Discretionary Review Abbreviated Analysis

HEARING DATE: DECEMBER 19, 2019

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

Reception: **415.558.6378**

Fax:

415.558.6409

Planning Information: **415.558.6377**

Date: December 9, 2019
Case No.: 2018-010655DRP-03
Project Address: 2169 26th Avenue

Permit Application: 2018.0703.3738

Zoning: RH-1 [Residential House, One-Family]

40-X Height and Bulk District

Block/Lot: 2191/008B Project Sponsor: Kai Chan

> Kai Chan, Architect 10817 Santa Monica Blvd. Los Angeles, CA 90025

Staff Contact: David Winslow – (415) 575-9159

David.Winslow@sfgov.org

Recommendation: Do Not Take DR and Approve

PROJECT DESCRIPTION

The project consists of a subdivision of an existing 2-story, single family house, the addition of two 2- and 3-story rear horizontal additions, and a 3rd-story vertical addition to create two 3-story, one-family residences.

SITE DESCRIPTION AND PRESENT USE

The site is a 50′ wide x 120′ deep lateral and down sloping lot with an existing 2-story, one-family house built in 1951. The building is a category 'C' historical resource.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The buildings on this block of 26th Avenue are consistently 2-stories at the street face, with a handful of third story additions that are setback from the building fronts. The subject and immediate adjacent properties define very consistent mid-block open space at the rear.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	August 6, 2019 – September 5, 2019	9.3. 2019	12.19. 2019	107 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	November 29, 2019	November 29, 2019	20 days
Mailed Notice	20 days	November 29, 2019	November 29, 2019	20 days
Online Notice	20 days	November 29, 2019	November 29, 2019	20 days

PUBLIC COMMENT

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

ENVIRONMENTAL REVIEW

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

DR REQUESTORS

DR requestor 1:

Alma and Steve Landi of 2159 26th Avenue, owners of the property to the North of the proposed project.

DR requestor 2:

Alex Wong of 2166 26th Avenue, owner of the property across the street to the East of the proposed project.

DR requestor 3:

Eileen Roddy of 2163 26th Avenue, adjacent owner of the property to the North of the proposed project.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

DR requestor 1:

Is concerned by the following issues:

- 1. The proposed addition does not comply with the following Residential Design Guidelines:
 - Respect the scale and character of other buildings on the block.
 - Respect the mid-block open space and;
 - Articulate the building to minimize impacts to light and privacy on adjacent properties.

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See attached Discretionary Review Application, September 3, 2019.

DR requestor 2:

Is concerned by the following issues:

- 1. The 3rd floor breaks the uniformity of the block and is inappropriate;
- 2. The proposed project extends too far at the rear and blocks light to houses to the North, including solar panels at 2159 26th Ave.
- 3. This is new construction and needs demolition permits;
- 4. The precedent of approving such an addition will change this block.

See attached Discretionary Review Application, dated September 4, 2019.

DR requestor 3:

Is concerned by the following issues:

- 1. The proposed addition raises concerns about excavation and impacts to neighbor's foundation;
- 2. The project intrudes into the rear and disrupts mid-block open space and;
- 3. Deprives the DR requestor's back yard of light and privacy.

See attached Discretionary Review Application, dated September 3, 2019.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The project sponsor has modified the plans to respond to several issues posed by the neighbors and complied with Planning Code and Residential Design Guidelines. The proposed addition will be setback from the rear façade 14' to be minimally visible from the street and built over the footprint of the existing building.

See attached Responses to Discretionary Review, dated November 11, 2019.

DEPARTMENT REVIEW

The Department's Residential Design Advisory Team (RDAT) re-reviewed this and confirmed that this required additional modifications to reduce and reinforce the scale and character of the street facade and preserve access to mid-block open space. The project sponsor has incorporated the changes and as such staff deems the proposal does not present any exceptional or extraordinary circumstances and meets the Residential Design Guidelines with respect to the scale, massing and preservation of mid-block open space. Staff deemed the project poses minimal impacts to the neighbors with respect to light and privacy.

Specifically, staff recommended reduction of the scale and massing at the street by:

- 1. Setting third floor back 14' from front facade;
- 2. Eliminating roof parapet and brise-soliels;
- 3. Eliminating 3rd floor parapet;
- 4. Aligning and proportioning the entry door and windows more in keeping with the surrounding buildings and;
- 5. Aligning bay window over garage doors.
- 6. The rear pop out was reduced to extend 5' to preserve scale at and access to the mid-block open space;

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7. After a meeting with neighbors the project sponsor will provide an additional setback at the front to preserve light to the front windows at the adjacent property at 2163 26th Avenue.

Furthermore:

This project is not a demolition per Planning Code Section 317.

Issues pertaining to foundation design and adequacy is not the purview of the Planning Department.

Because the project sponsor has made appropriate design changes to accommodate some of the DR requestor's concerns staff does not find exceptional or extraordinary circumstances.

RECOMMENDATION:

Do Not Take DR and Approve

Attachments:

Block Book Map

Sanborn Map

Zoning Map

Aerial Photographs

Context Photographs

Section 311 Notice

CEQA Determination

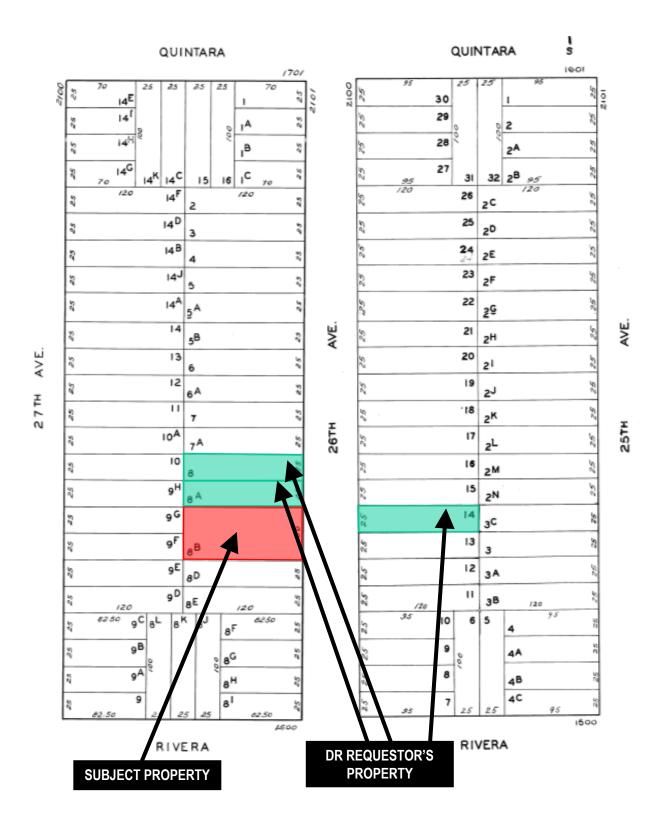
DR Applications

Response to DR Application, drawings dated November 22, 2019

Reduced Plans

Exhibits

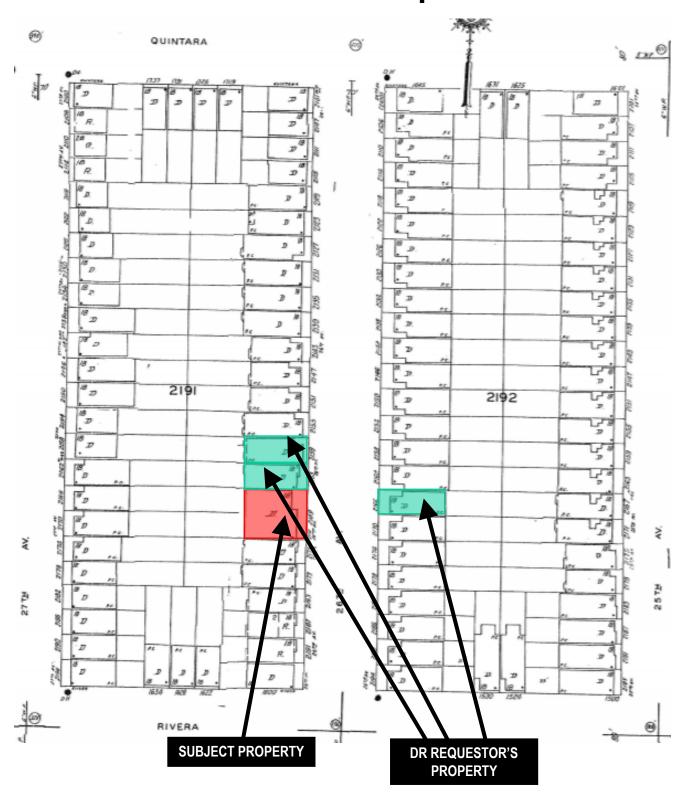
Parcel Map





Discretionary Review Hearing Case Number 2018-010655DRP-03 2169 26th Avenue

Sanborn Map*

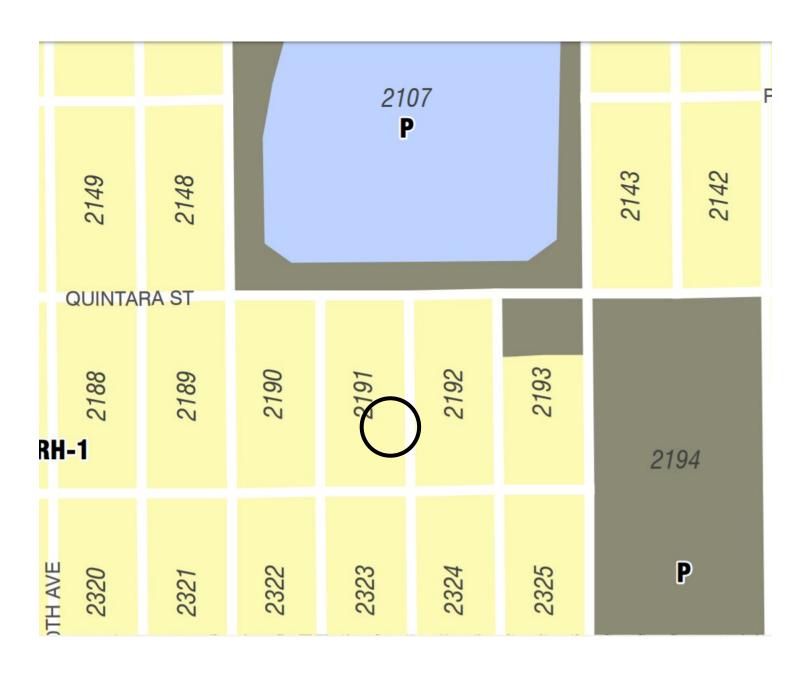


^{*}The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing Case Number 2018-010655DRP-03 2169 26th Avenue

Zoning Map









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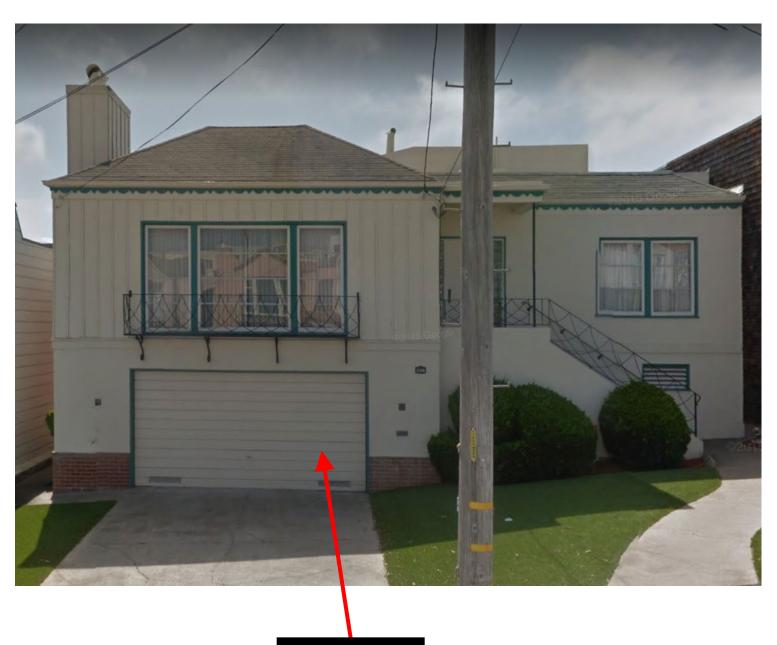


Discretionary Review Hearing Case Number 2018-010655DRP-03 2169 26th Avenue





Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing **Case Number 2018-010655DRP-03**2169 26th Avenue

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On July 3, 2018 Building Permit Application No. 2018.0703.3738 was filed for work at the Project Address below.

Notice Date: August 6th. 2019 Expiration Date: September 5th, 2019

PRO	JECT INFORMATION	APPL	APPLICANT INFORMATION		
Project Address:	2169 26 th Avenue	Applicant:	Kai Chan		
Cross Street(s):	Rivera St. / Quintara St.	Address:	10817 Santa Monica Blvd. Ste.300		
Block/Lot No.:	2191/008B	City, State:	Los Angeles, CA		
Zoning District(s):	RH-1 / 40-X	Telephone:	(310) 446-1888		
Record Number:	2018-010655PRJ	Email:	Kai@kcdarch.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						
☐ Demolition	□ New Construction	✓ Alteration				
☐ Change of Use	✓ Façade Alteration(s)	✓ Front Addition				
✓ Rear Addition	✓ Side Addition	✓ Vertical Addition				
PROJECT FEATURES	EXISTING	PROPOSED N. RESIDENCE/ S. RESIDENCE				
Building Use	Residential	Residential / Residential				
Front Setback	9 feet	9 feet / 9 feet				
Side Setbacks	Abuts	Abuts / Abuts				
Building Depth	53 feet 6 inches	63 feet 9 inches / 66 feet 3 inches				
Rear Yard	57 feet 8 inches	50 feet/ 46 feet 11 inches				
Building Height	28 feet 7 inches	29 feet 8 inches / 32 feet 10 inches				
Number of Stories	3	3/ 3				
Number of Dwelling Units	1	1/ 1 (for a total of two single family homes)				
Number of Parking Spaces	3	1/2				
PROJECT DESCRIPTION						

The proposal is a horizontal and vertical addition/remodel to an existing 3-story, single family home that includes the subdivision of the exising lot (50' x 120') into two equally sized lots (25' x 120' each) to result in a single family home upon each parcel for a total of two single family homes (north residence/south residence). Both proposed buildings are 3-stories, have rear balconies and (n. residence/s. residence) have a 1-car garage/2-car garage. The north residence would be 29 feet 8 inches tall and 3,768 square feet (inc. garage) and the south residence would be 32 feet 10 inches feet tall and 3,951 square feet (inc. garage). See attached plans for further detail. 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:

Chris Townes, (415) 575-9195, chris.townes@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.
- Contact the nonprofit organization Community Boards at (415) 920-3820, or online at <u>www.communityboards.org</u> for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
- 3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice. Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org). You must submit the application in person at the Planning Information Center (PIC), 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.

