



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: SEPTEMBER 5, 2019

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: August 20, 2019
Case No.: 2018-013317DRP
Project Address: 333 El Camino Del Mar
Permit Application: 2018.0927.1583
Zoning: RH-1 [Residential House, One-Family]
40-X Height and Bulk District
Block/Lot: 1332/044
Project Sponsor: Georgianna Kleman
Sutro Architects
1055 Post Street,
San Francisco, CA 94109
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 624 s.f. vertical addition over the existing building footprint and setback 27' from the front façade.

SITE DESCRIPTION AND PRESENT USE

The site is a 3,000 s.f lot with an existing 3-story, 3,739 s.f. single-family house built in 1923. The existing house extends shallower into the rear yard than its adjacent neighbors.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

This block of El Camino Del Mar has a prevalent pattern of 3-story houses. The greater neighborhood does have occasional 4th stories additions that are set back from the street. The massing of houses with respect to the mid-block open space is somewhat inconsistent, yet the subject property is well behind its adjacent neighbors.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	April 15, 2019 – May 15, 2019	5.17. 2019	9.5. 2019	112 days

HEARING NOTIFICATION

www.sfplanning.org

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	August 17, 2019	August 17, 2019	20 days
Mailed Notice	20 days	August 17, 2019	August 17, 2019	20 days
Online Notice	20 days	August 17, 2019	August 17, 2019	20 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	0	0
Other neighbors on the block or directly across the street	8	13	0
Neighborhood groups	0	1	0

DR REQUESTOR

Frank DeRosa of 126 27th Avenue, neighbor to the Southwest of the proposed project.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

1. The roof addition appears to exceed the 35' height limit.
2. The fourth-story addition will set a precedent that will transform this into a 4-story neighborhood and impact the light to streets and backyards.
3. Massing of the addition blocks access to mid-block open space from neighboring yards.

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

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The sponsor has complied with the Residential Design Guideline (RDGs) enumerated below, in relation to building massing at the rear to address issues related to scale at the street and mid-block open space, light and privacy. The project complies with the Code and the Residential Design Guidelines.

See attached *Response to Discretionary Review*, dated July 23, 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).

DEPARTMENTAL REVIEW

Both the Zoning Administrator and the Assistant Zoning Administrator reviewed the project with respect to the measurement of height and concluded that it complied with the measurement of height per Section 260 of the Planning Code.

In light of the DR request, this project was reviewed by Residential Design Advisory team and confirmed that this project complies the Residential Design Guidelines. Specifically:

1. Since the proposed addition is set back 27' from the front building wall, is sculpted in a sloping roof and does not extend past the existing rear wall, the addition complies with the guidelines related to scale at the street and scale at the rear yard; and
2. The impacts on light from this modest enlargement on either mid-block open space or street from this addition were not deemed to be exceptional or extraordinary, since the addition is on the existing footprint of a building that is shallower than its adjacent neighbors and is north of the mid-block open space.

RECOMMENDATION:	Do not take DR and Approve
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Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
DR Application and exhibits
Response to DR Application dated July 23, 2019
Letters
Reduced Plans

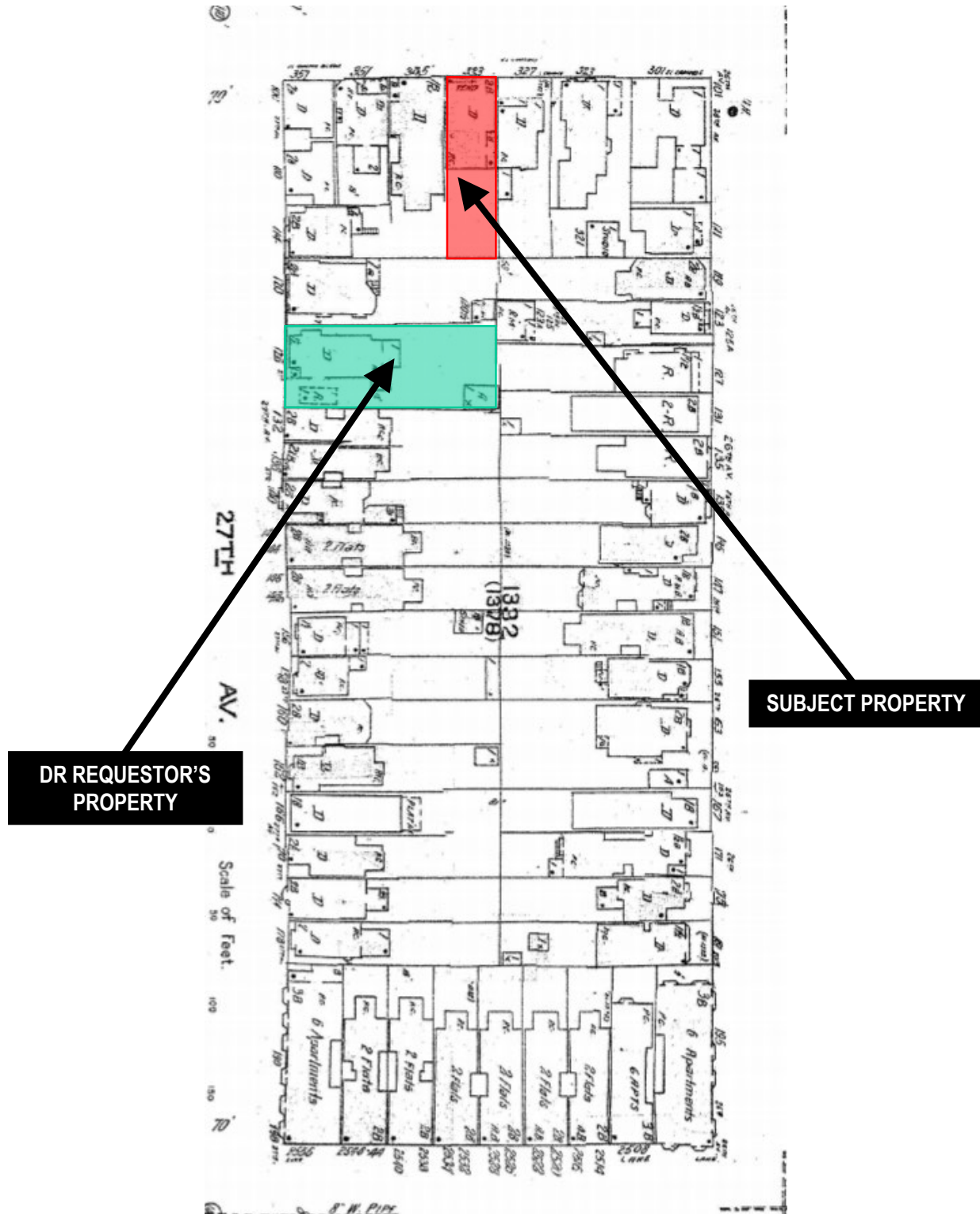
Exhibits

EL CAMINO DEL MAR



SAN FRANCISCO
PLANNING DEPARTMENT

Sanborn Map*

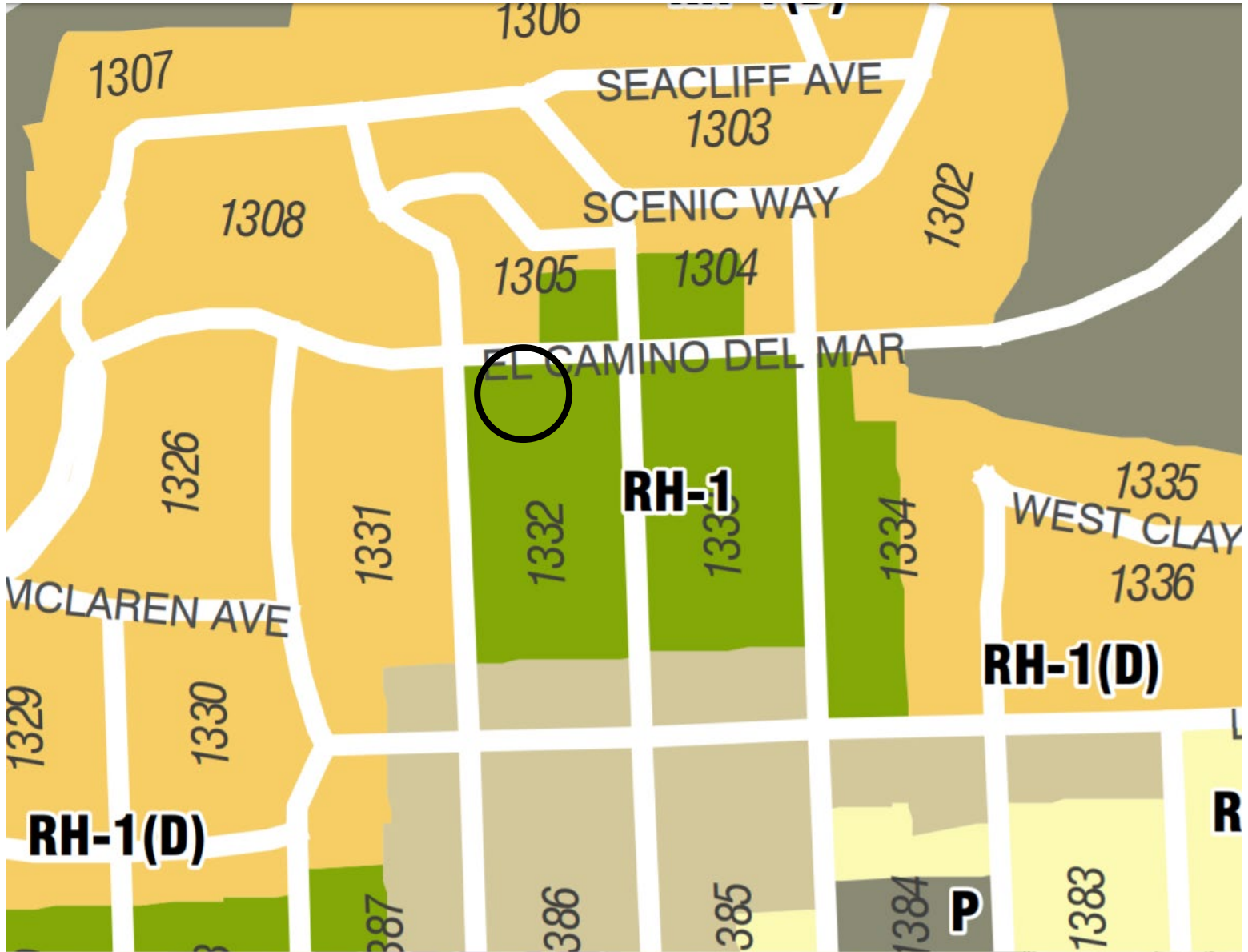


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing
Case Number 2018-013317DRP
333 El Camino Del Mar

Zoning Map



Discretionary Review Hearing
Case Number 2018-013317DRP
333 El Camino Del Mar

Aerial Photo



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2018-013317DRP
333 El Camino Del Mar

Aerial Photo



Aerial Photo



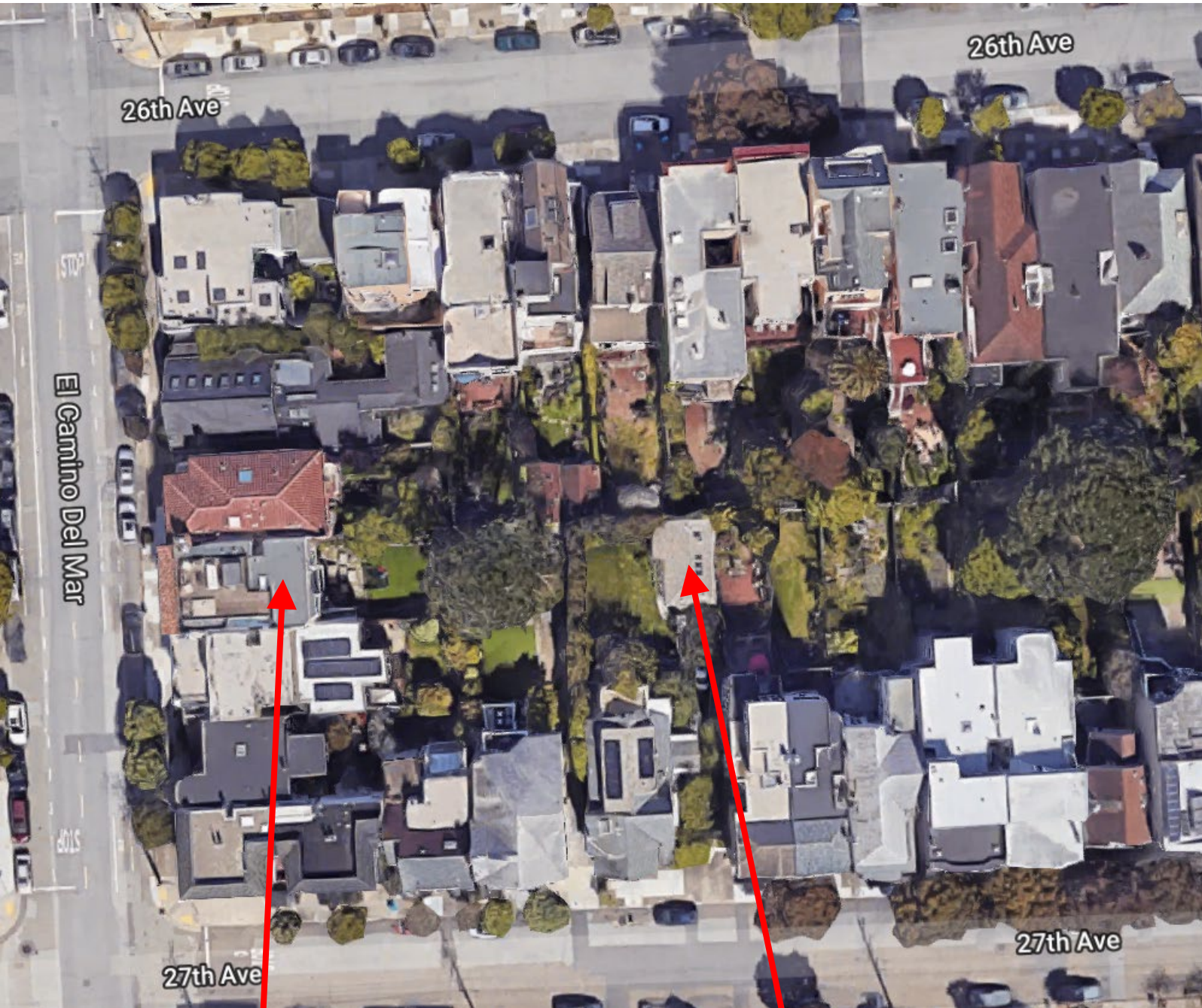
SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2018-013317DRP
333 El Camino Del Mar

Aerial Photo



SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2018-013317DRP
333 El Camino Del Mar

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2018-013317DRP
333 El Camino Del Mar



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **09/28/2018** Building Permit Application No.201809271583 was filed for work at the Project Address below.

Notice Date: 4/15/2019

Expiration Date: 5/15/2019

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	333 EL CAMINO DEL MAR	Applicant:	Georgianna Kleman
Cross Street(s):	27th Avenue	Address:	1055 Post Street
Block/Lot No.:	1332 / 044	City, State:	San Francisco, CA 94109
Zoning District(s):	RH-1 /40-X	Telephone:	415-766-4085
Record Number:	2018-013317PRJ	Email:	gkleman@sutroarchitects.com

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

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential, Single-Family Dwelling	No Change
Front Setback	None	No Change
Side Setbacks	None	No Change
Building Depth	52 feet	No Change
Rear Yard	49 feet	No Change
Building Height	35 feet	35 feet* (see project description)
Number of Stories	3	4
Number of Dwelling Units	1	No Change
Number of Parking Spaces	1	No Change

PROJECT DESCRIPTION

The project includes a vertical addition to add a partial fourth story. The fourth story addition will be at the rear, set back from the front façade at El Camino Del Mar by approx. 27 feet. The fourth story addition will constitute a front-facing sloped roof and a rear-facing dormer. The dormer shall make up less than 20% of the overall roof area. The sloped roof, which adds additional rooms and access to the existing roof deck shall be measured from the sloped roof's centerpoint, at natural grade (which changes elevation by approx. +6 feet from the front façade to the rear), and sloped in such a way that reduces its massing to maintain the 35 foot height limit. A parapet wall is proposed at a portion of the western roofline, also sloped and measured from its centerpoint to be within the 35 foot height limit.

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:

Katherine Wilborn , 415-575-9114 , Katherine.Wilborn@sfgov.org

中文詢問請電 | PARA INFORMACIÓN EN ESPAÑOL LLAMAR AL | PARA SA IMPORMASYON SA TAGALOG TUMAWAG SA | **415.575.9010**

GENERAL INFORMATION ABOUT PROCEDURES

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

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

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

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

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

BOARD OF APPEALS

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

ENVIRONMENTAL REVIEW

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

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



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
333 EL CAMINO DEL MAR		1332044
Case No.		Permit No.
2018-013317PRJ		201809271583
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. 4TH FL ADDITION: (N) BATHROOM, BEDROOM & OFFICE SPACE. THE PROPOSAL IS TO MAINTAIN THE (E) BUILDING & CONSTRUCT A 1-STORY ADDITION.		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? <i>if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? 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"/>	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? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.
<input type="checkbox"/>	Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.
Comments and Planner Signature (optional): 	

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

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

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

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

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

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

<input checked="" type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input checked="" type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments): vertical addition set back 20+ feet from the front building wall.
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated b. Other (specify): </div> <div> <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Katherine Wilborn	

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Katherine Wilborn 07/23/2019
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the 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)
333 EL CAMINO DEL MAR		1332/044
Case No.	Previous Building Permit No.	New Building Permit No.
2018-013317PRJ	201809271583	
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. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.	
Planner Name:	Date:



San Francisco

DISCRETIONARY REVIEW PUBLIC (DRP)

Discretionary Review Requestor's Information

Name: Committee to Preserve Neighborhood Height Limits, c/o Frank DeRosa (see member list)

Address: 126 27th Avenue, San Francisco, CA 94121
Email Address: frank.derosa415@gmail.com
Telephone: 415-387-8122

Information on the Owner of the Property Being Developed

Name: Michelle and Peter Carter

Company/Organization:

Address: 333 El Camino Del Mar, San Francisco, CA 9
Email Address: michelleguest@gmail.com
Telephone:

Property Information and Related Applications

Project Address: 333 El Camino Del Mar, San Francisco, CA 94121

Block/Lot(s): 1332/044

Building Permit Application No(s): 201809271583

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.			

The owners referred us to their architect, who said that they did not have any ideas for reducing the impact of the 4th story on the neighbors. The owners and neighbors entered a Settlement Agreement in 2013 regarding the owners' permit application to build a roof deck. In that Agreement, four sets of neighbors, including those joining this DR request, agreed not to oppose the owners' permit application to build the roof deck so long as the installation did not rise above the existing house facade. The permit was approved and the roof deck was built and remains in use today. Now the owners want to build an entire 4th story addition on the roof, obviously with a much bigger impact than a roof deck.

DISCRETIONARY REVIEW REQUEST

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

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

We are concerned that the 4th story addition appears to exceed the 35' height limit. The design relies on a Code Interpretation (Sec 260(a)(2)) that pertains to existing spaces, not new spaces. We are also concerned about the roof height calculations, the appropriate use of a dormer, and the accuracy of the grade measurement.

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.

Approving this permit would create a 4-story structure in a 2-3 story neighborhood. And if this house could do it, it would set a precedent to allow almost every other house in the neighborhood to build 4 stories too, turning the streets and backyards into urban canyons. The Residential Design Guidelines say that building expansions may not be appropriate if they are uncharacteristically deep or tall. Setting the addition back from the front concentrates the height and mass at the rear of the building and blocks the mid-block open space of the neighboring yards.

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

The neighbors compromised in 2013 in agreeing to a reasonably designed roof deck. The new addition would be a blatant disregard of the concerns that led to the Settlement Agreement. Its impact would overwhelm the impact from the roof deck. We recommend that the owners abide by their original agreement and continue to enjoy the views from their roof deck.

REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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

Signature Frank DeRosa

Frank DeRosa
Name (Printed)

Self - Lead Requestor

415-271-0624

frank.derosa415@gmail.com

Relationship to Requestor

Phone

Email

(i.e. Attorney, Architect, etc.)

For Department Use Only
Application received by Planning Department:

By: _____

Date: _____

May 13, 2019

Committee to Preserve Neighborhood Height Limits

**List of Residents Opposed to Sec 311 Building Permit # 201809271583
for 333 El Camino Del Mar**

Janet Petros & Joe Sheehan	323 El Camino Del Mar
Nancy & Douglas Burrill	119 26 th Avenue
Linda Ronstadt	123 26 th Avenue
Howard & Ellen Brown	135 26 th Avenue
Bill & Shelley Bisesto	110 27 th Avenue
Delcey & Harlan Watkins	114 27 th Avenue
Scott & Cristina Gutterman	120 27 th Avenue
Frank DeRosa & Janice Roudebush	126-28 27 th Avenue
Drs Helen & Eugene Galvin	132 27 th Avenue
Julie Ray	135 27 th Avenue
Lisa Shea	142 27 th Avenue
Nancy & Douglas Maclean	146-48 27 th Avenue

COMMITTEE TO PRESERVE NEIGHBORHOOD HEIGHT LIMITS

May 13, 2019

Via Hand Delivery

San Francisco Planning Department
Attention: Katherine Wilborn
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479
Katherine.Wilborn@sfgov.org

**Re: 333 El Camino Del Mar
Record No. 2018-013317PRJ
Building Permit Application No. 201809271583**

Dear Ms. Wilborn:

This letter authorizes Denis F. Shanagher, Clint Callan, and other attorneys at the law firm of Duane Morris LLP to act on behalf of DR Requestor Committee to Preserve Neighborhood Height Limits concerning the above referenced project at 333 El Camino Del Mar, San Francisco.

This authorization includes, without limitation, the application for discretionary review of Building Permit Application No. 201809271583 and all related matters.

Thank you very much for your cooperation in this regard.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Frank DeRosa". The signature is fluid and cursive, with a long horizontal stroke at the end.

Frank DeRosa
Committee to Preserve Neighborhood Height Limits

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August 22, 2019

VIA HAND DELIVERY

Commissioner Myrna Melgar
President
San Francisco Planning Commission
1660 Mission Street, Suite 400
San Francisco, Ca 94103

Re: **333 El Camino Del Mar**
Request for Discretionary Review
Application No. 2018-013317PRJ

Dear President Melgar:

We are counsel for the Committee to Preserve Neighborhood Height Limits (the "Committee"), a group of residents adjacent to and in the surrounding area of 333 El Camino Del Mar ("Residence" or "Project Site"), which has requested Discretionary Review (DR) of the above-referenced project. Peter and Michelle Carter ("Applicants"), the owners of the Residence, propose to add an additional story with a sloped roof and dormer (the "Project"). The Committee filed a Request for DR on May 13, 2019. To date, 18 individual neighbors have either signed on as members of the Committee or written letters in opposition to the Project, notably including the Planning Association for the Richmond, San Francisco's largest membership-based neighborhood organization.

The Proposed Project

The 30' x 100' Project Site is located in a RH1 zoning district. As currently depicted, the existing building is approximately 32' high when measured from the finish floor of the garage (not the top of the curb at the center-line of the building) to the finish ceiling of the third floor (not the top of the flat roof). The lot slopes uphill approximately 9' from the front to the rear property line with a relatively flat slope from side to side.

DUANE MORRIS LLP

SPEAR TOWER, ONE MARKET PLAZA, SUITE 2200
SAN FRANCISCO, CA 94105-1127

PHONE: +1 415 957 3000 FAX: +1 415 957 3001

Commissioner Myrna Melgar
President
August 22, 2019
Page 2

The proposed Project incorporates a stairwell penthouse that the Applicants agreed to eliminate in a 2013 Settlement Agreement in a fourth floor addition at the rear of the existing home. There are no proposed first, second or third floor plans. In order to avoid the 35' height limit restriction, the architect has cleverly proposed the use of Planning Code section 260(a)(2), which provides that the height of a building with a pitched roof (such as a hip, gable or shed roof) will be measured to the mid-point of the pitched roof. To attempt to accomplish this, the architect increased the height of the rear facade to include a pitched roof so that he can then use the Planning Code provision allowing the use of the midpoint of a pitched roof to determine the allowable height limit. Note that as currently designed, the architect chose not to use the existing roof of the rear facade as the spring point for the new pitched roof. Instead, the architect's design involves creating a *new* spring point from the rear facade wall that would presumably allow the new fourth floor to meet the technical requirements related to staying within the 35' height limit. See Section 261(c).

The Zoning Administrator Bulletin No. 3 states that a dormer serves two purposes: 1) to allow light and ventilation by incorporating vertical windows into a roof structure and 2) to increase the habitable floor area by raising the vertical clearance of a room. When the dormer height exemption was created, it was to create additional habitable room *within an existing building with a pitched roof* as shown in figure one in the ZA bulletin No. 3. It was not meant to be used to *create* an additional floor above the height limit. This is precisely what the Applicants are proposing here. But of course, even assuming the use of the dormer provision is appropriate, the Project must meet the height limit calculations. As discussed below, it does not.

EXCEPTIONAL CIRCUMSTANCES EXIST FOR DISCRETIONARY REVIEW

The Project warrants a DR for three reasons:

1. In a 2013 Settlement Agreement with the Applicants, the Settling Neighbors Relied on the Building Information in the Agreement Drawings. The Building Information In the Applicants' Current Permit Drawings Is Materially Different.
2. The Applicants Err in Their Calculation of the Height. The Correct Height Calculation Exceeds the 35' RH-1 Height Limit.
3. The Project is Inconsistent with the Residential Design Guidelines.

Each of these arguments are further discussed in detail below.

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Commissioner Myrna Melgar
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1. In a 2013 Settlement Agreement, the Settling Neighbors Relied on the Building Information in the Agreement Drawings. Now, The Building Information In the Applicants' Current Permit Drawings Is Materially Different.

This is the second neighborhood action taken on a permit application for a rooftop addition at 333 El Camino Del Mar. In 2013, the Applicants received a building permit (Application No. 201302190440S) to perform construction and remodeling work at the Residence, including adding a stairwell penthouse, rooftop deck, and railing. Certain neighbors on the Committee appealed the permit to the Board of Appeals (Appeal No. 13-091). Before the hearing, the neighbors and Applicants entered into a Settlement Agreement (the "2013 Settlement Agreement") (**Exhibit A**) to modify the roof deck design, "including removing the stairway penthouse and replacing it with an interior stairwell with a cover," so as to reduce the height of the addition.

The 2013 Settlement Agreement was executed between the Applicants and eight (8) neighbors living either adjacent to or near the Project Site ("Settling Neighbors"). The Applicants then and now are Peter Carter and Michelle Guest Carter.

The Settling Neighbors and parties to the 2013 Settlement Agreement, who continue to live in the same residences as in 2013, are:

Dr. and Mrs. Harlan and Delcey Watkins	114 27 th Avenue
Scott and Cristina Gutterman	120 27 th Avenue
Frank DeRosa and Janice Roudebush	126 27 th Avenue
Drs. Helen and Eugene Galvin	132 27 th Avenue

All of the Settling Neighbors, as well as many others, are members of the Committee, and have joined this current DR and oppose the Applicants' proposed Project.

The 2013 settlement negotiations centered on the proposed construction of a stairwell penthouse and the height of the proposed top floor roof deck (the "2013 Project"). The neighbors did not oppose the installation of a roof deck for use by the Applicants, but paid careful attention to the height of the features that would have exceeded the 35' RH-1 height limit. Consequently, the 2013 Settlement Agreement specified the elimination of the stairwell penthouse and defined the height of the roof deck components:

"D. Developer offers to make certain changes to the planned Project (including removing the stairway penthouse and replacing it with an interior stairwell with a cover. The stairwell cover shall be no higher than 6 inches below the top of the existing front tile parapet. The roof deck railings shall be limited to a height of no more than 18 inches above the existing front tile parapet, and the roof deck railings shall be constructed of clear glass)..." [Recital D, Settlement Agreement, August, 2013 between Peter and Michelle Guest Carter and the Settling Neighbors]

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Page 4

The settling parties jointly submitted the agreement to the Board of Appeals. The Applicants received approval of their permit, built the roof deck, and have it for their enjoyment.

As can be seen, the 2013 Settlement Agreement contains a set of architectural drawings prepared by the Applicants' architect showing the height and design of the deck and its features (See Exhibit A). Each page of the drawings was initialed by the two Applicants and eight neighbors listed above.

Drawing A3.2, attached and a part of the 2013 Settlement Agreement, Proposed West and South Elevation (**Exhibit B**), shows the "35' Height Limit" at 18 inches above the roof deck (the line is shown in red). This is material to the DR here because the south end of the building is where the Applicants propose to add the additional story now. Exhibit B shows the initials of the Applicants and the Settling Neighbors.

Drawing A3.3 of the 2013 Settlement Agreement, Proposed Building Section (**Exhibit C**), which runs North-South across the entire building, also shows the "Approximate Outline of Buildable Area" at 18 inches above the roof deck (line shown in red). Again, this is material to the DR because the proposed addition runs North-South across the back half of the building. Exhibit C also contains the initials of the Applicants and Settling Neighbors.

Of course, a new story cannot be built in 18 inches of space. The Settling Neighbors relied on these drawings, prepared by the Applicants' then-architect, initialed by the Applicants, and attached to the 2103 Settlement Agreement, to reasonably conclude that an additional story could not fit atop the Applicants' roof. This information provided the Settling Neighbors with assurance that nothing higher than the roof deck could be built within the 35' height limit. Thus, they had a clear understanding of the extent of the height increase that could occur and sufficient comfort to enter into the 2013 Settlement Agreement.

The Applicants' drawings for the current Project now show a much higher Buildable Area and purport to show sufficient clearance to build an additional story. **Exhibit D** is Drawing A3.5 of the Applicants' current plans showing the Project's Proposed South Elevation, with the 35' height limit line from the 2013 Settlement Agreement Drawing A3.2 inserted in red. The entire proposed 4th story addition is above the 35' height limits line portrayed in the 2013 Settlement Agreement. As the Settling Neighbors could reasonably assume in 2013, building a new story within the Settlement Agreement 35' height limit is not possible.

Exhibit E shows the same result: Drawing A4.3 of the Applicants' current plans shows the Project's Proposed East Elevation, with the 35' Buildable Envelope line from the 2013 Settlement Agreement Drawing A3.3 inserted in red. Again, the entire proposed 4th story addition is above the Buildable Envelope represented in 2013 Settlement Agreement.

It is respectfully submitted that the Commission should not reward a "bait and switch" tactic of presenting one set of information in one instance and another at a later time.

Commissioner Myrna Melgar
President
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2. The Applicants Err in Their Calculation of the Height in Two Ways. The Correct Height Calculation Exceeds the 35' RH-1 Height Limit

In addition to showing materially different height limits in the 2013 Settlement Agreement and the current plans, and even assuming that use of the dormer exception is appropriate here, and even further assuming the height of the existing roof is properly measured in the current plans as opposed to the measurement contained in the 2013 Settlement Agreement, the Applicants have made errors in their calculation and presentation of the height of the proposed Project. A proper calculation and drawing shows that the Project exceeds the 35' RH-1 height limit.

A. The Applicants' calculation of the area of the features listed in Code Sec. 260(b)(1) that is above the height limit does not include the stairwell penthouse.

