



# SAN FRANCISCO PLANNING DEPARTMENT

## Discretionary Review Abbreviated Analysis HEARING DATE: SEPTEMBER 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:* September 6, 2019  
*Case No.:* **2018-012718DRP**  
*Project Addresses:* **1980 Eddy Street**  
*Permit Applications:* 2018.0816.7596  
*Zoning:* RM-3[Residential Mixed, Medium Density]  
40-X Height and Bulk District  
*Block/Lot:* 0463A / 032  
*Project Sponsor:* Maria Danielides  
GB Architecture + Design  
380 10<sup>th</sup> Street #16  
San Francisco, CA 94103  
*Staff Contact:* David Winslow – (415) 575-9159  
[David.Winslow@sfgov.org](mailto:David.Winslow@sfgov.org)  
*Recommendation:* **Do Not Take DR and Approve**

### PROJECT DESCRIPTION

The project consists of construction of a 3-story horizontal rear addition and the conversion of a ground floor storage space to create a new 775 s.f. dwelling unit to an existing 2-story, two-family dwelling.

### SITE DESCRIPTION AND PRESENT USE

The site is a 25' wide x 137'-6" deep lot with an existing 3-story, two family-house built in 1906. The building is classified as a category 'B' historical resource.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

This building is adjacent to the DR requestor's uphill shallower corner lot, which has a shorter building set back from the side lot line, in a block that has larger 2- and 3-story buildings that extend into an otherwise relatively consistent mid-block open space pattern.

### BUILDING PERMIT NOTIFICATION

| TYPE       | REQUIRED PERIOD | NOTIFICATION DATES            | DR FILE DATE | DR HEARING DATE | FILING TO HEARING TIME |
|------------|-----------------|-------------------------------|--------------|-----------------|------------------------|
| 311 Notice | 30 days         | April 24, 2019 – May 25, 2019 | 5.20. 2019   | 9.19.2019       | 122 days               |

## HEARING NOTIFICATION

| TYPE          | REQUIRED PERIOD | REQUIRED NOTICE DATE | ACTUAL NOTICE DATE | ACTUAL PERIOD |
|---------------|-----------------|----------------------|--------------------|---------------|
| Posted Notice | 20 days         | August 31, 2019      | August 31, 2019    | 20 days       |
| Mailed Notice | 20 days         | August 31, 2019      | August 31, 2019    | 20 days       |
| Online notice | 20 days         | August 31, 2019      | August 31, 2019    | 20 days       |

## PUBLIC COMMENT

|                     | SUPPORT | OPPOSED | NO POSITION |
|---------------------|---------|---------|-------------|
| Adjacent neighbors  | 0       | 0       | 0           |
| Other neighbors     | 0       | 0       | 0           |
| Neighborhood groups | 0       | 0       | 0           |

## DR REQUESTORS

Rupen Chanda of 1100 Broderick Street, a neighbor to the West.

## DR REQUESTORS' CONCERNS AND PROPOSED ALTERNATIVES

1. The size and proximity of the proposed addition will reduce views from bedroom, which will significantly impact the property value.

### Alternatives:

1. Reduce the mass of the 3<sup>rd</sup> floor

See attached *Discretionary Review Application*, dated May 23, 2019

## PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The project sponsor has complied with the Code and the Residential Design Guidelines.

See attached *Response to Discretionary Review*, dated June 12, 2019.

## ENVIRONMENTAL REVIEW

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

## RESIDENTIAL DESIGN TEAM REVIEW

The Department's Residential Design Advisory Team (RDAT) re-reviewed this project per the Residential Design Guidelines and found that the design complies with the guidelines related to building massing and scale at the rear, and access to mid-block open space. Specifically:

1. The proposed addition is downhill and set back 6'-6 from the DR requestor's property line and extends only slightly beyond the adjacent neighbor to the East (over the existing footprint of the 2-level deck) to retain adequate visual access to the mid-block open space from the adjacent properties. Private views are not protected by the Planning Code, Policies, or Residential Design Guidelines.

RDAT did not see any exceptional or extraordinary circumstances and deemed the proposal meets the Planning Code and the Residential Design Guidelines, and therefore recommends not taking Discretionary Review.

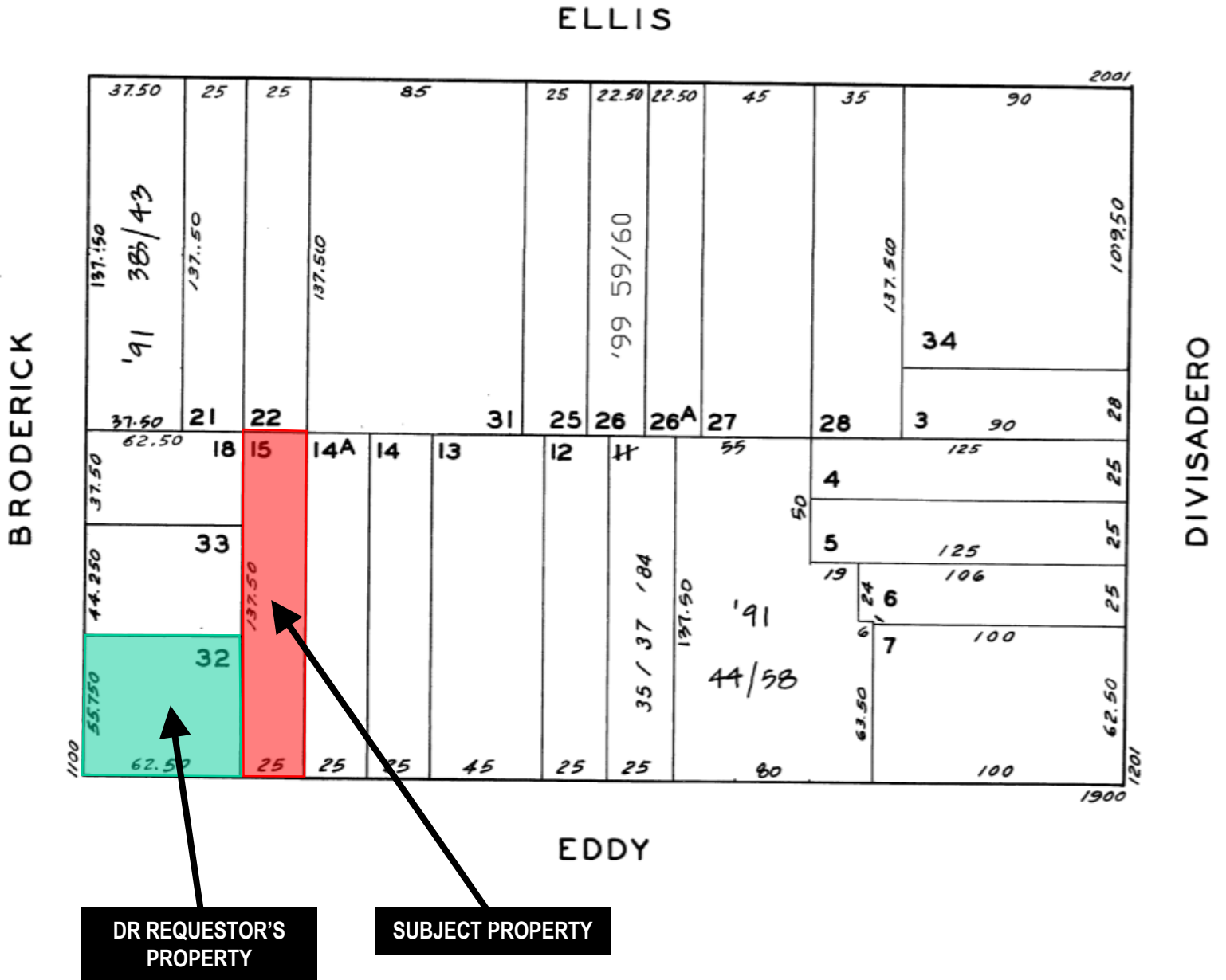
|                        |                                   |
|------------------------|-----------------------------------|
| <b>RECOMMENDATION:</b> | <b>Do Not Take DR and Approve</b> |
|------------------------|-----------------------------------|

### Attachments:

Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Context Photographs  
Slope map  
Section 311 Notice  
CEQA Determination  
DR Applications  
Response to DR Application dated June 12, 2019  
Reduced Plans, dated 4.1.19  
3-d representations

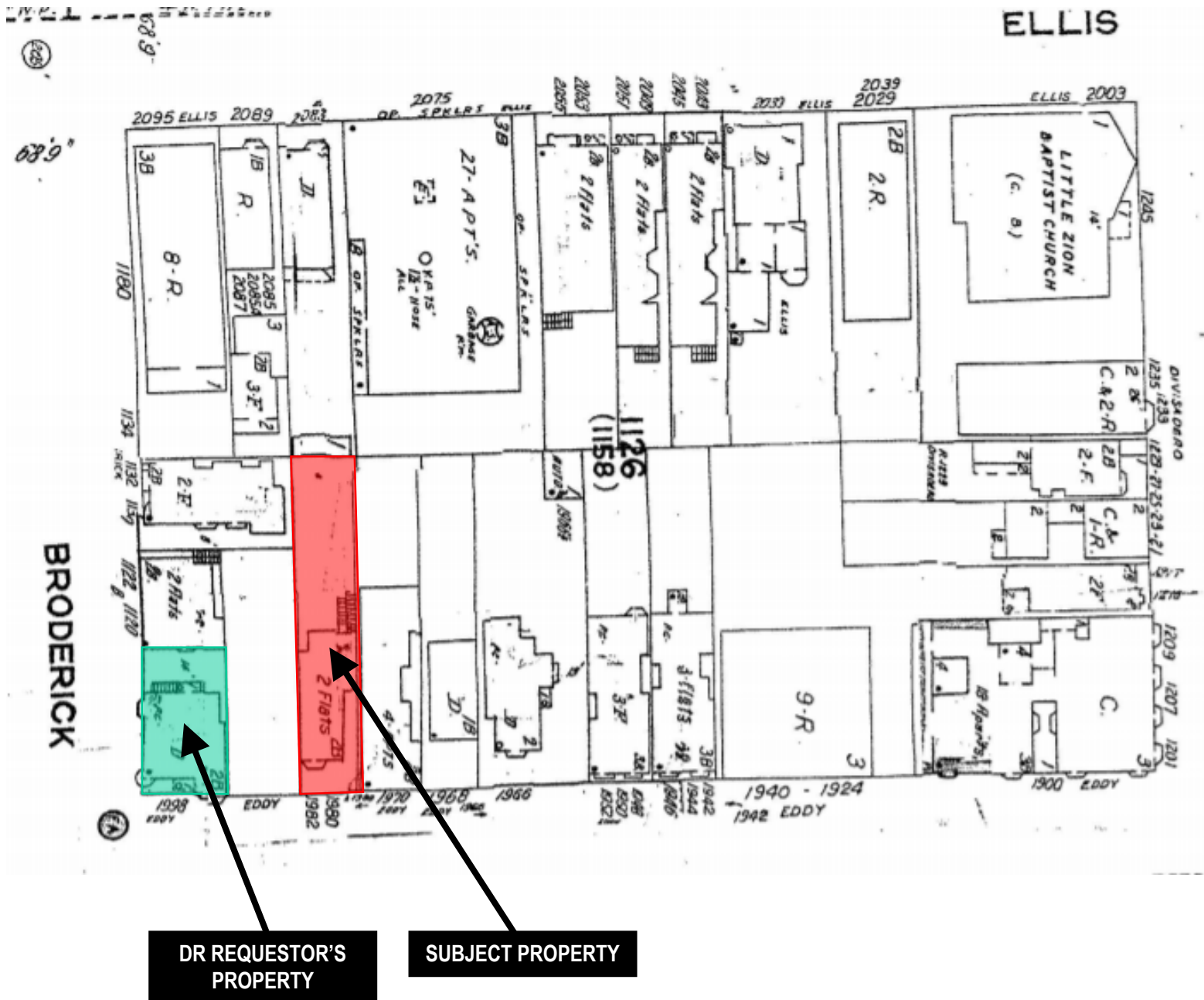
# Exhibits

# Parcel Map



Discretionary Review Hearing  
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 1980 Eddy Street

# Sanborn Map\*

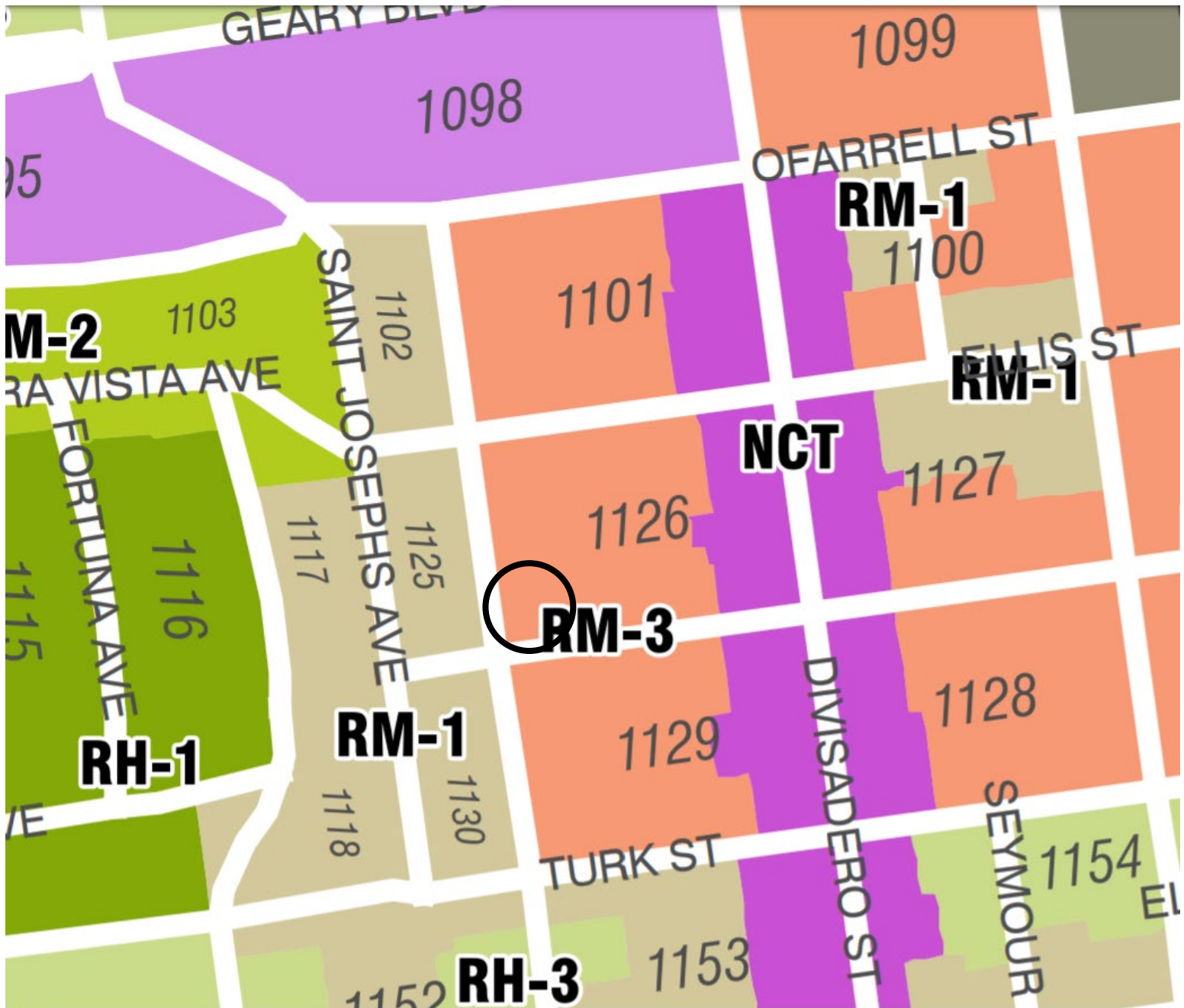


*\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*



Discretionary Review Hearing  
**Case Number 2018-012718DRP**  
 1980 Eddy Street

