



DISCRETIONARY REVIEW ABBREVIATED ANALYSIS

HEARING DATE: October 28, 2021

Record No.: 2021-002667DRP-03
Project Address: 4763 19th Street
Permit Applications: 2021.0217.4759
Zoning: RH-2 [Residential House-Two Family]
40-X Height and Bulk District
Block/Lot: 2711/ 034
Project Sponsor: Yang Nie
101 Hickey Blvd. Suite A #404
South San Francisco, CA 94080
Staff Contact: David Winslow – (628) 652-7335
david.winslow@sfgov.org

Recommendation: Do Not Take DR and Approve

Project Description

The project proposes to remove a two-story portion at the rear of the existing building and to construct a two-story rear horizontal addition and stair to an existing 2-story over basement, single-family home. The new rear addition would be setback from west and east property lines. The project would increase the size of the existing residence from 2,395 square feet to 3,148 square feet.

Site Description and Present Use

The site is a 25' wide x approximately 74'-6" deep* lateral and up sloping lot containing an existing 2-story, single family home. The existing building is a Category 'B' potential historic resource built in 1910. *(The average depth due to an angled rear lot line).

Surrounding Properties and Neighborhood

The buildings on this block of 19th Street are predominantly 2-story houses. Due to the depth of existing surrounding buildings and the depth of lots generated by the convergence of Eagle and 19th Streets the rear yards form a constrained mid-block open space at the subject property and beyond to the west. The rear yard of the subject property is lower than all three adjacent DR requestors due to the topography.

Building Permit Notification

Type	Required Period	Notification Dates	DR File Date	DR Hearing Date	Filing to Hearing Date
311 Notice	30 days	May 12, 2021– June 11, 2021	June 11, 2021	October 21, 2021	132 days

Hearing Notification

Type	Required Period	Required Notice Date	Actual Notice Date	Actual Period
Posted Notice	20 days	October 1, 2021	October 1, 2021	20 days
Mailed Notice	20 days	October 1, 2021	October 1, 2021	20 days
Online Notice	20 days	October 1, 2021	October 1, 2021	20 days

Public Comment

	Support	Opposed	No Position
Adjacent neighbor(s)	0	1	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. Jon Carr of 66 Eagle Street, resident of the property to the southwest of the proposed project.
2. James Conte of 50 Eagle Street, resident of the adjacent property to the south of the proposed project.
3. Matthew Marquis of 4769 19th Street, resident of the adjacent property to the west of the proposed project.

DR Requestor's Concerns and Proposed Alternatives

DR requestor #1 is concerned that the proposed project will negatively impact the mid-block open space, and cause loss of light and privacy for adjacent neighbors.

Proposed alternatives:

1. Reduce the size of the proposed addition.

See attached *Discretionary Review Application*, dated June 11, 2021.

DR requestor #2 is concerned that the proposed project is uncharacteristically deep and tall in the context of the other buildings that define the common mid-block open space and that due to that depth the project will impact privacy to the neighboring property and access to mid-block open space. The project does not conform to the Residential Design Guidelines:

“Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space.”

“Articulate buildings to minimize impacts on light and privacy.”

Proposed alternatives:

1. Limit the rear extension to one story.

See attached *Discretionary Review Application*, dated June 11, 2021.

DR requestor #3 contends that the proposed project does not conform to the following Residential Design Guidelines:

“Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space.”

“Articulate buildings to minimize impacts on light and privacy.”

And therefore, the project creates impacts to privacy and access to mid-block open space.

There are discrepancies of unwarranted construction – some of which appear to have been demolished without a permit after submission of the proposed plans.

Proposed alternatives:

1. Eliminate the upper floor of the addition.

See attached *Discretionary Review Application*, dated June 11, 2021.

Project Sponsor's Response to DR Application

The proposed addition meets the Residential Design Guidelines and is less than the current depth at the rear along the west property line. Windows have been placed in consideration of privacy impacts. The project provides a 22' deep rear yard and 5' side setbacks to preserve mid-block open space.

See attached Response to Discretionary Review, dated June 30, 2021

Department Review

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

The original plans for the 311 notification erroneously depicted the required rear yard line and the proposed projection extended beyond the allowable buildable area. The project sponsor was made aware of this and modified their design to be compliant with the rear yard line and allowed projections per Section 136. This change was re-noticed to immediate neighbors for a 10-day period. Both the original 311 plans and the corrected version are included in this packet for comparison.

Section 136 (25) (A) allows 2 -story projections with 5' side setbacks to extend beyond the rear yard line. The rear extension maintains 5' side setbacks. The Residential Design Guideline "*Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space*" is illustrated with a positive example of how to comply with incorporation of side setbacks. (pg. 27).

Due to the topography the subject property is lower than all three adjacent DR requestors allowing ample access to light and air and mid-block open space.

It is worth noting that the DR requestors' properties extend deeper into the rear of their lots than what would be allowed by today's Planning Code.

The windows are sized and located to not present undue impacts to privacy.

Whether previous construction was warranted by issuance of permits or not, no complaints until now have been made either for the construction or the demolition of portion so this structure. If illegal work has been performed the Department's enforcement team will act on such a complaint.

Therefore, staff deems there are no exceptional or extraordinary circumstances.

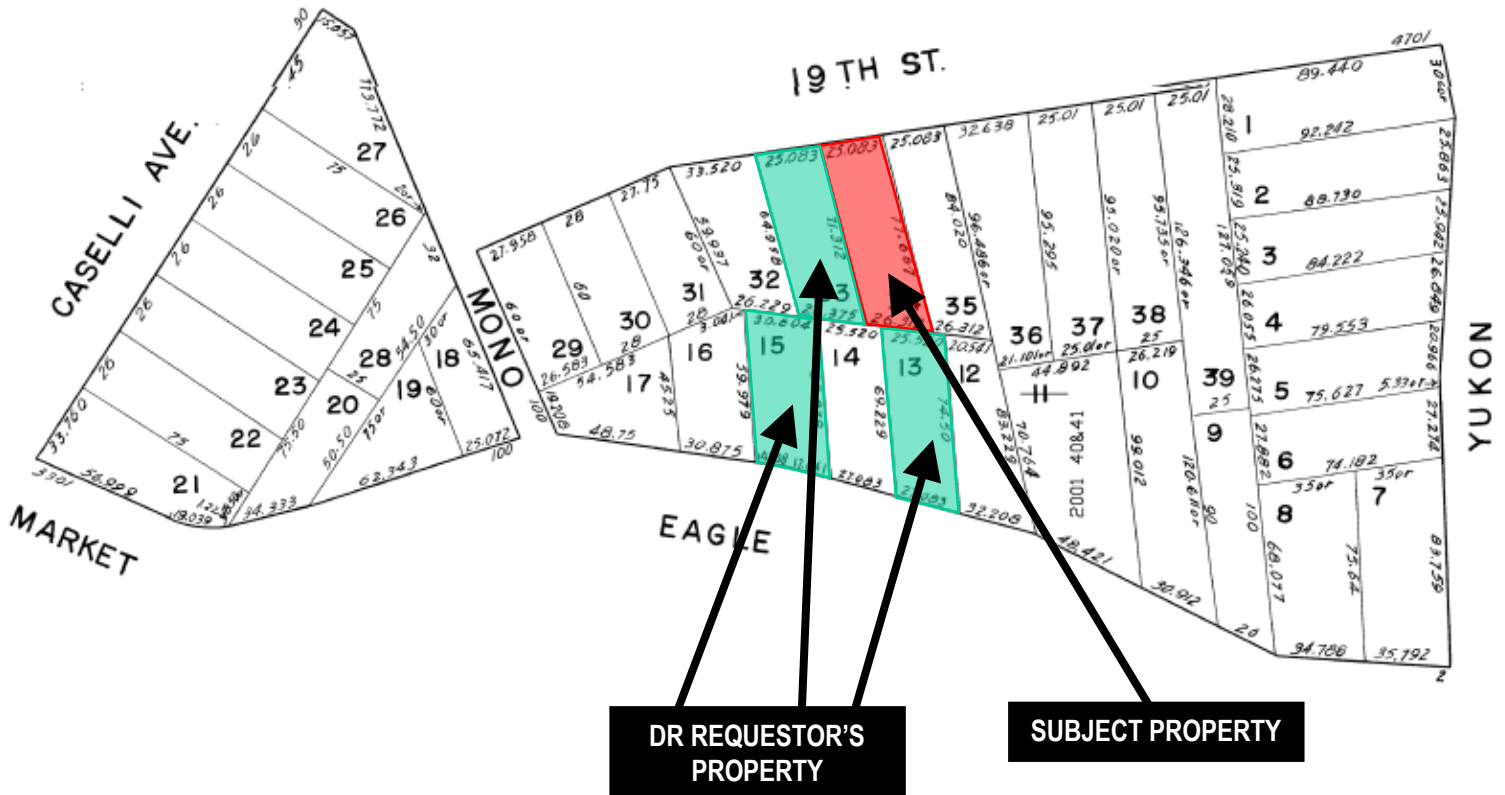
Recommendation: Do Not Take DR and Approve

Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
DR Applications
Responses to DR Applications, dated June 30, 2021
311 plans original and revised