Planning Code Section 260(b)(1) lists certain features that are exempt from the height limit, subject to a maximum 20% of the roof area. Dormers and stairwell penthouses are two such features. Applicants' Drawing A2.5 calculates the area of the dormer above the 35' height limit as 19.1% of the total roof area ($135 \text{ sq ft} / 707 \text{ sq ft} = 0.191 = 19.1\%$). *However, it does not include the area of the stairwell penthouse that is above the 35' height limit.* If that area (24 sq. ft.) is added to the dormer area, the combined area amounts to 22.5%, which is above the 20% exemption (See **Exhibit F**):

Area of Dormer Above 35' Height Limit:	135.0 sq ft
Area of Stairwell Penthouse Above 35' Height Limit:	24.2 sq ft
Total Area Above 35' Height Limit:	159.2 sq ft

Total Roof Area: 707 sq ft

Percent of Total Roof Area Covered by Dormer and Stairwell Penthouse Area Above 35' Height Limit:

$$159.2/707 = .225 = 22.5\%$$

As shown in **Exhibit G**, the stairwell penthouse is very much a part of the proposed roof structure, and must be treated as such for the purposes of evaluating this Project and the height calculations. And the square footage of the dormer and stairwell penthouse are above the 20% exemption.

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B. The Applicants Use the Wrong Survey Datum at the Rear House Elevation to Measure the Buildable Envelope.

The Applicants' lot is sloped downward from the rear to the front. The Applicants' architectural plans specify the use of the lot's "Natural Grade" to measure the sea level ground height at the Building's Rear Façade as 123.78'. See Applicants' Drawing A4.3 and Site Diagram Plan (**Exhibit H** and **Exhibit I**):

Drawing A4.3: AVG PTS @ {E} REAR FAÇADE = 123.78'

Site Diagram Plan: AVG PTS @ {E} REAR FAÇADE = 123.78'

However, Drawing A4.3 and Site Diagram also shows the same sea level ground height of 123.78' at the rear end of the patio, *15' up slope*:

Drawing A4.3: AVG PTS @ 35' 1" FROM REAR PL = 123.78'

Site Diagram Plan: AVG PTS @ 35' 1" FROM REAR PL = 123.78'

This drawing and resulting calculation must somehow assume that the 15' length from the rear of the patio to the rear building façade has a flat natural grade, even though there is no justification from the survey to assume such. In fact, according to the survey, the lot slopes downward a total of 7.37' along the 73' length from the rear of the patio (123.78' PT) to the 116.41' survey datum at the mid-point of the front curb: $123.78' - 116.41' = 7.37'$.

Apportioning the 7.37' total drop across the 15' patio run produces a lower sea level ground height at the Rear Façade of the Building of 1.5': $(15' \text{ patio length} / 73' \text{ run}) \times 7.37' \text{ total drop} = 1.5'$ drop at the Rear Façade. And as one might expect, this 1.5' drop in sea level ground height at the Rear Façade of the Building results in a parallel 1.5' drop in the 35' Buildable Envelope at the Rear Façade, and a continuously lower 35' Buildable Envelope across the entire building. **Exhibit J** shows the corrected 35' Buildable Envelope line in red.

The combined impact of these two errors causes the Project to exceed the height limit in two ways:

1. Accounting for the stairwell penthouse causes the addition to exceed the 20% exemption limit under Sec 260.(b)(1), and
2. Lowering the Buildable Envelope by 1.5' leaves the mid-point of the sloped roof 1.5' above the 35' height limit, and puts virtually the entire roofline above the 35' height limit. Lowering the Buildable Envelope also increases the area of the dormer and stairwell penthouse that is above the 35' height limit, exacerbating even further the exceedance of the 20% exemption limit.

Commissioner Myrna Melgar
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3. The Project is Inconsistent with the Residential Design Guidelines

Even assuming the 2013 roof height calculations are not controlling, and even assuming the current Project calculations somehow fit within the 35' height limit, the Project is not compatible with the surrounding buildings and does not respect the mid-block open space. By massing the addition into the rear of the building -- to reduce visual and historical preservation impacts from the public view areas in the front -- it creates a tall rear edifice that blocks light and open space, and impacts the privacy of the neighboring open back yards. Both the front and rear peaks of the addition will be above the 35' height limit. The lay-out robs Peter to pay Paul.

For these reasons, 16 neighbors have submitted letters of opposition to the Permit Application (**Exhibit K** shows the locations of the opposing neighbors and the letters)

Specific inconsistencies with the Residential Design Guidelines are listed in the following table:

Residential Design Guidelines	Impact of New Story Addition
Overview	
<p>p. 5 "Overview of Design Guidelines</p> <ul style="list-style-type: none"> • Ensure that the building's scale is compatible with surrounding buildings • Ensure that the building respects the mid-block open space" 	<p>333 El Camino Del Mar is already the tallest building on the block. A new story will tower above the rest of the homes. The new story is massed at the rear of the building, enclosing the mid-block open space.</p>
Neighborhood Characteristics	
<p>p. 7 "A sudden change in the building pattern can be visually disruptive. Development must build on the common rhythms and elements of architectural expression found in a neighborhood. In evaluating a project's compatibility with neighborhood character, the buildings on the same block face are analyzed."</p>	<p>A new story would create a sudden change in the building pattern and would not be compatible with the smaller buildings on the same block. 333 El Camino Del Mar shares a consistent rear height with the adjacent and neighboring buildings.</p>
<p>p. 8 "Immediate Context: When considering the immediate context of a project, the concern is how the proposed project relates to the adjacent buildings."</p>	<p>A new story would be materially taller than both adjacent buildings. See Exhibit L photos.</p>

Commissioner Myrna Melgar
President
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p. 9 "GUIDELINE: In areas with a defined visual character, design buildings to be compatible with the patterns and architectural features of surrounding buildings.	All buildings on the El Camino Del Mar block have compatible rooflines below 35'
Site Design	
p. 16-17 Rear Yard: Articulate the building to to minimize impacts on light and privacy to adjacent properties	The height and depth of the addition block light, open space, and privacy of the neighboring open back yards.
Building Scale and Form	
p. 23 "DESIGN PRINCIPLE: Design the building's scale and form to be compatible with that of surrounding buildings, in order to preserve neighborhood character."	A new story would not be compatible with the surrounding buildings, all of which are smaller.
p. 23 "GUIDELINE: Design the scale of the building to be compatible with the height and depth of surrounding buildings."	333 El Camino is already the tallest building on the block. A new story will tower above the rest of the homes.
<p>p. 25-26 "GUIDELINE: Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space."</p> <p>"Rear yards provide open space for the residences to which they are attached, and they collectively contribute to the mid-block open space that is visible to most residents of the block. This visual open space can be a significant community amenity."</p> <p>"The height and depth of a building expansion into the rear yard can impact the mid-block open space. <i>Even when permitted by the Planning Code</i>, building expansions into the rear yard may not be appropriate if they are uncharacteristically deep or tall, depending on the context of the other buildings that define the mid-block open space. An out-of-scale rear yard addition can leave surrounding residents feeling "boxed-in" and cut-off from the mid-block open space." [italics added]</p>	<p>The proposed design masses the addition at the back of the building and, to exploit the loophole of averaging a sloped roof height, expands into the rear to create a higher spring point for the roof. This blocks the mid-block open space. Combined with its out-of-scale height compared to the adjacent and surrounding houses, this addition is not "compatible with the existing building scale at the mid-block open space."</p>

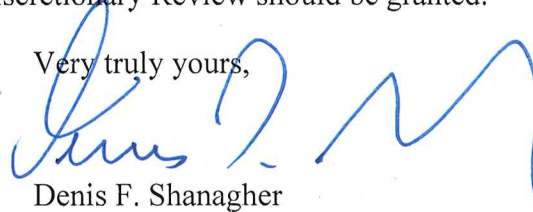
Commissioner Myrna Melgar
President
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Duane Morris

Conclusion

It is respectfully submitted that the Request for Discretionary Review should be granted.

Very truly yours,



Denis F. Shanagher

DFS

cc: Commissioner Dennis Richards
Commissioner Rodney Fong
Commissioner Milicent Johnson
Commissioner Joel Koppel
Commissioner Rich Hillis
Commissioner Kathrin Moore
David Winslow

TABLE OF EXHIBITS

Exhibit A	2013 Settlement Agreement
Exhibit B	Settlement Agreement Sheet A3.2 – Initialed
Exhibit C	Settlement Agreement Sheet A3.3 - Initialled
Exhibit D	Current Project Sheet A3.5 – 2013 Height Limit Shown
Exhibit E	Current Project Sheet A4.3 – 2013 Height Limit Compared
Exhibit F	Current Project Sheet A2.5 – Roof Area Calculations with Stairwell
Exhibit G	Current Project Rendering Showing Stairwell Penthouse
Exhibit H	Current Project Sheet A4.3 Showing Height Representations
Exhibit I	Current Project Site Diagram B1.1 Showing Height Representations
Exhibit J	Current Project Sheet A4.3 – Corrected Buildable Envelope
Exhibit H	Neighborhood Map with Opposition Addresses & Letters
Exhibit I	Photographs of Applicants' House from Backyard Open Space

BOARD OF APPEALS

CITY & COUNTY OF SAN FRANCISCO

MEETING MINUTES - WEDNESDAY, SEPTEMBER 11, 2013

5:00 P.M., CITY HALL, ROOM 416, ONE DR. CARLTON B. GOODLETT PLACE

PRESENT: President Chris Hwang, Vice President Ann Lazarus, Commissioner Frank Fung, Commissioner Darryl Honda and Commissioner Arcelia Hurtado.

Robert Bryan, Deputy City Attorney, Office of the City Attorney (OCA); Scott Sanchez, Zoning Administrator (ZA); Joseph Duffy, Senior Building Inspector, Department of Building Inspection (DBI); John Kwong, Manager, Department of Public Works Bureau of Street Use and Mapping (DPW BSM); Jocelyn Kane, Executive Director, Entertainment Commission (EC); Cynthia Goldstein, Executive Director; Victor Pacheco, Legal Assistant.

(1) PUBLIC COMMENT

At this time, members of the public may address the Board on items of interest to the public that are within the subject matter jurisdiction of the Board except agenda items. With respect to agenda items, your opportunity to address the Board will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Board has closed the public hearing, your opportunity to address the Board must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Board for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President may continue Public Comment to another time during the meeting.

SPEAKERS: None.

PUBLIC COMMENT: None.

(2) COMMISSIONER COMMENTS & QUESTIONS

SPEAKERS: Vice President Lazarus announced that she will be absent from the September 18, 2013 meeting.

PUBLIC COMMENT: None.

(3) ADOPTION OF MINUTES

Discussion and possible adoption of the August 21, 2013 minutes.

ACTION: Upon motion by President Hwang, the Board voted 5-0 to adopt the August 21, 2013 minutes.

REGULAR MEETING, BOARD OF APPEALS, SEPTEMBER 11, 2013 - PAGE 2

SPEAKERS: None.

PUBLIC COMMENT: None.

(4) ADDENDUM ITEMS:

(4a) JURISDICTION REQUEST:

Subject property at 1521-1531 Jones Street. Letter from Stephen Williams, attorney for Lindbergh Low & Eva Chan Low, requestors, asking that the Board take jurisdiction over BPA No. 2013/06/06/8900, which was issued on June 10, 2013; the appeal period ended on June 25, 2013 and the jurisdiction request was filed at the Board office on Aug. 26, 2013. Permit Holder: Matthew Wren. Project: shoring plan and foundation replacement.

ACTION: Upon motion by President Hwang, the Board voted 5-0 to deny the Jurisdiction Request.

SPEAKERS: Stephen Williams, attorney for requestor; Matthew Wren, permit holder; Joseph Duffy, DBI; Scott Sanchez, ZA.

PUBLIC COMMENT: None.

(5) APPEAL NO. 13-085

SHASHA LEWIS dba "OLA'S EXOTIC COFFEE & TEA & OAK & BBQ", Appellant(s) vs. DEPT. OF PUBLIC WORKS BUREAU OF STREET-USE & MAPPING, Respondent	2801 Leavenworth Street. Appealing the DENIAL on June 27, 2013, of a Mobile Food Facility Permit (sale of coffee, tea, and sweets). APPLICATION NO. 13MFF-0082 FOR HEARING TODAY.
---	--

ACTION: Upon motion by President Hwang, the Board voted 5-0 to continue this appeal to October 23, 2013, to allow the Department of Public Health (DPH) to provide information to the Board on the status of the permit holder's sanitation certification and the chronology of the appellant's interactions with DPH, as well as to allow the appellant to submit a declaration and exhibits regarding sales activity at the site. DPW is allowed up to five pages of briefing in response to the appellant's submittal.

SPEAKERS: Anne-Marie Dao, attorney for appellant; Shasha Lewis, appellant; John Kwong, DPW BSM.

PUBLIC COMMENT: Douglas Robbins, Troy Campbell and Leyla Pasic spoke in support of the Department.

REGULAR MEETING, BOARD OF APPEALS, SEPTEMBER 11, 2013 - PAGE 3

(6) APPEAL NO. 13-112

LORAE LAURITCH & COURTNEY UTT, Appellant(s) vs. ENTERTAINMENT COMMISSION, Respondent	620 Jones Street. Protesting the ISSUANCE on August 20, 2013, to Peter Glikshtern, AMENDMENT TO LIMITED LIVE PERFORMANCE PERMIT (amendments to existing permit to allow live entertainment Tuesdays through Saturdays until 10pm indoors only; and to allow live entertainment indoors and outdoors on Sundays from 11am to 4pm for 90-day trial period). APPLICATION NO. EC-1172LLP FOR HEARING TODAY.
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ACTION: Upon motion by Vice President Lazarus, the Board voted 3-2 (Commissioner Fung and Commissioner Honda dissented) to deny the appeal and uphold the permit amendments on the basis that the amendments are Code compliant.

SPEAKERS: Courtney Utt, appellant; Loraë Lauritch, appellant; Peter Glikshtern, permit holder; Jordan Langer, agent for permit holder; Jocelyn Kane, EC.

PUBLIC COMMENT: Michael Pace spoke in support of the appellant. Lanie Eichler, Melissa Lee and Kemp Remillard spoke in support of the permit holder.

(7) APPEAL NO. 13-057

DAVID & NILOUFER KING, Appellant(s) vs. DEPT. OF BUILDING INSPECTION, Respondent PLANNING DEPT. APPROVAL	4162 & 4164 – 26 th Street. Protesting the ISSUANCE on May 08, 2013, to Tony Szeto & Annie Kong, Permit to Alter a Building (3 rd story vertical addition and one-story horizontal addition, interior remodel, structural upgrade, plumbing and electrical work). APPLICATION NO. 2012/06/19/2903S. PUBLIC HEARING HELD ON AUGUST 21, 2013. FOR FURTHER CONSIDERATION TODAY. Note: matter was continued to allow time for the permit holder to submit the approved plans; no additional briefing allowed.
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ACTION: Upon motion by Commissioner Fung, the Board voted 5-0 to deny the appeal and uphold the permit on the basis that it is Code compliant and that the residential design was confirmed by the Planning Department.

SPEAKERS: David King, appellant; Ross Levy, agent for permit holder; Scott Sanchez, ZA.

REGULAR MEETING, BOARD OF APPEALS, SEPTEMBER 11, 2013 - PAGE 4

PUBLIC COMMENT: None.

(8) APPEAL NO. 13-091

FRANCIS DEROSA & JANICE ROUDEBUSH, Appellant(s) vs. DEPT. OF BUILDING INSPECTION, Respondent PLANNING DEPT. APPROVAL	333 El Camino Del Mar. Protesting the ISSUANCE on July 10, 2013, to Michelle Guest Carter, Alteration Permit (remodel and addition to existing single-family residence; project scope includes conversion of basement into habitable space, interior remodel, and horizontal addition at first and second floors; scope also includes new roof penthouse, 500sf roof deck, kitchen remodel and one new bathroom). APPLICATION NO. 2013/02/19/0440S FOR HEARING TODAY.
--	--

ACTION: Upon motion by President Hwang, the Board voted 5-0 to grant the appeal and uphold the permit on the condition that it be revised to conform to the plans dated August 21, 2013 and on the basis of the agreement of the parties and that the revised plans were reviewed by the Planning Department.

SPEAKERS: Francis DeRosa, appellant; Mark English, agent for permit holder; Scott Sanchez, ZA.

PUBLIC COMMENT: None.

ADJOURNMENT.

There being no further business, President Hwang adjourned the meeting at 7:40 p.m.

SETTLEMENT AGREEMENT

This Settlement Agreement (“Agreement”) is entered into by the following Parties: Peter Carter and Michelle Guest Carter (collectively, “Developer”); and Francis DeRosa and Janice Roudebush, Harlan and Delcey Watkins, Scott and Cristina Gutterman, and Eugene and Helen Galvin (each a “Neighbor,” collectively the “Neighbors”). Developer and Neighbors are collectively referred to herein as the “Parties,” each one a “Party.”

Recitals

A. Developer is the owner of a residential building at 333 El Camino Del Mar, San Francisco, CA, including all spaces appurtenant thereto (altogether, the “Premises”).

B. On or about July 10, 2013, the City and County of San Francisco approved and issued Building Permit Application No. 201302190440S (the “Permit”) to Developer to perform construction and remodeling work at the Premises, including adding a rooftop deck, railing, and stairway penthouse (altogether the “Project”).

C. On July 23, 2013, Francis DeRosa and Janice Roudebush appealed the Permit to the Board of Appeals (the “Board”) in Appeal No. 13-091 (the “Appeal”).

D. Developer offers to make certain changes to the planned Project (including removing the stairway penthouse and replacing it with an interior stairwell with a cover. The stairwell cover shall be no higher than 6 inches below the top of the existing front tile parapet. The roof deck railings shall be limited to a height of no more than 18 inches above the existing front tile parapet, and the roof deck railings shall be constructed of clear glass) in exchange for the consideration stated in this Agreement (including Neighbors agreeing not to prosecute the Appeal, except to obtain approval from the Board for a special conditions permit to be issued by the Department of Building Inspection (“DBI”)); and Neighbors accept that offer. This Agreement is specifically enforceable under applicable law.

THEREFORE, the Parties agree as follows:

1. The above Recitals are true and correct.
2. The Parties agree that it is in their mutual interest to resolve this dispute in accordance with the terms of this Agreement.
3. Developer covenants and agrees to make specific changes to the Project plans. Said changes are incorporated into the revised Project plans (the “Revised Plans”) attached hereto as Exhibit A and incorporated herein by reference as though fully set forth herein. Developer shall complete the Project in accordance with the Revised Plans.

4. The Parties shall submit the joint brief (“Joint Brief”) in the form attached hereto as Exhibit B to the Board prior to the Appeal hearing. The Parties shall request that the Board order a special conditions permit from the DBI that shall include the Revised Plans (the “Special Conditions Permit”). Developer shall obtain any approvals from the City and County of San Francisco (the “City”) and its agencies that may be necessary for the issuance of the Special Conditions Permit. The Parties shall support and shall not oppose the issuance of the Special Conditions Permit. If the Board does not decide to order the Special Conditions Permit, Developer shall apply for a revision permit to the same effect, including the Revised Plans.

5. Neighbors covenant and agree as follows:

a. To approve of and support the Revised Plans. Neighbors shall initial each page of said plans to indicate their approval, and Developer shall initial each page of said Revised Plans to indicate its agreement.

b. To execute and send a copy of a letter to the Planning Department and Department of Building Inspection in the form attached hereto as Exhibit C.

c. Not to seek a rehearing of the Appeal if the Board issues the Special Conditions Permit.

d. If any City agency requires an immaterial change or changes to the Revised Plans, such changes shall not alter or affect the Parties’ obligations under this Agreement. For the purposes of this section, an “immaterial change” is a change that does not alter the building envelope (including any portion of the roof deck, stairs to the roof deck, or roof deck railing).

e. Should Developer need to or choose to file a subsequent building permit to modify any aspect of the Premises as proposed in the Revised Plans for the Permit, Neighbors shall not appeal or oppose such permit in any way so long as the modifications do not conflict with the roof design conditions described in Recital D above or present any other horizontal or vertical additions to the building beyond those already proposed on the Revised Plans.

f. Should Developer need to or choose to file a subsequent building permit to modify the stairwell cover as proposed in the Revised Plans for the Permit, Neighbors shall not appeal or oppose such permit in any way so long as the modified stairwell cover is no taller than 6 inches below the existing front tile parapet of the Premises.

g. Neighbors’ duties under this Agreement are conditioned upon Developer’s performance of Developer’s duties under this Agreement.

6. In the event any of the Parties fails to perform any of its obligations under this Agreement, then the non-defaulting Party may file suit against the defaulting Party to

enforce the terms of this Agreement in addition to any other remedies available under this Agreement or at law. In the event of a lawsuit for breach of this Agreement, the prevailing Party shall be entitled to recover reasonable attorney's fees and costs of suit. The Parties' obligations under this Agreement shall not be joint or several such that one Neighbor would be liable for another Neighbor's default.

7. The Parties may execute this Agreement and the attached exhibits in two or more counterparts, which shall, in the aggregate, be signed by all the Parties. Each counterpart may be deemed a binding agreement, as if a single original instrument, as against any Party who has signed it. Signatures transmitted by facsimile or e-mail shall be deemed original signatures.

8. The Parties represent and warrant that no promise, inducement or Agreement not expressed herein has been made in connection with this Agreement and that this Agreement constitutes the entire Agreement between the Parties. It is expressly understood and agreed that this Agreement may not be amended, altered, modified or otherwise changed in any respect whatsoever, except by a writing duly executed by each Party to this Agreement that expressly states that it is an amendment to this Agreement.

9. The Parties agree to waive the rule of construction that ambiguities in this Agreement, if any, are to be resolved against the drafter of the Agreement. For purposes of this Agreement, the Parties agree that any ambiguities are to be resolved in the same manner as would have been the case if this instrument had been jointly conceived and drafted.

10. Time is of the essence with regard to each and every provision of this Agreement.

11. In the event that any of the Parties violates any of the terms of this Agreement, the Parties agree that monetary damages would be insufficient to make them whole and that each is entitled to specific performance of the covenants made by each other.

12. This Agreement, and all rights and obligations created by this Agreement, shall remain in force and effect, whether or not any party to this Agreement has been succeeded by another entity. All rights and obligations created by this Agreement shall inure to the benefit of and be binding upon each party's successors in interest. This Agreement shall run with the property whether by express assignment or by sale or other transfer of the property. Developer agrees that if Developer's property is transferred or sold, that assignment to and performance of this Agreement by any purchaser or other successor will be made a specific condition of any sale or transfer.

13. If any provision of this Agreement is finally determined to be invalid or unenforceable, that part of the Agreement only shall be ineffective and shall not affect the validity of the remaining parts of the Agreement.

14. Before signing this Agreement, the Parties were advised that they should seek the advice of independent attorneys of their choice. The Parties represent and warrant that they have had the opportunity to consult with independent attorneys before signing this Agreement, that they have consulted with independent attorneys or have chosen not to do so, and that they have entered into this Agreement freely and voluntarily.

15. All notices, demands and other communications under this Agreement shall be in writing and signed by the Party or authorized agent or attorney of the Party and shall be either personally delivered to the Party to whom it is addressed by courier service or overnight service (such as Federal Express or United Parcel Service), or by U.S. certified or registered mail, return receipt requested, postage prepaid, or via e-mail or facsimile, to the respective addresses of the Parties.


16. The laws of the State of California shall govern the validity, interpretation and enforcement of this Agreement. The Parties expressly consent to jurisdiction in the courts of California for any dispute regarding or relating to this Agreement.

17. Each signatory hereto represents and warrants that it has authority to execute this Agreement.

[Signature page to follow]


DEVELOPER:

Dated: 8/25, 2013



Peter Carter
333 El Camino Del Mar

Dated: 8/25, 2013



Michelle Guest Carter
333 El Camino Del Mar

NEIGHBORS:

Dated: _____, 2013

Francis DeRosa
126 27th Avenue

Dated: _____, 2013

Janice Roudebush
126 27th Avenue

Dated: _____, 2013

Harlan Watkins
114 27th Avenue

Dated: _____, 2013

Delcey Watkins
114 27th Avenue

Dated: _____, 2013

Scott Gutterman
120 27th Avenue

Dated: _____, 2013

Cristina Gutterman
120 27th Avenue

Dated: _____, 2013

Eugene Galvin
132 27th Avenue

Dated: _____, 2013

Helen Galvin

DEVELOPER:

Dated: _____, 2013

Peter Carter
333 El Camino Del Mar

Dated: _____, 2013

Michelle Guest Carter
333 El Camino Del Mar

NEIGHBORS:

Dated: 8/24, 2013

Francis DeRosa
126 27th Avenue

Dated: 8/24, 2013

Janice Roudebush
126 27th Avenue

Dated: 8/23, 2013

Harlan Watkins
114 27th Avenue

Dated: 8/23, 2013

Delcey Watkins
114 27th Avenue

Dated: 8/25, 2013

Scott Gutterman
120 27th Avenue

Dated: 8/25, 2013

Cristina Gutterman
120 27th Avenue

Dated: 8-24, 2013

Eugene Galvin
132 27th Avenue

Dated: 8/24/, 2013

Helen Galvin
132 27th Avenue

TWENTY SEVENTH AVENUE



PSC 6/22/13
 mgc 8/22/13
 FP 8/22/13
 8/22/13
 8/23/13
 HGW 8/23/13
 HG 8/24/2013
 EAK 8/24/2013
 Cag 8/25/2013
 SPG 8.25.2013

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333 EL CAMINO DEL MAR

333 EL CAMINO DEL MAR
SAN FRANCISCO CA 94121
BLOCK & LOT: 1332/044

PROJECT NUMBER: V-01



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PROPOSED SITE PLAN

CLIENT APPROVAL SIGNATURE:

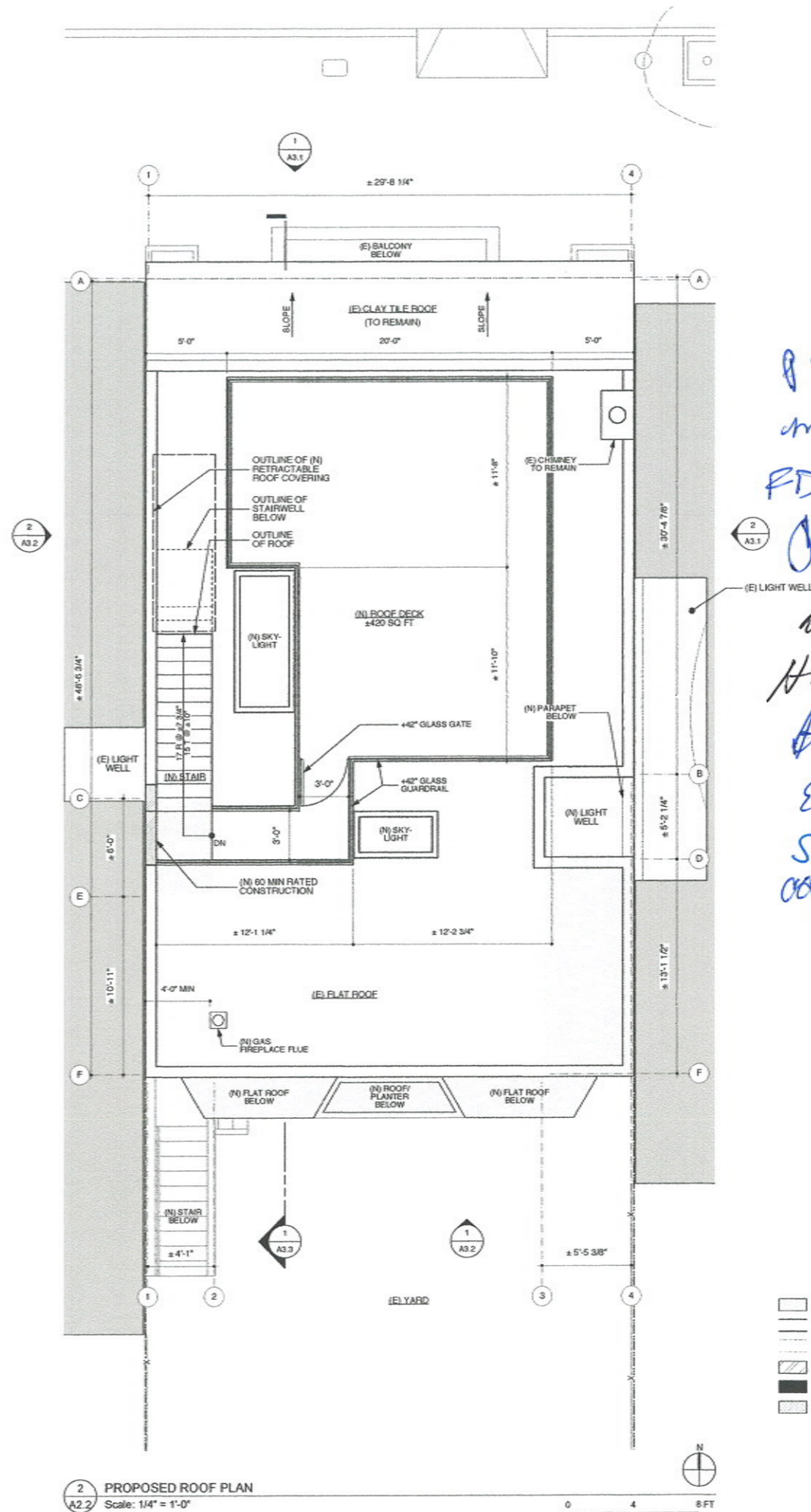
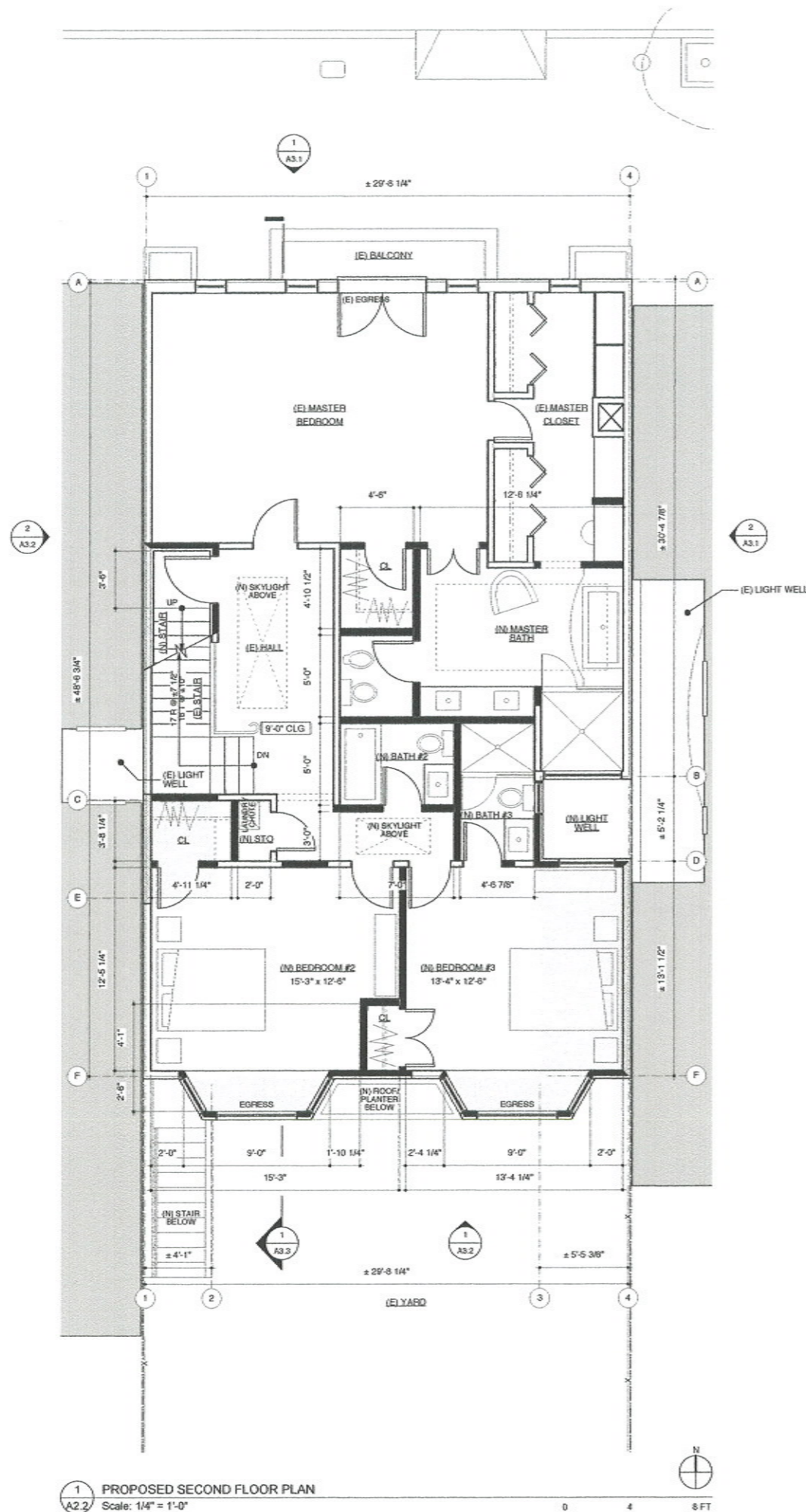
REVISIONS:

NO.	DATE	DESCRIPTION
01.20.2013	311	PRE-APPLICATION
02.19.2013		SITE PERMIT
08.21.2013		BOARD OF APPEALS

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me	ME
PRINT DATE:	08.21.2013
SCALE:	1/8" = 1'-0"

G1.1



ASC 8/22/13
mjc 8/22/13
FD 8/22/13
OL 8/22/13
JLT 8/23/13
HZN 8/23/13
HG 8/24/2013
EGA 8-24-13
SPF 8.25.13
oag 8.25.13

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333
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SAN FRANCISCO CA 94121
BLOCK & LOT: 1332/044
PROJECT NUMBER: V-01



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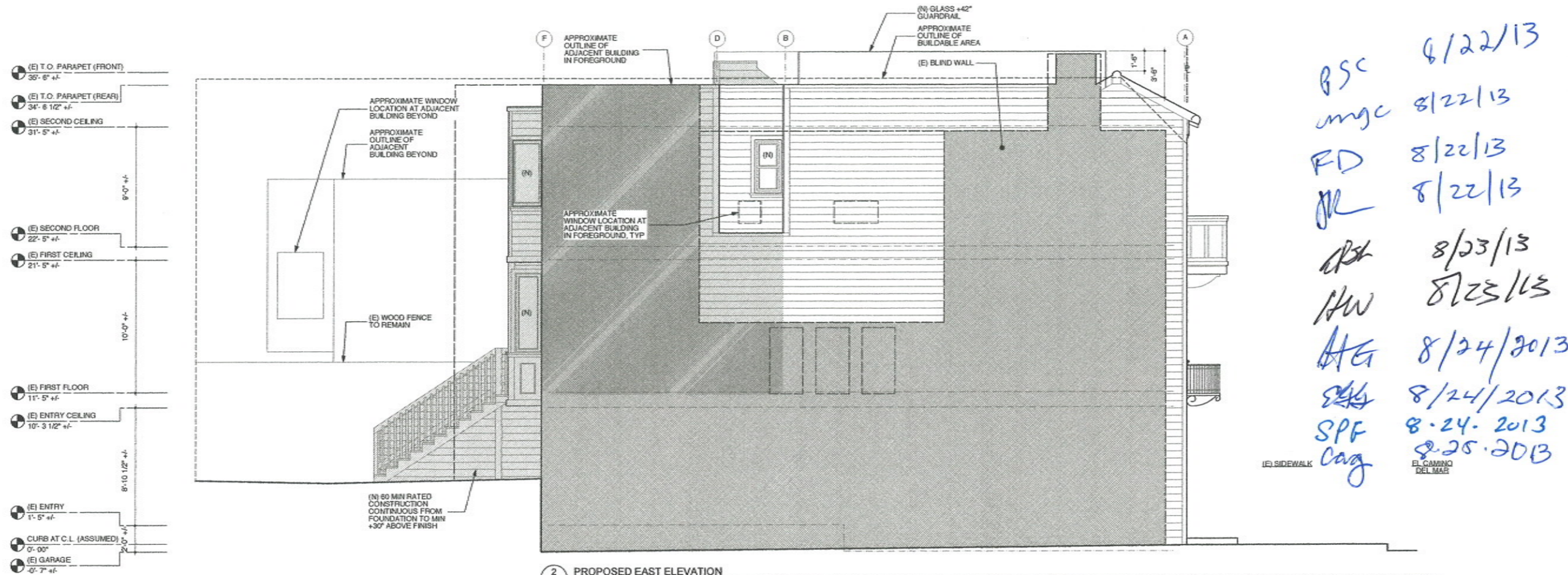
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SIGNATURE:

REVISIONS:		
NO.	DATE	DESCRIPTION
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02	02.19.2013	SITE PERMIT
03	06.21.2013	BOARD OF APPEALS

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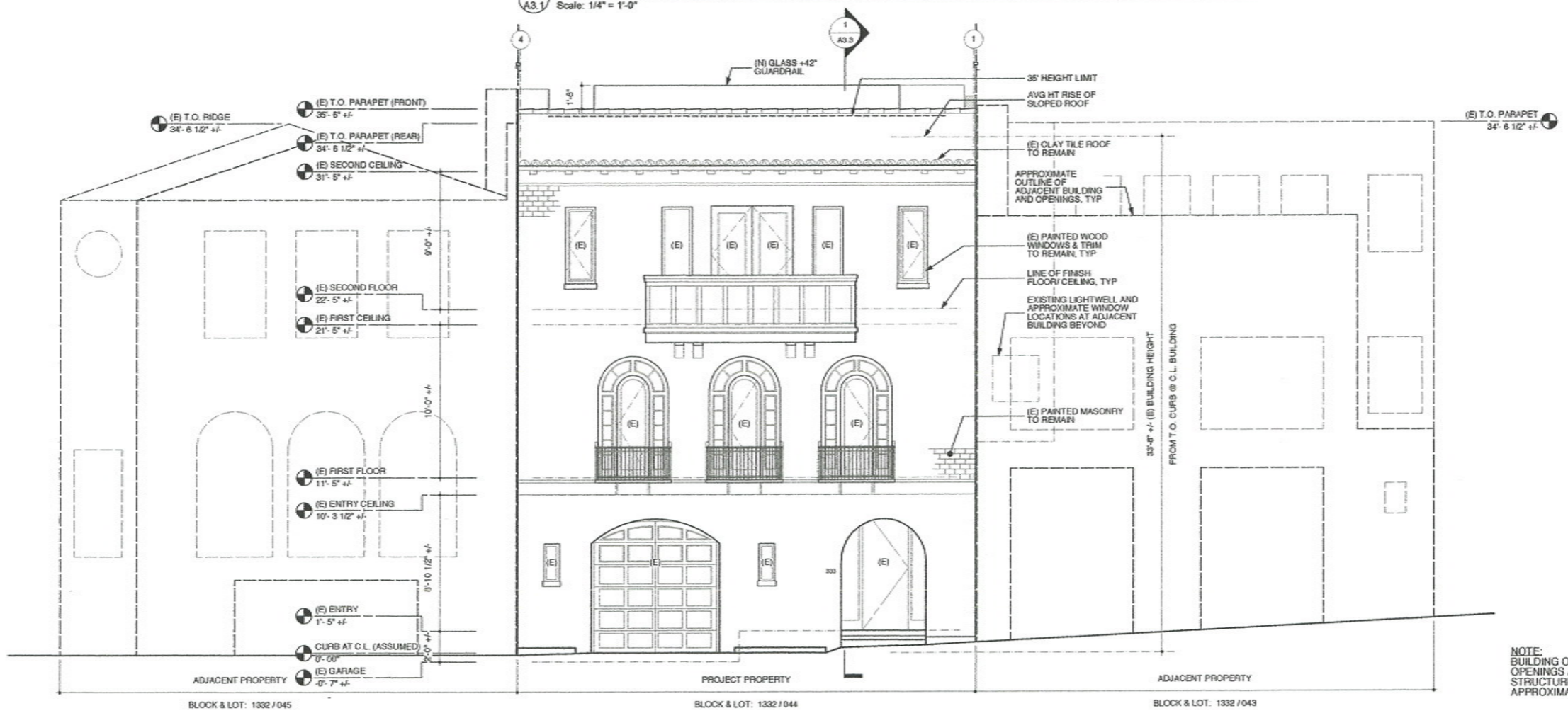
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A2.2



BSC 8/22/13
 mgc 8/22/13
 FD 8/22/13
 JL 8/22/13
 RSH 8/23/13
 HW 8/23/13
 HEG 8/24/2013
 SPK 8/24/2013
 SPF 8-24-2013
 Cag 8-25-2013

2 PROPOSED EAST ELEVATION
 A3.1 Scale: 1/4" = 1'-0"



1 PROPOSED NORTH ELEVATION (STREET)
 A3.1 Scale: 1/4" = 1'-0"

NOTE:
 BUILDING OUTLINE AND OPENINGS AT ADJACENT STRUCTURES SHOWN AS APPROXIMATIONS ONLY.

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333 EL CAMINO DEL MAR
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 SAN FRANCISCO CA 94121
 BLOCK & LOT: 1332/044
 PROJECT NUMBER: V-01

LICENSED ARCHITECT
 MARK DAVID ENGLISH
 10155
 08/15
 DATE
 STATE OF CALIFORNIA

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CLIENT APPROVAL SIGNATURE:

REVISIONS:
 NO. DATE DESCRIPTION
 01.28.2013 311 PRE-APPLICATION
 02.19.2013 SITE PERMIT
 08.21.2013 BOARD OF APPEALS

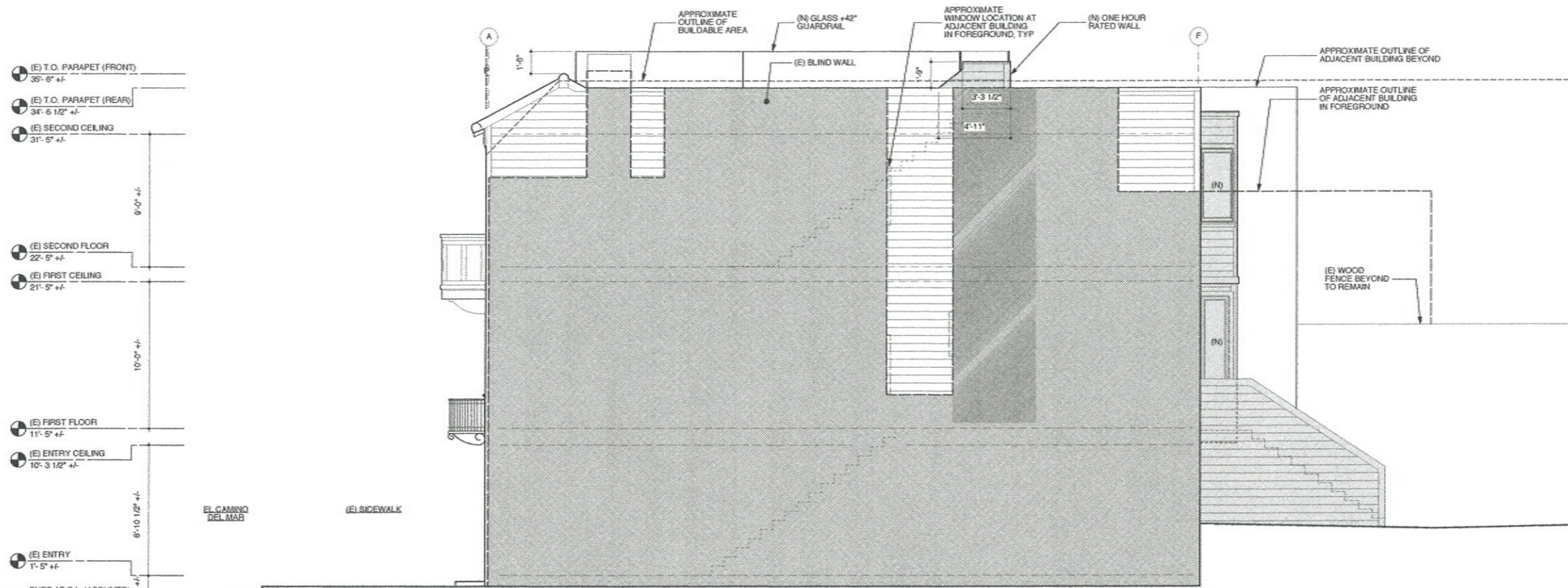
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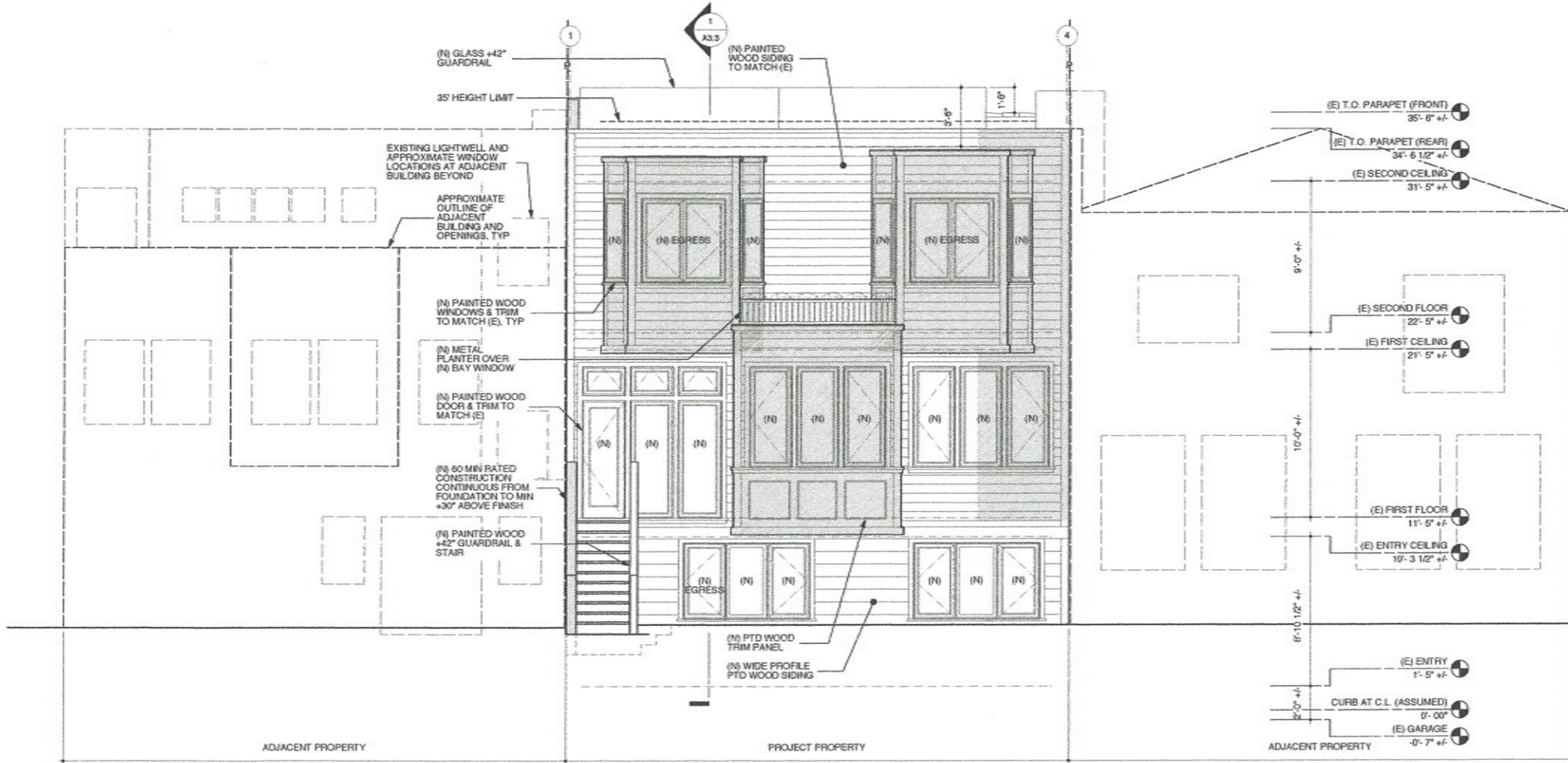
A3.1

AREA OF PROPOSED ADDITION

0 4 8 FT



2 PROPOSED WEST ELEVATION
A3.2 Scale: 1/4" = 1'-0"



1 PROPOSED SOUTH ELEVATION
A3.2 Scale: 1/4" = 1'-0"

psc 8/22/13
 mgc 8/22/13
 FD 8/22/13
 CL 8/22/13
 AS 8/23/13
 HRW 8/25/13
 HG 8/24/2013
 EA 8-24-2013
 SPG 8.24.2013
 CAG 8.25.2013

PROPOSED ELEVATIONS

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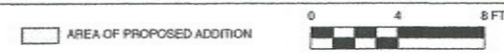
NO.	DATE	DESCRIPTION
01	28.2013	311 PRE-APPLICATION
02	19.2013	SITE PERMIT
03	21.2013	BOARD OF APPEALS

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mt	ME
PRINT DATE:	08.21.2013
SCALE:	1/4" = 1'-0"
A3.2	

NOTE:
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333 EL CAMINO DEL MAR
 333 EL CAMINO DEL MAR
 SAN FRANCISCO CA 94121
 BLOCK & LOT: 1332/044
 PROJECT NUMBER: V-01



333 EL CAMINO DEL MAR

333 EL CAMINO DEL MAR
SAN FRANCISCO CA 94121
BLOCK & LOT: 1332/044

PROJECT NUMBER: V-01



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PROPOSED SECTION

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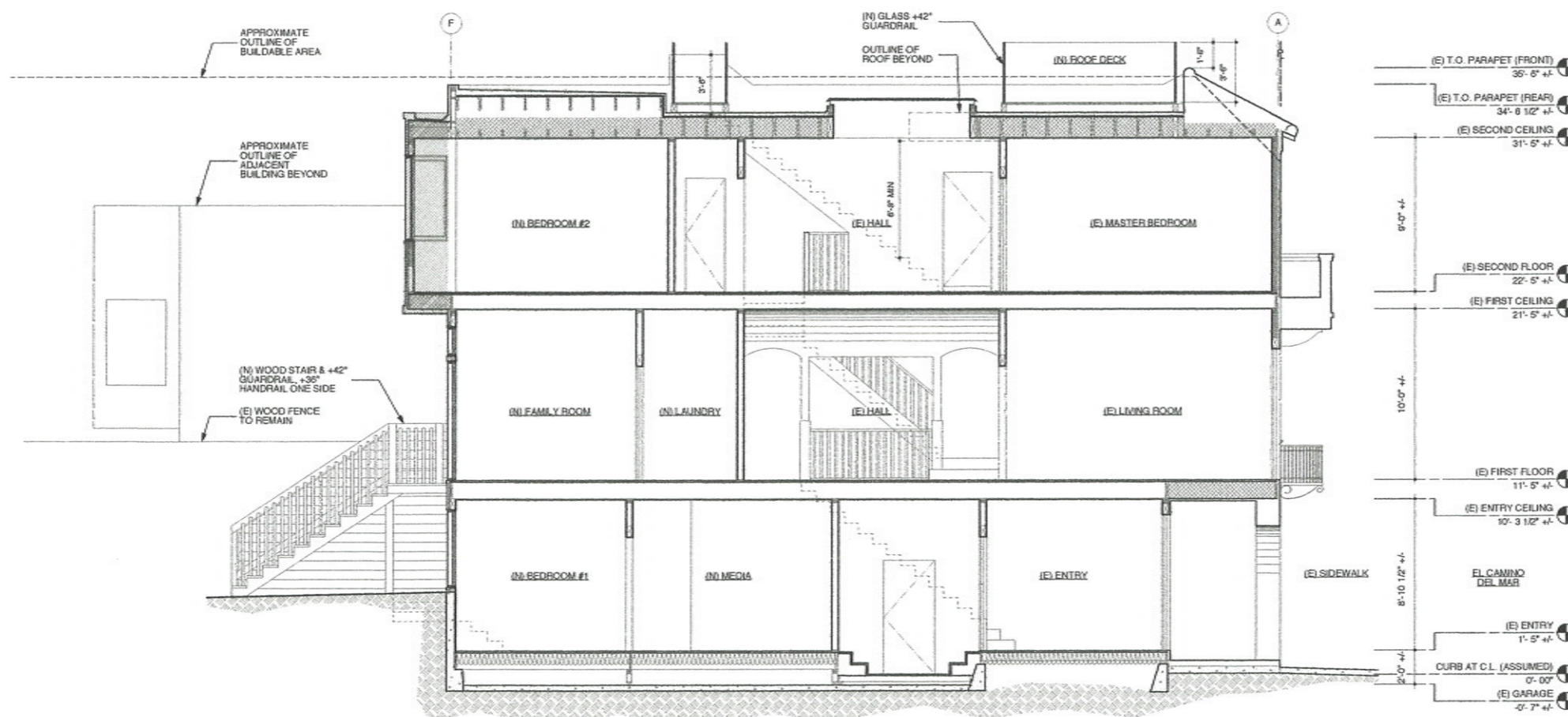
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NO.	DATE	DESCRIPTION
01	26.2013	311 PRE-APPLICATION
02	19.2013	SITE PERMIT
08	21.2013	BOARD OF APPEALS

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PRINT DATE: 08.21.2013	
SCALE: 1/4" = 1'-0"	

A3.3



1 PROPOSED BUILDING SECTION
A3.3 Scale: 1/4" = 1'-0"

AREA OF PROPOSED ADDITION



psc 8/22/13
umgc 8/22/13
FD 8/22/13
JK 8/22/13
ORL 8/23/13
HRW 8/25/13
AG 8/24/2013
EG 8-24-2013
SPG 8.25.2013
cag 8.25.2013

Date August 27, 2013

VIA EMAIL AND U.S. MAIL

President Chris Hwang
and Members of the San Francisco Board of Appeals
1650 Mission Street, Room 304
San Francisco, CA 94103

Re: Joint Statement in Support of Special Conditions Permit
Appeal No.: 13-091 (333 El Camino Del Mar, San Francisco)

Dear President Hwang and Members of the San Francisco Board of Appeals:

This joint brief is submitted by Appellants Francis DeRosa and Janice Roudebush, and neighbors Harlan and Delcey Watkins, Scott and Cristina Gutterman, and Eugene and Helen Galvin, and by Permit Holders Peter Carter and Michelle Guest Carter.

In settlement of this Appeal, the undersigned jointly request that the Board of Appeals order a Special Conditions Permit based on, and including, the attached Revised Plans.

The Revised Plans eliminate a rooftop stairway penthouse and replace it with a stairwell with a cover that is no higher than 6 inches below the top of the existing front tile parapet, and limit the roof deck railings, constructed of clear glass, to a height of no more than 18 inches above the existing front tile parapet.

Thank you very much.

[Signature page to follow]

[Signature page to follow]

PERMIT HOLDERS:

Dated: 8/25/13, 2013



Peter Carter
333 El Camino Del Mar

Dated: 8/25/13, 2013



Michelle Guest Carter
333 El Camino Del Mar

APPELLANTS:

Dated: _____, 2013

Francis DeRosa
126 27th Avenue

Dated: _____, 2013

Janice Roudebush
126 27th Avenue

NEIGHBORS:

Dated: _____, 2013

Harlan Watkins
114 27th Avenue

Dated: _____, 2013

Delcey Watkins
114 27th Avenue

Dated: _____, 2013

Scott Gutterman
120 27th Avenue

Dated: _____, 2013

Cristina Gutterman
120 27th Avenue

Dated: _____, 2013

Eugene Galvin
132 27th Avenue

Dated: _____, 2013

Helen Galvin
132 27th Avenue

PERMIT HOLDERS:

Dated: _____, 2013

Peter Carter
333 El Camino Del Mar

Dated: _____, 2013

Michelle Guest Carter
333 El Camino Del Mar

APPELLANTS:

Dated: 8/24, 2013

F DeRosa
Francis DeRosa
126 27th Avenue

Dated: 8/24, 2013

Janice Roudebush
Janice Roudebush
126 27th Avenue

NEIGHBORS:

Dated: 8/23, 2013

Harlan Watkins
Harlan Watkins
114 27th Avenue

Dated: 8/23, 2013

Delcey Watkins
Delcey Watkins
114 27th Avenue

Dated: 8/25, 2013

Scott P. Gutterman
Scott Gutterman
120 27th Avenue

Dated: 8/25, 2013

Cristina Gutterman
Cristina Gutterman
120 27th Avenue

Dated: 8-24-, 2013

Eugene S. Galvin
Eugene Galvin
132 27th Avenue

Dated: 8/24, 2013

Helen Galvin
Helen Galvin
132 27th Avenue

Date: August 27, 2013

VIA EMAIL AND U.S. MAIL

Mr. Scott Sanchez
Zoning Administrator
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Mr. Joseph Duffy
Senior Building Inspector
San Francisco Department of Building Inspection
1660 Mission Street
San Francisco, CA 94103

Re: Appeal No.: 13-091 (333 El Camino Del Mar, San Francisco)

Dear Zoning Administrator Sanchez and Senior Building Inspector Duffy:

This letter is submitted by Appellants Francis DeRosa and Janice Roudebush, Permit Holders Peter Carter and Michelle Guest Carter, and neighbors Harlan and Delcey Watkins, Scott and Cristina Gutterman, and Eugene and Helen Galvin.

In settlement of the above-captioned Appeal, the undersigned will jointly request that the Board of Appeals issue a Special Conditions Permit based on, and including, the attached Revised Plans.

The Revised Plans eliminate a rooftop stairway penthouse and replace it with a stairwell with a cover that is no higher than 6 inches below the top of the existing front tile parapet, and limit the roof deck railings, constructed of clear glass, to a height of no more than 18 inches above the existing front tile parapet.

We request that the Planning Department and Department of Building Inspection review and preliminarily approve the attached Revised Plans.

Thank you very much.

Very truly yours,

[Signature page to follow]

[Signature page to follow]

PERMIT HOLDERS:

Dated: 8/25/13, 2013



Peter Carter
333 El Camino Del Mar

Dated: 8/25/13, 2013



Michelle Guest Carter
333 El Camino Del Mar

APPELLANTS:

Dated: _____, 2013

Francis DeRosa
126 27th Avenue

Dated: _____, 2013

Janice Roudebush
126 27th Avenue

NEIGHBORS:

Dated: _____, 2013

Harlan Watkins
114 27th Avenue

Dated: _____, 2013

Delcey Watkins
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Dated: _____, 2013

Cristina Gutterman
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Dated: _____, 2013

Eugene Galvin
132 27th Avenue

Dated: _____, 2013

Helen Galvin
132 27th Avenue

PERMIT HOLDERS:

Dated: _____, 2013

Peter Carter
333 El Camino Del Mar

Dated: _____, 2013

Michelle Guest Carter
333 El Camino Del Mar

APPELLANTS:

Dated: 8/24, 2013

F DeRosa
Francis DeRosa
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Dated: 8/24, 2013

Janice Roudebush
Janice Roudebush
126 27th Avenue

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Dated: 8/23, 2013

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114 27th Avenue

Dated: 8/23, 2013

Delcey Watkins
Delcey Watkins
114 27th Avenue

Dated: 8/25, 2013

Scott P. Gutterman
Scott Gutterman
120 27th Avenue

Dated: 8/25, 2013

Cristina Gutterman
Cristina Gutterman
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Dated: 8/24, 2013

Helen Galvin
Helen Galvin
132 27th Avenue

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E mark@markenglisharchitects.com
W www.markenglisharchitects.com

PROJECT NUMBER: V-01



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CLIENT APPROVAL
SIGNATURE:

PROPOSED ELEVATIONS

REVISIONS:

NO.	DATE	DESCRIPTION
	01.26.2013	311 PRE-APPLICATION
	02.19.2013	SITE PERMIT
	08.21.2013	BOARD OF APPEALS

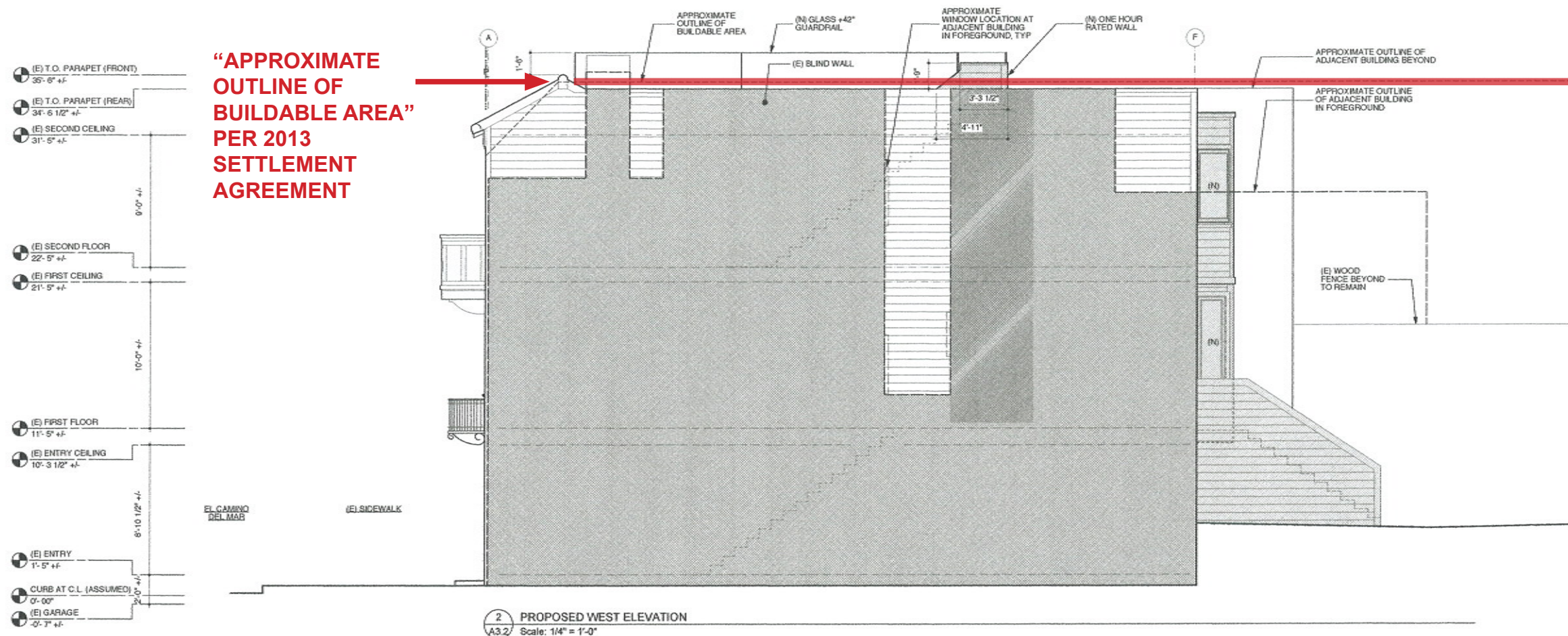
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DRAFTED BY:	CHECKED BY:
mtl	ME