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Proje	ct Address		Block/Lot(s)				
2169 26TH AVE			2191008B				
Case No.			Permit No.				
2018-010655ENV			201807033738				
_	dition/ eration	Demolition (requires HRE for Category B Building)	New Construction				
		Planning Department approval.					
		GLE FAMILY HOME INTO (2) SINGLE FAMILY HO					
ADDI [*]	TION & INTERIOR	RENOVATION W/ BATH & KITCHEN ALTERAT	ION.				
STE	P 1: EXEMPTIO	N CLASS					
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STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any b	If any box is checked below, an Environmental Evaluation Application is required.					
	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)					
	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).					
	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?					
	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)					
	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)					
	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.					
	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.					
	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.					
Com	ments and Planner Signature (optional): Laura Lynch					

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map) Category A: Known Historical Resource. GO TO STEP 5. Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4. Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6. STEP 4: PROPOSED WORK CHECKLIST TO BE COMPLETED BY PROJECT PLANNER Check all that apply to the project. 1. Change of use and new construction. Tenant improvements not included. 2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building. 3. Window replacement that meets the Department's Window Replacement Standards. Does not include storefront window alterations. 4. Garage work. A new opening that meets the Guidelines for Adding Garages and Curb Cuts, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines. 5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way. 6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way. 7. Dormer installation that meets the requirements for exemption from public notification under Zoning Administrator Bulletin No. 3: Dormer Windows. 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. Project is not listed. GO TO STEP 5. Project does not conform to the scopes of work. GO TO STEP 5. Project involves four or more work descriptions. GO TO STEP 5. Project involves less than four work descriptions. GO TO STEP 6. STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW TO BE COMPLETED BY PROJECT PLANNER Check all that apply to the project. 1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4. 2. Interior alterations to publicly accessible spaces. 3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character. 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

5. Raising the building in a manner that does not remove, alter, or obscure character-defining

6. Restoration based upon documented evidence of a building's historic condition, such as historic

中文詢問請電: 415.575.9010

SAN FRANCISCO PLANNING DEPARTMENT

photographs, plans, physical evidence, or similar buildings.

features.

	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the Secretary of the Interior's Standards for Rehabilitation.					
	8. Other work consistent with the Secretary of the Interior Stand Properties (specify or add comments):	ards for the Treatment of Historic				
	Other work that would not materially impair a historic district (s	specify or add comments):				
	(Requires approval by Senior Preservation Planner/Preservation	Coordinator)				
	10. Reclassification of property status . (Requires approval by S	Senior Preservation				
	Reclassify to Category A Reclass	sify to Category C				
	a. Per HRER dated (attach HRE	ER)				
	b. Other (specify): Per PTR form signed on 12/10/201	8				
	Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.					
	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.					
	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.					
Comm	ents (optional):					
Preser	vation Planner Signature: Stephanie Cisneros					
	EP 6: CATEGORICAL EXEMPTION DETERMINATION BE COMPLETED BY PROJECT PLANNER					
	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): Step 2 - CEQA Impacts Step 5 - Advanced Historical Review STOP! Must file an Environmental Evaluation Application.					
	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:	Signature:				
	Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Stephanie Cisneros 12/11/2018				
	the Discretionary Review hearing is the Approval Action for the project. Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31of 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)				
2169 26TH AVE			2191/008B				
Case	No.	Previous Building Permit No.	New Building Permit No.				
2018-	010655PRJ	201807033738					
Plans	Dated	Previous Approval Action	New Approval Action				
		Building Permit					
Modi	fied Project Description:						
DET	TERMINATION IF PROJECT	CONSTITUTES SUBSTANTIAL MODIF	ICATION				
Com	pared to the approved project, w	rould the modified project:					
	Result in expansion of the building envelope, as defined in the Planning Code;						
	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;						
	Result in demolition as defined	d under Planning Code Section 317 or 190	05(f)?				
	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 I	east one of the above boxes is	checked, further environmental review	s required.				
DET	ERMINATION OF NO SUBSTA	NTIAL MODIFICATION					
	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.							
Plani	ner Name:	Date:					



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

		.,						1650 Mission St Suite 400
Preservation Team Meeting Date:			Date of Fo	orm Cor	npletio	n 11/27/20)18	San Francisco, CA 94103-2479
PROJECT	NFORMATION:							Reception:
Planner: Address:					415.558.6378			
Stephanie (Cisneros	2169 26th Ave						Fax:
Block/Lot:		Cross Streets:						415.558.6409
2191/008B		Rivera St. and Qui	ntara St.					Planning Information:
CEQA Cate	egory:	Art. 10/11:		BPA/C	ase No.	:		415.558.6377
В		n/a		2018-0	10655EI	NV		
PURPOSE	OF REVIEW:		PROJECT	DESCRI	PTION:			1
	Article 10/11	O Preliminary/PIC	Altera	tion	O De	emo/New Co	onstruction	
DATE OF P	LANS UNDER REVIEW:	10/22/2018						-
PROJECT	SSUES:		<u> </u>					1
	ne subject Property an e	eligible historic resourc	te?					-
	, are the proposed cha							-
	al Notes:							_
	ted: Historical Reso Preservation Cons		l Informatio	on Forr	n prep	ared by V	erPlanck	
	ed Project: Renovat	•	•		_	•		
Horizoi	ntal and vertical add	dition and interior i	renovation	with b	ath an	a kitchen	aiteration.	
DDECEDVI	ATION TEAM REVIEW:							,
Category:	THOR TEAM REVIEW.			O F	\ \ \	ОВ	⊚ C	4
	Individual					t/Context		-
Californ	ry is individually eligible nia Register under one ong Criteria:		n in a Property is in an eligible California Register				-	
Criterio	n 1 - Event:	○ Yes	Criterion 1	- Event:		○ Ye	s No	
Criterio	n 2 -Persons:	○ Yes	Criterion 2	-Persons	5:	○ Ye	s No	
Criterio	n 3 - Architecture:	○ Yes	Criterion 3	- Archite	ecture:	○ Ye	s No	
Criterio	n 4 - Info. Potential:	○ Yes	Criterion 4	- Info. Po	otential:	○ Ye	s No	
Period	of Significance:		Period of S	ignifican	ice:			
	○ Contributor ○ Non-Contributor							

Complies with the Secretary's Standards/Art 10/Art 11:		○ No	● N/A
CEQA Material Impairment to the individual historic resource:	○ Yes	No	
CEQA Material Impairment to the historic district:	○ Yes	No	
Requires Design Revisions:	○ Yes	○ No	
Defer to Residential Design Team:	Yes	○ No	

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by VerPlanck Consulting and information found in the Planning Department files, the subject property contains a one- and partial-two-story over basement, single-family wood frame home. In 1946, Allan Warden, a contractor and partner in Fred Warden & Son Construction, purchased two adjacent parcels and constructed the subject property as a custom home on a double-wide lot for his family. The subject property was completed in 1951 and remained in the family until Allen Warden's wife Jeanne's death in 2017. The only documented alterations were applying asbestos shingles in the rear of the property (1971) window replacements (1995) along with few routine repairs to fix the roof, siding, flashing, and dry rot.

No known historic events took place at this property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject property is indicative of the Minimal Traditional Style, that was extremely common during post-war construction in the Outer Sunset District. However, the subject property is unique in that it sits on a double-wide lot, which is atypical for the Outer Sunset District and during the period of construction. Although the subject is unique in its size and form, (twice that of the other homes in the neighborhood) planning staff does not believe that this would warrant the property for individual listing in the California Register under for architecture (Criterion 3). Further, Warden and his firm were not considered master builders despite being active during the development of the Sunset District.

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 adjacent to any known historic resources (Category A properties) or within the boundaries of any identified historic district. The subject property was not evaluated in the Sunset District Survey or the Parkside District Survey. Although the subject block was not identified in either survey, the Historic Supplemental prepared by VerPlanck Consulting recognizes a significant concentration of aesthetically unified buildings om the east side of 26th Avenue, across the street from the subject property.

(Continued)

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Allison K. Vanderslice Digitally signed by Allison K. Vanderslice Date: 2018.12.10 17:30:53 -08'00'	

2169 26th Avenue 2018-010655ENV

The block across the subject property was developed during the mid-1930s and exhibits a cohesive row of homes designed in an eclectic mixture of Mediterranean, Spanish Colonial Revival, French Provincial and Monterey Colonial Revival styles. The row of homes all exhibit patios, "storybook" flourishes, terracotta roofs, stucco finishing, arched enclosures continuous with their facades and entrances at the upper floor level accessed by a stair to one side. According to the Evaluation Guidelines in the Adopted Historic Context Statement for the Sunset District, residential tract developments may be broadly significant for their architecture if they have diverse styles and forms, but retain cohesion through unified front yard setbacks, roof form, and entry typologies (Historic District Evaluation Criterion 3).

The homes on the east side of 26th Avenue do express an aesthetic unification and are all a part of the same development pattern of residential tract design in the Sunset, which may constitute an eligible District pending further research.

However, the subject property and the residences on the west side of the subject block follow post-war building trends and are not historically or aesthetically unified such that they would contribute to a potential district. Thus, the subject property would not contribute to any potential district related to residential tract design in the Sunset District from 1925-1950.

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.



DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION

Discretionary Review Requestor's Information

Name:

Alma and Steve Landi

Address:

2159 26th Ave, San Francisc, CA 94116

Email Address: slandi50@aol.com

Telephone:

415-566-1252

Information on the Owner of the Property Being Developed

Name: Kai Chan

Company/Organization:

KC Design Architects, Inc

Address:

10817Santa Monica Blvd. #300, Los Angeles, CA 90025

Email Address:

kai@kcdarch.com

Telephone:

310-446-1888

Property Information and Related Applications

Project Address: 2169 26th Ave, San Francisco, 94116

Block/Lot(s): 2191/008B

Building Permit Application No(s): 2018.0703.3738

RECEIVED

SEP 0 3 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT.

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

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

Changes Made to the Project as a Result of Mediation.

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

We are the neighbors two doors to the north and have lived here since 1997. We became aware of the proposed project at the pre-application meeting and notified the owner of our extreme concern over the size of the project and the fact that it is completely out of character for our block. We also called the planning staff to inquire about how a project of this nature could be approved when it is clearly against neighborhood norms.

There was general outrage by the neighbors at the meeting, and we have attached a petition with over thirty signatures indicating opposition to the proposal.

DISCRETIONARY REVIEW REQUEST

In the space below and on seperate 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.

The project violates the RDG principles in that it doesn't ensure that the scale of the buildings are compatible with surrounding buildings. Most surrounding homes are about 1500 sq ft; the proposed ones are 3,781 and 3,951 sq ft. These will not enhance or protect the character of our block/neighborhood. The proposal also does not respect the well established mid-block open space. The rear extensions are excessive and inconsistent with current pattern. No homes on 26th Ave extend to rear beyond common walls.

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.

Proposed buildings almost triple existing square footage from 2,887 to 7,719 and included side, rear and vertical extensions which produce massive structures that take away from the cohesiveness of our block. Vertical extensions negatively affect sunlight and privacy while rear extensions disrupt the development pattern and create unusually tall and deep extensions at rear. Neighbors on 26th Ave have nicely maintained & well utilized yards where we often garden, play and entertain. Buildings of this size will negatively impact everyone's ability to enjoy their personal outdoor space.

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?

It is understood that the owner will be allowed to extend the existing 3rd story forward towards 26th Avenue, but the rear extensions into the backyard are excessive. There is no precedent on this side of the block for rear additions extending beyond the common rear wall of adjoining neighbors. These rear additions completely disrespect the valued amenity that mid-block open space provides and would set a dangerous precedent for our block. A reasonable alternative would be to allow the 3rd story and side expansions but to eliminate or greatly modify the rear additions.

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.

Alma Landi Steve Landi

Name (Printed)

Requester

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

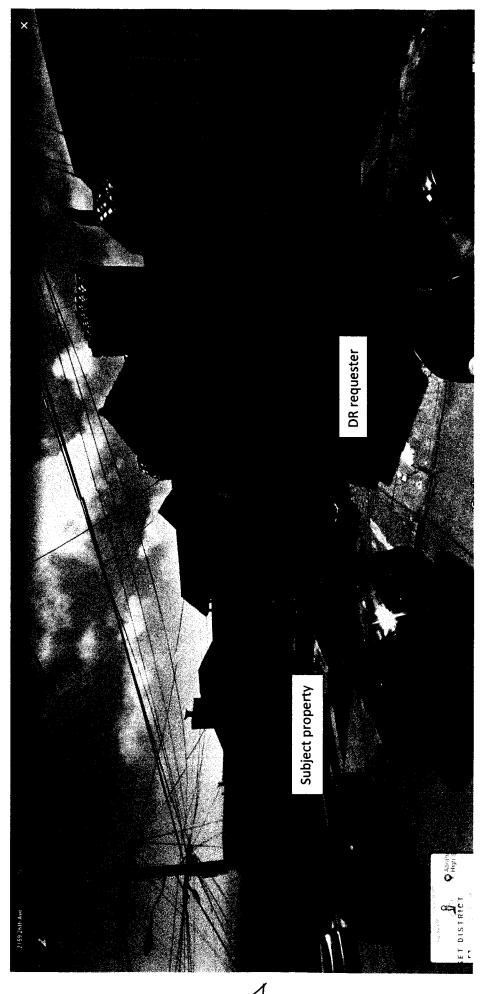
Alma Landi Steve Landi

Name (Printed)

Email

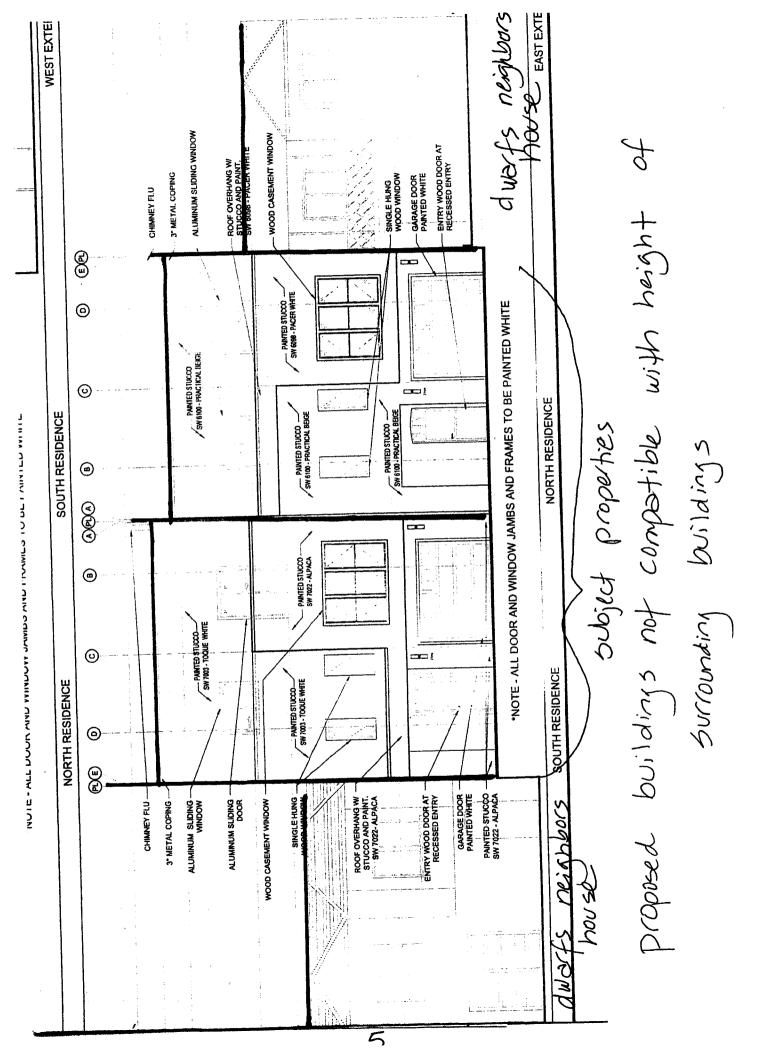
For Department Use Only
Application received by Planning Department:

By: ______ Date: ______

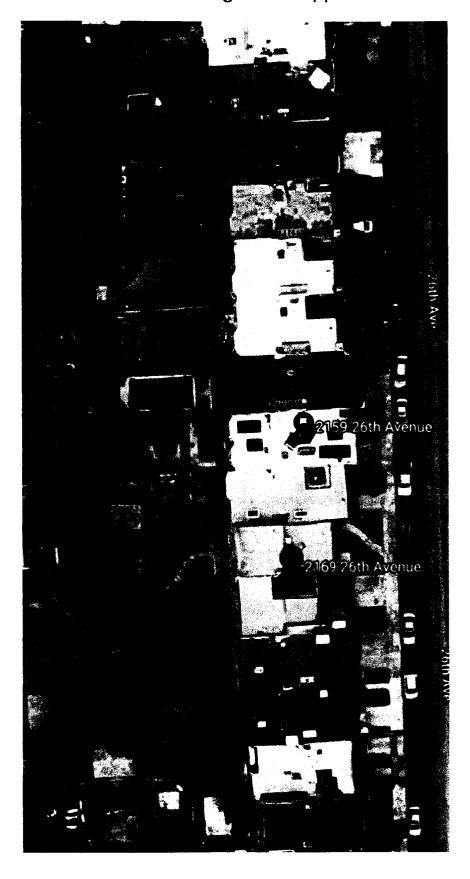


26th Ave shows cohesiveness of size and character of houses.

