San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

DISCRETIONARY REVIEW ABBREVIATED ANALYSIS

HEARING DATE: October 1, 2020

Record No.:	**2020-002118DRP**
Project Address:	**1039 Carolina Street**
Permit Applications:	2020.0206.3735
Zoning:	RH-2 [Residential House-Two Family] 40-X Height and Bulk District
Block/Lot:	4161 / 038
Project Sponsor:	Joram Altman, Architect 819 Alvarado Street San Francisco, CA 94114
Staff Contact:	David Winslow – (628) 652-7335 david.winslow@sfgov.org

Recommendation: Do Not Take DR and Approve

Project Description

The project proposes to legalize a second dwelling unit and front, side and rear additions (approximately 1,191 square feet) to a single-family dwelling. It also includes remodeling of the interior and garage, as well as the addition of front and rear roof decks at the third floor.

Site Description and Present Use

The site is approximately 25' wide x 100'-0" deep upsloping interior lot containing an existing 3-story, single family home. The existing building is a Category 'C' - no historic resource built in 1905

Surrounding Properties and Neighborhood

The buildings on this block of Carolina Street are generally 3- to 4- stories with upper floors stepping back from the street. The mid-block open space is defined by a consistent alignment of buildings at the rear with the notable exception of the adjacent DR requestors' buildings. The DR requestors' property has a front building which is shallower with respect to the rear yard and a cottage in the rear of the lot.

Building Permit Notification

Type	Required Period	Notification Dates	DR File Date	DR Hearing Date	Filing to Hearing Date
311 Notice	30 days	June 23, 2020–July 23, 2020	7.23 2020	10.1. 2020	92 days

Hearing Notification

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

Public Comment

	Support	Opposed	No Position
Adjacent neighbor(s)	0	0	1
Other neighbors on the block or directly across the street	3	0	0
Neighborhood groups	0	0	0

Environmental Review

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

DR Requestor

Mary O'Brien and Daniel McCormick owners of 1049 Carolina, the adjacent property to the south of the proposed project.

DR Requestor's Concerns and Proposed Alternatives

Is concerned that the proposed project will impact privacy to the rear cottage from the deck and windows of the proposed study.

Proposed alternatives:

Provide screening and reduce the size and extent of windows.

See attached *Discretionary Review Application,* dated July 23, 2020.

Project Sponsor's Response to DR Application

The proposal has been analyzed and thoughtfully designed to respond to privacy issues in relation to the existing adjacent neighbor and does not rise to the level of exceptional or extraordinary circumstances. The provisions outlined for privacy in the Residential Design Guidelines are intended for situations with much closer proximity. The view angles and distance between the buildings in relation to windows have been considered, designed, and modified to maintain visual privacy.

See attached Response to Discretionary Review, dated August 12, 2020

Department Review

The Planning Department's Residential Design Advisory Team (RDAT) reviewed this proposal and confirmed support for this project as it conforms to the Code and the Residential Design Guidelines related to privacy (RDG pg. 17). Staff deemed that the view angles combined with distance into the DR requestors' cottage kitchen and living area do not present any exceptional or extraordinary circumstances. The proposed building addition is articulated at the rear with a setback to moderate the scale and preserve light, air, and access to mid-block open space to the adjacent DR requestors' property. The proposed deck is modest in size and incorporates 30" high parapet and a planted privacy screen along the common property line.

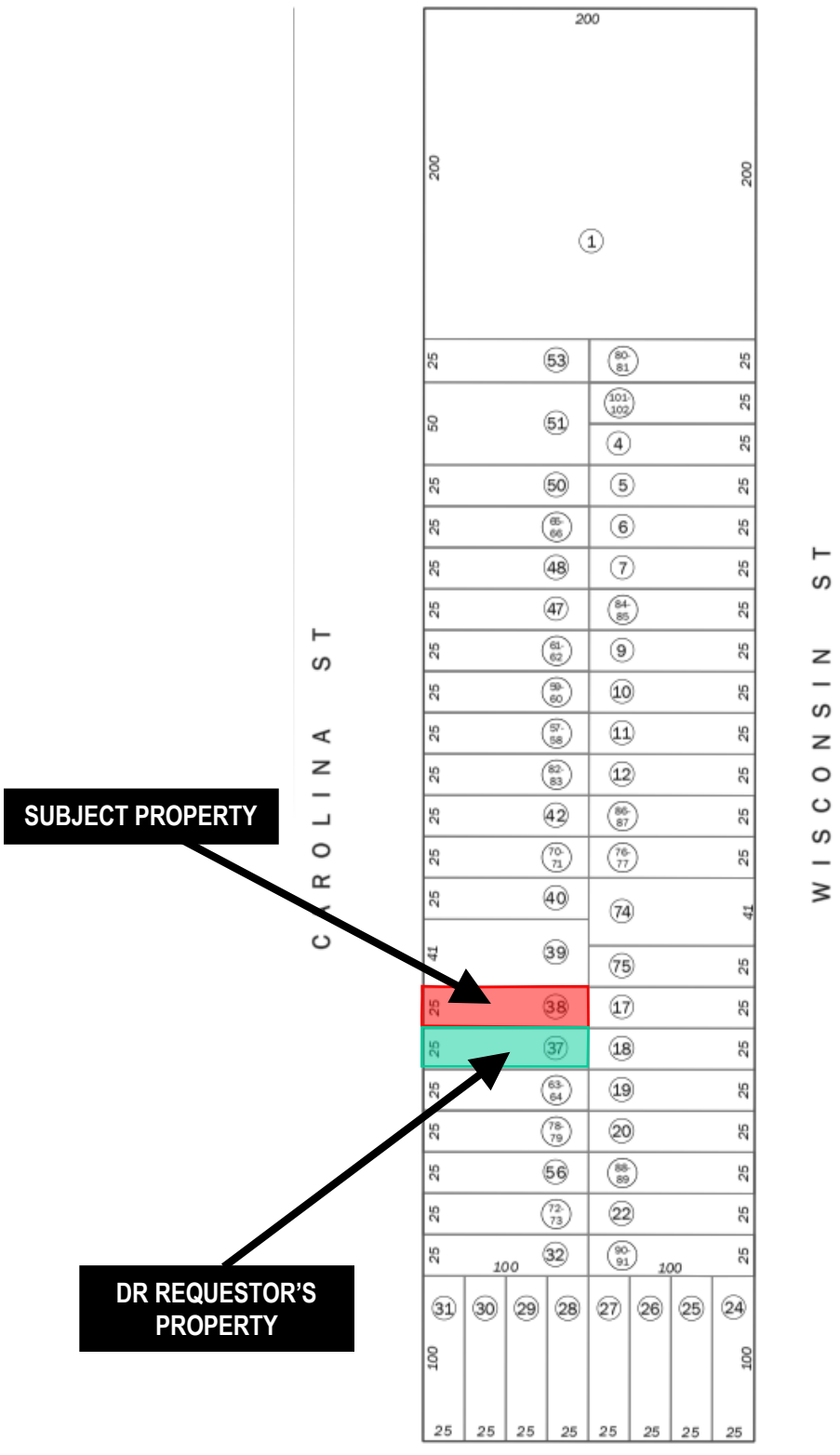
Recommendation: Do Not Take DR and Approve

Attachments:

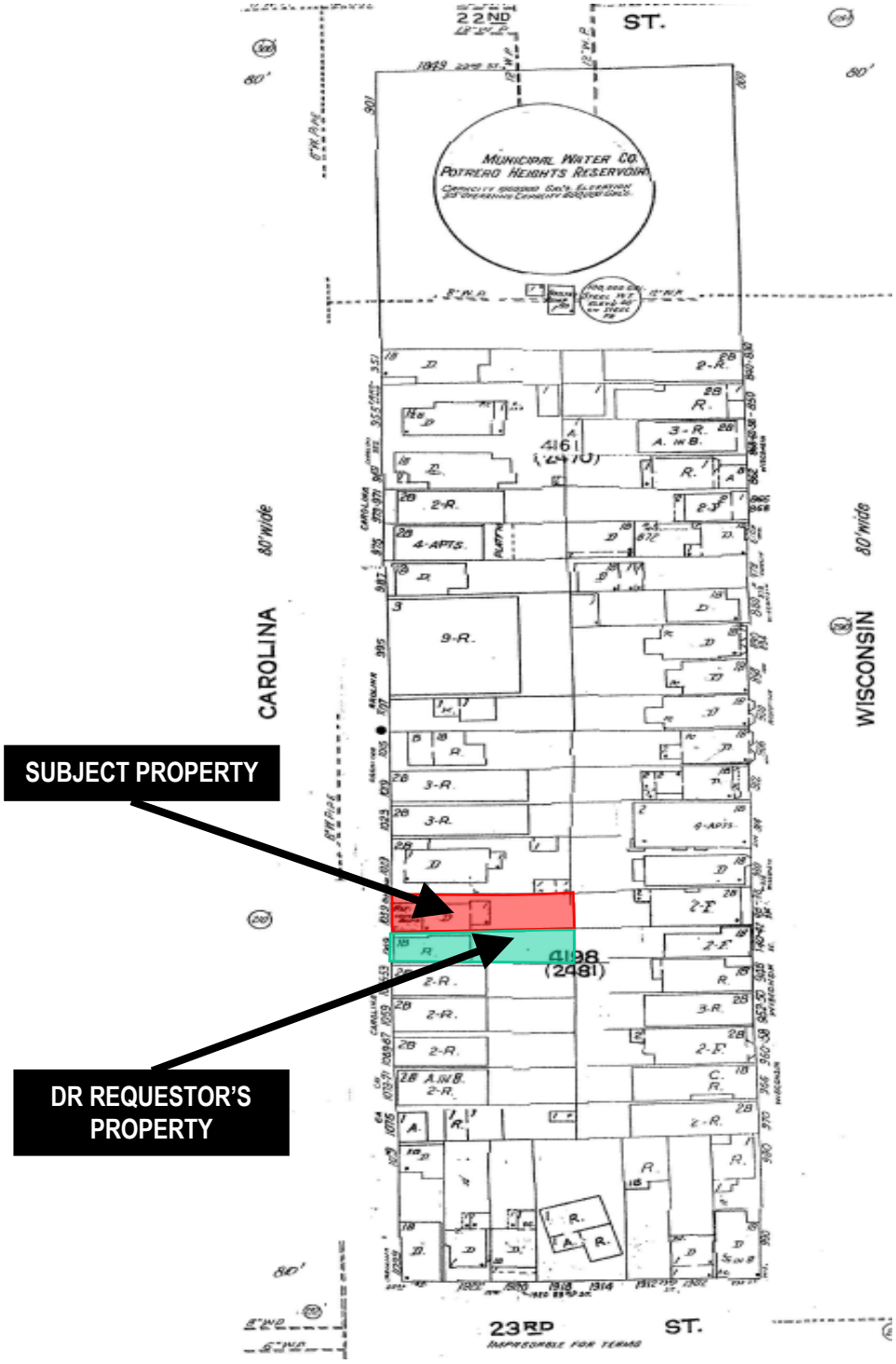
Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
DR Application
Response to DR Application, dated August 12, 2020
311 plans

Exhibits

Parcel Map

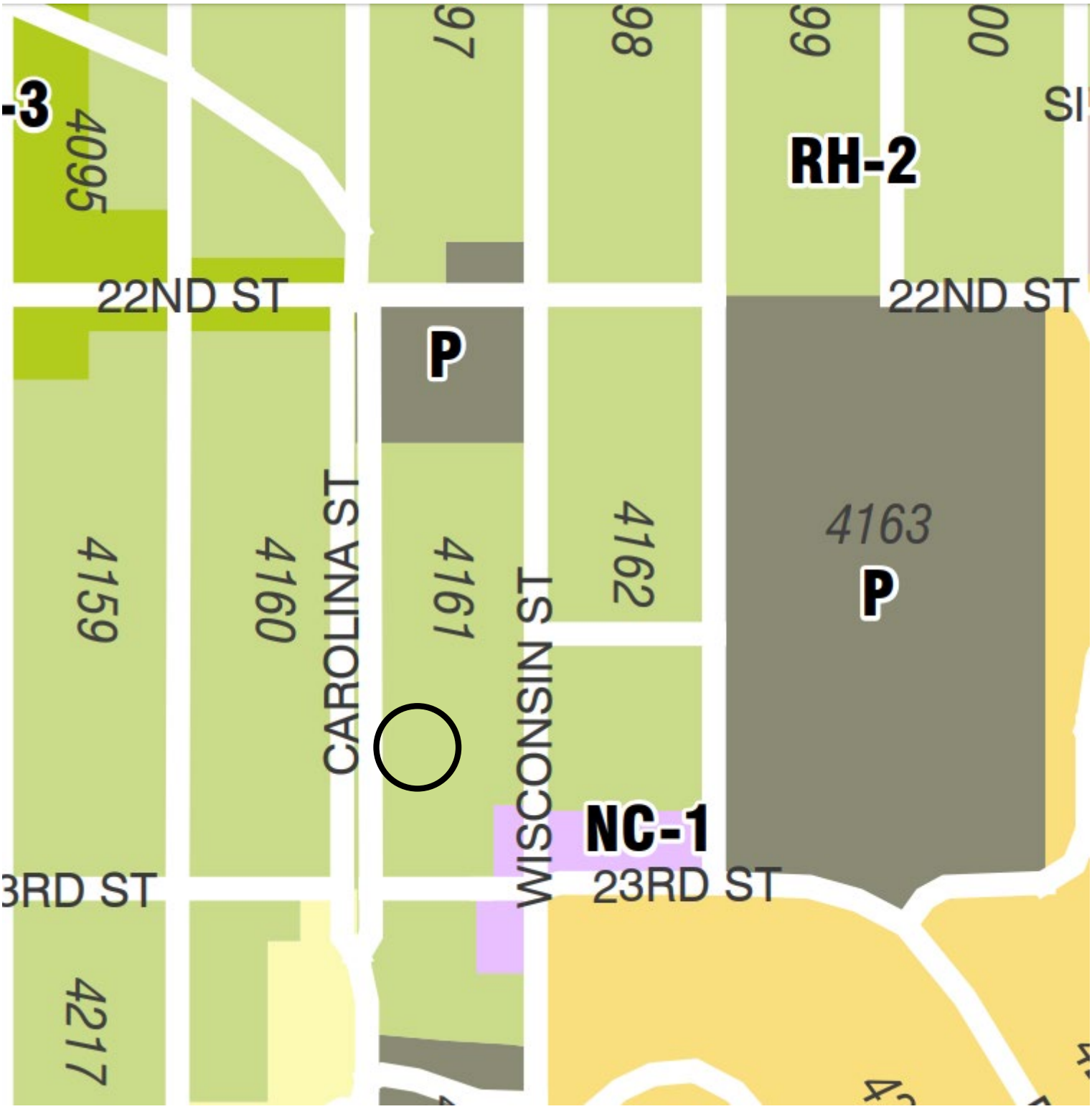

SUBJECT PROPERTY
DR REQUESTOR'S PROPERTY
CAROLINA ST
WISCONSIN ST

Sanborn Map*



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

Zoning Map



Discretionary Review Hearing
Case Number 2020-002118DRP
1039 Carolina Street

SAN FRANCISCO
PLANNING DEPARTMENT

Aerial Photo

Discretionary Review Hearing
Case Number 2020-002118DRP
1039 Carolina Street

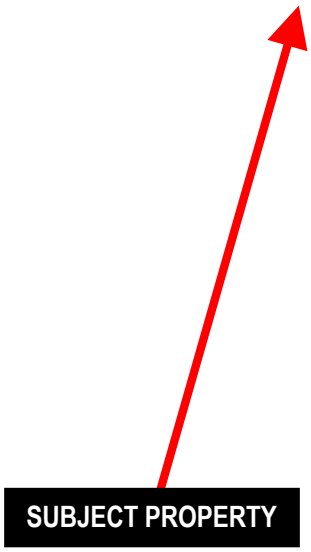
Aerial Photo

Aerial Photo

Discretionary Review Hearing
Case Number 2020-002118DRP
1039 Carolina Street

Aerial Photo

Site Photo



Discretionary Review Hearing
Case Number 2020-002118DRP
1039 Carolina Street

SAN FRANCISCO
PLANNING DEPARTMENT
1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **February 6, 2020**, Building Permit Application No. **202002063735** was filed for work at the Project Address below.

