



# SAN FRANCISCO PLANNING DEPARTMENT

## Discretionary Review Abbreviated Analysis HEARING DATE: NOVEMBER 7, 2019

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

Reception:  
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Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* October 23, 2019  
*Case No.:* **2018-015288DRP**  
*Project Address:* **1130 Potrero Avenue**  
*Permit Application:* 2018.1105.5040  
*Zoning:* RH-3 [Residential House, Three-Family]  
55-X Height and Bulk District  
*Block/Lot:* 4211/007  
*Project Sponsor:* Mark Thomas  
Hood Thomas Architecture  
440 Spear Street  
San Francisco, CA 94105  
*Staff Contact:* David Winslow – (415) 575-9159  
[David.Winslow@sfgov.org](mailto:David.Winslow@sfgov.org)  
*Recommendation:* **Do Not Take DR and Approve**

### PROJECT DESCRIPTION

The project consists of a horizontal side addition and a 3rd-story, vertical addition to an existing 2-story over basement one-family residence.

### SITE DESCRIPTION AND PRESENT USE

The site is an approximately 25' wide x 100' deep with an existing 2-story, one-family house built in 1900. The building is a category 'A' historical resource.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The buildings on this block of Potrero Avenue are generally 2- 3-stories. The subject and immediate adjacent properties define a rather consistent mid-block open space and have a pattern of side spacing facing the rear.

### BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	June 12, 2019 – July 12, 2019	7.11. 2019	11.7. 2019	119 days

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	October 18, 2019	October 18, 2019	20 days
Mailed Notice	20 days	October 18, 2019	October 18, 2019	20 days
Online Notice	20 days	October 18, 2019	October 18, 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	0	0	0
Neighborhood groups	0	0	0

## ENVIRONMENTAL REVIEW

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

## DR REQUESTORS

DR requestor:

Jesus Gomez of 325 Ney Street, adjacent owner of the property to the South of the proposed project.

## DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

1. The project conflicts with two of the City's priority policies of preserving neighborhood character and preserving affordable housing.
2. The proposed rear addition is not compatible with the following Residential Design Guidelines:
  - Respect the existing pattern of side spacing of buildings.
  - Articulate the building to minimize impacts to light and privacy on adjacent properties.

See attached *Discretionary Review Application*, dated July 11, 2019.

## PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The project sponsor has modified plans to meet all pre-application demands from the neighbors to the South and complied with Planning Code and Residential Design Guidelines. The proposed addition will

be setback from the front façade 15' to be minimally visible from the street and built over the footprint of the existing building.

Changes were made to accommodate some concerns of the neighbor, including a light well to preserve the DR requestor's property line window.

See attached *Response to Discretionary Review*, dated October 15, 2019.

## **DEPARTMENT REVIEW**

The Department's Residential Design Advisory Team (RDAT) re-reviewed this and confirmed that this addition does present any exceptional or extraordinary circumstances with respect to preserving affordable housing, privacy, sound and light to the adjacent neighbor to the South at 1136 Potrero.

The project sponsor has submitted an affidavit attesting that there is no unauthorized dwelling unit. The Rent Board has no records in their database regarding the existence of a rental unit. Furthermore, a letter from a former tenant attests that they shared the house. The 3-R and the Historic Sanborn map report lists the authorized use as a one-family dwelling.

With respect to impacts to the DR requestor's property, since the subject property is North of the DR requestor, extends 5' beyond the depth of the DR requestor's building, and is set back by a 3'-6" from the side RDAT did not see any exceptional or extraordinary circumstance and deemed the proposal meets the Residential Design Guidelines with respect to the scale light and privacy in relation to both DR requestor's property to the South at 1136 Potrero and the property to the North.

Specifically, because the proposed third floor addition is:

1. setback from the high front parapet to be invisible from the street;
2. located over the existing building footprint;
3. replaces an existing gable roof with a modest floor to roof height of 9';
4. Incorporates a front deck that is tucked behind a high front parapet and setback from the side property lines and;
5. The rear deck is minimal and also set off the adjacent property lines;

Staff deemed the 3<sup>rd</sup> story addition is minimal with respect to impacts to light and privacy.

In addition, the project sponsor has made design changes to accommodate some of the DR requestor's concerns - including preserving the neighbor's property line window. Property line building walls are ubiquitous and typical in San Francisco and when constructed to current standards of separation and insulation, should not present an issue with sound respect to transmission, nor is there any provision in the Planning Code to regulate such issues. As such staff does not find exceptional or extraordinary circumstances.

<b>RECOMMENDATION:</b> <b>Do Not Take DR and Approve</b>
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**Attachments:**

Unauthorized Unit Screening form and Affidavit  
Rent Board response to Records Search  
Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Context Photographs  
Section 311 Notice  
CEQA Determination  
DR Application  
Response to DR Application, drawings dated October 15, 2019  
Reduced Plans



## UNAUTHORIZED UNIT SCREENING REQUEST FORM AND AFFIDAVIT

An Unauthorized Unit, or UDU, is defined in Planning Code Section 317(b)(13) as one or more rooms within a building that have been used, without the benefit of a permit, as a separate and distinct living or sleeping space independent from other Residential Units on the property.

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

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

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

### CRITERIA FOR AN UNAUTHORIZED UNIT (UDU)

A UDU must meet two criteria:

1. An UDU must be independent from other Residential Units on the property, which means that the space has independent access, and there is no open, visual connection to a Residential Unit on the property.
2. Use as Independent dwelling Space. A UDU must have been used as a separate and distinct living or sleeping space.

Please note that the definition of a UDU does not rely on the existence of any cooking facilities, so a space may still be considered a UDU even if it doesn't have a kitchen; however a full bathroom is required to be considered a UDU.

Planning Staff may request a UDU screening for permits for interior work to determine if a project removes certain features that allow the space to operate as a separate unit. Scopes of work that may require UDU screening include but are not limited to:

- Removal of direct or indirect access doors
- Removal of a full bathroom
- Removal of a kitchen
- Removal of a wet bar
- Addition of a staircase to create an interior connection between floors

### SUBMITTAL INSTRUCTIONS

Please complete the form below and submit it to [CPC.ADU@sfgov.org](mailto:CPC.ADU@sfgov.org) with the following materials:

1. A completed [Unauthorized Unit Affidavit](#) (attached);
2. A digital set of existing and proposed plans (.pdf or .jpeg); and
3. Photographs of the space that may be a UDU.

Planning Staff will contact you with a determination if the space in question is considered a UDU.

**Please note that if the Planning Department determines that a UDU is present at the site, the property owner will be required to legalize the unit, which can usually be completed administratively, or seek a Conditional Use Authorization from the Planning Commission to remove the unit. If a UDU is not present at the site, Planning Staff will review the plans for any unpermitted work on the premises. Staff may provide comments to bring the work into compliance with the Planning Code, which may include removal of the unpermitted work. If Planning Code violations persist, Staff may refer the property to the Code Enforcement Division.**



# UNAUTHORIZED UNIT SCREENING REQUEST FORM AND AFFIDAVIT

## Property Information

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Project Address:

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Block/Lot(s):

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## Related Building Permits Applications

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N/A

Building Permit Applications No(s):

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## Applicant Information

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Name:

Owner

Authorized Agent

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Primary Phone Number:

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E-mail:

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# APPLICANT'S AFFIDAVIT AND SITE VISIT CONSENT FORM

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.

I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.

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

  
 \_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Name (Printed)

\_\_\_\_\_  
 Relationship to Project

\_\_\_\_\_  
 Phone

\_\_\_\_\_  
 Email



# UNAUTHORIZED UNIT AFFIDAVIT

Project Address: \_\_\_\_\_

Block/Lot (APN): \_\_\_\_\_

“Unauthorized Unit” shall mean one or more rooms within a building that have been used, without the benefit of a building permit, as a separate and distinct living or sleeping space independent from Residential Units on the same property.

“Independent” shall mean that (i) the space has independent access that does not require entering a Residential Unit on the property and (ii) there is no open, visual connection to a Residential Unit on the property.


I, \_\_\_\_\_, do hereby declare as follows:

To the best of my knowledge:

- There is an Unauthorized Unit, as defined above, located on the subject property.
- There is not an Unauthorized Unit, as defined above, located on the subject property.

**I declare under the penalty of perjury under the laws of the State of California that the foregoing is true and correct.**

EXECUTED ON THIS DAY, \_\_\_\_\_, 20\_\_\_\_, IN \_\_\_\_\_, CA.

  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name (Printed)

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

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Email

*Submit completed Affidavit upon request by Planning Staff or in conjunction with a UDU Screening Request form.*

**FOR DEPARTMENT USE ONLY**

1. Does the space meet the criteria for Physical Independence as described in Planning Code Section 317(b) (13)?      YES      NO

If you've checked no, the space is **not** considered a UDU.

Plans Dated: \_\_\_\_\_

Photographs Provided on (date): \_\_\_\_\_

2. Has the space been used as a separate and distinct living space?      YES      NO
- Did the Rent Board provide records for this property?      YES      NO
- If yes, is there evidence of a UDU?      YES      NO
- Is there more than one unit accounted for in the Voter Rolls?      YES      NO
- Does the Unauthorized Unit Affidavit indicate that the project would remove a UDU?      YES      NO
- Is there any other documentation that indicates that the space has been occupied?      YES      NO

If yes has been checked above, describe the information further below:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

An Unauthorized Unit is present at the Subject Property

There are no Unauthorized Units present at the Subject Property

Planning Information Center (PIC) Research Number: \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name(Printed)

\_\_\_\_\_  
Date



## Rent Board Response to Request for Planning Department Records Search

Re: 1130 Potrero

This confirms that the undersigned employee of the San Francisco Rent Board has reviewed its database records pertaining to the above-referenced unit(s) to provide records that may demonstrate evidence of residential use. All searches are based on upon the street addresses provided.

No database records were identified.

There are no Rent Board records in our database related to your search request for the property address requested. However, it is important to note that the absence of records for some or all of the residential units at a property does not mean there is or has been no residential use. Property owners are not required by law to provide any information or file any documents with the Rent Board, unless they are seeking to take a certain action such as an eviction, a rent increase, or a buyout. Thus, there are many properties and many residential units for which the Rent Board has no records.

Yes, the following records were identified:

- o See attached documents.

Pursuant to your request, we have searched the Rent Board's database for records related to the property requested. Attached are some Rent Board records resulting from our search. These records can be used as evidence of prior and/or current residential use of the property. However, it is important to note that the absence of records for some or all of the residential units at a property does not mean there is or has been no residential use. Property owners are not required by law to provide any information or file any documents with the Rent Board, unless they are seeking to take a certain action such as an eviction, a rent increase, or a buyout. Thus, there are many properties and many residential units for which the Rent Board has no records.

Regarding the records provided, please note that the data in the "# of units" field was imported from another department's database in 2002 and might not be accurate. It does not represent a determination by the Rent Board of the number of units at the property.

Signed:



Dated:

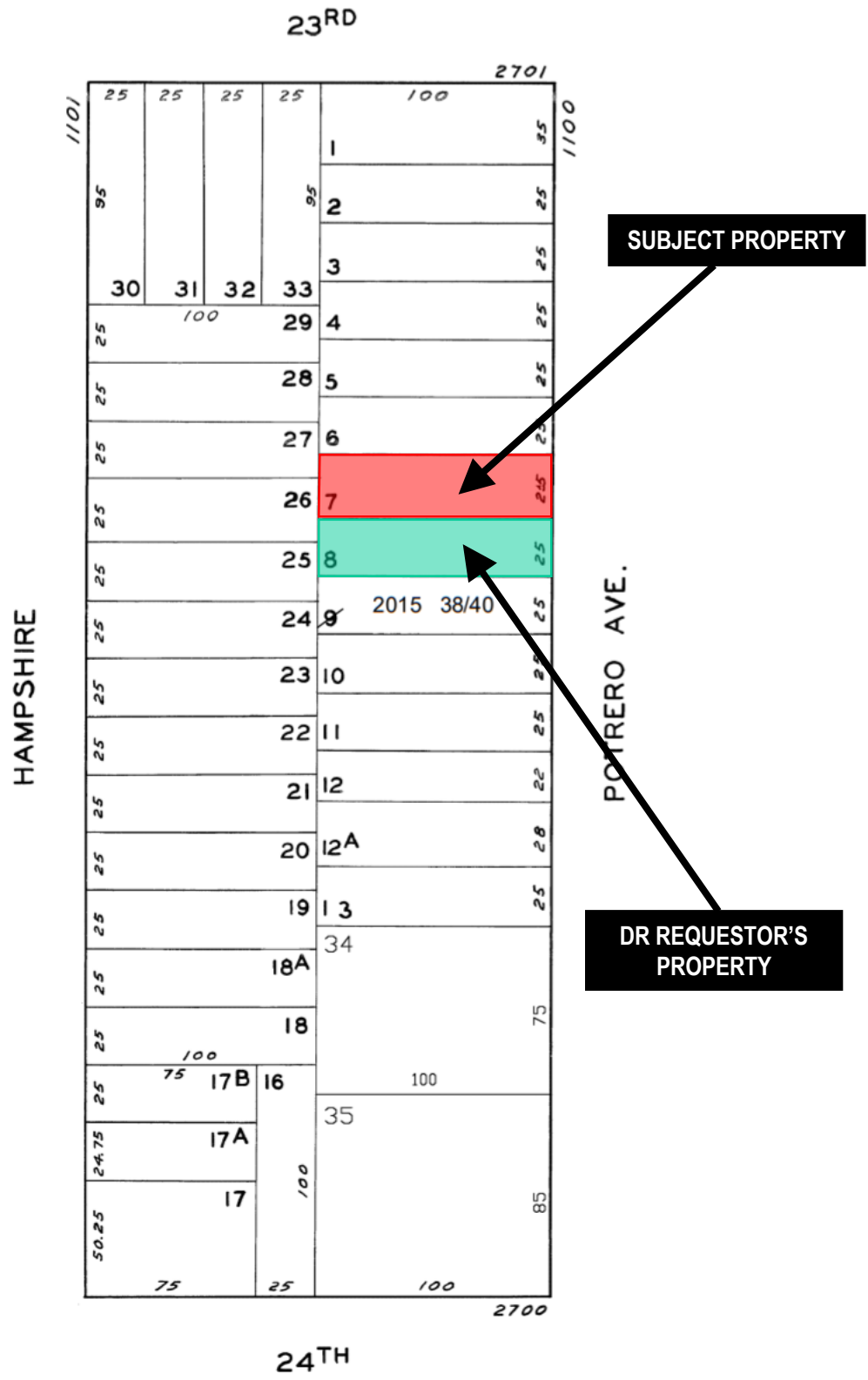
2-14-19

Van Lam

The Rent Board is the originating custodian of these records; the applicability of these records to Planning permit decisions resides with the Planning Department.

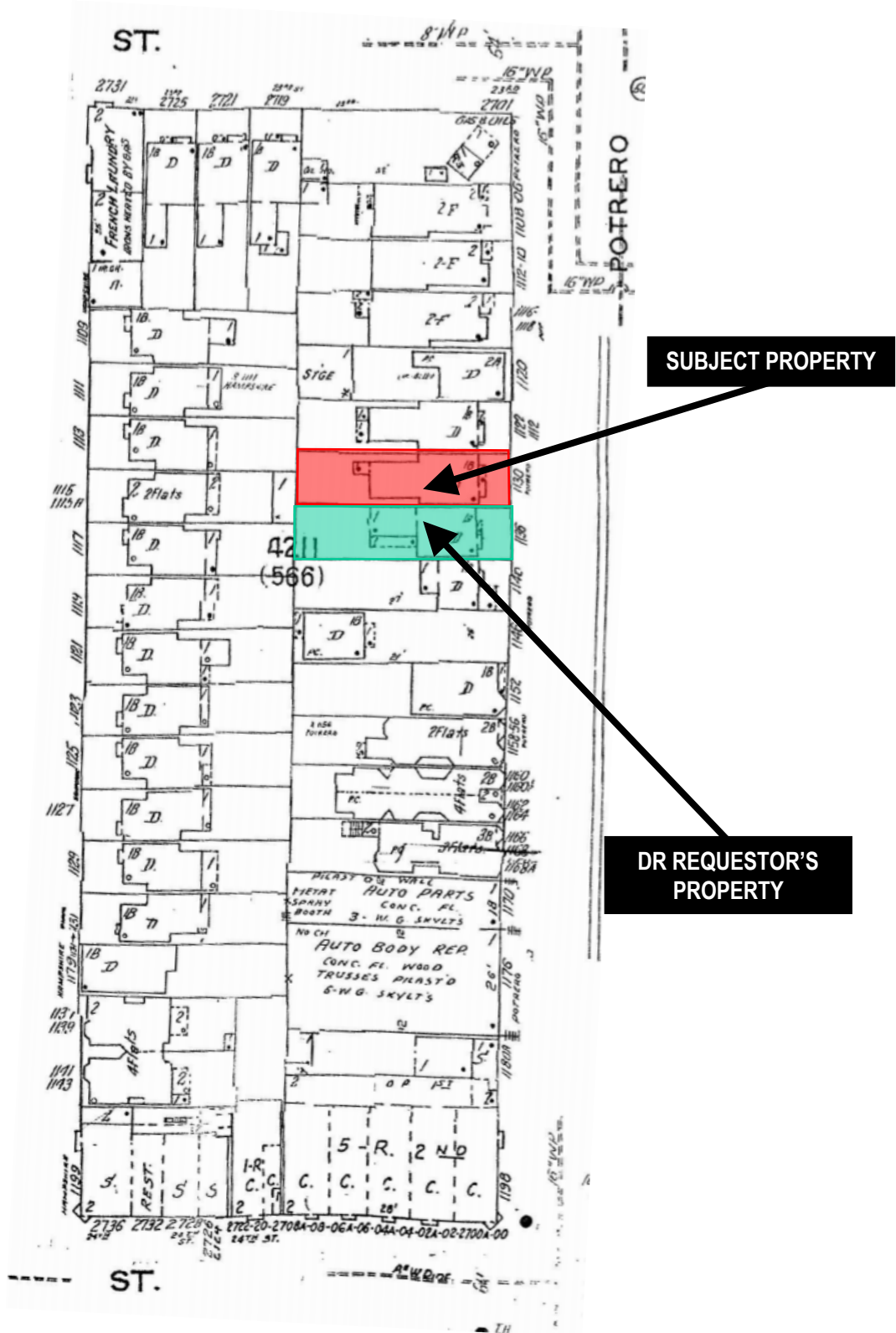
# Exhibits

# Parcel Map



Discretionary Review Hearing  
 Case Number 2018-015288DRP  
 1130 Potrero Avenue

# Sanborn Map\*

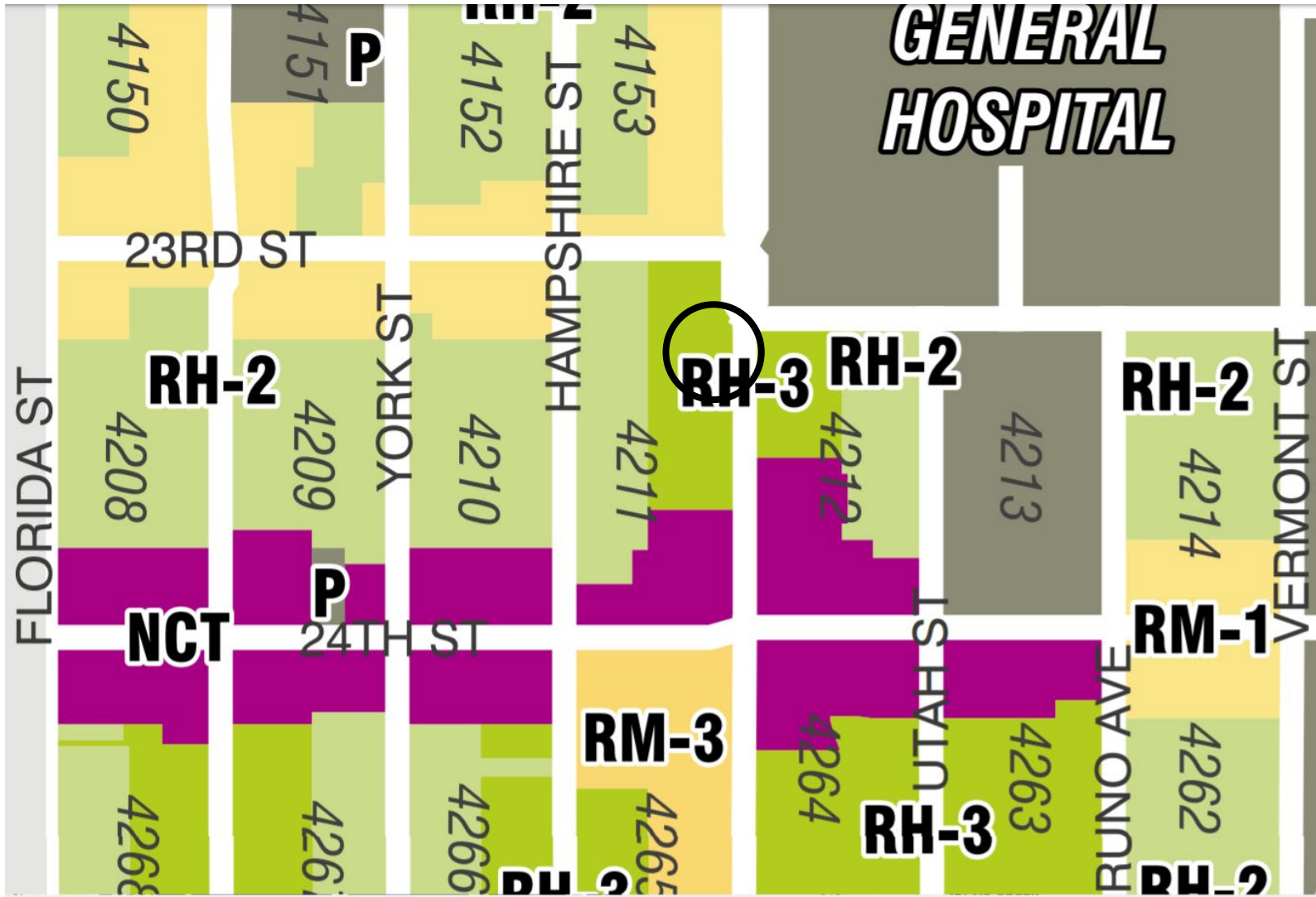


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing  
Case Number 2018-015288DRP  
1130 Potrero Avenue

