



## DISCRETIONARY REVIEW ABBREVIATED ANALYSIS

**HEARING DATE:** October 1, 2020

**Record No.:** 2019-000265DRP  
**Project Address:** 757 3<sup>rd</sup> Avenue  
**Permit Applications:** 2018.1219.8795  
**Zoning:** RH-1 [Residential House-Single Family]  
40-X Height and Bulk District  
**Block/Lot:** 1646 / 010  
**Project Sponsor:** Daniel Paris  
Thousand Architects  
5172 Mission Street  
San Francisco, CA 94112  
**Staff Contact:** David Winslow – (628) 652-7335  
[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)

**Recommendation:** Do Not Take DR and Approve

### Project Description

The project proposes to construct a 2-story horizontal rear addition to an existing 2-story over basement, single-family home.

### Site Description and Present Use

The site is approximately 32' wide x 120'-0" deep interior lot containing an existing 2-story, single family home. The existing building is a Category 'B' - potential historic resource built in 1916.

### Surrounding Properties and Neighborhood

The buildings on this block of 3<sup>rd</sup> Avenue are 2-story over basement detached houses with landscaped setbacks at the street, and modestly articulated at the rear with additional side setbacks. The mid-block open space is defined by a consistent alignment of buildings and is bisected by an alley easement that allows access to parking at the rear of the lots.

## Building Permit Notification

Type	Required Period	Notification Dates	DR File Date	DR Hearing Date	Filing to Hearing Date
311 Notice	30 days	July 6, 2020– August 5, 2020	8.5.2020	10.1.2020	57 days

## Hearing Notification

Type	Required Period	Required Notice Date	Actual Notice Date	Actual Period
Posted Notice	20 days	September 11, 2020	September 4, 2020	20 days
Mailed Notice	20 days	September 11, 2020	September 11, 2020	20 days
Online Notice	20 days	September 11, 2020	September 11, 2020	20 days

## Public Comment

	Support	Opposed	No Position
Adjacent neighbor(s)	0	0	1
Other neighbors on the block or directly across the street	0	0	0
Neighborhood groups	0	0	0

## Environmental Review

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

## DR Requestor

Andrew Bindman on behalf of the Cabrillo Avenue Neighborhood Association and a resident of 751 3<sup>rd</sup> Avenue, the adjacent property to the north of the proposed project.

## DR Requestor's Concerns and Proposed Alternatives

Is concerned that the proposed project is out of scale and character with the neighborhood and expands into and limits access to the mid-block open space and; impacts light to adjacent properties. The proposed project would set a precedent that would be deleterious to the neighborhood character.

### Proposed alternatives:

Limit the expansion to building out the ground level only.  
See attached *Discretionary Review Application*, dated August 5, 2020.

## Project Sponsor's Response to DR Application

The proposal is code-complying and there are no exceptional or extraordinary circumstances. The project is not uncharacteristically deep or tall with respect to the adjacent properties. The existing setbacks preserve light and access to mid-block open space to adjacent properties. The project has been reviewed by staff and modified

See attached Response to Discretionary Review, dated September 8, 2020

## Department Review

The Planning Department's Residential Design Advisory Team (RDAT) reviewed this proposal and confirmed support for this project as it conforms to the Code and the Residential Design Guidelines. The proposed 2-story addition extends 12' to align with the DR requestor's first floor deck, replacing an existing deck that extends roughly to the same extent. The combined side setbacks between the adjacent neighbor is approximately 7-feet which adequately provides separation to maintain light, air and access to mid-block open space.

**Recommendation:** Do Not Take DR and Approve

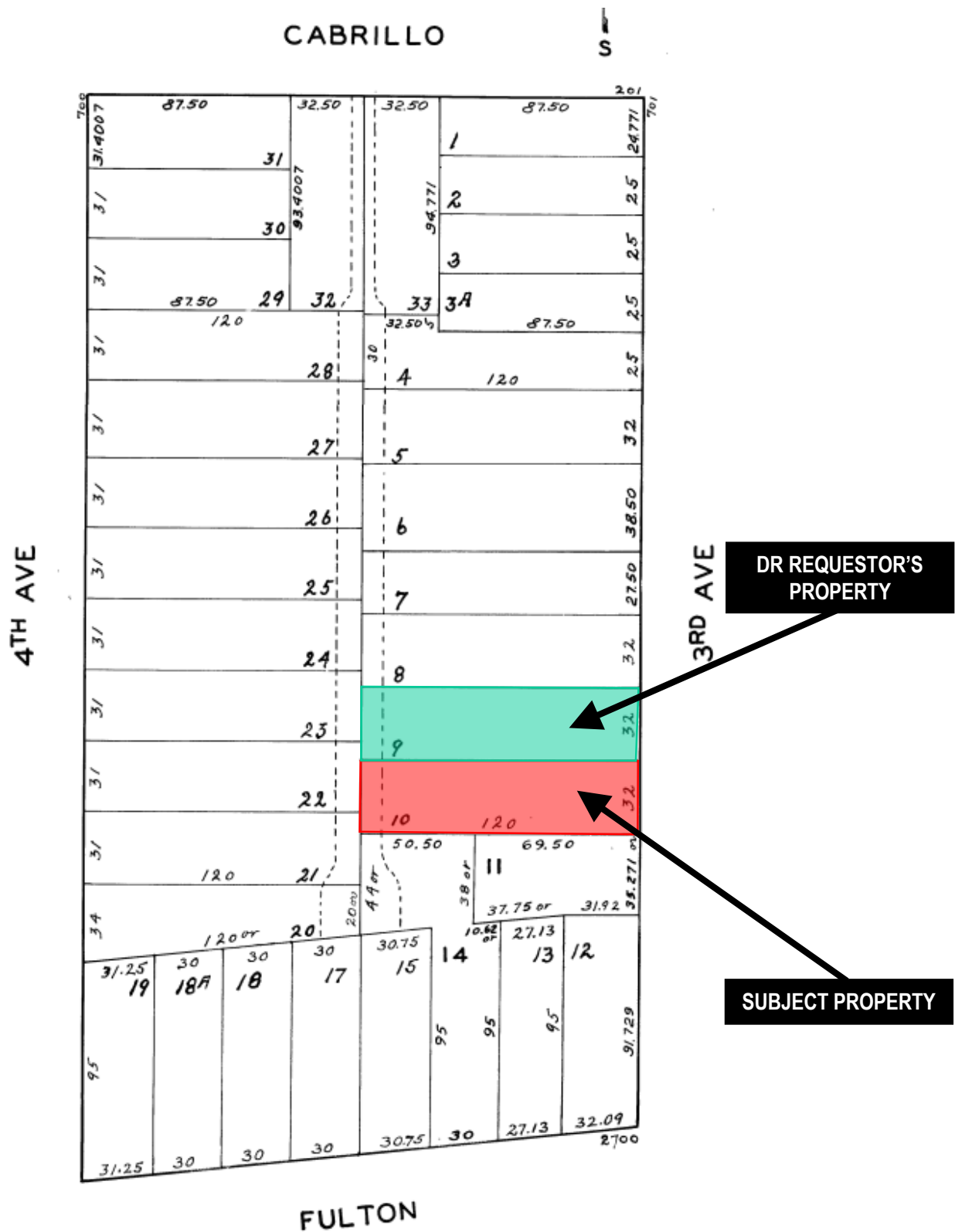
## Attachments:

Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Context Photographs  
Section 311 Notice  
CEQA Determination  
DR Application  
Response to DR Application, dated September 8, 2020  
311 plans