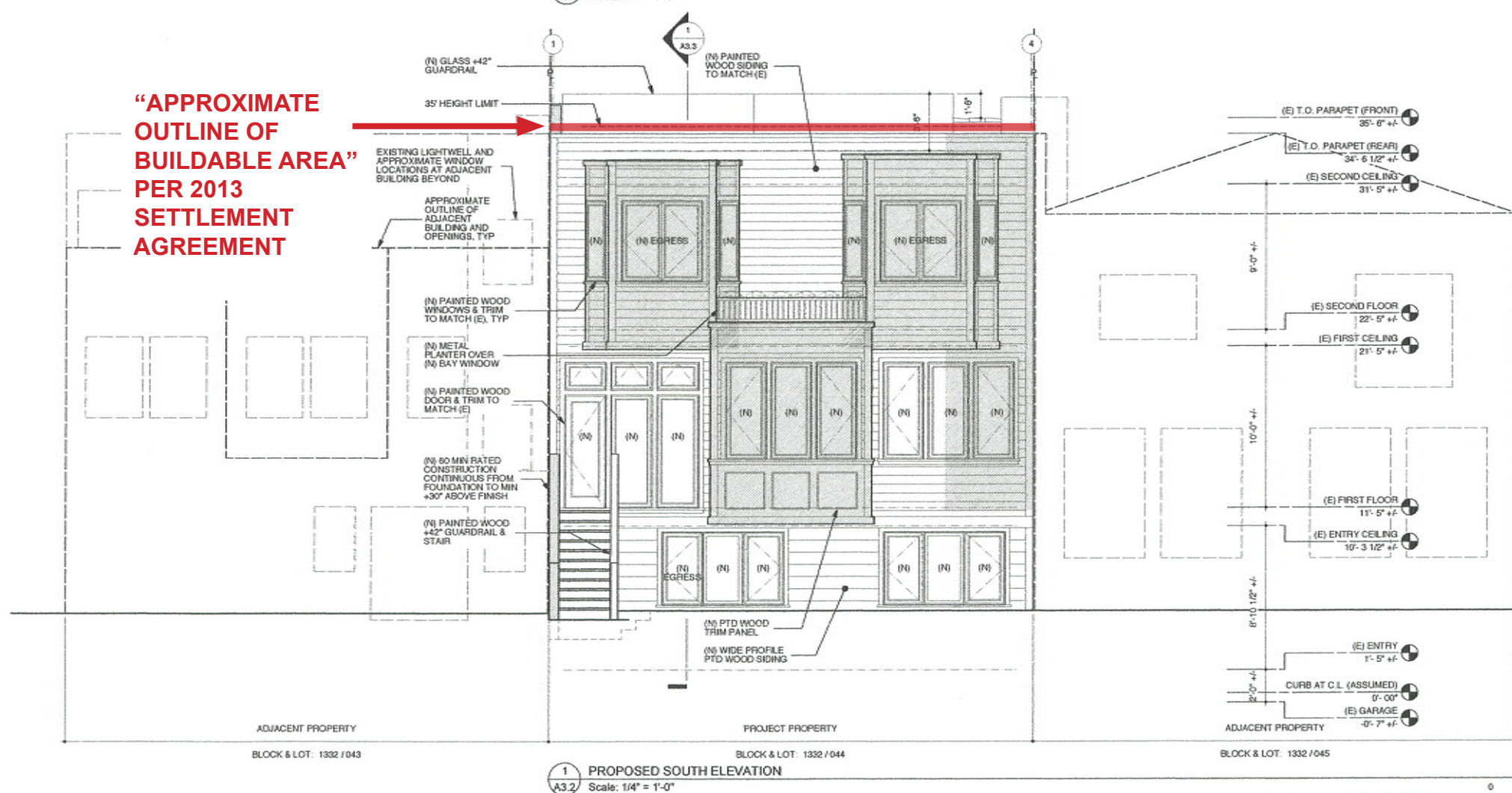
PRINT DATE: 08.21.2013

SCALE: 1/8" = 1'-0"

A3.2



**“APPROXIMATE
OUTLINE OF
BUILDABLE AREA”
PER 2013
SETTLEMENT
AGREEMENT**



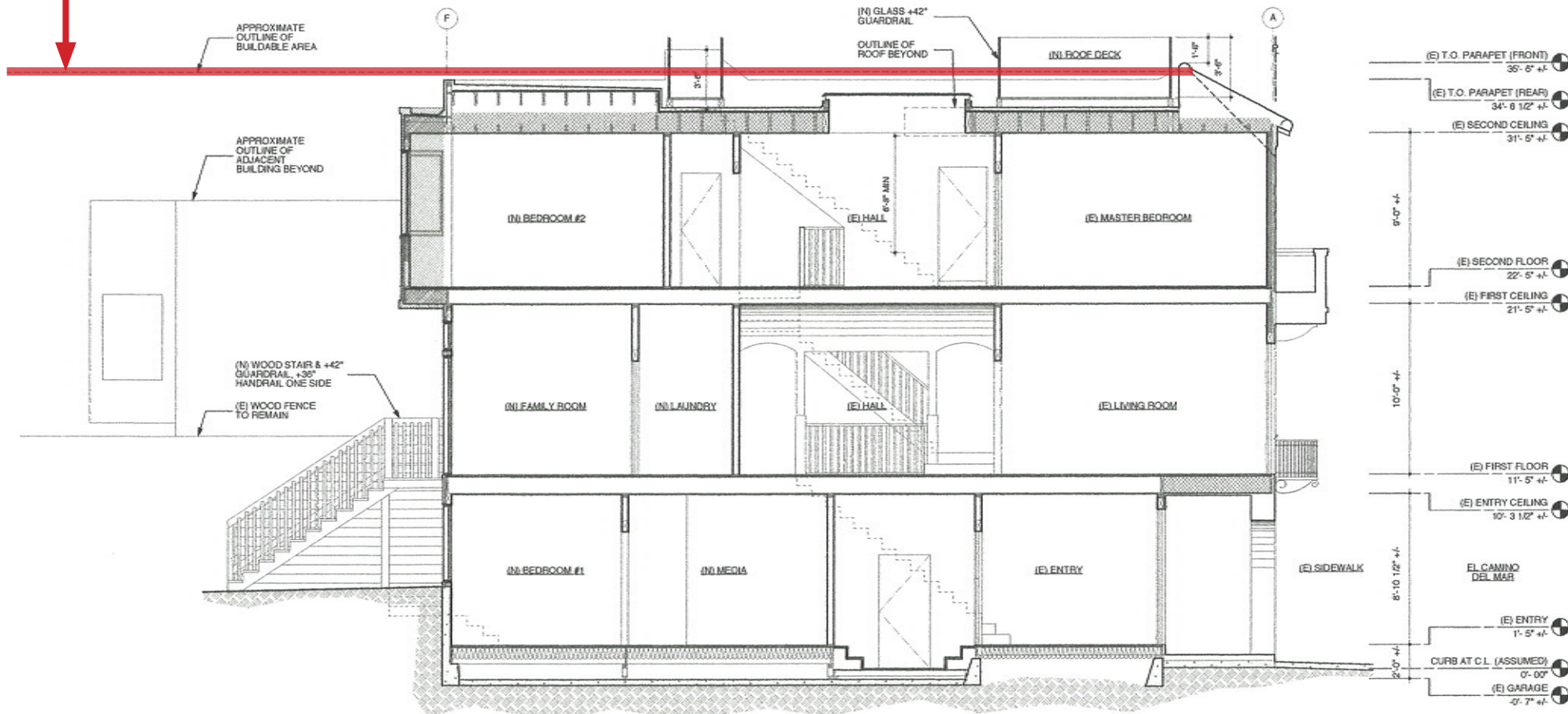
p5c 8/22/13
mgc 8/22/13
FD 8/22/13
K 8/22/13
R 8/23/13
HRW 8/23/13
HG 8/24/13
E 8-24-13
SPG 8.24.2013
Cag 8.25.2013

NOTE:
BUILDING OUTLINE AND
OPENINGS AT ADJACENT
STRUCTURES SHOWN AS
APPROXIMATIONS ONLY.

☐ AREA OF PROPOSED ADDITION



"APPROXIMATE
OUTLINE OF
BUILDABLE AREA"
PER 2013
SETTLEMENT
AGREEMENT



1 PROPOSED BUILDING SECTION
A3.3 Scale: 1/4" = 1'-0"

AREA OF PROPOSED ADDITION



psc 8/22/13
umgc 8/22/13
FD 8/22/13
JR 8/22/13
DL 8/23/13
HZN 8/25/13
AG 8/24/2013
EAG 8-24-2013
SPG 8.25.2013
CAG 8.25.2013

PROPOSED SECTION

REVISIONS:

NO.	DATE	DESCRIPTION
01	26.2013	311 PRE-APPLICATION
02	19.2013	SITE PERMIT
08	21.2013	BOARD OF APPEALS

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DRAFTED BY: ml	CHECKED BY: ME
PRINT DATE: 08.21.2013	
SCALE: 1/4" = 1'-0"	
A3.3	

333 EL CAMINO DEL MAR

333 EL CAMINO DEL MAR
SAN FRANCISCO CA 94121
BLOCK & LOT: 1332/044

PROJECT NUMBER: V-01



DISCLAIMER:
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CLIENT APPROVAL SIGNATURE:

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GENERAL ELEVATION NOTES:
1.

CONSTRUCTION ELEVATION KEYNOTES:

1

(N)

ADDITION

2

(N)

PAINTED WOOD SIDING, TYP.

3

(N)

PAINTED WOOD CORNICE, TYP.

4

(N)

WOOD SLIDING DOORS, W/ NEW HARDWARE

5

(E)

GLASS GUARDRAIL

6

(N)

LIGHTWELL

7

(N)

VERTICAL ADDITION. Δ

8

(N)

SKYLIGHT

9

(N)

COMP. SHINGLE ROOF

10

(N)

WOOD WINDOWS

PROPOSED ELEVATION LEGEND:

PROPERTY LINE

BUILDBALE ENVELOPE

SETBACKS

OUTLINE OF ADJACENT BUILDING

PROPOSED SOUTH ELEVATION

1/4" = 1'-0"

A3.5

SUTRO ARCHITECTS
415.956.3445
sutroarchitects.com
1055 Post Street, San Francisco, CA 94109

EL CAMINO DEL MAR RESIDENCE
333 EL CAMINO DEL MAR, SAN FRANCISCO, CA 94121
BLOCK 1332 LOT 044 | PROJECT NO. 2018.012

LICENSED ARCHITECT
STEPHEN S. SUTRO
C-30702
02.28.2019
RENEWAL
DATE

SITE PERMIT
09.14.2018
 Δ SITE PERMIT REVISION
02.06.2019

PROPOSED SOUTH ELEVATION

1/4" = 1'-0"


A3.5

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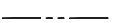


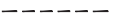
GENERAL ELEVATION NOTES:

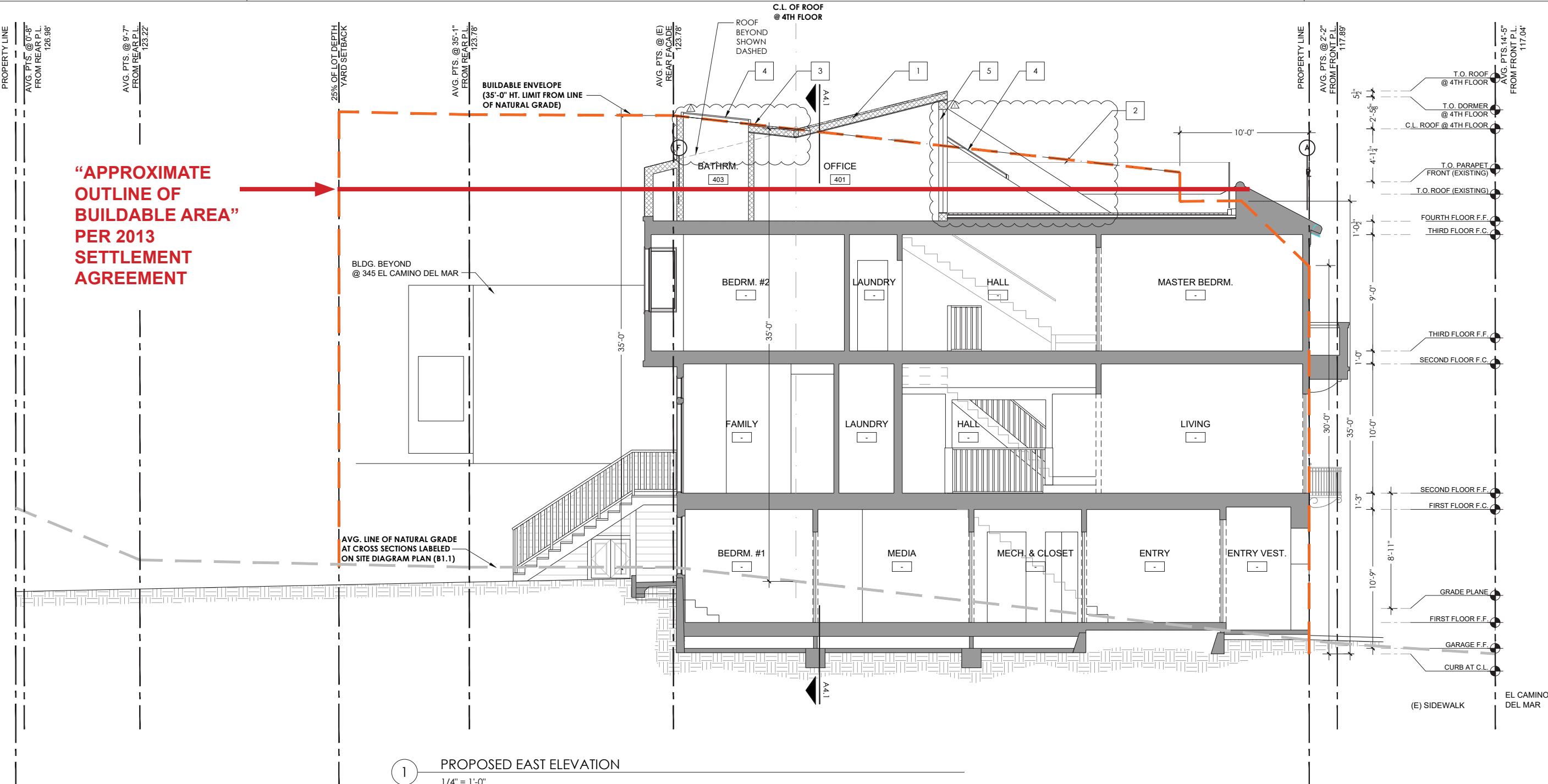
1.

CONSTRUCTION SECTION KEYNOTES:

- 1 (N) ADDITION
- 2 (E) GLASS GUARDRAIL MODIFIED TO ACCOMMODATE NEW LAYOUT
- 3 (N) VERTICAL ADDITION. 
- 4 (N) SKYLIGHT
- 5 (N) SLIDING WOOD DOORS W/ NEW HARDWARE

PROPOSED SECTION LEGEND:

-  PROPERTY LINE
-  BUILDABLE ENVELOPE
-  SETBACKS
-  OUTLINE OF ADJACENT BUILDING

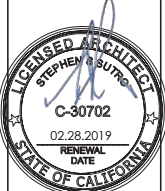


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EL CAMINO DEL MAR RESIDENCE

333 EL CAMINO DEL MAR, SAN FRANCISCO, CA 94121
BLOCK 1332 LOT 044 | PROJECT NO. 2018.012



SITE PERMIT
09.14.2018

 SITE PERMIT REVISION
02.06.2019

PROPOSED LONGITUDINAL SECTION

1/4" = 1'-0"

A4.3







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 <input type="checkbox"/> Authorized Agent

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

ATTACHMENT 1 – AMENDED RESPONSE TO REQUEST FOR DISCRETIONARY REVIEW FOR 333 EL CAMINO DEL MAR, AUGUST 15, 2019

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.)

Here are the key reasons why the Carter family's project should be approved as proposed and why this DR request should be denied.

A. No exceptional or extraordinary circumstances have been identified. In order for the Planning Commission to take DR, the DR requestor (Frank De Rosa) must demonstrate that the project would create exceptional or extraordinary circumstances. The DR requestor has not identified any exceptional or extraordinary circumstances that justify taking discretionary review and each of his claims is without merit.

The project is compatible with the neighborhood, complies with the Planning Code, and is consistent with the San Francisco Residential Design Guidelines. The project was intentionally designed to preserve the mid-block open space by not expanding horizontally into the rear yard. In order to comply with the established pattern of fourth-floor additions in the neighborhood and the Residential Design Guidelines, the vertical addition was set back 27' from the front so that it would not be visible from most vantage points along El Camino De Mar and only minimally visible from others.

B. The project will have no direct protected impacts on the DR requestor or any of the 11 residents that joined the DR Application. The project will not have any direct light, air, or privacy impacts on the DR requestor, who resides at 126-128 27th Avenue. As shown in *Figure 1*, two lots separate the DR requestor and his home is around the corner from the project site. The closest portion of the DR requestor's home (his back deck) is approximately 100 feet away from the proposed addition. Please also note that there is a 10' difference in elevation between the front and rear of the Carters' lot, and the slope continues up towards



Figure 1. Distances between 120 and 126 27th Avenue and the Project Site

the DR requestor's property. *Exhibit A* is photograph of the rear of the Carters' home which shows that half of the first story is below grade.

The only neighbor joining the request for DR whose lot is actually adjacent to a portion of the Carter's lot, resides at 120 27th Avenue but as shown in *Figure 1*, the closest portion of this neighbor's home is approximately 64 feet from the proposed addition.

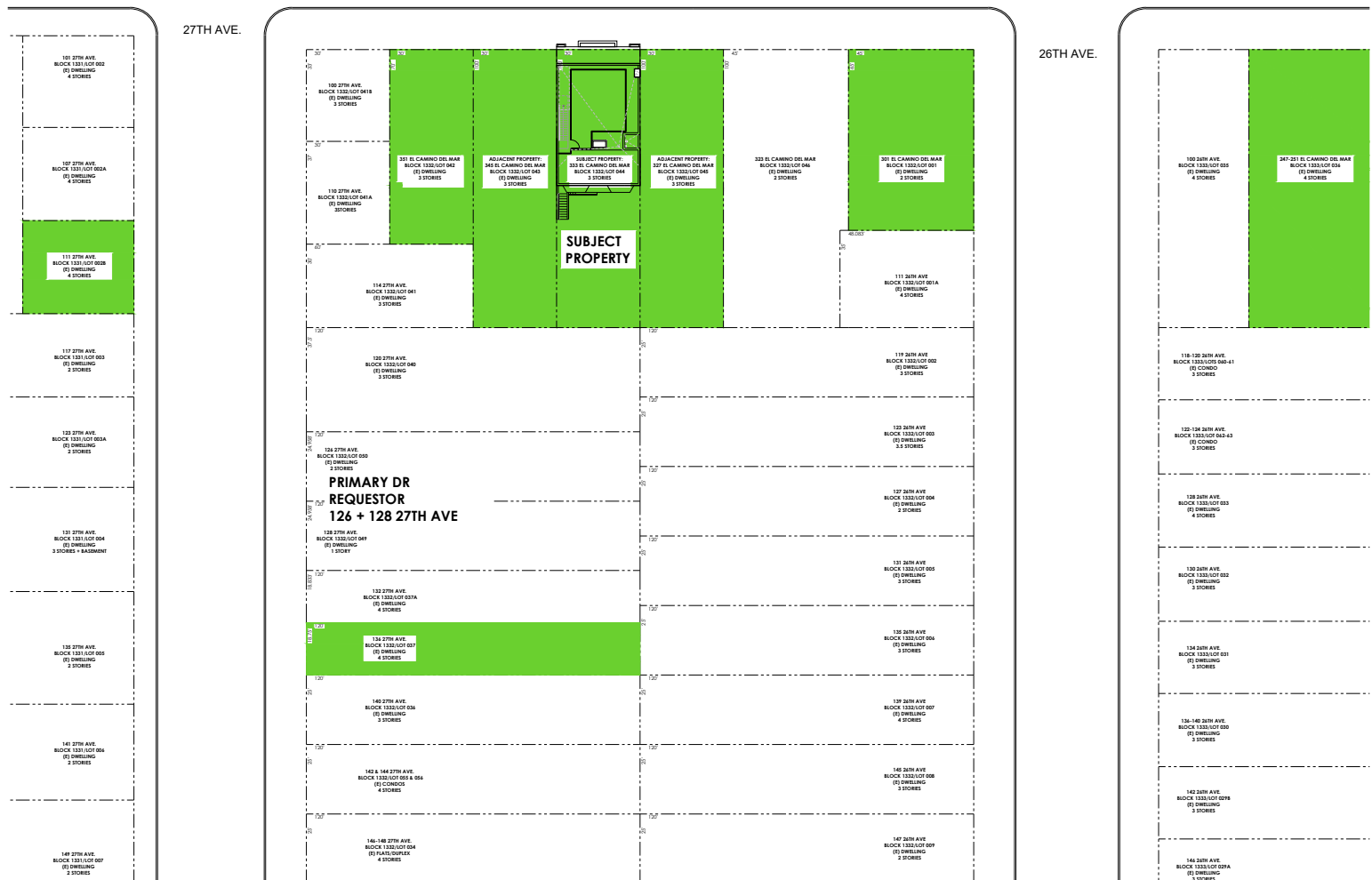
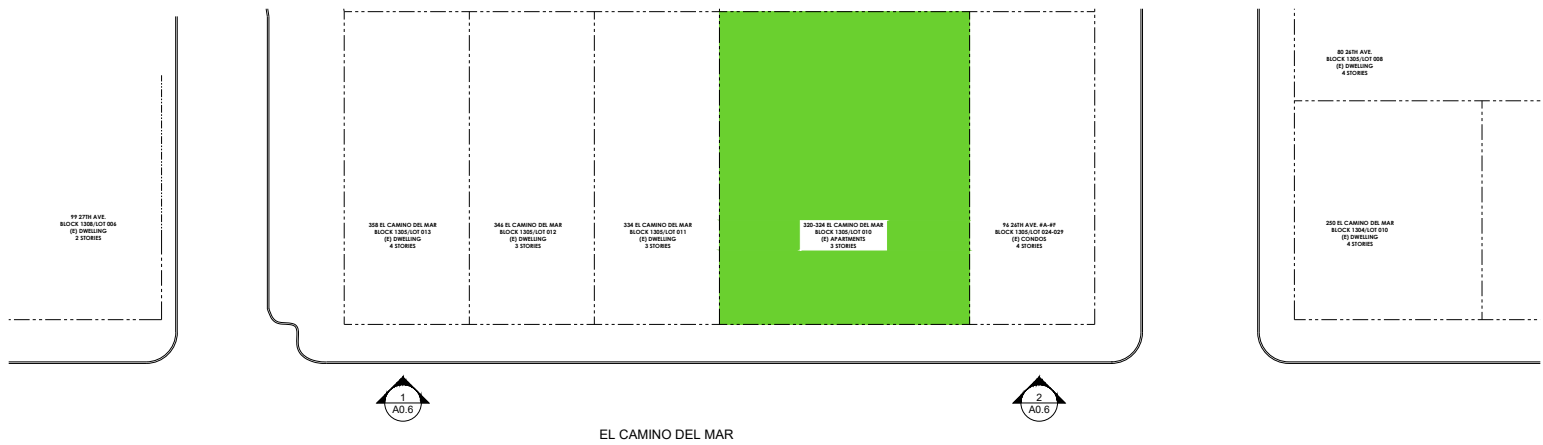
Neither of these neighbors' light, air, or privacy would be impacted due to the distance between the homes and the presence of large trees between the homes. And, the ten other neighbors who joined the DR request either live too far away to be impacted or, as is the case for one house -- 323 El Camino Del Mar, is separated from the subject site by another home and would not experience any adverse light, air, or privacy impacts.

C. The project has support from 12 neighbors, including the two adjacent neighbors and a neighbor across the street.

Because the project was sensitively designed, as shown in *Figure 2*, 12 neighbors have come forward so far to support the project, including the neighbors immediately to the east and west (327 and 345 El Camino Del Mar). These are the neighbors who would theoretically be most directly affected by the addition and they are in favor of the current project design. They also have the support of the neighbor across the street at 322 El Camino Del Mar.

Please note that the DR requestor improperly claims that Loretta Choy and Vince Carey, who own 136 27th Avenue, are opposed to the project (See Attachment 4 of the DR requestor's June 20, 2019 submittal.) when they have, in fact written a letter of support for the project as shown in letter number 5, *Exhibit B*.

Figure 2 follows on the next page ...



(4) ADDITIONAL LETTERS FROM NEIGHBORHOOD RESIDENTS



3 25TH AVENUE



152 28TH AVENUE



81 25TH AVENUE



75 SEA CLIFF

LEGEND



LETTERS OF SUPPORT & SUBJECT PROPERTY

D. All six of the DR requestor's reasons for asking for Discretionary Review are invalid.

The DR requestor makes the following unsubstantiated claims on his DR Application (claims 1-3) and supplemental materials dated June 20, 2019 (claims 4-6):

- (1) The project would exceed the allowable 35' height limit.
- (2) The project would set a precedent in the neighborhood by allowing a 4th story.
- (3) It would breach a 2013 settlement regarding the roof deck.
- (4) The neighborhood is almost entirely 1, 2, and 3 story houses.
- (5) The few 4 story houses are within the 35' limit with flat roofs.
- (6) The scale of the project is not compatible with the surrounding buildings and does not respect the mid-block open space.

The reasons why DR requestor's six claims are not true are detailed below.

- (1) The project **would not** exceed the allowable 35' height limit. The DR requestor claims that the project would exceed the allowable 35' height limit. The Planning Department has confirmed that the project complies with the Planning Code and is within the allowable height limit.

As shown in **Figure 3**, the project includes a vertical addition to add a partial fourth story. The fourth story addition will be at the rear, set back more than **27 feet** from the front façade at El Camino Del Mar to be minimally visible from the public way. The modest **624-gross-square-foot** fourth story addition has a rear-facing sloped roof and a rear-facing dormer to minimize the mass of the addition facing the neighbors to the south.

The dormer comprises less than 20 percent of the overall roof area and is only 6" above the height limit. In accordance with Section 260(b)(1)(B) of the San Francisco Planning Code, the sloped roof, which adds additional rooms and access to the existing roof deck shall be measured from the sloped roof's center point, at natural grade (which changes elevation by approx+6 feet from the front façade to the rear), and sloped in such a way that reduces its massing to maintain the 35-foot height limit. A parapet wall is proposed at a portion of the western roofline, also sloped and measured from its center point to be within the 35-foot height limit.

This was explained to the DR requestor by Katie Wilborn, the Planner assigned to the project, to the DR requestor, in the email message included as **Exhibit C**.

As stated in the Notice on file with the Planning Department included as **Exhibit D**, “The project at 333 El Camino Del Mar includes a vertical addition and roof form that was determined to be code compliant and within the height limits, per the ZA(s). The dormer was ruled by the ZA to meet dormer controls. The project was reviewed by the ZA twice and the Deputy ZA twice. Additionally, this project went to RDAT and arch. office hours and meets the RDGs.”

Because the project would not exceed the allowable height limit, this first claim by the DR requestor is invalid.

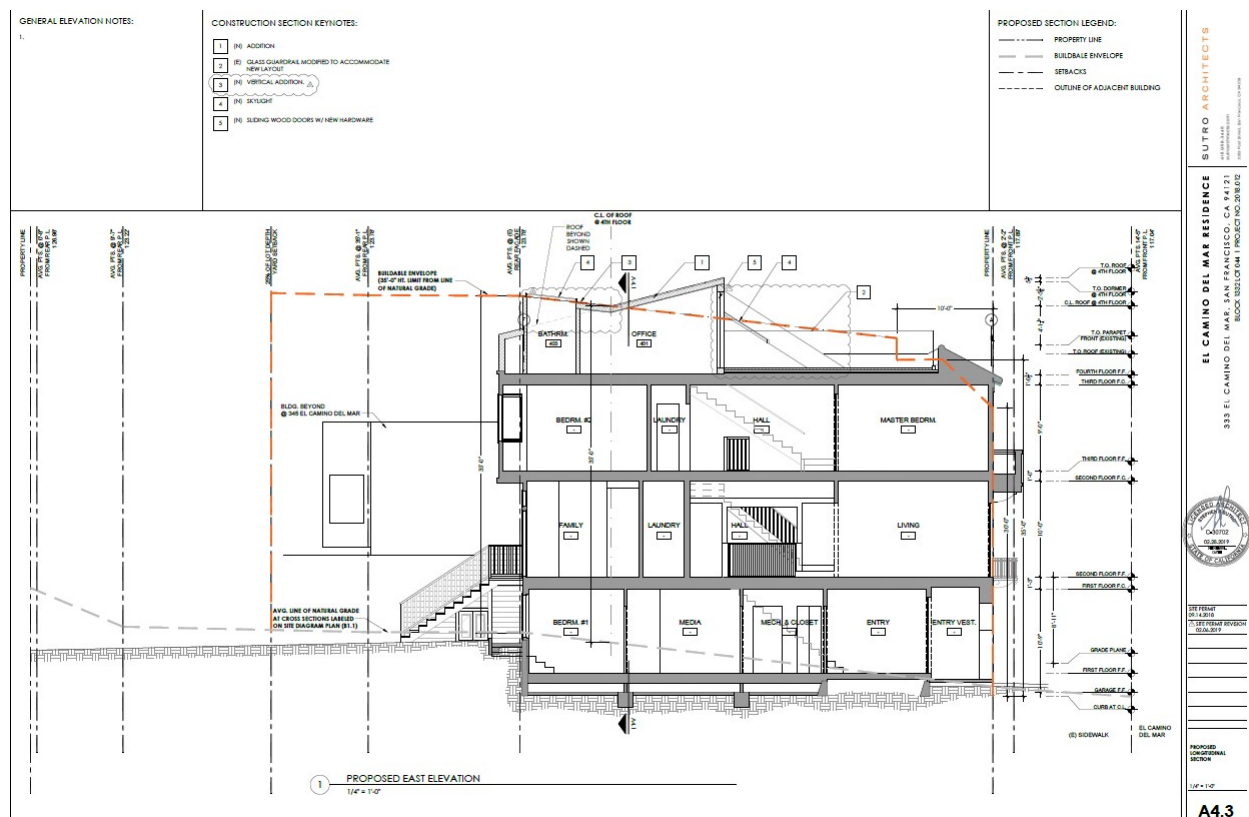


Figure 3. Proposed Vertical Addition – East Elevation

(2) The project would not set a precedent in the neighborhood by adding a 4th story – as shown in *Figure 4*, there are at least 17 existing four-story structures in the neighborhood within half of a block of the Carter’s home. The DR requestor claims that “Approving this permit would create a 4-story structure in a 2-3 story neighborhood. And if this house could do it, it would set a precedent to allow almost every other house in the neighborhood to build 4 stories too, turning the streets and backyards into urban canyons.”



7 Figure 4. Parcel Map Showing Existing Four-Story Buildings Near the Project Site

Please note that the DR requestor may have misled some of the residents who joined the DR application since, as shown in **Exhibit E**, his letter to the neighbors states that the project would “...add a 4th story in this 2-3 story neighborhood” and that “*The addition would rise above the 35 foot height limit over all of the adjacent houses, and would set a precedent...*”

The DR requestor goes further in his June 20, 2019 supplemental submittal and says that “This dangerous precedent could transform neighborhoods from low-scale 1-3 story houses to 4-story urban edifices – and open a floodgate of legitimate protests.”

As listed below, there are at least 17 four-story residential buildings in the neighborhood within half of a block of the project site, and six of these are over 35’ tall, based on DBI records. **Figures 4 through 7** include the locations and photos of these buildings. In addition, while it does not have four stories, the peak of the roof of 120 27th Avenue (one of the neighbors who joined the DR), is over 35’ tall based on DBI records.

Please also note that the neighbor at 120 27th Avenue is singling out this project to oppose when they supported another proposed four-story project nearby at 156 27th Avenue. Their letter of support for this other four-story project is included in **Exhibit F**.

- 247-51 El Camino Del Mar,
- 250 El Camino Del Mar,
- 358 El Camino Del Mar,
- 80 26th Avenue,
- 96 26th Avenue,
- 100 26th Avenue,
- 111 26th Avenue,
- 123 26th Avenue,¹
- 128 26th Avenue,
- 139 26th Avenue,
- 101 27th Avenue,²
- 107 27th Avenue,³
- 111 27th Avenue,⁴
- 132 27th Avenue,¹
- 136 27th Avenue,
- 142-144 27th Avenue,² and
- 146-148 27th Avenue.³

¹ This building is 3.5 stories with a penthouse and reaches 35’ based on DBI records.

² This building is approximately 37’2” high based on DBI records.

³ This building reaches approximately 38-39’ based on DBI records.

⁴ This building is approximately the same height as 107 27th Avenue, or 38-39’.

