



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: MARCH 5, 2020

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: February 21, 2020
Case No.: 2019-013012DRP-02
Project Address: 621 11th Avenue
Permit Applications: 2019.0613.3354
Zoning: RH-1 [Residential Mixed, Low Density]
40-X Height and Bulk District
Block/Lot: 1633 / 006
Project Sponsor: Bill Guan
26 Fairview Court
San Francisco, CA 94131
Staff Contact: David Winslow – (415) 575-9159
David.Winslow@sfgov.org
Recommendation: **Do Not Take DR and Approve**

PROJECT DESCRIPTION

The project proposes second-story horizontal rear addition of 12’-5” that maintains a 4’ side setback to the North and a 6’ side setback to the South; and a first floor horizontal rear addition that extends 8’-10” beyond the second floor and fills in the 4’ side setback at the North.

SITE DESCRIPTION AND PRESENT USE

The site is a 25’ -0” wide x 120’-0” deep lot containing an existing 3-story, one-family house that was built in 1915 and is categorized as a ‘B’ – Unknown / Age Eligible as a Historic Resource.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The buildings on this block of 11th Avenue are consistently 3-stories at the street face. The mid-block open space has a pattern of pop outs with side setbacks. The two adjacent buildings have similar massing configurations as the proposed project.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	October 29, 2019 – December 2, 2019	11.26.2019	3.5.2020	100 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	February 14, 2020	February 14, 2020	20 days
Mailed Notice	20 days	February 14, 2020	February 14, 2020	20 days
Online Notice	20 days	February 14, 2020	February 14, 2020	20 days

PUBLIC COMMENT

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

ENVIRONMENTAL REVIEW

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

DR REQUESTORS

1. Kevin Wong of 625 11th Avenue, adjacent neighbor to the South of the proposed project.
2. Chau Chen Chien of 619 11th Avenue, adjacent neighbor to the North of the proposed project

DR REQUESTORS' CONCERNS AND PROPOSED ALTERNATIVES

DR Requestor 1: Is concerned that the disregards the Residential Design Guidelines related to Neighborhood character; light, air and privacy; scale at and access to the mid-block open space.

Proposed alternatives: Reduce the extension of the second floor to match the existing at 619 11th Ave – a 3' reduction; stagger the windows facing our property; make side walls to deck transparent.

See attached *Discretionary Review Application*, dated November 26, 2019.

DR Requestor 2: Is concerned that the disregards the Residential Design Guidelines related to Neighborhood character; light, air and privacy; scale at and access to the mid-block open space.

Proposed alternatives: Reduce the extension of the second floor by 5 feet; stagger the windows facing our property; make side walls to deck transparent.

See attached *Discretionary Review Application*, dated November 26, 2019.

PROJECT SPONSOR’S RESPONSE TO DR APPLICATION

The design has been reviewed and designed to comply with the Planning Code and the intent of the Residential Design Guidelines. The proposed design responds to and fits the adjacent context and presents no adverse impacts.

See attached *Response to Discretionary Review*, dated January 4, 2020.

DEPARTMENT REVIEW

The Department’s Residential Design Advisory Team (RDAT) re-reviewed this and confirmed that this project conforms with the Residential Design Guidelines related to mid-block open space, privacy, light and air and as such staff deems the proposal does not present any exceptional or extraordinary circumstances. Staff deemed the project poses minimal impacts to the neighbors with respect to light and privacy.

1. The extent and configuration of the proposed rear addition, including the 4’ and 6’ side setbacks, echoes a pattern of massing found on the two adjacent buildings that preserves access to the midblock open space, light, and air.
2. One DR requestor has identified issues with respect to the health of a resident that could be impacted by the proposal. The Commission is tasked with making land use decisions that affect the built environment, putting aside the personal and familial situations of both the applicants and neighbors. The legal decision that affirmed the Commission’s right to take DR in “exceptional and extraordinary circumstances” was based on physical land use incompatibilities, not personal conflicts. The Department empathizes with the DR requestor’s circumstances, and encourages applicants to be good neighbors, by working through project modifications when feasible, but do not call for further modification to a Code and Residential Design Guideline complaint project.

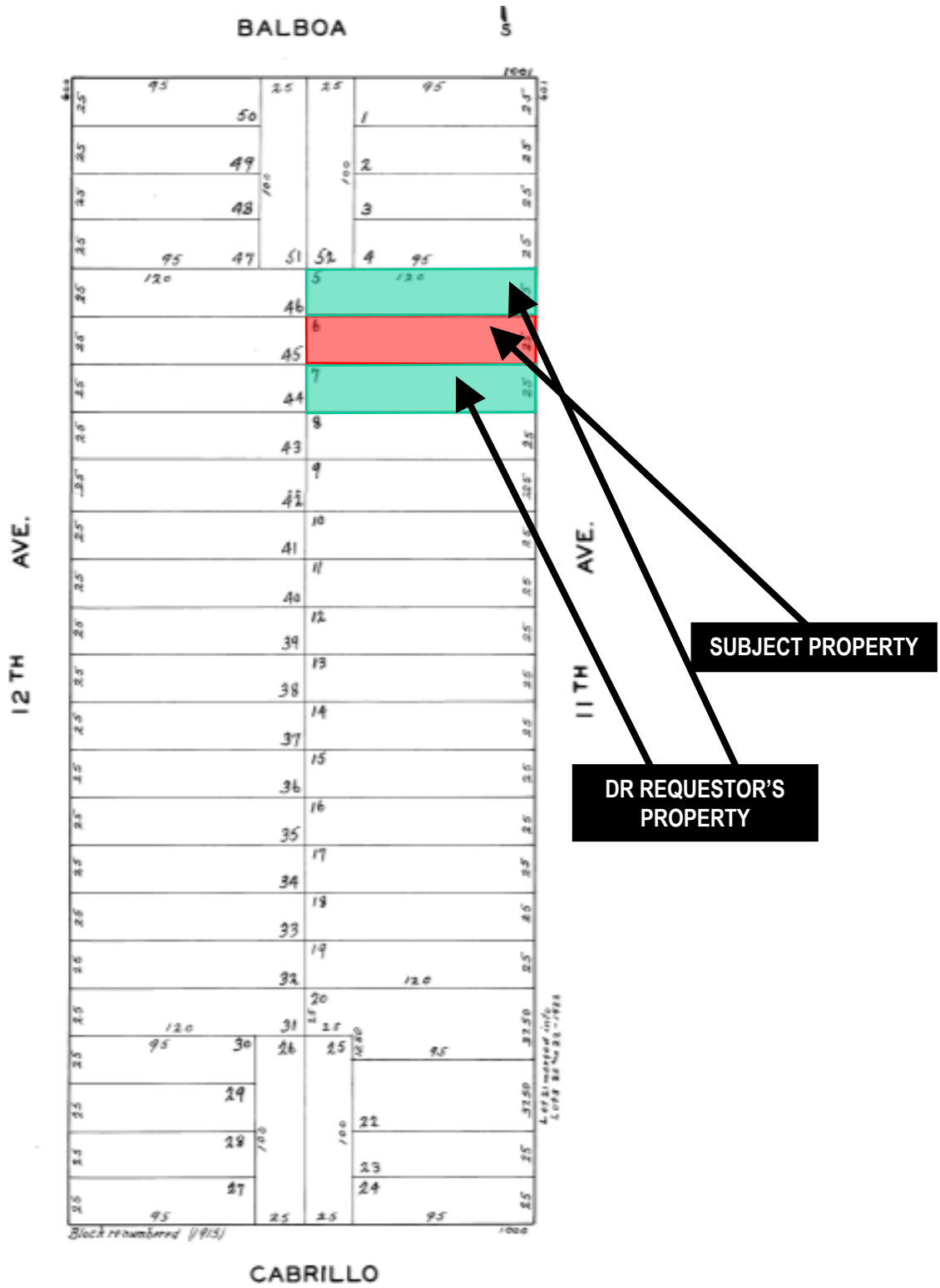
RECOMMENDATION: Do Not Take DR and Approve
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Attachments:

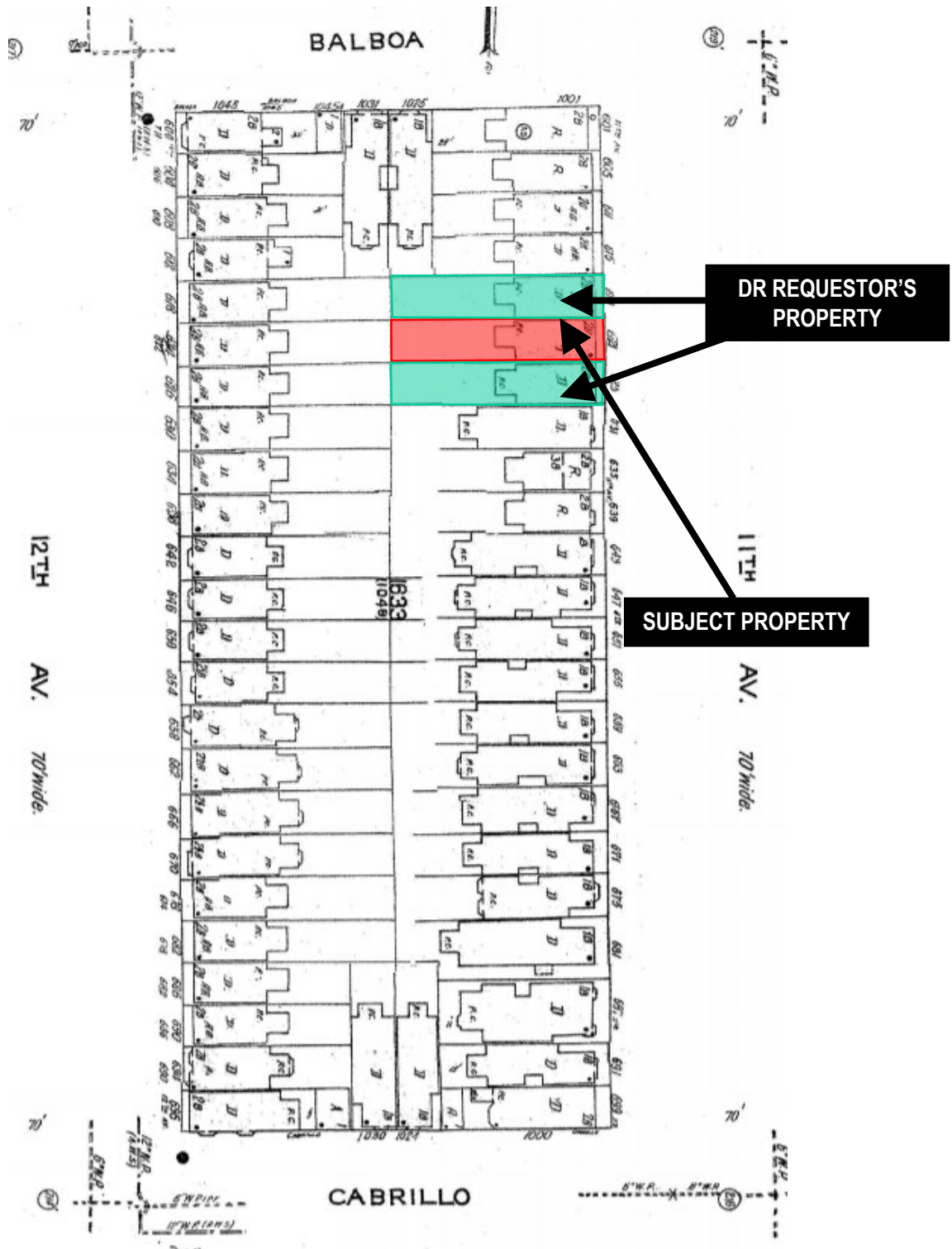
Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
DR Applications
Response to DR Application, drawings dated January 4, 2020
Reduced plans and 3-D renderings dated 6.15.19

Exhibits

Parcel Map



Sanborn Map*

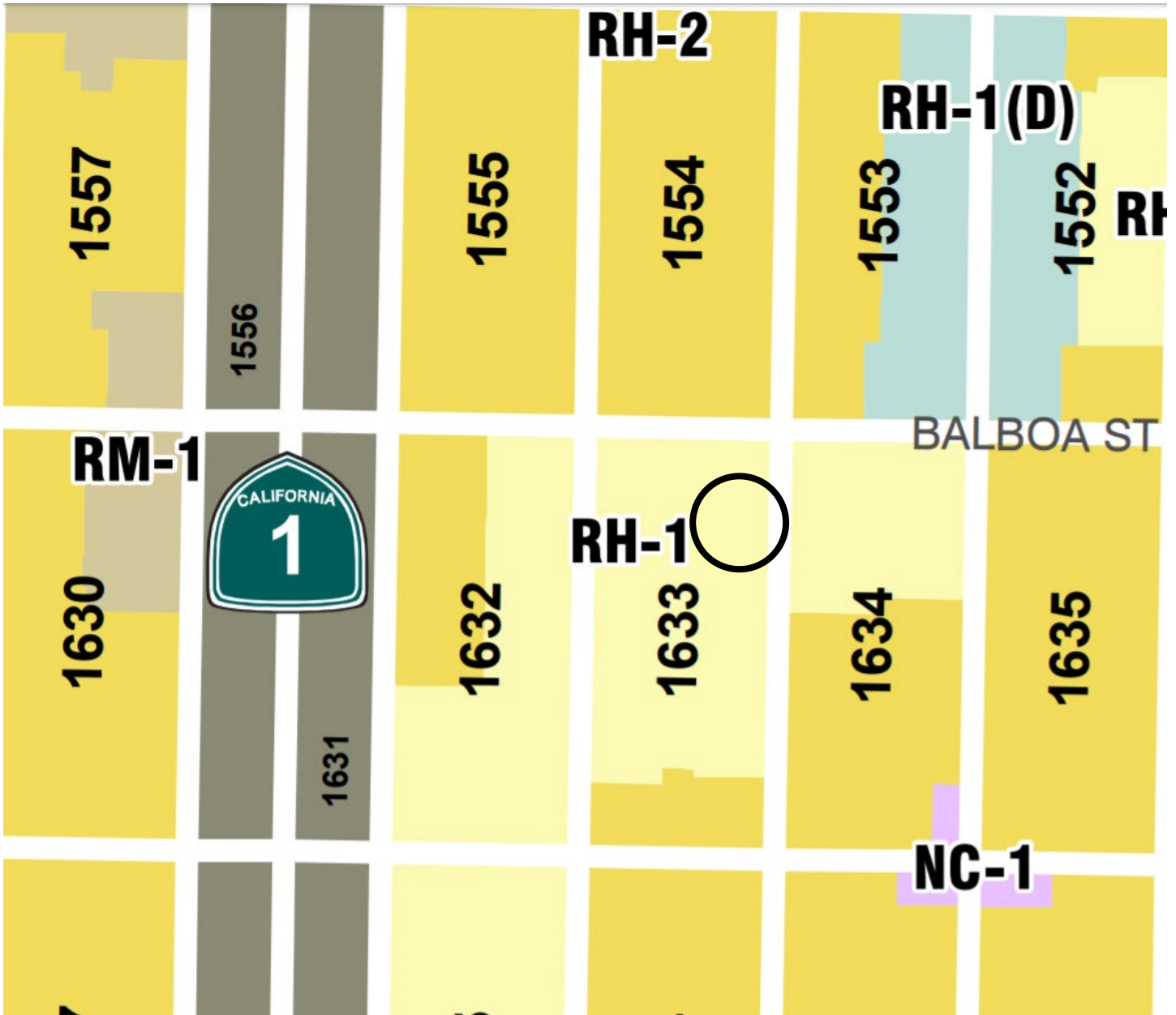


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing
Case Number 2019-013012DRP-02
621 11th Avenue

Zoning Map



Discretionary Review Hearing
Case Number 2019-013012DRP-02
621 11th Avenue

Aerial Photo



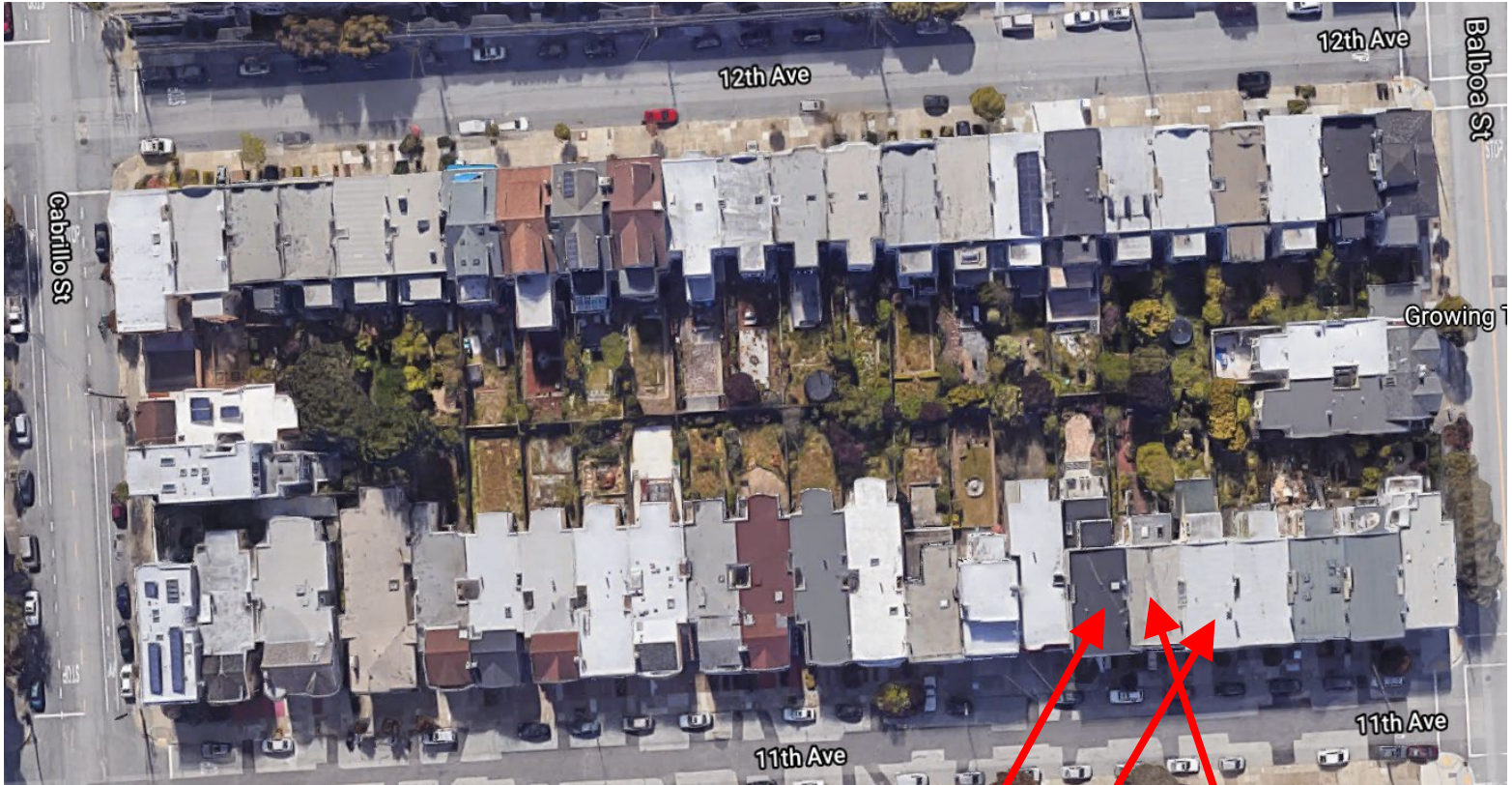
SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2019-013012DRP-02
621 11th Avenue