2169 - 26th Avenue



2169 26th Ave – Building Permit Application No. 2018.0703.3738



Aerial view of 26th Ave indicates all properties end with common rear wall, no extensions into midblock open space.

Building Permit Application 2018.0703.3738

Property address: 2169 26th Avenue; Block 2191, Lot 008B

The San Francisco Planning Department's Residential Design Guidelines say,

"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......" One of the design principles states "Ensure that the building respects the mid-block open space."

The proposed 3 story homes at 2169 26th Avenue do not enhance our neighborhood, promote design that protects our neighborhood character or maintain cohesiveness with surrounding buildings. The rear extensions disrupt our intact mid-block open space and, if allowed, set a precedent for future build-outs.

By signing below, you are indicating that you'd like the San Francisco Planning Commission require that the construction be consistent with the scale and design of the surrounding buildings and neighborhood as a whole and that mid-block open space be preserved.

Charles Chi	June 29, 2019 2155 26th Ave., San Francisco			
Signature	Address	CA 94		
Wendy Oh	2155 2 Address	6th Ave	SF	CA 9411
Signature	Address			
Signature	Address			

Building Permit Application 2018.0703.3738

Property address: 2169 26th Avenue; Block 2191, Lot 008B

The San Francisco Planning Department's Residential Design Guidelines say,

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Sonform /	June 29, 2019 June 29, 2019 June 29, 2019
Signature	Address
Maour for	2175 26 Th AVE SF CA 941
Signature	Address
Signature	Address

Building Permit Application 2018.0703.3738

Property address: 2169 26th Avenue; Block 2191, Lot 008B

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June 29, 2019

Mark Braumann

2/35 26th Avenue S.F. CA

Address

Address

Address

Address

2/10 26th Avenue S.F. CA

44116

Address

Address

Address

Address

Building Permit Application 2018.0703.3738

Property address: 2169 26th Avenue; Block 2191, Lot 008B

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Signature TIMMY GUTTERNEZ Address

Address

Address

Address

Address

Address

Address

Address

Address

Building Permit Application 2018.0703.3738

Property address: 2169 26th Avenue; Block 2191, Lot 008B

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June 29, 2019

Samuel Sounarblick 2191

2191-26 foe. S. F. CA

2191-26 MAN SF. CG94116

Signature

Address

// lignature

Address

Sidahtura

Address

Building Permit Application 2018.0703.3738

Property address: 2169 26th Avenue; Block 2191, Lot 008B

The San Francisco Planning Department's Residential Design Guidelines say,

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		June 29, 2019
		- 2138 26th Ave
Signature		Address
2		
Make	5	2138 26th Ave
Signature		Address
Signature		Address

Building Permit Application 2018.0703.3738

Property address: 2169 26th Avenue; Block 2191, Lot 008B

The San Francisco Planning Department's Residential Design Guidelines say,

"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......" One of the design principles states "Ensure that the building respects the mid-block open space."

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By signing below, you are indicating that you'd like the San Francisco Planning Commission require that the construction be consistent with the scale and design of the surrounding buildings and neighborhood as a whole and that mid-block open space be preserved.

Bid Myon	June 29, 2019
Signature	Address
Inva tolon	2131 26th Ave
Signature	Address
Ami del	2130 2644 Ave
Signature	Address

PETITION ADDRESSING PROPOSED ALTERATION/ADDITION OF 2169 26TH AVENUE

Building Permit Application 2018.0703.3738

Property address: 2169 26th Avenue; Block 2191, Lot 008B

The San Francisco Planning Department's Residential Design Guidelines say,

"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......" One of the design principles states "Ensure that the building respects the mid-block open space."

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By signing below, you are indicating that you'd like the San Francisco Planning Commission require that the construction be consistent with the scale and design of the surrounding buildings and neighborhood as a whole and that mid-block open space be preserved.

James de la companya della companya	2146 26th Ave.
Signature	Address
Dra Landi	2159-26th Ave.
Signature	Address
James Robber	2163 26 m AVE
Signature	Address

Double Pedrick	2150-26th AVE
Signature	Address
Stanisles Bulck	2174 26 Th go St CA.
Signature	Address
Yvette Balek	2174 86 AUF SECA.
Signature	Address
Jan Y Lin	2182 26th are ST est
Signature	Address
Amy Way	2166-26 AVR, ST. a.
Signature	Address
j	
Alox(U6Nf)	2166 26 AVE SF CASULTO
Signature	Address
MKZ	2166 26 th AVE ST. CA94116
Signature	Address
P / A	
We of Day	2175-26 BLE SE EN
	94116

Leannythroldy	2163 26th AVE
Signature	Address
Signature	Address SF 99
De Jel	2/59 26th AUG
Signature	Address
Cilear Roddy	2163.26× Ne
Signature //	Address
Signature	Address
Signature	Address
Signature	Address
Signature	Address



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SEP n 4 2019

CITY & COUNTY OF S.F.

DISCRETIONARY REVIEW PUBLIC (DRP)

Discretionary Review Requestor's Information

Name:

Alex Wong

Address:

2166 26th Avenue, San Francisco, CA 94

Email Address: alexmoldaw@gmail.com

Telephone:

415-290-0075

Information on the Owner of the Property Being Developed

Name:

Kai Chan

Company/Organization:

KCDA. Inc.

Address:

10817 Santa Monica Blvd. Ste.300, Los Angeles, CA

Email Address:

Kai@kcdarch.com

Telephone:

310-446-1888

Property Information and Related Applications

Project Address: 2169 26th Avenue, San Francisco, CA 94116

Block/Lot(s): 2191/008B

Building Permit Application No(s): 2018.0703.3738

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

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

Changes Made to the Project as a Result of Mediation.

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

We met with the neighbors and the new building owner of 2169 on 7.31.2018 at the Taraval Police Station. There were objections and questions from everyone except the new owner. Please review the attached DVD which recorded only part of the meeting, and the DVD is about 15 minutes.

7 neighbors were met at 2163 on 7.1.19 about this application, and the owner of 2163 is going to file a separate DRP for their foundation issue.

DISCRETIONARY REVIEW REQUEST

In the space below and on seperate 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 Residentic Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.			
Ple	ase see attachment A.			
i 				
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.			
Ple	ase see attachment B.			
3. Plea	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? ase see attachment C.			

he undersigned is the DR reque	estor or their authorized representation	•
ALEX WON		Name (Printed)
ntionship to Requestor ttorney, Architect, etc.)	<u>(415) 290 -0075</u> Phone	<u>alexmoldaw@gmail.com</u> Email
For Department Use Only Application received by Planning	Department:	
Ву:		Date:

Under penalty of perjury the following declarations are made:

DRP of Building Permit Application No. 2018.0703.3738 Attachment: A

Reason for requesting a Discretionary Review:

- 1. The back setback is based on what? It will block sunlight on the 2 houses (2163 and 2159) that are north of the proposal building (2169), and there are solar panels already on roof of 2159-- (civil Code Section 801). It also describes the minimum requirements needed to create a solar easement. (California Civil Code Section 801.5ms).
- 2. The proposed north property 3rd and 1st floor extends out beyond adjacent properties (building envelope). Are they counting the deck on 2163, the property next door to the north, as a built/conditioned space?
- 3. The back of the 3rd floor stand out too far there is not enough support which makes it structurally unsounded, and sited in an earthquake zone. It also breaks the uniformity of the entire block.
- 4. This not a renovation, but a new construction it has less than 20% of the original wall and it needs a demolition and 2 new permits. It cannot be treated as a renovation.
- 5. I understand the original idea that the City allow application to add a 3rd story to existing building was to allow extra space for additional family members, or adult children. Now new building buyer already planned ahead before they even buy the house to add-on a 3rd story, would this violate the original idea from the City? The Planning Department is our goal keeper, and the City will gradually change its appearance if you approve such application as it becomes popular.

Attachment B

PETITION ADDRESSING PROPOSED ALTERATION/ADDITION OF

 $2169~26^{\mathrm{TH}}$ AVENUE

Building Permit Application 2018.0703.3738

Property address: 2169 26th Avenue; Block 2191, Lot 008B

The San Francisco Planning Department's Residential Design Guidelines say,

"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......" One of the design principles states "Ensure that the building respects the mid-block open space."

The proposed 3 story homes at 2169 26th Avenue do not enhance our neighborhood, promote design that protects our neighborhood character or maintain cohesiveness with surrounding buildings. The rear extensions disrupt our intact mid-block open space and, if allowed, set a precedent for future build-outs.

By signing below, you are indicating that you'd like the San Francisco Planning Commission require that the construction be consistent with the scale and design of the surrounding buildings and neighborhood as a whole and that mid-block open space be preserved.

2:42 m	June 29, 2019 2/43 26th Alex
Signature	Address
Zano tholon	2131 26th Ave
Signature	Address
Adm. Al	2130 2644 Ave
Signature	Address

Attachment B

Donald Pedrick	2150-26th AVE
Signature	Address
Signature Books	2174 26 7 90 SF CA. Address
Yvette Balek Signature	2174 96 - AUF SE CA. Address
Signature	2182 26th Are SF els Address
Signature Signature	2166-26 AVEST. A. Address
Signature	2166 26 Ave. SF CAJUNE
Signature	2166 26 MAY SF. CAPHIE
ils Bry	2175-26000 SE CA

DRP of Building Permit Application No. 2018.0703.3738

Attachment: C

We welcome the new owner if he keeps the existing building but renovate whatever necessary to improve the safety, usage and appearance within the house. It has an excellent view, and can be an extremely comfort home. What you buy is what you get. Please do not sacrifice your neighbor's pleasant daily life to fulfill your financial ambitious. A lot of us are baby boomers and just want to have peaceful golden years. We are not asking too much!



DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION

RECEIVED

SEP 0 3 2019

CITY & COUNTY OF S.F. PLANNING DEPARTMENT

Discretionary Review Requestor's Information

Name:

Eileen D Roddy

Address:

2163 26th Avenue San Francisco, CA

Email Address: eileendroddy@gmail.com

Telephone:

415-665-6171

Information on the Owner of the Property Being Developed

Name: Kai Chan

Company/Organization:

KC Design Architects, Inc

Address:

10817 Santa Monica Blvd, #300, Los Angeles, CA 90025

Email Address:

kai@kcdarch.com

Telephone:

310-446-1888

Property Information and Related Applications

Project Address: 2169 26th Avenue, San Francisco

Block/Lot(s): 2191/008B

Building Permit Application No(s): 2018-0703-3738

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

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

Changes Made to the Project as a Result of Mediation.

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

We are the adjacent neighbors (Roddy family at 2163 26th Ave) to the north of the subject property, and we have lived here for almost thirty years. We've had a lot of communication with the owner, but we have been unable to resolve most of our concerns, with the exception of shifting the light well. We have been frustrated by the complete lack of information regarding the owner's excavation plans for the property and its implications to our foundation. Community group SPEAK has written a letter on our behalf to Chris Towns, the planner, requesting oversight and cooperation between DBI and the Planning Department to satisfy our concerns. We have also communicated our concerns regarding the infringement of mid-block open space, but the owner has failed to address this issue.

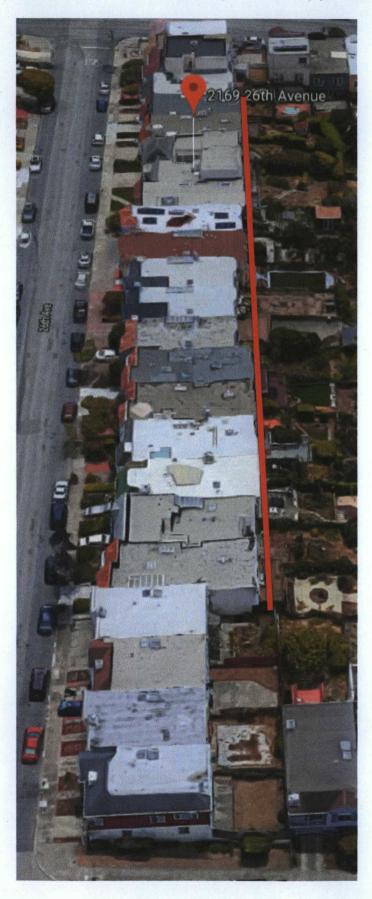
DISCRETIONARY REVIEW REQUEST



In the space below and on seperate 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.
- 1. Owner indicates that he will excavate the entire length of our foundation, yet has provided no information on the extent of excavation or the processes to be implemented. Our structural team has indicated that our foundation, built on sand and uphill, could be extraordinarily and negatively impacted by this excavation.
- 2. Proposal of rear yard extensions on all 3 floors, especially the 3rd story extension on north residence, excessively and negatively impact the privacy to our indoor and outdoor living space, the essential, much utilized sunlight, and the mid-block open space. This proposal flagrantly conflicts with the principles of the Residential Design Guidelines.
- 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.
- 1. The foundation of our home could be undermined if inadequate procedures are used, and, as has happened in similar projects throughout the City, our home could be red-tagged and our lives upended, physically and financially. Being self-employed at home puts us at further risk.
- 2. No houses on 26th Ave extend into the mid-block open space with living area. It is unreasonable to allow such extensive additions at all levels, blocking sunlight, negating privacy, and disregarding the block's norms that all houses share common walls at rear and do not infringe upon open space. Our yard is used for our organic vegetable/fruit garden, drying laundry on our clotheslines and recreation.
- 3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?
- 1. Provide excavation details and structural plans when submitted to the City, not after the City has approved them. Understanding that the plans may change, we feel that knowing the plans ahead of time will allow us to review them with our structural engineer, raise essential concerns, work towards solutions, and hopefully avoid needing to appeal the building permit after issuance.
- 2. As requested directly to Owner, revert to the original 311 proposal where there is no 3rd floor extension on the north residence. The 3rd floor revision, being protested here, was not part of the original proposal, which was agreeable to us as it did not negatively impact our privacy, sunlight, or the block's open space.