# Zoning Map



Discretionary Review Hearing  
Case Number 2018-015288DRP  
1130 Potrero Avenue

# Aerial Photo



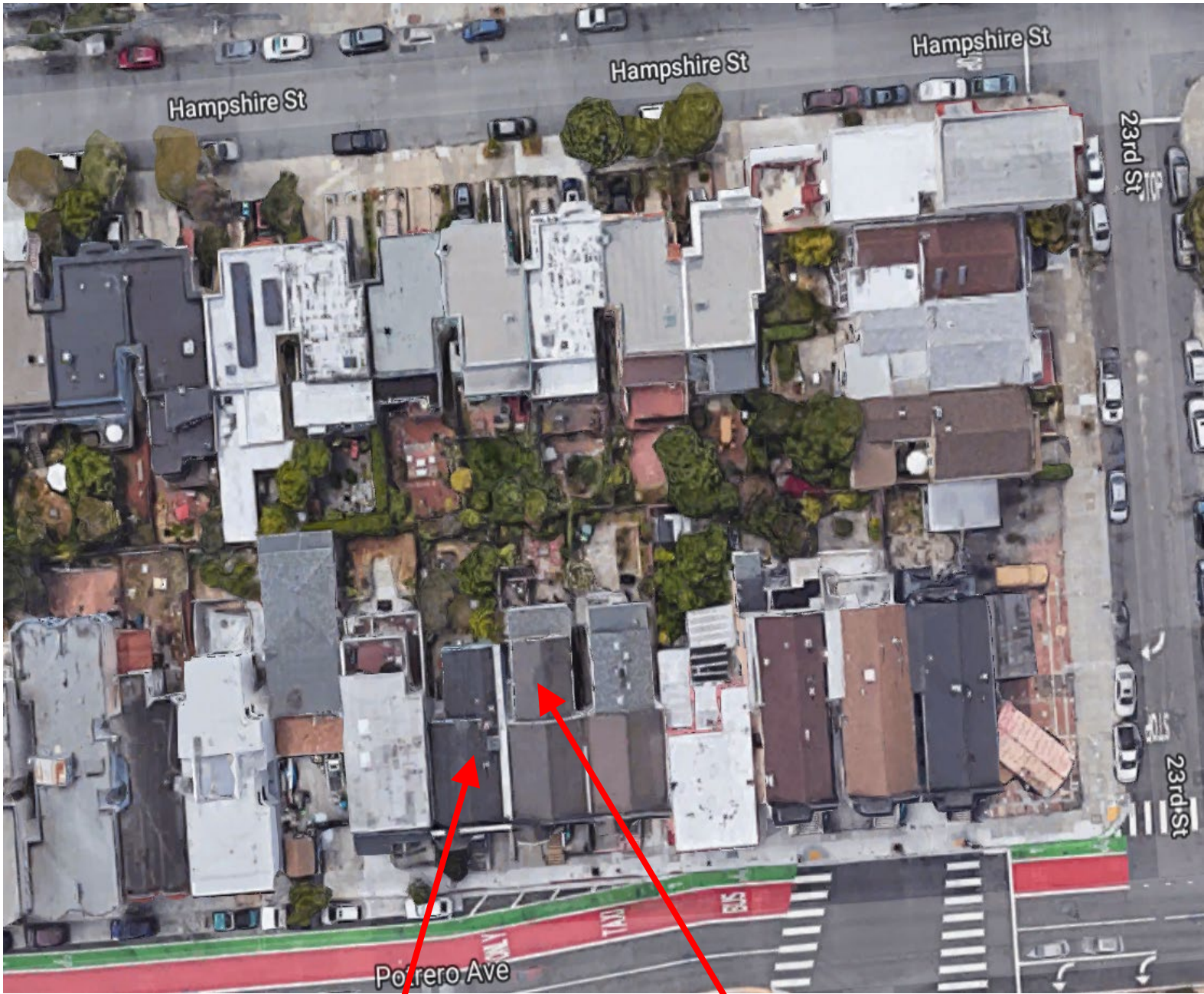
**SUBJECT PROPERTY**

**DR REQUESTOR'S  
PROPERTY**



Discretionary Review Hearing  
Case Number 2018-015288DRP  
1130 Potrero Avenue

# Aerial Photo



**DR REQUESTOR'S  
PROPERTY**

**SUBJECT PROPERTY**



Discretionary Review Hearing  
Case Number 2018-015288DRP  
1130 Potrero Avenue

# Aerial Photo



**DR REQUESTOR'S  
PROPERTY**

**SUBJECT PROPERTY**



Discretionary Review Hearing  
Case Number 2018-015288DRP  
1130 Potrero Avenue



# Aerial Photo



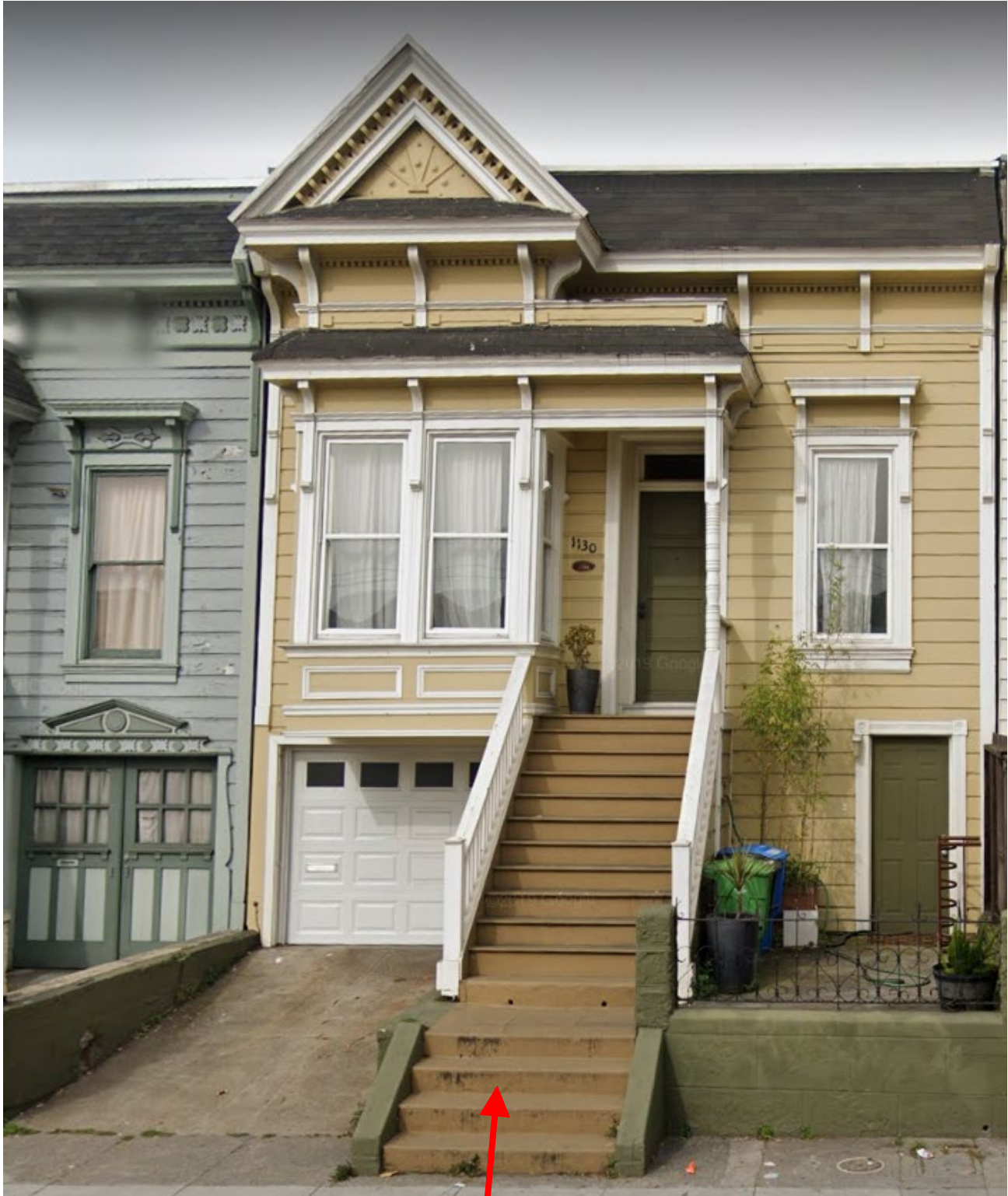
**SUBJECT PROPERTY**

**DR REQUESTOR'S  
PROPERTY**



Discretionary Review Hearing  
Case Number 2018-015288DRP  
1130 Potrero Avenue

# Site Photo



**SUBJECT PROPERTY**

Discretionary Review Hearing  
Case Number 2018-015288DRP  
1130 Potrero Avenue



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **November 8, 2018**, Building Permit Application No. **2018.1105.5040** was filed for work at the Project Address below.

**Notice Date:** June 12<sup>th</sup>, 2019

**Expiration Date:** July 12<sup>th</sup>, 2019

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	<b>1130 Potrero Avenue</b>	Applicant:	<b>Mark Thomas</b>
Cross Street(s):	<b>23<sup>rd</sup> &amp; 24<sup>th</sup> Street</b>	Address:	<b>440 Spear Street</b>
Block/Lot No.:	<b>4211 / 007</b>	City, State:	<b>San Francisco, CA 94105</b>
Zoning District(s):	<b>RH-3 /55-X</b>	Telephone:	<b>415-543-5005</b>
Record Number:	<b>2018-015288PRJ</b>	Email:	<a href="mailto:mark@hoodthomas.com">mark@hoodthomas.com</a>

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 checked="" type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No change
Front Setback	13 feet	No change
Side Setbacks	3'-6" (South) and 3'-4" (North) in the rear	See plan attached
Building Depth	59'-9"	No change
Rear Yard	27'-3" with an existing deck	No change
Building Height	22' (mid-point of the gable roof)	30'-6"
Number of Stories	2	3
Number of Dwelling Units	1	No change
Number of Parking Spaces	1	No change
PROJECT DESCRIPTION		
<p>The project includes an approximately 1,003 gross square feet of additions, including the south side addition in the rear and the vertical addition to add a third story in a single-family residence.</p> <p>The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code</p>		

To view plans or related documents, visit [sf-planning.org/notices](http://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:**

Xinyu Liang, 415-575-9182, [Xinyu.Liang@sfgov.org](mailto:Xinyu.Liang@sfgov.org)

## GENERAL INFORMATION ABOUT PROCEDURES

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

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](mailto: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](http://www.communityboards.org) for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

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

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

## **BOARD OF APPEALS**

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

## **ENVIRONMENTAL REVIEW**

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

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



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
1130 POTRERO AVE		4211007
<b>Case No.</b>		<b>Permit No.</b>
2018-015288ENV		201811055040
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b> Remodel the existing 2-story wood frame single family residence to become a 3-story single family residence with 4 bedrooms, 3 bathrooms and 278 sq. ft. of garage. The proposed project would be approximately 3032 square foot, single family home.</p>		

### STEP 1: EXEMPTION CLASS

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

**STEP 2: CEQA IMPACTS**  
**TO BE COMPLETED BY PROJECT PLANNER**

<p>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</p>	
<input type="checkbox"/>	<p><b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p><b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i></p>
<input type="checkbox"/>	<p><b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input checked="" type="checkbox"/>	<p><b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p><b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</p>
<input type="checkbox"/>	<p><b>Slope = or &gt; 20%:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography) <b>If box is checked, a geotechnical report is required.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required.</b></p>
<p><b>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</b></p>	
<p><b>Comments and Planner Signature (optional):</b> Laura Lynch          ARCHEO REVIEW COMPLETE 4/24/2019</p>	

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

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

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

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

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

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

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

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

<input type="checkbox"/>	<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Building Permit	<b>Signature:</b> Monica Giacomucci
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	04/24/2019
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	



## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
1130 POTRERO AVE		4211/007
Case No.	Previous Building Permit No.	New Building Permit No.
2018-015288PRJ	201811055040	
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?
<b>If at least one of the above boxes is checked, further environmental review is required.</b>	

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Date:



San Francisco

2018.1105.5040

RECEIVED

JUL 11 2019

CITY & COUNTY OF S.F.  
PLANNING DEPARTMENT  
PIC

# DISCRETIONARY REVIEW PUBLIC (DRP)

## Discretionary Review Requestor's Information

Name: Jesus Gomez  
 Address: 325 Ney St.  
San Francisco, Ca. 94112  
 Email Address: jdejesusgomez@comcast.net  
 Telephone: (415)307-9790

## Information on the Owner of the Property Being Developed

Name: Mark Thomas  
 Company/Organization: Hood Thomas Architect  
 Address: 440 Spear St.  
San Francisco, Ca.  
 Email Address: mark@hoodthomas.com  
 Telephone: (415)543-5005

## Property Information and Related Applications

Project Address: 1130 POTRERO AVE.  
 Block/Lot(s): 42W/007  
 Building Permit Application No(s):

## ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?	X	
Did you discuss the project with the Planning Department permit review planner?	X	
Did you participate in outside mediation on this case? (including Community Boards)		X
Changes Made to the Project as a Result of Mediation. If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes that were made to the proposed project.		

After the 311 Notice, The only things offered was to change the railing on the south facing terrace that overlooks the light well provided for our bathroom window from 3' 6" glass to solid a solid 6' wall and reduce the size of the East facing 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 cite specific sections of the Residential Design Guidelines.

The proposal goes against two of the eight General Plan Priorities:

\* Priority Policy # 2 - That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhood.

\* Priority Policy # 3 - That the city's supply of affordable housing be preserved.

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.

This proposal will negatively effect the houses to the North and South. Our home, located to the South, will be effected if they are allowed to eliminate the 23 Ft. x 40 in. light well at the rear of the property; this will cause greater sound transfer and decrease our right to quite enjoyment of our home. It would also eliminate most of the light and air now available and decrease the value of our property. The 2 roof top decks and the 2nd floor rear-facing deck will increase sound transfer and encroach on our privacy.

The third floor addition will cast a shadow over much of the home adjacent to the North.

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?

If the property is allowed to revert to a single family home it should be improved within the existing appx. 2000 sq. ft. envelope (with no expansion) and the existing rear deck should be demolished and replaced with a conforming landing and stairs. This will mitigate the lack of privacy we are currently subjected to, as well bring it into fire-safety compliance.

If you choose to allow the third floor expansion, the 23' x 40" rear light well should be preserved with all South-facing windows being clerestory and set no lower than the existing ones. The rear deck should be demolished and replaced with a conforming landing and stairs; this will mitigate the lack of privacy as well bring it into fire-safety compliance.

DISCRETIONARY REVIEW REQUEST FORM (DR)

Under penalty of perjury the following declarations are made:

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

Signature Jesus Gomez  
Same (415)307-9790

Jesus Gomez  
Name (Printed)  
jdejesusgomez@comcast.net  
Email

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

For Department Use Only

Application received by Planning Department:

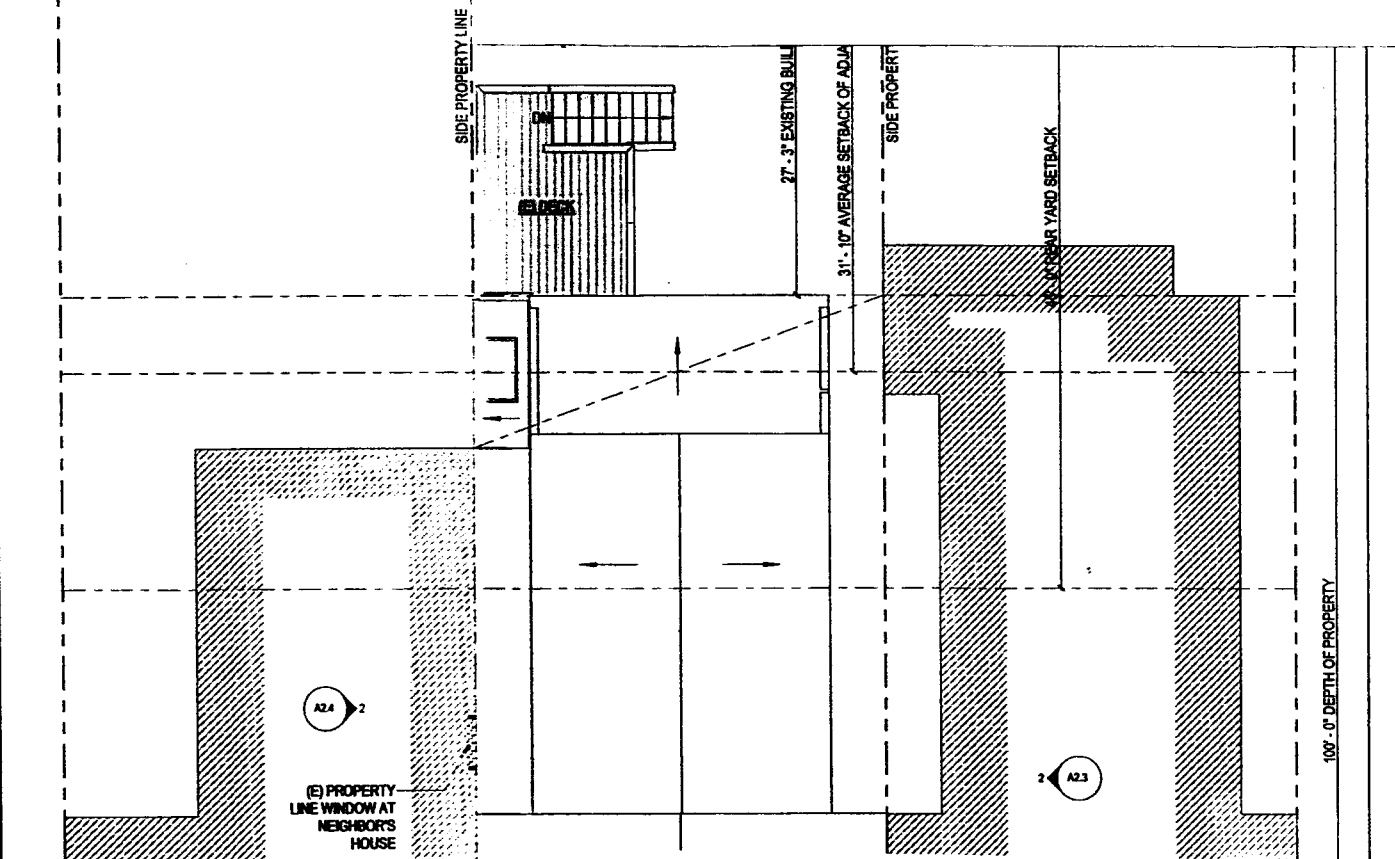
By: [Signature] EDUAR OROPEZA

Date: 2/11/19

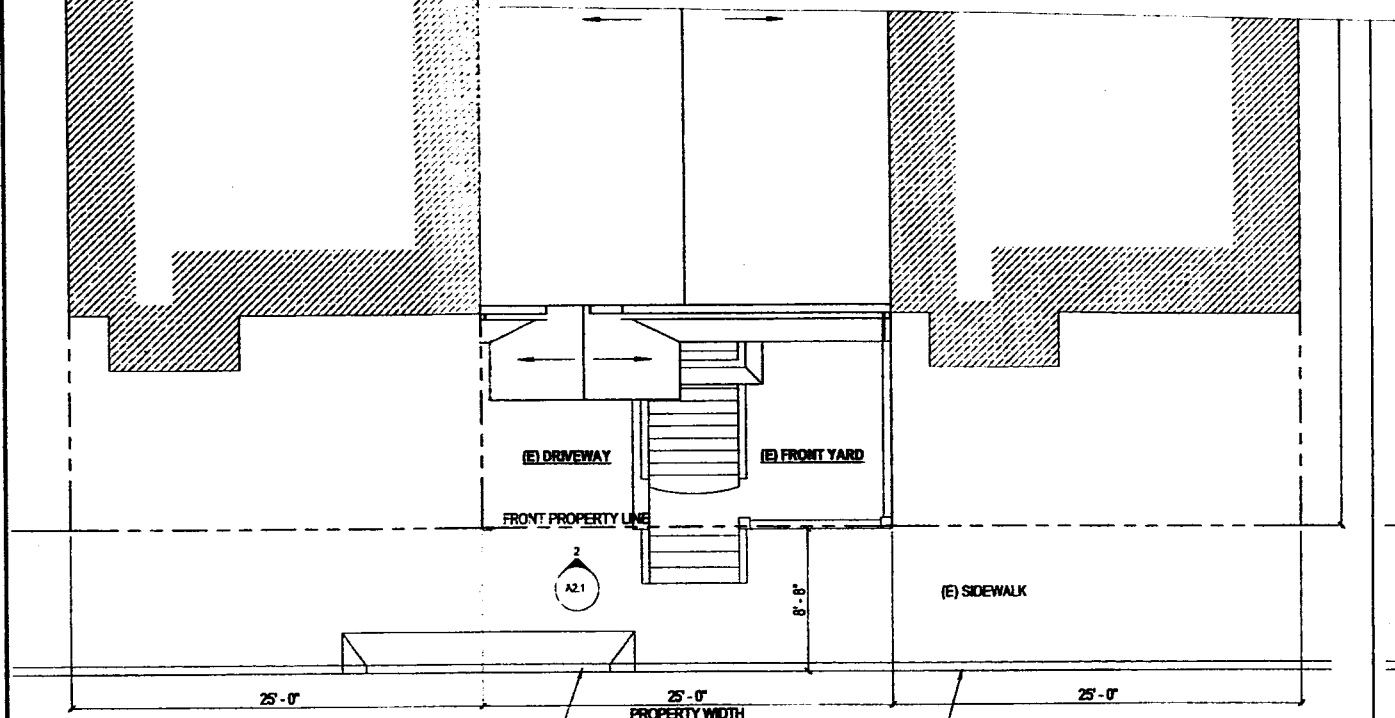
REAR PROPERTY LINE



Rear deck that poses privacy and fire safety concerns



South facing setback that proposal seeks to eliminate



ADJACENT PROPERTY  
1136 POTRERO AVENUE  
SINGLE-FAMILY DWELLING  
BLOCK: 4211 LOT: 008

PROPERTY WIDTH  
SUBJECT PROPERTY  
1130 POTRERO AVENUE  
SINGLE-FAMILY DWELLING  
BLOCK: 4211 LOT: 007

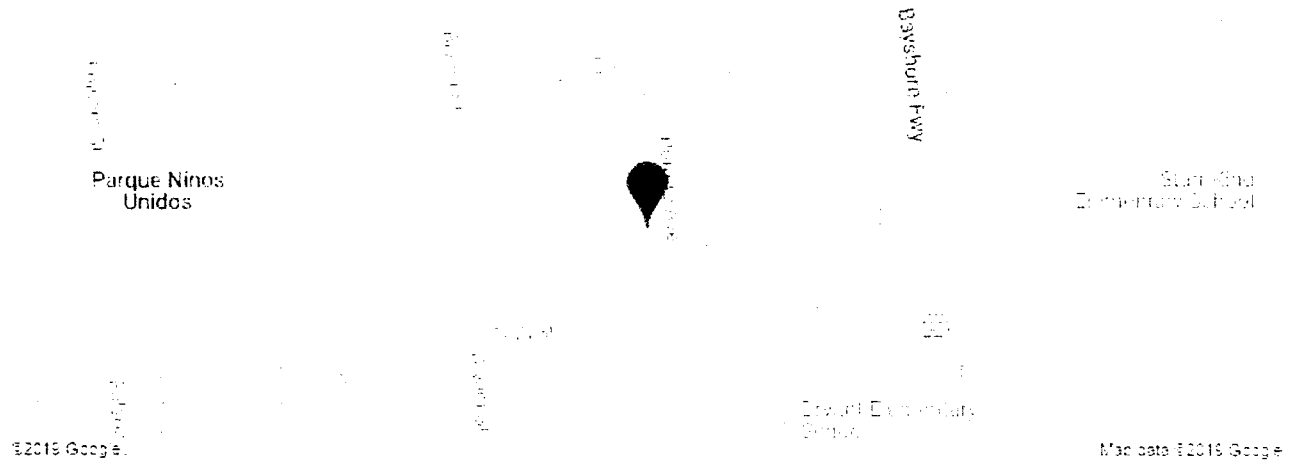
ADJACENT PROPERTY  
1120 POTRERO AVENUE  
SINGLE-FAMILY DWELLING  
BLOCK: 4211 LOT: 006

① SITE PLAN - EXISTING  
3/16" = 1'-0"

POTRERO AVENUE



1130 Potrero Ave, San Francisco, CA 94110



**1130 Potrero Ave,**  
**San Francisco, CA 94110**  
3 beds · 1 bath · 1,220 sqft

**OFF MARKET**  
**Zestimate®: \$1,567,897**  
Rent Zestimate®: \$4,700 /mo

**EST. REFI PAYMENT**  
**Est. Refi Payment:**  
**\$6,498/mo**



*Note: This property is not currently for sale or for rent. The description below may be from a previous listing.*

Bright and Spacious Victorian w/3-BDRMS, 1-BA on the main level, AND a Vacant (Unwarranted) 1-BR, 1-BA Garden Apartment w/separate entrance on the lower level. Lovely Victorian Facade, High Ceilings, Wide-Plank Softwood Flrs, Living Rm w/Bay window, Famil. Featured by The San Francisco Chronicle.