Aerial Photo

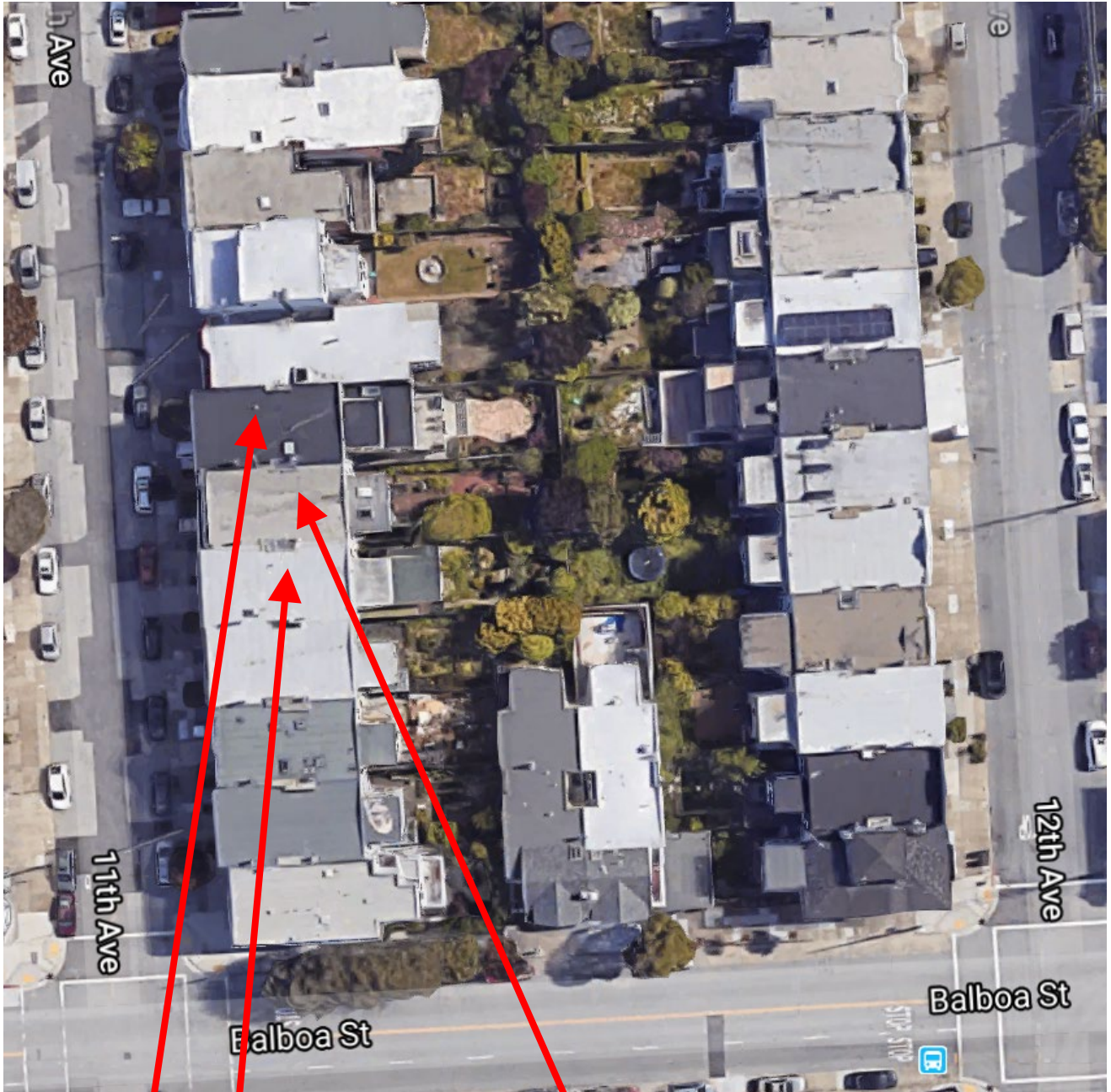


DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Aerial Photo



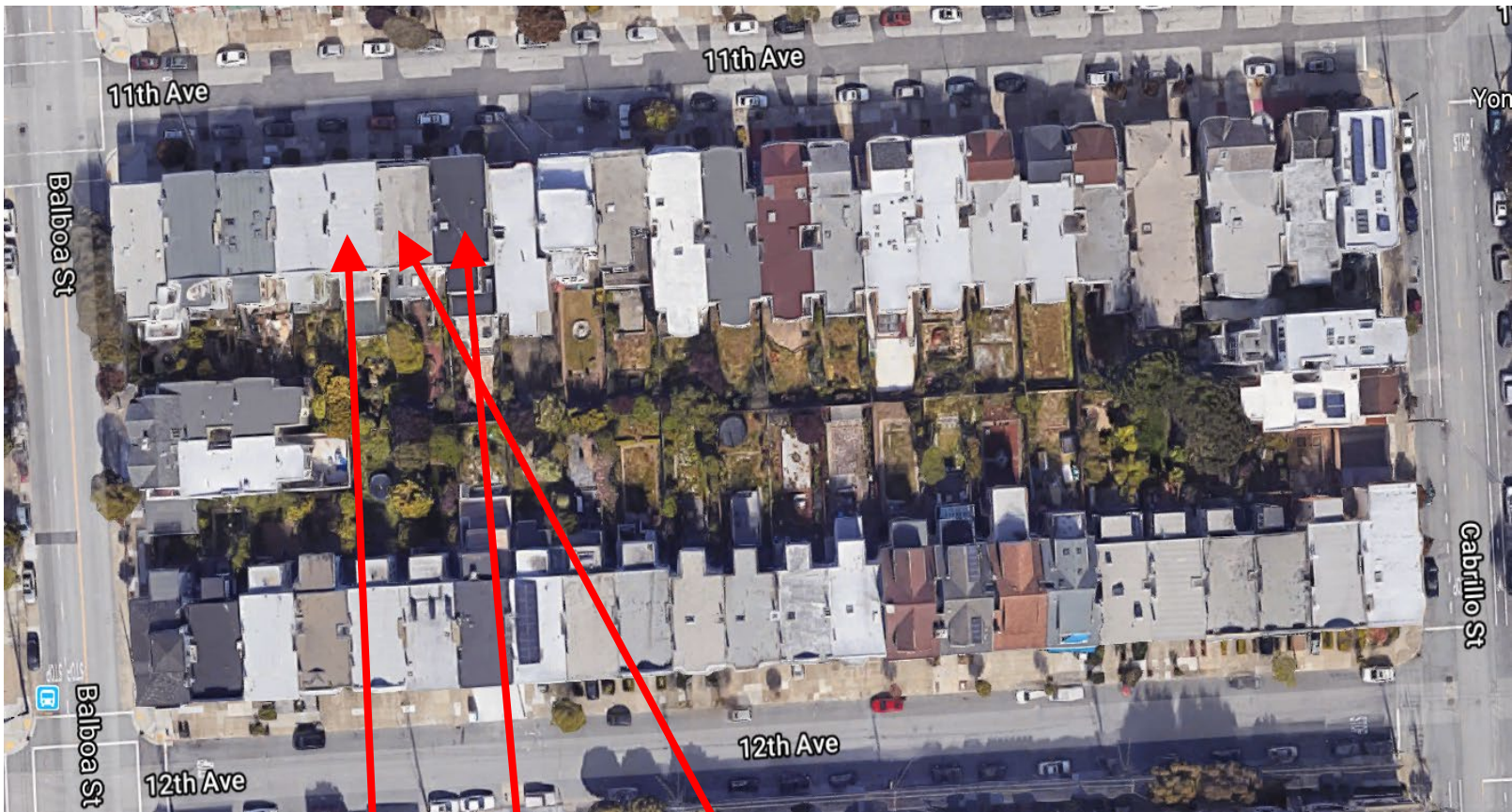
**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2019-013012DRP-02
621 11th Avenue

Aerial Photo

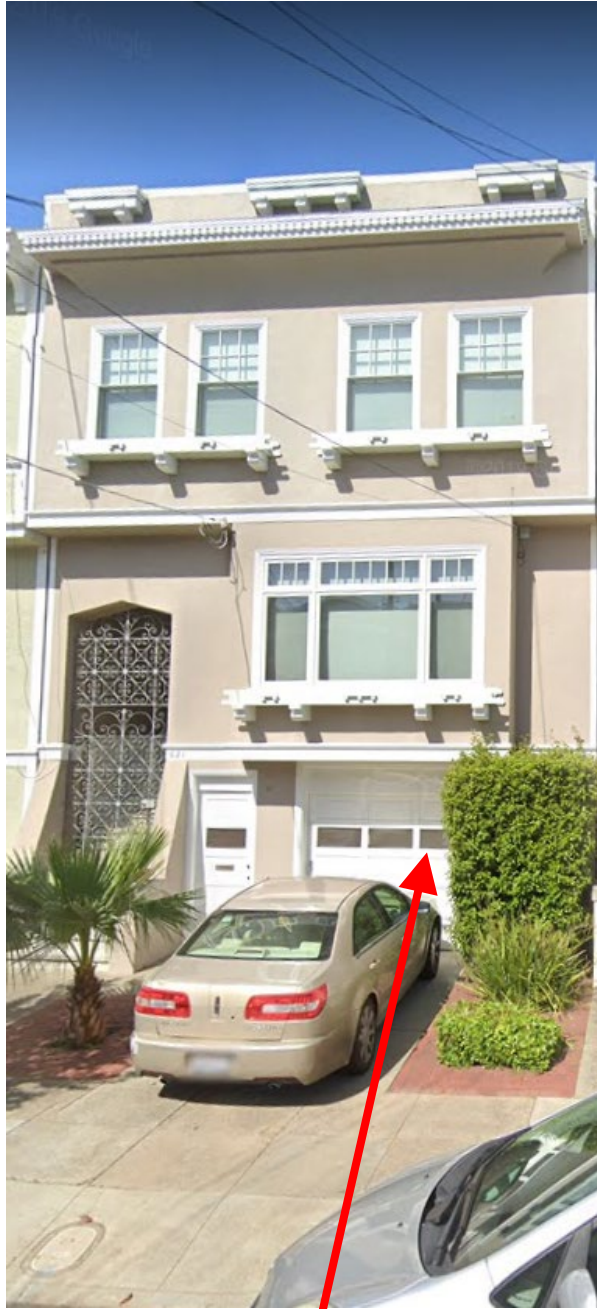


**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2019-013012DRP-02
621 11th Avenue



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **June 13, 2019**, Building Permit Application No. 2019.0613.3354 was filed for work at the Project Address below.

Notice Date: October 29th, 2019

Expiration Date: December 2nd, 2019

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	621 11th Avenue	Applicant:	Bill X. Guan
Cross Street(s):	Balboa and Cabrillo Streets	Address:	26 Farview Court
Block/Lot No.:	1633 / 006	City, State:	San Francisco, CA 94131
Zoning District(s):	RH-1 /40-X	Telephone:	(415) 652-3047
Record Number:	2019-013012PRJ	Email:	bill@xiearchdesign.com

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

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential (Single-Family Dwelling)	No Change
Building Depth	54 feet 8 inches	76 feet
Rear Yard	57 feet 7 inches	36 feet 3 inches
Building Height	28 feet 6 inches	No Change
Number of Stories	3	No Change
Number of Dwelling Units	0	1
Number of Parking Spaces	0	0
PROJECT DESCRIPTION		
<p>The project proposes a two-story addition at the rear. The addition will extend 12'5" while maintaining the existing four-foot setback to the north and the six-foot setback to the south. The project also includes a one-story 8'10" addition beyond the two-story addition, with a deck. The project proposes to infill the four foot setback to the north at the first floor.</p> <p>The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code</p>		

To view plans or related documents, visit sf-planning.org/notices and search the Project Address listed above. Once the property is located, click on the dot(s) to view details of the record number above, its related documents and/or plans.

For more information, please contact Planning Department staff:
Matthew Dito, 415-575-9164, Matthew.Dito@sfgov.org



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
621 11TH AVE		1633006
Case No.		Permit No.
2019-013012PRJ		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval. Rear 2 story horizontal addition with (n) play room, full bath @ 1st floor, new family room @ 2nd floor with (n) stair to 1st floor & roof deck above 1st floor roof, new stair to yard.</p>		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<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><i>if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i></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):</p>	

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

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

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

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input checked="" 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 <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) b. Other (specify):
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: Matthew Dito
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	02/06/2020
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.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
621 11TH AVE		1633/006
Case No.	Previous Building Permit No.	New Building Permit No.
2019-013012PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.	
Planner Name:	Date:



RECEIVED

NOV 26 2019

CITY & COUNTY OF S.F. PLANNING DEPARTMENT PIC

DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

Discretionary Review Requestor's Information

Name: Kevin Wong

Address: 625 11th Avenue

Email Address: kevinseanwong@yahoo.com

Telephone: 415-290-2927

Information on the Owner of the Property Being Developed

Name: James Macaire c/o Bill X. Guan

Company/Organization:

Address: 621 11th Avenue

Email Address: bill@xiearchdesign.com

Telephone: 415-652-3047

Property Information and Related Applications

Project Address: 621 11th Avenue

Block/Lot(s): 1633/006

Building Permit Application No(s): 2019.0613.3354

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

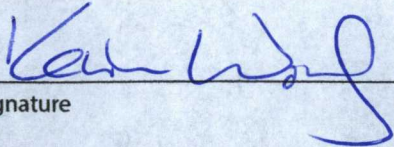
PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate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

Spoke with the sponsor directly on November 16th around 1pm and he was adamant that he would not alter his plans. In fact, he specifically stated that he is willing to go through the "process". Emailed with Matt Dito, a planner for the SF planning department and he stated that the project is code compliant. However, we request that the sponsor provide a more accurate representation as the plans that were submitted does not show two windows on the 2nd floor on the north side. In addition, we would like to see our building outline reflected in the plans for each floor. Finally, we request the sponsor to provide a 3-D rendering with a light and shadow study.

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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



Signature

Self

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

415-290-2927

Phone

Kevin Wong

Name (Printed)

kevinseanwong@yahoo.com

Email

For Department Use Only

Application received by Planning Department:

By: JEFF SPEARS

Date: 11/26/19

DISCRETIONARY REVIEW REQUEST

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

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

See attached

-
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.

See attached

-
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?

See attached

Actions Prior to Discretionary Review:

Attempted Compromise:

Met with Project Architect during Pre-Application Meeting only. All other attempts to make contact have gone unrecognized:

- We proposed compromises
- Owner's Architect found them unreasonable
- Owner rejected them out of hand; offered no alternative
- Spoke with Owner on 11/16/19 around 1pm and owner refused to amend any aspect and stated that he prefers to go through the "process".
- This summary dismissal of our compromise attempt, along with embargoed communication, left us only with the DR Process to pursue.
- Discussed our concerns with Planner, Matt Dito and he felt it was code compliant. However:
 - We believe that the plans submitted are inaccurate as they are missing two windows on the north side of our property.
 - The submitted plans do not show adjacent building outlines for all 3 floors preventing an accurate analysis of impact for proposed project in particular the 2nd floor extension.
- We would like the Owner to provide 3-D renderings with a light and shadow study to show an accurate depiction of impact their 2nd floor rear extension will cause.

QUESTION #1

A. Rear yards on our block currently combine to:

- create openness
- provide light
- protect privacy

The proposed building:

1. Would wall off the mid-block open space.
2. Would cause drastic light blockage for both adjacent neighbors.
3. Is of size, shape and scope that is out of character for our block and our neighborhood.
4. Would be the first on our block to have cruise ship style elevated party decks on all 3 levels.

B. RDG/Planning Code cited for # 1 - 3 above:

RDG Sec I p.5:

Ensure that the building's scale is compatible with surrounding buildings.

Ensure that the building respects the mid-block open space.

Maintain light to adjacent properties by providing adequate setbacks.

RDG Sec III p.16:

When expanding a building into the rear yard, the impact of that expansion on light and privacy for abutting structures must be considered.

RDG Sec I p.4:

Section 101.1 of the Planning Code: establishes priority policies to conserve and protect existing neighborhood character.

Planning Code Section 101:

states that one of the purposes of the Planning Code is to provide adequate light, air, privacy and convenience of access to property in San Francisco.

RDG Sec I p.3:

A single building out of context with its surroundings can be disruptive to the neighborhood character and, if repeated often enough, to the image of the City as a whole.

C. Massing;

According to the Plans, the proposed addition would be 34 feet longer than the existing house at the garage level and 19' tall. This proposed volume boxes in the rear of my 2nd floor, where my family and I spend most of our time.

RDG cited for Massing:

RDG Sec IV p.26:

Building expansions into the rear yard may not be appropriate if they are uncharacteristically deep or tall (...) An out-of-scale rear yard addition can leave surrounding residents feeling "boxed-in" and cut-off from the mid-block open space.

D. Privacy

The decks will also look straight into the windows of the properties on either side. While it's understood that City living requires some loss of privacy, this represents a grossly unreasonable effect on the privacy of the entire block.

RDG cited for Privacy

RDG Sec III p.16:

When expanding a building into the rear yard, the impact of that expansion on light and privacy for abutting structures must be considered.

E. Airflow:

The proposed building causes significant airflow restrictions for all adjacent neighbors.

Planning Code cited for Airflow:

Planning Code Section 101:

states that one of the purposes of the Planning Code is to provide adequate light, air, privacy and convenience of access to property in San Francisco.

QUESTION #2:

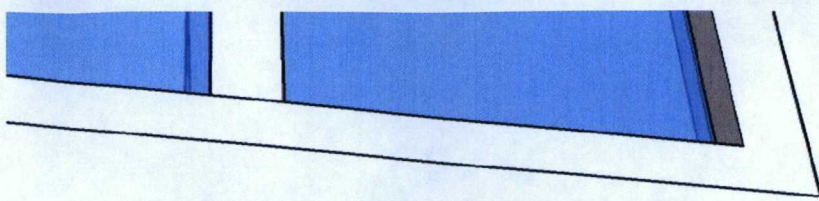
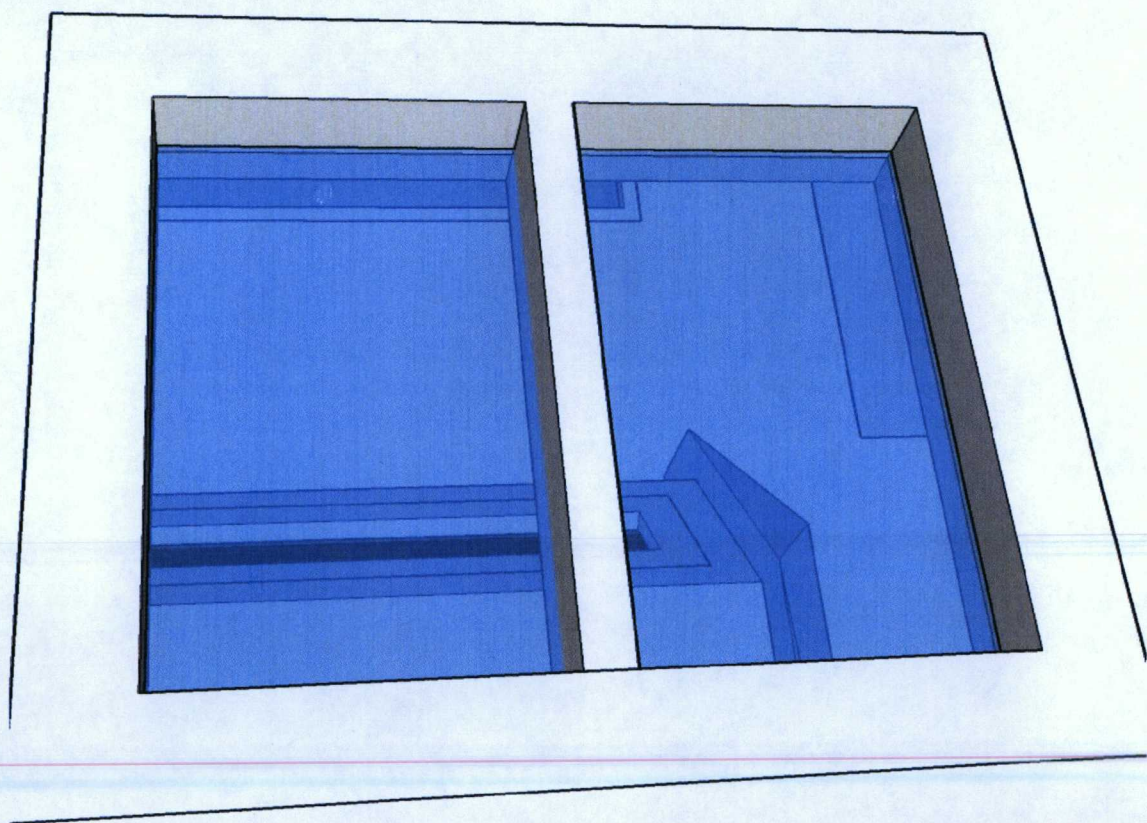
In addition to the reasons stated above if the proposed project is approved, the extended building massing would block light into my family room.

QUESTION #3:

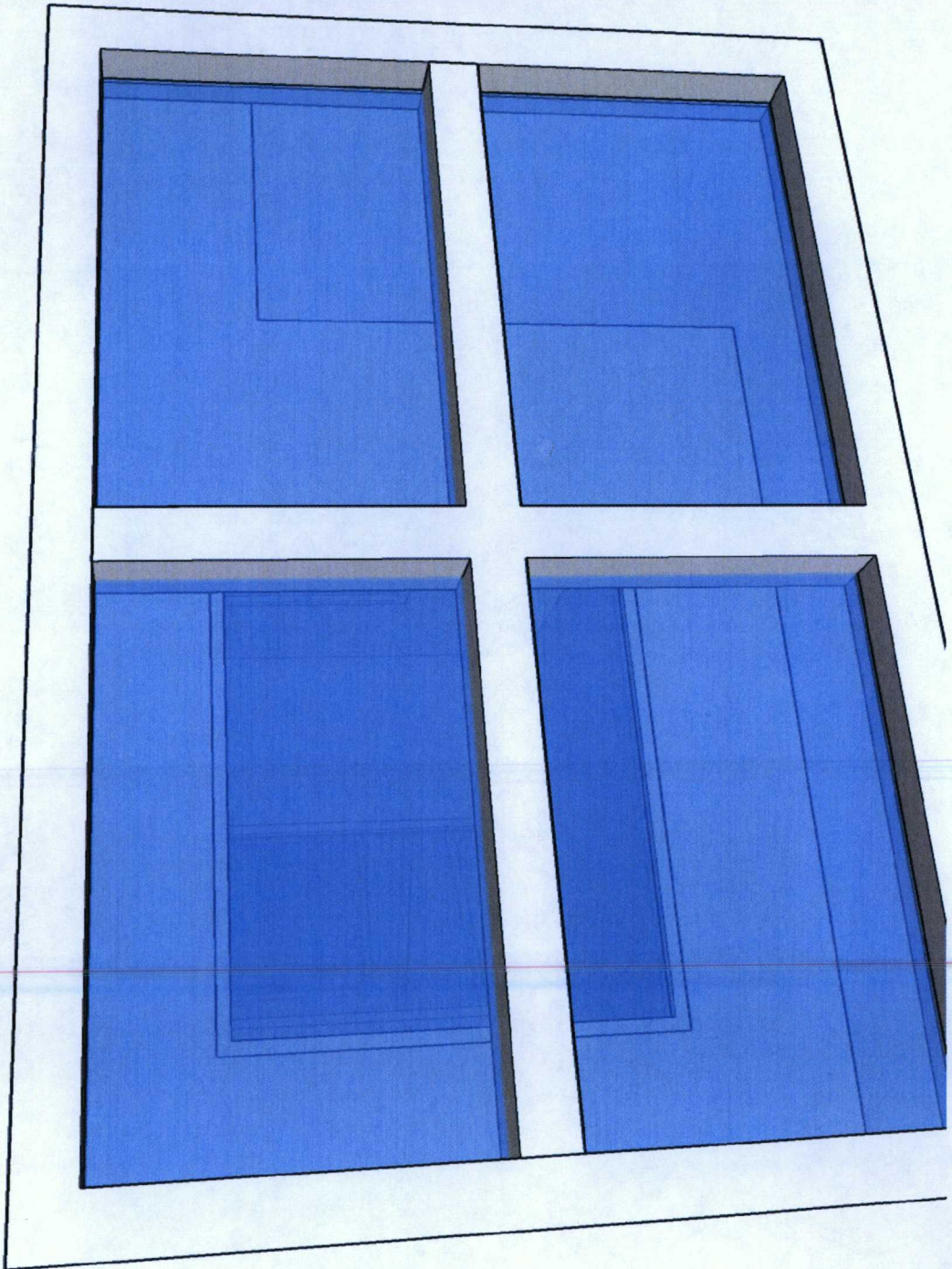
The following changes are requested to make the project less impactful.