2169 26th Ave – Building Permit Application No. 2018.0703.3738



View of 26th Ave looking south from Quintara shows that no houses have rear back walls that extend past the common wall of adjacent neighbors and into the midblock open space.

2169 26th Ave – Building Permit Application No. 2018.0703.3738



would negatively impact privacy and natural light. Image shows how 3rd floor rear extension of north residence would hover over our existing deck and habitable living space. It

Roddy organic garden



Roddy organic garden







Roddy clothesline dependent on sunlight



Alma and Steve Landi DISCRETIONARY REVIEW (DRP)





SAN FRANCISCO PLANNING DEPARTMENT

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

Project Information

Property Address: 2169 26th Ave, San Francisco, CA Zip Code: 94116

Building Permit Application(s): 2018-0703.3738

Record Number: 2018-010655PRJ Assigned Planner: David Winslow / Chris Townes

Project Sponsor

Name: Kai Chan Phone: (310) 446-1888

Email: kai@kcdarch.com

Required Questions

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

Both from the verbal and written concerns, we are not clear what the catalysts of the concerns are. The city planning and building codes area clear as to the area of the building, the use of the building and the height of the building allowed in this property and this zoned neighborhood. We have designed 2 legal residences to be located in 2 legal properties per city planning code and regulations under the oversight of the planning department to make sure these residences meet all pertinent codes. The claims, although clearly understood from an emotional standpoint, do not rise to the level of being reasonable based on homeowner rights perspective. They are asking for control of someone else's property, and their right to legally build a home as they wish.

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.

We propose to make no further changes beyond the latest city approved 311 package. We were contacted by the Kim family (2175 - 26th Ave) soon after the 1st 311 notice went out. We promptly engaged in discussions with the Kim family, and we will honor our promise to reduce the area of the proposed south house as shown on 2nd 311 notice, especially by reducing the rear yard extension. We have not heard from any other neighbor, except Mrs. Roddy. We exchanged emails, but were not able to speak before she had to leave on a trip?

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

We have pursued many design options while working with the city planning department and the RDG, contacting and expressing our intentions to the neighbors even prior to submitting any design to the city. The architectural make up of the general neighborhood and local vicinity contain variations of designs, styles, colors, building sizes as well as building heights. There are several buildings along the subject block of the project as well as adjacent blocks that have three-story spaces and rear yard projections similar to our project. The "established" mid-block open space is composed of meandering boundaries of distinctive residences and individualized rear yard designs, some more purposely created than others. We feel that the proposed project will add to the character of the neighborhood and surrounding area, with a fresh interpretation of what an Outer Sunset family home can be. This is not a neighborhood of company-town row houses. I have lived in the Bay Area for almost 20 years, and have enjoyed San Francisco's diversity in neighborhoods and well as architecture and people this city attracts. I have family, relatives, and friends who have lived and worked in the city for over 30 plus years. We feel this project is a small participant in the greater ushering in of the future to the Sunset neighborhood.

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 (North)	PROPOSED (South)
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	1	1	1
Occupied Stories (all levels with habitable rooms)	3	3	3
Basement Levels (may include garage or windowless storage rooms)	0	0	0
Parking Spaces (Off-Street)	3	1	2
Bedrooms	4	4	4
Height	28'-7"	29'-8"	32'-10"
Building Depth	53'-6"	63'-0"	66'-3"
Rental Value (monthly)	N/A	N/A	N/A
Property Value	\$2,100,000	unknown	unknown

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

Signature:	tale	Date: 11/11/19
Printed Name:		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.







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Email: kai@kcdarch.com

Required Questions

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1. FACT: The existing 2169 has been a 3rd story building since it was built in 1951. There will be no additional story added to the building

FACT: There is no solar panels on immediate adjacent north neighbor 2163. The neighbor 2169 who has solar panels is on opposite side of north neighbor 2163 which is 2 houses up the hill from 2169. We have no evidence that the current building impacts the existing solar panels. Therefore, there is no evidence that this project will affect the sunlight to 2 houses up the hill where both neighbors are higher than the subject property 2169.

- 2. Backyard expansion is calculated based on city code allowance.
- 3. All structural calculation will be done by a CA, LICENSED structural engineer and further reviewed and approved by the City prior to construction commencement. Design will comply with current structural / seismic codes
- 4. Demolition calculation method followed planning guidelines and was reviewed by planning department. Please refer to demo calculation method designed by the city. This is a renovation project.
- 5. To our knowledge, there has not been any limitations imposed on how many adults, or children are allowed to live in a single family residence in the city of San Francisco or anywhere in California
- 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.

Based on the comments raised, we respectfully disagree. we have worked hard with planning department to follow RDG intent and we feel this project will add new life to the neighborhood. We have also met with and spoken to 3 neighbors and have been willing to make modifications prior to the DR application.

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

The design has never asked for special concessions from City or neighbors. The intent has been to simply make 2 code compliant homes from an unusually large site (one of very few left in the area) which also creates more housing units for the City at this particular time of shortage. We hope that once the buildings are complete, neighbors will see that although well meaning, their reservations were off target. We hope they will welcome progress and see that forward looking improvements to any property on the block and neighborhood benefits all in the area.

Project Features

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Height	28'-7"	29'-8"	32'-10"
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Rental Value (monthly)	N/A	N/A	N/A
Property Value	\$2,100,000	unknown	unknown

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Signature: Hale	Date : 11/11/19
Printed Name: Kai Chan	Property Owner Authorized Agent

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We have met with and spoken to The Roddy's over the course of over a year. They apparently knew the previous owners of the property and expressed a sense of loss that they sold the house. Soon after we conveyed plans to renovate and build out the property, Eileen express concerns about the construction impacting their property. We reassured her that when the engineers finished their work, we could have the city approval the design so that she would feel at easy. This did not seem to suffice. Since we are still only in the planning stage, we have no way of compiling the information she is requesting. Engineering occurs after planning approval is obtained. This process is a roadblock to us providing her the information she is requesting.

Eileen's concerns regarding the mid-block open space is also curious, since her house is the only house that has a separate accessory building located at the rear of their back yard, right in the middle of the mid-block open space. This accessory building looks back directly into neighbors living rooms and bedrooms (including ours). We did not make any comments about this before, but since privacy is a concern for, it seemed relevant to note.

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.

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Bedrooms	4	4	4
Height	28'-7"	29'-8"	32'-10"
Building Depth	53'-6"	63'-0"	66'-3"
Rental Value (monthly)	N/A	N/A	N/A
Property Value	\$2,100,000	unknown	unknown

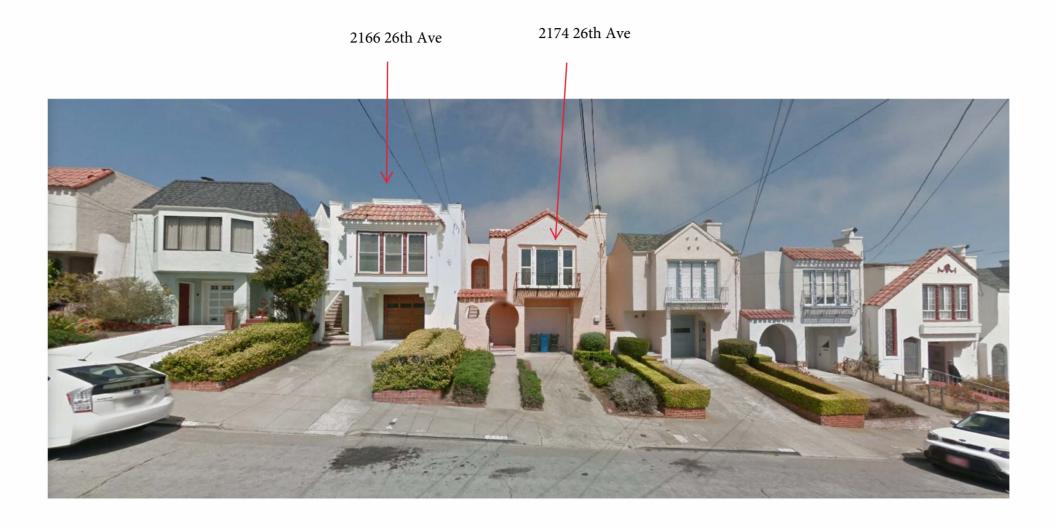
I attest that the above information is true to the best of my knowledge.

Signature: tale	Date: 11/11/19
Printed Name: Kai Chan	☐ 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.



FRONT VIEW



ACROSS THE STREET VIEW

2169 26th Ave



AERIAL VIEW



REAR VIEW

2169 26th Ave 2163 26th Ave 3 stories building 2175 26th Ave (north neighbor) (south neighbor) 2166 26th Ave 2159 26th Ave (across the street

SIDE NORTH VIEW

2169 26th Ave

2163 26th Ave

3 stories building on the block

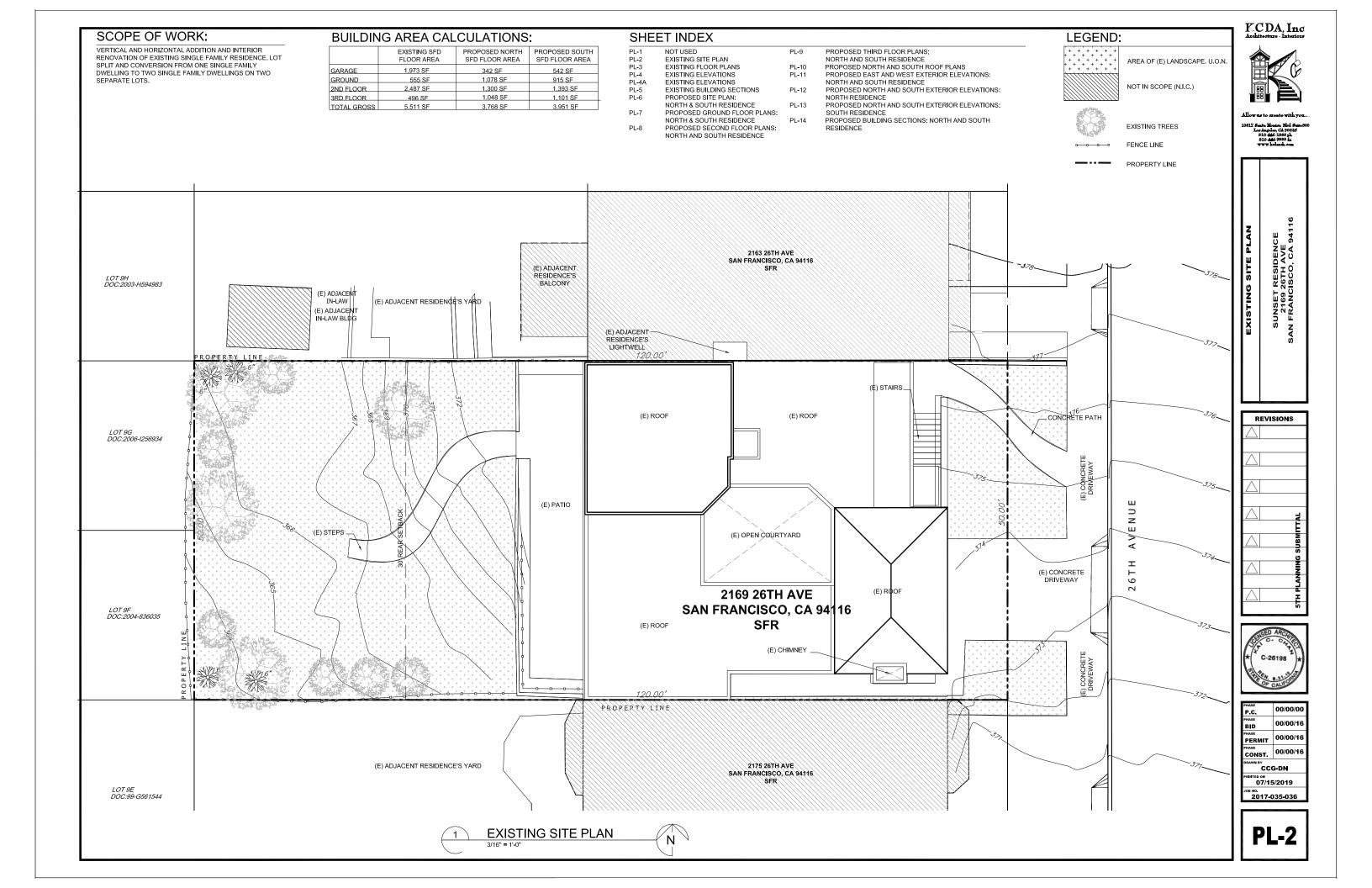
2159 26th Ave

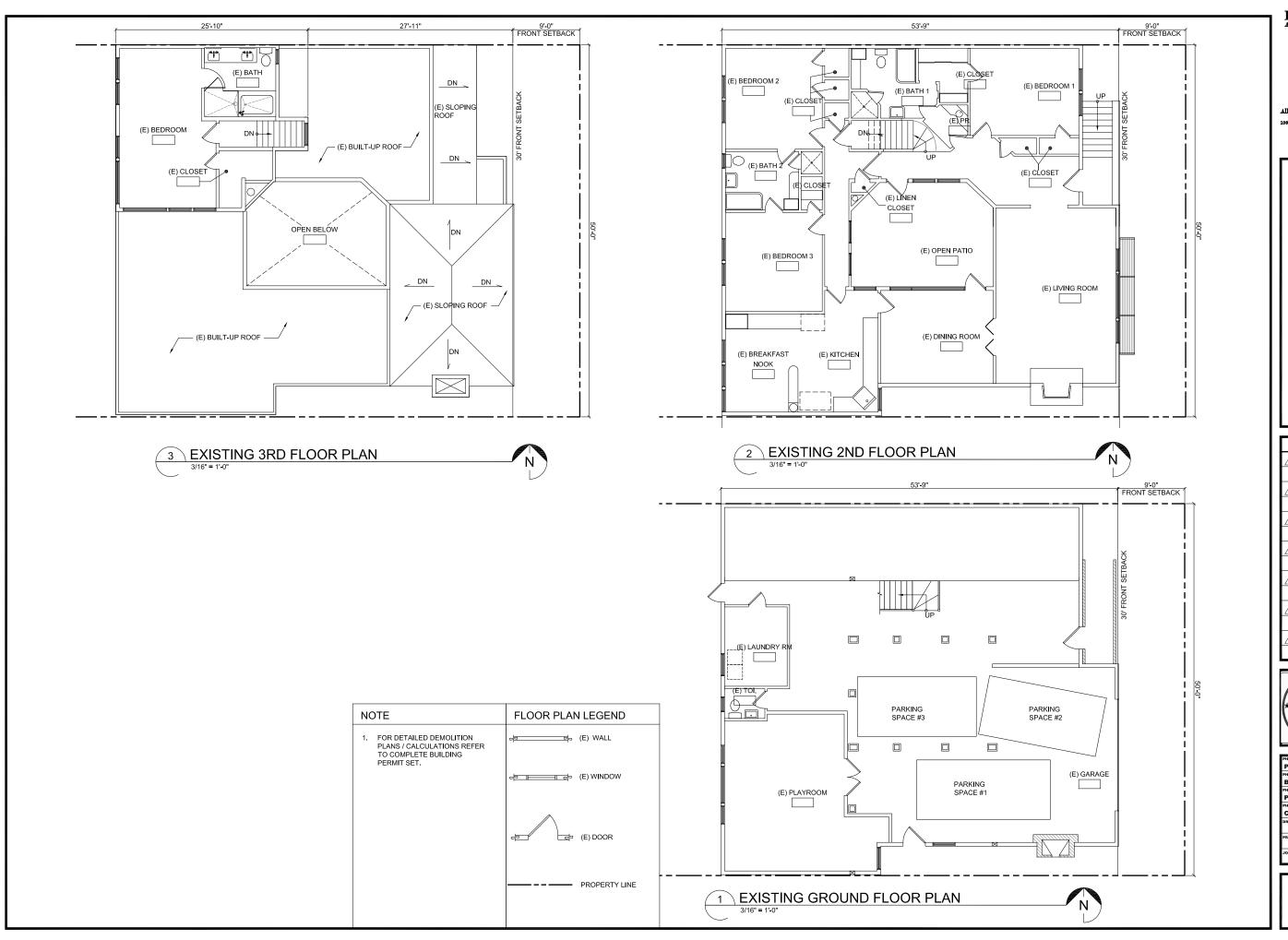


SIDE SOUTH VIEW



VIEW FROM 2169 26TH TO NORTH SIDE BACKYARD





7 KCDA, Inc



Allow us to create with you...