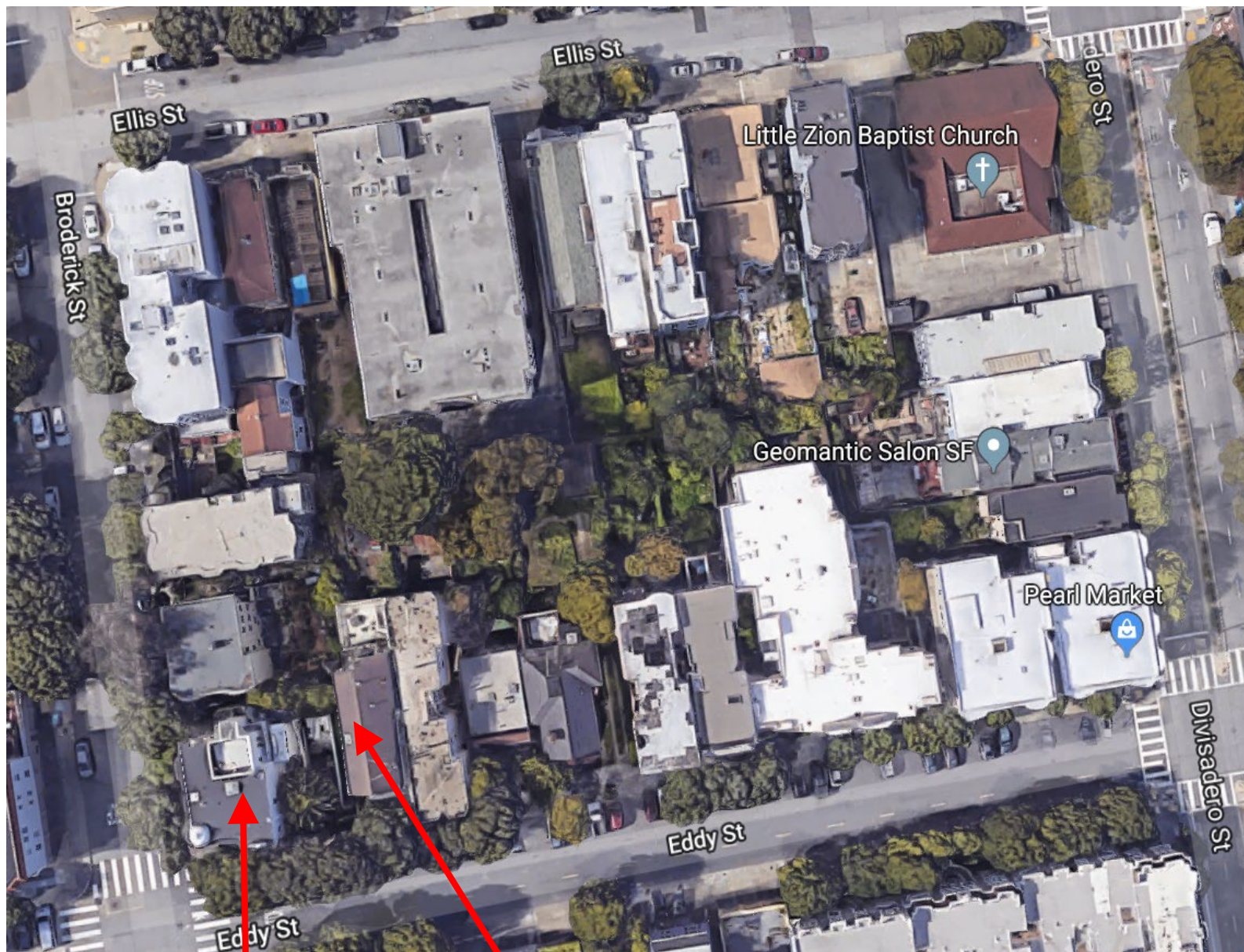
# Zoning Map



Discretionary Review Hearing  
Case Number 2018-012718DRP  
1980 Eddy Street



# Aerial Photo



DR REQUESTOR'S  
PROPERTY

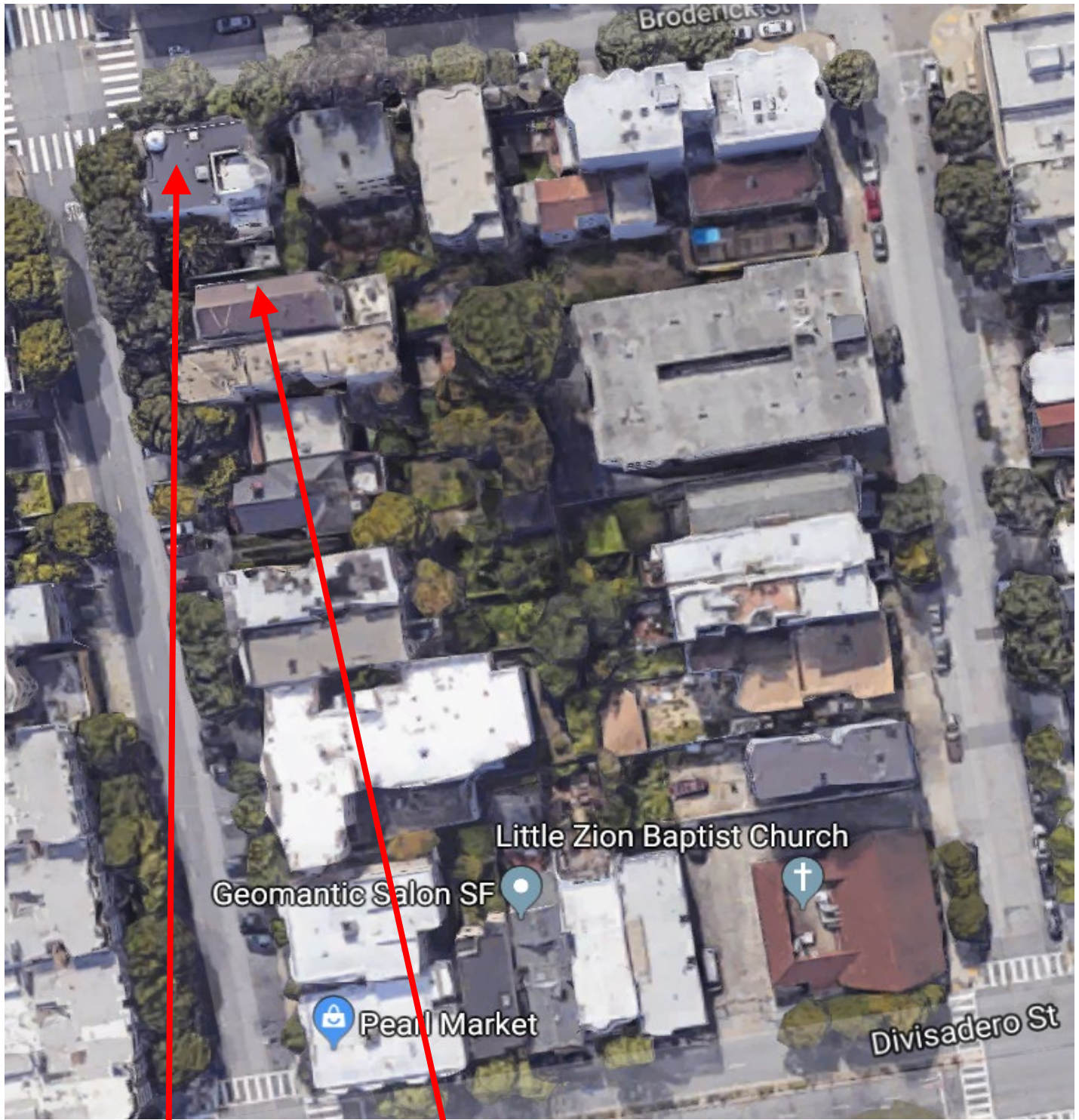
SUBJECT PROPERTY



Discretionary Review Hearing  
Case Number 2018-012718DRP  
1980 Eddy Street



# Aerial Photo



DR REQUESTOR'S  
PROPERTY

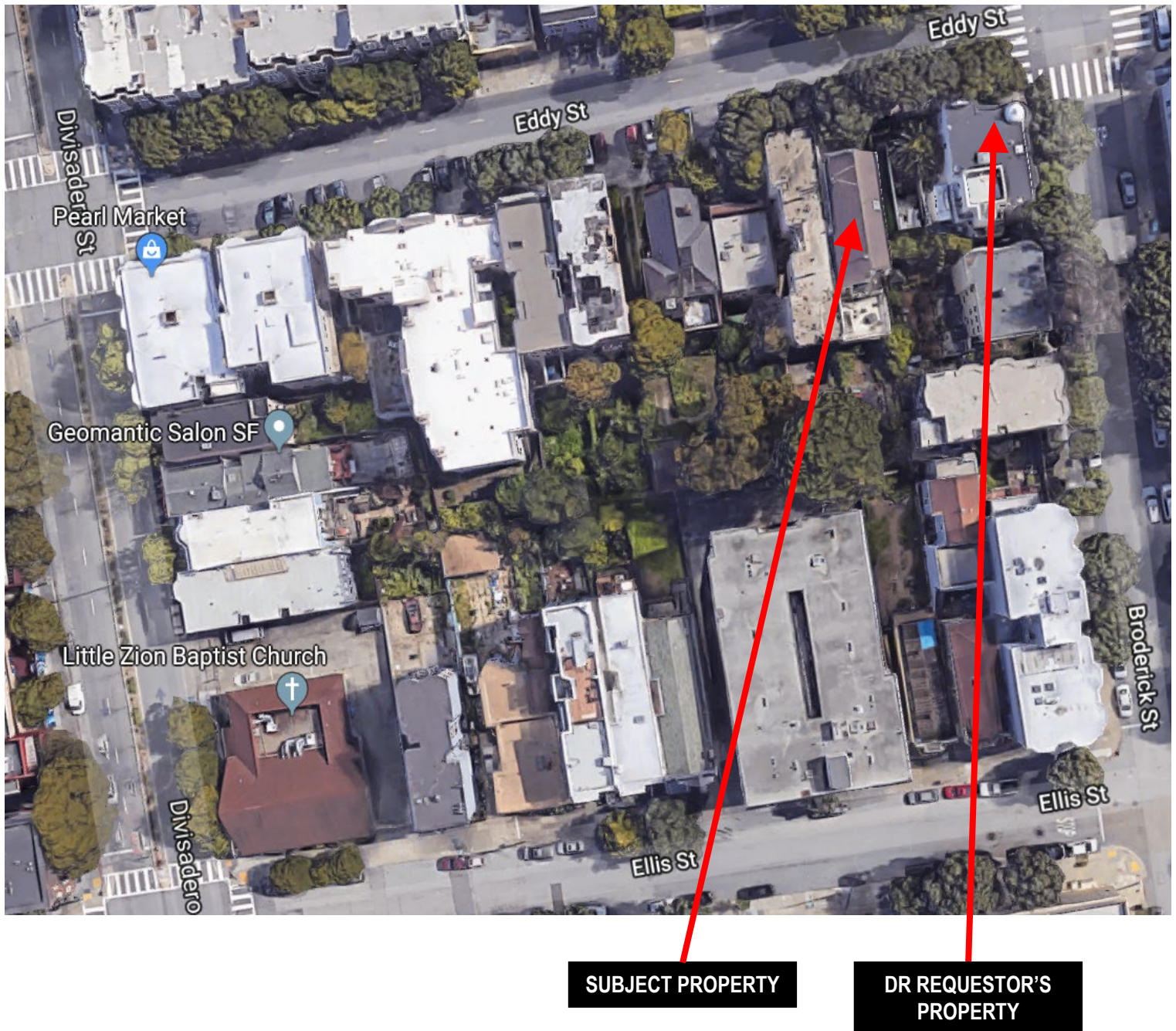
SUBJECT PROPERTY



Discretionary Review Hearing  
Case Number 2018-012718DRP  
1980 Eddy Street



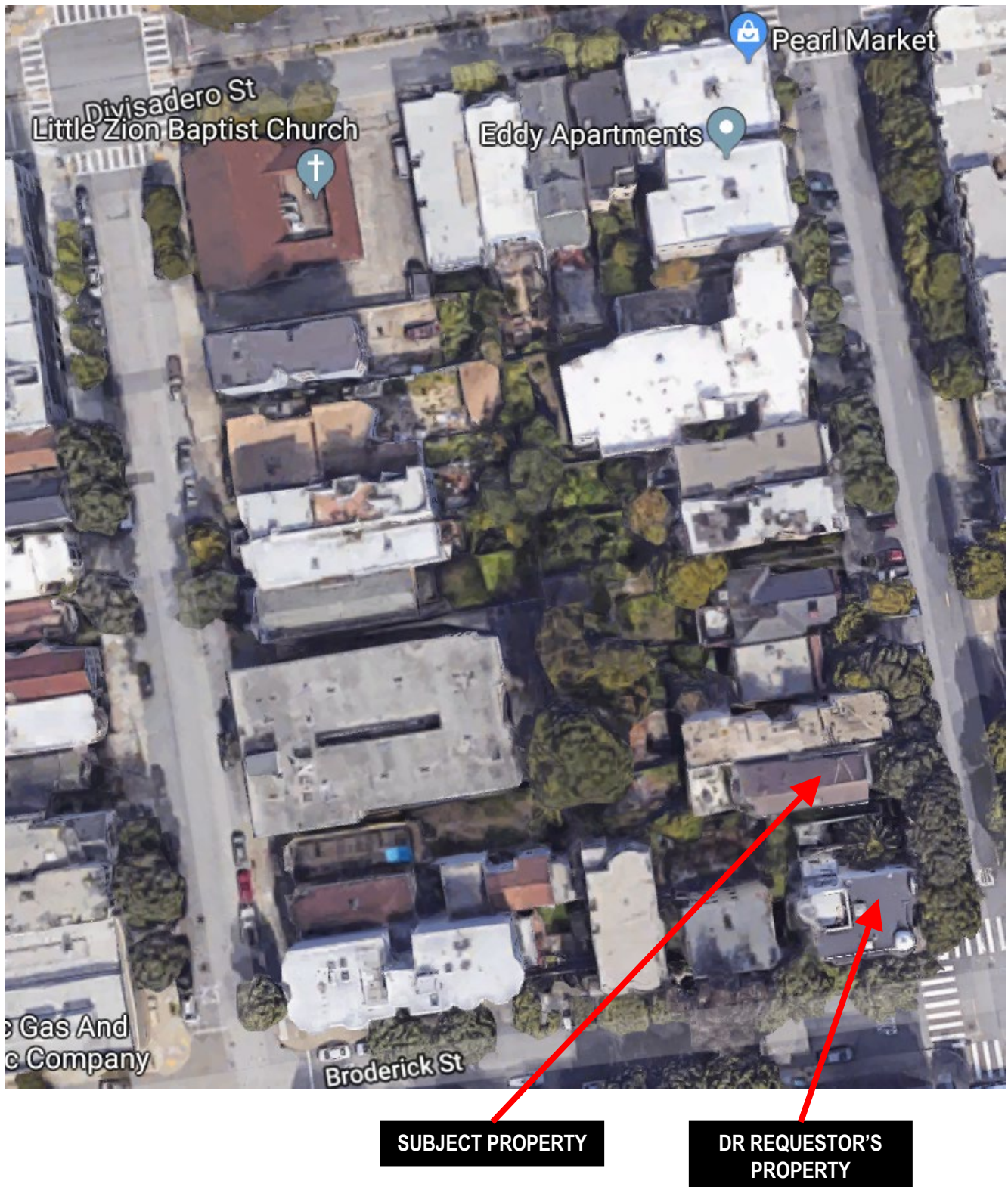
# Aerial Photo



Discretionary Review Hearing  
Case Number 2018-012718DRP  
1980 Eddy Street



# Aerial Photo



Discretionary Review Hearing  
Case Number 2018-012718DRP  
1980 Eddy Street



# Site Photo



**SUBJECT PROPERTY**

Discretionary Review Hearing  
Case Number 2018-012718DRP  
1980 Eddy Street



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **August 16, 2018**, the Applicant named below filed Building Permit Application No. **2018.08167596** with the City and County of San Francisco.

| PROJECT INFORMATION |   | APPLICANT INFORMATION |   |
|---------------------|---|-----------------------|---|
| Project Address:    | <b>1980-82 Eddy Street</b>                | Applicant:            | <b>Maria Danielides, GB Architecture + Design</b>         |
| Cross Street(s):    | <b>Broderick &amp; Divisadero Streets</b> | Address:              | <b>380 10<sup>th</sup> Street, #16</b>                    |
| Block/Lot No.:      | <b>1126 / 015</b>                         | City, State:          | <b>San Francisco, CA 94103</b>                            |
| Zoning District(s): | <b>RM-3 / 40-X</b>                        | Telephone:            | <b>(415) 999-3012</b>                                     |
| Record No.:         | <b>2018-012718PRJ</b>                     | Email:                | <b><a href="mailto:maria@gbad.com">maria@gbad.com</a></b> |

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

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

| PROJECT SCOPE  |   |  |
|--|---|--|
| <input type="checkbox"/> Demolition  | <input type="checkbox"/> New Construction     | <input type="checkbox"/> Alteration        |
| <input type="checkbox"/> Change of Use   | <input type="checkbox"/> Façade Alteration(s) | <input type="checkbox"/> Front Addition    |
| <input checked="" type="checkbox"/> Rear Addition  | <input type="checkbox"/> Side Addition        | <input type="checkbox"/> Vertical Addition |
| PROJECT FEATURES   | EXISTING                                      | PROPOSED                                   |
| Building Use   | Residential                                   | No Change                                  |
| Front Setback  | 16 feet                                       | No Change                                  |
| Side Setbacks  | 0-6 feet (west), 0-7 feet (east)              | 0-7 feet (west), 0 feet (east)             |
| Building Depth   | 56 feet                                       | 75 feet                                    |
| Rear Yard  | 66 feet                                       | 48 feet                                    |
| Building Height  | 37 feet                                       | No Change                                  |
| Number of Stories  | 3   | No Change                                  |
| Number of Dwelling Units   | 2   | 3  |
| Number of Parking Spaces   | 2   | No Change                                  |
| PROJECT DESCRIPTION  |   |  |
| <p>The project proposes the construction of a three-story horizontal rear addition and the conversion of ground floor storage space to create a new dwelling unit measuring approximately 755 square feet. The second floor unit would increase from approximately 1,255 square feet to 1,610 square feet, and the third floor unit would increase from approximately 1,245 square feet to 1,600 square feet. See attached plans.</p> <p>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.</p> |   |  |

For more information, please contact Planning Department staff:

Planner: Christopher May  
Telephone: (415) 575-9087  
E-mail: [christopher.may@sfgov.org](mailto:christopher.may@sfgov.org)

Notice Date: 4/24/2019  
Expiration Date: 5/24/2019



# GENERAL INFORMATION ABOUT PROCEDURES

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

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

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

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

**Incomplete applications will not be accepted.**

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

## BOARD OF APPEALS

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

## ENVIRONMENTAL REVIEW

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

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



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|   |   |  |
|---|---|--|
| <b>Project Address</b>  |   | <b>Block/Lot(s)</b>                                  |
| 1980-1982 EDDY STREET   |   | 1126015  |
| <b>Case No.</b>   |   | <b>Permit No.</b>                                    |
| 2018-012718PRJ  |   | 201808167596   |
| <input checked="" type="checkbox"/> <b>Addition/<br/>Alteration</b>   | <input type="checkbox"/> <b>Demolition (requires HRE for<br/>Category B Building)</b> | <input type="checkbox"/> <b>New<br/>Construction</b> |
| <b>Project description for Planning Department approval.</b><br>3-story horizontal rear addition, conversion of ground floor storage space for new dwelling unit. |   |  |

### STEP 1: EXEMPTION CLASS

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

## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

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

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

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

Comments and Planner Signature (optional): Christopher May

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

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

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

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

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

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

|  |  |
|--|--|
| <input type="checkbox"/>   | 7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .  |
| <input type="checkbox"/>   | 8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):  |
| <input type="checkbox"/>   | 9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):<br><br>(Requires approval by Senior Preservation Planner/Preservation Coordinator)  |
| <input type="checkbox"/>   | 10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation<br><div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A<br/>           a. Per HRER dated<br/>           b. Other (specify):         </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C<br/>           (attach HRER)         </div> </div> |
| <b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b> |  |
| <input type="checkbox"/>   | <b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>   |
| <input type="checkbox"/>   | <b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>  |
| <b>Comments (optional):</b>  |  |
| <b>Preservation Planner Signature:</b> Christopher May   |  |

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

|                                     |   |  |
|-------------------------------------|---|--|
| <input type="checkbox"/>            | <b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply):<br><input type="checkbox"/> Step 2 - CEQA Impacts<br><input type="checkbox"/> Step 5 - Advanced Historical Review<br><b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>   |  |
| <input checked="" type="checkbox"/> | <b>No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>   |  |
|                                     | <b>Project Approval Action:</b><br>Building Permit<br>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.   | <b>Signature:</b><br>Christopher May<br>03/15/2019 |
|                                     | Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.<br>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.<br>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) |
| 1980-1982 EDDY STREET                          |                              | 1126/015                                    |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
| 2018-012718PRJ                                 | 201808167596                 |   |
| 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:   |
|  |   |

2018-012718 DRP


**San Francisco**  
**Planning**

## DISCRETIONARY REVIEW PUBLIC (DRP)

### APPLICATION

#### Discretionary Review Requestor's Information

Name: Rupen Chanda

Address: 1100 Broderick St

Email Address: rupenchanda@gmail.com

Telephone: 4152380756

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

Name:

Company/Organization: Maria Danielides, GB architecture + design

Address: 380 10th st, #16

Email Address: maria@gbad.com

Telephone: 4159993012

#### Property Information and Related Applications

Project Address: 1980-82 Eddy street

Block/Lot(s): 1126/015

Building Permit Application No(s): 2018.08167596

#### ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

| PRIOR ACTION  | YES                                 | NO                                  |
|---|-------------------------------------|-------------------------------------|
| Have you discussed this project with the permit applicant?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Did you discuss the project with the Planning Department permit review planner?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Did you participate in outside mediation on this case? (including Community Boards)   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Changes Made to the Project as a Result of Mediation.<br>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. |                                     |                                     |

I have communicated my concerns with the project planner after consulting with the planning department reviewer. The project planner dismissed my concerns, how this construction negatively impacts my property. NO changes were made

## DISCRETIONARY REVIEW REQUEST

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

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

The construction significantly obstructs my property and thereby negatively impacting the property value.

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.

My property is next door to this project under consideration. Due to close proximity of this structure, and the enormity of proposed construction, this would significantly reduce the view from my bedroom. Which would very negatively impact the valuation of the property.

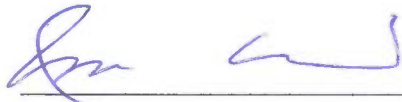
3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

This construction constitutes extension of all the three levels (floors). Part of the construction that is impacting my property negatively is the top floor construction. I have suggested that they minimize the construction of the top floor. However my request was completely ignored, no consideration was given.

# 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.



Signature

Self

4152380756

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

Phone

Rupen Chanda

Name (Printed)

rupenchanda@gmail.com

Email

For Department Use Only

Application received by Planning Department:

By: Veronica Flores

Date: 05/23/19



## 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](mailto: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

## DISCRETIONARY REVIEW PUBLIC (DRP)

### APPLICATION

#### Discretionary Review Requestor's Information

Name: Rupen Chanda

Address: 1100 Broderick St

Email Address: rupenchanda@gmail.com

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Project Address: 1980-82 Eddy street

Block/Lot(s): 1126/015

Building Permit Application No(s): 2018.08167596

#### ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

| PRIOR ACTION  | YES                                 | NO                                  |
|---|-------------------------------------|-------------------------------------|
| Have you discussed this project with the permit applicant?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Did you discuss the project with the Planning Department permit review planner?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Did you participate in outside mediation on this case? (including Community Boards)   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Changes Made to the Project as a Result of Mediation.<br>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. |                                     |                                     |

I have communicated my concerns with the project planner after consulting with the planning department reviewer. The project planner dismissed my concerns, how this construction negatively impacts my property. NO changes were made

## DISCRETIONARY REVIEW REQUEST

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This construction constitutes extension of all the three levels (floors). Part of the construction that is impacting my property negatively is the top floor construction. I have suggested that they minimize the construction of the top floor. However my request was completely ignored, no consideration was given.

