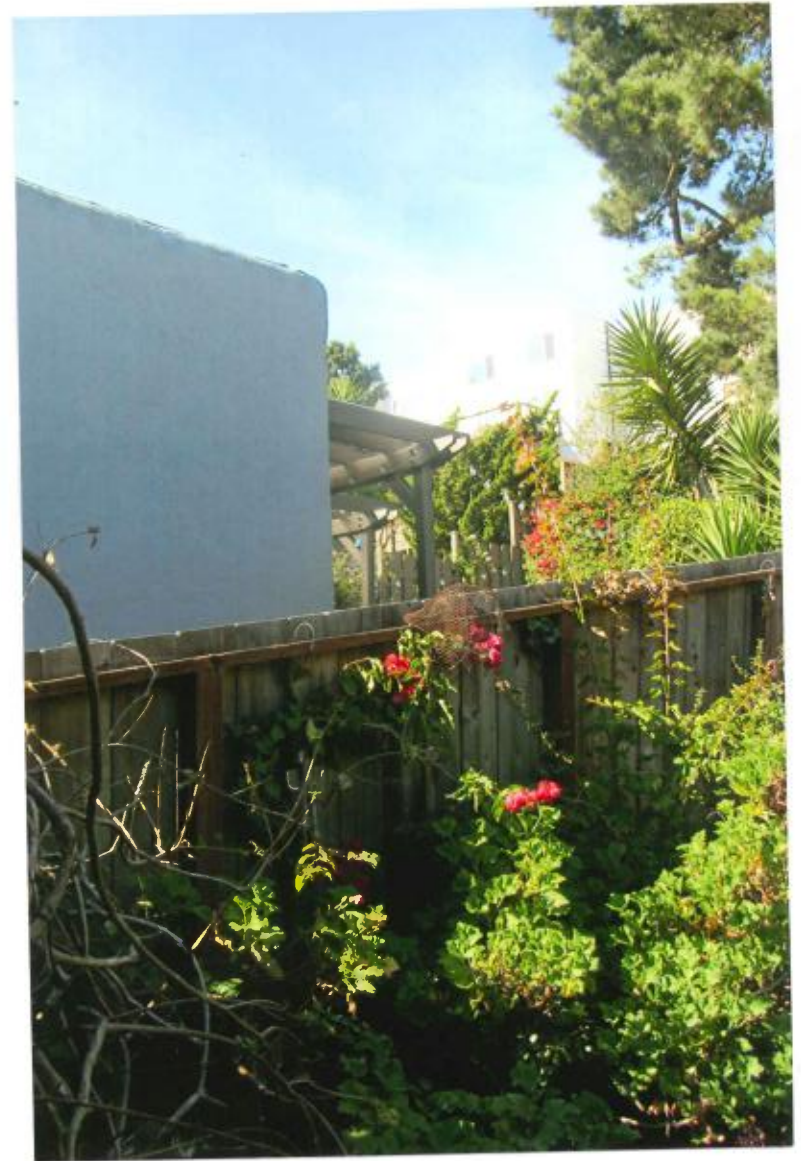
130 Hearst Ave
Rear

130 Hearst Ave
↓

Project Property
↓ 134 Hearst Ave



130 Hearst Ave
Rear



130 Hearst Ave
Rear



130 Hearst Ave
Rear

130 Hearst
Ave
↑

134 Hearst Ave.
↑

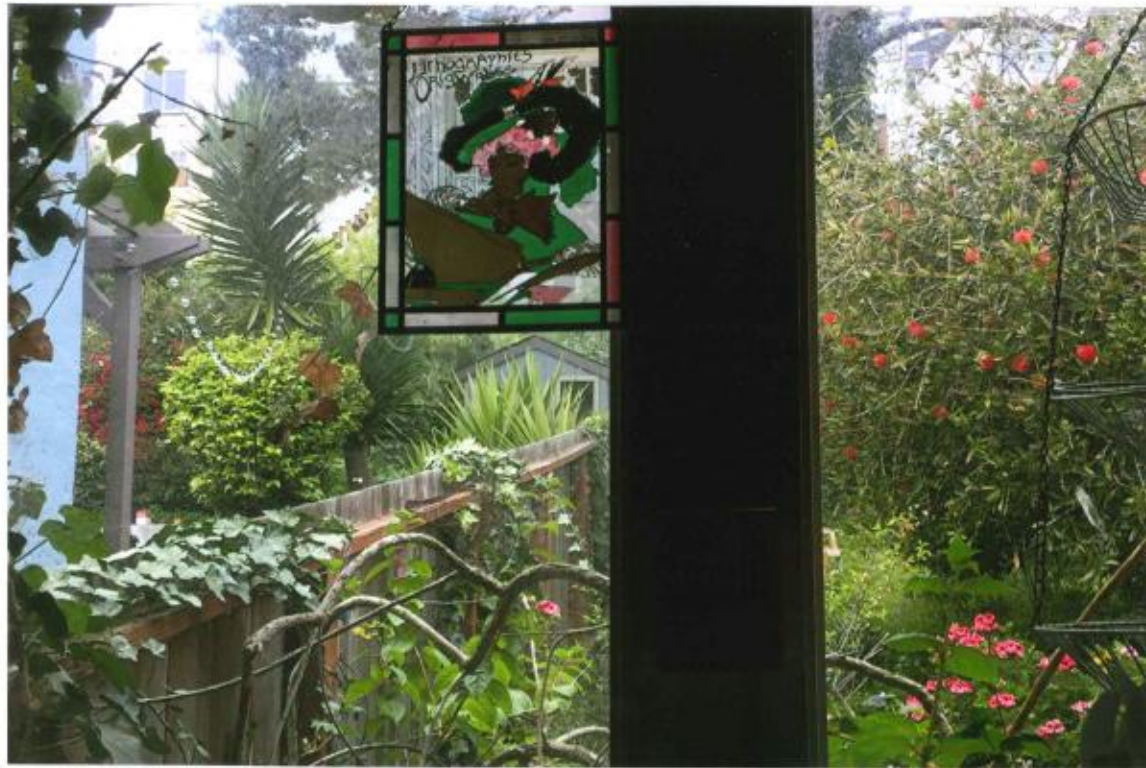


130 Hearst
Ave

134
Hearst Ave



130 Hearst Ave
Rear - Fran Kitchen





130 Hearst Ave
Rear



130 Hearst Ave
Rear



DR Exhibit 6

Karen Bratt - DR Requestor

Photos in support of Discretionary Review for
138 Hearst Ave - Jim Roe
SF CA 94131