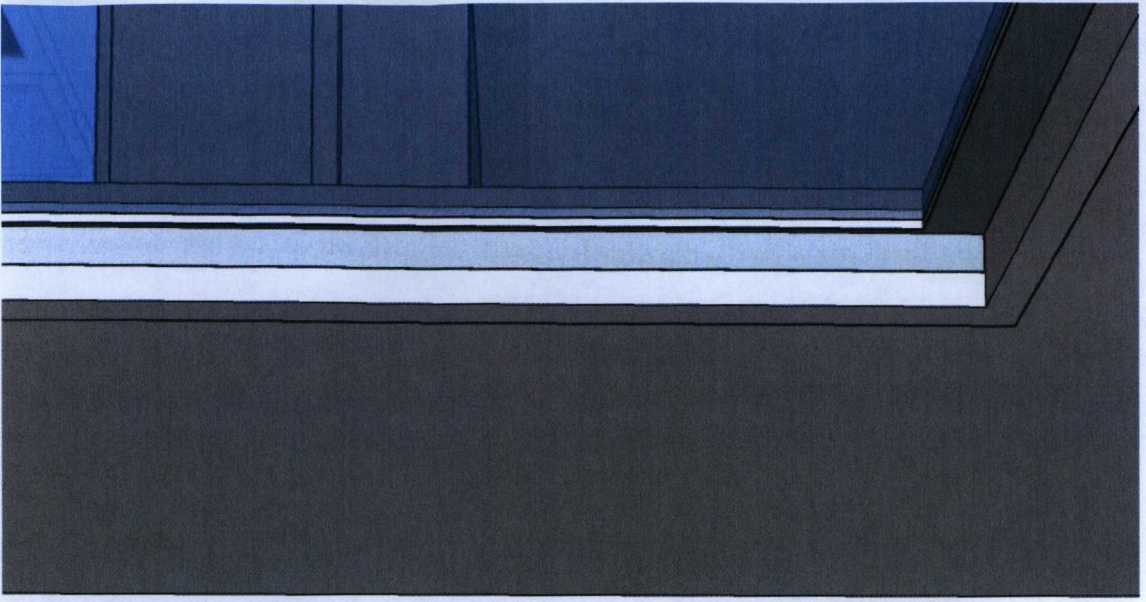
- We would propose allowing the 2nd floor rear extension to match the existing one at 619 11th Ave. This would mean a 3 foot reduction of the current proposal.
- We would propose side walls of deck allow light such as cable railing or glass.
- We propose windows on the south side of sponsor project on the 2nd floor be staggered to preserve privacy.

625 Living Room A

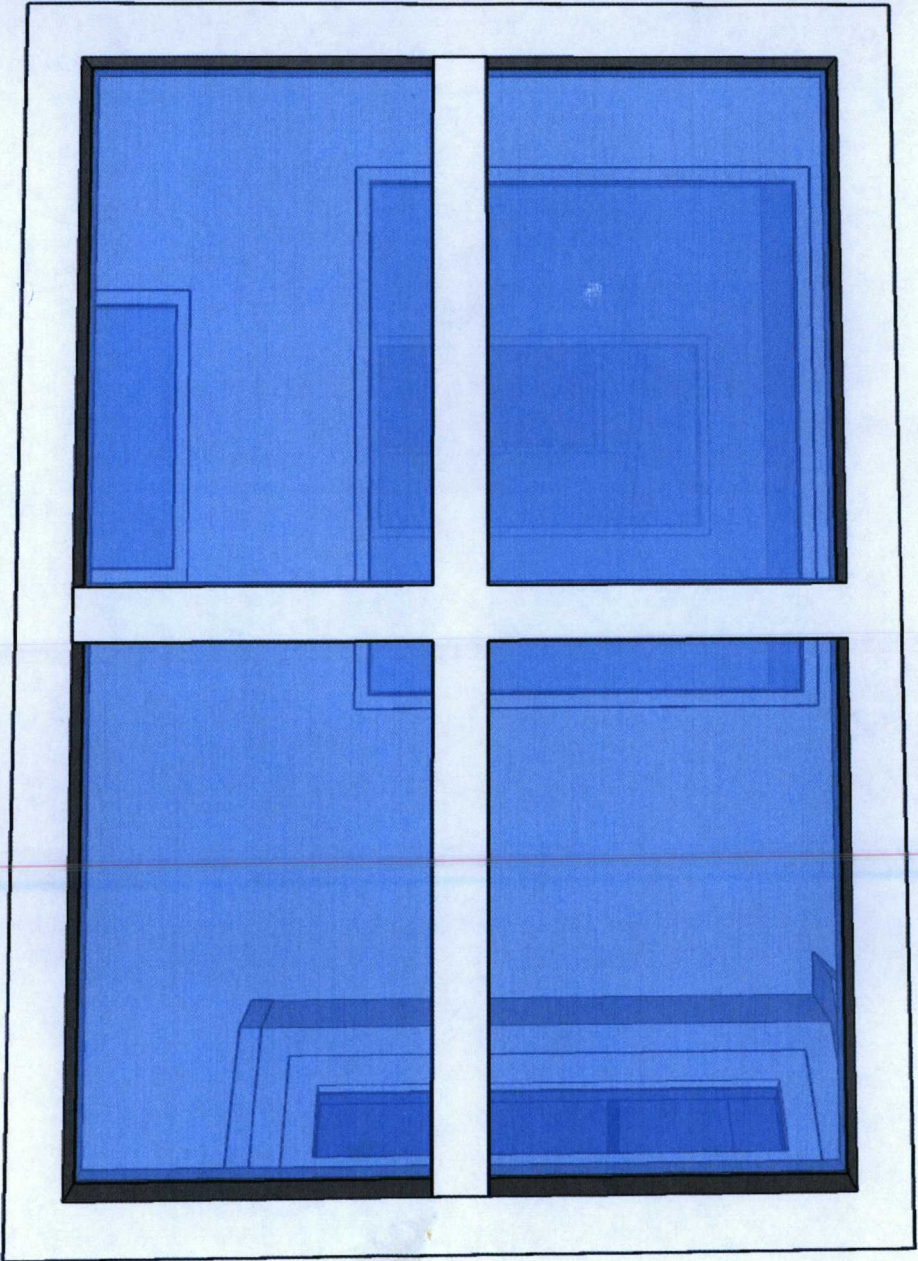


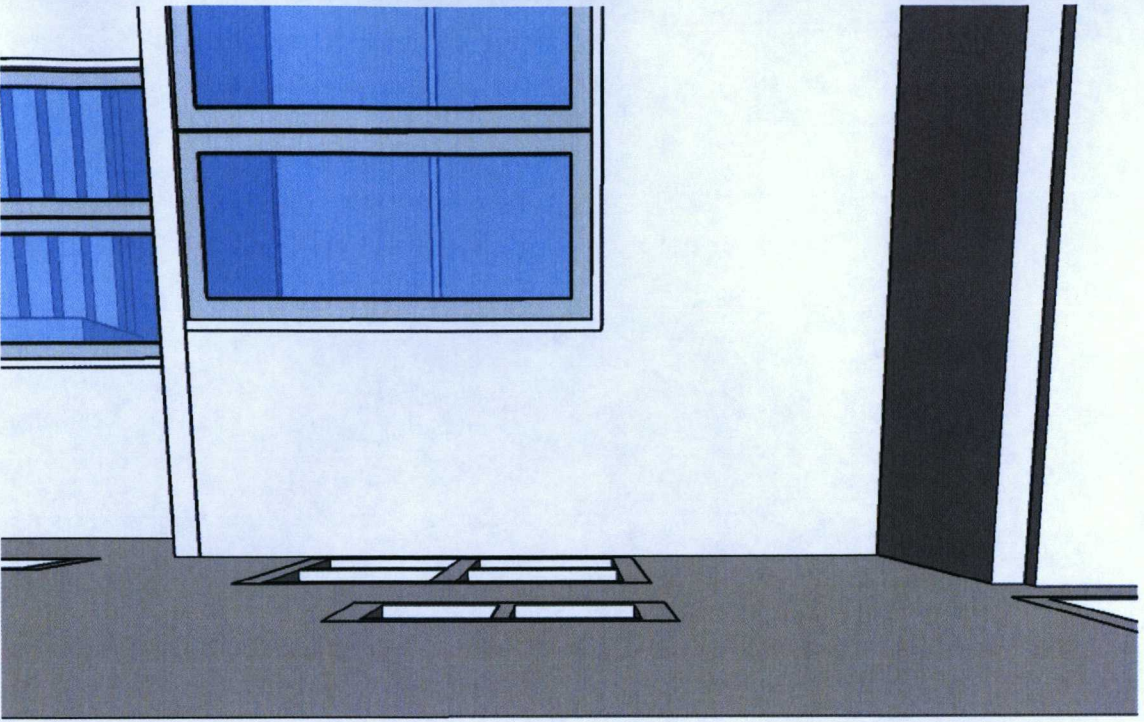
625 Living Room B



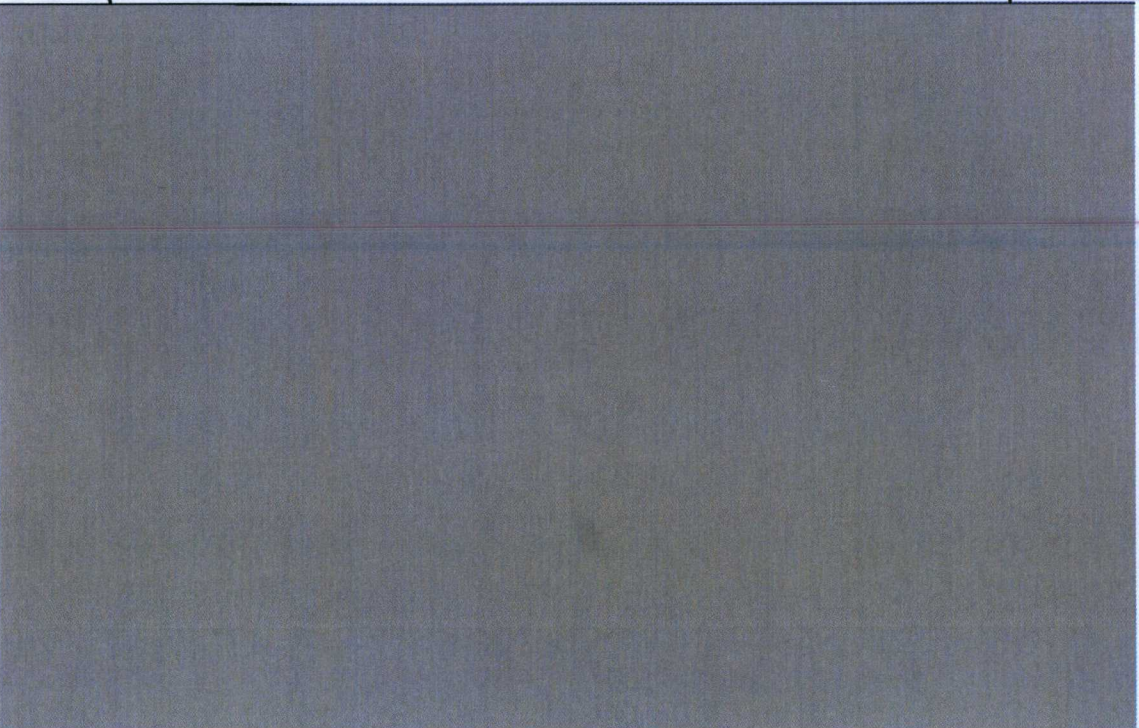
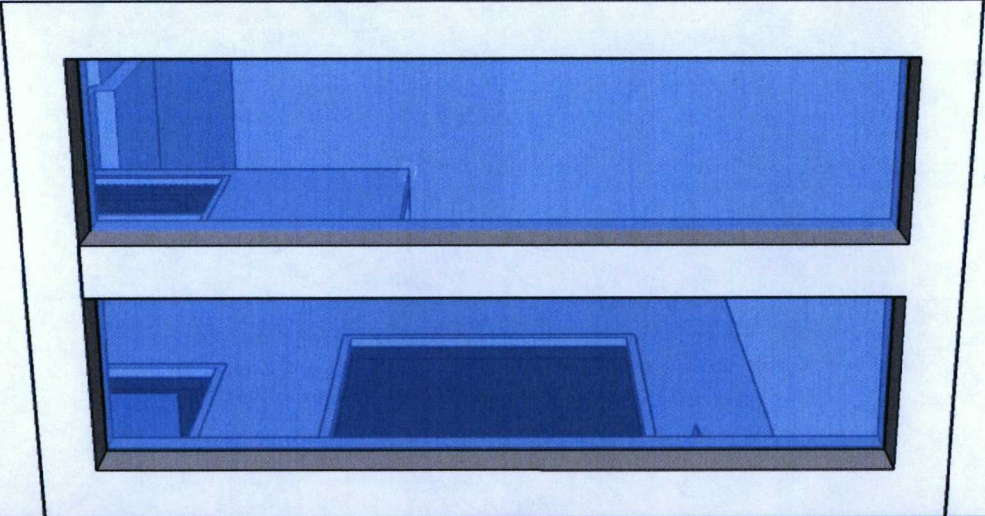


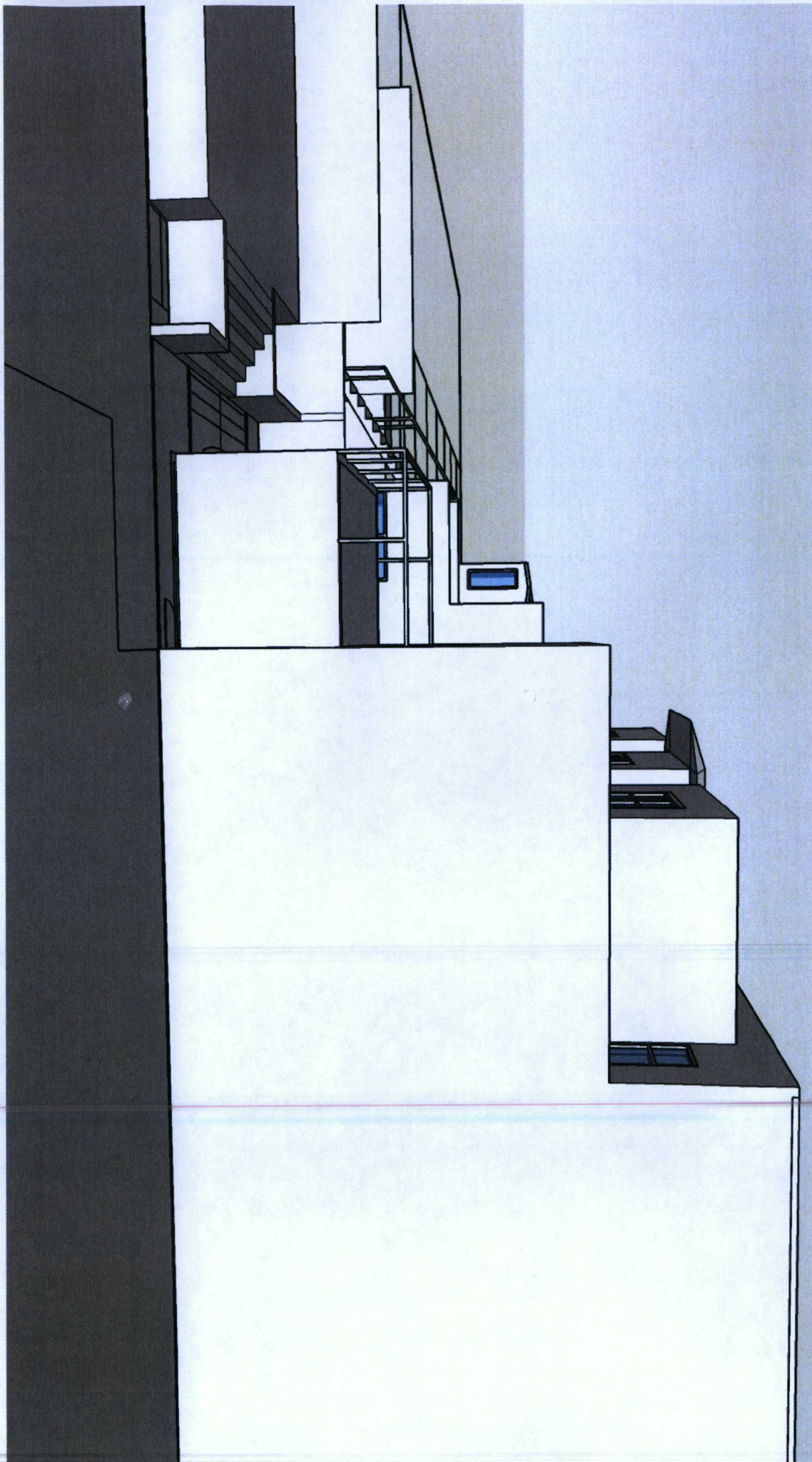
625 Living Room C

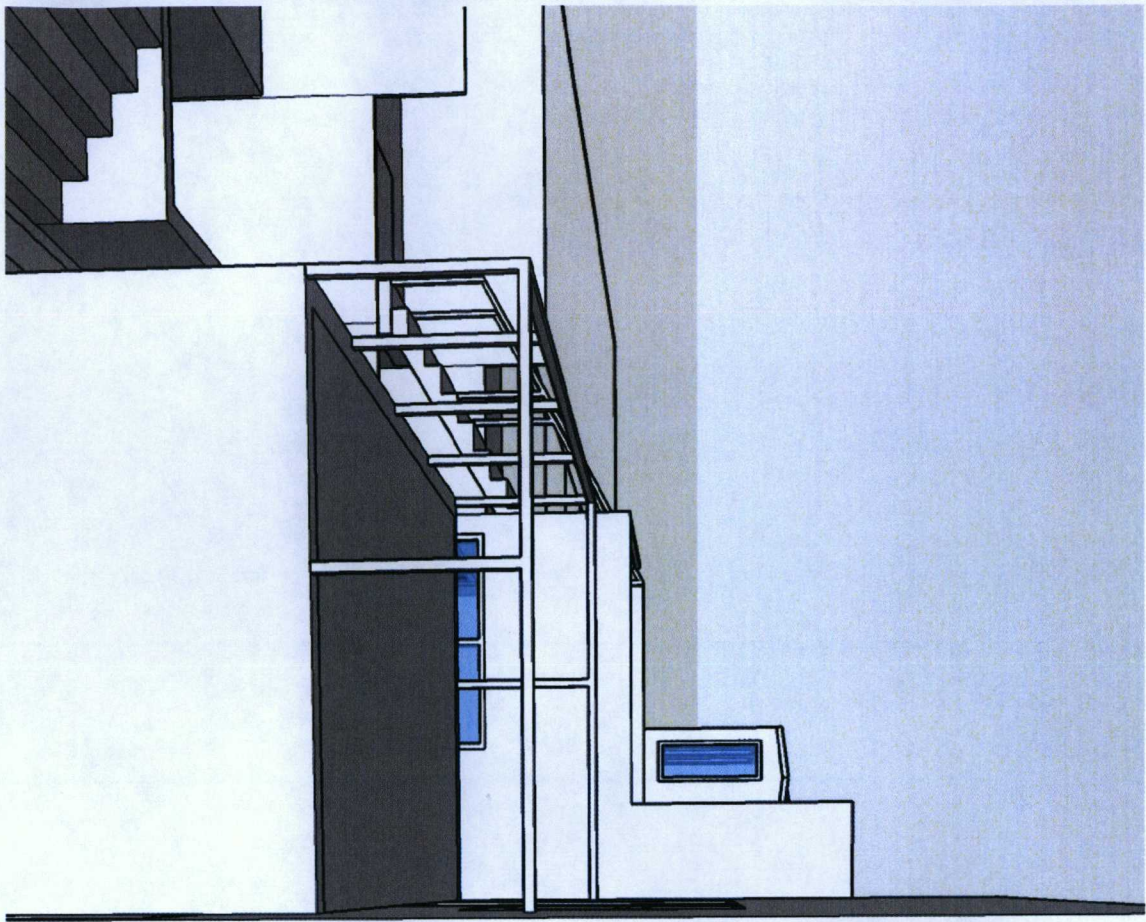




625 Kitchen Window









DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

Discretionary Review Requestor's Information

Name: Chau Chun Chien

Address: 619 11th Avenue

Email Address: maelinc@aol.com

Telephone: 415-699-1877

Information on the Owner of the Property Being Developed

Name: James Macaire c/o BillX.Guan

Company/Organization:

Address: 621 11th Avenue

Email Address: bill@xiearchdesign.com

Telephone: 415-652-3047

Property Information and Related Applications

Project Address: 621 11th Avenue

Block/Lot(s): 1633/006

Building Permit Application No(s): 2019.0613.3354

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case? (including Community Boards)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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.</p> <p>We attempted to come to a compromise solution. We expressed our concerns during the Pre-Application meeting and proposed compromises. Our consultant also tried to communicate with the owner and their architect. At this time the architect did not respond to further communication. The owner rejected them as well and has refused direct communication. Our consultant then contacted Planner Matt Ditto. However, he has stated that the project is code compliant. We would like to see light and shadow study from the sponsor.</p>		

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.

See Attached Two-Page Response

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.

See Attached One-Page Reseponse

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?

See Attached One-Page Response

Attachment for Discretionary Review Request Regarding 621 11th Avenue

Answer to Question No. 1.

We are requesting a Discretionary Review for the following reasons:
Based on the Residential Design Guidelines set forth by the San Francisco Planning Department:

"Planning code Section 101 states that one of the purposes of the Planning code is to provide adequate light, air, privacy...to property in San Francisco"

a. Section II - Neighborhood Character: "buildings must be compatible with the scale...drawing from elements that are common to the block". The submitted plan proposal will disproportionately increase the size and footprint of the property relative to the surrounding properties and the character of the neighborhood.

b. Section III - Site Design, Rear Yard: "Articulate the building to minimize impacts on light and privacy to adjacent properties". We are concerned that the amount of light would be greatly reduced in both adjacent properties as well as the common mid-block open space of the neighborhood block. As far as privacy, we understand that almost any changes to an extension of a property will impact the amount of privacy to neighboring properties, but the proposed extension as it is now, will jut out approximately 5 feet beyond both adjacent/adjoining properties

thus creating an essential "viewing platform" over the neighborhood, as well as back into the homes of the properties on either side. We believe that this requested space would create a huge rippling impact to light, air and privacy on the neighboring homes which do not resemble this size or style of home.

c. Section IV - Building Scale at the Mid-Block Open Space: "Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space". The Residential Design Guideline acknowledges this characteristic as a community amenity, and we agree. It is an incredibly special feature in this neighborhood, and it would be concerning to see a precedent set whereby properties are permitted to extend so far back that open footprint or beautiful green courtyard would be depleted.

Answer to Question No. 2

We accept fully that there will be some reasonable impacts as a part of a neighbor's construction project. We do not wish to stand in the way of someone improving their home. However, based on the scope of the proposed extension, we do believe that our property as well as our other neighbors' would be unreasonably and unfairly affected, the same. Residential Design Guidelines submitted stating these concerns that we would be happy to share with you. For us, we feel that the air, privacy and light would be very adversely impacted.

Residential Design Guidelines of the Planning Department uphold the equitable access to privacy, light and air in a neighborhood with homes of our character and scale.

Answer to Question No. 3

Our experience with the Planning Department when we submitted, amended, and executed our home renovation over the years taught us that your goals are to honor the concerns of neighbors and the integrity of the neighborhood while fairly considering those possibly impacted by proposed changes. The amendment would help to maintain the integrity of the best practices of the Residential Design Guideline of the Planning Department and uphold the equitable access to privacy, light and air in a neighborhood with homes of our character and scale.