Notice Date: June 23, 2020 **Expiration Date: July 23, 2020**

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	**1039 Carolina Street**	Applicant:	**Joram S Altman Architect**
Cross Street(s):	**22nd and 23rd Streets**	Address:	**819 Alvarado Street**
Block/Lot No.:	**4161 / 038**	City, State:	**San Francisco, CA 94114**
Zoning District(s):	**RH-2 / 40-X**	Telephone:	**415-282-2626**
Record Number:	**2020-002118PRJ**	Email:	**joram@jsaarchitect.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		
☐ Demolition	☐ New Construction	☐ Alteration
☐ Change of Use	☐ Façade Alteration(s)	☑ Front Addition
☑ Rear Addition	☑ Side Addition	☐ Vertical Addition

PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	19 feet	0 feet
Side Setbacks	5 feet (north side), 0 feet (south side)	0 feet
Building Depth	40 feet	59 feet
Rear Yard	41 feet	No Change
Building Height	28 feet	33 feet
Number of Stories	3	No Change
Number of Dwelling Units	1	2
Number of Parking Spaces	2	No Change

PROJECT DESCRIPTION

The project includes legalization of a second dwelling unit and front, side and rear additions (approximately 1,191 square feet) to a single family dwelling. It also includes remodeling of the interior and and garage, as well as the addition of front and rear roof decks at the third floor.

The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

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

For more information, please contact Planning Department staff:
Ella Samonsky, 415-575-9112, ella.samonsky@sfgov.org

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

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

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/drp-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 Applciation 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 (415) 575-6880.

ENVIRONMENTAL REVIEW

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

SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		**Block/Lot(s)**
1039 CAROLINA ST		4161038
Case No.		**Permit No.**
2020-002118ENV		202002063735
■ **Addition/ Alteration**	☐ **Demolition (requires HRE for Category B Building)**	☐ **New Construction**

Project description for Planning Department approval.

The project involves the following: basement addition at rear of the existing garage level; ground-floor remodel with horizontal front addition; second floor horizontal addition at front, side, and rear; and third floor renovation.

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).

■	**Class 1 - Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**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.
☐	**Class 32 - In-Fill Development.** New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. **FOR ENVIRONMENTAL PLANNING USE ONLY**
☐	**Class ____**

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

☐	**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)*
☐	**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? **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).*
☐	**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?
■	**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 requried (*refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**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.
■	**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.**
☐	**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.**
☐	**Seismic: Liquefaction Zone:** Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.**

Comments and Planner Signature (*optional*): Don Lewis

PLEASE SEE ATTACHED

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE

TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Property Information Map)*	
☐	**Category A:** Known Historical Resource. **GO TO STEP 5.**
☐	**Category B:** Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
■	**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.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	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.	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5**.
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	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.	
☐	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.
☐	2. **Interior alterations to publicly accessible spaces**.
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.
☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. **Other work** that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)*
☐	10. **Reclassification of property status**. *(Requires approval by Senior Preservation Planner/Preservation* ☐ Reclassify to Category A — ☐ Reclassify to Category C a. Per HRER or PTR dated *(attach HRER or PTR)* b. Other *(specify)*:
	Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.
☐	**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

■	**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:** Don Lewis
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	03/26/2020
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31of 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.	

CEQA Impacts

Planning department staff archaeologist cleared the project with no effects on 3/24/2020.

A preliminary geotechnical report was prepared by H. Allen Gruen (dated 1/6/2020), confirming that the project site is on a site with an average slope of at least 25 percent slope. The project's structural drawings would be reviewed by the building department, where it would be determined if further geotechnical review and technical reports are required.

The project site is underlain by serpentine bedrock. The measures required in compliance with the Construction Dust Control Ordinance would protect the workers and public from fugitive dust that may also contain asbestos.The project sponsor would be required to comply with the Construction Dust Control Ordinance, which would ensure that significant exposure to naturally occurring chrysotile asbestos (NOA) would not occur.

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:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	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

☐	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:**

PROJECT APPLICATION RECORD NUMBER (PRJ)

2020-002118PRJ

San Francisco Planning

DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION

Discretionary Review Requestor's Information

Name: Mary O'Brien & Daniel McCormick

Address: 219 Scenic Road
Fairfax, CA 94930

Email Address: mail@maryobrien.com

Telephone: (415) 459-4395

Information on the Owner of the Property Being Developed

Name: Gabriel Adauto & Rosa Vallegas

Company/Organization: Joram S. Altman Architect

Address: 819 Alvarado Street
San Francisco, CA 94114

Email Address: joram@jsaarchitect.com

Telephone: (415) 282-2626

Property Information and Related Applications

Project Address: 1039 Carolina Street

Block/Lot(s): 4161/038

Building Permit Application No(s): 202002063735

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.

Architect has raised the height of two south-facing windows, that look into the bedroom of our house but but enlarged them horizontally. Architect has also added a front deck overlooking our entrance and front door.

DISCRETIONARY REVIEW REQUEST

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

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

Please see attached PDF under the title: "1. REASONS"

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be unreasonably affected, please state who would be affected, and how.

Please see attached PDF under the title: "2. IMPACTS"

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

Please see attached PDF under the title: "3. ALTERNATIVES"

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)
Mary A. O'Brien H. Daniel McCormick	Mary A O'Brien H. Daniel McCormick

Relationship to Requestor (i.e. Attorney, Architect, etc.)	Phone	Email
owners of 1049 Carolina	(415) 459-4395	mail@maryobrien.com

For Department Use Only

Application received by Planning Department:

By: _____ Date: _____

Discretionary Review Public (DRP)
Building Permit Application No: 202002063735
Project Application Record Number: 2020-002118PRJ
Requestor: Mary O'Brien & Daniel McCormick
mail@maryobrien.com (415) 459-4395

Answers to Discretionary Review Questions (page 2 of 2)

1. REASONS
Our primary concern is the privacy intrusion caused by the proposed 3rd floor rear deck and adjacent rear-facing picture window. These features have lines-of-sight into the single bedrooms of our small houses. We believe these will,*"have an unusual impact on privacy to neighboring interior living spaces"* (*Residential Design Guidelines*: p17).

- When a realistic cone of vision is shown, (with a model with erect posture, not leaning back and looking upwards as is currently shown in the approved plans) the rear deck looks into the single bedroom of our small house and into the single bedroom of our rear ADU cottage. (IMAGES 1,2, 3 & 4)
- In addition, the large rear-facing 6-light window adjacent to the deck is not obscured by the property line fence and thus also looks directly into the bedroom of our rear cottage (IMAGES 1 & 4)

Our suggestions are:

- The proposed privacy measures for the deck are not permanent mitigation. Make the privacy measures permanent with a 48" solid parapet wall around the entire perimeter of the deck with a permanent built-in planter to keep people away from the deck's edge
- Raise the height of the rear-facing window or use obscure glass.

The project sponsor states that the intended purpose of the deck is to provide the owner "safe access to the roof to clean and service the planned solar panels" (11/26/20 email). We would like them to minimize the privacy issue it causes.

They propose to use "screening plants"to fill in the height gap from 42" to 48". Even under the best of circumstances plants in a container will not thrive in 6" of soil, especially those receiving direct southern exposure and prevailing westerly winds. We have gardened the adjacent lot for over 30 years. Small containerized plants do not last. What would stop residents of 1039 Carolina from removing the planter to enlarge the internal footprint of the deck. To make the privacy mitigation permanent, we request a higher solid wall parapet of 48" for the entire perimeter of deck, with a built-in planter

box with irrigation. Without that, it could become a Juliet balcony overlooking our small patio. Deck railings are a popular place to congregate.

The project sponsor states (2/6/20 email) that the privacy encroachment into our cottage already exists from their "illegal attic space addition". This is not justification of a privacy encroachment. The newly proposed window is at least 12' closer to our cottage than those of their current "illegal attic space addition".

Our cottage and small house provide affordable rental housing in a neighborhood where it is lacking. We request that they raise the height of the large rear-facing window or use other privacy measures to obscure it. (IMAGE 1)

According to the *Residential Design Guidelines* on *Privacy, (*page 17*)* none of these guidelines has been fully incorporated into the plans for 1039 Carolina to provide privacy:

- *"Incorporate landscaping and privacy screens into the proposal.*
- *Use solid railings on decks.*
- *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."*

We have been working with the project sponsor for 9 months, but communication ended when we pushed for permanent privacy mitigation solutions. We have sent our concerns to the three different planners assigned to this project. The current planner is now on leave until 1/2021. These are the reasons is why we are filing this Discretionary Review application.

2. IMPACTS

We feel it is important that neighboring properties are able to preserve the value of their rear-yard privacy. We have expressed this to the project sponsor several times. On this block of Carolina Street houses border the sidewalks.It is a steep One Way Street and busy—being one of the few throughways into Potrero Hill. As a result, it is only the privacy of our backyards that makes this block the quiet neighborhood residents enjoy. Letters submitted to SF Planning from three of our neighbors show we are not alone in this desire for rear-yard privacy.

3. ALTERNATIVES

We have requested that the deck's solid wall parapet be raised to a 48" height with a deep irrigated planter box the full 48" height height of the wall. This will make the privacy measures permanent and built-in.

We suggest that the large adjacent rear-facing window could be altered to provide more privacy by obscuring the glass and raising it to minimize the expansive view into our cottage. We believe the project sponsor can propose an equitable solution to this privacy concern for our cottage. The project sponsor has already raised the height of 2 other windows that look directly into our house.

For our part, we cannot plant trees to mitigate line-of-site into these bedrooms because of the serpentine escarpment on the northern and adjacent side of our property (IMAGES 5 & 6)

IMAGES

IMAGE 1.Line-of-sight from rear cottage at 1049 Carolina, looking NW toward 1039 Carolina rear yard

IMAGE 2. View of 1049 house's bedroom window off of small patio. Looking SW from 1039 Carolina below proposed deck.

IMAGE 3. Taken from proposed plans for 1039 Carolina—East Elevation. Annotations in red show rear deck line-of-sight into 1049 house and cottage.

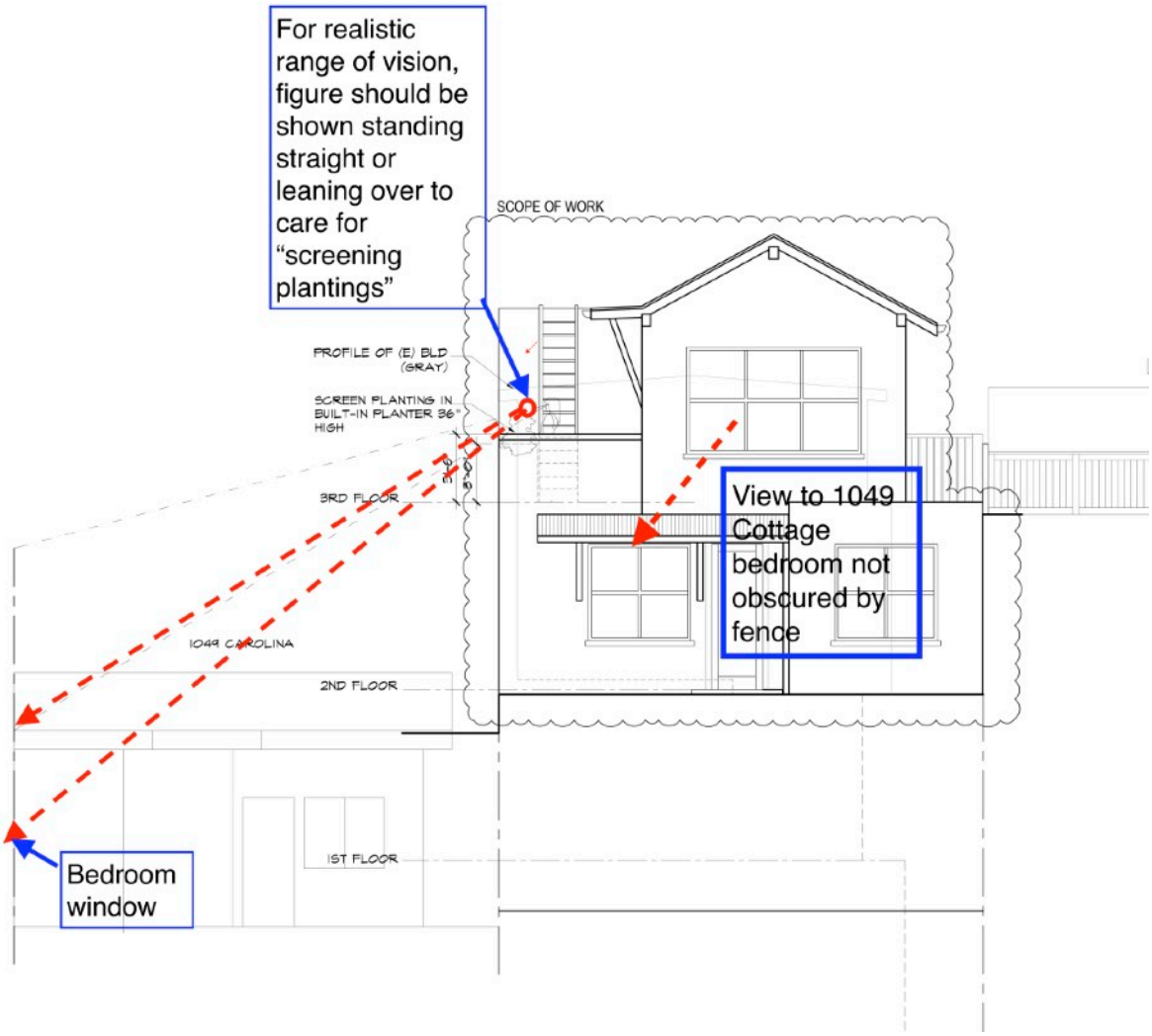


IMAGE 4.Taken from proposed plans for 1039 Carolina—South Elevation. Annotations in red show rear deck line-of-sight into 1049 house and cottage. Deck and rear window line-of-sight into Cottage bedroom
and: Deck line-of-sight into House bedroom

