



DISCRETIONARY REVIEW ABBREVIATED ANALYSIS

HEARING DATE: March 11, 2021

Record No.: 2019-000969DRP-02 /VAR
Project Address: 4822 19th Street
Permit Applications: 2019.0115.0455
Zoning: RH-1 [Residential House, One-Family]
40-X Height and Bulk District
Block/Lot: 2689 / 031
Project Sponsor: Amir Afifi
SIA Consulting
4742 Mission Street
San Francisco, CA 94112
Staff Contact: David Winslow – (628) 652-7335
david.winslow@sfgov.org

Recommendation: Take DR and Approve as Modified

Project Description

The project proposes to construct a new two-story over basement, single-family residence on an existing vacant lot. The proposed building will be approximately 2,310 square feet in area, measure approximately 22 feet 1 inch in depth, and 55 feet 9 inches in width at maximum. The proposal requires a Variance from the rear yard requirements.

The project has been revised since the proposed design sent out for 311 notification to remove the deck above the garage, reduce the roof deck, and modify the design and location of windows to reduce privacy impacts to adjacent neighbors.

Site Description and Present Use

The site is a vacant 65'-2" wide x 29'-10" deep lateral and down sloping lot that was subdivided from the corner lot (32) at Caselli and 19th Street in 1995, resulting in a 1,750 sq. ft. code complying lot.

Surrounding Properties and Neighborhood

The scale of buildings on this block of 19th Street are predominately 2-stories with hip and gable roofs fronting the narrow street, articulated by raised entries. The mid-block open space is well defined by a consistent alignment of buildings.

Building Permit Notification

Type	Required Period	Notification Dates	DR File Date	DR Hearing Date	Filing to Hearing Date
311 Notice	30 days	November 24, 2020– December 24, 2020	December 24, 2020	March 11, 2021	78 days

Hearing Notification

Type	Required Period	Required Notice Date	Actual Notice Date	Actual Period
Posted Notice	20 days	February 26, 2021	February 26, 2021	20 days
Mailed Notice	20 days	February 26, 2021	February 26, 2021	20 days
Online Notice	20 days	February 26, 2021	February 26, 2021	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	11	0
Neighborhood groups	0	1	0

Environmental Review

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15303 (Class Three – New Construction, up to three new single-family residences.)

DR Requestors

DR requestor #1: Sylvia Braselmann and Kathy Emery of 4828 19th Street, adjacent neighbors to the west of the proposed project.

DR requestor #2: Regan Przybyl and Brooks Jackson of 258 Caselli, neighbors to the east of the proposed project.

DR Requestors' Concerns and Proposed Alternatives

DR requestor #1 is concerned that the project is not code conforming and does not conform to the Residential Design Guidelines to articulate buildings to minimize impacts to light air and privacy.

Proposed alternatives:

1. Deny the variance for the portion as outlined in the Planning Department's RDG matrix.
2. Remove the both roof decks.
3. Provide a moderately pitched minimal height roof.
4. Eliminate windows facing 4828 19th Street to maintain privacy.

See attached *Discretionary Review Application*, dated December 24, 2020.

DR requestor #2 is concerned that the project does not conform to the Residential Design Guidelines to articulate buildings to minimize impacts to light air and privacy.

Proposed alternatives:

1. Modify the design and location of windows to address privacy.
2. Remove the roof deck.
3. Remove exterior stairs at side property line.

See attached *Discretionary Review Application*, dated December 24, 2020

Project Sponsor's Response to DR Application

The project sponsor has redesigned the proposal to address the concerns of the neighbors.

See attached drawings, dated March 4, 2021

Department Review

The Planning Department's review of this proposal confirms support for this project as modified as it conforms to the Residential Design Guidelines.

The project sponsor and DR requestors have agreed upon revisions to the project and would like to have those memorialized by taking Discretionary Review. In addition to the changes agreed upon by the DR requestors the 311 plans have been modified to eliminate the exterior stairs along the east side yard.

The agreed changes are as listed below and referenced in revised drawings dated March 4, 2021:

1. Limit the windows facing 4828 19th Street to be one dormer window on the top floor and a transom window at the second floor, both to use obscured glazing, as shown on sheet A-3.2.
2. Limit the windows facing 258 Caselli Street to be two transom windows: one at the basement level and one on the first floor; and one double-hung at the second floor - all to use obscured glazing, as shown on sheet A-3.2.
3. Eliminate the roof deck on the garage roof and provide note: "unoccupied roof" over garage as shown on sheets A-2.2. Sheet A-2.2 should also specify "no parapet—fire-rated roof and 6" curb" on the garage roof.
4. Limit the height of the garage to a total height (including the 6" curb) below the 310' elevation, per revised drawings with elevations and heights on sheets A-3.1 and A-4.1.
5. Provide a 5' setback from the edge of the structure on all sides of the roof deck adjacent to 258 Caselli, As shown on sheet A-2.2.
6. Provide a 6'-high obscured glass privacy screen around the roof deck, per sheet A-3.1.

Because of these exceptional or extraordinary circumstances staff recommends the Commission take and not taking Discretionary Review.

Recommendation: Take DR and Approve as Modified

Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
DR Applications
Letters of opposition
311 plans
Revised plans dated March 4, 2021

Exhibits

Discretionary Review Hearing
Case Number 2019-000969DRP-02
4822 19th Street

Sanborn Map*

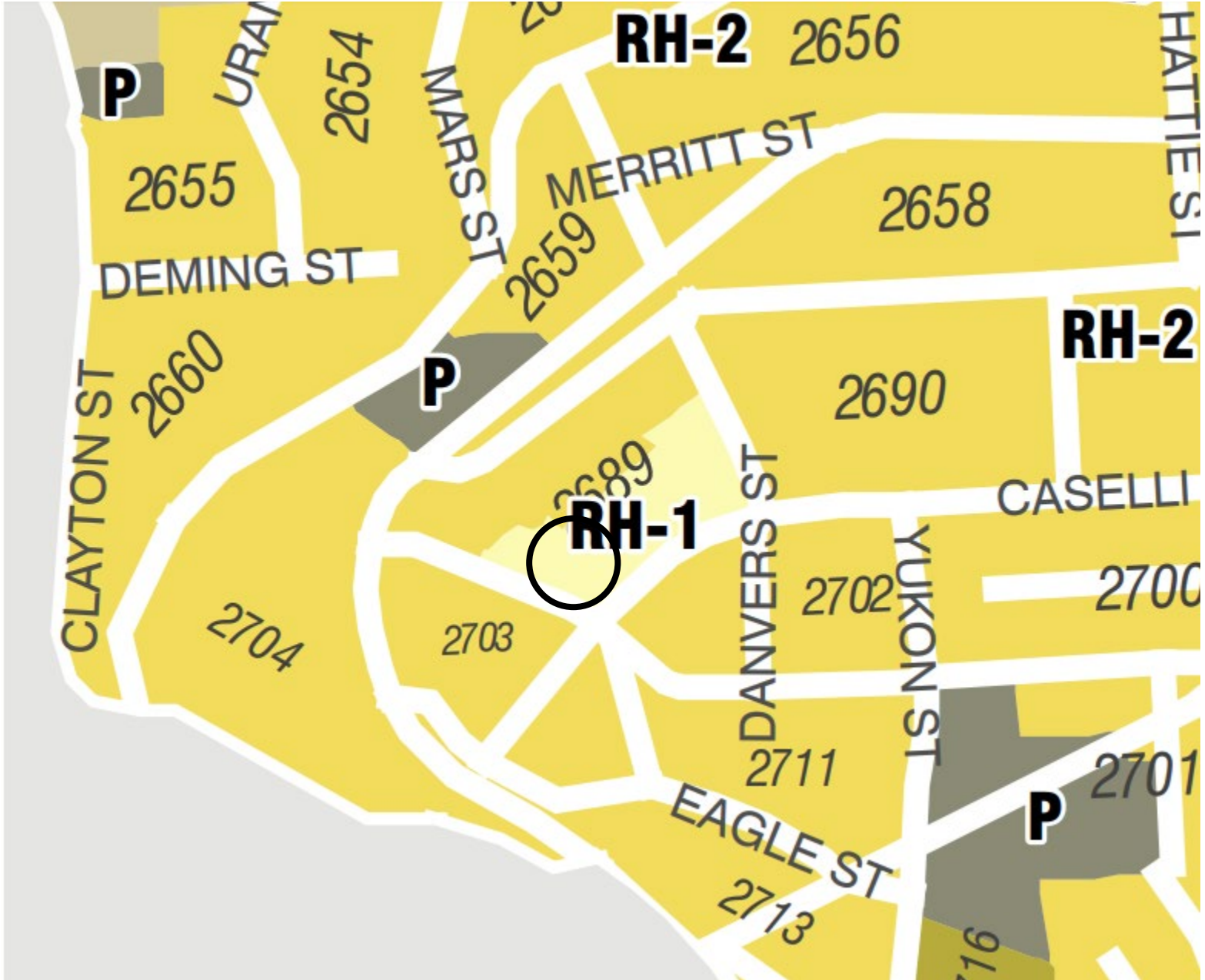


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing
Case Number 2019-000969DRP-02
4822 19th Street

Zoning Map



Discretionary Review Hearing
Case Number 2019-000969DRP-02
4822 19th Street

Aerial Photo



**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2019-000969DRP-02
4822 19th Street

Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY



Discretionary Review Hearing
Case Number 2019-000969DRP-02
4822 19th Street

Aerial Photo



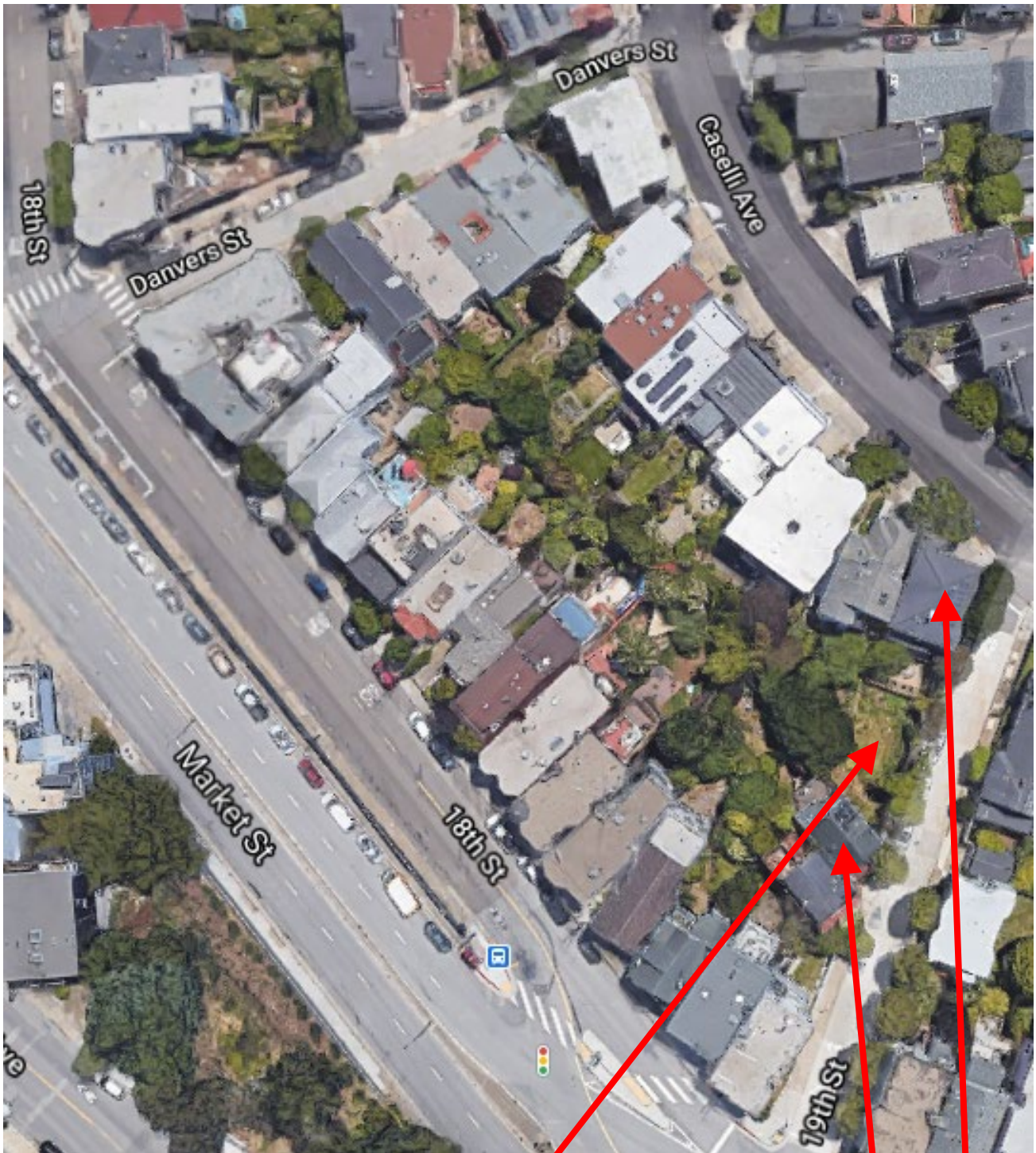
**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2019-000969DRP-02
4822 19th Street

Aerial Photo



SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2019-000969DRP-02
4822 19th Street

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2019-000969DRP-02
4822 19th Street



NOTICE OF BUILDING PERMIT APPLICATION (SECTION 31.1)

On **January 15, 2019**, Building Permit Application No. **2019.0115.0455** was filed for work at the Project Address below.

Notice Date: 11/24/20 Expiration Date: 12/24/20

PROJECT INFORMATION

Project Address: **4822 19th Street**
Cross Streets: **Caselli Avenue, and 18th and Market Streets**
Block / Lot No.: **2689 / 031**
Zoning District(s): **RH-1 / 40-X**
Record No.: **2019-000969PRJ**

APPLICANT INFORMATION

Applicant: **Amir Afifi**
Address: **4742 Mission Street**
City, State: **San Francisco, CA 94112**
Telephone: **415-741-1292 ext. 104**
Email: amir@siaconsult.com

You are receiving this notice as an owner or occupant of property within 150 feet of the proposed project. **You are not required to take any action.** For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request that the Planning Commission review this application at a public hearing for Discretionary Review. Requests for a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown above, or the next business day if that date is on a weekend 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	PROJECT FEATURES	Existing	Proposed
<input type="checkbox"/> Demolition	Building Use:	Vacant Lot	Residential
<input type="checkbox"/> Change of Use	Front Setback:	None	+/- 0 inches
<input type="checkbox"/> Rear Addition	East Side Setback:	None	+/- 5 feet
<input type="checkbox"/> Vertical Addition	West Side Setback:	None	+/- 3 feet
<input checked="" type="checkbox"/> New Construction	Building Depth:	None	+/- 22 feet-1 inch, maximum
<input type="checkbox"/> Façade Alteration(s)	Rear Yard:	None	+/- 10 feet
<input type="checkbox"/> Side Addition	Building Height:	None	+/- 25 feet- 9 inches
<input type="checkbox"/> Alteration	Number of Stories:	None	2 Stories over Basement
<input type="checkbox"/> Front Addition	Number of Dwelling Units:	None	1 Dwelling Unit
	Number of Parking Spaces:	None	1 Off-Street Parking Space

PROJECT DESCRIPTION

The proposal is to construct a new two-story over basement, single-family residence on an existing vacant lot. The proposed building will be approximately 2,310 square feet in area, measure approximately 22 feet 1 inch in depth, and 55 feet 9 inches in width at maximum. The proposal requires a Variance from the rear yard requirements. A public hearing for the requested Variance has been tentatively scheduled for December 2, 2020. See attached plans for additional details.

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 sfplanning.org/notices and search the Project Address listed above.

For more information, please contact Planning Department staff:

Planner: **Gabriela Pantoja** Telephone: **628-652-7380** Email: Gabriela.Pantoja@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 counter at the Permit Center via email at 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 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://aca-ccsf.accela.com/ccsf/Default.aspx>).
2. Complete the Discretionary Review PDF application (<https://sfplanning.org/resource/dr-application>) and email the completed PDF application to 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. 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 (628) 652-1150.

Environmental Review

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



CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
4822 19TH ST		2689031
Case No.		Permit No.
2019-000969PRJ		201901150455
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
<p>Project description for Planning Department approval. TO ERECT 3 STORIES, NO BASEMENT, TYPE V-B, SINGLE FAMILY HOME.</p>		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</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>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p>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 > Maher layer).</p>
<input type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Gabriela Pantoja</p> <p>Not located within 25% slope or greater area, confirmed by Env. staff.</p>	

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

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

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

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

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

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; 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>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit	Signature: Gabriela Pantoja
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	11/12/2020
	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, you can call the Planning counter at 628.652.7300 or email pic@sfgov.org where planners are able 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 email the completed application to cpc.intake@sfgov.org.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 628.652.7550. 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628.652.7550。請注意，規劃部門需要至少一個工作日來回應。

Filipino: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 628.652.7550. 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: _____

Email Address: _____

Address: _____

Telephone: _____

Information on the Owner of the Property Being Developed

Name: _____

Company/Organization: _____

Email Address: _____

Address: _____

Telephone: _____

Property Information and Related Applications

Project Address: _____

Block/Lot(s): _____

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?		
Did you discuss the project with the Planning Department permit review planner?		
Did you participate in outside mediation on this case? (including Community Boards)		
Changes Made to the Project as a Result of Mediation. If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes that were made to the proposed project.		

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.

-
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.

-
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?

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

Name (Printed)

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

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

ATTACHMENT A

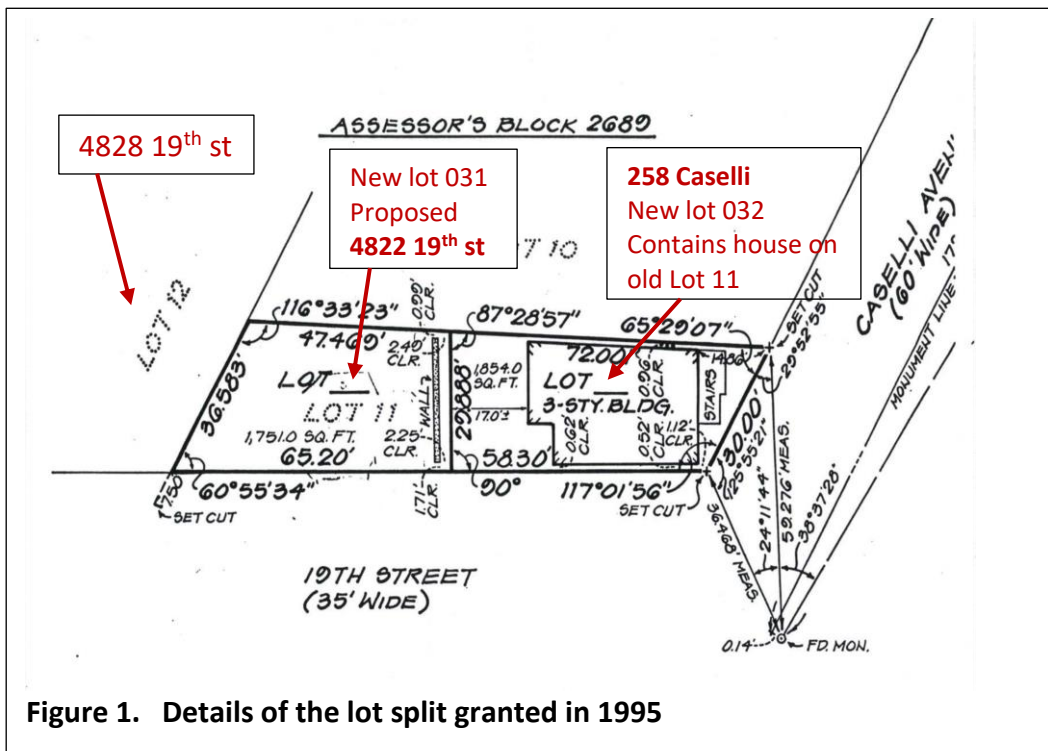
4822 19TH STREET

DISCRETIONARY REVIEW APPLICATION

I. INTRODUCTION AND BACKGROUND

Project Site. As shown in **Figure 1**, our home at 4828 19th Street is directly adjacent to the project site at 4822 19th Street.

Proposed Project. A new 2,624-square-foot single-family house is proposed by “A&L Investments, LLC,” an investment group managed by Lane Jenkins, on the 1,751 square-foot vacant lot at 4822 19th Street.

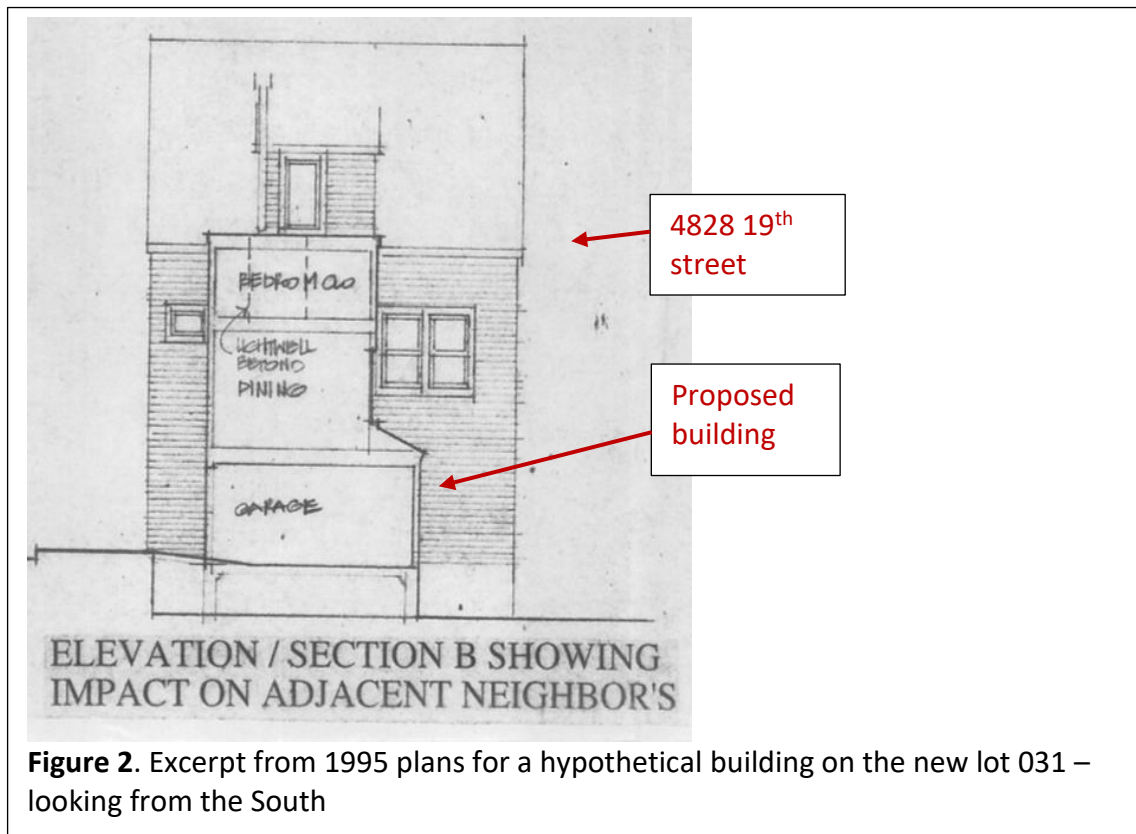


Project Site History. Until 1995, 4822 19th Street was not a separate lot, it was the backyard of 258 Caselli. In 1994, the prior owner of 258 Caselli applied for a lot split, to create a new lot out of her backyard. The Zoning Administrator at the time initially said that he would not be able to approve the lot split request (see **Exhibit 1**) and neighbors filed extensive objections to this request based on the small and unusual size of the lot and the lack of potential that a code-complying project could be constructed on a lot of this size and shape.

The Zoning Administrator acknowledged that issue and wrote that he would consider the application *only on condition that it could be demonstrated that a code-complying building could be built on the new subdivision.*

Such plans were submitted. Although the proposed hypothetical plans integrated some of the concerns of the neighbors (e.g., reduced the height on the south-east side, avoided blocking the windows of the neighboring house,) the neighborhood remained opposed. Ultimately, the lot split shown in **Figure 1** was granted in 1995, though the Planning Commission only approved the subdivision at the third meeting considering the matter (noting that it was not the plans per se that they were approving.)

The plans for a code-complying building specifically avoided blocking the neighboring windows in order to satisfy neighborhood concerns and provided the minimum 15-foot rear yard setback. **Figure 2** below is a drawing from the 1995 plan set.



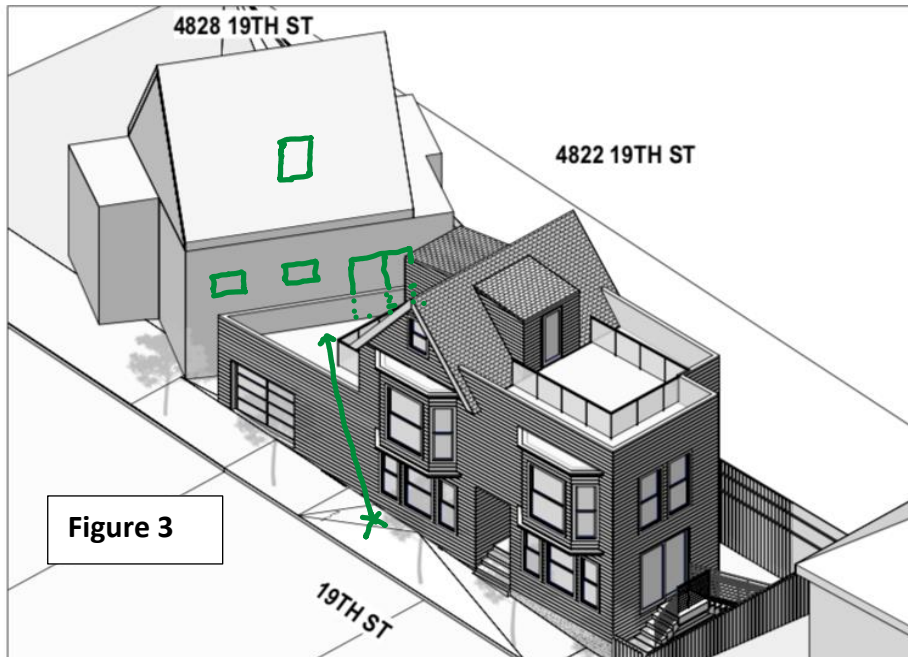
The proposed project is not code compliant. Unlike the 1995 code compliant plan, the project that is the subject of this DR request, is not code-compliant and is requesting a Rear Yard Variance to be exempted from having to provide a minimum rear yard of 15' in this RH-1 Zoning District where the standard requirement is a 30 percent Rear Yard Setback. The developer is asking for permission to provide a substandard setback of approximately 10' instead.

We object to the granting of the Rear Yard Variance due to the associated impacts of a small rear yard on the neighbors and because the developers have failed to meet the standards required for the granting of a Variance. **Exhibit 2** is the developer's Variance Application and **Exhibit 3** is our letter objecting to the Variance.

The developer/investment group has a documented history of acting in bad faith. The home at 258 Caselli was owned and remodeled by Lane Jenkins and his investment group until 2019, when the current owner purchased the home from that investment group. They exceeded their scope of work on the renovations to this home resulting in their permit being suspended for the violations and illegally cut down a significant Redwood tree. **Exhibit 4** provides detail regarding these actions.

The developer/their representatives have been unresponsive to the neighbor's concerns. On December 17, 2019, SIA, the developer's architects, met with the neighbors as required by the 311 pre-application process. This was the first and only meeting that we and the other neighbors had with any representatives of the proposed project despite countless attempts by the neighbors to discuss their concerns with the developers. **Exhibit 4** details their unresponsiveness.

The SF Planning Department did communicate with the developers, requiring SIA to submit seven plan sets (1/15/19, 6/21/19, 2/3/20, 6/24/20, 8/25/20, 10/29/20). We greatly appreciate the substantial efforts that Gabriela Pantoja and David Winslow at the Planning Department made to persuade the developers to modify the plan in a way that would limit impacts on neighbors and would be in compliance with the Residential Design Guidelines. Unfortunately, the 311 plans have come up short. All of the plan sets submitted by SIA for their clients included inaccurate and misleading information and were unresponsive to some of the Planning Department's comments. **Exhibit 5** details the mistakes and misinformation in the plans that may have led to incorrect conclusions about the context of the proposed building, including incorrect elevations of adjacent buildings and incorrect or missing information regarding windows on adjacent homes. **Exhibit 6** is the Planning Department's RDAT Matrix summarizing the project's compliance and lack of compliance with various Residential Design Guidelines.



For example, the Planning Department requested that SIA submit plans that accurately showed the south-facing windows of 4828 19th street. In one of SIA's latest designs (**Figure 3**, SIA Plan, p A-0.2), we have added window locations in green ink to demonstrate where the windows should be. Notice that SIA left them out of

their design.

Here are the three key reasons why the Planning Commission should take Discretionary Review of this project and that extraordinary circumstances exist that require such review:

- A. The project conflicts with three key elements of the San Francisco Residential Design Guidelines (RDGs) – (1) protection of light, (2) protection of privacy, and (3) compatibility of building scale with surrounding buildings.**
- B. The developers have failed to submit a plan that fully responds to all of the Planning Department's comments and the plans include mistakes and misrepresentations.**
- C. The developers have refused to work with the neighbors to address our concerns regarding the impacts of the proposed building design.**

II. RESPONSES TO THE FOUR QUESTIONS IN THE DISCRETIONALY REVIEW APPLICATION FORM

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.

- A. The project conflicts with three key elements of the San Francisco Residential Design Guidelines (RDGs).***

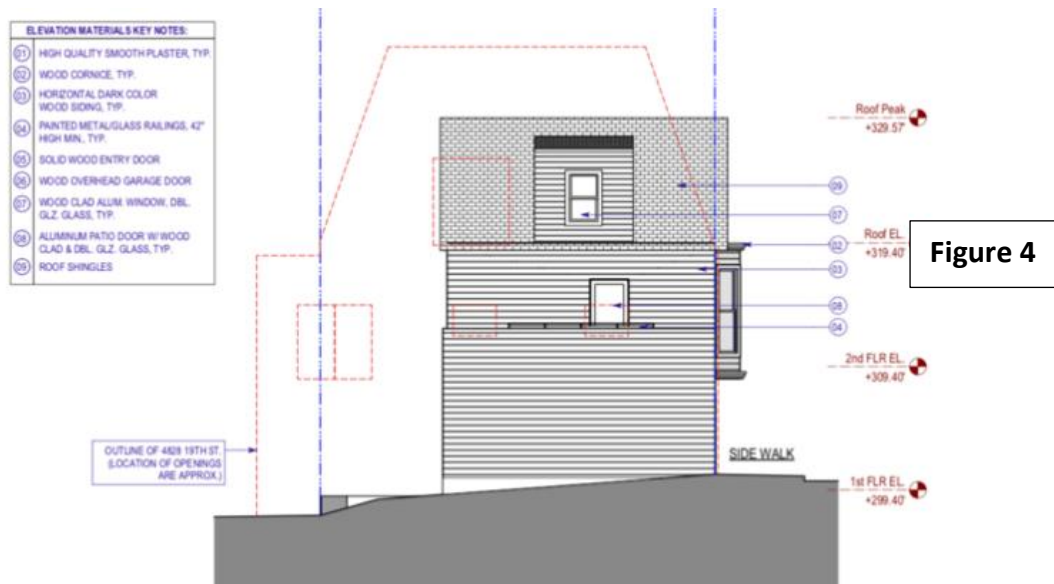
Light and Privacy. The project as currently designed would have significant light and privacy impacts on our home at 4828 19th Street, and our neighbors' homes at 258 Caselli and 254 Caselli. The Principle Residential Design Guidelines are to: Maintain light to adjacent properties by *providing adequate setbacks.* (page 5) and "Articulate the building to *minimize impacts on light and privacy* to adjacent properties." (RDGs, page 16).

Starting with the first Plan Check Letter in May 14, 2019, the Planning Department required that SIA add the window locations of the adjacent buildings in order to be able to determine the impact of light and privacy by the new building. In none of the submitted plans did SIA ever do this accurately. In addition, Planning consistently opposed a third floor.

The 311 plan set includes **a patio above the garage and a third-floor reading room and roof top deck** which invades our privacy and significantly reduces light to the southeast-facing windows of our home. Because SIA did not accurately show the locations of our windows, Planning may not have clearly understood the impacts of the project on our home.

- If a patio were permitted above the garage, people standing on this patio would be about 5 feet from our living room couch and look directly into our living room.
- The A frame 3rd floor "reading room" cuts out significant light to our south facing windows and sun to the solar panels on our roof.
- People standing on the roof deck look directly into the windows of our neighbors at 258 and 254 Caselli.

In the only plan where SIA did include an "approximate window location" for our home at 4828 19th Street (10/29, p A3-1), they misrepresented those locations. In the **red outlines (Figures 4 & 5)**, SIA put windows on the very corner of the outline, with no correlation to their actual position.



Since the building on 4828 19th Street is at an angle to the street, depth and perspective need to be added to any outline of 4828 in order to make it clear and accurate where the windows

are on 4828's southeast side - The corrections to SIA's drawings are in **GREEN** (Figures 5 & 6).



In the design below (SIA Plan, p A-0.2), window locations have been added in green ink.

Green X and arrow on the sidewalk (**Figure 8**) mark the approximate place and angle from which photo (**Figure 9**) of south side of 4828 was taken.

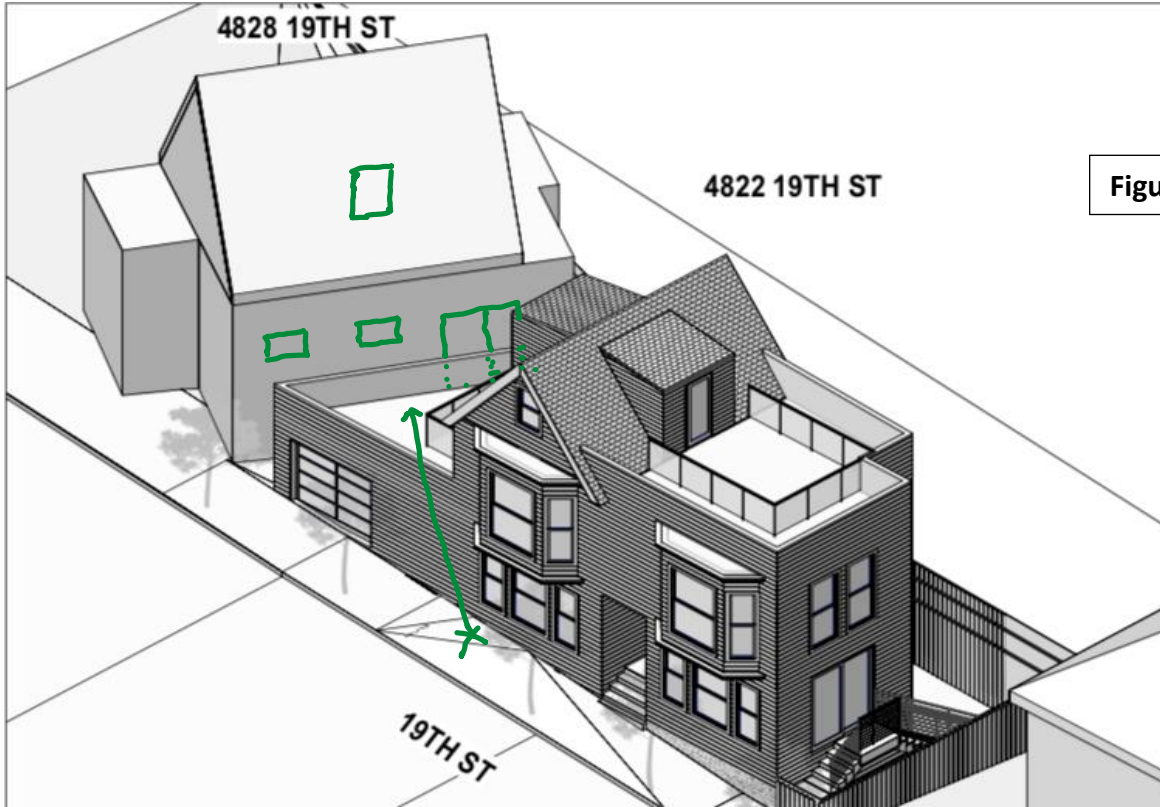


Figure 6

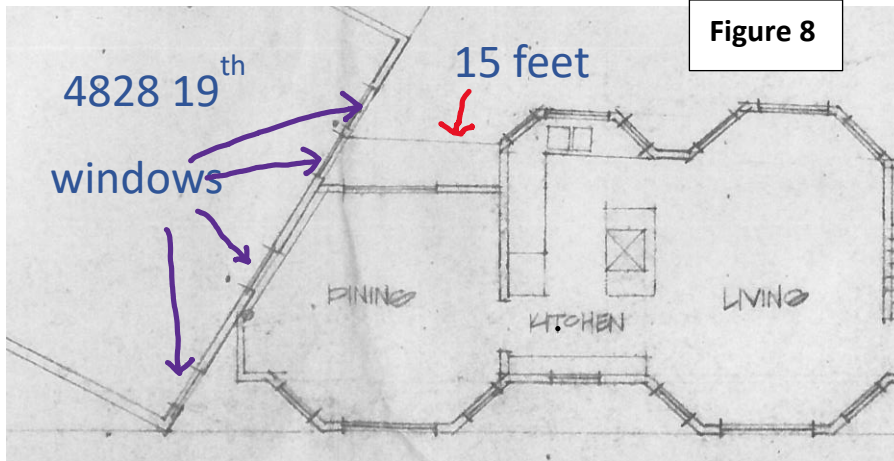


For more than a hundred years, the southeast facing side of 4828 19th street (**Figure 7**) overlooked the backyard of 258 Caselli. Therefore, the house at 4828 19th Street has several windows on that side of the building, including **the main living room windows.**

FOR THIS REASON, the architectural plan that was submitted in support of the lot split application in 1995 (**Figure 8**) included precise measurements of 4828 19th street's windows in order to show that the two large living room windows are very near the 15 foot rear yard line.

This plan was designed so the building would not cover the windows to allow for light as well as to protect the privacy of 4828. NOTE: the plan's "dining" room window is at a lower elevation than 4828's windows.

Excerpt from Lot split plan,



The patio/roof deck that the developers are proposing above the garage is right in front of our large living room windows (Figure 9). The bottom of these windows is at an elevation of about 310'; this roof deck would be at about 309'.

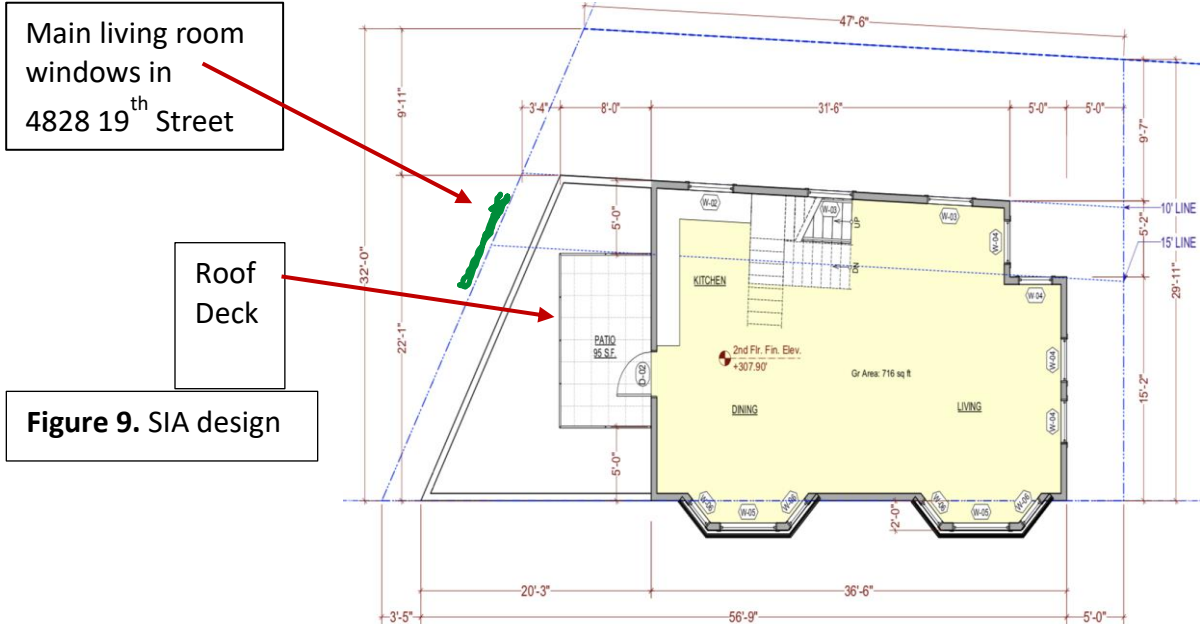




Figure 10

As the current residents of 4828 19th street, even if we were to add shades to the windows, people on the proposed roof deck would be just 5 feet from our living room couch – a massive infringement on our privacy.

We object to the patio/roof deck over the garage.

Building Scale. The first design principle on page 5 of the RDGs is to “Ensure that the building’s scale is compatible with surrounding buildings.” Some of the surrounding lots are small, like the substandard sized lot here. However, none of them have big houses. A 2,624 S.F. house on a 1,751 S.F. lot is out of proportion for this historic neighborhood. In addition, none of the surrounding RH-1 zoned buildings have 3 stories at the street and none of them have roof decks.

Address	block/ lot	building area	parcel area	stories	units	zoning
4834 19th St	2689012A	1678	1663	2	1	RH-1
4828 19th St	2689012	1540	2086	2	1	RH-1
4822 19th St	2689031	2624	1751	3	1	RH-1
258 Caselli	2689032	ca 1900*	1854	2	1	RH-1
254 Caselli	2689010	1468	3937	2	1	RH-1
248 Caselli	2689034	822	nd	2	1	RH-1
246 Caselli	2689033	822	nd	2	1	RH-1
240 Caselli	2689007	1966	2604	1	1	RH-1
234 Caselli	2689006	1085	2583	1	1	RH-1
230 Caselli	2689005A	1899	2587	2	1	RH-1
226 Caselli	2689005	1712	2700	1	1	RH-1
224 Caselli	2689004	1325	2844	1	1	RH-1

* during the renovation of the corner house, 258 Caselli, the basement was turned into a separate ADU with an additional ca 1000 sqft.