Proposed Compromise Solution:

Residential Design Guidelines

We, therefore, believe the fairest resolution is for the project at 621 11th Avenue to scale back the proposed 2nd floor extension by 5 feet. We also request that the staggering windows on the facade facing our living room be installed for light and privacy (see photos 7A and 7B), and make the proposed two side walls of the deck transparent with see through railing to yield more light. We feel this would allow for the transmission of light through the rear 2nd floor addition.

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

Chau Chun Chien

Name (Printed)

Self

415-699-1877

maelinc@aol.com

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

Phone

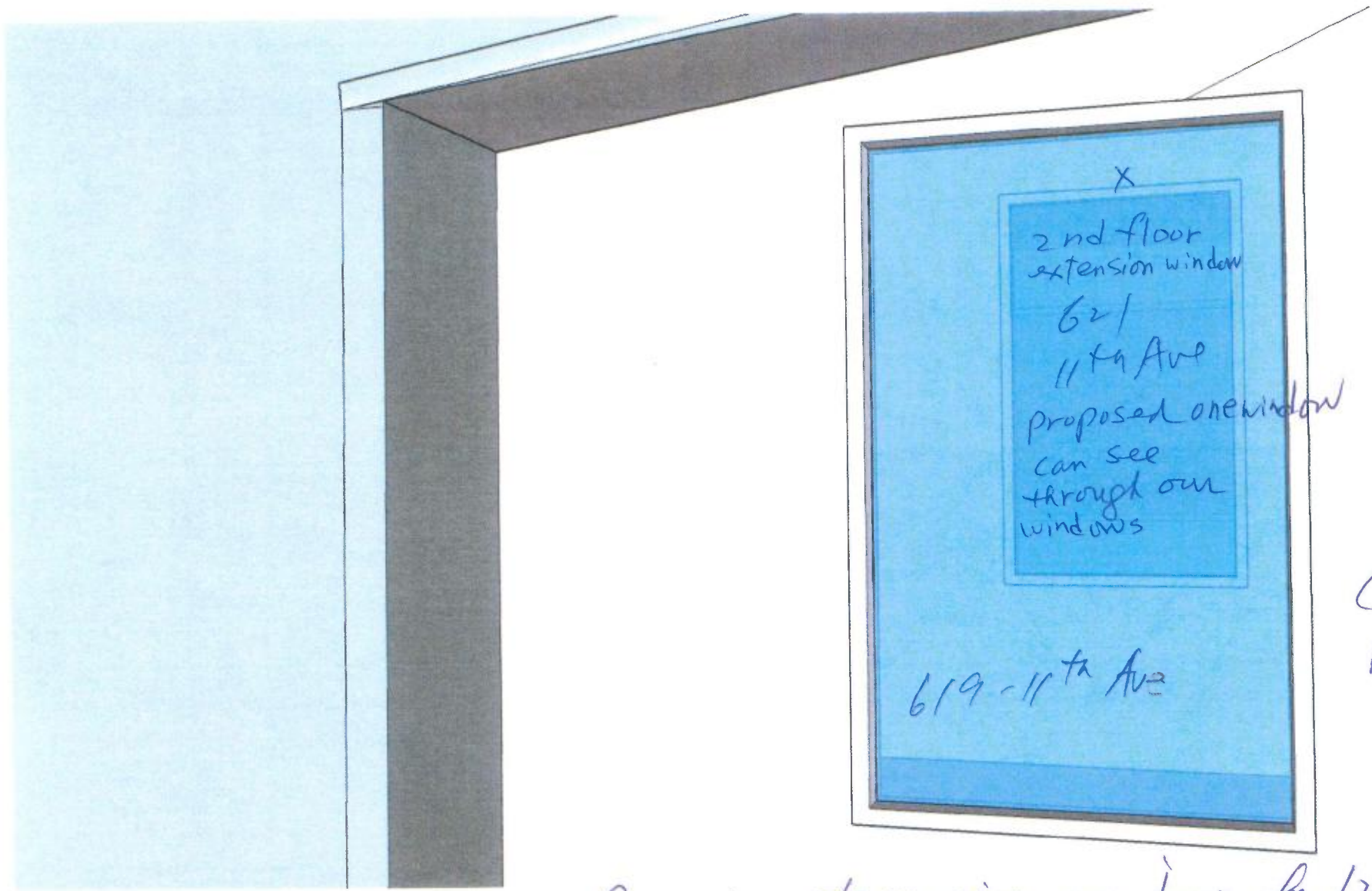
Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

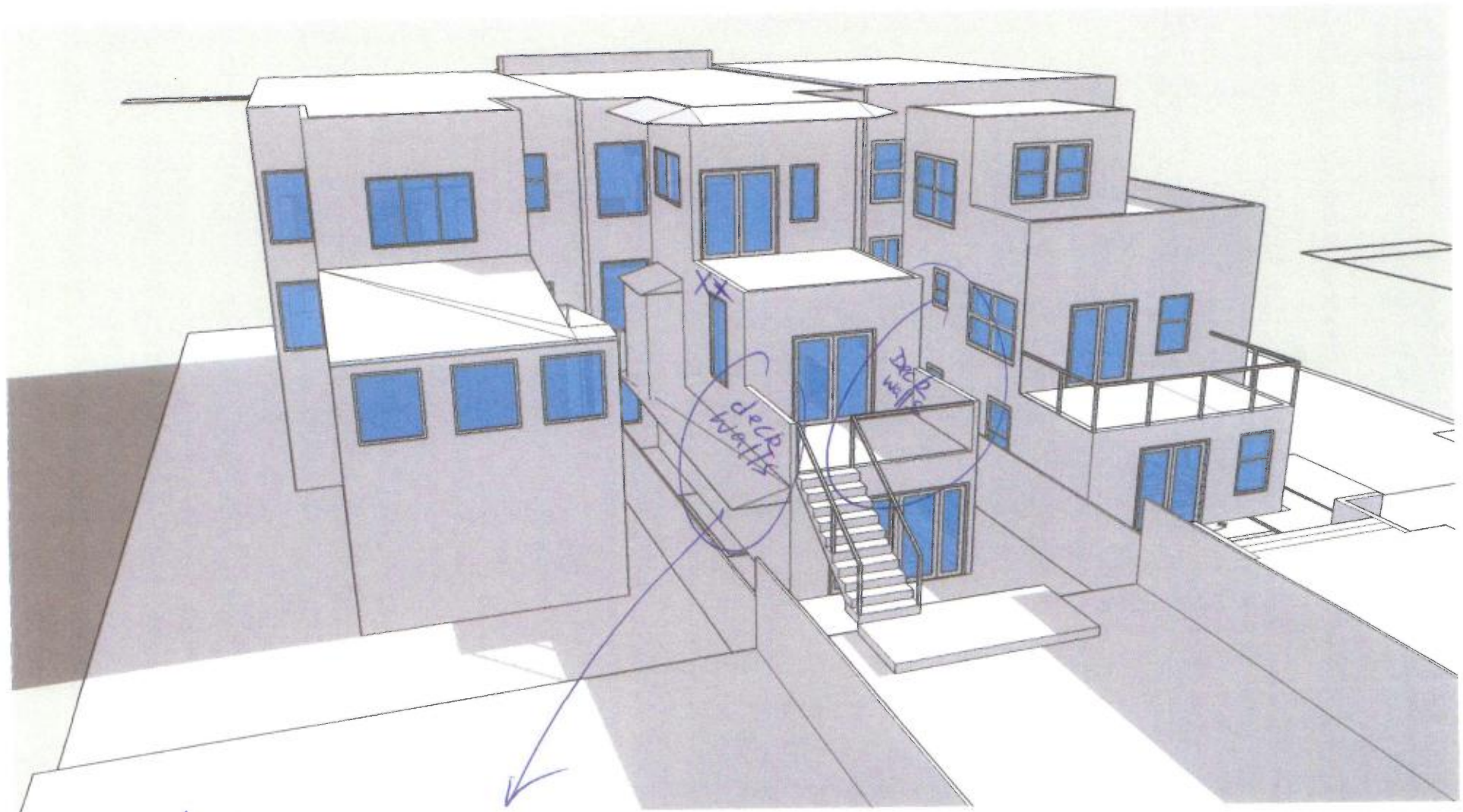


X
2nd floor
extension window
621
11th Ave
Proposed one window
can see
through our
windows

photo
7A
(see also
photo 7B)

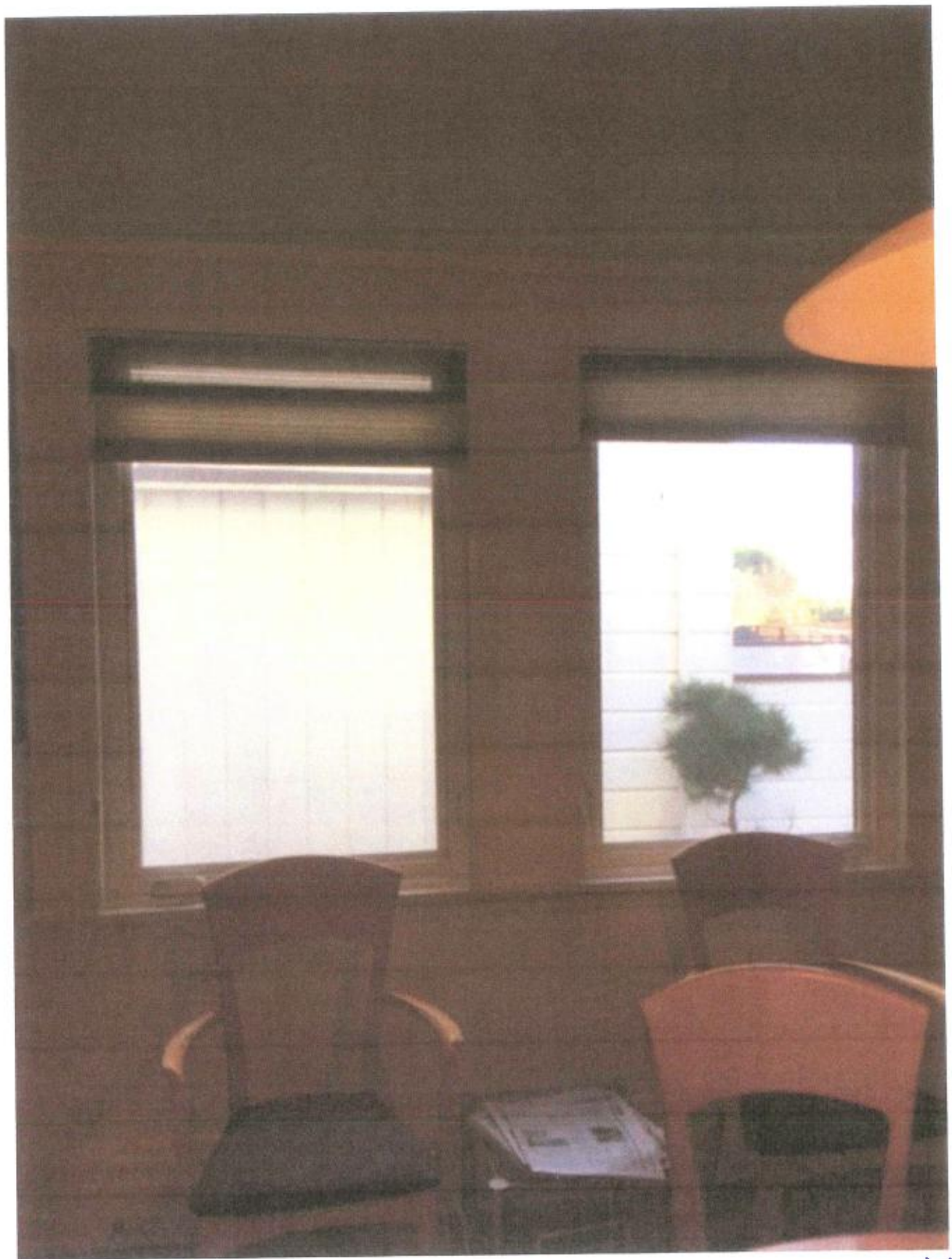
619-11th Ave

Require staggering windows for 621-11th Ave
for privacy and light. (Photos 1, 2, 3, 4, 5, 6
as references)

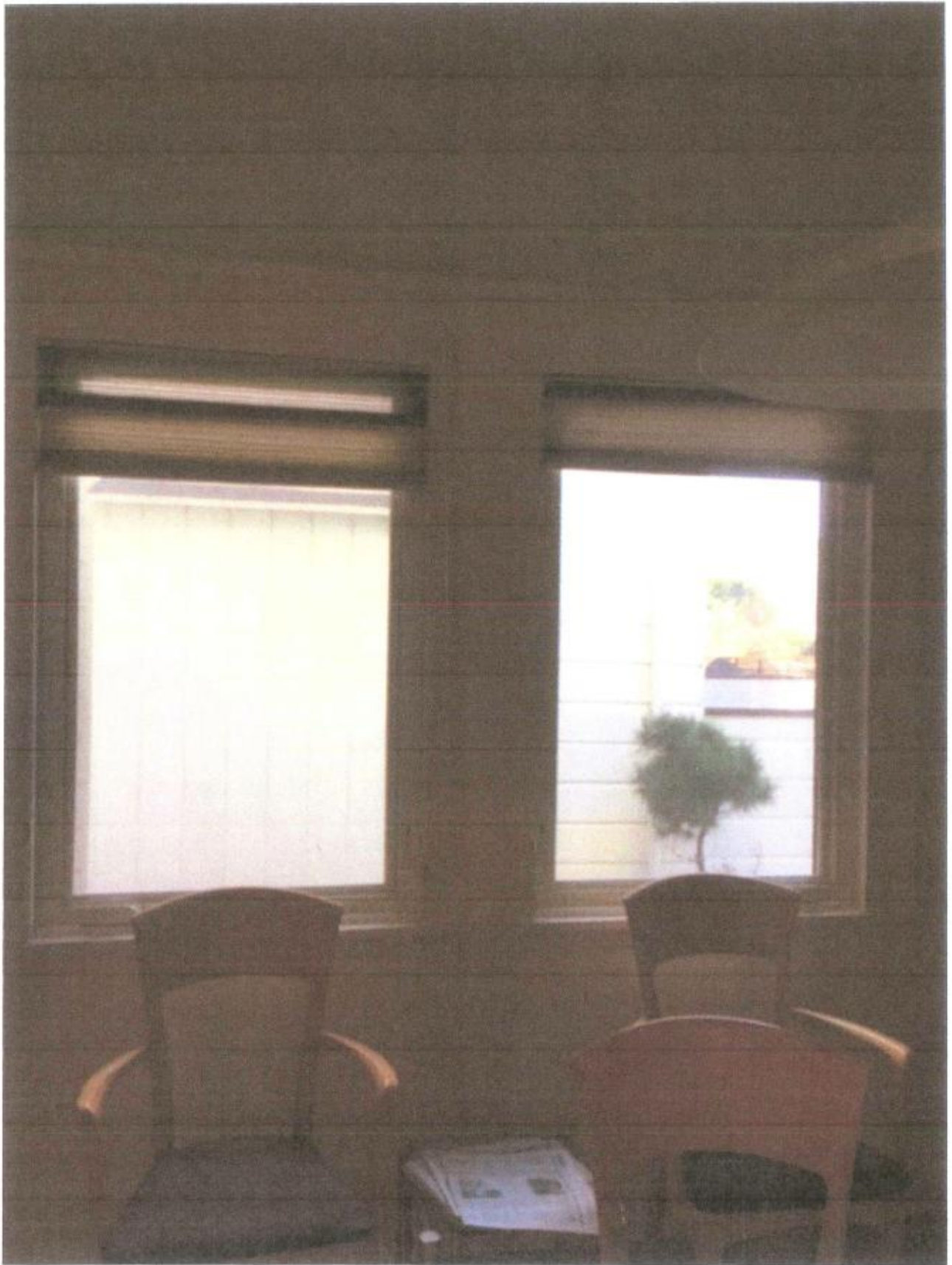


Need Transparent Deck walls
need see-through
railing for light

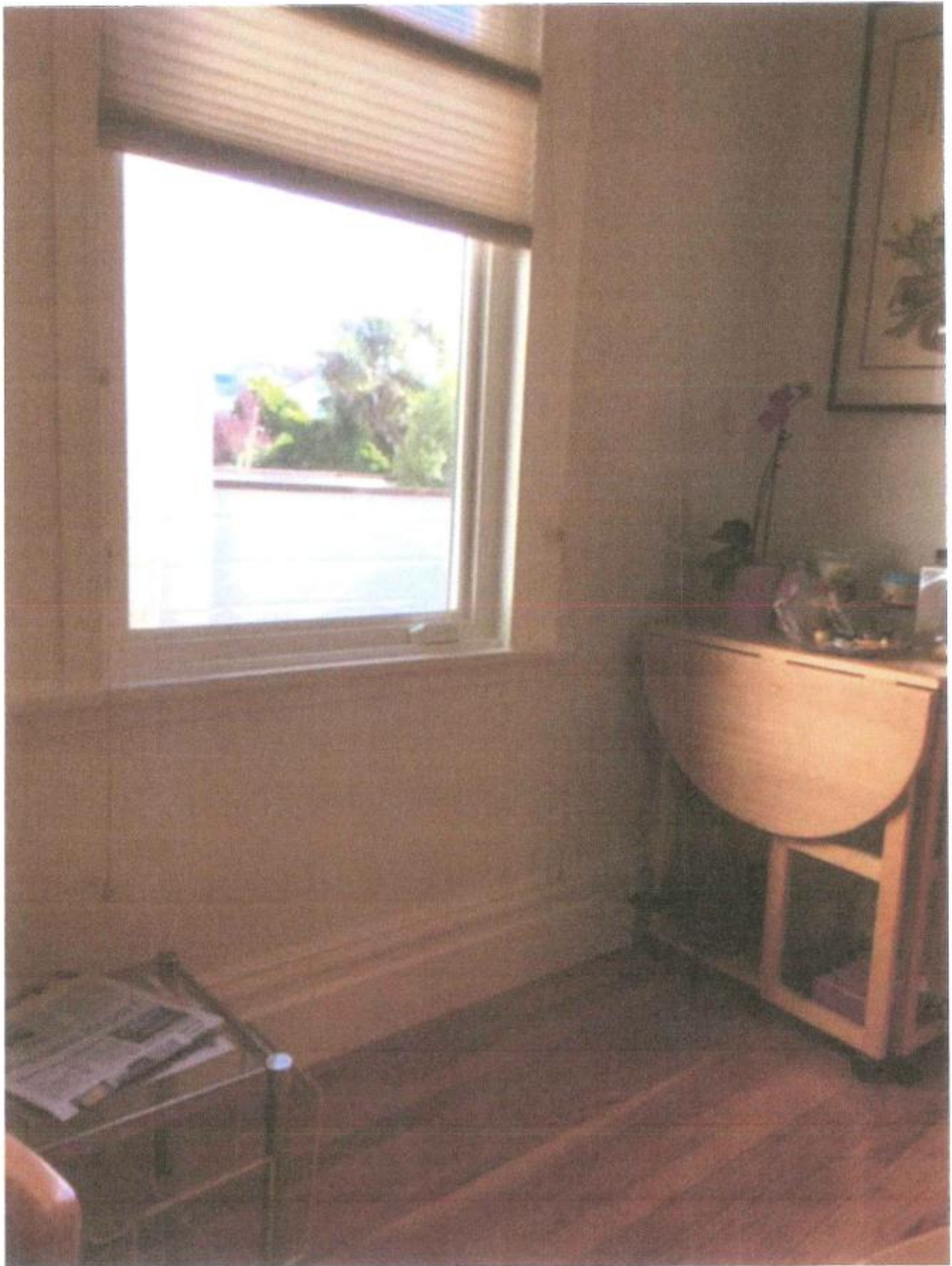
XX photo 7B
2nd floor proposed only
one window. See photo 7A



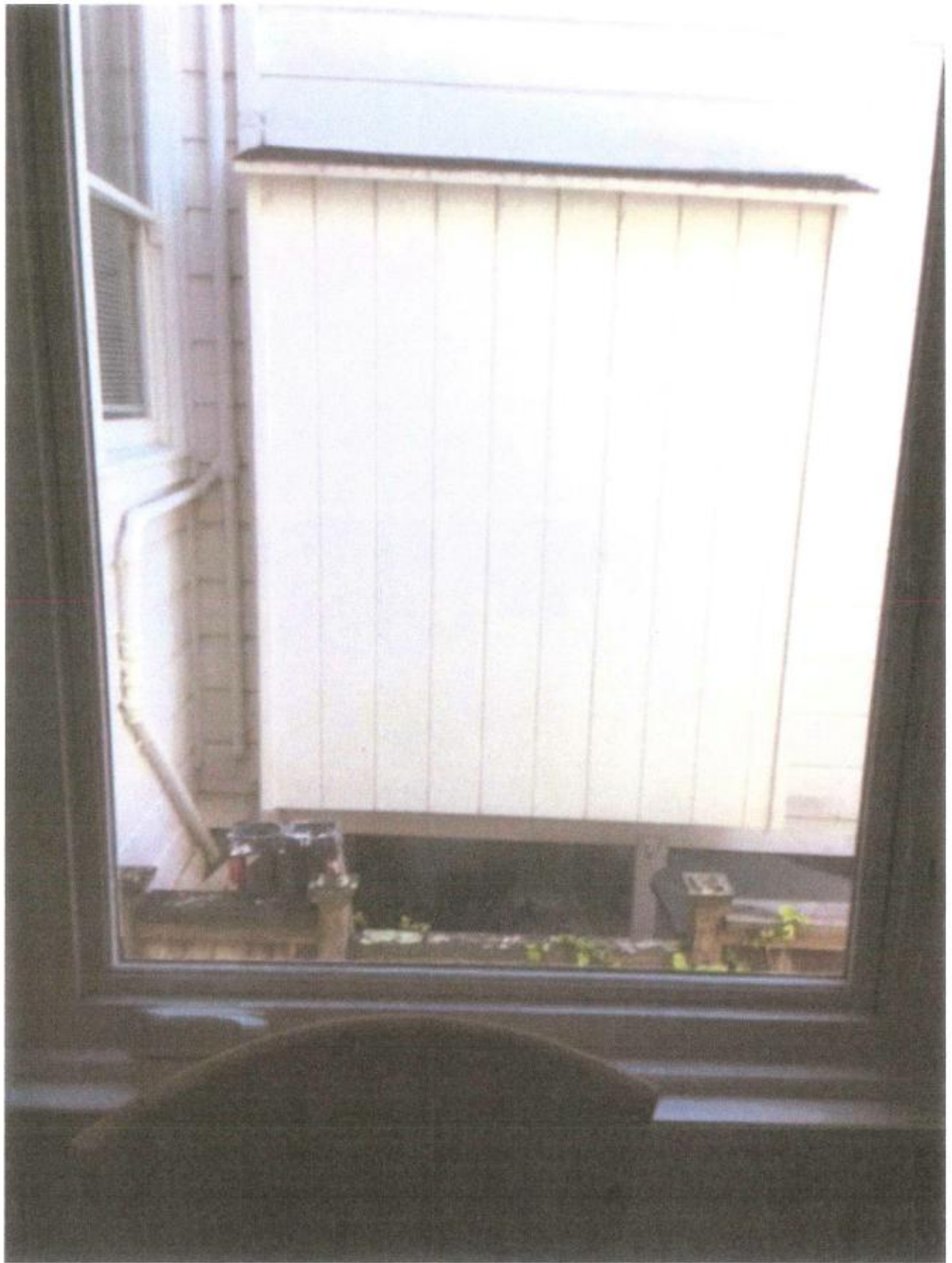
current
with turning light on view from 619 - 11th Ave living room area
facing 621 - 11th Ave. photo(1)