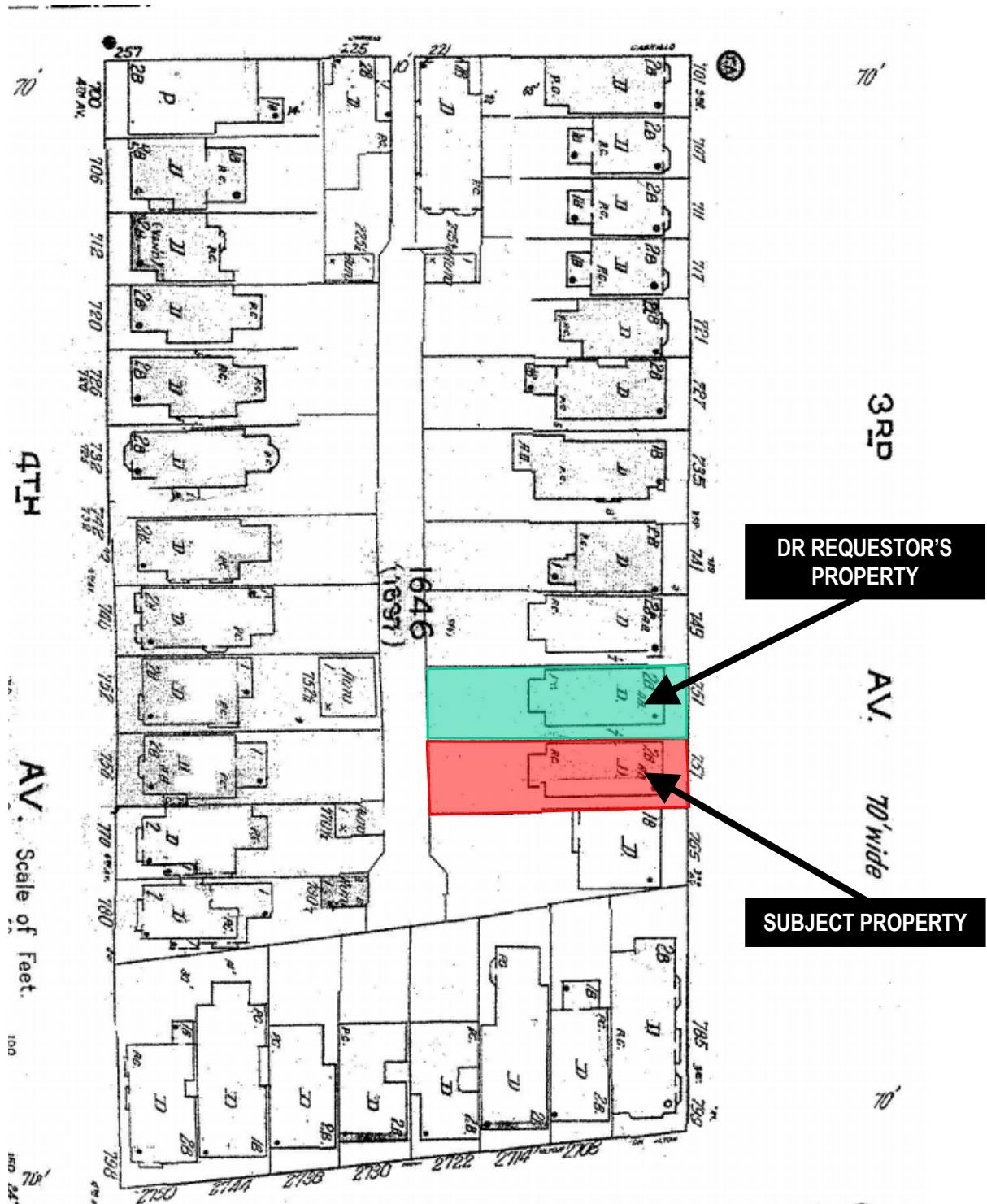
# Exhibits



# Parcel Map



# Sanborn Map\*

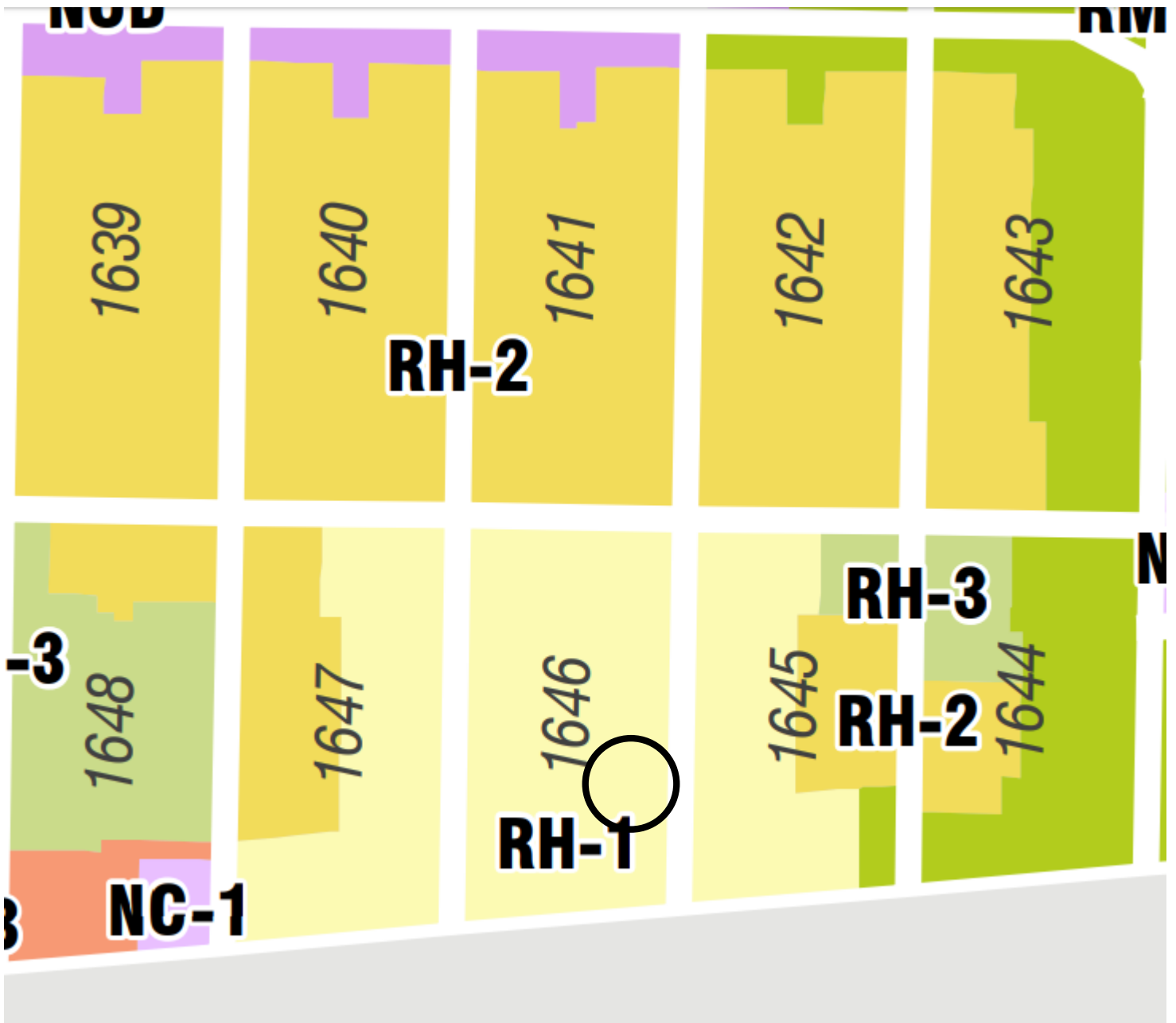


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing  
Case Number 2019-000265DRP  
757 3rd Avenue

# Zoning Map



Discretionary Review Hearing  
Case Number 2019-000265DRP  
757 3<sup>rd</sup> Avenue

# Aerial Photo



DR REQUESTOR'S  
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing  
Case Number 2019-000265DRP  
757 3<sup>rd</sup> Avenue



# Aerial Photo



**SUBJECT PROPERTY**

**DR REQUESTOR'S  
PROPERTY**



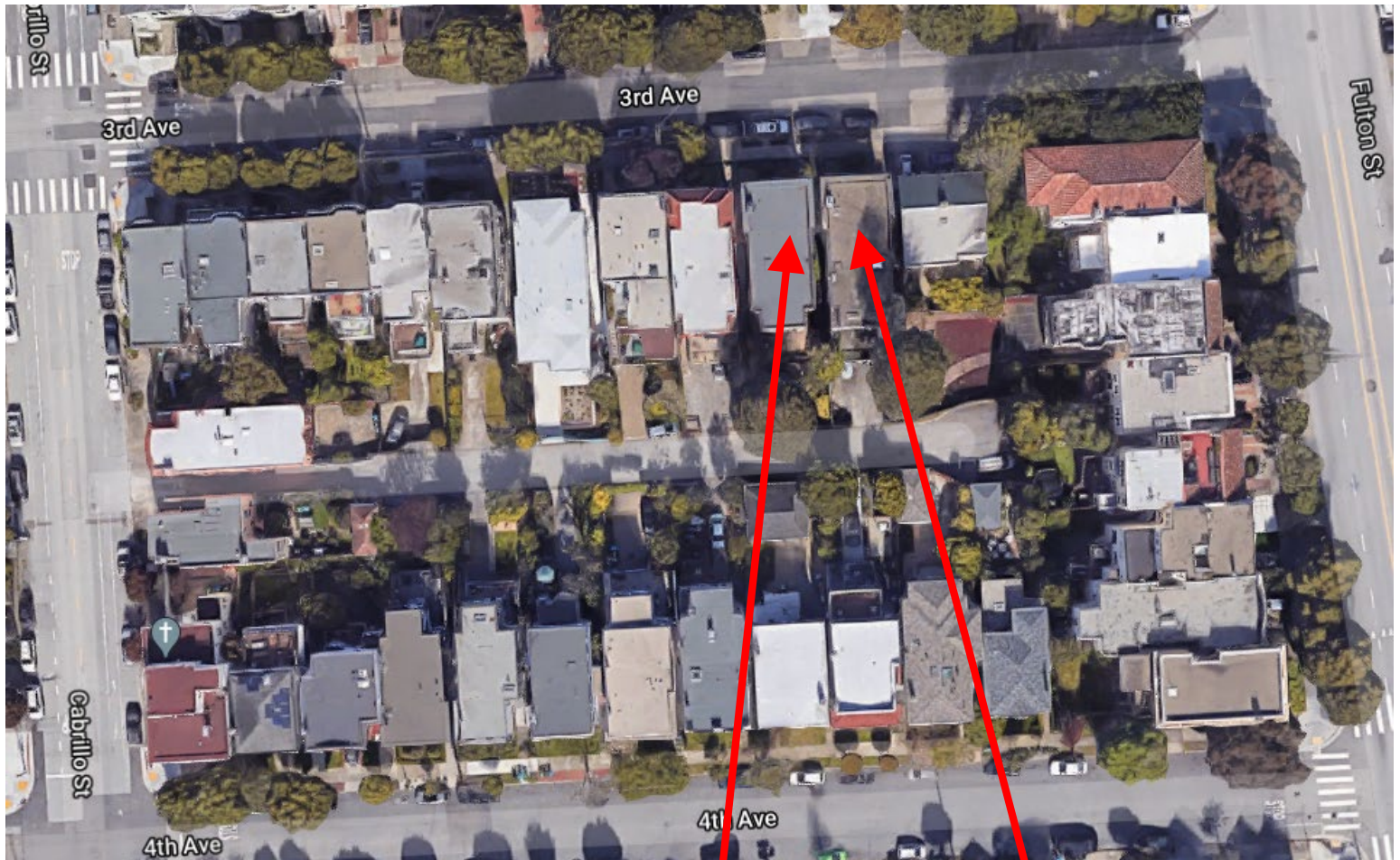
Discretionary Review Hearing  
Case Number 2019-000265DRP  
757 3<sup>rd</sup> Avenue

# Aerial Photo





# Aerial Photo



DR REQUESTOR'S  
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing  
Case Number 2019-000265DRP  
757 3rd Avenue

# Site Photo



**SUBJECT PROPERTY**

Discretionary Review Hearing  
Case Number 2019-000265DRP  
757 3<sup>rd</sup> Avenue





# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **December 19, 2018** Building Permit Application No. **201812198795** was filed for work at the Project Address below.

**Notice Date:** July 6, 2020

**Expiration Date:** August 5, 2020

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	<b>757 3<sup>rd</sup> Avenue</b>	Applicant:	<b>Dan Paris, Thousand Architects</b>
Cross Street(s):	<b>Fulton Street and Cabrillo Street</b>	Address:	<b>5172 Mission Street</b>
Block/Lot No.:	<b>1646/010</b>	City, State:	<b>San Francisco, CA 94112</b>
Zoning District(s):	<b>RH-1/40-X</b>	Telephone:	<b>(415) 497-2300</b>
Record Number:	<b>2019-000265PRJ</b>	Email:	<a href="mailto:dan@000arc.com">dan@000arc.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 checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	± 14'-9"	No Change
Side Setbacks	± 9" (north side)	No Change
Building Depth	± 58 feet 11 inches	± 70 feet 11 inches
Rear Yard	± 31 feet 11 inches	± 34 feet 4 inches
Building Height	± 29'-2"	No Change
Number of Stories	2 over basement/garage	No Change
Number of Dwelling Units	1	No Change
Number of Parking Spaces	1	No Change
PROJECT DESCRIPTION		
The project proposes to alter an existing two-story over basement/garage, single-family residence by demolishing an existing porch at the rear and constructing a horizontal addition at the main floor. See attached plans.		
The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.		

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

Sylvia Jimenez, (415) 575-9187, [sylvia.jimenez@sfgov.org](mailto:sylvia.jimenez@sfgov.org)

# GENERAL INFORMATION ABOUT PROCEDURES DURING COVID-19 SHELTER-IN-PLACE ORDER

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 specific questions about the proposed project, you should contact the planner listed on the front of this notice. If you have general questions about the Planning Department's review process, contact the Planning Information Center (PIC) via email at [pic@sfgov.org](mailto:pic@sfgov.org).

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. Contact the project Applicant to get more information and to discuss 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. 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 that 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 ("DR"). If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a DR Application prior to the Expiration Date shown on the front of this notice.**

To file a DR Application, you must:

1. Create an account or be an existing registered user through our Public Portal (<https://accsf.accela.com/ccsf/Default.aspx>).
2. Complete the Discretionary Review PDF application (<https://sfplanning.org/resource/drp-application>) and email the completed PDF application to [CPC.Intake@sfgov.org](mailto:CPC.Intake@sfgov.org). You will receive follow-up instructions via email on how to post payment for the DR Application through our Public Portal.

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. The Board of Appeals is accepting appeals via e-mail. 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 Board of Supervisors at [bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org), 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>
757 3RD AVE		1646010
<b>Case No.</b>		<b>Permit No.</b>
2019-000265PRJ		201812198795
<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>
<b>Project description for Planning Department approval.</b> Two-story horizontal addition at the rear to provide additional living space.		

### STEP 1: EXEMPTION CLASS

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

## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? <b>Note that a categorical exemption shall not be issued for a project located on the Cortese List 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).</b>
<input type="checkbox"/>	<b>Transportation:</b> Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	<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? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.
<input type="checkbox"/>	<b>Slope = or &gt; 25%:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</b>
<b>Comments and Planner Signature (optional):</b> Sylvia Jimenez	

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

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

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

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

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

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

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

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

<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA.</b> <b>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> Sylvia Jimenez
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	06/09/2020
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	



## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

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

### MODIFIED PROJECT DESCRIPTION

Modified Project Description:

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

- |                          |                                                                                                                                                                                                                    |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | Result in expansion of the building envelope, as defined in the Planning Code;                                                                                                                                     |
| <input type="checkbox"/> | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;                                                                                                              |
| <input type="checkbox"/> | Result in demolition as defined under Planning Code Section 317 or 19005(f)?                                                                                                                                       |
| <input type="checkbox"/> | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |

**If at least one of the above boxes is checked, further environmental review is required.**

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

- |                          |                                                                         |
|--------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/> | The proposed modification would not result in any of the above changes. |
|--------------------------|-------------------------------------------------------------------------|

If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.

**Planner Name:**

**Date:**



# DISCRETIONARY REVIEW PUBLIC (DRP)

## APPLICATION PACKET

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

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

Please read the [Discretionary Review Informational Packet](#) carefully before the application form is completed.

### WHAT TO SUBMIT:

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

### HOW TO SUBMIT:

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

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

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

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

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





## DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

### Discretionary Review Requestor's Information

Name:	Andrew Bindman on behalf of the Cabrillo Alley Neighborhood Association		
Address:	751 3rd Avenue, SF, CA 94118	Email Address:	andrewbbindman@gmail.com
		Telephone:	415-786-1347

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

Name:	Vera Cort		
Company/Organization:	NA		
Address:	757 3rd Avenue SF, CA	Email Address:	
		Telephone:	

### Property Information and Related Applications

Project Address:	757 3rd Avenue		
Block/Lot(s):	1646/010		
Building Permit Application No(s):	201812198795		

### ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

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

## DISCRETIONARY REVIEW REQUEST

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

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

Please see attached document

- 
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.

Please see attached document

- 
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?

Please see attached document

# DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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

Signature

Designated

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

415-786-1347

Phone

Andrew Bindman

Name (Printed)

andrewbbindman@gmail.com

Email

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_

**Discretionary Review Application**  
**757 3<sup>rd</sup> Avenue**  
**Building Permit Application**  
**No. 2018.12.19.8795**

**Supplemental Information in Support of Request for Discretionary Review**

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.*

Discretionary Review is requested because the proposed expansion of the residence at 757 3rd Avenue (the "Project") does not meet the standards of, and indeed conflicts with, the Residential Design Guidelines. The Residential Design Guidelines arise directly out of Section 101.1 of the Planning Code, which establishes priority policies to conserve and protect existing neighborhood character. As detailed below, the Cabrillo Alley Neighborhood Association ("CANA") is concerned that the Project is inconsistent with the neighborhood character of the block in question (Block 1646), would not respect the mid-block open space, and would not provide adequate setbacks to adjacent properties. CANA is also concerned about the precedent that the Project would set for the block, in particular by facilitating significant expansion of homes throughout the block to the detriment of the neighborhood character. CANA acknowledges that the Project applicant has reduced the scale of the proposed expansion from what was preliminarily proposed in 2019. However, the changes made by the applicant would not avoid the deleterious effects that the Project would have on the neighborhood.