### Facts and Features



**Type**  
Single Family



**Year Built**  
1900



**Heating**  
No Data



**Cooling**  
No Data



**Parking**  
No Data



**Lot**  
2,495 sqft

### INTERIOR FEATURES

#### Bedrooms

Beds: 3

#### Flooring

Floor size: 1,220 sqft

### SPACES AND AMENITIES



Advertising from Realtor listing when the home was sold to Project Sponsor, it shows the home included a 1BR. /1BA. Apartment

## Re: Back deck 1130 Potrero Ave.

To Phil Zigoris <zigoris@gmail.com> • mark@hoodthomas.com • xinyu.liang@sfgov.org

Hi Phil,

I was hoping we could have agreed on the rear deck as well. I understand you are focusing on the changes that benefit you and are not considering my perspective. I'd hoped you would have had a different response if you had seriously considered how you would feel if the situation was in reverse. If you put yourself in my shoes, I'm sure you would clearly understand how it is not comfortable to have a neighbor with a birds eye view of you and your family enjoying your yard.

Embracing change should be a two-way street. In an attempt to mitigate some of the negative impact to my home the following are some of the proposed changes that we were willing to accept:

- Drastic reduction of existing 23 foot light well - by attaching your home to mine, you are essentially eliminating a major light and air source that provided benefits to that part of both our properties. It also increases noise transfer.
- Addition of third floor - this will cast a greater shadow on your neighbor to the North and possibly create a wind tunnel effect as both North and South neighbors are flanked by three story multi-family buildings.
- Addition of 3 new decks - the 2 3rd floor roof decks increase the potential for noise transfer; the rear-facing 2nd floor deck will overlook the entire mid-block green space which in turn encroaches on the privacy of all of our neighbors.
- Conversion of 2 unit property - when you originally purchased your 1220 sq ft 3-BR, 1BA home, it included an unwarranted 800 sq. ft. 1-BR, 1-BA garden apartment with a separate entrance. You are proposing to turn the entire property into a 3000 sq. ft. mega home that does not fit the character of our neighborhood and dwarfs any other single family house on our block.

I will not file for DR request until Thursday morning as previously stated. I am hoping you will reconsider; however, if I do not hear back I will make my case to the Planning Commission as it is my only alternative. This will settle the impasse and I hope we can move forward as good neighbors.

**Packet for DR hearing for 1130 Potrero, 2018-015288, scheduled for 11/07/2019 submitted by Jesus Gomez 10/08/2019 via email to Principal Architect David Winslow; total of 12 pages including Cover Page**

## **Cover Page**

### **3-page letter to Planning Department**

**Exhibit 1:** Sanborn map showing the 19 single-family houses and pattern of side set-backs

**Exhibit 2:** Advertising from Realtor listing when home was sold to Project Sponsor

**Exhibit 3-3 pages:** Illustration & pictures of dangerous and intrusive rear deck

**Exhibit 4:** Illustration of request to increase South facing light well

**Exhibit 5:** Illustration of 3rd floor rear deck impact to the privacy of the mid-block open space

**Exhibit 6:** Illustration of East facing roof deck wall were it should be raised above our roof line so as to reduce noise transfer



Submission to Planning Department by DR requester Jesus Gomez

**1130 Potrero Avenue - 2018-015288**

Request for Discretionary Review

November 7, 2019 Hearing

1130 Potrero is the 3rd proposal on this block to come before the Planning Commission where the Project Sponsor proposes an out-of-scale project that fails to respect the character of the neighborhood. Although the projects at 1140 and 1152 converted single family homes into 3-unit multi-family housing, the Commission required changes that respected neighbors and the historic nature of the homes on this block.

It needs to do so again.

The mid-block of Potrero between 23rd and 24th, as well as the houses on the rear of our block on Hampshire Street, are a string of 2-story working class houses built in the 1880s and 1890s. **Exhibit 1.**

#### **Requested modifications**

I have owned 1136 Potrero, directly adjacent to the South of subject property, since 1984. We worked with the Commission to ensure that the development of 1140 and 1152 Potrero was scaled back so it did not harm its neighbors. We ask the Commission to require changes to 1130.

It is worth noting that Project Sponsor convinced Planning the 840 sq. ft. 1br 1ba garden apartment that provided additional housing in our neighborhood for over four decades did not exist; the kitchen in the garden apartment has already been eliminated. The proposal will convert a very nice 1260 sq. ft. 3br 1ba with formal living room at the front of the house, and an open floor plan family room, dining room, kitchen and bath that features a cathedral ceiling at the rear of the home into a 3000 sq. ft. mega home that dwarfs any single family home on our block and does not match the existing housing and neighborhood character. It will also eliminate what is now the standard of affordability for a starter home. In short a 1260 sq. ft. 3br 1ba home with a 1br 1ba auxiliary rental unit is much more affordable than a 3000 sq. ft. mega home. **Exhibit 2.**

If the property is allowed to revert to a 1 unit home it should be improved within the

existing 2000 sq. ft. envelope with no expansion. The existing rear deck, built without the important safety feature of a fire wall, should be demolished and replaced with a conforming landing and stairs. In its current state, the deck encroaches into the rear yard open space and is right on the property line 6 ft above the main area of our rear yard. In addition to posing a fire danger, this is also an extreme encroachment on our privacy. Bringing this deck into compliance will mitigate the privacy issue as well as the more important fire-safety concern. **Exhibit 3, 3- pages.**

If you choose to allow the 3rd floor expansion, the 23 ft. x 40 in. South facing set back should be preserved with all the windows set no lower than the existing ones. This will make the project much more environmentally friendly as it is the best source of natural light to their home and preserves the light and air to our home as well. **See Exhibit 3- page 1.**

If the South facing set back is allowed to be filled in, the 7 ft. x 27 in. South facing light well provided for my bathroom window should be expanded to 8 ft. 36 in; this will match the width of the 3rd floor terrace, provide more light and air, and make this area more accessible for future maintenance. **Exhibit 4.**

The rear 3rd floor deck that overlooks our mid-block open space should be eliminated to preserve our privacy and allow for the enjoyment of our rear yards. **Exhibit 5.**

The East facing roof deck should be reduced and the wall adjacent to the main living area of our home should be raised above the roof line of our home so as to reduce sound transfer. **Exhibit 6.**

**Finally, if the 3 story structure as proposed is seen as the model for the future of our neighborhood, then the City will lose even more starter housing opportunities. This is a critical concern at a time when what San Francisco needs most is housing stock that qualifies as starter homes. These smaller houses that families can afford represent the best option that allows medium income households to remain in the City, similar to how my starter home benefited my family. Replacing these small starter homes with more expensive mega homes, while additionally eliminating rental units that were already in existence, only deepens the affordability crisis.**

Date of submission 10/9/19.

I would be glad to answer any questions you may have.

Thank you,

A handwritten signature in black ink that reads "Jesus Gomez". The signature is written in a cursive style with a prominent loop at the end of the last name.

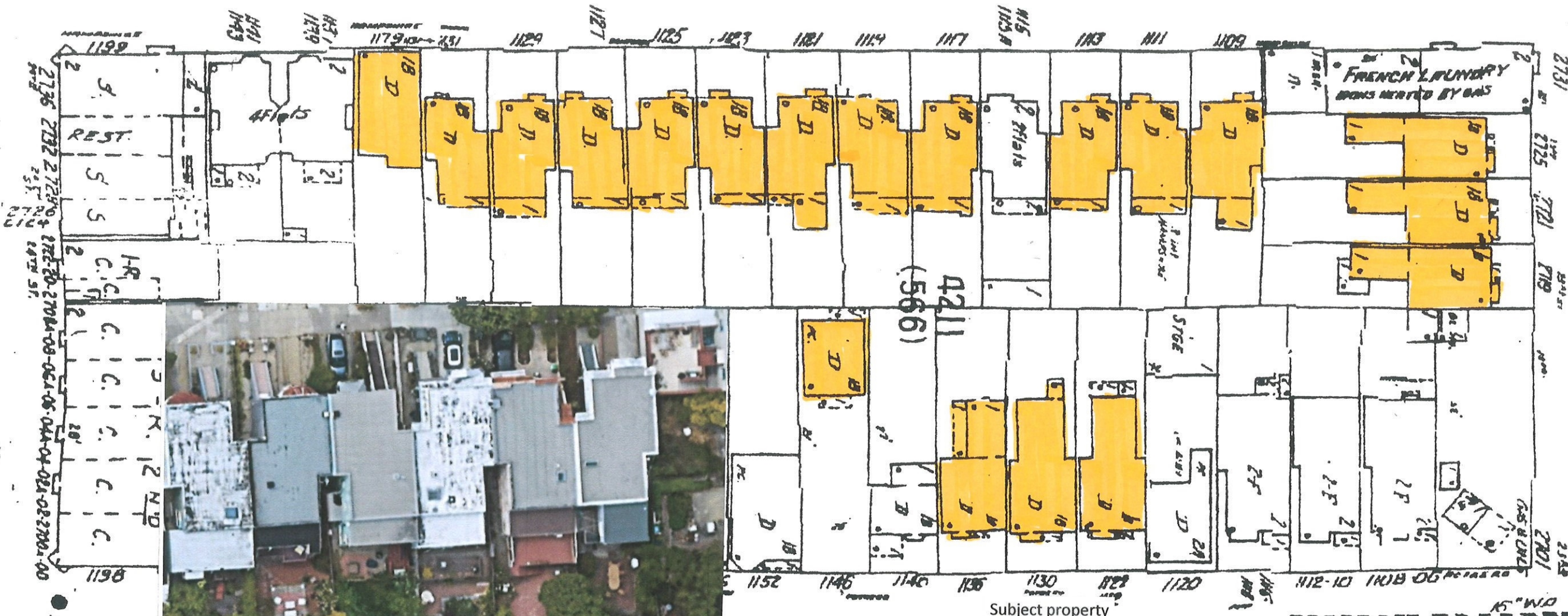
Jesus Gomez

1136 Potrero Ave., San Francisco 94110

(415) 3079790 [jdejesusgomez@comcast.net](mailto:jdejesusgomez@comcast.net)

ST.

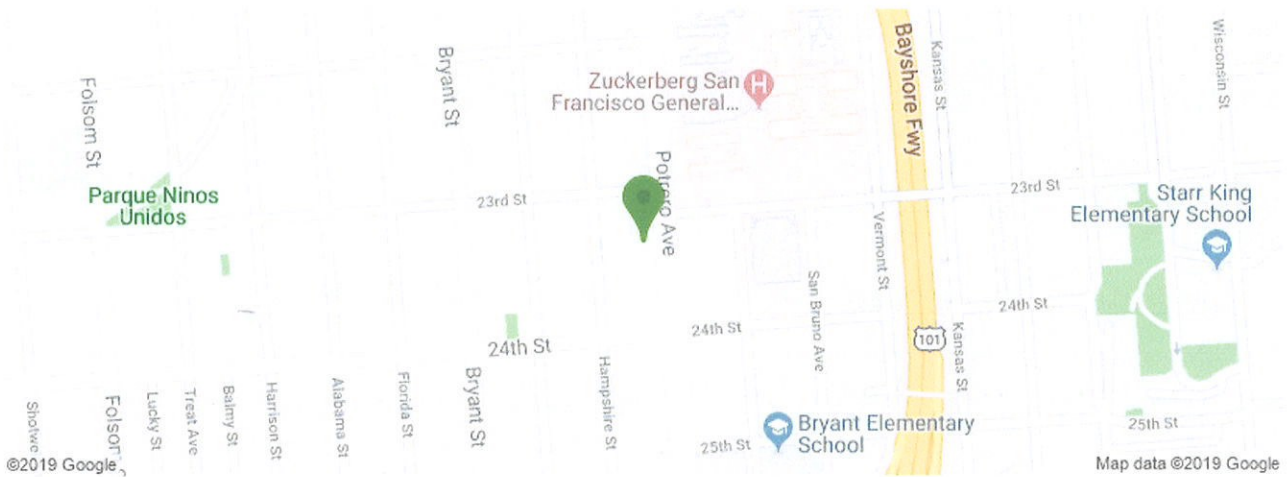
ST.



- Existing single family homes are all 1- story over garage except 1146 Potrero that is 2-story no garage; there are no 3-story single family homes on Block 4211.

Overhead of mid-block area that shows a definite pattern of side set-backs

1130 Potrero Ave, San Francisco, CA 94110



**1130 Potrero Ave,**  
San Francisco, CA 94110  
3 beds · 1 bath · 1,220 sqft

OFF MARKET

Zestimate®: \$1,567,897

Rent Zestimate®: \$4,700 /mo

EST. REFI PAYMENT

Est. Refi Payment:

\$6,498/mo



*Note: This property is not currently for sale or for rent. The description below may be from a previous listing.*

Bright and Spacious Victorian w/3-BDRMS, 1-BA on the main level, AND a Vacant (Unwarranted) 1-BR, 1-BA Garden Apartment w/separate entrance on the lower level. Lovely Victorian Facade, High Ceilings, Wide-Plank Softwood Flrs, Living Rm w/Bay window, Famil. Featured by The San Francisco Chronicle.

### Facts and Features



**Type**

Single Family



**Year Built**

1900



**Heating**

No Data



**Cooling**

No Data



**Parking**

No Data



**Lot**

2,495 sqft

#### INTERIOR FEATURES

##### Bedrooms

Beds: 3

##### Flooring

Floor size: 1,220 sqft



Advertising from Realtor listing when the home was sold to Project Sponsor, it shows the home included a 1BR. /1BA. Apartment

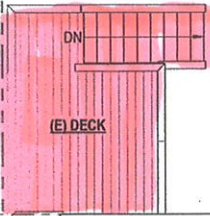
#### SPACES AND AMENITIES

REAR PROPERTY LINE



Rear deck that poses privacy and fire safety concerns

SIDE PROPERTY LINE



Our back yard

27'-3" EXISTING BULL

31'-10" AVERAGE SETBACK OF ADJA

SIDE PROPERTY

36'-0" REAR YARD SETBACK

Subject property

1130

100'-0" DEPTH OF PROPERTY

A2.4 2

(E) PROPERTY LINE WINDOW AT NEIGHBOR'S HOUSE

A2.3 2



South facing setback that proposal seeks to eliminate

1136



(E) DRIVEWAY

(E) FRONT YARD

FRONT PROPERTY LINE

A2.1 2

(E) SIDEWALK

Exhibit 3- page 1

25'-0"

(E) CURB CUT TO REMAIN

25'-0"

PROPERTY WIDTH  
SUBJECT PROPERTY  
1130 POTRERO AVENUE  
SINGLE-FAMILY DWELLING  
BLOCK: 4211 LOT: 007

(E) CURB

25'-0"

ADJACENT PROPERTY  
1136 POTRERO AVENUE  
SINGLE-FAMILY DWELLING  
BLOCK: 4211 LOT: 008

ADJACENT PROPERTY  
1120 POTRERO AVENUE  
SINGLE-FAMILY DWELLING  
BLOCK: 4211 LOT: 006

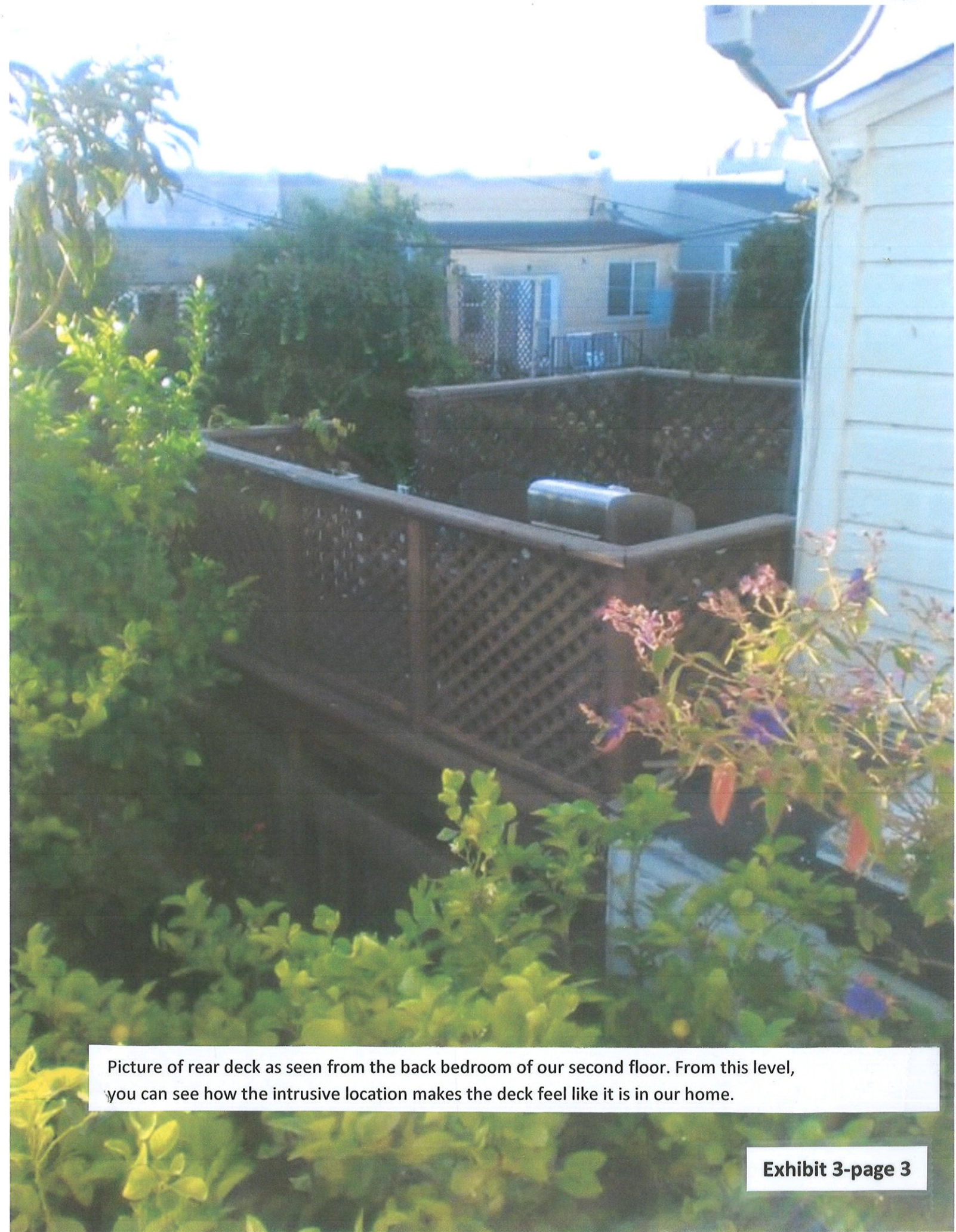
1 SITE PLAN - EXISTING  
3/16" = 1'-0"

POTRERO AVENUE





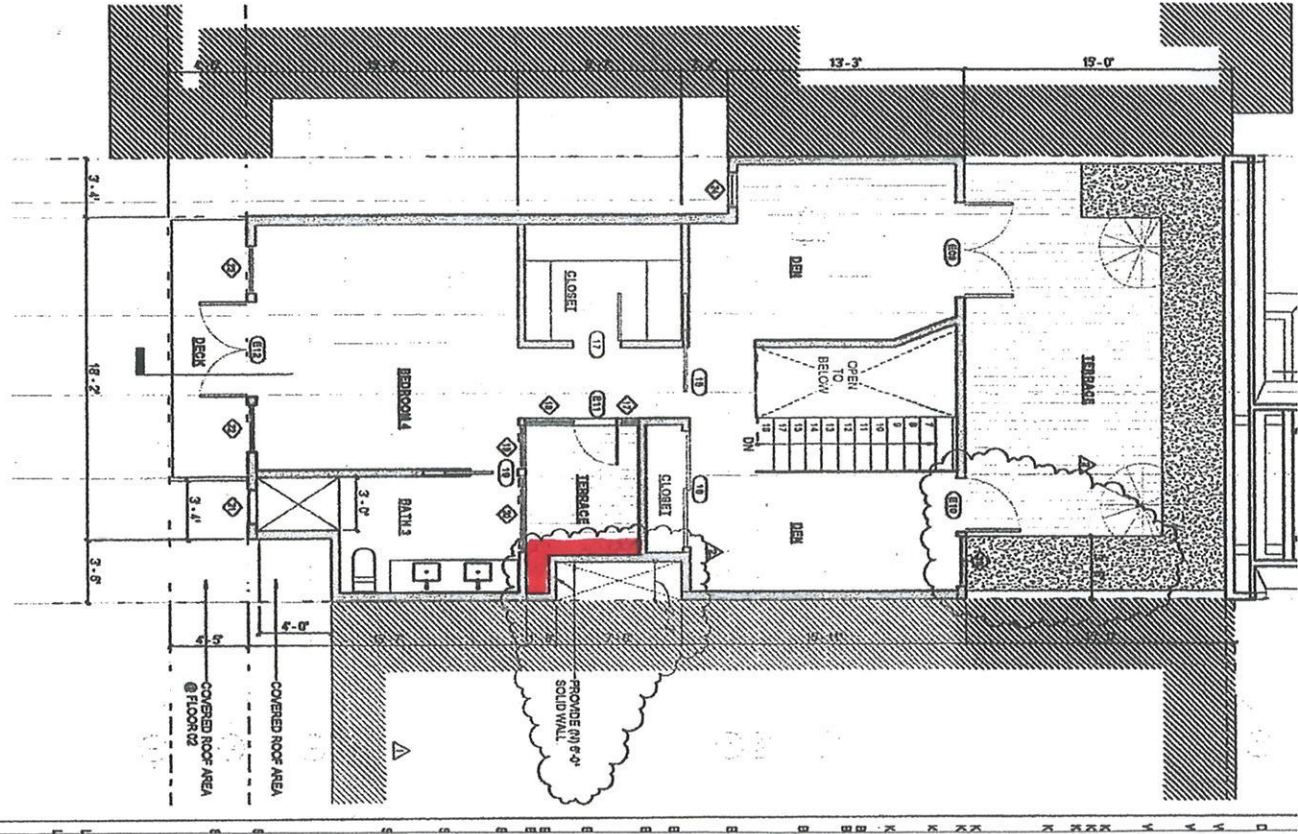
Picture of rear deck at 1130 (subject property) as seen from the main area of our yard. It stands directly over and next to my 6 ft. fence and overlooks the only open area where we BBQ and sit down to eat, making us feel as if we are in a "fish bowl" anytime we're out enjoying our yard. Additionally, and more importantly, you can see it poses a fire hazard as it was built without the required safety feature of a firewall.



Picture of rear deck as seen from the back bedroom of our second floor. From this level, you can see how the intrusive location makes the deck feel like it is in our home.



LEVEL 01, PROPOSED SPACE PLAN  
SCALE: 1/4" = 1'-0"



We seek to increase the lightwell from 7 ft. to 8 ft. East to West and from 27 in. to 36 in. North to South. This will bring the width in line with the terrace above providing more light and air to my bathroom window; it will also make this area more accessible for future maintenance.