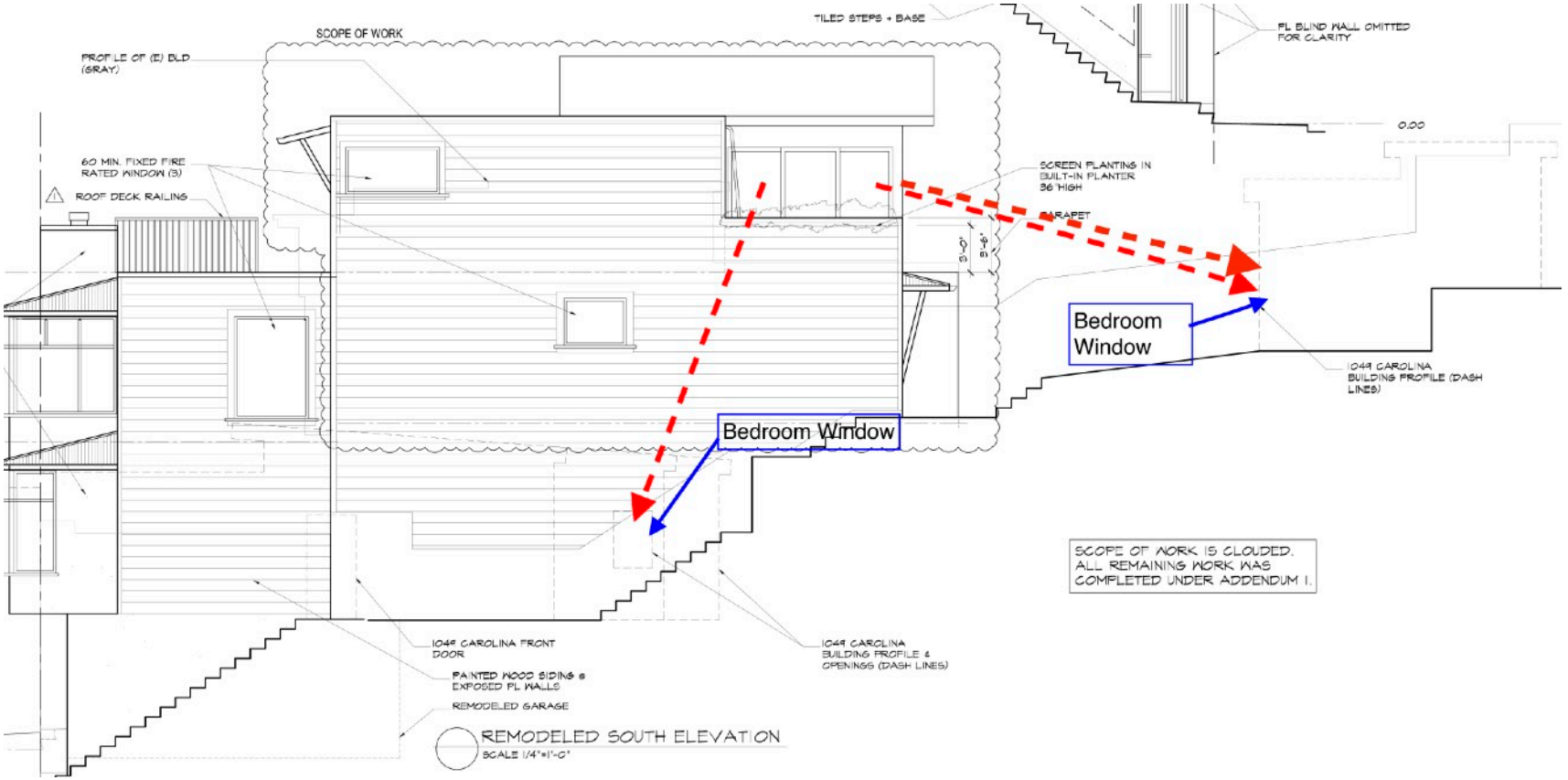
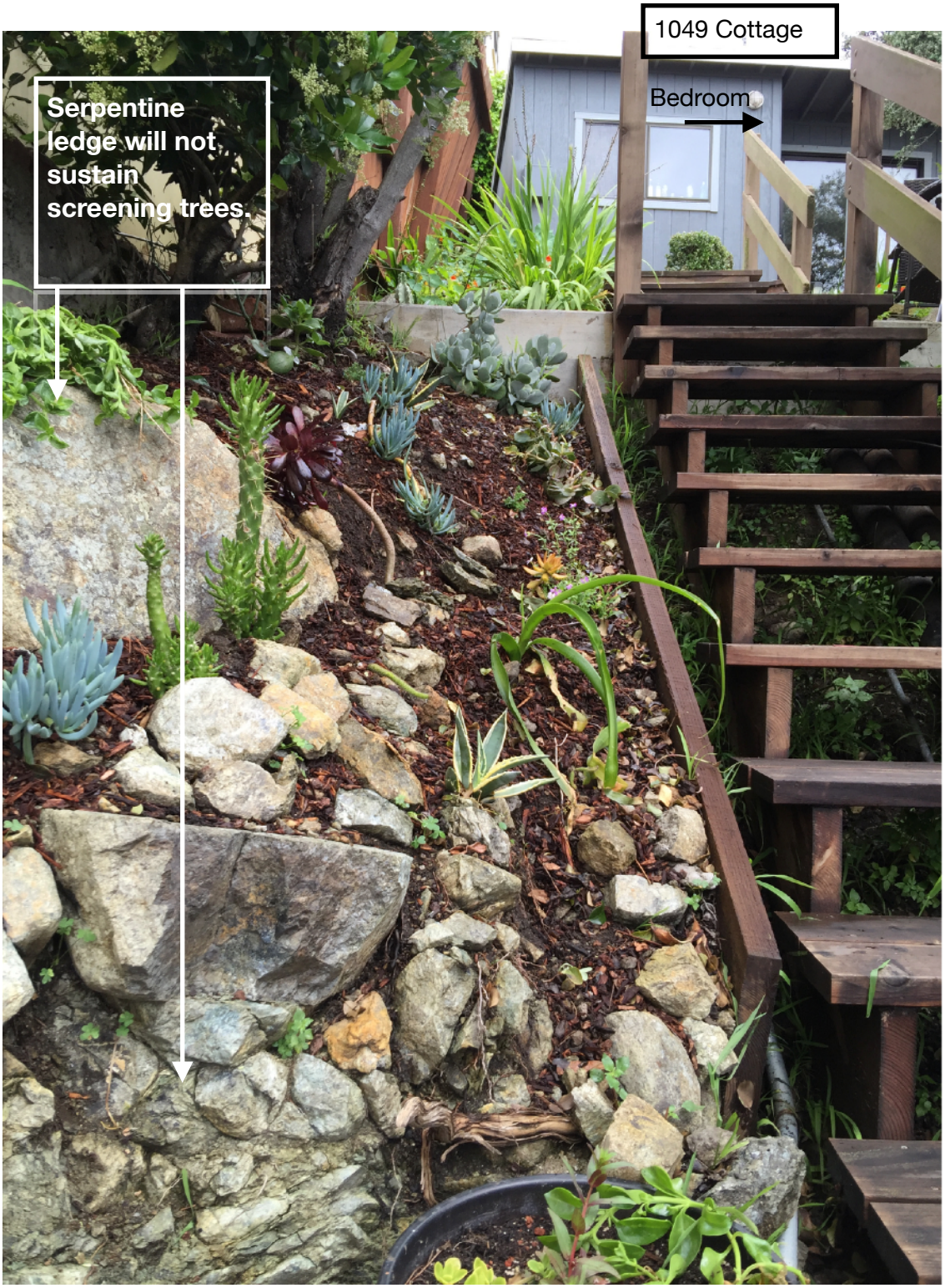


IMAGE 5. Looking West. Steep serpentine outcropping does not allow for plantings of screening trees

IMAGE 6: Looking East. Reverse view of IMAGE 5 looking towards 1049 ADU cotta



To the Planning Commission

RE: Project Application Record Number 2020-002118PRJ
September 17, 2020

Summary to the Planning Commission for the Discretionary Review 10/1/20

We have been actively working with the project sponsor for 1039 Carolina Street to find agreeable privacy measures that address the issues their property line deck and the east-facing 3rd floor windows would pose to our rear-yard cottage and front house.We believe our suggested solutions are reasonable and effective privacy mitigation measures.

Exceptional and Extraordinary Circumstances:

- Our rear-yard cottage is located on a hill 30' above street grade.
- Their proposed 3rd floor addition matches that elevation
- The Residential Design Guidelines for adjacent properties depict a Plan View of a level-yard to illustrate the separation from a rear-yard cottage.
- The shared 30' elevation and close proximity of our houses creates an eye-level line-of-sight from their deck and 3rd floor bedroom into our cottage bedroom
- The property line positioning of their 3rd floor deck makes line-of-sight possible into our front house bedroom and sole private outdoor space.
- We believe these issues exacerbated by the topography of the our lot present an exceptional and extraordinary circumstance

Privacy Issues

- The east-facing 3rd floor windows create an eye-level line-of-sight between ~~the~~ our rear cottage bedroom
- The property line deck creates a line-of-sight into our front building bedroom.
- Our suggestions are effective and easily managed privacy measures
  - Make the privacy screening for the deck—a planter box and built-in screening—permanent by installing copper-pipe plumbing for irrigation
  - Incorporate one or more suggested privacy measures for the east-facing windows: raise or eliminate the bottom row of windows; obscure the glass; install architectural "fins" to direct the view
- We are committed to upholding the value of our homes as ~~permanent~~ naturally affordable housing in an area where those options are rapidly diminishing.
- We believe they should be granted the privacy that other larger and taller buildings in the neighborhood enjoy.

Thank you,
Daniel McCormick and Mary O'Brien
owners of 1049 Carolina Street

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: **1039 Carolina** Zip Code: **94107**

Building Permit Application(s): **202002063735**

Record Number: **2020-002118PRJ** Assigned Planner: **Ella Samonsky and Richard Sucre**

Project Sponsor

Name: **Joram Altman** Phone: **415-282-2626**

Email: **joram@jsaarchitect.com**

Required Questions

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

See Attached

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

See Attached

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 explaination of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

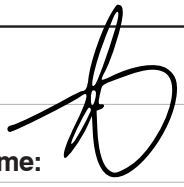
See Attached

Project Features

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

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	1	2
Occupied Stories (all levels with habitable rooms)	3	3
Basement Levels (may include garage or windowless storage rooms)	1	1
Parking Spaces (Off-Street)	2	2
Bedrooms	2	5
Height	28 Feet	33 Feet
Building Depth	59 Feet	59 Feet
Rental Value (monthly)	$0	$2800
Property Value	$1,600,000	$2,800,000

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

Signature: 

Date: August 12, 2020

Printed Name: Joram Altman, Architect

☐ Property Owner
☑ Authorized Agent

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

ATTACHMENT TO RESPONSE TO

DISCRETIONARY REVIEW (drp)

Project Application Record Number: 2020-002118PRJ
1039 Carolina, Building Permit Application No: 202002063735
Project Sponsor: Joram Altman

1. *Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved?*

The DR requestor's concerns for privacy intrusion by the proposed 3rd floor south facing deck and rear facing window do not rise to the level of exceptional and extraordinary, based on the site configuration of the adjacent properties and proximity to the adjoining structures. And the provisions of the Residential Design Guidelines relative to privacy (page 17) as referenced by the DR requestor are not applicable to this situation where the distances between the areas and windows needing privacy are far from the proposed project, given the typical narrow and small lots in this district and San Francisco in general.

The terrain on this Carolina Street block is steep, both latterly and from front to rear. 1049 front-set residence is 22 feet lower in grade than the proposed new deck. The bedroom window of concern is a side-facing window at approximately mid point of their lot. Because of the steep topography, the line of site from the proposed edge of the new deck to this window is about 26 feet. (See attached east elevation that shows this relationship)

1049 rear-set structure is at the very rear of the property and was legalized (and remodeled) as a residence with variance in 2002 by the DR requestors (2002.1047V). The proposed 3rd floor rear-facing window has a view of this rear structure, due to the steep upslope of the sites. But the line of site from the proposed window to the 1049 "bedroom window" of concern is 40 feet away. (The photos we took of this window shows a chair in what appears to be a dining room space, so it's not clear that this space is used as a bedroom.)

In addition, the "bedroom" window is set back from the front face of the structure, and given the relationship between the structures on the lots, the view of this window is mostly obscured from the proposed 3rd floor window. (Refer to the attached site plan with site lines indicated.)

The proposed 3rd floor window provides light and air and faces subject property's rear yard. It's unreasonable to expect that a neighbor, with a none-conforming structure located in the mid block open space, would deny the adjacent property the right to have a window with clear glass facing their own rear open space.

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.*

The DR requestor (McCormick) contacted me after they received the Pre-Application meeting notice (that they couldn't attend) requesting drawings, which I provided, along with a detailed explanation of the project. They responded with a litany of complaints about the illegal elements of current structure, their disdain for my clients, and a list of perceived grievances, mostly unrelated to the project design. They did, however mention that privacy was their main concern. Following this initial email the McCormick's started corresponding with the Department rather than with me, beginning

with an email to Monica Giacomucci, who did the PRV review prior to our filing the building permit. They outlined their privacy concerns and requested we do "privacy view studies". We prepared the "privacy views study photos" (See attached) and as a result adjusted the following elements of the project:

A. We added a 30" high and 20" deep fixed planter along the south side of the 3rd floor deck to keep occupants of the deck from getting up the edge of the deck, thereby obscuring a direct view of 1049 front structure bedroom window of concern. (Refer to "Panoramic View Proposed 3rd Floor Deck"'
B. We raised the sill height of the proposed 2nd floor property line window to 5' to avoid line of site views into 1049 patio and bedroom window.
C. After further discussions between current planner Ella Samonsky and the McCormick's, we learned that they wanted us to raise the guard railing and planter at the 3rd floor deck from 30" to 48". We agreed to raise the guard railing to 42" on both south and east sides of the deck and raise the planter along the south side to 36". We believe 48" is too high and oppressive for the users of the deck. Also, based on site lines, even 30" high solid railing cuts out the view lines, but agreed to offer the additional 6" height in a gesture to compromise. (Note that contrary to the DR requestor's statement in the DR application about this planter, it is not 6" high (it's 36" high) and is a fixed element with irrigation.)
D. In response to the Plan Check Letter (4/21/20) on required open space, we added a roof deck over the front addition to satisfy the open space requirements for new lower Unit A, as that unit does not have access to the rear yard. We kept the south edge of the deck 3' away from the McCormick's property line to minimize site lines view to their front steps. However, as can be seen in the "privacy view study photos, view from 2nd floor dining room window", their front entry porch and door is covered by a roof overhang that block the site line view from the new roof deck.

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

The proposed 3rd floor deck is an important element to the owners, as it provides a sunny and sheltered outdoor space off their study with south facing views of the city. It also provides a safe way to access the roof to maintain the solar electric panels. The deck also creates a side setback of the 3rd floor rear addition to give more light and air to 1049 rear yard. The McCormick's request for a solid 48" high guardrail runs contrary to the Residential Design Guidelines open deck railing provision. As such, we believe that the original design of a 30" high solid rail with open railing to 42" is more appropriate compromise than either a 42" or 48" high solid rail; and it still satisfies the privacy concerns as determined by the "privacy view studies" and sight lines analysis. Also, Rosa, (home owner) is only 5' tall and she likely wouldn't be able to sit down and enjoy the view if the railings were solid and 42" high.

The rear-facing window with a view of the subject rear yard is also an important element of the project, as it provides light, air and a view to the rear yard for the owners to see and enjoy their rear yard, (they both work from home and this is their office space) and to keep an eye on the children when they play. Other properties in the area and in the city in general have windows facing their rear open space. Given that the 1049 none conforming rear structure occupies the mid block open space, it's unreasonable to request obscure glass or a 5-foot high window sill on a window that faces the mid block open space.