**a. The scale of the subject property would not be compatible with surrounding buildings and would not respect the mid-block open space**

Block 1646 is notable for a private easement that traverses the length of the block, arising through deed restrictions and conveyances created when the block was first subdivided (the "Block 1646 Alley"). The Block 1646 Alley originates at Cabrillo Street and runs due south, parallel to 3rd and 4th Avenues, until it reaches its terminus at the rear property lines of the homes situated on Fulton Street. (See Figures 1 and 2.) The Block 1646 Alley provides a unique sense of community, and renders the mid-block open space a vital aspect of the neighborhood where neighbors routinely interact and socialize, and children play on a daily basis. (See, e.g., Figure 3.) Block 1646 is marked on both the 3rd and 4th Avenue sides by a near-uniform setback of all structures higher than ground level from the alley. (See Figure 1 and 4.)

757 3rd Avenue currently is one of the largest homes (measured in square footage) in Block 1646, per secured property tax roles (2,774 sq. ft.). The Project seeks to add hundreds of square feet to this already large home by expanding significantly into the

unique residential mid-block space, defined by its shared, private alley. While the applicant originally sought a far greater and more obtrusive rear-yard expansion, the fact that the current Project proposes a smaller expansion does not render it compatible with surrounding buildings or the building scale at the mid-block open space.

Section 134 of the Planning Code states:

- (a) Purpose. The rear yard requirements of this Section 134 are intended to:
  - (1) assure the protection and continuation of established mid-block landscaped open spaces;
  - (2) maintain a scale of development appropriate to each district, complementary to the location of adjacent buildings;
  - (3) provide natural light and natural ventilation to residences, work spaces, and adjacent rear yards; and
  - (4) provide residents with usable open space and views into green rear-yard spaces.

Furthermore, the Residential Design Guidelines emphasize the importance of the mid-block open space:

The height and depth of a building expansion into the rear yard can impact the mid-block open space. Even when permitted by the Planning Code, building expansions into the rear yard may not be appropriate if they are uncharacteristically deep or tall, depending on the context of the other buildings that define the mid-block open space. An out-of-scale rear yard addition can leave surrounding residents feeling “boxed-in” and cut-off from the mid-block open space. (p. 26)

The Project threatens all of these impacts. It would create a second story addition that would extend further into the rear yard, and at a larger scale, than any other home in the mid-block area on 3rd Avenue. (See Figures 5 – 7.) Indeed, the only home on this side of the block that extends towards the alley in similar fashion is 731 3rd Avenue, but this home is markedly different in that it is only a two-story home, and because the rear-yard addition is far smaller in width (i.e., north-south dimensions) than what is proposed for 757 3rd Avenue. (See Figure 7, 8, 11.)

Thus, the Project would render the home incompatible with the homes to the north and to the south. To the north, there are two homes with rear-yard setbacks and decks that are identical to the current layout of 757 3<sup>rd</sup> Avenue (see Figures 1 and 5). Almost all other homes on the eastern side of the block to the north along 3<sup>rd</sup> Avenue have the same, or even greater, rear-yard setbacks. Indeed, many homes on the northern half of the block have even greater setbacks. (See Figures 1, 2, 4, 6 and 7.)

To the south of the proposed Project site, the adjacent home (765 3rd Avenue) is located on a small parcel, already creating a boxed in sense to that home, which would only be exacerbated by the Project. (See Figures 5,6,7,9, and 10) Other homes in the southeast

corner of Block 1646 similarly would be boxed in from the mid-block open space by the Project. (See Figures 5 and 10.) Allowing the Project to be built would only further exacerbate this “boxed in” feeling.<sup>1</sup>

Section 134 promotes preservation of open space and “views into green rear-yard spaces.” The Project would run contrary to this express goal by allowing the home to expand into the mid-block open space, and as configured, significantly impacting views of the green rear-yard spaces. The Project would also set a precedent for build outs that would severely impact the current green space views. Indeed, given that there is a paved alley traversing the center of the block, there should be a premium placed on maintaining and promoting the existing green and permeable space in the mid-block area.

The precedent that could be established by allowing the Project to proceed would erode the strong mid-block open space pattern (which looks remarkably similar to the one shown in the Residential Design Guidelines on p. 26). Not only would it give the proverbial green light for similar expansions to homes on the eastern (i.e., 3rd Avenue) side of the block, it would green light such expansions on the west (4th Avenue) side of the block. In fact, it seems implausible that the applicant would be allowed to build out the existing home into the current rear yard, given that the both owners of 741 3rd Avenue and 751 3rd Avenue sought to remodel the rear portions of their homes on separate occasions, but in both instances, they were told that no westerly expansion into their rear yards was allowed given the pattern of setbacks in the neighborhood. To now allow the applicant to construct such a significant expansion into the rear yard seems inequitable at best.

Given the impacts posed by the Project, it is notable that a possible alternative to the Project appears never to have been proposed by the applicant, i.e., building out the ground-floor level. Indeed, multiple other homes in the block have undergone such projects when seeking to increase living space while accounting for the neighborhood character and green rear yard space. A build-out of the ground-floor level would provide the applicant with a significant expansion of living space, indeed far more than what the current Project would add, without resulting in any impacts to the neighborhood. Representatives of CANA did speak with the applicant’s architect recently, who informed them that the applicant’s intent was to build out this ground-floor level in the future.

CANA believes the exercise of discretionary review is fully appropriate in this situation. The Block 1646 Alley provides a priceless asset to its residents. Encouraging in-fill and expansion of homes into the interior of this unique block, at the expense of green and permeable landscaping, would create significant and irreversible damage to this unique

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<sup>1</sup> The applicant may argue that the existing structure located on the south side of the current deck at 757 3rd Avenue ( Figure 10) has a more significant visual impact on the mid-block open space than the proposed Project would have. However, CANA was unable to locate any permits or other entitlements indicating that this structure or room is a permitted structure. To the extent that this structure is an illegal or non-conforming use, it should in no way be used as a basis to justify or facilitate the proposed Project’s impacts on the mid-block open space and neighbors.

block. There are alternatives to the Project that the applicant can pursue that would provide more than ample additional living space while avoiding these significant effects.

**b. The proposed expansion would not maintain light to adjacent properties by providing adequate setbacks**

The Project proposes that the second-story expand 12 feet to the west and very close to the property line on the north. (See Figures 12 and 13.) It also calls for the addition of a deck on the 3rd level. Enclosing the space on the 2nd level, which is currently an open deck, and adding a new deck above that, would substantially reduce light to the dining room, kitchen, and deck space for the neighbor immediately to the north. Furthermore, the proposed deck on the 3rd level would create sight lines to these areas as well as the 3rd story bedroom spaces of the northern neighbor.

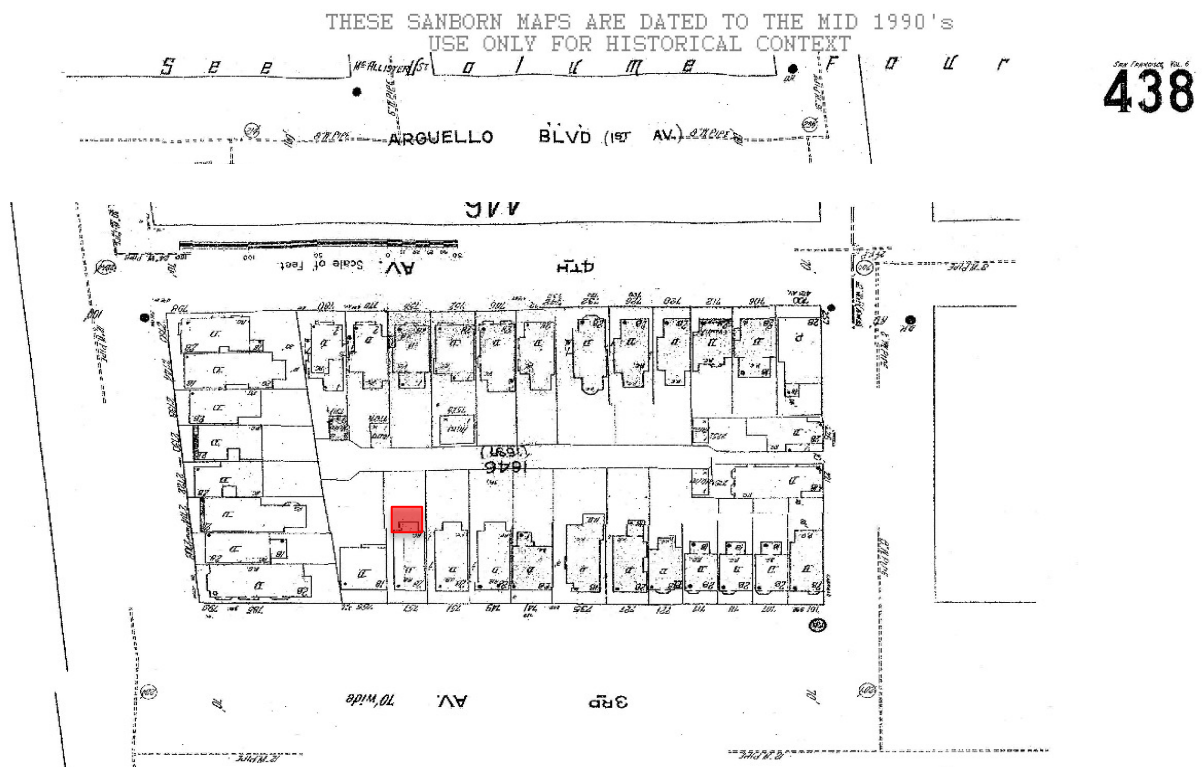
3. *What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?*

CANA strongly opposes this proposed build-out into the mid-block area as detailed above. CANA would be supportive of a build-out of the existing ground floor space. In fact, during a conversation between CANA representatives and the applicant's architect on July 31, 2020, the CANA representatives inquired about the ground-floor build-out. The architect stated that it was the applicant's intent to build out this ground floor in the near future. CANA believes that this type of project would address the exceptional and extraordinary circumstances of Block 1646, and reduce the adverse effects detailed above.

Figure 1. Aerial view of Alley facing west from Third Avenue, showing the outline of the mid-block open space. The proposed addition is shown in red in this photo and all subsequent photos.



Figure 2. The original Sanborn Map, dated to the mid 1990s, showing the mid-block open space





**Figure 3 Figure of Block 1646 Alley looking north. The alley forms the basis of our block and community association (the Cabrillo Alley Neighborhood Association)**