B. The developers/SIA have persistently stonewalled and misrepresented their responses to the Planning Departments demands for changes in their design to ensure compliance with *San Francisco Residential Design Guidelines (RDGs)*.

1. Extending the rear yard encroachment by the one-story part of the building beyond the 15-foot limit.

In response to the plan submitted by SIA on 6/24/2020, the Planning Department held an RDAT meeting on 8/4/2020. The design team required the following changes to SIA’s plan:

- “VI 3: Minimize and limit the encroachment into the required rear yard to the middle portion of the site – leaving 10’ to 15’ setbacks between existing lots and the building volume requesting a variance
- V 6: Parking is not required. Limit the building mass currently designated for parking adjacent to the neighbor at 4828 19th to a one-story structure within the buildable area (i.e. not extending past the required rear yard line yard)” [Quote from the RDAT Matrix, dated 20200807 and included as Exhibit 6, attached.]

Further clarifying the requested changes, the design team provided SIA with a hand drawn sketch outlining the acceptable footprint (**Figure 11** below).

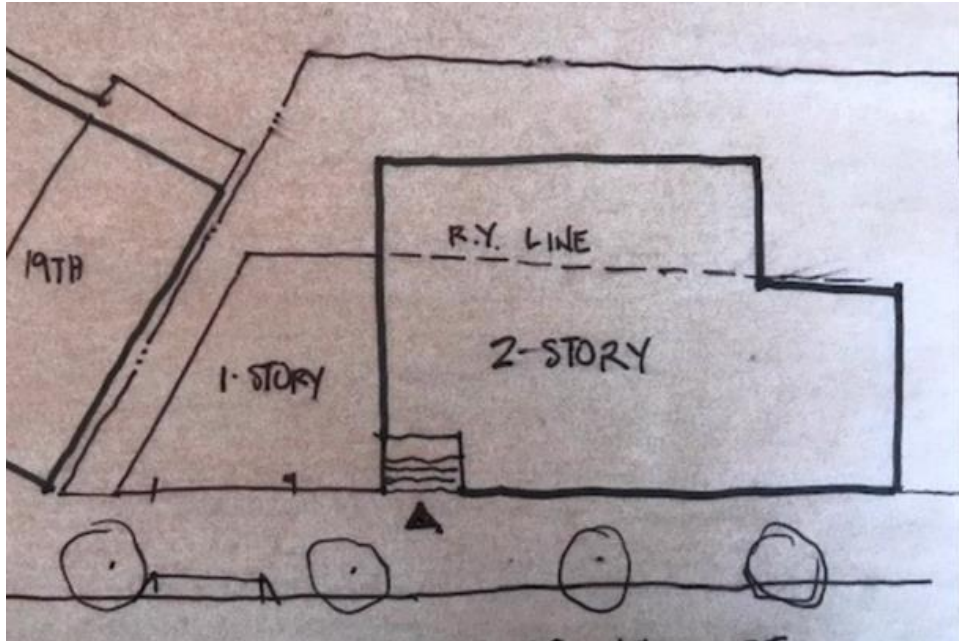
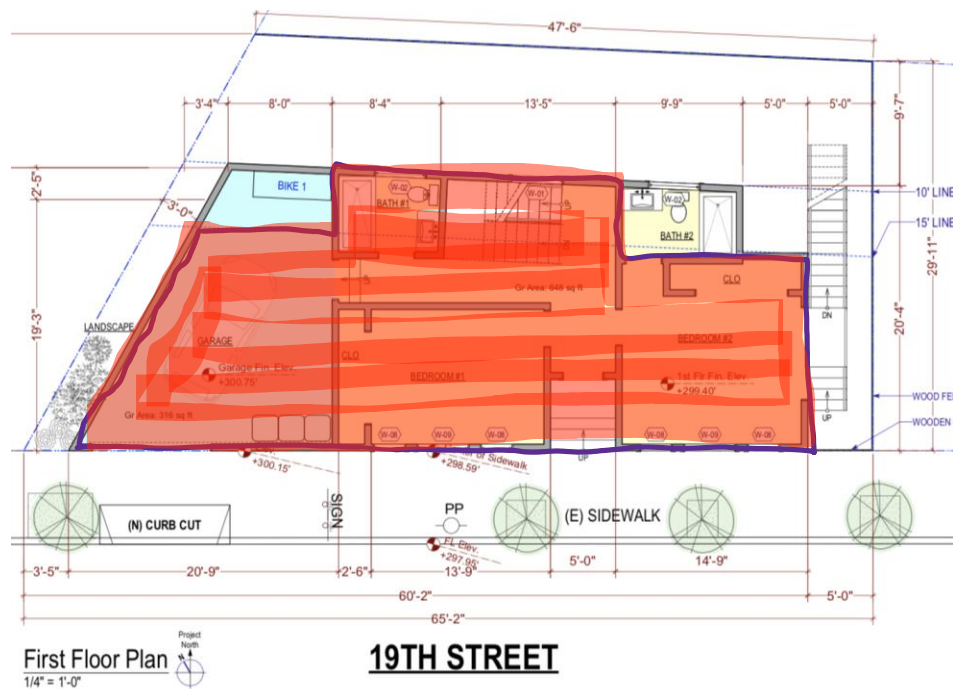


Figure 11.
Planning
Department
drawing

Disregarding the Planning Department matrix, the developers instead submitted a plan that extends the one-story part beyond the 15 feet rear yard line, requiring a variance over the whole width of the building (see **Figure 12** below, *SIA plan 10/29/2020*).



In addition, the submitted minimalist variance application without any data does not show that the applicants have met the findings required for granting a variance. We have further clarified our response to the Variance Application submitted by SIA in Exhibit 3.

We object to granting this variance

2. Adding an A-frame with dormer 3rd story, and adding a roof deck

At the Planning Department’s design team meeting on 8/4/2020, the design team requested changes to SIA’s submitted plan and defined what would be acceptable.

Quotes from the RDAT Matrix, dated 8/7/2020 (See **Exhibit 5**):

“IV 1: Limit the massing to two stories at the street.”

“IV 7: Provide a pitched roof form compatible with existing surrounding structures “

In addition, the design team provided SIA with a hand drawn sketch outlining the acceptable massing and roof line (see **Figure 13** below).

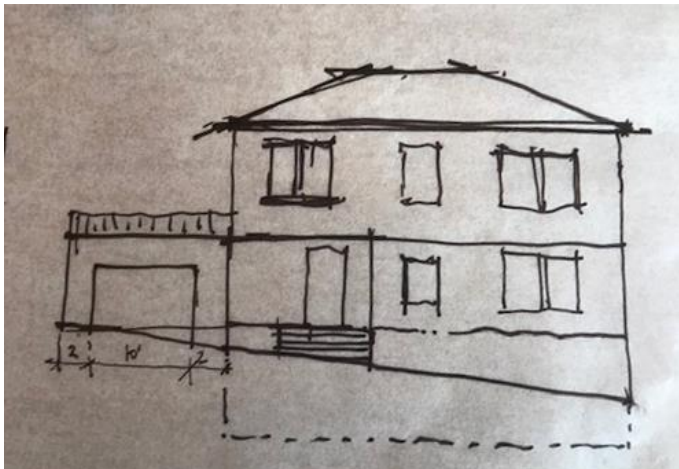


Figure 13. Design team meeting 8/4/20 - Drawing of acceptable massing and roof line

The Planning Department has consistently in this two-year process required: ‘**no roof deck.**’ BUT -- SIA has added a roof deck on the top floor to every submitted plan. See **Figures 14 and 15** below.

The Planning Department has consistently required “**only two stories at street.**” BUT -- Every plan submitted by SIA includes a 3rd floor.

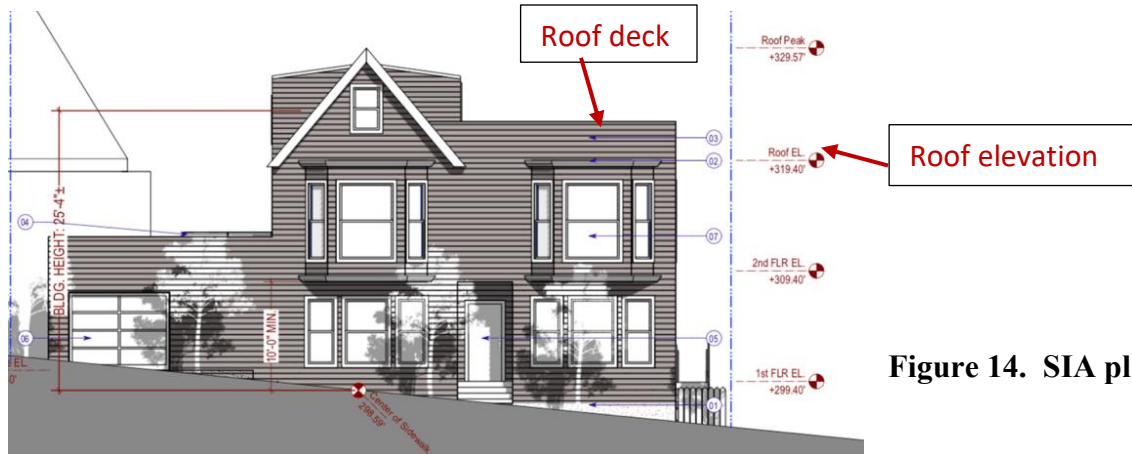


Figure 14. SIA plans

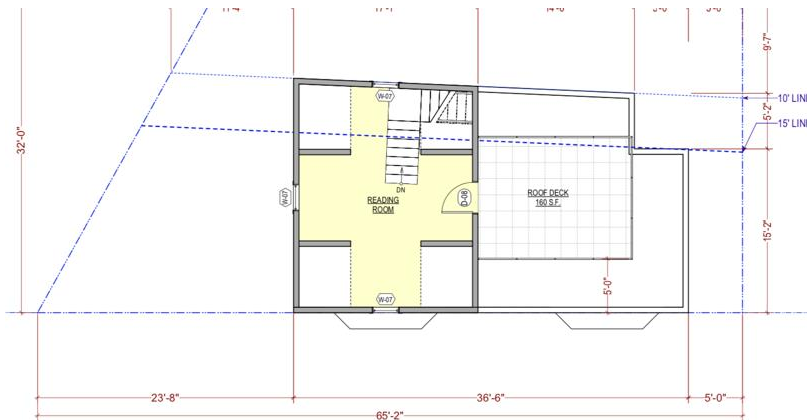
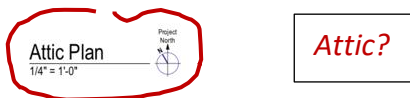


Figure 15. SIA 3rd floor plans



Attic?

A few years ago, we bought a solar system from Solar City (now Tesla) with support from the State of California and the City of San Francisco (see the panels on our roof in the photos below.) Both state and city are encouraging decarbonization and sustainable energy production. The 3rd floor addition, especially with the proposed mansard, will effectively block the early afternoon sun, the most productive time of our solar panel system.



Point #2 of the General plan states:

That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods

The lot in question is surrounded by buildings that were built between 1880 and 1920, some of them with historical designation, and all of them in the distinct Victorian/Edwardian style. Several houses just 30 yards up Caselli Avenue are listed in the Corbett Heights Historic Context Documents. The Castro Historic District is just a few blocks away.

The proposed building does not fit into the neighborhood, nor is it consistent with the Residential Design Guidelines. (See discussion above regarding building scale compatibility.) A 2,624 S.F. house on a 1,751 S.F. lot is out of proportion for this historic neighborhood. In addition, none of the surrounding RH-1 zoned buildings have 3 stories at the street and none have roof decks. Required open space should be provided at grade. If that is not possible, it shows that a variance reducing the rear yard cannot be granted.

The main purpose of the 3rd story A-frame portion of the building is to provide access to the roof deck. Neither a 3rd floor nor a roof deck is appropriate in this neighborhood. Without the 3rd floor A-Frame addition the building mass and size becomes much more integrated.

We object to the A-frame 3rd story and roof decks, and request that the design provided by RDAT (Figure 13) be followed.

C. The developers have refused to work with the neighbors to address our concerns regarding the impacts of the proposed building design.

At the Pre-Application meeting on 12/17/2018, the neighbors were presented with a full and finished architectural plan set for a 3 story, 3500 square feet building. Amir Afifi, the SIA architect presenting the plans made it very clear that he was not there to negotiate, and that this was the plan that they were going to submit to planning – which they did a few weeks later.

Worried that our concerns were not written down and would not be heard, the neighbors wrote up their own list and emailed it to Amir and to Gabriela Panjota, the assigned Planner. We sent several emails to Amir in January, asking for SIA's summary of neighbor concerns, and one of the neighbors (Davida Kappler, 254 Caselli) asked Amir on 12/29/18 and 1/8/19) for clarification about property lines and the contact of the surveyor. Amir answered that he was passing on that request to the developers. He answered once to me (Sylvia Braselmann) in response to sending the list neighbor concerns (1/9/19), saying that he would provide us with their summary soon – which he never did. Davida and I send a few more reminder emails and got no response. I finally reached out to Gabriela Panjota at the Planning Department. See **Exhibit 4** for the email communication and Gabriela's response.

Exhibit 4 also includes a list of what we considered ‘Bad Faith Behavior,’ from renovation work beyond permit scope, to illegally cutting down the redwood tree on the lot (a significant tree,) to misleading to non-sensical responses to the neighbor concerns in the Pre-Application documents.

Since there was no possibility of communication with SIA, the neighbors engaged Deborah Holley as consultant to guide us through the process. Deborah has had good communications with the Planning Department, and we know that her contact info was provided to SIA, with the encouragement to reach out to us – which SIA never did!

Question 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 adversely affected, please state who would be affected, and how.

As explained above in the response to question 2, the project as designed creates unreasonable impacts on our privacy and lights and air. This is also the case for our neighbors at 258 Caselli Avenue, who have also submitted a separate request for Discretionary Review.

Question 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?

We ask that the developers adhere to the Planning Department RDAT matrix requirements. We object to granting any variance at odds with those requirements. We wish that the developers would negotiate with us in good faith by modifying their project as follows:

1. Remove both roof decks;
2. Provide a moderately sloped, minimal height pitched roof as requested by the RDAT and shown in Figure 13, above; and
3. Remove windows and glass doors on the north side towards 4828 19th Street.

EXHIBIT 1
ZONING ADMINISTRATOR LETTERS 1995



PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street San Francisco, CA 94103-2414

(415) 558-6378

PLANNING COMMISSION
FAX: 558-6409

ADMINISTRATION
FAX: 558-6426

CURRENT PLANNING/ZONING
FAX: 558-6409

LONG RANGE PLANNING
FAX: 558-6426

May 5, 1995

Case No. 94.097S
258 Caselli Avenue
Lot 3 in Assessor's Block 4035
Two-lot Subdivision

Ms. Edwina R. Smith
258 Caselli Avenue
San Francisco, CA 94114

Dear Ms. Smith:

The above-referenced Subdivision request has been reviewed by this Department and has been referred to the Office of the City Attorney for an informal opinion as to the applicability of the law in this case. After much reflection, I find that I am unable to approve the subject request at this time because it is unclear that the proposed new lot could be developed with a code-complying dwelling that is in keeping with the general character of this neighborhood. More specifically, although the proposal meets all the minimum technical standards set forth in the City Planning Code for new-lot subdivisions (i.e., a minimum of 16 feet of frontage on a street or alley, a minimum of 1,750 square feet when the entire frontage is within 125 feet of a corner, and a minimum width of 25 feet), the resultant new (westerly) lot would be configured so as to have a buildable area approximately 12 feet in depth with a building footprint of approximately 675 square feet. This is due to the facts that every lot in an RH-1 (House, One-Family) District, which district includes the subject property, must have a rear yard equal to 25 percent of the lot depth (but in no case less than 15 feet) and, in this instance, also must have a front set-back equal to the front set-back of the structure on the one adjoining lot with its frontage on the same street, namely 4828--19th Street, which structure is set back, at its center line, approximately three feet. In addition, the RH-1 district permits one dwelling unit per lot as the Principal Use of property therein. The City Planning Code requires one off-street parking space within the buildable area of the lot (i.e., not in required rear yard or front-set-back areas) for each new dwelling unit which space must contain 160 square feet and must be approximately 20 feet in length. Therefore, a Code-complying new structure on such a lot would not appear possible.

In order for a subdivision to be approved by the Department of Public works, the Planning Department must make the following finding:


"The subject Parcel Map has been reviewed by the Department of City Planning and complies with applicable provisions of the City Planning Code. On balance, the subdivision is consistent with the Master Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from environmental review under Class 1 of the California Environmental Quality Act's State Guidelines."

258-Caselli Ave.

Ms. Edwina R. Smith
Page 2
May 5, 1995

The second of the eight Priority Policies to which reference is made above is "that existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods." The approval of a Subdivision allows one or more legal lots of record to come into existence. Such new lots have an implied package of rights under the zoning equal to other legally-constituted lots in the same District. In order for me to approve your requested subdivision, you must demonstrate that an appropriate dwelling could be placed on the proposed lot. Alternately, I would be able to make the required findings for Subdivision approval only after you sought and justified a Variance of one or more of the herein-discussed Code standards. While I am not necessarily inviting a Variance application in this case, I wish to inform you that it is your right to file one if you so choose. If such a procedure is not underway by one month from the date of this letter, I will instruct my staff to report back to the Department of Public Works that the subject Subdivision does not comply with the applicable provisions of the City Planning Code. For further information, you may contact Mr. Jim Miller of my staff at 558-6344. Thank you.

Sincerely,



Robert W. Passmore
Assistant Director of
Planning - Implementation
(Zoning Administrator)

cc: John Cory, Chief Surveyor
GL+A Civil Engineers
Scott D. Weiss

LJM:Casel258.Ltr

MEMORANDUM

August 29, 1995

TO: Honorable Members of the City Planning Commission

FROM: Robert W. Passmore
Zoning Administrator

RE: Case No. 94.097S
258 Caselli Avenue
Lot 11 in Assessor's Block 2689
Proposed two-lot subdivision

FOR: Public Hearing on September 14, 1995
Public Request for Review for Consistency with Policies of the Master Plan

On May 5, 1995, I wrote to the subdivision applicant, Edwina R. Smith (see attached letter), expressing my doubts as to the possibility of a reasonable Code-complying structure being placed on the proposed new lot at the back of the above-referenced property. Accordingly, I was reluctant to approve the subdivision proposal only to be faced with the likely possibility of a request for a Variance seeking relief from the difficulties presented by a literal application of City Planning Code ("Code") standards to such a new lot.

Subsequently, Ms. Smith engaged Paul Chow, architect, who produced hypothetical plans showing how an altogether satisfactory one-family dwelling could be built thereon.

In light of the fact that the facing lot across 19th Street from the side lot-line of the subject property is developed with two structures, one behind the other, in much the same configuration as might result from the proposed subdivision, it appears to me that such a lot split would continue the existing pattern (and would be in keeping with) development in the nearby area.

Although the plans prepared by Mr. Chow (attached) are not proposed for development at this time, should they (or similar plans) be presented for review, it is my opinion that they would represent an appropriate solution to the building design problem presented by the proposed new lot.

Should some other future design or building configuration that required a Variance be proposed, it would rise or fall on its own merits at that time.

Therefore, I recommend that you direct me to find the proposed subdivision (which already meets the minimum standards established in the Code for new-lot subdivisions) to be consistent with the Master Plan and with the eight priority policies of Code Section 101.1 as elaborated in the application (attached).

LJM:mj:258Casel.Mem
Attachment
cc: Edwina R. Smith

EXHIBIT 2
VARIANCE APPLICATION FOR PROPOSED PROJECT



VARIANCE FROM THE PLANNING CODE

INFORMATIONAL AND SUPPLEMENTAL APPLICATION PACKET

ATTENTION: A Project Application must be completed and/or attached prior to submitting this Supplemental Application. See the [Project Application](#) for instructions.

Pursuant to Planning Code Section 305, the Zoning Administrator shall hear and make determinations regarding applications for variances from the strict application of quantitative standards in the Planning Code. The first pages consist of instructions which should be read carefully before the application form is completed.

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

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 415.575.9120. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

WHAT IS A VARIANCE?

The Planning Code regulates the use of property, including the size, design, and siting of buildings that may be constructed on a piece of property. The Planning Code has standards for buildings that govern such features as rear yards, front setbacks, usable open space, height, and parking. A variance is a request for an exception to a Planning Code standard. The Zoning Administrator is the City official that interprets and maintains the Planning Code.

WHEN IS A VARIANCE NECESSARY?

There may be special circumstances that make it difficult for a project to meet all of the Planning Code requirements. In those instances, a project sponsor may request that the Zoning Administrator grant a Variance from the Code provisions. Under the City Charter (Section 4.105), the Zoning Administrator has the power to grant only those variances that are consistent with the general purpose and the intent of the Planning Code. The power to grant a variance shall be applied only when the plain and literal interpretation and enforcement of the Code would “result in practical difficulties, unnecessary hardships, or where the results would be inconsistent with the general purpose of the [Code].”

Planning Code Section 305(c) outlines the five criteria that must be met in order for the Zoning Administrator to grant a variance. The Section 305(c) criteria are as follows:

1. That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same class of district;
2. That owing to such exceptional or extraordinary circumstances the literal enforcement of specified provisions of this Code would result in practical difficulty or unnecessary hardship not created by or attributable to the applicant or the owner of the property;
3. That such variance is necessary for the preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district;
4. That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity; and
5. That the granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the General Plan.

HOW DOES THE PROCESS WORK?

Upon submittal of a complete application to the Planning Department, the Zoning Administrator will schedule a public hearing to consider whether to grant the Variance. Variance hearings typically occur on the last Wednesday of each month. Upon issuing the formal written decision either granting or denying the Variance in whole or in part, the Zoning Administrator shall forthwith transmit a copy the Variance decision letter to the applicant. The action of the Zoning Administrator shall be final and shall become effective 10 days after the date of his written decision except upon the filing of a valid appeal to the Board of Permit Appeals as provided in Section 308.2 of the Planning Code.

Fees

Please refer to the [Planning Department Fee Schedule](#) available at www.sfplanning.org or at the Planning Information Center (PIC) located at 1660 Mission Street, First Floor, San Francisco. For questions related to the Fee Schedule, please call the PIC at 415.558.6377.

Fees will be determined based on the estimated construction costs. Should the cost of staff time exceed the initial fee paid, an additional fee for time and materials may be billed upon completion of the hearing process or permit approval. Additional fees may also be collected for preparation and recordation of any documents with the San Francisco Assessor-Recorder's office and for monitoring compliance with any conditions of approval.

WHAT APPLICANTS SHOULD KNOW ABOUT THE PUBLIC HEARING PROCESS

- A. The Zoning Administrator encourages applicants to meet with all community groups and parties interested in their application early in the entitlement process. In many cases, this is required as part of the Pre-application process. Department staff is available to assist in determining how to contact interested groups. Neighborhood organization lists are available on the Department's website. Notice of the hearing will be sent to groups in or near the neighborhood of the project. The applicant may be contacted by the Planning Department staff with requests for additional information or clarification. An applicant's cooperation will facilitate the timely review of the application.
- B. The Zoning Administrator requests that applicants familiarize themselves with the procedure for public hearings, which are excerpted from the Planning Commission's Rules and Regulations below.

Hearings. A public hearing may be held on any matter before the Zoning Administrator at either a Regular (every 4th Wednesday of the month) or a Special Meeting. The procedure for such public hearings shall be as follows:

1. A description of the issue by Zoning Administrator along with the Planning Department's recommendation.
 2. A presentation of the proposal by the project sponsor for a period not to exceed 5 minutes.
 3. A presentation of opposition to the proposal, by organized opposition, for a period not to exceed 3 minutes.
 4. Public testimony from proponents of the proposal. An individual may speak for a period not to exceed 3 minutes.
 5. Public testimony from opponents of the proposal would be taken under conditions parallel to those imposed on proposal proponents, not to exceed 3 minutes.
 6. The project sponsor or applicant will be given a period, not to exceed 3 minutes, within which to clarify any questions raised in previous testimony.
 7. Discussion by the Zoning Administrator on the matter.
 8. The Zoning Administrator may impose time limits on appearances by members of the public and may otherwise exercise his or her discretion on procedures for the conduct of public hearings.
- C. **Opportunities for Appeals by Other Bodies:** Zoning Administrator actions on Variances are final unless appealed to the Board of Appeals within 10 days of the Zoning Administrator's written decision.



VARIANCE FROM THE PLANNING CODE

SUPPLEMENTAL APPLICATION

Property Information

Project Address: 4822 19th Street

Block/Lot(s): 2689/031

Variance Findings

Pursuant to Planning Code Section 305(c), before approving a variance application, the Zoning Administrator needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same class of district;

The subject lot is an irregular trapezoid ($\pm 65'$ x $\pm 30'$) shaped lot with longer side facing the street, compare to standard size 100'x25' San Francisco lot.

2. That owing to such exceptional or extraordinary circumstances the literal enforcement of specified provisions of this Code would result in practical difficulty or unnecessary hardship not created by or attributable to the applicant or the owner of the property;

Complying with minimum 15' rear yard (25% line at 7'-5") would result in approximately 15' deep by 65' wide house, which would no offer proper and practical living space.

3. That such variance is necessary for the preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district;

Granting such variance would result in creating a regular shape single family dwelling that would provide ample living space and also the overall building mass would better fit within the urban fabric and context.

4. That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity;

Granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity

5. That the granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the General Plan.

Granting such variance would result in creating a building in harmony with the general purpose and intent of the SF Planning Code and will not adversely affect the General Plan.

APPLICANT'S AFFIDAVIT

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.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.
- e) I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts - have not been provided as part of this application. Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.



Signature

Reza Khoshnevisan / Leanne Lei

Name (Printed)

06/19/2019

Date

Agent, SIA Consulting Corp. 415-741-1292

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

leanne.l@siaconsult.com

Email

For Department Use Only
Application received by Planning Department:
By: _____ Date: _____

EXHIBIT 3
DR REQUESTOR'S LETTER OF OPPOSITION TO VARIANCE

Objection to Variance application - 2019-000969VAR
Supplemental (VAR) - 4822 19th Street (ID 1153223)
Submitted 06/19/2019

A. We object to the granting of the variance since none of the requested five findings have been met:

In order to grant a variance, the following findings must be met:

From SIA's variance application – finding and SIA's response (screenshot):

1. That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same class of district;

The subject lot is an irregular trapezoid ($\pm 65'$ x $\pm 30'$) shaped lot with longer side facing the street, compare to standard size 100'x25' San Francisco lot.

Our response:

The lot in question is irregularly shaped because it was originally the backyard of 258 Caselli, the corner house at Caselli and 19th Street.

In 1994, the owner of the corner property on 258 Caselli, Block 2689, lot 011, applied for a subdivision of the lot, creating two lots. One lot (now lot 032) contains the existing building (258 Caselli) while the other lot (the previous backyard) is merely one square foot above the minimum lot size. The lot is not part of the original neighborhood plan and was created in 1995 with full knowledge of the development constraints they were creating on the new lot (now 4822 19th Street, Lot 031).

The lot subdivision was objected to by the whole neighborhood at the time for many reasons. It was only granted after the applicants provided architectural plans showing that it is possible to build a functional house without requiring a variance. Although the subdivision in 1995 did not put any restriction on the lot, and a Variance Application is permitted, we do believe that the history of how that lot came into being demonstrates that it may have been a poor decision in hindsight and that any claim by the developer of hardship will be not be possible to justify. (For details, please see Planning Department File 1994.097S)

We believe that if any other property owner in the neighborhood tried to subdivide their property and create a second lot out of their backyard, the owners of that lot would find it as equally problematic to build a building as the current owners of Lot 031. So, any exceptional circumstances applying to this property are self-created.

From SIA's variance application – finding and SIA's response (screenshot):

2. That owing to such exceptional or extraordinary circumstances the literal enforcement of specified provisions of this Code would result in practical difficulty or unnecessary hardship not created by or attributable to the applicant or the owner of the property;

Complying with minimum 15' rear yard (25% line at 7'-5") would result in approximately 15' deep by 65' wide house, which would no offer proper and practical living space.

Our response:

If there is any ‘*practical difficulty or unnecessary hardship*’ it **was created** by the previous owner Ms. Smith when she insisted on a subdivision that resulted in a lot with a restrictive shape. This difficulty/hardship was adopted with open eyes when the developers bought the two properties (258 Caselli and 4822 19th Street) from Ms. Smith’s heirs. When Ms. Smith died, her heirs unsuccessfully tried for months to sell the 4822 19th Street / lot 031. No prospective homeowner would buy it, recognizing that it would be too risky a proposition since it would be (a) difficult to develop the lot according to their desires without a Variance, which may very well not be granted, and (b) would most certainly lead to a conflict with the neighbors. The heirs eventually sold both lots together to “a group of experienced developers.”

When the developers bought the lot, they were aware of this history, and of the code-conforming plans that had been submitted for the lot split. Being uninterested in the well-being of the neighborhood and trying to maximize their profit, they are asking for a Variance that would allow them to build an oversized house to maximize their profit.

From SIA’s variance application – finding and SIA’s response (screenshot):

3. That such variance is necessary for the preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district;

Granting such variance would result in creating a regular shape single family dwelling that would provide ample living space and also the overall building mass would better fit within the urban fabric and context.

Our response:

The building plan submitted shows that even with the variance, the shape of the building is anything but regular, and not comparable to any of the buildings in the neighborhood. In addition, as outlined in the Discretionary Review Application, none of the neighboring RH-1 zoned buildings required a variance, and none have a building mass bigger than the lot size.

Address	block/ lot	building area	parcel area	stories	units	zoning
4834 19th St	2689012A	1678	1663	2	1	RH-1
4828 19th St	2689012	1540	2086	2	1	RH-1
4822 19th St	2689031	2624	1751	3	1	RH-1
258 Caselli	2689032	ca 1900*	1854	2	1	RH-1
254 Caselli	2689010	1468	3937	2	1	RH-1
248 Caselli	2689034	822	nd	2	1	RH-1
246 Caselli	2689033	822	nd	2	1	RH-1
240 Caselli	2689007	1966	2604	1	1	RH-1
234 Caselli	2689006	1085	2583	1	1	RH-1
230 Caselli	2689005A	1899	2587	2	1	RH-1
226 Caselli	2689005	1712	2700	1	1	RH-1
224 Caselli	2689004	1325	2844	1	1	RH-1

* during the renovation of the corner house, 258 Caselli, the basement was turned into a separate ADU with an additional ca 1000 sqft.

From SIA's variance application – finding and SIA's response (screenshot):

4. That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity;

Granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity

Our response:

This is not an answer – this is changing the word order to make a question into a statement. Without providing any supporting arguments, data and evidence this is nothing but an opinion. The finding is not met, and the variance should not be granted.

We have extensively outlined the effect of the building on the neighboring buildings in respect to privacy, air an light, and how the proposed building fits in the neighborhood.

From SIA's variance application – finding and SIA's response (screenshot):

5. That the granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the General Plan.

Granting such variance would result in creating a building in harmony with the general purpose and intent of the SF Planning Code and will not adversely affect the General Plan.

Our response:

This is not an answer – this is changing the word order to make a question into a statement. Without providing any supporting arguments, data and evidence this is nothing but an opinion. The finding is not met, and the variance should not be granted.

In addition, point #2 of the General plan states:

That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods

The lot in question is surrounded by buildings that were built between 1880 and 1920, some of them with historical designation, and all of them in the distinct Victorian/Edwardian style. Several houses just 30 yards up Caselli Avenue are listed in the Corbett Heights Historic Context Documents. The Castro Historic District is just a few blocks away.

The proposed building with its roof deck on a flat roof does not fit into the neighborhood, nor the design guidelines.

In summary none of the findings have been met.

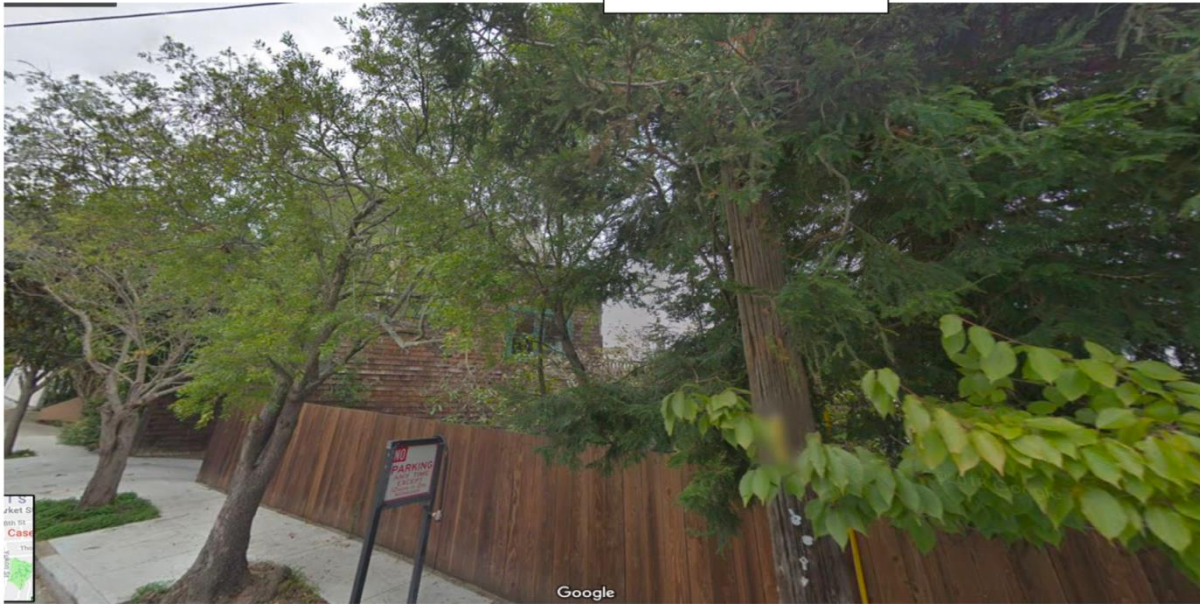
Finally, please note that the plan submitted at the time of filing this variance application is substantially different from the plan that they are currently proposing.

B. Comments on the photo file: Photos - 4822 19th Street (ID 1153225)

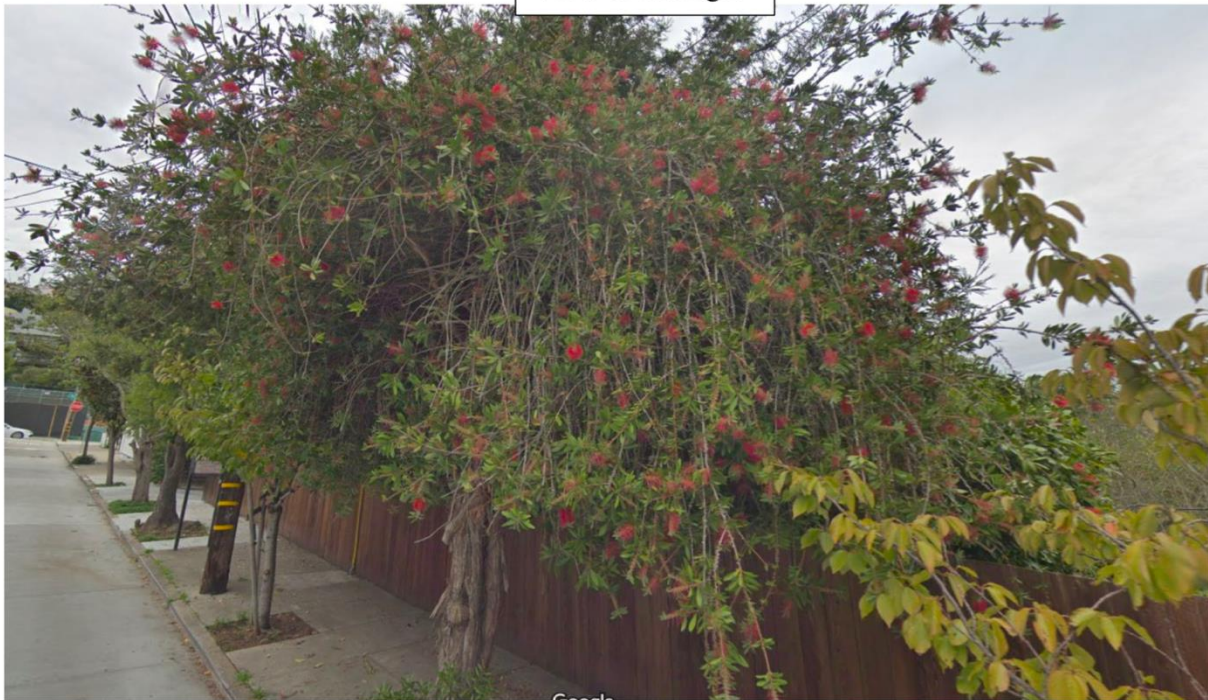
Although the architects represent the owners and certainly would have had access to the property to take realistic and informative photos, the only photos are from google streetview – showing a fence instead of the lot!

Moreover, the screenshots are labeled wrong/misleading.

View to the left



View to the right



No – this is still view to the left – only farther down towards Caselli.

Rear view of the subject property & adjacent buildings



If anything, this is the front view of the property and adjacent buildings. This satellite shot was taken before the developers illegally cut off the redwood tree on the property.

Moreover, the location of the lot is misleading. A more recent Satellite image from the top:



EXHIBIT 4
UNRESPONSIVENESS AND BAD FAITH BEHAVIOR
BY DEVELOPER AND THEIR REPRESENTATIVES

- 4a. Our unsuccessful attempts to communicate with SIA, the developer's representative**
- 4b. Bad faith behavior of owners and project sponsors**
- 4c. Significant tree removal complaint**
- 4d. Documentation of work beyond scope of permit for the developer's project at 258 Caselli**

4a. Our unsuccessful attempts to communicate with SIA, the developer's representative

From: Sylvia Braselmann <sbraselmann@rigel.com>

Subject: Re: Addendum to Neighbor comments responding to Pre-Application meeting for 258 Caselli (Block2689 Lot031)

Date: March 7, 2019 at 11:31:27 AM PST

To: "Pantoja, Gabriela (CPC)" <gabriela.pantoja@sfgov.org>

Cc: "Washington, Delvin (CPC)" <delvin.washington@sfgov.org>

Hi Gabriela,

thanks for the fast reply (and no reason for you to apologize for the applicants :) I will continue monitoring the PIM website for more updates as you get to the project, assuming that the Pre-Application meeting summary that Amir promised but never delivered, and other documents will become available there.

Re no variance application: that is surprising, since the plans that were provided to us at the Pre-Application meeting involved 're-defining' the rear property line as the side property line, and the plan is to build all the way to the real rear property line. Amir Affifi, the designer from SIA Consulting admitted during the meeting that it would require a variance.

The lot (031) was created by a lot split in 1995, and was approved (over the objection of the neighborhood) only after the previous owners showed with architectural plans that it is possible to build on the lot without variance, i.e. with the requested 15 feet setback from the rear property line. As you can imagine, there is unanimous opposition among the neighbors against the proposed variance/building plan by SIA - for many reasons. I/we would have hoped to engage the developers/designers before the 311 process, but we will see.

Best,
Sylvia

Sylvia Braselmann, PhD
Rigel, Inc.
650 624 1307
sbraselmann@rigel.com

On Mar 6, 2019, at 11:32 AM, Pantoja, Gabriela (CPC) <gabriela.pantoja@sfgov.org> wrote:

- External Sender -

Hi Sylvia,

Thank you for reaching out, and I apologize for the lack of communication from the Applicants.

The Project was recently assigned to me, and I have yet to review it. Unfortunately, there are a few Projects ahead of the listed Project in my queue.

Correct, as of today, the only available documentation with regards to the Project is the available Project Application. I am not aware of the submittal of Variance Application for the Project. If you do wish to

review any additional public documents that are submitted in relation to the Project, you may do so via our [Planning Information Map](#).

In terms of the next steps, I will be reviewing the Project and associated Application for completeness and compliance with the Planning Code. Once the Project is deemed complete and code complying pursuant to the Planning Code, the Project will be sent for neighborhood notification pursuant to Planning Code Section 311. The 311 neighborhood notification is a 30-day notification period in which occupants/property owners within a 150-foot of the Project site are notified of the proposed Project and are given the opportunity to voice their concerns and/or comments in relation to the Project to the Applicants. During this period, a public member may also file for a Discretionary Review (i.e. appeal the Project). A Discretionary Review is a request for the Planning Commission to review and consider the appeal of the proposed Project. I have attached a detailed brochure with regards the neighborhood notification process.

Please let me know if you have any questions.

Best,
Gabriela

Gabriela Pantoja, Planner
Southwest Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.8741 | www.sfplanning.org
[San Francisco Property Information Map](#)

Note: I will be out of the office March 15-18.

From: Sylvia Braselmann <sbraselmann@rigel.com>
Sent: Tuesday, March 05, 2019 11:35 AM
To: Pantoja, Gabriela (CPC) <gabriela.pantoja@sfgov.org>
Cc: Washington, Delvin (CPC) <delvin.washington@sfgov.org>
Subject: Fwd: Addendum to Neighbor comments responding to Pre-Application meeting for 258 Caselli (Block2689 Lot031)

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

Dear Ms Panjota,

I am writing on behalf of the neighbors of the 4822 19th Street project (Block2689 Lot031; 2019-000969PRJ Project Profile (PRJ) 4822 19TH ST)

Since the Pre-application meeting in December we have been trying to engage the designer/architect and have detailed our comments/objections in a long email (you were cc'ed on that email.) We have asked for more information (several emails regarding clarification of property line; request of shadow analysis for solar panels on my roof, 4828 19th street, etc.)

Although Amir Affifi promised to send their summary of the pre-app meeting (see below) and to be available, he has not furnished any more information, and they are not responding to email.

So far the only document online is the Project application (and I am sure you have picked up on the mistakes in that document - the plan shared with us really has 435 square feet open space, not 935; and the lot is >20% slope.)

Would it be possible for you to share a rough timeline of the next steps? In addition, I assume they have submitted more detailed documents than what is online so far, including a variance application. When would those be online - or can you share those with us now?