Contrary to what the DR requestor claims, this project would not set a precedent or “...turn the streets and backyards into urban canyons.” In fact, the modest addition would be *set back 27 feet from the street* and *covers just 41 percent of the existing roof*. The Carters chose to expand their home in this manner, as many neighbors have done, so that they could preserve their rear yard and protect the established neighborhood mid-block open space. Under the proposed project, the rear yard would continue to provide a place for the Carter’s children and their friends to play. And, the next- door neighbors, who are most impacted by any changes to the home, support the project specifically because it preserves the rear yard. These next-door neighbors did not want the Carters to expand into the rear yard.

Because adding a fourth story would not set a precedent, this second claim by the DR requestor is invalid.

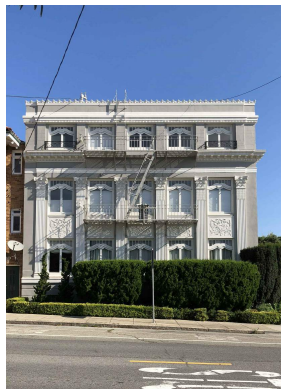
¹ This address was included in the list of residents that the DR requestor claims have joined the DR Application and are part of the “Committee to Preserve Height Limits.” See *Exhibit E*.

² Ibid.

³ Ibid.



① 358 EL CAMINO DEL MAR



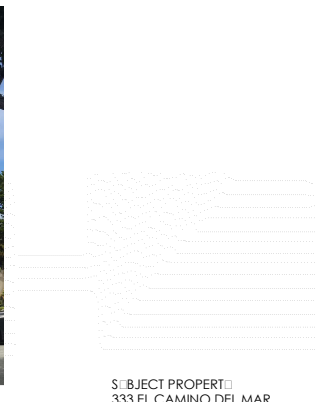
② 95 26th AVE. A/E



③ 250 EL CAMINO DEL MAR



④ 80 26th AVE.



SUBJECT PROPERTY
333 EL CAMINO DEL MAR



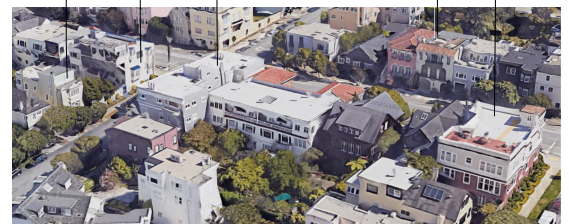
⑤ 111 27th AVE.



⑥ 107 27th AVE.



⑦ 101 27th AVE.



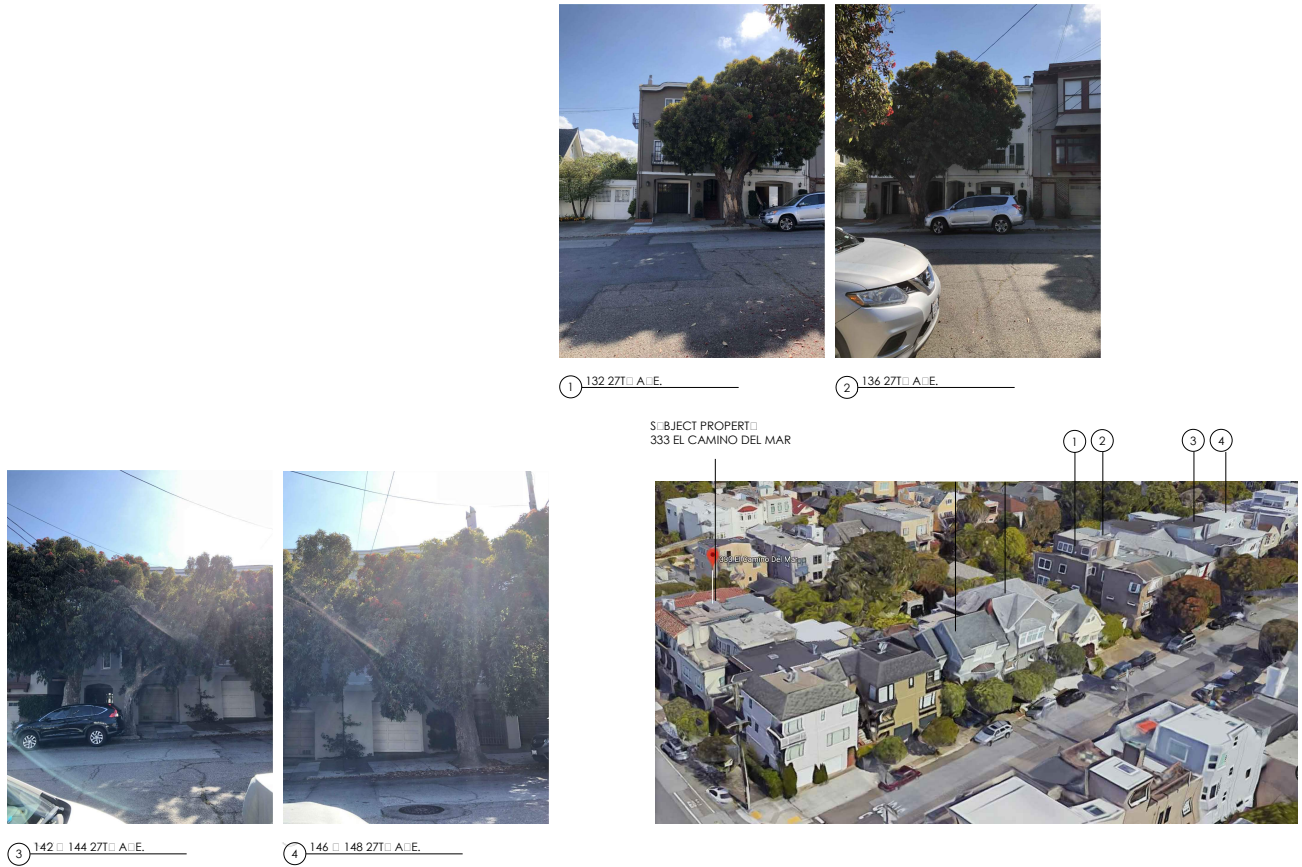


Figure 6. Photographs Showing Existing Four-Story Buildings – 132, 136, 142-44, and 146-48 27th Avenue



Figure 7. Photographs Showing Existing Four-Story Buildings – 100, 111, 123, 128, and 139 26th Avenue, and 247 El Camino Del Mar

- (3) **The project would not violate a 2013 settlement agreement.** The DR requestor states that “The neighbors compromised in 2013 in agreeing to a reasonably designed roof deck. The new addition would be a blatant disregard of the concerns that led to the settlement agreement. Its impact would overwhelm the impact from the roof deck.”

In 2013, a private settlement agreement was entered into by the Carters, the DR requestor, and neighbors residing at 114, 120, and 132 27th Avenue, for the sole purpose of settling the appeal to the Board of Appeals (Appeal No. 13-091) of Building Permit Application No. 201302190440S to construct a rooftop deck, railing, and stairway penthouse.

The 2013 settlement agreement is provided in ***Exhibit G*** and pertained only to the 2013 roof deck project. ***It was specific to the roof deck project and did not prevent the Carters from other future building or expansion.*** In 2013, the Carters had just moved into their home and they had not yet started a family. This was before they had their two children and before their needs of their family had changed.

As the DR requestor understands and as Scott Sanchez, the Zoning Administrator clarified in an April 18, 2019 email message to him, “This is a private settlement agreement that was reached between the neighbors and developer for this project to resolve Appeal No. 13-091. The City was not party to the agreement and did not impose any conditions of approval on the property that would prohibit future development in compliance with the Planning Code.” (This email is included in ***Exhibit H.***)

Again, the agreement was specific to that project, and did not prevent the Carters from any future building or expansion. The settlement agreement does not have a provision preventing any future projects. To add such a provision which doesn’t exist, and was not negotiated by the parties, would violate California law.

Under controlling law, settlement agreements are treated like contracts, and terms and provisions beyond the plain language of the parties’ agreement may not be added to the agreement. (*Kerkeles v. City of San Jose* (2015) 243 Cal. App. 4th 88, 99, citing *Apra v. Aureguy* (1961) 55 Cal.2d 827, 831 [in construing a contract that is a complete expression of the entire agreement, courts will not add term on which agreement is silent]; see also *Vaillette v. Fireman’s Fund Ins. Co.* (1993) 18 Cal.App.4th 680, 686 [“parties’ expressed objective intent, not their unexpressed subjective intent, governs”].) California courts have determined that it is the outward written expression of the agreement, rather than a party’s unexpressed intention, which the court will enforce. (*Winet v. Price* (1992) 4 Cal. App. 4th 1159, 1166.

The Carters fully complied with the settlement agreement. ***Because this new proposal does not constitute a breach of the 2013 agreement, this third claim by the DR requestor is invalid.***

Please also note that an additional issue related to the 2013 settlement was raised in a letter of opposition to the project submitted by the Planning Association of the Richmond (PAR) challenging the accuracy of the building height. The 2013 permit and drawings (and resulting construction) complied with the 2013 settlement agreement. The height limit was incorrectly shown, by mistake, but that mistake did not affect the project's code compliance and compliance with the settlement agreement. This is likely why both the architect and the Planning and DBI staff did not catch the mistake. But, again, there was no structure on the roof in 2013 and there was clearly no intent to mislead by this. And despite the fact that the drawings show an incorrect height limit, the Carters still complied with the terms of the agreement. We have reached out to PAR to explain this mistaken notion, but they have not responded.

That mistake was simply not substantive then, nor is it now (Sutro Architects would never rely on old estimations from an old project). Because a roof structure is now proposed for this new project, a surveyor was engaged to make sure all heights are completely accurate. This is a new project where true measurements have been taken. This new project is based on those accurate height measurements and is in compliance with the code.

(4) The neighborhood is not “almost entirely 1, 2, and 3 story houses.”

In his June 20, 2019 supplemental submittal (page 1, item III. a.), the DR requestor uses information from the San Francisco Assessor (2017-18 Property Tax Rolls) as the basis that “the neighborhood is almost entirely 1, 2, and 3 story houses.” The Assessor's Office does not generally count the ground floor of a building in their reporting. For example, the Carter's three-story house is listed as a two-story house in these records. Using the DR requestor's data source for this claim, the project would be adding a third story to their home, not a fourth story.

As we demonstrate above under item (2), there are numerous four-story houses throughout the neighborhood, some of which exceed 35 feet, including 17 homes within half of a block of the project site.

(5) It is not true that “the few 4 story houses are within the 35' limit with flat roofs.”

This claim from the DR requestor's June 20, 2019 submittal (page 1, item III. b.) -- that the four-story homes in the neighborhood are within 35' -- is not supported by any evidence. The DR requestor provides a photograph of the homes at 107 and 111 27th

Avenues without any data. This provides no proof. Based on our review of the plans on file with SFDBI, 107 27th Avenue is actually 3-4' above 35'. While no records were available at DBI for 111 27th Avenue, it appears to align with the height of 107 27th Avenue. Moreover, the home to the north, the records for 101 27th Avenue indicate that it is +/- 37' 2". We combed through the records at DBI⁵ and established that the following nine structures near the proposed project had heights exceeding 35':

- 101 27th Avenue,
- 107 27th Avenue,
- 111 27th Avenue,
- 120 27th Avenue,⁶
- 132 27th Avenue,⁷
- 136 27th Avenue,
- 111 26th Avenue,
- 128 26th Avenue, and
- 139 26th Avenue.

(6) The scale of the project is compatible with the surrounding buildings and does respect the mid-block open space.

In his June 20, 2019 supplemental submittal (page 1, item I), the DR requestor claims that "The proposed project's scale is not compatible with the surrounding buildings and does not respect mid-block open space." In fact, the project was specifically designed to preserve the mid-block open space by not extending horizontally into the rear yard. Under the proposed project, the rear yard would continue to provide a place for the Carter's children and their friends to play. And it would preserve this important combined green open space for the neighbors on the block. Because the modest vertical addition is on the north side of the lot, the project will not shade the yards or decks of the neighbor that filed or joined the DR Application or are opposed to the project. See **Figure 8** for the location of these neighbor's properties in relation to the project site.

⁵ Research conducted at the San Francisco Department of Building Inspection by Sutro architects on August 13, 2019.

⁶ The residents of this home joined the DR Application and are part of the and are part of the "Committee to Preserve Height Limits." See **Exhibit C**.

⁷ Ibid.



Figure 8. Location of the primary DR requestor (126 27th Ave.) and the 11 households joining the DR Application

The scale, height, and depth of the project are compatible with surrounding buildings and the DR requestor provides no evidence to the contrary. *Figures 1 and 4-8* show that homes comparable to the size of the Carter's home are typical in this Outer Richmond/Seacliff neighborhood. The project would add just 624 gross square feet to a 4,348 gross-square-foot home. This would result in a 4,967 gross-square-foot home (including 4,493 square feet of habitable space and 474 square feet of non-inhabitable space as defined by the Planning Department). Figure 1 shows that homes comparable to the size of the Carter's home are typical in this Outer Richmond/Seacliff neighborhood.

The DR requestor also claims that the roofline, façade width and dormers are not compatible with the architectural character of surrounding buildings, without providing any documentation to substantiate these baseless claims. No changes to the building façade are proposed and the addition is set back 27 feet from the street so that it will not be visible from most vantage points along the street and will be only minimally visible from a couple of select locations. Additionally, here are specific comments on the defining building features with which the DR requestor says are incompatible with surrounding buildings:

- **Roofline.** The roofline is compatible with the architectural character of surrounding buildings. The immediate context does not have a singular defining roof form. There are a mix of roof forms – gables that slope both perpendicular and parallel to the public right-of-way, hip, and flat, and many roofs, including the proposed design for 333 El Camino Del Mar, include a primary slope plus a dormer, including the DR requestor’s own home at 126 27th Avenue.
- **Façade width.** The project does not change the width of the building façade and the width – 30 feet – is consistent with the surrounding buildings.
- **Dormers.** As you can see in the figures, many buildings in the neighborhood have dormers, including 126 27th Avenue (the DR requestor’s home), 127 26th Avenue, 139 26th Avenue, and 140 27th Avenue.

The primary DR Requestor falsely claims that “333 El Camino Del Mar is already the tallest building on the block.” (June 20, 2019 Supplemental Attachment 3, page 1) This is not the case as shown in **Figure 4** and discussed above and is even evident in his own documentation (June 20, 2019 supplemental material, Attachment 1, page 2) provided herein as **Exhibit I**.

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.

During the design process, the Carters and their architects went to great lengths to minimize the impact to their neighbors and to design a modest addition for their growing family that is sensitive to neighborhood context and complies with the Residential Design Guidelines. Instead of starting out with a larger project that could be scaled back in response to neighborhood concerns, a common practice, the Carters are proposing a small addition with a minimum ceiling height in order to limit impacts on their neighbors. It is set far back from the street and will not be visible from most vantage points.

The Carters held two neighborhood meetings – the first was the Pre-Application Meeting on September 4, 2018 and the second was on June 13, 2019. They also met separately with the Guttermans (120 27th Avenue) prior to the Pre-Application Meeting.

At the Pre-Application Meeting held on September 4, 2018, some of the neighbors

expressed concern about any impacts on the mid-block open space if there were to be a horizontal addition. The Carters assured the neighbors that the plan did not include any horizontal expansion. The westerly neighbor at 345 El Camino De Mar was originally concerned about shading of their solar panels. The Carters provided a solar study to show that they would not be impacted. Consequently, these neighbors are supportive of the project and have written a letter of support which is included in ***Exhibit B***.

The Carters held a second neighborhood meeting on June 13, 2019 in order to reach out to the DR requestor and any other neighbors who had concerns and questions about the project. Five people attended, including the DR requestor's spouse (Janice Roudebush) and a neighbor on the next block at 230 El Camino Del Mar. We explained our project and our reasons for the proposed design.

The meeting did not result in any sort of understanding or compromise. The five attendees reiterated the claims promoted by the DR requestor and let us know they would continue to fight the project.

The Carters made every effort to reach out to the Guttermans who live at 120 27th Avenue. Before the project was submitted to planning, in August of 2018, the Carters went to the Guttermans' home to share their renovation plans. The Guttermans were in attendance at the neighborhood notification meeting, but not in attendance at the June 13, 2019 meeting. It wasn't until August of 2019 that the Guttermans confirmed that they were against the project. After learning that the Guttermans were against the project, an email was sent (in August of 2019) to get a better understanding of why they are against the project. The email sent to the Guttermans went unanswered. It wasn't until the Carters received the Guttermans' letter of opposition in the DR packet that they were made aware of the reasons for their opposition.

Because the project has been sensitively designed to limit impacts on neighbors and protect the mid-block open space, there are 12 neighbors to date who support the project as demonstrated by the letters provided in ***Exhibit B***. Neighbors who support the project, include the *immediately adjacent* neighbors at 327 and 345 El Camino Del Mar, and neighbors residing at 247, 301, 322, and 351 El Camino Del Mar; 111 27th and 136 27th Avenue; 152 28th Avenue; 3 25th and 81 25th Avenue; and 75 Sea Cliff Avenue.

The project is small and was designed to meet neighborhood concerns prior to filing the original application with the City. Because the project is so small, there is no

room for modification.

When RDAT met on December 12, 2018. They had two comments which were as follows (The comments begin with the RDG number and guideline for reference and concludes in bold with RDAT's feedback.):

1. RDG 3.6 - Articulate the building to minimize impacts on light and privacy to adjacent properties: hence, **match the lightwell on the east side, fourth floor addition (3'-0" minimum depth).**
2. RDG 6.2-2.4 Use windows that contribute to the architectural character of the building and the neighborhood; relate the proportion and size of the windows to that of existing buildings in the neighborhood; design window features to be compatible with the building's architectural character and other buildings in the neighborhood: hence, **provide sightlines [a sightline study] from the street. If the windows of the front façade's top floor addition are visible from street, resize the window's opening and or/vertical alignments so that the window sizes, proportions, and features are compatible with the existing subject building and surrounding buildings.**

In response to the RDAT comments, we modified the east lightwell as requested and made a minor change to the volume at the stair to minimize the impact on the lightwell at the west side. To satisfy RDAT's second comment, we provided 3-d renderings from El Camino Del Mar and they determined that our original design complied with RDG 6.2-2.4 and did not require modification.

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.

The project protects the mid-block open space by maintaining the existing rear yard. The DR requestor has asked that the project not be built as proposed. He states in his DR application

"...that the owners abide by their original agreement and continue to enjoy the views from their deck." The 2013 agreement was for a different project and has no bearing on this separate project. There are no changes requested in the DR Application other than elimination of the project. Elimination of the project is not reasonable or necessary, and we are not willing to do that.

Because the DR requestor's claims are invalid, they obviate the need for changes in

the project design. Furthermore, *the DR requestor argues at length that the project violates the 35' height limit but he said he would also oppose a 35' project with a flat roof and request DR.* This is what he said at the August 1, 2019 meeting at Planning with David Winslow. Regardless, this is not an option due to required minimum ceiling height requirements. A flat roof would not provide code-compliant ceiling heights. Occupiable spaces, habitable spaces, and corridors are required to have minimum ceiling heights of not less than 7' 6". Bathrooms, toilet rooms, kitchens, storage rooms, and laundry rooms shall have a ceiling height of not less than 7'.

As detailed above, the project does not impact the DR requestor's light, air or privacy. The project is small and has been designed to provide a minimal amount of added space – 624 gross square feet for the Carter's growing family. They want to maintain the existing rear yard in order to preserve the midblock open space that they and their neighbors value and that their children enjoy. The Carters also want to be respectful of their neighbors, particularly those immediately adjacent who are most affected by any expansion (327 and 345 El Camino Del Mar). These neighbors appreciate that the Carters are not expanding horizontally and support the project as proposed. Both neighbors have told us that they would not support an addition extending into the rear yard, so this is not an alternative.

EXHIBIT A – PHOTOGRAPH SHOWING THAT THE FIRST STORY OF THE CARTERS’ HOME IS HALFWAY UNDERGROUND AT THE REAR BECAUSE THE PROPERTY SLOPES UP 10 FEET FROM THE FRONT TO THE BACK OF THE LOT



EXHIBIT B -- LETTERS OF SUPPORT FOR PROPOSED PROJECT

1. Mark and Anna Rozengurt, 327 El Camino Del Mar
2. Victor and Unhui Kwok, 345 El Camino Del Mar
3. The Katzenmeyer Family, 351 El Camino Del Mar
4. Shekhar Iyer and Bina Chaurasia, 111 27th Avenue
5. Loretta Choy and Vince Carey, 136 27th Avenue
6. Wendy Anderson, 152 28th Avenue
7. Anna Nordberg and Brant Thompson, 81 25th Avenue
8. Chris and Robin Donohoe, #3 25th Avenue
9. Michelle and Fred Molfino, 75 Sea Cliff Avenue
10. Ryan and Christine Coakley, 322 El Camino Del Mar #2
11. Judy L. Wade, 247 El Camino Del Mar
12. Ann and Reid MacDonald, 301 El Camino Del Mar

San Francisco Planning Department
1650 Mission Street #400
San Francisco, CA 94103

July 1, 2019

Dear Planning Department,

We live at 327 El Camino Del Mar (the immediate neighbor east of 333 El Camino Del Mar). We have lived in this house for 24 years.

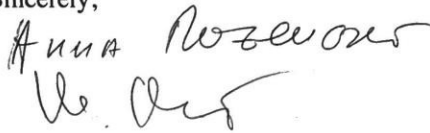
We are writing to say that we are aware of our next-door neighbors' proposed construction project at 333 El Camino Del Mar.

We support the project and are happy that they're protecting the common rear open space by not expanding into their back yard.

They are good neighbors and with a growing family, we understand their wishes and needs to expand their home.

Thank you.

Sincerely,

Handwritten signatures of Anna Rozengurt and Mark Rozengurt. Anna's signature is in cursive and Mark's is in a stylized, blocky cursive.

Mark & Anna Rozengurt
327 El Camino Del Mar
San Francisco, CA 94121

THE KWOK FAMILY

June 20, 2019

SF Planning Department 1650
Mission St. #400 San
Francisco, CA 94103

To whom it may concern,

We are the home owners and direct next door neighbors to the Carter residence and wish to express that we are not in opposition of their proposed construction plans.

We believe that home owners should have the liberty to alter their homes to suit their lifestyles as long as the modifications are legal and does not cause any burden to their neighbors.

So far, the Carters have been very gracious and considerate with the construction planning process. We initially had concerns that their construction could negatively affect our existing solar power system however they were quick to request that their architects perform a solar study which helped to reduce our worries.

We have lived at our home at 345 El Camino Del Mar since January 2013 and have known the Carters since they moved in next door. We have gotten to know them well and are glad that there are nice families with young children in the neighborhood. We hope that they will be able to create a comfortable home for themselves.

Sincerely yours,

Victor and Unhui Kwok

345 El Camino Del Mar, San Francisco, CA 94121 808-366-3280

June 19, 2019

To Whom It May Concern:

We are writing in support of the Carter family's construction project at 333 El Camino Del Mar. In reviewing the notification along with the drawings, we believe that the project conforms to existing zones codes and regulations and will not impact the neighborhood negatively in any way.

In fact, we believe that the Planning Department can preserve some of the diversity of San Francisco, a city that currently has the lowest per capita number of children among major U.S. cities, by approving the Carters' project and allowing this young family to remain in our neighborhood. We believe that families should be able to use their property however they see fit (within code) to accommodate their families and stay in San Francisco.

We live a couple doors down and want our young children to continue to have and play with friends on our block, a rare sight in most SF neighborhoods.

Sincerely,

The Katzenmeyer Family
351 El Camino Del Mar
San Francisco, CA 94121

SF Planning Department
1650 Mission Street, #400
San Francisco, CA 94103

June 9, 2019

Dear San Francisco Planning Department:

We are writing to say that we are aware of the proposed construction project at 333 El Camino Del Mar.

We feel that families should be able to modify their homes as long as the proposed construction is planning code-compliant. Our understanding is this is all being done within the code set so we have no objections. We feel neighborhoods need to allow families to modify their homes so they can continue living in the city.

Please let us know if you have any questions. Thank you.

Name(s): Shekhar Iyer and Bina Chaurasia
Address: 111 27th Avenue, SF, Ca - 94121
Email: shaker1500@gmail.com
Phone: 415 404 6446

Sincerely,



Shekhar Iyer

SF Planning Department
1650 Mission Street, #400
San Francisco, CA 94103

July 3, 2019

To Whom It May Concern:

We are writing in support of the Carter family's construction project at 333 El Camino Del Mar. In reviewing the notification along with the drawings, we do not believe this project will have any negative impacts to the neighborhood.

We are friends and homeowners who live around the corner at 136 27th Avenue. We bought our home nearly 2 years ago knowing that the neighborhood is growing with young families who want to stay long term. We feel fortunate to have the Carter's as part of our community.

Please feel free to reach out should you have any questions. Thank you.

-Loretta Choy and Vince Carey
Lorettachoy1@gmail.com
417-728-4434

Wendy Anderson

152 28th Ave

San Francisco, CA

94121

June 16, 2019

Dear Planning Commission,

Please accept this letter as additional neighborhood support for the Carter's request to add a fourth floor to their home on El Camino Del Mar. I have absolute faith in both the planning department and the Carter's in maintaining the integrity of our Sea Cliff neighborhood and am in agreement of the planning departments recommendation to approve the project.

On a personal note, I see many of our neighbors aging out as evidenced by differed maintenance, unkept yards, and clearly empty homes. It is for this reason that I feel so strongly that young families should be encouraged and supported in their efforts to stay in our neighborhood.

Thank you for your time and attention,

Wendy Anderson

Dear San Francisco Planning Department:

We are writing to say that we are aware of the proposed construction project at 333 El Camino Del Mar.

We support the project and feel strongly that families should be able to modify their homes as long as the proposed construction is planning code-compliant. As a family with young kids who also live in the neighborhood, we know how needs change over time and are aware of several other homes that have similar fourth story additions.

We have lived here for five years and it has been wonderful to see how more families have moved into the neighborhood over those years and committed to staying in San Francisco. Given how many families are leaving, we feel it's imperative that, within code compliance, families be able to modify their homes so they can continue leaving in the city.

Please let us know if you have any questions. Thanks so much for considering this letter.

Anna Nordberg and Brant Thompson
81 25th Avenue
SF CA 94121
anna@annanordberg.com

SF Planning Department (Attn: David Winslow)
1650 Mission Street, #400
San Francisco, CA 94103

August 1st, 2019

Dear San Francisco Planning Department & David Winslow:

We are writing to say that we are aware of the proposed construction project at 333 El Camino Del Mar.

We are wholly supportive of the Carter's project. We firmly believe neighbors ought to be able to modify their homes to meet the needs of their families if the proposed construction is code-compliant, as the Carter's construction project is.

We have lived in Seacliff for fifteen years, received similar support for our own renovation project, and have been supportive of the many renovations that have occurred in our neighborhood since. We believe the neighborhood and the city benefit from families that are able to continue living in San Francisco.

In closing we must add that we are incredibly grateful to call the Carters neighbors and friends. They have been deeply involved and committed to our neighborhood's efforts to foster a warm and connected spirit within our Seacliff community.

Please let us know if you have any questions. Thank you.

Chris and Robin Donohoe
#3 Twenty-Fifth Avenue
San Francisco, CA 94121

SF Planning Department (Attn: David Winslow)
1650 Mission Street, #400
San Francisco, CA 94103

August 11, 2019

Dear San Francisco Planning Department & David Winslow:

We are writing to say that we are aware of the proposed construction project at 333 El Camino Del Mar.

We do not have any objections to the project. I have lived in the neighborhood for 20 years and enjoy seeing all the home improvements enhance our neighborhood. We definitely support the project and feel that families should be able to modify their homes as long as the proposed construction is planning code-compliant, as the Carter's project is.

Please feel free to contact me.

Michelle and Fred Molfino
75 Sea Cliff Avenue
San Francisco, CA 94121

SF Planning Department (Attn: David Winslow)
1650 Mission Street, #400 San
Francisco, CA 94103

August 12, 2019

Dear San Francisco Planning Department & David Winslow:

This is in regards to the proposed project at 333 El Camino Del Mar.

We, Christine and Ryan Coakley, support the project, and feel that families should be able to modify their homes as long as the proposed construction is planning code-compliant.

We live across the way with a child of our own, and value the family environment of the neighborhood. We support families making appropriate modifications to their homes to allow them to stay in the neighborhood as their families expand.

Ryan Coakley Christine Coakley
322 El Camino Del Mar, #2,
San Francisco, CA 94121

SF Planning Department (Attn: David Winslow)
1650 Mission Street, #400
San Francisco, CA 94103

August 18, 2019

Dear San Francisco Planning Department & David Winslow:

This is in regards to the proposed project at 333 El Camino Del Mar.

I am writing to let you know, as a long-time residence of the neighborhood (I am at 247 E Camino Del Mar and have been there since 2001), I have no objections to the project that Michelle and Peter Carter are proposing, as I feel that families should be able to modify their homes as long as the proposed construction is planning code-compliant.

Please let us know if you have any questions.

Best,

Judy L Wade
247 El Camino Del Mar
San Francisco, CA
94121

From: reidandann@gmail.com

Date: August 19, 2019 at 10:16:43 PM CDT

To: david.winslow@sfgov.org

Subject: Letter of support for 333 El Camino Del Mar

To whom it may concern,

We reside at 301 El Camino Del Mar and have given consideration to the project proposed at 333 El Camino Del Mar.

We are entirely in support of the project and feel that it will only enhance our neighborhood.

If you have any questions you may contact us at this email.

Thank you,

Ann and Reid MacDonald

EXHIBIT C – EMAIL FROM KATHERINE WILBORN TO THE DR REQUESTOR CONFIRMING THAT THE PROJECT WOULD NOT EXCEED THE HEIGHT LIMIT

From: Frank DeRosa
To: Wilborn, Katherine (CPC)
Cc: Gordon-Jonckheer, Elizabeth (CPC)
Subject: Re: SF Planning Code - Height
Date: Thursday, May 9, 2019 12:35:22 PM

Katie,

I really appreciate your responsiveness and your direction on obtaining information. I am just trying to understand how the height was calculated. Since the Planning Dept. spent so much time on this permit, someone must have done the calculations. I will follow up with Elizabeth. I still would like to get a copy of the survey. The owner's architect directed me to the Planning Dept. for that. It is not in the on-line project documents.

Thanks,

Frank

On Thu, May 9, 2019 at 12:11 PM Wilborn, Katherine (CPC) <katherine.wilborn@sfgov.org> wrote:

Hello Frank,

Unfortunately I do not have any availabilities to meet this week, as my schedule is highly compacted with other meetings today and tomorrow.

Please advise that the project at 333 El Camino Del Mar has been reviewed by the Zoning Administrator (ZA) and the Deputy Zoning Administrator on multiple occasions before it was deemed code compliant and the 311 Neighborhood Notice sent out.

If you would like speak with my supervisor, Elizabeth Gordon-Jonckheer, regarding this project, her information is below:

Elizabeth Gordon-Jonckheer, Manager

elizabeth.gordon-jonckheer@sfgov.org

415.575.8728

If you would like a formal determination from the Zoning Administrator, your welcome to file a Letter of Determination after you file for Discretionary Review.

Information related to Letters of Determination are below:

<https://sfplanning.org/resource/zad-letter>

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

Best,

Katie

EXHIBIT D – CONDITION POSTED ON THE PROPERTY INFORMATION MAP CONFIRMING THAT THE PROJECT COMPLIES WITH THE HEIGHT LIMITS AND THE RESIDENTIAL DESIGN GUIDELINES

[Home](#) **Planning**

[Submit an Application](#) [Search Applications/Permits](#) [Review My Applications](#)


Record 2018-013317PRJ:

Project Profile (PRJ)

Record Status: Under Review

Record Info ▼

Conditions 1

 A notice was added to this record on 05/09/2019.
Condition: No PIC Evaluation / Determination Severity: Notice
Total Conditions: 1 (Notice: 1)

For Documents:
1. **Select the record of interest ***
2. **Click Record Info**
3. **Select Attachments**

* To list project records, click on Record Info and select Related Records.