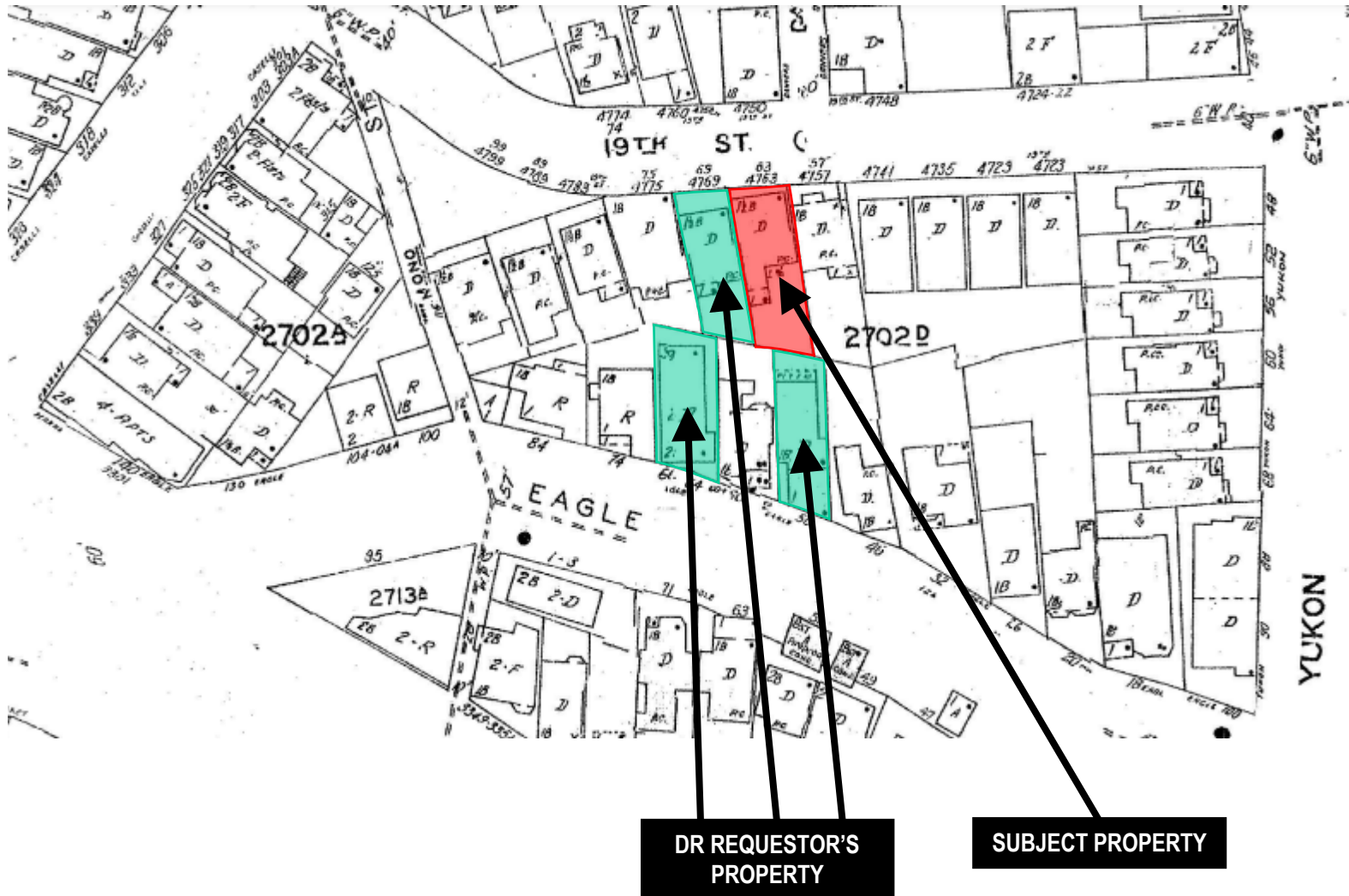
Exhibits

Parcel Map



Discretionary Review Hearing
Case Number 2021-002667DRP-03
4763 19th Street

Sanborn Map*

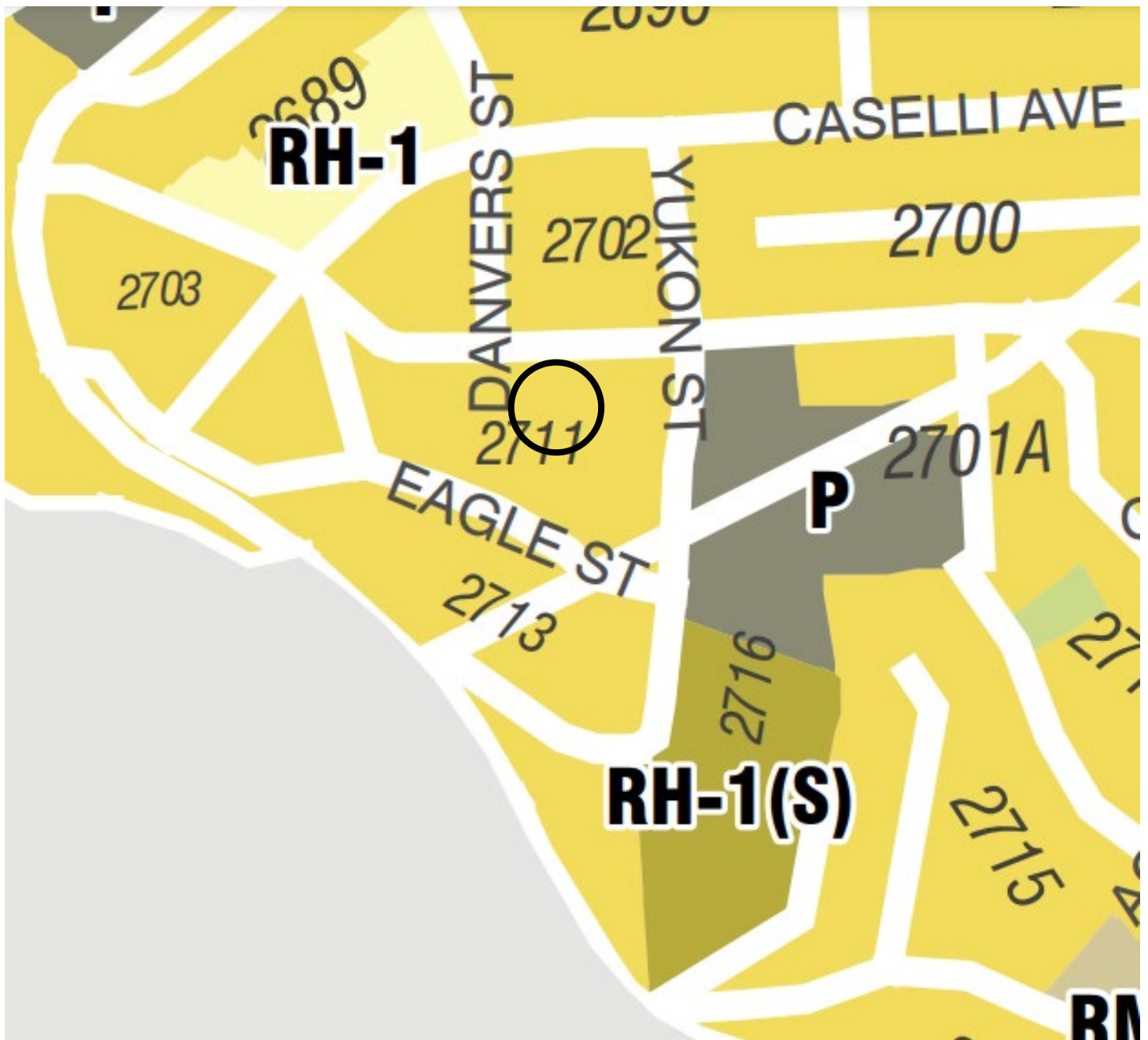


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing
Case Number 2021-002667DRP-03
4763 19th Street

Zoning Map



Discretionary Review Hearing
Case Number 2021-002667DRP-03
4763 19th Street

Aerial Photo



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2021-002667DRP-03
4763 19th Street

Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY



Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY



Discretionary Review Hearing
Case Number 2021-002667DRP-03
4763 19th Street

Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY



Discretionary Review Hearing
Case Number 2021-002667DRP-03
4763 19th Street

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2021-002667DRP-03
4763 19th Street



NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **February 17, 2021**, Building Permit Application No. 202102174759 was filed for work at the Project Address below.

Notice Date: 5/12/21

Expiration Date: 6/11/21

PROJECT INFORMATION

Project Address: **4763 19th Street**
Cross Streets: **Caselli Ave and Yukon St**
Block / Lot No.: 2711 / 034
Zoning District(s): RH-2 / 40-X
Record No.: **2021-002667PRJ**

APPLICANT INFORMATION

Applicant: Yang Nie, Nie Yang Architects
Address: 101 Hickey Blvd. Suite A #404
City, State: South San Francisco, CA 94080
Telephone: **415-203-2371**
Email: nyarchitects@gmail.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	PROJECT FEATURES	Existing	Proposed
<input type="checkbox"/> Demolition	Building Use:	Residential	No Change
<input type="checkbox"/> Change of Use	Front Setback:	4-ft 7-in	No Change
<input checked="" type="checkbox"/> Rear Addition	Side Setbacks:	None	No Change
<input type="checkbox"/> New Construction	Building Depth:	50 ft 5-in	47-ft 11-in
<input checked="" type="checkbox"/> Façade Alteration(s)	Rear Yard:	19-ft 6-in	22-ft
<input type="checkbox"/> Side Addition	Building Height:	37-ft 10-in (to Top of Gable)	No Change
<input checked="" type="checkbox"/> Alteration	Number of Stories:	3	No Change
<input type="checkbox"/> Front Addition	Number of Dwelling Units	1	No Change
<input type="checkbox"/> Vertical Addition	Number of Parking Spaces	1	No Change

PROJECT DESCRIPTION

The project includes replacement of existing windows on the front façade, removal of existing one- and three-story rear additions and new construction of a two-story rear horizontal addition and stair. The new rear addition would be setback from west and east property lines. The project would increase the size of the existing residence from 2,395 square feet to 3,148 square feet.

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

To view plans or related documents, visit sfplanning.org/notices and search the Project Address listed above.

For more information, please contact Planning Department staff:

Planner: **Rich Sucre**

Telephone: **628-652-7364**

Email: richard.sucre@sfgov.org

General Information About Procedures During COVID-19 Shelter-In-Place Order

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

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Contact the project Applicant to get more information and to discuss the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects that conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review ("DR"). If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a DR Application prior to the Expiration Date shown on the front of this notice.**

To file a DR Application, you must:

1. Create an account or be an existing registered user through our Public Portal (<https://aca-ccsf.accela.com/ccsf/Default.aspx>).
2. Complete the Discretionary Review PDF application (<https://sfplanning.org/resource/dr-application>) and email the completed PDF application to

CPC.Intake@sfgov.org. You will receive follow-up instructions via email on how to post payment for the DR Application through our Public Portal.

To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.

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

Board of Appeals

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. The Board of Appeals is accepting appeals via e-mail. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (628) 652-1150.

Environmental Review

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

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



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
4763 19th Street		2711034
Case No.		Permit No.
2021-002667PRJ		202102174759
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. The project includes replacement of existing windows on the front façade, removal of existing one- and three-story rear additions and new construction of a two-story rear horizontal addition and stair. The new rear addition would be setback from west and east property lines. The project would increase the square footage of the existing residence from 2,395 to 3,148.		

STEP 1: EXEMPTION TYPE

The project has been determined to be 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"/>	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
<input type="checkbox"/>	Other ____
<input type="checkbox"/>	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment. FOR ENVIRONMENTAL PLANNING USE ONLY

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	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. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i>
<input type="checkbox"/>	Hazardous Materials: <input type="checkbox"/> Maher or <input type="checkbox"/> Cortese 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 box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant. (refer to The Environmental Information tab on the San Francisco Property Information Map)
<input type="checkbox"/>	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? Would the project involve the intensification of or a substantial increase in vehicle trips at the site due to autonomous vehicle or for-hire vehicle fleet maintenance, operations or charging?
<input type="checkbox"/>	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, archeology review is required.
<input type="checkbox"/>	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? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i> If box is checked, Environmental Planning must issue the exemption.
<input type="checkbox"/>	Average Slope of Parcel = or > 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? <i>(refer to The Environmental Planning tab on the San Francisco Property Information Map)</i> If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic Hazard: <input type="checkbox"/> Landslide or <input type="checkbox"/> Liquefaction Hazard Zone: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? <i>(refer to The Environmental tab on the San Francisco Property Information Map)</i> If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
Comments and Planner Signature (optional): Richard Sucre	

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

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

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


Check all that apply to the project.	
<input 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 checked="" 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 checked="" 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: ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Reclassification of property status. <i>(Attach HRER Part I)</i> <div style="display: flex; justify-content: space-between; align-items: flex-start; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER b. Other <i>(specify)</i>: </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C <i>(No further historic review)</i> </div> </div>
<input type="checkbox"/>	2. 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"/>	3. Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.
<input type="checkbox"/>	4. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

<input type="checkbox"/>	6. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	8. Work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (Analysis required):
<input type="checkbox"/>	9. Work compatible with a historic district (Analysis required):
<input type="checkbox"/>	10. Work that would not materially impair a historic resource (Attach HRER Part II).
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input type="checkbox"/>	Project can proceed with exemption review. The project has been reviewed by the Preservation Planner and can proceed with exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

STEP 6: EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

	No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action:	Signature:
	Building Permit	Richard Sucre
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	04/29/2021
<p>Once signed or stamped and dated, this document constitutes an exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action.</p> <p>Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

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

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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

If this box is checked, the proposed modifications are 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 to the Environmental Review Officer within 10 days of posting of this determination.

Planner Name:

Date:



DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION PACKET

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

For questions, you can call the Planning counter at 628.652.7300 or email pic@sfgov.org where planners are able to assist you.

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

WHAT TO SUBMIT:

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

HOW TO SUBMIT:

To file your Discretionary Review Public application, please email the completed application to cpc.intake@sfgov.org.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 628.652.7550. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder.

中文: 如果您希望獲得使用中文填寫這份申請表的幫助，請致電628.652.7550。請注意，規劃部門需要至少一個工作日來回應。

Filipino: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 628.652.7550. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.



DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

Discretionary Review Requestor's Information

Name:

Email Address:

Address:

Telephone:

Please Select Billing Contact:

Applicant

Other (see below for details)

Name: _____ Email: _____ Phone: _____

Information on the Owner of the Property Being Developed

Name:

Company/Organization:

Email Address:

Address:

Telephone:

Property Information and Related Applications

Project Address:

Block/Lot(s):

Building Permit Application No(s):

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?		
Did you discuss the project with the Planning Department permit review planner?		
Did you participate in outside mediation on this case? (including Community Boards)		

Changes Made to the Project as a Result of Mediation.

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes that were made to the proposed project.

DISCRETIONARY REVIEW REQUEST

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

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

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

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

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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



Signature

Name (Printed)

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

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION PACKET

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

For questions, you can call the Planning counter at 628.652.7300 or email pic@sfgov.org where planners are able to assist you.

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

WHAT TO SUBMIT:

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

HOW TO SUBMIT:

To file your Discretionary Review Public application, please email the completed application to cpc.intake@sfgov.org.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 628.652.7550. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder.

中文: 如果您希望獲得使用中文填寫這份申請表的幫助, 請致電628.652.7550。請注意, 規劃部門需要至少一個工作日來回應。

Filipino: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 628.652.7550. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.



DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

Discretionary Review Requestor's Information

Name:

Email Address:

Address:

Telephone:

Please Select Billing Contact:

Applicant

Other (see below for details)

Name: _____ Email: _____ Phone: _____

Information on the Owner of the Property Being Developed

Name:

Company/Organization:

Email Address:

Address:

Telephone:

Property Information and Related Applications

Project Address:

Block/Lot(s):

Building Permit Application No(s):

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?		
Did you discuss the project with the Planning Department permit review planner?		
Did you participate in outside mediation on this case? (including Community Boards)		

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DISCRETIONARY REVIEW REQUEST

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

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

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

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

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Under penalty of perjury the following declarations are made:

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

Signature 

Name (Printed)

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

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

Attachment #3: Additional Comments to James Conte's DR Application

DISCRETIONARY REVIEW REQUEST "SUMMARY OF MEDIATION", *continued*

On 4 June, having decided already to submit a DR application, I called Mr. Sucre despite what the Community Board representative had told me and left him a voicemail asking him to call me back. On June 7, having not yet heard back from Mr. Sucre, I emailed him my concerns about the project.

DISCRETIONARY REVIEW REQUEST ITEM #1, *continued*

Furthermore, the plans submitted by Mr. Shi have numerous mistakes and omissions (the rear of the neighboring 4769 structure is completely incorrect, the scale of $\frac{1}{4}" = 1'$ is wrong and thus makes the plans inaccurate, etc.) and fail to contain the minutes and issues raised by the neighbors in the January 4 Zoom meeting. In addition, the "mudroom" that is used as part of the existing structure was an addition to the original structure that was added after the original was constructed, was probably unpermitted, and was destroyed without permit by Mr. Shi in the Fall 2020 without permit.

DISCRETIONARY REVIEW REQUEST ITEM #2 *continued*

The proposed structure is uncharacteristically deep and tall in the context of the other buildings that define the mid-block open space, which is an important amenity for the whole neighbors, and one all neighbors have worked to preserve up until now.





Attachment #4: Comments from Frances M. Roberts, owner and resident of 60 Eagle Street, San Francisco, CA, 94114

The planned enlargement of 4763 19th Street, San Francisco, CA 94114, Building Permit Application # 2021022174759, would result in a structure uncharacteristic in size or appearance of any existing house on the block and would not be to the betterment of the neighborhood. It possibly would end up a precedent for similar developers hoping to score a profit on the backs of the established homeowners by overdevelopment of the space.

If this construction goes through as planned without modification to accommodate problems it would cause to adjacent homeowners, it will permanently change the character, livability, and privacy for at least three homes – namely 60 Eagle Street, 50 Eagle Street and 4769 19th Street – and adversely affect the mid-block open or “green” space that is enjoyed and valued by all homes facing it on 19th Street and Eagle Street east of Mono and down to Yukon Street. If all goes as planned, you could in the future expect changes from homeowners to tenants to tenements. Sound outrageous? Maybe, but certainly not an improvement.

We three affected homeowners have agreed we could accept a modification of the backyard extension to a ground-level, one-storey building, which would protect everyone’s privacy by avoiding direct lines of sight into the interiors of all of our homes and maintaining visual access to the mid-block open space for the whole neighborhood. This modification was offered to the owner of 4763 19th Street, but he refused to accept it in his final plans.

I have owned and resided in my home at 60 Eagle Street for over 50 years. I am 95 years old and hope to live out my life in this home. I have paid my taxes, obeyed ordinances of both the City and State without encroaching on the liberties of others.

I hope to have the privacy and livability of my home preserved both for myself and for future generations.



Frances M. Roberts

60 Eagle Street

San Francisco, CA 94114

Tel. 415-861-3773

Email: froberts935@icloud.com



DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION PACKET

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

For questions, you can call the Planning counter at 628.652.7300 or email pic@sfgov.org where planners are able to assist you.

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

WHAT TO SUBMIT:

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

HOW TO SUBMIT:

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Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 628.652.7550. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder.

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DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

Discretionary Review Requestor's Information

Name: Matthew Marquis by Steven L. Hammond, Clark Hill LLP as counsel for Applicant.

Address: 4769 19th St, San Francisco, CA 94114

Email Address: c/o shammond@clarkhill.com

Telephone: c/o (415)984-8554

Please Select Billing Contact: ☐ Applicant ☒ Other (see below for details)

Name: Steven L. Hammond, Esq. Email: shammond@clarkhill.com Phone: (415)984-8554

Information on the Owner of the Property Being Developed

Name: Xueyang Shi - owner

Company/Organization: Yang Nie, Nie Yang Architects - project sponsor

Address: Architect - 101 Hickey Blvd., Ste A #404, South San Francisco, CA 94080

Email Address: KENSHI678@GMAIL.COM

Telephone: 415-666-6133

Property Information and Related Applications

Project Address: 4763 19th St., San Francisco, CA

Block/Lot(s): 2711/034

Building Permit Application No(s): 2021-02174759

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.

Applicant Mathew Marquis attended the pre-application meeting and afterward engaged multiple times with the project owner's architect about his concerns. With respect to the west side of the rear-yard massing (adjacent to the Applicant Marquis property), the project owner made changes that could affect his foundation and to remove certain windows; however, as discussed below, the exceptional impact caused by the third-story of the rear-yard expansion went unaddressed.

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.

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.

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

Steven L. Hammond, Clark Hill LLP

Name (Printed)

shammond@clarkhill.com

Email

Attorney

415-984-8554

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

Phone

For Department Use Only

Application received by Planning Department:

By: _____

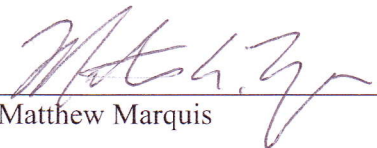
Date: _____

LETTER OF AUTHORIZATION

I, Matthew Marquis, own and reside at the property located at 4769 19th Street, San Francisco, California. I hereby authorize the law firm of Clark Hill LLP, and any attorneys, employees, or agents thereof, including without limitations Steven L. Hammond, to file a Discretionary Review Application on my behalf with the San Francisco Planning Department related to the pending building permit application for the property located at 4763 19th Street (Block/Lot: 2711/034) (**Record No. 2021-002667PRJ**), which is located next door to my residence.

I further authorize the law firm of Clark Hill LLP, and any attorneys, employees, or agents thereof, to communicate with the San Francisco Planning Department, or any other agencies, departments or individuals, and otherwise represent me related to said Discretionary Review Application and in connection with any matters or inquiries related to the above-referenced permit application.

Date: 6/4/21


Matthew Marquis

RESPONSE TO SECTION #1 (REASONS FOR DISCRETIONARY REVIEW)

Applicant Matthew Marquis owns and resides at the property at 4769 19th Street, next-door and to the west of the project. Mr. Marquis has communicated in good faith with the project owner or project sponsor several times regarding the subject matter of the concerns described below.

I. **The Additions' Third-Story Should Be Eliminated Because Its Height Is Incompatible And Inharmonious With The Mid-Block Open Space And Surrounding Dwellings.**

The third-story addition is incompatible and inharmonious with the mid-block open space amenity for a number of reasons. They are the following.

A. **The Strong Visual Character of the Mid-Block Open Space is a Significant Community Amenity that Must Be Preserved.**

The block has a unique, strongly-defined mid-block open space pattern that is very narrow and steeply sloped. It has developed harmoniously over a number of decades and is visible to (and enjoyed by) most surrounding residents. The visual open space is a significant neighborhood-community amenity, which the RDGs mandate be preserved. (**Residential Design Guidelines ("RDGs"), pp. 5, 25.**) **RDG Design Principle:** "Ensure that the building respect the mid-block open space." (**RDGs, p. 5.**); **RDG Building Scale at the Mid-Block Open Space Guideline:** "Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space." (**RDGs, p. 25.**)

The aerial photo attached as **Exhibit 1** shows the narrow mid-block open pattern, the Applicant Marquis property location and the location of the project site.

The depicted mid-block space declines sharply in elevation from Mono Street easterly to Yukon Street. With respect to the dwellings located on 19th Street, the lot elevation of 4763 is 6' lower than that of 4769, that of 4757 is 5' lower than 4769, that of 4741 is 8' lower than 4757, etc. Most lots contain a privacy fence, all of which have been respectfully constructed to allow for the shared visual enjoyment of the open space from surrounding residences. The project's third-story addition greatly exceeds the height of the adjoining privacy fence to the west and impairs the visual enjoyment of the open space to many residences both above and below that structure.

At the same time, **the mid-block open space also declines sharply in elevation from Eagle Street to 19th Street.** The lot elevation for 46 Eagle is 5' higher than 4769, 50 Eagle is 8' higher than 4763, 46 Eagle is 8' above 4757 and 16' above 4741, etc.), which again means that surrounding residences located on Eagle Street enjoy visual access to the mid-block open space. The photo attached as **Exhibit 2** of the mid-block open pattern from 64 Eagle easterly down toward Yukon Street shows how narrow it is and how steeply it declines.

The mid-block open space has been its current size and shape for over 80 years. Because of the unique and visually rewarding topography of the area, many of the surrounding residences' main living areas look onto it. Blocking and diminishing that mid-block open space would unreasonably diminish surrounding residents' visual enjoyment of the mid-block open space.

The residents surrounding the mid-block open space have historically had a very communal attitude towards maintaining the integrity and openness of the mid-block open space. For example, in the last 10 years two residences (4769 19th Street and 32 Eagle Street) have at the request of surrounding neighbors removed from their rear yards large trees that were obstructing views of the mid-block open space from neighboring dwellings.

B. The Third-Story of the Year-Yard Expansion would Significantly Harm Surrounding Residents' Enjoyment of the Mid-Block Open Space.

Because of the steep-sloping topography and the narrow open-space pattern of the mid-block, the rear-yard addition third-story creates a "pinch point" that visually bisects the mid-block open space and inappropriately impacts visual contiguity for surrounding residents or leaves them feeling boxed-in, particularly for DR Applicant Marquis.

The third-story addition extending into the rear yard is substantially out of scale with the surrounding buildings and would significantly harm surrounding residents' visual enjoyment of the mid-block open space. The RDGs prohibit such impacts. **(See RDGs, p. 27 upper right corner.)** The out of scale rear-yard massing would leave surrounding residents feeling "boxed-in" and cut-off from the mid-block open space. **RDG Building Scale at the Mid-Block Open Space Guideline:** "Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space." **(RDGs, p. 25.)** "Even when permitted by the Planning Code, building expansions into the rear yard may not be appropriate if they are uncharacteristically deep or tall, depending on the context of the other buildings that define the mid-block open space." **(RDGs, p. 26.)**

Further, the height of the rear-yard addition is inharmonious with the topography of the mid-block open space and the placement of surrounding buildings. **RDGs Design Principle, p.11**, states: “[p]lace the building on its site so it responds to the topography of the site, its position on the block, and to the placement of surrounding buildings.” **Topography Guideline:** “Respect the topography of the site and the surrounding area.” (**RDGs, p. 11.**)

The attached photographs demonstrate the problems.

1. The photo attached as **Exhibit 3** from 64 Eagle St. is modified to show that the third-story addition would: (i) inappropriately bisect mid-block open space, and (ii) extraordinarily impact the Applicant Marquis property directly in front of it.
2. The photo attached as **Exhibit 4** from the Applicant Marquis property (4769 19th) shows the Applicant's current visual access to the mid-block open space across the project site.
3. The photos attached as **Exhibit 5** from the Applicant Marquis property (4769 19th) and **Exhibit 5b** facing his property are modified to show that the third-story addition would block Applicant's visual access to the mid-block open space, leaving him feeling cut-off and boxed in.

Further, at a proposed 3,148 sq ft with this addition, the project residence would become the largest residence in the immediate vicinity, a “McMansion” in a neighborhood populated with mostly single-residence homes of less than 2,200 sq ft. **Per RDGs, p. 23**, this is a case where “poorly scaled buildings will seem incompatible (too large or small) and inharmonious with their surroundings.”

RDGs, p. 26, states that “The following design modifications may reduce the impacts of rear yard expansions; other modifications may also be appropriate depending on the circumstances of a particular project:

- Set back upper floors to provide larger rear yard setbacks.
- Notch the building at the rear or provide setbacks from side property lines.
- Reduce the footprint of the proposed building or addition.”