# 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.



Signature

Rupen Chanda

Name (Printed)

Self

4152380756

rupenchanda@gmail.com

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

Phone

Email

For Department Use Only

Application received by Planning Department:

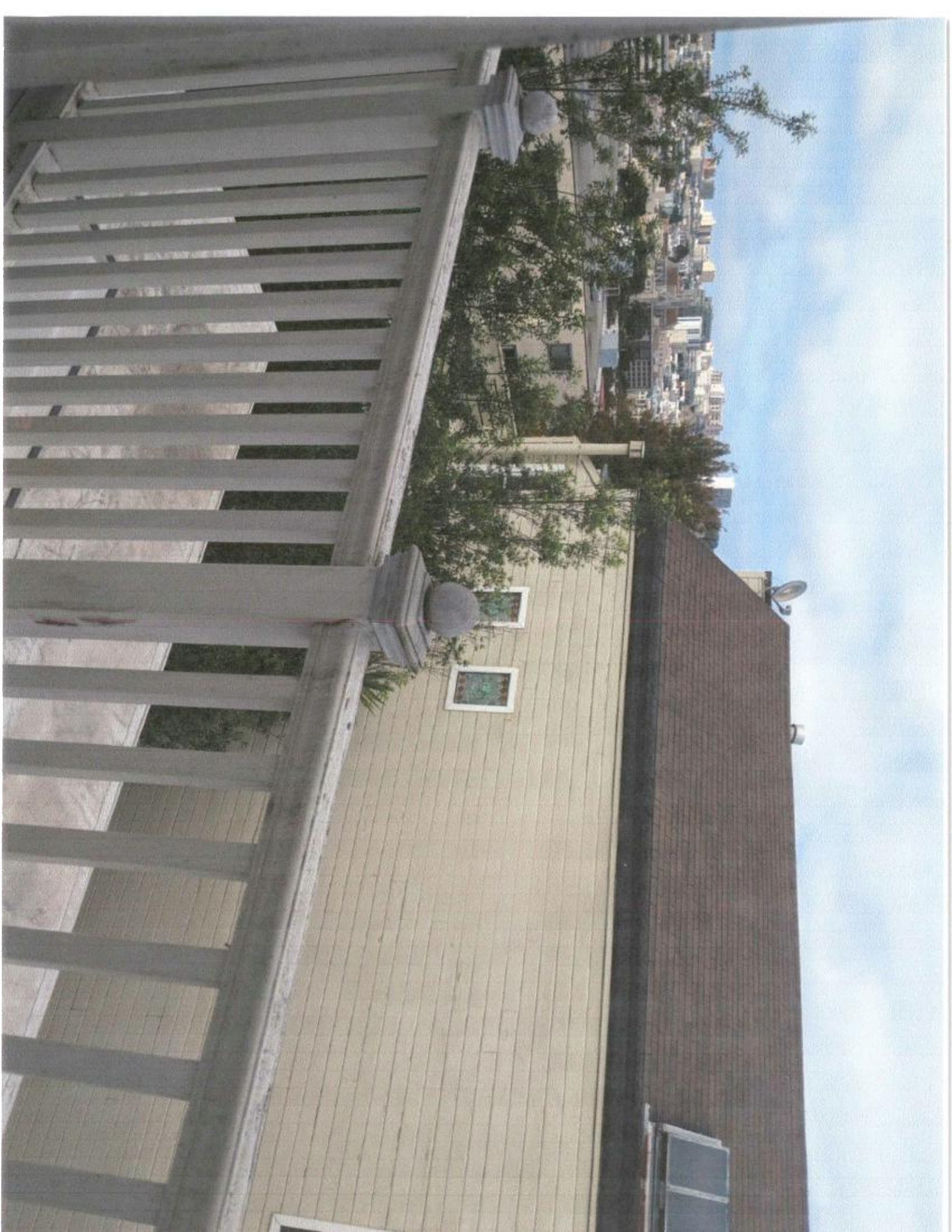
By: Veronica Flores

Date: 08/23/19



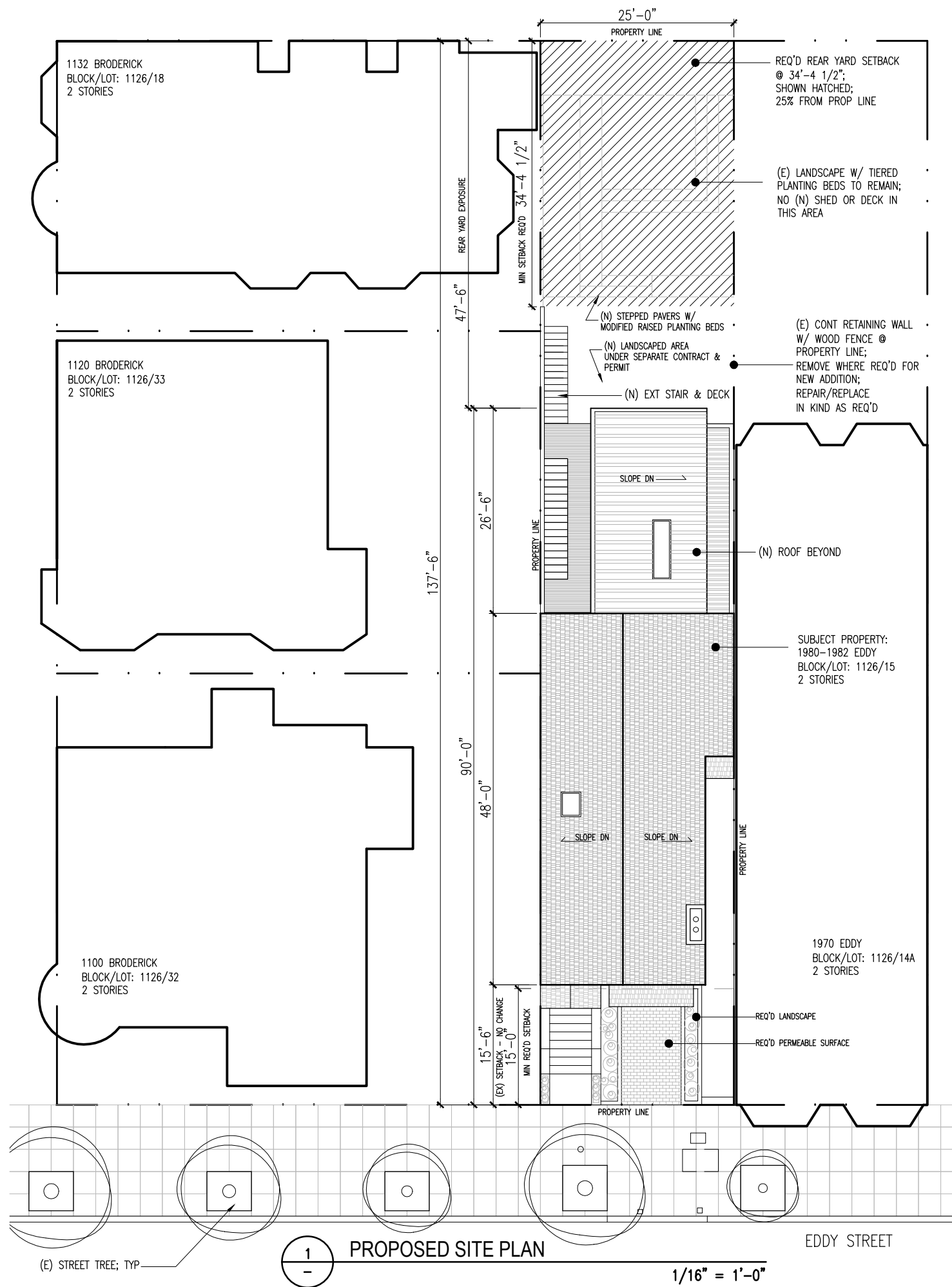
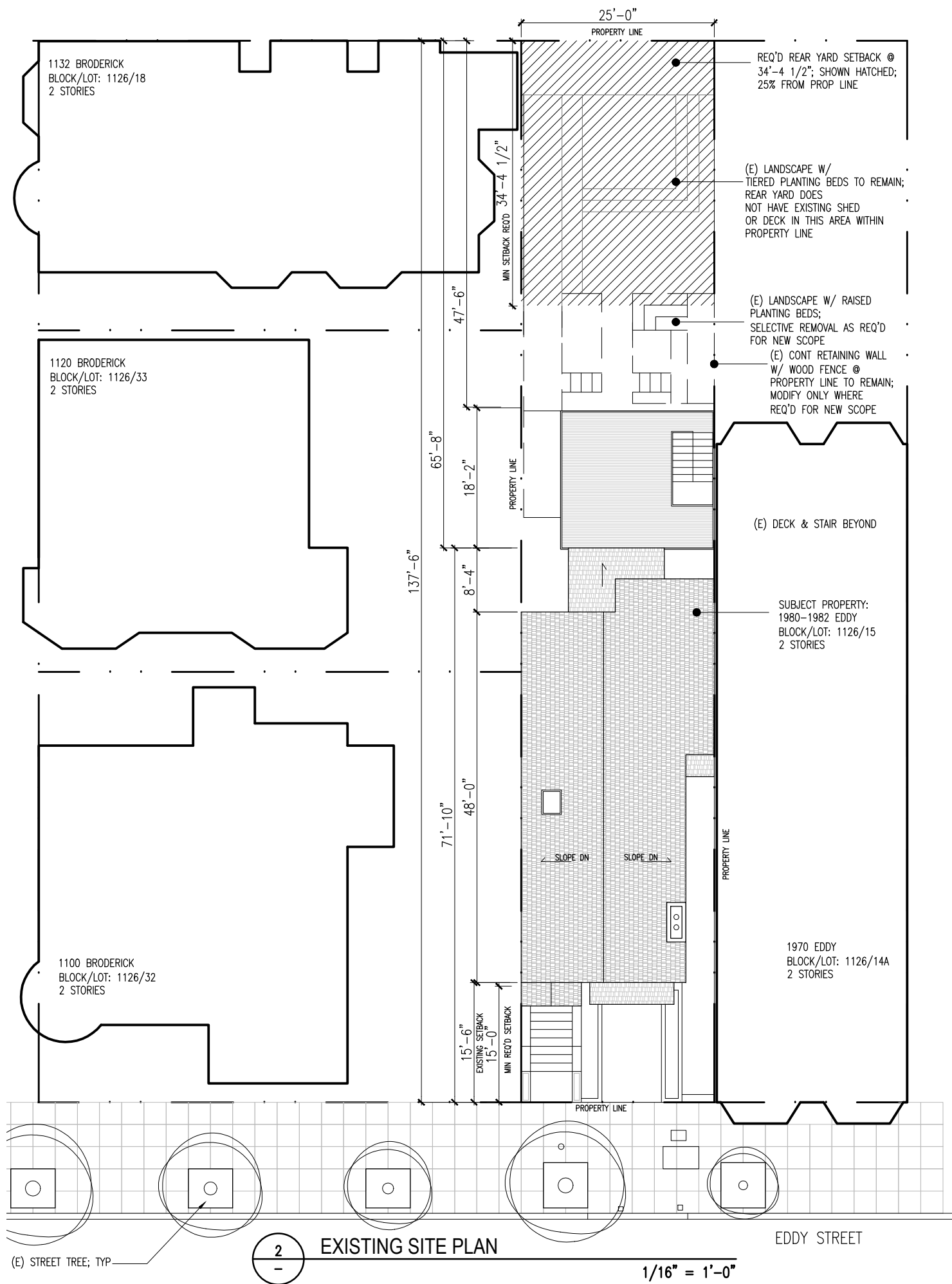


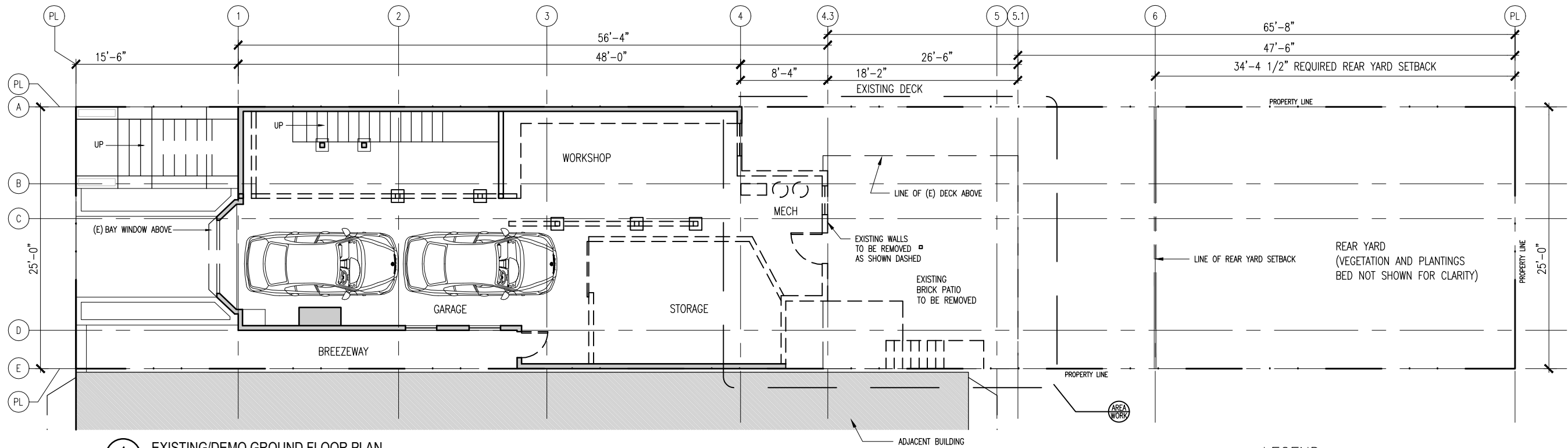






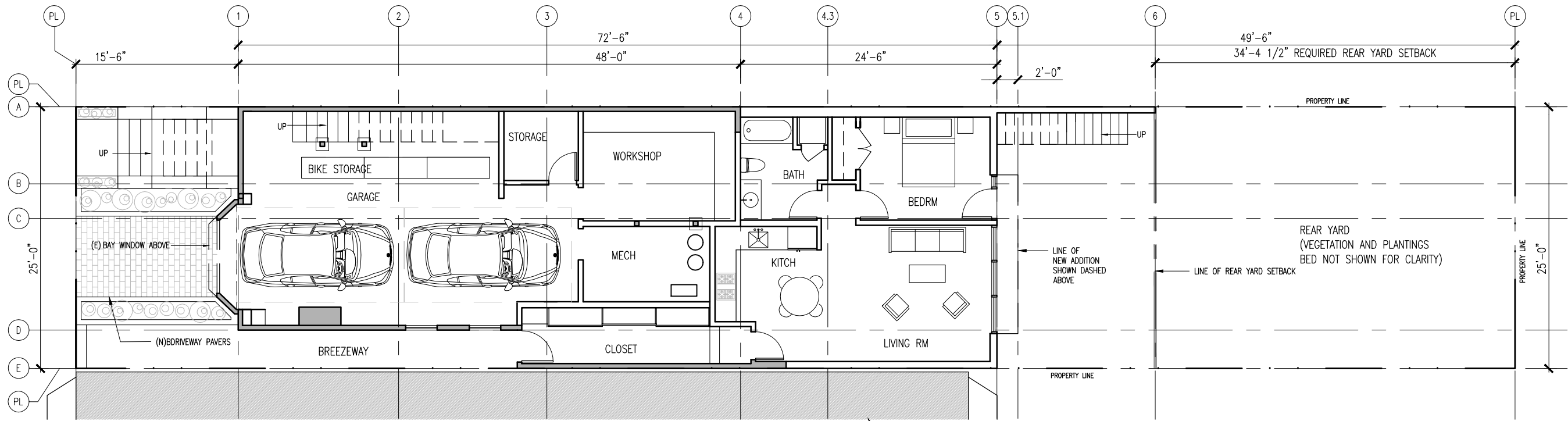




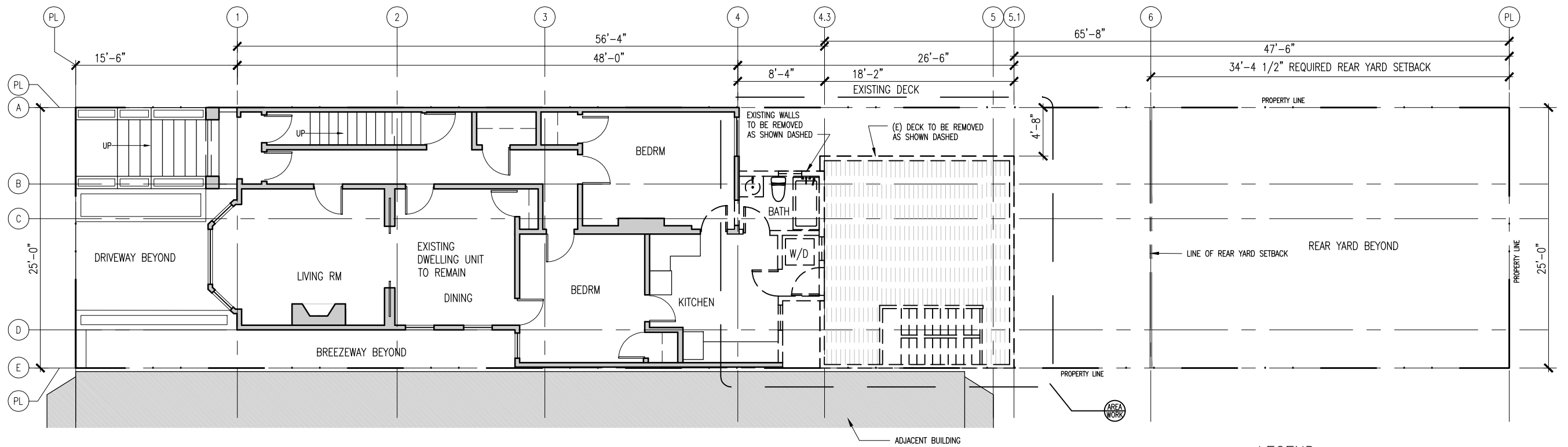


4 EXISTING/DEMO GROUND FLOOR PLAN  
3/32" = 1'-0"

LEGEND  
— EXISTING WALL TO REMAIN  
--- SELECTIVE DEMOLITION  
= NEW PARTITION



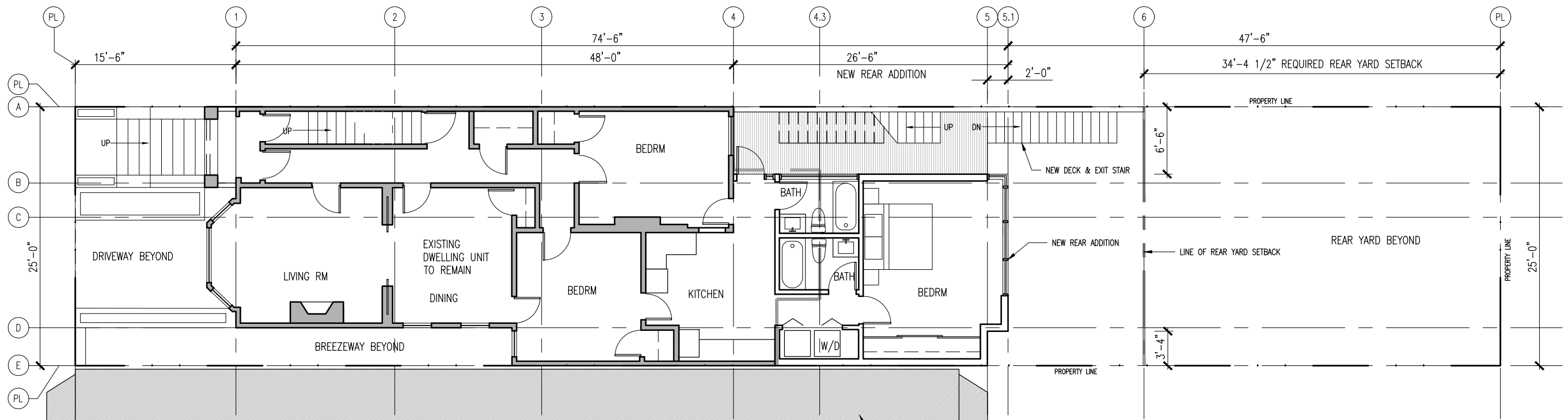
3 PROPOSED GROUND FLOOR PLAN  
3/32" = 1'-0"