Documents available online do not represent the full administrative record. To review the complete file for active records, please contact the assigned planner. To review closed records, please request the record via email at CPC-RecordRequest@sfgov.org.

Conditions

Showing 1-1 of 1

Default - 1 Applied
PLN
No PIC Evaluation / Determination
I ask that you please do not review this project OTC. The project at 333 El Camino Del Mar includes a vertical addition and roof form that was determined to be code compliant and within the height limits, per the ZA(s). The dormer was ruled by the ZA to meet dormer controls. The project was reviewed by the ZA twice and the Deputy ZA twice. Additionally, this project went to RDAT and arch. office hours and meets the RDGs.
Applied | Notice | 05/09/2019

EXHIBIT E – LETTER FROM DR REQUESTOR TO NEIGHBORS SOLICITING OPPOSITION TO THE PROJECT AND LIST OF 11 NEIGHBORS WHO JOINED THE DR

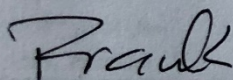
May 6, 2019

Dear Neighbors on El Camino Del Mar and 26th and 27th Avenues,

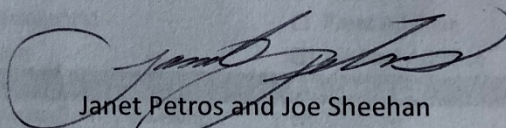
A group of us are concerned about the Notice of Permit Application we received for 333 El Camino Del Mar (south side between 26th and 27th Ave) to add a 4th story in this 2-3 story neighborhood. The addition would rise above the 35 foot height limit over all of the adjacent houses, and would set a precedent for other houses in the neighborhood to build up as well, changing our low-rise neighborhood to an urban scape.

We plan to file a discretionary review application to oppose the project by the May 15 deadline. If you are as troubled by this building project as we are, please contact us. The more neighbors who express their concern, the stronger our case.

Thanks,



Frank DeRosa & Janice Roudebush
126 27th Avenue
Frank.derosa415@gmail.com
415-271-0624



Janet Petros and Joe Sheehan
323 El Camino Del Mar

May 13, 2019

Committee to Preserve Neighborhood Height Limits

**List of Residents Opposed to Sec 311 Building Permit # 201809271583
for 333 El Camino Del Mar**

Janet Petros & Joe Sheehan	323 El Camino Del Mar
Nancy & Douglas Burrill	119 26 th Avenue
Linda Ronstadt	123 26 th Avenue
Howard & Ellen Brown	135 26 th Avenue
Bill & Shelley Bisesto	110 27 th Avenue
Delcey & Harlan Watkins	114 27 th Avenue
Scott & Cristina Gutterman	120 27 th Avenue
Frank DeRosa & Janice Roudebush	126-28 27 th Avenue
Drs Helen & Eugene Galvin	132 27 th Avenue
Julie Ray	135 27 th Avenue
Lisa Shea	142 27 th Avenue
Nancy & Douglas MacLean	146-48 27 th Avenue

EXHIBIT F – LETTER OF SUPPORT FROM NEIGHBORS AT 120 27TH AVENUE (CHRISTINA AND SCOTT GUTTERMAN) SUPPORTING ANOTHER PROPOSED FOUR-STORY PROJECT AT 156 27TH AVENUE

Date: April 12, 2015

To: SF Planning Department / our fellow SF residents

Re: Proposed addition and remodel at 156 27th Avenue, San Francisco

From: Cristina and Scott Gutterman

I live at 120 27th Avenue, in the direct vicinity of the subject property at 156 27th Avenue. The owners of the subject property took the time to approach me and I was given the opportunity to become familiar with the project. I appreciate the fact that I was given the chance to voice my concerns. It is my understanding that the project sponsor made significant concessions to preserve the Golden Gate views of their direct neighbors. In my opinion, the design of the project is a good fit for the neighborhood. Overall, I believe the proposed project will be a great improvement to the area. And I am pleased that the owners of 156 27th Avenue are making the most of their property.

Sincerely,
Cristina and Scott Gutterman

EXHIBIT G – 2013 SETTLEMENT AGREEMENT REGARDING ROOF DECK

This Settlement Agreement (“Agreement”) is entered into by the following Parties: Peter Carter and Michelle Guest Carter (collectively, “Developer”); and Francis DeRosa and Janice Roudebush, Harlan and Delcey Watkins, Scott and Cristina Gutterman, and Eugene and Helen Galvin (each a “Neighbor,” collectively the “Neighbors”). Developer and Neighbors are collectively referred to herein as the “Parties,” each one a “Party.”

Recitals

A. Developer is the owner of a residential building at 333 El Camino Del Mar, San Francisco, CA, including all spaces appurtenant thereto (altogether, the “Premises”).

B. On or about July 10, 2013, the City and County of San Francisco approved and issued Building Permit Application No. 201302190440S (the “Permit”) to Developer to perform construction and remodeling work at the Premises, including adding a rooftop deck, railing, and stairway penthouse (altogether the “Project”).

C. On July 23, 2013, Francis DeRosa and Janice Roudebush appealed the Permit to the Board of Appeals (the “Board”) in Appeal No. 13-091 (the “Appeal”).

D. Developer offers to make certain changes to the planned Project (including removing the stairway penthouse and replacing it with an interior stairwell with a cover. The stairwell cover shall be no higher than 6 inches below the top of the existing front tile parapet. The roof deck railings shall be limited to a height of no more than 18 inches above the existing front tile parapet, and the roof deck railings shall be constructed of clear glass) in exchange for the consideration stated in this Agreement (including Neighbors agreeing not to prosecute the Appeal, except to obtain approval from the Board for a special conditions permit to be issued by the Department of Building Inspection (“DBI”)); and Neighbors accept that offer. This Agreement is specifically enforceable under applicable law.

THEREFORE, the Parties agree as follows:

1. The above Recitals are true and correct.
2. The Parties agree that it is in their mutual interest to resolve this dispute in accordance with the terms of this Agreement.
3. Developer covenants and agrees to make specific changes to the Project plans. Said changes are incorporated into the revised Project plans (the “Revised Plans”) attached hereto as Exhibit A and incorporated herein by reference as though fully set forth herein. Developer shall complete the Project in accordance with the Revised Plans.

SETTLEMENT AGREEMENT A/75270639.1 -2-

4. The Parties shall submit the joint brief ("Joint Brief") in the form attached hereto as Exhibit B to the Board prior to the Appeal hearing. The Parties shall request that the Board order a special conditions permit from the DBI that shall include the Revised Plans (the "Special Conditions Permit"). Developer shall obtain any approvals from the City and County of San Francisco (the "City") and its agencies that may be necessary for the issuance of the Special Conditions Permit. The Parties shall support and shall not oppose the issuance of the Special Conditions Permit. If the Board does not decide to order the Special Conditions Permit, Developer shall apply for a revision permit to the same effect, including the Revised Plans.

5. Neighbors covenant and agree as follows:

- a. To approve of and support the Revised Plans. Neighbors shall initial each page of said plans to indicate their approval, and Developer shall initial each page of said Revised Plans to indicate its agreement.
- b. To execute and send a copy of a letter to the Planning Department and Department of Building Inspection in the form attached hereto as Exhibit C.
- c. Not to seek a rehearing of the Appeal if the Board issues the Special Conditions Permit.
- d. If any City agency requires an immaterial change or changes to the Revised Plans, such changes shall not alter or affect the Parties' obligations under this Agreement. For the purposes of this section, an "immaterial change" is a change that does not alter the building envelope (including any portion of the roof deck, stairs to the roof deck, or roof deck railing).
- e. Should Developer need to or choose to file a subsequent building permit to modify any aspect of the Premises as proposed in the Revised Plans for the Permit, Neighbors shall not appeal or oppose such permit in any way so long as the modifications do not conflict with the roof design conditions described in Recital D above or present any other horizontal or vertical additions to the building beyond those already proposed on the Revised Plans.
- f. Should Developer need to or choose to file a subsequent building permit to modify the stairwell cover as proposed in the Revised Plans for the Permit, Neighbors shall not appeal or oppose such permit in any way so long as the modified stairwell cover is no taller than 6 inches below the existing front tile parapet of the Premises.
- g. Neighbors' duties under this Agreement are conditioned upon Developer's performance of Developer's duties under this Agreement.

6. In the event any of the Parties fails to perform any of its obligations under this Agreement, then the non-defaulting Party may file suit against the defaulting Party to

SETTLEMENT AGREEMENT A/75270639.1 -3-

enforce the terms of this Agreement in addition to any other remedies available under this Agreement or at law. In the event of a lawsuit for breach of this Agreement, the prevailing Party shall be entitled to recover reasonable attorney's fees and costs of suit. The Parties' obligations under this Agreement shall not be joint or several such that one Neighbor would be liable for another Neighbor's default.

7. The Parties may execute this Agreement and the attached exhibits in two or more counterparts, which shall, in the aggregate, be signed by all the Parties. Each counterpart may be deemed a binding agreement, as if a single original instrument, as against any Party who has signed it. Signatures transmitted by facsimile or e-mail shall be deemed original signatures.

8. The Parties represent and warrant that no promise, inducement or Agreement not expressed herein has been made in connection with this Agreement and that this Agreement constitutes the entire Agreement between the Parties. It is expressly understood and agreed that this Agreement may not be amended, altered, modified or otherwise changed in any respect whatsoever, except by a writing duly executed by each Party to this Agreement that expressly states that it is an amendment to this Agreement.

9. The Parties agree to waive the rule of construction that ambiguities in this Agreement, if any, are to be resolved against the drafter of the Agreement. For purposes of this Agreement, the Parties agree that any ambiguities are to be resolved in the same manner as would have been the case if this instrument had been jointly conceived and drafted.

10. Time is of the essence with regard to each and every provision of this Agreement.

11. In the event that any of the Parties violates any of the terms of this Agreement, the Parties agree that monetary damages would be insufficient to make them whole and that each is entitled to specific performance of the covenants made by each other.

12. This Agreement, and all rights and obligations created by this Agreement, shall remain in force and effect, whether or not any party to this Agreement has been succeeded by another entity. All rights and obligations created by this Agreement shall inure to the benefit of and be binding upon each party's successors in interest. This Agreement shall run with the property whether by express assignment or by sale or other transfer of the property. Developer agrees that if Developer's property is transferred or sold, that assignment to and performance of this Agreement by any purchaser or other successor will be made a specific condition of any sale or transfer.

13. If any provision of this Agreement is finally determined to be invalid or unenforceable, that part of the Agreement only shall be ineffective and shall not affect the validity of the remaining parts of the Agreement.

SETTLEMENT AGREEMENT A/75270639.1 -4-

14. Before signing this Agreement, the Parties were advised that they should seek the advice of independent attorneys of their choice. The Parties represent and warrant that they have had the opportunity to consult with independent attorneys before signing this Agreement, that they have consulted with independent attorneys or have chosen not to do so, and that they have entered into this Agreement freely and voluntarily.

15. All notices, demands and other communications under this Agreement shall be in writing and signed by the Party or authorized agent or attorney of the Party and shall be either personally delivered to the Party to whom it is addressed by courier service or overnight service (such as Federal Express or United Parcel Service), or by U.S. certified or registered mail, return receipt requested, postage prepaid, or via e-mail or facsimile, to the respective addresses of the Parties.

16. The laws of the State of California shall govern the validity, interpretation and enforcement of this Agreement. The Parties expressly consent to jurisdiction in the courts of California for any dispute regarding or relating to this Agreement.

17. Each signatory hereto represents and warrants that it has authority to execute this Agreement.

[Signature page to follow] SETTLEMENT AGREEMENT A/75270639.1 -5-

EXHIBIT H -- EMAIL FROM SCOTT SANCHEZ REGARDING THE 2013 SETTLEMENT AGREEMENT

On Thu, Apr 18, 2019 at 12:03 PM Sanchez, Scott (CPC)

<scott.sanchez@sfgov.org> wrote:

Hello Frank,

Thank you for your email. This is a private settlement agreement that was reached between the neighbors and developer for this project to resolve Appeal No. 13-091.

The City was not party to the agreement and did not impose any conditions of approval on the property that would prohibit future development in compliance with the Planning Code. The City does not enforce private settlement agreements (that is a civil matter between the parties) and it is the position of the City that the property owner of 333 El Camino Del Mar can seek subsequent permits to modify the building in compliance with the Planning Code. Similarly, you retain your rights to file a request for Discretionary Review of the permit and/or appeal the issuance of the permit to the Board of Appeals.

Please let us know if you have any other questions.

Regards,

Scott F. Sanchez

Acting Deputy Zoning Administrator

San Francisco Planning Department

1650 Mission Street, Suite 400 San Francisco, CA 94103

Direct: 415.558.6326 | www.sfplanning.org

EXHIBIT I —Photograph demonstrating that 333 El Camino Del Mar is not the tallest building on the block as claimed by the DR requestor



Source: DR Requestor's supplemental documentation dated June 20, 2019, Attachment 1.



LOOKING WEST TOWARDS 345 EL CAMINO DEL MAR



EXISTING - 333 EL CAMINO DEL MAR



LOOKING EAST TOWARDS 327 EL CAMINO
DEL MAR



LOOKING WEST TOWARDS 345 EL CAMINO DEL MAR



PROPOSED - 333 EL CAMINO DEL MAR



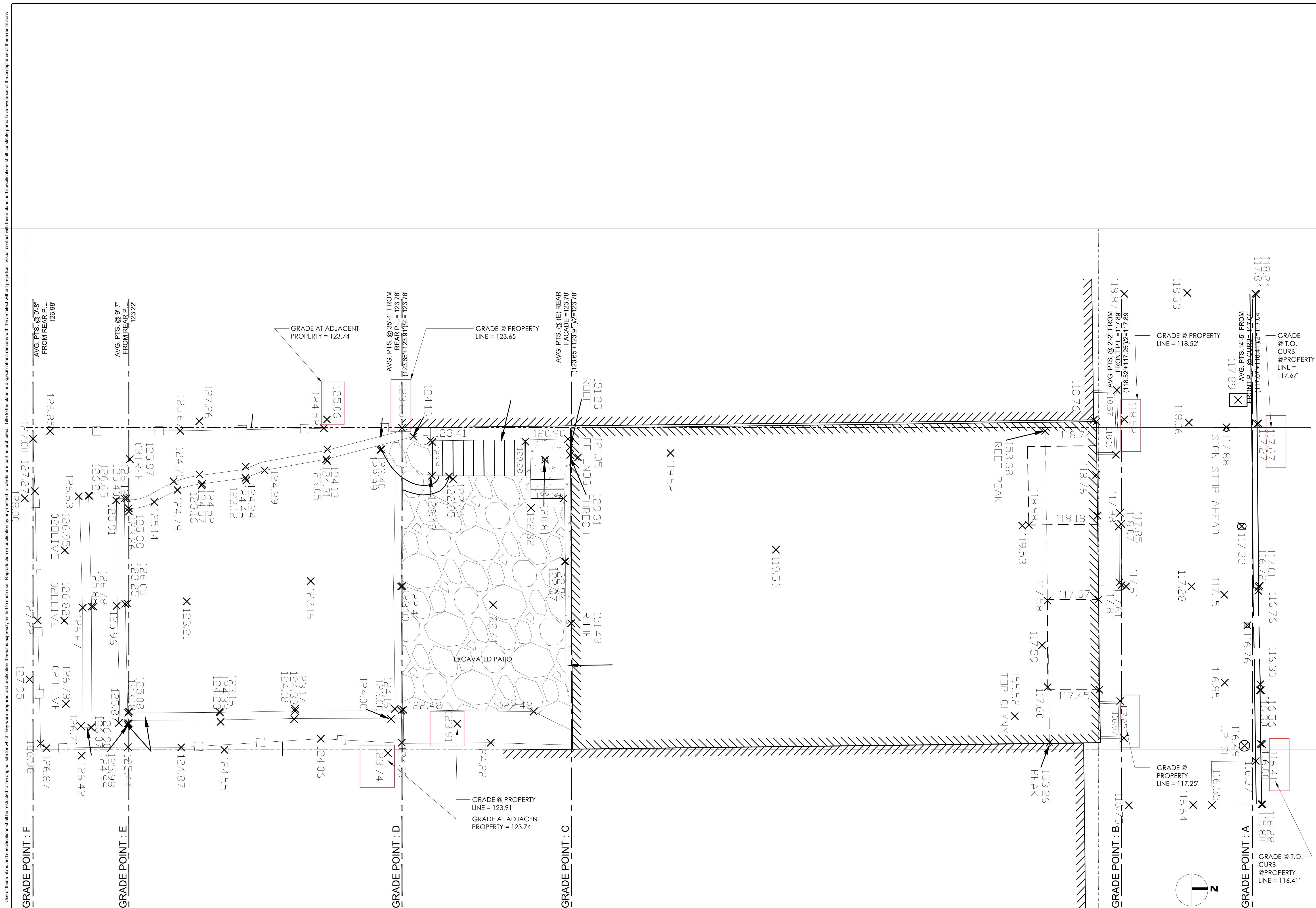
LOOKING EAST TOWARDS 327 EL CAMINO DEL MAR



EXISTING - 333 EL CAMINO DEL MAR



PROPOSED - 333 EL CAMINO DEL MAR



5758 Geary Boulevard
Box #356
San Francisco CA 94121-2112
USA

VM. 415.541.5652
Fax 415.541.5652



August 5, 2019
Ms. Myrna Melgar, President
Planning Commissioners*
San Francisco Planning Commission
1650 Mission St., Suite 400
San Francisco, Ca. 94103

VIA E-MAIL

Re: 333 El Camino Del Mar
Permit Application 201809271583
Discretionary Review request 2018-013317DRP

Dear Planning Commissioners:

The Planning Association for the Richmond ("PAR") received a request from a Richmond District neighbor to render a position concerning Discretionary Review ("DR") of Building Permit Application 201809271583 filed by the neighbor and 11 other neighbors in the Section 311 Notification area in connection with a proposed roof addition to a single family home at the subject property. The above referenced permit application is not in compliance with applicable conditions of a prior Special Conditions Permit approval in 2013 thereby creating an exceptional circumstance. We support the DR request based upon the concerns described below.

PAR encourages neighbors to engage in neighbor to neighbor discussions to attempt to resolve concerns during pre-permit approval that impact neighbors on small residential additions such as this. In this particular case, the neighbors previously engaged in good faith negotiations with the current property owner to resolve impacts of a proposed roof deck addition on the subject property in 2013. The Settlement Agreement in 2013 resulted in a Special Conditions Permit issued by DBI as directed by the Board of Appeals (Appeal No. 13-091). The 2013 Settlement Agreement includes in part, the elimination of a proposed stair penthouse replaced with an outdoor stairwell with a retractable horizontal cover. In addition, revised permit drawing(s) signed off by city planning, DBI and initialed by the property owners and 8 neighbors indicate the 35' height limit running horizontally parallel and less than one foot above the flat roof. The neighbors relied on the accuracy of these revised permit documents in order to reach a settlement. The neighbors could reasonably conclude based upon the revised and approved 2013 permit documents that a habitable room(s) on the roof could not be constructed within the 35' height limit.

The current proposed roof addition violates the intent of and certain terms contained in the Settlement Agreement and Special Conditions Permit documents enumerated below:

- 1) The 35' height limit line was misrepresented in the 2013 permit documents. The current proposed midpoint of the roof slope is over 5 feet higher than the 35' height limit line indicated in the Special Conditions Permit documents signed off in 2013 by the planning dept., DBI, current property owner and 8 neighbors.
- 2) A stair penthouse or its equivalent which was eliminated as a condition of the revised Special Conditions permit documents is now re-proposed in the current permit application. A stair penthouse or its equivalent and the proposed dormer exceed the 20% roof coverage limit under height exceptions section 260 b (1) (B).

333 El Camino Del Mar
Permit Application 201809271583
Discretionary Review request 2018-013317DRP
August 5, 2019

In conclusion PAR recommends that the Planning Commissioners recognize the aforementioned settlement agreement and special conditions permit as a guiding instrument and tool for resolving the current dispute between the permit applicant and 12 neighbors provided that the terms conform to relevant zoning and building codes.

Sincerely
PLANNING ASSOCIATION FOR THE RICHMOND

By

A handwritten signature in black ink, appearing to read "Gene Schnair". The signature is fluid and cursive, with the first name "Gene" being more prominent than the last name "Schnair".

Gene Schnair FAIA
PAR, Land Use Committee

Cc: *Planning Commissioners: Joel Koeppel, Vice President; Frank Fung; Rich Hollis; Millicent Johnson; Kathrin Moore; Dennis Richards
Planning Dept.: Cory Teague, Zoning Administrator; Scott Sanchez, Deputy Zoning Administrator; David Winslow, Discretionary Review Director
PAR: Kate Lazarus, PAR President; Dan Baroni, Land Use Committee Chair; Zachary Nathan; Gene Schnair
DRP: Frank DeRosa

Gay Outlaw & Bob Schmitz
141 27th Avenue
San Francisco, CA. 94121
415.310.2721
gayoutlaw@gmail.com

RECEIVED

AUG 15 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
CPC/HPC

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

August 11, 2019

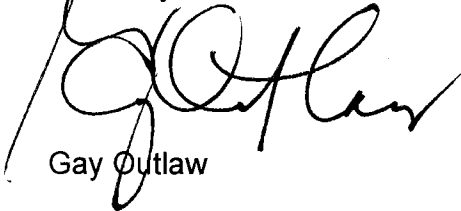
Re: Request for Discretionary Review No. 2018-013317DRP

Dear Planning Commissioners,

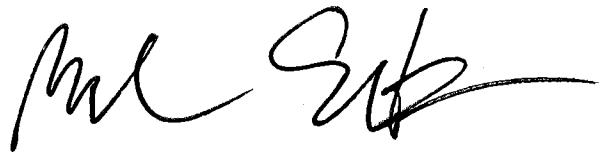
We are writing because we are concerned about the proposed expansion at 333 El Camino Del Mar. The applicants are proposing an additional story that only meets the required height limits using sleight of hand. The resulting roofline will be well above the 35' limit, and will set a precedent that encourages others to do the same. The height limits serve the entire neighborhood and the owners at 333 El Camino accepted those limits when they bought their house.

Thank you for your considered review.

Sincerely,



Gay Outlaw



Bob Schmitz

CC:

Myrna Melgar, President
Joel Koeppel, Vice President
Frank Fung, Commissioner
Rich Hillis, Commissioner
Millicent Johnson, Commissioner
Kathrin Moore, Commissioner
Dennis Richards, Commissioner
Cory Teague, Zoning Administrator
Scott Sanchez, Deputy Zoning Administrator
✓ David Winslow, Architect Manager

May 26, 2019

Ms. Myrna Melgar, President
San Francisco Planning Commission
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

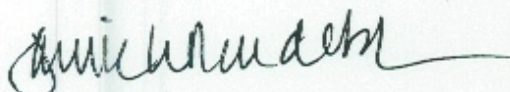
Dear Ms. Melgar,

I am writing in opposition to Building Permit # 201809271583 at 333 El Camino Del Mar. I was signatory to a settlement agreement with the owners of this property in 2013 to enable them to build a roof deck without opposition. Now these same owners want to add an additional story on top of what is already the tallest house on the block. The whole point of the settlement agreement was to finish the roof to provide additional usable space without adding to the height. They should stick to their agreement. The proposal shows blatant disregard for our previous good faith agreement to their roof deck development.

This is an historic building, already 3900 sf, that accommodates an office, a bedroom, and a large media room on the ground floor, in addition to three bedrooms on the 3rd floor. Do they really need to add a 4th story for a fifth bedroom and a second office, when the ground floor layout could easily accommodate a fifth bedroom there?

Located in the middle of a short block between two long avenues, the addition of a fourth story to this building will block the open space of a dozen back yards up 26th and 27th Avenues.

Sincerely,



Janice Roudebush
126 27th Avenue
San Francisco, CA 94121

Cc:

Joel Koeppel, Vice President
Frank Fung, Commissioner
Rich Hollis, Commissioner
Millicent Johnson, Commissioner
Kathrin Moore, Commissioner
Dennis Richards, Commissioner
Cory Teague, Zoning Administrator
Scott Sanchez, Deputy Zoning Administrator
David Winslow, Architect Manager

Scott and Cristina Gutterman
120 27th Ave
San Francisco, CA 94121
(415) 250-4280

June 10, 2019

REF: Building Permit #201809271583

Dear Planning Commissioners,

We are writing to voice our opposition to building permit #201809271583. As residents of 27th Avenue, we are very concerned that the proposed 4th story vertical expansion project at 333 El Camino del Mar (with whom we share a property line) will increase the roofline to a new standard for the entire block. The current neighborhood consists primarily of 2-3 story homes. The residence at 333 El Camino del Mar is already the tallest structure on the block. If approved and this precedent is established, the proposed vertical addition will create a new standard that will negatively impact the natural light, residential charm and sub-urban character of the existing neighborhood.

The design of the project has met SF planning height regs through a sloped roof and so-called dormer. A typical standard, flat roof would have never met the 35' height limit. The proposed addition detracts from the lovely (and spacious) existing building, while being inconsistent with other homes on this stretch of El Camino del Mar.

Furthermore, along with three other neighbors, we were co-signers to a settlement agreement in August of 2013 with the current owners of 333 El Camino del Mar. This agreement established the height limitation to a rooftop deck they built and currently utilize. The intention of the new building permit is at odds with the spirit of the pre-existing agreement and ignores and disregards what has already been agreed to amongst the parties.

Thank you for your time and attention to this matter.

Sincerely,

Scott and Cristina Gutterman

10 copies enclosed for the distribution to:

Myrna Melgar, President
Joel Koepfel, Vice President
Frank Fung, Commissioner
Rich Hollis, Commissioner
Millicent Johnson, Commissioner

Kathrin Moore, Commissioner
Dennis Richards, Commissioner
Cory Teague, Zoning Administrator
Scott Sanchez, Deputy Zoning Administrator
David Winslow, Architect Manager

Janet Petros-Sheehan
323 El Camino del Mar
San Francisco, CA 94121
janet@janetpetros.com

June 11, 2019

San Francisco Planning Commission
City Hall, Room 400
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

**Re: Opposition to 4th Story Addition of 333 El Camino Del Mar
(Building Permit # 201809271583)**

Dear Planning Commissioners,

I write in opposition of the proposed 4th story addition to 333 El Camino Del Mar (Building Permit # 201809271583). I live nearby at 323 El Camino del Mar. My husband and I have lived here for over 30 years. I am not opposed to improvement and/or development of a property but it **MUST** conform to the neighborhood aesthetics and take in to consideration the impact a project has on neighboring properties. This is a quiet residential neighborhood of mostly 2-3 story houses. 333 El Camino del Mar is already the tallest building on the block. A 4th story would block the open space of all of the backyards on 26th and 27th Avenue to the south of it. This I find to be the most objectionable part of the project.

While the application says it meets the height regulations, in actuality, the build will result in a structure well above the 35' RH-1 limit by utilizing a "loophole" in the Building Code. A flat roof of the same height would never meet the height limit. Going up another story will create a terrible precedent for many other houses to do the same thing. I believe this will adversely change our neighborhood for those of our that have loved and cherished our homes and enjoy our shared open space.

It is my understanding, that when the Carter's first purchased their home and did their extensive remodel, there was a private agreement between the Carter's and neighbors that modified the rooftop deck and stairwell to reduce the impact to the open space. Everyone signed this agreement in good faith. Now the neighbors find ourselves several years later, with the same owners...fighting the same battle!

Regards,

janet petros-sheehan
Janet Petros-Sheehan

Cc: Myrna Melgar, President
Joel Koeppel, Vice President
Frank Fung, Commissioner
Rich Hollis, Commissioner
Millicent Johnson, Commissioner
Kathrin Moore, Commissioner
Dennis Richards, Commissioner
Cory Teague, Zoning Administrator
Scott Sanchez, Deputy Zoning Administrator
David Winslow, Architect Manager

119 26th Avenue
San Francisco, California 94121
tel (415) 751-8919 email nmburrill@gmail.com
June 9, 2019

Dear Planning Commissioners

I am writing to oppose the proposed 4th story addition to 333 El Camino Del Mar (Building Permit # 201809271583). My husband and I live around the corner at 119 26th Avenue. We have lived here since 1989 – 30 years! It is a residential neighborhood with mostly 2-3 story houses in the middle of the busy city. This is why we chose to live here and we'd like it to stay this way. We don't want the precedent that this project will create for others to raise height limits.

The house at 333 El Camino is already the tallest building on its street. If permitted, a four story rear wall will block the open space of the backyards south of it on 26th and 27th Avenues. Such a fourth story will impact and damage our residential character.

Please consider the residents who have lived in and enjoyed this neighborhood as it is and has been for many, many years.

Thank you for your kind attention.

Sincerely,

NANCY M. BURRILL

10 copies enclosed one each for:

Myrna Melgar, President
Joel Koeppel, Vice President
Frank Fung, Commissioner
Rich Hollis, Commissioner
Millicent Johnson, Commissioner
Kathrin Moore, Commissioner
Dennis Richards, Commissioner
Cory Teague, Zoning Administrator
Scott Sanchez, Deputy Zoning Administrator
David Winslow, Architect Manager

June 22, 2019

Regarding building permit 201809271583

Dear Planning Commissioners

I am writing with concern about the proposed vertical expansion to 333 El Camino Del Mar and how this will affect the neighbor's air, light, open space and character of the neighborhood.

Taking From Others

The owners of 333 El Camino Del Mar want to ADD more private space by TAKING air and light from the community. It would be one thing if the addition of a 4th floor would add desperately needed new housing to San Francisco but it does not. My objection is not with their desire to maximize the living space of their home; my objection is with their insistence that they do so by building UP rather than building BACK. They have ample room in their backyard for an addition to the house, which would provide them with additional space without impacting the neighborhood. One can only surmise that their insistence on building up and rejecting the alternative of building back is to add additional living space with a view.

Breaking Their Agreement

This request for a 4th floor is extremely disingenuous. The owners of 333 El Camino Del Mar signed an agreement with their neighbors to limit the height of a roof deck when they did their major renovation in 2013 because the neighbors were concerned about height increases. It created a 3940 square foot house. Now they want to go up an entire story. They want a 4th floor living space in a neighborhood of 2 and 3 story homes. Already the tallest structure on the block, this expansion would result in a monster home out of proportion with their neighbors. When asked why they wished to break their agreement they said, "it wasn't binding". Well if an agreement isn't binding why do agreements exist at all?

Architectural Slight of Hand

I question the validity of the calculations that were used to create a 4th floor living space. I believe they used a loophole to meet the 35-foot height limit. The V-shaped roof and dormer seems like an architectural slight of hand. If this design, with the top of both ends of the V above 35', complies, the RH-1 height limit is meaningless.

Thank you for your attention to this issue.

Julie Ray

M. Willyorn.

132 27th Avenue
San Francisco
CA 94121

May 27th 2018

Dear Scott Sanchez

I am writing to oppose the proposed expansion at 333 El Camino Del Mar. While the application says it meets the height regulations, in actuality the roof will be well above the 35' RH-1 height limit. It has a crazy v-shaped roofline whose only purpose is to slide through the loophole of the use of a sloped roof and a so-called dormer. A flat roof of the same height would NEVER fall within the permitted height limit. This addition of another story will set a dangerous precedent for other properties to do the same

Sincerely,

Helen Galvin

Helen Galvin

Dear Planning Commissioners

7/9/19

I am writing to oppose the proposed 4th story addition to 333 El Camino Del Mar.
(Building Permit #201809271583)

I have lived nearby with my family at 114 27th Avenue for 51 years.

This addition exceeds our neighborhoods 35' RH-1 limit. It will create a 4 story wall that will impact the open space, light and air of the residents on 26th and 27th avenues.

It would be the tallest house in the middle of the block on El Camino Del Mar, and look totally out of context to the architectural character of this beautiful residential neighborhood. In older established neighborhoods adding boxy rooftop additions is controversial. It can turn a harmonious streetscape into an "unsightly hodgepodge" of rooflines, some far higher than others.