Project Address

134 Hearst Ave

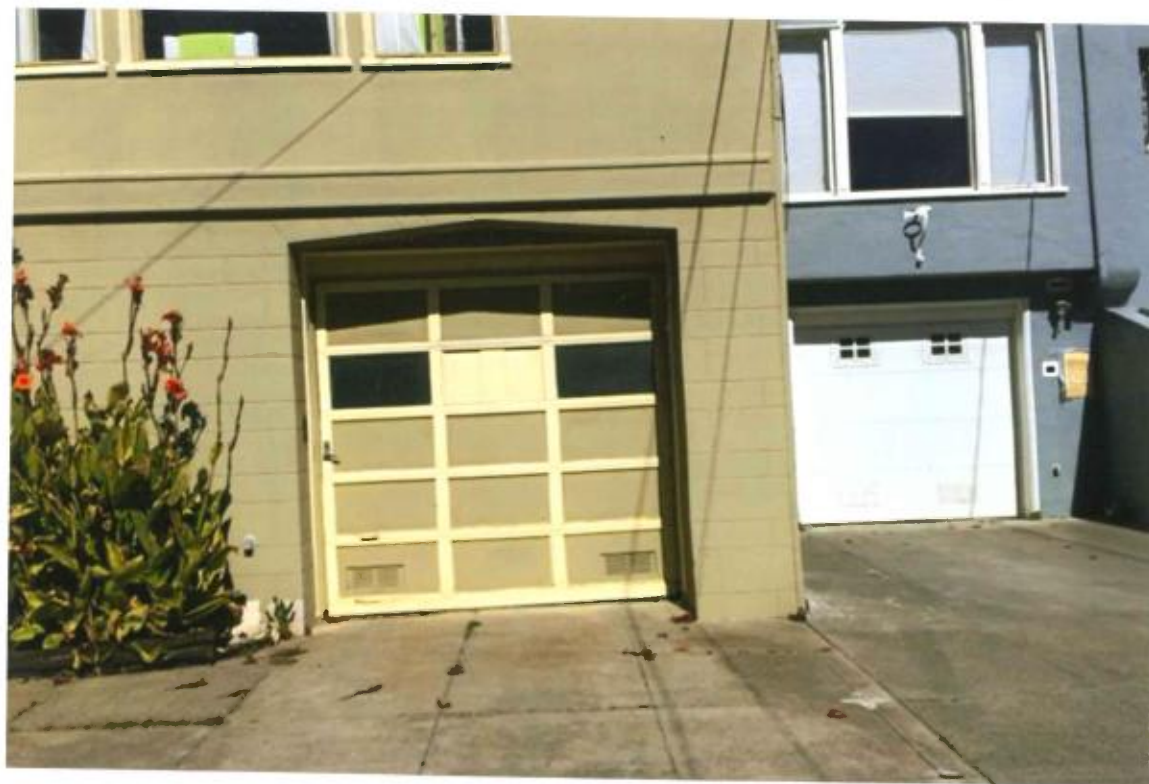
Property
138 Hearst Ave

138 Hearst Ave
↓

134
Hearst Ave



134 Hearst Ave
↑



Property 138 Hearst Ave



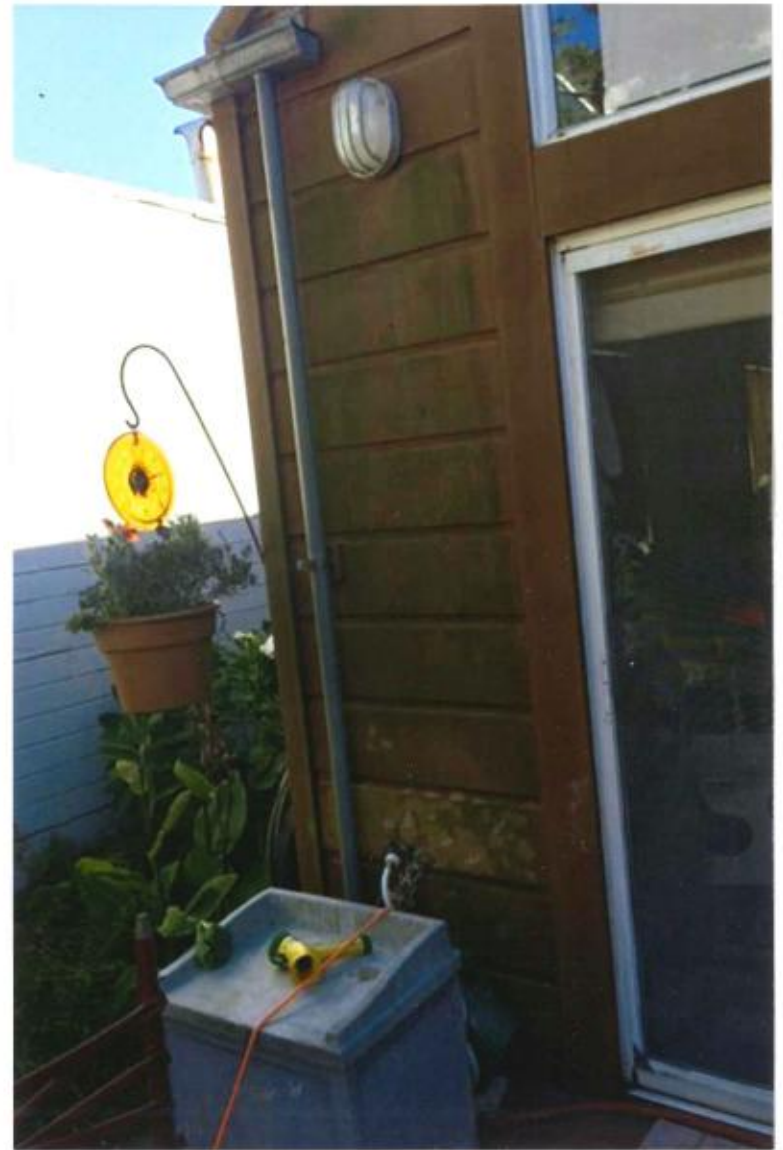
138 Hearst Ave
Rear



138 Hearst Ave
Rear



138 Hearst Ave
Rear



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.