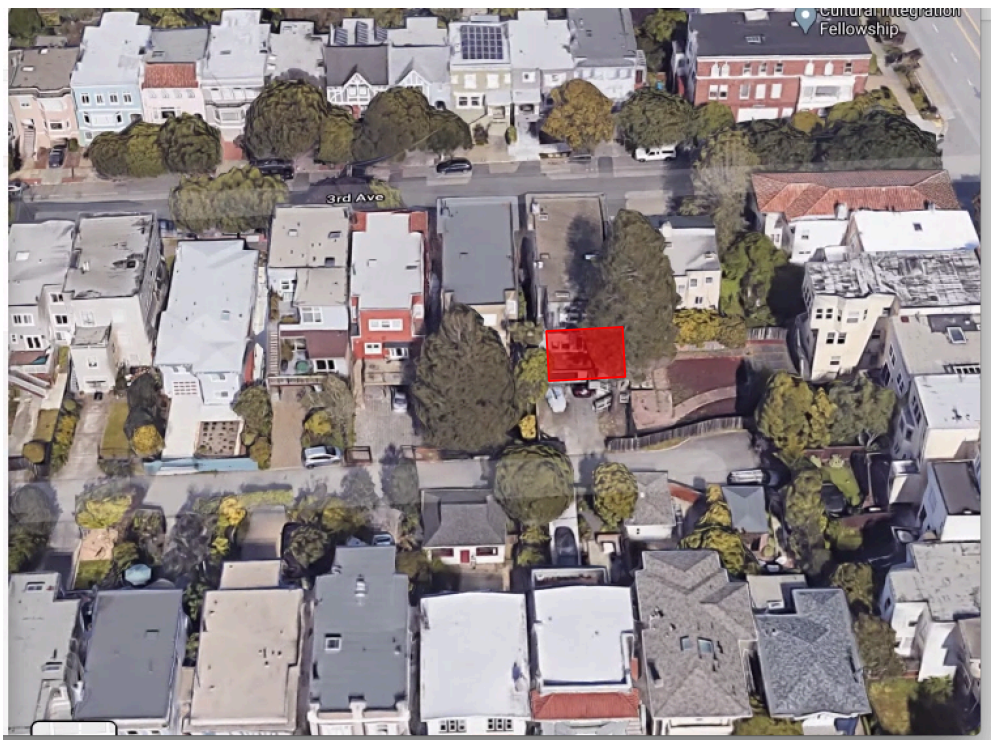




**Figure 4. Aerial view of Block 1646 mid-block open space - facing south.**

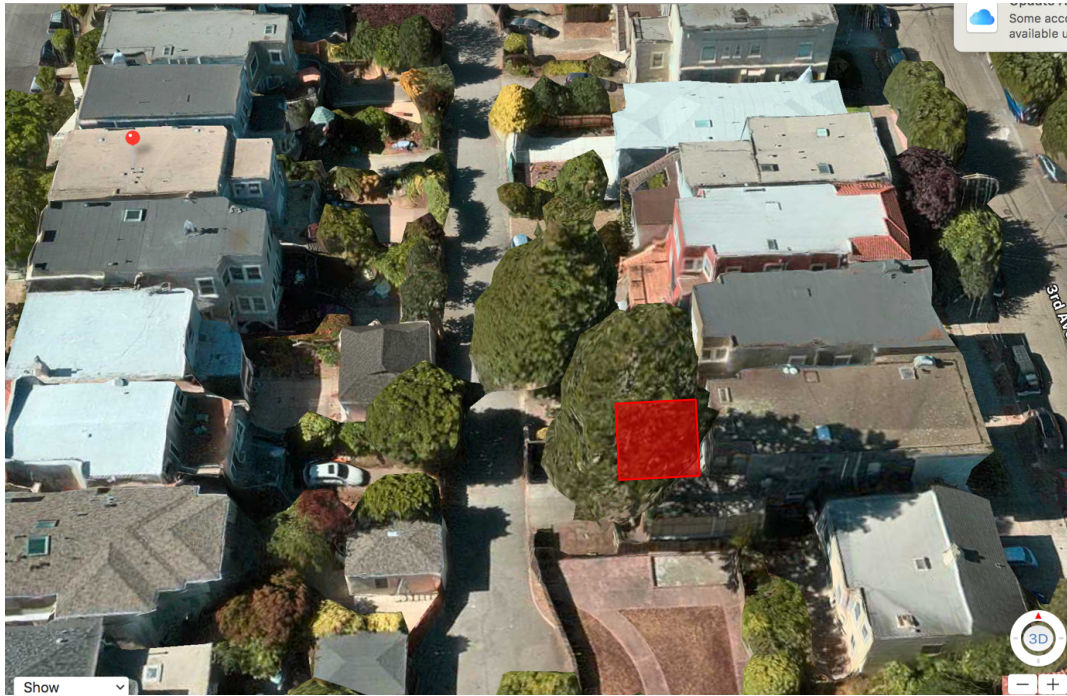


**Figure 5. Aerial view of Block 1646 mid-block open space (facing east from 4th Avenue). Area in red shows proposed addition.**





**Figure 6. Aerial view of Block 1646 mid-block open space (facing North from Fulton ).**



**Figure 7. Aerial view of Block 1646 mid-block open space (facing North-East from Fulton ). This shows that the western extent of 731 3rd Avenue. The applicant has noted that there are other houses on 3rd Avenue that have reduced the mid block open space including 731 3rd Avenue. However, this is a far smaller house and the extension is not as large as one proposed for 757 3rd Avenue. Also seen is how house 765 would be boxed in by the extension.**



**Figure 8. Aerial view of Block 1646 mid-block open space (facing South-East towards Fulton Street). The arrow points to 731**





**Figure 9. Aerial view showing homes in southeast area of Block 1646 that would be boxed in by the Project. The street on the top of the photo is Fulton Street**



**Figure 10. Block 1646 Alley view (to the east) of 757 3rd Avenue and homes to the south that would be further boxed in by proposed Project. Images also show view to the east, showing house to the south, and to the North**



**Figure 11. Looking west, from Third Avenue, the smaller house on the left of the photo is 731 Third Avenue.**





Figure 12. Rear view of 757 3rd Avenue showing existing deck and adjacent property, 751, to the north.



Figure 13. View to the North of 757 3rd Avenue at the deck, showing the existing deck and adjacent property to the north (751 Third Avenue). The figure beneath shows the approximate location of the proposed Project and impacts on light to 751 3rd Avenue.





# ***Cabrillo Alley Neighborhood Association***



August 5, 2020

Discretionary Review Application  
757 3<sup>rd</sup> Avenue  
Building Permit Application  
No. 2018.12.19.8795

To Whom it Concerns:

On behalf of the Cabrillo Alley Neighborhood Association (CANA) the following homeowners request discretionary review of the proposed Project located at 757 3<sup>rd</sup> Avenue in San Francisco.

Rebecca Smith-Bindman	Andrew Bindman	751 3 <sup>rd</sup> Avenue
Scott Castro	Janice Moon	2730 Fulton Street
Elizabeth Cheng	John Hou	742 4 <sup>th</sup> Avenue
Morley Pitt	Elaine Kapjian-Pitt	756 4 <sup>th</sup> Avenue
Randy Michelson		746 4 <sup>th</sup> Avenue
Ryan Wong		221 Cabrillo Avenue
Alisa Yee		2714 Fulton Street
Renata Kenaston	John Kenaston	732 4 <sup>th</sup> Avenue
Steven Dinkelspiel	Pamela Rose	741 3 <sup>rd</sup> Avenue
David Aaronson	Katie Aaronson	2722 Fulton Avenue
Yasmine Scallan		706 4 <sup>th</sup> Avenue
Gary Low		



# RESPONSE TO DISCRETIONARY REVIEW

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## Project Information

Property Address: 757 3rd Avenue

Zip Code: 94118

Building Permit Application(s): 2018.1219.8795

Record Number: ID 1194674

Discretionary Review Coordinator: David Winslow

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## Project Sponsor

Name: Daniel Paris

Phone: 4154972300

Email: dan@000arc.com

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## 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.)

See attached Responses to DR Application document, drawings and photos

- 
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.

See attached Responses to DR Application document, drawings and photos

- 
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.

See attached Responses to DR Application document, drawings and photos

## Project Features

Please provide the following information about the project for both the existing and proposed features. **Please attach an additional sheet with project features that are not included in this table.**

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	1	1
Occupied Stories (all levels with habitable rooms)	2	2
Basement Levels (may include garage or windowless storage rooms)	1	1
Parking Spaces (Off-Street)	2	2
Bedrooms	4	4
Height	26'-9"	26'-9"
Building Depth	73'4"	70'-11"
Rental Value (monthly)	NA	NA
Property Value	Unknown	Unknown

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

<b>Signature:</b> 	<b>Date:</b> 090820
<b>Printed Name:</b> Daniel Paris	<input type="checkbox"/> Property Owner <input checked="" 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.*

## **RESPONSES TO DR APPLICATION**

### **1. PROPOSED PROJECT IS CONSISTENT WITH RESIDENTIAL DESIGN GUIDELINES.**

Project Sponsor takes the position, after first receiving substantial neighborhood input, and responding to Planning Staff comments, that there are no exceptional nor extraordinary circumstances that justify Discretionary Review of this home remodel/addition. In complying with Residential Design Guidelines of the Planning Code, the property is restricted from utilizing the allowable building area permitted by the Planning Code in the rear.

The Mid-Block Open Space of the subject Block is significantly influenced by the existing shared automobile access easement that serves as a spine of the block. The shared automobile access easement reduces the rear area for all lots on the block.

There is not a consistent pattern of open rear yards on either side of the paved road. The pattern of mid-block development is eclectic and inconsistent with varied building heights and yard depths as shown in attached photos. One home to the North (731-3<sup>rd</sup>) has an addition similar to the subject proposal. There are three detached parking garages located across the easement. There are a combination of 2-story and 3-story homes of various sizes and styles. Automobile parking is prevalent due to the easement driveway access to these rear yards. One garage structure has been converted to an ADU, which sets a precedent for new residential space in proximity to the easement. And again, there are also cars which park directly in the easement.

The owner, Vera Cort, has lived at this home for 55 years where she and her husband raised their family. The intent of this space is to update and modernize this older home to provide an additional 258 s.f. of space for the type of open kitchen, dining and living area which most families desire, especially a family this large. This will enable Vera's son, Robert and his family to move back to San Francisco.

The proposed 12' extension would be 34'-4" from the rear property line, leaving greater than the 25% rear yard required. The proposal would remove an existing sunroom completely, reducing existing building volume and would provide a 6' setback at the South Property Line, consistent with similar properties. As viewed from the South, the proposed addition would provide less impact than existing conditions.

The proposed one story addition allows for a reasonable 12 ft. projection beyond the adjacent two story over basement home to the north. Proposed addition is only at main living level (first floor) and not at the second (top) floor. An existing side yard setback of approximately 6 ft. will be retained between the properties. Adjacent neighbor to the North

has a 6' fence at the 1<sup>st</sup> story and above the basement on the South edge of their existing deck which currently obscures their access to light and air, and provides privacy from the South. The proposed addition would only extend 3-4' above this fence line and could only be viewed at an oblique angle from the neighbor's property from a distance of 7' away. Also, consistent with Residential Design Guidelines, window configurations for the addition that break the line of sight between the buildings have been included.

**2. THE PROJECT AS PROPOSED WILL NOT CAUSE UNREASONABLE IMPACTS ON ADJACENT NOR NEIGHBORING PROPERTIES**

The design now under consideration has been thoroughly reviewed by Planning Staff with consideration for the guidelines and criteria of the Residential Design Guidelines. The Staff was sensitive to the height and depth of the proposed rear addition. The proposed addition in Staff's opinion is not uncharacteristically deep or tall in context with the adjacent properties. Furthermore, Staff recognized that the current design does not further impact views into existing green rear yard spaces.

An original proposal extended further into the rear yard and included a second floor extension for additional bedrooms. This second floor addition has since been removed after discussions with neighbors and Planning. Proposed new-sleeping rooms are now to be located in the existing basement level, which is not ideal for a family with 4 children under 4 years old.

With regard to potential impacts on access to light and air for adjacent properties, some reasonable impacts can be expected given the existing dense character of the block. Existing side yard setbacks will be retained and help to reduce impacts. A Shadow Analysis has been performed to clarify the relationship between the proposed addition and the adjacent property to the north. The analysis has been attached and demonstrates minimal impacts.

**3. ALTERNATIVE DESIGNS HAVE BEEN CONSIDERED AND CHANGES HAVE BEEN MADE**

The DR Application indicates the basement level should be used for any desired additional space rather than adding building volume to the rear. The basement level simply cannot be used to serve the same function as an open living space adjacent to the kitchen for this large family. The basement is not suitable space for the proposed living room addition. The basement is largely subterranean at the front and sides of the property and faces onto the rear garage and open parking areas. The only light to this level would come from the rear. Since the Second Floor addition was removed, Vera's family will need this basement space to serve as additional bedrooms as well as storage and garage. Further expansion to the rear at the Basement level would force open parking in the rear yard which further reduces the open nature of the interior open space of the block. This would also reduce open play area forcing use of the easement roadway.

Only the adjacent North neighbors, Rebecca Smith-Bindman and Andrew Bindman, attended the original Pre-Application meeting. The original proposal was for a greater expansion at both the First and Second (top) floors. Their initial response was that no addition should be allowed. After this meeting, at Vera's request, the drawings were revised

to propose a substantial 5' set-back at the North property line. This setback, coupled with the existing 6' setback would have given approximately 11' of separation. The neighbors' response was the same: no addition should be allowed.

After submittal of the permit set (with this North Setback included), and after consideration by Planning staff it was determined the top floor addition was not appropriate and only a single level extension of 12' to the rear and a 6' South setback would be considered appropriate and be supported by Planning. The proposed addition was reduced in size by more than 50% to the current total of 258 s.f. on one level. This revision results in stepping down of the building massing to the rear yard, which is consistent with design guidelines for mid-block development. This revision was indicated to the neighbors and their response was the same: no addition should be allowed.

A 3<sup>rd</sup> floor addition was also considered in place of the rear addition. However, a new 3<sup>rd</sup> floor could not work with the existing interior arrangement of rooms and could not comply with maximum height limits of the Planning Code. More importantly, a proposed 3<sup>rd</sup> floor proved more complicated given neighborhood context.

Neighbor, Scott Castro's, view is from the South and would be less impacted by the proposal with the removal of the existing sunroom.

Vera Cort has chosen to remain in her home of 55 years and to age in place. She now has the opportunity to welcome her son, Robert, and his family back to the house where he grew up so that they can be with her and to help her. Robert will be able to raise his own family in the house where he grew up and provide family continuity, which is a vital experience for a young family and rare in San Francisco. This addition would greatly help to modernize this older home's functionality for use moving forward and providing this continuity. This single floor addition of 258 s.f. is appropriate and consistent with planning guidelines.