6 EXISTING/DEMO FIRST FLOOR PLAN  
3/32" = 1'-0"

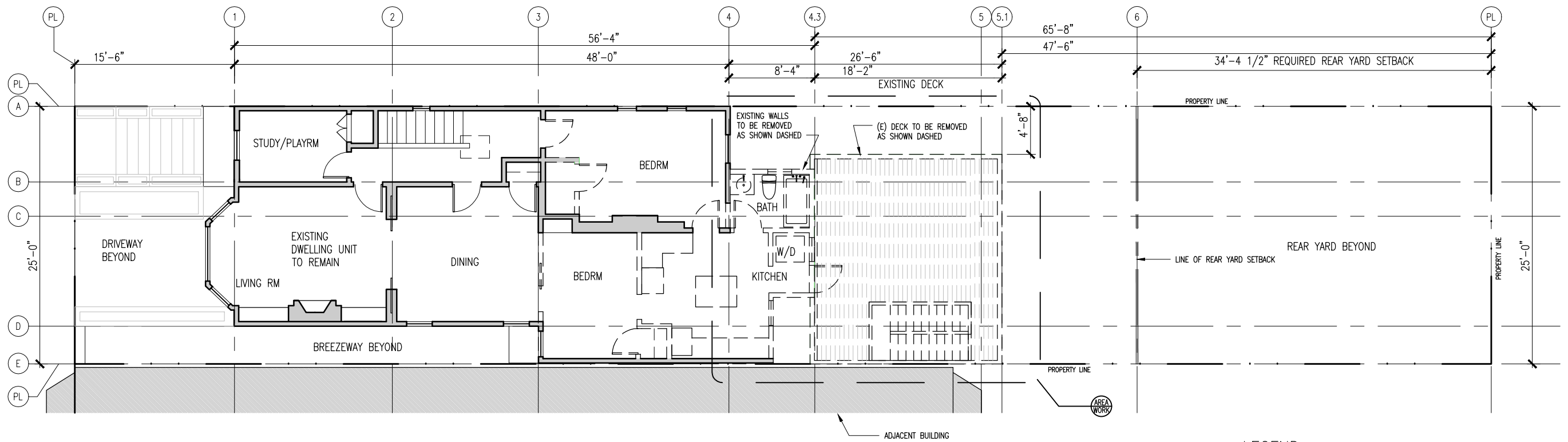
LEGEND

- EXISTING WALL TO REMAIN
- SELECTIVE DEMOLITION
- NEW PARTITION



5 PROPOSED FIRST FLOOR PLAN  
3/32" = 1'-0"

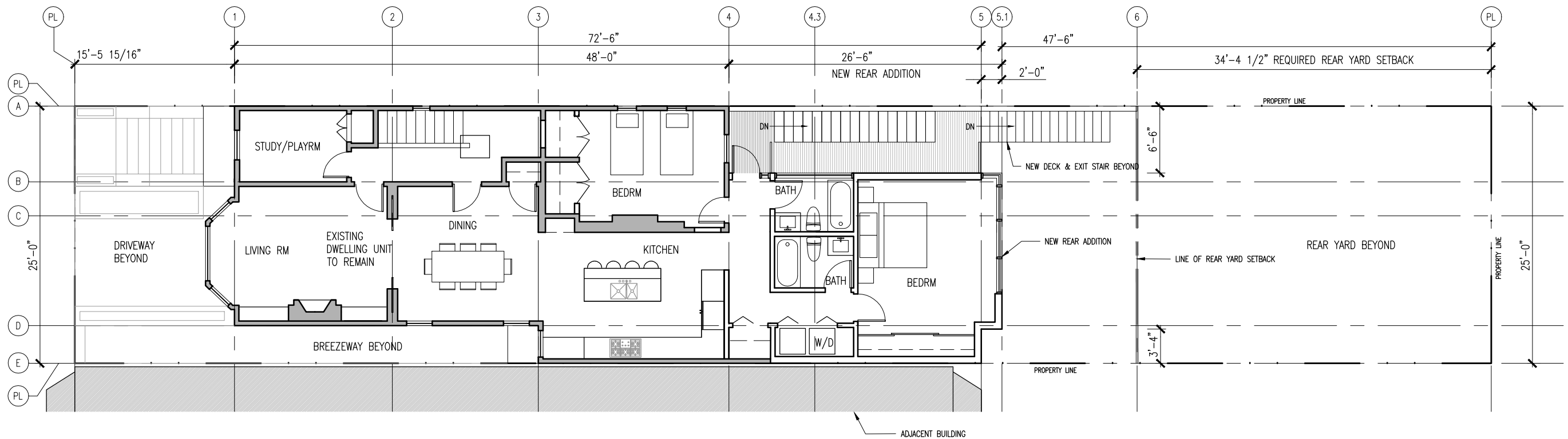




8 EXISTING/DEMO SECOND FLOOR PLAN  
3/32" = 1'-0"

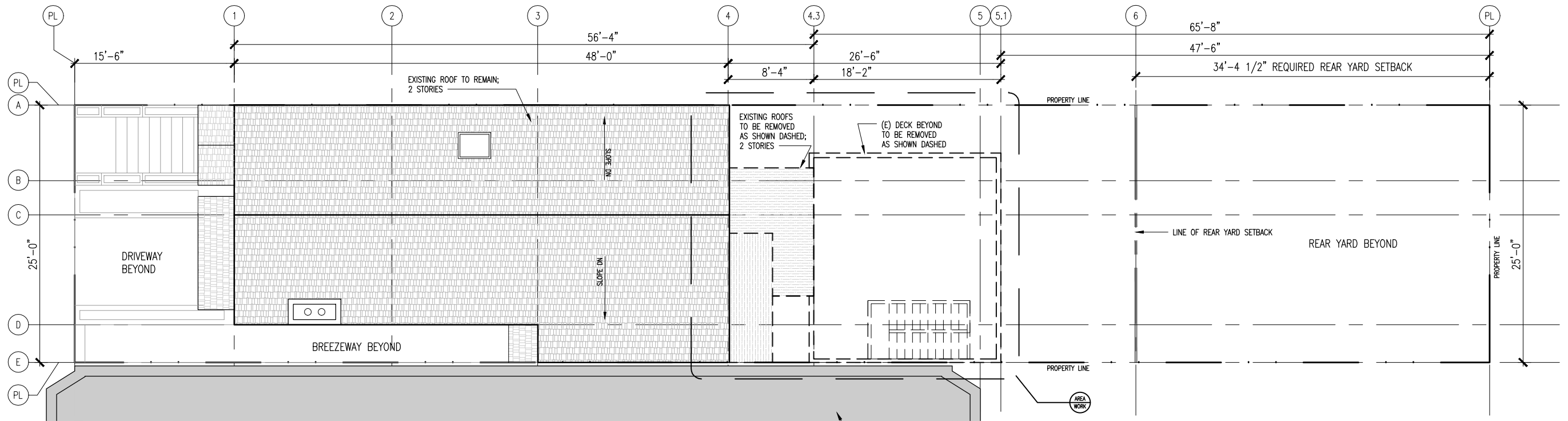
LEGEND

- EXISTING WALL TO REMAIN
- SELECTIVE DEMOLITION
- NEW PARTITION



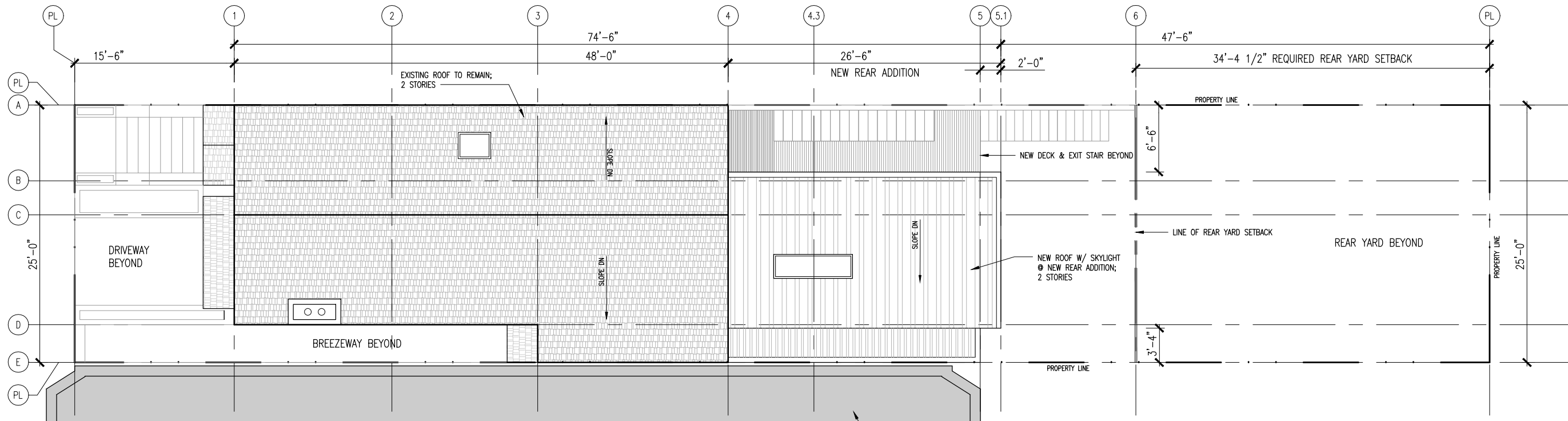
7 PROPOSED SECOND FLOOR PLAN  
3/32" = 1'-0"



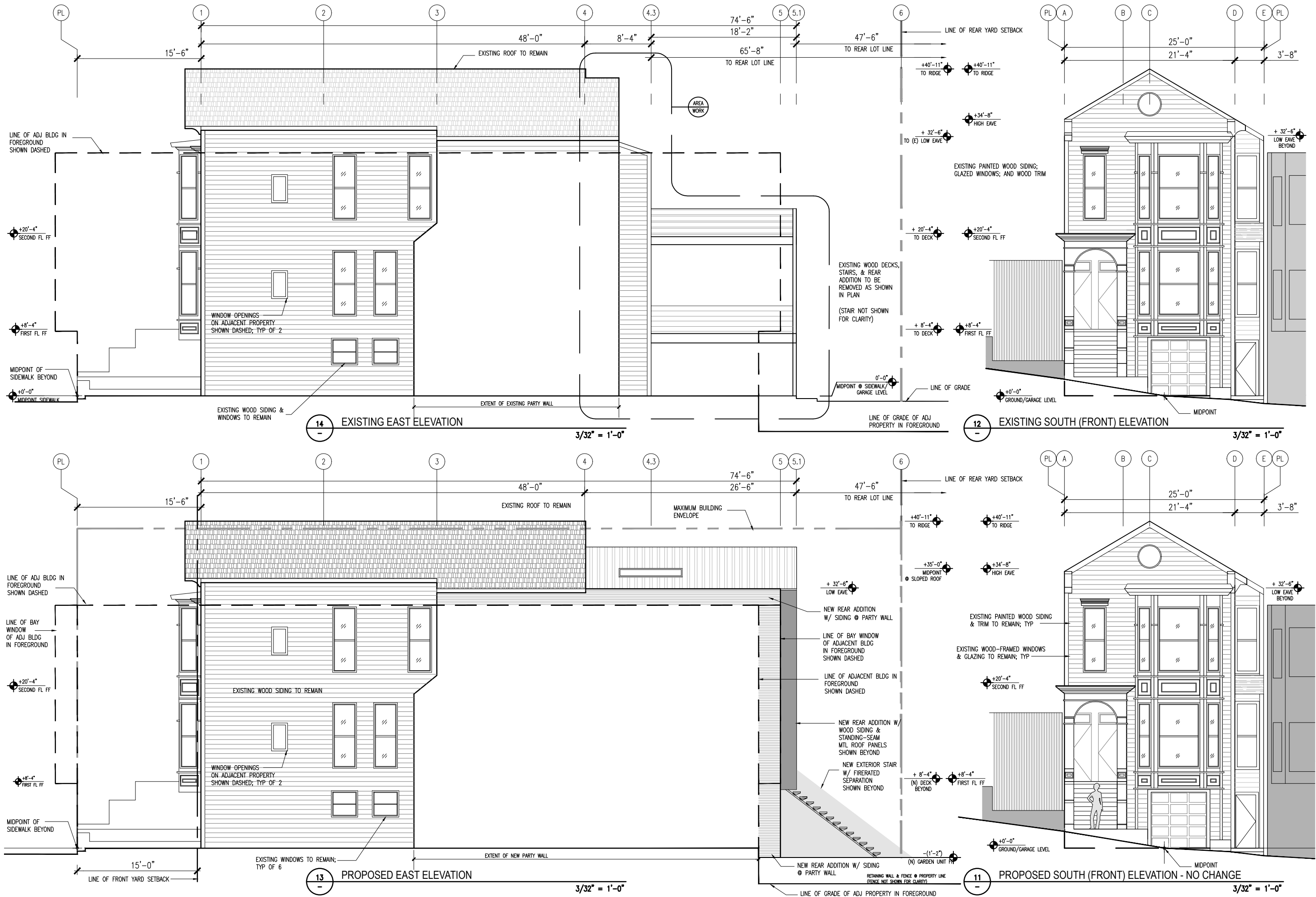


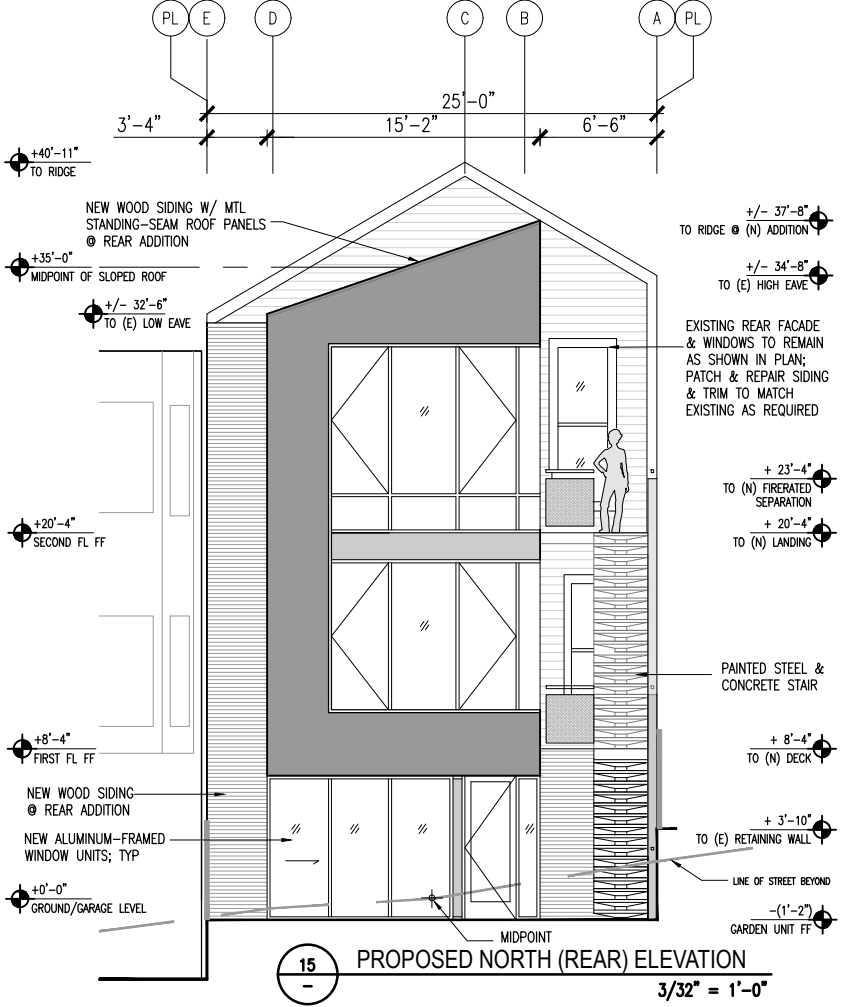
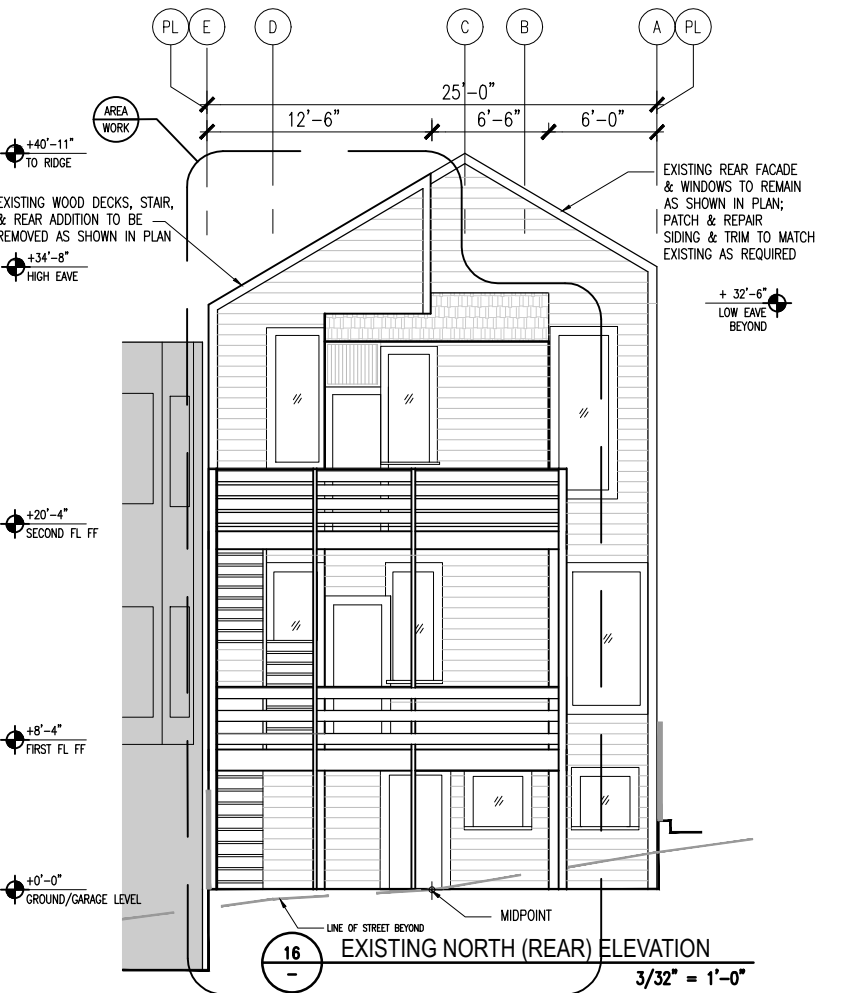
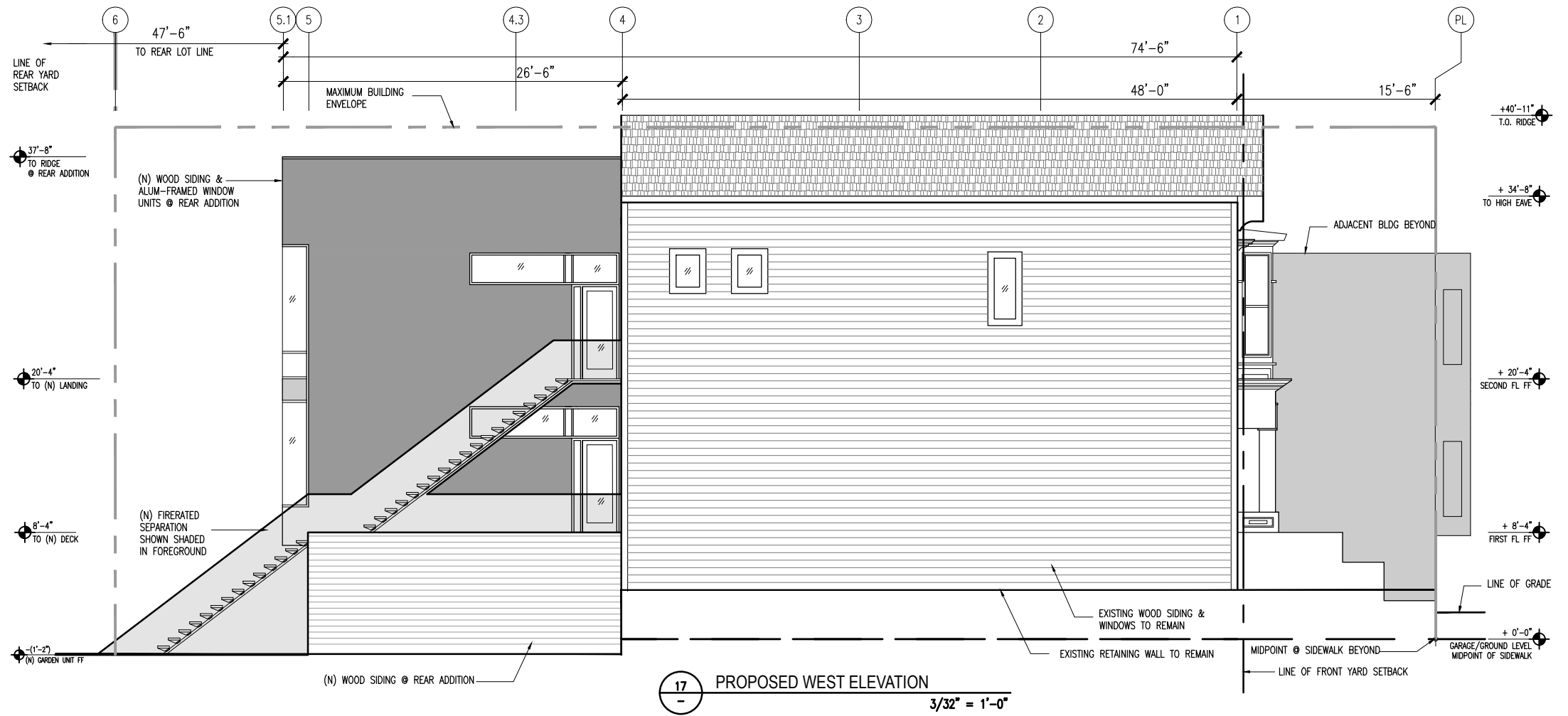
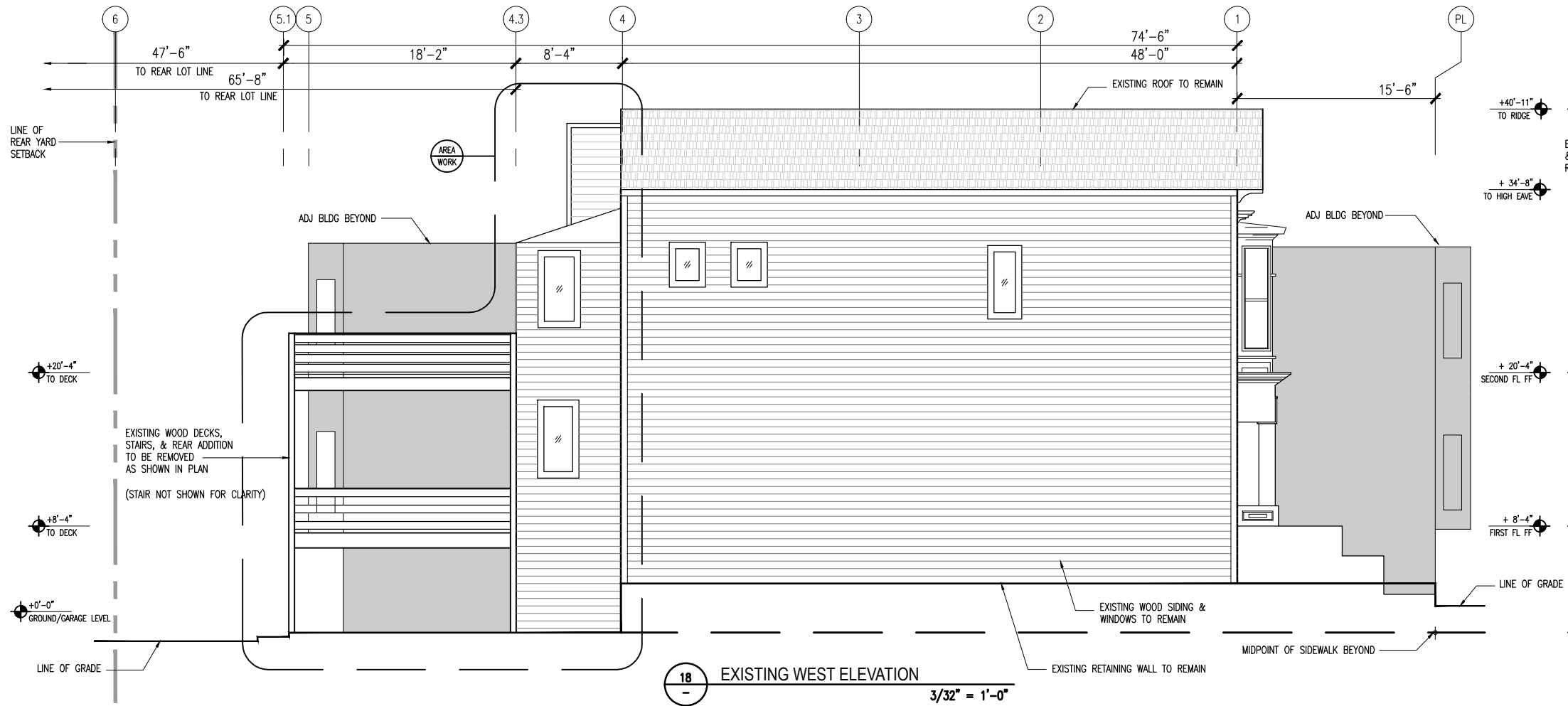
**10** EXISTING/DEMO ROOF PLAN  
3/32" = 1'-0"