We are very concerned about creating a terrible precedent for many other houses.

The San Francisco Historical Society granted Landmark status to 126 27th Avenue in 1989. This charming house was built by a sea captain in 1907 and at that time he had a clear view of the entrance to the bay where he worked.

The project at 333 El Camino Del Mar is exactly "antihistoric neighborhood".

San Francisco is going to lose more than it can afford if it does not protect its architectural character.

Sincerely,

Delcey Watkins
114 27th Avenue
San Francisco, CA 94121

10 copies enclosed one each for:

Myrna Melgar, President
Joel Koepfel, Vice President
Frank Fung, Commissioner
Rich Hollis, Commissioner
Millicent Johnson, Commissioner
Kathrin Moore, Commissioner
Dennis Richards, Commissioner
Cory Teague, Zoning Administrator
Scott Sanchez, Deputy Zoning Administrator
David Winslow, Architect Manager

June 11, 2019

San Francisco Planning Commission
City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: Building Permit #201809271583

Dear Planning Commissioners:

As a resident of 27th Avenue between Lake Street and El Camino Del Mar in San Francisco, I'm writing to voice my strong opposition to building permit #201809271583. The proposed addition of a fourth floor vertical expansion at 333 El Camino Del Mar will negatively alter the character, natural light and back yard open space which currently prevails in our charming neighborhood of two and three-story buildings. 333 El Camino is already the tallest building on the block. By allowing the addition of another floor, you will be setting a terrible precedent for all future construction on the street – potentially turning our quiet, beautiful residential neighborhood into an urban jungle.

I also have looked at the proposed architectural plans along with many of my neighbors on both 26th and 27th Avenues. The proposed creation of the interior V-shaped roof serves no function and is merely a manipulation of a loophole to satisfy the 35-foot height limitation rule. The calculations around this design are questionable at best.

Lastly, it is my understanding that the owners already agreed to height limitations as part of an earlier roof deck plan and settlement with several neighbors. Their attempt to now add an entire floor shows complete disregard for the earlier agreement – and for their neighbors.

Thank you for giving this your careful attention.

Sincerely,

Lisa Klinck-Shea
142 27th Avenue, San Francisco 94121

copies enclosed for:

Myrna Melgar, President
Joel Koeppel, Vice President
Frank Fung, Commissioner
Rick Hollis, Commissioner
Millicent Johnson, Commissioner
Kathrin Moore, Commissioner
Dennis Richards, Commissioner

Cory Teague, Zoning Administrator
Scott Sanchez, Deputy Zoning Administrator
David Winslow, Architect Manager
Katherine Wilson, Lead Planner

Peter Tempel
230 El Camino del Mar
San Francisco, CA 94121

San Francisco Planning Commission
City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Dear Planning Commissioners,

I am very concerned by, and strongly oppose the proposed 4th story addition to 333 El Camino Del Mar (Building Permit # 201809271583).

It appears that a loophole in the code, that is considered by the Planning Department as open to interpretation, is being exploited to the City's detriment in this case. Choosing a loose interpretation here establishes an ominous precedent that will ruin a haven enjoyed by residents and visitors alike. I encourage the Commission to look at both the spirit and letter of the law.

In this case in particular, 333 El Camino del Mar is already the tallest building on its block. The addition would create a 4-story wall that will block the light and tower over the open space of all the backyards on 26th and 27th Avenue to the south of it.

As the City diversifies and grows, preserving the character, light and open space of neighborhoods like ours, which is made up primarily of 2 and 3 story homes, is that much more important to maintaining the City's overall character and public image as a uniquely liveable urban environment.

I've lived at 230 El Camino del Mar most of my 60 years of age. My home has been in my family since 1951. I strongly believe our goal as a city should be to have a good mix of urban growth and tranquil refuges.

Sincerely,



Peter Tempel
Sea Cliff resident
Founding member, Sea Cliff Cares neighborhood group

cc:

Myrna Melgar, President
Joel Koeppel, Vice President
Frank Fung, Commissioner
Rich Hollis, Commissioner
Millicent Johnson, Commissioner
Kathrin Moore, Commissioner
Dennis Richards, Commissioner
Cory Teague, Zoning Administrator
Scott Sanchez, Deputy Zoning Administrator
David Winslow, Architect Manager

135 26th Avenue
San Francisco, CA 94121
June 6, 2019

San Francisco Planning Commission
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Dear Sirs:

I am writing in opposition to building permit application #201809271583, which proposes the addition of a fourth story to 333 El Camino del Mar. As nearby neighbors for 51 years, our concern is maintaining the existing 35 foot height limit in this mostly 2-3 story neighborhood.

The current height of this building is given on the permit as 35 feet. After addition of the proposed fourth story on the rear half of the roof, the height is still magically shown as 35 feet. If such a calculation is permitted under city building regulations, the meaning of a residential height limit is severely distorted. In addition, if allowed, this sets a precedent for other property owners to do the same type of addition, and the height limit becomes meaningless.

The permit applicants have stated that the fourth story addition would be only "minimally visible" to someone standing on the corners of 26th and 27th Avenues and El Camino del Mar. This may be true, but the neighbors to the south on 26th and 27th Avenues are looking directly at the rear of the property and will see the full scope of the fourth floor across the width of the property and extending above neighboring homes.

We urge you to reject this building permit so that we can maintain a true and complete 35 foot height limit in this residential area.

Yours truly,

C. Howard Brown

Ellen C. Brown

Cc: Cory Teague, Zoning Administrator

Bill and Shelley Bisesto
110 27th Ave
San Francisco, CA 94121

RE: Building Permit # 201809271583

Dear Planning Commissioners,

We oppose the proposed expansion at 333 El Camino Del Mar.

While the application says it meets the height regulations, in actuality, the roof will be well above the 35' RH-1 limit. It has a non-standard v-shaped roofline whose only purpose is to take advantage of a loophole of the use of a sloped roof and so-called dormer. A flat roof of the same height does not meet the height limit.

As well, there was a settlement agreement with the owners of this property in 2013 to limit the height of a rooftop deck they wanted to build. Now these same owners want to build an entire 4th story. This shows a complete disregard for their agreement with their neighbors.

Sincerely,

Shelley and Bill Bisesto

10 copies enclosed for distribution to:

Myrna Melgar, President
Joel Koeppel, Vice President
Frank Fung, Commissioner
Rich Hollis, Commissioner
Millicent Johnson, Commissioner
Kathrin Moore, Commissioner
Dennis Richards, Commissioner
Cory Teague, Zoning Administrator
Scott Sanchez, Deputy Zoning Administrator
David Winslow, Architect Manager

Fwd: letter to SF planning commissioners from Nancy MacLean

fireball100m@aol.com <fireball100m@aol.com>
To: frank.derosa415@gmail.com

Thu, Jun 6, 2019 at 9:01 PM

This is the one that got thru. bcc to you. Nancy

-----Original Message-----

From: fireball100m <fireball100m@aol.com>

To: myrna.melgar <myrna.melgar@sfgov.org>; joel.koppel <joel.koppel@sfgov.org>; frank.fung <frank.fung@sfgov.org>; kathrin.moore <kathrin.moore@sfgov.org>; dennis.richards <dennis.richards@sfgov.org>; richhillis <richhillis@gmail.com>

Sent: Thu, Jun 6, 2019 7:56 pm

Subject: Re: letter to SF planning commissioners from Nancy MacLean

Dear San Francisco Planning Commissioners:

RE: Opposing 333 El Camino Del Mar Project/Permit #201809271583

I write this letter in memory of my mother - Virginia Coghlan MacLean- who resided at 148-27th Avenue for 23 years.

We had been renters throughout my sisters and my teenage and college years and loved that she decided to buy her first San Francisco home and move to the avenues to retire. This two story building was home to my sister and her family (2 children) when she needed it most and my mom loved having her grandson live downstairs. He came upstairs to her place almost daily to visit and cook with her. They would often eat in a small sun room in the back of my moms apartment.

My mom died young, at 75, from heart disease but one of her greatest joys was the open air she could see from her small sun room. She would use it to have her grandson and friends visit in. We couldn't afford to build rooftop decks and additions but she loved this special room. She didn't have much mobility so she didn't get out for walks around the lovely neighborhood.

If neighbors in the area continue to build higher, those of us in 2 and 3 story houses will see nothing but walls; gone will be the chance to stay in touch with our beautiful natural setting.

Please stop this effort to go higher and higher in our beautiful neighborhood in our wonderful city of San Francisco.

Thank you.

Sincerely

Nancy MacLean- 146-148-27th Avenue

From: Michelle Molfino <michellemolfino@gmail.com>
Sent: Sunday, August 11, 2019 7:07 PM
To: Winslow, David (CPC)
Cc: Michelle Guest Carter
Subject: Letter of Support for 333 El Camino Del Mar

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

SF Planning Department (Attn: David Winslow)
1650 Mission Street, #400
San Francisco, CA 94103

August 11, 2019

Dear San Francisco Planning Department & David Winslow:

We are writing to say that we are aware of the proposed construction project at 333 El Camino Del Mar.

We do not have any objections to the project. I have lived in the neighborhood for 20 years and enjoy seeing all the home improvements enhance our neighborhood. We definitely support the project and feel that families should be able to modify their homes as long as the proposed construction is planning code-compliant, as the Carter's project is."

Please feel free to contact me.

Michelle and Fred Molfino
75 Sea Cliff Avenue
San Francisco, CA 94121

From: reidandann@gmail.com
To: [Winslow, David \(CPC\)](#)
Cc: michelle@michellekenyon.com
Subject: Letter of support for 333 El Camino Del Mar
Date: Monday, August 19, 2019 8:16:48 PM

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

To whom it may concern we reside at 301 El Camino Del Mar and have given consideration to the project proposed at 333 El Camino Del Mar. We are entirely in support of the project and feel that it will only enhance our neighborhood. If you have any questions you may contact us at this email. Thank you, Ann and Reid MacDonald

Sent from my iPhone

SF Planning Department (Attn: David Winslow)
1650 Mission Street, #400
San Francisco, CA 94103

August 1st, 2019

Dear San Francisco Planning Department & David Winslow:

We are writing to say that we are aware of the proposed construction project at 333 El Camino Del Mar.

We are wholly supportive of the Carter's project. We firmly believe neighbors ought to be able to modify their homes to meet the needs of their families if the proposed construction is code-compliant, as the Carter's construction project is.

We have lived in Seacliff for fifteen years, received similar support for our own renovation project, and have been supportive of the many renovations that have occurred in our neighborhood since. We believe the neighborhood and the city benefit from families that are able to continue living in San Francisco.

In closing we must add that we are incredibly grateful to call the Carters neighbors and friends. They have been deeply involved and committed to our neighborhood's efforts to foster a warm and connected spirit within our Seacliff community.

Please let us know if you have any questions. Thank you.

Chris and Robin Donohoe
#3 Twenty-Fifth Avenue
San Francisco, CA 94121

From: [Emily McKinnon](#)
To: [Winslow, David \(CPC\)](#)
Cc: [Michelle Guest Carter](#)
Subject: Letter for 333 El Camino Del Mar
Date: Monday, August 26, 2019 1:41:42 PM

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

SF Planning Department (Attn: David Winslow)
1650 Mission Street, #400
San Francisco, CA 94103

August 26, 2019

Dear San Francisco Planning Department & David Winslow:

This is in regards to the proposed project at 333 El Camino Del Mar.

We, Emily and Michael McKinnon, support the project at 333 El Camino Del Mar. There are many other homes in our neighborhood that already have very similar 4th floor additions, and we have high hopes that the Carter family is able to proceed with their proposed expansion.

Please let us know if you have any questions. Thank you.

Emily and Michael McKinnon
85 25th Avenue
San Francisco, CA 94121

SF Planning Department
1650 Mission Street, #400
San Francisco, CA 94103

June 9, 2019

Dear San Francisco Planning Department:

We are writing to say that we are aware of the proposed construction project at 333 El Camino Del Mar.

We feel that families should be able to modify their homes as long as the proposed construction is planning code-compliant. Our understanding is this is all being done within the code set so we have no objections. We feel neighborhoods need to allow families to modify their homes so they can continue living in the city.

Please let us know if you have any questions. Thank you.

Name(s): Shekhar Iyer and Bina Chaurasia
Address: 111 27th Avenue, SF, Ca - 94121
Email: shaker1500@gmail.com
Phone: 415 404 6446

Sincerely,

A handwritten signature in black ink, appearing to read 'Shekhar', with a horizontal line drawn underneath it.

Shekhar Iyer

SF Planning Department (Attn: David Winslow)
1650 Mission Street, #400
San Francisco, CA 94103

August 18, 2019

Dear San Francisco Planning Department & David Winslow:

This is in regards to the proposed project at 333 El Camino Del Mar.

I am writing to let you know, as a long-time residence of the neighborhood (I am at 247 E Camino Del Mar and have been there since 2001), I have no objections to the project that Michelle and Peter Carter are proposing, as I feel that families should be able to modify their homes as long as the proposed construction is planning code-compliant.

Please let us know if you have any questions.

Best,

Judy L Wade
247 El Camino Del Mar
San Francisco, CA
94121

SF Planning Department (Attn: David Winslow)
1650 Mission Street, #400
San Francisco, CA 94103

August 24, 2019

Dear San Francisco Planning Department - David Winslow:

We are aware of the proposed project at 333 El Camino Del Mar.

We live directly across the street at 334 El Camino Del Mar. We have no objections to the project and trust that their project is code-compliant.

Please feel free to call me on my cell 1-415-608-0106 or my home landline 1-415-387-2960 if you need to speak with me.

Thank you.
Claire Musngi
334 El Camino Del Mar
San Francisco, Ca 94121

SF Planning Department (Attn: David Winslow)
1650 Mission Street, #400
San Francisco, CA 94103

August 12, 2019

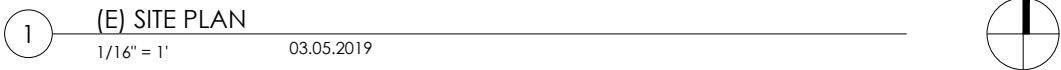
Dear San Francisco Planning Department & David Winslow:

This is in regards to the proposed project at 333 El Camino Del Mar.

We, Christine and Ryan Coakley, support the project, and feel that families should be able to modify their homes as long as the proposed construction is planning code-compliant.









We live across the way with a child of our own, and value the family environment of the neighborhood. We support families making appropriate modifications to their homes to allow them to stay in the neighborhood as their families expand.

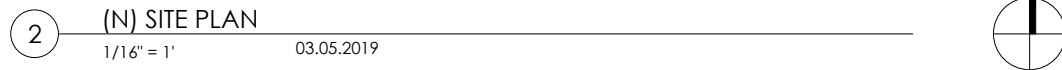
Ryan Coakley
Christine Coakley
322 El Camino Del Mar, #2,
San Francisco, CA 94121



1. DASHED ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED, NOTE THAT OTHER LINES SUCH AS EAVES AND HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARD ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.
2. ALL (E) DIMENSIONS TO BE VERIFIED IN FIELD. TYP.
3. (E) STREET TREES TO REMAIN.




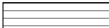




D1	(E) STREET TREES TO REMAIN. PROTECT AS NEEDED DURING CONSTRUCTION & DEMOLITION.
D2	(E) CURB CUTS TO REMAIN.
D3	(E) LANDSCAPING, HARDSCAPE AND WOOD FENCE AT REAR YARD TO REMAIN.

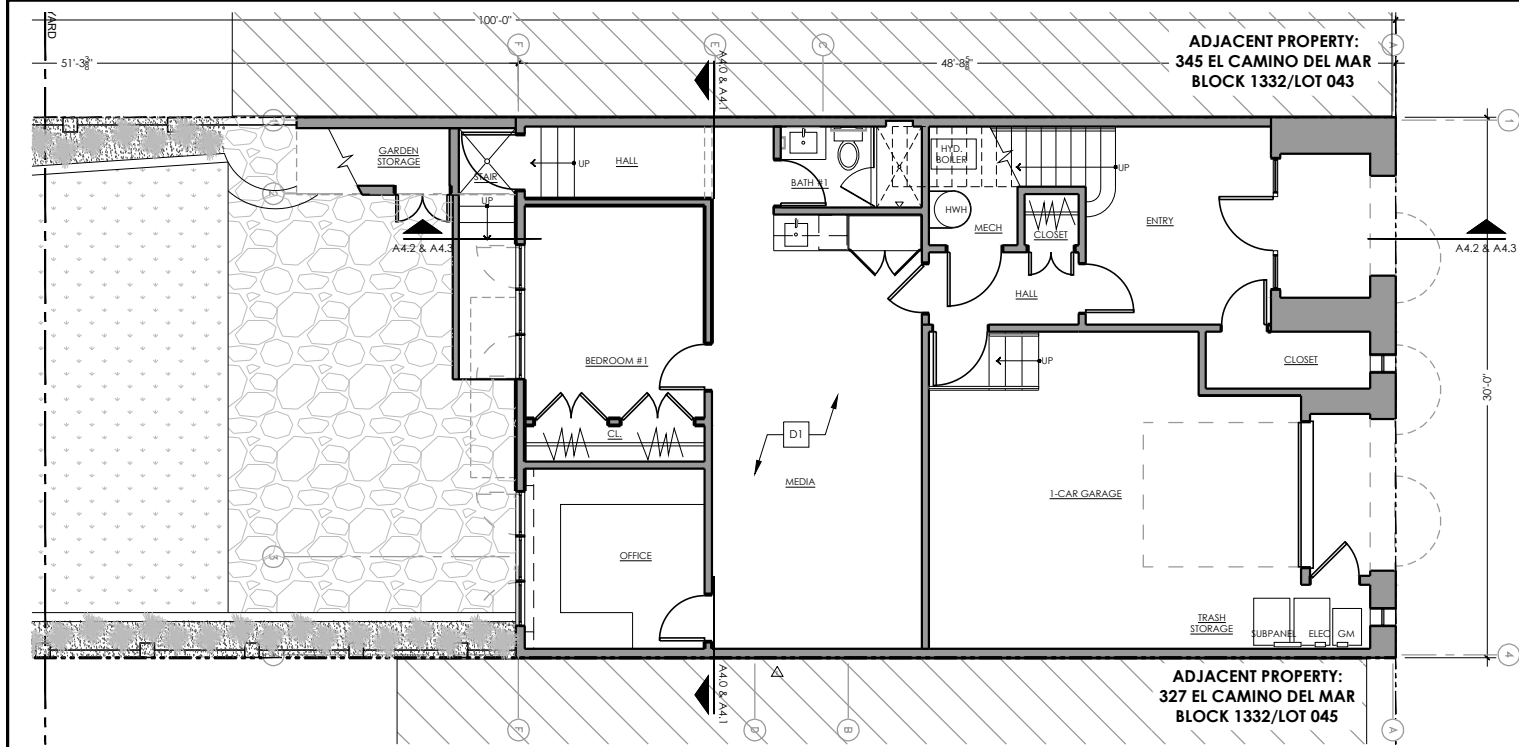
 PROPERTY LINE
 AREA OF DEMOLITION
 (E) NEIGHBOR'S PROPERTIES
 AREA OF (E) DECK TO REMAIN
 AREA OF (E) ROOF TO REMAIN
 AREA OF (E) DECK TO BE REMOVED
 AREA OF (E) ROOF TO BE REMOVED
 (E) FENCE TO REMAIN



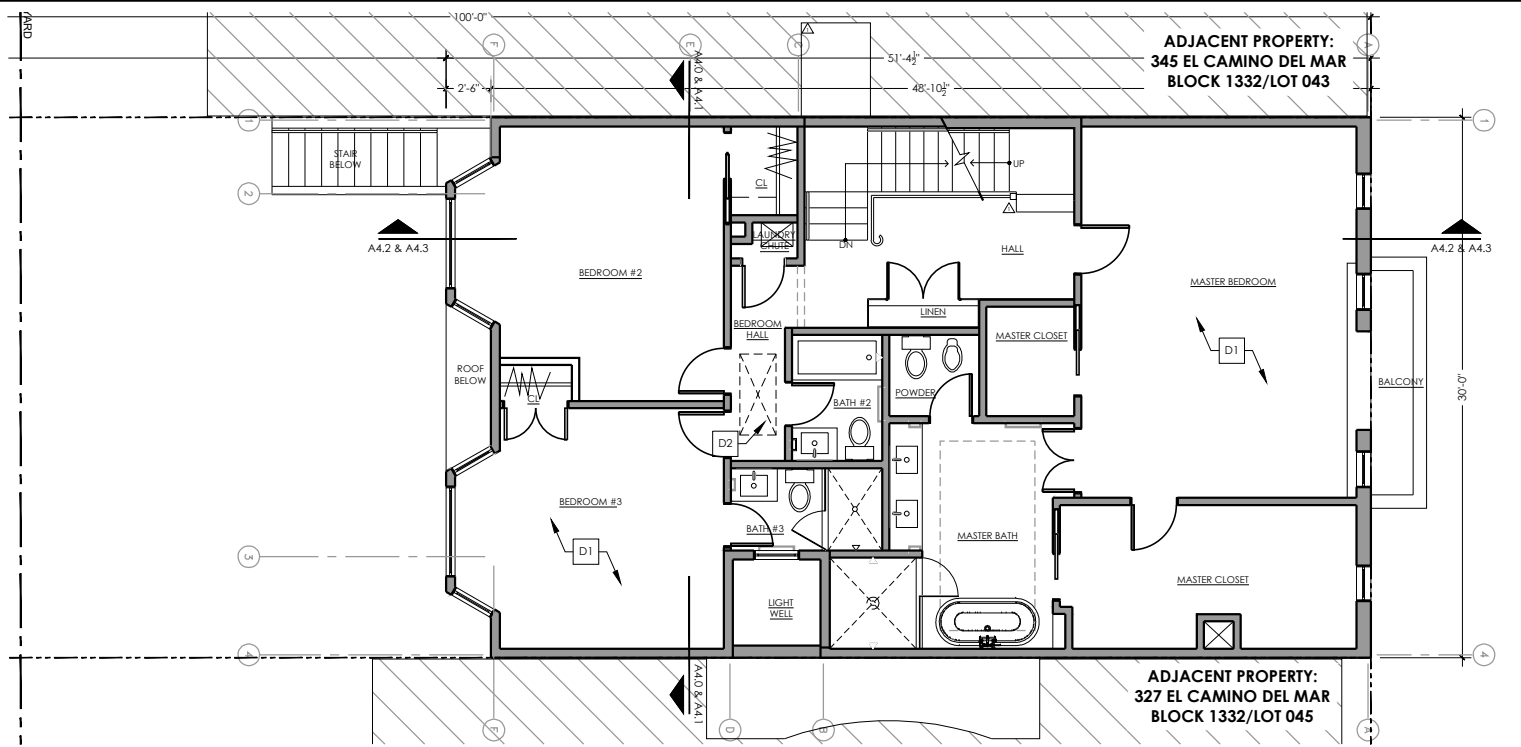
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2. ALL (E) DIMENSIONS TO BE VERIFIED IN FIELD, TYP.
3. (E) STREET TREE TO REMAIN.
4. LOCATE SFPUC, PG&E GAS AND ELECTRIC LOCATIONS PER FIELD MEASUREMENTS.

- 1 (E) STREET TREES TO REMAIN. PROTECT AS NEEDED DURING CONSTRUCTION & DEMOLITION.
- 2 (E) CURB CUTS TO REMAIN.
- 3 (E) LANDSCAPING, HARDSCAPE AND WOOD FENCE AT REAR YARD TO REMAIN.

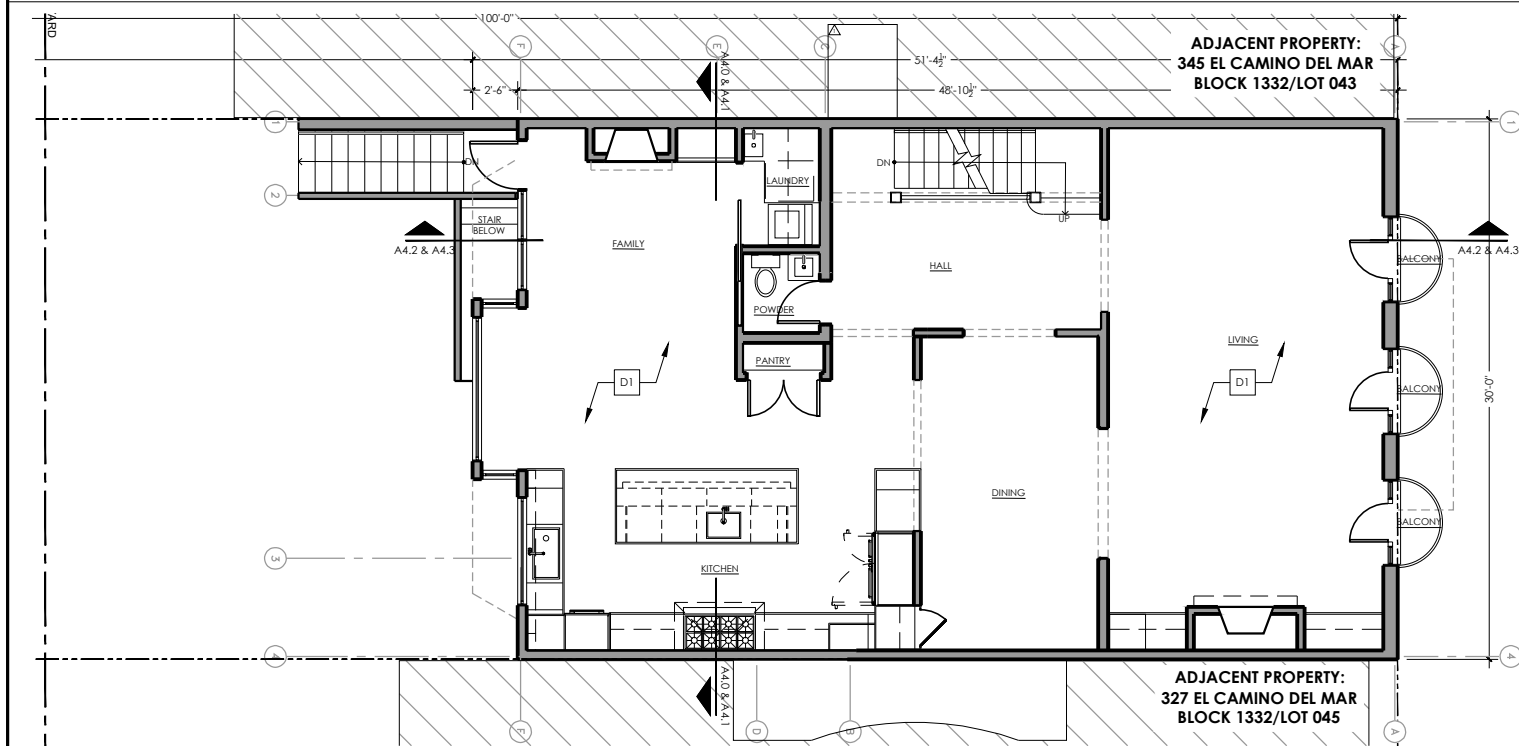
 PROPERTY LINE
 AREA OF DEMOLITION
 (E) NEIGHBOR'S PROPERTIES
 AREA OF (E) DECK
 AREA OF (E) ROOF
 AREA OF (N) ROOF
 AREA OF (N) DORMER
 (E) FENCE TO REMAIN



1 (E) FIRST FLOOR PLAN - NO CHANGES
3/32" = 1'-0"



3 (E) THIRD FLOOR PLAN - NO CHANGES
3/32" = 1'-0"



2 (E) SECOND FLOOR PLAN - NO CHANGES
3/32" = 1'-0"



- GENERAL DEMO NOTES:
1. CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE.
 2. REMOVED MATERIALS SUCH AS FIXTURES, APPLIANCES, AND OTHER ELEMENTS SUITABLE FOR RE-CYCLING TO BE SOLD OR DONATED FOR SUCH PURPOSE.
 3. DASHED ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED. NOTE THAT OTHER LINES SUCH AS SOFFITS ABOVE, EAVES AND HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARDING ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.

DEMO PLAN KEY NOTES:

D1 (E) NO CHANGES AT THIS FLOOR, TYP.

- DEMO/EXISTING PLAN LEGEND:
- PROPERTY LINE
 - - - SETBACKS
 - (E) WALLS TO REMAIN, UPGRADE TO MIN. 5/8" THK. FIRE CODE TYPE X FINISH IF WALL IS REMOVED AND REPLACED
 - //// (E) WALLS TO BE REMOVED
 - [- - -] (E) ELEMENTS TO BE REMOVED
 - □ — (E) FENCE TO REMAIN







1 (E) ROOF PLAN
3/32" = 1'-0"

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

GENERAL DEMO NOTES:

1. CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE.
2. REMOVED MATERIALS SUCH AS FIXTURES, APPLIANCES, AND OTHER ELEMENTS SUITABLE FOR RE-CYCLING TO BE SOLD OR DONATED FOR SUCH PURPOSE.
3. DASHED ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED. NOTE THAT OTHER LINES SUCH AS SOFFITS ABOVE, EAVES AND HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARDING ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.
4. EXISTING VENT STACK AND ALL PLUMBING STACK TO BE RE-ROUTED, TYP.

DEMO/EXISTING ROOF PLAN LEGEND:

-  PROPERTY LINE
 SETBACKS
 (E) ROOF TO REMAIN
 (E) DECK TO REMAIN
 (E) ROOF TO BE REMOVED
 (E) TERRACE TO BE REMOVED










DEMO ROOF PLAN KEY NOTES:

- | | |
|----|---|
| D1 | (E) ROOF TO REMAIN WHERE INDICATED. |
| D2 | (E) BALCONIES TO REMAIN. |
| D3 | (E) STAIR TO REMAIN. |
| D4 | (E) ROOF TO BE REMOVED WHERE INDICATED. |
| D5 | (E) DECK AND GUARDRAILS TO REMAIN. |
| D6 | (E) SKYLIGHT TO BE REMOVED. |

CONSTRUCTION PLAN NOTES:

1. BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS.
2. ACOUSTIC INSULATION AT ALL (N) INTERIOR WALLS AND FLOOR JOISTS WHERE ALL EXPOSED WALL AREAS, TYP.
3. NEW GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (T) OR SAFETY GLASS PER U.B.C. SECTION 2406.4 INCLUDING GLAZING IN DOORS, GLAZING FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS. ADDITIONALLY WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.