4TH AVENUE

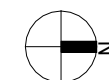
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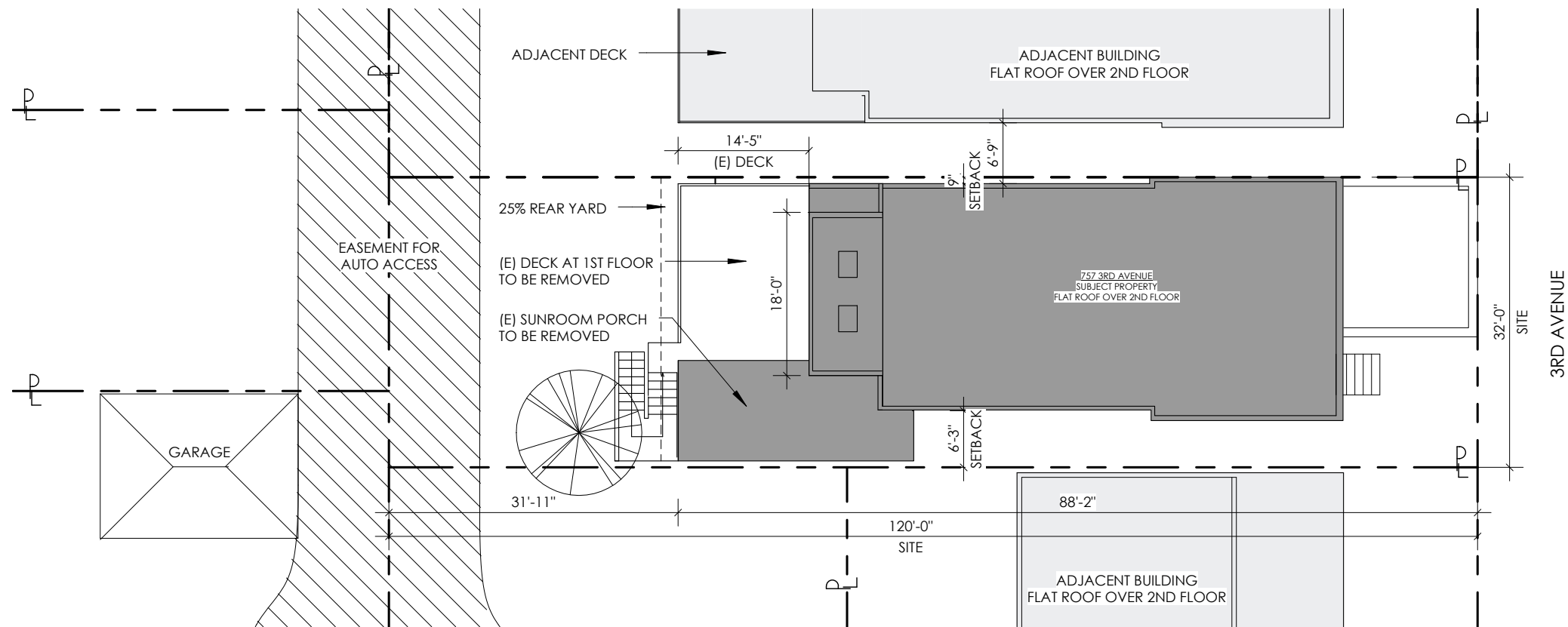
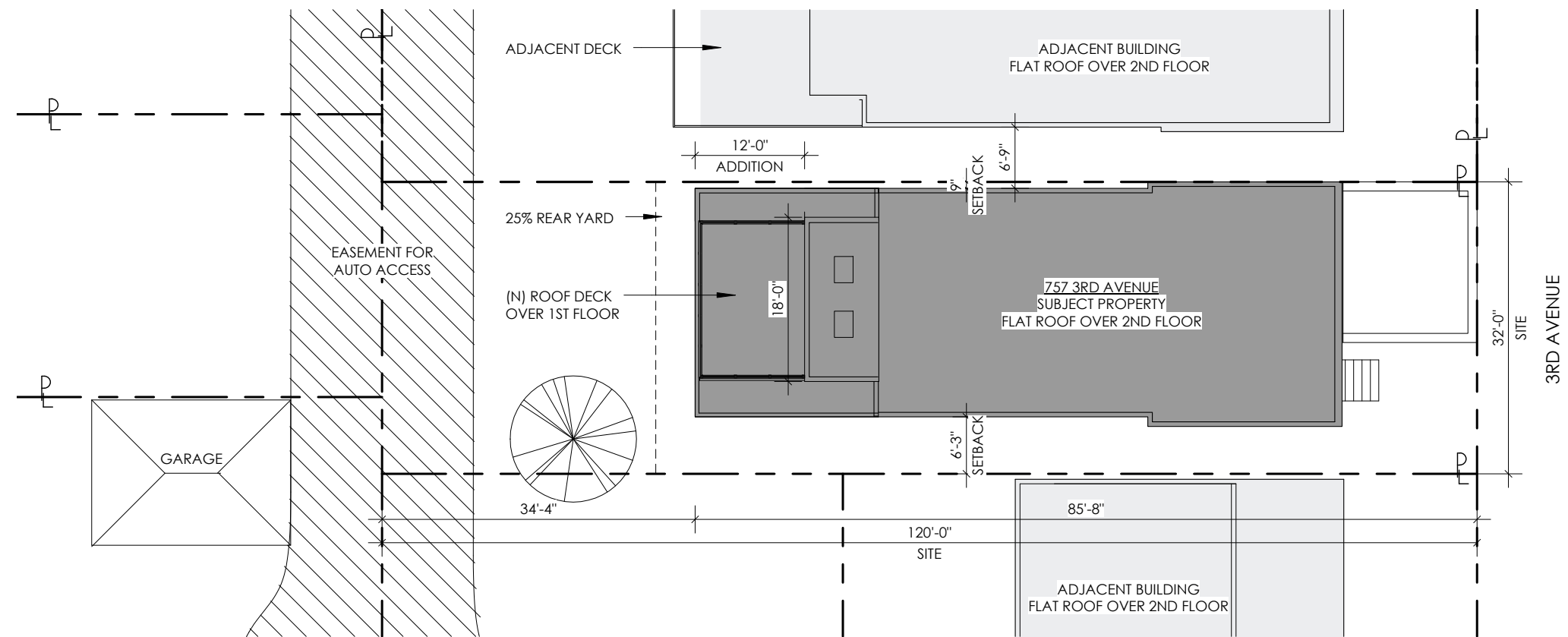
CABRILLO STREET