## Google Maps Mid-block open space



The proposed 3rd floor deck will intrude further into the mid-block open space than the only existing 3rd floor deck located at 1140 Potrero to the South of subject property. This deck has proven to be very intrusive and has driven our neighbors to plant extremely invasive vines to create tall hedges in order to have some privacy at the very rear of their yard. We have learned from this and do not want any more of these intrusive 3rd floor rear decks.

**Exhibit 5**



**ZIGORIS RESIDENCE**

1130 POTRERO AVE  
 SAN FRANCISCO,  
 CA 94110

ISSUE:	DATE:
PROJECT REVIEW	07/23/18
PRE-APP MEETING	10/10/18
SITE PERMIT	10/29/18
PLAN CHECK #1	05/20/19
NEIGHBORS COMMENTS	07/03/19

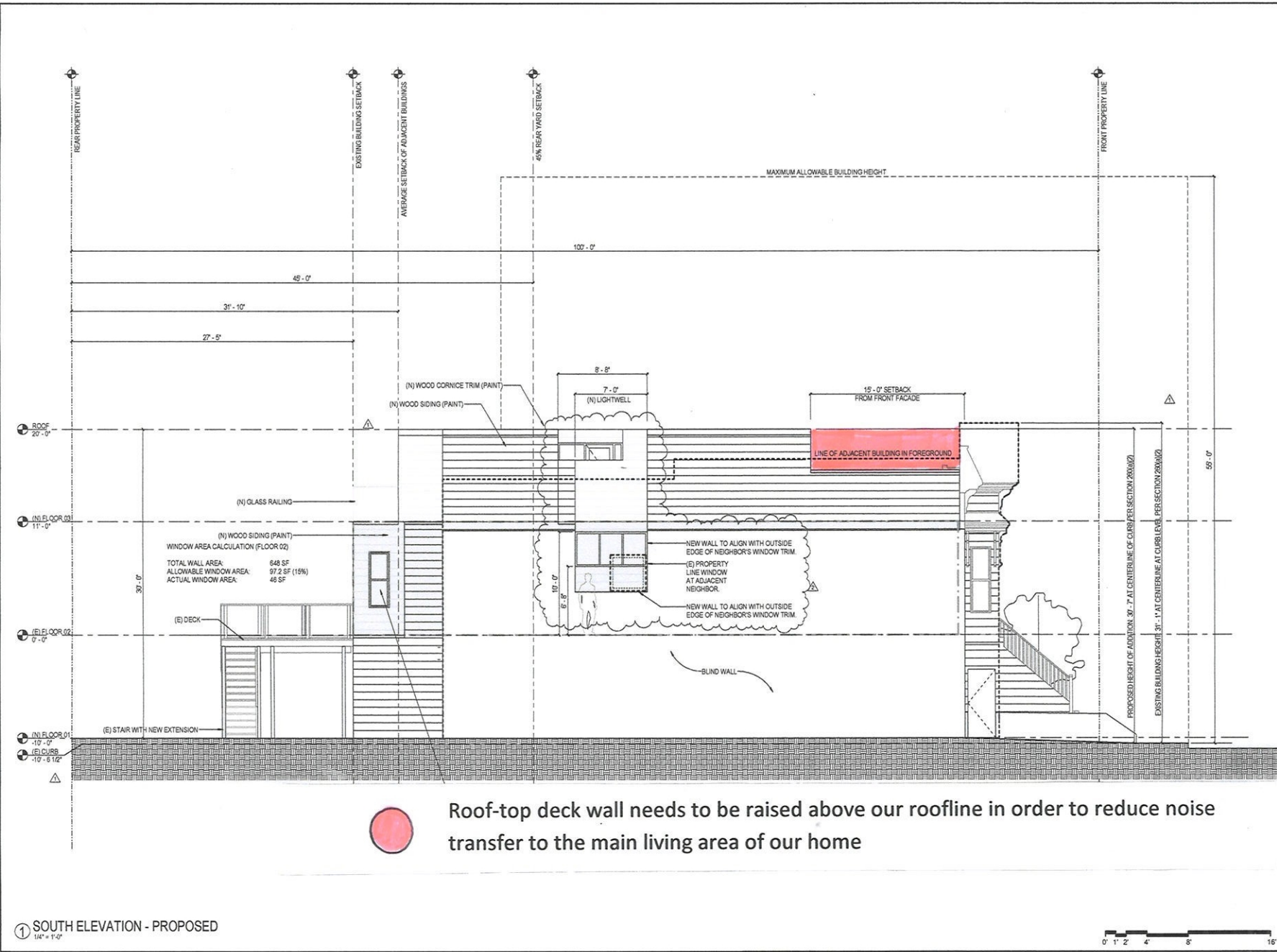
DRAWN BY:	TL
DATE:	10/31/19
SHEET TITLE:	

**PROPOSED SOUTH ELEVATION**

SHEET NUMBER:

**A2.8**

REV #: 2 DATE:



Roof-top deck wall needs to be raised above our roofline in order to reduce noise transfer to the main living area of our home

San Francisco, CA California > San Francisco County > San Francisco > Potrero Ave

Public View Owner's View



Share Edit Facts Print

1 bath 1,220 sq ft 2,495 sqft lot

Est. \$1,566,800

Map Commute Time 1130 Potrero Ave, San Francisco, CA 94110

Track Your Home Value

San Francisco

Housing Market Schools

Popular Searches

Newest Listings

Open Houses

Refi Rates

Price Reduced

Property Overview - Bright & Spacious Victorian w/3-BDRMS, 1-BA on the main level, AND a Vacant (Unwarranted) 1-BR, 1-BA Garden Apartment w/separate entrance on the lower level. Lovely Victorian Facade, High Ceilings, Wide-Plank Softwood Flrs, Living Rm w/Bay window, Family Room - can be used as Formal Dining Rm. The lrg eat-in kitchen has a vaulted ceiling & direct access to a small deck & sunny garden w/brick patio. Lndry Rm, 1-Car Garage w/Extra Storage,1-Car Off Street parking. Half block to 24th Street shons. Read Less



12.15% More expensive than nearby properties



\$857.80K Since last sold in 2010



\$3,286 Rental Estimate

Own this home?

Check out your owner dashboard to:

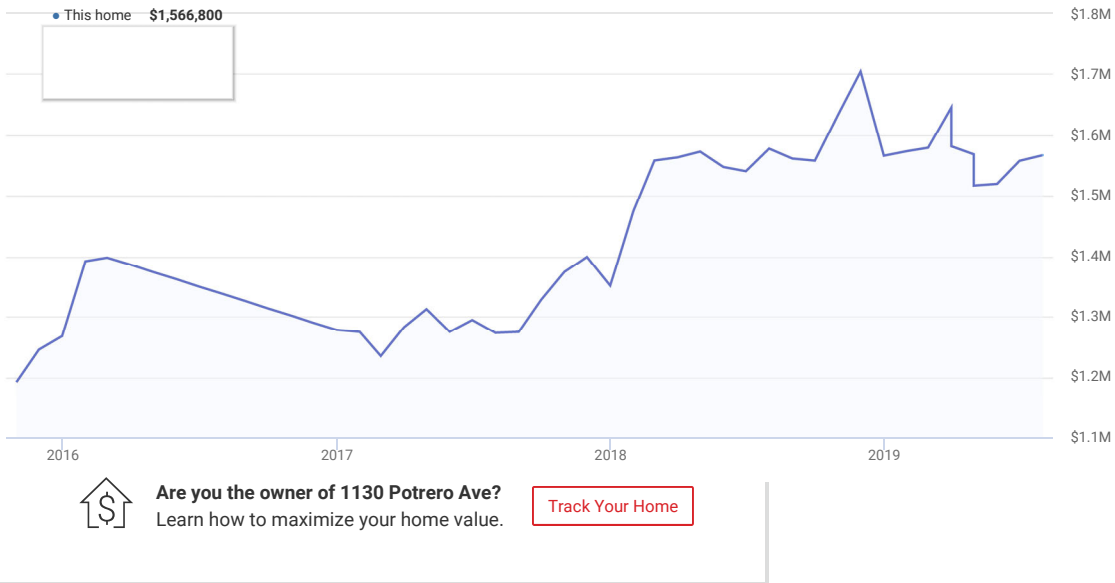
- Track your home's value and comps
- Update the important details and photos
- Easily compare similar homes in your area

Claim your home

Home Value for 1130 Potrero Ave

In the last 4 years, this home has increased its value by 32%.

July 2019



### Property History

This property was sold once in the last 9 years.

- Today ○ Estimated at \$1,566,800
- Aug 11, 2010 ⊕ Sold for \$709,000
- Jun 25, 2010 ⊕ Listed for \$699,000



Listing presented by [David Pennebaker](#) with [Coldwell Banker Residential Brokerage - San Francisco Market Street](#)

History data displayed is obtained from public records and/or MLS feeds from the local jurisdiction. Contact your REALTOR® directly in order to obtain latest information.

### Property Details

Status	Price/Sq Ft	Type	Built
<b>Off Market</b>	<b>\$1,284</b>	<b>Single Family Home</b>	<b>1900</b>

#### Public Records

- Rooms: 6
- Stories: 1
- Heating: Unknown
- Construction: Wood Frame
- Property type: Single family
- Units: 1
- House size: 1,220 sq ft
- Lot size: 2495
- Cooling: Unknown
- Year built: 1900
- Date updated: 12/07/2018

[Request a FREE Analysis](#)

### Nearby Schools

Rating*	School Name	Grades	Distance
10	<a href="#">Mission Preparatory School</a>	K-8	0.1 mi
NR	<a href="#">S.F. County Opportunity (Hilltop) School</a>	6-12	0.3 mi
NR	<a href="#">Downtown High School</a>	9-12	0.5 mi

[See More](#) ▾

\* School data provided by National Center for Education Statistics, Pitney Bowes, and GreatSchools. Intended for reference only. GreatSchools Ratings compare a school's test performance to statewide results. To verify enrollment eligibility, contact the school or district directly.

### Neighborhood

1130 Potrero Ave is located in [Mission District](#) neighborhood in the city of [San Francisco, CA](#).

\$1,397,000	\$1,451,000	29	\$909
Median Listing Price	Median Sales Price	Median Days on Market	Price Per Sq Ft

#### Nearby Neighborhoods in San Francisco, CA

<a href="#">Southeast San Francisco</a>	<a href="#">Northwest San Francisco</a>	<a href="#">Southwest San Francisco</a>	<a href="#">Northeast San Francisco</a>
Median Listing: \$1,073,000	Median Listing: \$1,895,000	Median Listing: \$1,488,000	Median Listing: \$1,798,000

[Request a FREE Analysis](#)

Explore Schools, Safety, and Lifestyle around Potrero Ave

Sponsored by [Statefarm](#)

### Price & Tax History

#### Property Price

Date	Event	Price	Price/Sq Ft	Source
Today	Estimated	\$1,566,800	—	

Date	Event	Price	Price/Sq Ft	Source
08/11/2010	Sold	\$709,000	\$581	
06/25/2010	Listed	\$699,000	\$573	SanFrancisco

**Property Tax**

Year	Taxes	Land		Additions		Total Assessment
2018	\$9,970	\$558,824	+	\$239,493	=	\$798,317
2017	\$9,553	\$547,867	+	\$234,798	=	\$782,665
2016	\$9,386	\$537,125	+	\$230,195	=	\$767,320
2015	\$9,269	\$529,057	+	\$226,738	=	\$755,795

[See More](#) ▾

About History & Taxes Data

The price and tax history data displayed is obtained from public records and/or MLS feeds from the local jurisdiction. Contact your REALTOR® directly in order to obtain the most up-to-date information available.

 **Recently Sold Homes Near 1130 Potrero Ave**





554 Banks St, San Francisco, CA 94110  
**\$1,100,000**  
 2 bd • 1 ba • 1,000 sq ft

736 Valencia St Apt 502, San Francisco, CA 94110  
**\$2,085,000**  
 2 bd • 2 ba • 1,210 sq ft

1529 Dolores St, San Francisco, CA 94110  
**\$2,000,000**  
 4 bd • 2 ba • 1,700 sq ft

[View more](#)

**\$ \$ Nearby Home Values**

Address	Estimate	Bed	Bath	Sq Ft	Lot (sq ft)
Homes near 94110	\$				
This Home : 1130 Potrero Ave	Est. \$1,566,800	N/A	1	1,220	2,495
<a href="#">732 Potrero Ave, San Francisco, CA 94110</a>	\$1,662,400	3	1	1,352	2,495
<a href="#">738 Potrero Ave, San Francisco, CA 94110</a>	\$1,670,300	3	1	1,740	2,495
<a href="#">316 Holladay Ave, San Francisco, CA 94110</a>	\$972,911	3	1	1,130	1,750
<a href="#">51 Prospect Ave, San Francisco, CA 94110</a>	\$1,463,700	3	1	1,220	1,750
<a href="#">852 Potrero Ave, San Francisco, CA 94110</a>	\$1,444,800	N/A	1	1,050	2,495

[See More](#) ▾

**Learn more about 1130 Potrero Ave**

What is Your Home Worth?




Phone

Looking to sell in ...

[Request a FREE Analysis](#)

By clicking "Request a FREE Analysis," you consent to receive texts and calls (including by automated means and prerecorded/artificial voices) from realtor.com and real estate professionals about your request. Your consent is not required as a condition to buy. [More](#)

## Homes Around \$1,566,800

New	New	New	New
135 Holladay Ave, San Francisco, CA 94110	3615 20th St Apt 6, San Francisco, CA 94110	14 A Godeus St, San Francisco, CA 94110	1760 Dolores St, San Francisco, CA 94110
<b>\$1,750,000</b>	<b>\$1,485,000</b>	<b>\$1,495,000</b>	<b>\$1,795,000</b>
135 Holladay Ave 3 bd • 2 ba • 2,445 sq ft	3615 20th St Apt 6 2 bd • 2 ba • 1,022 sq ft	14A Godeus St 3 bd • 2 ba • 2,263 sq ft	1760 Dolores St 2 bd • 2 ba

Homes near 1130 Potrero Ave have a median list price of \$1,575,000 and a median price per square foot of \$889.

## Editors' Picks

- |   |   |   |  |   |
|---|---|---|--|---|
| <b>TRENDS</b><br><b>Most Expensive Listing: \$50M Manhattan Mansion That Was Once Home to</b> | <b>SELL</b><br><b>Lessons From Listing Photos: This Eichler Got Its Groove Back Thanks to a</b> | <b>CELEBRITY REAL ESTATE</b><br><b>Kid Rock Selling Detroit Mansion for \$2.2M—Beer-Pong in the Basement!</b> | <b>SPONSORED CONTENT</b><br><b>Expert Home-Buying Advice for Our Nation's Veterans</b> | <b>SELL</b><br><b>Staging and Selling a Home With Kids: Yes, You Can!</b> |
|---|---|---|--|---|

### Additional Information About 1130 Potrero Ave, San Francisco, CA 94110

1130 Potrero Ave, San Francisco, CA 94110 has a price per square foot of \$1,284, which is 37% greater than the San Francisco price per square foot of \$932. The median listing price in San Francisco is \$1,495,000, which is 172% greater than the California median listing price of \$549,000. Check out other properties near 1130 Potrero Ave - 115 Highland Ave, 166 Highland Ave, 363 Richland Ave, 256 Richland Ave, and 344 Richland Ave. You may also be interested in homes for sale in nearby neighborhoods like Southeast San Francisco, [See More](#)

#### Nearby Cities

Houses for Sale in Oakland  
Houses for Sale in Daly City  
Houses for Sale in Berkeley  
Houses for Sale in San Jose  
Houses for Sale in Sausalito  
[See More](#)

#### Nearby ZIPs

Houses for Sale in 94115  
Houses for Sale in 94109  
Houses for Sale in 94110  
Houses for Sale in 94107  
Houses for Sale in 94123

#### Nearby Neighborhoods

Houses for Sale in Lower Pacific Heights  
Houses for Sale in Pacific Heights  
Houses for Sale in South Beach  
Houses for Sale in Outer Sunset  
Houses for Sale in Mission District

- |                            |                                   |                               |                                 |
|----------------------------|-----------------------------------|-------------------------------|---------------------------------|
| <a href="#">ABOUT US</a>   | <a href="#">CAREERS</a>           | <a href="#">FEEDBACK</a>      | <a href="#">MEDIA ROOM</a>      |
| <a href="#">AD CHOICES</a> | <a href="#">ADVERTISE WITH US</a> | <a href="#">AGENT SUPPORT</a> | <a href="#">PRIVACY / TERMS</a> |
|                            |                                   |                               | <a href="#">SITMAP</a>          |

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# **DISCRETIONARY REVIEW RESPONSE**

FOR:

1130 POTRERO AVENUE  
SAN FRANCISCO, CA 94110

**OWNER:**

MR. PHIL ZIGORIS & MRS. JULIE ZIGORIS  
1130 POTRERO AVENUE  
SAN FRANCISCO, CA 94110

**ARCHITECT:**

HOOD THOMAS ARCHITECTS  
440 SPEAR STREET  
SAN FRANCISCO, CA 94105  
415-543-5005

**15 October 2019**

## **TABLE OF CONTENTS**

- A. Permit Applicant's Letter to the Planning Commission
  
- B. Permit Applicant's Response to Discretionary Review (DRP)
  
- C. Summary of Project Timeline
  
- D. Pre-App Plan Revisions to Accommodate Mr. Gomez
  
- E. 311 Notification Plan Revisions to Accommodate Mr. Gomez

## **A. PERMIT APPLICANT'S LETTER TO THE PLANNING COMMISSION**

Members of the San Francisco Planning Commission  
1660 Mission Street, 5<sup>th</sup> Floor  
San Francisco, CA 94103

Re: Discretionary Review  
1130 Potrero Avenue  
Case No. 2018-015288DRP

Dear President Melgar and Members of the San Francisco Planning Commission:

We own and occupy the house at 1130 Potrero Avenue, the subject of this discretionary review. We bought our home 9 years ago and have lived in it since. In those 9 years, we have gotten married and had two daughters, Lydia and Ilona. We are looking to update and expand our existing home to accommodate our changing lives. We love our neighborhood and really want to continue raising our family in the city.

We've tried very hard to work with Jesus Gomez, who owns the neighboring house, and believe we've accommodated 5 out of 6 of his requests including the following:

- a. Light well: add a light well to preserve his property line bathroom window
- b. Privacy wall: install a 6-foot tall wall at our small bathroom deck to maintain privacy between our two houses.
- c. Clerestory Windows: Install high clerestory windows at our south wall so we cannot see into Mr. Gomez's property line bathroom window
- d. East Facing Roof Deck: hold the roof deck back 3'-6" away from our mutual property line as requested by Mr. Gomez.
- e. Clearance around Mr. Gomez's bathroom window: make sure our construction allows adequate room around the property line bathroom window so that his window trim can remain.

The one item we can't accommodate is Mr. Gomez's request to have our existing rear yard deck and stair moved 3'-6" away from our mutual property line. We understand that this structure needs a variance in order to be moved and the variance probably wouldn't be approved given today's planning standards. We did promise Mr. Gomez that we'd continue to maintain the deck so that it's safe and we also offered to provide a lattice screen to provide some privacy between our two yards at the deck.

Originally, in September of 2018, Jesus told us he only wanted a light well and that he was fine with the rest of the project and when we met with him in October of 2018 we showed him the light well which he approved, and he said he'd support our project. It wasn't until June-July of 2019 that Jesus made additional demands, all of which we've met, with the exception of moving our existing rear yard deck that isn't even a part of this project.

We hope that you will approve our project as designed and modified to accommodate our neighbor's requests.

Sincerely,  
Phil and Julie Zigoris

**B. RESPONSE TO DISCRETIONARY REVIEW**

# 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: <i>Mark Thomas</i>	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.*

## **C. SUMMARY OF PROJECT TIMELINE**

Project Start	05.25.18
Project Review Meeting w/Planning Department	08.07.18
Engagement with Adjacent Neighbors	09.10.18
Telephone follow up with Mr. Gomez	09.17.18
311 Pre-App Meeting	10.10.18
<b>Meeting with Jesus Gomez</b>	<b>10.28.18**</b>
Follow up Drawings sent to Jesus Gomez	04.22.19
311 Notification Period Begins	06.12.19
Additional Comments received from Jesus Gomez	06.16.19
Response Letter to Jesus Gomez	06.24.19
Final Requests from Jesus Gomez	06.27.19
Response Letter to Jesus Gomez	07.03.19
Response from Jesus Gomez	07.07.19
Final Appeal Letter to Jesus Gomez	07.08.19
Filing of Discretionary Review	07.11.19
Mediation Meeting w/Planning Staff	08.15.19

**\*\*Mr. Gomez verbally agrees to support the project as presented to him during this meeting in exchange for an enlarged light well to preserve light and air to his property line bathroom window.**

## **D. PRE-APP PLAN REVISIONS TO ACCOMMODATE MR. GOMEZ**

### **EXHIBIT A**

The following space plan revisions were presented, in person, to Mr. Gomez on October 28, 2019. In exchange for selected Space Plan 2A, which provides Mr. Gomez with the largest light well to maintain light and air to his property line window.