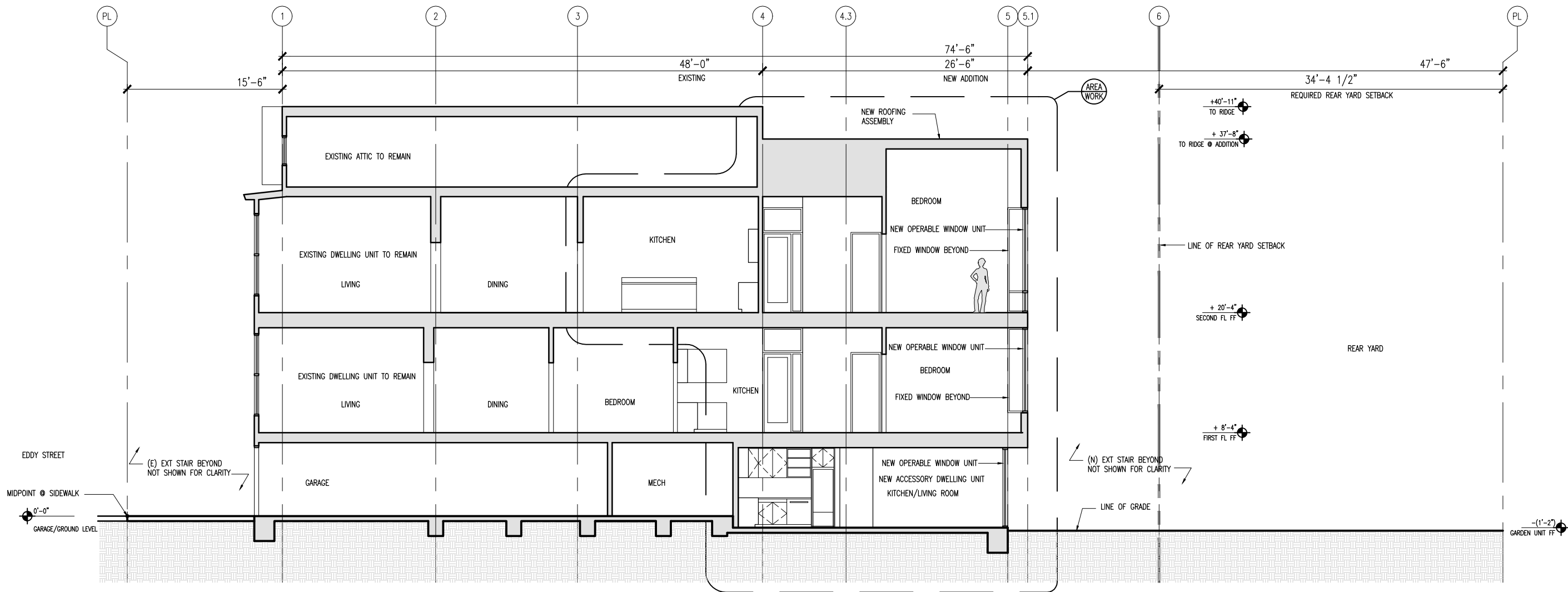
- LEGEND**
- EXISTING WALL TO REMAIN
  - SELECTIVE DEMOLITION
  - NEW PARTITION



**9** PROPOSED ROOF PLAN  
3/32" = 1'-0"

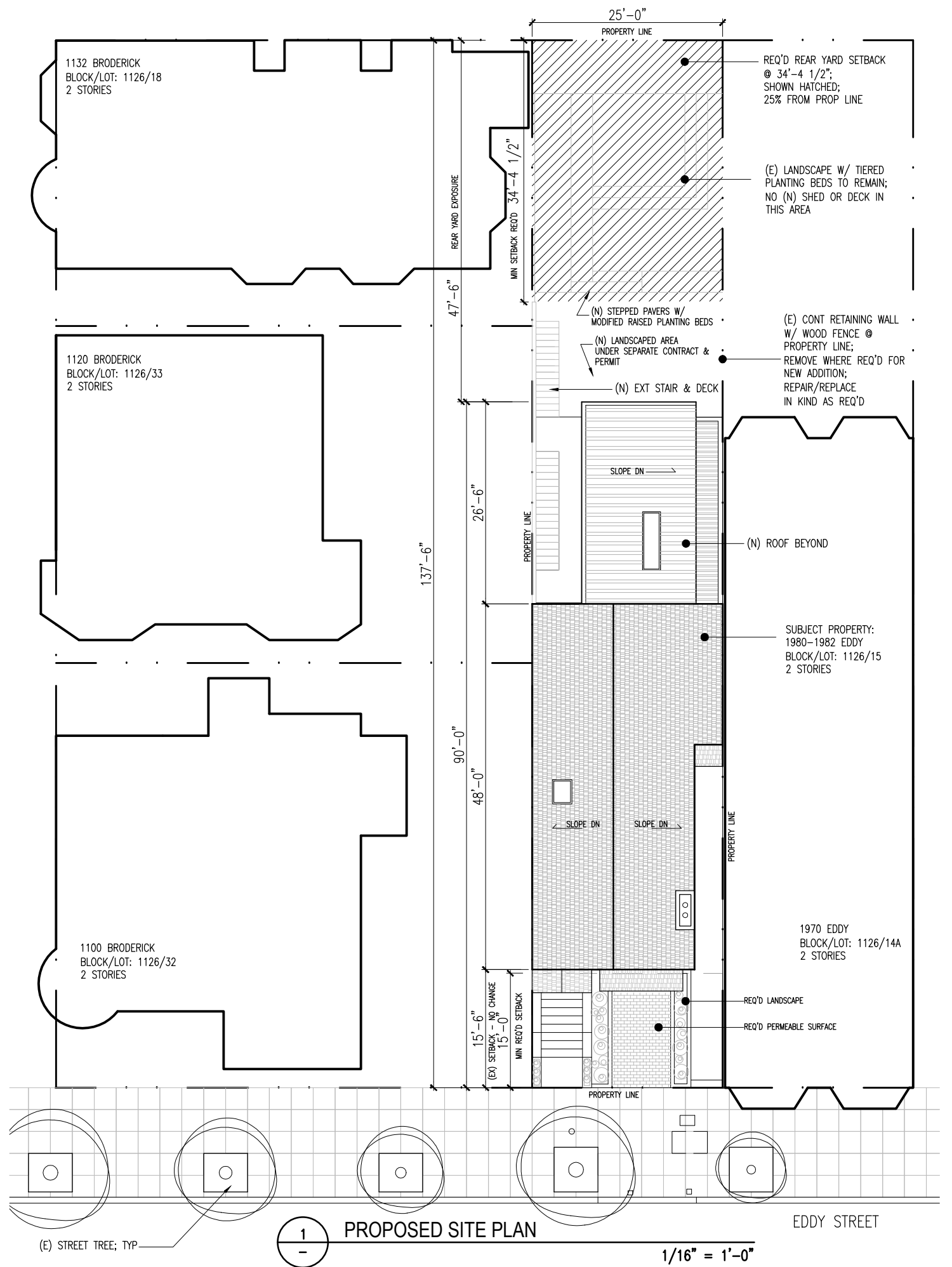
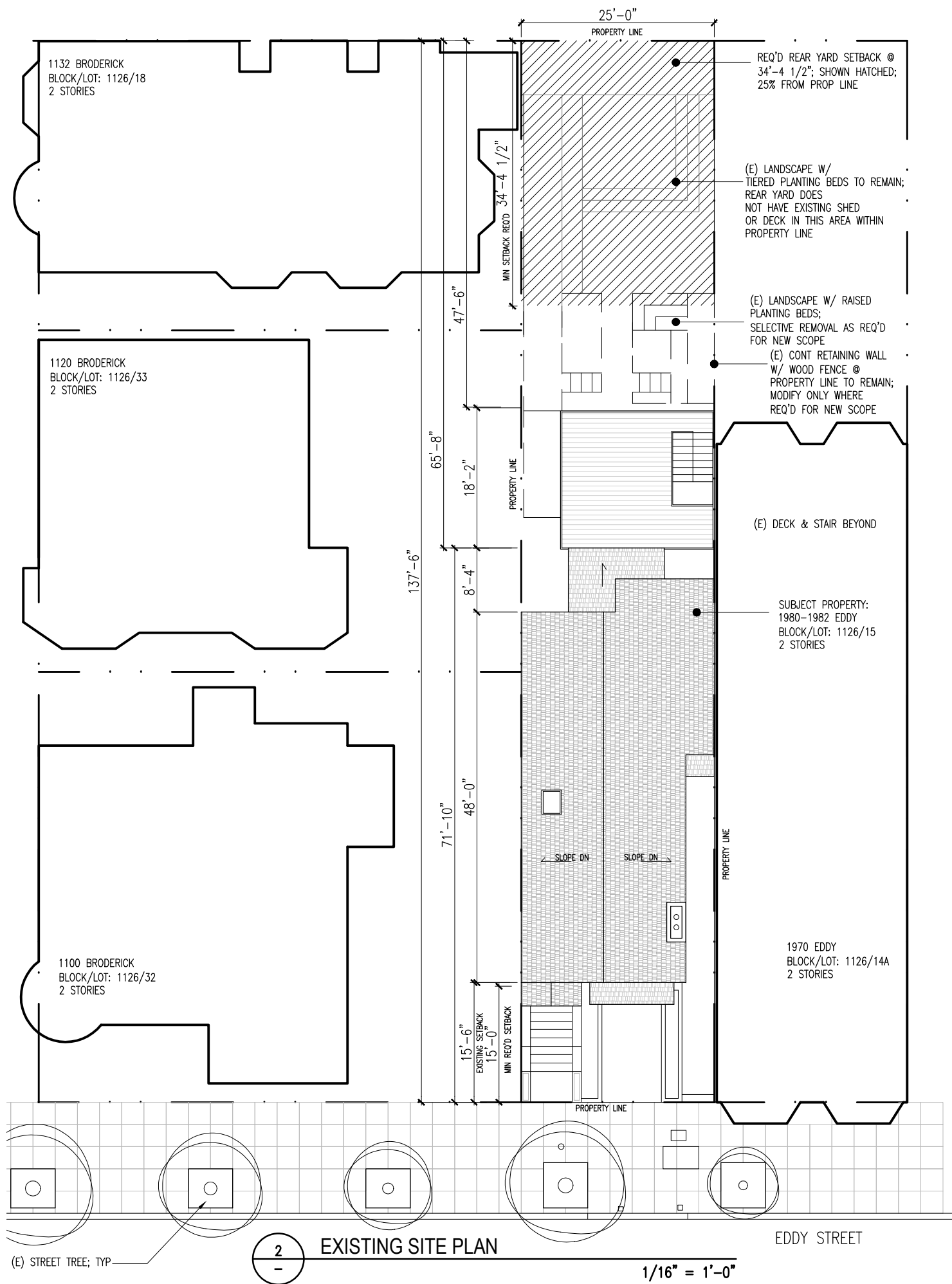