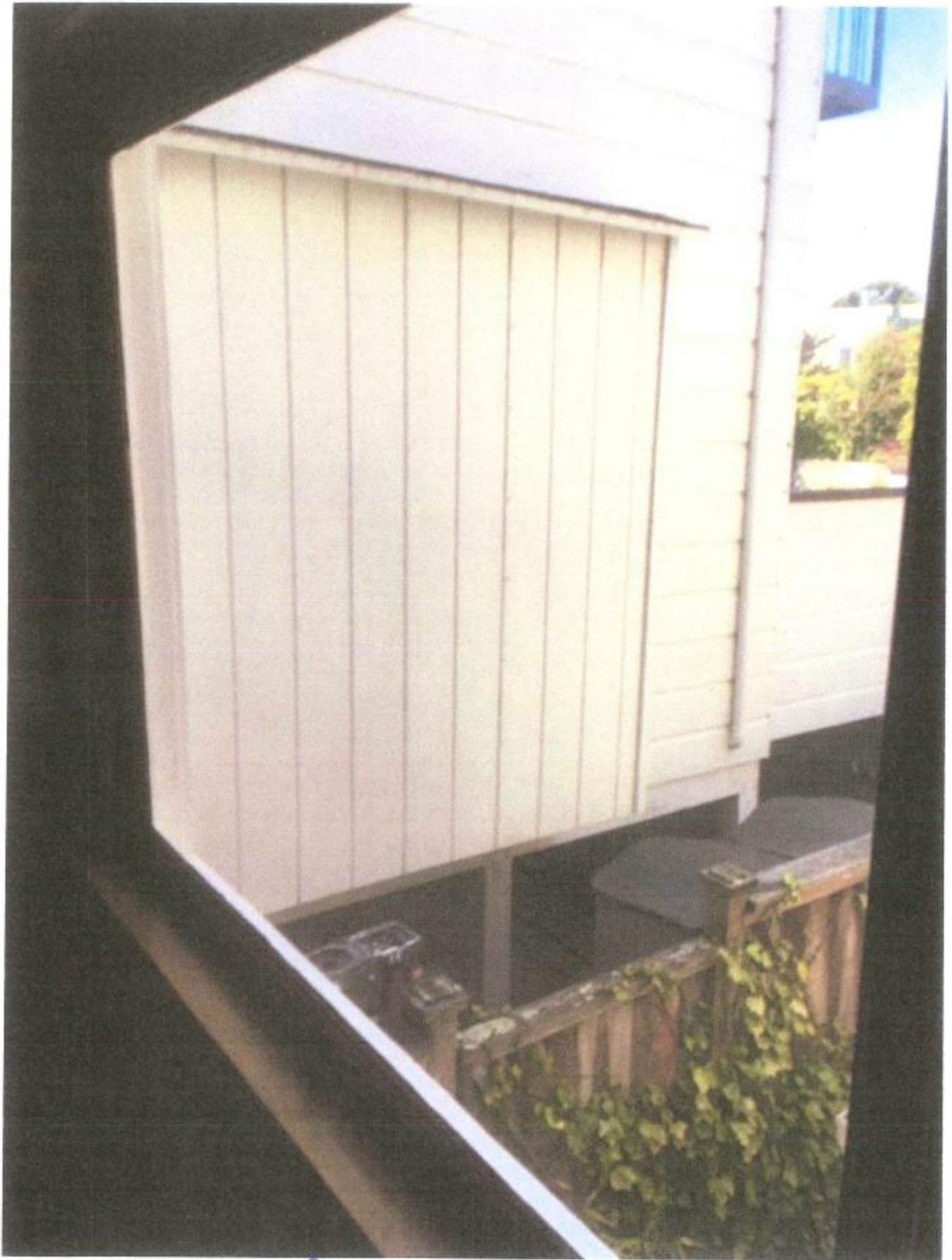
Current view from 619-11th Ave living ^{room} area photo (2)
looking at 621-11th Avenue (without light on)



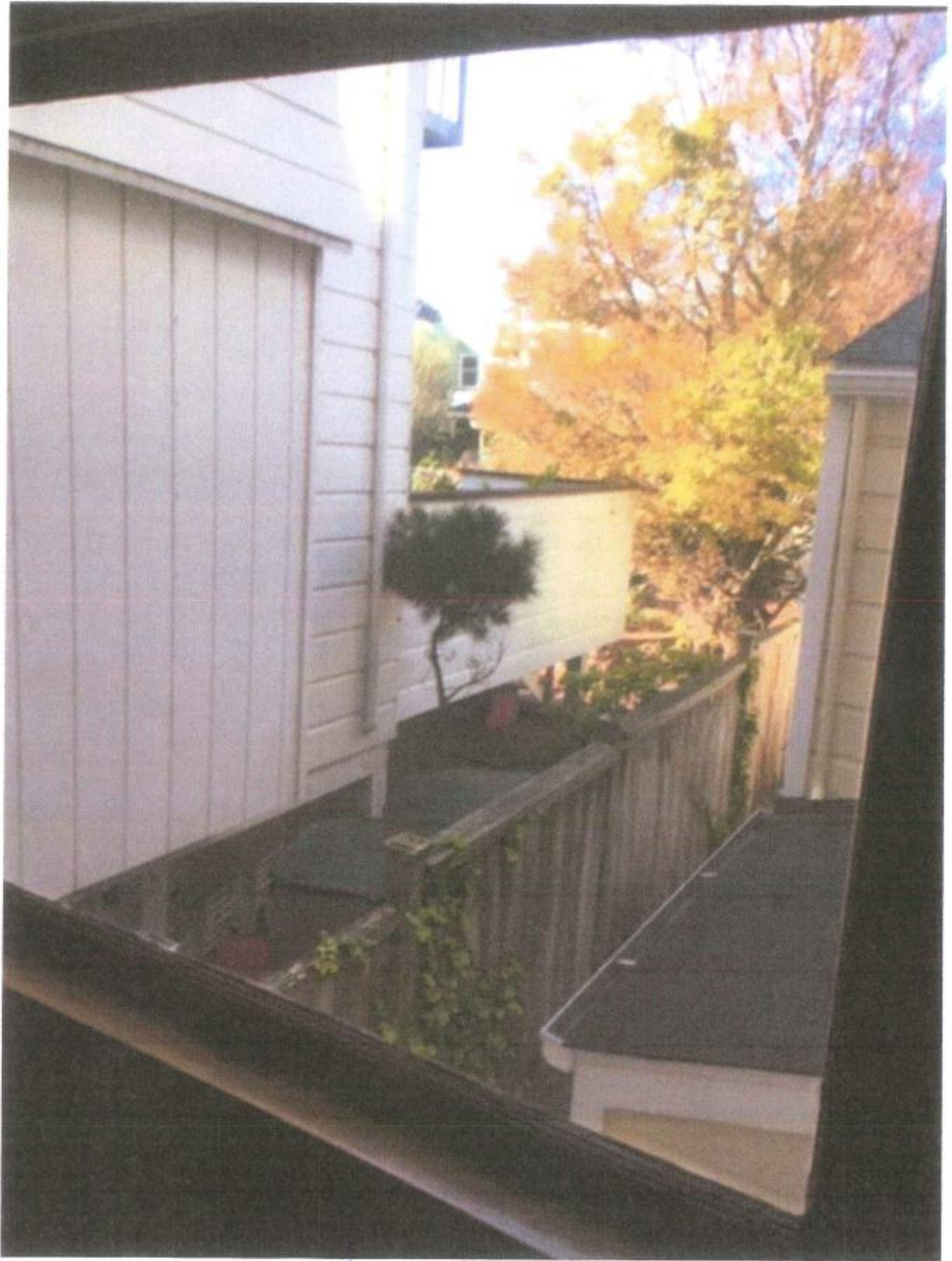
Current view from 619 - 11th Ave living room area
looking at 621 - 11th Ave (right side) - photo (3)



Current view from 619 - 11th Ave photo (4)
living ^{room} area looking at (left side window)
621 - 11th Ave



view from 619-11th Ave Photo (5)
living area looking at
room 631-11th Ave



view from 619-11th Ave photo (6)
living area looking at 621-11th Ave



619-11th Ave

621-11th Ave

did not show 2
X missing windows
at 619-11th Ave facing their boxed protrusion (see photos 1, 2, 3, 4, 5, 6)
crew ship enclosure blocks more light on deck walls



Proposed extension did not show two windows at 619-11th Ave
XX See photos 1, 2, 3, 4, 5, 6 (photos from our living room)



*California Pacific
Medical Center*

A Sutter Health Affiliate
Community Based, Not For Profit

Mailing Address P.O. Box 7999
San Francisco, CA 94120
(415) 600.6000

Kalmanovitz Child Development Center

January 13, 2020

To whom it may concern,

Ms. Audrey Chien is a 26 year-old young-woman with a long standing and well-established diagnosis of Autism Spectrum Disorder, with intellectual impairment. She has been a patient of mine since 2005. Ms. Chien requires significant support and rarely leaves the family home unsupervised. Ms. Chien is unable to live independently and has planned to reside with her parents, Mr. Chau Chun Chien and Maelin Chien in their family home for an indefinite period of time.

A few weeks ago my patient expressed distress and confusion regarding a home renovation that involves her neighbor. It is very common for individuals with developmental disabilities including Autism Spectrum Disorder and intellectual impairment to have difficulty expressing their concerns. Because Ms. Audrey Chien's language skills are greatly compromised, I made a visit to her home to better understand the nature of the problem. As I arrived to the family home Audrey invited me to sit in the main living area which is located on the main floor. She struggled to articulate her concerns regarding the construction project. Audrey was able however, to communicate that she spends a great deal of time in the naturally lit living space.

I asked Mrs. Chien, Audrey's mother to explain the situation including the potential impact of the construction project on her daughter. Mrs. Chien showed me the construction plans in order to facilitate discussion and understanding of the proposed project.

I am concerned that the construction project will minimize the source of natural light in the Chien household. Mr. and Mrs. Chien work full time and this is not expected to impact them. However Audrey Chien spends a majority of her time in the family home and more specifically in the living room.

Research suggests that decreased sunlight often has a negative impact on one's mood. Given Ms. Audrey Chien's disabilities and limitations, I believe it is important to carefully consider the impact of decreased sunlight caused by this home renovation, particularly in the place where Audrey spends a majority of her day. In my opinion, Mrs. Chien's request for a modified enclosure (reduced by 3-5 feet) that will allow minimal airspace and sunlight into their home seems more than reasonable.

Lisa Lavaysse, Psy.D.
Clinical Psychologist

RESPONSE TO
DISCRETIONARY
REVIEW (DRP)



SAN FRANCISCO PLANNING DEPARTMENT
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103-2479
MAIN: (415) 558-6378 SFPLANNING.ORG

Project Information

Property Address: _____ Zip Code: _____

Building Permit Application(s): _____

Record Number: _____ Assigned Planner: _____

Project Sponsor

Name: _____ Phone: _____

Email: _____

Required Questions

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

Project Features

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

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)		
Occupied Stories (all levels with habitable rooms)		
Basement Levels (may include garage or windowless storage rooms)		
Parking Spaces (Off-Street)		
Bedrooms		
Height		
Building Depth		
Rental Value (monthly)		
Property Value		

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

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

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

DR Response Attachment
Written by Home Owners: James and Mary Macaire
Project Sponsor is Bill X. Guan

Answer to question #1 on DR response form:

We feel that our plans should be approved because under the guidelines of the planning department, they have been approved. Both of our neighbors, Kevin Wong at 625 11th Ave and Chau Chun Chien at 619 11th Ave, who have filed the two DR applications have added out in a very similar style to what our plans show. This can be seen on page A1.0 of our proposed site plans. There is no reason that we should not be able to do the same and pursue the plans that have been approved.

These two DR applicants are related. Kevin Wong is the nephew of Chau Chun Chien by marriage. The reason I state this is because some of their concerns are the same, and they both state concern for each other's properties.

At our initial meeting with these two DR applicants and our architect Bill Guan, the scope and style of our project was explained. Here are incorrect statements, exaggerations, and deceptive statements that have been made in these two DR applications.

Response to Kevin Wong's (625 11th Ave) statements on DR application:

1. (under actions prior to DR) Kevin Wong spoke with me on 11/16/2019 about his concern that the windows on his addition would be directly across from the windows on our addition and also about the whole scope of the project. I told him that our plans had been approved and that we did not want to make any changes. I also said that he had improved his property the way he wanted without interference from us, and we should be able to do the same. Two days later after thinking about this, I returned and said I would consider putting in fogged or ribbed glass in the window as to have light for our stairway and room and so we would not be looking into each other's houses. Kevin does not mention this possible compromise in his DR application. He also stated that our plans did not show his windows. FACT these two windows are shown on page A3.1 of our plans.
2. (under question 1 proposed building point A #4) He states that our plan would be the first on the block to have cruise ship style elevated party decks on all three levels. FACT our plans only show one deck which is at the same level and area as his deck and which is smaller than his deck. This deck is shown on our plans under proposed site plan page A1.0 it is a rooftop deck over the 1st floor (ground floor).

3. (under question 1 proposed building) Kevin Wong states that our plan would wall off mid-block open spaces. This is the same concern as DR applicant Chau Chin at 619 11th Ave. FACT These two property owners have already added out blocking the open spaces of the neighborhood yards. These two applicants will not be any more impacted than we have been by their additions. See photos #1,2,3. Their concern for the neighborhood is only concern for the neighborhood between their two houses, which is our house.
4. (under question 1 point B: ensure that the building scale is compatible with surrounding buildings) I reference pictures 4&5, the two drawings from Chau Chin's (619) application. Our proposed addition at 621 looks very compatible with 619 and 625, the surrounding buildings.
5. (under question 1 point B: a single building out of context with its surroundings can be disruptive to the neighborhood character) Our proposed addition is not a single building out of context with its surroundings, to state that is deceptive. 619 and 625 have already extended out in a similar scope and style to our proposed plans.
6. (under question 1 point C: massing) Kevin Wong says that our proposed addition would be 34 feet from the back of the garage wall. This makes it sound like we are the only one in the neighborhood that has added out in this manner. He doesn't state that this is at ground level and that we will be 24 feet at the 2nd level. His addition is apx. 32 feet from the garage wall at the ground level and almost 22 feet at the 2nd level. The addition at 619 is 28 feet from the garage wall on both the ground level (1st floor) and the 2nd level, putting it apx. 4 feet further out than our proposed project at the 2nd level which is where the light, view, and airflow matters. Kevin Wong also states that our height will be 19 feet. This is the same as both 619 and 625. See photos A and B on Chau Chin's DR application and see attached photos 2 and 6.

Response to Chau Chun Chien's (619 11th Ave) statements on DR application:

1. (under question 1) Chau Chien quotes "Planning code Section 101 states that one of the purposes of the planning code is to provide adequate light, air, privacy...to property in San Francisco" You will see from the pictures we are providing how their addition at 619 has impacted our light and view of open space in the backyards.
2. (under question 1 point a. Section II Neighborhood Character) Chau Chin makes it sound like we would be out of character with the other houses in the neighborhood. However, his property at 619 was the first in the neighborhood to expand in a manner not characteristic of the neighborhood. They have gone out 28

- feet on the second floor which is apx. 4 feet more than our proposed plan and is out of character with all the houses north of it. See attached photos #7 and 8.
3. (under question 1 point b. Section III Site Design, Rear Yard) The statement that our plan will jut out apx. 5 feet beyond both adjacent/ adjoining creating an essential viewing platform is incorrect. The ground level of our addition which is at or below the fence line is apx. 6 feet beyond 619 and apx. 2 feet beyond 625. This level is of no consequence as far as light and view. The second level at 619 is apx. 4 feet beyond our proposed 2nd level. See attached photos 3 and 6. If the small deck we are putting behind the 2nd level, 8'10" deep and apx. 14 feet long is a viewing platform, then the deck at 625 must also be a viewing platform. It is 9'9" deep and apx. 18 feet long. See attached photo #9. Again I point to their pictures A and B of the three houses when they state, "We believe that this requested space would create a huge rippling impact to light, air, and privacy on the neighboring homes which do not resemble this size or style of home." Again we point out from their pictures that the size and style of what we are proposing is very similar to the adjacent properties at 619 and 625.
 4. (under question 2) Under the residential guidelines, they state that the fairest resolution for our project at 621 is to reduce the 2nd floor extension by 5 feet. Their 2nd floor extension is already apx. 4 feet longer than our proposed extension, which would put us apx. 9 feet less than them at the 2nd floor. This will not work with our plans. We have had to get used to these neighbors extending their houses, and we plan to do the same up to what the planning department has approved.

Answer to question #2 on DR response form:

We want to pursue the plans that have been approved by the planning department. If it was fair for our neighbors to extend their properties, then we should be able to do the same. They might not like it, but as I said we have had to adjust to what they have done.

Answer to question #3 on DR response form:

As I stated earlier, I don't feel that our project will have any more adverse affect on the properties at 619 and 625 than their additions have had on us. As for our personal requirements for this project our daughter and her family live with us. We intend to all live together rather than have them looking for housing when housing in San Francisco is already hard to find. As my wife and I get older, I am 73, they can be a big help to us as we are to them now. With multiple generations living here, we want to maximize our space while providing separate space for everyone.



Photo #1

This is the view of the addition at 619 11th Ave from our kitchen window. As you can see, this addition blocks our light and view of the open spaces of the neighborhood yards.



Photo #2:

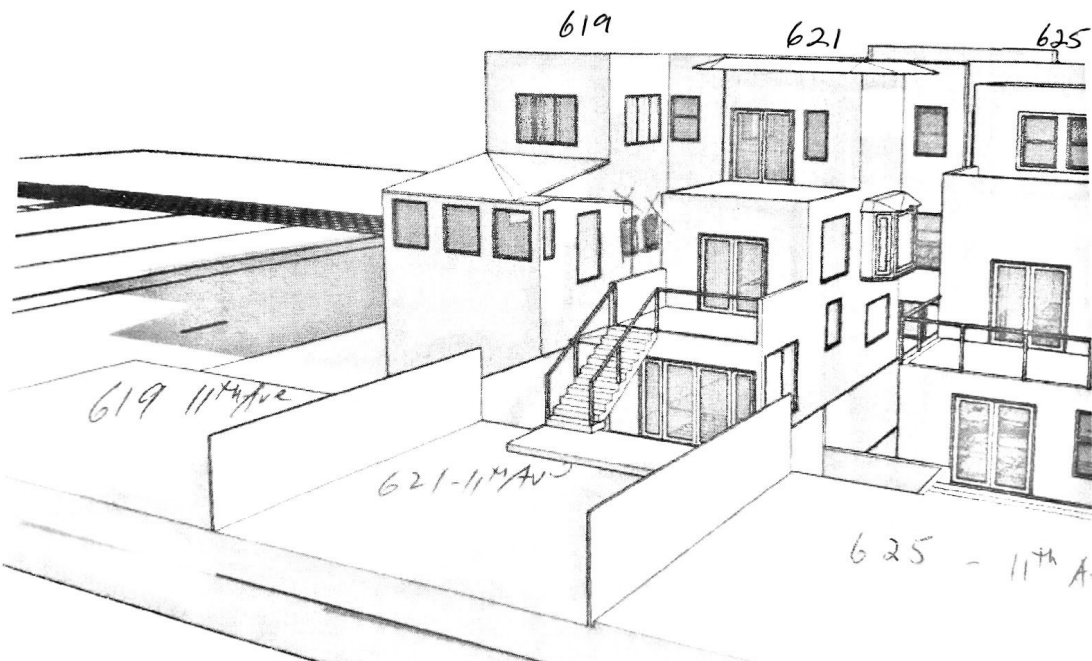
This is the view of the addition at 625 11th Ave from our dining room window. This addition has also blocked some of our light and view of backyard open space.



Photo #3:

This photo shows the addition at 619 relative to our existing 2nd level deck. You can see in the lower right quadrant of the photo our existing deck which extends the same amount that our 2nd level addition will extend. This protrudes out significantly less than the addition at 619. This photo also shows how our view of the backyard open space has been blocked by the addition at 619.

continued...



Pictures 4 & 5:

These two drawings from Chau Chin (619 DR application) show that the addition at 621 11th Ave is very compatible with the existing additions at 619 and 625 11th Ave.



Photo #6:

To the right side you can see the addition at 619. The wall is 3 feet from the property line while our proposed 2nd floor addition will be 4'6" from the property line. The proposed addition at 621 extends out as far as the walls of the deck shown on the left side of the photo.



Photos #7&8: This view of the 619 addition shows that it does not conform with all the houses north of it. Their complaint about our project not conforming to the neighborhood is unfounded since they themselves do not conform. Note the roofline of 619 shown at center bottom of lower photo highlighted.