Looking forward to working with you!
Sincerely,
Sylvia

Sylvia Braselmann, PhD
Rigel, Inc.
650 624 1307
sbraselmann@rigel.com

Begin forwarded message:

From: Sylvia Braselmann <sbraselmann@rigel.com>
Subject: Re: Addendum to Neighbor comments responding to Pre-Application meeting for 258 Caselli (Block2689 Lot031)
Date: February 4, 2019 at 10:20:34 AM PST
To: Amir Afifi <amir@siaconsult.com>
Cc: Reza Khoshnevisan <reza@siaconsult.com>, Cathy Halligan <challigan@pacbell.net>, davida kapler <sfgirlnow@gmail.com>, Steve Galan <stevegalan@me.com>, Zoon Nguyen <zoonnguyen2014@gmail.com>, jerome singer <jsflyingcarpet@hotmail.com>, Donald Dodge <dondodgesf@hotmail.com>, "Taylor, Steven" <steven.taylor@usdoj.gov>, Donald Sullivan <donald.sullivan@wilsonelser.com>, Francie Lehmer <erl10195@aol.com>, Donald Gibson <donald@periodgeorge.net>, Kathy Emery <mke4think@gmail.com>

Hello Amir,

We are still awaiting your promised summary of neighbor concerns - see your email below.

Can you please also include the requested shadow analysis?

Thanks for getting back to Davida and me about the property line clarification - we hope to hear soon about that.

Regards,
Sylvia

Sylvia Braselmann, PhD
Rigel, Inc.

650 624 1307
sbraselmann@rigel.com

On Jan 9, 2019, at 11:19 AM, Amir Afifi <amir@siaconsult.com> wrote:

- External Sender -

Hi Sylvia,

Thank you for your yesterday's email and the addendum.

I did write down our pre-app meeting conversation and a summary of our conversation will be part of the application. I'll forward you the summary for your record soon.

I believe my summary covers and addresses all the points brought up at the meeting, but I'll make sure we file a comprehensive summary including pre-app meeting discussion and issues you laid out in the last email.

As for the meeting, I'd rather characterize it as a successful and constructive meeting. Please note, the goal of pre-app meeting is for the design team is present the project, get neighbors' feedback, explain the process, and hopefully address their concerns. As mentioned during the meeting, if needed, I am available to address any questions you have via email or to meet in person.

Thank you again for your email,

- Amir
415.741.1292 x 104

On 1/9/19, 9:13 AM, "Sylvia Braselmann" <sbraselmann@rigel.com> wrote:

Hi Amir,

I am sorry, i realized that I neglected to reiterate my request to get a shadow analysis for my solar panels from you. Although I think you did write that down. So the sixth point should actually be:

6. The building will substantially block the solar panels on the roof of 4828 19th Street. Please provide a professional/official Shadow Analysis.

Thanks,
Sylvia

From: Sylvia Braselmann <sbraselmann@rigel.com>
Subject: Neighbor comments responding to Pre-Application meeting for 258 Caselli (Block2689 Lot031)
Date: January 8, 2019 at 9:20:10 AM PST

To: Amir Afifi <amir@siaconsult.com>

Cc: Gabriela Panjota <Gabriela.Pantoja@sfgov.org>, EVNA Planning Committee <planning@evna.org>, Rafael Mandelman <Rafael.Mandelman@sfgov.org>, "Tom Temprano (BOS)" <tom.temprano@sfgov.org>, Kathy Emery <mke4think@gmail.com>, davida kapler <sfgirlnow@gmail.com>, Steve Galan <stevegalan@me.com>, Cathy Halligan <halligan.cathy@gmail.com>, Zoon Nguyen <zoonnguyen2014@gmail.com>, Donald Gibson <donald@periodgeorge.net>, Donald Dodge <dondodgesf@hotmail.com>, jerome singer <JSflyingcarpet@hotmail.com>, "Taylor, Steven" <Steven.Taylor@usdoj.gov>, Donald Sullivan <Donald.Sullivan@wilsonelser.com>, Mike Gaitley <gaitley@sbcglobal.net>, Mike Dragovitch <mdragovich@sbcglobal.net>, Francie Lehmer <erl10195@aol.com>, Christine Winoto <cwinoto@yahoo.com>

Hello Amir,

I am writing on behalf of the neighbors present at the Pre-Application meeting on December 17, regarding the development plans for the new lot at 258 Caselli (Block 2689, Lot 031)

Thanks for presenting the plans at the meeting. The end was a little precipitous, and we are not clear on the next steps. In addition, I have a few remarks on the drawings.

According to the 311 process description (<https://sf-planning.org/section-311-pre-application-process>) a list of issues raised at the meeting has to be provided, and the sponsors response to those documented.

I think you said that you are going to summarize the neighbor concerns, and we are looking forward to receiving that summary. I felt there were a lot of individual conversations, and nobody taking notes (that I know of) so I wanted to make sure to list all the things that we said and heard, both at the meeting and afterwards (you will see that some of the concerns only became clear after careful studying your plans.)

Neighbor Comments/concerns:

1. What you call the 'rear yard' is the side yard, and we won't agree to that re-definition (zoning variance.) Note: that is the neighborhood consensus
2. The lot split was granted only on the premise that a building would be built within the code (i.e. no variances), which means 15' setback from the (real) rear property (toward 254 Caselli) – Therefore any new development/plan has to stay within the code, i.e. no variances.
3. Exchanging the 15 ft setback of the real rear yard with a 15ft setback in the side yard exchanges about 770 sqft open space with about 450 sqft.
4. That open space is not even shared with all neighbors, i.e. 4828 19th Street is totally blocked off.
5. With this plan, you are maximizing the negative impact on 4828 19th street (going all the way to the property lines to 4828 19th Street,) while minimizing the negative impact on your employer, giving 15 ft setback in that direction (the owners of 256 Caselli and the '19th Street LLC' are the same group of investors.)
6. The building will block the Solar panels on the roof of 4828 19th Street.

7. No RH-1 zoned house in this neighborhood is bigger than 2000 sqft (houses on lots of similar size are about 1500 sqft). This is not a neighborhood of massive houses.

8. The height of the building is excessive - although nominally three stories, because of the slope the 2689 block and specifically that lot (being defined as greater than 20% slope) the proposed building height would be more than 40ft from the level of the rear yard of 258 Caselli and 254 Caselli.

9. People on the proposed roof garden would be able to look into the bedrooms of Caselli 254, infringing on their privacy.

10. The grade/level of the lot is substantially lower than 19th Street (with a massive retaining wall to 19th Street), yet you are proposing to go up (first floor and garage) in regards to 19th Street - making the elevation of the building higher than needed. Note that for all houses on the sloping street, the downhill house level is lower, following the slope of the street. Yet your proposal has the house on the same level as the uphill house 4828 19th street - even though the level of the lot is substantially lower!

11. Entry to the garage is considered impossible in the experience of the neighbors, given the angle of the garage, and the width of 19th Street.

12. The tax records showed the lot as being 1657 sqft, the surveyor map from the lot split package shows it as being 1751 sqft. The actual property lines are impossible to discern by the adjoining neighbors, and we request the surveyor to come out and mark the property lines, as well as the outline of the proposed building.

13. The building design does not fit in the neighborhood, and does not look like it complies with the SF Residential Design guidelines (<https://sf-planning.org/sites/default/files/FileCenter/Documents/5356-resdesfinal.pdf>) (someone remarked: this is ugly!)

14. Why do you need an elevator, and a two-car garage? And an 18x18 feet bedroom plus walk-in closet? The building is way too big for the lot size, and the neighborhood character.

That is our list - you may have picked up more, and we look forward to your list.

On another note, I would like to point out a few mistakes/misrepresentations in your plans/drawings:

- p A-1.1: 4828 19th Street is NOT a Three-Story house, but Two-Story over Garage, like the other adjacent buildings (also see city records)

- p A-3 to A-4: proportionally the 4828 19th Street building is about 30% closer to the property line; that is important to appreciate the shadow created on the solar panels.

- p A-3.1: I appreciate that the purpose of these drawings is to show the elevation levels, however the image becomes misleading in the bottom part of the drawing: at the rear, the lot is smaller than at the front, and 4828 19th street is angled. Therefore, the property line is right at the corner of the proposed building, and the 4828 19th street building is only 4 ft away from the proposed building (you are keeping

the 8ft distance and the size of the lot from the front view). This is important to appreciate the amount of shadow the proposed building would throw on the solar panels!!!

Moreover, for the view from the back (or what you call 'side', bottom of A-3.1) Caselli 258 has a kitchen nook, which you do not show, and which would make the distance of 258 Caselli to the property line about 30% less.

- p A-4.1: I assume the section through the house is at the point where the second and third floor are set back on the side: that setback is 4ft, not the 8ft that you are carrying over from the front view. Both property line and the 4828 building need to move to the left accordingly (about 50%) - again, important to appreciate the shadow on the solar panels!

Finally:

As mentioned, because of the somewhat abrupt ending of the meeting (and some of us had to leave earlier), we are not quite sure what the next steps are. In view of the unanimous opposition, and different concerns of the neighbors, and according to the 311 process guidelines, you will be working on addressing the voiced neighborhood concerns/objections, and present a new plan which we will discuss at the next meeting, correct?

In the meantime, please do either send the surveyor, or come by yourself to discuss with the direct neighbors and mark the property lines, and the corners and outlines of the proposed building.

Thanks for your help,

Regards,

Sylvia, writing for the neighbors:

Sylvia Braselmann and Kathy Emery (4828 19th Street)

David Kapler and Steve Galan (254 Caselli)

Dung Nguyen and Cathy Halligan (243 Caselli)

Donald Dodge and Jerome Singer (300 Caselli)

Donald Gibson (303 Caselli)

Steven Taylor and Donald Sullivan (4834 19th Street)

Sylvia Braselmann, PhD

Rigel, Inc.

650 624 1307

sbraselmann@rigel.com

4b. Bad faith behavior of owners and project sponsors

Owners:

As far as the neighbors were told, the 031 and 032 lots were sold to 'a group of investors.' Mr. Lane Jenkins the sole owner on the deed (7/26/18), and HE sold the undeveloped lot 031 to the '19th St LLC' (10/5/18). As far as we can tell they are the same group of people, and act in concert.

1. Renovation work on 258 Caselli beyond scope of permit, which resulted in suspended permits

- [Permit 201808096939](#)

Status: SUSPEND

Status Date: 8/27/2018

Remodel 2 bathrooms & kitchen ; no removal of walls.

Complaint: 201888301

Description: date last observed: 24-AUG-18; time last observed: 8:00 am; exact location: Main Bldg; building type: Residence/Dwelling WORK BEYOND SCOPE OF PERMIT; ; additional information: They have removed all of the shingled siding, which is not covered in their permit. They've also removed all of the interior walls;

2. Illegal felling of a significant tree on the lot (a massive redwood, still visible online on satellite). A complaint was filed with the department of Public Works on August 27, 2018.



Feb 4, 2018



August 26, 2018

Project sponsors:

3. Misrepresentations/mistakes in submitted plan (which always make their project look less impactful or disruptive.)

- 4828 is not 3 story over garage, but 2 story over garage (see SF PIM)
- at the rear of the proposed building the distance to 4828 is 4 ft, not 8 like shown
- at the rear of the proposed building the property line to 4828 is right at the proposed building, not 4 ft away as shown
- Useable Open Space GSF per plan is 435 sq ft, not 935 sq ft indicated in the Project application.

4. Action at the Pre-application meeting (quotes by Amir Affifi, SIA Consulting)

- 'I am not here to negotiate'
- 'No, we are not changing the plans, we are submitting them as they are'

Note: as shown below, they did in fact change the plans, but always in the opposite direction from the neighbors concerns.

5. Reaction to the neighbors after the Pre-application meeting

- although we contacted SIA/Amir Affifi several times and asked for their summary of neighbor concerns, and although they promised to send it, they never did.
- although Davida Kapler several times emailed regarding meeting the surveyor to clarify property lines, the only response was 'I am passing it on to the owners,' but nothing happened. (see also Concern #2 in their pre-app summary.)

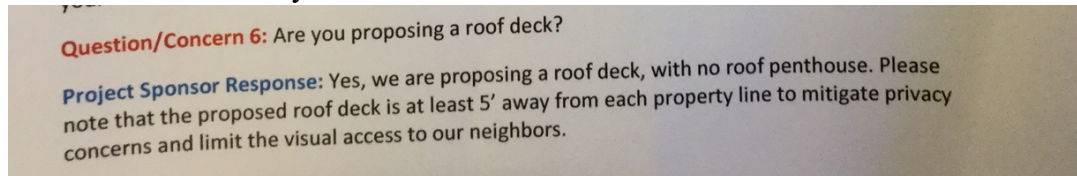
6. Summary and responses to the neighbor comments at the Pre-application meeting.

In their summary of the Pre-application meeting, they generally denied that the neighbors' concerns were an issue or promised to look into it and get back to us – which they never did, even though we reached out to them on several occasions. In some cases they took the discussion as indication where problems might arise, and then made the project plan even worse (to help with future negotiations?)

Specifically

- in response to extensive complaints about the roof deck on the eastern half of the building, and concern that this would lead to a loss of privacy for 584 Caselli, in the plans actually submitted they expanded the roof deck and added a second roof deck on the western half.

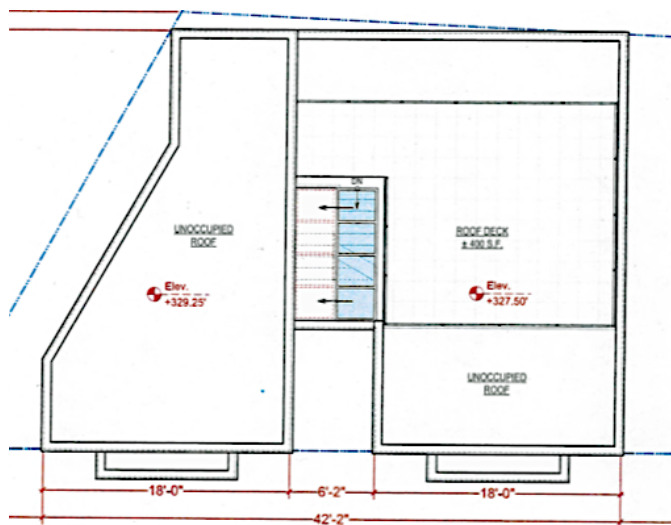
From the SIA summary:



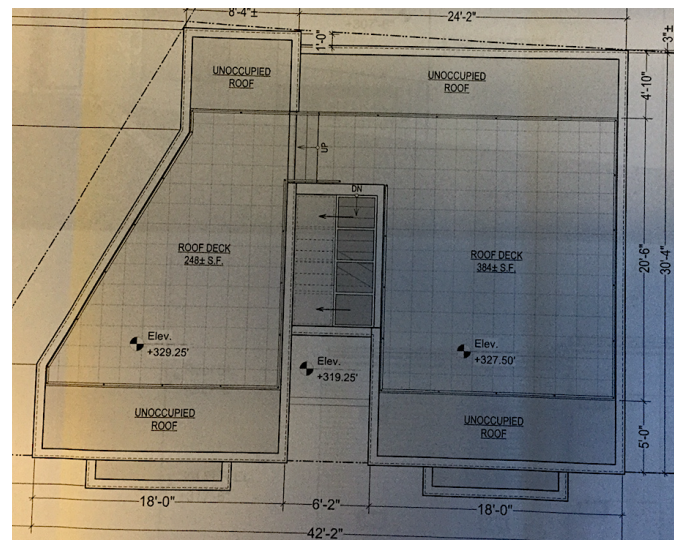
(Note: during the meeting there was extensive complaints/discussion about the roof deck)

The resulting changes they made:

Plan distributed at Pre-Application meeting



Plan submitted to SF Planning



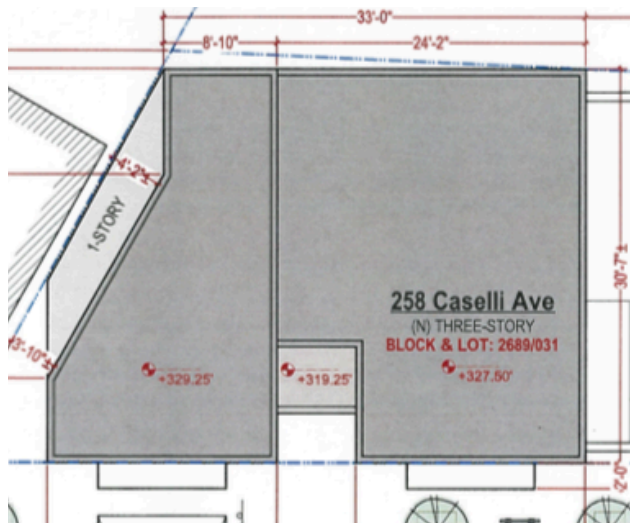
- in response to complaints about the depth of the building (in other words the fact that it even went beyond the depth of the neighboring house, 4828 19th street) they made it even deeper on the western part of the building, as opposed to the promised: ‘refine the design to better accommodate your request.

(Note that their summary also willfully misrepresents the complaint – the request was not to ‘chop off the North West corner on the first floor’ but to scale back the whole building from the rear property line by about 8 feet.)

Question/Concern 4: Can you chop off the North-West corner of the building on first floor?

Project Sponsor Response: We feel the 5 feet set back from our neighbor (to the West) would provide ample distance between these two houses, but I can look into this and refine the design to better accommodate your request.

Plan distributed at Pre-Application meeting



Plan submitted to SF Planning



- We had asked for a shadow analysis in regards to shading of the solar panels on the neighboring house on 4828 19th street. Although it is correct that a shadow is not required from the city, at least a basic a shadow estimate should have been provided to the neighbors. The ‘...we can look into this a bit more and get back to you’ never happened.

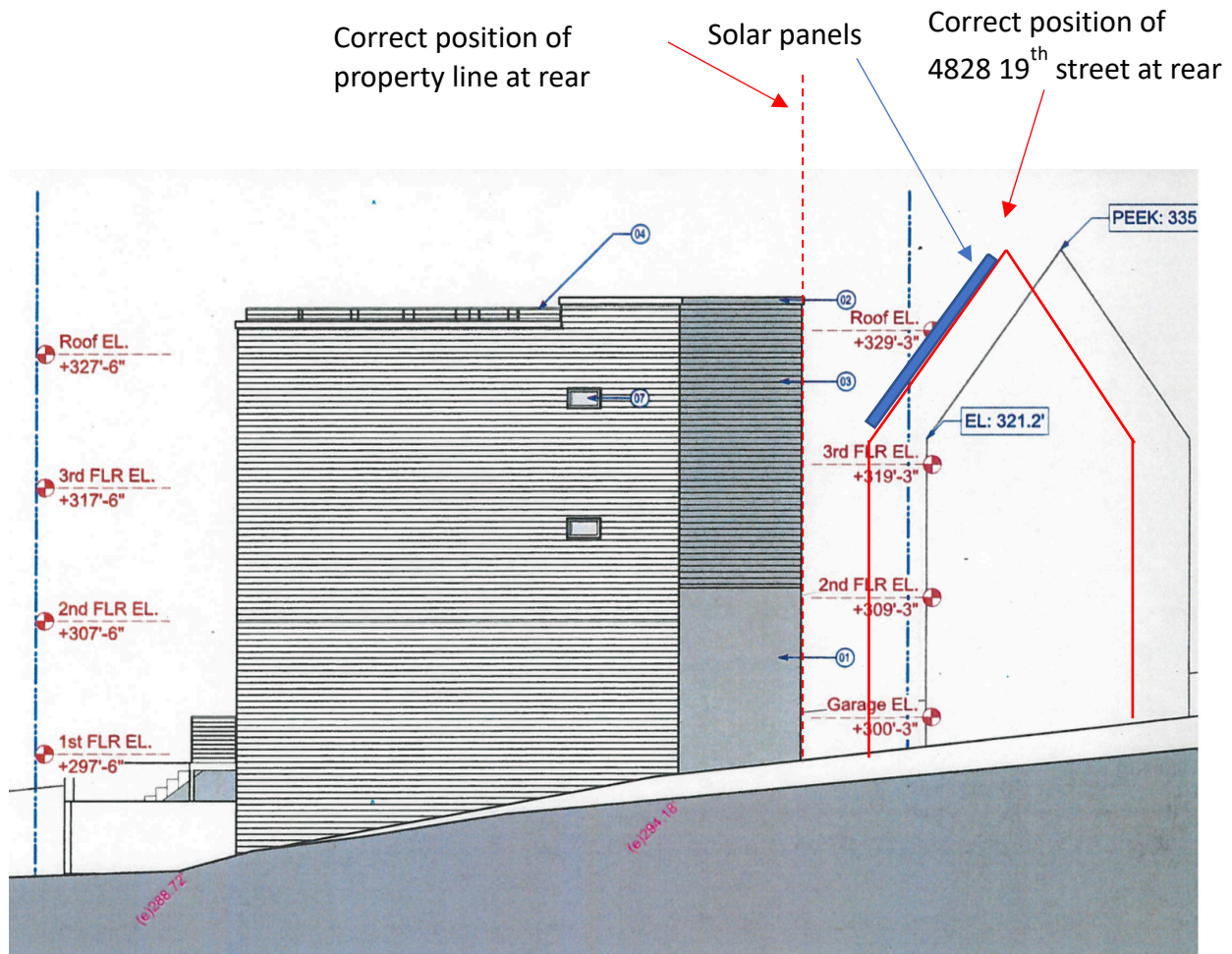
Question/Concern 5: Have you done any shadow study? I think your building will cast shadow on my PV panels at 4828 19th Street.

Project Sponsor Response: Shadow study is required only for building 40' and taller, also I don't think if proposed building would cast shadow on your PVs since your building is upslope, and to the North-West of the proposed design, but we can look into this a bit more and get back to you.

The rest of their response is nonsensical:

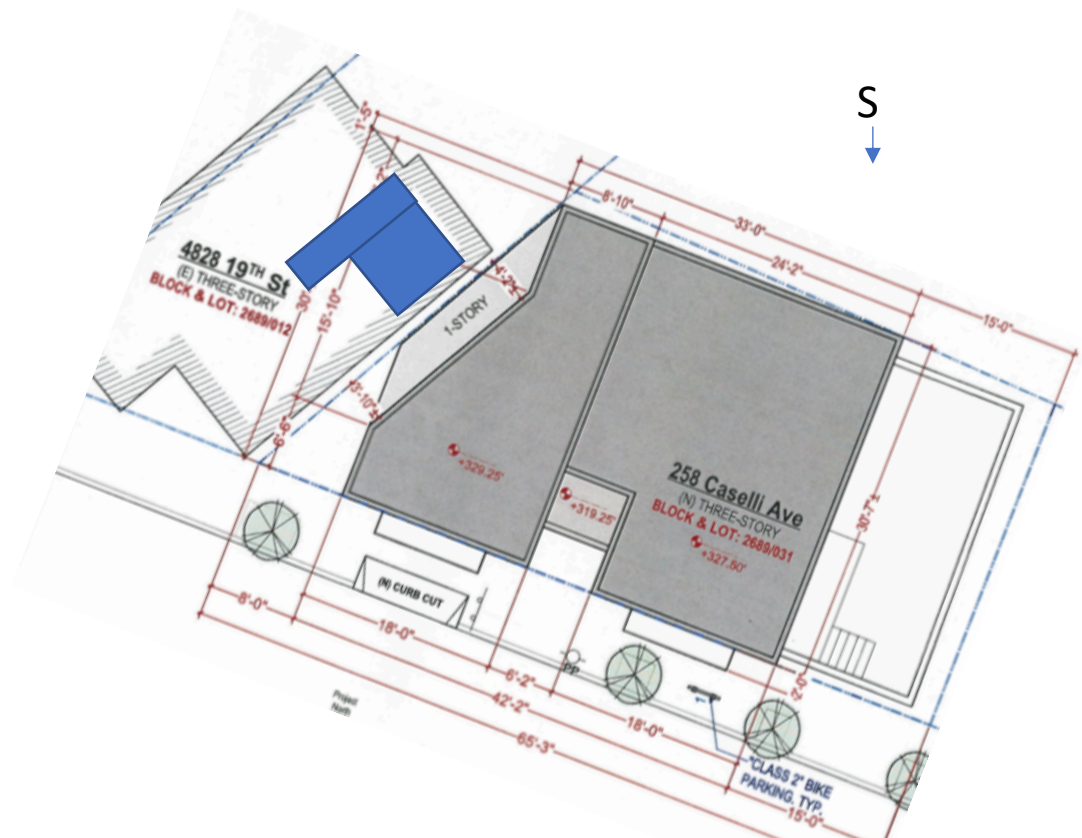
-“...I don’t think if proposed building would cast shadow on your PVs since your building is upslope...”

The proposed building goes to an elevation of about 332, the solar panels are on an A-frame type roof, from an elevation of about 322 to 334.

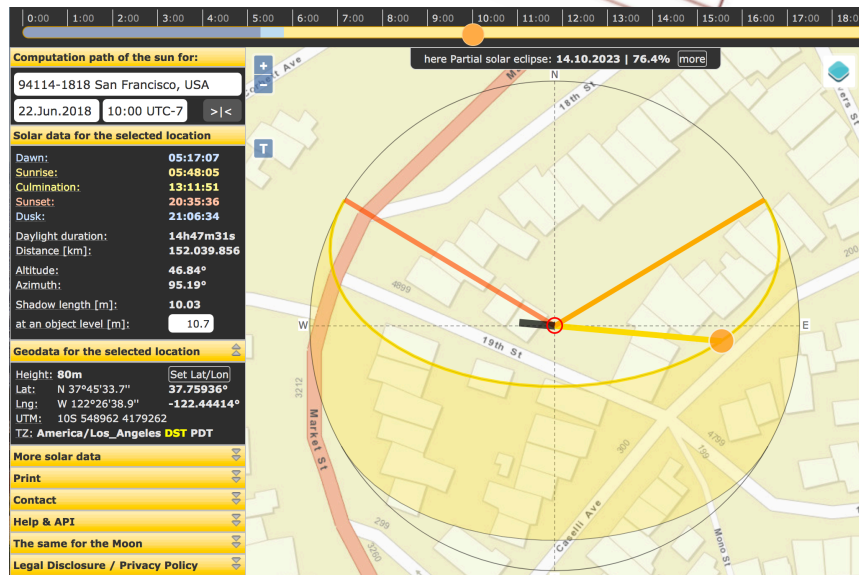


‘...I don’t think if proposed building would cast shadow on your PVs since your building is [...] to the North-West of the proposed design...
That makes the proposed building to the south East, and hence in the path of the sun.

Solar panels on
4828 19th Street
indicated in blue



Path of sun;
black bar indicates
shading of solar panels
at 10am



4c. Significant Tree Removal Complaint

From Spitz, Jeremy
September 4, 2018

Thank you Syliva,

Stephen and his manager did let me know that they were working on it. Thank you for reporting the issue and we will certainly follow up with you.

Best,

Jeremy Spitz
Government and Legislative Affairs
San Francisco Public Works | City and County of San Francisco
City Hall, Room 348 | 1 Dr. Carlton B. Goodlett Place | San Francisco, CA 94102
Office: (415) 554-6972

sfpublicworks.org · twitter.com/sfpublicworks

From: Sylvia Braselmann [<mailto:sbraselmann@rigel.com>]
Sent: Tuesday, September 04, 2018 11:00 AM
To: Spitz, Jeremy (DPW) <Jeremy.Spitz@sfdpw.org>
Subject: Fwd: Contact Us Submission - Supervisor Mandelman

Hello Jeremy,

sorry for the late reply, the email was only forwarded today.

I have sent the information to Stephen Keller, who had contacted me after I filed the complaint - just so that you are aware, and don't duplicate work (I also heard from a neighbor yesterday that she had filed a complaint with DPW, too :)

The before photo is from February 4, the after photos from August 26. The tree was cut down on August 15 (it was all gone when I came back from work, and the three young men were just cleaning up the street and putting the fence back together - I did not think of taking a photo of them).

Thanks for following up - and I would appreciate if you can let me know what the outcome is.

Regards,
Syliva

From Keller, Stephen
August 27, 2018

Thanks Sylvia,

Do you know the date of the “before” picture. Also can you email me the “before” picture as an attachment, sometimes the dates are saved.

Also, do you have any contact info for a owner?

Thanks

Steve Keller

Urban Forestry Inspector
ISA Certified Arborist WE 8888UA
Bureau of Urban Forestry
San Francisco Public Works
City and County of San Francisco
1155 Market St 3rd floor
San Francisco, CA 94103
(415) 554-8240 Desk
(415) 554-6700 BUF Mainline
sfpublicworks.org · twitter.com/sfpublicworks

From: Sylvia Braselmann [<mailto:sbraselmann@rigel.com>]

Sent: Monday, August 27, 2018 1:59 PM

To: Keller, Stephen (DPW) <Stephen.Keller@sfdpw.org>

Subject: Re: casselli redwood removal

Here are a few before/after photos.





Sylvia Braselmann, PhD
Rigel, Inc.
650 624 1307
sbraselmann@rigel.com

On Aug 27, 2018, at 1:48 PM, Keller, Stephen (DPW) <Stephen.Keller@sfdpw.org> wrote:

Hi Silvia,

Please send me photo of the redwood stump.

Thanks

<image002.jpg>

Steve Keller

Urban Forestry Inspector
ISA Certified Arborist WE 8888UA
Bureau of Urban Forestry
San Francisco Public Works
City and County of San Francisco
1155 Market St 3rd floor
San Francisco, CA 94103
(415) 554-8240 Desk
(415) 554-6700 BUF Mainline

sfpublicworks.org · twitter.com/sfpublicworks

On Wed, Aug 29, 2018 at 2:24 PM Spitz, Jeremy (DPW) <Jeremy.Spitz@sfdpw.org> wrote:
Dear Kathy and Sylvia,

We will investigate the tree removal. Do you happen to have any photos of the redwood tree, before after or during removal?

Thank you,

Jeremy Spitz

Government and Legislative Affairs

San Francisco Public Works | City and County of San Francisco

City Hall, Room 348 | 1 Dr. Carlton B. Goodlett Place | San Francisco, CA 94102

Office: (415) 554-6972

sfpublicworks.org · twitter.com/sfpublicworks

From: Temprano, Tom (BOS)
Sent: Wednesday, August 29, 2018 1:42 PM
To: Strawn, William (DBI) <william.strawn@sfgov.org>
Cc: Spitz, Jeremy (DPW) <Jeremy.Spitz@sfdpw.org>
Subject: FW: Contact Us Submission - Supervisor Mandelman

From: District 08 Contact Us Google Form [<mailto:sfbdsupvrs@gmail.com>]
Sent: Tuesday, August 28, 2018 11:14 AM
To: MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Tse, John (BOS) <john.tse@sfgov.org>;
Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; Mundy, Erin (BOS) <erin.mundy@sfgov.org>;
Temprano, Tom (BOS) <tom.temprano@sfgov.org>
Subject: Contact Us Submission - Supervisor Mandelman

A constituent has submitted a request via the Contact Us web page.
Copy and paste the following email address if you wish to reply to the original sender: mke4think@gmail.com

***** DO NOT REPLY TO THIS EMAIL FORM..!!! *****

THIS MAILBOX sfbdsupvrs@gmail.com IS NOT MONITORED.

Here are the results.

kathy emery and sylvia braselmann
building permit violation
4828 19th street , 94114

415-703-0465

mke4think@gmail.com

Hello Rafael,

We are hoping that you can give us some advice. A lawyer we consulted about this problem (described below) suggested that we involve our supervisor, hence our letter to you today.

We live at 4828 19th street, and the side of our house abuts the backyard of the house on the corner of Caselli and 19th (258 Caselli). This backyard was split off as new lot about 20 years ago -- LOT 031. This new lot supposedly has the minimum size of 1751 square feet (although even according to the tax roll it is less than that)

We have windows on the property line to this new lot (the old backyard.)

Last year the owner of the house on the corner died, and the heirs tried to sell LOT 031 as a potential building site. They were unsuccessful (if staying within all rules, e.g. rear setback etc., the house depth would be just 12 to 14 feet). They finally sold the corner house and LOT 031 together to what turns out to be a group of investors, who are renovating and flipping the house.

The new owners took out an owner permit for renovation of two bathrooms and a kitchen (for a value of \$20,000), but they are totally gutting the house, down to the studs. It seems that somebody already put in a complaint with the building department for work beyond the scope of the permit.

- They have removed the shingle siding (for which they do not have a permit)
- They are removing the brick part of the foundation (I am not sure if the brick is just ornamental)
- They told a neighbor that they were going to put a sliding glass door in the kitchen and expand the deck (for which they have no permit.)

In addition, about 10 days ago they had a big redwood tree removed from the old backyard/new lot, again without permit. I reported that to the Department of Public Works.

We have no objections to the house being renovated (in fact, it was an eye-sore) or somebody making money in flipping houses. We do, however, object to doing this illegally/without permits, and making changes that we have no input in. We very much object to the loss of the trees (but were not asked).

What we are worried about is that the clearly ruthless new owners will either try again to sell the new lot, or develop/build themselves. We cannot keep them from selling the lot, or someone building there, but we do want to make sure that we have input (and protect as much of our privacy, light etc as possible.) We and the other neighbors will certainly not agree to any variances.

We know we will get notified by the building department when plans are submitted, but we are worried that they will continue to (illegally) create facts on the ground.

Is there something we should do at this stage?

Kathy tried to get the name of the owner(s) from the people working at the house, but only got the name and number of the person who employs the workers (they got very nervous when she asked about the License number). We have not tried to track down the owners. A neighbor talked to one of them the morning of the day they had the tree cut down. She talked about the trees that were in the backyard, and that at least there was still the redwood – the owner just nodded, and did not say that they were going to cut it down that day – so I am not hopeful that they are forthcoming, or can be trusted.

Any suggestions, advise for us on how to proceed would be most welcomed.

kathy and sylvia

Send recurring emails with [Email Scheduler](#) for Gmail.

This email was sent via the [Google Forms Add-on](#).

Documentation of work beyond scope of permit for the developer's project at 258 Caselli

Lane Jenkins and his contractors pulled a permit for remodel of 2 bathrooms and a kitchen

Welcome to our Permit / Complaint Tracking System!

Permit Details Report

Report Date: 12/22/2020 12:04:58 PM

Application Number: 201808096939
 Form Number: 8
 Address(es): 2689 / 011 / 0 258 CASELLI AV
 Description: remodel 2 bathrooms & kitchen ; no removal of walls.
 Cost: \$20,000.00
 Occupancy Code: R-3
 Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
8/9/2018	TRIAGE	
8/9/2018	FILING	
8/9/2018	FILED	
8/9/2018	APPROVED	
8/9/2018	ISSUED	
8/27/2018	SUSPEND	Suspended per request of DCP letter dated August 24, 2018. O'Riordan
6/11/2019	REINSTATED	Reinstated per DCP letter of request dated June 10, 2019. O'Riordan
7/10/2019	CANCELLED	Cancelled at owner's request new permit different scope

Contact Details:

Contractor Details:

License Number: OWN
 Name: OWNER OWNER
 Company Name: OWNER
 Address: OWNER * OWNER CA 00000-0000
 Phone:

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	BLDG	8/9/18	8/9/18			8/9/18	LAU (NELSON) CHI CHIU	
2	DPW- BSM	8/9/18	8/9/18			8/9/18	CHOY CLINTON	
3	CPB	8/9/18	8/9/18			8/9/18	PASION MAY	

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

Instead, they totally gutted the house, removed the original shingle exterior and brick cover of the foundation. New vinyl siding was delivered and ready to be installed.

Upon complaints by the neighbors, the permit was suspended



SAN FRANCISCO PLANNING DEPARTMENT

Suspension Request

August 24, 2018

Tom Hui, CBO, SE
Director
Department of Building Inspection
1660 Mission Street
San Francisco, CA 94103

Building Application Nos.: 2018.08.09.6939
Property Address: 258 Caselli Avenue
Block and Lot 2689/031 and 2689/032
Zoning District: RH-1; (Residential, House, One-Family)
Staff Contact: Tina Tam- (415) 558-6325
tina.tam@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Dear Mr. Hui,

This letter is to request that the Department of Building Inspection (DBI) suspend Building Permit Application No. 2018.08.09.6939 for the property at 258 Caselli Avenue.

Building Permit No. 2018.08.09.6939 includes the following scope of work: "remodel 2 bathrooms & kitchen; no removal of walls." The Planning Department received a complaint that the Permit Holder has altered the front façade and demolished a significant portion of the interior of the subject property and has exceeded the scope of work authorized under the issued permits.

Therefore, the Planning Department is requesting the suspension of this permit to allow the Permit Holder to submit a revision permit to address all work, interior and exterior, at the subject property for review by the Planning Department. This suspension shall apply to all work currently underway at the residence.

APPEAL: Any aggrieved person may appeal this letter to the Board of Appeals within fifteen (15) days after the date of the issuance of this letter. For further information, please contact the Board of Appeals in person at 1650 Mission Street, Room 304, or call 575-6880.

Sincerely,

Tina Tam
Code Enforcement Manager

CC: EDWINA R SMITH TRUST 1999, 14155 MIDDLE ELLEN RD., LOS GATOS, CA 95033
(property owner)

New permits were pulled for the correct work both inside and outside.

Welcome to our Permit / Complaint Tracking System!

Permit Details Report

Report Date: 12/22/2020 12:00:50 PM

Application Number: 201809130144

Form Number: 8

Address(es): 2689 /031 /0 258 CASELLI AV

Description: COMPLY WITH NOV #20188551 & 201888301. (NO EXTERIOR WORK) REVISION TO SUSPENDED PERMIT #201808096939. REMOVE ALL INTERIOR PLASTER & REPLACE WITH DRYWALL. CAP FOUNDATION STEM WALL TO RECTIFY SUBGRADE FOUNDATION CONDITIONS. KITCHEN & BATH REMODEL.

Cost: \$125,000.00

Occupancy Code: R-3

Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
9/13/2018	TRIAGE	
9/13/2018	FILING	
9/13/2018	FILED	
9/14/2018	APPROVED	
9/14/2018	ISSUED	
6/13/2019	COMPLETE	4846061 Final Inspection/Approved

Contact Details:

Contractor Details:

License Number: OWN
 Name: OWNER OWNER
 Company Name: OWNER
 Address: OWNER * OWNER CA 00000-0000
 Phone:

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	INTAKE	9/13/18	9/13/18			9/13/18	LEI ALVINA	
2	BLDG	9/14/18	9/14/18			9/14/18	NG JOE	Approved OTC with notes. jn.
3	MECH	9/14/18	9/14/18			9/14/18	TAN (PETER) JIA JIAN	Approved OTC
4	SFPUC	9/14/18	9/14/18			9/14/18	CHUNG DIANA	OTC - Capacity Charge not applicable - (E) fixture count (gpm) and (P) fixture count (gpm) in same meter rate tier, but existing water fixtures indicate a larger meter would be appropriate. Permit applicant can contact PUC, New Installations; 415.551.2900. Returned to Applicant - 09/14/18.
5	CPB	9/14/18	9/14/18			9/14/18	YU ZHANG REN	

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

Welcome to our Permit / Complaint Tracking System!

Permit Details Report

Report Date: 12/22/2020 12:02:42 PM

Application Number: 201808298686

Form Number: 8

Address(es): 2689 /011 /0 258 CASELLI AV

Description: REMOVE DETERIORATING CEDAR SHINGLES AND REPLACE WITH NEW CEDAR SHINGLES SIDING. REMOVE BRICK SKIRT TO REPAIR DRYROT AND REPLACE WITH NEW BRICK IN KIND. REMOVE (12) OLD WOOD WINDOWS AND REPLACE WITH (12)ALL WOOD WINDOWS. MATCH EXTG OPERATIONS AND OPENING.

Cost: \$45,000.00

Occupancy Code: R-3

Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
8/29/2018	TRIAGE	
8/29/2018	FILING	
8/29/2018	FILED	
8/29/2018	APPROVED	
8/29/2018	ISSUED	
6/18/2019	CANCELLED	Canceled at owner's request new permit to cover scope

Contact Details:

Contractor Details:

License Number: OWN
 Name: OWNER OWNER
 Company Name: OWNER
 Address: OWNER * OWNER CA 00000-0000
 Phone:

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	BID-INSP	8/29/18	8/29/18			8/29/18		APPROVED OTC BY JEFF BARNES
2	CP-ZOC	8/29/18	8/29/18			8/29/18	SMITH DESIREE	
3	BLDG	8/29/18	8/29/18			8/29/18	WONG IRENE	
4	CPB	8/29/18	8/29/18			8/29/18	MARIA ASUNCION	

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

EXHIBIT 5
Mistakes and Misrepresentations in SIA's plans

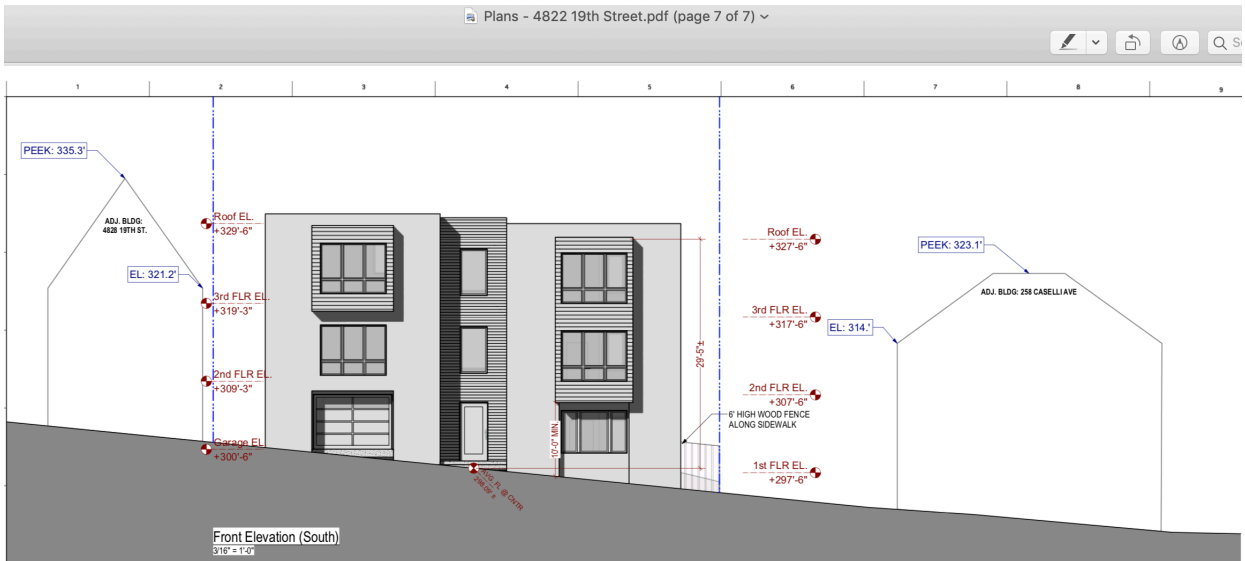
Mistakes and misrepresentations in the SIA plans

From the very beginning there were many mistakes and misleading drawing in the plans submitted by SIA. Of course, all of them minimized the impact of the new building.