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Los Angeles, CA 90026

310 446 1888 ph

310 446 9888 fz

www.holands.com

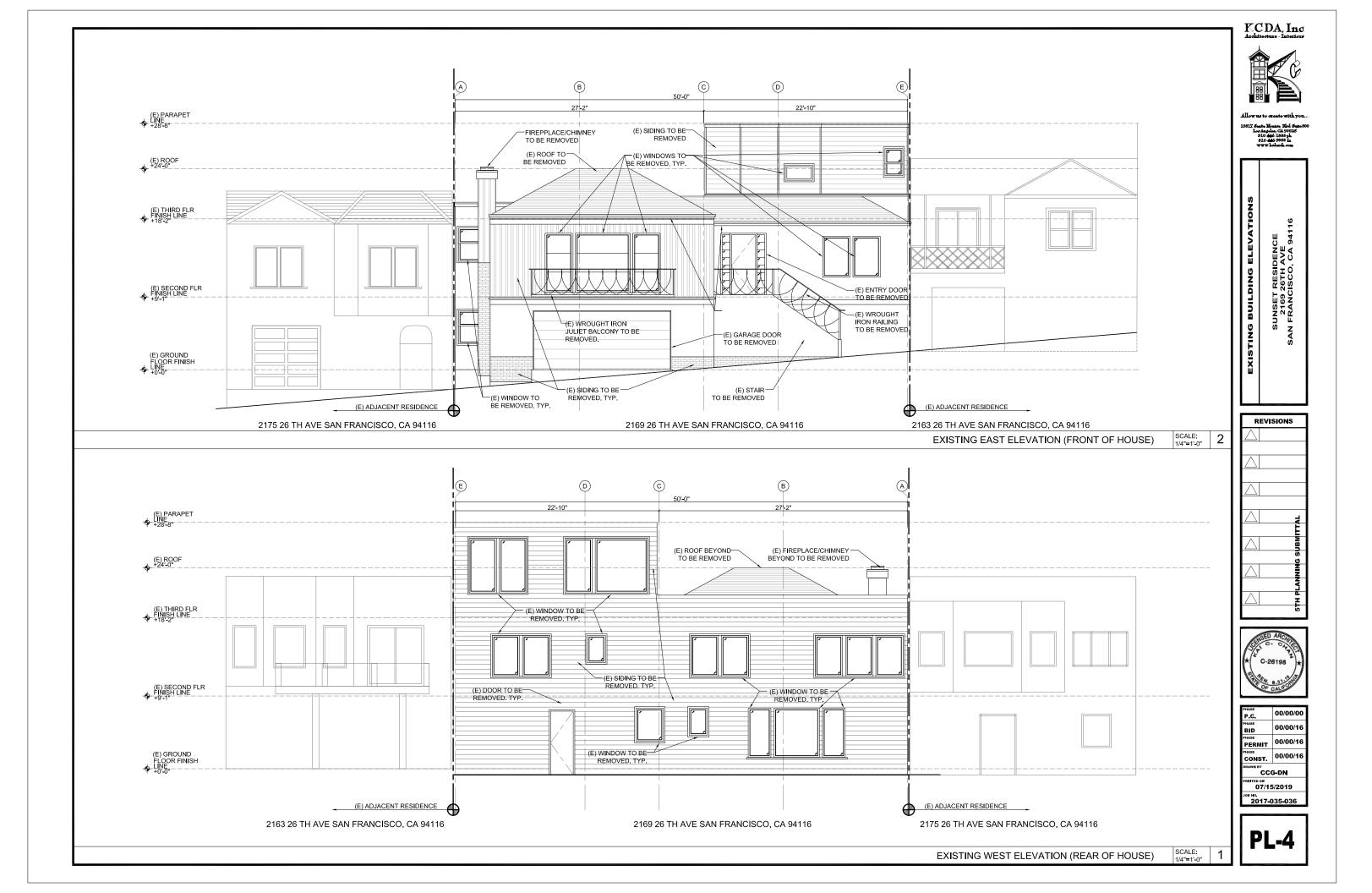
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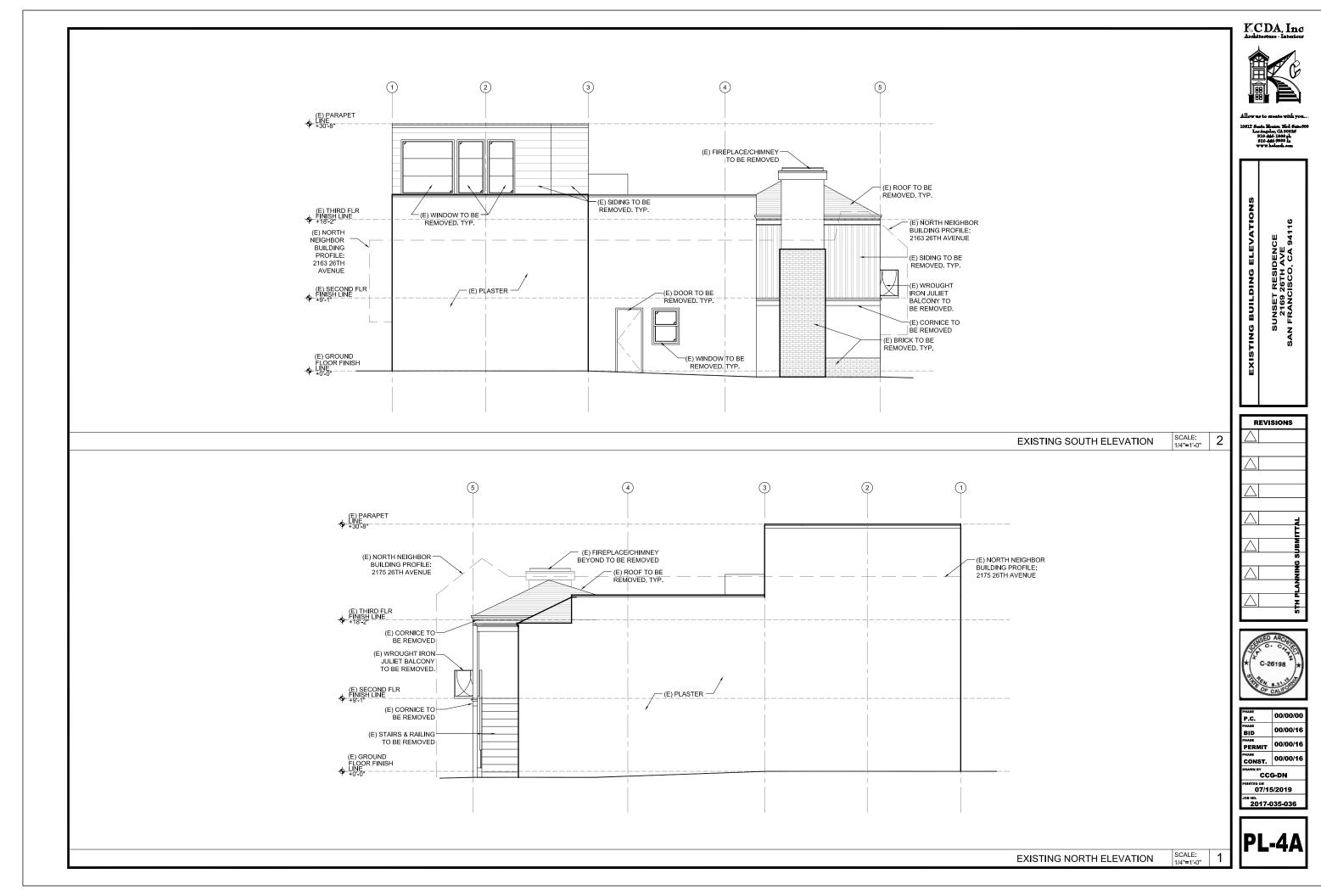