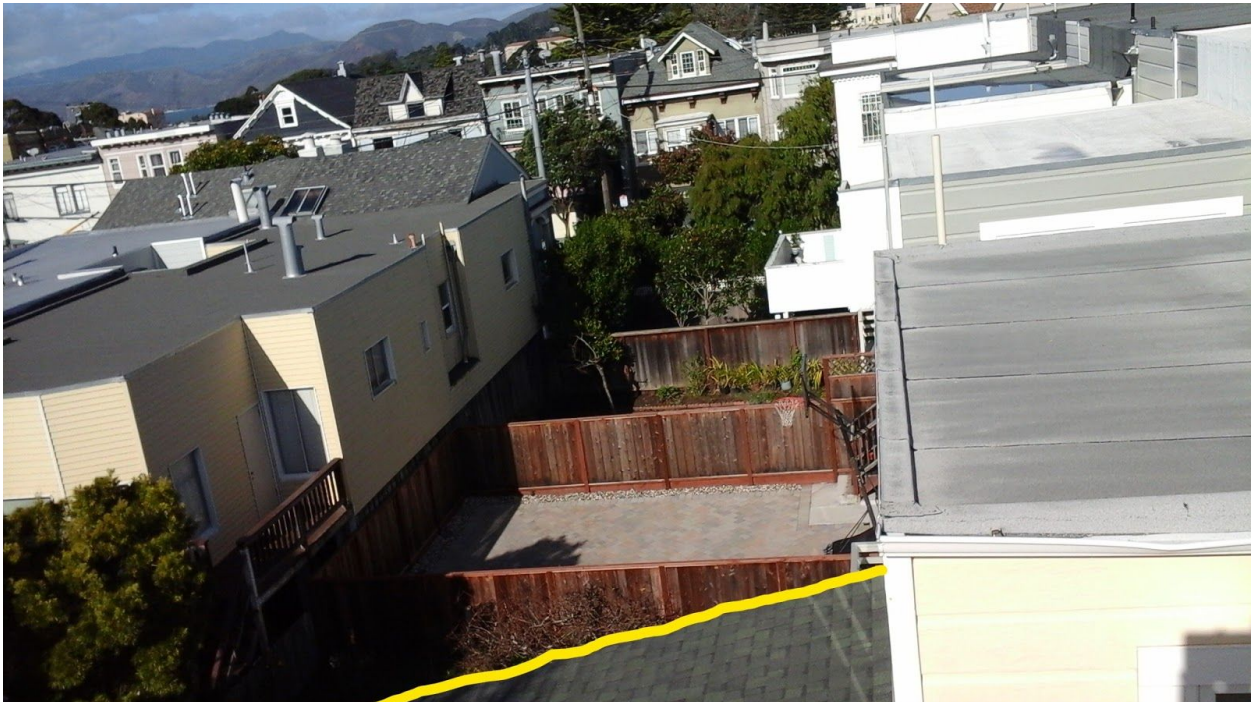




Photo #9:

As you can see here at 625 the ground floor levels of the addition do not come into effect on light and view. This will be the same on the proposed addition at 621 11th Ave.

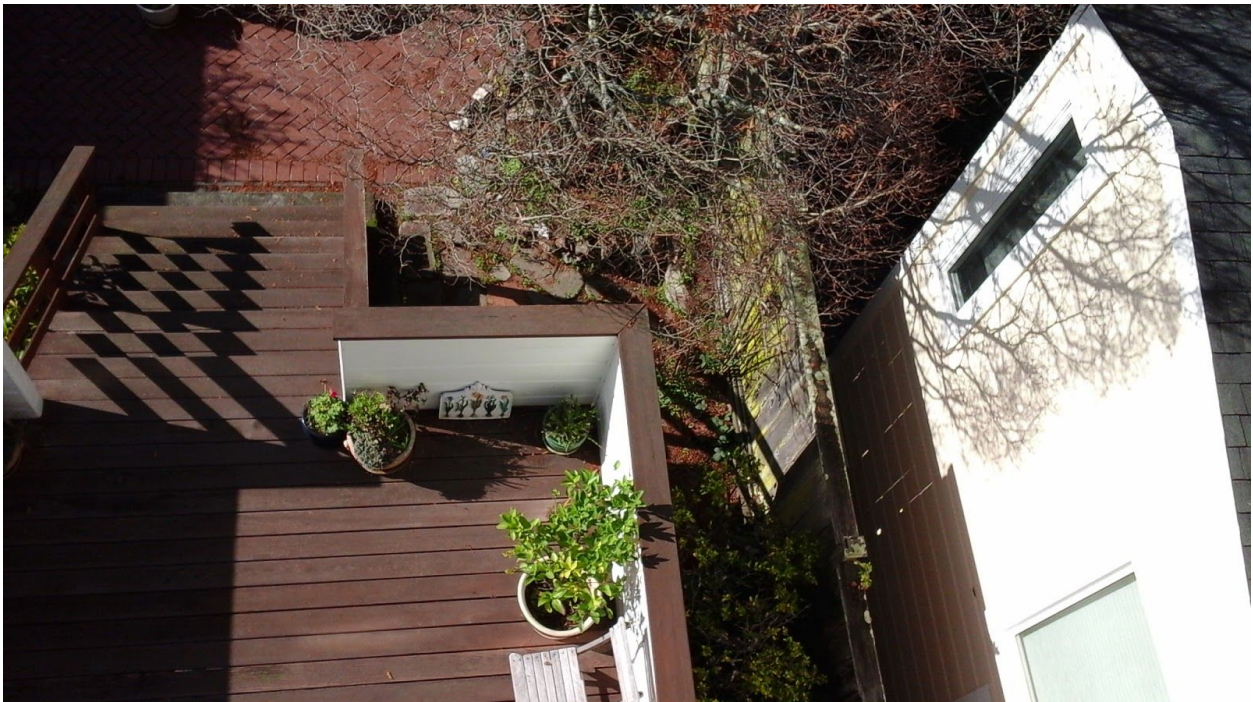


Photo #10:

The addition to the 2nd floor of 621 will be the size of the existing deck seen here which is very compatible with the addition at 619 seen at the right of the photo.

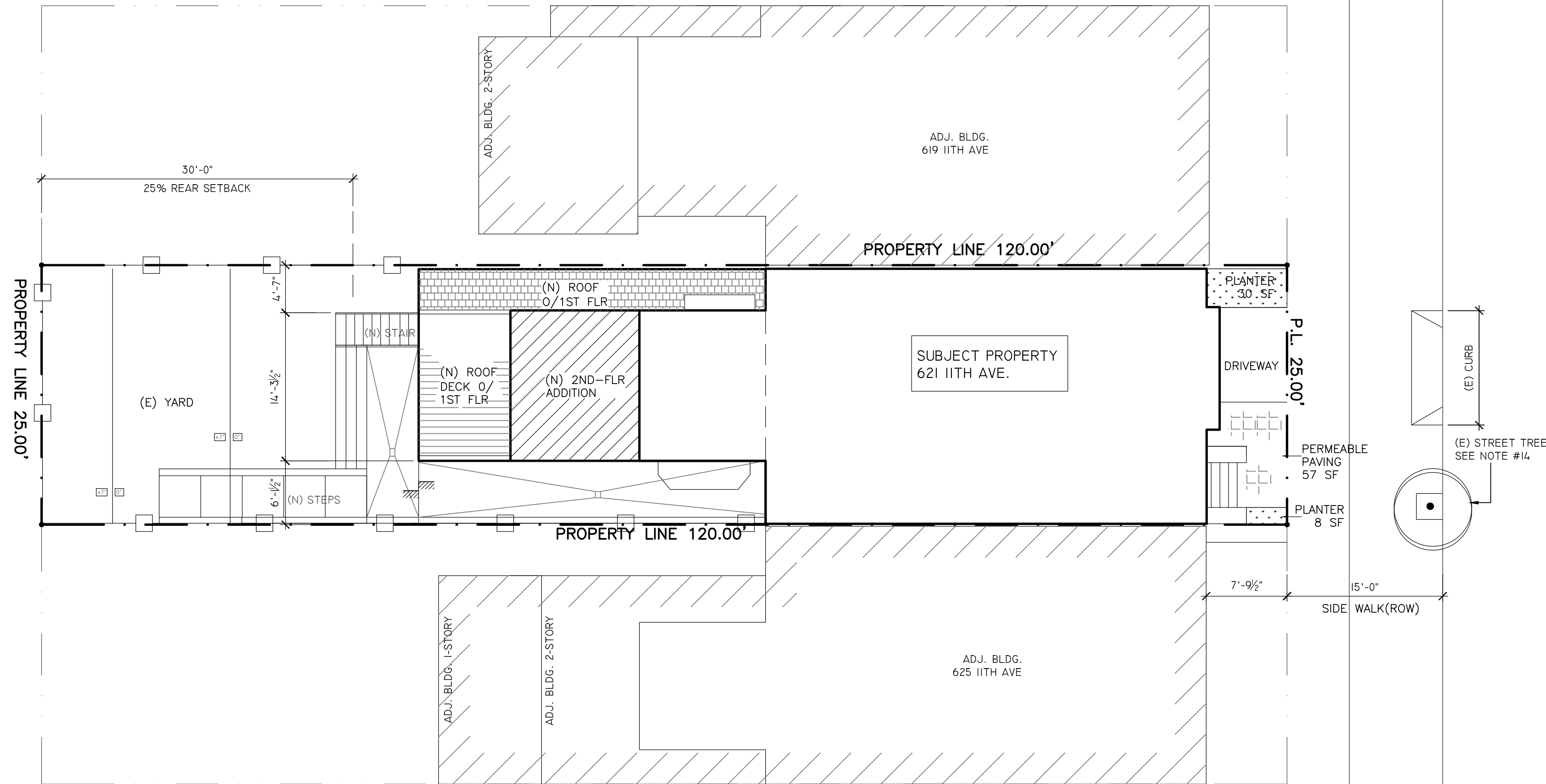


Photo #11:

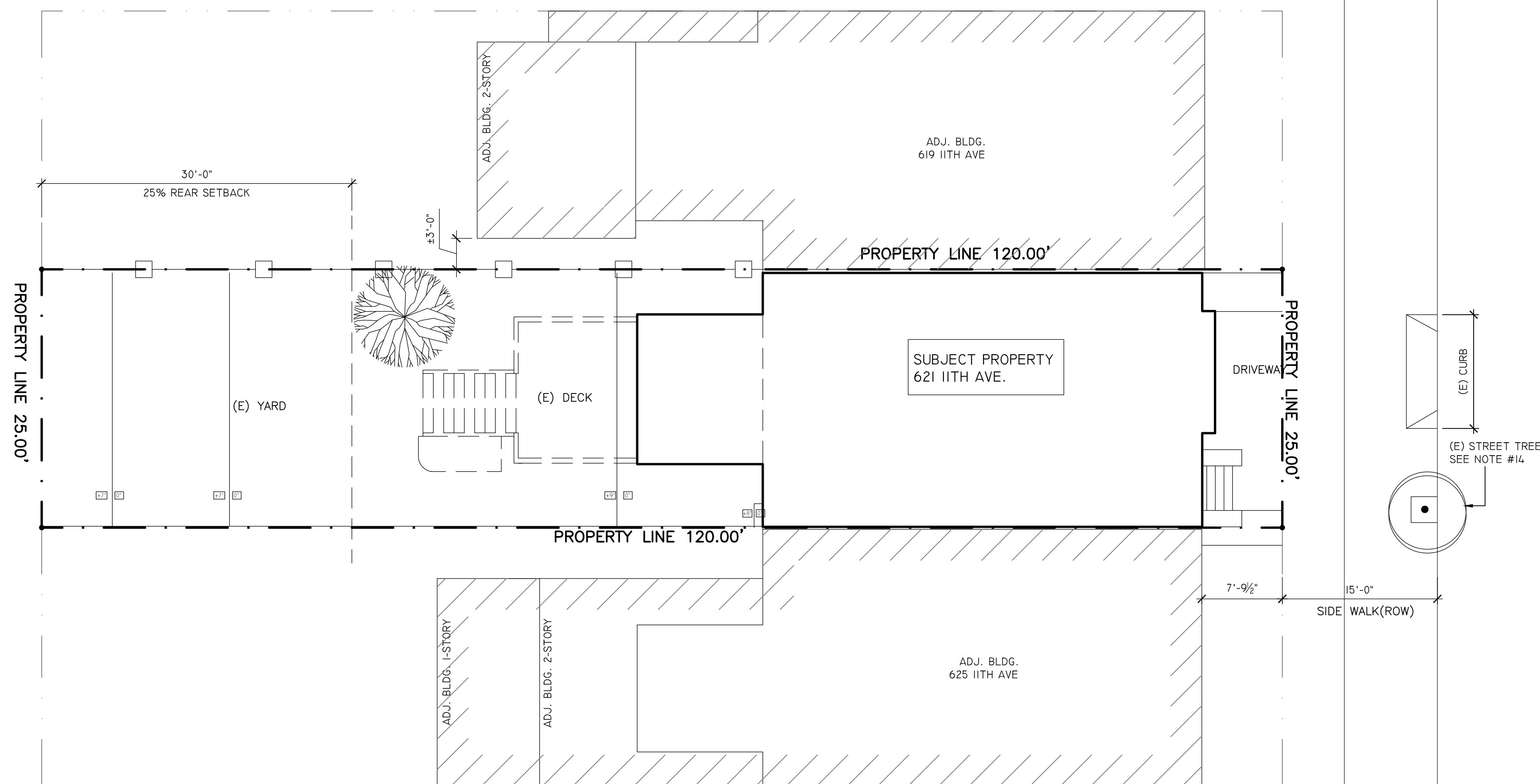
This photo shows the addition at 625 on the right next to 621 (left). Except for a small difference in length which can be seen on the plans, the addition to 621 will be very similar.



Photo #12: As far as the open space of the neighborhood backyards, most of the houses to the south of 625 (seen at far left) extend out further than the proposed addition at 621. This relates to their statement about the character of the neighborhood.



I-PROPOSED SITE PLAN



2-EXISTING SITE PLAN

GENERAL NOTES

- ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO ALL FEDERAL, STATE, CITY AND COUNTY CODES AND ORDANCES. ANY WORK FOUND IN THESE DRAWINGS NOT IN FORMANCE WITH ANY APPLICABLE CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO COMMENCEMENT OF ANY RELATED WORK.
- THIS IS A STANDARD PERMIT SET DRAWINGS, FINISHES, SPECIFICATIONS, SHOP DRAWINGS, AND DETAILS BY OTHERS
- PLUMBING, ELECTRICAL ARE UNDER A SEPARATE PERMIT
- PROPERTY LINES LOCATION ON SITE PLAN ARE FOR REFERENCE ONLY, AND SHALL VERIFY BY LIC. SURVEYOR.
- DURING ALL PHASE OF WORK, DO NOT DISTURB THE ADJACENT NEIGHBORS.
- THE PRECISE DIMENSIONS AND LOCATIONS OF ALL DOORS AND WINDOWS OPENINGS SHALL BE DETERMINED FROM ARCHITECTURAL PLANS AND DETAILS
- *TYP* SHOULD MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITION, THROUGHOUT.
- CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES AS REQUIRED BY GOVERNING LAWS AND REGULATIONS. CONTRACTOR SHALL PROVIDE TEMPORARY POWER AND LIGHTING SERVICES FOR THE DURATION OF CONSTRUCTION.
- CONTRACTOR SHALL GUARANTEE MATERIAL, EQUIPMENT AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF OCCUPANCY.
- STREET TREES SHALL BE LOCATED EITHER WITHIN A SETBACK AREA ON THE LOT OR WITHIN THE PUBLIC RIGHT-OF-WAY ALONG THE SUBJECT LOT. 24" BOX MIN. SOIL SHALL BE BELOW-GRADE ENVIRONMENT WITH NUTRIENT-RICH, FREE FROM OVERLY-COMPACTED AND GENERALLY CONDUCIVE TO TREE DEVELOPMENT

PROPERTY DATA

OWNER:	JAMES MACAIRE
ADDRESS:	621 11TH AVE SAN FRANCISCO, CA 94118
BLOCK/LOT:	1633/006
ZONING:	RH-1 YEAR BUILT: 1915
OCCUPANCY GROUP:	R-3/U
CONSTRUCTION TYPE:	V-B
NUMBER OF (E) UNITS:	1 (NO CHANGE)
LOT AREA:	3,000 ̳
(E) PARKING SPACE PROVIDED:	1 SPACE
EXISTING 1ST FLR BUILDING AREA	1,044 ̳
EXISTING 2ND FLOOR AREA	1,203 ̳
EXISTING 3RD FLOOR AREA	1,236 ̳
PROPOSED 1ST FLOOR AREA:	1,661 ̳
PROPOSED 2ND FLOOR AREA:	1,383 ̳
PROPOSED 3RD FLOOR AREA:	1,236 ̳
TOTAL PROPOSED FLOOR AREA:	4,280 ̳
NEW BICYCLE PARKING	2
(E) STREET TREE	1
FRONT SETBACK AREA	175 ̳
PLANTER AREA, 20%	38 ̳
PERMEABLE AREA, 50%	95 ̳

SCOPE OF WORK

ALTER EXSITING FLOOR LAYOUT INCLUDING DEMOLITION AND CONSTRUCTION

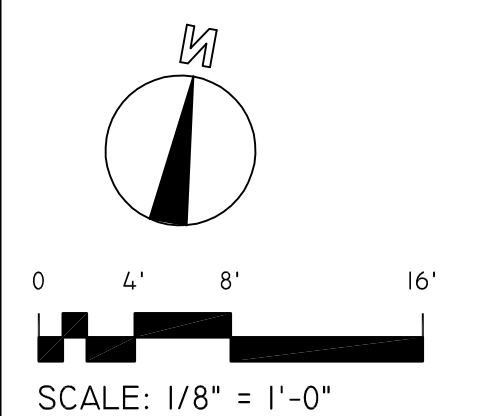
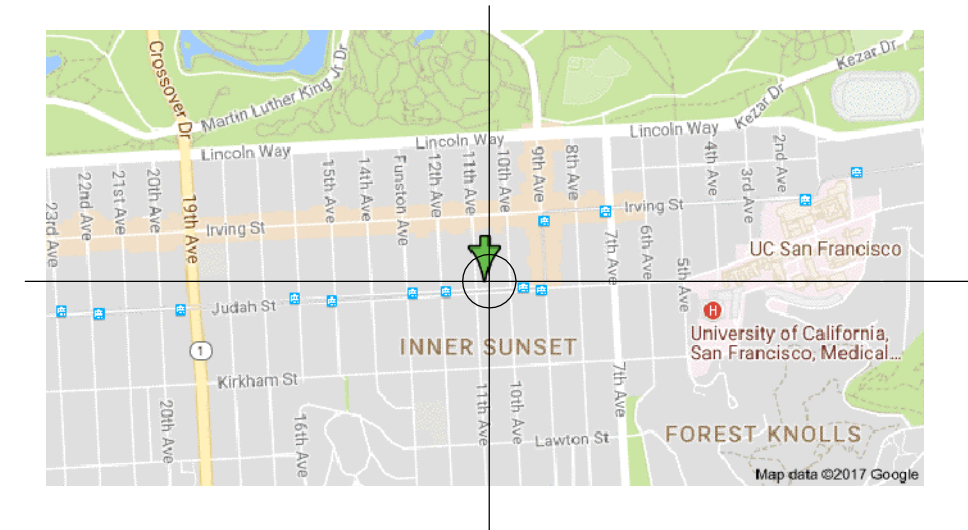
-REAR 2-STORY HORIZONTAL ADDITION WITH NEW PLAYROOM, FUL BATH AT IST FLOOR, NEW FAMILY ROOM AT 2ND FLOOR WITH NEW STAIR TO IST FLOOR AND ROOF DECK ABOVE IST FLOOR ROOF

DEFERRED PERMIT

SHEET INDEX

A1.0	SITE PLAN AND NOTES
A2.0	EXISTING AND PROPOSED IST FLR PLANS
A2.1	EXISTING & PROPOSED 2ND FLOOR PLANS
A2.2	PROPOSED 3RD FLOOR AND ROOF PLANS
A3.0	EXTERIOR ELEVATIONS
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A4.0	BUILDING SECTIONS

LOCATION MAP (NTS)



LEGEND

- PROPERTY LINE
- SETBACK LINE
- 6' WOOD FENCE LINE
- BLDG FOOTPRINT
- ADDITION AREA
- DEDICATED PLANTER AREA
- ADJ. BLDG FOOTPRINTS

PROJECT:

RESIDENTIAL REMODEL & ADDITION

FOR

JAMES MACAIRE

XIE ASSOCIATES, INC
Architectural Design & Planning
26 FARVIEW CT
SAN FRANCISCO, CA 94131
Tel: (415) 652-3047
Email: bill@xiearchdesign.com
Web: www.xiearchdesign.com

621 11TH AVE SAN FRANCISCO, CALIFORNIA

PROJECT NO:

MODEL FILE:

DRAWN BY: L.HONG

CHECK BY:

DATE: 06/15/19

LICENSED ARCHITECT
XIE XING GUAN
No. C-32963
07/31/2021
RENEWAL DATE

STATE OF CALIFORNIA

SHEET TITLE

SITE PLAN & NOTES

A1.0

PROJECT:

**RESIDENTIAL
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& ADDITION**

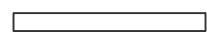
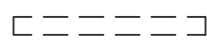


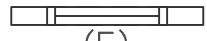
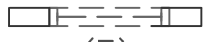

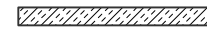


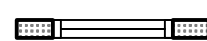
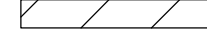
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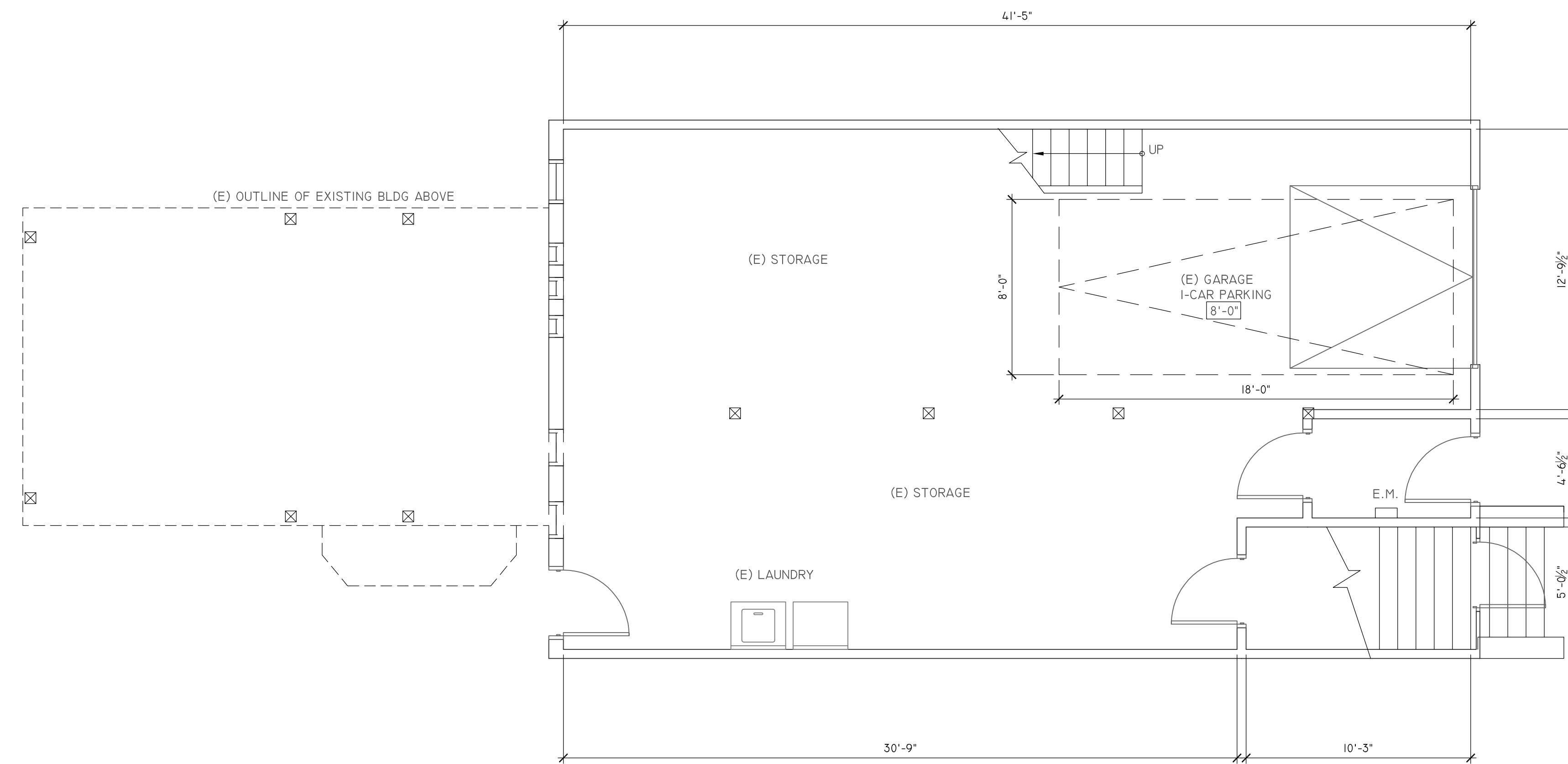
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**621
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CALIFORNIA**