See Attachments:

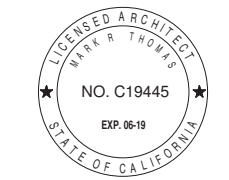
*Proposed Space Plan – Option 1A*

*Proposed Space Plan – Option 1B*

*Proposed Space Plan – Option 2*

*Proposed Space Plan – Option 3*





## ZIGORIS RESIDENCE

1130 POTRERO AVE  
SAN FRANCISCO,  
CA 94110

ISSUE: DATE:  
ISSUE FOR REVIEW 07/30/18  
ISSUE FOR REVIEW 10/10/18

DRAWN BY: TL

SHEET TITLE:

### PROPOSED PLAN - OPTION 1A

SHEET NUMBER:

# SP-1A

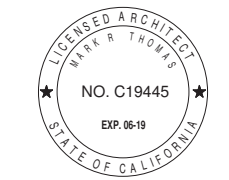
REV #: DATE:



1 FLOOR 01 - PROPOSED PLAN  
1/4" = 1'-0"

2 FLOOR 02 - PROPOSED PLAN  
1/4" = 1'-0"

3 LEVEL 03 - PROPOSED PLAN - OPTION 1A  
1/4" = 1'-0"



**ZIGORIS RESIDENCE**

1130 POTRERO AVE  
SAN FRANCISCO,  
CA 94110

ISSUE:	DATE:
ISSUE FOR REVIEW	07/30/18
ISSUE FOR REVIEW	10/10/18

DRAWN BY: TL

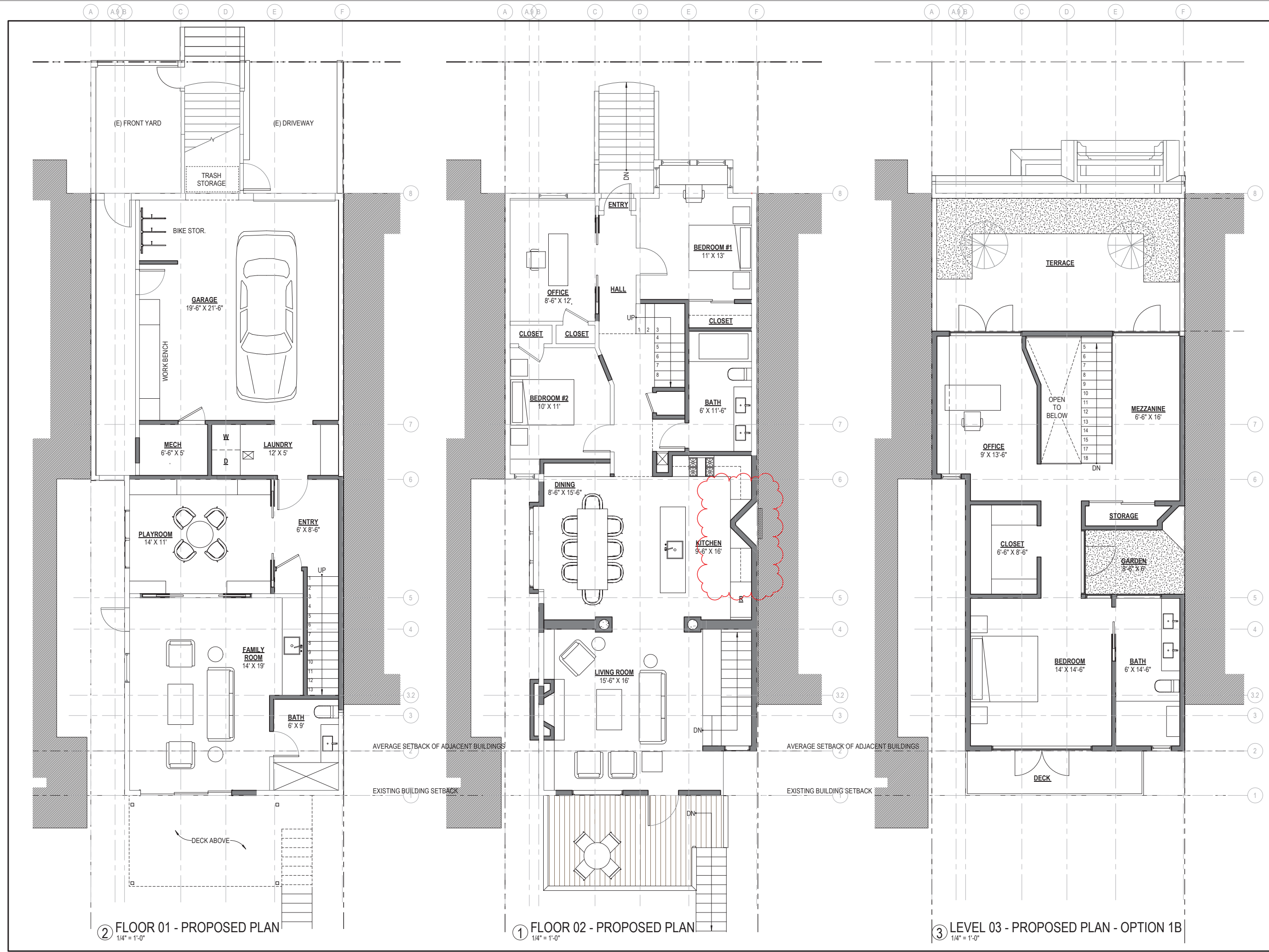
SHEET TITLE:

**PROPOSED PLAN - OPTION 1B**

SHEET NUMBER:

**SP-1B**

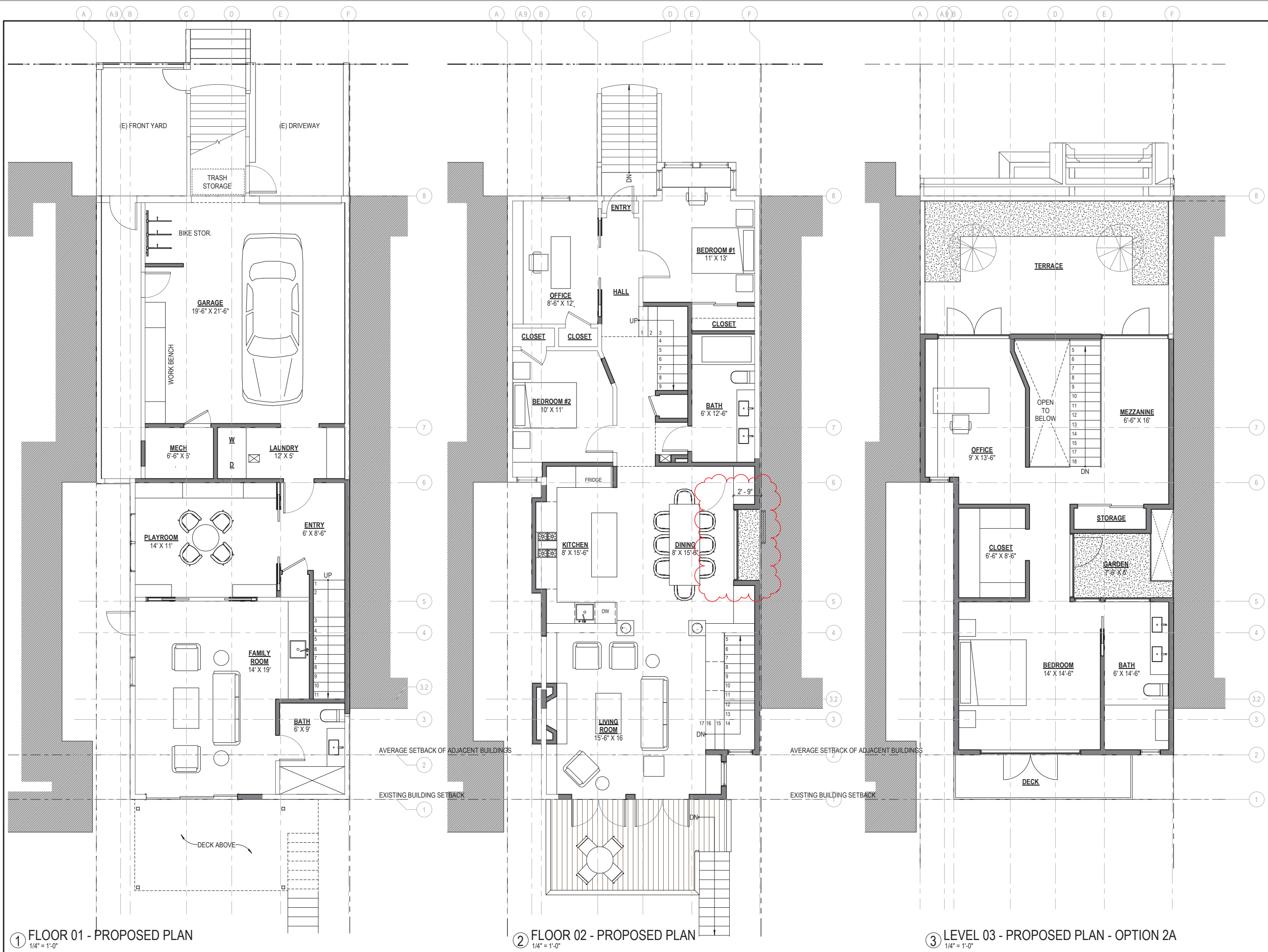
REV #: DATE:



② FLOOR 01 - PROPOSED PLAN  
1/4" = 1'-0"

① FLOOR 02 - PROPOSED PLAN  
1/4" = 1'-0"

③ LEVEL 03 - PROPOSED PLAN - OPTION 1B  
1/4" = 1'-0"



**ZIGORIS RESIDENCE**

1130 POTRERO AVE  
SAN FRANCISCO,  
CA 94110

ISSUE:	DATE:
ISSUE FOR REVIEW	07/30/18
ISSUE FOR REVIEW	10/10/18

DRAWN BY: TL

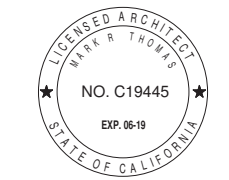
SHEET TITLE:

**PROPOSED SPACE PLAN - OPTION 2**

SHEET NUMBER:

**SP-2**

REV #: DATE:



## ZIGORIS RESIDENCE

1130 POTRERO AVE  
SAN FRANCISCO,  
CA 94110

ISSUE:	DATE:
ISSUE FOR REVIEW	07/30/18
ISSUE FOR REVIEW	10/10/18

DRAWN BY: TL

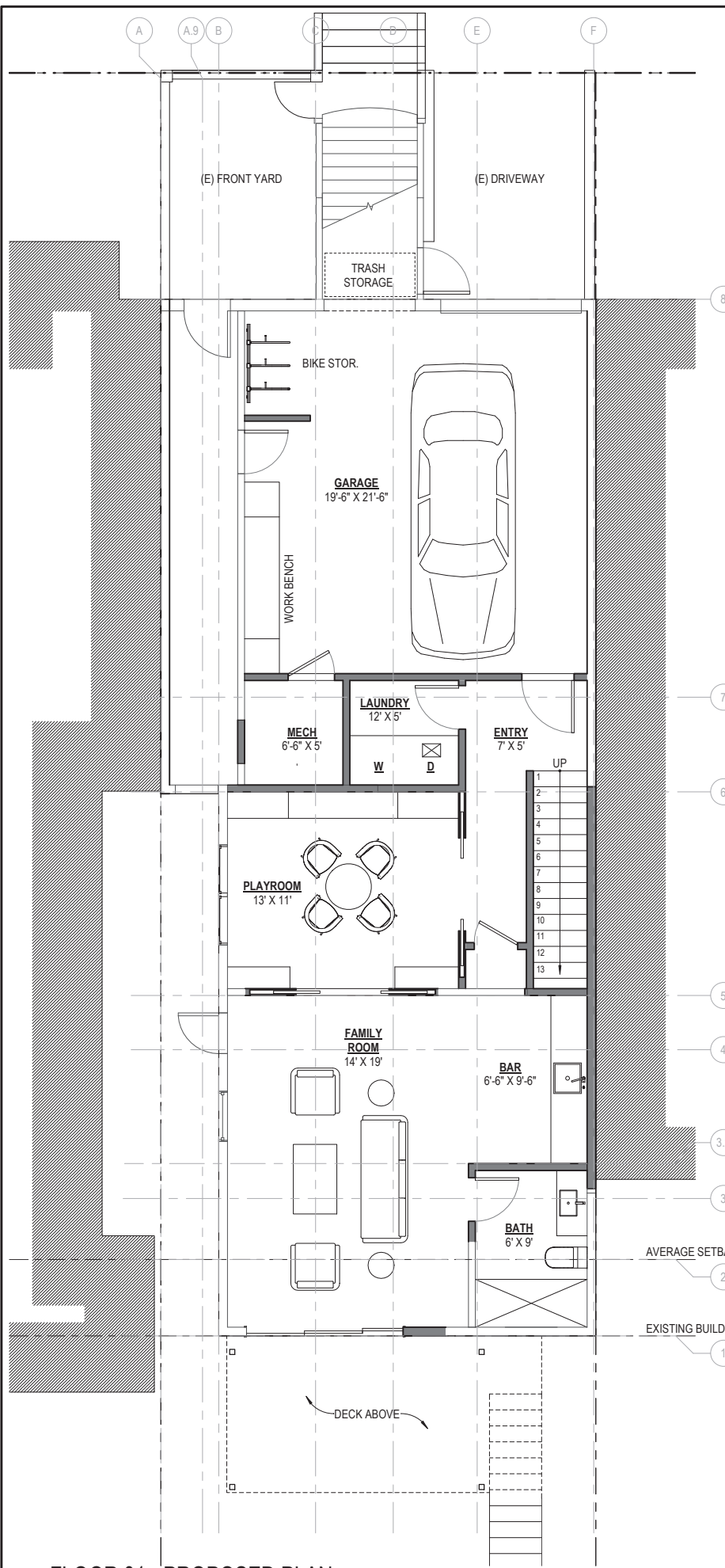
SHEET TITLE:

### PROPOSED SPACE PLAN - OPTION 3

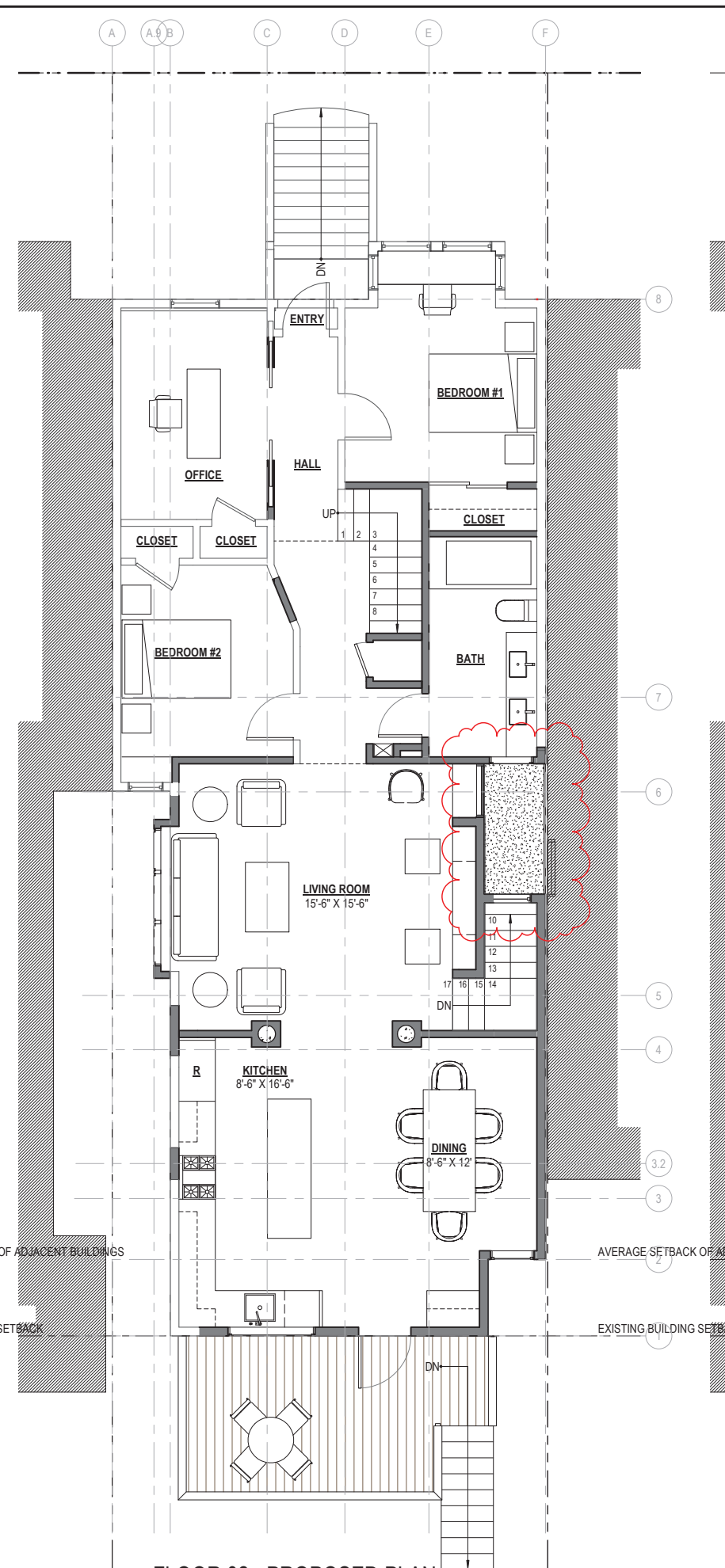
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# SP-3

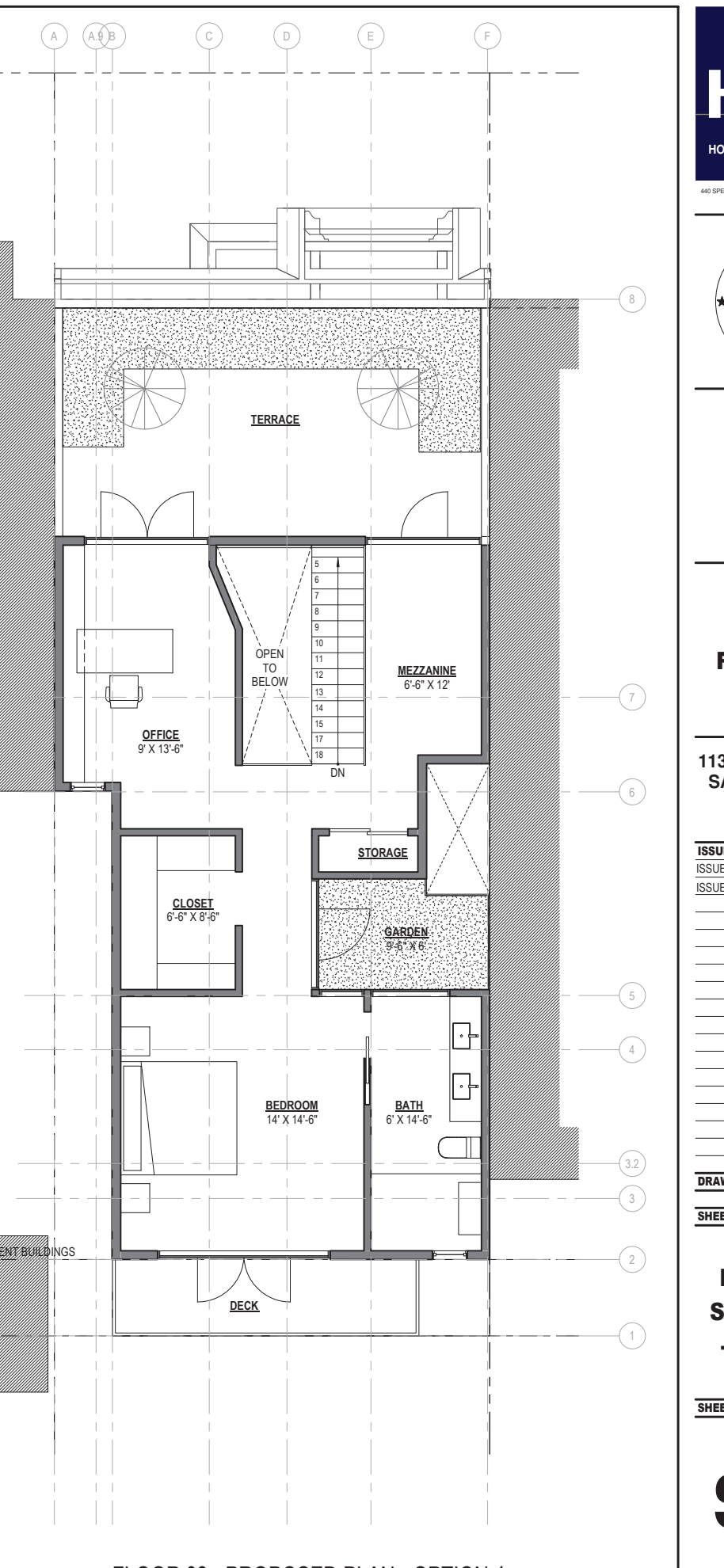
REV #: DATE:



1 FLOOR 01 - PROPOSED PLAN  
1/4" = 1'-0"



2 FLOOR 02 - PROPOSED PLAN  
1/4" = 1'-0"



3 FLOOR 03 - PROPOSED PLAN - OPTION 4  
1/4" = 1'-0"

## EXHIBIT B

We'd also like to present a photo of the existing property line window for reference. Based on the current 2016 San Francisco and California Building Code, the location of the window is non-compliant. Per the same building code, light and air is not required for residential bathrooms. Additionally, the existing is a non-rated assembly and poses fire safety concerns for the project sponsor.



Close Up of Existing Property Line Window

Location of Property Line Window



Photo of Existing Property Line Window

## **E. 311 NOTIFICATION PLAN REVISIONS TO ACCOMMODATE MR. GOMEZ**

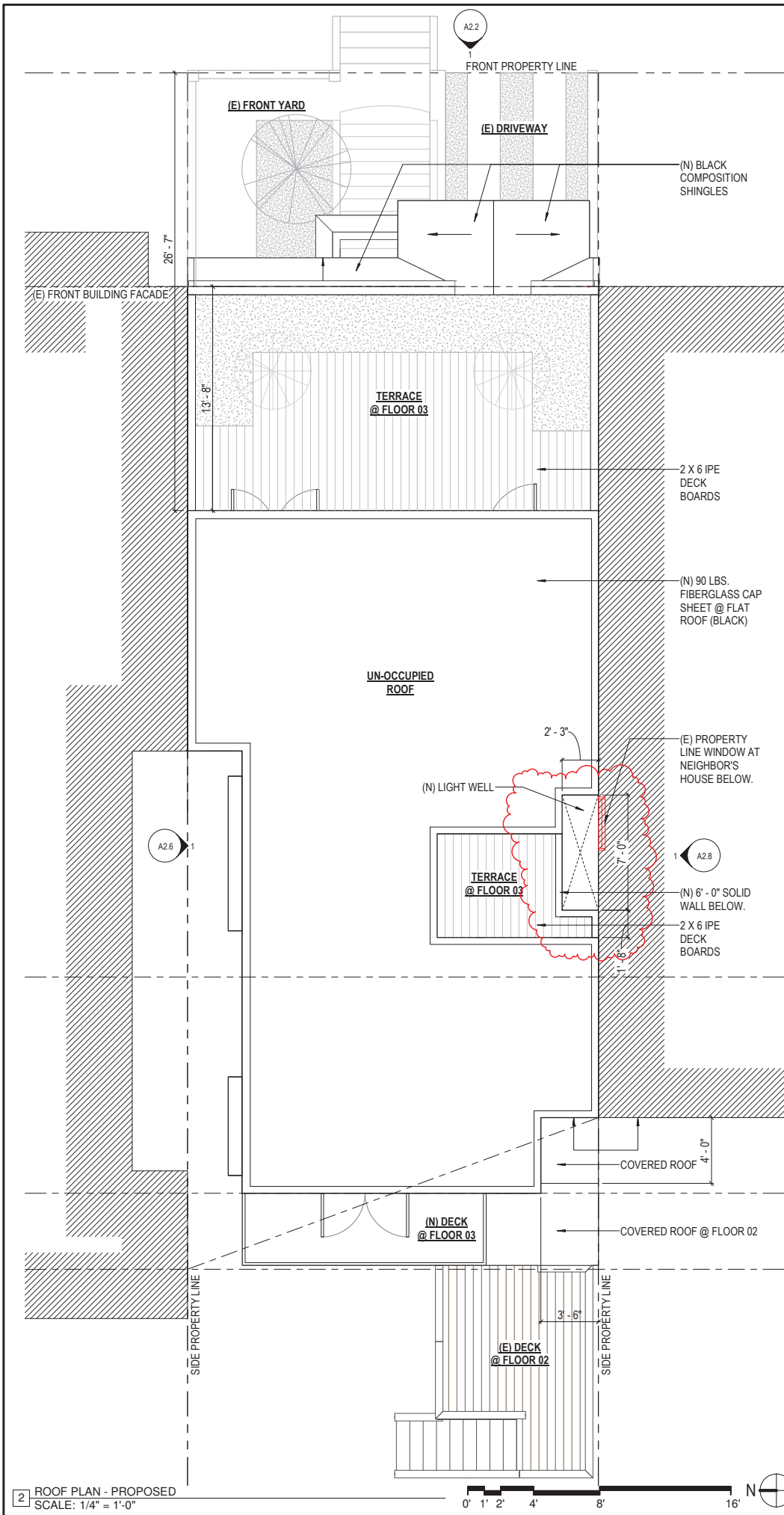
### **EXHIBIT C**

The following plan revisions were submitted to SF Planning Department to address the comments received from Mr. Gomez on June 16, June 27, 2019.