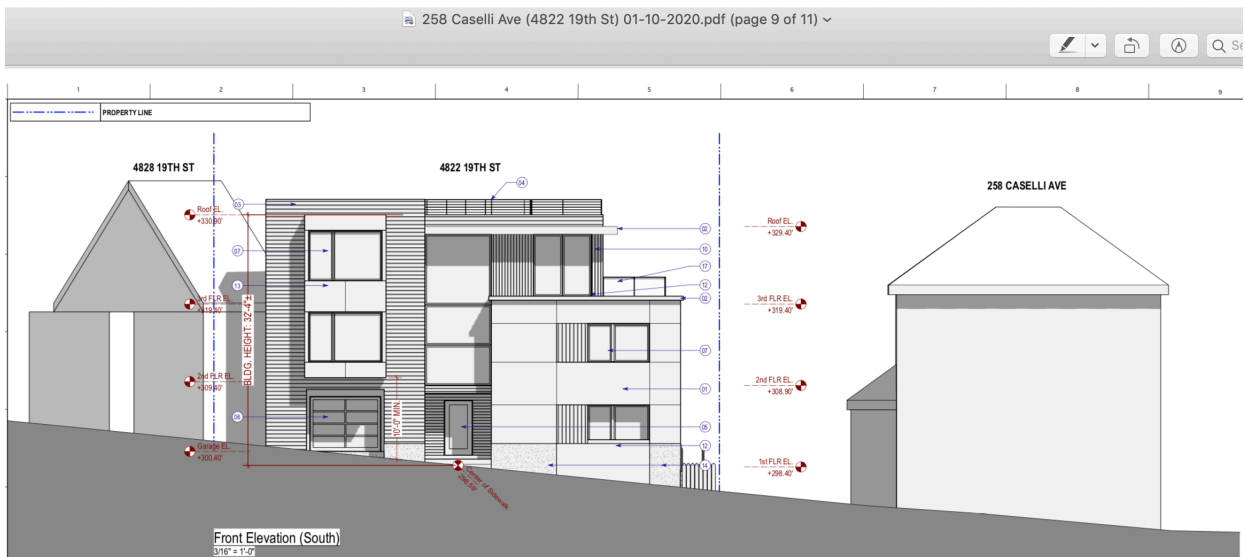
The most interesting was the miraculous r(a)ising of 258 Caselli between the plans dated 6/21/2019 and 1/10/2020.

In the first plan, the peak elevations of the neighboring buildings are included, in the next plan they are omitted, and 258 Caselli is suddenly 10 feet taller – making the proposed building seem less out of proportion to the neighborhood.

SIA, 6/21/2019



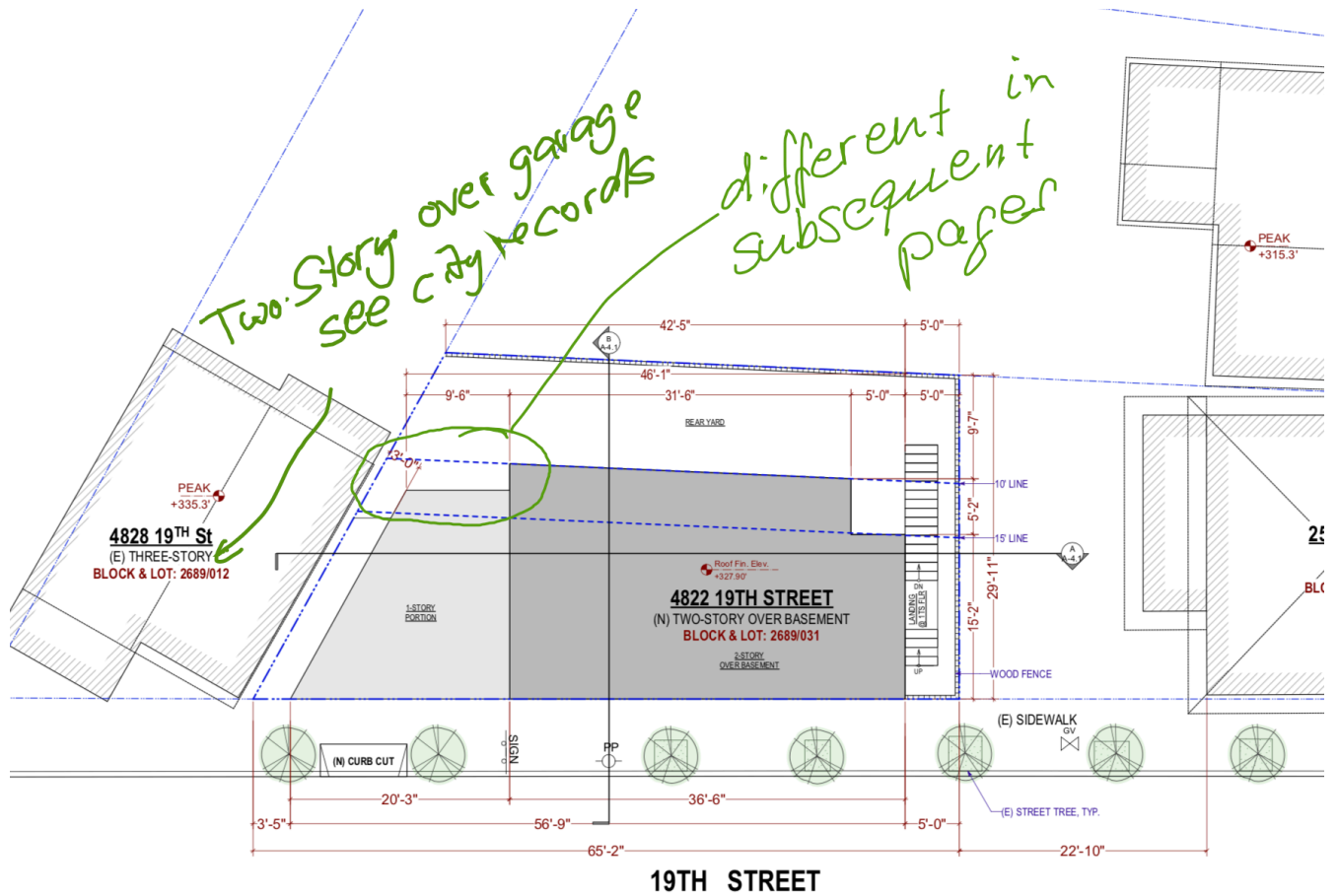
SIA, 1/10/2020



The current plan (10/29/2020) is likewise full of mistakes, misrepresentations and inconsistencies.

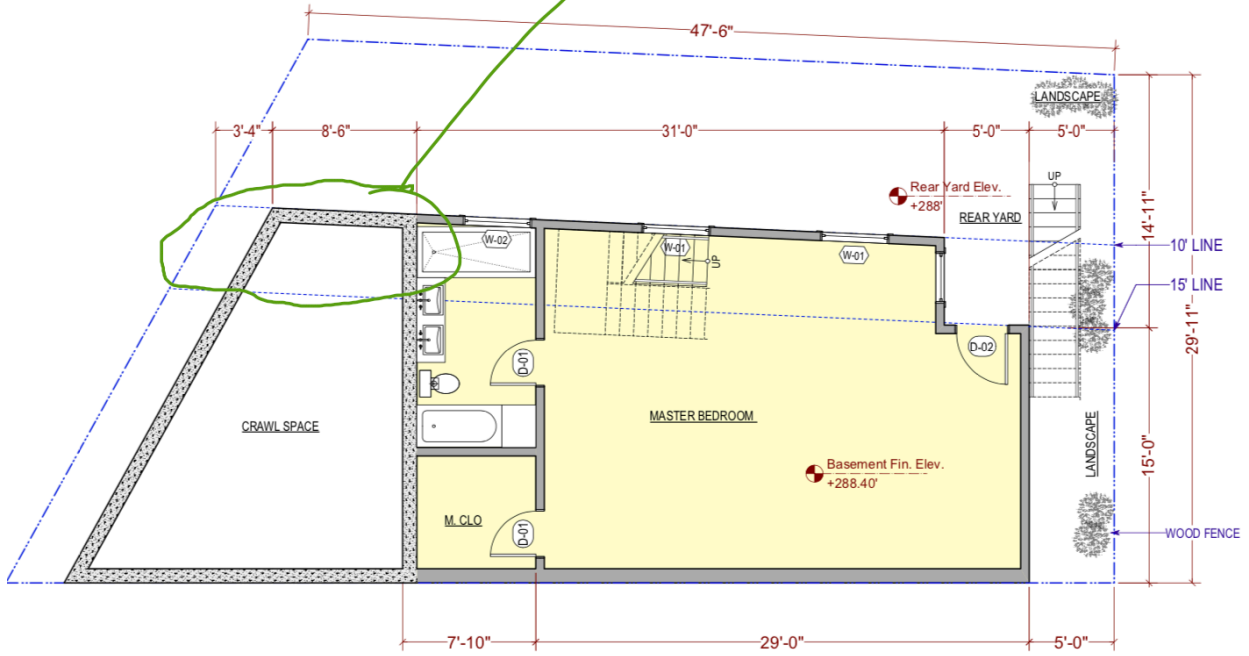
We have marked those in green

A-1.1



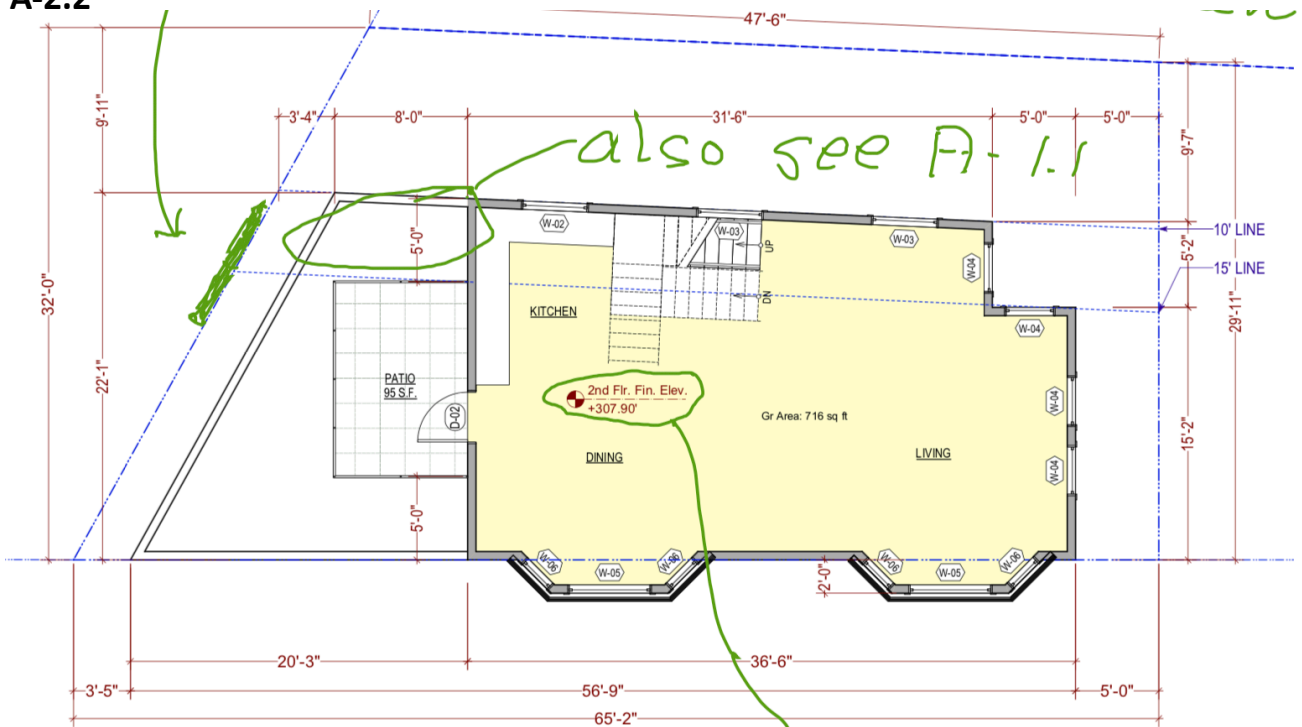
A-2.0

does not correlate with site plan A-1.1



A-2.2

also see A-1.1

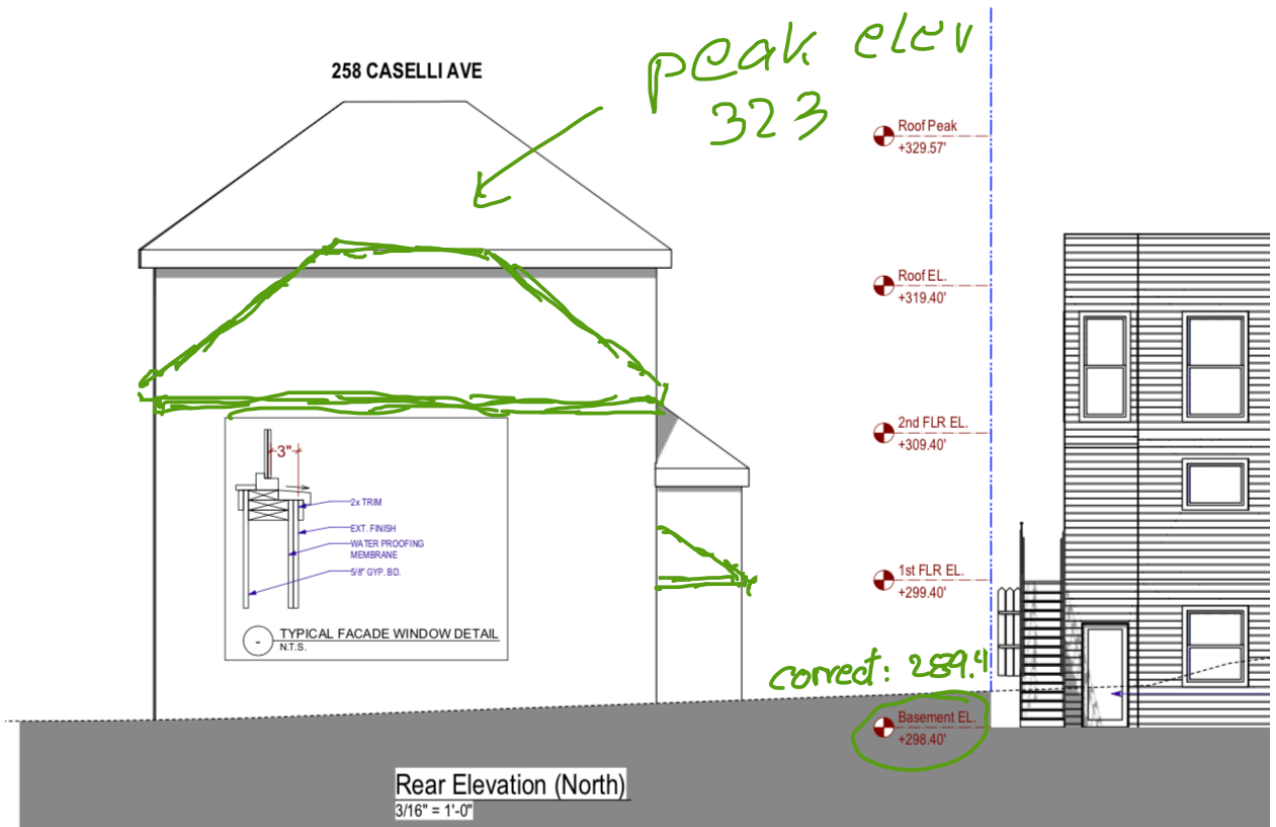
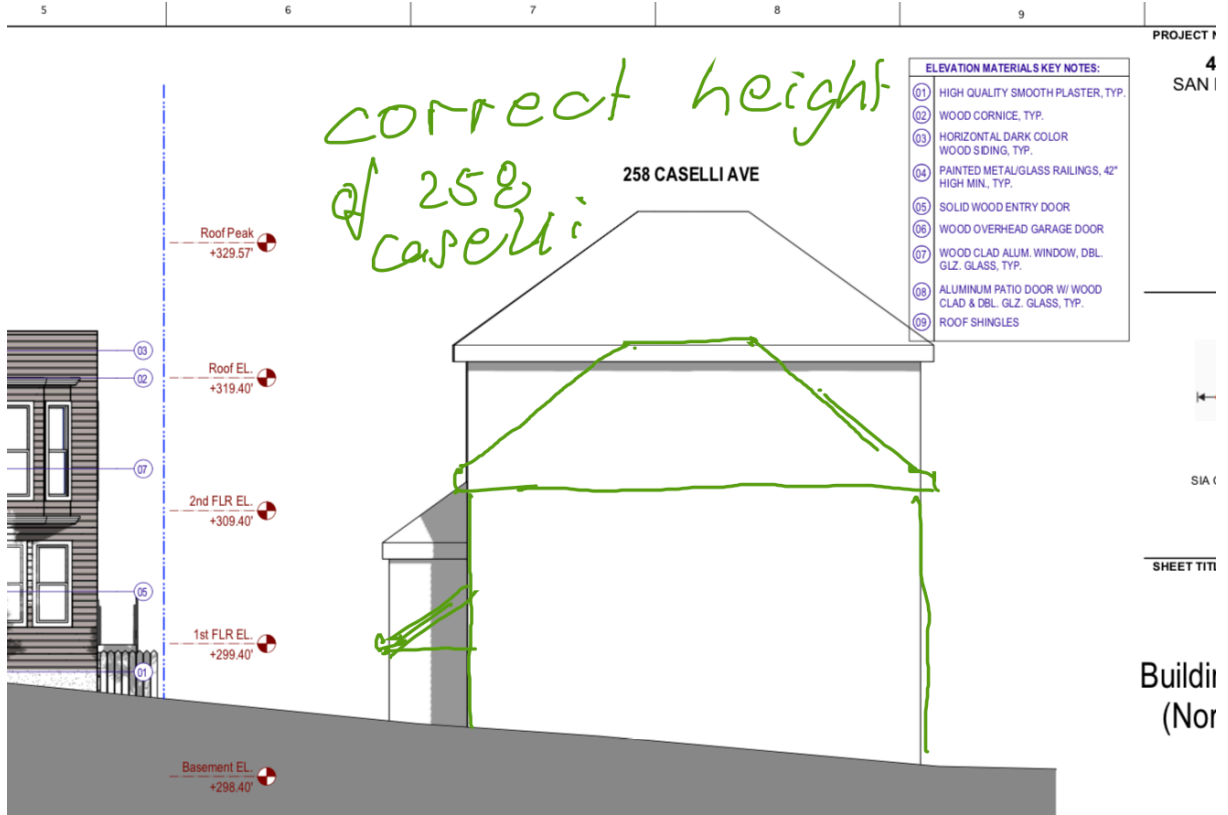


Elev given as 309 on all following pages

Second Floor Plan

1/4" = 1'-0"

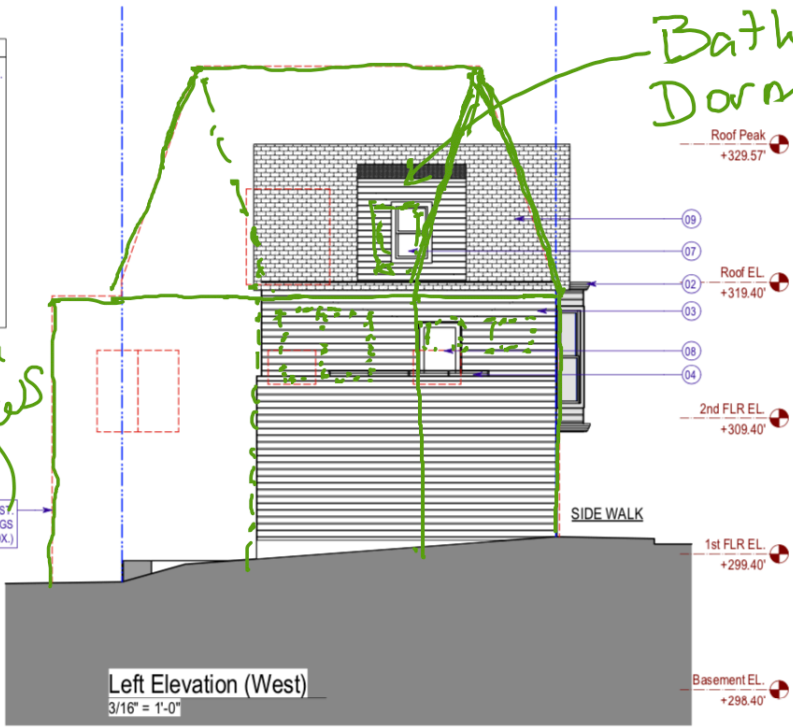




*Bathroom
 Dormer window*

ELEVATION MATERIALS KEY NOTES:	
01	HIGH QUALITY SMOOTH PLASTER, TYP.
02	WOOD CORNICE, TYP.
03	HORIZONTAL DARK COLOR WOOD SIDING, TYP.
04	PAINTED METAL GLASS RAILINGS, 42" HIGH MIN., TYP.
05	SOLID WOOD ENTRY DOOR
06	WOOD OVERHEAD GARAGE DOOR
07	WOOD CLAD ALUM. WINDOW, DBL. GLZ. GLASS, TYP.
08	ALUMINUM PATIO DOOR W/ WOOD CLAD & DBL. GLZ. GLASS, TYP.
09	ROOF SHINGLES

Correct location of windows (dotted)



Left Elevation (West)
 3/16" = 1'-0"



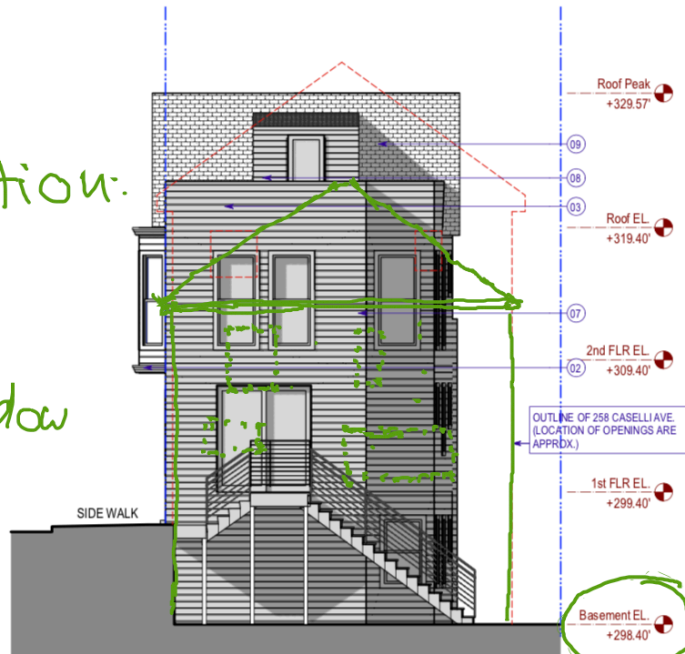
SIA CONSULTING CORPORATION
 4742 MISSION STREET
 SAN FRANCISCO CA 94112
 TEL: (415) 741.1292
 FAX: (415) 849.1252

SHEET TITLE

**Building Elevations
 (East & West)**

*Correct height
 Peak elevation:
 323*

*Approx. Window
 Location*



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EXHIBIT 6
PLANNING DEPARTMENT RDAT MATRIX
AND ALTERNATIVE DESIGN SKETCHES

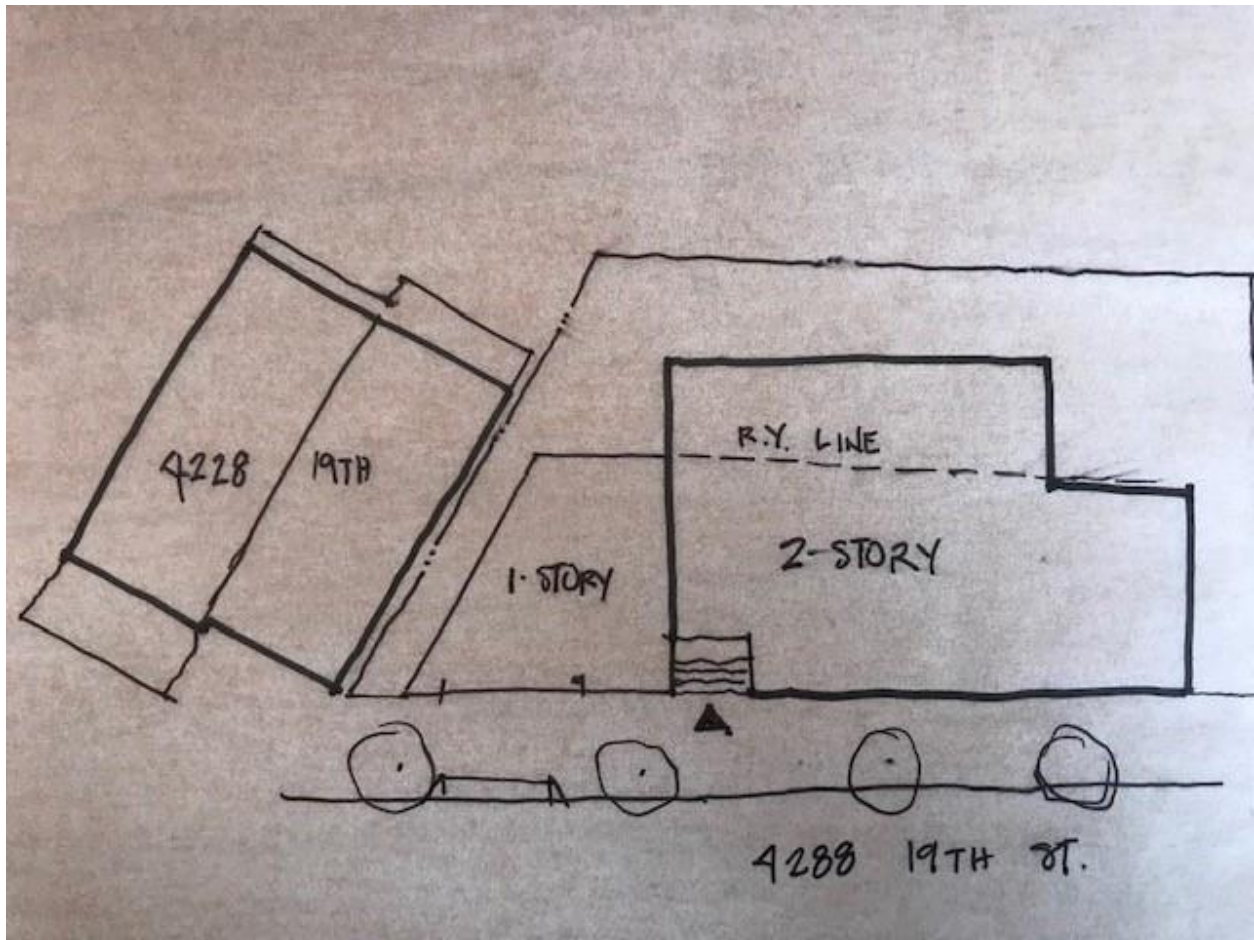
RESIDENTIAL DESIGN GUIDELINES MATRIX				
Project address	4822 19TH ST		REVIEW TYPE	Policy Lite
Application number	2019-000969PRJ		Date of Review / Response	8/4/2020
Quadrant	SW Quadrant		Date of Drawings	6/24/2020
Assigned Planner	Gabriela Pantoja		Comment author	David Winslow
Assigned Design Review staff			Meeting Attendees	Luiz Barata, David Winslow, Liz Watty, Jeff Joslin, Corey Teague, Delvin Washington
#	Guideline Chapter, Topic	Subtopic	Guideline	
Neighborhood Character				
II1	WHAT IS THE CHARACTER OF THE NEIGHBORHOOD?	Defined Visual Character	GUIDELINE: In areas with a defined visual character, design buildings to be compatible with the patterns and architectural features of surrounding buildings.	NA
II2		Mixed Visual Character	GUIDELINE: In areas with a mixed visual character, design buildings to help define, unify and contribute positively to the existing visual context.	MEETS GUIDELINE
Site Design				
III 1	TOPOGRAPHY		Guideline: Respect the topography of the site and the surrounding area.	MEETS GUIDELINE
III 2	FRONT SETBACK		GUIDELINE: Treat the front setback so that it provides a pedestrian scale and enhances the street.	MEETS GUIDELINE
III 3		Varied Front Setbacks	GUIDELINE: In areas with varied front setbacks, design building setbacks to act as a transition between adjacent buildings and to unify the overall streetscape.	MEETS GUIDELINE
III 4		Landscaping	GUIDELINE: Provide landscaping in the front setback.	Look for opportunities to increase landscaping at the front, including the area by the main entrance.
III 5	SIDE SPACING BETWEEN BUILDINGS		GUIDELINE: Respect the existing pattern of side spacing.	Provide side setbacks (as proposed). see comment IV3 below
III 6	REAR YARD		GUIDELINE: Articulate the building to minimize impacts on light and privacy to adjacent properties.	Minimize and limit the encroachment into the required rear yard to the middle portion of the site – leaving 10' to 15' setbacks between existing lots and the building volume requesting a variance
III 7	VIEWES		GUIDELINE: Protect major public views from public spaces.	NA
III 8	SPECIAL BUILDING LOCATIONS	Corner Buildings	GUIDELINE: Provide greater visual emphasis to corner buildings.	MEETS GUIDELINE
III 9		Building Abutting Public Spaces	GUIDELINE: Design building facades to enhance and complement adjacent public spaces.	NA

RESIDENTIAL DESIGN GUIDELINES MATRIX				
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Application number		2019-000969PRJ	Date of Review / Response	8/4/2020
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III 10		Rear Yard	GUIDELINE: Articulate the building to minimize impacts on light to adjacent cottages.	NA
Building Scale and Form				
IV 1		Building Scale	GUIDELINE: Design the scale of the building to be compatible with the height and depth of surrounding buildings.	Limit the mssing to two stories at the street.
IV 2		Building Scale at the Street	GUIDELINE: Design the height and depth of the building to be compatible with the existing building scale at the street.	MEETS GUIDELINE
IV 3		Building Scale at the Mid-Block Open Space	GUIDELINE: Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space.	Minimize and limit the encroachment into the required rear yard to the middle portion of the site – leaving 10' to 15' setbacks between existing lots and the building volume requesting a variance. Provide side setbacks (as proposed).
IV 4	BUILDING FORM		GUIDELINE: Design the building's form to be compatible with that of surrounding buildings.	Please see comment IV 1.
IV 5		Facade Width	GUIDELINE: Design the building's facade width to be compatible with those found on surrounding buildings.	MEETS GUIDELINE
IV 6		Proportions	GUIDELINE: Design the building's proportions to be compatible with those found on surrounding buildings.	MEETS GUIDELINE
IV 7		Rooflines	GUIDELINE: Design rooflines to be compatible with those found on surrounding buildings.	Provide a pitched roof form compatible with existing surrounding structures
Architectural Features				
V 1	BUILDING ENTRANCES		GUIDELINE: Design building entrances to enhance the connection between the public realm of the street and sidewalk and the private realm of the building.	Employ a raised entry of 3'-4' above grade
V 2		Location of Building Entrances	GUIDELINE: Respect the existing pattern of building entrances.	MEETS GUIDELINE
V 3		Front Porches	GUIDELINE: Provide front porches that are compatible with existing porches of surrounding buildings.	NA
V 4		Utility Panels	GUIDELINE: Locate utility panels so they are not visible on the front building wall or on the sidewalk.	Clarify location of utility panels so they are not visible on the front building wall or on the sidewalk.

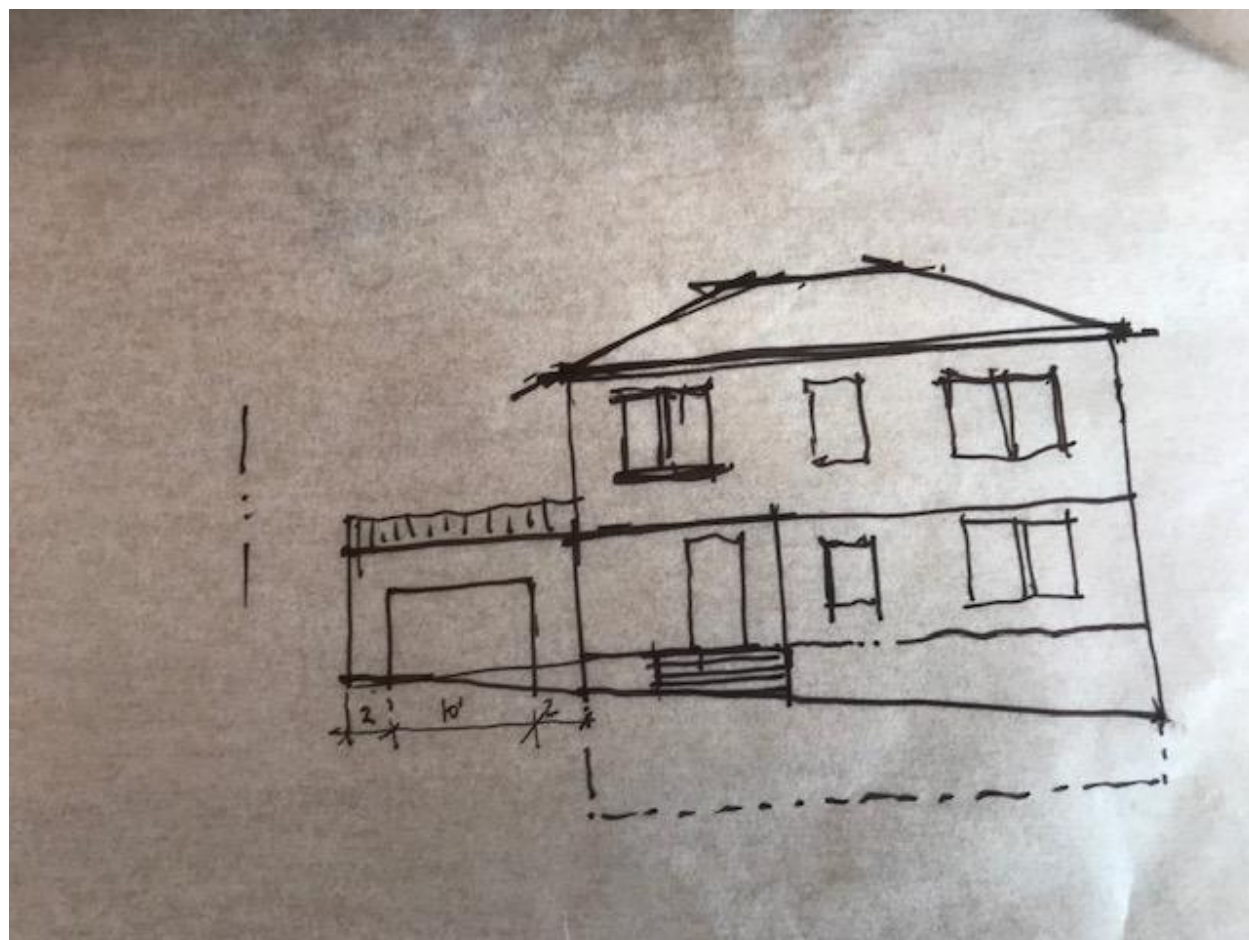
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V 5	BAY WINDOWS		GUIDELINE: Design the length, height and type of bay windows to be compatible with those on surrounding buildings.	Use traditional (angled) bays.
V 6	GARAGES	Garage Structures	GUIDELINE: Detail garage structures to create a visually interesting street frontage.	Parking is not required. Limit the building mass currently designated for parking adjacent to the neighbor at 4228 19th to a one-story structure within the buildable area (ie. not extending past the required rear yard line yard)
V 7		Garage Door Design and Placement	GUIDELINE: Design and place garage entrances and doors to be compatible with the building and the surrounding area.	MEETS GUIDELINE
V 8		Garage Door Widths	GUIDELINE: Minimize the width of garage entrances.	MEETS GUIDELINE
V 9		Curb Cuts	GUIDELINE: Coordinate the placement of curb cuts.	Locate the curb cut to preserve existing street trees
V 10	ROOFTOP ARCHITECTURAL FEATURES		GUIDELINE: Sensitively locate and screen rooftop features so they do not dominate the appearance of a building.	NA
V 11		Stair Penthouses	GUIDELINE: Design stair penthouses to minimize their visibility from the street.	NA
V 12		Parapets	GUIDELINE: Design parapets to be compatible with overall building proportions and other building elements.	MEETS GUIDELINE
V 13		Dormers	GUIDELINE: Design dormers to be compatible with the architectural character of surrounding buildings.	NA
V 14		Windscreens	GUIDELINE: Design windscreens to minimize impacts on the building's design and on light to adjacent buildings.	NA
Building Details				
VI 1	ARCHITECTURAL DETAILS		GUIDELINE: Design the placement and scale of architectural details to be compatible with the building and the surrounding area.	MEETS GUIDELINE
VI 2	WINDOWS		GUIDELINE: Use windows that contribute to the architectural character of the building and the neighborhood.	Design the windows to be sized a proportioned in keeping with existing window patterns found in the block.

RESIDENTIAL DESIGN GUIDELINES MATRIX				
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Assigned Planner		Gabriela Pantoja	Comment author	David Winslow
Assigned Design Review staff			Meeting Attendees	Luiz Barata, David Winslow, Liz Watty, Jeff Joslin, Corey Teague, Delvin Washington
VI 3		Window Size	GUIDELINE: Relate the proportion and size of windows to that of existing buildings in the neighborhood.	Reduce amount of glazing above main entry.
VI 4		Window Features	GUIDELINE: Design window features to be compatible with the building's architectural character, as well as other buildings in the neighborhood.	Provide windows features that are compatible with windows features found in the surrounding buildings. Show how windows are operated in elevations.
VI 5		Window Material	GUIDELINE: Use window materials that are compatible with those found on surrounding buildings, especially on facades visible from the street.	MEETS GUIDELINE
VI 6	EXTERIOR MATERIALS		GUIDELINE: The type, finish, and quality of a building's materials must be compatible with those used in the surrounding area.	Use wood siding or shingles as the main material; stucco may be used as a secondary material. Remove any metal panels from visible facades.
VI 7		Exposed Building Walls	GUIDELINE: All exposed walls must be covered and finished with quality materials that are compatible with the front facade and adjacent buildings.	MEETS GUIDELINE
VI 8		Material Detailing	GUIDELINE: Ensure that materials are properly detailed and appropriately applied.	Provide windows profiles with wall assembly that demonstrate that frame and glass panes are recessed from the primary wall, providing sufficient window depth (the recommended minimum dimension from glass panes to finishing material is 3"-4"), particularly at windows that are visible from the street.

4822 19th Street Alternative Site Plan Sketch



4822 19th Street Alternative Elevation Sketch





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, you can call the Planning counter at 628.652.7300 or email pic@sfgov.org where planners are able 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 email the completed application to cpc.intake@sfgov.org.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 628.652.7550. 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628.652.7550。請注意，規劃部門需要至少一個工作日來回應。

Filipino: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 628.652.7550. 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: Regan Przybyl and Brooks Jackson

Address: 258 Caselli Ave SF CA 94114

Email Address: rprzybyl@gmail.com

Telephone: 817-903-5032

Information on the Owner of the Property Being Developed

Name: Lane Jenkins & A+L Investments LLC

Company/Organization: A+L Investments LLC | 500 N Rainbow Blvd 300A Las V€

Address: Jenkins | 628 Stanley Ln, El Sobrante CA

Email Address:

Telephone:

Property Information and Related Applications

Project Address: 4822 19th Street, San Francisco, CA 94114

Block/Lot(s): 2689/031

Building Permit Application No(s): 2019.0115.0455

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

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

n/a

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 attachment A

-
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 attachment A

-
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 attachment A

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.

DocuSigned by:

regan przybyl

Signature

3B36B62CF059414...

Regan Przybyl

Name (Printed)

rprzybyl@gmail.com

Email

817-903-5032

Phone

Relationship to Requestor

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

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

I. INTRODUCTION AND SUMMARY

History of the lot and ownership

Lot 031 at 4822 19th street was created as a result of a lot split from 258 Caselli Ave in 1995 only after the applicants could show that a building could be put up without needing a variance from the required 15 feet set back to the rear yard line.

The original lot 011 in the Assessor's Block 2689 was split into two lots in 1995, creating lot 030 (258 Caselli, which includes the existing house) and lot 031 (the majority of the previous backyard, along 19th Street.) Due to the split, the lots are minimum size; the undeveloped Lot 031 is 1751 sqft

- July 26, 2018 - both lots were bought by Lane Jenkins, though several people introduced themselves to neighbors as co-owners and part of a group of investors. Jenkins renovated 258 Caselli and had both lots surveyed (this survey is included in the building application for lot 031, submitted to the Planning Department, and dated Aug 3, 2018).
- October 10, 2018 - Jenkins sold the undeveloped lot (031) to the '19th Street LLC'.
- May 8th, 2019 - Jenkins transferred the deed to A&L Investment LLC which he currently serves as the President of.
- Aug 16, 2019 - Jenkins sold 258 Caselli to Regan Przybyl and Brooks Jackson falsely claiming and actively misrepresenting the property line.

Proposed Project

The developer, A&L Investment LLC, is proposing to build a 2,624-square-foot single-family home on the vacant 1,751 square-foot lot at 4822 19th Street.

Here are three key reasons why the Planning Commission should take Discretionary Review of this project and that exceptional and extraordinary circumstances exist that require such review:

A. The project conflicts with key elements of the San Francisco Residential Design Guidelines.

B. The project adversely impacts the privacy and light and air of 258 Caselli Ave due to the proposed large south-facing windows, exterior stairs, and roof deck.