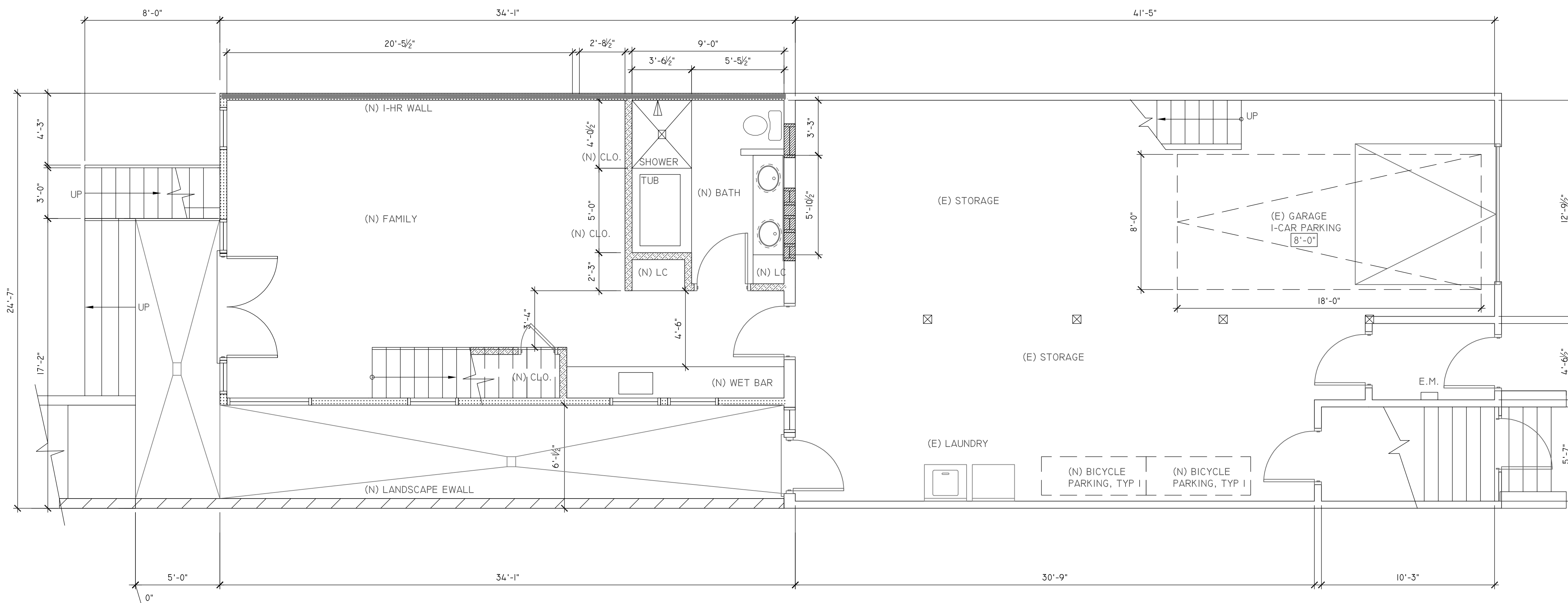
LEGEND

-  EXISTING WALL TO REMAIN
-  (E) WALL TO BE REMOVE
-  EXISTING DOOR TO REMAIN
-  (E) DOOR TO BE REMOVE
-  EXISTING WINDOW TO REMAIN
-  (E) EXISTING WINDOW TO BE REMOVED
-  NEW EXTERIOR WALL,
NEW EXTERIOR WALL,
I-HR RATED
-  NEW INTERIOR WALL
-  NEW INTERIOR WALL
I-HR RATED
-  NEW DOOR
-  NEW WINDOW
-  NEW CONC. WALL



I-EXISTING 1ST FLOOR PLAN

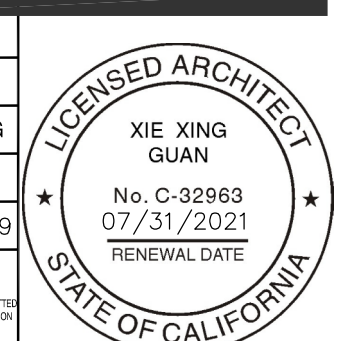
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2-PROPOSED 1ST FLOOR PLAN

SCALE: 1/4"=1'-0"

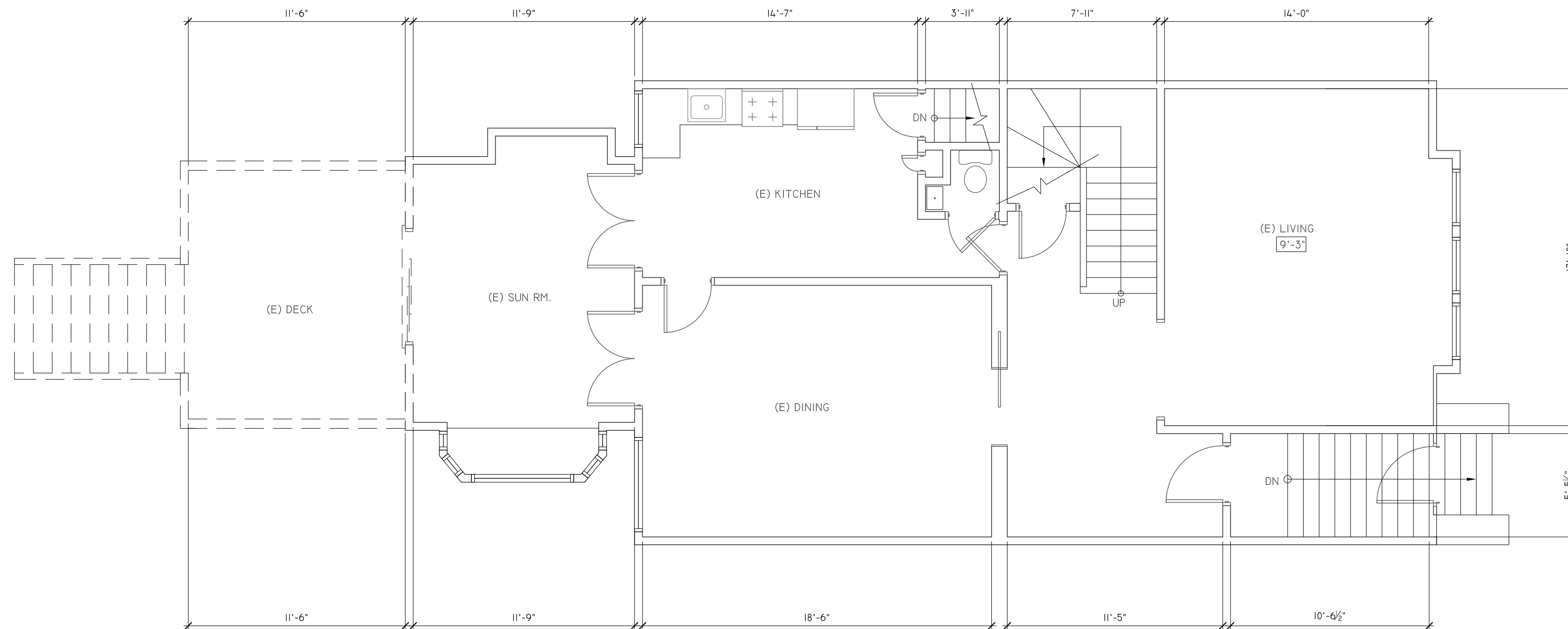
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SHEET TITLE

FLOOR PLANS

A2.0



I-EXISTING 2ND FLOOR PLAN
SCALE: 1/4"=1'-0"

LEGEND

- EXISTING WALL TO REMAIN
- (E) WALL TO BE REMOVE
- EXISTING DOOR TO REMAIN
- (E) DOOR TO BE REMOVE
- EXISTING WINDOW TO REMAIN
- (E) EXISTING WINDOW TO BE REMOVED
- NEW EXTERIOR WALL, I-HR RATED
- NEW INTERIOR WALL
- NEW INTERIOR WALL I-HR RATED
- NEW DOOR
- NEW WINDOW

PROJECT:

**RESIDENTIAL
REMODEL
& ADDITION**

FOR

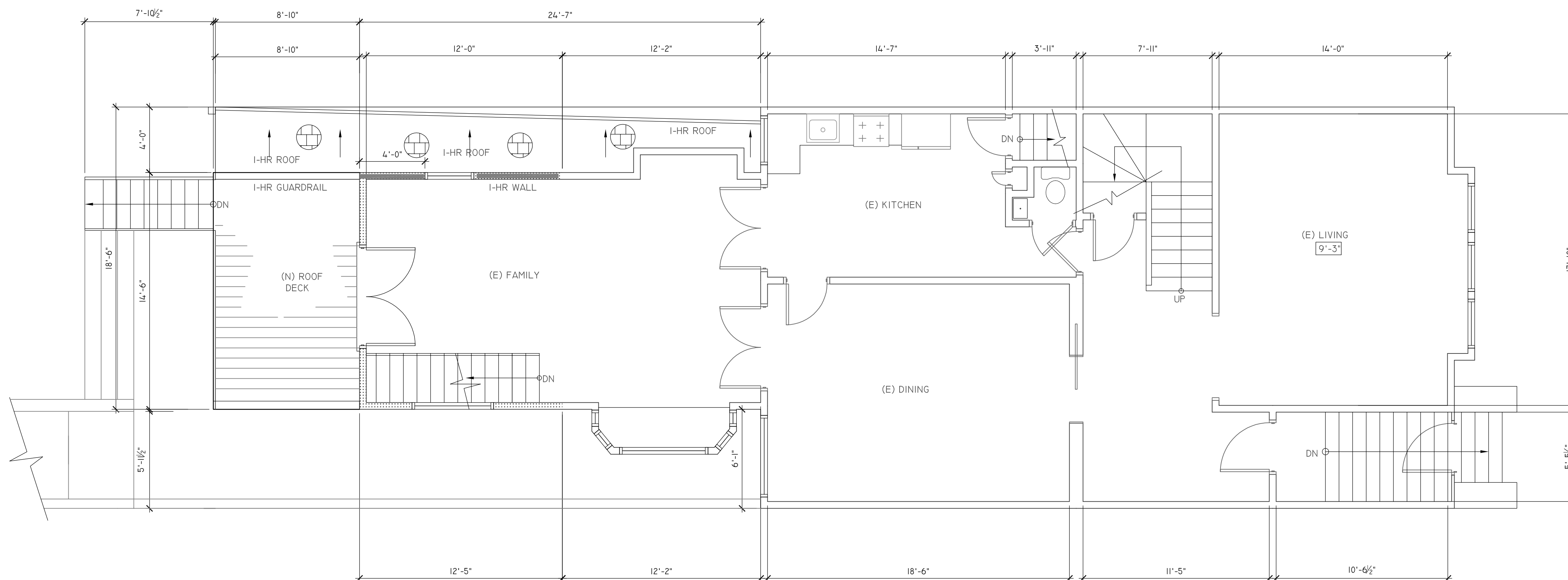
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2-PROPOSED 2ND FLOOR PLAN
SCALE: 1/4"=1'-0"

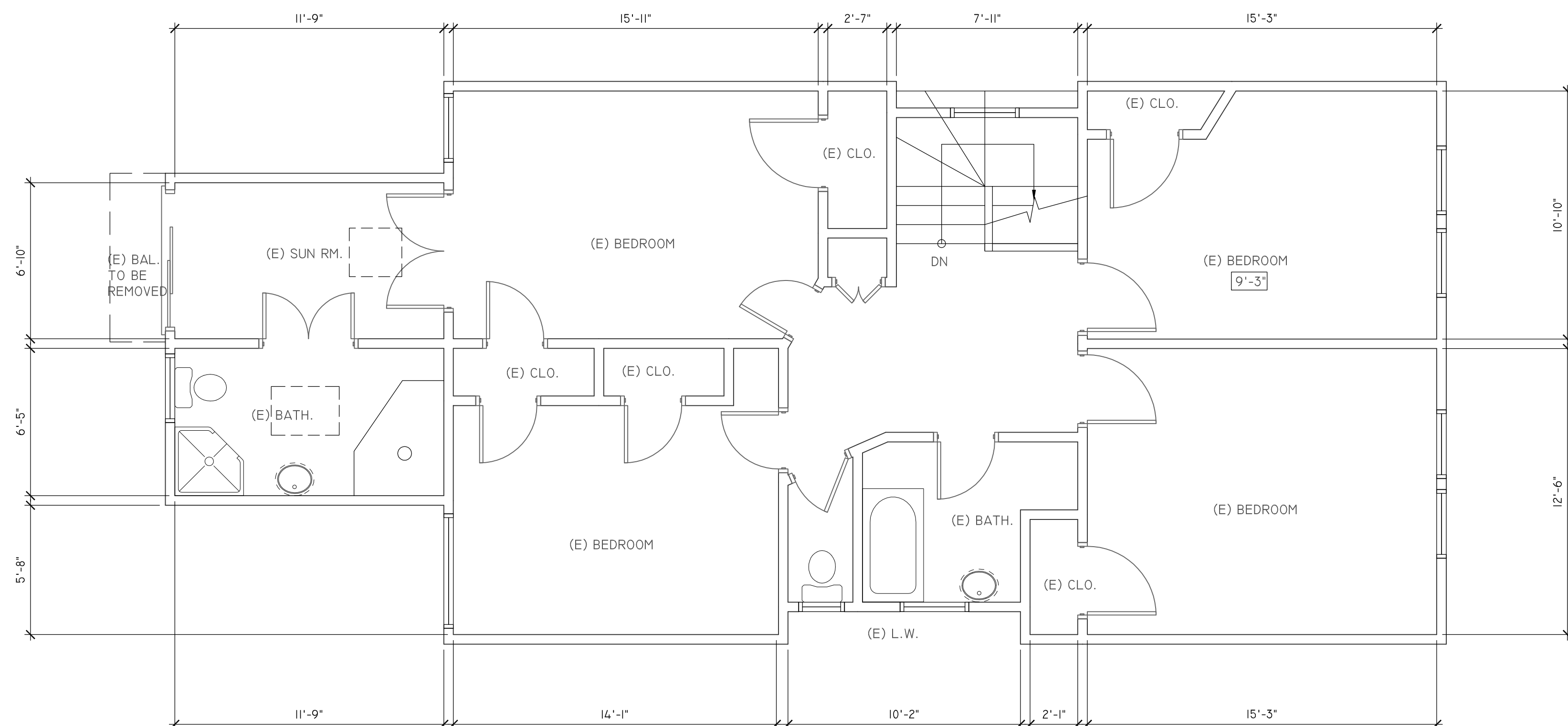
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SHEET TITLE

FLOOR PLANS

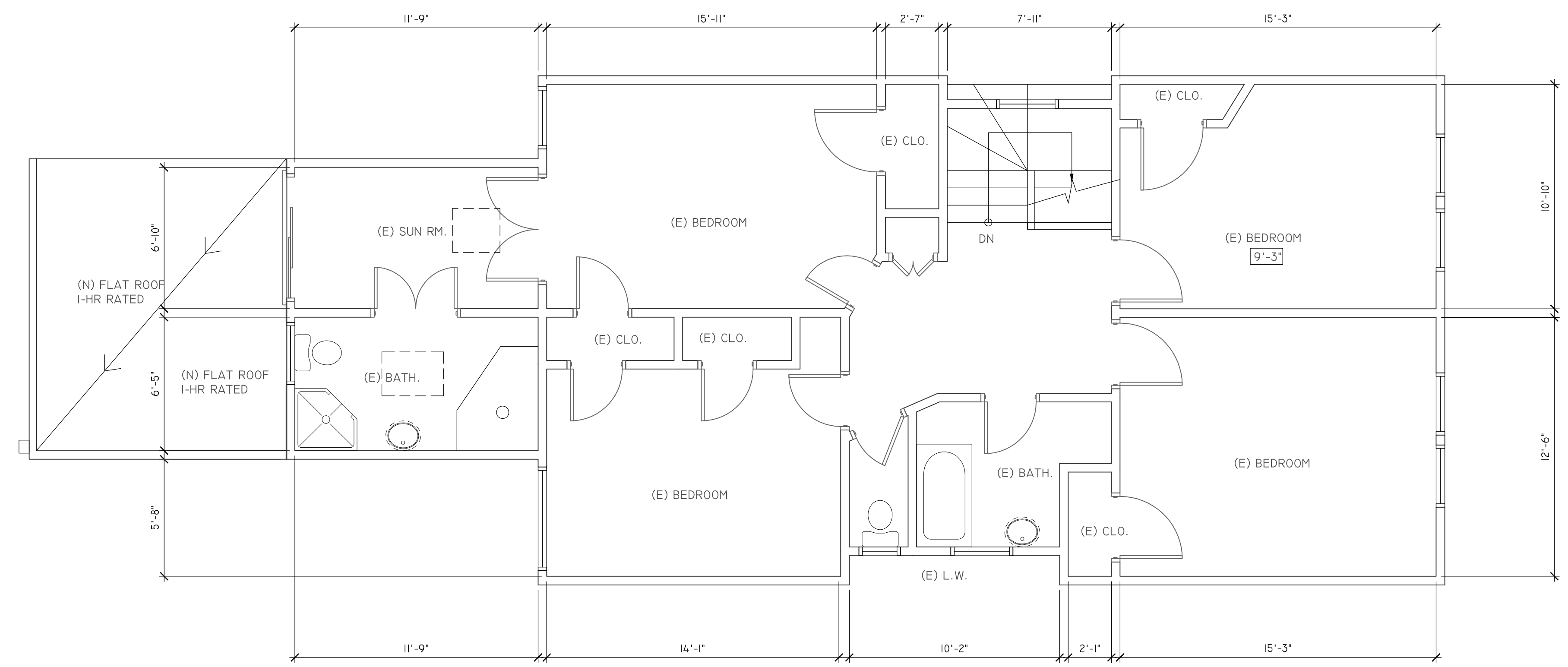
A2.1



LEGEND

- EXISTING WALL TO REMAIN
- (E) WALL TO BE REMOVE
- EXISTING DOOR TO REMAIN
- (E) DOOR TO BE REMOVE
- EXISTING WINDOW TO REMAIN (E)
- EXISTING WINDOW TO BE REMOVED (E)
- NEW EXTERIOR WALL, I-HR RATED
- NEW INTERIOR WALL I-HR RATED
- NEW DOOR
- NEW WINDOW

I-EXISTING 3RD FLOOR PLAN
SCALE: 1/4"=1'-0"



2-PROPOSED 3RD FLOOR PLAN
SCALE: 1/4"=1'-0"

PROJECT:
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& ADDITION**

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SHEET TITLE

FLOOR PLANS

A2.2

**RESIDENTIAL
REMODEL
& ADDITION**

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CALIFORNIA**

PROJECT NO:	
MODEL FILE:	
DRAWN BY: LI HONG	XIE XING GUAN
CHECK BY:	
DATE: 06/15/19	No. C-35963 07/31/2021 RENEWAL DATE

STATE OF CALIFORNIA
LICENSED ARCHITECT

SHEET TITLE

**EXTERIOR
ELEVATIONS**

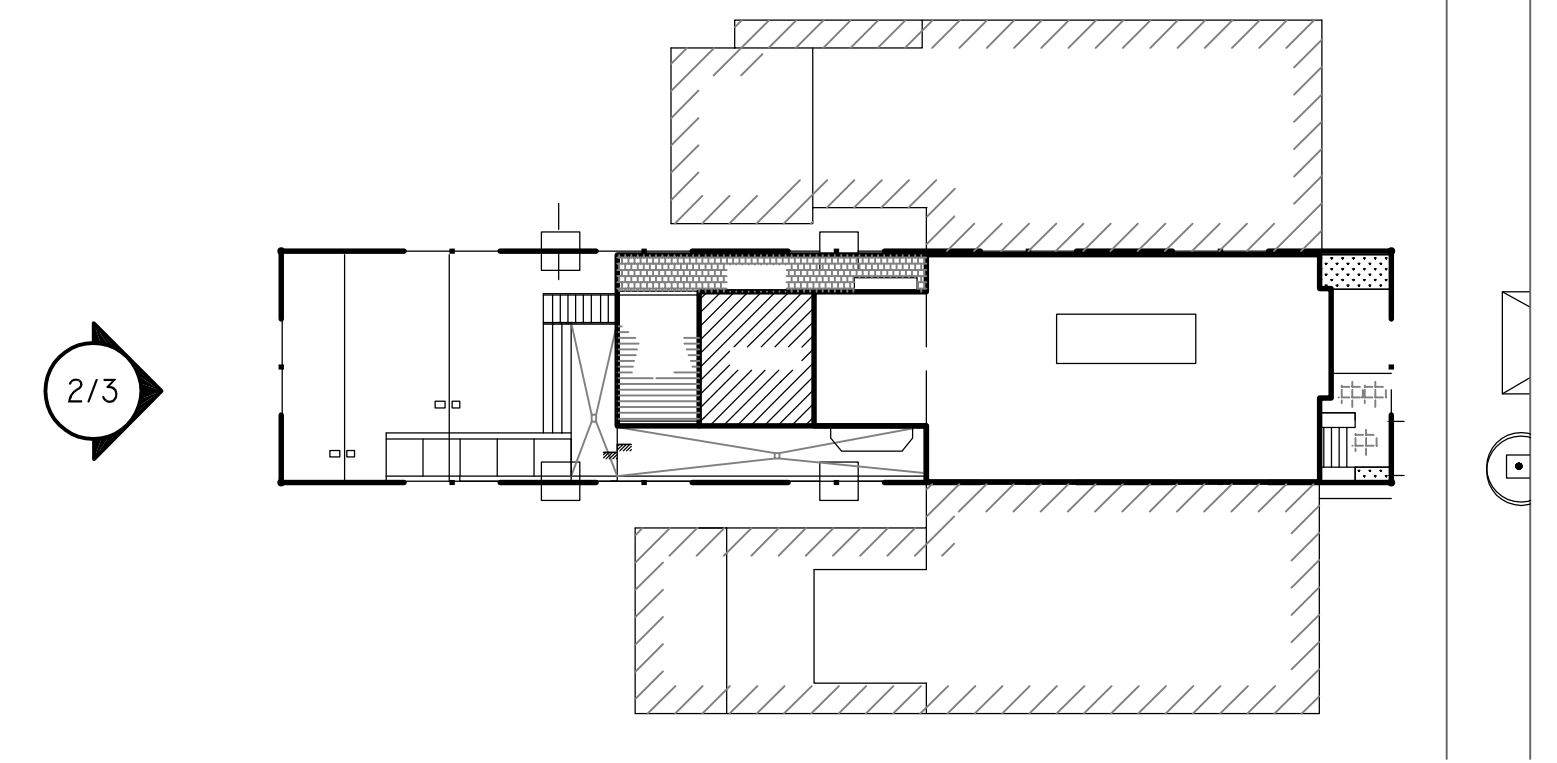
A3.0

GENERAL NOTES

- I. FINISH GRADE SHALL SLOPE AWAY FROM FOUNDATIONS AT A 2% MIN. SLOPE FOR A MIN. OF 5' 0" AT SOIL AND A MIN. OF 3' 0" AT CONCRETE.
- II. TOP OF FIREPLACE CHIMNEYS TO EXTEND 2 FEET MIN. ABOVE ANY ROOFING MATERIAL WITHIN 10 FEET (MEASURED HORIZONTALLY) OF CHIMNEY AND 3 FEET MIN. ABOVE ANY ADJACENT ROOFING MATERIAL.
- V. PROVIDE WEATHER RESISTIVE BARRIERS AND, WHEN APPLIED OVER WOOD BASE SHEATHING, PROVIDE 2 LAYERS OF GRADE 'D' PAPER
- VI. ALL WOOD MATERIAL EXPOSED TO WEATHER SHALL BE PRESSURE TREATED OR RED WOOD
- VII. ALL CONNECTORS USED IN CONJUNCTION WITH PRESSURE TREATED LUMBER MUST BE HOT-DIPPED ZINC GALVANIZED AND A MIN. GALVANIZATION LEVEL OF G185.