Here, the elimination of the third story rear-yard addition would be consistent and appropriate with the foregoing guidelines, and would eliminate the inappropriate impacts to the residents surrounding the mid-block open space.

II. The Additions' Third-Story Should Be Eliminated Because The Project Is Not Adequately Articulated To Minimize Impacts On Light And Air To The Adjacent Marquis Property.

Per **RDGs, p.16**, buildings should be articulated “to minimize impacts on light and privacy to adjacent properties.” **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. The third story rear-yard addition threatens an exceptional adverse impact on adequate light and air to the Applicant Marquis property for a number of reasons. They are the following.

A. The Project's Site Plans Inaccurately Depict the Project and Adjacent Properties so as to Improperly Minimize the Existence of Exceptional Light and Air Impacts to the Adjacent Property.

The project plans materially misrepresent the Applicant Marquis property site plan as demonstrated by the attached diagrams and photos as follows.¹

1. The diagram attached as **Exhibit 6** shows the omissions on the project plan sheet “EXISTING REAR / SOUTH ELEVATION.” The plans fail to include the glass door and picture window on the rear wall (to which the third-story addition dramatically cuts off access to light and air) and do not show the open space of a large deck area.
2. The photo attached as **Exhibit 7** shows the rear-wall glass door and picture window of the Applicant Marquis property (left side of photo) omitted from the project plans.
3. The photo attached as **Exhibit 8** shows the master bedroom and the French doors of the Applicant Marquis property omitted from the project plans, which provide the primary source of natural light to the bedroom.

¹ Note that these omissions are inexplicably in contrast to the accurate details provided for the depiction of the project at 4763 19th and the property adjacent to the project site to the east.

B. The Light and Air Access Impacts to Applicant Marquis Next-Door Residence are Significant.

With respect to the windows shown on Exhibits 7 and 8, the third-story expansion will dramatically reduce access to light and air to the Marquis residence. First, the existing building already extends along the lot line 7 feet past the Marquis property kitchen windows and glass door, which already reduces access to light and air. Even with a 5-foot set-back of the further extension, the third-story addition is a vast expansion over the existing privacy wall. Combined with the depth of the addition, the impact on light and air to the Marquis property kitchen and master bedroom will be significant. The Marquis Property will truly be boxed in and the access to light and air will be inappropriately reduced for the Marquis master bedroom and kitchen. The RDGs prohibit such impacts (**RDGs, pp. 16, 26**).

In contrast and as with most surrounding properties, due to the slope of the mid-block open space, the master bedroom of the Marquis Property was set back 14 feet from the project site property line so that it does not block any neighbors' ability to fully enjoy the contiguous open space and access to light and air traditionally respected by the surrounding the neighbors.

III. **The Project Building Presently Appears To Contain Extensive Unwarranted Additions, Appears To Violate The Rear Yard Setback Requirements Of Planning Code Section 134, And The Proposed Extent Of The Expansion Is Misleading.**

A. The Building Appears to Contain a Substantial Amount of Unwarranted Construction, Some of which Appears to Have Been Demolished Without a Permit after the Submission of Plans.

Serious discrepancies exist that tend to show the project residence as currently constructed contains substantial unwarranted improvements. The square footage of the residence is 1,508 sq. ft. based on the San Francisco Assessor's office records. The Record attached as **Exhibit 9** is the Assessor's Report for the project residence.

In contrast, the Notice of Building Permit Application (Section 311) (attached as **Exhibit 10**) states that "[t]he project would increase the size of the existing residence from 2,395 square feet to 3,148 square feet; that the building depth will be decreased from 50-ft 5-in to 47-ft 11-in; and that the rear yard will be increased from 19-ft 6-in to 22-ft." Further, project sponsor represented to concerned neighbors that the total building foot print will be enlarged only by 150 Sq. Ft. See attached as **Exhibit 11** the pre-application meeting response from project sponsor.

The dilapidated shed attached to the rear wall of the residence depicted on the as-existing plans has been demolished, apparently without a permit. The photos attached as **Exhibit 12** and **Exhibit 13** show the shed before and after removal. The diagram attached as **Exhibit 14** shows the plan's depiction of the shed.

Based on the Assessor's records (Exhibit 9) and the removal of the dilapidated, uninhabitable shed, it appears that the residence contains substantial unwarranted, unpermitted additions and the shed was built without the required permits. Further, it appears the depiction of the shed on the project plans are not to scale and that the shed was significantly smaller than depicted. To the extent that the project sponsors relied on the now-demolished shed as part of the existing residence to justify the depth of the extension (as it appears from the 311 Notice (see Exhibit 10), Applicant Marquis contends that it was improper.

B. The Project Violates the Spirit of the Rear-Yard Setback Requirements of Planning Code § 134.

The project's calculation of the rear yard setback requirement appears to rely on Planning Code § 130(e) applicable to RH-2 Districts, which provides that "[w]here building wall is not parallel to a side or a rear lot line, the required least dimension of the side yard or the rear yard along such line may be applied to the average, provided that no such side yard shall be less than three feet in width at any point, and no such rear yard shall be less than five feet in depth at any point." Further, the calculation apparently relies on Planning Code § 134(e)(1), which allows "the forward edge of the required rear yard shall be reduced to a line on the subject lot, parallel to the rear lot line of such lot, which is an average between the depths of the rear building walls of the two adjacent buildings." Provided, however, that pursuant to Planning Code § 134(e), "under no circumstances shall the minimum rear yard be thus reduced to less than a depth equal to 25% of the total depth of the lot on which the building is situated, or to less than 15 feet, whichever is greater."

Here, however, when taken together, these provisions lead to an absurd result. The diagram attached as **Exhibit 15** of the project plans' the rear yard calculation page shows the absurd results that result in a rear yard out of character with the narrow, tapered mid-block open space. Applicant Marquis accordingly questions whether the rear yard setback requirement was correctly calculated pursuant to applicable code.

RESPONSE TO SECTION #2 (UNREASONABLE IMPACTS)

DR Applicant, Mr. Marquis, does not object to the rear-yard addition at the lower level. The up-slope, terraced character of the mid-block open space accommodates an increased depth of the rear-yard massing at the lower level because it would not leave him or other surrounding residents feeling boxed-in or cut-off from the mid-block open space. Nor would it unreasonably interfere with access to light and air from the Marquis residence.

In contrast, the third-story rear yard addition unreasonable affects Mr. Marquis and multiple surrounding neighbors. As discussed in the prior section, there are three unreasonable impacts as follows:

- i. The building rear-yard addition is incompatible and inharmonious with the mid-block open space. The block has a uniquely narrow, strongly-defined mid-block open space pattern. The visual open space is a significant neighborhood-community amenity, which the third story of the addition would inappropriately obstruct and diminish.
- ii. The project plans to do accurately reflect the site and floor plans of the Marquis property. Namely, the area labeled as a deck is actually the master bedroom. There are also windows located on his home, which the project plans omit. The third-story of the project's rear-yard addition would significantly impact access to light and air from the Marquis property including from the master bedroom and kitchen.
- iii. The third-story of the rear-yard addition presents significant privacy problems for all neighbors located immediately across the narrow mid-block open space because the rear-wall windows of the addition will look directly into those neighbors' living areas.

RESPONSE TO SECTION #3 (REQUESTED CHANGES)

DR Applicant Marquis requests that the Planning Commission eliminate the third-story rear yard addition. This change would reasonably address the exceptional and extraordinary circumstances and reduce the adverse effects described above in the response to Sections #1 and #2.

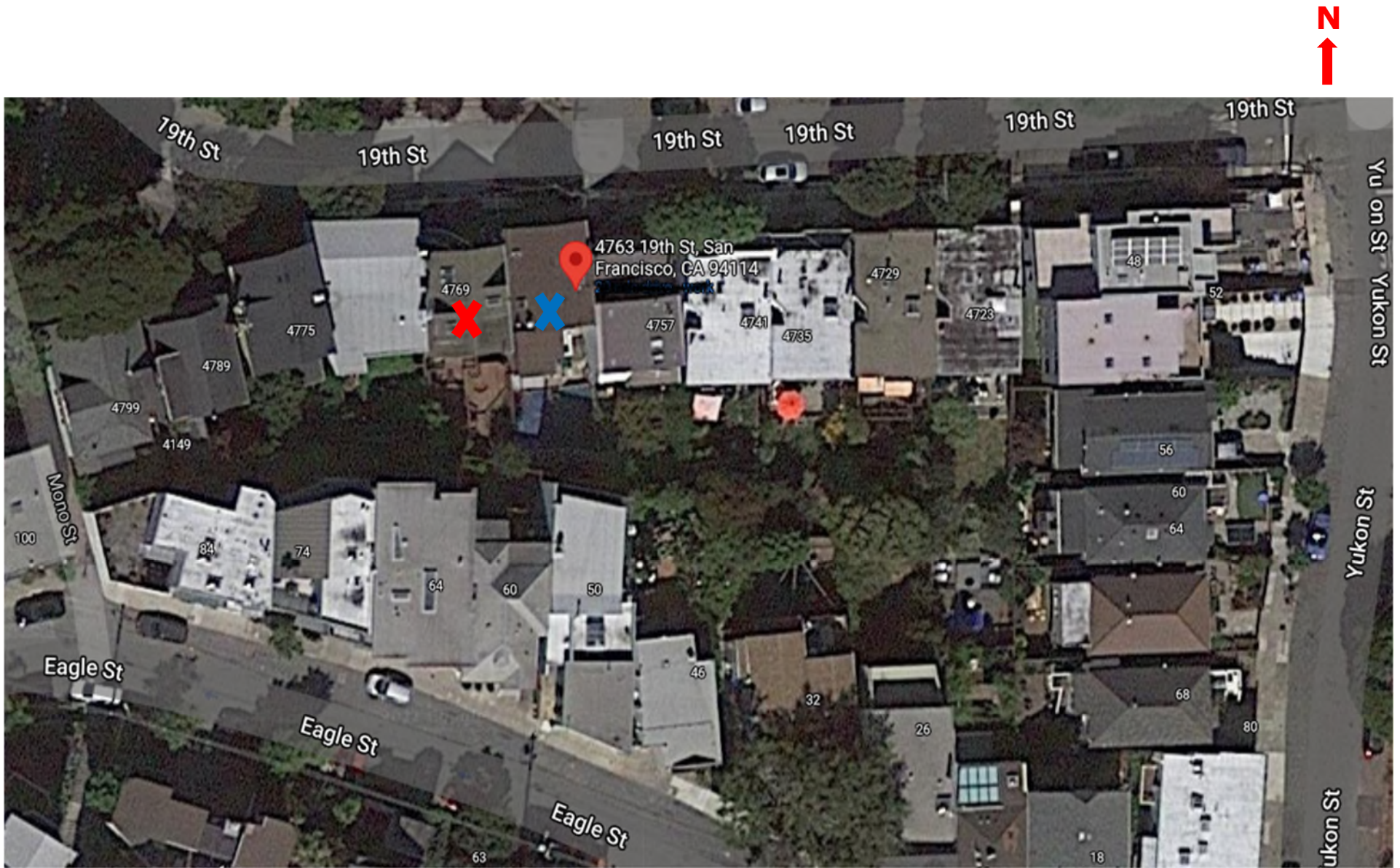


EXHIBIT 1

Aerial Photo of Mid-Block Open Space

Red X is DR Applicant's Property. Blue X is project



EXHIBIT 2

Mid-Block View from 64 Eagle easterly down toward Yukon Street



EXHIBIT 3

Open Space View from 64 Eagle easterly towards Yukon St.
Showing rear yard addition. The Applicant Marquis property is immediately
in front of the addition.



EXHIBIT 4

View from 4769 19th (Applicant Marquis) showing current visual access to mid-block space from the Marquis property across the adjacent project site.