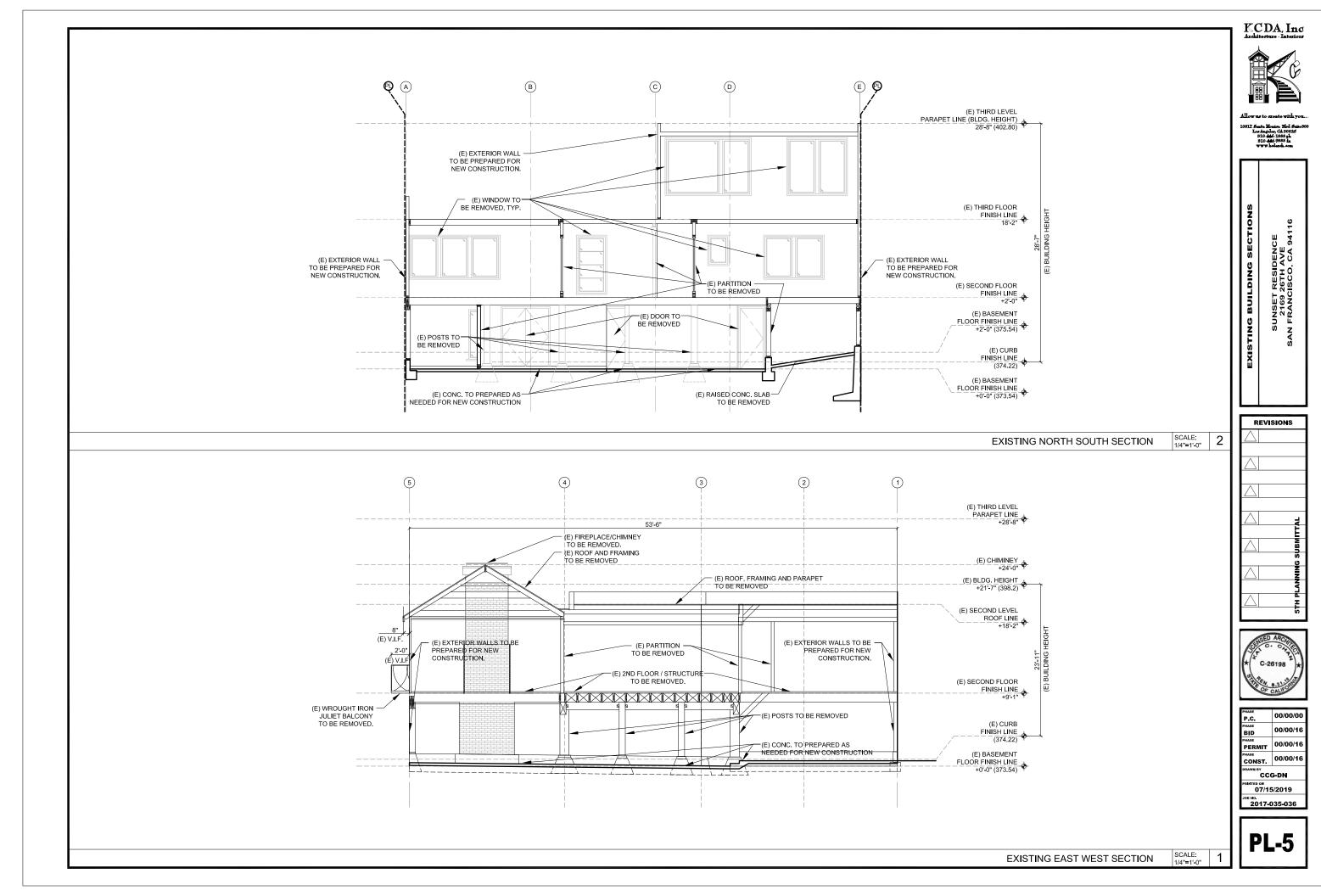


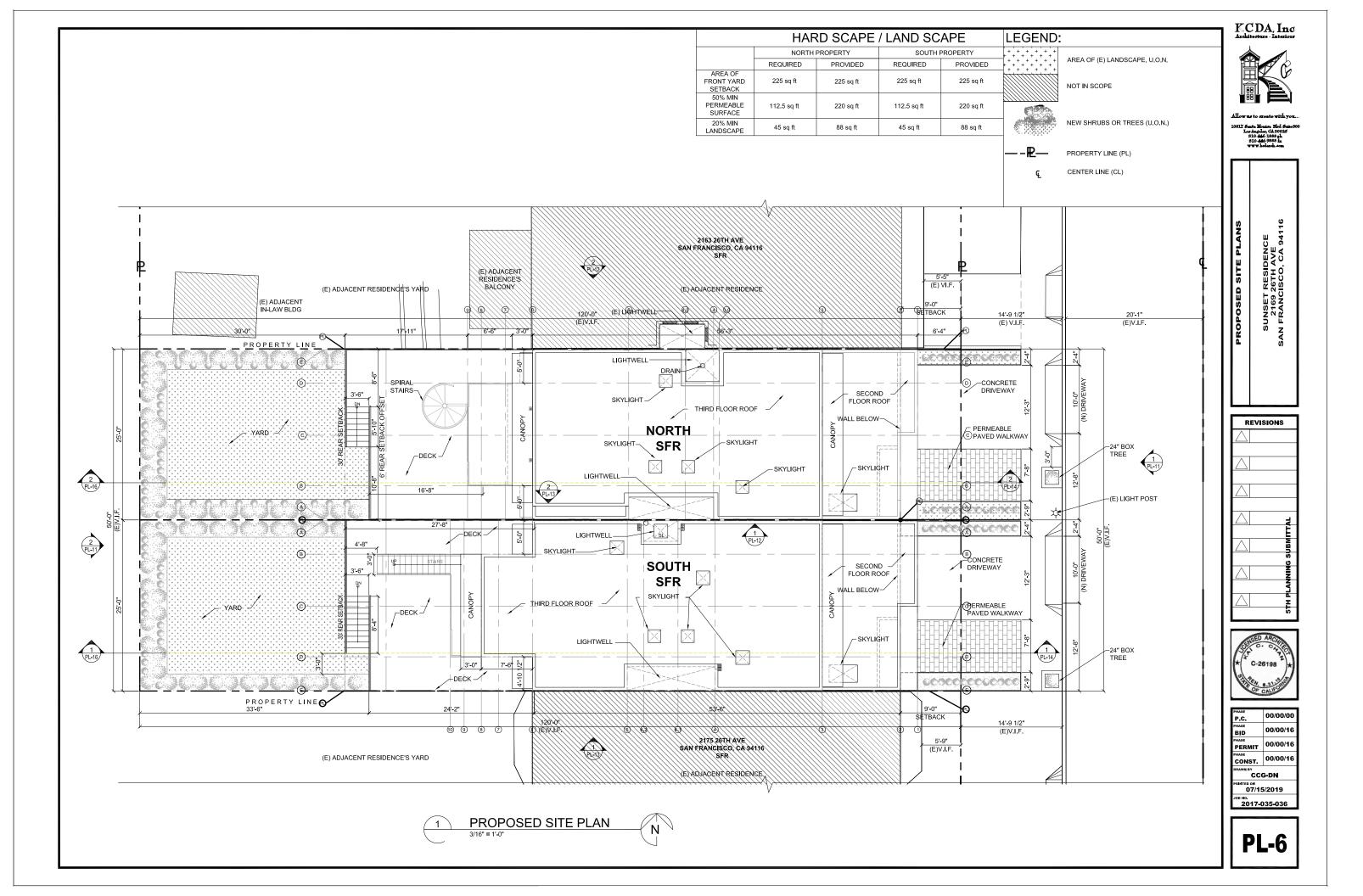
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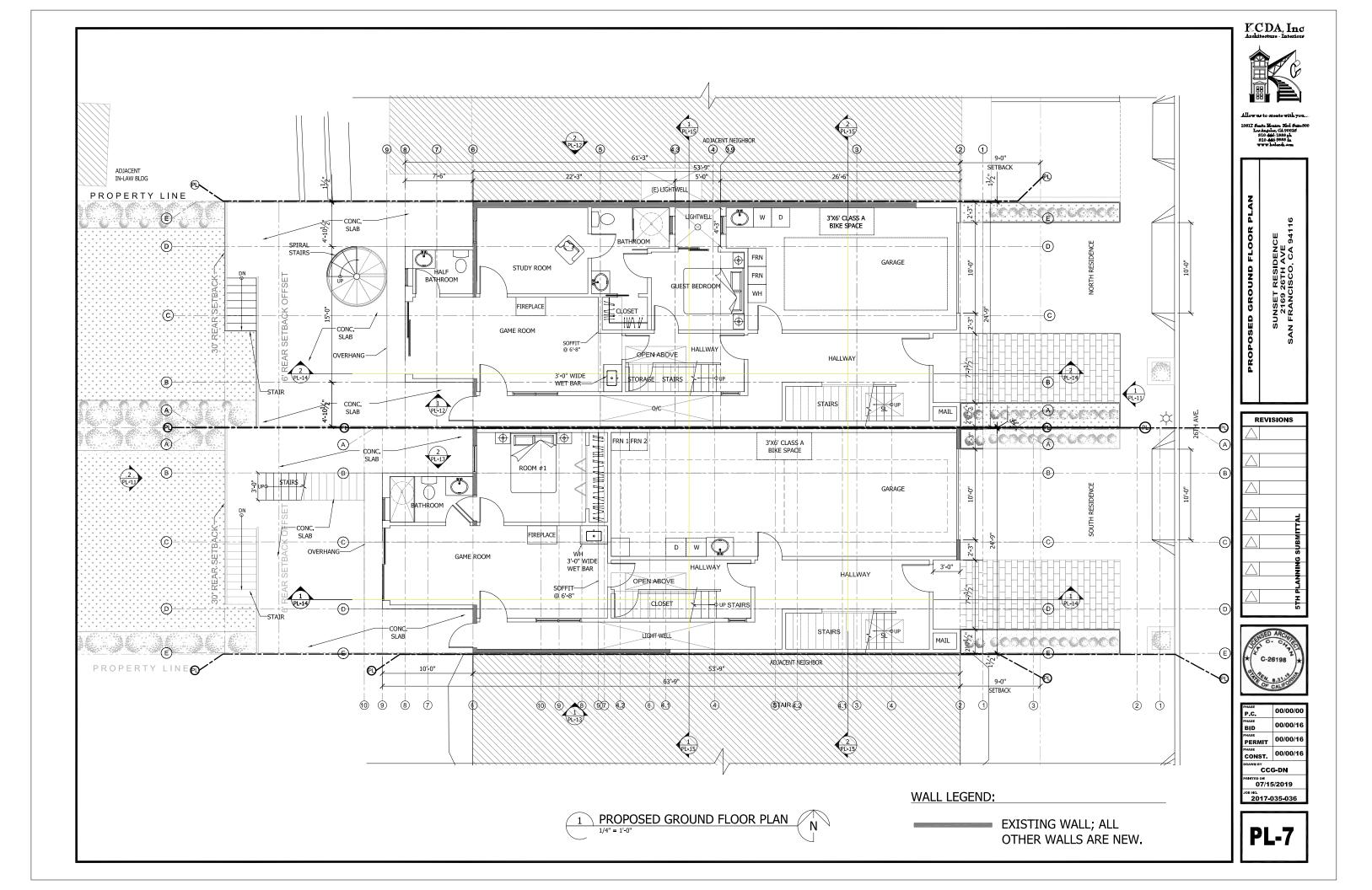
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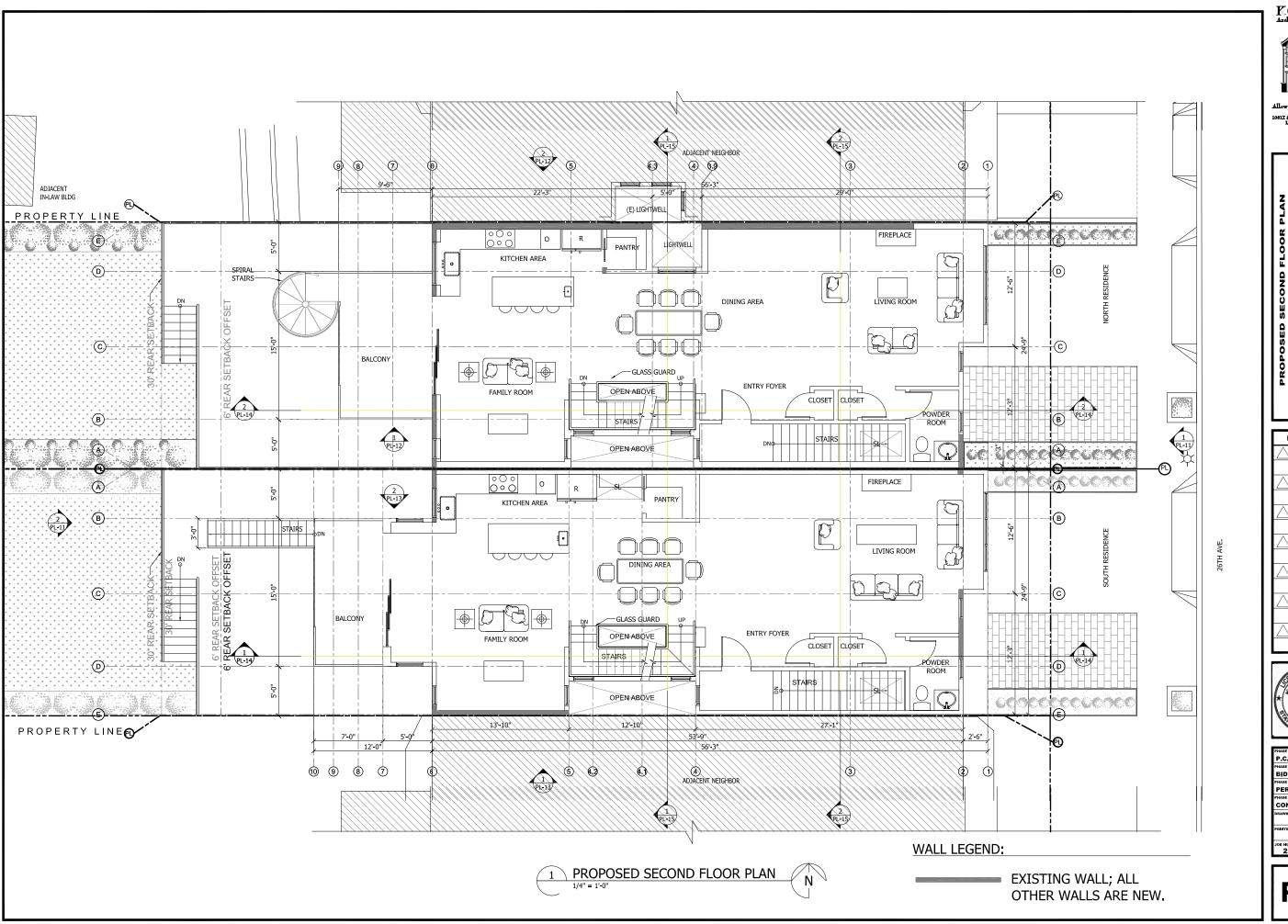














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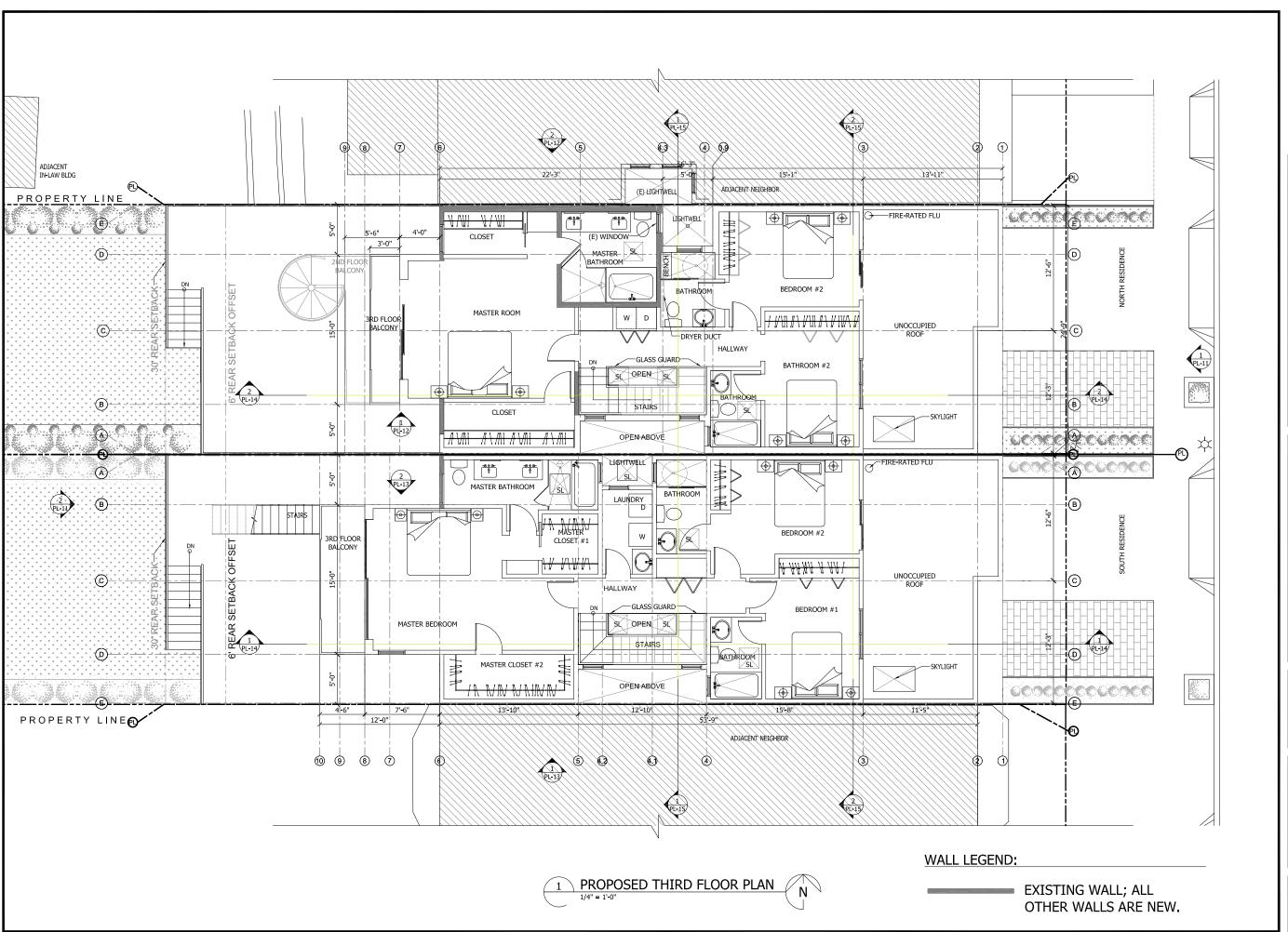
SUNSET RESIDENCE 2169 26TH AVE SAN FRANCISCO, CA 94116

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SUNSET RESIDENCE
2169 26TH AVE
SAN FRANCISCO, CA 94116

REVISIONS

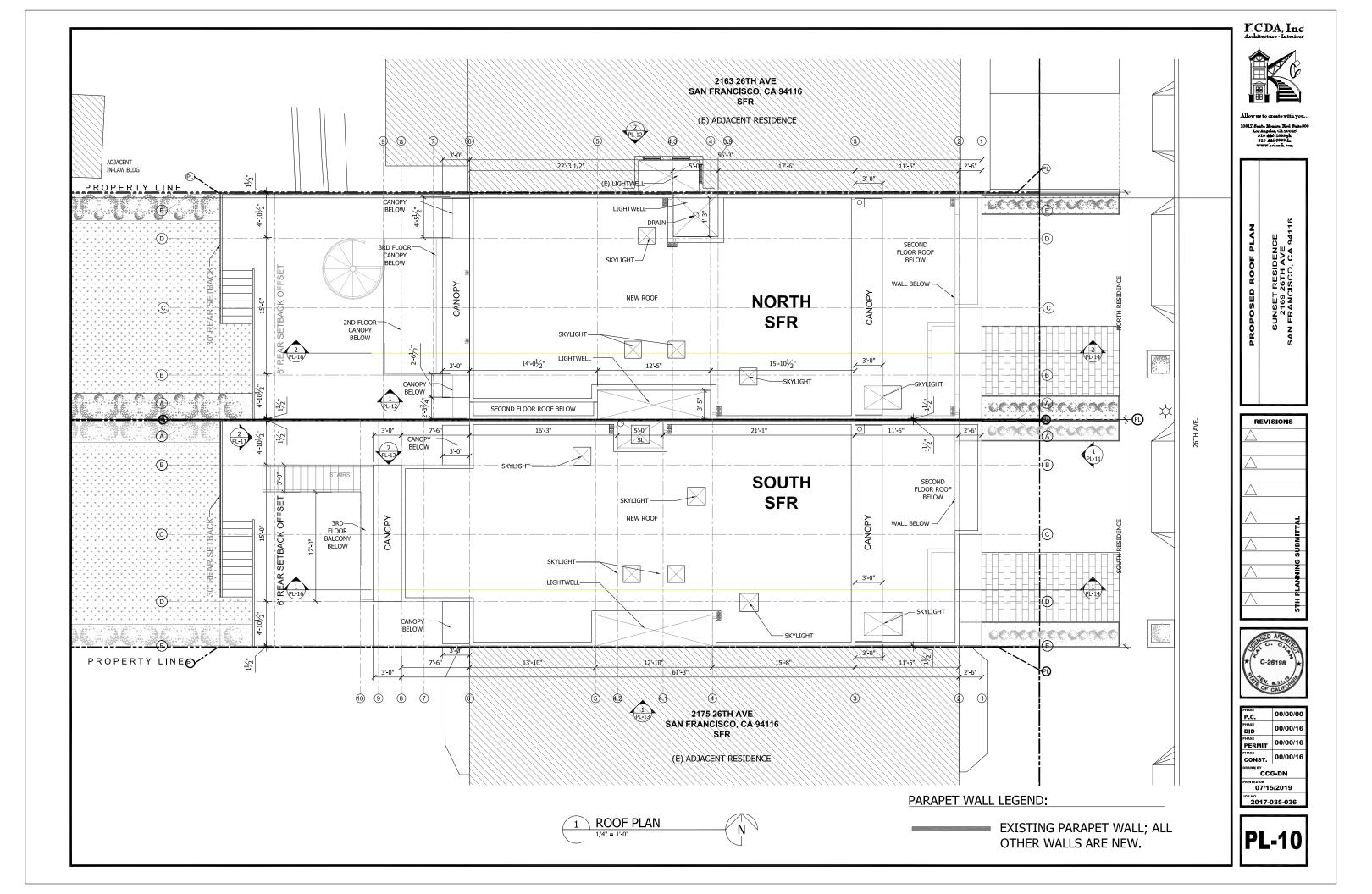
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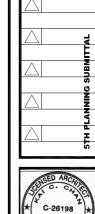