C. We object to the south side property line represented in the plans because it conflicts with legal documents signed by Lane Jenkins when he sold us our house in 2019. Mr. Jenkins is also the owner and developer of 4822 19th Street The plans prepared for him by SIA include a property line that is in our rear yard. The taking of our property by Mr. Jenkins and his LLC would adversely impact us because it would reduce the size of our backyard at 258 Caselli Avenue.

II. RESPONSES TO THE FOUR QUESTIONS IN THE DISCRETIONARY REVIEW APPLICATION FORM

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.

A and B. The project conflicts with key elements of the San Francisco Residential Design Guidelines and adversely impacts our light, air, and privacy.

A Principle Residential Design Guideline is to: *"Articulate the building to minimize impacts on light and privacy to adjacent properties." (RDGs, site design, page 17)*

The developer's (10/29 p A 3.2) plans prepared by SIA inaccurately depict the window placement and privacy effects to our home at 258 Caselli. Once adjusted to the correct height (per Figure 1 below) you can see that the proposed large

Attachment A - 4822 19th Street DR

windows on the second floor and sliding doors on the first floor are looking right into the master bedroom and kitchen of our home. On that side, the proposed building is 15'2" to 20'4" deep, with bay windows to the front/street and windows to the rear. There is no need for additional windows on the south side in order to provide adequate light to the proposed project.

Per the guidelines on modifications - we recommend that the second story windows be removed or replaced with transom windows (elevated to not show eye level views) and that the sliding glass doors be removed or frosted.

(RDGs, site design, page 17)

In these situations, the following design modifications can minimize impacts on privacy; other modifications may also be appropriate depending on the circumstances of a particular project.

- *Develop window configurations that break the line of sight between houses*
- *Use translucent glazing such as glass block or frosted glass on windows and doors facing openings on abutting structures.*

The roof deck and south exterior stair providing independent access to the street and yard also create significant privacy impact as neighbors will be able to look right down into our yard and into our bedroom windows. Previous iterations of the plans included an ADU and these stairs provided independent access, so unless there is a plan to include an illegal dwelling unit here, these stairs are no longer necessary nor is the sliding glass door that provided access to these stairs.

Figure 1. Orange outline shows actual height and alignment of neighbor at 258 Caselli Ave

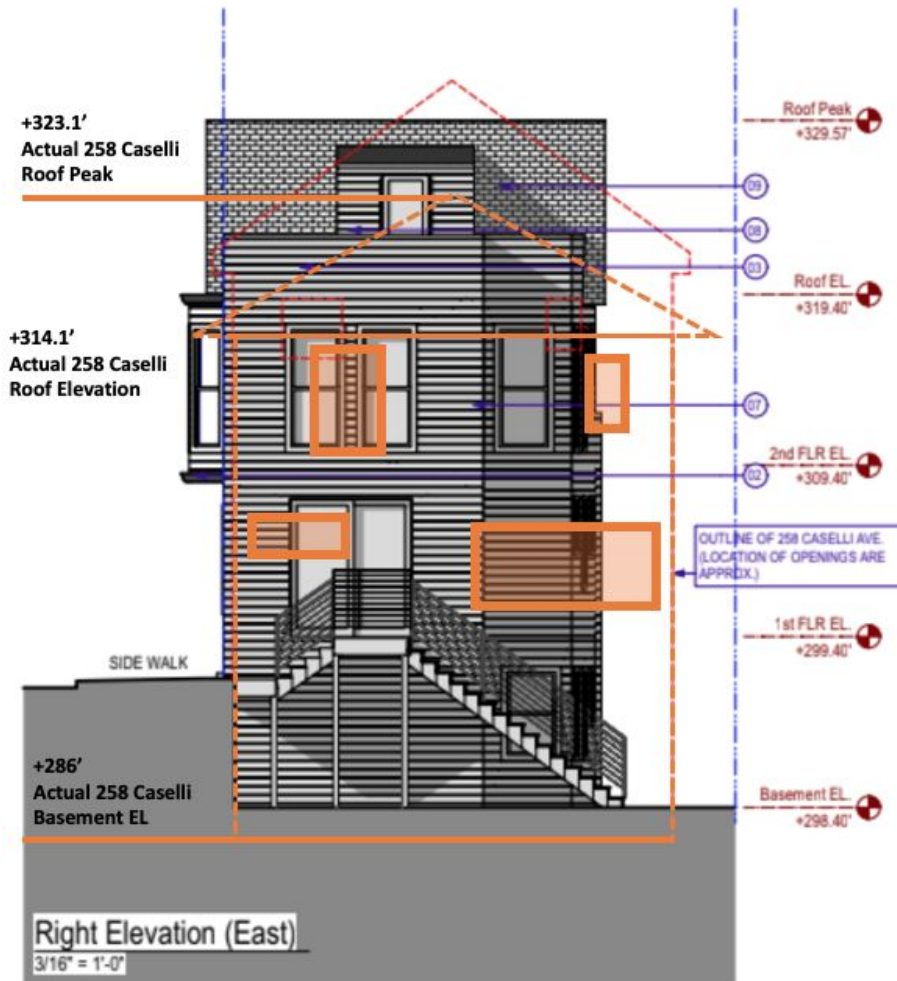


Figure 2. Back view of 258 Caselli



C. The plan would have significant adverse impacts on our backyard at 258 Caselli Avenue. Moreover, there is an exceptional and extraordinary circumstance because the south side property line represented in the plans conflicts with the property line represented in legal documents signed by Lane Jenkins when he sold us our house in 2019. Mr. Jenkins is also the owner and developer of 4822 19th Street. The plans prepared for him by SIA include a property line that is in our rear yard. The taking of our property by Mr. Jenkins and his LLC would adversely impact us because it would reduce the size of our already small backyard at 258 Caselli Avenue.

Property line dispute

Before selling 258 Caselli, Mr. Jenkins installed a new fence between the two lots and planted cypress trees, visually suggesting the boundary of the yard.

Figure 3. Photo from selling brochure and MLS listing

Attachment A - 4822 19th Street DR


258 Caselli Ave
 San Francisco, CA 94114
 Status: Closed

\$2,607,408 Redfin Estimate	\$2,600,000 Last Sold Price	5 Beds	3.5 Baths	2,832 Sq. Ft. \$921 / Sq. Ft.
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Overview Redfin Estimate Public Facts Listing Details Tour Insights Sale & Tax History




Regan Przybyl and Brooks Jackson bought 258 Caselli on Aug 16, 2019.

The day after our offer was received, we found out that there was neighborhood chatter about the development and the lot line. Confused, since there was a clear fence (6 feet above the cement wall + new) put up by Jenkins and landscaping (cypress trees) that visually showed the boundary, we requested clarification from the seller per the document below which states the CURRENT CEMENT RETAINING WALL as the property line.

Jenkins signed an addendum to the sale stating that the “seller sold lot 4822 with the understanding that the property line between 4822 19th and 258 Caselli is defined by the existing retaining wall between the two properties. Seller is selling 258 Caselli with the same understanding. Seller has been presented with no evidence contradicting the location of this property line.”

Figure 4. Addendum from 258 Caselli Sale

 CALIFORNIA ASSOCIATION OF REALTORS®	ADDENDUM (C.A.R. Form ADM, Revised 12/15)	No. 3
	The following terms and conditions are hereby incorporated in and made a part of the: <input checked="" type="checkbox"/> Purchase Agreement, <input type="checkbox"/> Residential Lease or Month-to-Month Rental Agreement, <input type="checkbox"/> Transfer Disclosure Statement (Note: An amendment to the TDS may give the Buyer a right to rescind), <input type="checkbox"/> Other _____, dated <u>August 12, 2019</u> , on property known as <u>258 Caselli Ave</u> , <u>San Francisco, CA 94114-2323</u> in which <u>Brooks Jackson, Regan Przybyl</u> is referred to as ("Buyer/Tenant") and <u>Lane Jenkins</u> is referred to as ("Seller/Landlord").	
<p>1. Seller sold LOT 4822 19th Street with the understanding that the property line between 4822 19th and 258 Caselli is defined by the existing retaining wall between the two properties. Seller is selling 258 Caselli with the same understanding. Seller has been presented with no evidence contradicting the location of this property line.</p>		

Attachment A - 4822 19th Street DR

Once we were settled in, had met all the neighbors and had access to the development plans, we realized that Jenkins had lied about the property line. The current survey shows the property line to be inside of our yard, about where the new cypress trees are planted. Since the survey was done during Jenkins' ownership and he sold the undeveloped lot, it is impossible that he did not know the correct location. We request that the owner/developer apply for a lot line adjustment to correct this error.

Given that Jenkins is still owner of lot 031/4822 19th Street, we request that the fraudulent representation and signed statement in the sale of 258 Caselli (see above) be considered in this context.

Effect on our backyard

As you can see from the attached photos, our yard at 258 Caselli Ave is already quite small from the lot split and would be substantially impacted by the project, especially given that the development would reduce the current yard 17% bounded by the fence by 3'-5" (the fence is approximately 1'-5" north of the existing retaining wall). Red line indicating approx property line below.

Figure 5. Pictures of backyard - red line indicates approximate property line represented in the plans for 4822 19th Street



Question 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 adversely affected, please state who would be affected, and how.

Due to the unusual history of the property and the insensitive design of the proposed project, all of the surrounding neighbors as well as those nearby object to the proposed project. AS shown in Figure 6 below, so far there are 19 neighbors at 14

Attachment A - 4822 19th Street DR

properties within one block of the project who object to the current plans.



Neighbors Objecting the current plans for the 4822 19th St Development (LOT 031)

LOT	NAME	EMAIL	ADDRESS
030	Regan Przybyl	rprzybyl@gmail.com	258 Caselli
030	Brooks Jackson	brooks.jackson@mac.com	258 Caselli
012	Sylvia Braselmann	Sylvia Braselmann <syviabraselmann@gmail.com>	4842 19th
012	Kathy Emery	Kathy Emery <mke4think@gmail.com>	4842 19th
010	Steve Galan and Davida Kaplar	Steve Galan <stevegalan@me.com>	254 Caselli
014	Cathy Halligan	Cathy Halligan <halligan.cathy@gmail.com>	243 Caselli
014	Zoon Nguyen	Zoon Nguyen <ZOONNGUYEN2014@gmail.com>	243 Caselli
027	Donald Gibson	Donald Gibson <donaald@periodgeorge.net>	303 Caselli
001	Jerome Singer	jerome singer <JSflyingcarpet@hotmail.com>	300 Caselli
001	Donald Dodge	Donald Dodge <dondodgesf@hotmail.com>	300 Caselli
015	Francie Lehmer	Francie Lehmer <erl10195@aol.com>	239 Caselli
016	Mark and Karina Prior	karina@karinaprior.com	4767 18th St
012A	Steven Taylor	"Taylor, Steven" <Steven.Taylor@usdoj.gov>	4834 19th
030-031	Christine Winoto	Christine Winoto <cwinoato@yahoo.com>	205 Caselli
012	Mike Dragovich	mdragovich@sbcglobal.net	4760 19th st
012	Mike Gaitley	gaitley@sbcglobal.net	4760 19th st
018	Arael Dominguez	araeldominguez@gmail.com	4829 19th st
033	Carolyn Cherry	ccherry22@gmail.com	248 Caselli
051	Becky Zuanich	Rebecca Zuanich <beckyzuanich@gmail.com>	4763 18th St

Question 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?

Property Line Solution - We request that a lot line adjustment be undertaken by the owner to accurately reflect that the property line is located where the retaining wall has been built. We also want the wooden fence to be moved right next to the stairs (3 feet from the new 4822 house wall), where the current retaining wall is located, and where Mr Jenkins in his signed statement declared the property line to be. This should also be disclosed in the sale post development, within the building/development notes, and in a Notice of Special Restrictions to be filed and recorded should this project be approved.

South Side Privacy Solutions

Window Modifications. Per the guidelines on modifications - we recommend that the second story windows be removed or replaced with transom windows (elevated to not show eye level views) and that the sliding glass doors be removed or at a minimum, frosted. See below regarding removal of the stairs. A slider would not be needed unless these stairs were to remain.

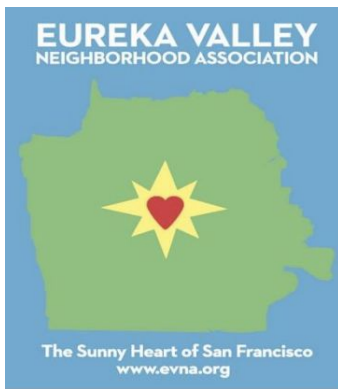
(RDGs, site design, page 17)

In these situations, the following design modifications can minimize impacts on privacy; other modifications may also be appropriate depending on the circumstances of a particular project.

- *Develop window configurations that break the line of sight between houses*
- *Use translucent glazing such as glass block or frosted glass on windows and doors facing openings on abutting structures.*

Roof Deck Removal. We also want the proposed roof deck adjacent to our property removed from the plans. This would eliminate privacy impacts associated with this proposed deck and usable open space can be provided in the rear yard. Please note that the developer is asking for a Variance to provide a rear yard of approximately 10' instead of the required 15'.

Exterior Stair Removal. The stairs shown in Figure 2, at the southern edge of the building providing independent access to the yard and street are a major invasion of privacy as neighbors will be able to look right down into our yard and into our bedroom windows. Previous iterations of the plans included an ADU and these stairs provided independent access, so unless there is a plan to include an illegal dwelling unit here, these stairs are no longer necessary. Removal of these stairs would also provide for additional open space.



EUREKA VALLEY NEIGHBORHOOD ASSOCIATION

The neighborhood association for the Castro, Upper Market and all of Eureka Valley since 1881

San Francisco Planning Commission

% Gabriela Pantoja

49 South Van Ness Ave., Suite 1400

San Francisco, CA 94103

Via: USPS and Email - gabriela.pantoja@sfgov.org

Dear Ms. Pantoja and Planning Commissioners:

The Eureka Valley Neighborhood Association (“EVNA”) has represented the interests of residents and business-owners in the Castro/Eureka Valley neighborhood since 1881.

At our board meeting on January 12, 2021, the EVNA voted to support the Discretionary Review application by neighbor Sylvia Braselmann for the property at 4822 19th Street. The EVNA is not in the habit of becoming involved in residential projects, but the facts surrounding this proposed development have significant impacts on the surrounding neighbors and neighborhood. This Discretionary Review is scheduled to be heard by this Commission on March 11, 2021.

Numerous neighbors to the property in question have filed letters supporting this Discretionary Review as the proposed development at 4822 19th St tries to fit far too much house in too small a lot. The developer, who is not a San Francisco resident, has apparently refused to engage with the neighbors, who have remained involved in the project from day one.

The EVNA considers this project a prime example of the damage that developers can cause when they have no ties to the cities or neighborhoods in which they build homes. Neighbors have been attempting to engage for years with the developer, A+L Investments, LLC, and their consultant, SIA Consulting. Instead of discussing the neighbors’ concerns, the developer has

EVNA
PO Box 14137
San Francisco, CA 94114
www.evna.org
Board@evna.org
Individual Emails:
first.last@evna.org

EVNA, a non-profit organization,
Tax ID: 51-0141022

Executive Committee

Alex Lemberg, President

Dan Schulman, Vice President

Griffin Gaffney, Secretary

Kevin Cureton, Treasurer

Directors at Large

Desmond Morgan

Mary Edna Harrell

Loïc Olichon

Rob LeVan

Andrew Gabel

Webmaster

Steve Clark Hall

submitted serially edited plans over the course of years that have either not addressed neighbor concerns or misstated aspects of the project.

Further, the neighbors' demands do not include completely blocking the project, but rather merely that certain windows and aspects be removed. The demands are not unreasonable, to say the least.

The EVNA requests that the Planning Commission and Planning Department staff keep a close eye on this project, considering the numerous edits over time and lack of good-faith behavior by the developer. As nearly all of the property's neighbors will also be keeping a watchful eye on this development as it goes, the EVNA will also stand up for the interests of our neighbors.

If you have any questions about the content of this letter, please do not hesitate to contact me at (415) 747-1102 or alex.lemberg@evna.org.

Sincerely,



Alex Lemberg
President, Eureka Valley Neighborhood Association

cc: Planning Commissioners; Sylvia Braselmann; Regan Przybyl; EVNA Board

From: [Francie Lehmer](#)
To: [Pantoja, Gabriela \(CPC\)](#)
Cc: [Winslow, David \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Bintliff, Jacob \(BOS\)](#); [Deborah Holley](#); [Regan Przybyl](#); [Sylvia Braselmann](#)
Subject: Project proposed for 4822 19th St.
Date: Friday, December 25, 2020 10:07:25 PM

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

To Gabriela Pantoja
San Francisco Planning Department
1650 Mission St., Ste 400
San Francisco, CA 94103

December 25, 2020

Dear Ms. Pantoja,

This letter is to express my concern about the project proposed for 4822 19th Street in Eureka Valley, DBI application number 2019.0115.0455.

I have lived in my house at 239 Caselli Ave. for 26 years. I raised my son here. I currently work for the State of California at the Worker's Compensation Appeals Board.

SAN FRANCISCO is changing. Much change is good, but not all. It is important to maintain the integrity of our residential areas so that our city remains beautiful and the neighborhoods remain internally consistent and cohesive.

I am concerned about the plans for the house at 4822 19th St., which is across the street and about three doors away from my house, because not only because the structure of the house infringes on others' privacy, but because the proposed building is much too big for the lot. Its size and appearance is not consistent with the size and appearances of the other houses in the neighborhood. It will tower over the houses around it.

In addition, the lot upon which it is being built is a tiny lot which was subdivided from the house on the corner of CASELLI and 19th St., and from what I understood at the time, the only way that property was able to be subdivided was because it was promised that no variances would be granted for the structure to be built on the new lot. However, a variance is being requested. Had I known that the people requesting the subdivision pulled the wool over our eyes by the later request for a new building which is totally out of character to the rest of the houses in the neighborhood with regard to size and privacy infringement, I would have opposed it much more strenuously at the time.

The people building the house are speculators and are trying to make as large of a structure as possible so they can sell it and make as much money as possible. People are of course entitled to make their living developing property and selling it, but the rights of the neighbors to maintain the integrity of the neighborhood and the privacy of their own homes should also be

an important public interest.

Here are my concerns:

1. Rear Yard Variance is needed due to disproportionate size of the building on a tiny lot;
2. The 3rd story is out of character with the neighborhood;
3. The Roof deck is out of character with the neighborhood and a major invasion of privacy;
4. The Windows and stairs on the south side of property are not needed and are another major invasion of privacy.

I am asking that this project variance application be denied as it is not in compliance with current building guidelines. I support my neighbors in requesting discretionary review of the project by the Planning Commission.

Thank you for your consideration.

Sincerely,

Francie Lehmer
239 Caselli Ave.
San Francisco, CA 94114

From: [Karina Prior](#)
To: [Pantoja, Gabriela \(CPC\)](#)
Cc: [Winslow, David \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Bintliff, Jacob \(BOS\)](#); deborah@holleyconsulting.com; [Regan Przybyl](#); sylviabraselmann@gmail.com
Subject: 4822 19th Street in Eureka Valley
Date: Thursday, December 31, 2020 10:02:41 PM

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

Gabriela Pantoja
San Francisco Planning Department
1650 Mission Street Suite 400
San Francisco, CA 94103

12/31/2020

Dear Gabriela,

I am writing to express my concern about the project proposed for 4822 19th Street in Eureka Valley, DBI application number 2019.0115.0455. I live at 4767 18th Street.

Here are my concerns:

- Rear Yard Variance needed due to disproportionate size of building
- 3rd story, which is out of character with the neighborhood
- Roof deck, which is out of character with the neighborhood and a major invasion of privacy
- Windows and stairs on the south side of property, which are not needed and are a major invasion of privacy

Objection to Rear Yard Variance needed due to size of building

Originally this lot was the backyard of the corner house on Caselli. The lot split was only granted if the applicants could show that future development was possible with a code-compliant building that would not need a variance from the required 15-foot setback to the rear yard line. This was because of the minimal lot size and would ensure that the building would be in line with the character of the neighborhood. The current plan's footprint is much bigger than what should be acceptable. The plan

submitted is going to the 10 feet line in all but the corner to 258 Caselli, creating a building that is bigger than the historical neighboring buildings on comparable lots.

The project conflicts with key elements of the San Francisco Residential Design Guidelines and adversely impacts light, air, and privacy.

Objection to the 3rd story (A-frame)

The Residential Design Guidelines require that a new building fit into the character of the neighborhood. All surrounding buildings are two story (over garage), not 3 stories. Although they titled the 3rd floor drawing as 'attic' it really serves as habitable space, and they themselves call it 'reading room.' The lot is substandard size (1750 sq ft), and a bigger house than on the surrounding bigger lots is not acceptable.

Objection to the proposed roof deck: a major invasion of privacy for the neighborhood

No house in the vicinity has a roof deck. Due to the placement of this house at the top of the block, people on the roof deck will not only create noise that carries down the block, they can look directly into the master bedrooms of both 258 Caselli and 254 Caselli, as well as the main living area of 4842 19th Street and into the backyards of a fair number of houses.

Objection to the windows and stairs on the south side of property

Similar to the above roof deck, the stairs and windows on the south exterior of the property are an invasion of privacy and provide direct sightline into several homes and backyards given the buildings location.

I am asking that this project variance application be denied as it is not in compliance with current building guidelines. I support my neighbors in requesting discretionary review of the project by the Planning Commission.

Sincerely,

Karina Prior

4767 18th Street, SF, CA 94114

prior.karina@gmail.com

From: [Michael Dragovich](#)
To: [Pantoja, Gabriela \(CPC\)](#)
Cc: [Winslow, David \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Bintliff, Jacob \(BOS\)](#); deborah@holleyconsulting.com; rprzybyl@gmail.com; [Sylvia Braselmann](#)
Subject: Neighborhood project proposal
Date: Wednesday, January 06, 2021 3:35:07 PM

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Gabriela Pantoja

San Francisco Planning Department

1650 Mission Street Suite 400

San Francisco, CA 94103

January 6, 2021

Dear Gabriela,

I am writing to express my concern about the project proposed for 4822 19th Street in Eureka Valley, DBI application number 2019.0115.0455. I live at 4760-19th Street.

Here are my concerns:

- Rear Yard Variance needed due to disproportionate size of building
- 3rd story, which is out of character with the neighborhood
- Roof deck, which is out of character with the neighborhood and a major invasion of privacy
- Windows and stairs on the south side of property, which are not needed and are a major invasion of privacy

Objection to Rear Yard Variance needed due to size of building

Originally this lot was the backyard of the corner house on Caselli. The lot split was only granted if the applicants could show that future development was possible with a code-compliant building that would not need a variance from the required 15-foot setback to the

rear yard line. This was because of the minimal lot size and would ensure that the building would be in line with the character of the neighborhood. The current plan's footprint is much bigger than what should be acceptable. The plan submitted is going to the 10 foot line in all but the corner to 258 Caselli, creating a building that is bigger than the historical neighboring buildings on comparable lots.

The project conflicts with key elements of the San Francisco Residential Design Guidelines and adversely impacts light, air, and privacy.

Objection to the 3rd story (A-frame)

The Residential Design Guidelines require that a new building fit into the character of the neighborhood. All surrounding buildings are two story (over garage), not 3 stories. Although they titled the 3rd floor drawing as 'attic' it really serves as habitable space, and they themselves call it 'reading room.' The lot is substandard size (1750 sq ft), and a bigger house than on the surrounding bigger lots is not acceptable.

Objection to the proposed roof deck: a major invasion of privacy for the neighborhood

No house in the vicinity has a roof deck. Due to the placement of this house at the top of the block, people on the roof deck will not only create noise that carries down the block, they can look directly into the master bedrooms of both 258 Caselli and 254 Caselli, as well as the main living area of 4842 19th Street and into the backyards of a fair number of houses.

Objection to the windows and stairs on the south side of property

Similar to the above roof deck, the stairs and windows on the south exterior of the property are an invasion of privacy and provide direct sightline into several homes and backyards given the buildings location.

I am asking that this project variance application be denied as it is not in compliance with current building guidelines. I support my neighbors in requesting discretionary review of the project by the Planning Commission.

Sincerely,

Michael Dragovich

4760-19th Street

San Francisco, CA 94114

mdragovich@sbcglobal.net

From: challigan@pacbell.net
To: [Pantoja, Gabriela \(CPC\)](#)
Cc: [Winslow, David \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Bintliff, Jacob \(BOS\)](#); "[Deborah Holley](#)"; "[Sylvia Braselmann](#)"; "[Regan Przybyl](#)"; [MandelmanStaff, \[BOS\]](#); "[Zoon Nguyen](#)"; halligan.cathy@gmail.com
Subject: Asking the project variance application be denied for 4822 19th Street in Eureka Valley, DBI application number 2019.0115.0455
Date: Friday, January 08, 2021 8:56:27 AM

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To Gabriela Pantoja
San Francisco Planning Department
[1650 Mission St., Ste 400](#)
[San Francisco, CA 94103](#)

January 7, 2021

Dear Ms. Pantoja,

We am writing to express our deep concern about the project proposed for [4822 19th Street in Eureka Valley](#), DBI application number 2019.0115.0455.

My wife and I have lived in our house at 243 Caselli Avenue for 24 years. We've raised our 2 daughters in our 'Yellow House'. Due to significant termite infestations that jeopardized the stability of our home, we needed to rebuild from the ground up within a year of purchasing the property in 1996. We went through the extensive review process, our architect, John Lum Associates and we meaningfully engaged with and listened to neighbors' concerns. We were fully transparent and made some adjustments to design. Even though the process created understandable tensions with neighbors, we, thankfully over the past 2 decades, are all connected to and respect each other. As a result, we've directly experienced the process, the impact on the neighbors, and the need to engage and adjust to neighbors' reasonable concerns.

Our City continues to see tremendous growth and challenges. We welcome some change, but not all. We are committed to increasing housing for residents who want to live and work in our incredibly City. However, it is important to maintain the integrity of our residential areas so that our city remains beautiful and the neighborhoods remain internally consistent and cohesive.

We are deeply concerned about the plans for the house at 4822 19th Street, which is across the street and one door down, visible from our home. Our concern is the proposed building is simply too big for the lot. Its size and appearance is not consistent with the size and appearances of the other houses in the neighborhood. It will tower over the houses around it. And, the structure of the house infringes on others' privacy.

As you know, the lot upon which it is being built is a tiny lot which was subdivided from the house on the corner of Caselli Avenue and 19th Street. From what we understood at the time, the only way that property was able to be subdivided was because it was promised that no variances would be granted for the structure to be built on the new lot. However, a variance is being requested. Had we known that the people requesting the subdivision were not being truthful and quickly requested a variance for a new building which is totally out of character to the rest of the houses in the neighborhood with regard to size and privacy infringement, we would have opposed it much more strenuously at the time.

The people building the house are speculators and are trying to make as large of a structure as possible so they can sell it and make as much money as possible. Our understanding is the speculators are not people who live or work in San Francisco. We very much support wealth creation and housing generating activities. But the rights of the neighbors to maintain the integrity of the neighborhood and the privacy of their own homes should also be an important public interest.

Here are our concerns:

1. Rear Yard Variance is needed due to disproportionate size of the building on a tiny lot;
2. The 3rd story is out of character with the neighborhood;
3. The Roof deck is out of character with the neighborhood and a major invasion of privacy;
4. The Windows and stairs on the south side of property are not needed and are another major invasion of privacy.

We are asking that this project variance application be denied as it is not in compliance with current building guidelines. We support the objections and changes to the plans that our neighbors are requesting. These changes would protect all our privacy and result in a building that fits into the neighborhood.

Thank you for your consideration.

Sincerely,

Cathy Halligan
Zoon Nguyen
243 Caselli Ave.
San Francisco, CA 94114

From: [Linda Grealish](#)
To: [Pantoja, Gabriela \(CPC\)](#)
Cc: [Winslow, David \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Bintliff, Jacob \(BOS\)](#); [deborah@holleyconsulting.com](#); [rprzybyl@gmail.com](#); [sylviabraselmann@gmail.com](#)
Subject: DBI #2019.0115.0455 4822 19th St
Date: Sunday, January 10, 2021 7:22:52 PM

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Gabriela Pantoja
San Francisco Planning Department
1650 Mission Street Suite 400
San Francisco CA 94103

January 10, 2021

Dear Gabriela:

Regarding DBI application number 2019.0115.0455
4822 19th Street Eureka Valley

I own the building at the corner of 19th and 18th streets. I lived there for many years, raising my family. While I have moved to the Sunset district, my son still resides there. We are a multi-generational SF family with direct ties to this neighborhood.

I understand there have been many others detailing the background of the lot split and that it was only granted to ensure a modest home would be built on it. The architects' plans that were sent are not compliant and, in fact, grossly disproportionate to the lot size.

Additionally, we object to having a three story building with rooftop deck that will hover over all our backyards and cast enormous shadows, blocking the sun and obstructing views along with increased noise and invading our privacy. A two story home with No rooftop deck would be in better balance with the neighborhood and lot size.

Please also note that the privacy issue for our neighbors is significant and must be addressed. The side windows and doors are invasive and should be removed from the plans. You can see that this neighborhood is extremely diverse and we have all been here for many years living in harmony. We respect and enjoy each other for creating community. Please don't allow the desires of One to have such a negative impact on the lives of Many.

We implore you to deny the variance application in keeping with SF building guidelines. Exceptions should not be made merely because someone has the money and desire to change to the complexion and character of the neighborhood. I fully support my neighbors in requesting discretionary review of the 4822 19th Street project by the Planning Commission.

Sincerely,

Linda Grealish
lmgrealish@gmail.com

From: bonedaddyz@aol.com
To: [Pantoja, Gabriela \(CPC\)](#)
Cc: [Winslow, David \(CPC\)](#); rafael.mandelman@aol.com; mandelmanstaff@aol.com; jacob.bintliff@aol.com; deborah@aol.com; rprzybyl@aol.com; sylviabraselmann@aol.com
Subject: Regarding DBI application number 2019.0115.0455 4822 19th Street Eureka Valley
Date: Sunday, January 10, 2021 10:33:21 PM

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

Dear, Ms. Pantoja,

Regarding DBI application number 2019.0115.0455
4822 19th Street Eureka Valley

I own the building located at the corner of 18th & 19th. My grandfather bought a home at 4518 18th St in 1926, my father attended Most Holy Redeemer Grammar School. I have an emotional attachment to the neighborhood and lived in 'The Hood' raising 2 children in until we outgrew the flat and moved to the Sunset. My son and niece live there now.

Eureka Valley does not need any more mega-mansions, intruding into the privacy of neighbors. I urge you to scale down the dimensions recommended by the group. I was shocked after viewing the plans and physically observing where the new building would be erected relative to the property lines. Even more shocking is the proximity of the decks to the windows of our longtime neighbors. Plus there appears to have been some 'fudging' and misinformation regarding the explanations as opposed to the plans submitted.

Please reconsider the scope of this project and downscale the plans to reflect the neighborhood! The roof deck and 'peeping tom' windows are intrusive and we support the efforts of our affected neighbors!
Sincerely,

Steve Grealish
415 254 9973

From: [davida kapler](#)
To: [Pantoja, Gabriela \(CPC\)](#)
Cc: [Sylvia Braselmann](#); [Regan Przybyl](#); [steve galan](#)
Subject: Project denial for 4822 19th St. Re: Project 2019.0115.0455
Date: Thursday, January 14, 2021 12:24:57 PM

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Gabriela Pantoja
San Francisco Planning Dept
1650 Mission St. Suite 400
San Francisco, CA 94103

January 11, 2021

Dear Ms. Pantoja,

I live at 254 Caselli Ave, adjacent to the property at 4822 19th Street. My partner and I bought this house in 1988 because it had the attributes we required: a sunny neighborhood, a workspace for Steve and a big yard for me to have a garden. Next door to us at 258 lived Beryl Trimbel, a 1917 earthquake survivor with a very sharp mind and a beautiful garden. Our garden was side by side with Beryl's and together they created a large and lovely landscape, accommodating large trees. Beryl had a sense of the importance of nature and stunned us with her Magnolia that I could enjoy from my kitchen window. There was also the Redwood tree along the fence that created a habitat for birds and other wildlife. Other neighbors and I often watched the hummingbirds stop there. Now, those trees are gone without any regard for the life they were sustaining and the contribution they made to the health and well being of the residents of this city. It was illegal for them to remove the Redwood tree, but as developers, they had no concern for that; only for their own profit, so they would rather pay a fine than do the right thing. I, among others, had concern for these trees and had asked the contractor on site what was going to happen with them. He assured me that they had no intention of removing them at this point (before the house at 258 was sold), but they were removed within one week of that conversation, before any decisions had been made for that lot. Now, the only large tree left is my oak, a native tree whose afternoon summer sun would be seriously diminished by the new house, as will my apple trees that feed the parrots, among other birds.

I was a city parks employee for 30 years, so I am closely familiar with the importance of all the large and small gardens we have here in San Francisco. Turning what was once a nourishing garden into a house may be an eventuality, but doing it without concern for anybody or anything else is detrimental to why we live here and we employ city officials to keep San Francisco livable and beautiful. The manner in which the developers behave leaves no doubt that they do not care what happens here, especially when compared to someone who would build a home where they intend to live. If a house is built on this lot, we would be looking at a wall instead of a garden, a sorry outcome for us, but we do not accept a variance that would allow the developers to come to our property line. When the lot was purchased, the

developers were well aware of the size of the lot and should have plans that fit within the boundaries of the lot size and the character of the neighborhood. The re-zoning of the lot was requested because the previous owner, Winnie Smith, expressed that she might put a cottage there if her son decided to raise a family in the house at 258 Caselli.

I am also concerned about the intrusion these plans will make on our privacy. The roof deck is only 40' from our window and will invade our bedroom visually and audibly, and the second story windows will be looking into ours. These homes were built so that people had space, air flow, privacy, shared gardens. Please consider the people who live here and do not allow developers to destroy the necessities of living together.

Thank you and best regards,

David Kapler
254 Caselli Ave
San Francisco

From: [Steven Taylor](#)
To: [Pantoja, Gabriela \(CPC\)](#)
Cc: [Winslow, David \(CPC\)](#); rafael.mendelman@sfgov.org; [MandelmanStaff, \[BOS\]](#); [Bintliff, Jacob \(BOS\)](#); [Deborah Holley](#); rprzybyl@gmail.com; [Sylvia Braselmann](#); [Donald Sullivan](#)
Subject: Re: Comments on 4822 19th St
Date: Friday, January 15, 2021 10:45:20 AM

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I understand my attachment to the original email may not have loaded properly. I copy it's content into the body of this email. My apologies for the confusion.

Gabriela Pantoja, Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Building Permit Number: 2019.0115.0455
Planning Record Number: 2019-000969PRJ

Dear Ms. Pantoja:

We are the current homeowners of 4834 19th Street, which is located on the same block and on the same side of the street as the property that is the subject of the above-referenced application. We write to register our strong opposition to this particular application because it seeks unnecessary and unjustifiable variances from the Planning Code that will harm the site's neighbors and neighborhood.

The structure proposed for 4822 19th Street is simply too large for the lot. Contrary to the developer's representations, this is not a "two-story over garage" house. It is an oversized four-story home with potentially four bedrooms that the developer is trying to shoehorn onto a lot that can, at most, reasonably accommodate a two-bedroom home. Indeed, the entire size of the lot is only 1,750 square feet. Similarly sized lots in the neighborhood have modest, two-story, two-bedroom homes on them.

Permitting this structure to be built would be in violation of the City's Residential Design Guidelines because the proposed structure is entirely inconsistent with the other homes in the area.

The size and design of the home also presents various potential invasions of its neighbors' privacy. For example, the proposed patio above the garage looks directly into the neighbor's living room windows because they are at the same height and are to be separated by only three feet of

side yard. Similarly, the fourth-floor home office/fourth bedroom and adjoining roof deck permits the occupants of that room to see into the neighbors' homes and backyards.

It needs to be stressed that the developers have no intention of living in the house. They are simply trying to build the absolute biggest house they can build on the lot to make the most money when they sell it. The building code was written to protect both homeowners of adjacent properties and neighborhoods as a whole from become overbuilt. The code needs to be enforced in this dispute and the request for the variance denied because the damage that it will do to adjoining homeowners in terms of crowding and light restriction are simply too great.

/s/

Steven Taylor

rsteventaylor@sbcglobal.net

Donald Sullivan

donaldpsullivan@gmail.com

On Jan 15, 2021, at 9:09 AM, Steven Taylor <rsteventaylor@sbcglobal.net> wrote:

<mime-attachment.txt>

Donald B. Gibson
303A Caselli Avenue
San Francisco, CA 94114

Gabriela Pantoja
San Francisco Planning Department
1650 Mission Street Suite 400
San Francisco, CA 94103

January 15, 2021

Dear Gabriela:

I am writing to express my concern with the project proposed for 4822 19th Street in Eureka Valley, DBI application number 2019.0115.0455. I am a 35 year resident of 303A Caselli Avenue and property owner of the 2 unit pair of flats at the Caselli Avenue address.

Here are my concerns:

- Rear Yard Variance needed due to disproportionate size of building
- 3rd story, which is out of character with the neighborhood
- Roof deck, which is out of character with the neighborhood and a major invasion of privacy
- Windows and stairs on the south side of property, which are not needed and are a major invasion of privacy.

Objection to Rear Yard Variance needed due to size of building

Originally this lot was the backyard of the corner house on Caselli. The lot split was only granted if the applicants could show that future development was possible with a code-compliant building that would not need a variance from the required 15-foot setback to the rear yard line. This was because of the minimal lot size and would ensure that the building would be in line with the character of the neighborhood. The current plan's footprint is much bigger than what should be acceptable. The plan submitted is going to the 10 foot line in all but the corner to 258 Caselli, creating a building that is bigger than the historical neighboring buildings on comparable lots.

The project conflicts with key elements of the San Francisco Residential Design Guidelines and adversely impacts light, air, and privacy.

Objection to the 3rd story (A-frame)

The Residential Design Guidelines require that a new building fit into the character of the neighborhood. All surrounding buildings are two story (over garage), not 3 stories. Although they titled the 3rd floor drawing as 'attic' it really serves as habitable space, and they themselves call it 'reading room.' The lot is substandard size (1750 sq ft), and a bigger house than on the surrounding bigger lots is not acceptable.

Objection to the proposed roof deck: a major invasion of privacy for the neighborhood

No house in the vicinity has a roof deck. Due to the placement of this house at the top of the block, people on the roof deck will not only create noise that carries down the block, they can look directly into the master bedrooms of both 258 Caselli and 254 Caselli, as well as the main living area of 4842 19th Street and into the backyards of a fair number of houses.

Objection to the windows and stairs on the south side of property

Similar to the above roof deck, the stairs and windows on the south exterior of the property are an invasion of privacy and provide direct sightline into several homes and backyards given the buildings location.

I am asking that this project variance application be denied as it is not in compliance with current building guidelines. I support my neighbors in requesting discretionary review of the project by the Planning Commission.

Sincerely,

Donald B. Gibson
303A Caselli Avenue
San Francisco, CA

donald@periodgeorge.net

From: [jerome.singer](#)
To: [Pantoja, Gabriela \(CPC\)](#)
Cc: [Winslow, David \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Bintliff, Jacob \(BOS\)](#); [deborah@holleyconsulting.com](#); [rprzybyl@gmail.com](#)
Subject: 4822 19th Street variance
Date: Saturday, January 16, 2021 1:08:21 AM

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To Gabriela Pantoja
San Francisco Planning Department
1650 Mission St., Ste 400
San Francisco, CA 94103

January 14, 2021

Dear Ms. Pantoja,

We are writing to express our deep concern about the project proposed for 4822 19th Street in Eureka Valley, DBI application number 2019.0115.0455.

My husband and I have lived in our house at 300 Caselli Avenue for 38 years. We have done 2 major remodels but they were both interior only. They were both permitted so we are familiar with the permit processes.

San Francisco is in an great period of growth and the challenges associated with this. We have seen all sorts of new condo structures in the Market St. corridor, mostly large and expensive. And we constantly see the problems of homeless. But our little neighborhood along Caselli Ave. and the adjacent streets has a certain charm with cohesive and internally consistent housing.

Thus, we are deeply concerned about the plans for the house at 4822 19th Street, which is across 19th street (our lower unit's address is 4805-19th street) and very visible from our home. Our concern is the proposed building are:

- 1). It is simply too big for the lot.
- 2). Its size is not consistent with the size of the other houses in the neighborhood.
- 3). Its appearance is not consistent with the appearance of the other houses in the neighborhood.
- 4). The structure of the building infringes on others' privacy.

As you know, the lot is a tiny lot which was subdivided from the house on the corner of Caselli Avenue and 19th Street. What we remember, the only way that property was able to

be subdivided was because there could be no variances for any structure to be built on the new lot. However, it appears that all plans presented have required a variance.

The people building the house are speculators and are trying to make as large of a structure as possible so they can sell it and make as much money as possible. They have already done many things without proper permits, such as removing a redwood tree without a permit. They started a total interior remodel down to the studs with only a remodel kitchen and bath permit. We support wealth creation and housing generating activities. But the rights of the neighbors to maintain the integrity of the neighborhood and the privacy of their own homes should also be an important public interest.

Here are our concerns:

1. Rear Yard Variance is needed due to disproportionate size of the building on a tiny lot;
2. The 3rd story is out of character with the neighborhood which all have 2 stories. The A frame 3rd story over half the building with roof deck over the other half is obtrusive and unnecessary and out of character with the neighborhood.
3. The Roof deck is out of character with the neighborhood and a major invasion of privacy;
4. The Windows and stairs on the south side of property are not needed and are another major invasion of privacy.
5. The roof deck will be just across from the living room of our neighbors at 4828-19th, and will create a level of noise and activity visible for most of us. This historic neighborhood does not have roof decks because it is often very windy due to the closeness of Twin Peaks.
6. The patio over the garage is really intrusive to our neighbors at 4829-19th St. It also adds a level of noise and activity visible from the street and from our house as well

We are asking that this project variance application be denied as it is not in compliance with current building guidelines. We support the objections and changes to the plans that our neighbors are requesting. These changes would protect all our privacy and result in a building that fits into the neighborhood.

Thank you for your consideration.