EASEMENT FOR AUTO ACCESS

757 3RD AVENUE  
SUBJECT PROPERTY

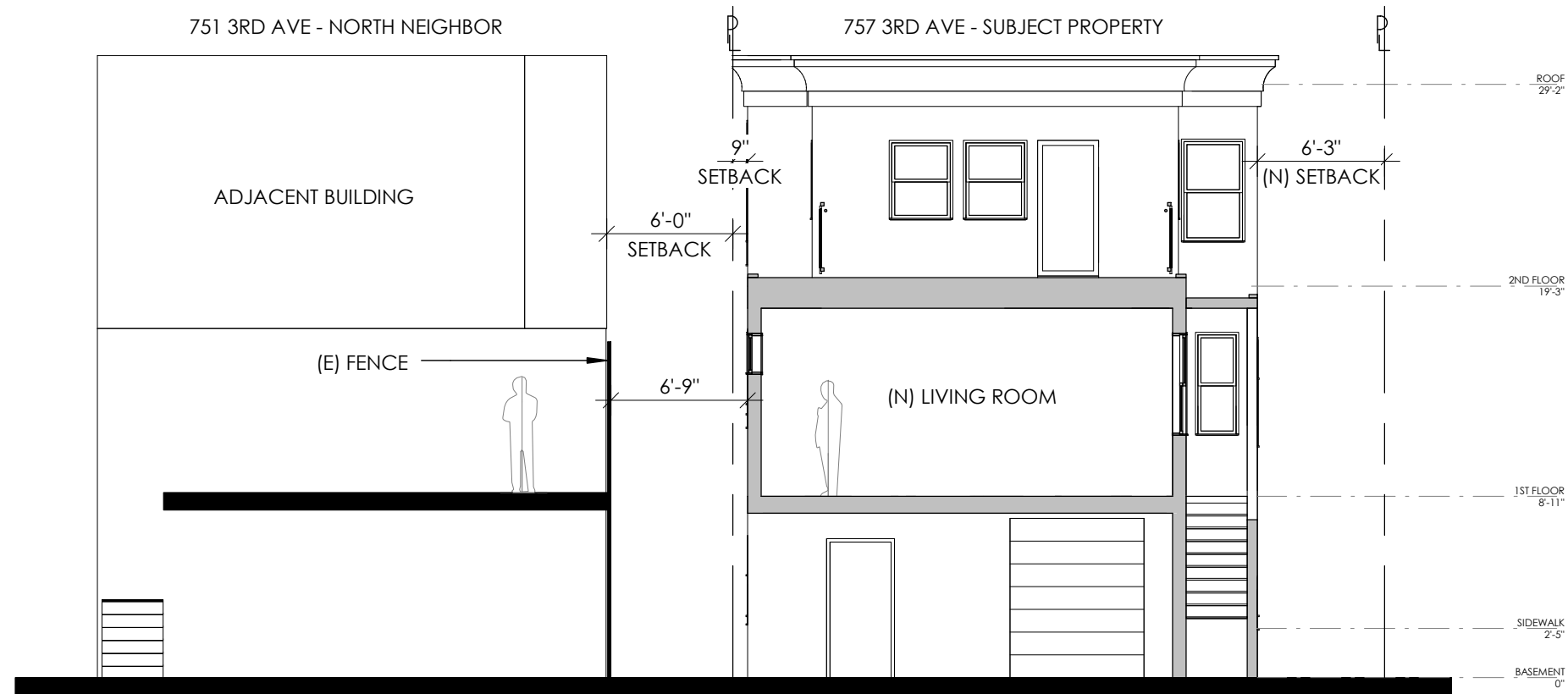
3RD AVENUE





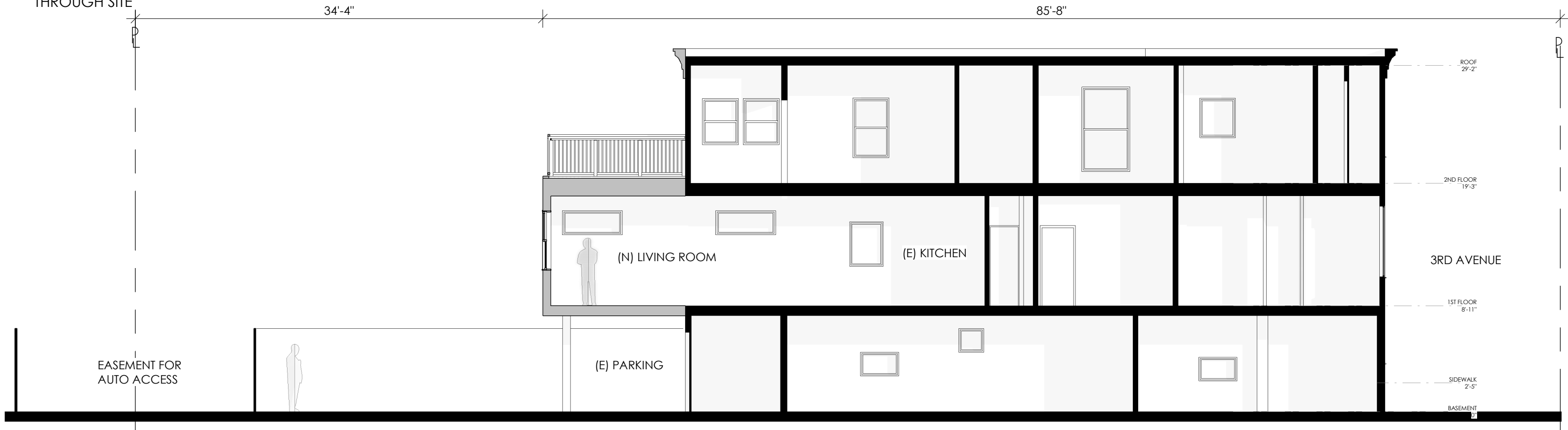


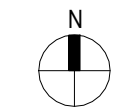
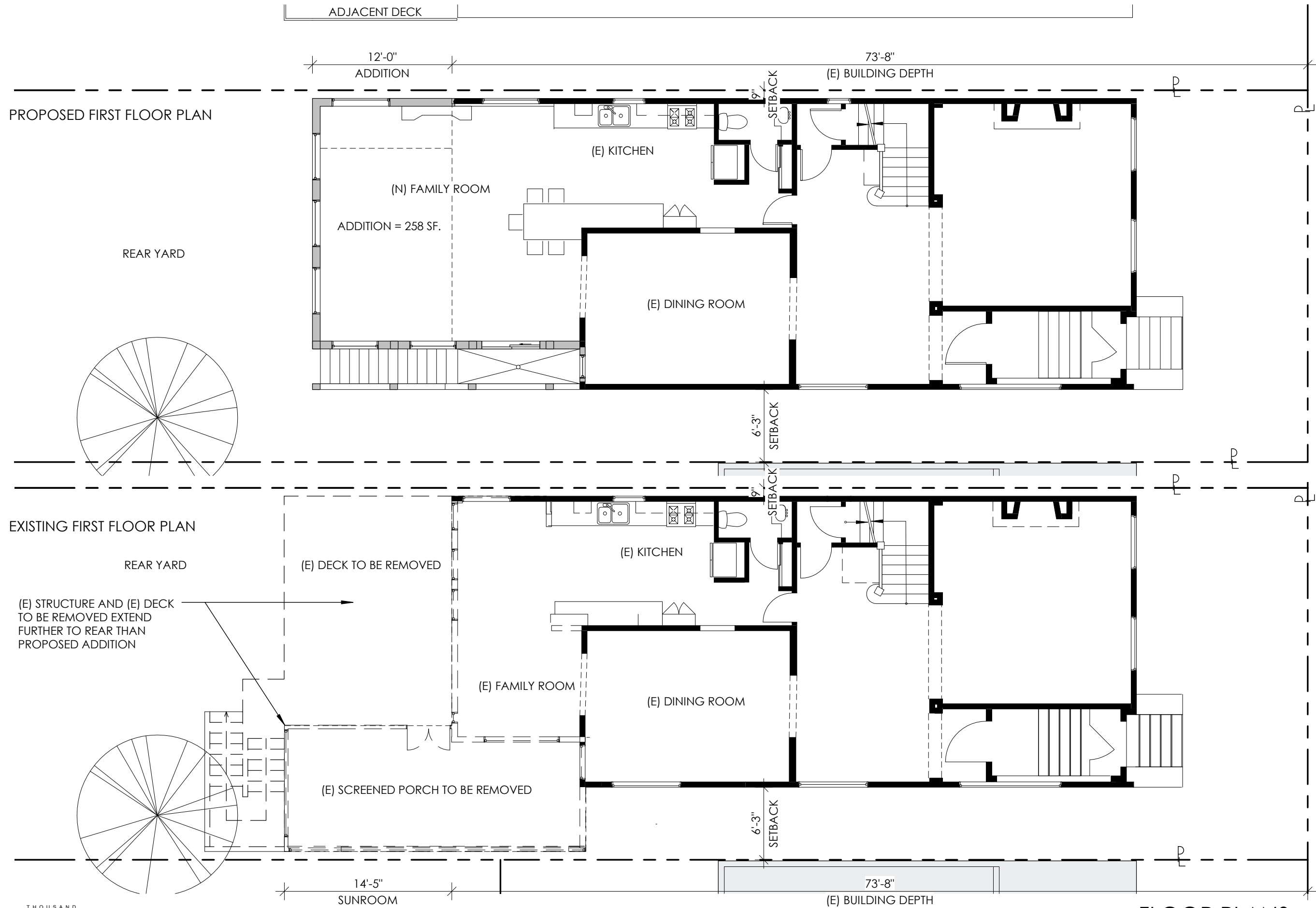
INDICATES EXISTING STRUCTURE  
 INDICATES NEW STRUCTURE



NORTH-SOUTH SECTION  
AT ADDITION

WEST-EAST SECTION  
THROUGH SITE









VIEW LOOKING NORTH FROM SUBJECT PROPERTY DECK



VIEW OF SUBJECT VIEW OF SUBJECT PROPERTY FROM MID-BLOCK EASEMENT



VIEW OF SUBJECT PROPERTY FROM 3RD AVE



PARKING ON EASEMENT

DETACHED GARAGES ON EASEMENT

PARKING ON EASEMENT



VIEW OF EASEMENT FROM SUBJECT PROPERTY

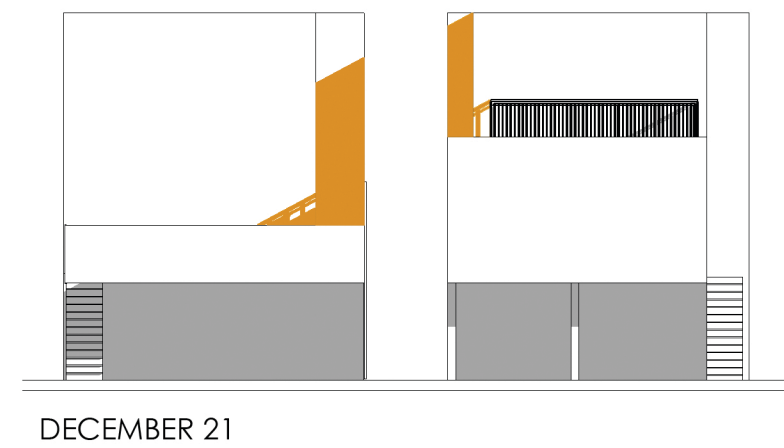
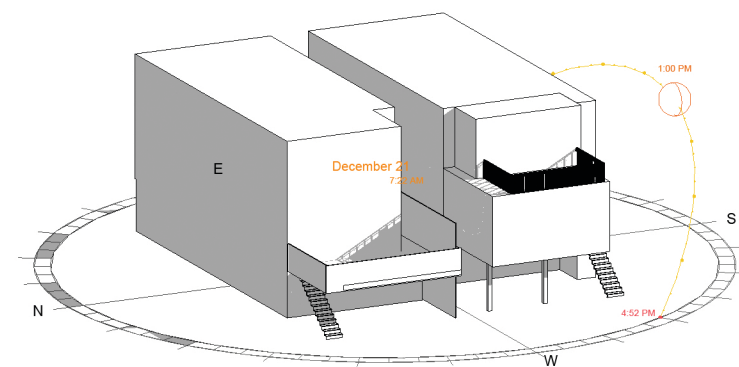
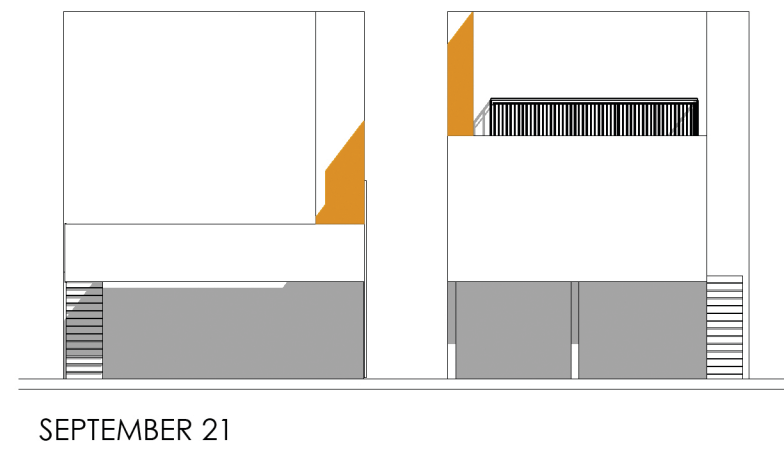
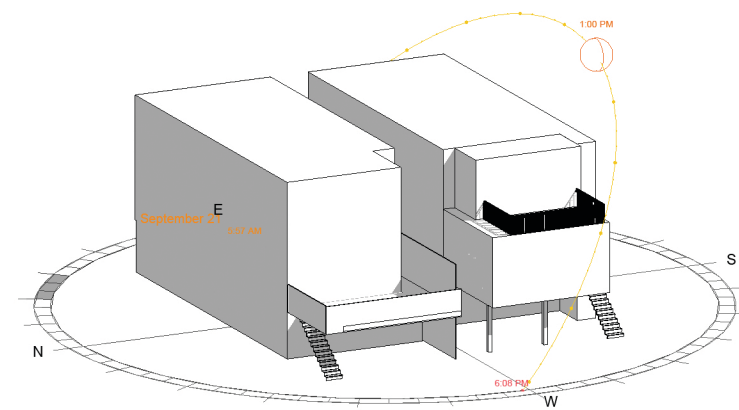
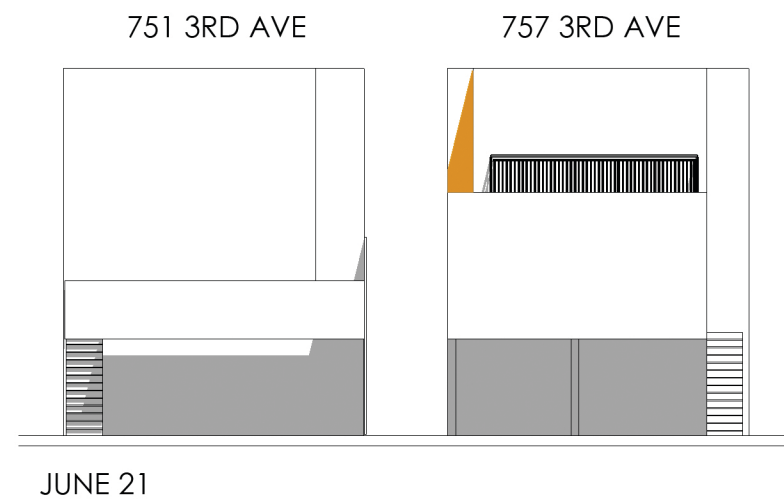
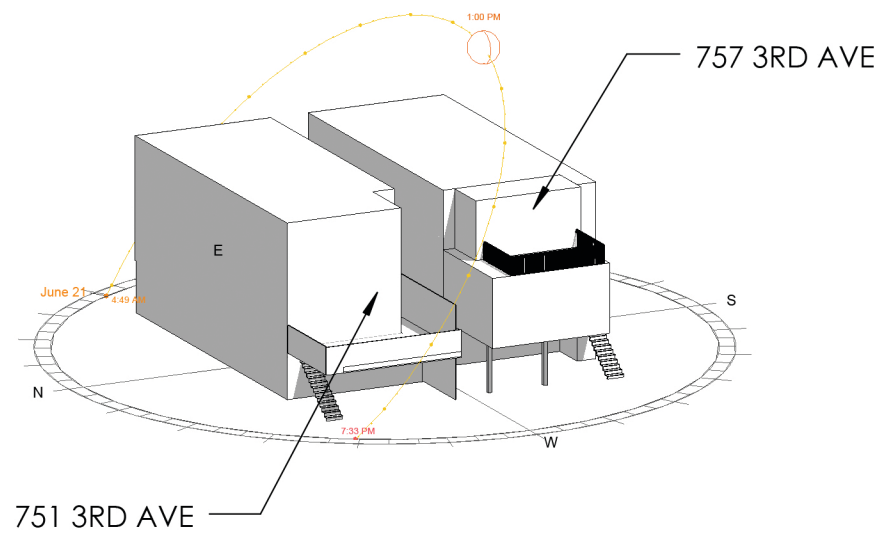
VIEW OF EASEMENT

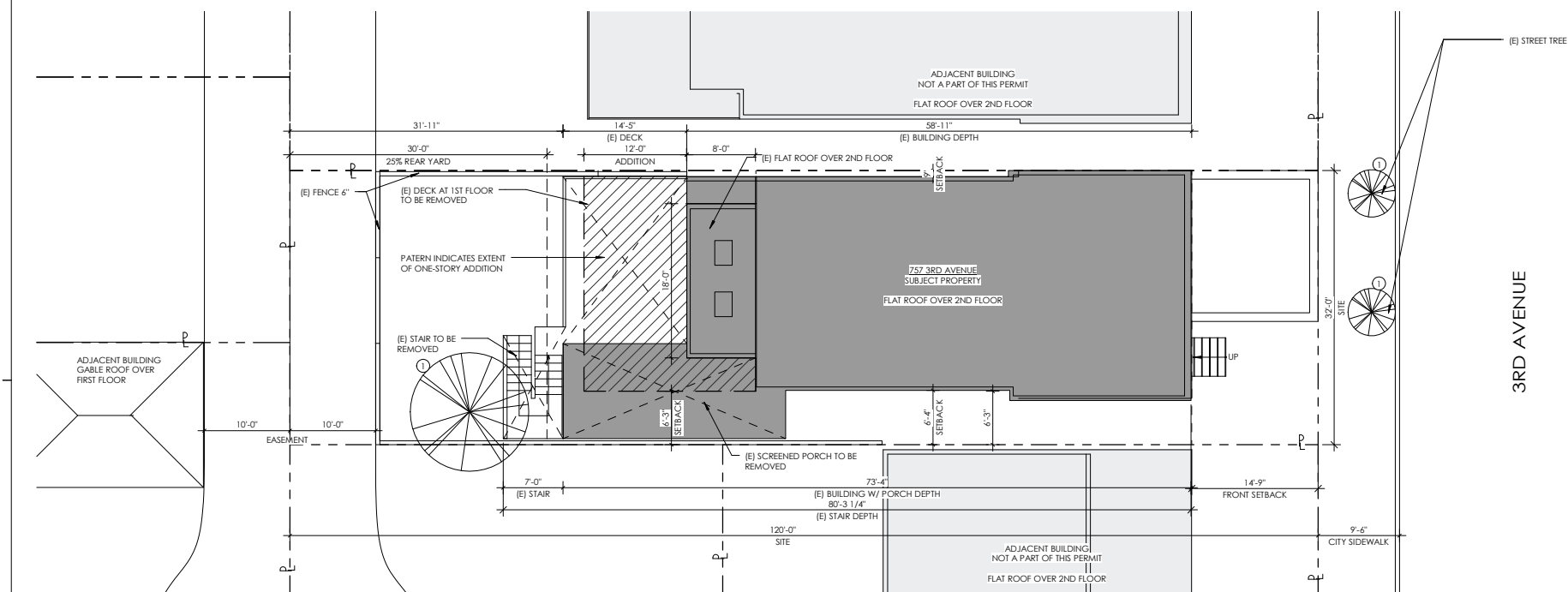
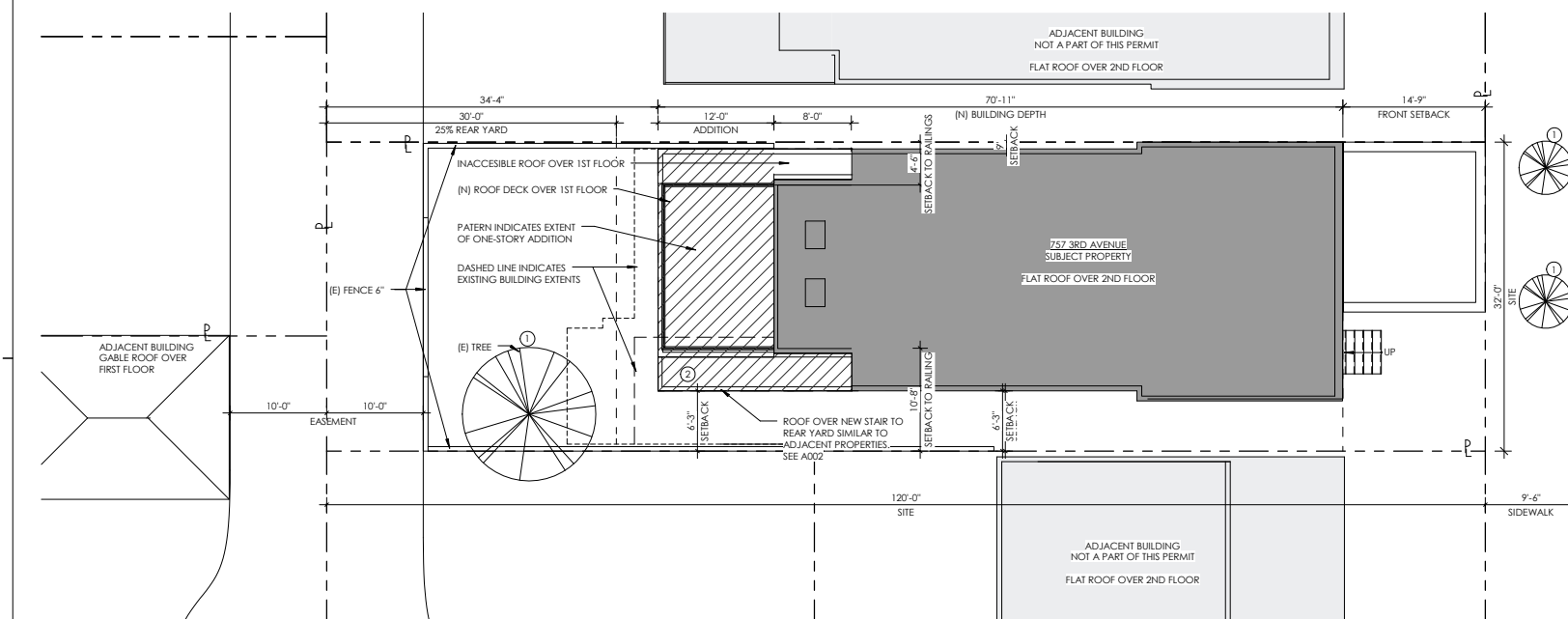