PROPOSED FLOOR PLAN LEGEND:

-  PROPERTY LINE
 SETBACKS
 (E) WALLS TO REMAIN
 (N) WALLS
 (N) 1 HOUR RATED WALL
 (N) SOLID 42" H. GUARDRAIL
 (N) 30" PARAPET WALL AT SKYLIGHTS WITHIN 5'-0" OF PROPERTY LINE
 (E) WOOD FENCE
 PATH OF EGRESS

CONSTRUCTION KEY NOTES:

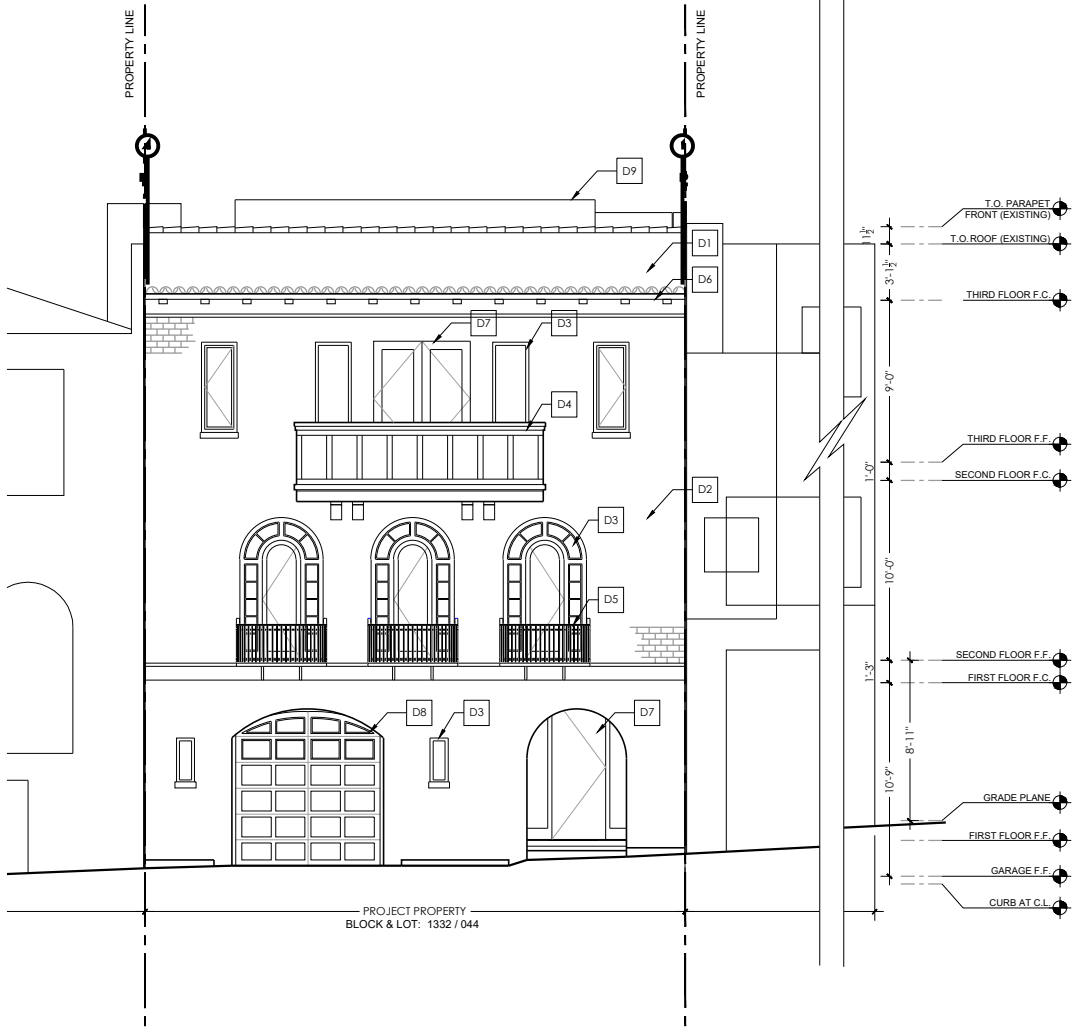
- | | |
|----|---|
| 1 | (E) STAIR BELOW. |
| 2 | (E) SLOPED TILE ROOF BELOW. |
| 3 | (E) FLAT ROOF TO REMAIN. |
| 4 | (E) ROOF DECK TO REMAIN. |
| 5 | (N) VERTICAL DORMER ABOVE, SHOWN HATCHED GRAY. |
| 6 | (N) CLERESTORY WINDOWS AT DORMER. |
| 7 | (N) CLERESTORY WINDOW ABOVE STAIR. |
| 8 | (N) SKYLIGHT ABOVE SHOWER. |
| 9 | (N) HANDRAIL TO MEET 2016 CBC 1012; 36" ABOVE NOSING AT TREADS; (N) GUARDRAILS TO BE 42" A.F.F. |
| 10 | (N) FIXTURES, CABINETS & FINISHES, TYP. IN NEW BATH. |
| 11 | (N) 1 3/4" SOLID CORE PTD. WD. DOORS W/ (N) HARDWARE, TYP. |
| 12 | (N) 1 3/4" SOLID CORE PTD. WD. SLIDING DOORS W/ (N) HARDWARE, TYP. |
| 13 | (N) 1 3/4" SOLID CORE PTD. WD. POCKET DOOR W/ (N) HARDWARE, TYP. |
| 14 | (N) LIGHTWELL. |
| 15 | (E) GUARDRAIL AT 42" A.F.F TO REMAIN AT ROOF DECK. |
| 16 | (N) SLOPED SKYLIGHT ABOVE STAIR. |



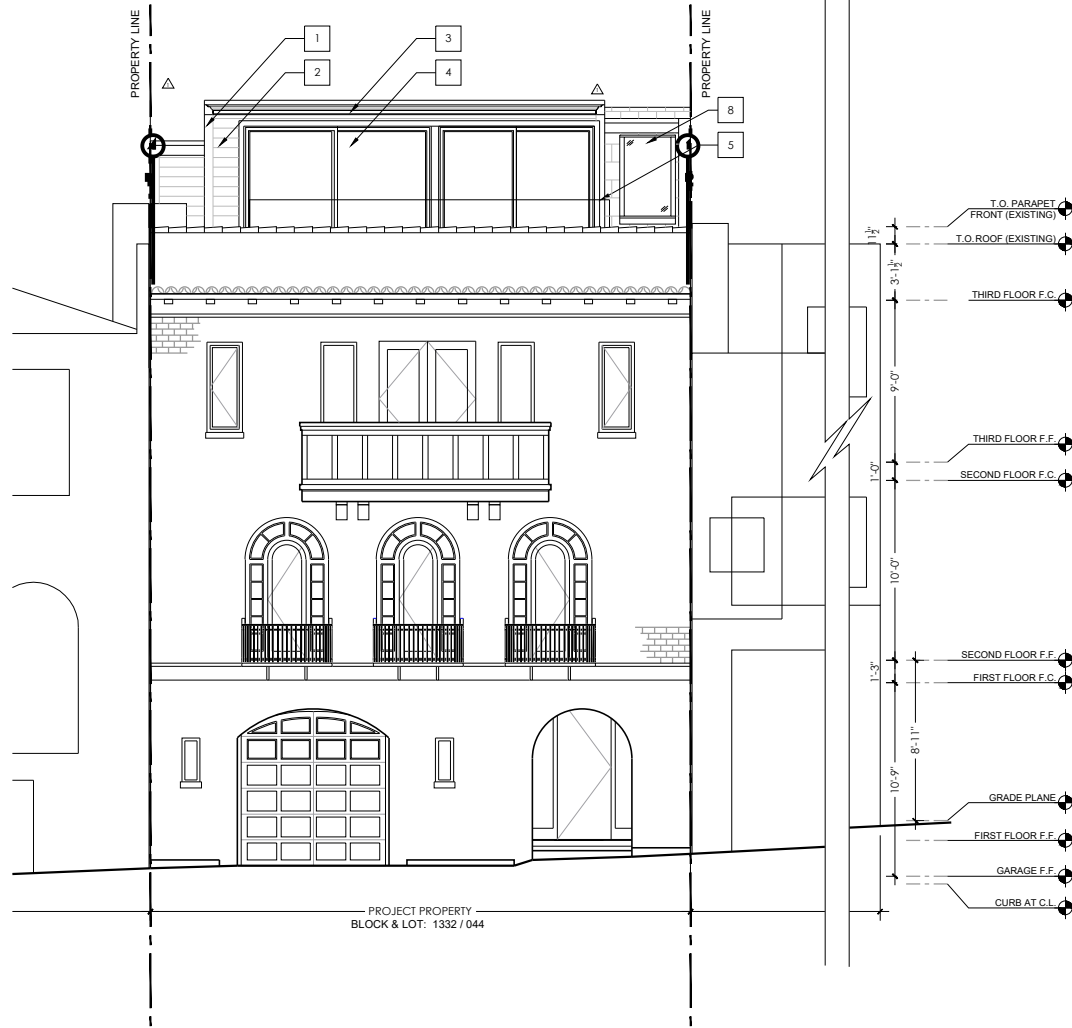
-  PROPERTY LINE
 SETBACKS
 (E) ROOF TO REMAIN
 (E) DECK TO REMAIN
 (N) COMP. SHINGLE SLOPED ROOF

- 1 (E) ROOF TO REMAIN.
- 2 (E) BALCONIES TO REMAIN.
- 3 (N) VERTICAL ADDITION.
- 4 (E) ROOF DECK TO REMAIN.
- 5 (N) SKYLIGHT.
- 6 (N) LIGHTWELL.
- 7 (N) 30" HIGH PARAPET WALL.

 AREA OF DORMER
ABOVE 35' HEIGHT LIMIT



1 EXISTING NORTH ELEVATION
3/32" = 1'-0"



2 PROPOSED NORTH ELEVATION
3/32" = 1'-0"

- GENERAL DEMO NOTES:
- CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE.
 - REMOVED MATERIALS SUCH AS FIXTURES, APPLIANCES, AND OTHER ELEMENTS SUITABLE FOR RE-CYCLING TO BE SOLD OR DONATED FOR SUCH PURPOSE.
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- DEMO/EXISTING ELEVATION LEGEND:
- PROPERTY LINE
 - BUILDABLE ENVELOPE
 - SETBACKS
 - OUTLINE OF ADJACENT BUILDING
 - (E) WALLS TO BE REMOVED
 - (E) ELEMENTS TO BE REMOVED

- ELEVATION DEMO KEY NOTES:
- D1 (E) CLAY TILE ROOF
 - D2 (E) PAINTED BRICK FACADE, TYP.
 - D3 (E) WOOD WINDOW, TYP.
 - D4 (E) PAINTED WOOD BALCONY
 - D5 (E) PAINTED METAL BALCONY, TYP.
 - D6 (E) PAINTED WOOD CORNICE
 - D7 (E) WOOD DOOR
 - D8 (E) GARAGE DOOR
 - D9 (E) GLASS GUARDRAIL
 - D10 (E) PAINTED HORIZONTAL WOOD SIDING, TYP.
 - D11 (E) PAINTED WOOD STAIRS TO REAR YARD
 - D12 (E) ROOF PARAPET WALLS, GLASS GUARDRAIL, DECK, AND ROOF ELEMENTS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP.

- GENERAL ELEVATION NOTES:
-

- PROPOSED ELEVATION LEGEND:
- PROPERTY LINE
 - BUILDABLE ENVELOPE
 - SETBACKS
 - OUTLINE OF ADJACENT BUILDING

- CONSTRUCTION ELEVATION KEY NOTES:
- 1 (N) ADDITION
 - 2 (N) PAINTED WOOD SIDING, TYP.
 - 3 (N) PAINTED WOOD CORNICE, TYP.
 - 4 (N) WOOD SLIDING DOORS, W/ NEW HARDWARE
 - 5 (E) GLASS GUARDRAIL
 - 6 (N) LIGHTWELL
 - 7 (N) VERTICAL ADDITION
 - 8 (N) SKYLIGHT
 - 9 (N) COMP. SHINGLE ROOF
 - 10 (N) WOOD WINDOWS

SUTRO ARCHITECTS

415.956.3445
sutroarchitects.com

1055 Post Street, San Francisco, CA 94109

EL CAMINO DEL MAR RESIDENCE

333 EL CAMINO DEL MAR, SAN FRANCISCO CA 94121

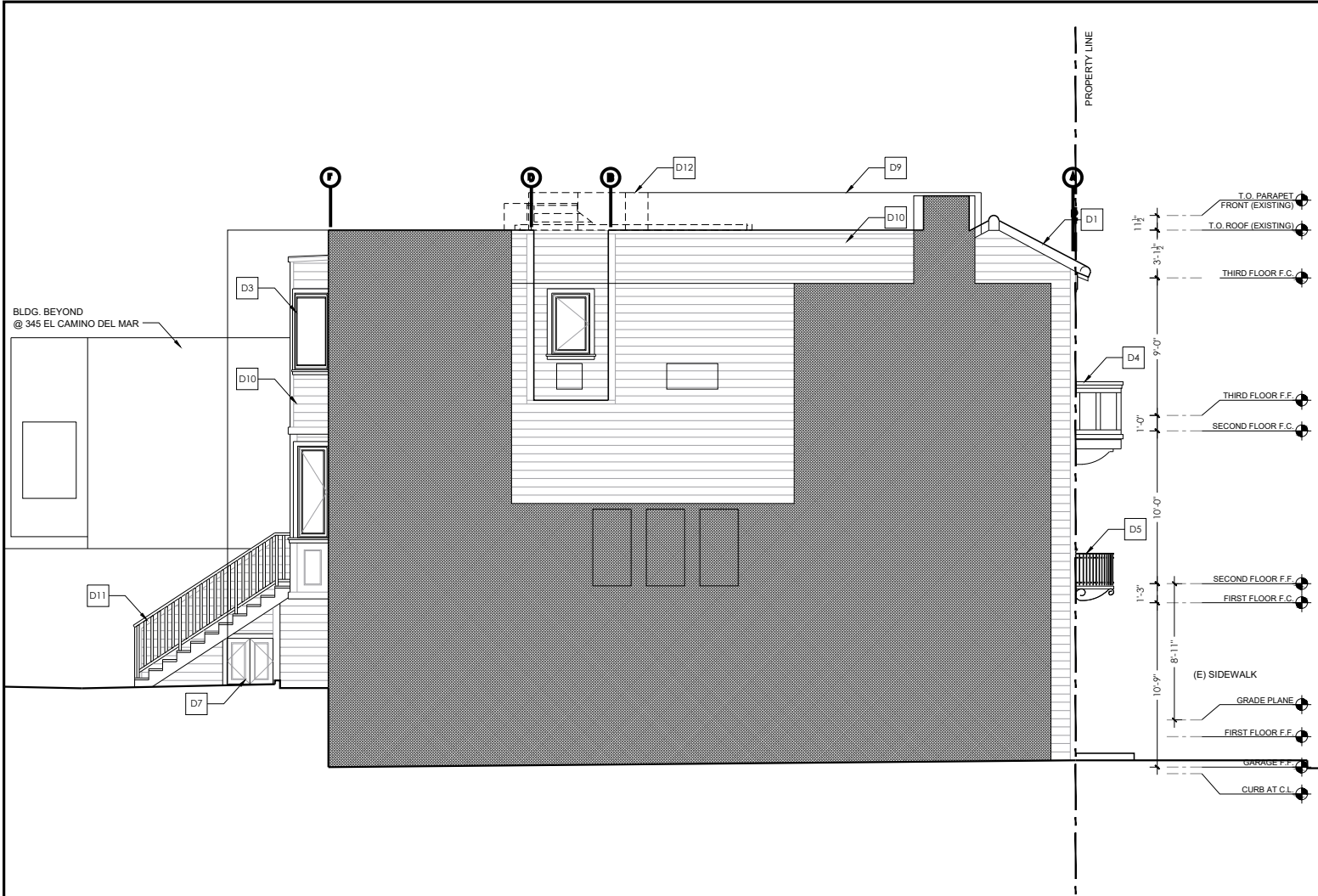
BLOCK 1332 LOT 044 | PROJECT NO. 2017.046

DATE: 04.04.2019

ELEVATIONS

SCALE AS NOTED

A005

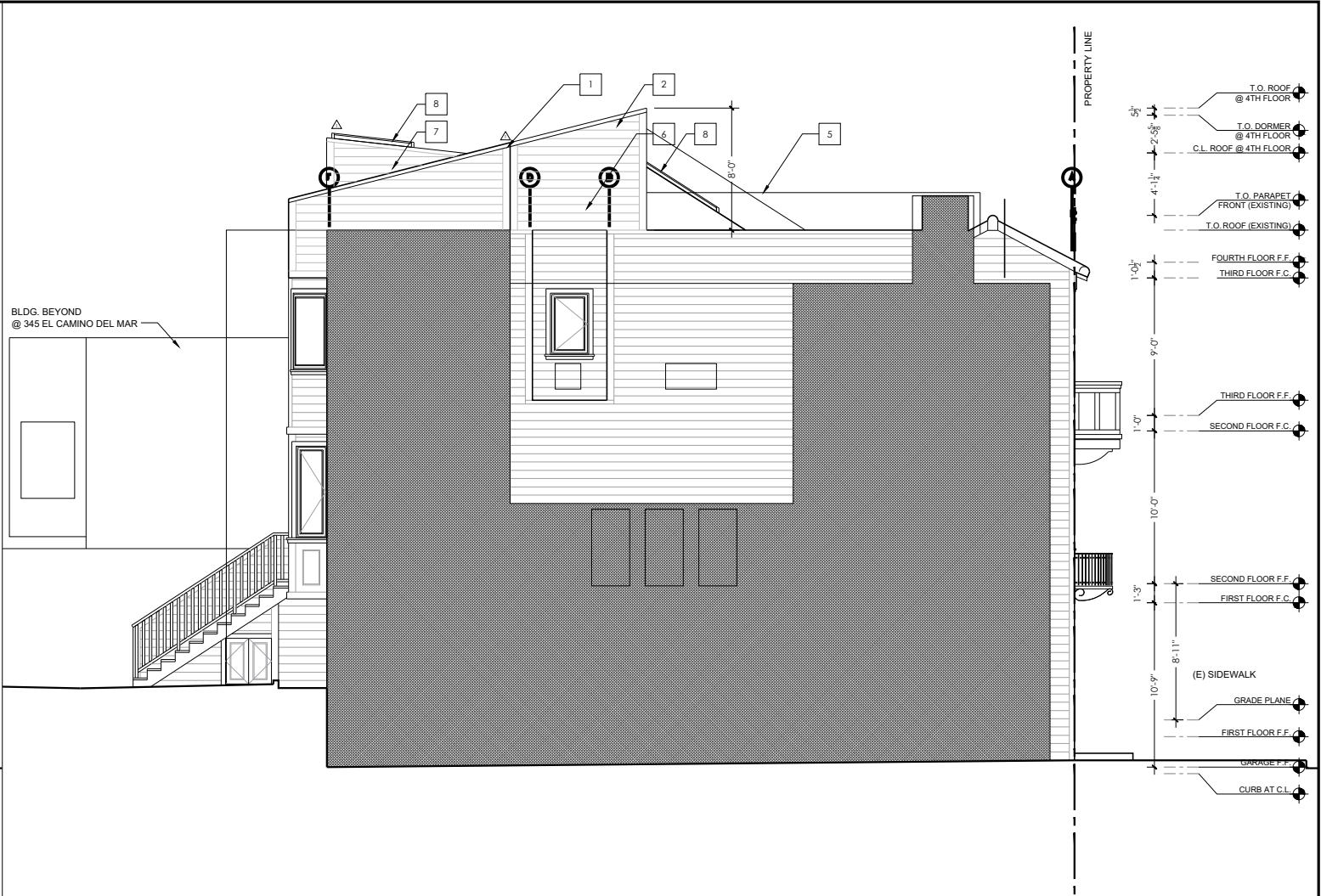


1 EXISTING EAST ELEVATION
3/32" = 1'-0"

- GENERAL DEMO NOTES:
- CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE.
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- DEMO/EXISTING ELEVATION LEGEND:
- PROPERTY LINE
 - BUILDABLE ENVELOPE
 - SETBACKS
 - OUTLINE OF ADJACENT BUILDING
 - (E) WALLS TO BE REMOVED
 - (E) ELEMENTS TO BE REMOVED

- ELEVATION DEMO KEY NOTES:
- D1 (E) CLAY TILE ROOF
 - D2 (E) PAINTED BRICK FACADE, TYP.
 - D3 (E) WOOD WINDOW, TYP.
 - D4 (E) PAINTED WOOD BALCONY
 - D5 (E) PAINTED METAL BALCONY, TYP.
 - D6 (E) PAINTED WOOD CORNICE
 - D7 (E) WOOD DOOR
 - D8 (E) GARAGE DOOR
 - D9 (E) GLASS GUARDRAIL
 - D10 (E) PAINTED HORIZONTAL WOOD SIDING, TYP.
 - D11 (E) PAINTED WOOD STAIRS TO REAR YARD
 - D12 (E) ROOF PARAPET WALLS, GLASS GUARDRAIL, DECK, AND ROOF ELEMENTS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP.

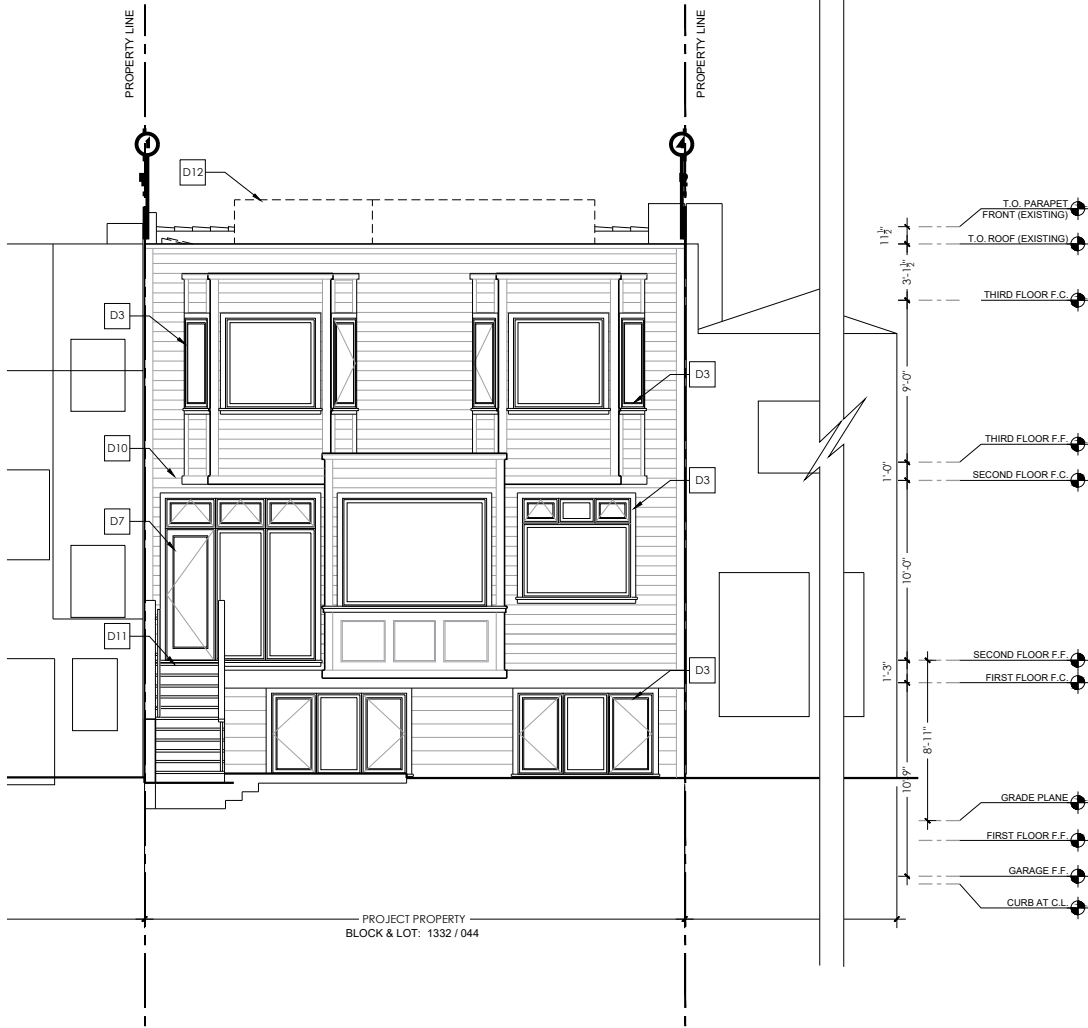


2 PROPOSED EAST ELEVATION
3/32" = 1'-0"

- GENERAL ELEVATION NOTES:
-

- PROPOSED ELEVATION LEGEND:
- PROPERTY LINE
 - BUILDABLE ENVELOPE
 - SETBACKS
 - OUTLINE OF ADJACENT BUILDING

- CONSTRUCTION ELEVATION KEY NOTES:
- 1 (N) ADDITION
 - 2 (N) PAINTED WOOD SIDING, TYP.
 - 3 (N) PAINTED WOOD CORNICE, TYP.
 - 4 (N) WOOD SLIDING DOORS, W/ NEW HARDWARE
 - 5 (E) GLASS GUARDRAIL
 - 6 (N) LIGHTWELL
 - 7 (N) VERTICAL ADDITION
 - 8 (N) SKYLIGHT
 - 9 (N) COMP. SHINGLE ROOF
 - 10 (N) WOOD WINDOWS



1 EXISTING SOUTH ELEVATION
3/32" = 1'-0"



2 PROPOSED NORTH ELEVATION
3/32" = 1'-0"

GENERAL DEMO NOTES:

- CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE.
- REMOVED MATERIALS SUCH AS FIXTURES, APPLIANCES, AND OTHER ELEMENTS SUITABLE FOR RE-CYCLING TO BE SOLD OR DONATED FOR SUCH PURPOSE.
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DEMO/EXISTING ELEVATION LEGEND:

- PROPERTY LINE
- BUILDABLE ENVELOPE
- SETBACKS
- OUTLINE OF ADJACENT BUILDING
- (E) WALLS TO BE REMOVED
- (E) ELEMENTS TO BE REMOVED

ELEVATION DEMO KEY NOTES:

- D1 (E) CLAY TILE ROOF
- D2 (E) PAINTED BRICK FACADE, TYP.
- D3 (E) WOOD WINDOW, TYP.
- D4 (E) PAINTED WOOD BALCONY
- D5 (E) PAINTED METAL BALCONY, TYP.
- D6 (E) PAINTED WOOD CORNICE
- D7 (E) WOOD DOOR
- D8 (E) GARAGE DOOR
- D9 (E) GLASS GUARDRAIL
- D10 (E) PAINTED HORIZONTAL WOOD SIDING, TYP.
- D11 (E) PAINTED WOOD STAIRS TO REAR YARD
- D12 (E) ROOF PARAPET WALLS, GLASS GUARDRAIL, DECK, AND ROOF ELEMENTS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP.

GENERAL ELEVATION NOTES:

-

PROPOSED ELEVATION LEGEND:

- PROPERTY LINE
- BUILDABLE ENVELOPE
- SETBACKS
- OUTLINE OF ADJACENT BUILDING

CONSTRUCTION ELEVATION KEY NOTES:

- 1 (N) ADDITION
- 2 (N) PAINTED WOOD SIDING, TYP.
- 3 (N) PAINTED WOOD CORNICE, TYP.
- 4 (N) WOOD SLIDING DOORS, W/ NEW HARDWARE
- 5 (E) GLASS GUARDRAIL
- 6 (N) LIGHTWELL
- 7 (N) VERTICAL ADDITION
- 8 (N) SKYLIGHT
- 9 (N) COMP. SHINGLE ROOF
- 10 (N) WOOD WINDOWS

SUTRO ARCHITECTS

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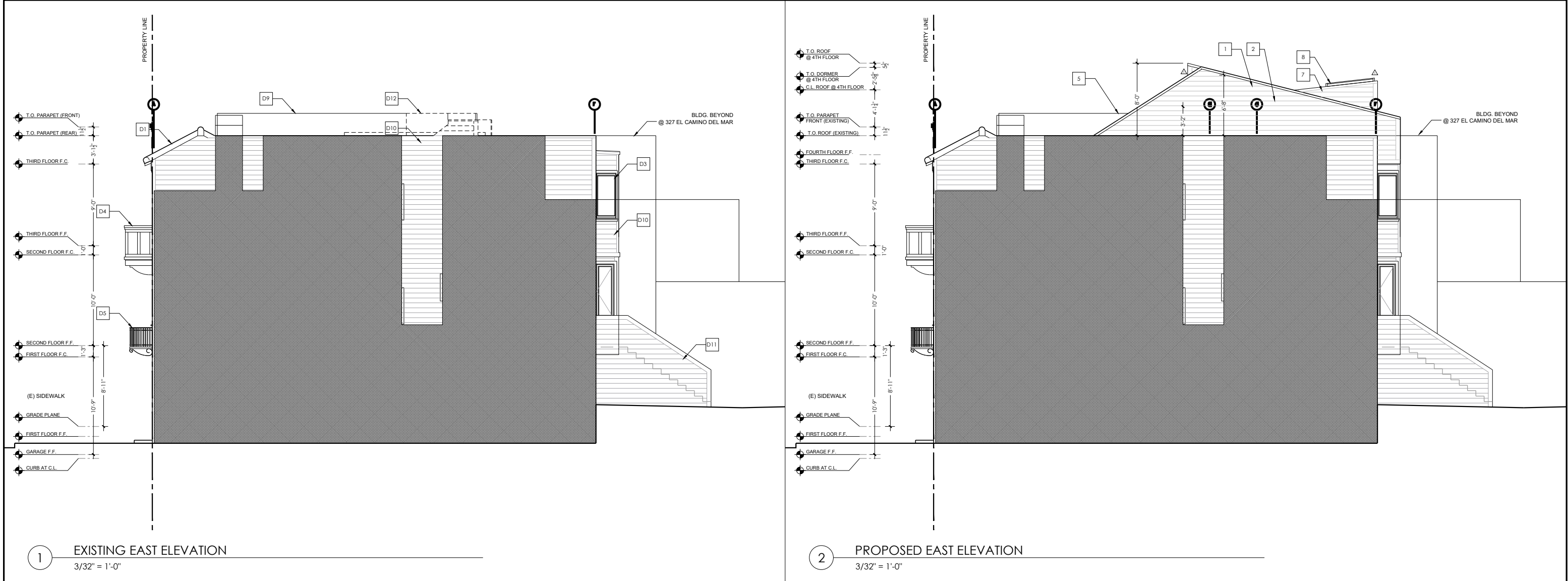
BLOCK 1332 LOT 044 | PROJECT NO. 2017.046

DATE: 04.04.2019

ELEVATIONS

SCALE AS NOTED

A007



<p>GENERAL DEMO NOTES:</p> <p>1. CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE.</p> <p>2. REMOVED MATERIALS SUCH AS FIXTURES, APPLIANCES, AND OTHER ELEMENTS SUITABLE FOR RE-CYCLING TO BE SOLD OR DONATED FOR SUCH PURPOSE.</p> <p>3. DASHED ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED. NOTE THAT OTHER LINES SUCH AS SOFFITS ABOVE, EAVES AND HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARDING ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.</p>		<p>ELEVATION DEMO KEY NOTES:</p> <p>D1 (E) CLAY TILE ROOF</p> <p>D2 (E) PAINTED BRICK FACADE, TYP.</p> <p>D3 (E) WOOD WINDOW, TYP.</p> <p>D4 (E) PAINTED WOOD BALCONY</p> <p>D5 (E) PAINTED METAL BALCONY, TYP.</p> <p>D6 (E) PAINTED WOOD CORNICE</p> <p>D7 (E) WOOD DOOR</p> <p>D8 (E) GARAGE DOOR</p> <p>D9 (E) GLASS GUARDRAIL</p> <p>D10 (E) PAINTED HORIZONTAL WOOD SIDING, TYP.</p> <p>D11 (E) PAINTED WOOD STAIRS TO REAR YARD</p> <p>D12 (E) ROOF PARAPET WALLS, GLASS GUARDRAIL, DECK, AND ROOF ELEMENTS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP.</p>		<p>GENERAL ELEVATION NOTES:</p> <p>1.</p>		<p>CONSTRUCTION ELEVATION KEY NOTES:</p> <p>1 (N) ADDITION</p> <p>2 (N) PAINTED WOOD SIDING, TYP.</p> <p>3 (N) PAINTED WOOD CORNICE, TYP.</p> <p>4 (N) WOOD SLIDING DOORS, W/ NEW HARDWARE</p> <p>5 (E) GLASS GUARDRAIL</p> <p>6 (N) LIGHTWELL</p> <p>7 (N) VERTICAL ADDITION</p> <p>8 (N) SKYLIGHT</p> <p>9 (N) COMP. SHINGLE ROOF</p> <p>10 (N) WOOD WINDOWS</p>	
<p>DEMO/EXISTING ELEVATION LEGEND:</p> <p>PROPERTY LINE</p> <p>BUILDABLE ENVELOPE</p> <p>SETBACKS</p> <p>OUTLINE OF ADJACENT BUILDING</p> <p>(E) WALLS TO BE REMOVED</p> <p>(E) ELEMENTS TO BE REMOVED</p>				<p>PROPOSED ELEVATION LEGEND:</p> <p>PROPERTY LINE</p> <p>BUILDABLE ENVELOPE</p> <p>SETBACKS</p> <p>OUTLINE OF ADJACENT BUILDING</p>			