WORK NOTES

- 1—REMOVE (E) STAIR AND DECK
- 2—(N) FIBERGLASS CLAD WINDOW/DOOR WITH WOOD TRIM, TYP WINDOW MATERIAL TBD
- 3—(E) RAILING TO BE REMOVED
- 4—(E) SIDING TO BE REMAIN
- 5—(N) CEMENT BOARD SIDING AT NEW ADDITION, TYP.
- 6—(N) 42" HIGH, SOLID WALL GUARDRAIL
- 7—NEW WOOD STAIR WITH TENSION CABLE RAILING
- 8—(E) DECK TO BE REMOVED
- 9—NEW COMPOSITE ROOFING @ 1ST FLOOR ROOF
- 10—ADJ. BLDG BEYOND
- 11—EXISTING WINDOWS AND DOOR TO BE REMOVED
- 12—(N) 42" HIGH, TENSION CABLE GUARDRAIL



3-KEY MAP



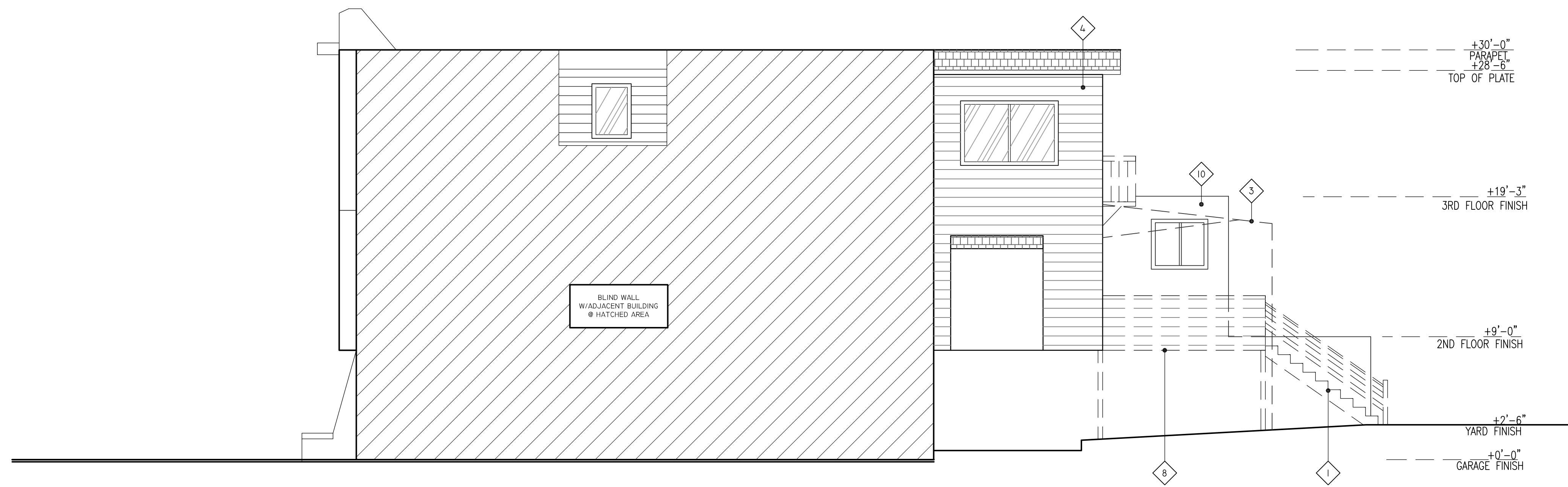
I- EAST(FRONT) ELEVATION: EXISTING
SCALE: 3/16"=1'-0" NO WORK



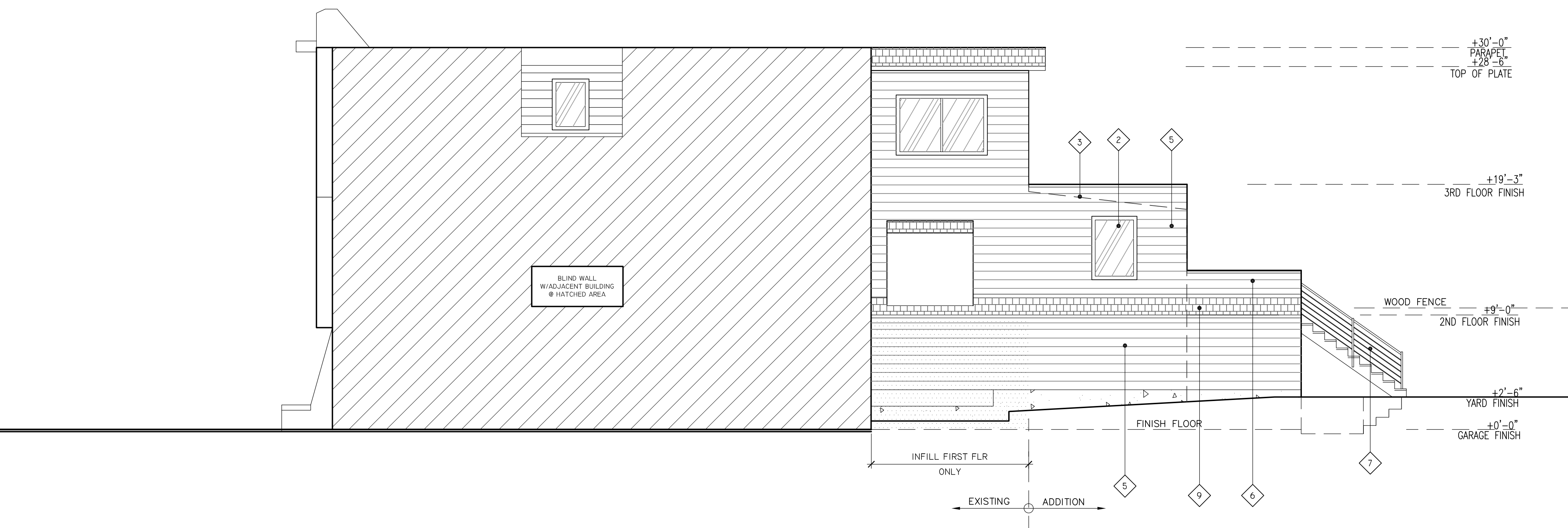
2-WEST(REAR) ELEVATION: EXISTING
SCALE: 1/4"=1'-0"



3-WEST(REAR) ELEVATION: PROPOSED
SCALE: 1/4"=1'-0"



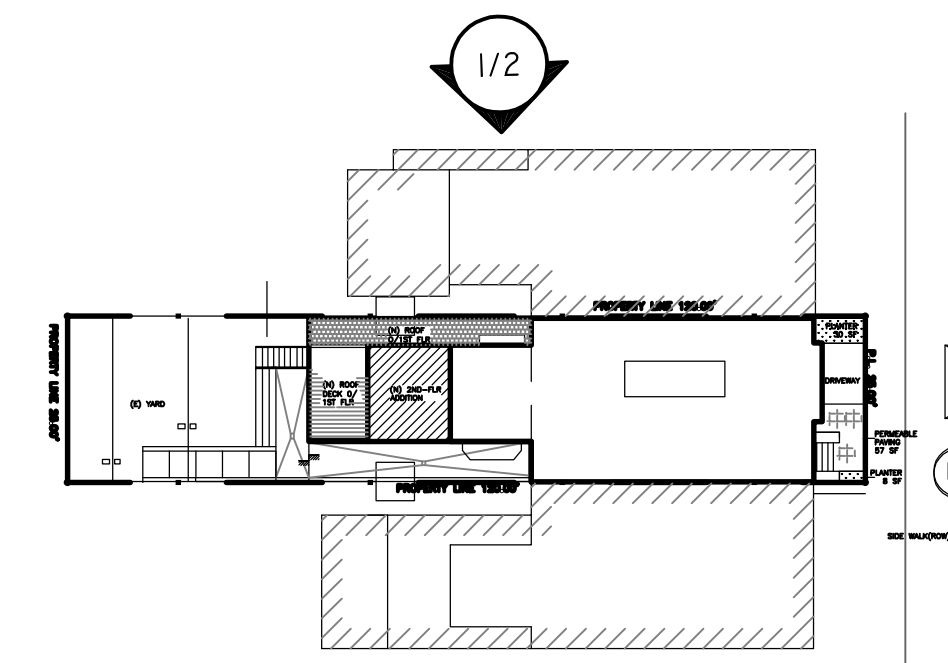
1- NORTH(RIGHT) ELEVATION: EXISTING
SCALE: 3/16"=1'-0"



2- NORTH(RIGHT) ELEVATION: PROPOSED
SCALE: 3/16"=1'-0"

WORK NOTES

- 1—REMOVE (E) STAIR AND DECK
- 2—(N) FIBERGLASS CLAD WINDOW WITH WOOD TRIM, TYP
- 3—(E) ADJ. BLDG PROFILE
- 4—(E) SIDING TO BE REMAIN
- 5—(N) CEMENT BOARD SIDING AT NEW ADDITION, 1-HR RATED, TYP.
- 6—(N) 42" HIGH. SOLID WALL GUARDRAIL, 1-HR RATED
- 7—NEW WOOD STAIR WITH TENSION CABLE RAILING
- 8—(E) DECK TO BE REMOVED
- 9—NEW COMPOSITE ROOFING @ 1ST FLOOR ROOF
- 10—ADJ. BLDG BEYOND



3-KEY MAP

PROJECT:

**RESIDENTIAL
REMODEL
& ADDITION**

FOR

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SHEET TITLE

**EXTERIOR
ELEVATIONS**

A3.1

PROJECT:

**RESIDENTIAL
REMODEL
& ADDITION**

FOR

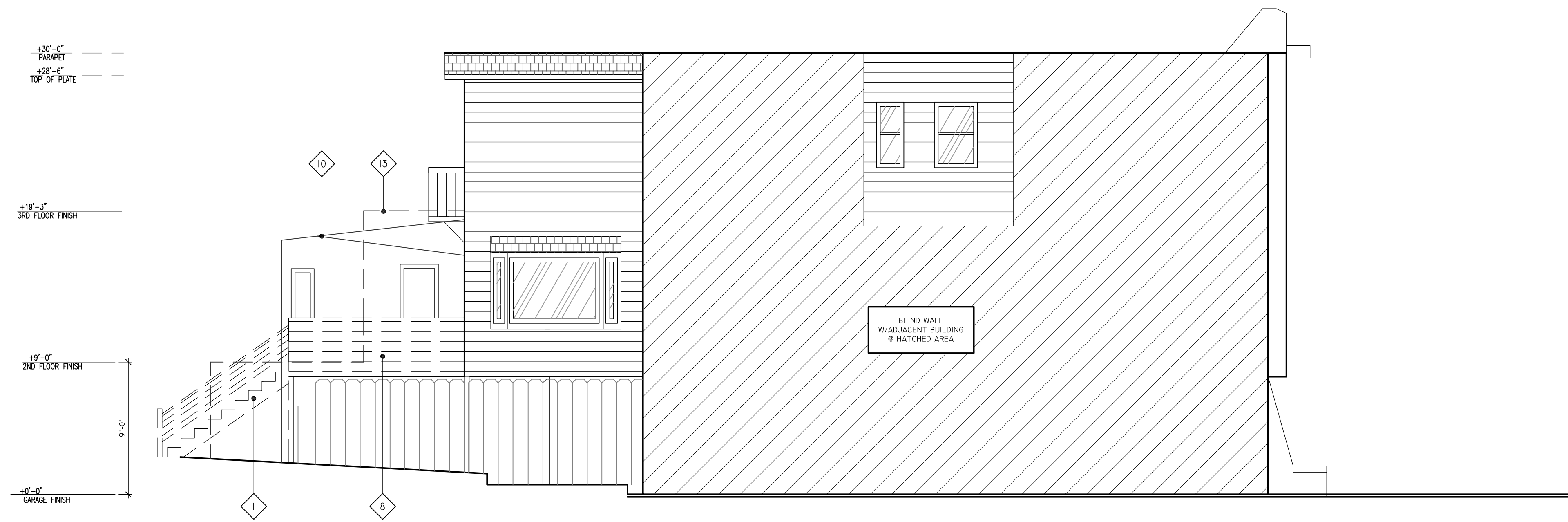
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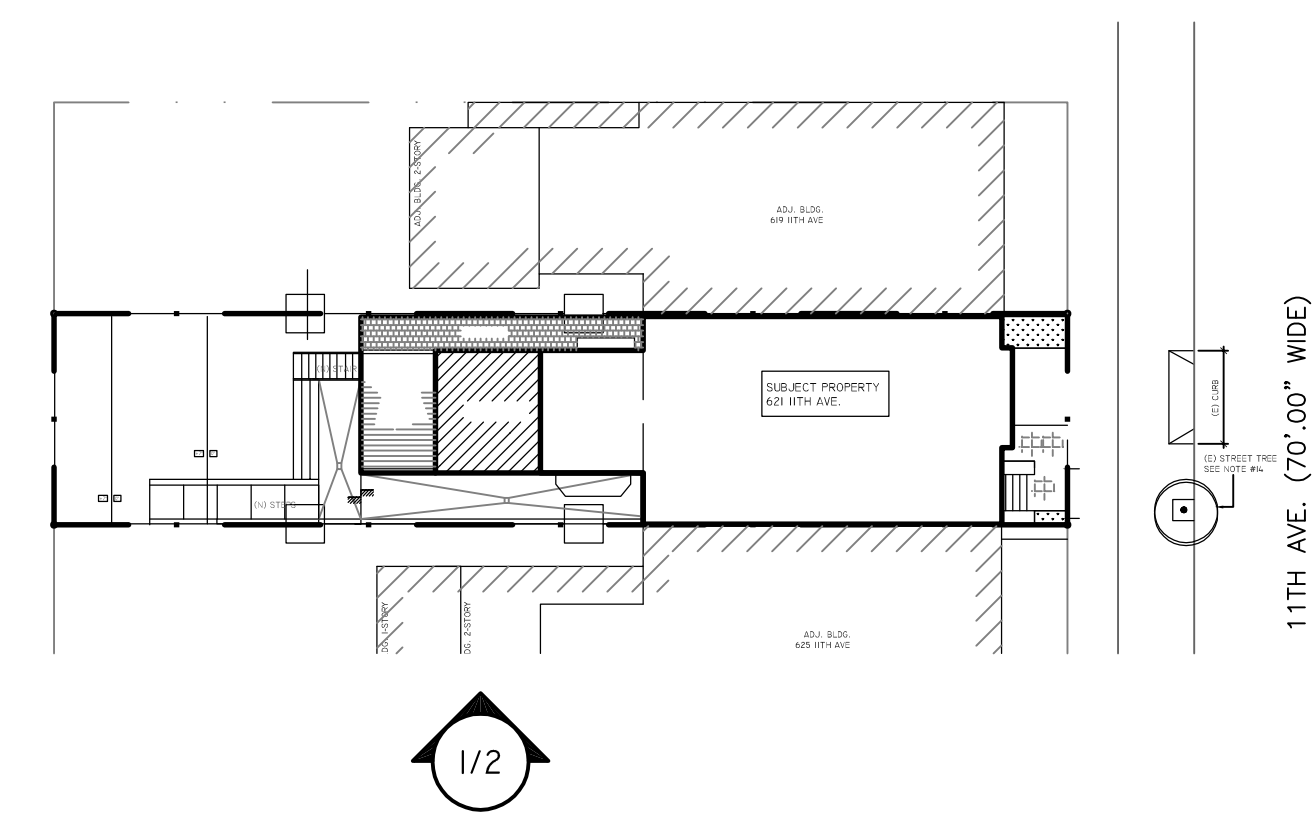
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CALIFORNIA**

WORK NOTES

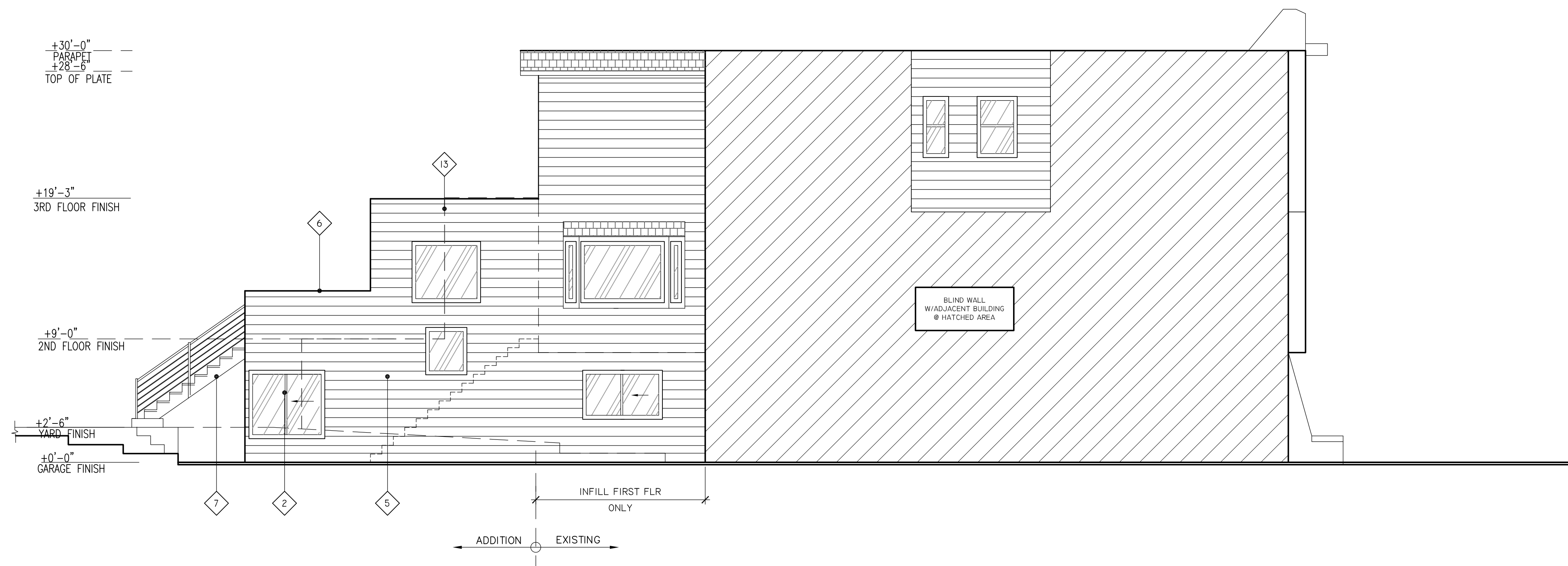
- 1—REMOVE (E) STAIR AND DECK
- 2—(N) FIBERGLASS CLAD WINDOW/DOOR WITH WOOD TRIM, TYP. WINDOW MATERIAL TBD
- 3—(E) RAILING TO BE REMOVED
- 4—(E) SIDING TO BE REMAIN
- 5—(N) CEMENT BOARD SIDING AT NEW ADDITION, TYP.
- 6—(N) 42" HIGH. SOLID WALL GUARDRAIL
- 7—NEW WOOD STAIR WITH TENSION CABLE RAILING
- 8—(E) DECK TO BE REMOVED
- 9—NEW COMPOSITE ROOFING @ 1ST FLOOR ROOF
- 10—ADJ. BLDG BEYOND
- 11—EXISTING WINDOWS AND DOOR TO REMOVED
- 12—(N) 42" HIGH. TENSION CABLE GUARDRAIL
- 13—(E) ADJ. BLDG PROFILE



1- SOUTH(LEFT) ELEVATION: EXISTING
SCALE: 3/16"=1'-0"



KEY MAP



2- SOUTH(LEFT) ELEVATION: PROPOSED
SCALE: 3/16"=1'-0"

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LICENSED ARCHITECT
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No. C-32963
07/31/2021
RENEWAL DATE
STATE OF CALIFORNIA

SHEET TITLE
**EXTERIOR
ELEVATIONS**

A3.2