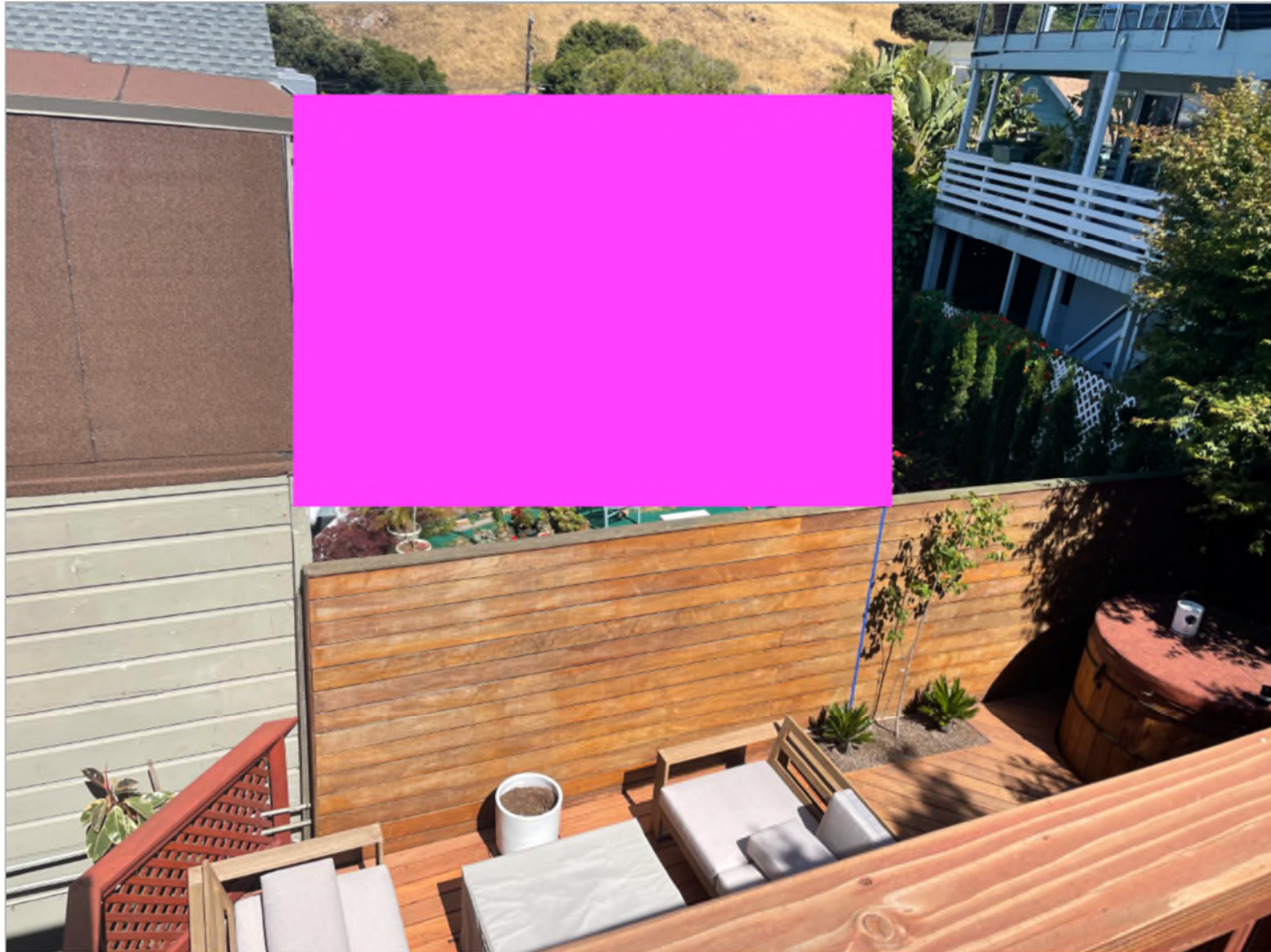


EXHIBIT 5

View from Applicant's property modified to show how the third-story of the addition would visually cut him off from the mid-block open space.



EXHIBIT 5b

Rendition of Rear Yard Expansion facing Applicant Marquis property

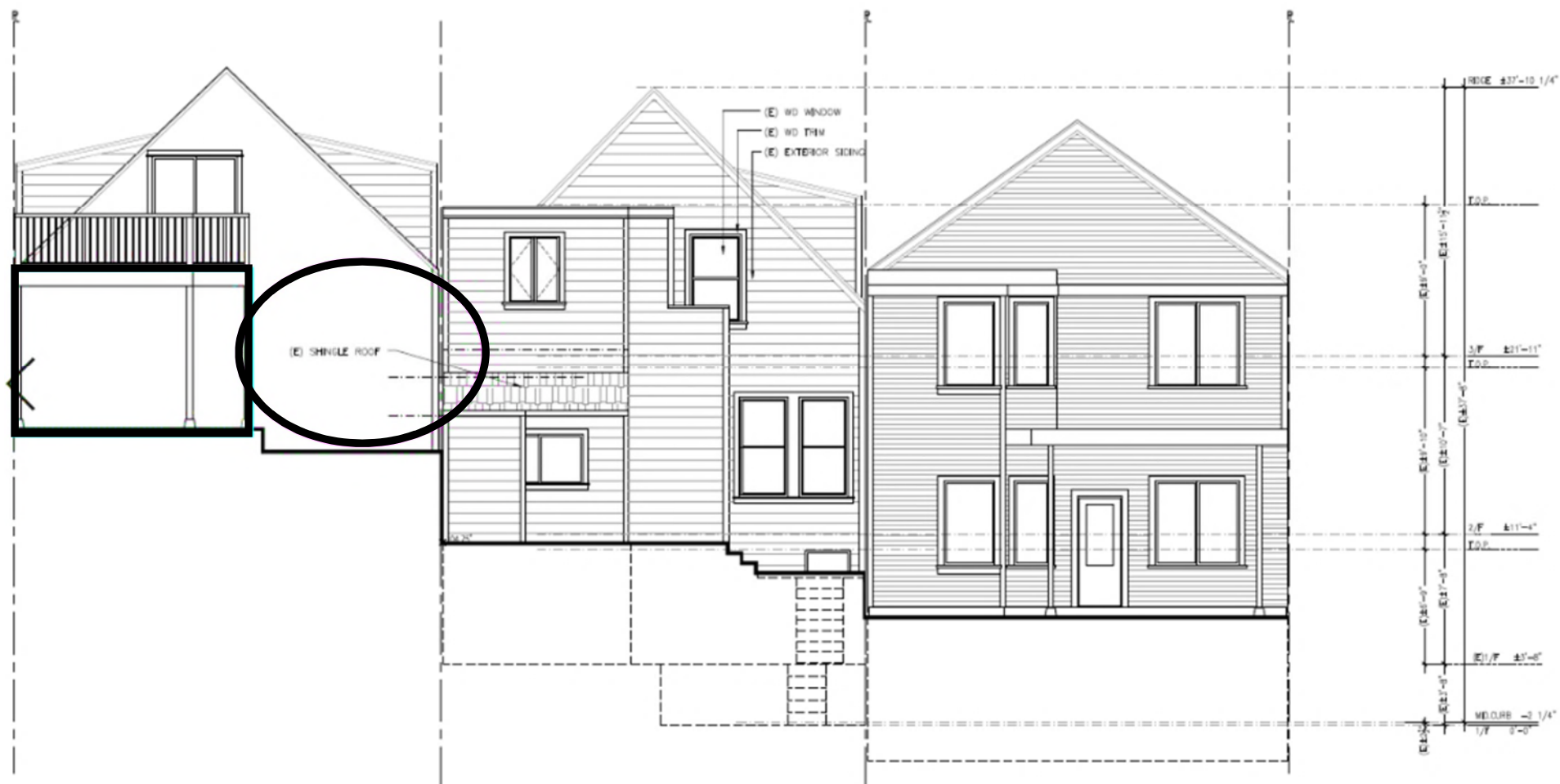


EXHIBIT 6

Areas of project plans that omit the windows on the real wall of applicant's house and the existence of a master bedroom under the deck.



EXHIBIT 7

Rear-wall picture window and glass door omitted from project plans, which provide virtually the only source of natural light to the kitchen area.



EXHIBIT 8

Master Bedroom under deck omitted from project Plans and its French doors that provide the primary source of natural light.

Assessor's Report



Parcel 2711034
Address 4763 19TH ST

Assessed Values		Construction Type	Wood or steel frame
Land	\$1,229,991.00	Use Type	Dwelling
Structure	\$527,139.00	Units	1
Fixtures	-	Stories	2
Personal Property	-	Rooms	6
Last Sale	3/19/2020	Bedrooms	3
Last Sale Price	\$1,688,900.00	Bathrooms	1
Year Built	1910	Basement	-
Building Area	1,508 sq ft		
Parcel Area	1,860 sq ft	Parcel Shape	-
Parcel Frontage	-	Parcel Depth	-


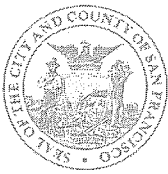
Please send questions about this report to the [Office of the Assessor-Recorder](#) .

EXHIBIT 9

SF Assessor's Report showing Building Area of 1,508 sq. ft.



NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **February 17, 2021**, Building Permit Application No. 202102174759 was filed for work at the Project Address below.

Notice Date: 5/12/21

Expiration Date: 6/11/21

PROJECT INFORMATION

Project Address: **4763 19th Street**
Cross Streets: **Caselli Ave and Yukon St**
Block / Lot No.: 2711 / 034
Zoning District(s): RH-2 / 40-X
Record No.: **2021-002667PRJ**

APPLICANT INFORMATION

Applicant: Yang Nie, Nie Yang Architects
Address: 101 Hickey Blvd. Suite A #404
City, State: South San Francisco, CA 94080
Telephone: **415-203-2371**
Email: nyarchitects@gmail.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	PROJECT FEATURES	Existing	Proposed
<input type="checkbox"/> Demolition	Building Use:	Residential	No Change
<input type="checkbox"/> Change of Use	Front Setback:	4-ft 7-in	No Change
<input checked="" type="checkbox"/> Rear Addition	Side Setbacks:	None	No Change
<input type="checkbox"/> New Construction	Building Depth:	50 ft 5-in	47-ft 11-in
<input checked="" type="checkbox"/> Façade Alteration(s)	Rear Yard:	19-ft 6-in	22-ft
<input type="checkbox"/> Side Addition	Building Height:	37-ft 10-in (to Top of Gable)	No Change
<input checked="" type="checkbox"/> Alteration	Number of Stories:	3	No Change
<input type="checkbox"/> Front Addition	Number of Dwelling Units	1	No Change
<input type="checkbox"/> Vertical Addition	Number of Parking Spaces	1	No Change

PROJECT DESCRIPTION

The project includes replacement of existing windows on the front façade, removal of existing one- and three-story rear additions and new construction of a two-story rear horizontal addition and stair. The new rear addition would be setback from west and east property lines. The project would increase the size of the existing residence from 2,395 square feet to 3,148 square feet.

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

To view plans or related documents, visit sfplanning.org/notices and search the Project Address listed above.

For more information, please contact Planning Department staff:

Planner: Rich Sucre

Telephone: 628-652-7364

Email: richard.sucre@sfgov.org

EXHIBIT 10

SUMMARY OF DISCUSSION FROM THE PRE-APPLICATION MEETING

Meeting Date: 01/04/2021
 Meeting Time: 7:00PM
 Meeting Address: Zoom online meeting
 Project Address: 4763 19th Street
 Property Owner Name: Ken Xueyang Shi
 Project Sponsor/Representative: Yang Nie, architect

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/how the project has been modified in response to any concerns.

Question/Concern #1 by Fran Roberts, 60 Eagle Street
Privacy concern " My existance will not only be visable but Very visable from several windows and patio entrance of the proposed extension. Every move will be on full view.

Project Sponsor Response: The subject site slopes up from front to rear and also slopes up from east to west, so the grade of 60 Eagle Street is about one story higher than the subject rear yard. The proposed design won't be higher than the existing roof peak and it is about the same height of neighbor's deck and it is not directly facing the neighbor's house.

Question/Concern #2: Liveability of existing property
Most used interior areas of existing adjacent properties are oriented to rear of their property making them most vulnerable to the backyard extension.

Project Sponsor Response: The rear portion of existing building would be removed. The total building footprint will be enlarged about 150 sqft. The addition meets the current planning code and residential design guidelines.

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Density of the neighborhood is already well populated with structure. Increased density by the backyard extension would negatively change the character for an urban residential neighborhood.

Project Sponsor Response: The existing building is one of the smallest building in the block from the satellite photo. We believe the proposed building fits the neighborhood and meets the residential design guidelines.

Question/Concern #4: _____

Project Sponsor Response: _____

EXHIBIT 11

Project Sponsor represents only a 150 sq. ft. increase in footprint



EXHIBIT 12

Before shed removal



EXHIBIT 13

After Shed Removal

4763 19TH ST.
SAN FRANCISCO
CA 94114

REAR ADDITION
TO A.S.F.D.