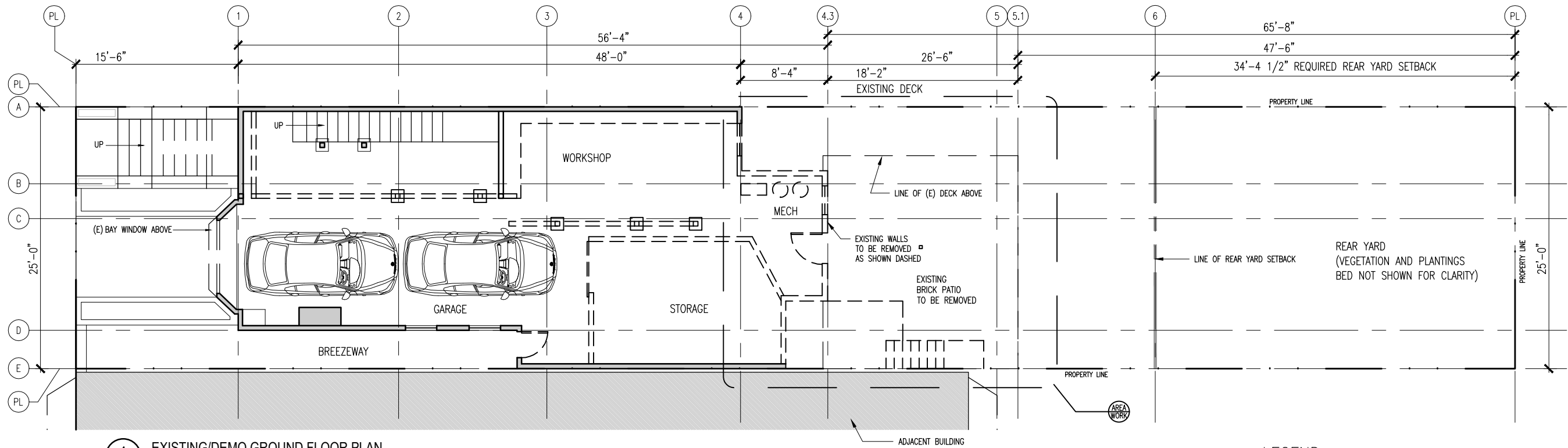




19 PROPOSED LONGITUDINAL SECTION  
3/32" = 1'-0"



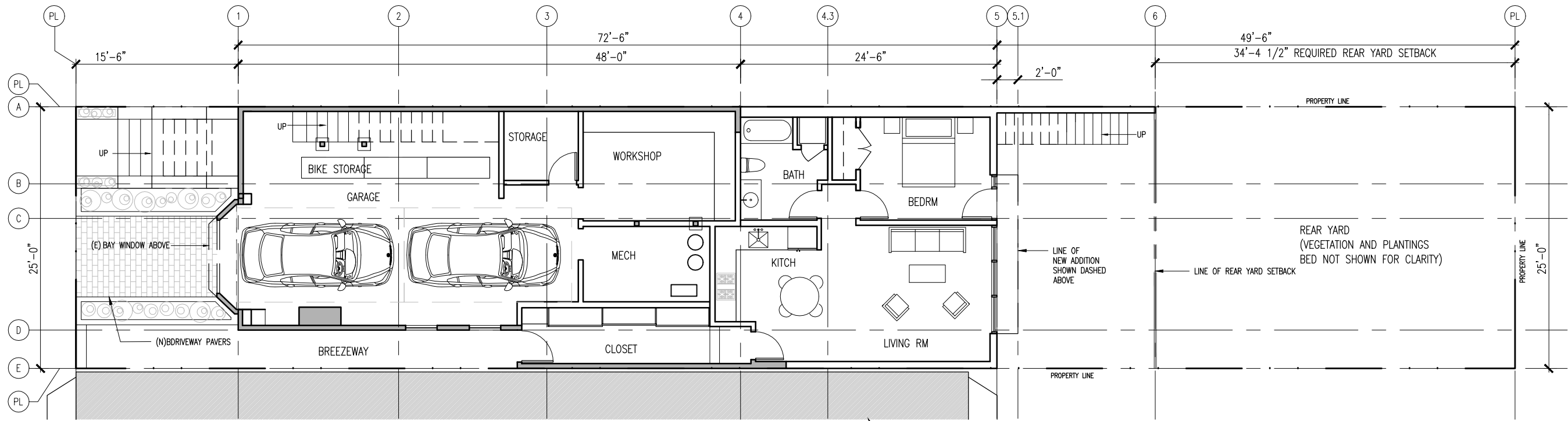




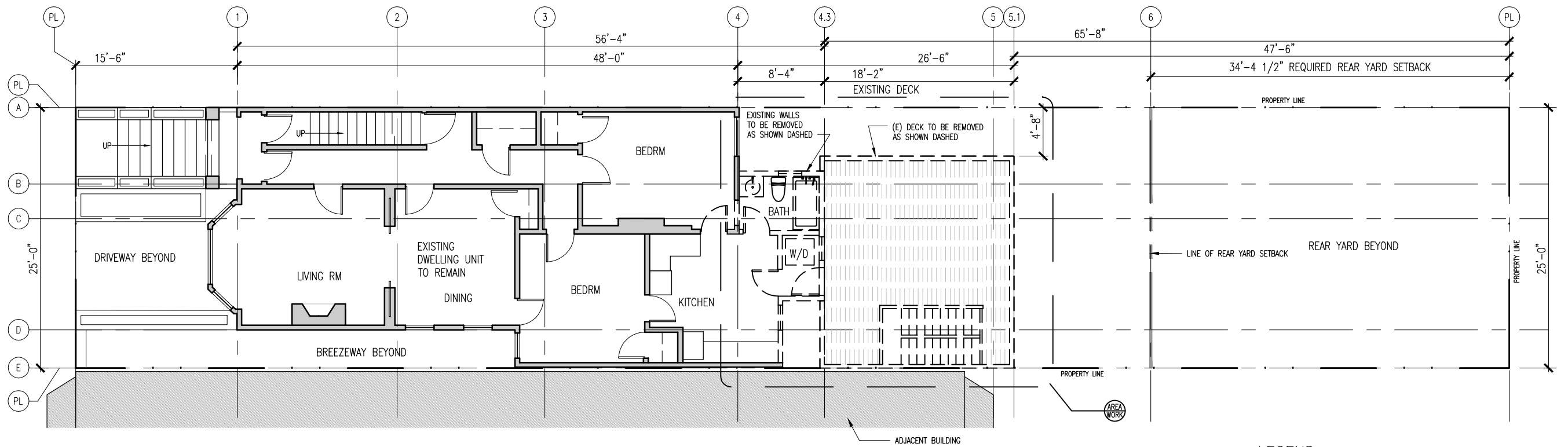
4 - EXISTING/DEMO GROUND FLOOR PLAN  
3/32" = 1'-0"

LEGEND

- EXISTING WALL TO REMAIN
- SELECTIVE DEMOLITION
- NEW PARTITION



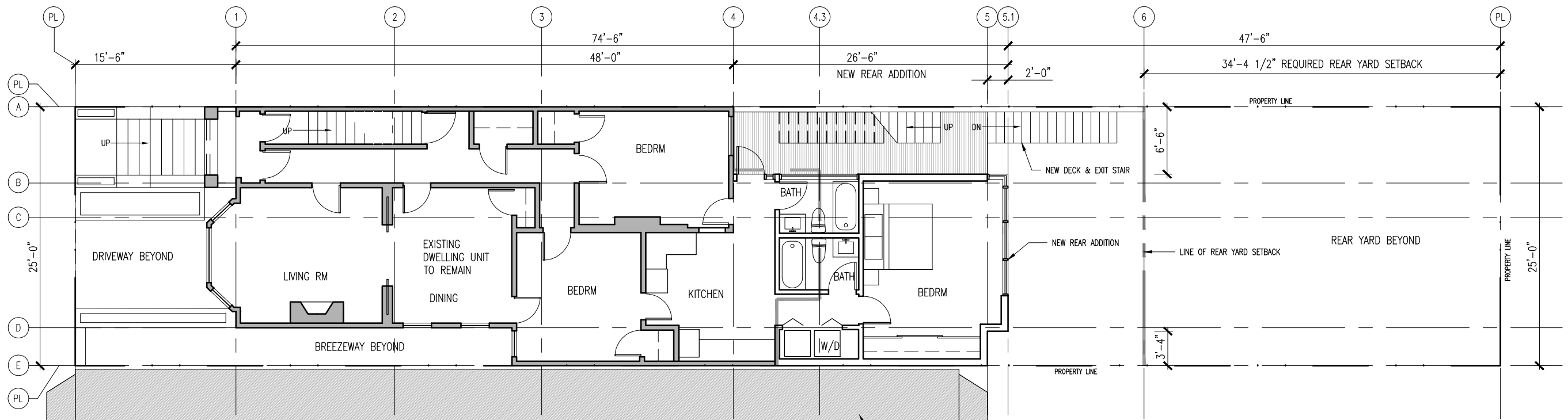
3 - PROPOSED GROUND FLOOR PLAN  
3/32" = 1'-0"



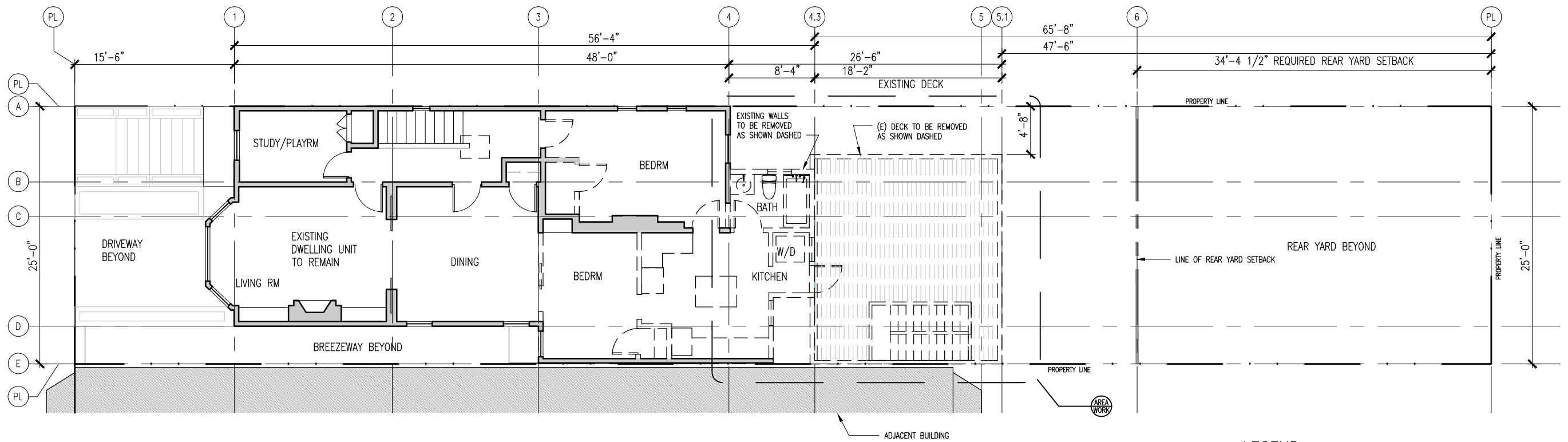
**6** EXISTING/DEMO FIRST FLOOR PLAN  
3/32" = 1'-0"

**LEGEND**

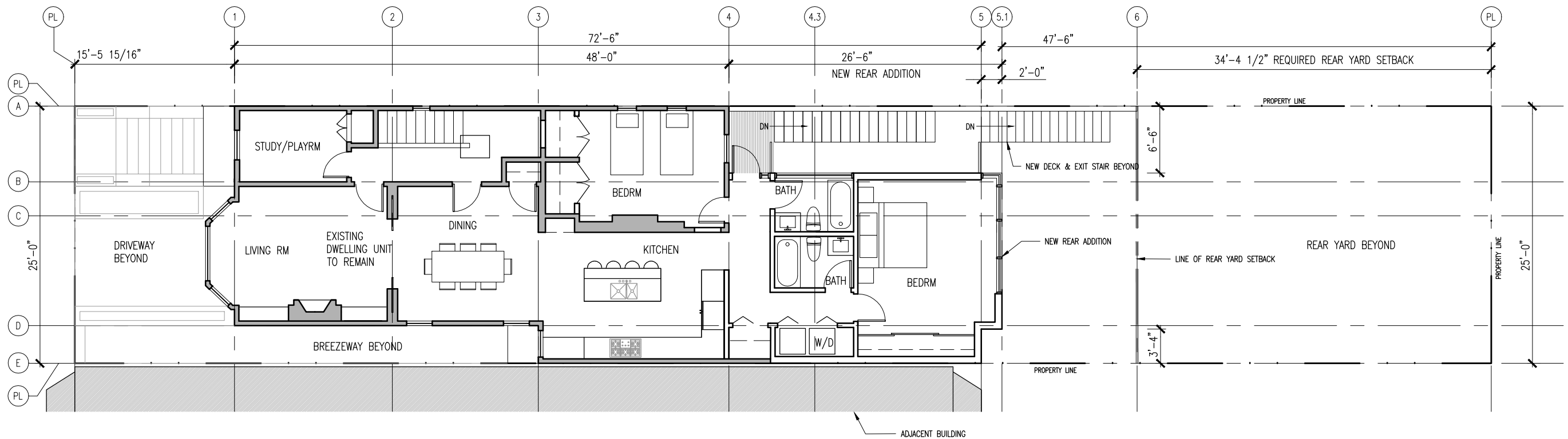
- EXISTING WALL TO REMAIN
- SELECTIVE DEMOLITION
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**5** PROPOSED FIRST FLOOR PLAN  
3/32" = 1'-0"

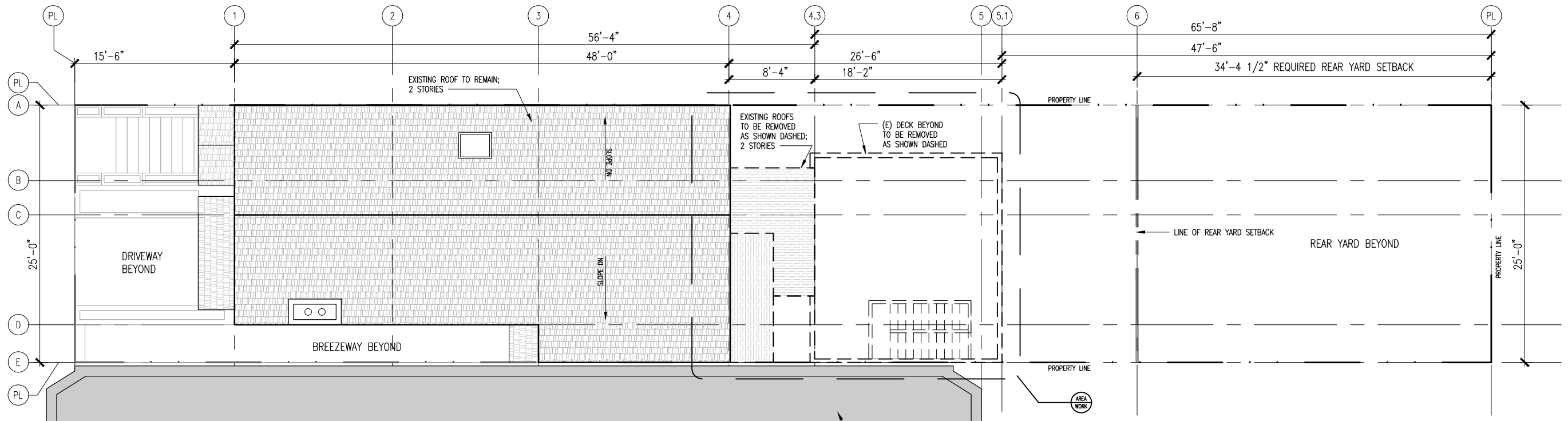


8 EXISTING/DEMO SECOND FLOOR PLAN  
3/32" = 1'-0"



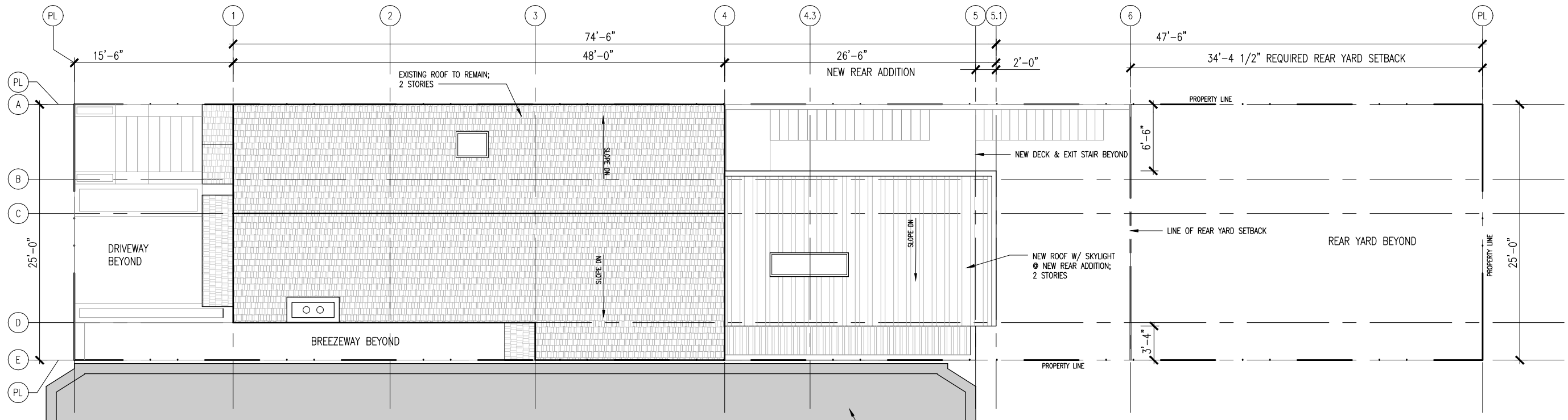
7 PROPOSED SECOND FLOOR PLAN  
3/32" = 1'-0"