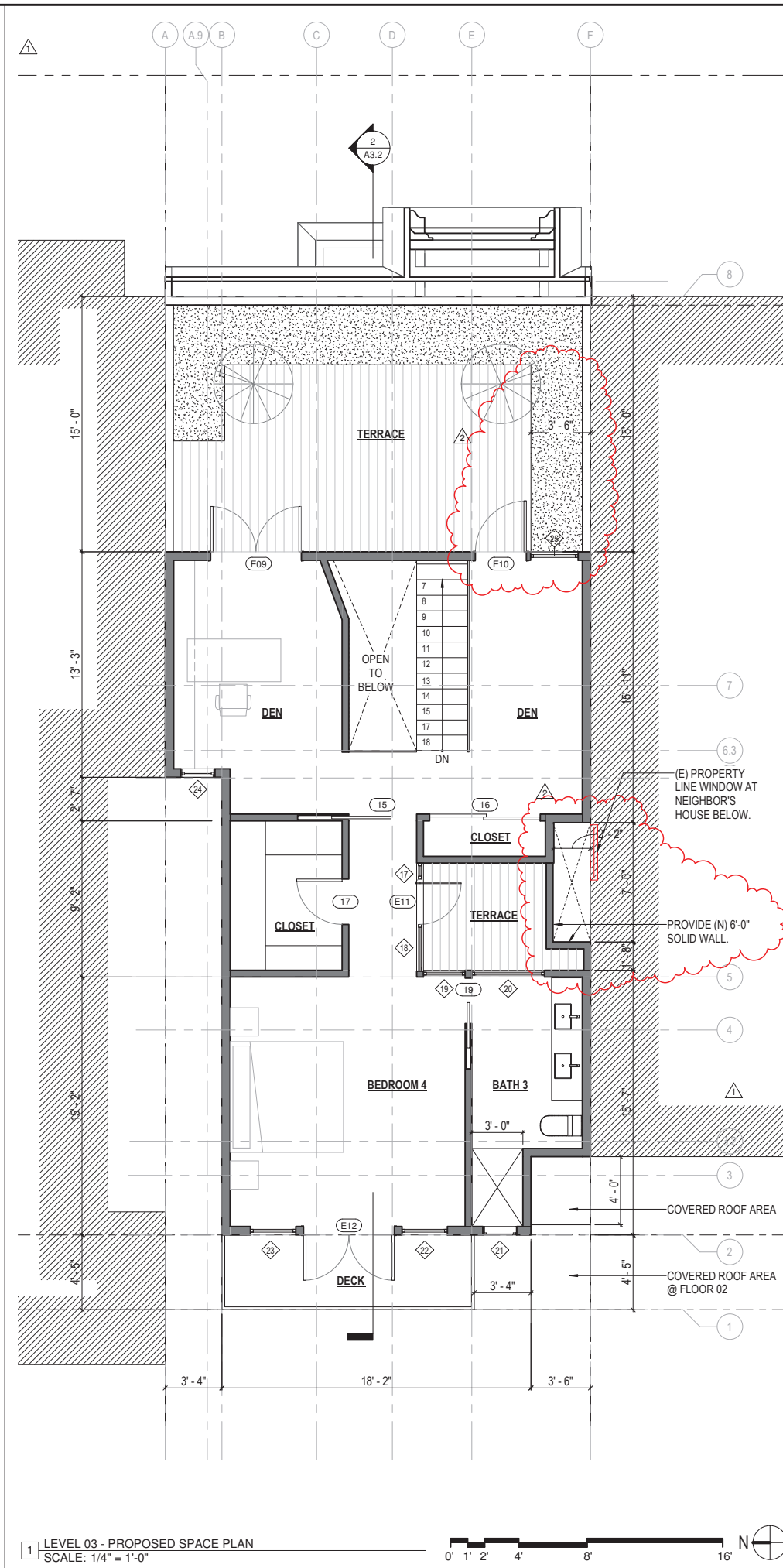
See Attachments:

*A1.3 Proposed Floor 03 & Roof*

*A2.8 Proposed South Elevation*



2 ROOF PLAN - PROPOSED  
SCALE: 1/4" = 1'-0"



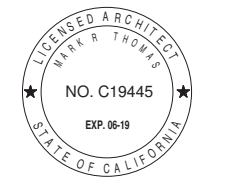
1 LEVEL 03 - PROPOSED SPACE PLAN  
SCALE: 1/4" = 1'-0"

**FLOOR PLAN KEYNOTES**

- DRAWING SET GENERAL NOTES**
- SEE SHEET A0.0 FOR GENERAL CONSTRUCTION NOTES
  - SEE SHEET EMP1.1 FOR ELECTRICAL & MECHANICAL NOTES & PLANS
  - DIMENSIONS SHOWN IN PLANS AND ELEVATIONS ARE TAKEN FROM FACE OF WALLBOARD AT INTERIOR WALLS AND FACE OF EXTERIOR FINISH AT EXTERIOR WALLS, U.O.N.
- DOORS, WINDOW AND SKYLIGHT PROJECT NOTES**
- PRIMARY EXIT DOORS SHALL MEET THE REQUIREMENTS OF CBC SECTION 1010 FOR SIZE, PROJECTIONS INTO CLEAR WIDTH OF EGRESS PATH, DOOR SWING, & OPENING FORCE.
  - DOORS SHALL BE PROVIDED WITH A MIN. 36" X 36" LEVEL LANDING ON EACH SIDE OF THE DOORS EXCEPT AS FOLLOWS: LANDINGS AT THE EXTERIOR SIDE OF A DOOR MAY BE A MAX. OF 7 3/4" BELOW THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING. FOR DOORS THAT SWING OVER THE LANDING THE MAX. DISTANCE BELOW THE THRESHOLD IS 1/2" PER CBC 1010.1.7. SLIDING GLASS DOORS SHALL HAVE A MAX. 1/2" LEVEL CHANGE FROM THRESHOLD.
  - DOORWAY BETWEEN GARAGES & HABITABLE SPACE SHALL BE PROVIDED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK & PROVIDED WITH SELF CLOSING AND SELF LATCHING HARDWARE.
  - PROVIDE LISTED, GASKETED DOORS w/ LISTED SELF CLOSING DEVICE & BOTTOM SEAL AT THRESHOLD PER CMC 904.1 WHERE COMPARTMENTS CONTAINING FURNACES & BOILERS ARE INSTALLED IN BEDROOMS OR BATHROOMS.
  - (N) WINDOWS PER WINDOW SCHEDULE INCLUDED IN THIS DRAWING SET SHALL COMPLY WITH TITLE 24 REQUIREMENTS. SEE SCHEDULE FOR ADDITIONAL NOTES.
  - EMERGENCY ESCAPE & RESCUE WINDOWS REQUIRED AT SLEEPING AREAS SHALL MEET THE FOLLOWING REQUIREMENTS: MIN. 5.7' CLEAR OPENING, MIN. 24" CLEAR HEIGHT, MIN. 20" CLEAR WIDTH, SILL HEIGHT MAX. 44" AFF.
  - WINDOWS IN LOCATIONS SUBJECT TO HUMAN IMPACT LOADS SHALL BE PROVIDED WITH SAFETY GLAZING INSTALLED IN ACCORDANCE WITH CBC 2406 & 2407.
- KITCHEN PROJECT NOTES**
- KITCHEN FAUCETS SHALL HAVE A MAX. FLOW RATE OF 1.5 G.P.M MEASURED AT 60 PSI.
  - GARBAGE DISPOSAL UNITS AT KITCHEN SINKS SHALL BE PROVIDED WITH REQUIRED AIR GAP.
  - GAS COOKING APPLIANCES SHALL BE UL LISTED & INSTALLED PER MANUF. INSTRUCTIONS. PROVIDE GAS SHUT-OFF VALVE IN APPROVED, ACCESSIBLE LOCATION.
  - RESIDENTIAL RANGEHOOD EXHAUST PER CMC 403.7. SHALL MEET REQUIREMENTS OF CMC 504.2. EXHAUST TERMINATION SHALL BE LOCATED AT LEAST 3'-0" AWAY FROM PROPERTY LINES AND BUILDING OPENINGS & BE PROVIDED WITH WEATHERPROOF BACKDRAFT DAMPER. WHERE REMOTE EXHAUST OR BOOSTER FANS ARE REQUIRED, FAN SHALL BE ON DEDICATED CIRCUIT. UPPER CABINETS SHALL BE MIN. 30" ABOVE COOKING TOP PER CMC 921.3.2. PROVIDE THE
  - COOKING APPLIANCE MIN. CLEARANCE TO COMBUSTIBLES PER CMC.918.2.
  - (N) DISHWASHERS SHALL BE PROVIDED WITH REQUIRED AIRGAP, HOT WATER STUB & DEDICATED CIRCUIT.
  - (N) APPLIANCES TO BE UL LISTED AND INSTALLED PER MANUF. INSTRUCTIONS. INSTALLING CONTRACTOR SHALL COORDINATE ALL ELECTRICAL AND PLUMBING REQUIREMENTS WITH MANUF. SPECIFICATIONS.
  - (N) CABINETRY AND NONPOROUS COUNTERTOPS THROUGHOUT, U.O.N.
- BATHROOM PROJECT NOTES**
- (N) NONPOROUS SLAB COUNTERTOP & SPLASH.
  - GLASS SHOWER ENCLOSURES SAFETY GLAZING SUBJECT TO HUMAN IMPACT LOADS INSTALLED IN ACCORDANCE W/ CBC 2406 & 2407. SHOWER DOORS SHALL PROVIDE MIN 22" CLEAR OPENING WIDTH. PER CPC 408.5.
  - SHOWER COMPARTMENTS & WALLS ABOVE TUBS w/ SHOWERHEADS SHALL BE FINISHED WITH A SMOOTH NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72" ABOVE DRAIN INLET. CBC 1210.2.3
    - NONPAPER-FACED BACKER BOARD TO BE USED IN ALL TUB, SHOWER & SPA AREAS. (WATER-RESISTANT TO A HEIGHT AS INDICATED ABOVE)
  - SHOWER PER CPC 408. MIN FLOOR AREA OF 1024 SQUARE INCHES & CAPABLE OF ENCOMPASSING A 30" CIRCLE. THE AREA & DIMENSION SHALL BE MAINTAINED TO A POINT NOT LESS THAN 70" ABOVE THE SHOWER DRAIN. DRAIN INLET MIN. 2" MAX. 9" BELOW THRESHOLD INTO SHOWER.
  - SHOWER HEADS SHALL HAVE A MAX. FLOW RATE OF 2.0 GPM MEASURED AT 80 PSI. SHOWER VALVES & HEADS SHALL BE PLACED INSIDE SHOWER COMPARTMENT SUCH THAT THE COMPARTMENT AND THE BATHER CAN ADJUST VALVES PRIOR TO STEPPING INTO SHOWER SPRAY.
  - WATER CLOSET PER CBC 2509 CENTERED WITHIN 30" WIDE CLEAR SPACE. TOILETS SHALL HAVE
  - MAX. 1.28 GPF WATER CONSUMPTION.
  - BATH & LAUNDRY ROOM FAUCETS SHALL HAVE A MAX. FLOW RATE OF 1.5 GPM MEASURED AT 60 PSI.
  - PROVIDE EXHAUST FAN CAPABLE OF PROVIDING 5 AIR CHANGES PER HOUR. VENT TO OUTSIDE.
  - PROVIDE BACKDRAFT DAMPER
- STAIRWAYS, HANDRAILS & GUARDRAILS PROJECT NOTES**
- (N) STAIRWAY TO COMPLY W/ CBC SECTION 1011:
    - HEADROOM 6'-8" MIN.
    - RISE 7 3/4" MAX. (RISER VARIATION 3/8" MAX)
    - TREAD DEPTH MIN. 10" NOSE TO NOSE & WIDTH: 3'-0" MIN.
  - HANDRAIL TO COMPLY W/ CBC SECTION 1014:
    - 34" TO 38" ABOVE TREAD NOSING. 1 1/2" MIN. CLEAR FROM WALL
    - HANDRAILS MUST WITHSTAND A LOAD OF AT LEAST 200LBS APPLIED IN ANY DIRECTION AT ANY POINT ON THE RAIL PER CBC 1607.8.1.1.
  - GRASPABILITY TYPE 1: HANDRAILS WITH CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAN 2". WHERE THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6 1/4" WITH A MAX. CROSS SECTION OF 2 1/4" & MIN. CROSS SECTION OF 1". EDGES SHALL HAVE A MIN. RADIUS OF 0.01"
  - GRASPABILITY TYPE 2: HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4" SHALL PROVIDE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE BEGINNING A DISTANCE OF 3/4" MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVES A DEPTH OF 5/16" WITHIN 7/8" BELOW THE WIDEST PORTION OF THE PROFILE.
  - SPACES UNDER STAIRWAYS PER CBC 1011.7.4:
    - SPACES UNDER STAIRWAYS WITHIN SINGLE FAMILY RESIDENCE SHALL BE PROTECTED ON THE ENCLOSED SIDE WITH MIN. 5/8" GYP. BOARD.
  - GUARDRAIL TO COMPLY W/ CBC SECTION 1015:
    - 42" ABOVE WALKING SURFACE. MAXIMUM SPACING OF INTERMEDIATE RAILS: SUCH THAT A 4" SPHERE SHALL NOT PASS BETWEEN RAILS.
    - WHERE TOP OF GUARDRAIL ALSO SERVES AS STAIR HANDRAIL IN COMPLIANCE WITH CBC 1014, HEIGHT OF GUARDRAIL PERMITTED TO BE 34" MIN. TO 38" MAX. ABOVE TREAD NOSING
    - GUARDRAILS MUST WITHSTAND A LOAD OF AT LEAST 200LBS APPLIED IN ANY DIRECTION AT ANY POINT ON THE RAIL PER CBC 1607.8.1.1.
- LAUNDRY & MECHANICAL ROOM PROJECT NOTES**
- CLOTHES WASHER: PROVIDE FLUSH MOUNT 'GUY BOX' FOR HOT & COLD WATER & DRAIN CONNECTIONS.
  - CONVENTIONAL CLOTHES DRYER: PROVIDE OPENING OF 100 SQ. INCHES MIN. FOR MAKE-UP AIR AT DOORS ENCLOSING APPLIANCE PER CMC 504.4.1. DIRECT EXHAUST TO OUTSIDE USING STEEL, SMOOTH BORE, 4" MIN. DIA. DUCT. PROVIDE WEATHERPROOF CAP & BACKDRAFT DAMPER. TERMINATE VENT MIN. 3'-0" FROM OPERABLE WINDOWS & DOORS PER CMC 502.2. PROVIDE IN-LINE BOOSTER FAN FOR DUCT RUNS OVER 14'-0" IN LENGTH. PROVIDE GAS SHUTOFF VALVE IN APPROVED LOCATION. CONDENSING DRYERS TO HAVE DRAIN & DRAIN PAN. PROVIDE DRAIN PAN @ TANK WATER HEATERS AND CLOTHES WASHERS INSTALLED OVER LIVING SPACE.
  - WATER HEATER TO BE PROVIDED WITH SEISMIC STRAPPING PER CPC 507.2
  - ROOMS CONTAINING GAS CONSUMING SPACE AND WATER HEATING EQUIPMENT SHALL BE PROVIDED WITH COMBUSTION AIR OPENINGS IN COMPLIANCE WITH CMC CHAPTER 7.



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**ZIGORIS RESIDENCE**

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SAN FRANCISCO,  
CA 94110

ISSUE:	DATE:
PROJECT REVIEW	07/23/18
PRE-APP MEETING	10/10/18
SITE PERMIT	10/29/18
PLAN CHECK #1	05/20/19
NEIGHBOR'S COMMENTS	07/03/19

DRAWN BY: TL  
DATE: 10/31/19  
SHEET TITLE:

**PROPOSED FLOOR 03 & ROOF**

SHEET NUMBER:

**A1.3**

REV #: 2 DATE:





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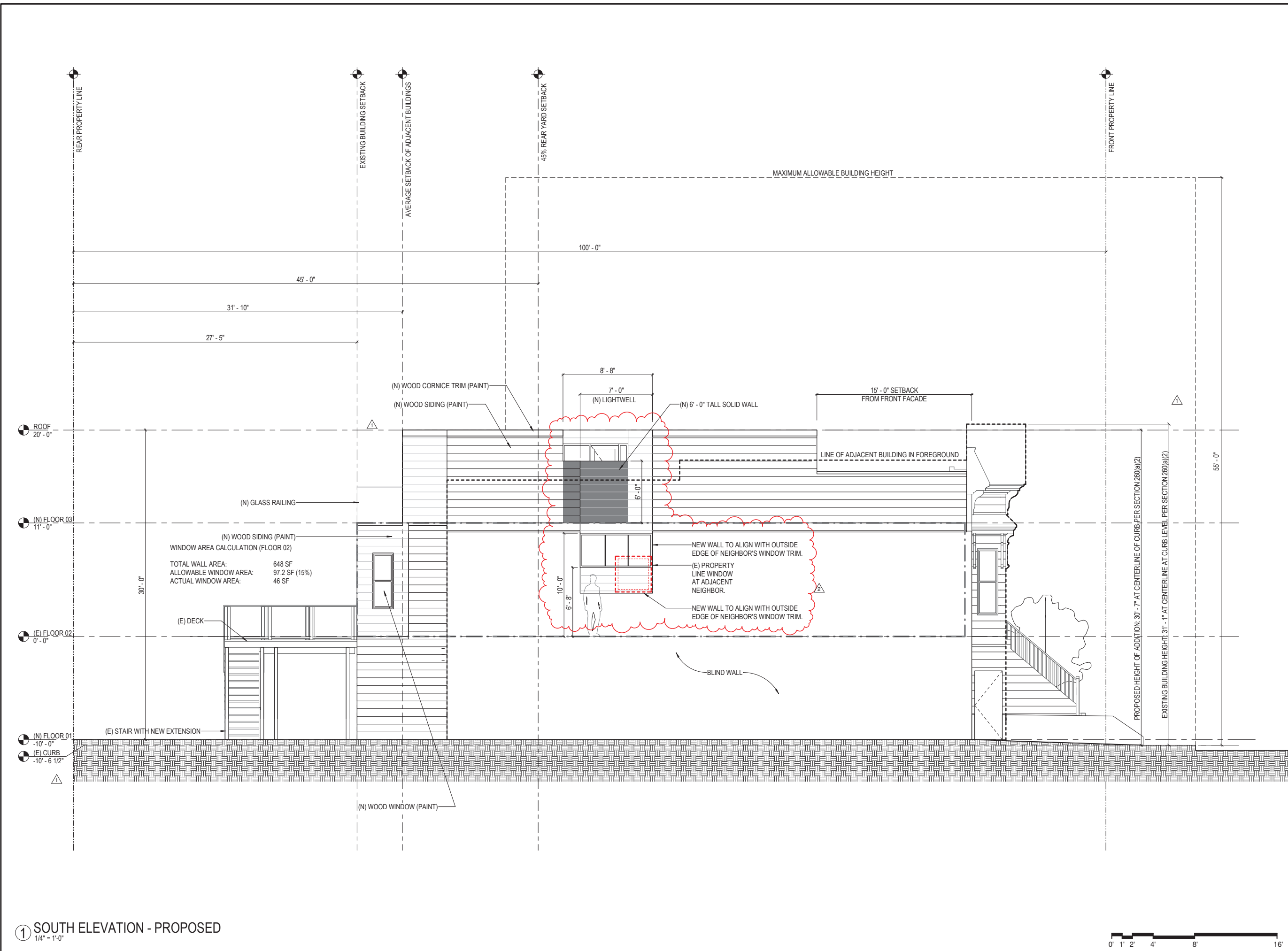
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 DATE: 10/31/19  
 SHEET TITLE:

## PROPOSED SOUTH ELEVATION

SHEET NUMBER:

# A2.8

REV #: 2 DATE:



1 SOUTH ELEVATION - PROPOSED  
 1/4" = 1'-0"



## Winslow, David (CPC)

---

**From:** Mark Thomas <mark@hoodthomas.com>  
**Sent:** Monday, March 11, 2019 8:32 AM  
**To:** Tuan Louv  
**Subject:** FW: Living with Phil Zigoris

Mark Thomas, AIA, LEED AP

### Hood Thomas Architects

440 Spear Street  
San Francisco  
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F.415.495.3336  
[mark@hoodthomas.com](mailto:mark@hoodthomas.com)  
[www.hoodthomas.com](http://www.hoodthomas.com)

**From:** Bill Dirks [mailto:bill.dirks@gmail.com]  
**Sent:** Friday, March 01, 2019 10:32 PM  
**To:** Mark Thomas <mark@hoodthomas.com>  
**Cc:** Phil Zigoris <zigoris@gmail.com>  
**Subject:** Living with Phil Zigoris

To whom it may concern,

I rented a room from Phil Zigoris at 1130 Potrero Ave from October 2011 to April 2014. We shared the main floor of the house (along with his girlfriend, now wife, Julie) and I moved out a few months before they got married.

If you have further questions, please let me know.