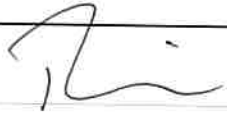
Project Features

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 | 2 |
| Occupied Stories (all levels with habitable rooms) | 1 | 3 |
| Basement Levels (may include garage or windowless storage rooms) | 0 | 0 |
| Parking Spaces (Off-Street) | 1 | 1 |
| Bedrooms | 2 | 4 |
| Height | 20'-0" | 31'-6" |
| Building Depth | 49'-6" | 53'-6" |
| Rental Value (monthly) | \$3,800 | \$6,300 |
| Property Value | | +\$500,000 |

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

Signature:



Date:

11/14/19

Printed Name:

Benjamin McGriff

☐

Property Owner

☒

Authorized Agent

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

Response to Discretionary Review (DRP)



November 14, 2019

David Winslow
Design Review | Citywide and Current Planning
San Francisco Planning Department
1650 Mission Street
San Francisco, CA 94103

RE: Supplement Response to Discretionary Review 134 Hearst Ave

Permit Application No: 201805038097

1. The proposed project was carefully considered to respect the existing scale and character of the neighborhood. Both the vertical and horizontal expansion of the existing envelope are well underdeveloped and within the buildable area of the lot as to respect the modest two-story homes on either side of the property. The project maintains a deep rear yard, characteristic of the homes adjacent, which will not impede on the neighbors' light and air quality. The horizontal expansion in the rear yard extends the existing rear wall by 4'-0", over 17'-0" under the required rear yard setback. The expansion of the home maintains existing side setbacks from the property line, rather than extending to the allowable 25'-0" lot width. Furthermore, the neighbors at the rear yard adjacent are built at a higher elevation, for which this project has no adverse effect.

The design respects adjacent neighbors' privacy with windows and openings oriented towards the street and rear yard. The occupiable terrace at the rear third floor is centered on the structure and is set back over 5'-0" from either side property line. The front terrace at the third floor is along a blank property line wall of 138 Hearst.

There are several homes on the block that precedent 3-story development; see 122 Hearst, 150 Hearst, 162 Hearst, 178 Hearst. These precedent properties are exceptionally larger in scale and height than the proposed subject property. The modest vertical expansion limits the height of the building to 31'6" from grade at its tallest, well under the 40ft limit. The third floor is set back from the front of the building 5'-7" to respect the existing character of the home and limit the volume from the street, while the rear is set back 5'-0" to respect the volume at the rear yard for adjacent properties.

The project is committed to providing much needed housing by introducing an ADU into the ground floor, which had previously been proposed as additional living space for the main house.

2. Refer to the pre-application meeting packet, *Summary of Discussion from the Pre-Application Meeting*, attached and submitted with the initial project application. The DR applicant was present at the neighborhood meeting on April 23, 2018 and many of her concerns stated in the Discretionary Review Request are also listed in the summary. Changes to the proposed design were made in order to address neighborhood concerns, including: Reducing the overall vertical expansion at the rear by 1'-0", to provide minimum code height ceilings for the third floor living spaces, and a reduction in the horizontal expansion at the rear by a total of 1'-0" which reduces much needed square footage for the property owner's family. Per the DR's concern for noise at the front entry, the architect has noted soft close hardware to be installed to reduce noise of the entry door opening and closing. These changes were made post pre application meeting and before filing with the city.

3. The project as currently designed enhances the existing character of the home and is compatible in scale with the neighborhood block. The project will not adversely affect neighboring properties, as it respects the scale from the street and maintains a deep rear yard (mid-block open space), under developing the rear yard by 17'-0" and providing setbacks to the third floor vertical expansion to limit an increase in volume.

The location of the proposed stair is similar in location to the existing stair and does not exacerbate privacy concerns for the neighboring lot at 130 Hearst. The existing landing of the stair is located directly adjacent to the bay window at 130 Hearst; the proposed design eliminates a landing and enters directly into the home. The proposed location for the entry door creates further privacy for the neighboring lot, as it is oriented towards the street. The location of the entry stair is also driven by the location of the new ADU, as it allows for a large window at the ground floor to provide adequate light and air into the studio unit. The proposed stair railing removes the solid stucco exterior and is replaced by an open banister, mirroring the character of the stair at 130 Hearst and neighboring properties.

As stated in the pre application summary, the existing buildings are separated by 11" of air space. The proposed project maintains this separation rather than developing lot-line to lot-line. The proposed expansion does not further prohibit access to neighboring properties.

The project will utilize the appropriate licensed engineers, as required per building code under the building permit process, to ensure any underpinning to adjacent neighbors is fully considered and designed towards. Proper techniques and shoring practices will be employed during construction as required posing no threat to the structural integrity of neighboring properties.