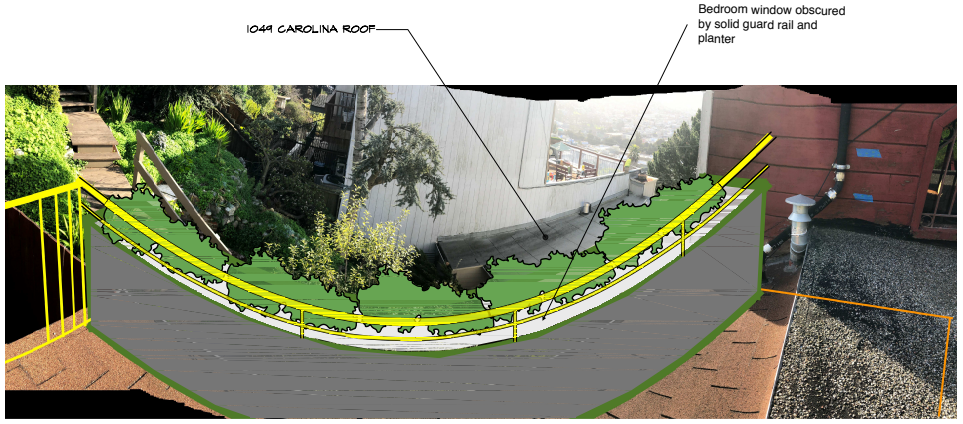
VIEW FROM PROPOSED 2ND FLOOR DINING ROOM PROPERTY LINE WINDOW LOOKING SOUTH @ 1049 CAROLINA ROOF

VIEW FROM PROPOSED 2ND FLOOR DINING ROOM PROPERTY LINE WINDOW LOOKING SOUTH AND DOWN 1049 CAROLINA'S FRONT ENTRY WHICH IS COVERED BY ROOF OVERHANG

VIEW FROM PROPOSED 2ND FLOOR DINING ROOM PROPERTY LINE WINDOW LOOKING SOUTH/EAST @ 1049 CAROLINA ROOF AND REAR SET BUILDING

VIEW OF PROPOSED (N) WINDOW @ 2ND FLOOR PLAY ROOM - (E) WINDOW REMOVED AND (N) WINDOW SILL SET AT 5'-0" TO BLOCK VIEW OF 1049 CAROLINA

PRIVACY VIEW STUDIES PHOTOS



PANORAMIC VEW FROM PROPOSED 3RD FLOOR DECK - WITH BUILT-IN PLANTER & SCREEN PLANTING @ DECK EDGE
SEE SHEET A3.5 EAST ELEVATION FOR SITE LINE

VIEW FROM PROPOSED DECK @ 3RD FLOOR LOOKING EAST @ 1049 CAROLINE REAR SET BUILDING

JORAM S. ALTMAN
ARCHITECT
819 Alvarado Street
San Francisco CA 94114
415. 282. 2626 tel
joram@jsaarchitect.com

RESIDENCE REMODEL
1039 CAROLINA ST - SAN FRANCISCO, CA 94107
APN : 4161/038

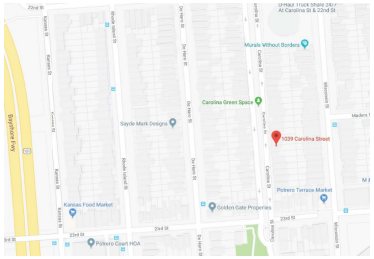
ISSUED FOR:
09/13/19 Client Meeting
10/03/19 Review
10/15/19 Pre-application Meeting
11/19/19 PRV Submittal
02/04/20 SITE PERMIT

SHEET TITLE
Privacy View
Studies Photos

JOB #: 21902
DATE: 03/12/19
DRAWN BY: DB
SCALE: AS NOTED

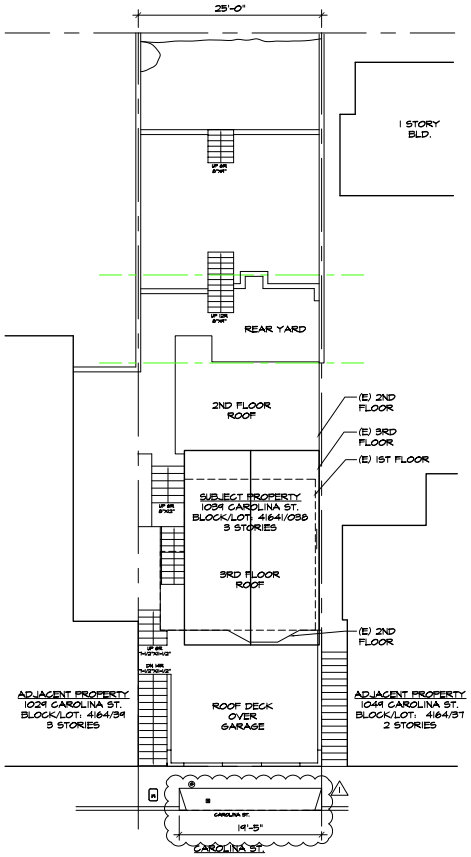
A0.4

LOCATION MAP



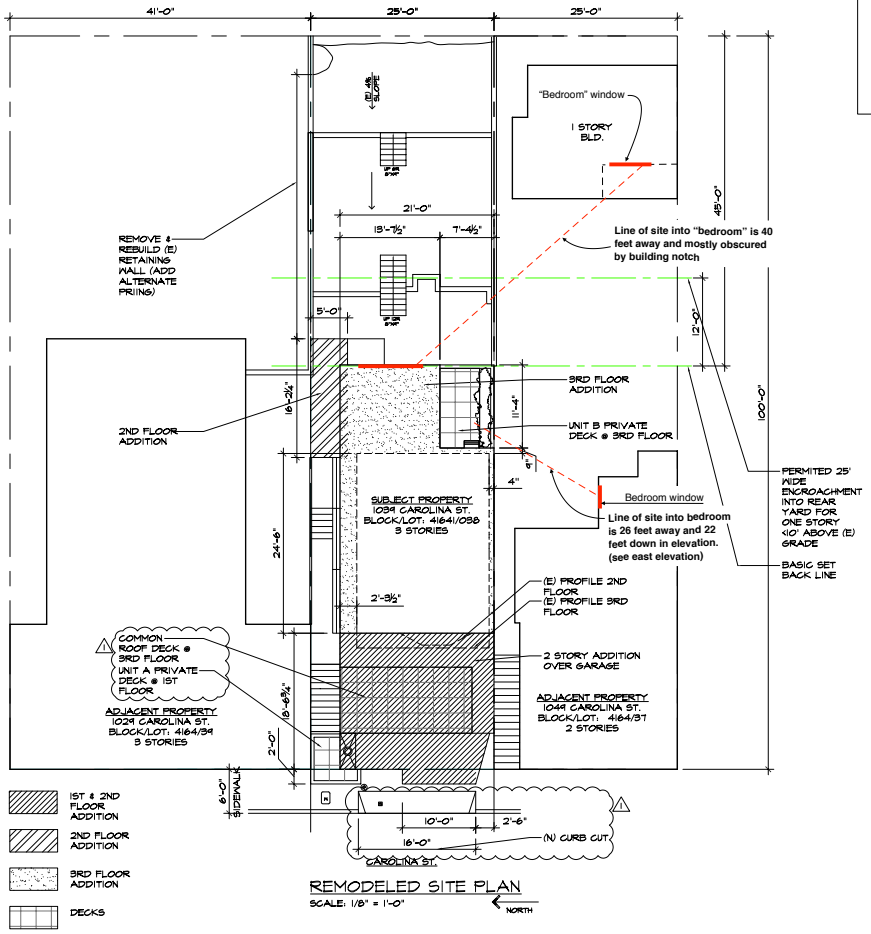
AREA TABLE (SF)

		EXISTING NON COND.	EXISTING CONDITIONED	ADDITION NON COND.	ADDITION CONDITIONED	TOTAL NON COND.	TOTAL CONDITIONED
2ND UNIT A	1ST FLOOR		389.55		478.99		867.84
MAIN UNIT B	2ND FLOOR		704.86		465.48		1170.34
	3RD FLOOR		353.77		247.04		600.81
	TOTAL		1448		1190.81		2638.99
	GARAGE	388.34		50.09		438.43	
	PRIVATE DECK UNIT A	-		35.00		35.00	
	PRIVATE DECK UNIT B	388.34		-304.74		83.60	
	COMMON ROOF DECK			167.00		167.00	



EXISTING SITE PLAN

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



REMODELED SITE PLAN

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

PROJECT SCOPE OF WORK

BASEMENT: ADDITION @ GARAGE + LEVEL GARAGE FLOOR
- 1ST FLOOR: REMODEL AND ENLARGE VIA HORIZONTAL FRONT ADDITION THE (E) UNAUTHORIZED UNIT
- 2ND FLOOR (MAIN UINT): HORIZONTAL FRONT AND SMALL SIDE/REAR ADDITIONS, INCLUDING KITCHEN RELOCATION + ADDITION OF 1 BEDROOM AND PLAYROOM
- 3RD FLOOR (MAIN UNIT): REMOVE (E) LIVING AREA AND STAIR ADDED WITHOUT PERMITS AND REBUILT (N) CODE COMPLIANT 3RD FLOOR AND (N) STAIR, INCLUDING MASTER BEDROOM, BATH, CLOSET & STUDY

PROJECT INFORMATION

APPLICABLE CODES: 2019 CBC W/SAN FRANCISCO AMENDMENTS, CPC, CMC, CEC AND SFBC

OCCUPANCY GROUP: R-3

CONSTRUCTION TYPE: V-B

STORIES: (E) 3 STORIES OVER BASEMENT

SHEET INDEX TOTAL: 16 SHEETS

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RESIDENCE REMODEL

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- 09/13/19 Client Meeting
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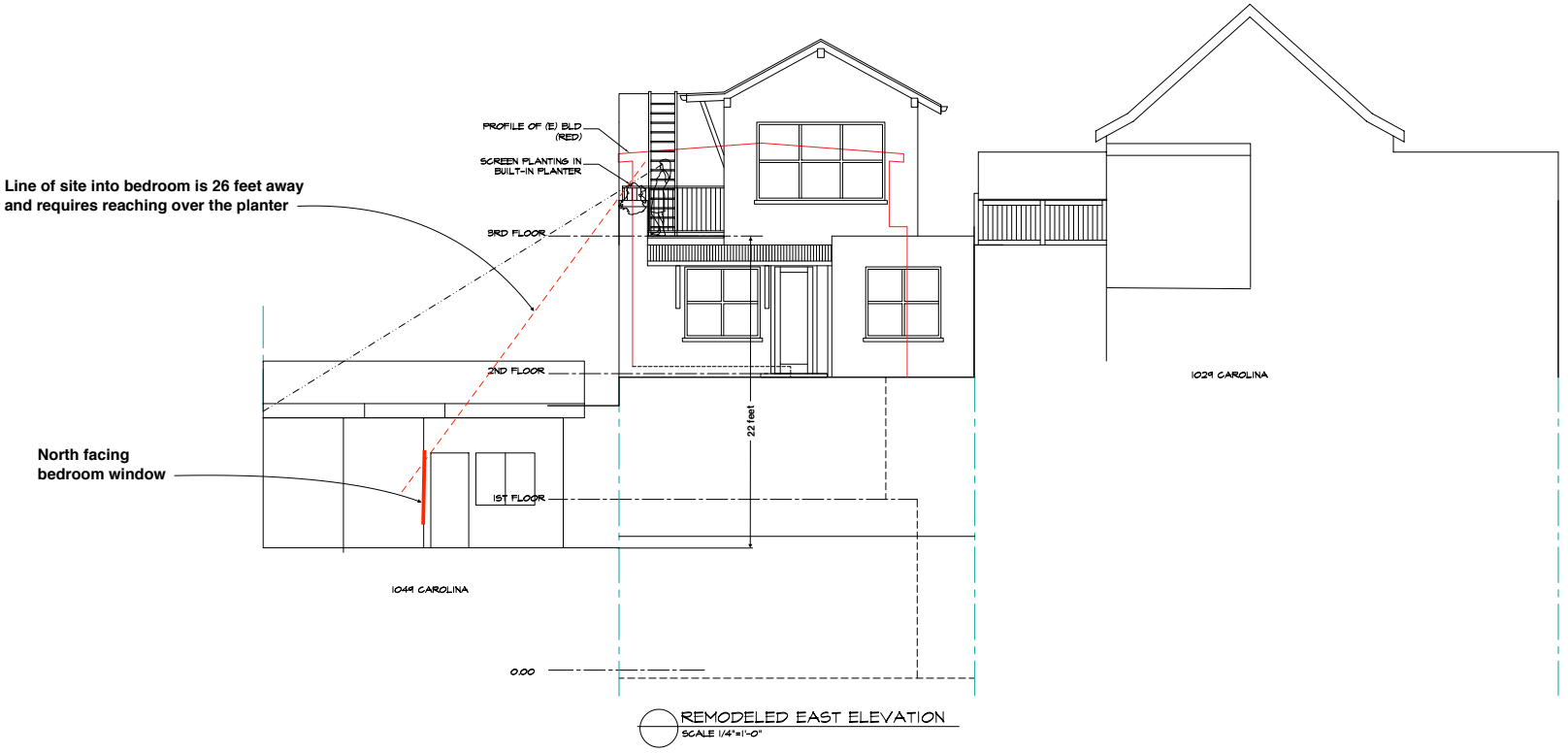
- 10/15/19 Pre-application Meeting
- 11/19/19 PRV Submittal
- 02/04/20 SITE PERMIT
- 05/08/20 Site Permit Comments

SHEET TITLE

Site Plan & Project Information

JOB #: 21802
DATE: 03/12/19
DRAWN BY: DB
SCALE: AS NOTED

A0.1



REMODELED EAST ELEVATION
SCALE 1/4"=1'-0"

JORAM S. ALTMAN
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819 Alvarado Street
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ISSUED FOR:
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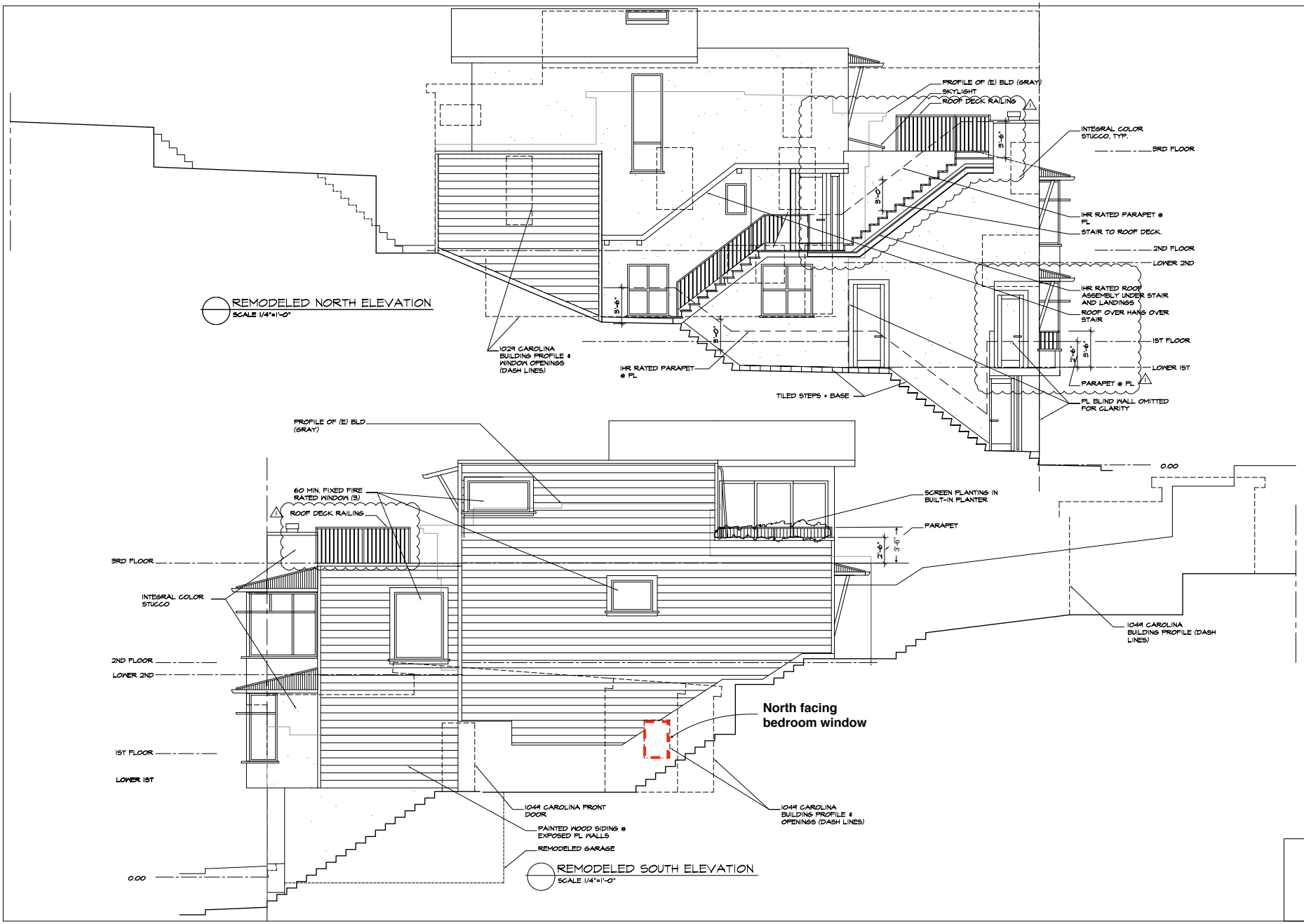
02/04/20 SITE PERMIT