Sincerely,  
William Dirks



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311 NOTIFICATION	05/30/19

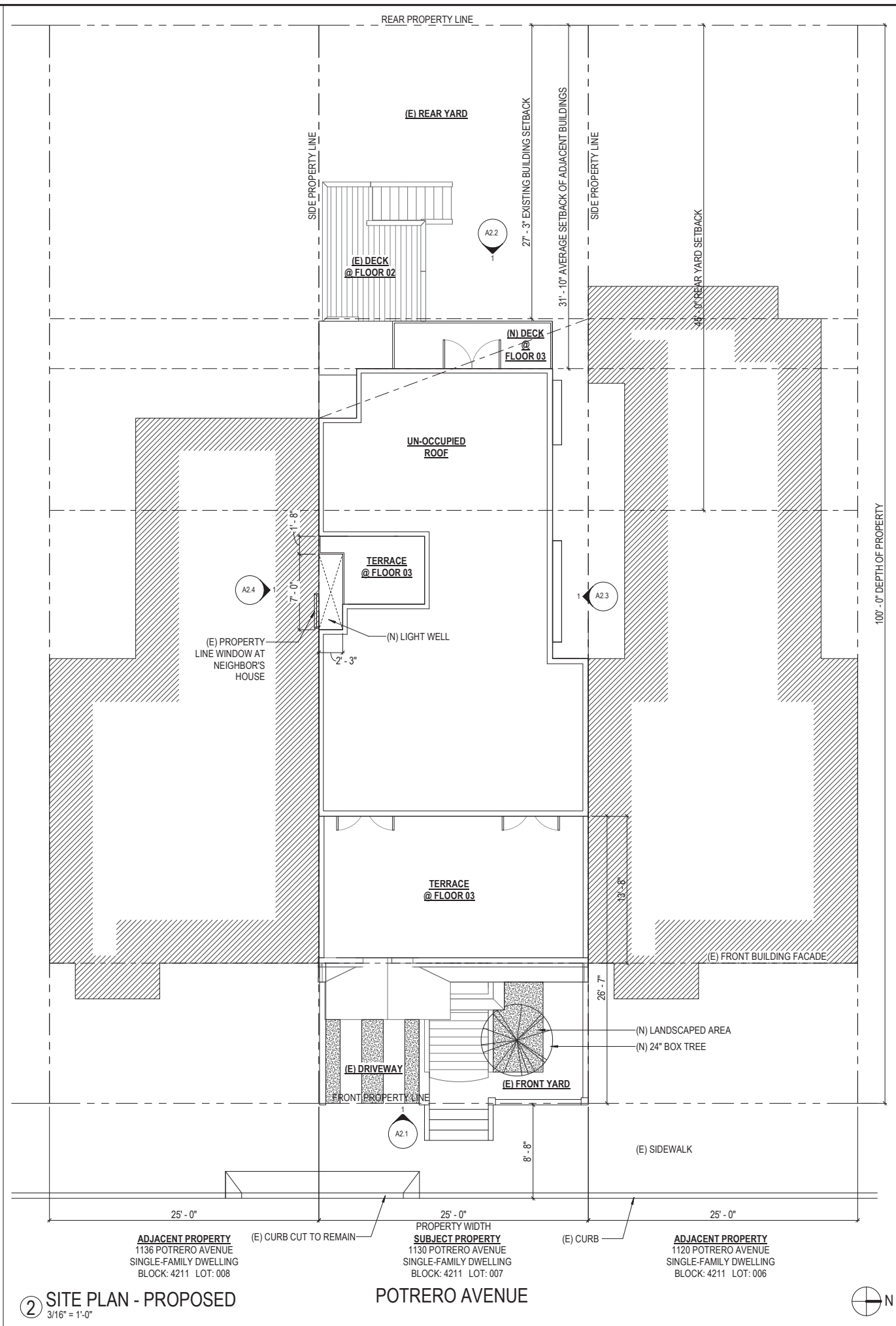
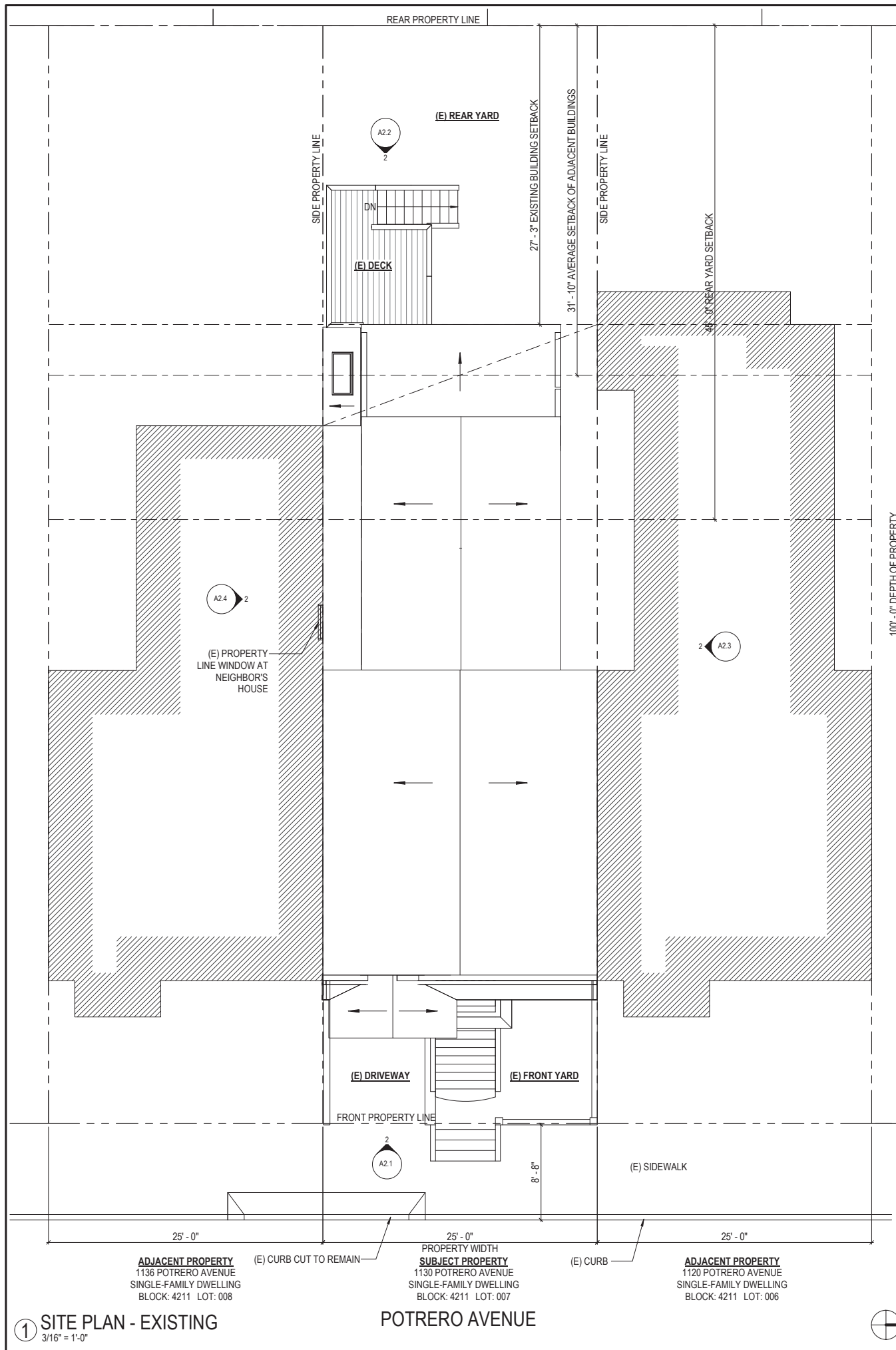
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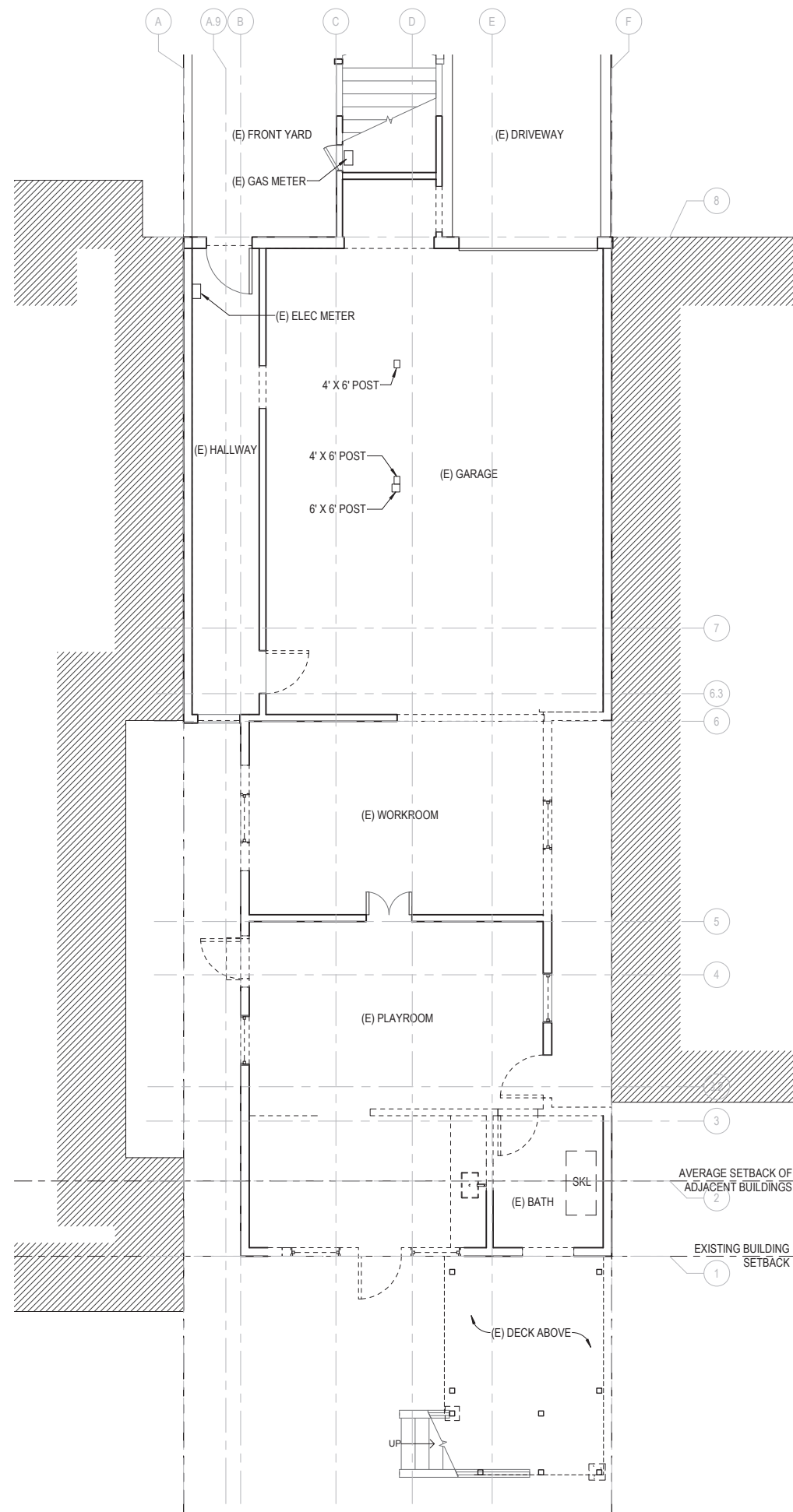
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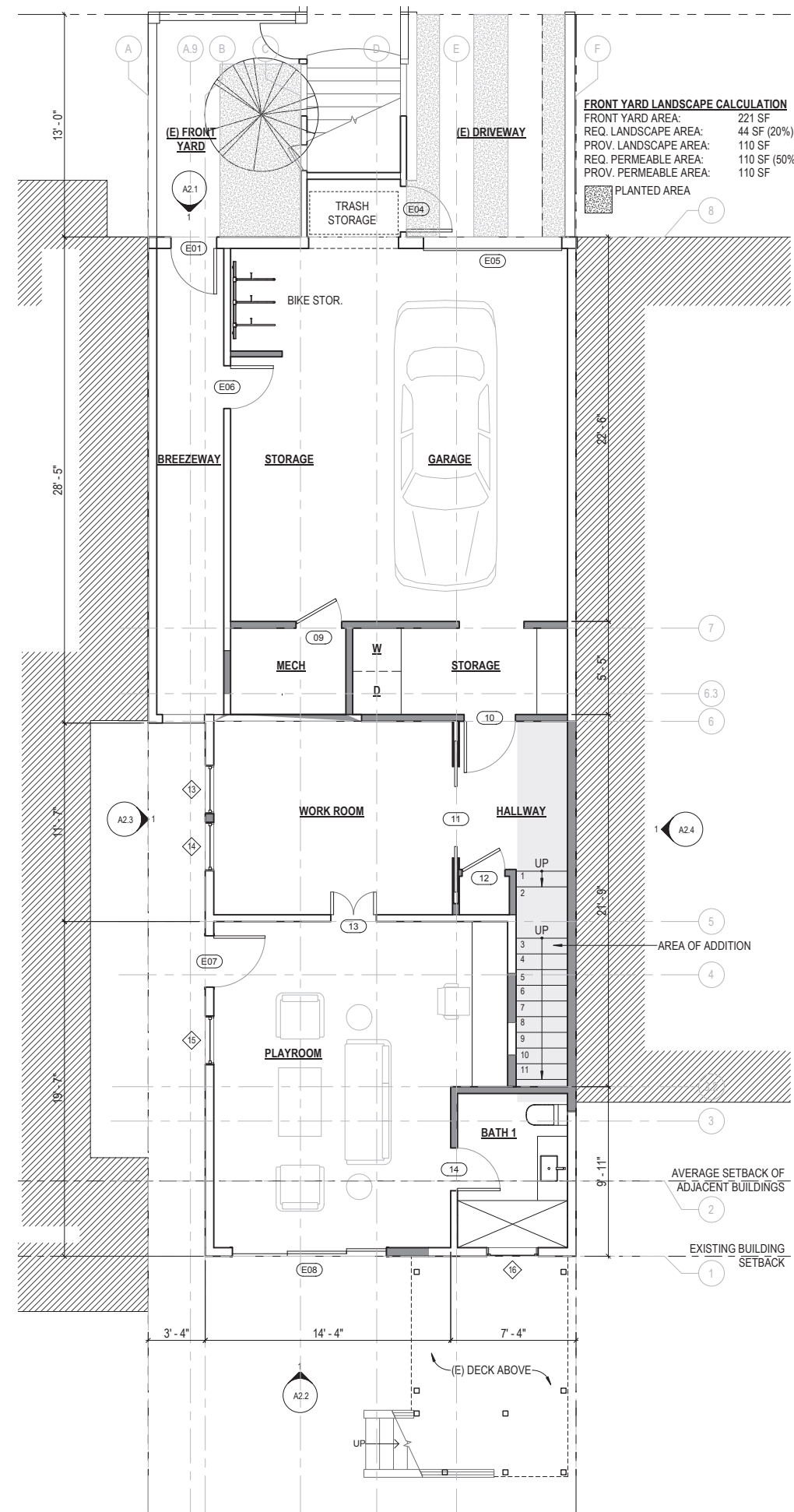
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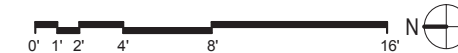




① FLOOR 01 - EXISTING & DEMOLITION PLAN  
1/4" = 1'-0"



② FLOOR 01 - PROPOSED PLAN  
1/4" = 1'-0"



**FRONT YARD LANDSCAPE CALCULATION**

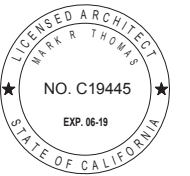
FRONT YARD AREA:	221 SF
REQ. LANDSCAPE AREA:	44 SF (20%)
PROV. LANDSCAPE AREA:	110 SF
REQ. PERMEABLE AREA:	110 SF (50%)
PROV. PERMEABLE AREA:	110 SF

PLANTED AREA

**HTA!**

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- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL
- NEW 1-HOUR RATED WALL

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DRAWN BY: TL  
DATE: 10/31/19  
SHEET TITLE:

**EXISTING &  
PROPOSED  
FLOOR 01**

SHEET NUMBER:

**A1.1**

REV #: 2 DATE:

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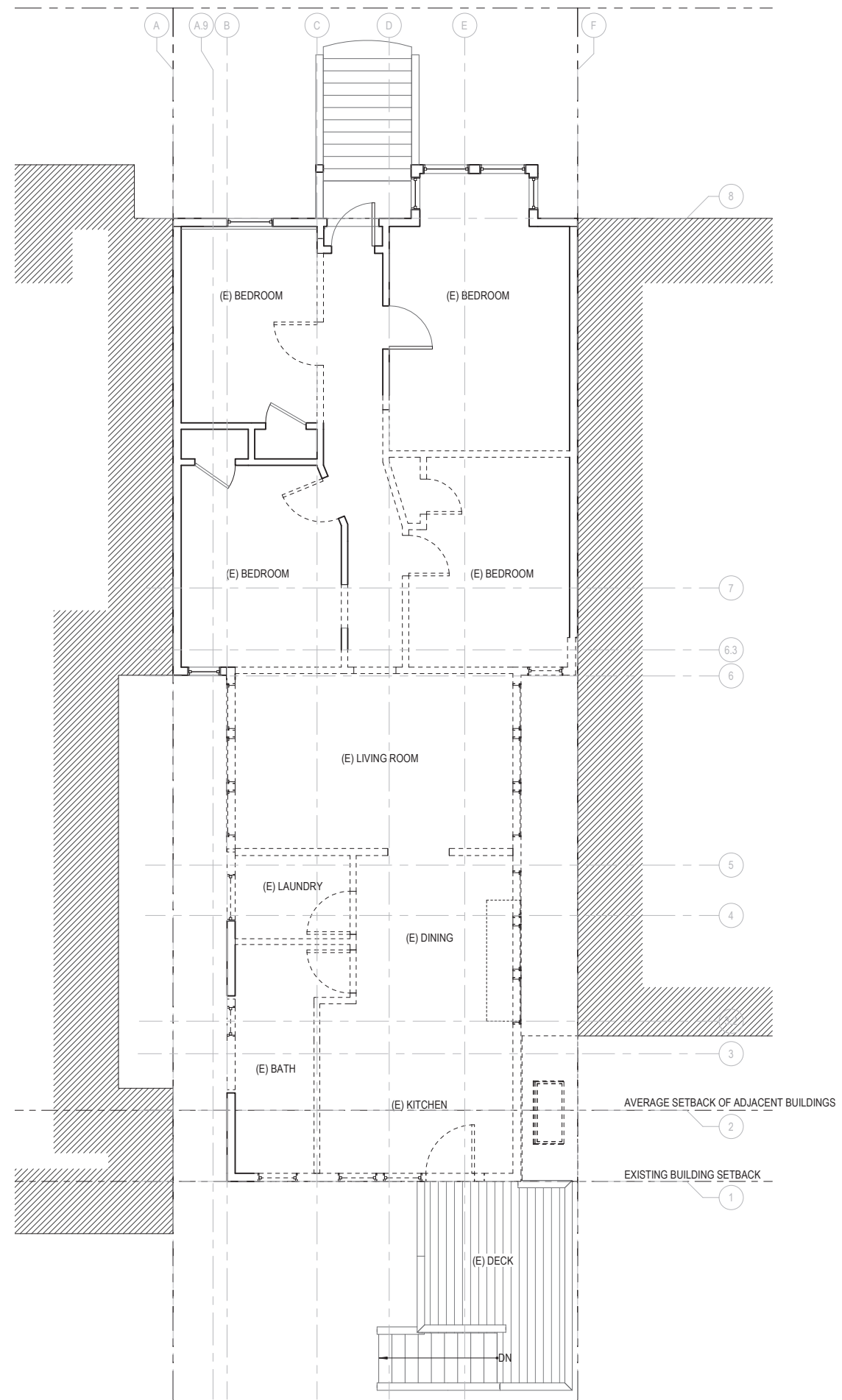
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**DATE:** 10/31/19  
**SHEET TITLE:**

**EXISTING &  
PROPOSED  
FLOOR 02**

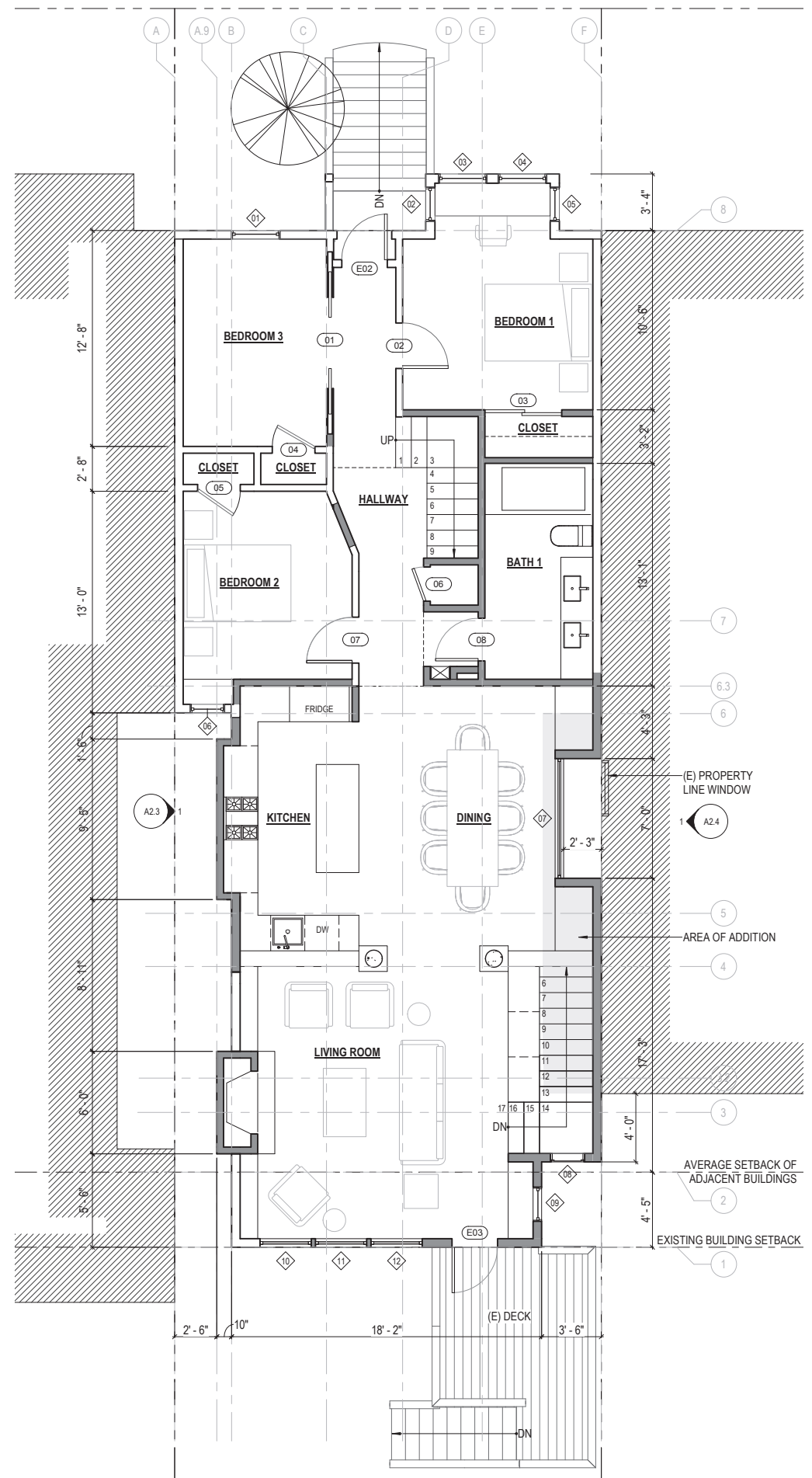
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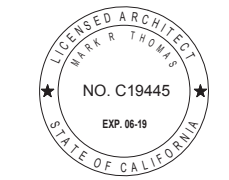
**REV #:** 2 **DATE:**



① FLOOR 02 - EXISTING & DEMOLITION PLAN  
1/4" = 1'-0"



② FLOOR 02 - PROPOSED PLAN  
1/4" = 1'-0"