SITE PERMIT SET

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SCALE
1/8"=1'-0"

DATE
02/04/2021

JOB NO.
200226

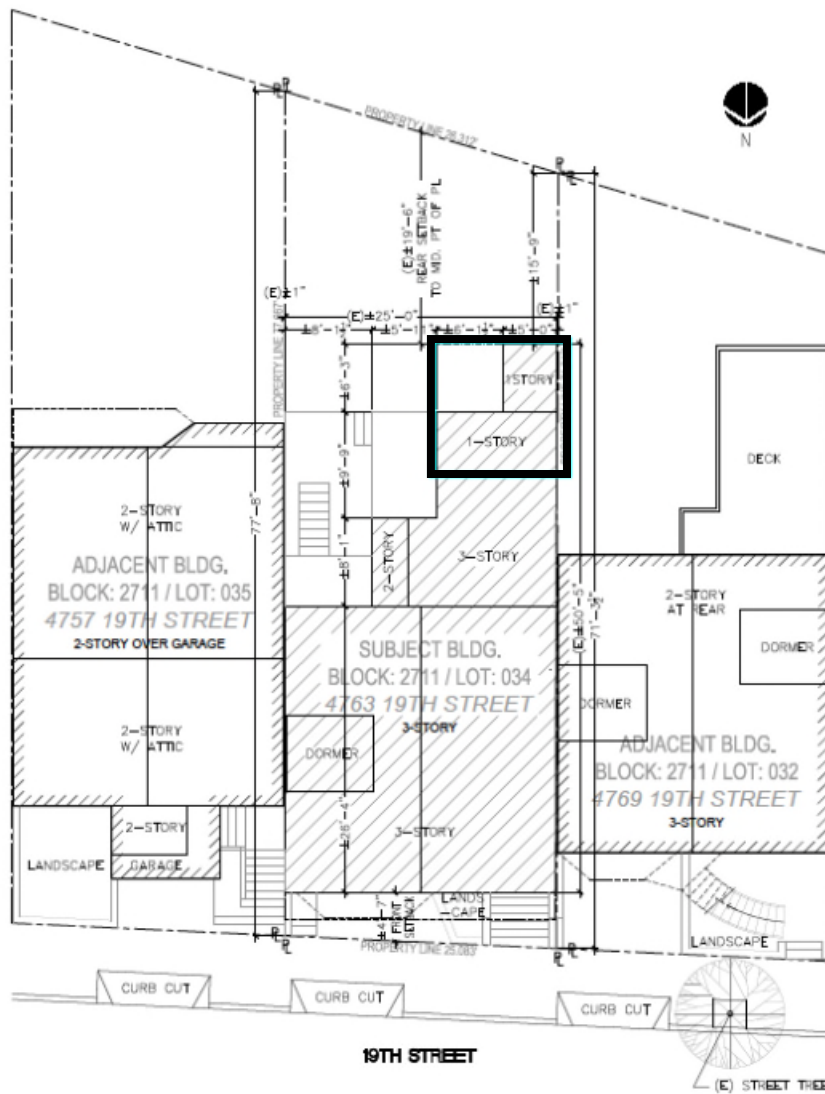
SHEET TITLE

PLOT PLANS

SHEET NO.

A1.1

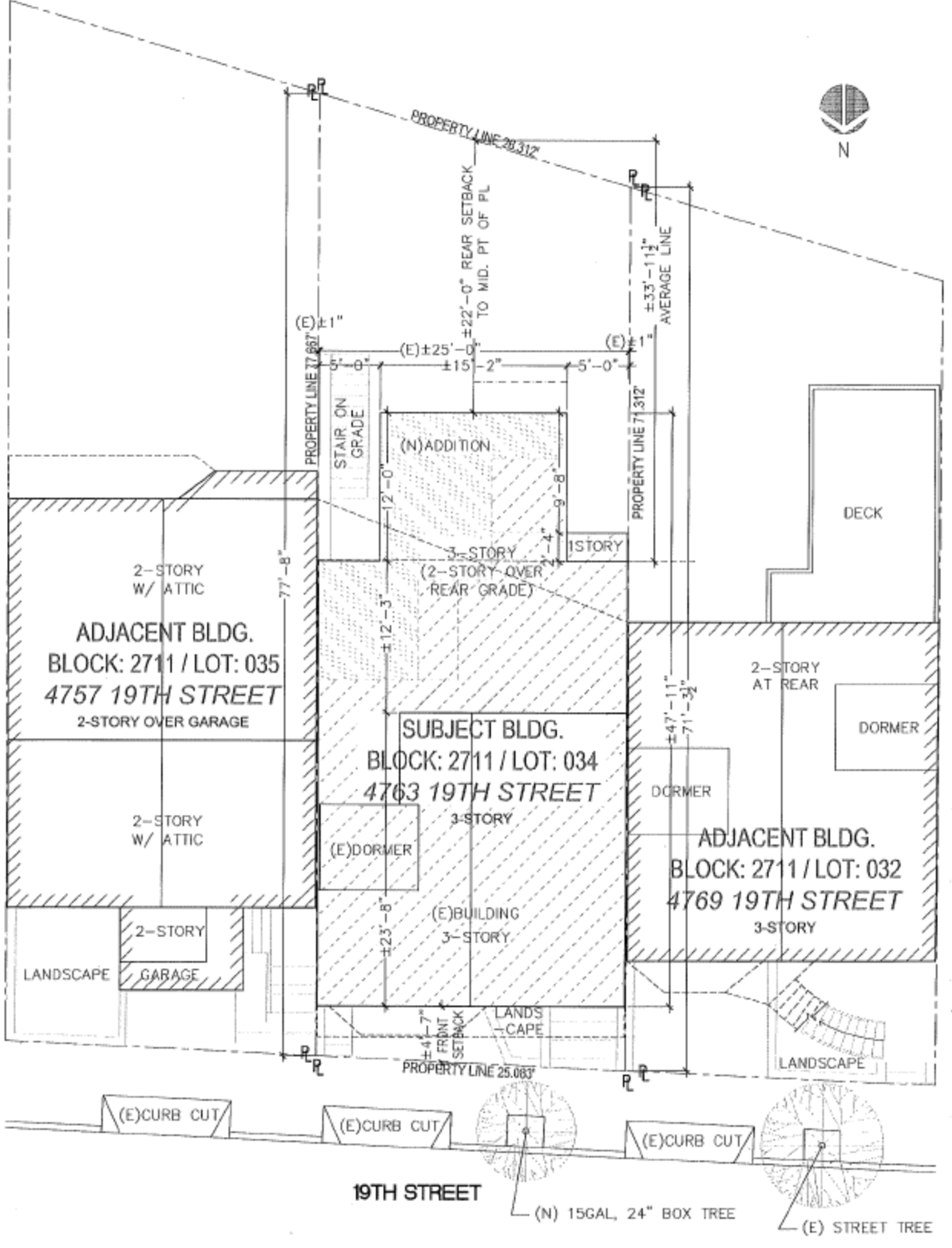
Of 18 Sheets



EXISTING PLOT PLAN 1/8"=1'-0"

1

EXHIBIT 14
Area of Removed Shed



PROPOSED PLOT PLAN

1/8"=1'-0"

2

EXHIBIT 15
PROJECT PLAN Rear yard Calculation Drawings

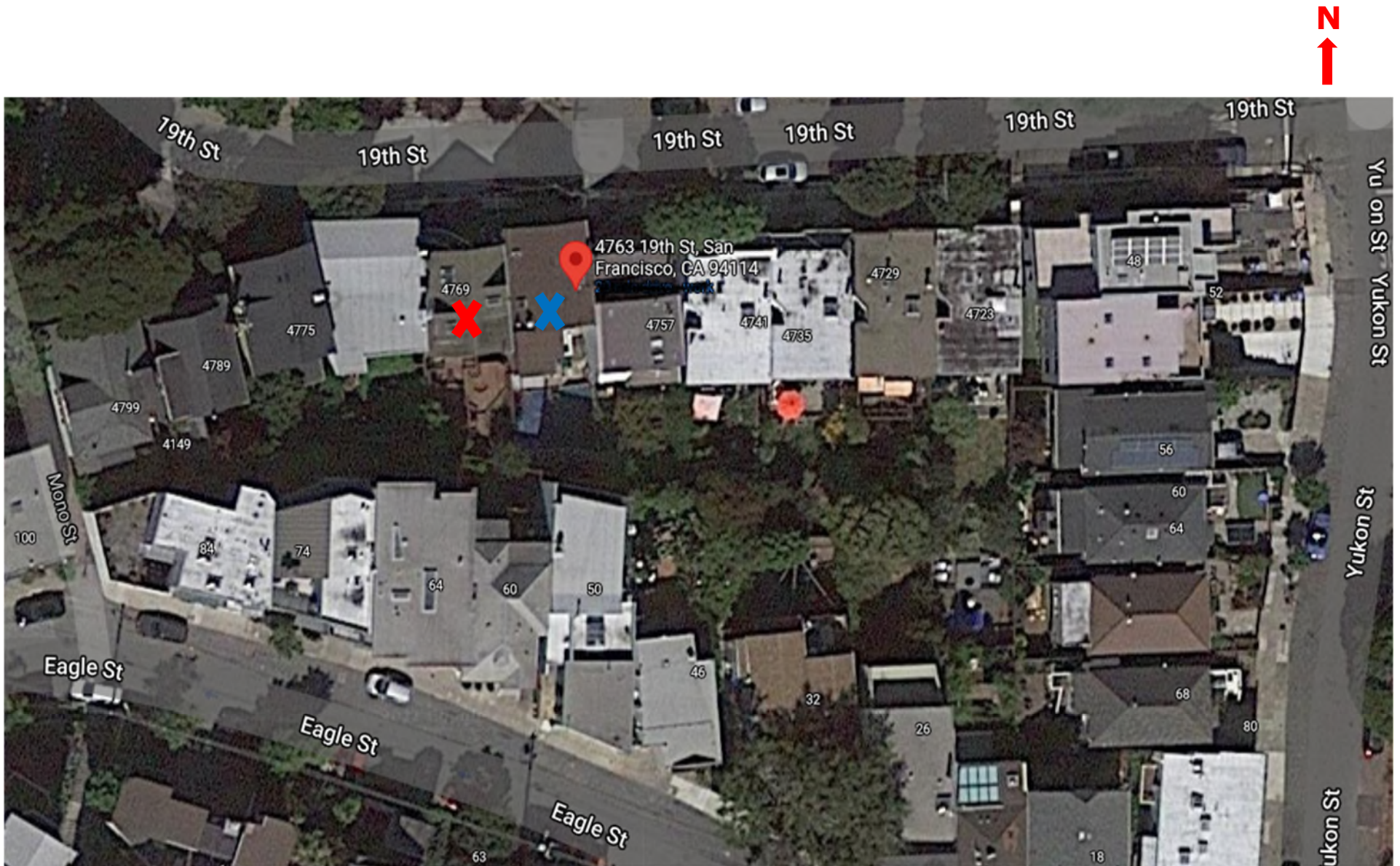


EXHIBIT 1

Aerial Photo of Mid-Block Open Space

Red X is DR Applicant's Property. Blue X is project



EXHIBIT 2

Mid-Block View from 64 Eagle easterly down toward Yukon Street



EXHIBIT 3

Open Space View from 64 Eagle easterly towards Yukon St.
Showing rear yard addition. The Applicant Marquis property is immediately
in front of the addition.