The project upholds the Planning Department's Residential Design Guidelines and has been found compliant by the Residential Design Advisory Team. Consideration for neighbor concern has been addressed as shown. The project provides the opportunity for much needed housing by providing an ADU, enhances the character of the neighborhood and subject property with significant façade improvements, and respects the existing scale and setbacks of the neighborhood per Residential Design Guidelines.

Sincerely,



Benjamin McGriff
McGriff Architects
1475 15th Street – SF, CA 94103

Summary of discussion from the Pre-Application Meeting

Meeting Date: APRIL 23rd, 2018

Meeting Time: 6-8 PM

Meeting Address: "CUPPA" 2810 DIAMOND STREET

Project Address: 134 HEARST AVENUE

Property Owner Name: PETER & JENNIFER WALL

Project Sponsor/Representative: CARL PETERSEN

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/how the project has been modified in response to any concerns.

Question/Concern #1 by (name of concerned neighbor/neighborhood group): KAREN BRATT:

SOUND & LOCATION OF FRONT DOOR

Project Sponsor Response: (N) FRONT DOOR IS PROPOSED IN SIMILAR LOCATION AS (E) FRONT DOOR. ARCHITECT WILL RECOMMEND "SOFT CLOSE" HARDWARE.

Question/Concern #2: KAREN BRATT: LOCATION OF PROPOSED FRONT STAIR.

Project Sponsor Response: LOCATION OF PROPOSED FRONT STAIR IS IN SIMILAR LOCATION AS EXISTING FRONT STAIR. GIVEN THE (E) & (N) ENTRY TO THE HOME, THE PROPOSED FRONT STAIR SHALL REMAIN

Question/Concern #3: KAREN BRATT: PRIVACY AND LIGHT FOR HER EXISTING KITCHEN AREA AND ADJOINING BACK YARD SPACE.

Project Sponsor Response: LOTS ADJACENT TO 134 HEARST HAVE VERY DEEP BACK YARDS AND THE PROJECT IS WELL WITHIN THE BUILDABLE AREA. WE HAVE REDUCED THE HEIGHT OF THE ADDITION @ REAR BY 1'-0" AND THE DEPTH OF THE TOP FLOOR @ REAR BY 1'-0"

Question/Concern #4: KAREN BRATT: MAINTENANCE AND ACCESS TO SIDING AT PROPOSED EXTENSION

Project Sponsor Response: THE EXISTING BUILDINGS ARE SEPARATED BY 11" OF AIR SPACE. THE PROPOSED PROJECT EXTENDS THE LENGTH OF THE BUILDING ALONG THIS LINE INSTEAD OF INCREASING THE WIDTH OF THE BUILDING "LOT LINE TO LOT LINE"



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **May 3, 2019**, Building Permit Application No. 201805038097 was filed for work at the Project Address below.

Notice Date: September 25th, 2019

Expiration Date: October 25th, 2019

| PROJECT INFORMATION | | APPLICANT INFORMATION | |
|---------------------|--------------------------------|-----------------------|-------------------------------------|
| Project Address: | 134 HEARST AVE | Applicant: | Amanda Lee |
| Cross Street(s): | Baden and Congo Streets | Address: | 1475 Fifteenth Street |
| Block/Lot No.: | 6771 / 011 | City, State: | San Francisco, Ca 94103 |
| Zoning District(s): | RH-1 /40-X | Telephone: | 415-525-3561 |
| Record Number: | 2018-007012PRJ | Email: | amanda@mcgriffarchitects.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 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 | Residential |
| Front Setback | 13' | No Change |
| Side Setbacks | N/A | No Change |
| Building Depth | 49'6" | 53'6" |
| Rear Yard | 50' | 46' |
| Building Height | 17'6" | 28'10" |
| Number of Stories | 2 | 3 |
| Number of Dwelling Units Under Density Limits Per PC Section 209.1 | 1 | No Change |
| Number of Parking Spaces | 1 | No Change |
| PROJECT DESCRIPTION | | |
| The project proposes a third floor verticle addition and extensive remodeling to an existing single family. The proposal also includes excavation at the ground floor to incorporate an accessory dwelling unit per Planning Code Section 207(c)(6). | | |
| 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 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:
Cathleen Campbell, 415-575-8732, Cathleen.Campbell@sfgov.org

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, contact the Planning Information Center (PIC) at 1660 Mission Street, 1st Floor (415) 558-6377 or pic@sfgov.org. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

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

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

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org. **You must submit the application in person** at the Planning Information Center (PIC), with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.**

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

BOARD OF APPEALS

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

ENVIRONMENTAL REVIEW

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

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