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311 NOTIFICATION	05/30/19

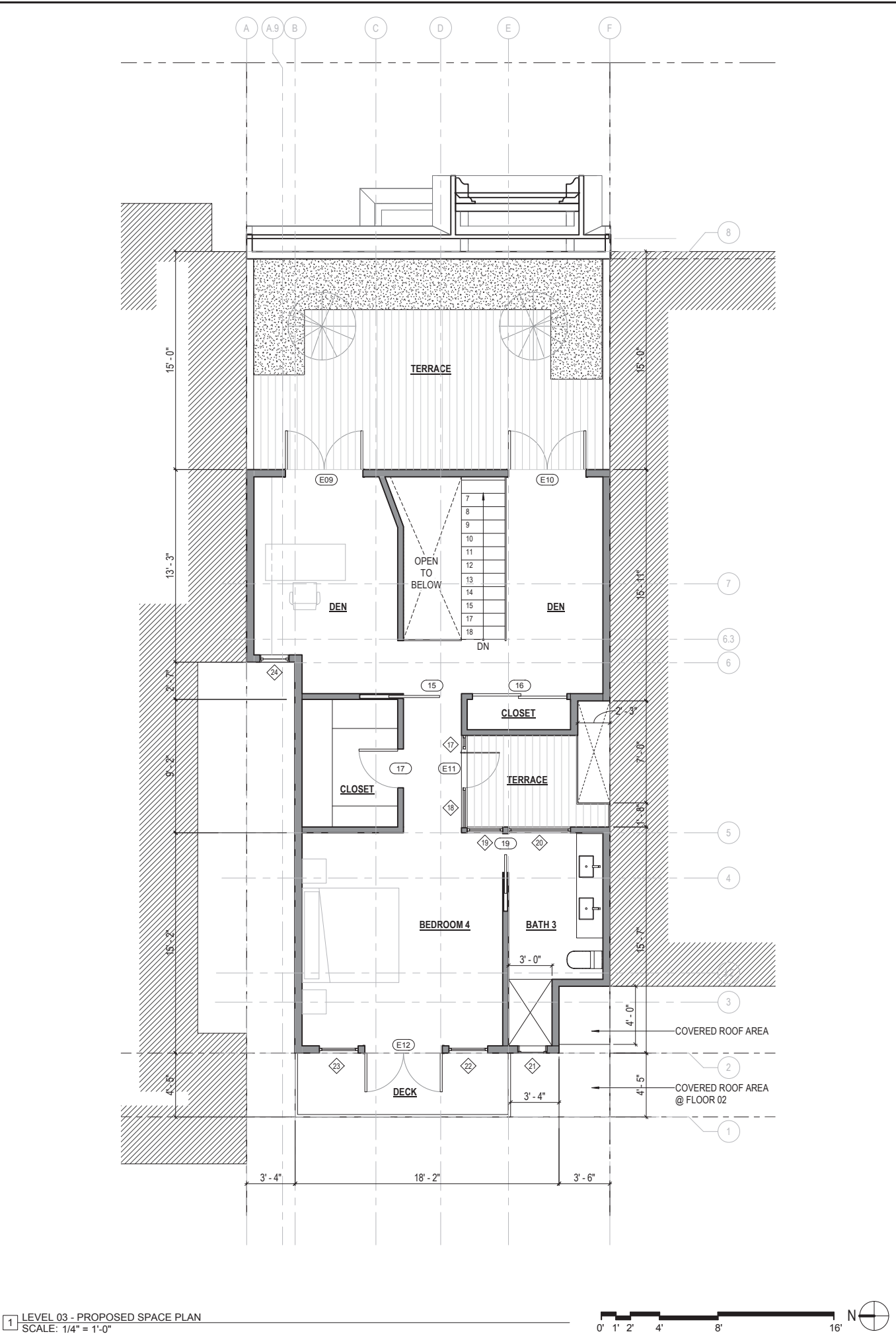
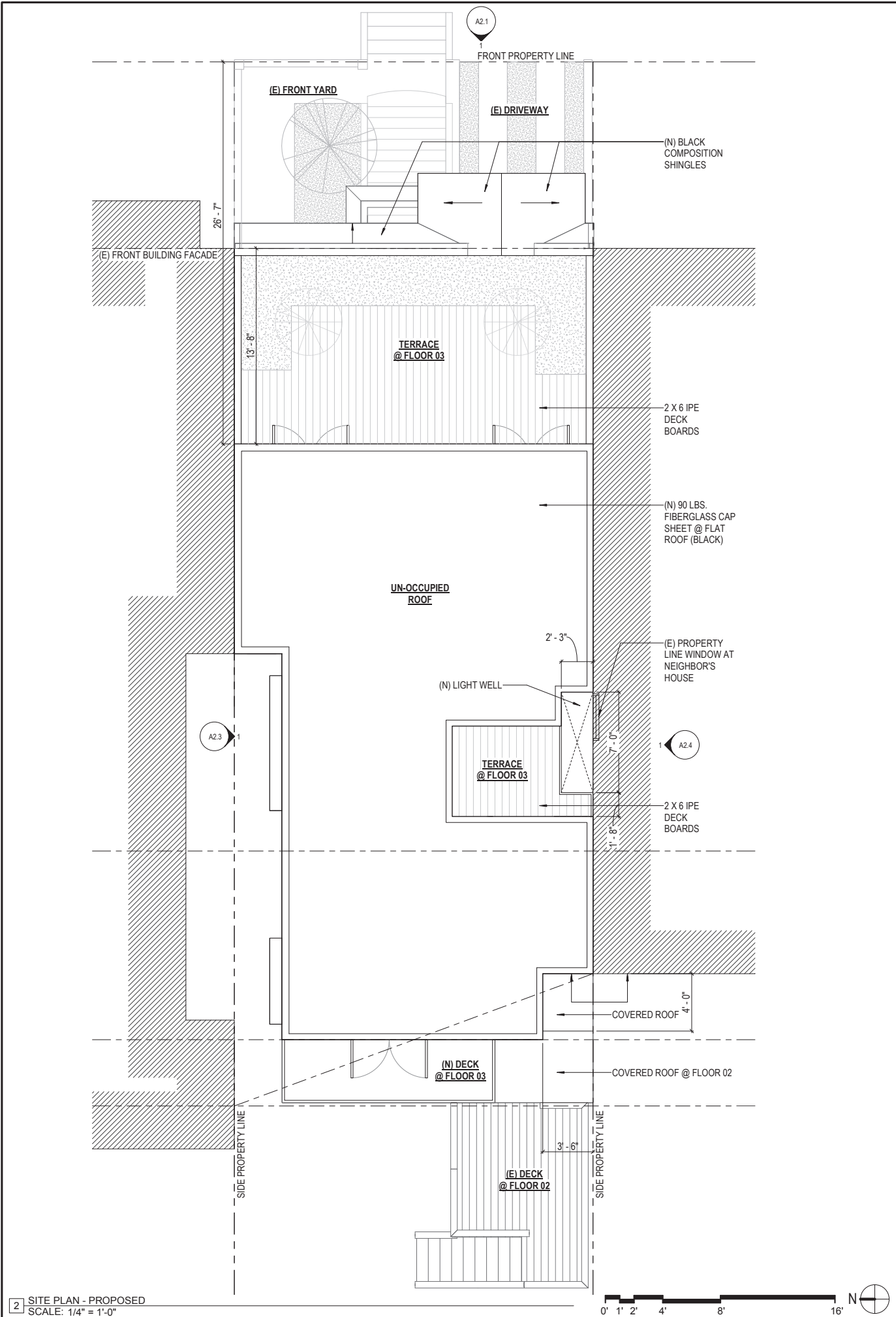
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**DATE:** 10/31/19  
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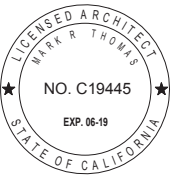
**PROPOSED  
FLOOR 03 &  
ROOF**

**SHEET NUMBER:**

**A1.3**

**REV #:** 2 **DATE:**





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DATE: 10/31/19  
SHEET TITLE:

## EXISTING & PROPOSED EAST ELEVATION

SHEET NUMBER:

# A2.1

REV #: 2 DATE:



2 EAST ELEVATION - EXISTING  
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION - PROPOSED  
SCALE: 1/4" = 1'-0"



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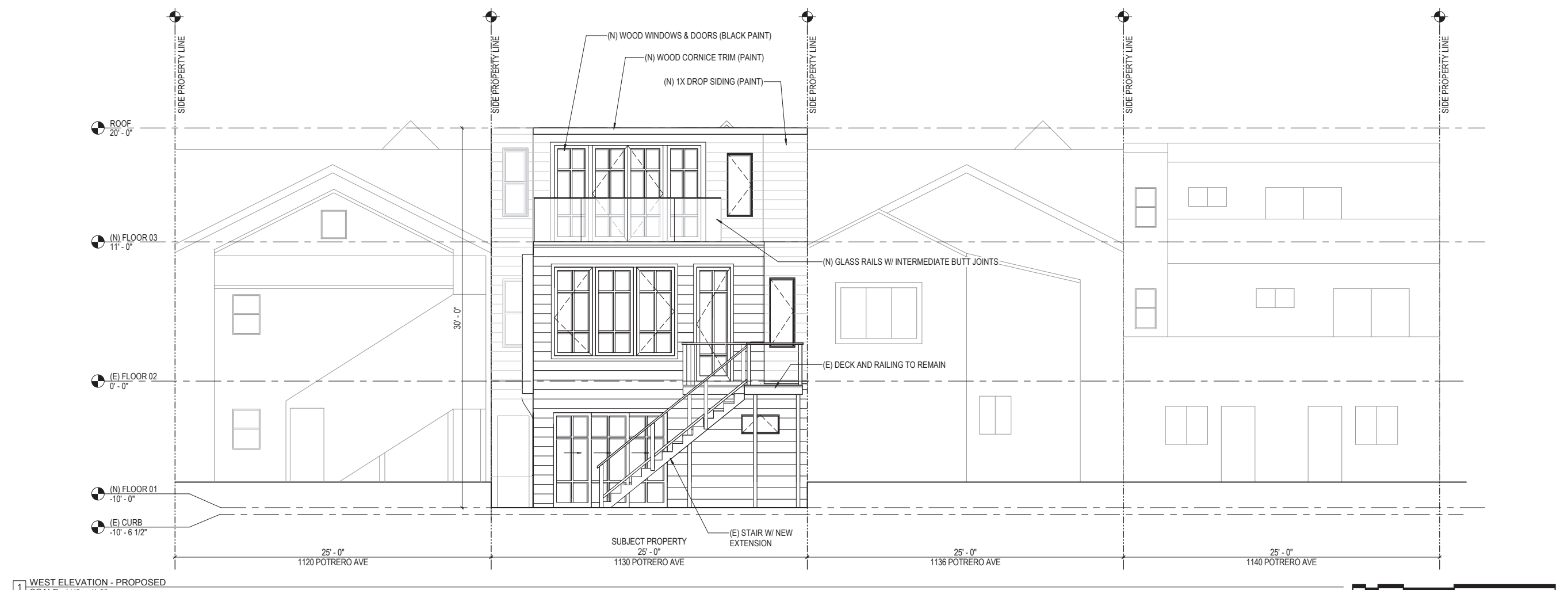
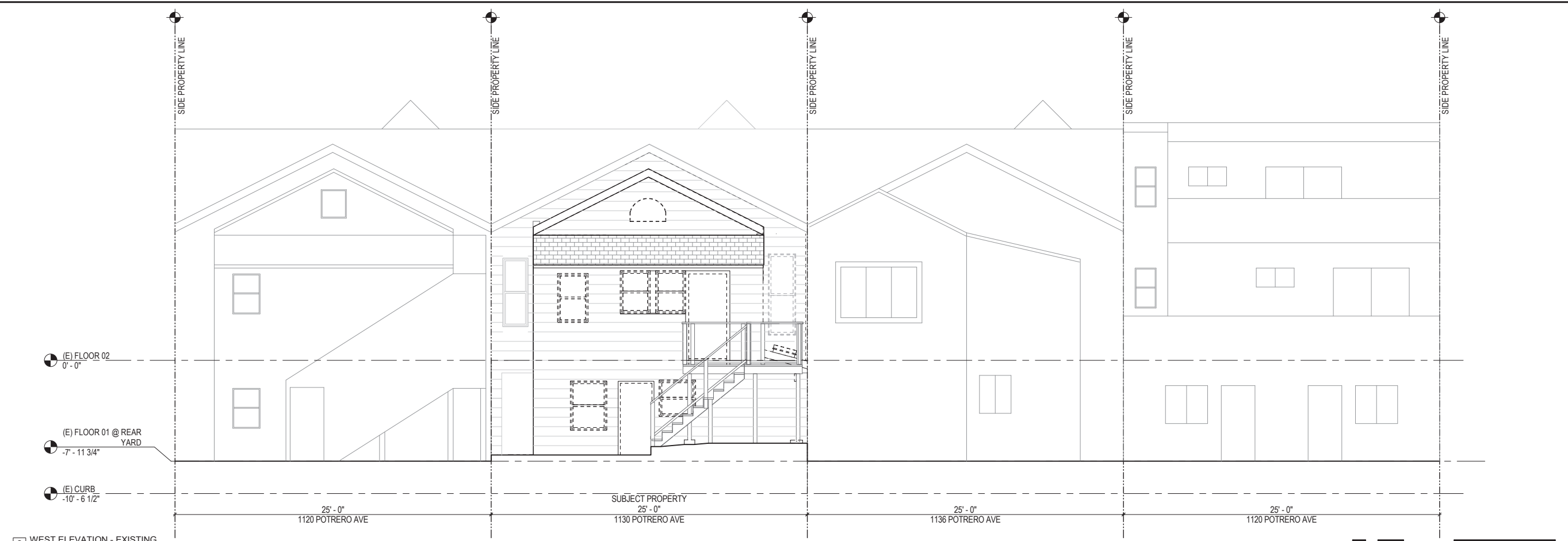
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### EXISTING & PROPOSED WEST ELEVATION

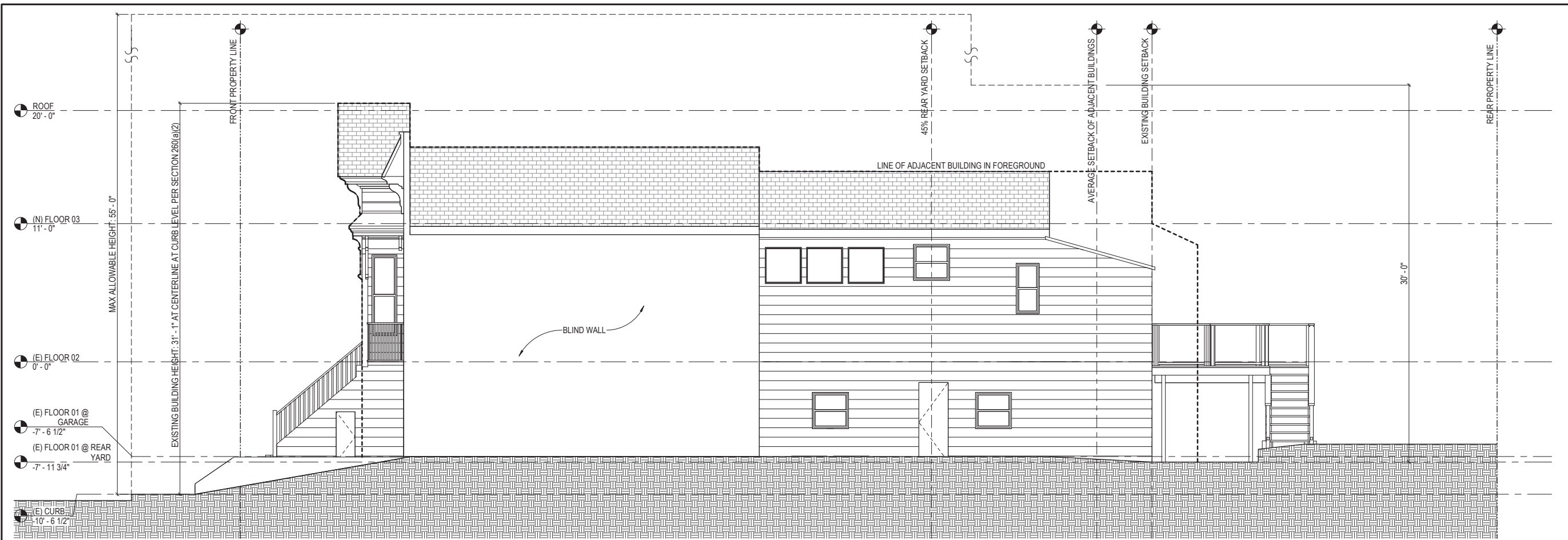
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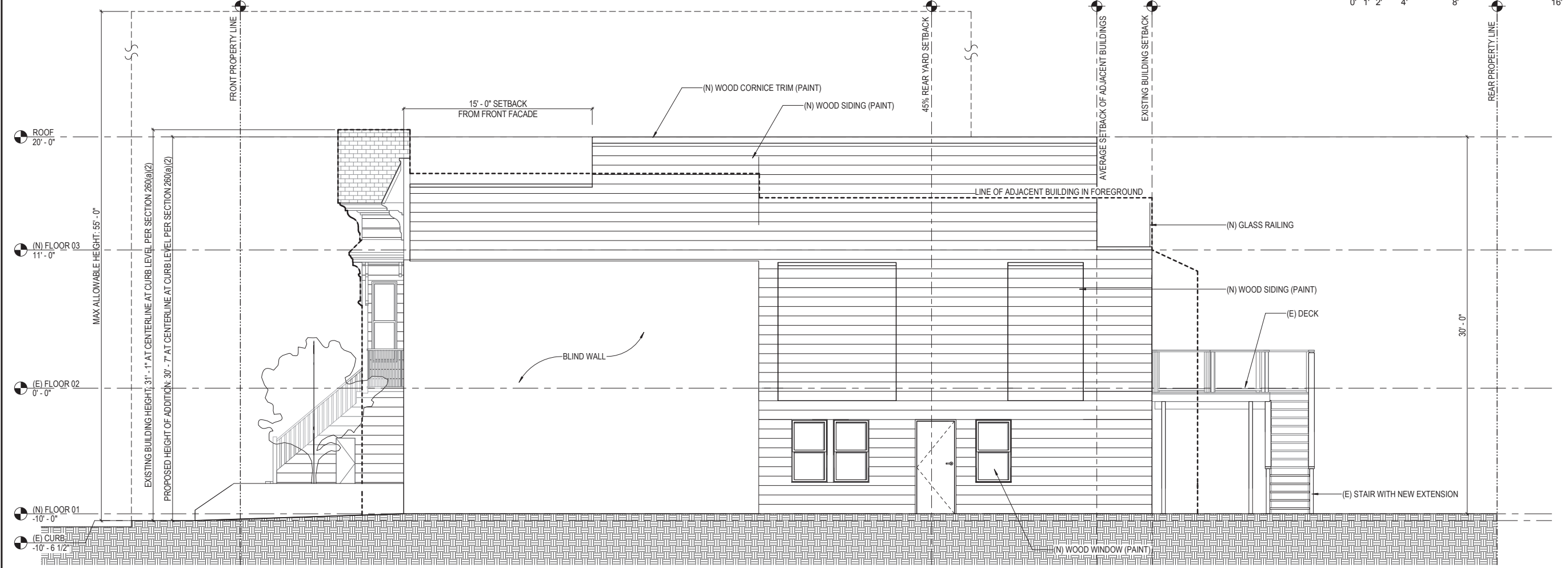
REV #: 2 DATE:







2 NORTH ELEVATION - EXISTING  
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION - PROPOSED  
SCALE: 1/4" = 1'-0"

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SHEET TITLE:

**EXISTING &  
PROPOSED  
NORTH  
ELEVATION**

SHEET NUMBER:

**A2.3**

REV #: 2 DATE:



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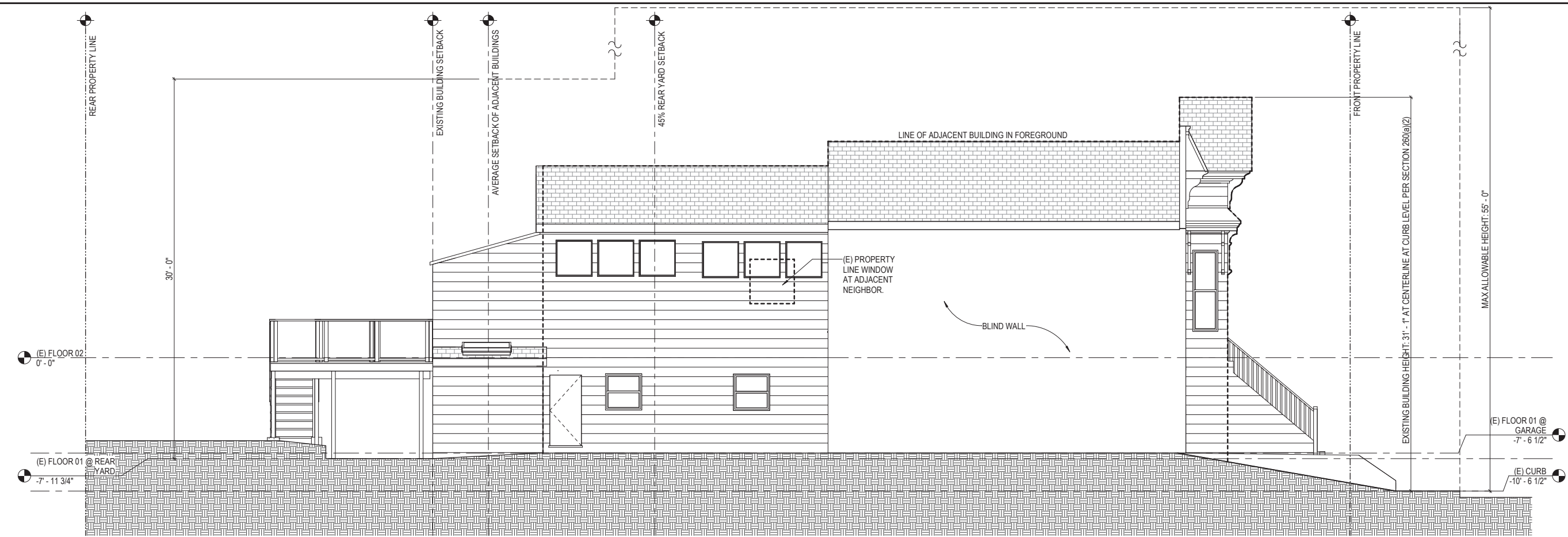
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 DATE: 10/31/19  
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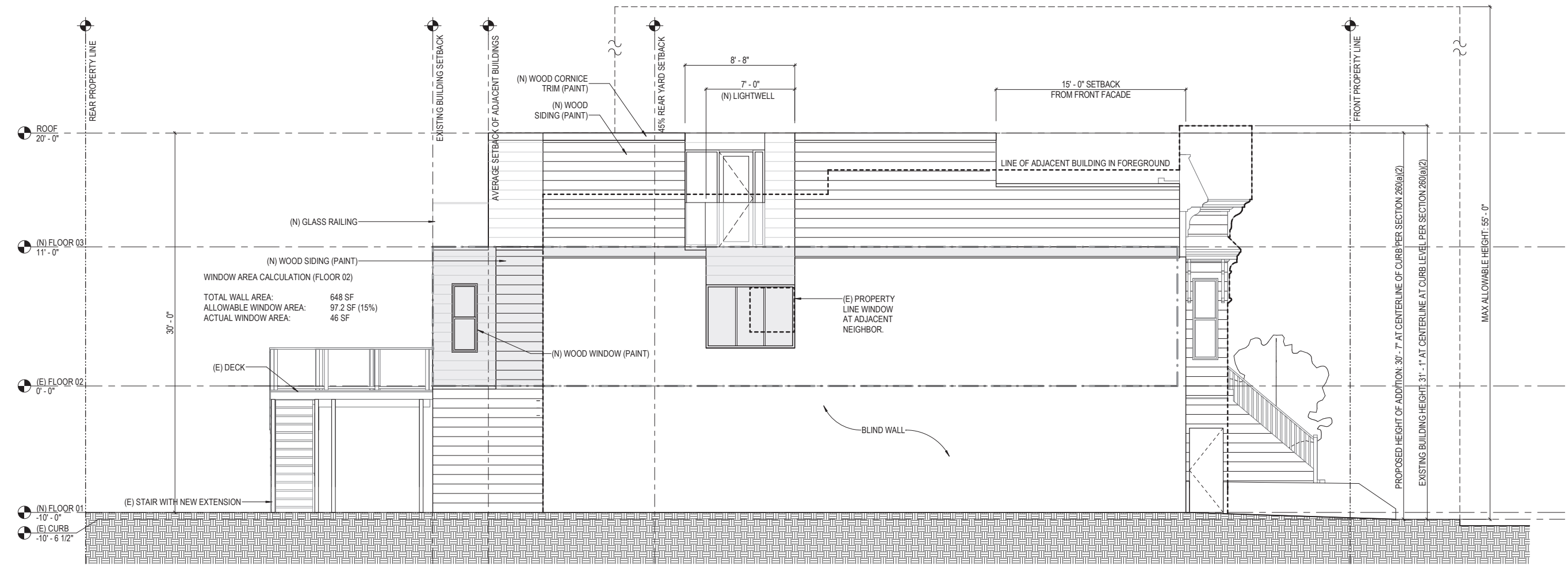
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REV #: 2 DATE:



2 SOUTH ELEVATION - EXISTING  
 SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION - PROPOSED  
 SCALE: 1/4" = 1'-0"