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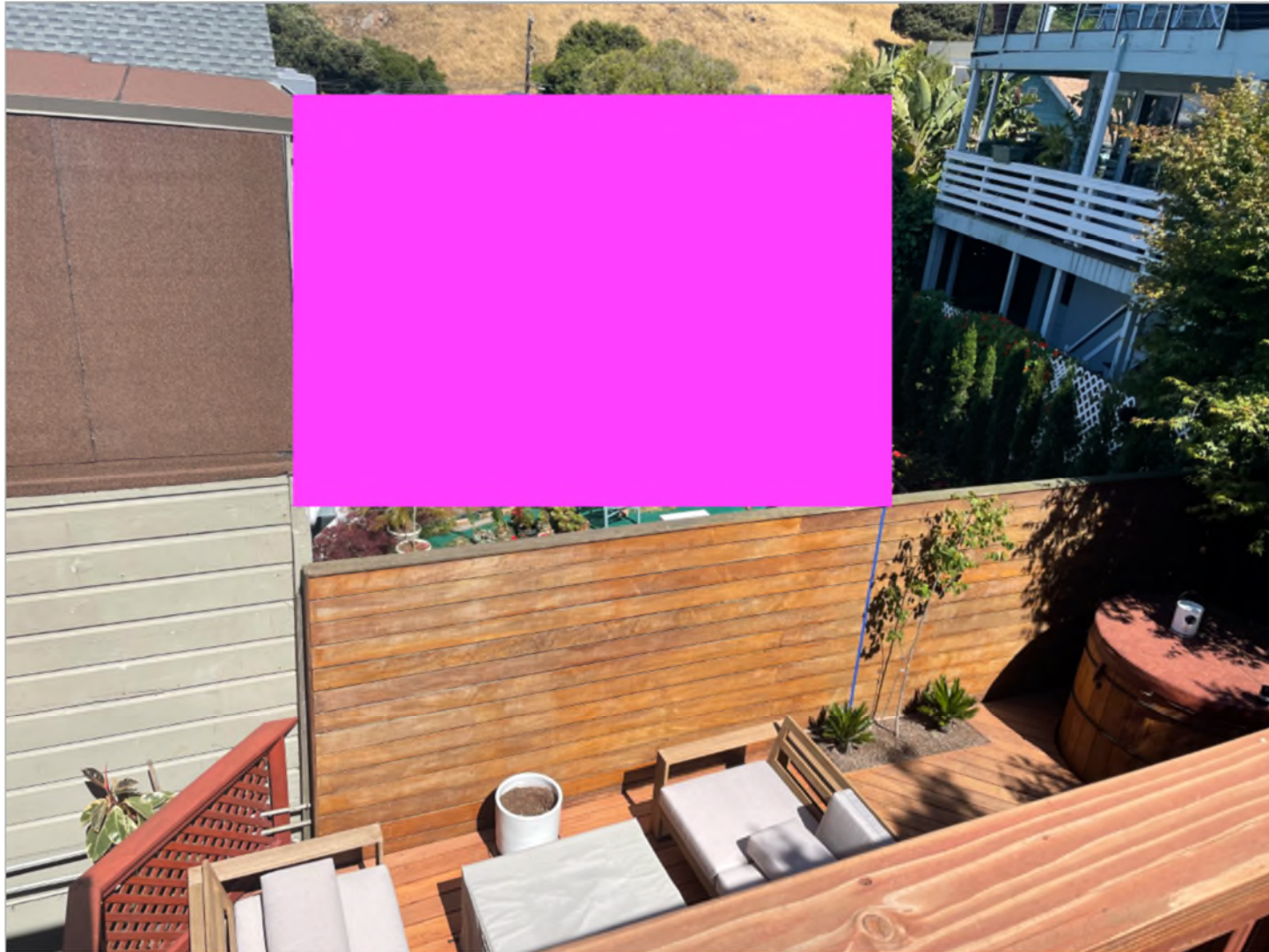


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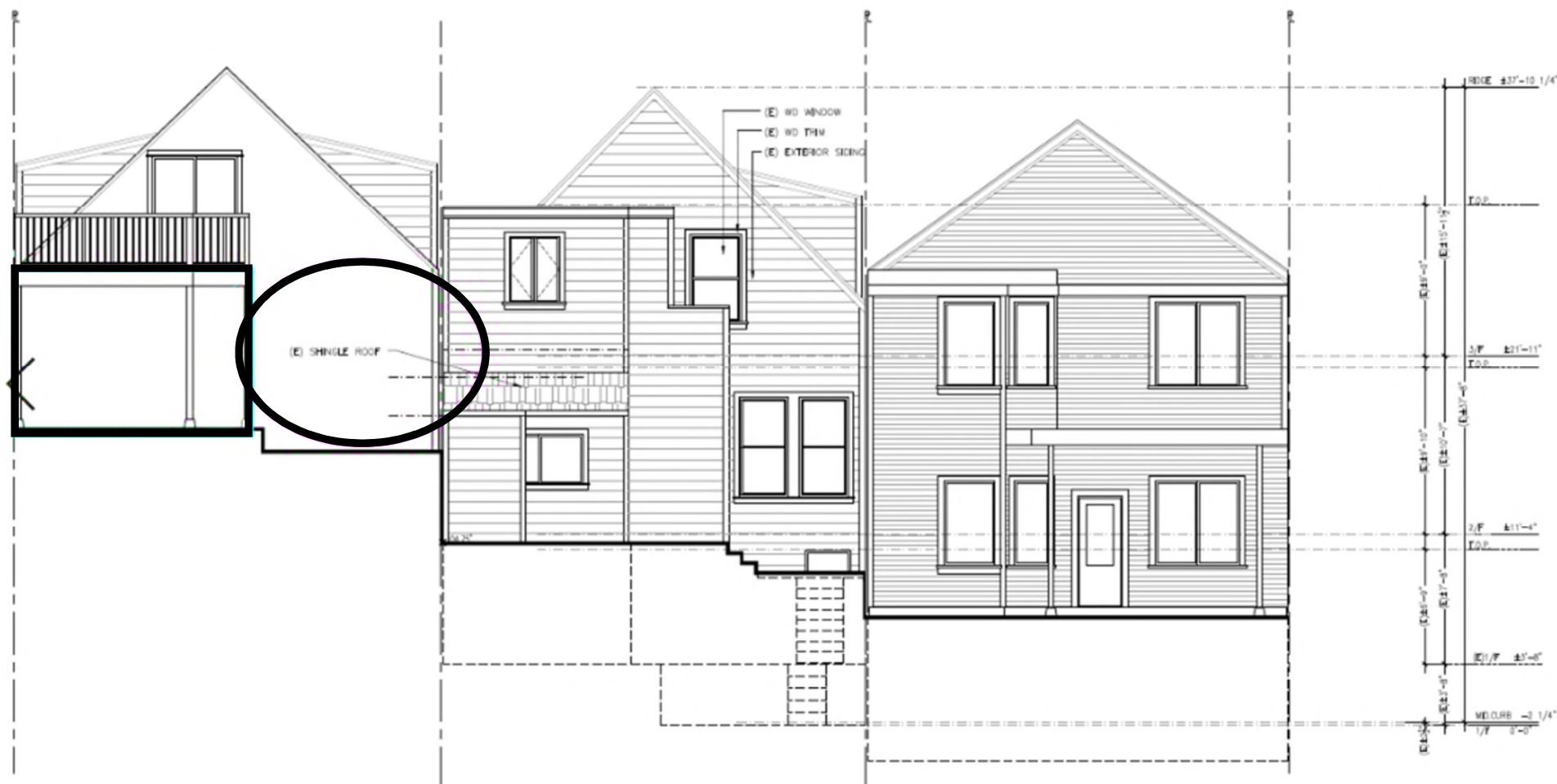


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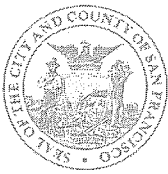
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Planner: **Rich Sucre**

Telephone: **628-652-7364**

Email: richard.sucre@sfgov.org

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Before shed removal



EXHIBIT 13

After Shed Removal

4763 19TH ST.
SAN FRANCISCO
CA 94114

REAR ADDITION
TO A.S.F.D.

SITE PERMIT SET

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SCALE
1/8"=1'-0"

DATE
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JOB NO.
200226

SHEET TITLE

PLOT PLANS

SHEET NO.

A1.1

Of 18 Sheets

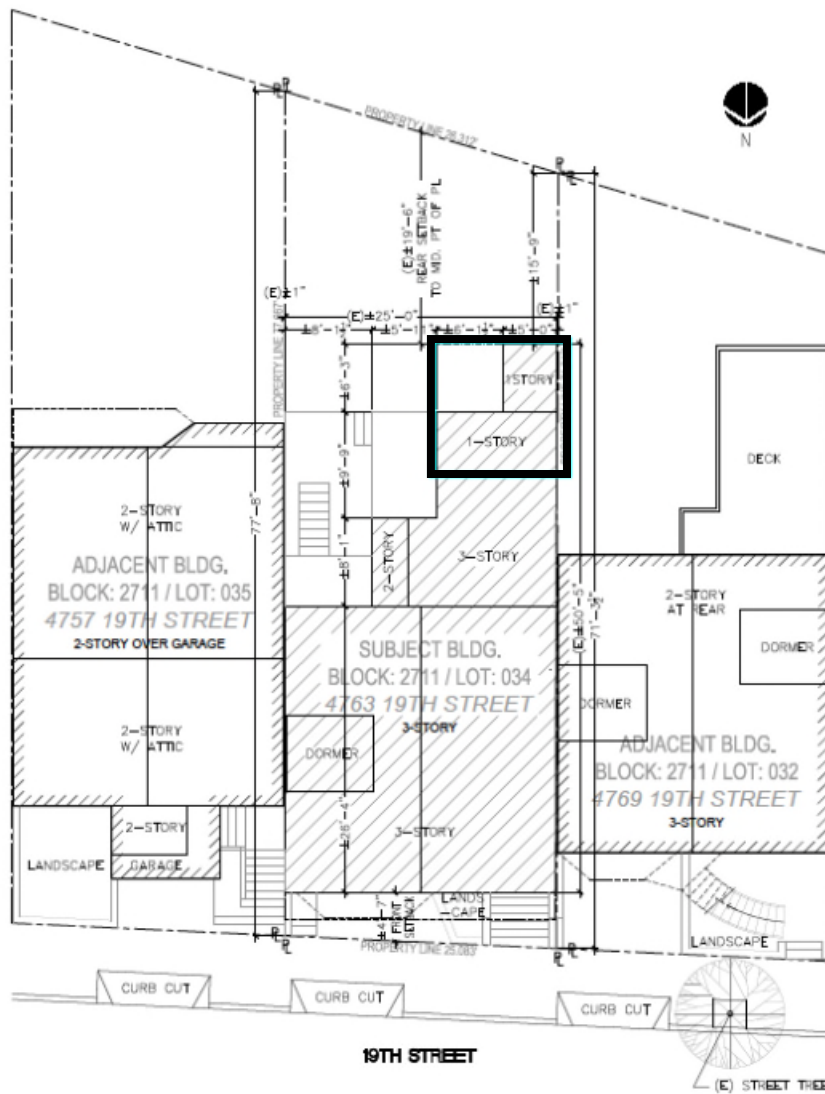


EXHIBIT 14
Area of Removed Shed



RESPONSE TO DISCRETIONARY REVIEW

Project Information

Property Address: 4763 19th Street

Zip Code: 94114

Building Permit Application(s): 2021.0217.4759

Record Number:

Discretionary Review Coordinator:

Project Sponsor

Name: Xueyang Shi

Phone: 415 666 6133

Email: kenshi678@gmail.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.)

The proposed addition meets the Residential Design Guidelines. The proposed design actually reduced the building length at west property line to avoid the lighting impact. We also removed all the side windows at west and relocated the window at east to reduce the privacy impact. We have tried our best to provide a design to protect neighbor privacy and reduce the impact while doing a reasonable addition to our house.

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.

We understand the neighbors' concerns mentioned in the outreach meeting; we have removed all the side windows at west and relocated the window at east for the neighbors' privacy concerns. We also agreed to replace the bathroom window at 3/F to comply with the neighbors' concern at east. These changes have been made before we filed the application to planning.

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.

As one of the DR applicants mentioned, most of the surrounding properties are actually 4 to 8 feet higher than the subject lot at ground level and the proposed addition is to build a two-story rear addition while the surrounding buildings are either 2 or 3 story high. The proposed addition provides a 22' rear setback at middle of the property and 5' side setback. It protects the mid-block open space as shown in the attached picture.