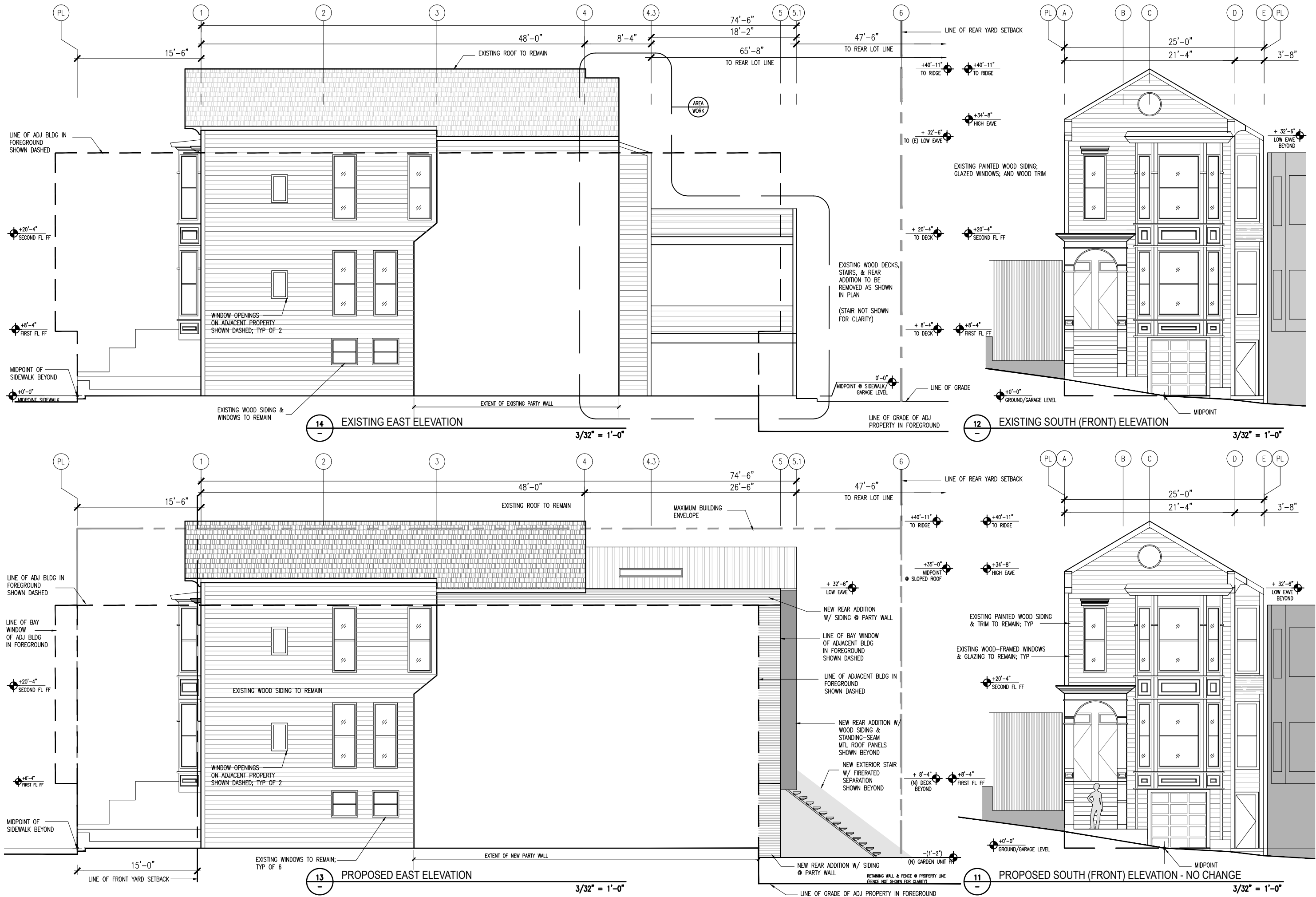


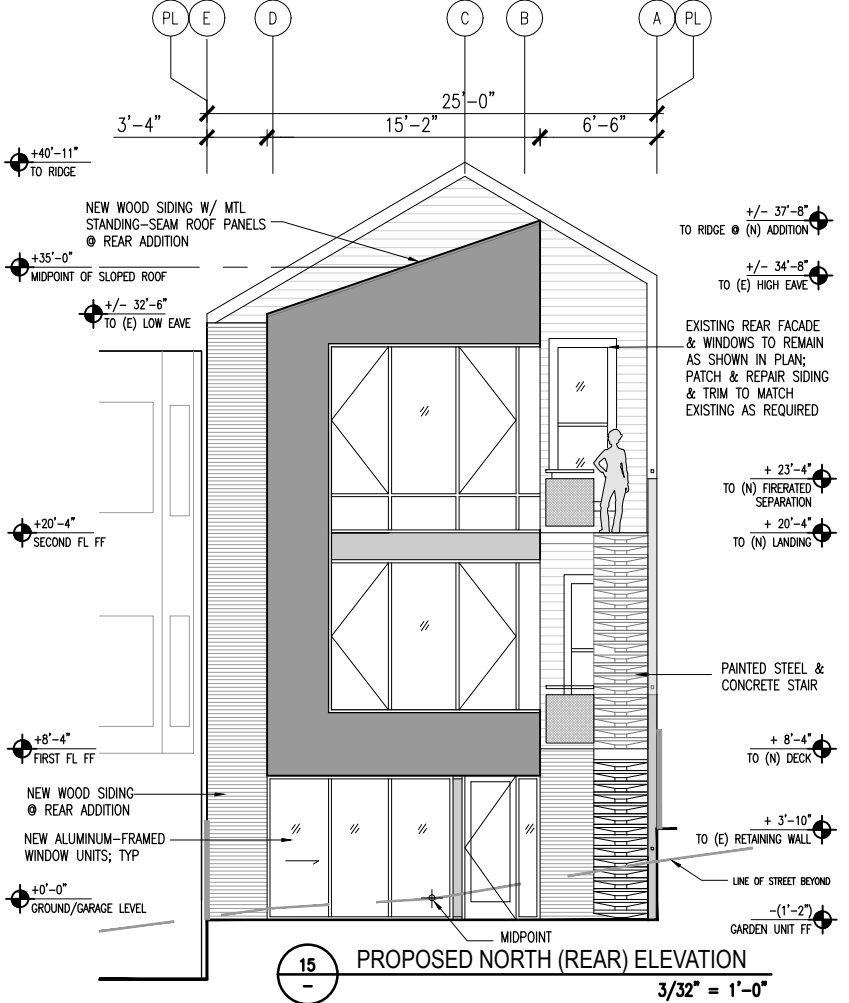
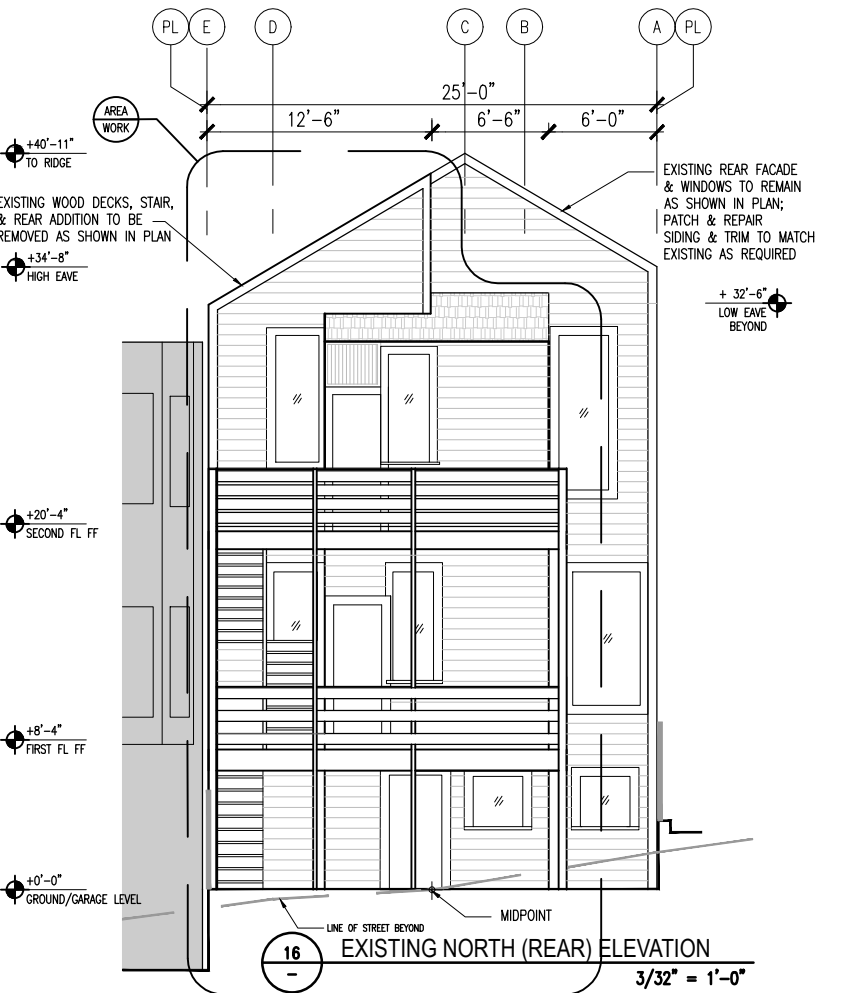
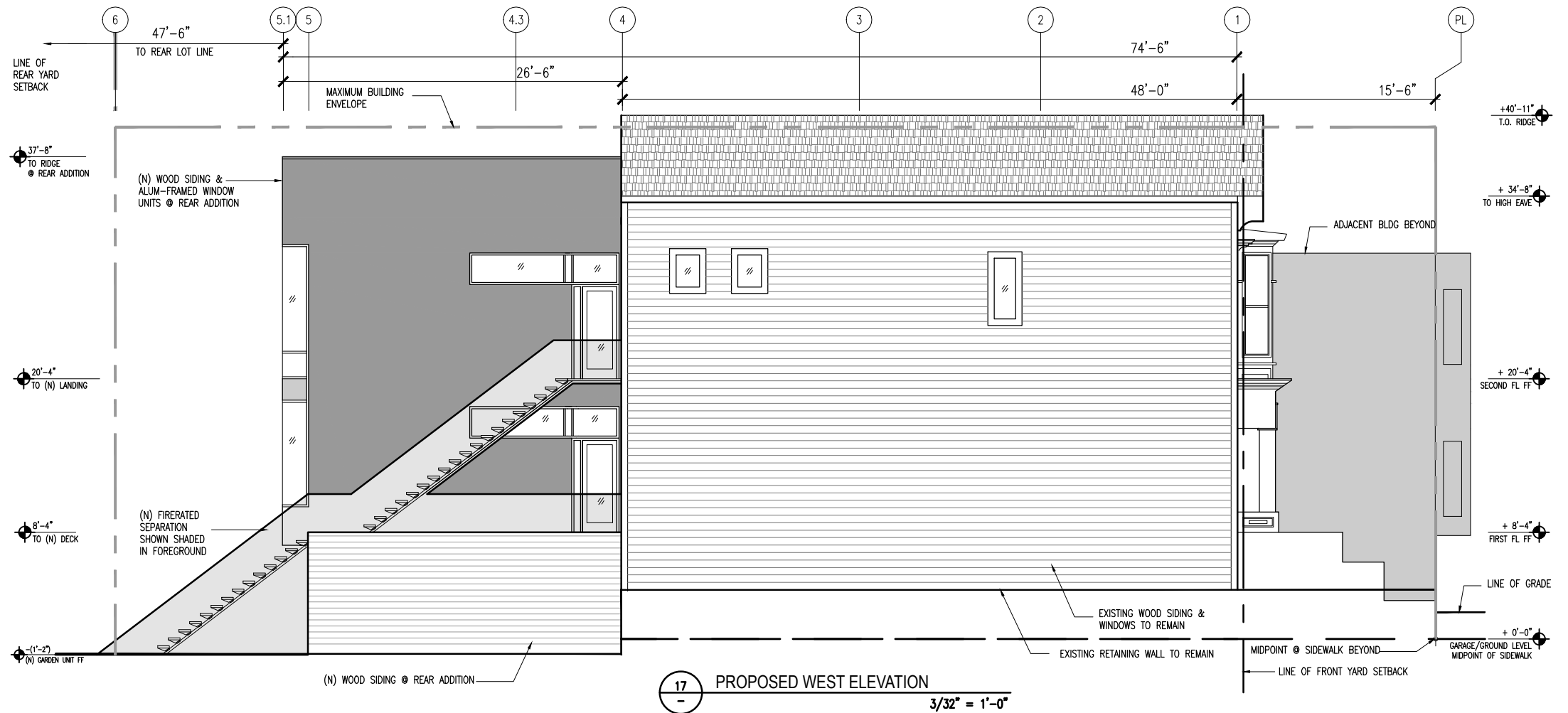
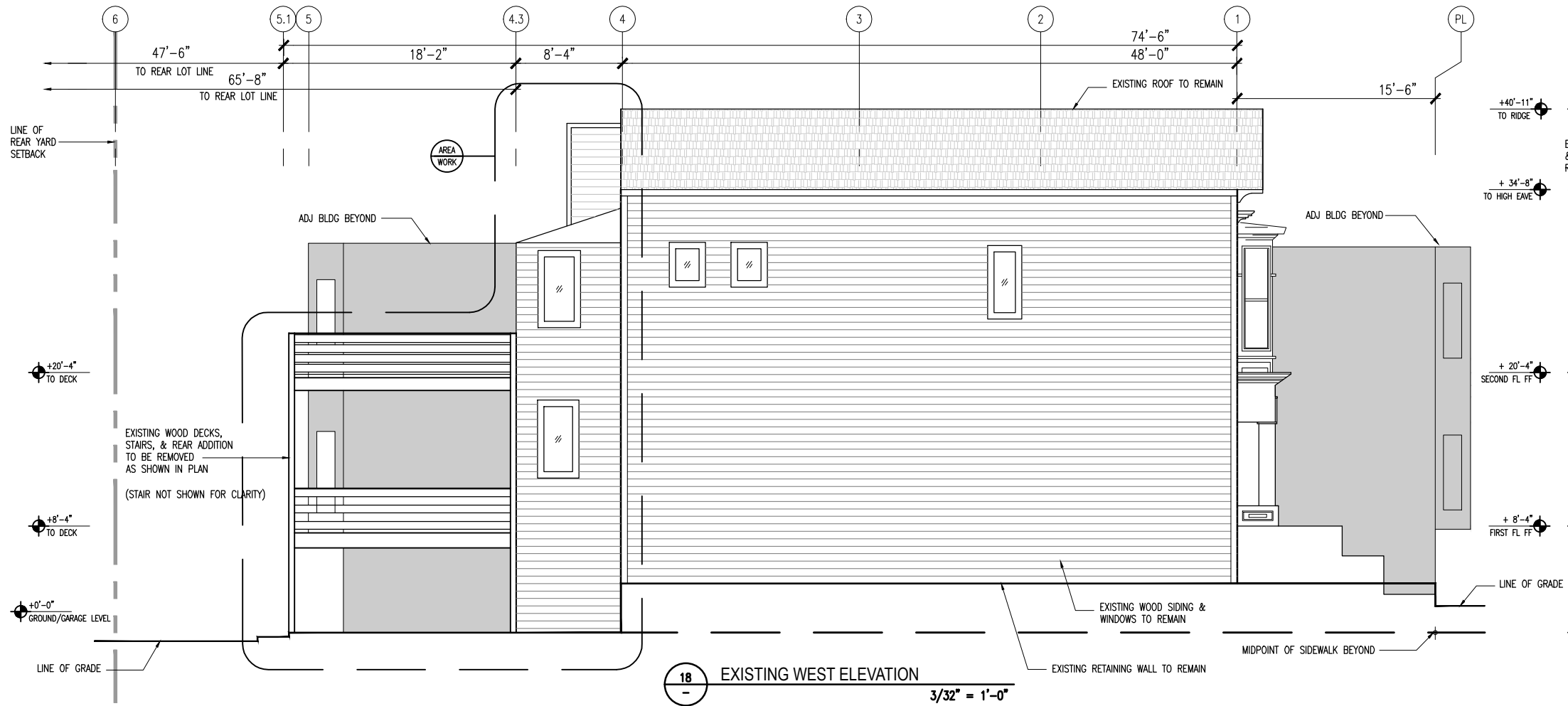
**10** EXISTING/DEMO ROOF PLAN  
3/32" = 1'-0"

- LEGEND**
- EXISTING WALL TO REMAIN
  - SELECTIVE DEMOLITION
  - NEW PARTITION

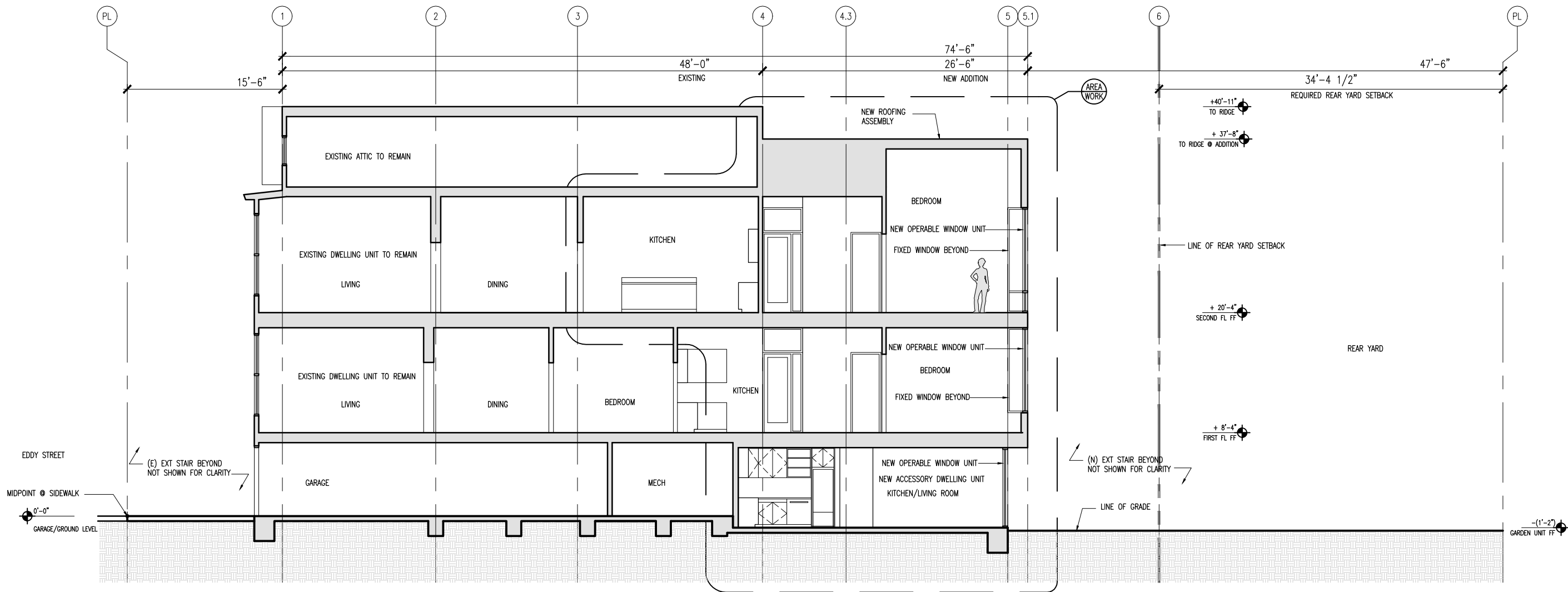


**9** PROPOSED ROOF PLAN  
3/32" = 1'-0"









19 PROPOSED LONGITUDINAL SECTION  
3/32" = 1'-0"





1980-1982 EDDY  
(SUBJECT PROPERTY)

CONTEXT PHOTO (WEST OF) SUBJECT PROPERTY





1980-1982 EDDY  
(SUBJECT PROPERTY)

CONTEXT PHOTO (EAST OF) SUBJECT PROPERTY





1968 EDDY

A



1948 EDDY

B



1930 EDDY

C



1900 EDDY

D

CONTEXT PHOTOS (SUBJECT BLOCK)

EDDY STREET PROJECT  
1980-1982 Street, San Francisco

gb|a+d





1901 EDDY

E



1915 EDDY

F



1951 EDDY

G



1997 EDDY

H

CONTEXT PHOTOS (ACROSS STREET)









# 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) |          |          |
| Occupied Stories (all levels with habitable rooms)   |          |          |
| Basement Levels (may include garage or windowless storage rooms)                           |          |          |
| Parking Spaces (Off-Street)  |          |          |
| Bedrooms   |          |          |
| Height   |          |          |
| Building Depth   |          |          |
| Rental Value (monthly)   |          |          |
| Property Value   |          |          |

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

|   |  |
|---|--|
| Signature:  | Date:  |
| Printed Name:   | <input type="checkbox"/> Property Owner<br><input type="checkbox"/> Authorized Agent |

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

**Please see attachments:**

- 1) Assessor's Summary from 'SF Property Map'
- 2) Sanborn Maps, Site Plan Diagram & Rendering
- 3) Letter(s) of Support from Neighbor(s)
- 4) DRP email Correspondence for record purposes

Report for: **1980 EDDY**

## Assessor

**Parcel** 1126015  
**Address** 1980-1982 EDDY ST

|                          |                |                          |                     |
|--------------------------|----------------|--------------------------|---------------------|
| <b>Assessed Values</b>   |                | <b>Construction Type</b> | Wood or steel frame |
| <b>Land</b>              | \$997,144.00   | <b>Use Type</b>          | Flats & Duplex      |
| <b>Structure</b>         | \$664,755.00   | <b>Units</b>             | 2                   |
| <b>Fixtures</b>          | -              | <b>Stories</b>           | 2                   |
| <b>Personal Property</b> | -              | <b>Rooms</b>             | 11                  |
| <b>Last Sale</b>         | 4/26/2004      | <b>Rooms</b>             | 5                   |
| <b>Last Sale Price</b>   | \$1,330,000.00 | <b>Bathrooms</b>         | 2                   |
| <b>Year Built</b>        | 1906           | <b>Basement</b>          | -                   |
| <b>Building Area</b>     | 2,300 sq ft    |                          |                     |
| <b>Parcel Area</b>       | 3,437.5 sq ft  | <b>Parcel Shape</b>      | Rectangular         |
| <b>Parcel Frontage</b>   | -              | <b>Parcel Depth</b>      | 37.5 ft             |

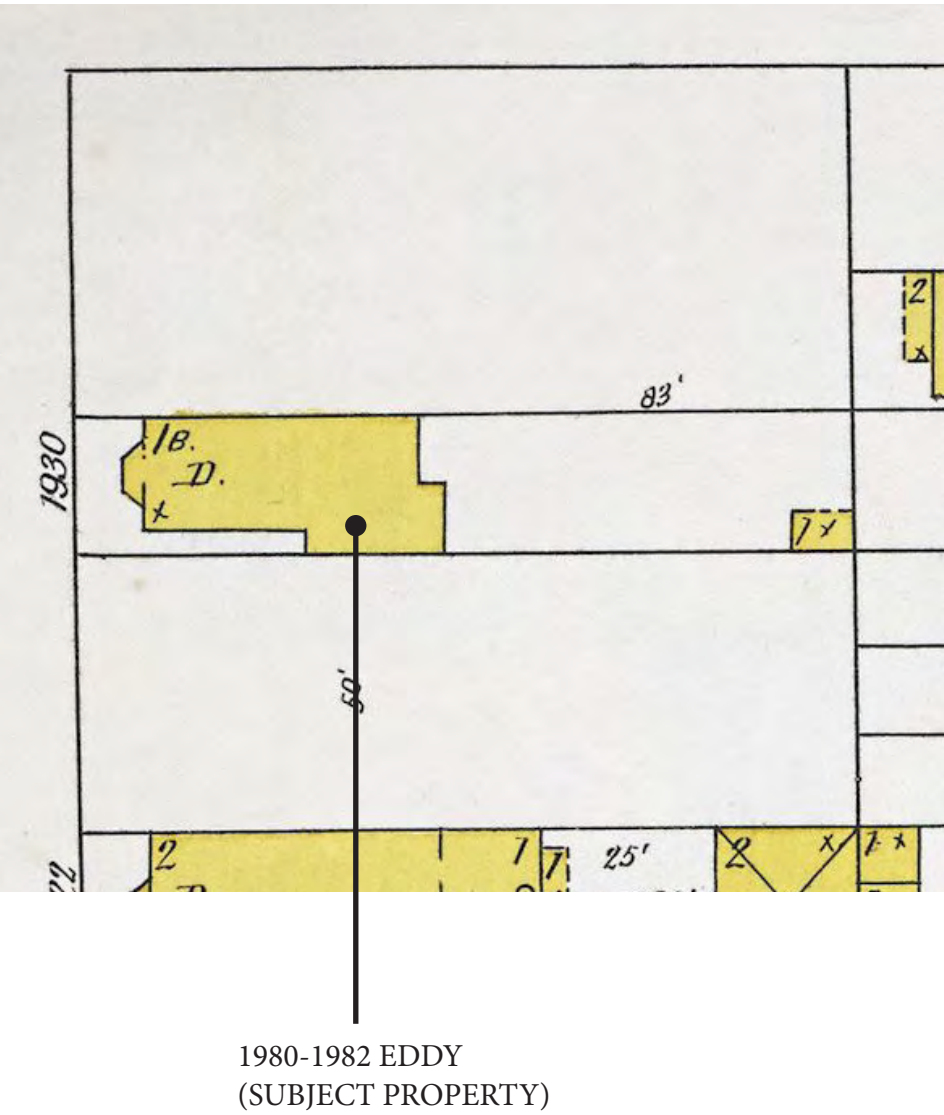
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**Parcel** 1126015  
**Address** 1980-1982 EDDY ST