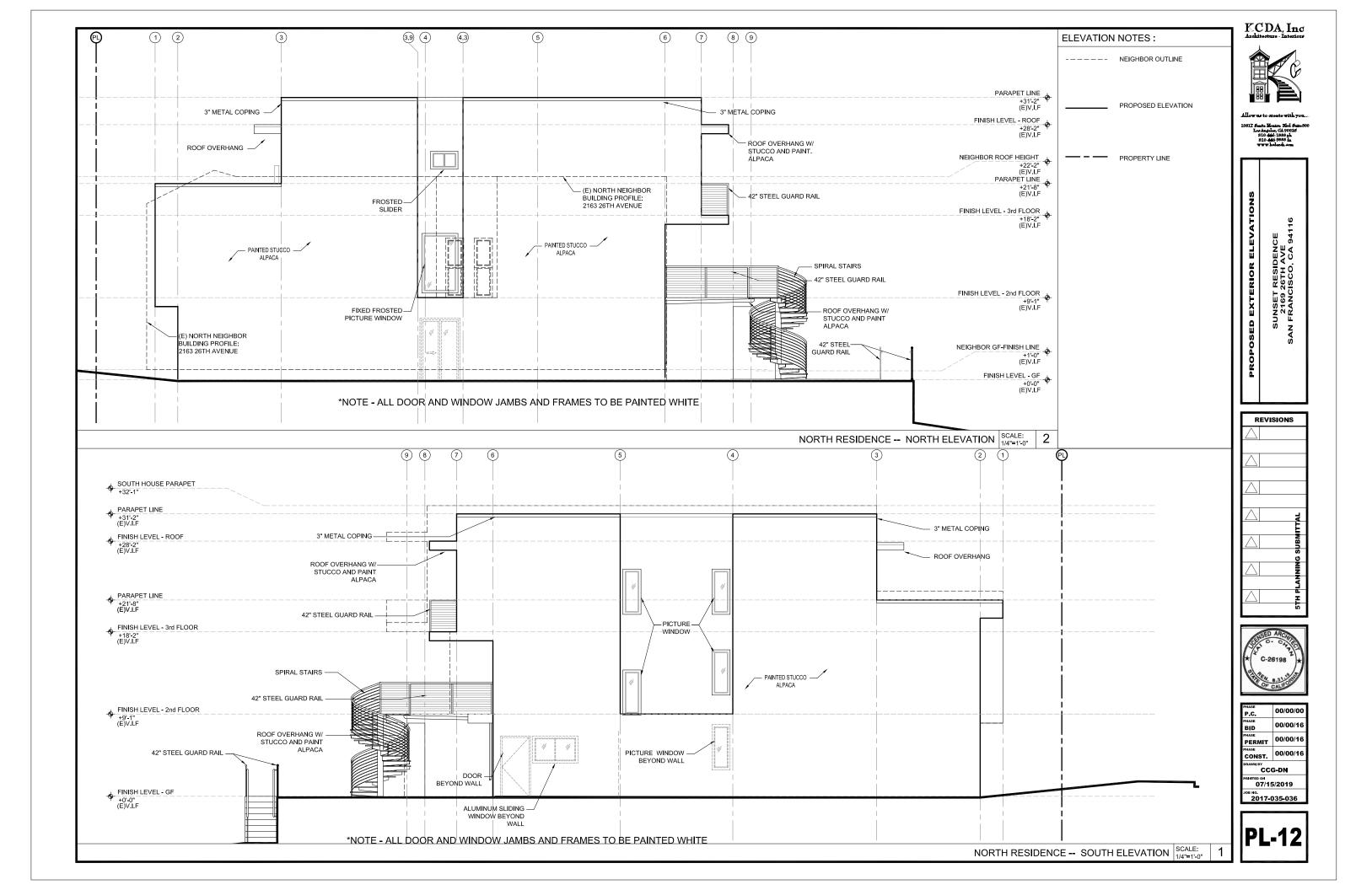


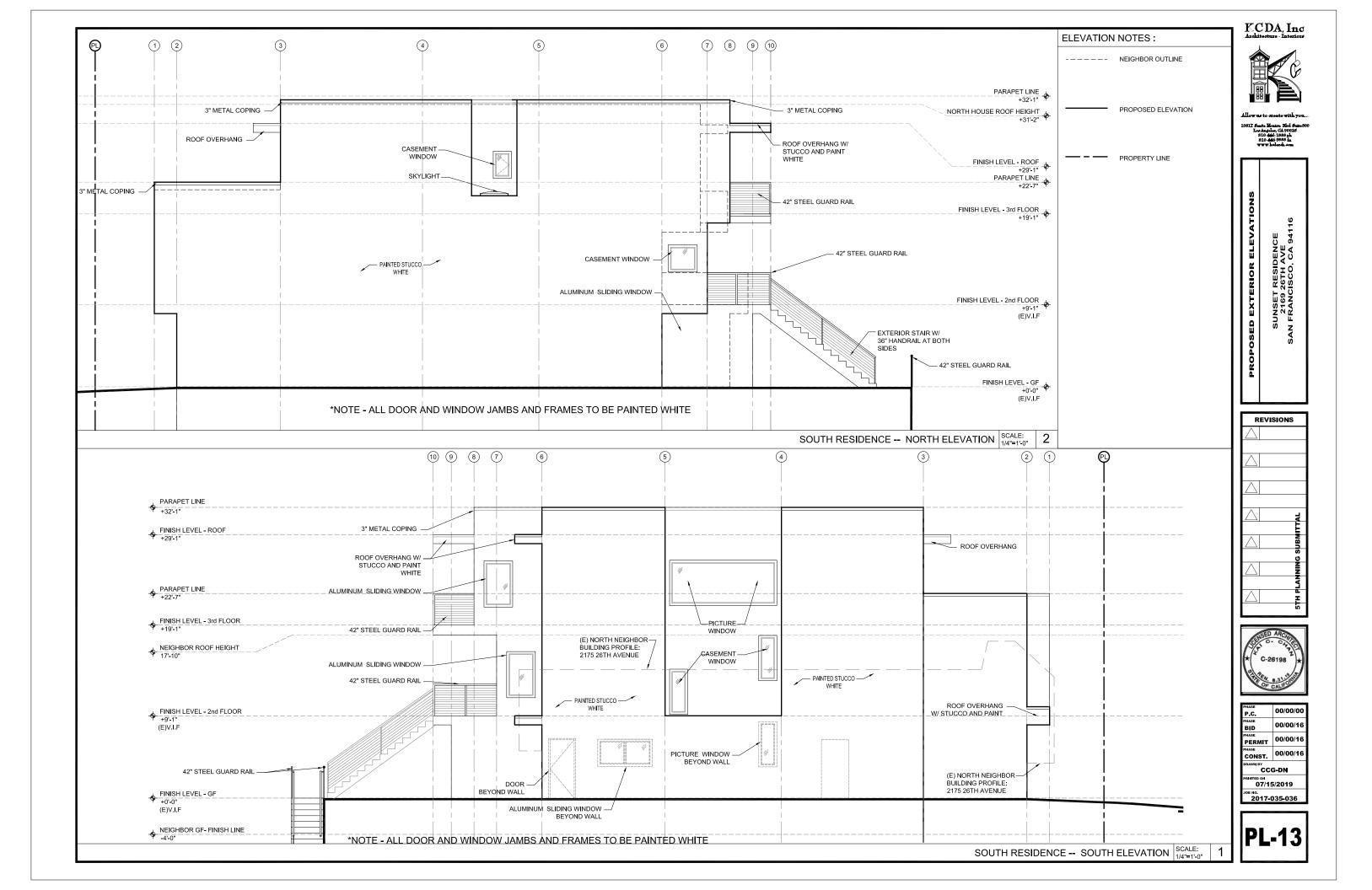
10812 Santa Montes Blrd Suite 300 Los Angeles, Ch 90026 310 446 1888 pk 310 446 9888 fr www.kelench.com

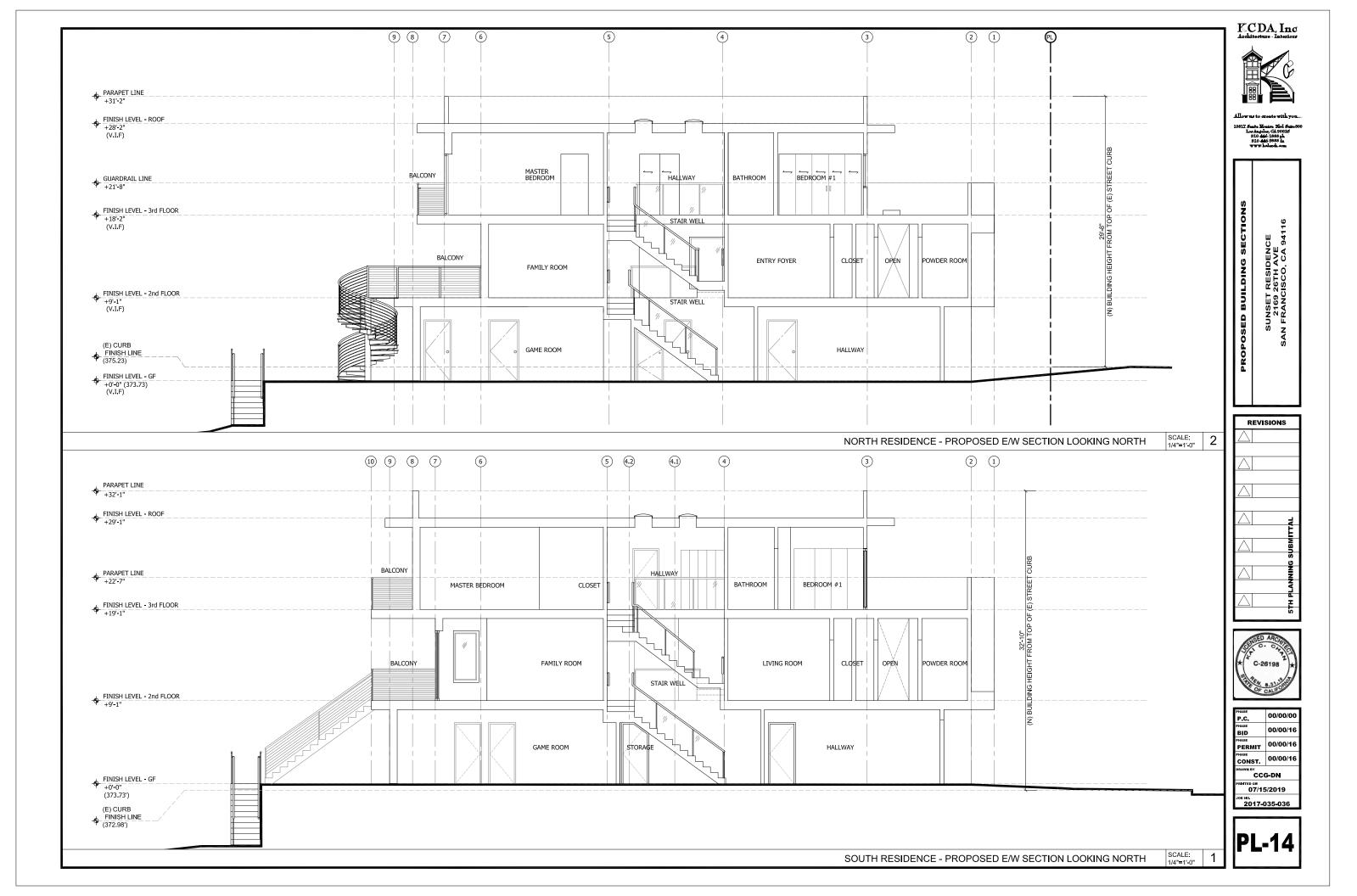
SUNSET RESIDENCE 2169 26TH AVE SAN FRANCISCO, CA 94