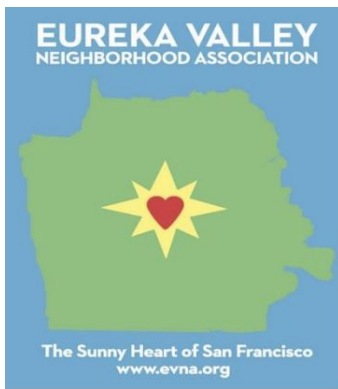
Sincerely,

Donald Dodge
Jerome Singer
300 Caselli Ave.
San Francisco, CA 94114

SylviaBraselmann@gmail.com

Cell: [415-812-6936](tel:415-812-6936)

Sent from my iPhone



EUREKA VALLEY NEIGHBORHOOD ASSOCIATION

The neighborhood association for the Castro, Upper Market and all of Eureka Valley since 1881

San Francisco Planning Commission

% Gabriela Pantoja

49 South Van Ness Ave., Suite 1400

San Francisco, CA 94103

Via: USPS and Email - gabriela.pantoja@sfgov.org

Dear Ms. Pantoja and Planning Commissioners:

The Eureka Valley Neighborhood Association (“EVNA”) has represented the interests of residents and business-owners in the Castro/Eureka Valley neighborhood since 1881.

At our board meeting on January 12, 2021, the EVNA voted to support the Discretionary Review application by neighbor Sylvia Braselmann for the property at 4822 19th Street. The EVNA is not in the habit of becoming involved in residential projects, but the facts surrounding this proposed development have significant impacts on the surrounding neighbors and neighborhood. This Discretionary Review is scheduled to be heard by this Commission on March 11, 2021.

Numerous neighbors to the property in question have filed letters supporting this Discretionary Review as the proposed development at 4822 19th St tries to fit far too much house in too small a lot. The developer, who is not a San Francisco resident, has apparently refused to engage with the neighbors, who have remained involved in the project from day one.

The EVNA considers this project a prime example of the damage that developers can cause when they have no ties to the cities or neighborhoods in which they build homes. Neighbors have been attempting to engage for years with the developer, A+L Investments, LLC, and their consultant, SIA Consulting. Instead of discussing the neighbors’ concerns, the developer has

EVNA
PO Box 14137
San Francisco, CA 94114
www.evna.org
Board@evna.org
Individual Emails:
first.last@evna.org

EVNA, a non-profit organization,
Tax ID: 51-0141022

Executive Committee

Alex Lemberg, President

Dan Schulman, Vice President

Griffin Gaffney, Secretary

Kevin Cureton, Treasurer

Directors at Large

Desmond Morgan

Mary Edna Harrell

Loïc Olichon

Rob LeVan

Andrew Gabel

Webmaster

Steve Clark Hall

submitted serially edited plans over the course of years that have either not addressed neighbor concerns or misstated aspects of the project.

Further, the neighbors' demands do not include completely blocking the project, but rather merely that certain windows and aspects be removed. The demands are not unreasonable, to say the least.

The EVNA requests that the Planning Commission and Planning Department staff keep a close eye on this project, considering the numerous edits over time and lack of good-faith behavior by the developer. As nearly all of the property's neighbors will also be keeping a watchful eye on this development as it goes, the EVNA will also stand up for the interests of our neighbors.

If you have any questions about the content of this letter, please do not hesitate to contact me at (415) 747-1102 or alex.lemberg@evna.org.

Sincerely,



Alex Lemberg
President, Eureka Valley Neighborhood Association

cc: Planning Commissioners; Sylvia Braselmann; Regan Przybyl; EVNA Board

DRAWING INDEX

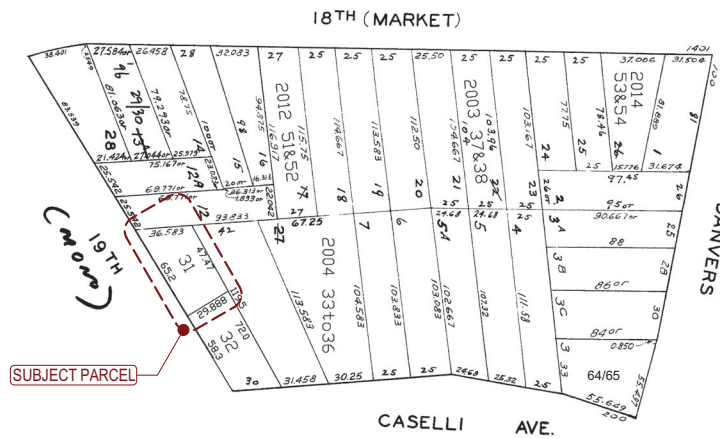
ASSESSOR'S MAP

SCOPE OF WORK

PROJECT NAME
4822 19th Street
SAN FRANCISCO, CA

ARCHITECTURAL

- A-0.1 COVER SHEET
- A-1.1 SITE PLAN
- A-2.0 BASEMENT PLAN
- A-2.1 FIRST FLOOR PLAN
- A-2.2 SECOND FLOOR PLAN
- A-2.3 ATTIC & ROOF PLANS
- A-3.1 BUILDING ELEVATIONS (NORTH & SOUTH)
- A-3.2 BUILDING ELEVATIONS (EAST & WEST)



PROPOSED NEW CONSTRUCTION OF A TWO-STORY OVER BASEMENT SINGLE FAMILY HOME.

NOTE:
 BLDG. TO BE FULLY SPRINKLERED UNDER SEPARATE PERMIT.

PROJECT DATA

PLANNING DATA:

ADDRESS: 4822 19TH STREET
 BLOCK / LOT: 2689 / 031
 LOT AREA: 1,751 ± S.F.
 ZONING: RH-1
 # OF UNITS: 1
 ALLOWABLE HEIGHT: 40-X
 BUILDING HEIGHT: 25'-4" ±
 COVERED CAR PARKING: 1
 BICYCLE PARKING: 1

GROSS FLOOR AREA:

BASEMENT 738 ± S.F.
 FIRST FLOOR (EXCL GARAGE): 648 ± S.F.
 SECOND FLOOR: 728 ± S.F.
 ATTIC: 196 ± S.F.
TOTAL GROSS AREA (EXCL. GARAGE): 2,310 ± S.F.
 GARAGE: 316 ± S.F.
TOTAL GROSS AREA (INCL. GARAGE): 2,624 ± S.F.

USABLE OPEN SPACE: 739 ± S.F.

BUILDING DATA:

NUMBER OF STORIES: 2 OVER BASEMENT
 CONSTRUCTION TYPE: TYPE "V-B"
 OCCUPANCY GROUP: R-3
 AMOUNT OF EXCAVATION: ± 180 C.Y. (MAX DEPTH ± 5')
 APPLICABLE CODES: 2016 CALIFORNIA CODES EDITIONS
 W/ SAN FRANCISCO AMENDMENTS



SIA CONSULTING CORPORATION
 4742 MISSION STREET
 SAN FRANCISCO CA 94112
 TEL: (415) 741.1292
 FAX: (415) 849.1252

GENERAL NOTES

ABBREVIATION

1. ALL WORK SHALL BE PERFORMED IN COMPLETE COMPLIANCE WITH ALL APPLICABLE CODES, LAWS, ORDINANCES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK. ALL CONTRACTORS SHALL HOLD HARMLESS THE ARCHITECT/ENGINEER AND THE OWNER FROM ALL DAMAGES AND/OR PENALTY ARISING OUT OF VIOLATION THEREOF.
2. ALL ATTACHMENTS, CONNECTIONS OR FASTENING OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH THE BEST PRACTICE OF THE BUILDING INDUSTRY. DRAWINGS SHOWS ONLY SPECIAL REQUIREMENTS TO ASSIST THE CONTRACTOR AND DO NOT ILLUSTRATE EVERY DETAIL.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS DIMENSIONS, AND MEASUREMENTS IN THE FIELD BEFORE BEGINNING WORK. ANY AND ALL DISCREPANCIES, UNUSUAL CIRCUMSTANCES, ERRORS OMISSIONS AND/OR CONFLICTS FUNDS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER'S AND THE OWNER ATTENTION IMMEDIATELY BEFORE PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, FIRE PROTECTION, MECHANICAL, PLUMBING, AND ELECTRICAL. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK. VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH THE SAME DISCIPLINES.
5. UNLESS OTHERWISE NOTED, ALL ANGLES SHALL BE RIGHT ANGLES, ALL LINES WHICH APPEAR PARALLEL SHALL BE PARALLEL, AND ALL ITEMS WHICH APPEAR CENTERED SHALL BE CENTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL LINES TRUE LEVEL, PLUMB AND SQUARE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND PROTECTION DURING CONSTRUCTION. ALL EXISTING IMPROVEMENTS TO REMAIN SHALL BE PROTECTED. ALL MATERIALS DELIVERED TO THE SITE SHALL BE PROPERLY STORED AND PROTECTED UNTIL INSTALLATION. ALL LUMBER SHALL BE PROTECTED FROM MOISTURE AND STORED ABOVE GROUND.
7. DETAILED AND/OR LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL AND SMALLER SCALE DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL SCALED DIMENSIONS SHALL BE VERIFIED.
8. ALL WORK SHALL BE DONE UNDER PERMIT. PLANS AND CALCULATIONS, IF REQUIRED, SHALL BE SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
9. NOTE THAT MECHANICAL, ELECTRICAL, FIRE PROTECTION, PLUMBING AND COMMUNICATIONS ARE DESIGN BUILD ITEMS. ARCHITECTURAL DRAWINGS SHOW DESIGN INTENT, CONTRACTOR TO CONFIRM ALL SYSTEM REQUIREMENTS WITH BUILDING OWNER AND ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR/SUBCONTRACTOR SHALL SUBMIT PLANS FOR THEIR RESPECTIVE WORK TO THE BUILDING DEPARTMENT AS REQUIRED FOR PLAN CHECK AND PERMIT ISSUANCE, INCLUDING PAYING FOR ALL PLAN CHECK AND PERMIT FEES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES.
11. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
12. DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
13. VERIFY CLEARANCES FOR VENTS, CHASES, SOFFITS, FIXTURES BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.
14. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE SOLID BLOCKING AND BRACING AS REQ'D FOR ALL NAILING OF INTERIOR TRIM AND FINISHES, AND SHALL COORDINATE AND PROVIDE ALL FRAMING, BACKING AND BRACING AS NECESSARY FOR INSTALLATION OF EQUIPMENT INDICATED ON THE DRAWINGS, PROVIDE BACKING PLATES AT ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.
15. INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND CODE REQUIREMENTS. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.
16. THERMAL AND SOUND INSULATING INSULATION SHALL COMPLY WITH CBC SEC. 719.
17. ALL WALL AND CEILING FINISHES SHALL COMPLY WITH CBC CHAPTER 8.
18. ALL NEW SMOKE DETECTORS TO E HARD WIRED.

# &	POUND OR NUMBER	H.C.	HANDICAPPED
ABV	ABOVE	HI	HIGH
ACT	ACOUSTIC CEILING TILE	HM	HOLLOW METAL
AD	AREA DRAIN	HP	HIGH POINT
AFF	ABOVE FINISHED FLOOR	HR	HOUR
ALUM	ALUMINUM	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
APPROX	APPROXIMATE	IRGWB	IMPACT RESISTANT GYPSUM WALLBOARD
ANOD	ANODIZED	ILO	IN LIEU OF
ASPH	ASPHALT	INSUL	INSULATED
BD	BOARD	INT	INTERIOR
BLDG	BUILDING	LO	LOW
BLKG	BLOCKING	MAX	MAXIMUM
BOT	BOTTOM	MECH	MECHANICAL
BSMT	BASEMENT	MEMBR	MEMBRANE
BST	BOTTOM OF STAIRS	MIN	MINIMUM
BYND	BEYOND	MO	MASONRY OPENING
CIP	CAST IN PLACE	MTL	METAL
CHNL	CHANNEL	(N)	NEW
CJ	CONTROL JOINT	NIC	NOT IN CONTRACT
CLG	CEILING	NO	NUMBER
CLO	CLOSET	NOM	NOMINAL
CLR	CLEAR	N.T.S.	NOT TO SCALE
CNTR	COUNTER	O.C.	ON CENTER
CMU	CONCRETE MASONRY UNIT	OFF	OFFICE
COL	COLUMN	OH	OPPOSITE HAND
COMPR	COMPRESSIBLE	OZ	OUNCE
CONC	CONCRETE	PCC	PRE-CAST CONCRETE
CONT	CONTINUOUS	P.L.	PROPERTY LINE
CORR	CORRIDOR	PLUMB	PLUMBING
CPT	CARPET	PLYD	PLYWOOD
CT	CERAMIC TILE	PT	PRESSURE TREATED
CTR	CENTER	PNT	PAINT/PAINTED
CTYD	COURTYARD	PVC	POLYVINYL CHLORIDE
DBL	DOUBLE	RBR	RUBBER
DEMO	DEMOLISH	RCP	REFLECTED CEILING PLAN
DET	DETAIL	RD	ROOF DRAIN
D.F.	DRINKING FOUNTAIN	RDWD	REDWOOD
DIA	DIAMETER	REQD	REQUIRED
DIMS	DIMENSIONS	RM	ROOM
DN	DOWN	S.F.	SQUARE FOOT
DR	DOOR	SIM	SIMILIAR
DWG	DRAWING	SPEC	SPECIFIED OR SPECIFICATION
(E)	EXISTING	SPK	SPRINKLER
EA	EACH	SSTL	STAINLESS STEEL
EL	ELEVATION	STC	SOUND TRANSMISSION COEFFICIENT
ELEC	ELECTRICAL	STD	STANDARD
ELEV	ELEVATOR/ELEVATION	STL	STEEL
EQ	EQUAL	STRUCT	STRUCTURAL
EXCL	EXCLUDE	SQ.	SQUARE
EXP JT	EXPANSION JOINT	T&G	TONGUE AND GROOVE
EXT	EXTERIOR	TC	TOP OF CURB
F.D.	FLOOR DRAIN	TELE	TELEPHONE
FEC	FIRE EXTINGUISHER CABINET	TLT	TOILET
FIXT	FIXTURE	TO	TOP OF
FLR	FLOOR	TOC	TOP OF CONCRETE
FLUOR	FLUORESCENT	TOS	TOP OF STEEL
FM	FILLED METAL	TP	TOILET PAPER DISPENSER
FND	FOUNDATION	T/D	TELEPHONE/DATA
FO	FACE OF	TST	TOP OF STAIRS
F.O.F.	FACE OF FINISH	TYP	TYPICAL
FURR	FURRING	U.N.O.	UNLESS NOTED OTHERWISE
GA	GALVE	U/S	UNDERSIDE
GALV	GALVANIZED	V.I.F.	VERIFY IN FIELD
G.B.	GRAB BAR	VP	VISION PANEL
GND	GROUND	W/	WITH
GRP	GROUP	WD	WOOD
GWB	GYPSUM WALL BOARD	W.H.	WATER HEATER
GYP	GYPSUM		

NOTE: WATERPROOFING OF BUILDING ENVELOPE IS NOT UNDER THE SCOPE OF THIS PERMIT. OWNER IS TO HIRE A WATERPROOFING EXPERT TO PROVIDE WATERPROOFING DETAILS

SHEET TITLE

Cover Sheet

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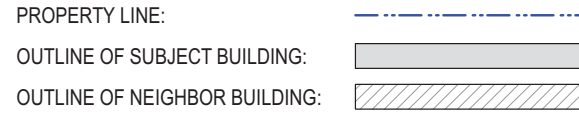
DATE 09/15/2018

REVISED DATE 10/29/2020

JOB NO. 18-1808

SHEET NO.
A-0.1

BLOCK & LOT: 2689 / 031



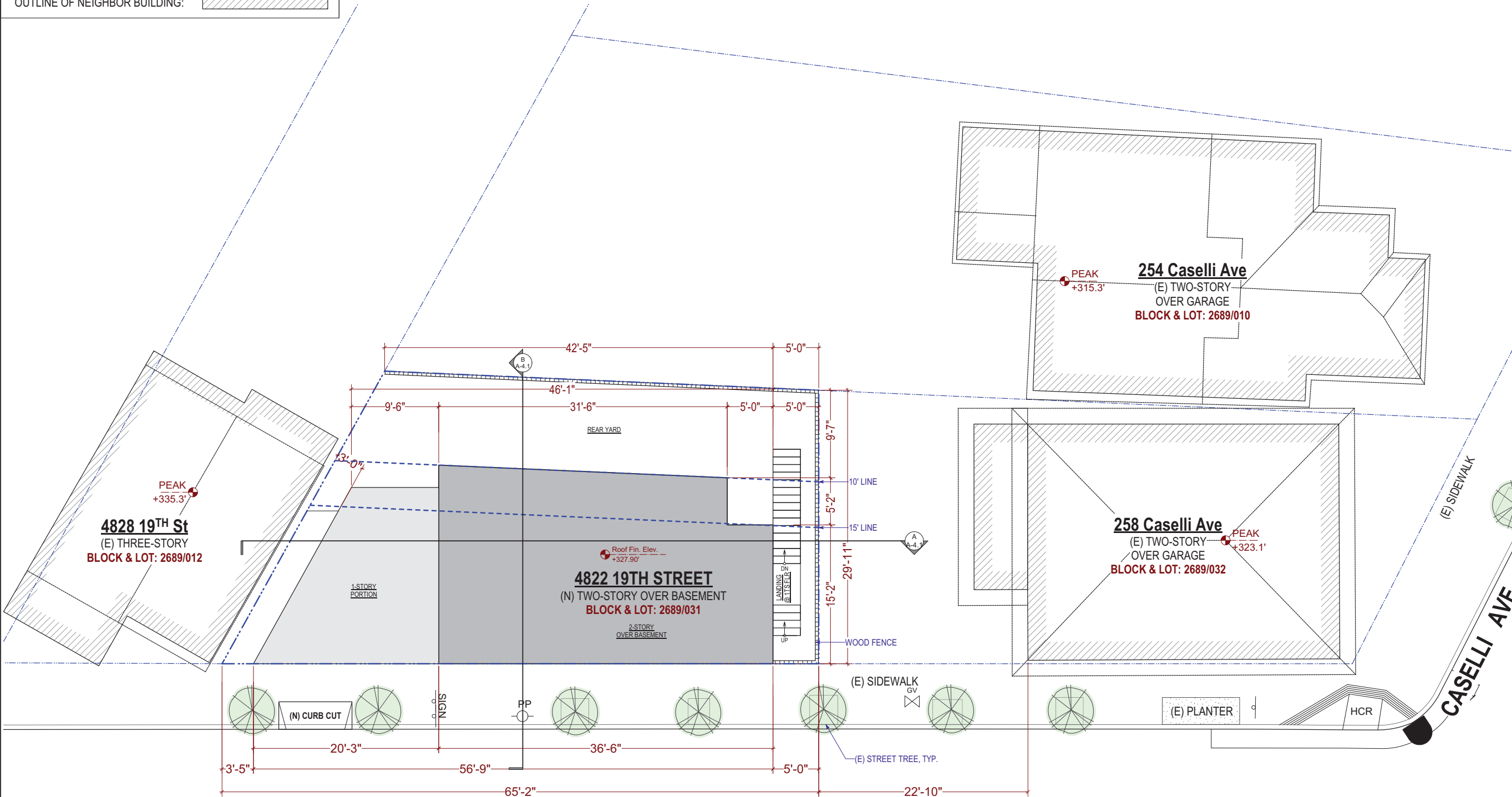
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SHEET TITLE

Site Plan



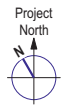
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SHEET NO.	A-1.1

Proposed Site Plan
 3/16"=1'-0"





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Basement Plan

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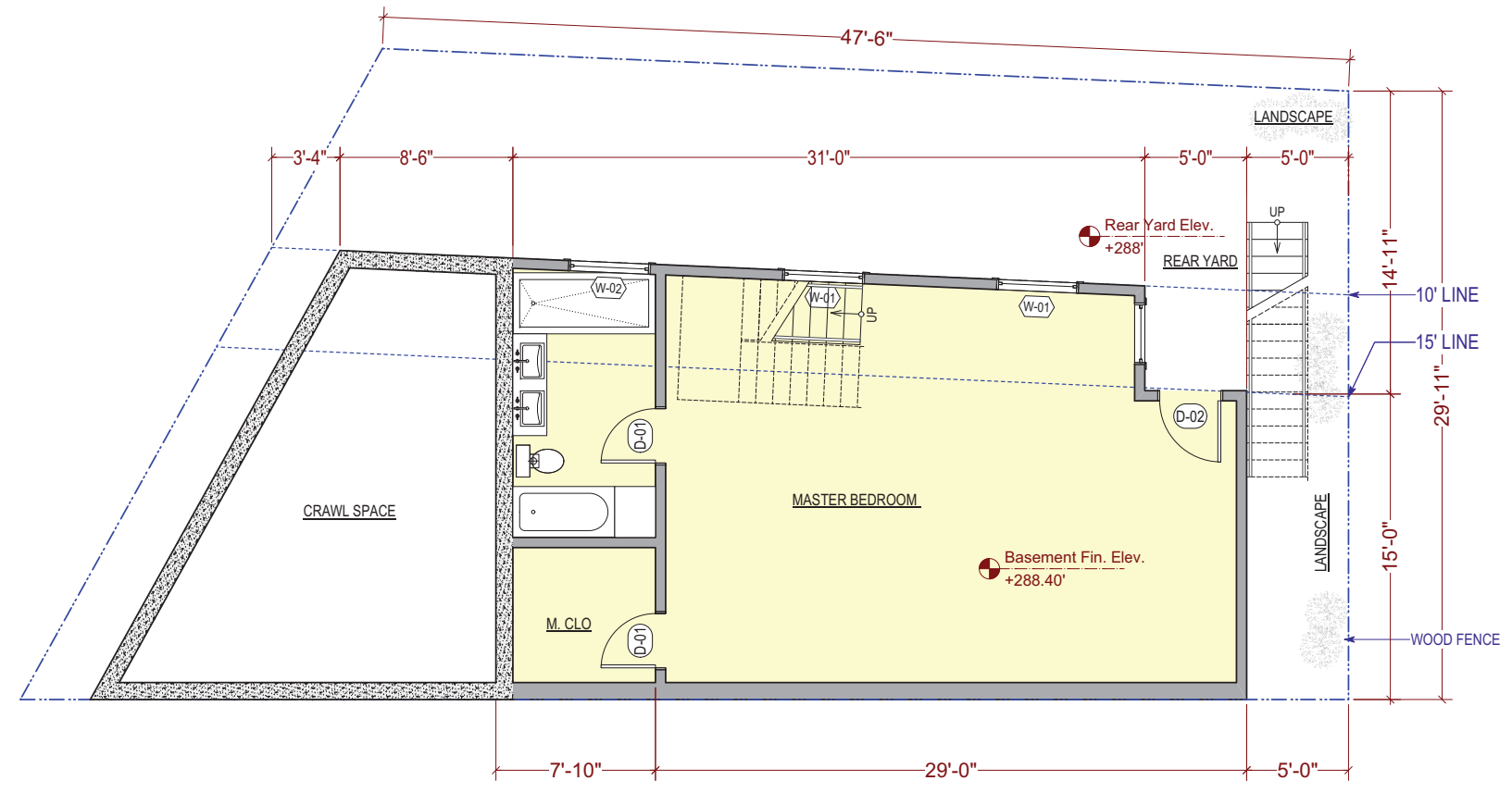
JOB NO. 18-1808

SHEET NO.




A-2.0

Door Schedule									
Mark	Nominal Size			Configuration	Door Style			Comments	
	Width	Height	Thickness		Slab Style	Glaz. Style			
D-01	23"	68"	1 3/4"	Swing Simple	N/A	Panel	None		
D-02	30"	70"	1 3/4"	Swing Simple	N/A	Glass	Safety		
D-03	70"	68"	1 3/4"	Slider	XO	Panel	None		
D-04	30"	68"	1 3/4"	Swing Simple	N/A	Solid	None	1-HR RATED	
D-05	30"	70"	1 3/4"	Swing Simple	N/A	Solid	None		
D-06	90"	70"	1 3/4"	Ram Bypass	N/A	Glass	Safety		
D-07	70"	80"	1 3/4"	Slider	XO	Glass	Safety		
D-08	2'10"	68"	1 3/4"	Swing Simple	N/A	Glass	Safety		

Window Schedule					
Mark	Nominal Size		Window Style	Glass	Comments
	O.A. Width	O.A. Height			
W-01	40"	50"	Single Hung	Safety	
W-02	40"	30"	Awning	Safety	
W-03	40"	70"	Single Hung	Safety	
W-04	30"	70"	Single Hung	Safety	
W-05	50"	70"	Single Hung	Safety	
W-06	2'3"	70"	Single Hung	Safety	
W-07	2'6"	40"	Single Hung	Safety	
W-08	2'6"	60"	Single Hung	Safety	
W-09	40"	60"	Single Hung	Safety	



Basement Plan
 1/4" = 1'-0"

	PROPERTY LINE
	WALL TO BE CONSTRUCTED
	WALL TO BE 1-HR. FIRE RATED

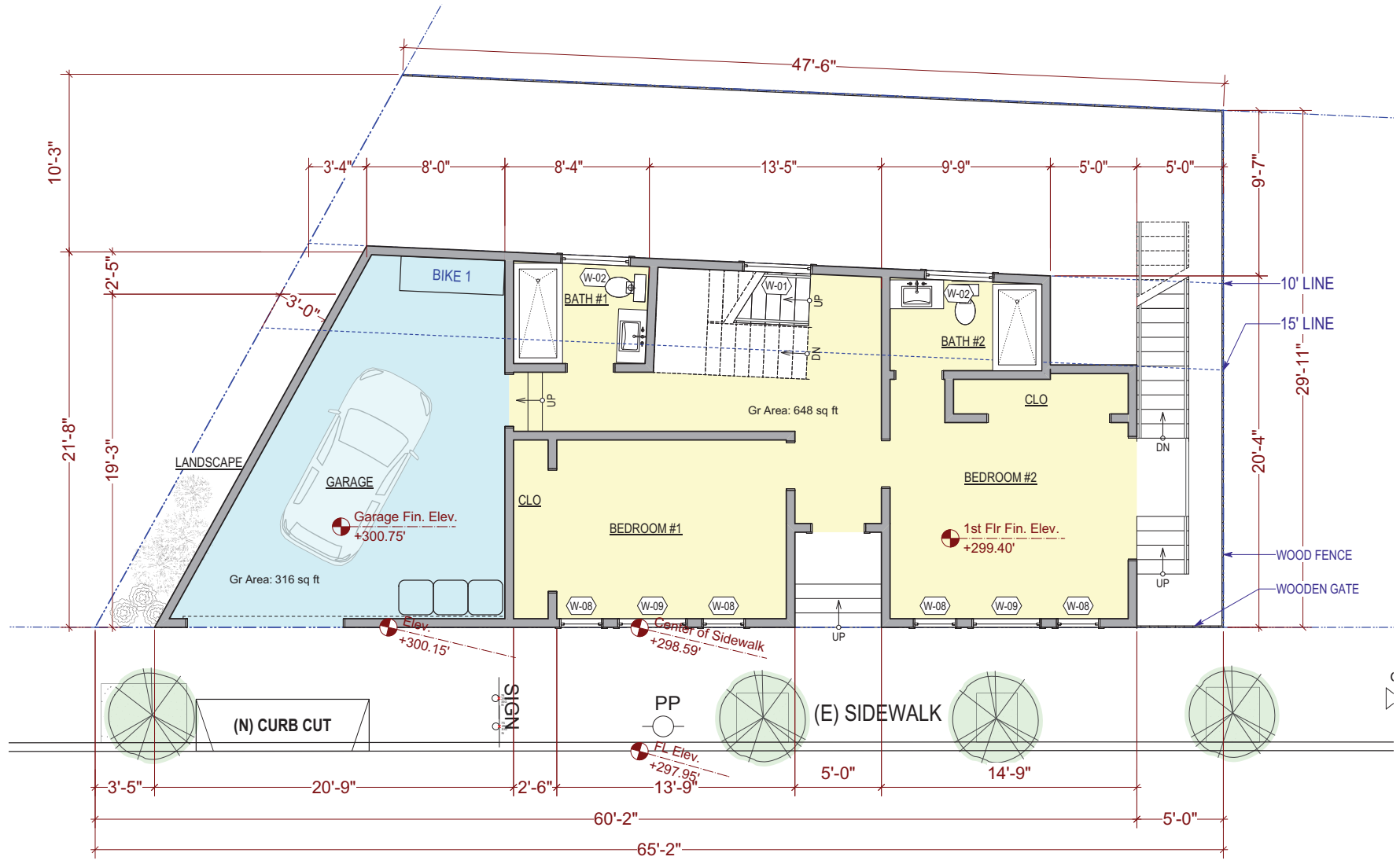
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SHEET TITLE

First Floor Plan



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NO.	DATE	DESCRIPTION



First Floor Plan
 1/4" = 1'-0"



19TH STREET

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JOB NO.	18-1808
SHEET NO.	A-2.1

A-2.1

	PROPERTY LINE
	WALL TO BE CONSTRUCTED

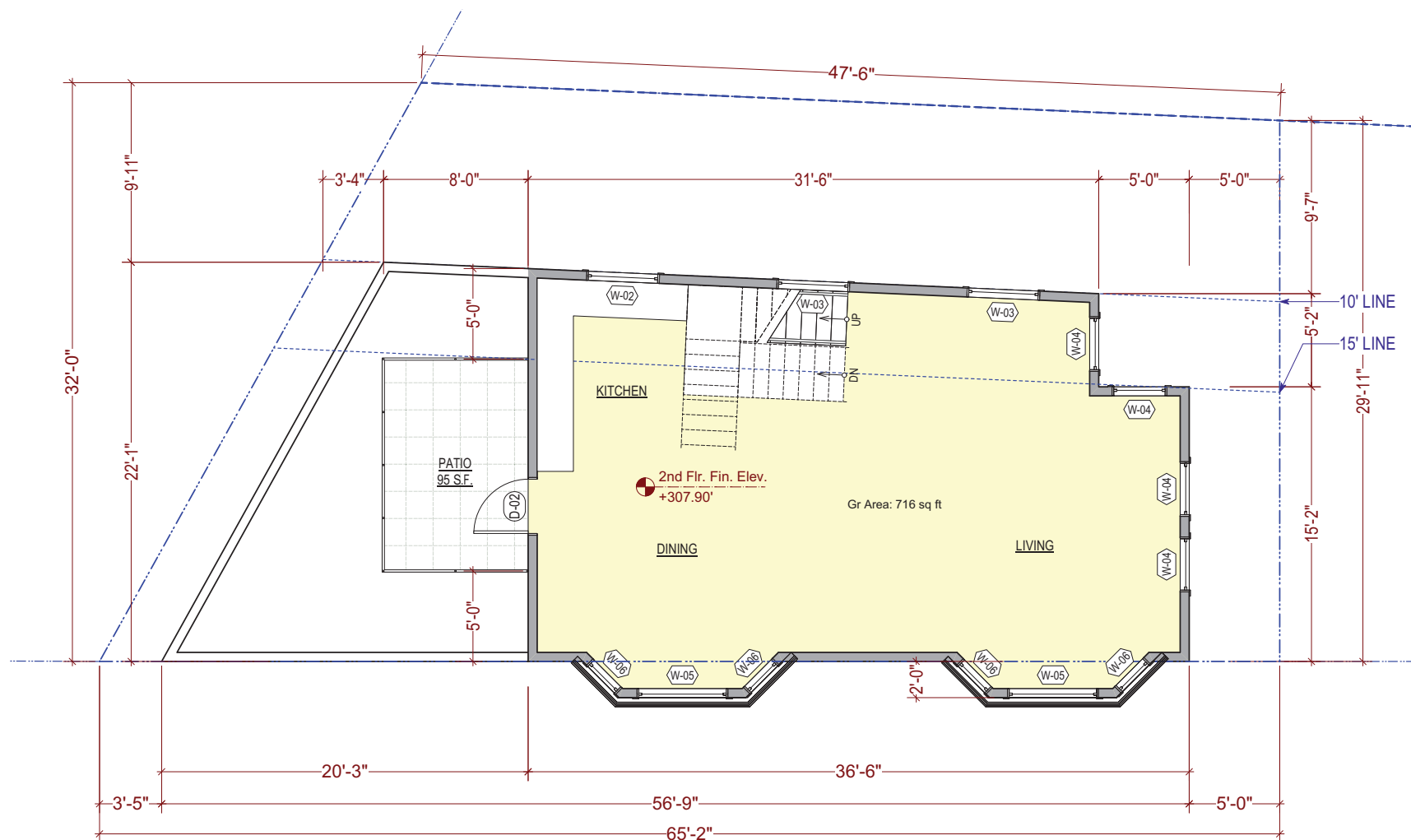
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SHEET TITLE

Second Floor Plan



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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

Second Floor Plan

1/4" = 1'-0"



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CHECKED R.K.

DATE 09/15/2018

REVISED DATE 10/29/2020

JOB NO. 18-1808

SHEET NO.

A-2.2

	PROPERTY LINE
	(N) PARAPET WALL TO BE CONSTRUCTED

PROJECT NAME
4822 19th Street
 SAN FRANCISCO, CA



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SHEET TITLE

Attic & Roof Plan

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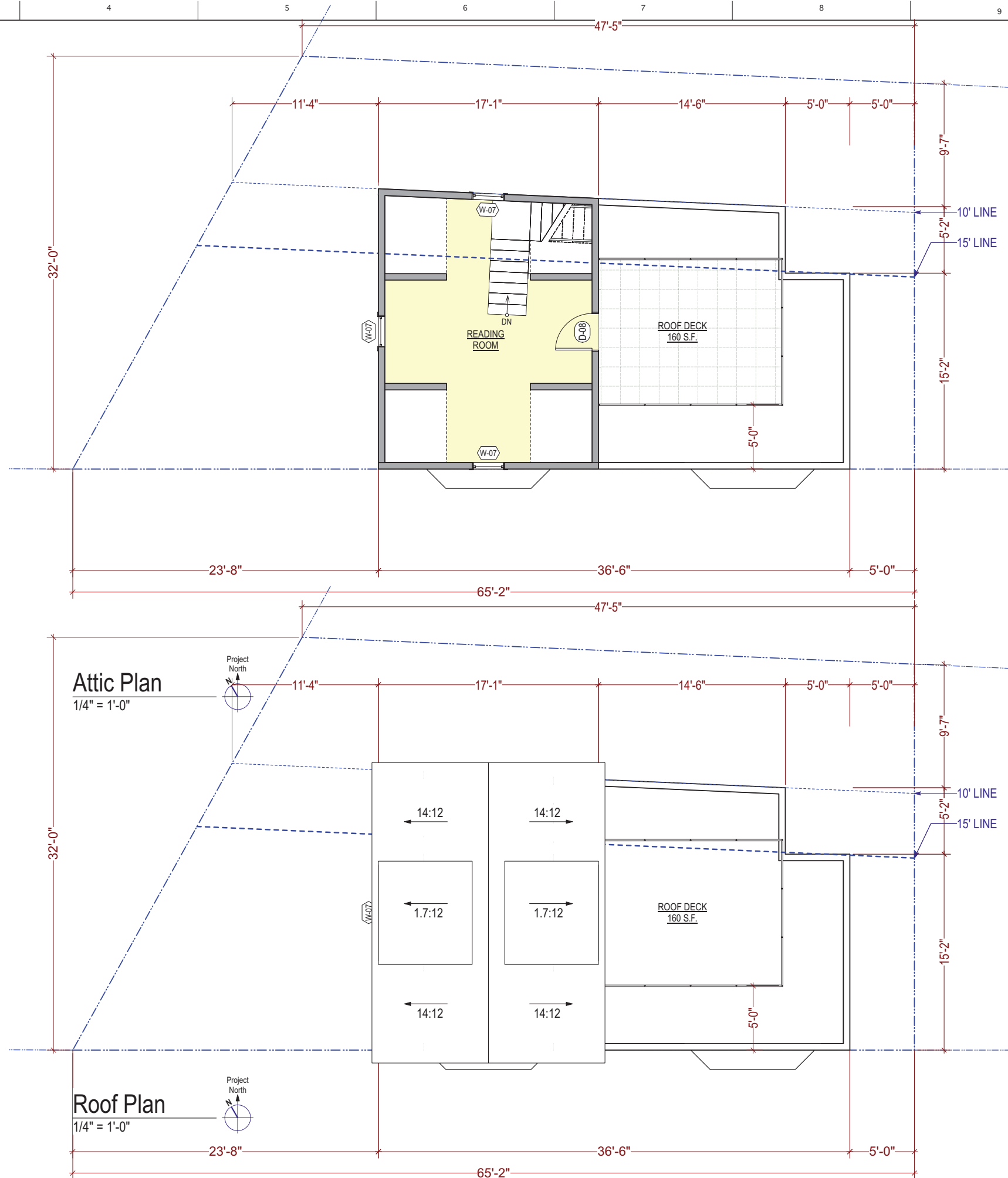
DATE 09/15/2018

REVISED DATE 10/29/2020

JOB NO. 18-1808

SHEET NO.