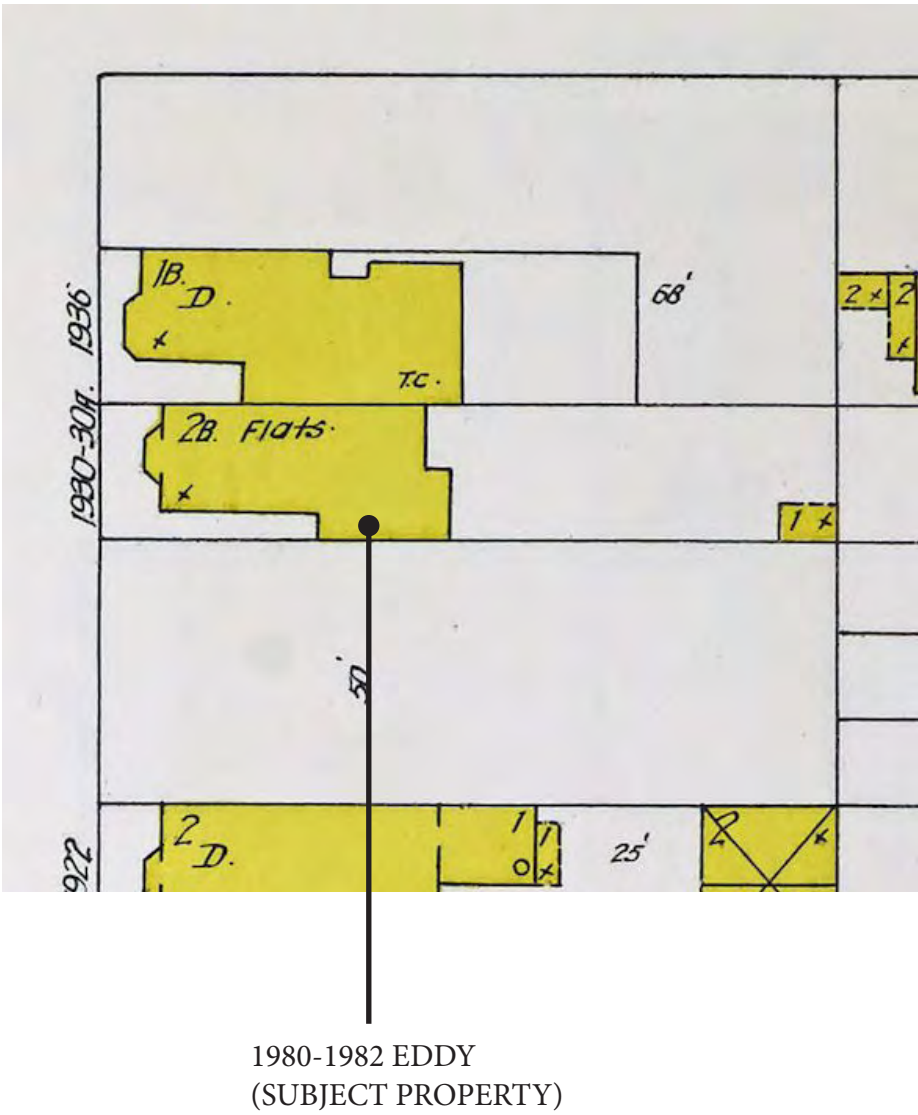
|                          |                |                          |                     |
|--------------------------|----------------|--------------------------|---------------------|
| <b>Assessed Values</b>   |                | <b>Construction Type</b> | Wood or steel frame |
| <b>Land</b>              | \$997,144.00   | <b>Use Type</b>          | Flats & Duplex      |
| <b>Structure</b>         | \$664,755.00   | <b>Units</b>             | 2                   |
| <b>Fixtures</b>          | -              | <b>Stories</b>           | 2                   |
| <b>Personal Property</b> | -              | <b>Rooms</b>             | 11                  |
| <b>Last Sale</b>         | 4/26/2004      | <b>Rooms</b>             | 5                   |
| <b>Last Sale Price</b>   | \$1,330,000.00 | <b>Bathrooms</b>         | 2                   |
| <b>Year Built</b>        | 1906           | <b>Basement</b>          | -                   |
| <b>Building Area</b>     | 2,300 sq ft    |                          |                     |
| <b>Parcel Area</b>       | 3,437.5 sq ft  | <b>Parcel Shape</b>      | Rectangular         |
| <b>Parcel Frontage</b>   | -              | <b>Parcel Depth</b>      | 37.5 ft             |

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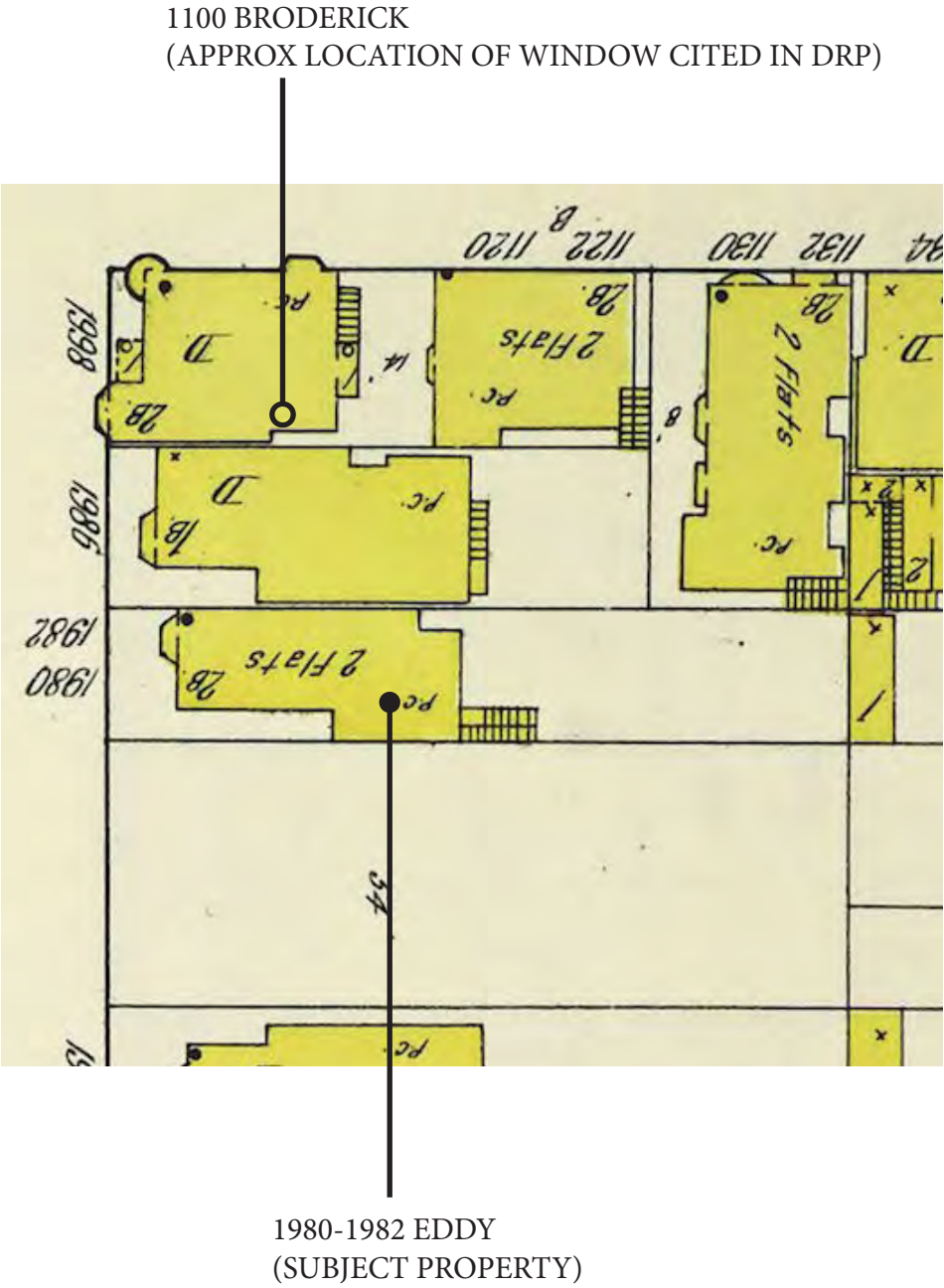
HISTORIC SANBORN MAPS INDICATE EXPANSION OF NEIGHBORHOOD OVER 20 YEARS.  
NOTE EXISTING STRUCTURE AT [FORMERLY] 1986 EDDY THAT WAS SUBSEQUENTLY DEMOLISHED AT A LATER DATE;  
A RECORD OF ITS DEMOLITION IS UNKNOWN PER INFORMATION PROVIDED BY SF PROPERTY MAP.



SANBORN MAP CIRCA 1893



SANBORN MAP CIRCA 1899



SANBORN MAP CIRCA 1913 -1950

1100 BRODERICK  
(APPROX LOCATION OF WINDOW CITED IN DRP)

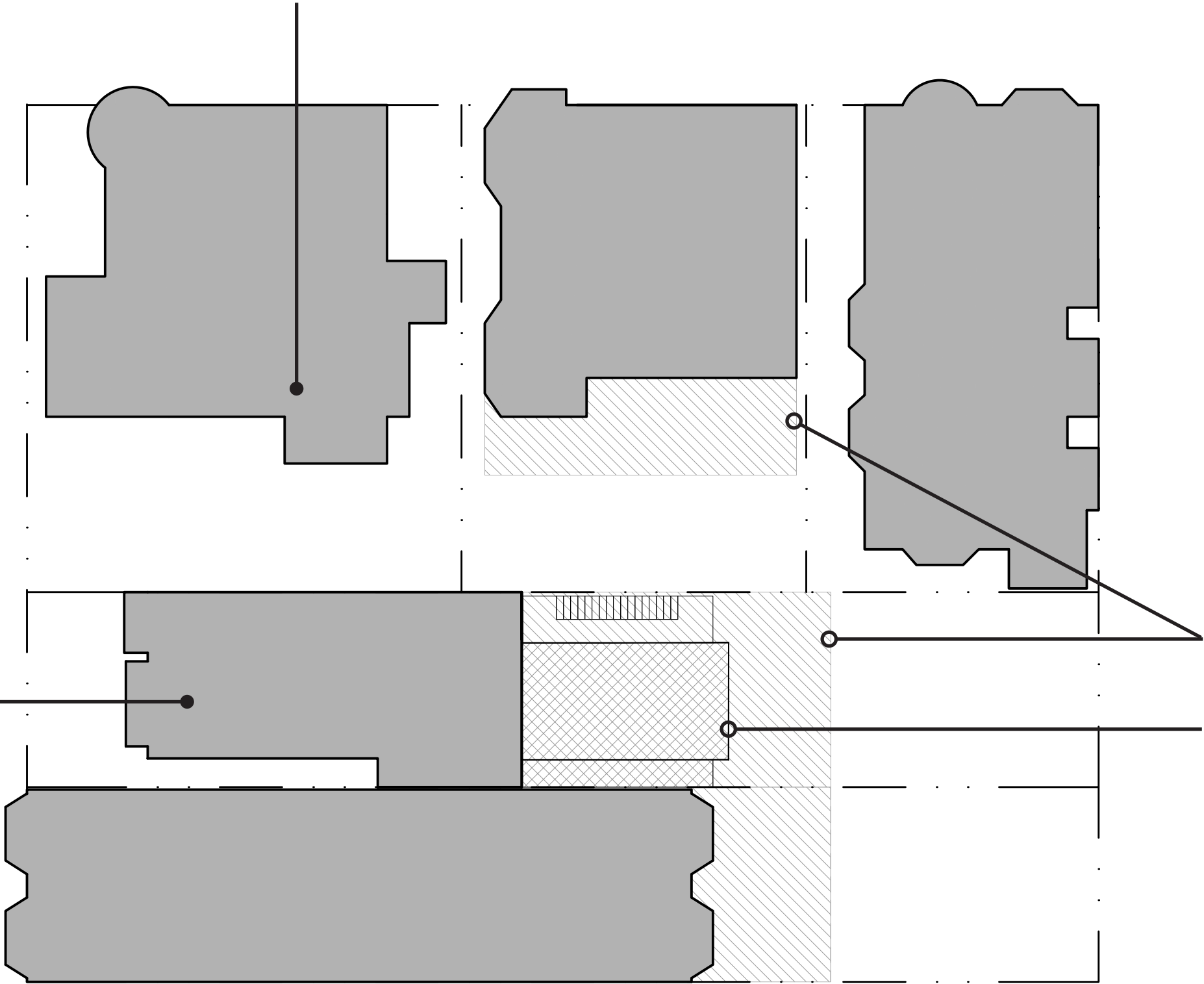
1980-1982 EDDY  
(SUBJECT PROPERTY)

HATCHED AREAS INDICATE  
ALLOWABLE FOOTPRINT OF  
40 FOOT HIGH MASSINGS PER  
PROPERTY

CROSS-HATCH INDICATES  
FOOTPRINT OF PROPOSED  
38 FOOT HIGH MASSING OF  
SUBJECT PROPERTY



SITE PLAN DIAGRAM







RENDERING (LOOKING NORTHEAST) from ADJ PROPERTY

**Robert L. Speer**  
**1966 Eddy Street**  
**San Francisco, CA 94115**

June 7, 2019

To whom it may concern:

RE: Building Permit for 1980-82 Eddy Street (2018.08.16.7596)

I have owned my home since 1975 and helped found our neighborhood association (Beideman Area Neighborhood Group) in 1976. My neighbors and I have accomplished many improvements such as street trees, underground utilities, street permit parking and desirable infill housing with input to and the assistance of the San Francisco Redevelopment Agency for the lots with demolished housing. My house circa 1912 was rehabilitated in 1978 with SFRA financial funding.

I have reviewed the permit application and found the proposed additions for the building circa 1870s to be most combatable for the neighborhood. The additions conform to the existing lot set back requirements and provide an attractive and sensitive architectural design.

Sincerely,

Robert L. Speer





Maria Danielides <maria@gbad.com>

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## Regarding build permit application no 2018.08167596; Project address 1980-82 Eddy street, Block/Lot: 1126/015

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George Bradley <gabradley@gbad.com>

Tue, May 21, 2019 at 3:57 PM

To: Rupen <rupenchanda@gmail.com>

Cc: Maria Danielides <maria@gbad.com>, christopher.may@sfgov.org

Rupen,

Thank you for the additional information including the photographs from your widow.

Based on the address and the photographs provided, your property is located uphill and to the west of the proposed project. There is quite a bit of distance between your house and the property at [1980-82 Eddy Street](#).

For your reference, I have sketched the proposed design over one of your photographs. Although private views are not protected and your view may be altered from what you experience today, it will remain quite stunning once the project is completed. When planning the design of the addition, we were sensitive to the surrounding neighbors and made a concerted effort to minimize the projects impact on the neighborhood context and immediate neighbors. See below a few key points illustrating this effort by our team:

- Building wholly within and less than the allowable height and volumetric limits set by the zoning code.
  - The proposed height of the addition is under both the existing gable and the 40'-0" height limit allowable per the zoning code.
  - The rear wall of the project is over 13'-0" from the allowable rear set back to be in-line with the eastern neighbors rear facade and in roughly the same plane as the existing rear deck the addition is replacing.
- Voluntary side-yard 'setback'.
  - In lieu of maximizing the width of the rear addition to extend from east to west property lines, the second and third floors are recessed 6'-6" from the west property line, minimizing the massing of the building against the adjacent yards and allowing for an abundance of natural air and light into the all of the yards, including that of the project.

I hope the sketch and brief list of accommodations already made help you better understand the proposed design and alive you concerns.

If you have any additional questions, please feel free to contact me or Mr. May at the SF Planning department.

Regards,

George

George A. Bradley, AIA | Principal

gb | architecture + design

[97 Park Hill Avenue](#)

[San Francisco, California 94117](#)

415.871.1106 mobile

415.861.6567 office

[gbad.com](#)



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[Quoted text hidden]





Maria Danielides <maria@gbad.com>

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**Regarding build permit application no 2018.08167596; Project address 1980-82 Eddy street, Block/Lot: 1126/015**

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**Rupen** <rupenchanda@gmail.com>

Sat, May 18, 2019 at 5:05 AM

To: George Bradley <gabradley@gbad.com>

Cc: Maria Danielides <maria@gbad.com>, christopher.may@sfgov.org

Hello George

Please allow me to provide details.

The house we live is [1100 Broderick St.](#). It is the house at the corner of Eddy and Broderick. The topmost floor addition will be ruining our view from our bedroom and thereby significantly devalue our property. House with view vs house with obstructed view has material price difference.

I have attached few photos showing the problem. We can schedule a time and you are more than welcome to come to our home and see the problem for yourself.

Kind regards

Rupen

[Quoted text hidden]



**IMG\_20190508\_171132.jpg**  
304K

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**Regarding build permit application no 2018.08167596; Project address 1980-82 Eddy street, Block/Lot: 1126/015**

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**Rupen** <rupenchanda@gmail.com>

Sat, May 18, 2019 at 5:06 AM

To: George Bradley <gabradley@gbad.com>

Cc: Maria Danielides <maria@gbad.com>, christopher.may@sfgov.org

I have missed the other photos

Kind regards

Rupen

[Quoted text hidden]

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**4 attachments**



**IMG\_20190508\_171132.jpg**  
304K



**IMG\_20190508\_171042.jpg**  
391K



**IMG\_20190508\_171112.jpg**  
467K



Maria Danielides <maria@gbad.com>

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## Regarding build permit application no 2018.08167596; Project address 1980-82 Eddy street, Block/Lot: 1126/015

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George Bradley <gabradley@gbad.com>

Mon, May 6, 2019 at 11:02 AM

To: rupenchanda@gmail.com

Cc: Maria Danielides <maria@gbad.com>, christopher.may@sfgov.org

Hello Rupen,

My name is George Bradley. I am the principal of gb|AD and am working with Maria on the Eddy Street project referenced in your email.

In order for us to better understand and address your concerns, please provide more detailed information including your home address and photographs FROM the window towards the view and subject property as well as an exterior photograph OF the window. Any drawings, diagrams or quick sketches illustrating your thoughts on how the subject property's proposed design negatively impacts your home may also be helpful.

Once we have received and been able to review the information, we can collectively determine what the next step of this process.

Please know that with our clients, we have worked to ensure that the proposed rear addition is compatible with the overall neighborhood context and compliant with the SF Planning Department's zoning rules and regulations. The modest addition is situated wholly within the allowable building envelope for your neighborhood and is set in 5'-6" from the western property line, maintaining an abundance of light and air for subject property's rear yard and for the neighbors abutting the property. Although I am not an expert in the matter, I believe the addition to the property will increase the value of the property and theoretically have a positive effect on the value of adjacent properties.

I look forward to hearing from you soon.

Respectfully,

George

George A. Bradley, AIA | Principal

gb | architecture + design

[97 Park Hill Avenue](#)

[San Francisco, California 94117](#)

415.871.1106 mobile

415.861.6567 office

[gbad.com](#)

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Maria Danielides <maria@gbad.com>

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**Regarding build permit application no 2018.08167596; Project address 1980-82  
Eddy street, Block/Lot: 1126/015**

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**Rupen** <rupenchanda@gmail.com>

Sat, Apr 27, 2019 at 7:37 AM

To: maria@gbad.com, Christopher.may@sfgov.org

Hello Maria

Yesterday I have received the plan regarding this project. I am one of the next door neighbor. Please note that, the top level (3rd floor) extension pretty significantly blocks view from my room window, which will adversely affect my home value and it needs to be addressed. Other than that I have no objection.

Hello Planning office (Christopher),

I will be more than happy show you how it will impact the view from my bedroom, and I believe it will impact my home value.

Please let me know what would be the next step.

Kind regards

Rupen