VIEW OF EASEMENT





VIEW OF PROPERTIES AT FULTON STREET







LEGEND

-  INDICATES EXISTING BUILDING ON SUBJECT PARCEL  
 INDICATES PROPOSED CONSTRUCTION ON SUBJECT PARCEL  
 INDICATES ADJACENT BUILDING, NOT A PART OF THIS PERMIT  
 INDICATES EXISTING ROOF LINE

GENERAL NOTES

THE FOLLOWING NOTES APPLY TO THIS SHEET ONLY

--	--

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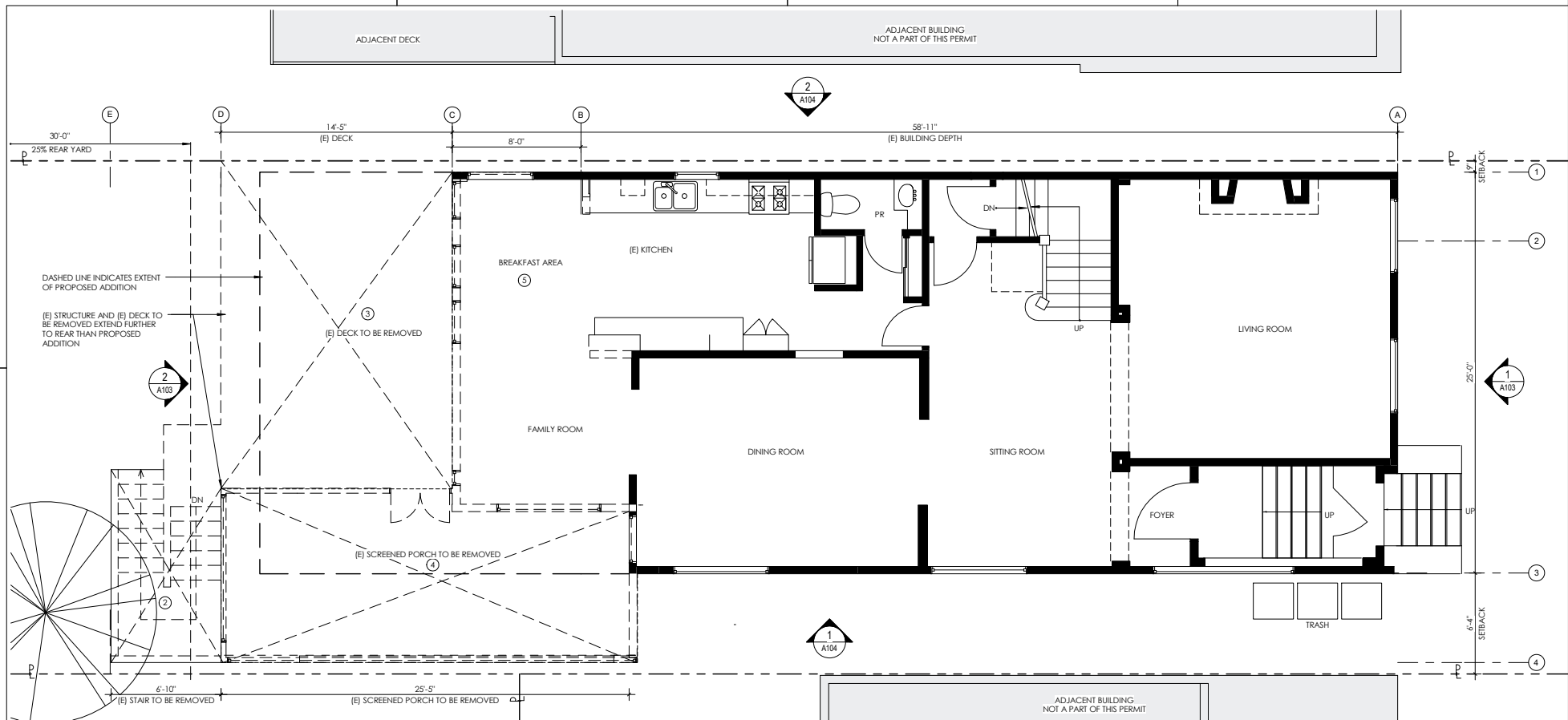
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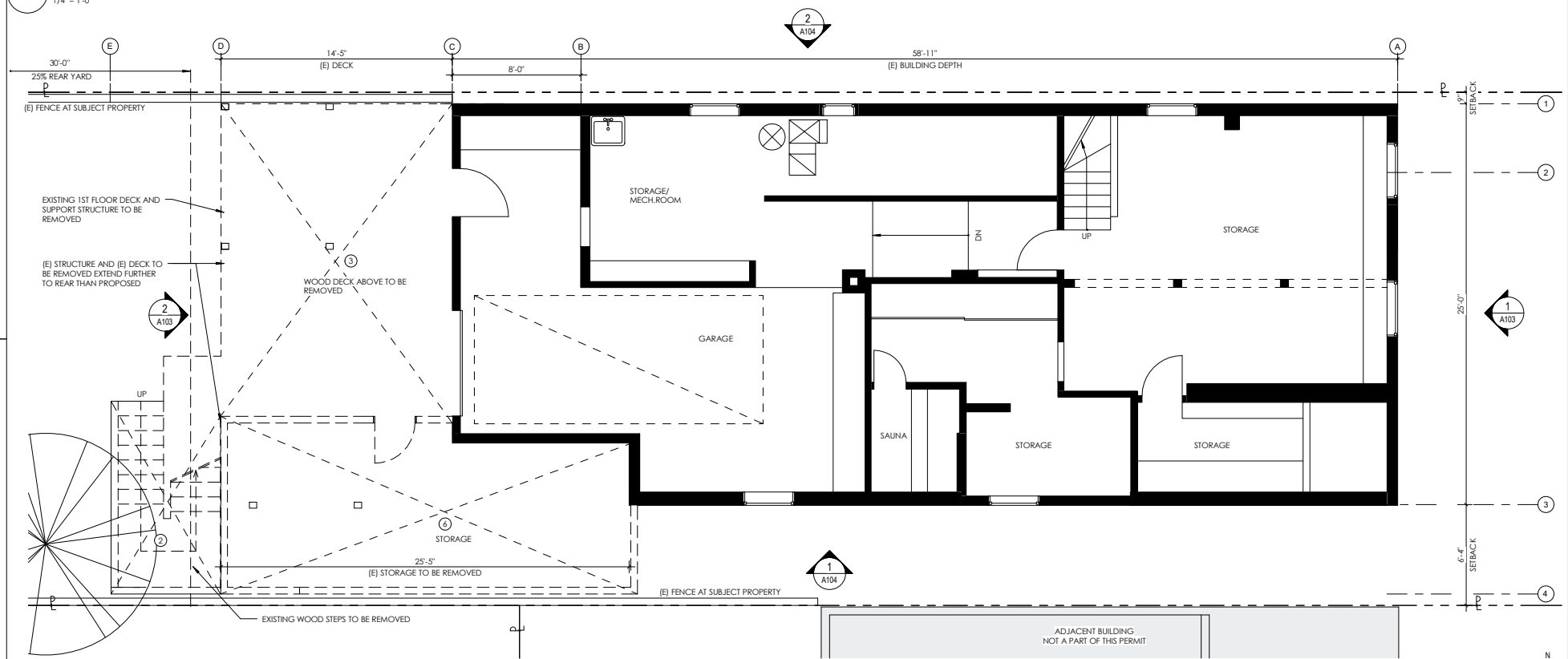
SHEET TITLE:  
EXISTING AND  
PROPOSED SITE  
PLAN

PROJECT NO: 1813  
DRAWN BY: DP  
DATE: 01.06.2020  
SCALE: 1/8" = 1'-0"  
DRAWING NO.

A003



2 EXISTING FIRST FLOOR PLAN  
1/4" = 1'-0"



1 EXISTING/ DEMO BASEMENT PLAN  
1/4" = 1'-0"

LEGEND

- INDICATES EXISTING BUILDING ON SUBJECT PARCEL
- INDICATES EXISTING CONSTRUCTION TO BE REMOVED

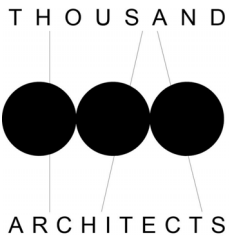
GENERAL NOTES

THE FOLLOWING NOTES APPLY TO THIS SHEET ONLY

KEYED NOTES

THE FOLLOWING NOTES APPLY TO THIS SHEET ONLY

- (1) (E) CONSTRUCTION TO BE REMOVED
- (2) (E) REAR YARD STEPS TO BE REMOVED
- (3) (E) WOOD DECK TO BE REMOVED
- (4) (E) SCREENED PORCH TO BE REMOVED
- (5) PORTION OF EXISTING 1ST FLOOR TO BE REMOVED
- (6) (E) BASEMENT STORAGE TO BE REMOVED