A-2.3



PROPERTY LINE

PROJECT NAME
4822 19th Street
 SAN FRANCISCO, CA

- ELEVATION MATERIALS KEY NOTES:**
- 01 HIGH QUALITY SMOOTH PLASTER, TYP.
 - 02 WOOD CORNICE, TYP.
 - 03 HORIZONTAL DARK COLOR WOOD SIDING, TYP.
 - 04 PAINTED METAL/GLASS RAILINGS, 42" HIGH MIN., TYP.
 - 05 SOLID WOOD ENTRY DOOR
 - 06 WOOD OVERHEAD GARAGE DOOR
 - 07 WOOD CLAD ALUM. WINDOW, DBL. GLZ. GLASS, TYP.
 - 08 ALUMINUM PATIO DOOR W/ WOOD CLAD & DBL. GLZ. GLASS, TYP.
 - 09 ROOF SHINGLES



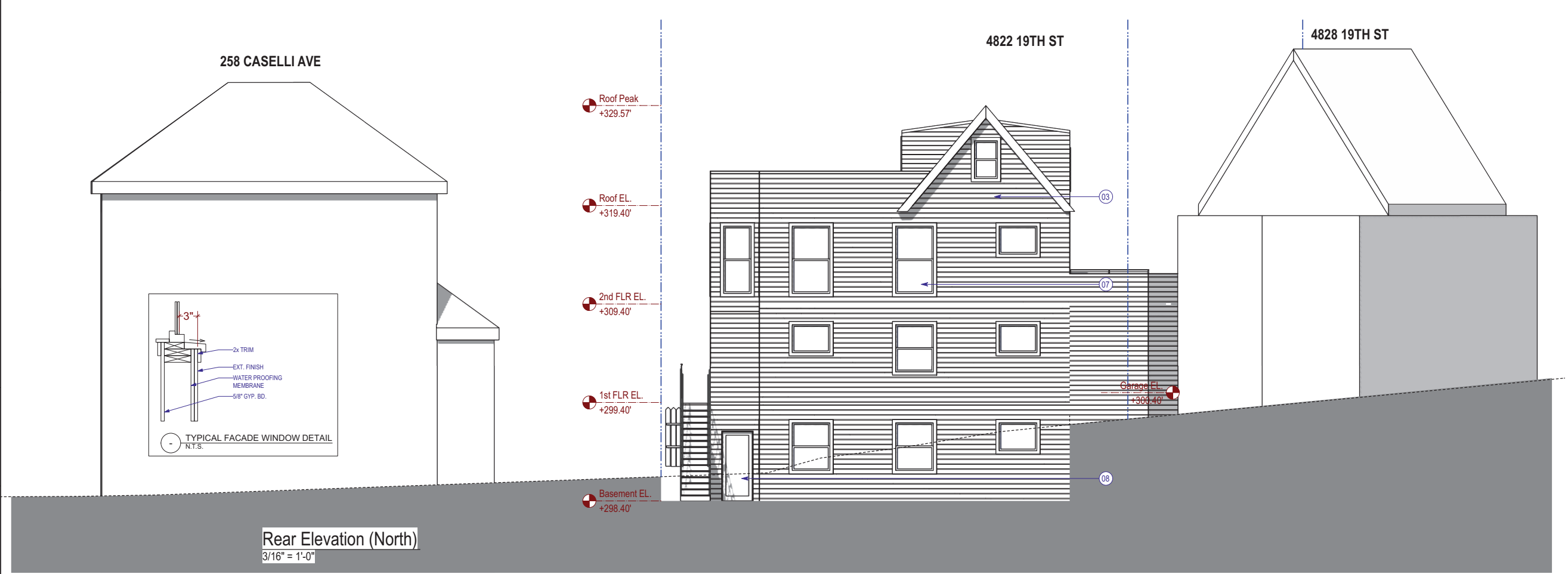
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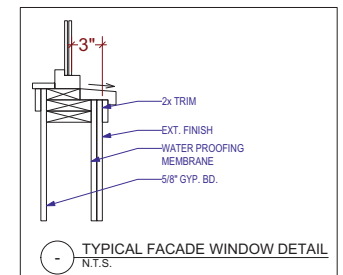
Building Elevations
 (North & South)



Front Elevation (South)
 3/16" = 1'-0"



Rear Elevation (North)
 3/16" = 1'-0"



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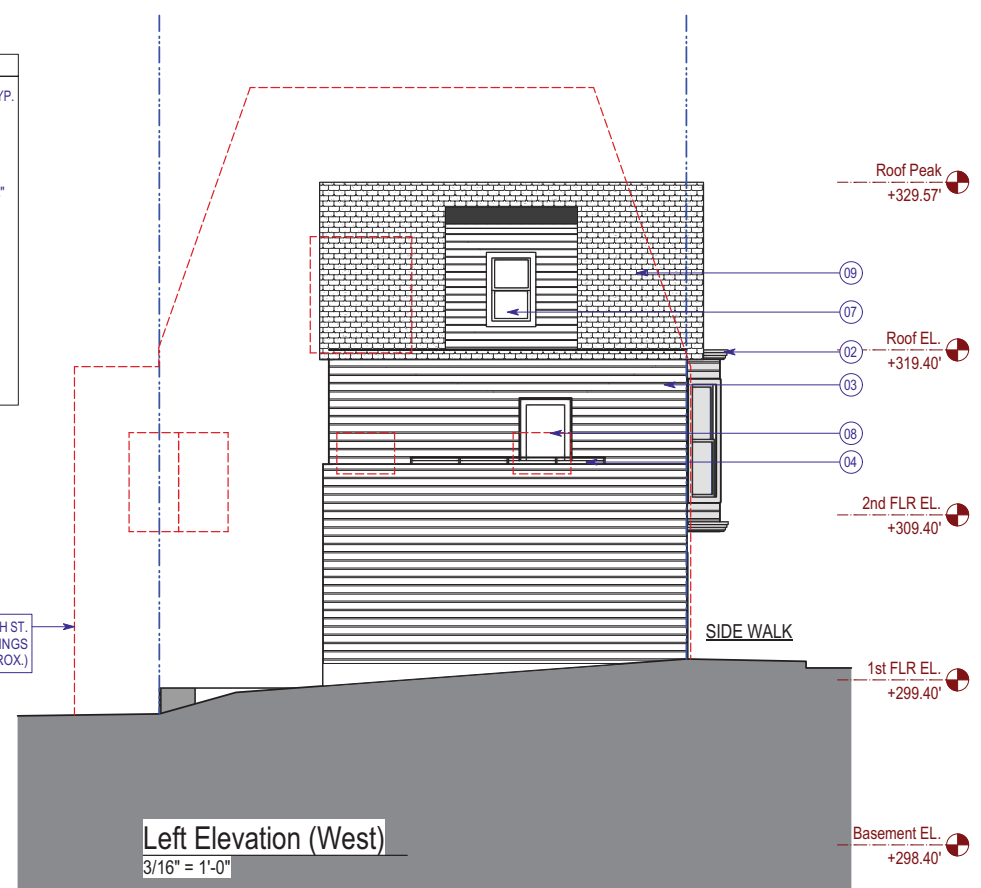
ISSUES / REVISIONS

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REVISED DATE	10/29/2020
JOB NO.	18-1808
SHEET NO.	A-3.1

PROJECT NAME
4822 19th Street
 SAN FRANCISCO, CA

- ELEVATION MATERIALS KEY NOTES:**
- ① HIGH QUALITY SMOOTH PLASTER, TYP.
 - ② WOOD CORNICE, TYP.
 - ③ HORIZONTAL DARK COLOR WOOD SIDING, TYP.
 - ④ PAINTED METAL/GLASS RAILINGS, 42" HIGH MIN., TYP.
 - ⑤ SOLID WOOD ENTRY DOOR
 - ⑥ WOOD OVERHEAD GARAGE DOOR
 - ⑦ WOOD CLAD ALUM. WINDOW, DBL. GLZ. GLASS, TYP.
 - ⑧ ALUMINUM PATIO DOOR W/ WOOD CLAD & DBL. GLZ. GLASS, TYP.
 - ⑨ ROOF SHINGLES



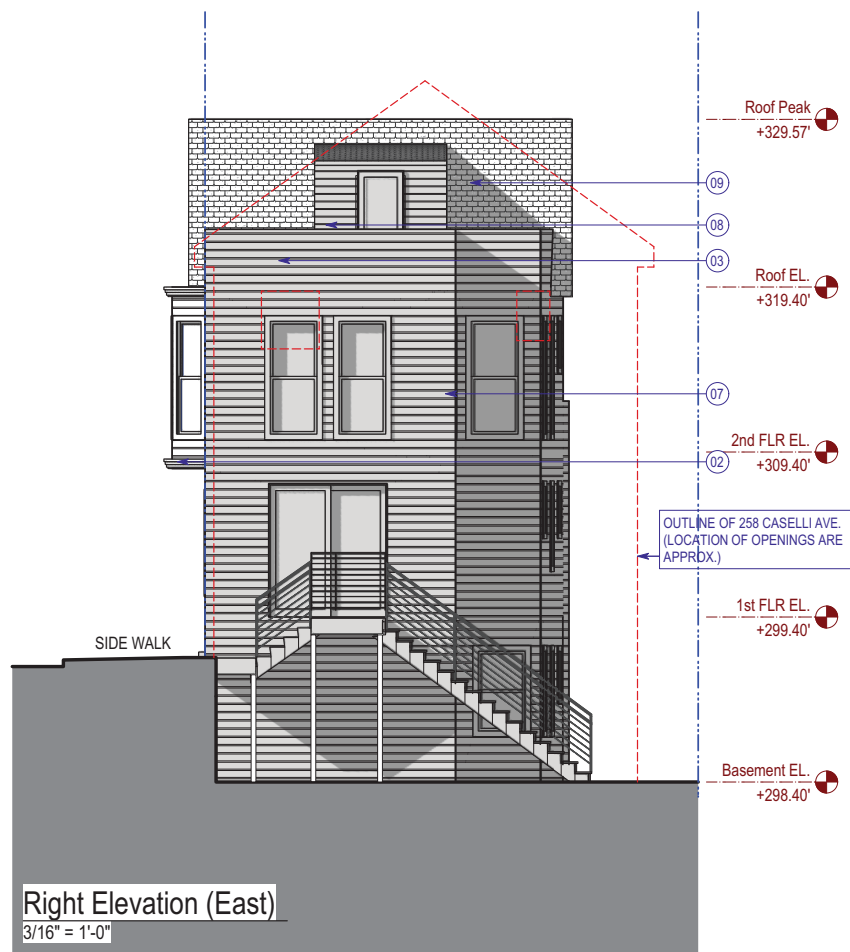
Left Elevation (West)
 3/16" = 1'-0"



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SHEET TITLE

**Building Elevations
 (East & West)**



Right Elevation (East)
 3/16" = 1'-0"

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ISSUES / REVISIONS

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REVISED DATE	10/29/2020
JOB NO.	18-1808
SHEET NO.	A-3.2

DRAWING INDEX

ARCHITECTURAL

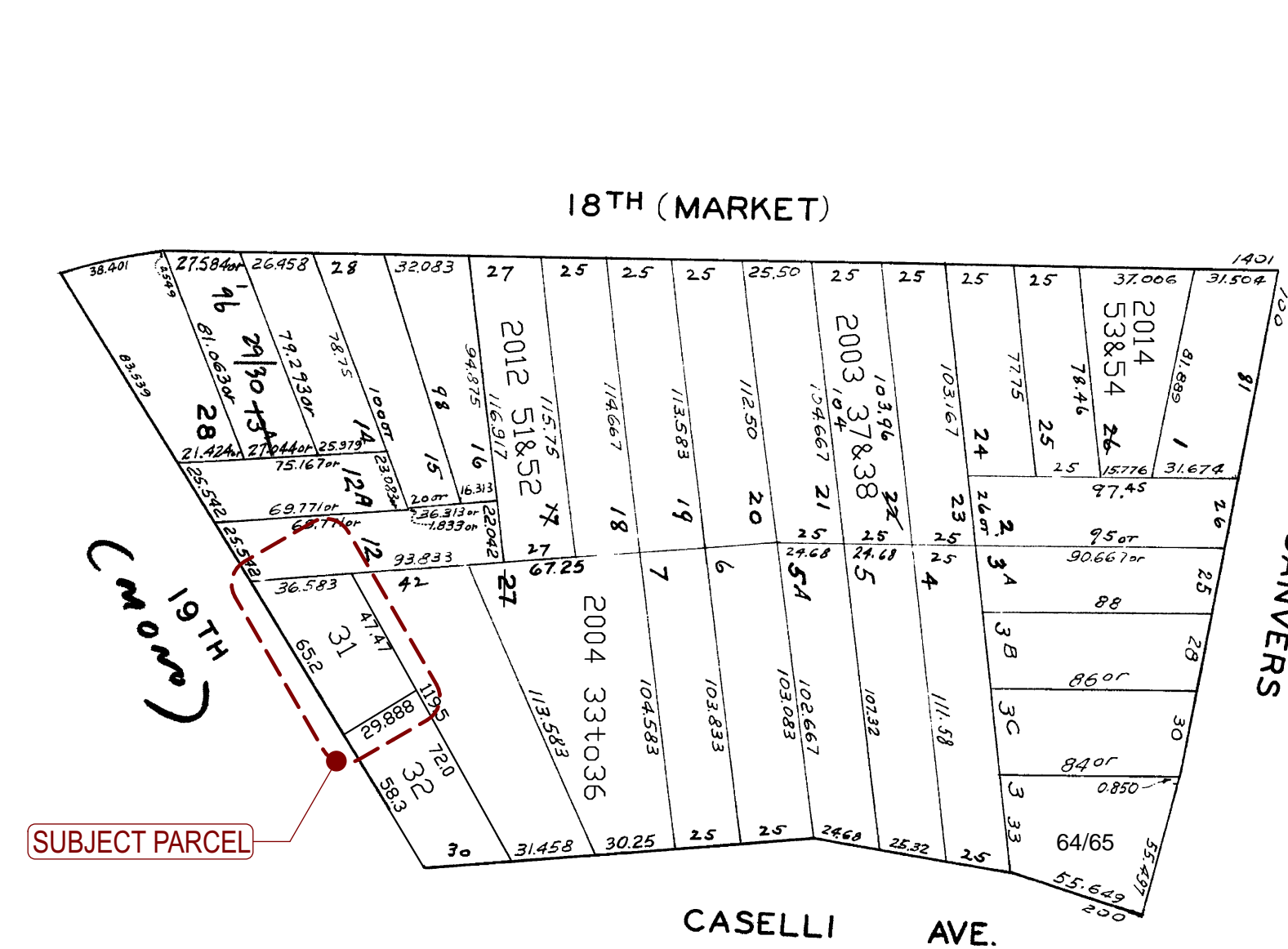
- A-0.1 COVER SHEET
- A-0.2 3D ISOMETRIC VIEWS
- C-1.0 SURVEY
- A-1.1 SITE PLAN
- A-2.0 BASEMENT & FIRST FLOOR PLAN
- A-2.1 SECOND & ATTIC FLOOR PLAN
- A-2.2 ROOF PLAN
- A-3.1 BUILDING ELEVATIONS (NORTH & SOUTH)
- A-3.2 BUILDING ELEVATIONS (EAST & WEST)
- A-4.1 BUILDING SECTION
- G-0.1 GREEN BUILDING CHECKLIST

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN COMPLETE COMPLIANCE WITH ALL APPLICABLE CODES, LAWS, ORDINANCES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK. ALL CONTRACTORS SHALL HOLD HARMLESS THE ARCHITECT/ENGINEER AND THE OWNER FROM ALL DAMAGES AND/OR PENALTY ARISING OUT OF VIOLATION THEREOF.
2. ALL ATTACHMENTS, CONNECTIONS OR FASTENING OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH THE BEST PRACTICE OF THE BUILDING INDUSTRY. DRAWINGS SHOWS ONLY SPECIAL REQUIREMENTS TO ASSIST THE CONTRACTOR AND DO NOT ILLUSTRATE EVERY DETAIL.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS DIMENSIONS, AND MEASUREMENTS IN THE FIELD BEFORE BEGINNING WORK. ANY AND ALL DISCREPANCIES, UNUSUAL CIRCUMSTANCES, ERRORS OMISSIONS AND/OR CONFLICTS FUNDS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER'S AND THE OWNER ATTENTION IMMEDIATELY BEFORE PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, FIRE PROTECTION, MECHANICAL, PLUMBING, AND ELECTRICAL. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK, VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICED IN DRAWINGS OR NOT) WITH THE SAME DISCIPLINES.
5. UNLESS OTHERWISE NOTED, ALL ANGLES SHALL BE RIGHT ANGLES, ALL LINES WHICH APPEAR PARALLEL SHALL BE PARALLEL, AND ALL ITEMS WHICH APPEAR CENTERED SHALL BE CENTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL LINES TRUE LEVEL, PLUMB AND SQUARE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND PROTECTION DURING CONSTRUCTION. ALL EXISTING IMPROVEMENTS TO REMAIN SHALL BE PROTECTED. ALL MATERIALS DELIVERED TO THE SITE SHALL BE PROPERLY STORED AND PROTECTED UNTIL INSTALLATION. ALL LUMBER SHALL BE PROTECTED FROM MOISTURE AND STORED ABOVE GROUND.
7. DETAILED AND/OR LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL AND SMALLER SCALE DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL SCALED DIMENSIONS SHALL BE VERIFIED.
8. ALL WORK SHALL BE DONE UNDER PERMIT. PLANS AND CALCULATIONS, IF REQUIRED, SHALL BE SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
9. NOTE THAT MECHANICAL, ELECTRICAL, FIRE PROTECTION, PLUMBING AND COMMUNICATIONS ARE DESIGN BUILD ITEMS. ARCHITECTURAL DRAWINGS SHOW DESIGN INTENT. CONTRACTOR TO CONFIRM ALL SYSTEM REQUIREMENTS WITH BUILDING OWNER AND ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR/SUBCONTRACTOR SHALL SUBMIT PLANS FOR THEIR RESPECTIVE WORK TO THE BUILDING DEPARTMENT AS REQUIRED FOR PLAN CHECK AND PERMIT ISSUANCE, INCLUDING PAYING FOR ALL PLAN CHECK AND PERMIT FEES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES.
11. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
12. DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
13. VERIFY CLEARANCES FOR VENTS, CHASES, SOFFITS, FIXTURES BEFORE ANY CONSTRUCTION, ORDERING OF , OR INSTALLATION OF ANY ITEM OF WORK.
14. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE SOLID BLOCKING AND BACKING AS REQ'D FOR ALL NAILING OF INTERIOR TRIM AND FINISHES, AND SHALL COORDINATE AND PROVIDE ALL FRAMING, BACKING AND BRACING AS NECESSARY FOR INSTALLATION OF EQUIPMENT INDICATED ON THE DRAWINGS, PROVIDE BACKING PLATES AT ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.
15. INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND CODE REQUIREMENTS. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.
16. THERMAL AND SOUND INSULATING INSULATION SHALL COMPLY WITH CBC SEC. 719.
17. ALL WALL AND CEILING FINISHES SHALL COMPLY WITH CBC CHAPTER 8.
18. ALL NEW SMOKE DETECTORS TO E HARD WIRED.

NOTE: WATERPROOFING OF BUILDING ENVELOPE IS NOT UNDER THE SCOPE OF THIS PERMIT. OWNER IS TO HIRE A WATERPROOFING EXPERT TO PROVIDE WATERPROOFING DETAILS

ASSESSOR'S MAP



ABBREVIATION

#	POUND OR NUMBER	H.C.	HANDICAPPED
&	AND	HI	HIGH
@	AT	HM	HOLLOW METAL
ABV	ABOVE	HP	HIGH POINT
ACT	ACOUSTIC CEILING TILE	HR	HOUR
AD	AREA DRAIN	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
AFF	ABOVE FINISHED FLOOR	IRGWB	IMPACT RESISTANT GYPSUM WALLBOARD
ALUM	ALUMINUM	ILO	IN LIEU OF
APPROX	APPROXIMATE	INSUL	INSULATED
ANOD	ANODIZED	INT	INTERIOR
ASPH	ASPHALT	LO	LOW
BD	BOARD	MAX	MAXIMUM
BLDG	BUILDING	MECH	MECHANICAL
BLKG	BLOCKING	MEMBR	MEMBRANE
BOT	BOTTOM	MIN	MINIMUM
BSMT	BASEMENT	MO	MASONRY OPENING
BST	BOTTOM OF STAIRS	MTL	METAL
BYND	BEYOND	(N)	NEW
CIP	CAST IN PLACE	NIC	NOT IN CONTRACT
CHNL	CHANNEL	NO	NUMBER
CJ	CONTROL JOINT	NOM	NOMINAL
CLG	CEILING	N.T.S.	NOT TO SCALE
CLO	CLOSET	O.C.	ON CENTER
CLR	CLEAR	OFF	OFFICE
CNTR	COUNTER	OH	OPPOSITE HAND
CMU	CONCRETE MASONRY UNIT	OZ	OUNCE
COL	COLUMN	PCC	PRE-CAST CONCRETE
COMPR	COMPRESSIBLE	P.L.	PROPERTY LINE
CONC	CONCRETE	PLUMB	PLUMBING
CONT	CONTINUOUS	PLYD	PLYWOOD
CORR	CORRIDOR	PT	PRESSURE TREATED
CPT	CARPET	PNT	PAINT/PAINTED
CT	CERAMIC TILE	PVC	POLYVINYL CHLORIDE
CTR	CENTER	RBR	RUBBER
CTYD	COURTYARD	RCP	REFLECTED CEILING PLAN
DBL	DOUBLE	RD	ROOF DRAIN
DEMO	DEMOLISH	RDWD	REDWOOD
DET	DETAIL	REQD	REQUIRED
D.F.	DRINKING FOUNTAIN	RM	ROOM
DIA	DIAMETER	S.F.	SQUARE FOOT
DIMS	DIMENSIONS	SIM	SIMILAR
DN	DOWN	SPEC	SPECIFIED OR SPECIFICATION
DR	DOOR	SPK	SPRINKLER
DRG	DRAWING	SSTL	STAINLESS STEEL
(E)	EXISTING	STC	SOUND TRANSMISSION COEFFICIENT
EA	EACH	STD	STANDARD
EL	ELEVATION	STL	STEEL
ELEC	ELECTRICAL	STRUCT	STRUCTURAL
ELEV	ELEVATOR/ELEVATION	SQ.	SQUARE
EQ	EQUAL	T&G	TONGUE AND GROOVE
EXCL	EXCLUDE	TC	TOP OF CURB
EXP JT	EXPANSION JOINT	TELE	TELEPHONE
EXT	EXTERIOR	TLT	TOILET
F.D.	FLOOR DRAIN	TO	TOP OF
FEC	FIRE EXTINGUISHER CABINET	TOC	TOP OF CONCRETE
FIXT	FIXTURE	TOS	TOP OF STEEL
FLR	FLOOR	TP	TOILET PAPER DISPENSER
FLUOR	FLUORESCENT	T/D	TELEPHONE/DATA
FM	FILLED METAL	TST	TOP OF STAIRS
FND	FOUNDATION	TYP	TYPICAL
FO	FACE OF	U.N.O.	UNLESS NOTED OTHERWISE
F.O.F.	FACE OF FINISH	UIS	UNDERSIDE
FURR	FURRING	V.I.F.	VERIFY IN FIELD
G.A.	GAUGE	VP	VISION PANEL
GALV	GALVANIZED	W/	WITH
G.B.	GRAB BAR	WD	WOOD
GND	GROUND	W.H.	WATER HEATER
GRP	GROUP		
GWB	GYPSUM WALL BOARD		
GYP	GYPSUM		

SCOPE OF WORK

PROPOSED NEW CONSTRUCTION OF A TWO-STORY OVER BASEMENT SINGLE FAMILY HOME.

NOTE:
BLDG. TO BE FULLY SPRINLLERED UNDER SEPARATE PERMIT.

PROJECT DATA

PLANNING DATA:
 ADDRESS: 4822 19TH STREET
 BLOCK / LOT: 2689 / 031
 LOT AREA: 1,751 ± S.F.
 ZONING: RH-1
 # OF UNITS: 1
 ALLOWABLE HEIGHT: 40-X
 BUILDING HEIGHT: 25'-4" ±
 COVERED CAR PARKING: 1
 BICYCLE PARKING: 1

GROSS FLOOR AREA:
 BASEMENT 738 ± S.F.
 FIRST FLOOR (EXCL GARAGE): 655 ± S.F.
 SECOND FLOOR: 711 ± S.F.
 ATTIC: 218 ± S.F.
TOTAL GROSS AREA (EXCL. GARAGE): 2,322 ± S.F.
 GARAGE: 303 ± S.F.
TOTAL GROSS AREA (INCL. GARAGE): 2,625 ± S.F.

BUILDING DATA:
 NUMBER OF STORIES: 2 OVER BASEMENT
 CONSTRUCTION TYPE: TYPE "V-B"
 OCCUPANCY GROUP: R-3
 AMOUNT OF EXCAVATION: ± 180 C.Y. (MAX DEPTH ± 5')
 APPLICABLE CODES: 2016 CALIFORNIA CODES EDITIONS W/ SAN FRANCISCO AMENDMENTS

PROJECT NAME

**4822 19th Street
SAN FRANCISCO, CA**



SIA CONSULTING CORPORATION
4653 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292
FAX: (415) 849.1252

SHEET TITLE

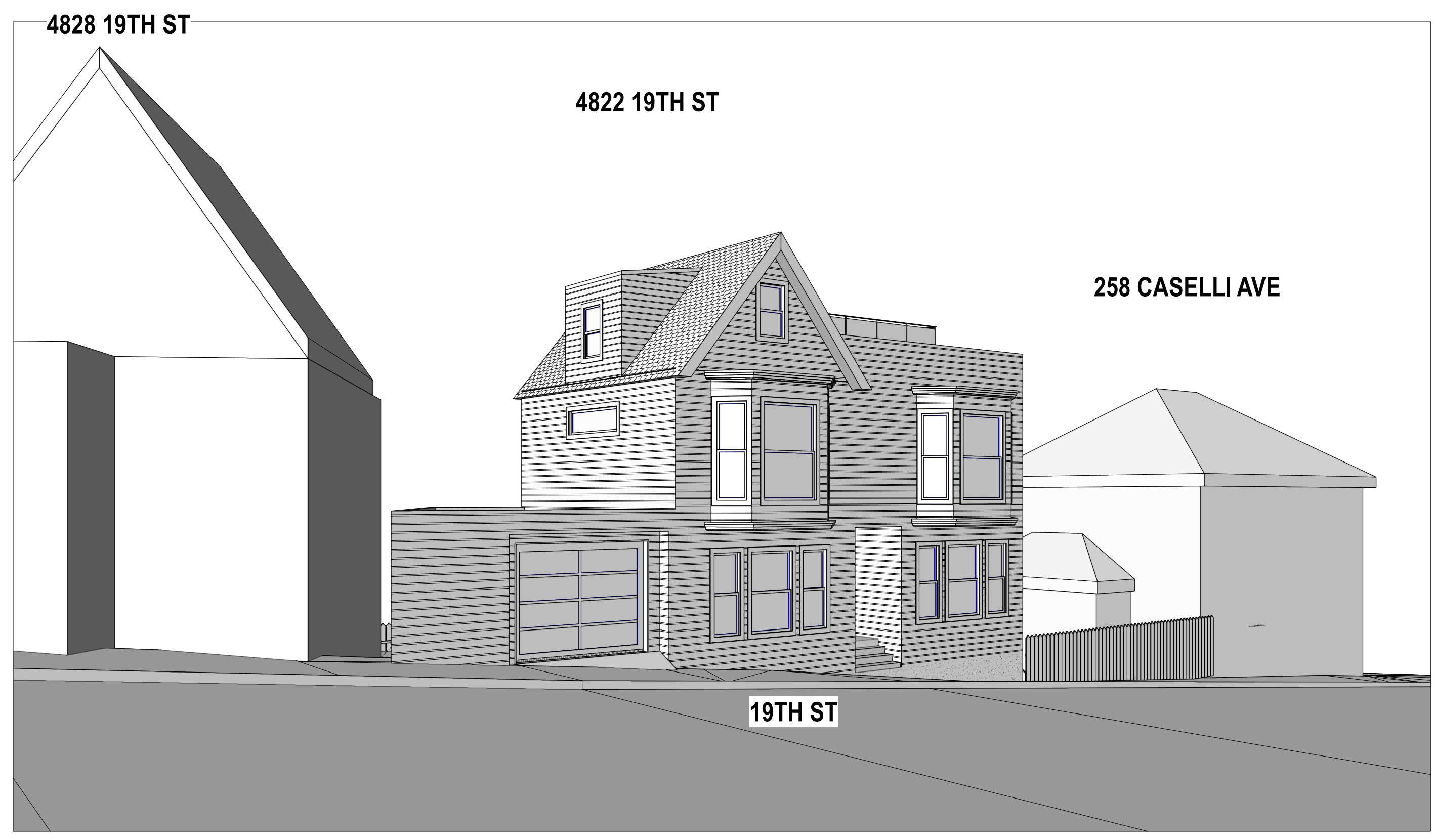
Cover Sheet

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CHECKED		R.K.
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REVISED DATE		03/04/2021
JOB NO.		18-1808
SHEET NO.		A-0.1

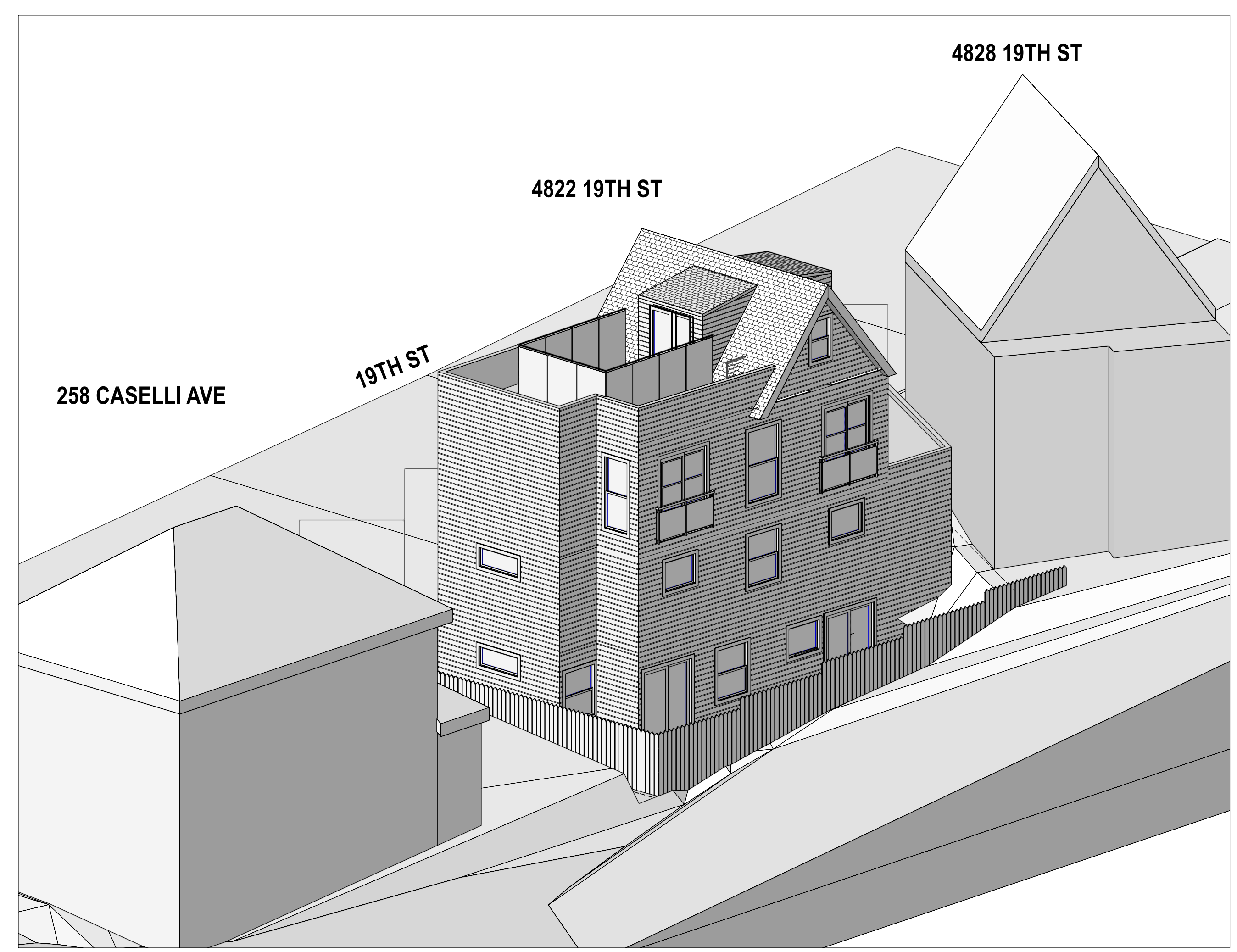
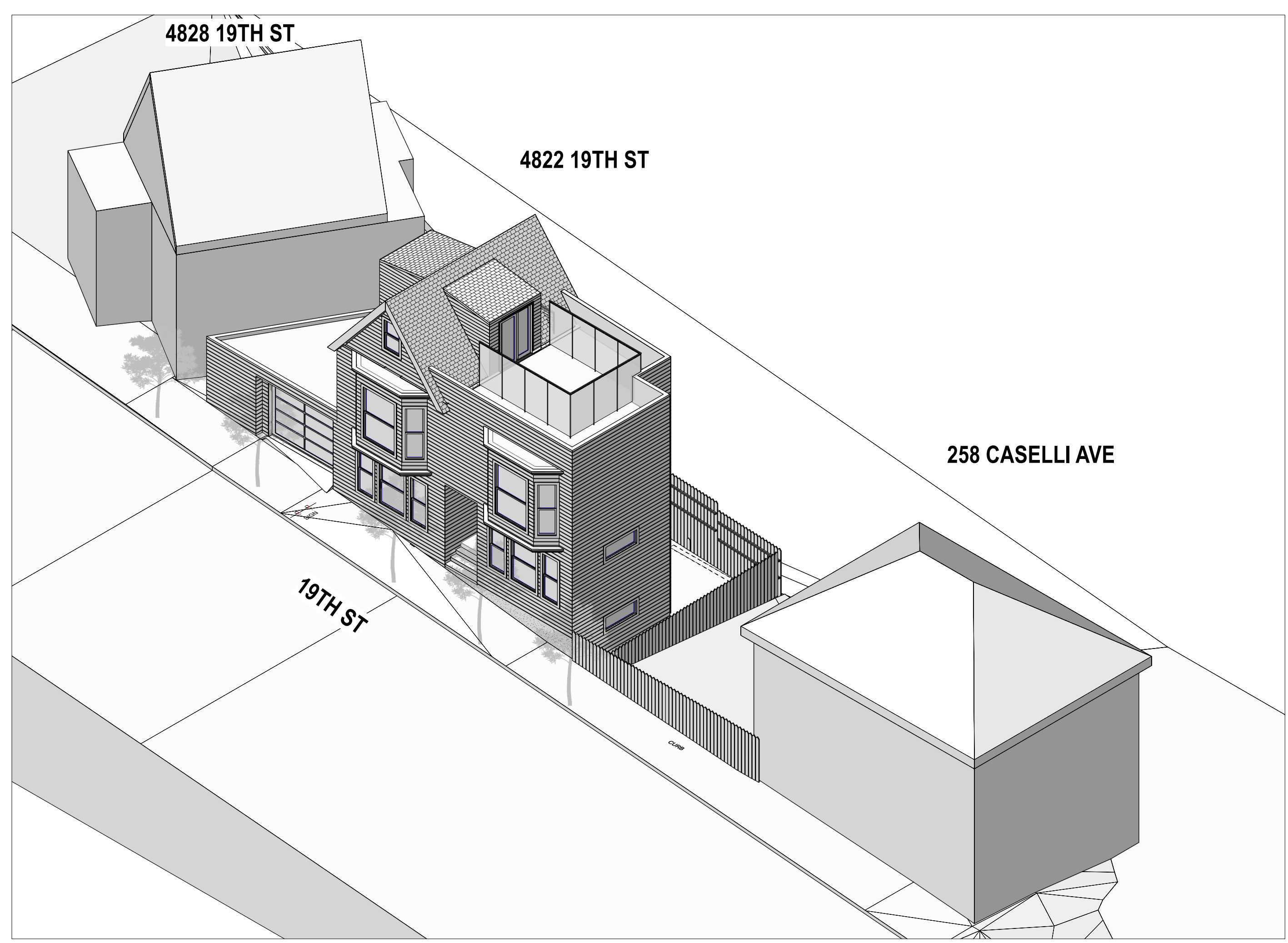
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3D Isometric Views



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JOB NO. 18-1808

SHEET NO.

A-0.2



FOX PLAZA
1390 Market St., Suite 201
San Francisco, CA 94102
Phone No. (415) 553-4092
Fax No. (415) 553-4071

ARCHITECTURAL TOPOGRAPHIC SURVEY
APN 2689-031 AND APN 2689-032
258 CASELLI AVENUE
SAN FRANCISCO CALIFORNIA

Approved by: _____ EXP.
Chief Engineer License No. _____
Approved by: _____
Chief Surveyor License No. 6975
Expire 9/30/2019

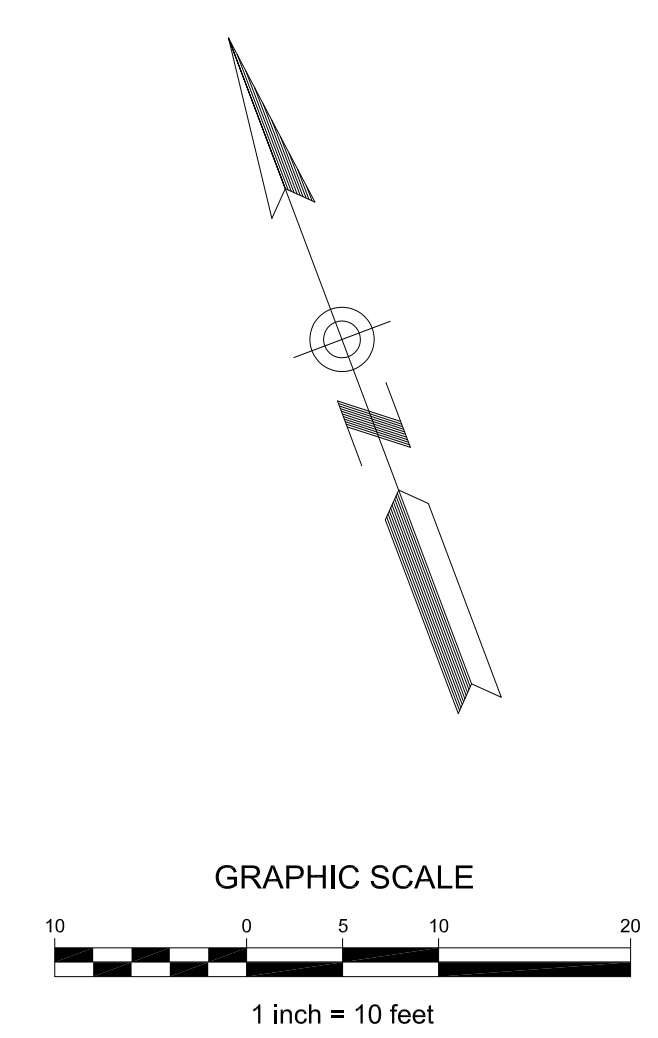
Revisions	By:

ABBREVIATIONS

AB	ASSESSOR'S BLOCK
APN	ASSESSOR'S PARCEL NUMBER
BOW	BOTTOM OF WALL
CL	CENTERLINE
CLR	CLEAR
CONC	CONCRETE
DOC	DOCUMENT
(E)	EXISTING
ELEV	ELEVATION
FG	FINISH GRADE
FL	FLOW LINE
HCR	HANDICAP RAMP
RTW	RETAINING WALL
SQ FT	SQUARE FEET
TC	TOP OF CURB
TOW	TOP OF WALL

LEGEND

	PROPERTY LINE
	ADJACENT PARCEL LINES
	RIGHT OF WAY LINE
	BUILDING LINE
	FENCE LINE
	FIRE HYDRANT
	CLEANOUT
	GAS VALVE
	JOINT POLE
	POLE ANCHOR
	ROOF SLOPE
	SEWER MANHOLE
	STORM WATER INLET
	TREE
	WATER VALVE

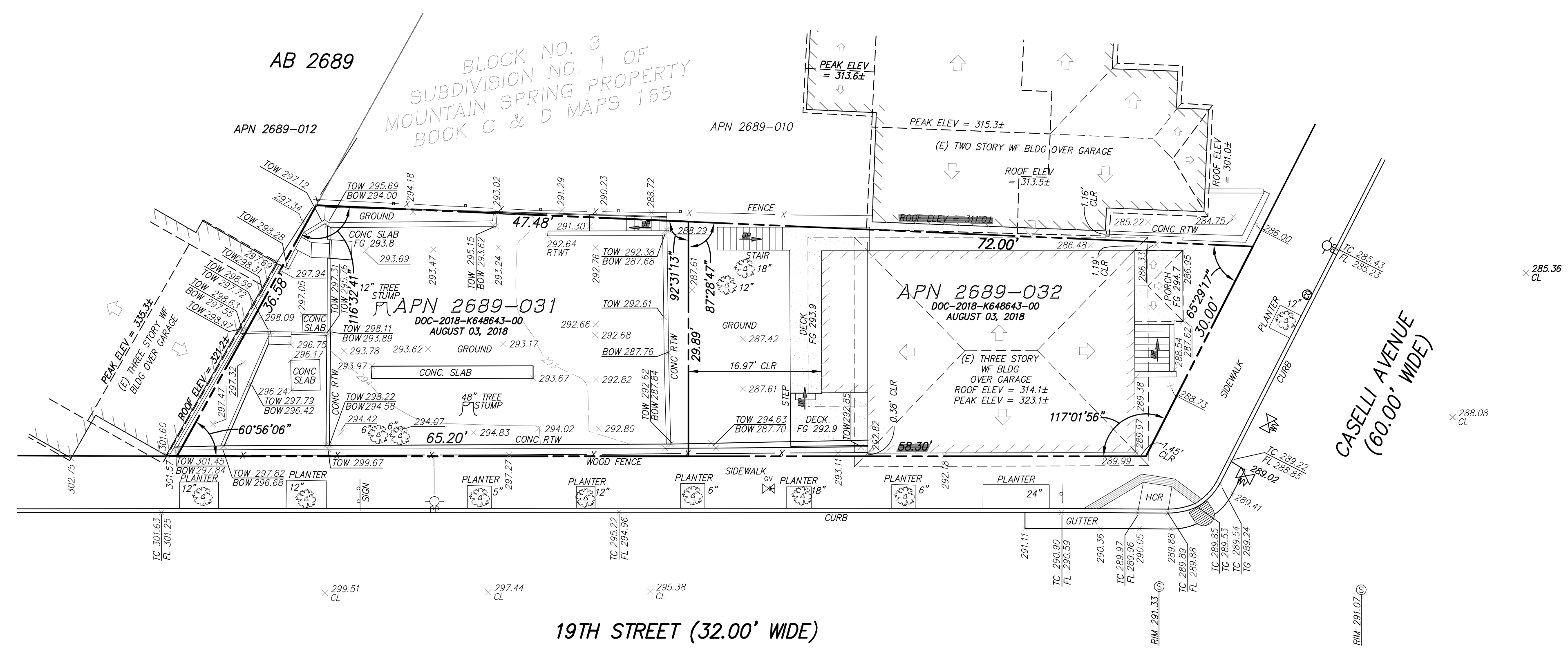


NOTE TO ANYONE HAVE ANY INTEREST IN THIS MAP, PLEASE BE ADVISED OF THE FOLLOWING:

1. THAT ALL TITLE INFORMATION HEREON (INCLUDING EASEMENTS IF ANY) WAS PREPARED SOLELY FOR AND IN STRICT CONFORMANCE WITH OUR CLIENT'S AND/OR HIS AGENT'S REQUIREMENTS. THE FOLLOWING INFORMATION WAS SUPPLIED TO TRANSAMERICAN ENGINEERS: □ DEED □ TITLE REPORT □ A.P.N. □ ADDRESS OF THE P.I.Q.
2. THAT THIS MAP WAS PREPARED AS A PROFESSIONAL INSTRUMENT OR SERVICE AND THAT IT REMAINS THE PROPERTY OF TRANSAMERICAN ENGINEERS WHETHER THE PROJECT (IF ANY PROPOSED) ON THIS SITE IS CONSTRUCTED OR NOT.
3. THAT ANY INFORMATION ON THIS MAP AND ANY DOCUMENT(S) PREPARED BY TRANSAMERICAN ENGINEERS IN RELATION HEREOF SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN FOR: BUILDING PERMITS.
4. THAT ANY IMPROVEMENT CHANGES WITHIN THIS SITE OR THE ADJACENT SITES THEREOF AS WELL AS TITLE TRANSFERS OF THE PROPERTY IN QUESTION (EXCEPT FOR ALTA MAPS) AND/OR THE LAPSE OF 3 OR MORE YEARS FROM THE DATE OF THIS MAP (WHICHEVER COMES FIRST) SHALL VOID ALL INFORMATION HEREON UNLESS A RE-SURVEY IS ORDERED TO RECTIFY, UPDATE OR RE-CERTIFY THIS MAP.
5. THAT THIS INFORMATION SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING UNLESS STATED IN ITEM NO. 3 ABOVE.
6. THAT THE USE OF THIS MAP BY OTHER CONSULTANTS OR CONTRACTORS ON BEHALF OF OUR CLIENT SHALL PROMPT THE IMMEDIATE FULFILLMENT OF ALL CLIENT'S OBLIGATIONS TO TRANSAMERICAN ENGINEERS UNLESS OTHERWISE AGREED TO.
7. THAT UNDERGROUND UTILITIES (IF ANY) SHOWN HEREON WERE OBTAINED FROM INFORMATION PROVIDED TO TRANSAMERICAN ENGINEERS BY UTILITIES COMPANIES. TRANSAMERICAN ENGINEERS DOES NOT ASSUME ANY RESPONSIBILITY FOR THEIR EXISTENCE OR ACCURACY.
8. THAT SURFACE UTILITIES, MANHOLES, ETC. AS SHOWN HEREON WERE LOCATED BY FIELD SURVEY.
9. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ALL ISSUES REGARDING PROPERTY DISPUTES WHICH MAY ARISE OUT OF INFORMATION SHOWN HEREON.