SHEET TITLE

Remodeled
Elevations

JOB #: 21802
DATE: 03/12/19
DRAWN BY: DB
SCALE: AS NOTED

A3.5



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RESIDENCE REMODEL

1039 CAROLINA ST - SAN FRANCISCO, CA 94107
APN : 4161/038

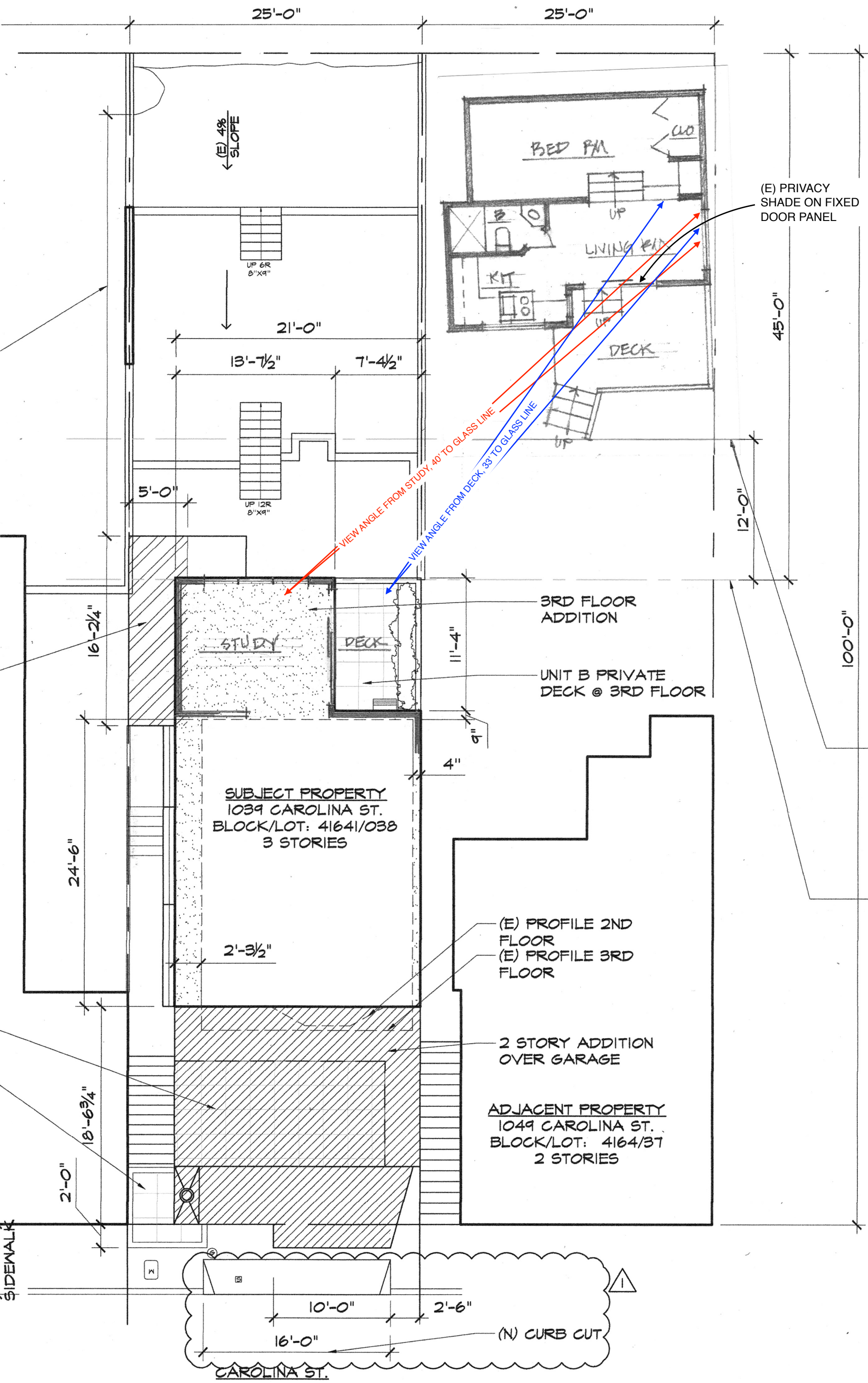
ISSUED FOR:
09/13/19 Client Meeting
10/03/19 Review
10/15/19 Pre-application Meeting
11/19/19 PRV Submittal
02/04/20 SITE PERMIT
05/08/20 Site Permit Comments

SHEET TITLE

Remodeled Elevations

JOB #: 21802
DATE: 03/12/19
DRAWN BY: DB
SCALE: AS NOTED

A3.6



REMODELED SITE PLAN

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

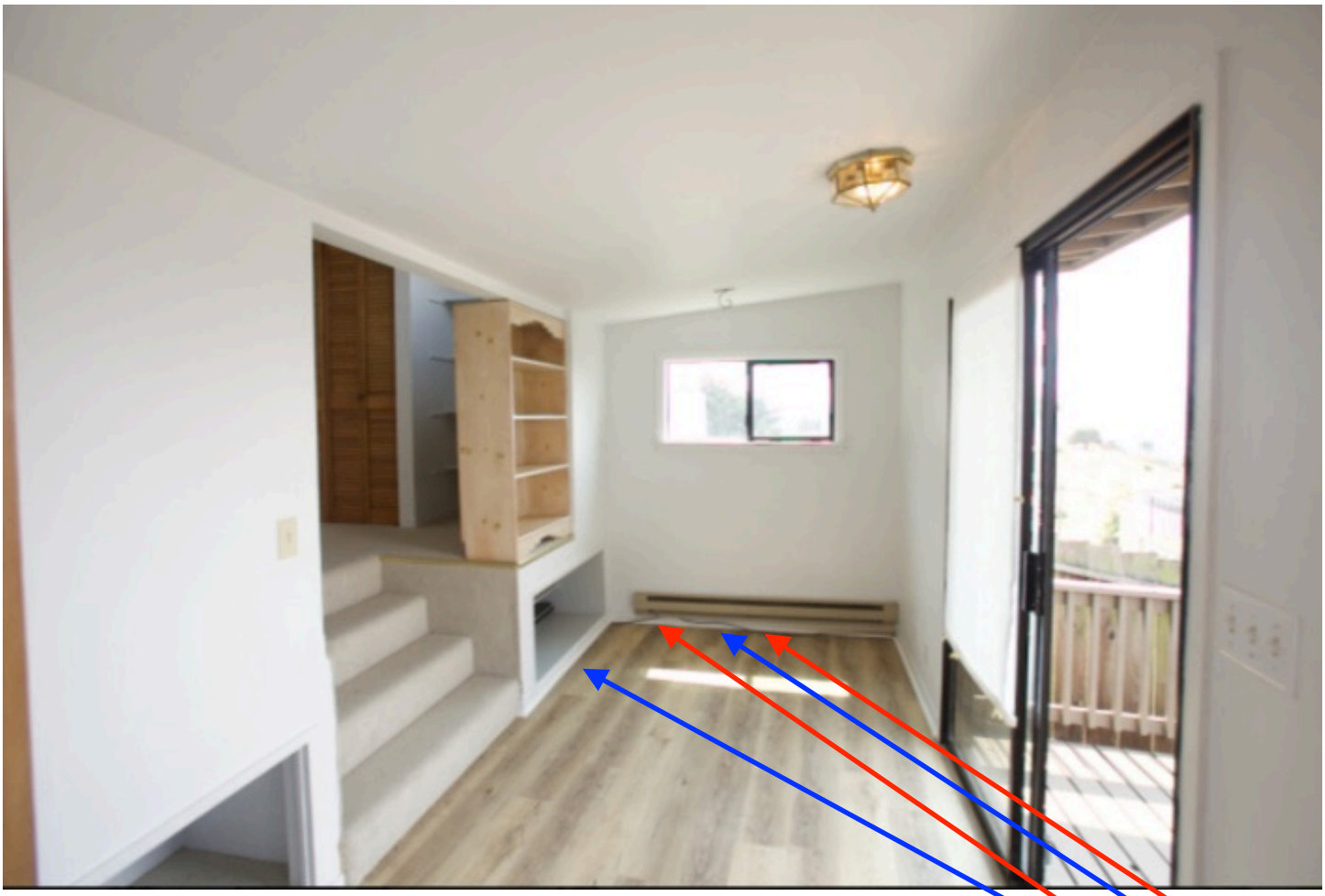
NORTH

VIEW ANGLES FROM STUDY AND DECK TOWARDS 1049 CAROLINA LIVING SPACES

VIEW FROM STUDY WINDOW TOWARDS 1049

VIEW FROM DECK TOWARDS 1049

IMAGES OF 1049 INTERIORS FROM CURRENT RENTAL AD



LIVING ROOM Note privacy shade on the fixed slIding door panel block views from study window

LIVING ROOM WITH KITCHEN BEYOND AND BEDROOM UP 4 STEPS

BEDROOM

From: Naomi Hyun
To: Samonsky, Ella (CPC); Winslow, David (CPC); joram@jsaarchitect.com
Subject: Letter of Support for 1039 Carolina Street
Date: Wednesday, September 23, 2020 1:04:24 AM

David Winslow, Principal Architect
Ella Samonsky, Senior Planner

Dear Mr. Winslow and Ms. Samonsky,

My family moved to Carolina Street on Potrero Hill nearly 5 years ago, and we have enjoyed meeting other families with children in the neighborhood. We hope these families are able to stay in the city. Unfortunately, much of the affordable family sized housing on the hill is dilapidated and requires renovations and modest expansions in order to ensure safety and provide sufficient space for growing families. It is disappointing that these common sense updates are not welcomed in the neighborhood, and that reasonable projects are unnecessarily stalled.

I am writing in full support of the remodel at 1039 Carolina Street. Gabriel and Rosa should be allowed to proceed with their project as planned, which will enable them to stay and raise their two children in San Francisco, and will also help improve our block of Carolina Street. Legalizing and expanding an unauthorized unit (which will provide much needed housing), as well as renovating their family home will only benefit our neighborhood.

Sincerely,
Naomi Hyun
997 Carolina St

From:	Ann Noel
To:	Winslow, David (CPC)
Cc:	Gary Weinberg; Gabriel & Rosa
Subject:	Proposed Modifications to 1039 Carolina Street, San Francisco
Date:	Tuesday, September 22, 2020 9:02:59 PM

Dear Mr. Winslow:

My name is Ann Noel, and I am the owner of 1029 Carolina Street, San Francisco, the property to the immediate north of 1039 Carolina Street. I have lived and owned this property since 1992. My co-owner is Gary Weinberg, who lives with his wife in Noe Valley. Our building has three flats, the lower one occupied by me, the middle and upper units occupied by tenants.

I am writing in support of the proposed modifications to 1039 Carolina Street.

Gabriel and Rosa Adauto, the owners of 1039, have shared their intentions to improve their property from the moment that they bought the property in 2013. The couple and their architect held a meeting, inviting all neighbors to discuss their proposed changes in October of 2019.

As I have a garden on the south side of my property immediately adjacent to the Adauto's and a south facing window directly facing their garage and garage deck, I was well aware that their proposed changes could affect my property.

I was impressed with the care that the Adautos and their architect, Joram Altman, had taken to increase the size of their building to make it livable for a growing family, but also be considerate of their neighbors and their privacy.

When the prior owner of 1039 Carolina put the property up for sale, the original purchaser of the property planned to demolish the property and build out the property as far as city regulations would allow. This seems to be the trend in this neighborhood. Every purchased building in our neighborhood is altered from a modest building to a three or four story building. Three examples are at the top of our block, at the corner of 22nd and Carolina. In contrast, the Adautos have shown great restraint and consideration for their neighbors, and I believe the planned footprint of the building will be relatively modest while giving the Adautos enough space for their family.

The Adautos' neighbors on the other side have, for as long as I can recall, been tenants of the McCormicks. The McCormick tenants had at least one unfortunate encounter with the

prior owner of 1039 Carolina who I observed screaming anti-gay epithets at them when one of their visitors made the mistake of blocking the owner's driveway. This was just one example of the prior owner's violent outbursts and examples of bigotry. He had a temper and he owned a couple of guns. I was very relieved when he finally moved and sold the building to the Adautos.

In contrast to the previous owner, the Adautos have been excellent neighbors, considerate, forthcoming about their proposed work on the building, and respectful of my and my tenants' privacy.

We are happy with their building changes and think that their proposed modifications will improve our block, and by extension, our property values and that of our other neighbors.

Sincerely,

Ann Noel
Owner
1029 Carolina Street, San Francisco

Ann Noel
Noel Workplace Consulting
noel@noelworkplaceconsulting.com
415/846-8113

From: geo epsilanty
To: Winslow, David (CPC)
Subject: 1039 Carolina Discretionary Review Input
Date: Wednesday, September 23, 2020 12:04:33 PM

Hello Mr. Winslow,,

My name is Geo Epsilanty and I am writing to support Gabriel and Rosa's proposed changes to their house at 1039 Carolina Street. I have been a tenant right next door at 1029 Carolina Street since 2009.

First of all, let me say that everyone here at 1029 loves Gabriel and Rosa, and their kids Toby and Lilly, too. They have been lovely neighbors, friendly whenever we see them, and also respectful of privacy at other times. I see them often because I hang laundry on the south side of our house and they come on their porch and we talk. Also, I invite them to come up to my garden and harvest the vegetables and fruit that I grow. The children are especially welcome, as it's so delightful to see how much they enjoy exploring my garden, and they come up via a step in the back which we have placed. They are welcome any time, whether or not I'm there.

So speaking of gardening, I have been gardening for many years, after going to City College and taking horticulture classes in 2005-06. I have also maintained a gardening business with 4 clients up here on the hill and another 4 elsewhere in the city. My garden speaks for itself, and provides flowers, artichokes, asparagus, potatoes, tomatoes, peppers, squash, brussels sprouts, peas, beans, blueberries, strawberries, raspberries, plums, lemons, and tomatillos.

Because it is windy up here I have windbreaks of bamboo, pittosporums, tea tree, and ceanothus. I use ordinary plastic pipe irrigation. Works fine for years. I have no idea why the neighbors on the other side, David and Mary, I believe, think screening plants are difficult. Or why they claim to have any knowledge of gardening at all. They have no garden to speak of, as far as I can see.

OK, and speaking of them, if I have to, because I'd rather not… they are rather unpleasant people. They are seldom around, but when they are, they make no effort to say hi or acknowledge any of us. I don't know where they live, but it's not here, and they have no connection with our neighborhood at all, short of owning property. I've never spoken with them, but others have said that they actually said that they did not care about being good neighbors, just making money from their property. I'd call them absentee landlords. (I don't want to get anyone in trouble, but I can say that their tenants certainly have not liked them.)

Anyway, let's talk about nice people instead, like Gabriel and Rosa. We were nervous when the property was sold, naturally, because we're so close to that house and bad or rude or noisy newcomers would have been… ah… well, not fun. But we've been thrilled, no joke, with Gabriel and Rosa. They are warm and kind and sweet, and watching their young family grow is simply a delight. We let them borrow our tools whenever they want, and they always return them promptly. We stop and chat almost every day. Sure, there will be some noise from construction, but we don't mind. That's normal, and they need more space because they have a growing family.

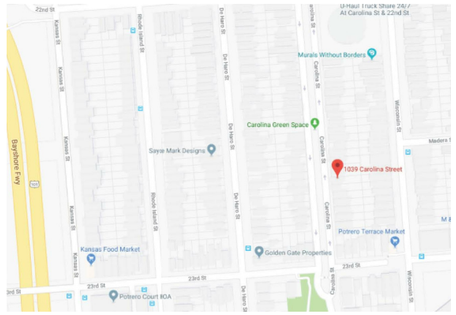
Let me also say that the architect, Mr Altman, has been very professional and considerate.