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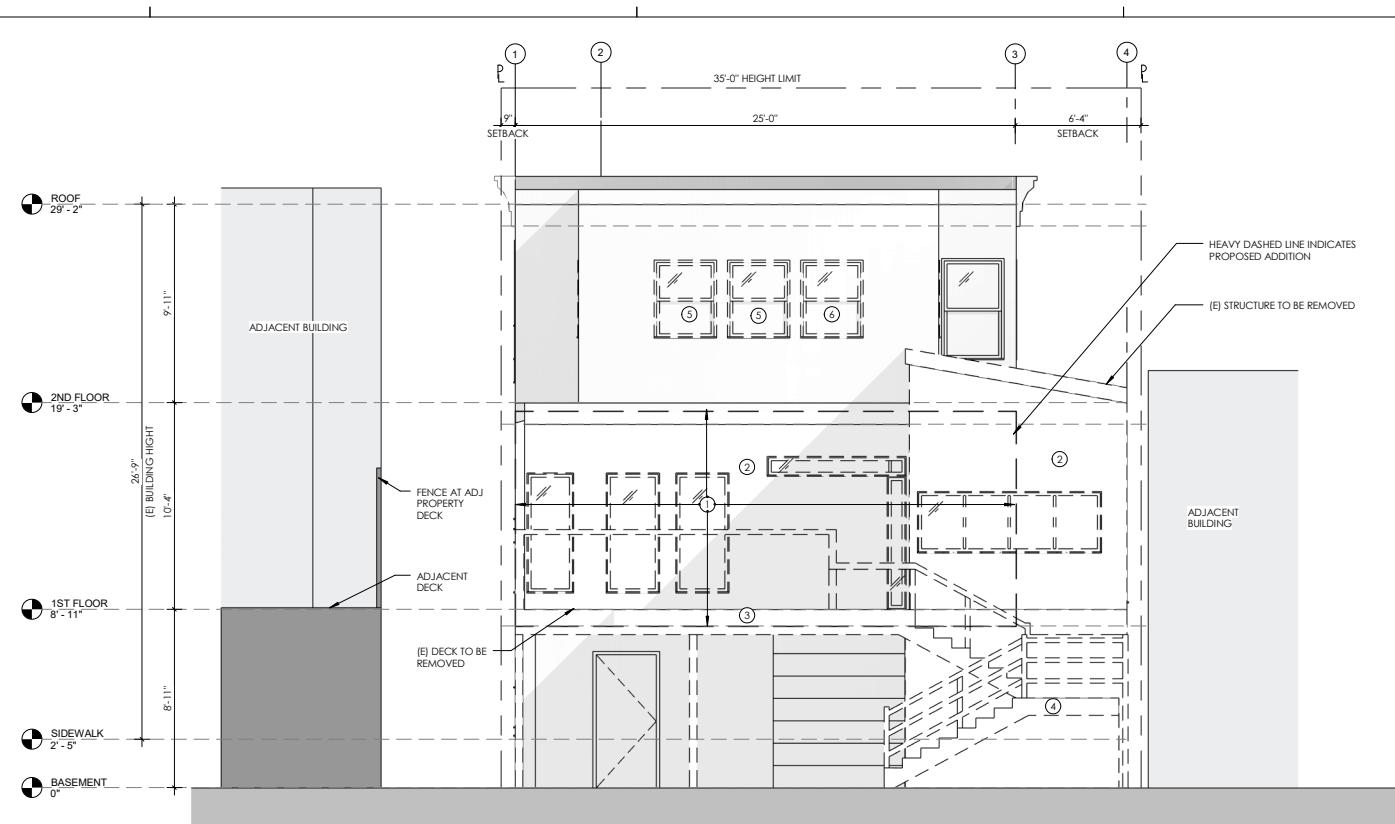
SHEET TITLE:  
EXISTING/ DEMO  
BASEMENT AND  
FIRST FLOOR PLAN

PROJECT NO: 1813  
DRAWN BY: DP  
DATE: 01.06.2020  
SCALE: As indicated  
DRAWING NO.

A101







## 2 EXISTING WEST ELEVATION



1 EXSITING EAST ELEVATION  
1/4" = 1'-0"

LEGEND

- - - INDICATES EXISTING CONSTRUCTION TO BE REMOVED  
 - - - INDICATES PROPOSED CONSTRUCTION ON SUBJECT PARCEL  
 [Shaded Box] INDICATES ADJACENT BUILDING, NOT A PART OF THIS PERMIT  
 - . - INDICATES ADJACENT BUILDING

## GENERAL NOTES

THE FOLLOWING NOTES APPLY TO THIS SHEET ONLY

KEYED NOTES

THE FOLLOWING NOTES APPLY TO THIS SHEET ONLY

- ① AREA OF NEW ONE-STORY ADDITION AT REAR YARD - SEE PLANS
- ② EXISTING CONSTRUCTION TO BE REMOVED
- ③ EXISTING DECK AT REAR YARD TO BE REMOVED, INCLUDING GUARDRAILS. PREPARE FOR NEW ONE-STORY ADDITION PER PLANS
- ④ EXISTING STEPS TO BE REMOVED. PREPARED FOR NEW WOOD STAIR LAYOUT PER PLANS
- ⑤ (E) WINDOW TO BE REPLACED
- ⑥ (E) WINDOW TO BE REMOVED. PREPARE FOR NEW DOOR
- ⑦ (E) WINDOW TO BE REMOVED

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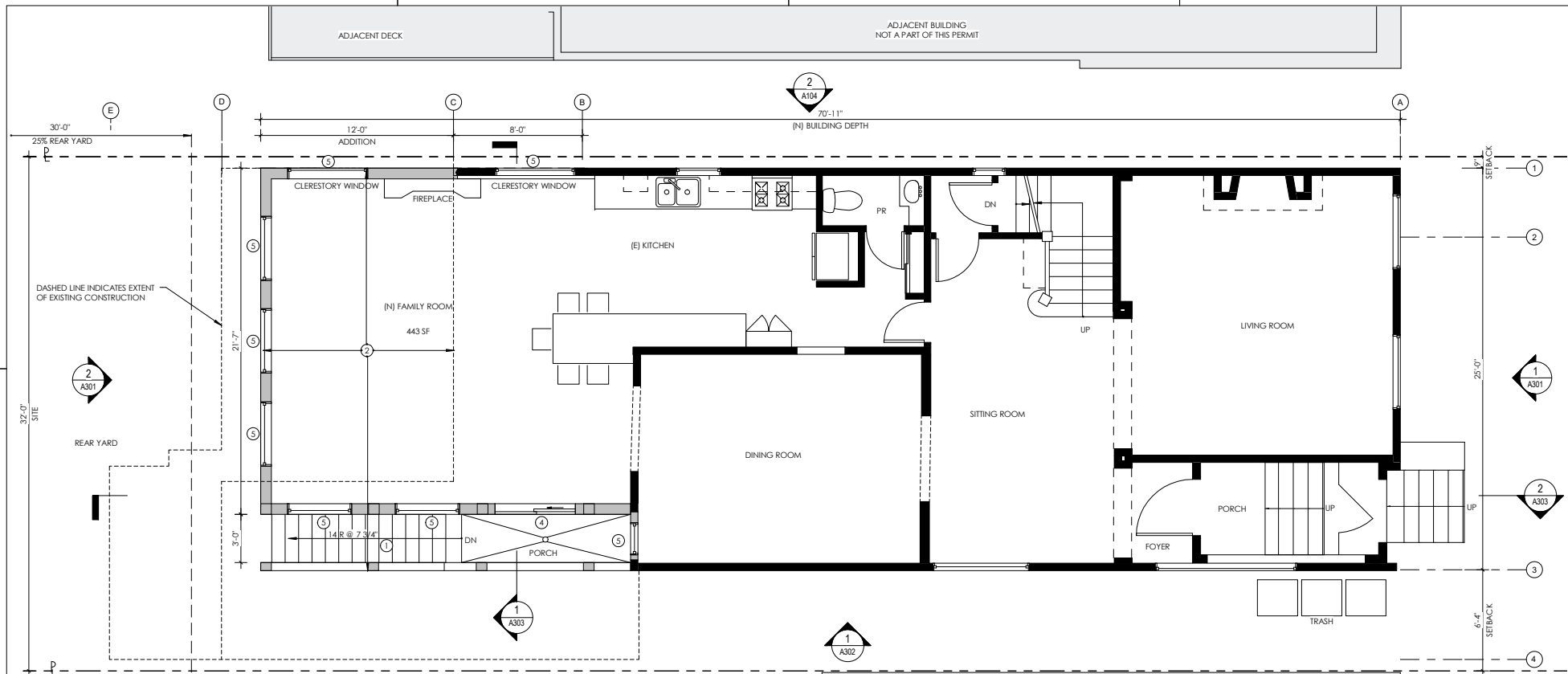
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SHEET TITLE:  
EXISTING WEST  
AND EAST  
ELEVATION

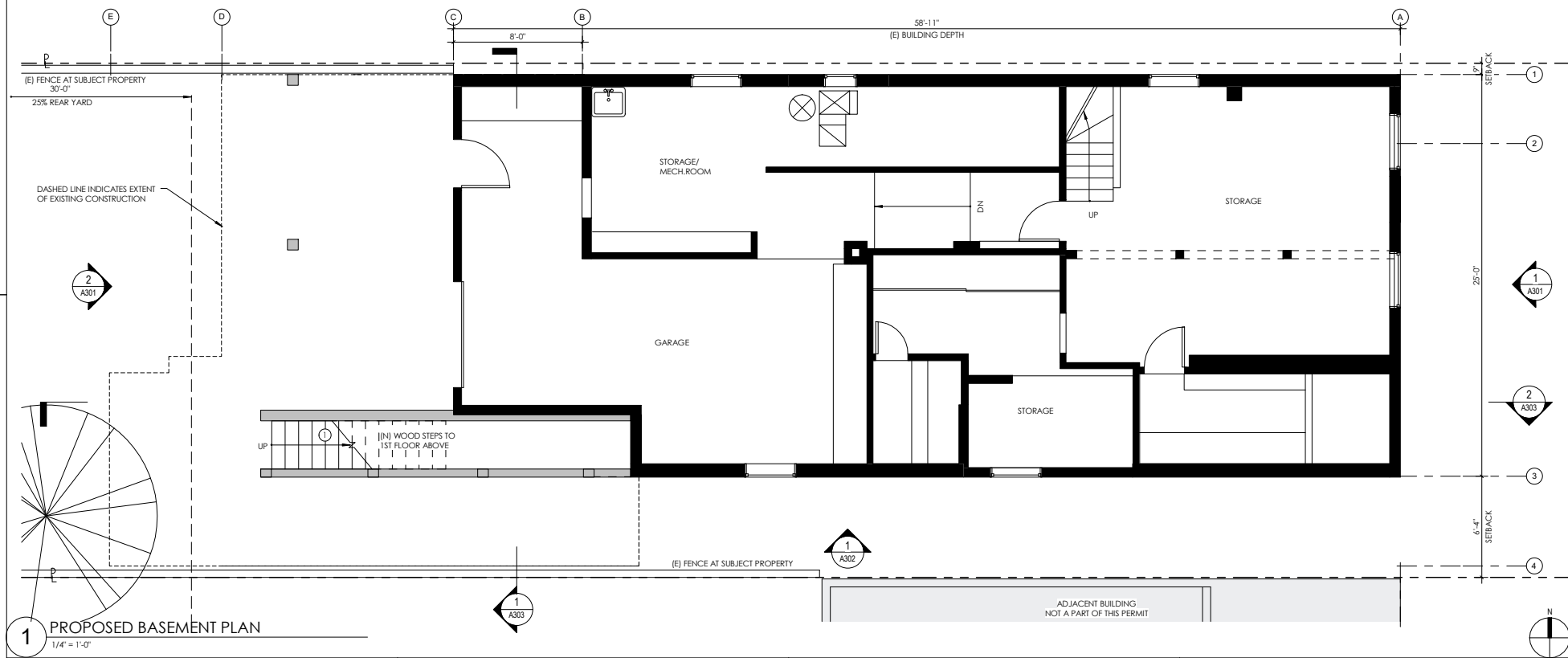
PROJECT NO: 1813  
DRAWN BY: DP  
DATE: 01.06.2020  
SCALE: As indicated  
DRAWING NO. A-10

A103





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



1 PROPOSED BASEMENT PLAN  
1/4" = 1'-0"

#### LEGEND

- INDICATES EXISTING CONSTRUCTION
- INDICATES NEW CONSTRUCTION

#### GENERAL NOTES

THE FOLLOWING NOTES APPLY TO THIS SHEET ONLY

#### KEYED NOTES

THE FOLLOWING NOTES APPLY TO THIS SHEET ONLY

- NEW EXTERIOR STAIR TO REAR YARD AT ORIGINAL STAIR LOCATION
- EXTENT OF NEW STORY ADDITION AT REAR YARD
- NEW PROPERTY LINE 1HR FIRE RATED WALL 42" ABOVE DECK
- NEW SLIDING DOOR
- NEW WINDOW

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REVISION	DATE
ISSUE FOR PLANNING	05.03.2020

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SHEET TITLE:  
PROPOSED  
BASEMENT AND  
FIRST FLOOR PLAN

PROJECT NO: 1813  
DRAWN BY: DP  
DATE: 01.06.2020  
SCALE: As indicated  
DRAWING NO.

A201

SHEET TITLE:	
PROPOSED SECOND FLOOR AND ROOF PLAN	
PROJECT NO:	1813
DRAWN BY:	DP
DATE:	01.06.2020
SCALE:	As indicated
DRAWING NO.	A202



- 1 EXTENT OF NEW ONE-STORY ADDITION AT REAR YARD
- 2 PROVIDE NEW ROOF FRAMING
- 3 ROOF DETAIL TO MATCH (E) AT FRONT
- 4 NEW STUCCO SIDING TO MATCH EXISTING
- 5 NEW ROOF DECK AT 2ND FLOOR
- 6 NEW FIBERGLASS WINDOW
- 7 NEW FIBERGLASS SLIDING DOOR
- 8 NEW EXTERIOR STAIR TO REAR YARD AT ORIGINAL LOCATION
- 9 OPEN WOOD GUARDRAILS 42" MAX HT. ABOVE DECK

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[illegible]

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PROJECT NO: 1813  
DRAWN BY: DP  
DATE: 01.06.2020  
SCALE: As indicated  
DRAWING NO.

A301