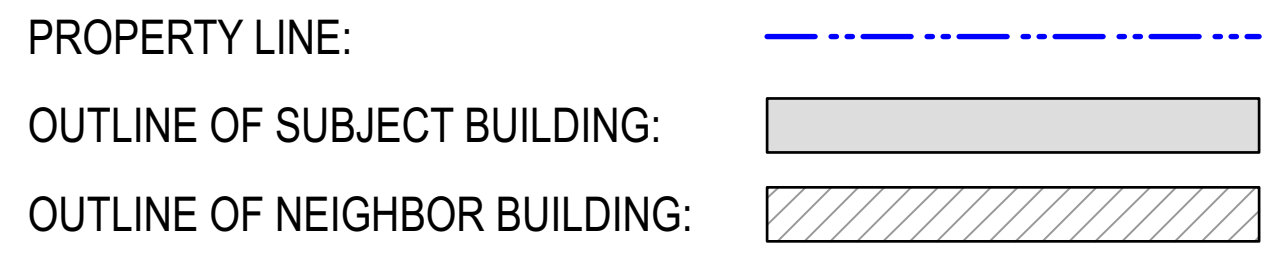
SPECIAL NOTES

1. ELEVATIONS SHOWN AS "ROOF ELEV." HEREON ARE IN FACT THE ELEVATIONS OF THE HIGHEST POINT OF SIDE WALLS. THESE ELEVATIONS MAY BE EITHER THE ROOF OR THE PARAPET ELEVATION OF SUCH ROOF. FLAT ROOF LEVELS WERE NOT VISIBLE FROM SURVEY POINT.
2. "PARAPET ELEV." SHOWN HEREON ARE THE HIGHEST POINT OF SUCH PARAPET.
3. "ROOF PEAK ELEV." AND "EAVES ELEV." (IF ANY SHOWN HEREON) ARE THE HIGHEST POINT OF ROOF PEAKS AND THE LOWEST POINTS OF ROOF EAVES RESPECTIVELY.
4. DUE TO LIMITED ACCESS TO THE REAR OR THE ADJACENT AND/OR THE PARAPET SUBJECT BUILDING(S) AND/OR COVERED STRUCTURE(S) AT THE TIME OF THIS SURVEY, THE TOPOGRAPHIC DATA FOR THOSE BUILDING(S) AND/OR STRUCTURE(S) IS NOT SHOWN HEREON.
5. IT SHALL BE THE RESPONSIBILITY OF OUR CLIENT TO CALL OUR OFFICE IN ORDER TO HAVE OUR SURVEYORS LOCATE ADDITIONAL INFORMATION AND/OR STRUCTURE(S) ONCE THE SITE HAS BEEN CLEARED. WE REQUIRE AN ADVANCE NOTICE OF FOUR (4) DAYS MORE OR LESS.
6. ALSO, NOTE THAT THERE WILL BE ADDITIONAL CHARGES FOR SUCH STAKING AS IT IS NOT A PART OF THE SCOPE OF THIS JOB'S CONTRACT.



BENCH MARK
DANVERS STREET & CASELLI AVENUE (S.E. CORNER)
3 CUTS LOWER STOP COCK FIRE HYDRANT
ELEV. = 257.865 (CITY DATUM)

BLOCK & LOT: 2689 / 031



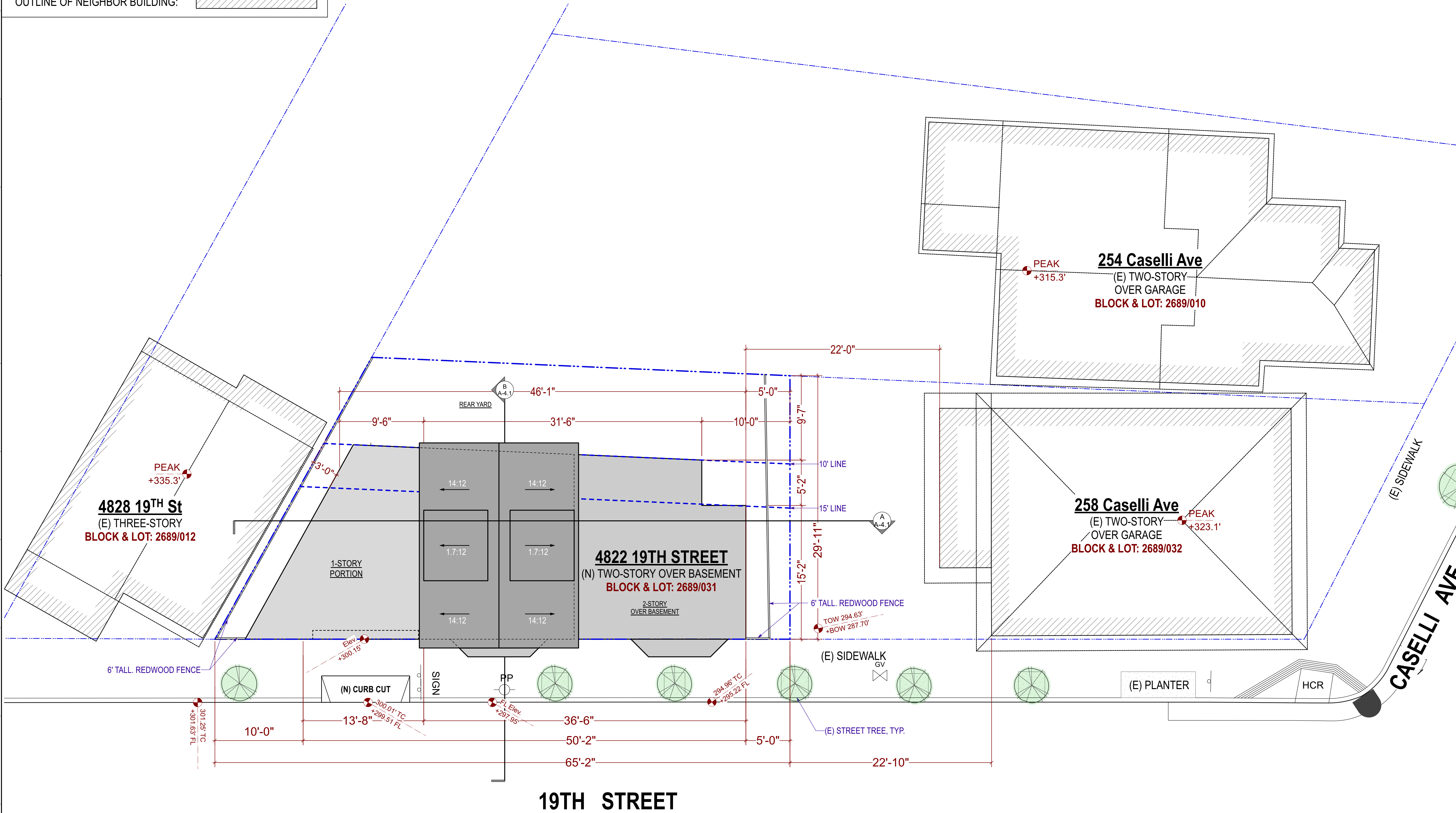
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 SAN FRANCISCO CA 94112
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SHEET TITLE

Site Plan



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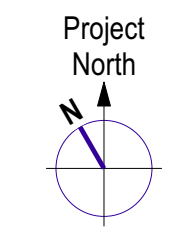
REVISED DATE 03/04/2021

JOB NO. 18-1808

SHEET NO.

19TH STREET

Proposed Site Plan
 3/16"=1'-0"



A-1.1

	PROPERTY LINE
	WALL TO BE CONSTRUCTED
	WALL TO BE 1-HR. FIRE RATED
	PARAPET/CURB WALL TO BE CONSTRUCTED

PROJECT NAME
4822 19th Street
 SAN FRANCISCO, CA



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SHEET TITLE

Basement & First Floor Plan

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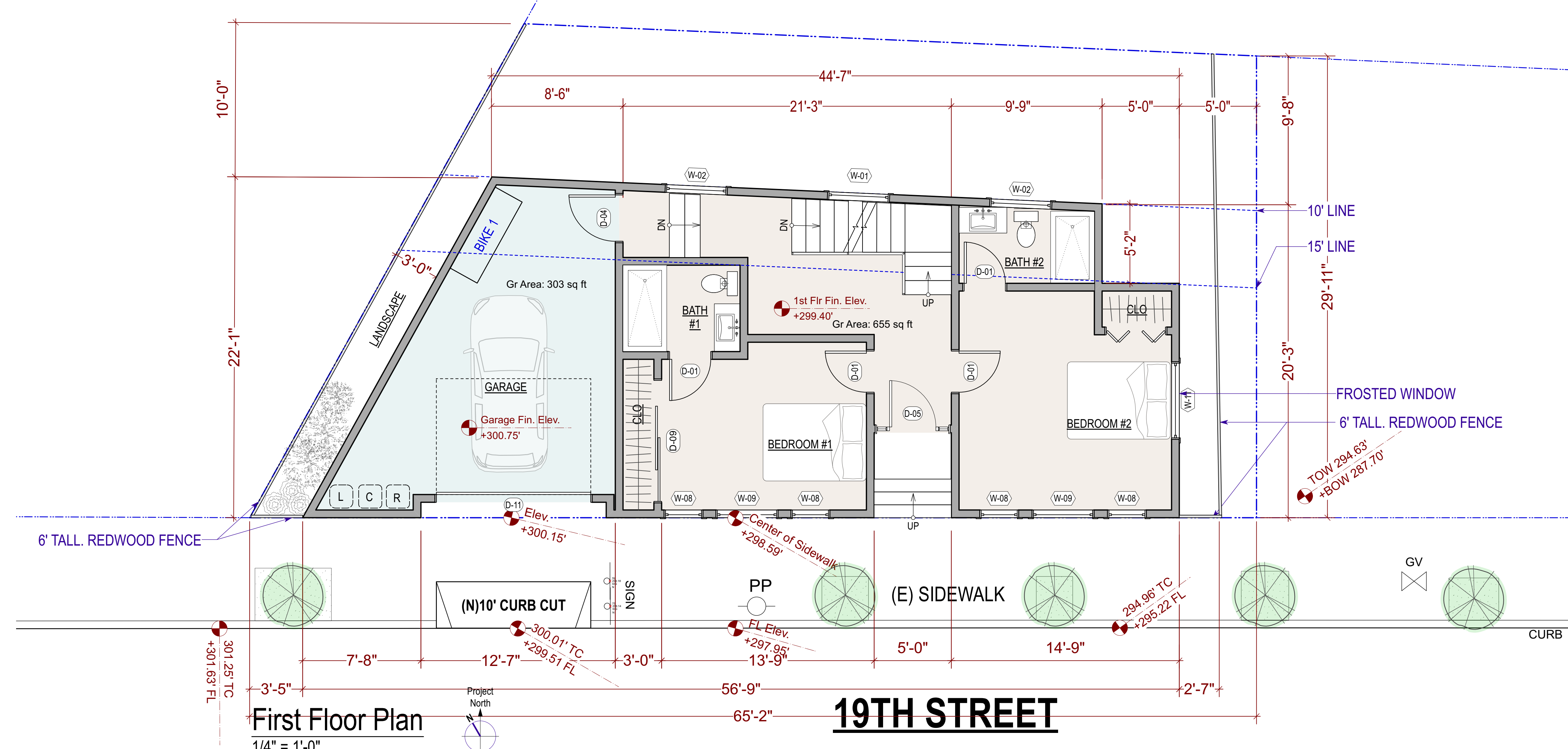
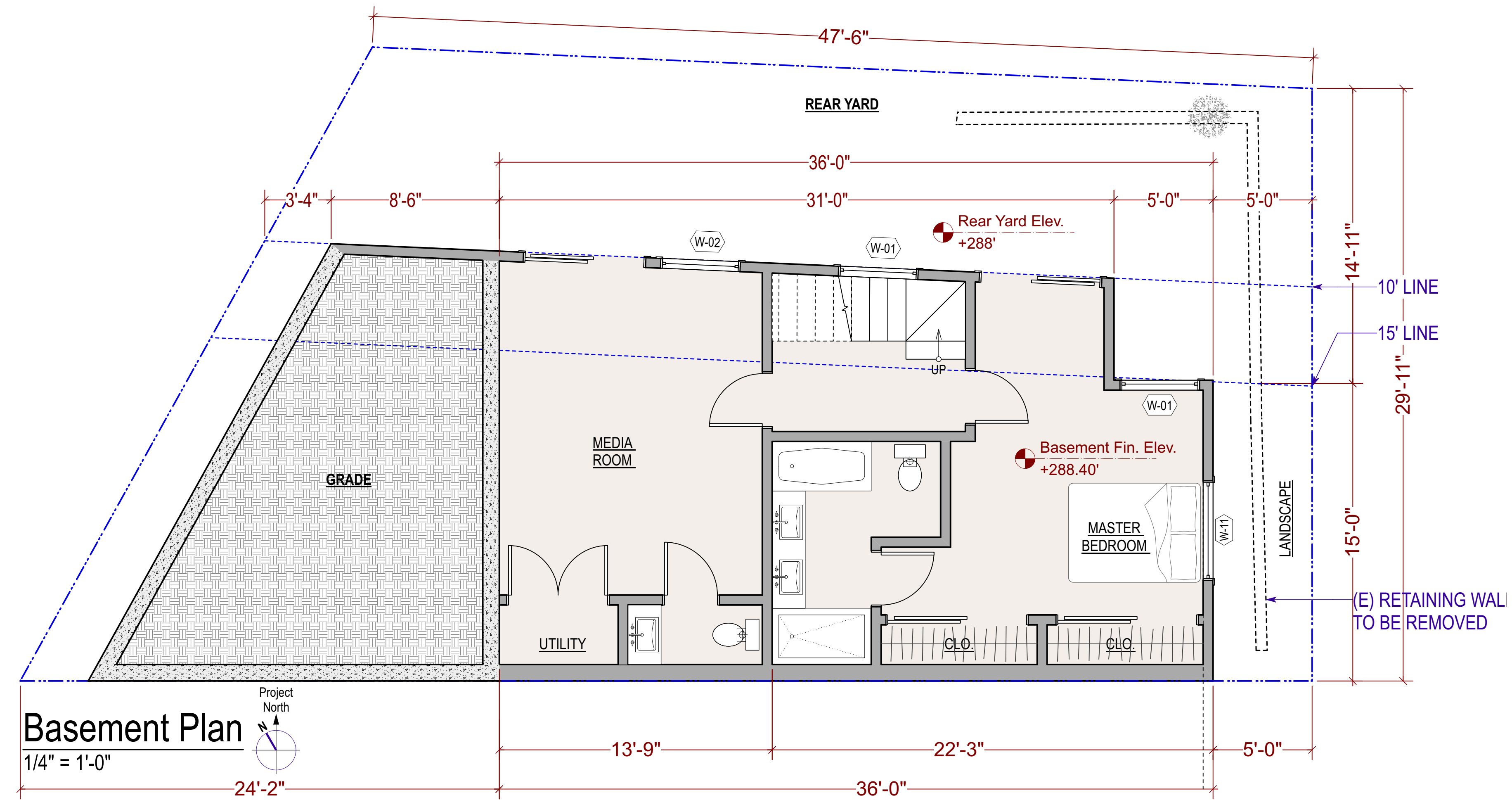
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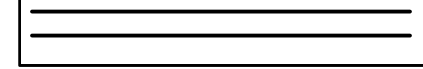
REVISED DATE 03/04/2021

JOB NO. 18-1808

SHEET NO. **A-2.0**



19TH STREET

	PROPERTY LINE
	WALL TO BE CONSTRUCTED
	WALL TO BE 1-HR. FIRE RATED
	PARAPET/CURB WALL TO BE CONSTRUCTED

PROJECT NAME
4822 19th Street
 SAN FRANCISCO, CA



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SHEET TITLE

Second & Attic Floor Plan

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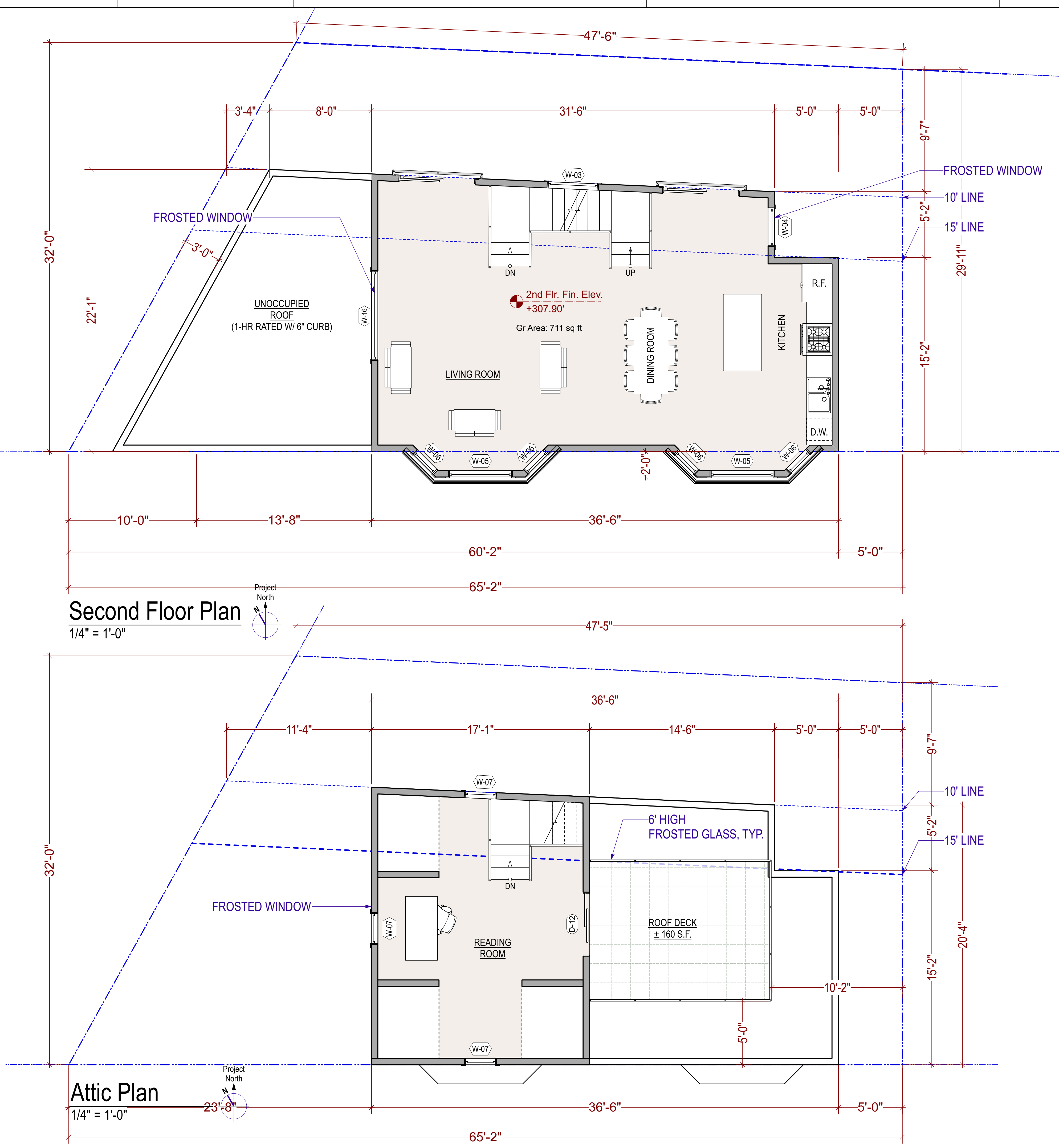
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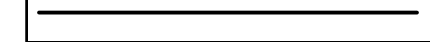
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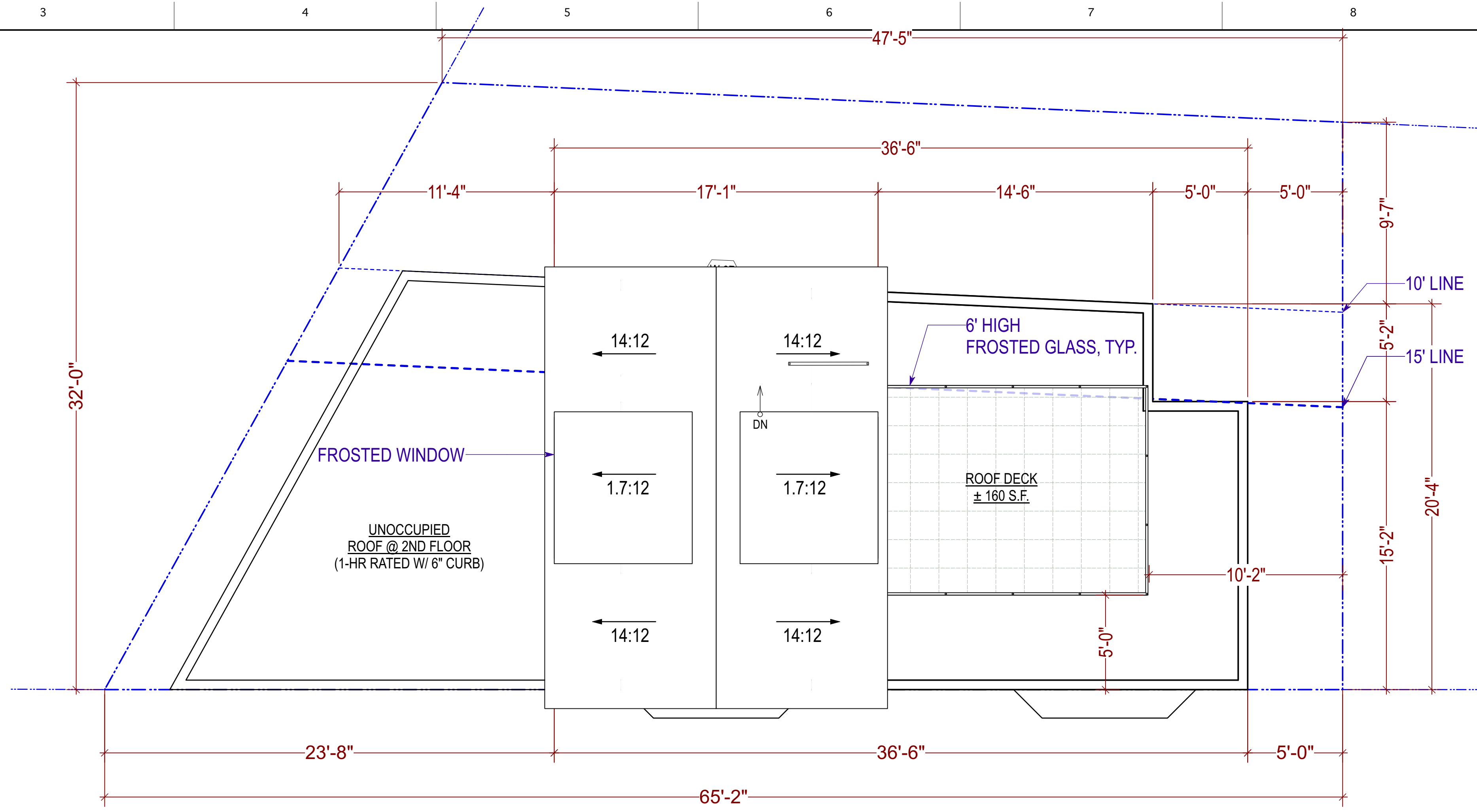
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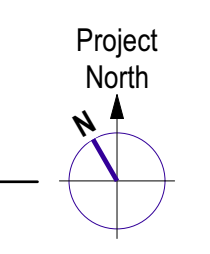


	PROPERTY LINE
	WALL TO BE CONSTRUCTED
	WALL TO BE 1-HR. FIRE RATED
	PARAPET/CURB WALL TO BE CONSTRUCTED

PROJECT NAME
4822 19th Street
 SAN FRANCISCO, CA



Roof Plan
 1/4" = 1'-0"



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 SAN FRANCISCO CA 94112
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SHEET TITLE

Roof Plan

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DATE 09/15/2018

REVISED DATE 03/04/2021

JOB NO. 18-1808

SHEET NO.

A-2.2



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SHEET TITLE

**Building Elevations
(North & South)**

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ISSUES / REVISIONS

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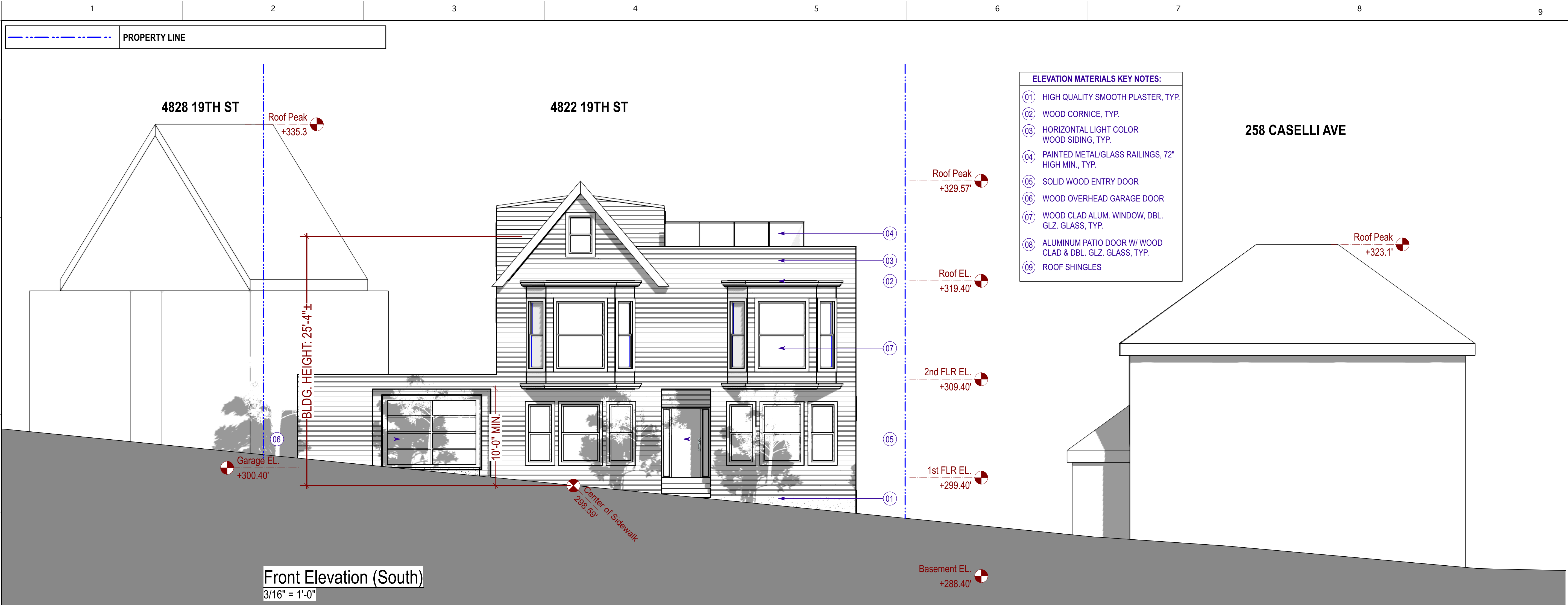
DATE 09/15/2018

REVISED DATE 03/04/2021

JOB NO. 18-1808

SHEET NO.

A-3.1





SIA CONSULTING CORPORATION
 4653 MISSION STREET
 SAN FRANCISCO CA 94112
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 FAX: (415) 849.1252

SHEET TITLE

Building Elevations (East & West)

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REVISED DATE 03/04/2021

JOB NO. 18-1808

SHEET NO.
A-3.2

- ELEVATION MATERIALS KEY NOTES:**
- 01 HIGH QUALITY SMOOTH PLASTER, TYP.
 - 02 WOOD CORNICE, TYP.
 - 03 HORIZONTAL LIGHT COLOR WOOD SIDING, TYP.
 - 04 PAINTED METAL/GLASS RAILINGS, 72" HIGH MIN., TYP.
 - 05 SOLID WOOD ENTRY DOOR
 - 06 WOOD OVERHEAD GARAGE DOOR
 - 07 WOOD CLAD ALUM. WINDOW, DBL. GLZ. GLASS, TYP.
 - 08 ALUMINUM PATIO DOOR W/ WOOD CLAD & DBL. GLZ. GLASS, TYP.
 - 09 ROOF SHINGLES

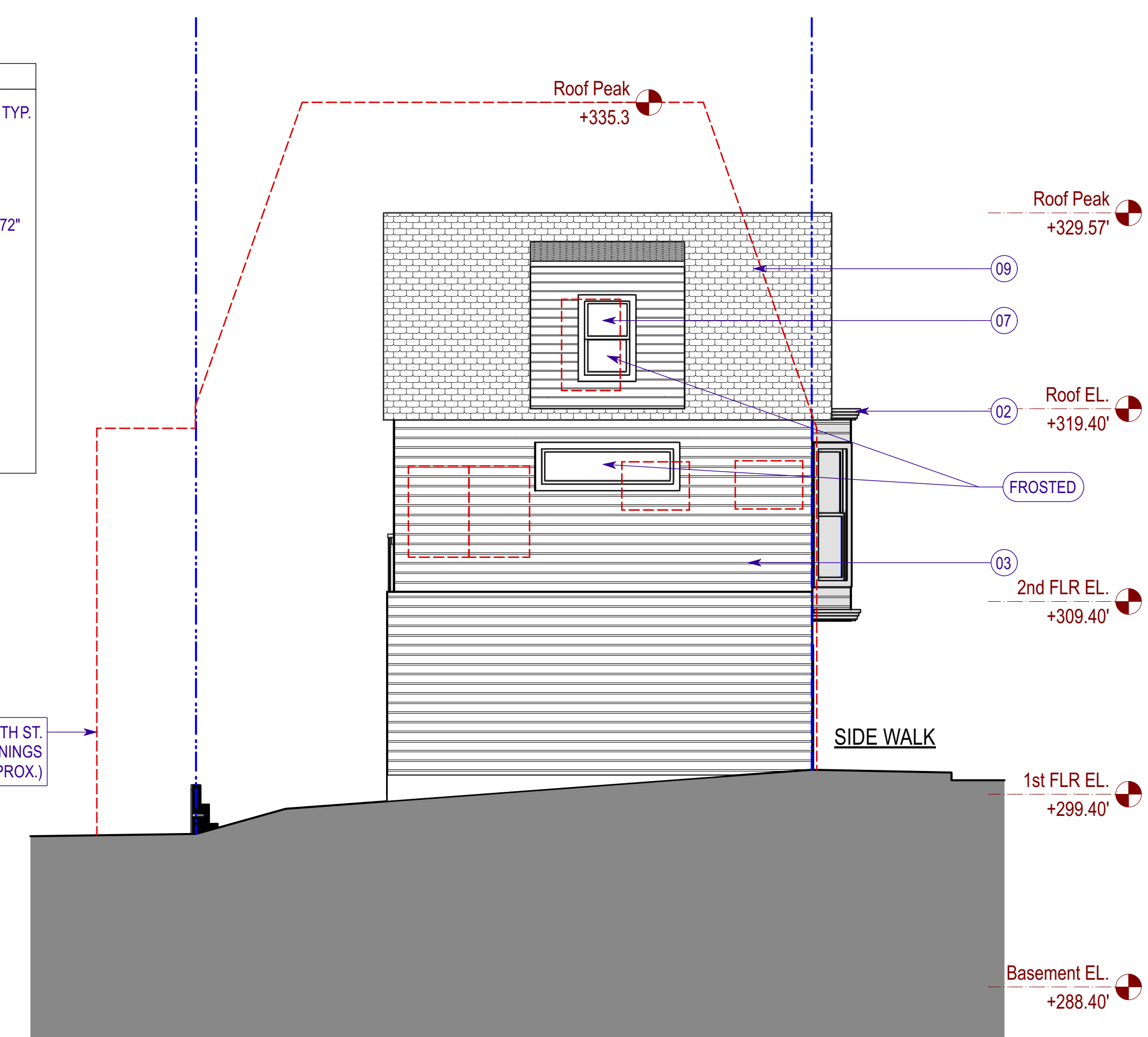
Door Schedule										
Mark	Quantities	Nominal Size			Door Style				Image	Notes
		Width	Height	Thickness	Door Operation	Slab Style	L Sideit Wid	R Sideit Wid		
01	18	2'8"	6'8"	1 3/4"	Swing Simple	Panel	N/A	N/A		
02	3	3'0"	7'0"	1 3/4"	Swing Simple	Glass	N/A	N/A		SEFTY GLASS
03	2	7'0"	6'8"	1 3/4"	Slider	Panel	N/A	N/A		
04	3	3'0"	6'8"	1 3/4"	Swing Simple	Solid	N/A	N/A		1-HR RATED
05	1	3'0"	7'0"	1 3/4"	Swing Simple	Solid	8"	8"		
05	2	3'0"	7'0"	1 3/4"	Swing Simple	Solid	N/A	N/A		
06	1	9'0"	7'0"	1 3/4"	Barn Bypass	Glass	N/A	N/A		SEFTY GLASS
07	1	7'0"	8'0"	1 3/4"	Slider	Glass	N/A	N/A		SEFTY GLASS
08	1	2'10"	6'8"	1 3/4"	Swing Simple	Glass	N/A	N/A		SEFTY GLASS
09	3	8'0"	6'8"	1 1/2"	Slider	Panel	N/A	N/A		
10	1	3'0"	8'0"	1 3/4"	Swing Simple	Glass	1'6"	1'6"		
11	2	10'0"	7'6"	1 3/4"	Overhead	Glass	N/A	N/A		

NOTE:
 - NFRC LABELS ON NEW DOORS SHALL NOT BE REMOVED UNTIL AFTER FINAL INSPECTION
 - SEE ENERGY COMPLIANCE REPORT FOR U-FACTORS
 - ALL RESCUE / EGRESS WINDOWS SHALL COMPLY W/ SEC. 1026, IF APPLICABLE
 - SEE ELEVATIONS FOR WINDOW DETAILS & OPERATION

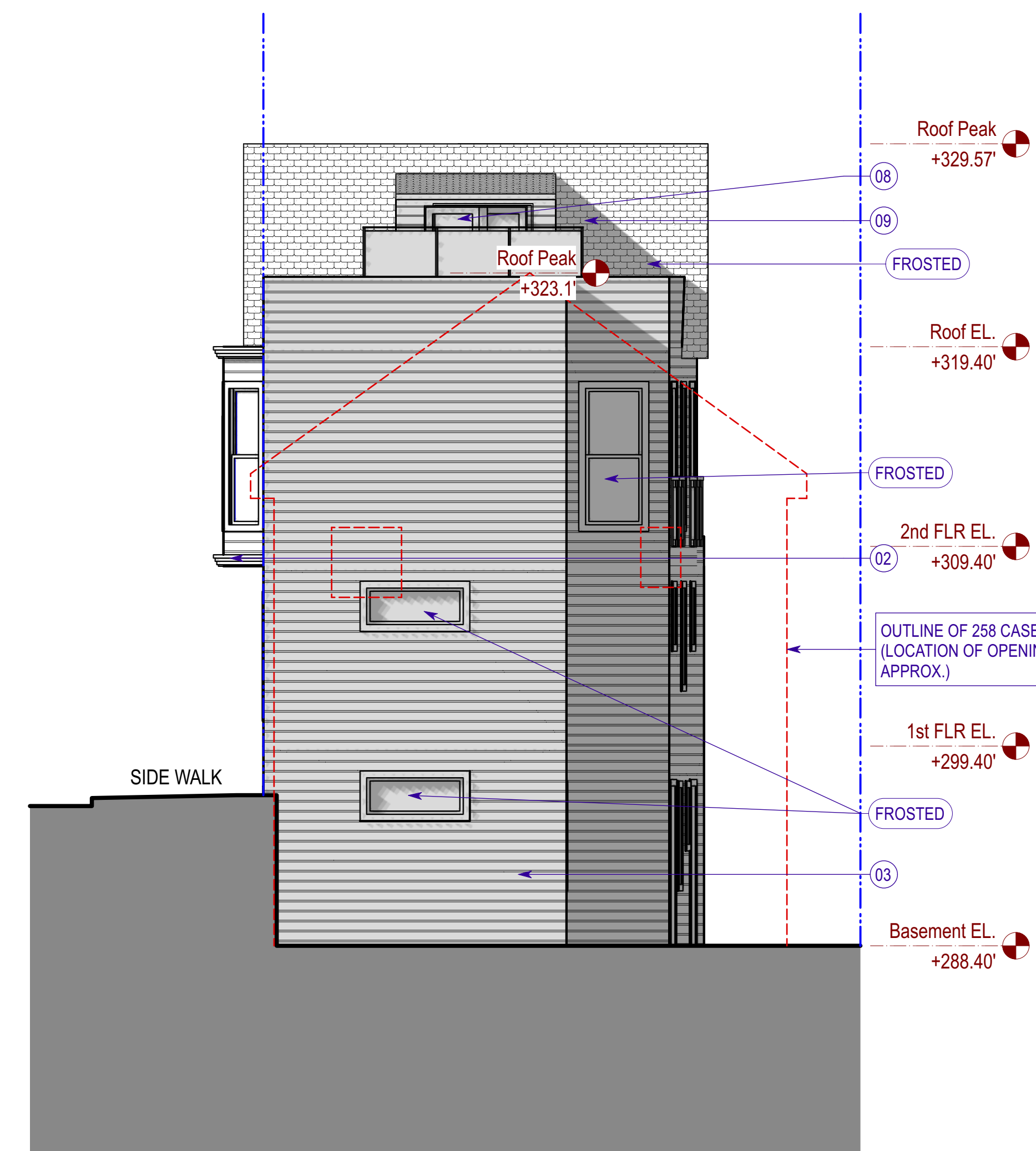
Window Schedule									
Mark	Quantities	Nominal Size		Window Style				Image	Comments
		O.A. Width	O.A. Height	Sash Operation	Material	Glaz. Style	Egress Window		
01	10	4'0"	5'0"	Single Hung	Vinyl	Temp.	N/A		
02	10	4'0"	3'0"	Awning	Vinyl	Temp.	N/A		
03	5	4'0"	7'0"	Single Hung	Vinyl	Temp.	N/A		
04	8	3'0"	7'0"	Single Hung	Vinyl	Temp.	N/A		
05	10	5'0"	7'0"	Single Hung	Vinyl	Temp.	N/A		
06	16	2'3"	7'0"	Single Hung	Vinyl	Temp.	N/A		
07	12	2'6"	4'0"	Single Hung	Vinyl	Temp.	N/A		
08	12	2'6"	6'0"	Single Hung	Vinyl	Temp.	N/A		
09	6	4'0"	6'0"	Single Hung	Vinyl	Temp.	N/A		
10	1	6'6"	7'0"	Single Hung	Vinyl	Temp.	N/A		
11	3	5'0"	2'0"	Fixed Glass	Vinyl	Temp.	N/A		
16	1	7'0"	2'0"	Fixed Glass	Vinyl	Temp.	N/A		

NOTES:
 - ALL WINDOWS TO MEET W/ SFBC 1003A & 1005A WHEN APPLICABLE.
 - ALL RESCUE / EGRESS WINDOWS SHALL COMPLY W/ SEC. 1026
 - NFRC LABELS ON NEW DOOR / WINDOWS SHALL NOT BE REMOVED UNTIL AFTER FINAL INSPECTION
 - SEE TITLE 24 REPORT FOR MIN. U-FACTOR.
 - SEE ELEVATION DRAWINGS FOR STYLE/PATTERN/OPERATION DETAILS

Left Elevation (West)
 3/16" = 1'-0"



Right Elevation (East)
 3/16" = 1'-0"





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SHEET TITLE

Sections

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN S.M.

CHECKED R.K.

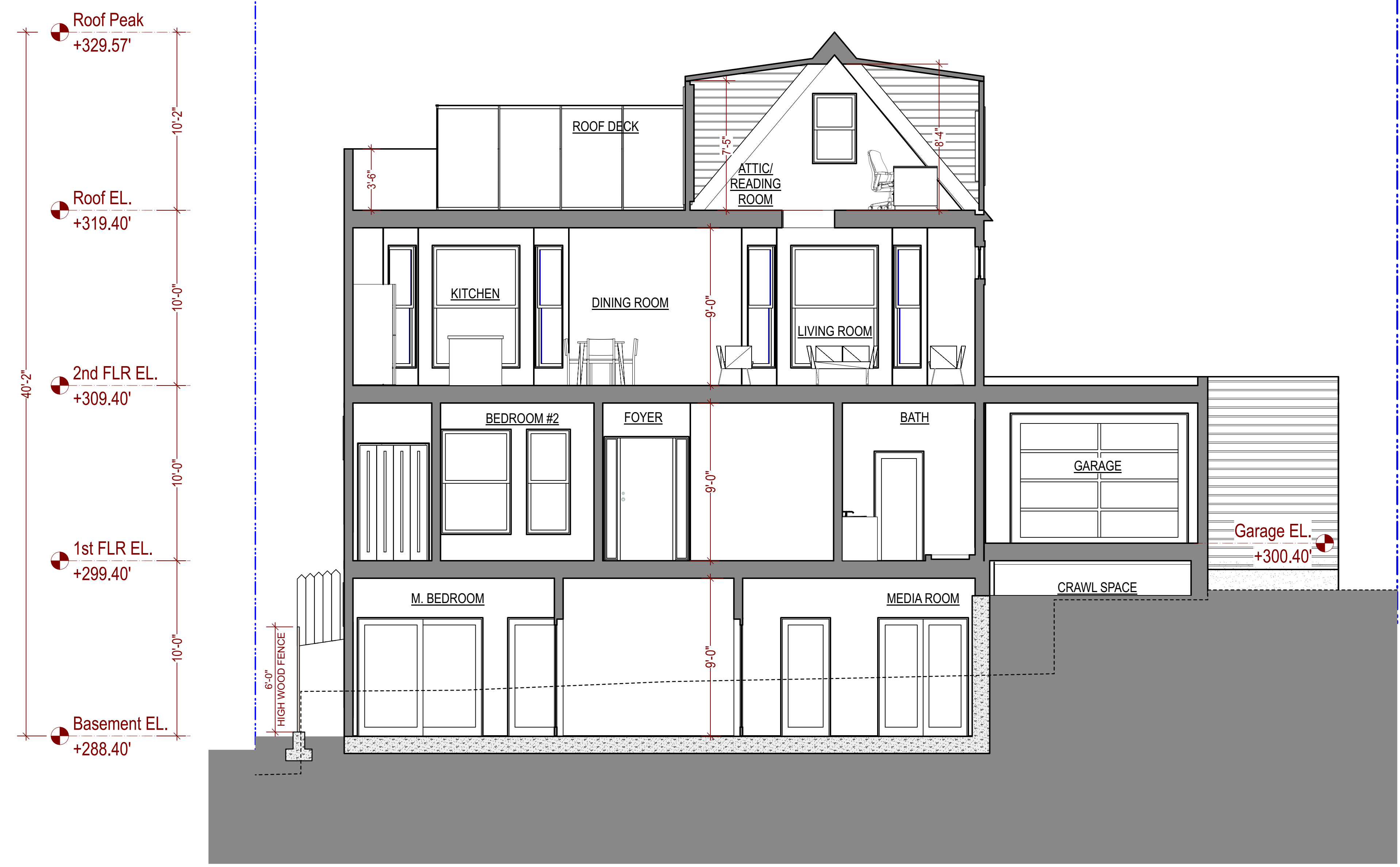
DATE 09/15/2018

REVISED DATE 03/04/2021

JOB NO. 18-1808

SHEET NO.

A-4.1



Section A-A
 1/4" = 1'-0"