I'd be happy to say any of the above to anyone or anytime it's useful.

yours,
Geo Epsilanty

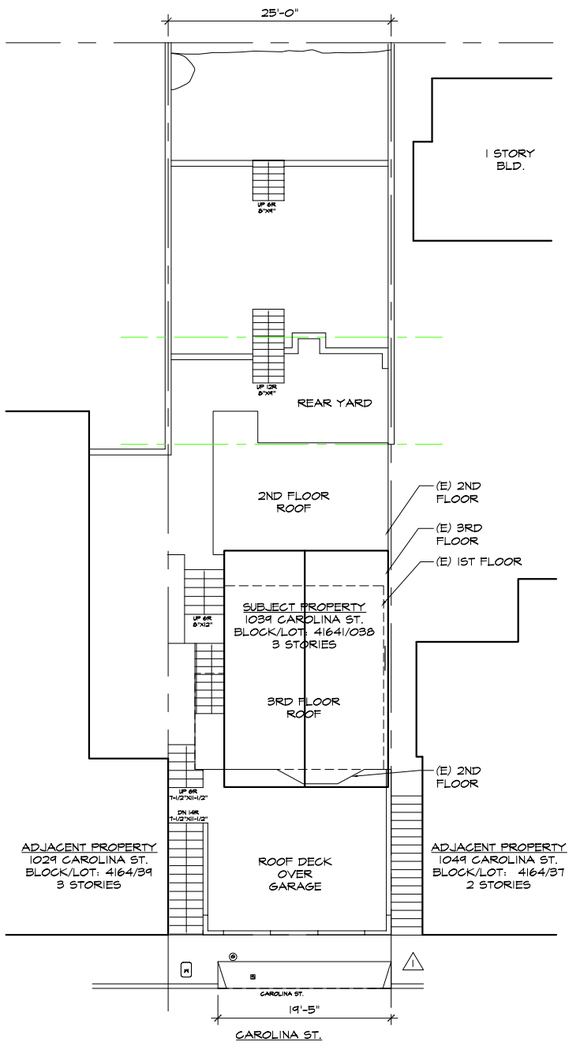
When one does the next and most necessary thing without fuss and with conviction, one is always doing something meaningful and intended by fate.
-- Carl G. Jung

LOCATION MAP



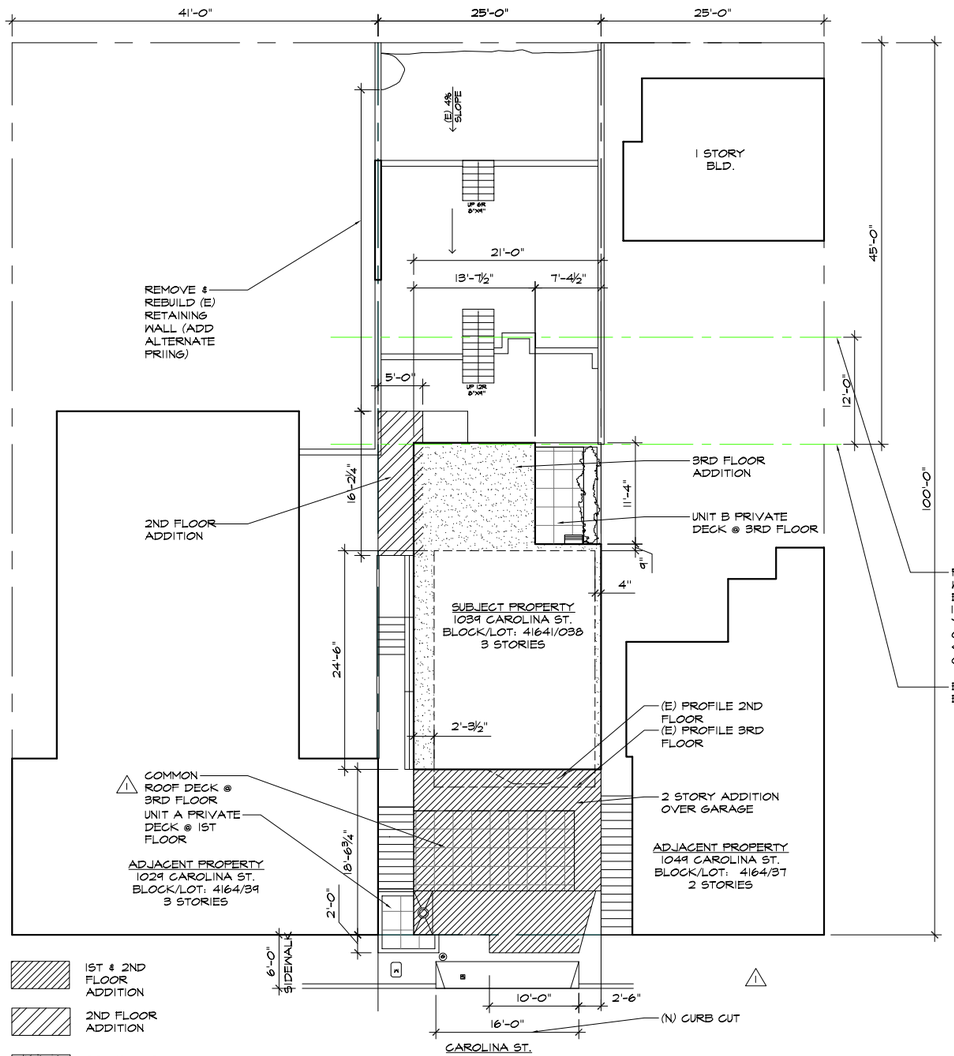
AREA TABLE (SF)

		EXISTING NON COND.	EXISTING CONDITIONED	ADDITION NON COND.	ADDITION CONDITIONED	TOTAL NON COND.	TOTAL CONDITIONED
2ND UNIT A	1ST FLOOR		389.55	⚠1	478.99		867.84
MAIN UNIT B	2ND FLOOR		704.86		465.48		1170.34
	3RD FLOOR		353.77		247.04		600.81
	TOTAL		1448		1190.81		2638.99
	GARAGE	388.34		50.09		438.43	
⚠1	PRIVATE DECK UNIT A	-		35.00		35.00	
	PRIVATE DECK UNIT B	388.34		-304.74		83.60	
⚠1	COMMON ROOF DECK			167.00		167.00	



EXISTING SITE PLAN

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



REMODELED SITE PLAN

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

PROJECT SCOPE OF WORK

BASEMENT: ADDITION @ GARAGE + LEVEL GARAGE FLOOR
- 1ST FLOOR: REMODEL AND ENLARGE VIA HORIZONTAL FRONT ADDITION THE (E) UNAUTHORIZED UNIT
- 2ND FLOOR (MAIN UINT): HORIZONTAL FRONT AND SMALL SIDE/REAR ADDITIONS, INCLUDING KITCHEN RELOCATION + ADDITION OF 1 BEDROOM AND PLAYROOM
- 3RD FLOOR (MAIN UNIT): REMOVE (E) LIVING AREA AND STAIR ADDED WITHOUT PERMITS AND REBUILT (N) CODE COMPLIANT 3RD FLOOR AND (N) STAIR, INCLUDING MASTER BEDROOM, BATH, CLOSET & STUDY

PROJECT INFORMATION

APPLICABLE CODES: 2019 CBC W/SAN FRANCISCO AMENDMENTS, CPC, CMC, CEC AND SFBC

OCCUPANCY GROUP: R-3

CONSTRUCTION TYPE: V-B

STORIES: (E) 3 STORIES OVER BASEMENT

SHEET INDEX TOTAL: 16 SHEETS

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LICENSED ARCHITECT JORAM S ALTMAN No. C8729 REN 01-31-21 STATE OF CALIFORNIA

RESIDENCE REMODEL

1039 CAROLINA ST - SAN FRANCISCO, CA 94107

APN : 4161/038

ISSUED FOR:

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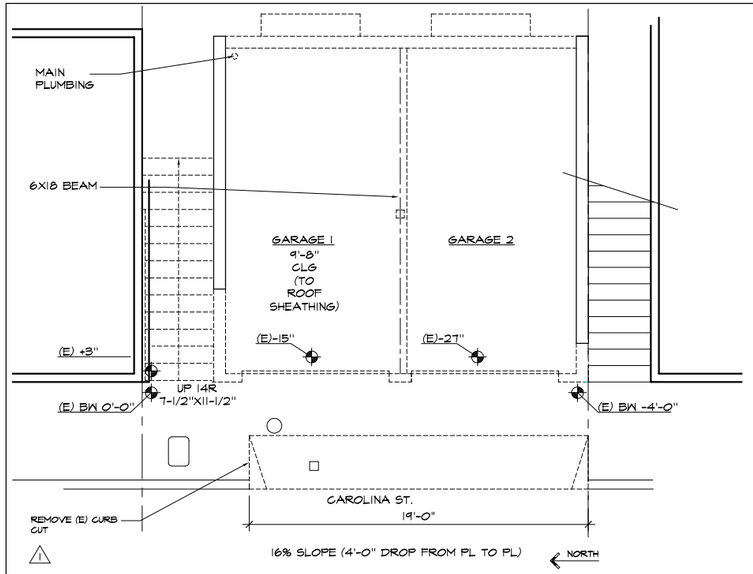
11/19/19	PRV Submittal
02/04/20	SITE PERMIT
⚠1 05/08/20	Site Permit Comments
06/01/20	311NN

SHEET TITLE

Site Plan & Project Information

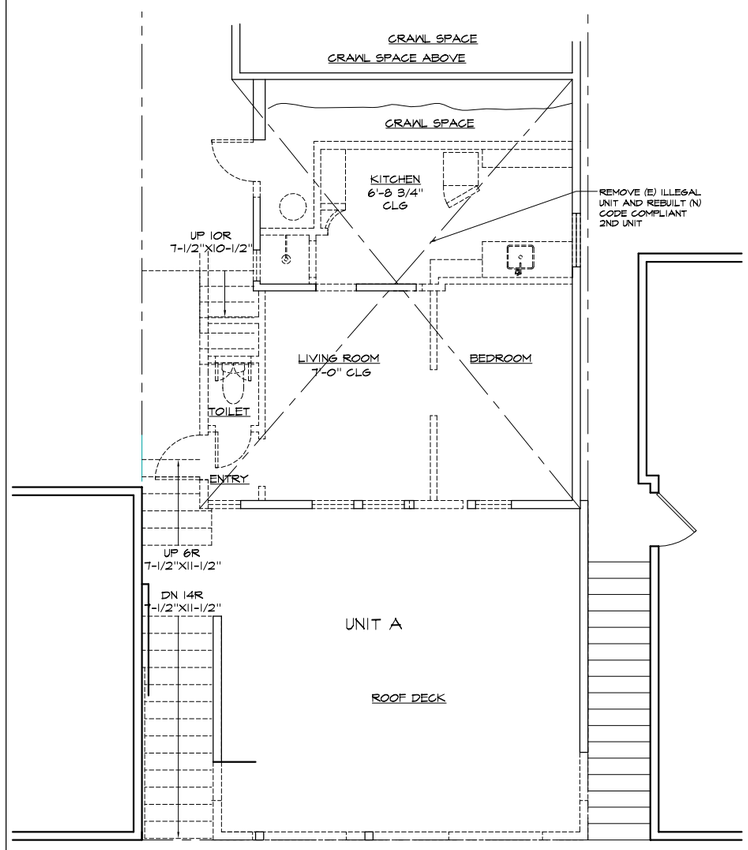
JOB #: 21802
DATE: 03/12/19
DRAWN BY: DB
SCALE: AS NOTED

A0.1



EXISTING/DEMO BASEMENT FLOOR PLAN

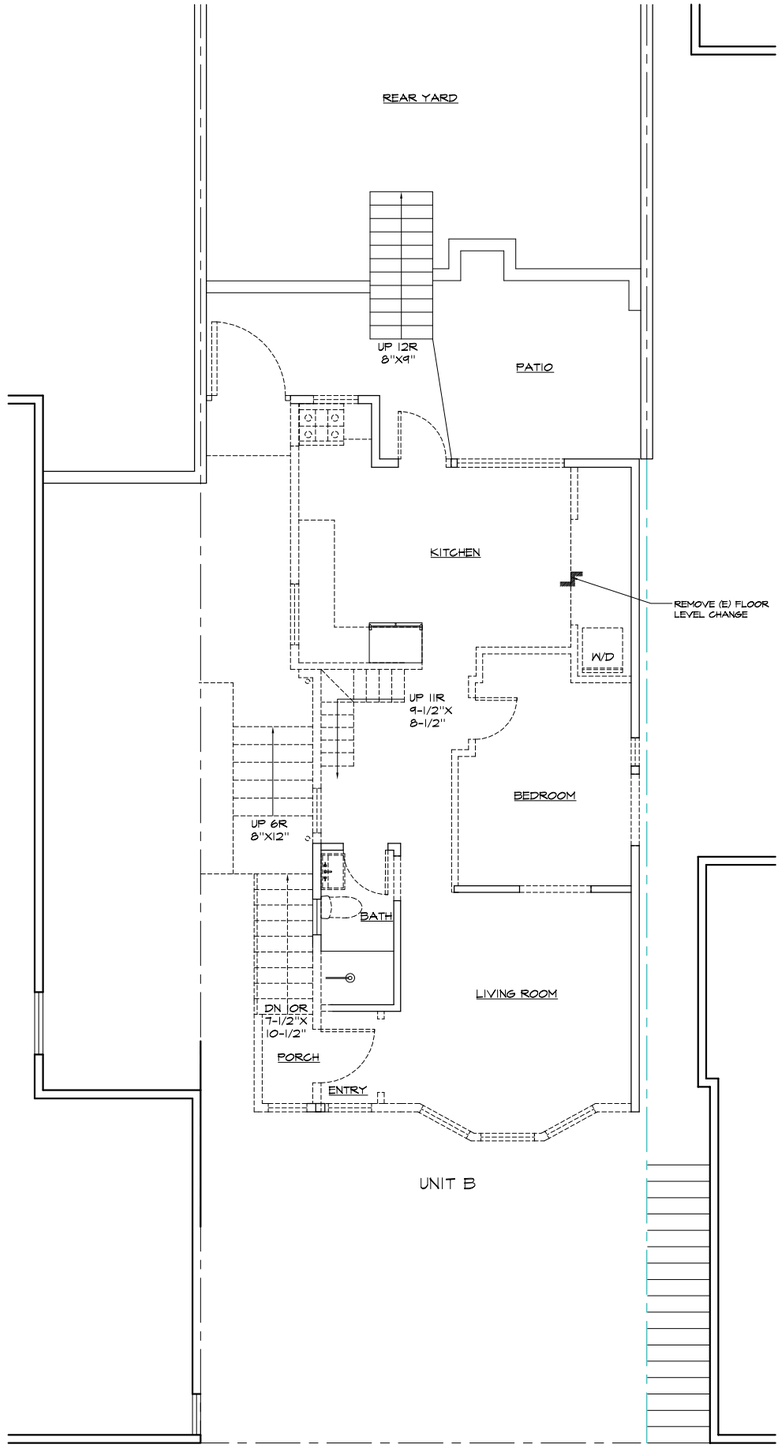
SCALE 1/4"=1'-0"



EXISTING/DEMO 1ST FLOOR PLAN

NORTH

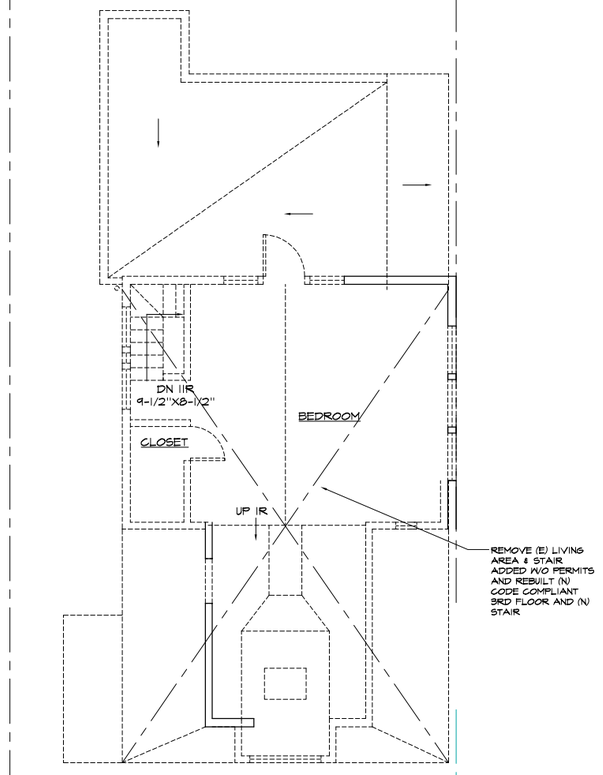
SCALE 1/4"=1'-0"



EXISTING/DEMO 2ND FLOOR PLAN

NORTH

SCALE 1/4"=1'-0"



EXISTING/DEMO 3RD FLOOR PLAN

NORTH

SCALE 1/4"=1'-0"

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1 05/08/20	Site Permit Comments
06/01/20	311NN