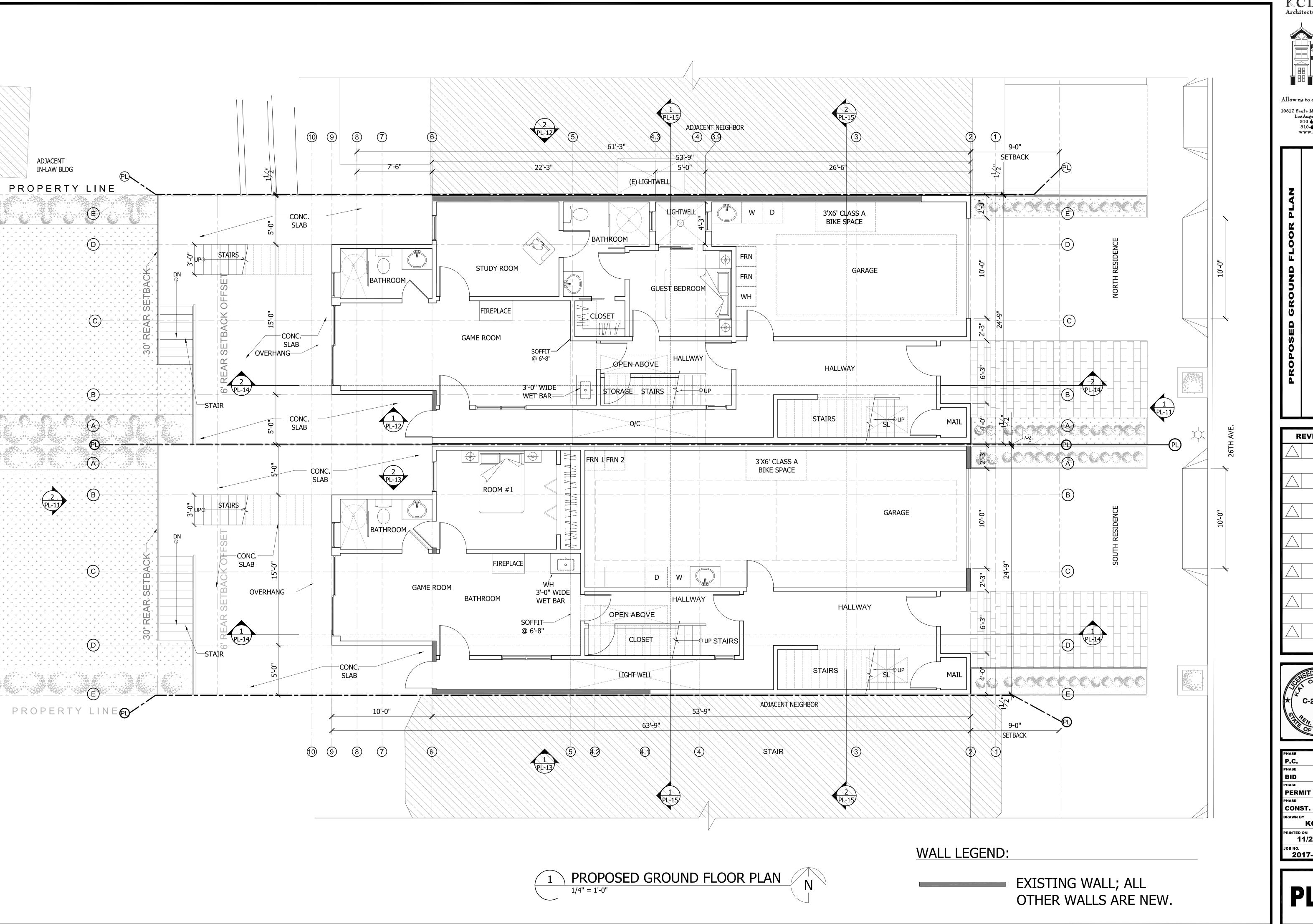










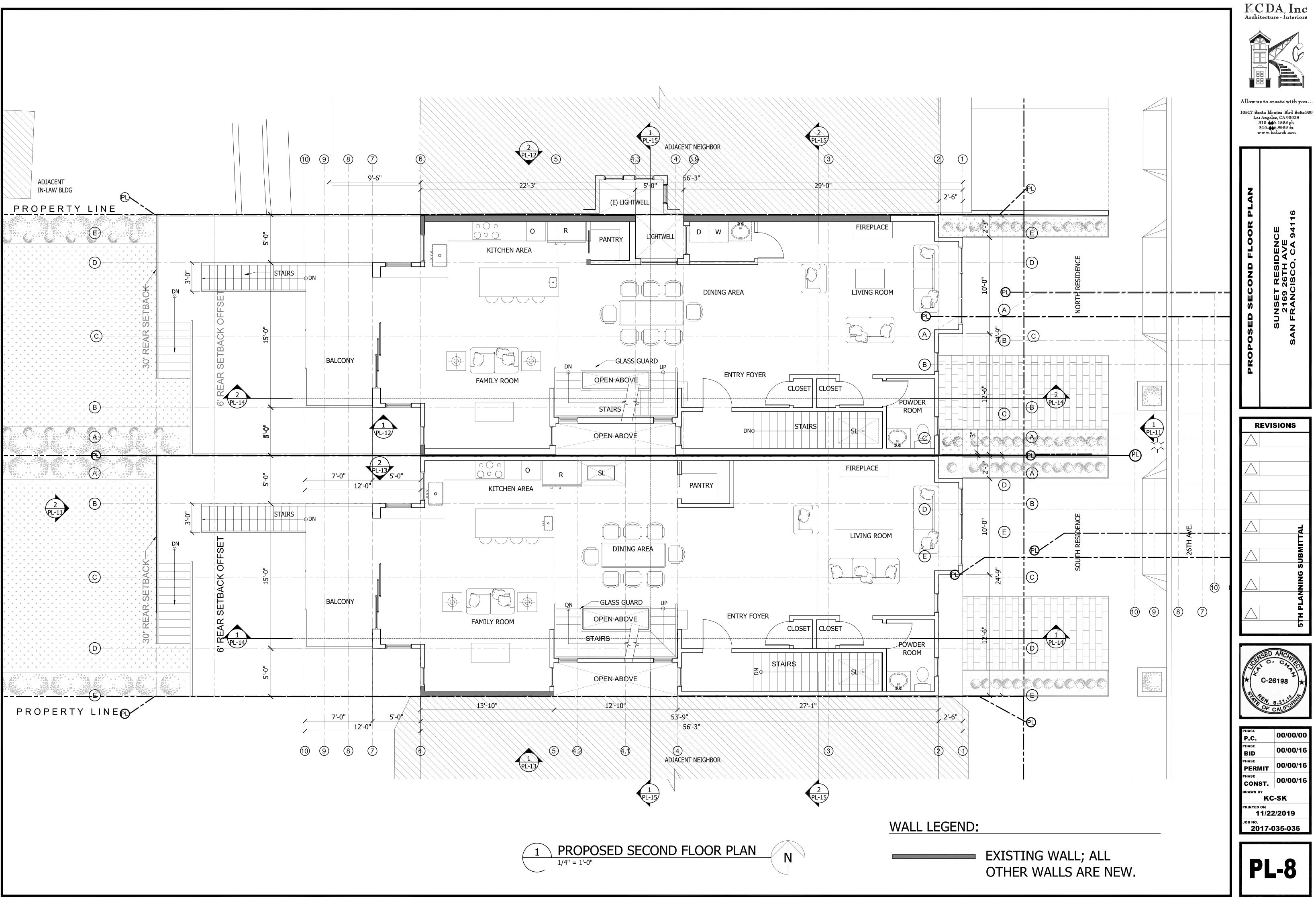


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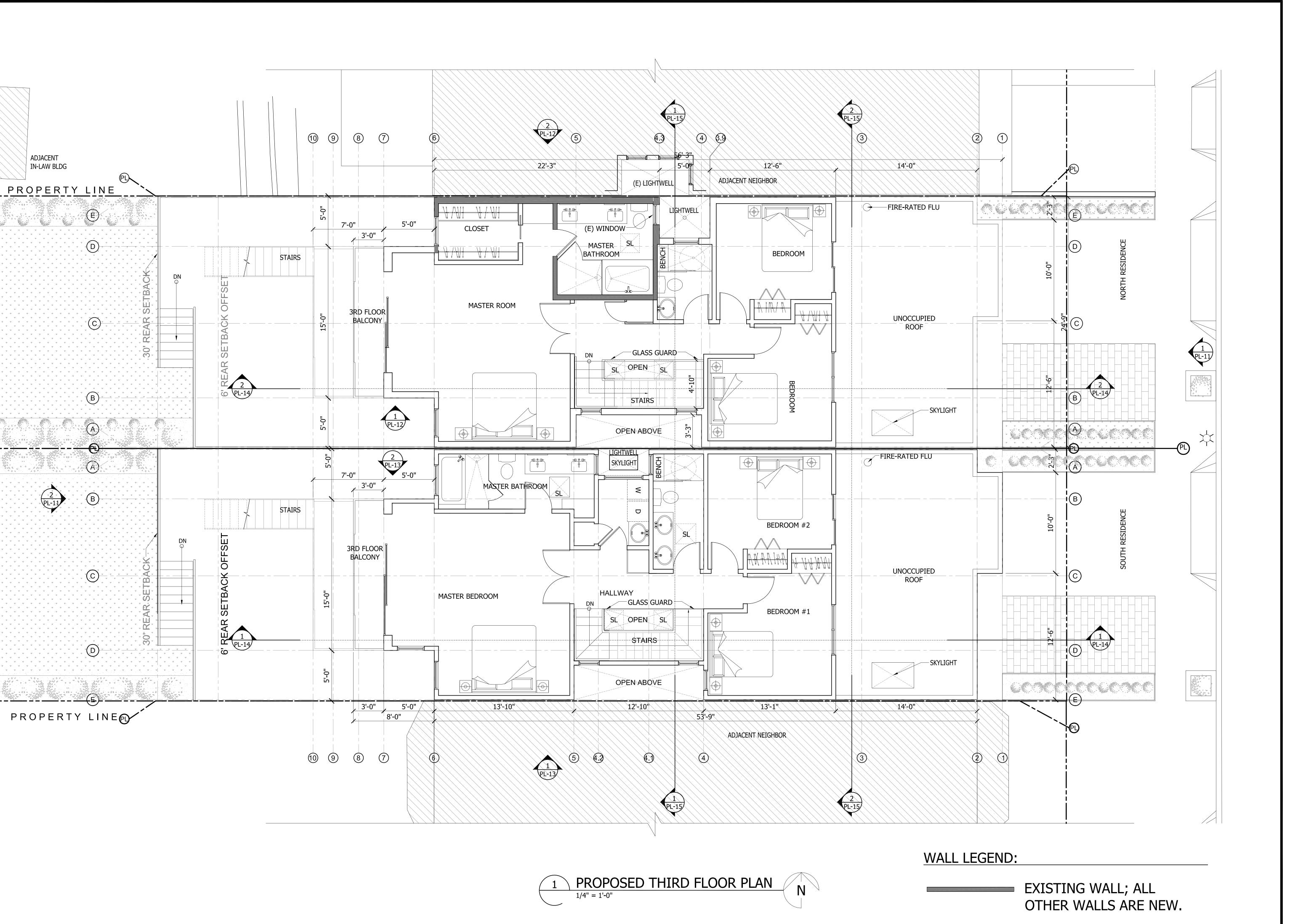
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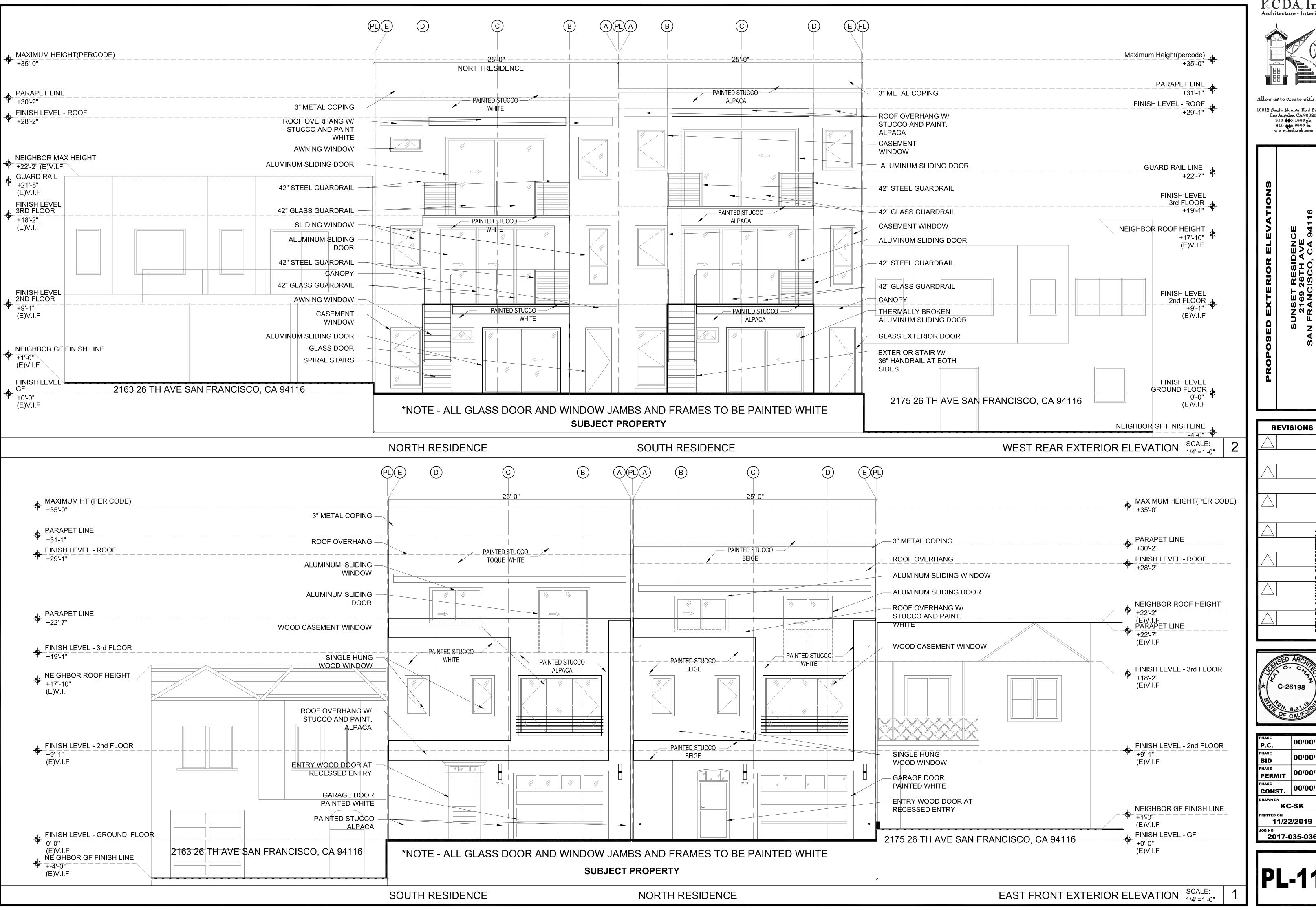
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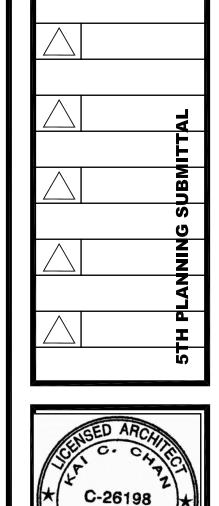
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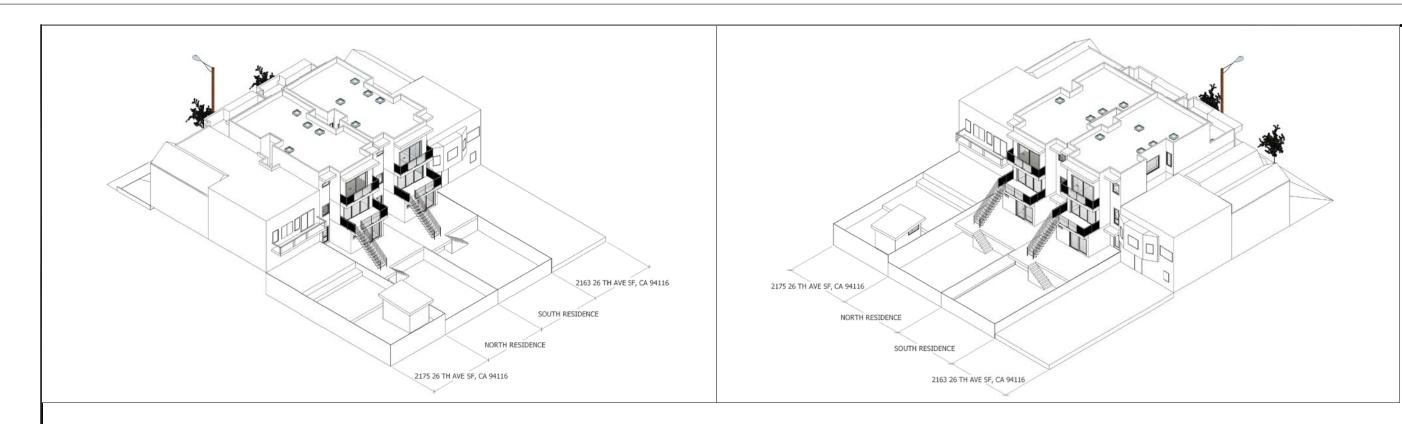


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NORTH WEST ISOMETRIC VIEW SOUTH WEST ISOMETRIC VIEW



SOUTH EAST ISOMETRIC VIEW NORTH EAST ISOMETRIC VIEW

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