SHEET TITLE

Existing/Demo Plans

JOB # : 21802

DATE: 03/12/19

DRAWN BY: DB

SCALE: AS NOTED

A1.1

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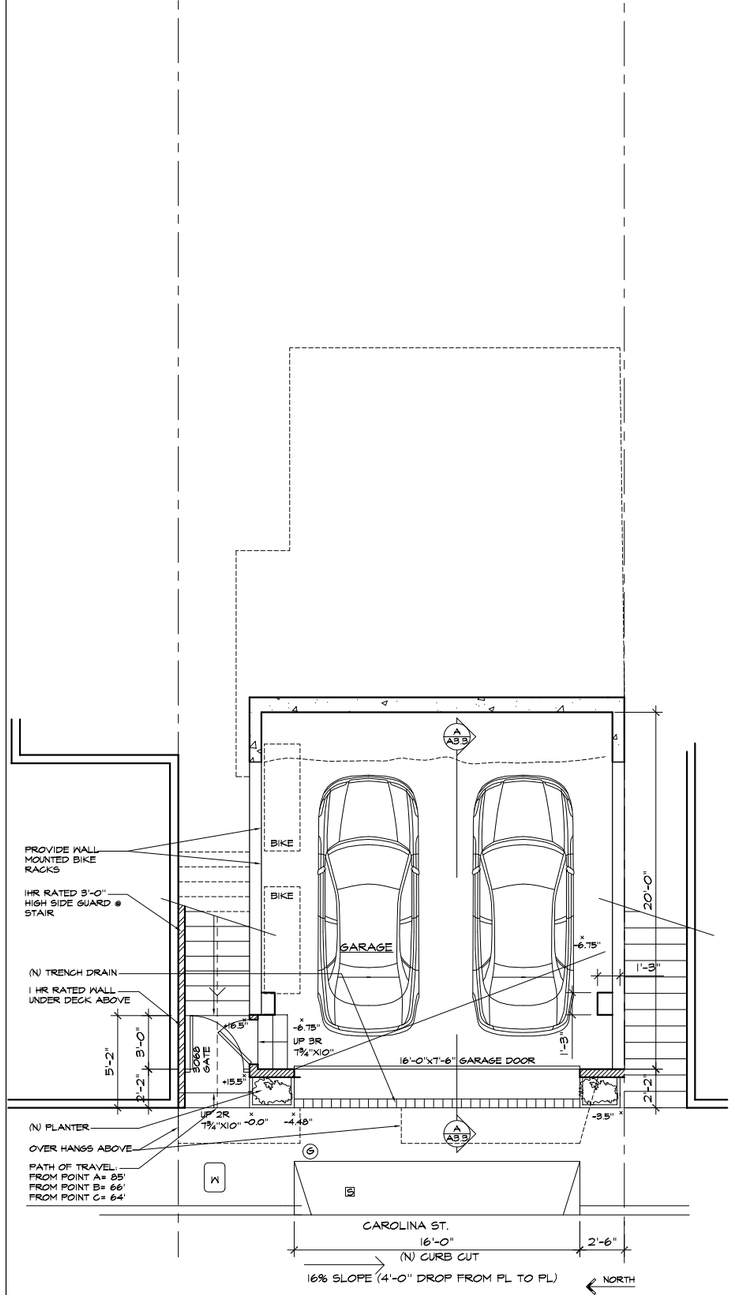
SHEET TITLE

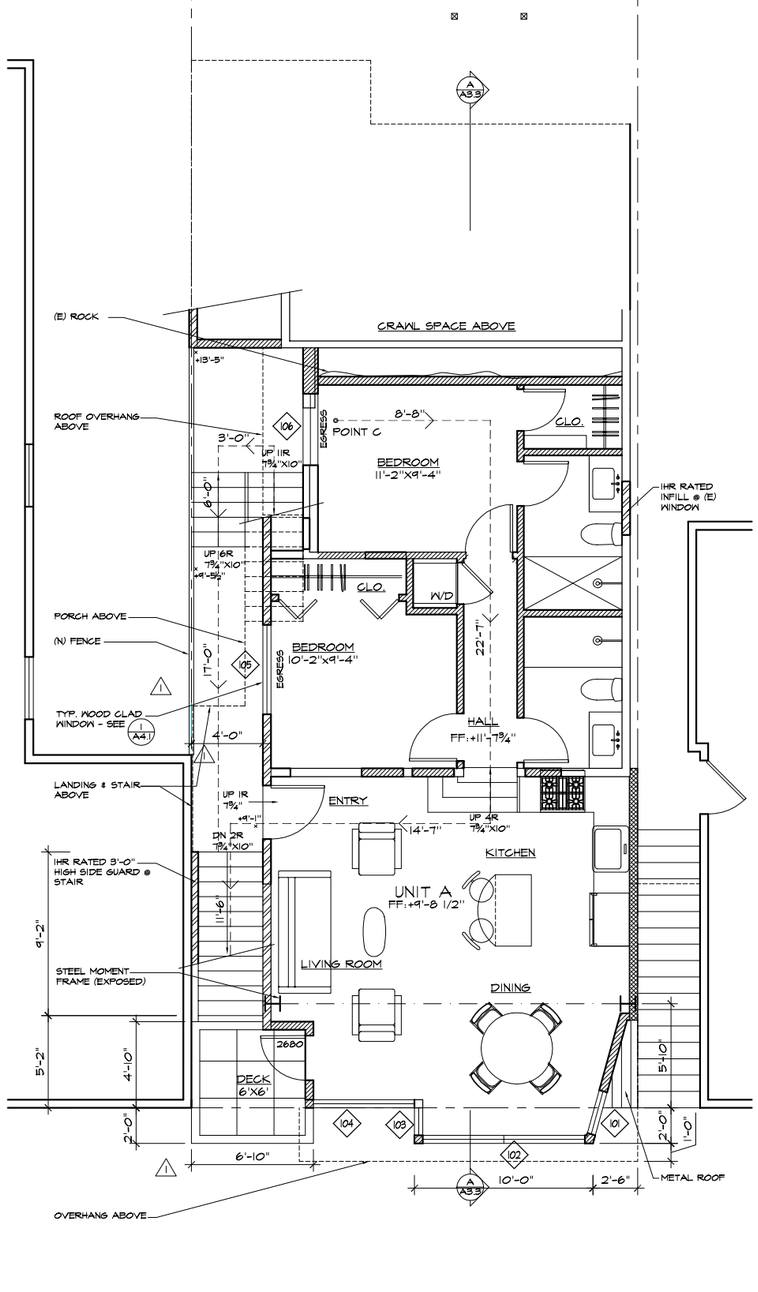
Remodeled Plans

JOB # : 21802
DATE: 03/12/19
DRAWN BY: DB
SCALE: AS NOTED

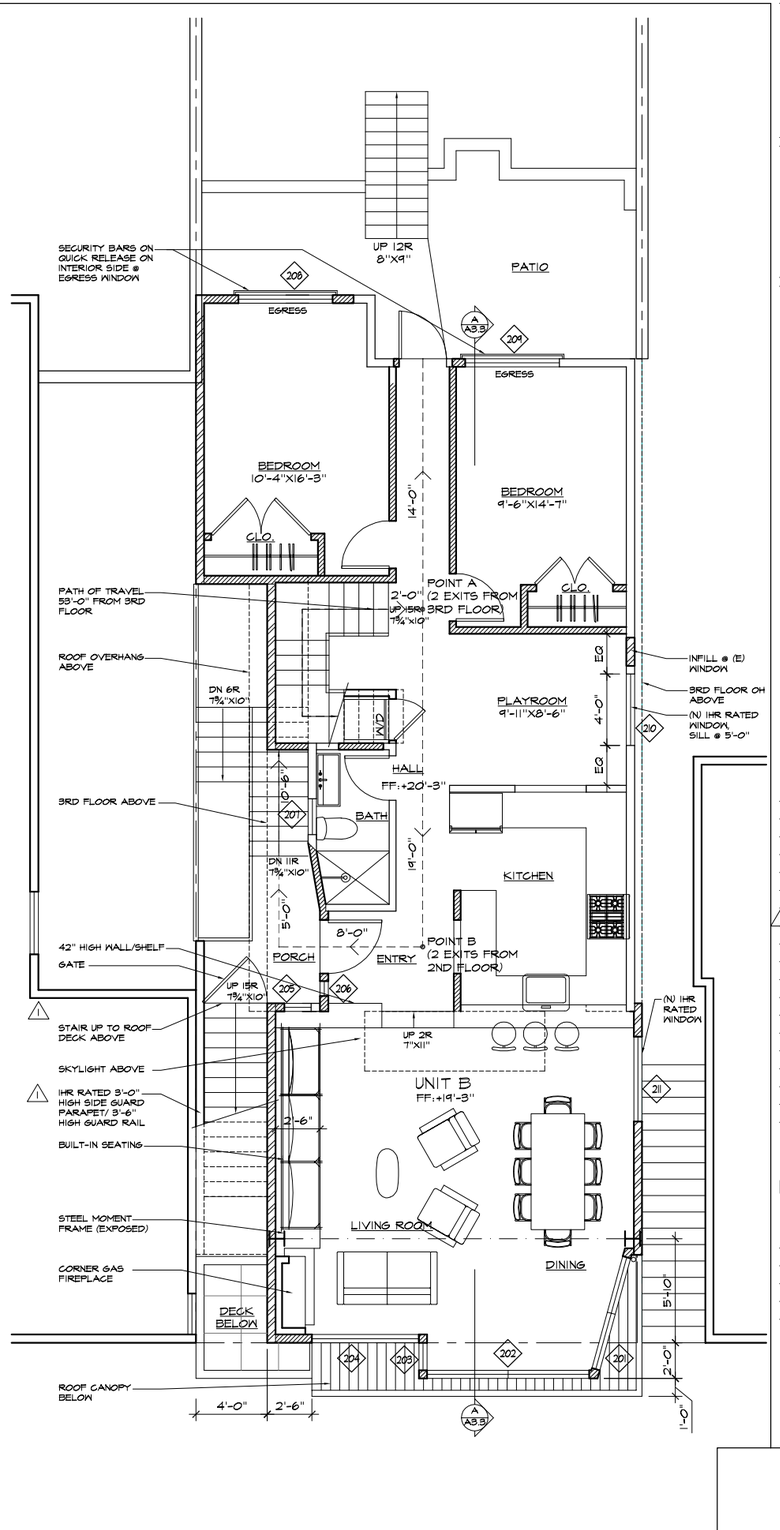
A2.1



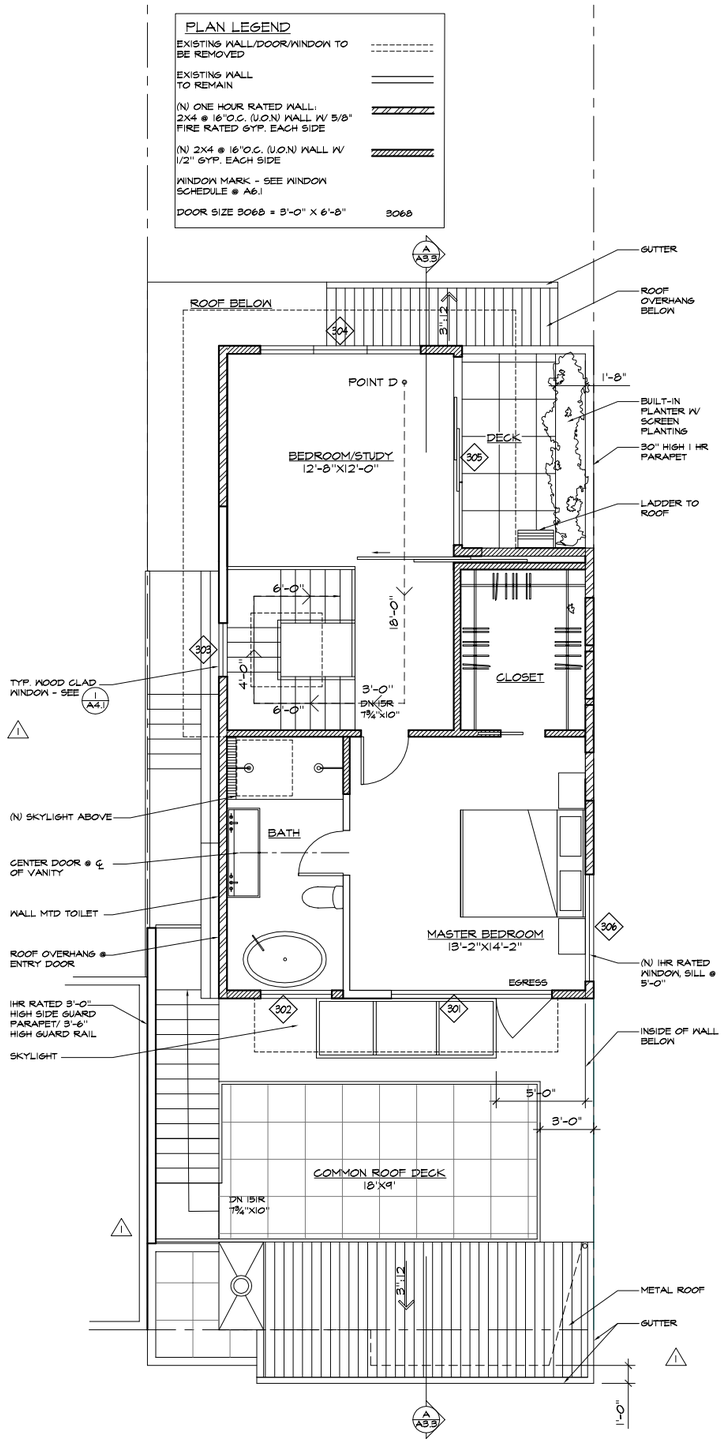
REMODELED BASEMENT FLOOR PLAN
SCALE 1/4"=1'-0" 438.43 SF



REMODELED FIRST FLOOR PLAN
SCALE 1/4"=1'-0" 888.90 SF

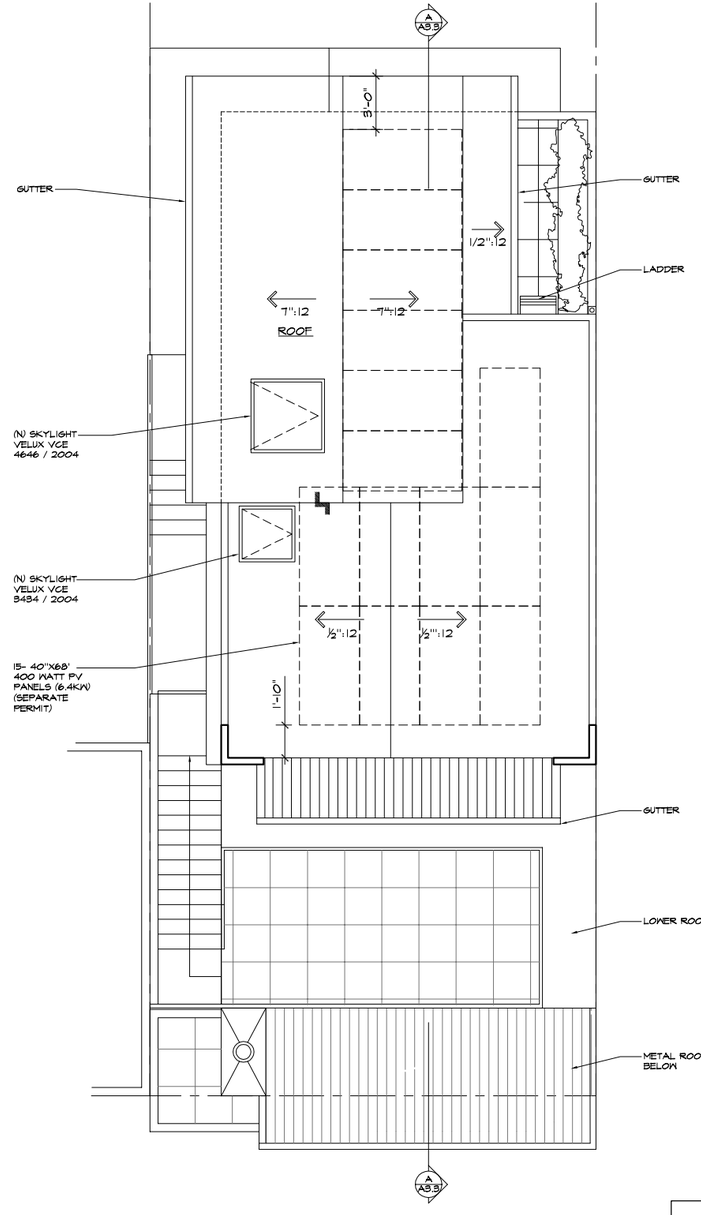


REMODELED 2ND FLOOR PLAN
SCALE 1/4"=1'-0" 1181.0 SF



REMODELED 3RD FLOOR PLAN
SCALE 1/4"=1'-0" 684.41 SF

NORTH



REMODELED ROOF PLAN
SCALE 1/4"=1'-0"

NORTH

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DATE: 03/12/19
DRAWN BY: DB
SCALE: AS NOTED

A2.2

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

EXISTING WEST ELEVATION
SCALE 1/4"=1'-0"

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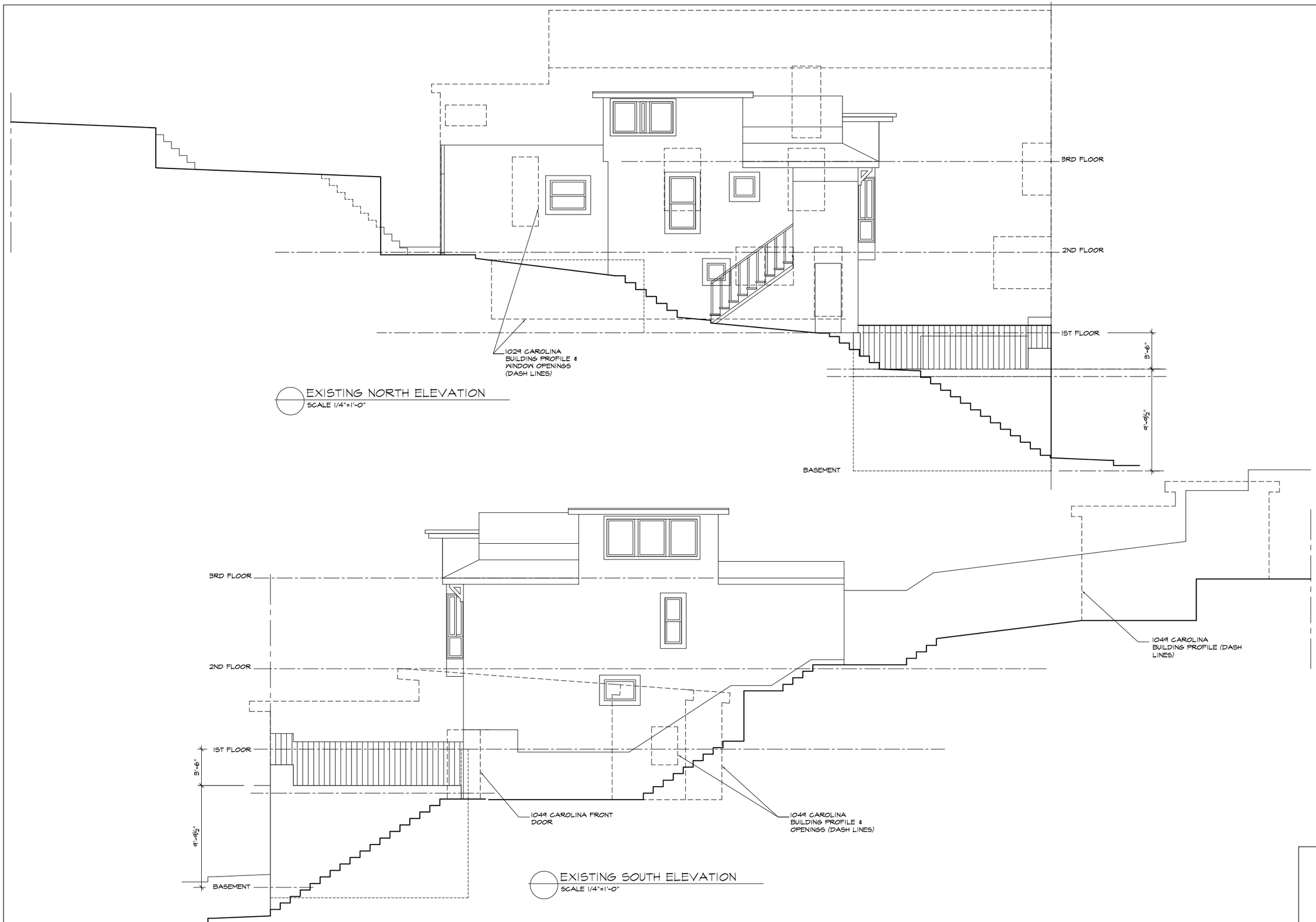
SHEET TITLE

Existing Elevations

JOB # : 21802
DATE: 03/12/19
DRAWN BY: DB
SCALE: AS NOTED

A3.1



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

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

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DATE: 03/12/19
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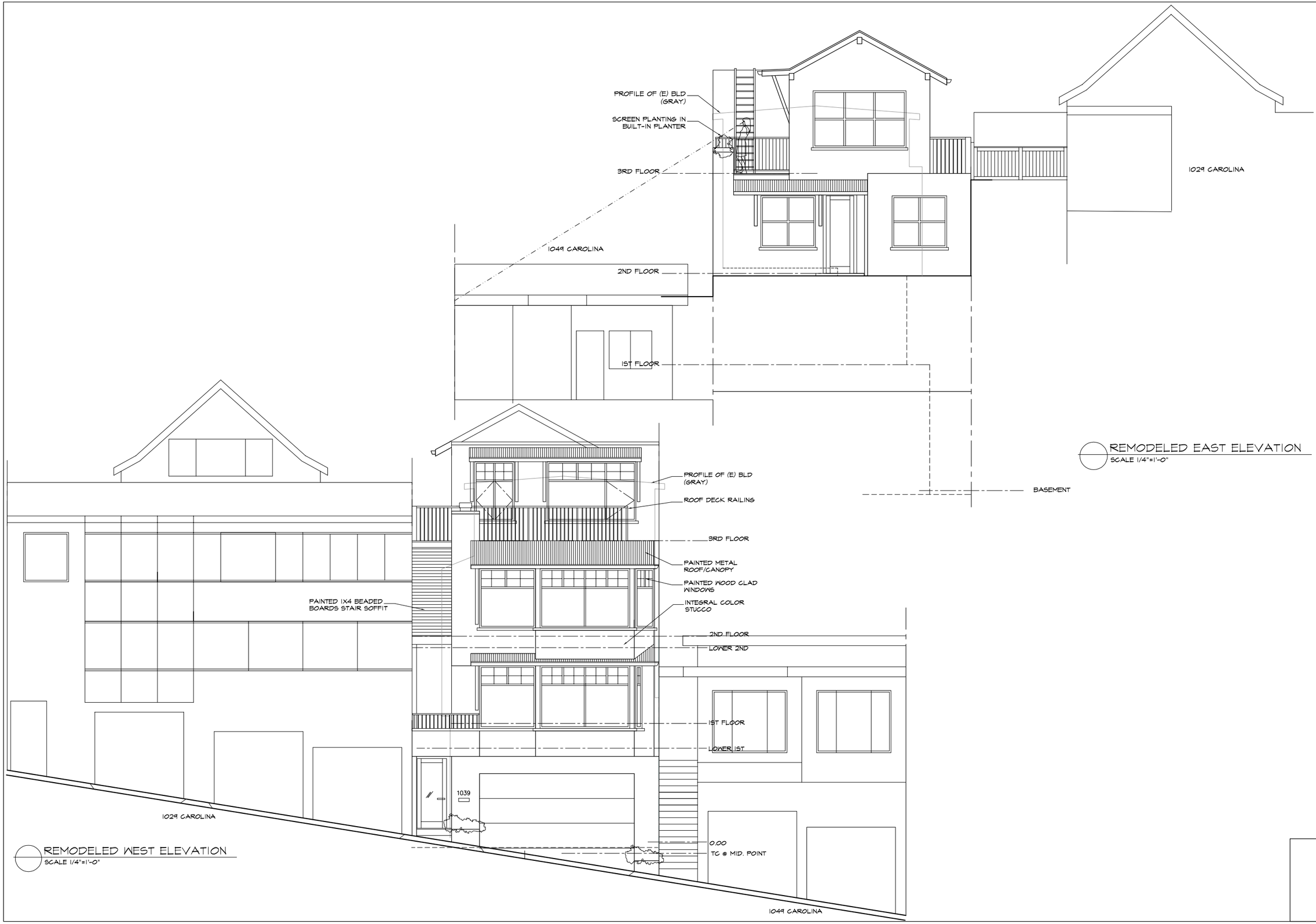
A3.2



REMODELED EAST ELEVATION
SCALE 1/4"=1'-0"

REMODELED WEST ELEVATION
SCALE 1/4"=1'-0"

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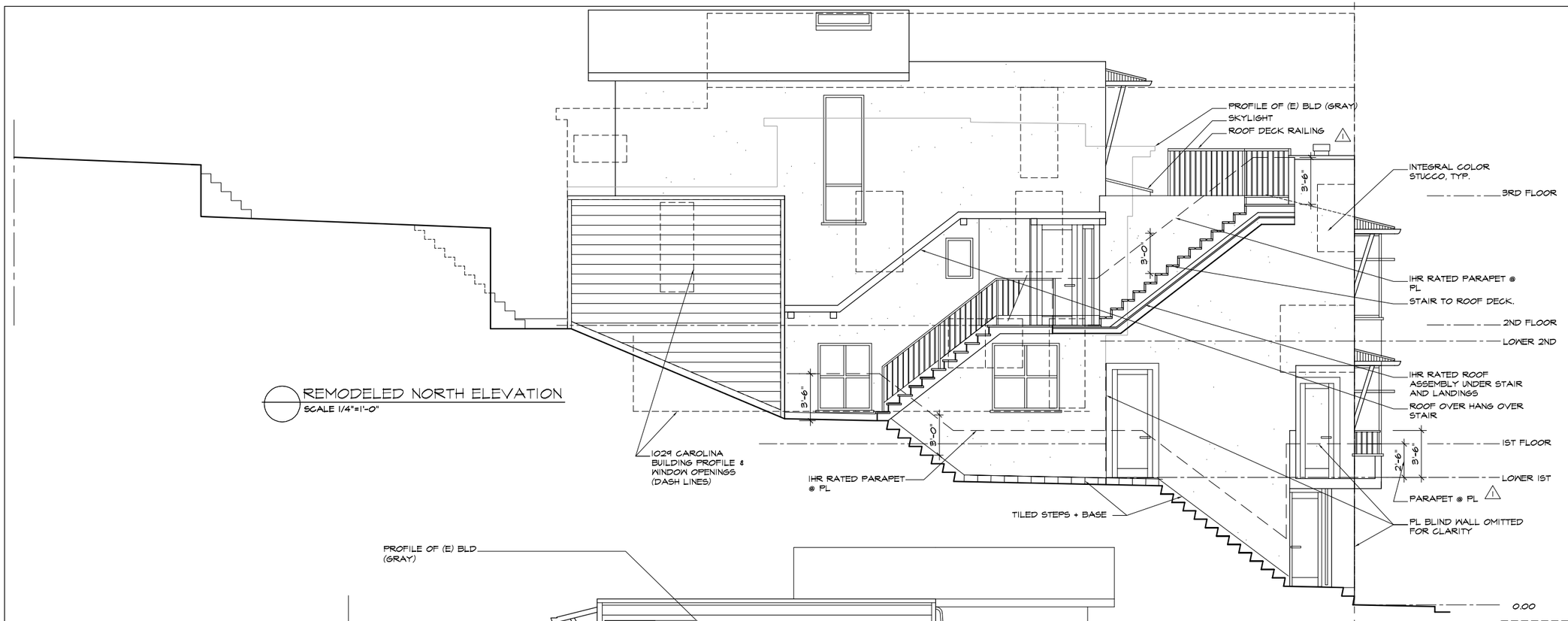
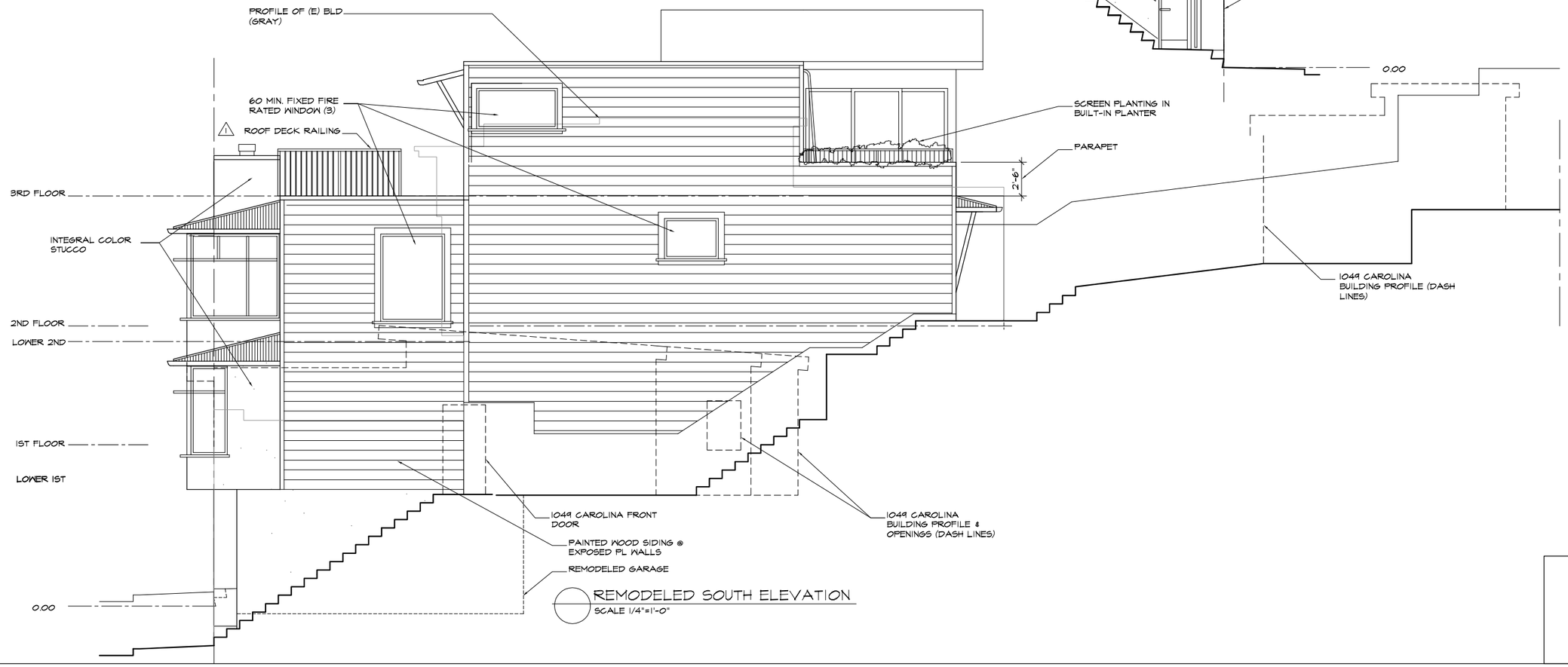
SCALE: AS NOTED

A3.3



REMODELED NORTH ELEVATION
SCALE 1/4"=1'-0"



REMODELED SOUTH ELEVATION
SCALE 1/4"=1'-0"

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SHEET TITLE

Remodeled Elevations

JOB # : 21802
DATE: 03/12/19
DRAWN BY: DB
SCALE: AS NOTED

A3.4

← Map | Menu | Español | Apartments.com

1049 Carolina St

San Francisco, CA 94107 – Potrero

CURRENT RENTAL AD

1 Bedroom $2,550

Houses / California / San Francisco / 1049 Carolina St

1 Day Ago

Beds	Baths	Rent	Deposit	Sq Ft	Lease Length	Available	
1 Bedroom	1 Bathroom	$2,550	$5,000	500 Sq Ft	12 Month Lease	Available Now	Request To Apply

Prices and availability subject to change without notice.

About 1049 Carolina St San Francisco, CA 94107

Your own cottage atop a hill with views of the valley. Cozy space with a deck and garden space out front.
Open floor plan with elevated bedroom and great light. Just got brand new carpet for the bedroom and plank flooring for the living room, kitchen, and bath.