Project Features

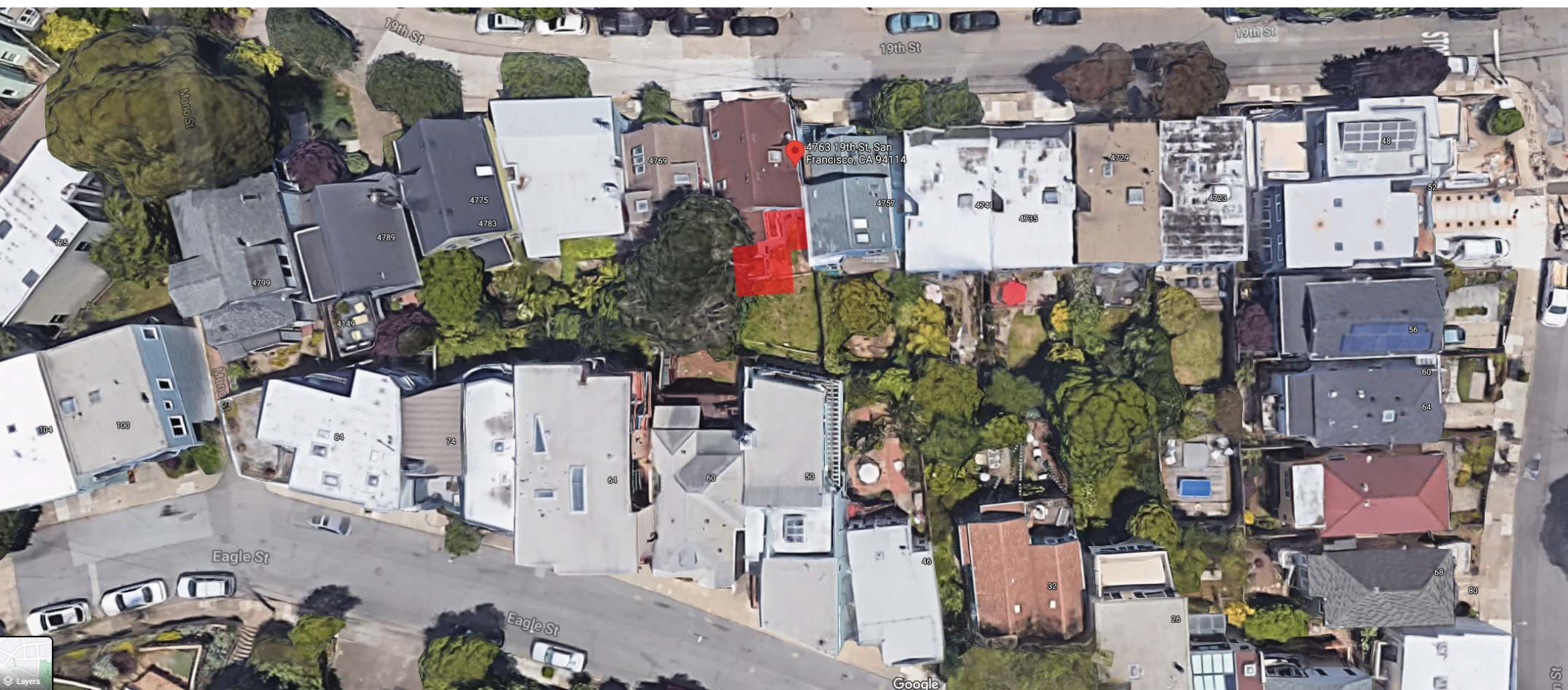
Please provide the following information about the project for both the existing and proposed features. **Please attach an additional sheet with project features that are not included in this table.**

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	1	1
Occupied Stories (all levels with habitable rooms)	2	3
Basement Levels (may include garage or windowless storage rooms)	1	0
Parking Spaces (Off-Street)	1	1
Bedrooms	3	4
Height	37'-10 1/4"	37'-10 1/4"
Building Depth	50'-5"	47'-11"
Rental Value (monthly)	n/a	n/a
Property Value		

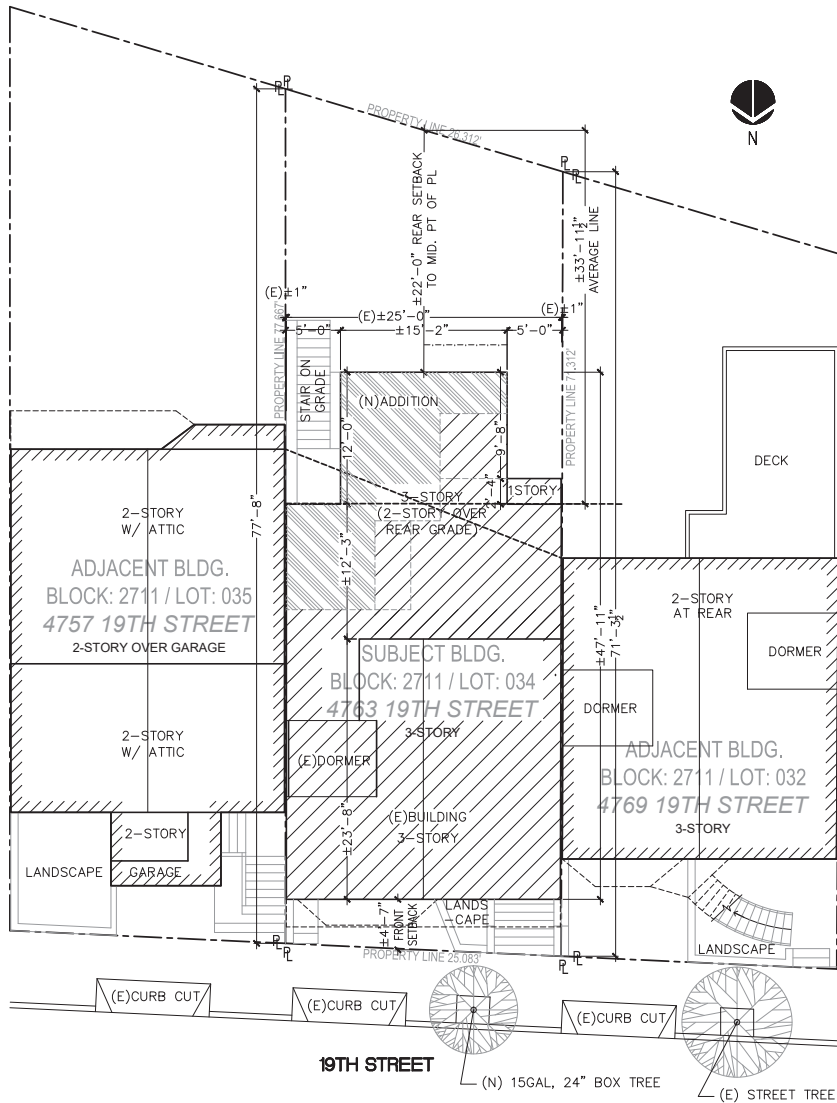
I attest that the above information is true to the best of my knowledge.

Signature: 	Date: 06/30/2021
Printed Name: Xueyang Shi	<input checked="" 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.

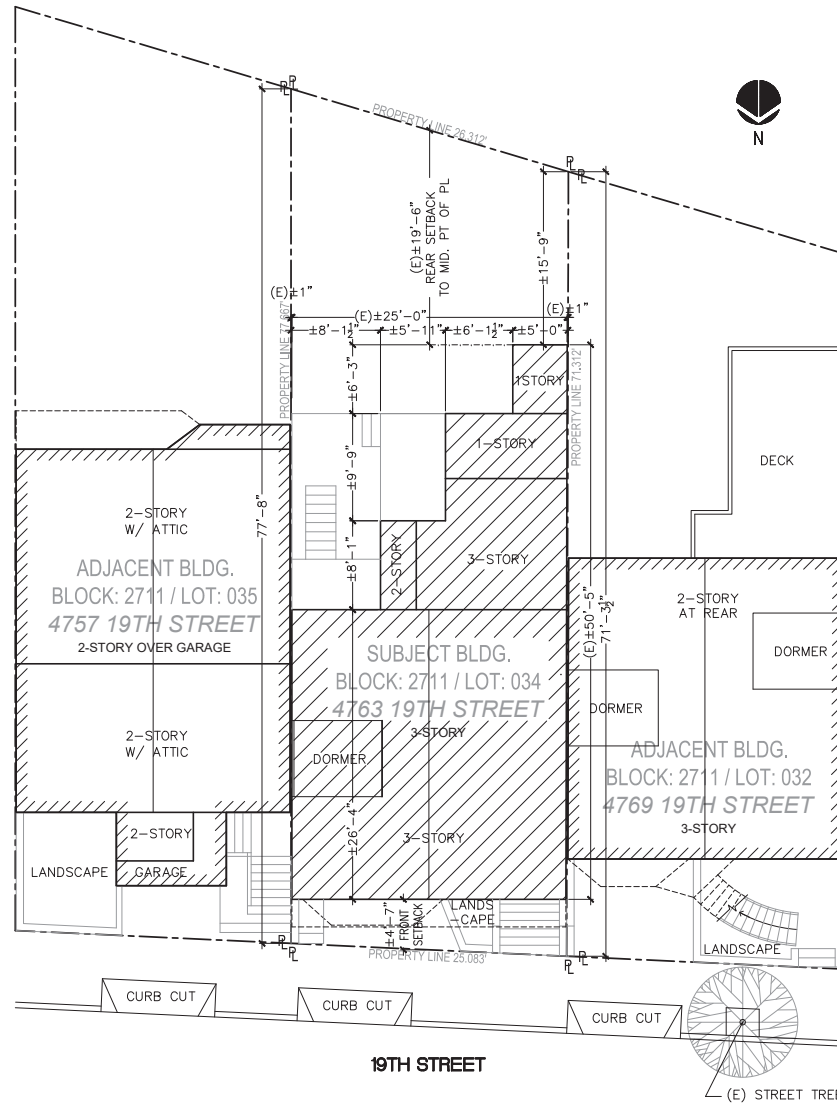


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PLOT DATE: 02-16-21 PLOTTED BY: gcr



PROPOSED PLOT PLAN 1/8"=1'-0"

2



EXISTING PLOT PLAN 1/8"=1'-0"

1

NIE YANG
ARCHITECTS
ARCHITECTURE PLANNING
101 HICKEY BLVD, SUITE A #404
SOUTH SAN FRANCISCO, CA 94080
TEL: 415 203 2371
FAX: 415 354 8389
EMAIL: NYARCHITECTS@GMAIL.COM

OWNER:
MR. XUEYANG SHI
4763 19TH STREET,
SAN FRANCISCO, CA 94114
TEL: (415) 666 6133
EMAIL:
KENSHI678@GMAIL.COM



4763 19TH ST.
SAN FRANCISCO
CA 94114

REAR ADDITION
TO A.S.F.D.

SITE PERMIT
SET

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SCALE
1/8"=1'-0"
DATE
02/04/2021
JOB NO.
200226
SHEET TITLE

PLOT PLANS

SHEET NO.

A1.1

Of 18 Sheets

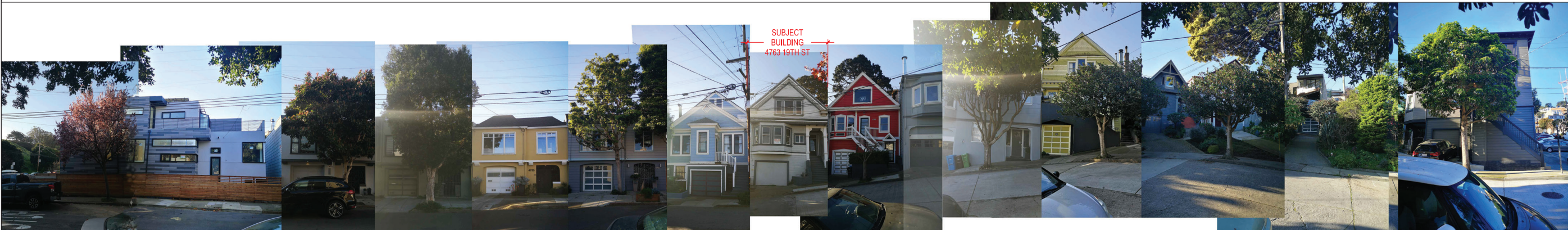
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REAR FACADE OF 50 & 60 EAGLE ST N.T.S. 5



BLOCKVIEW OF FACING SIDE OF SUBJECT BUILDING N.T.S. 4



BLOCKVIEW OF SAME SIDE OF SUBJECT BUILDING N.T.S. 3



SUBJECT AND ADJACENT BUILDINGS _ FRONT FACADE N.T.S. 2



SUBJECT AND ADJACENT BUILDINGS _ REAR YARD PHOTOS N.T.S. 1

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SAN FRANCISCO
CA 94114

REAR ADDITION
TO A.S.F.D.

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BLOCK FACES, PHOTOS

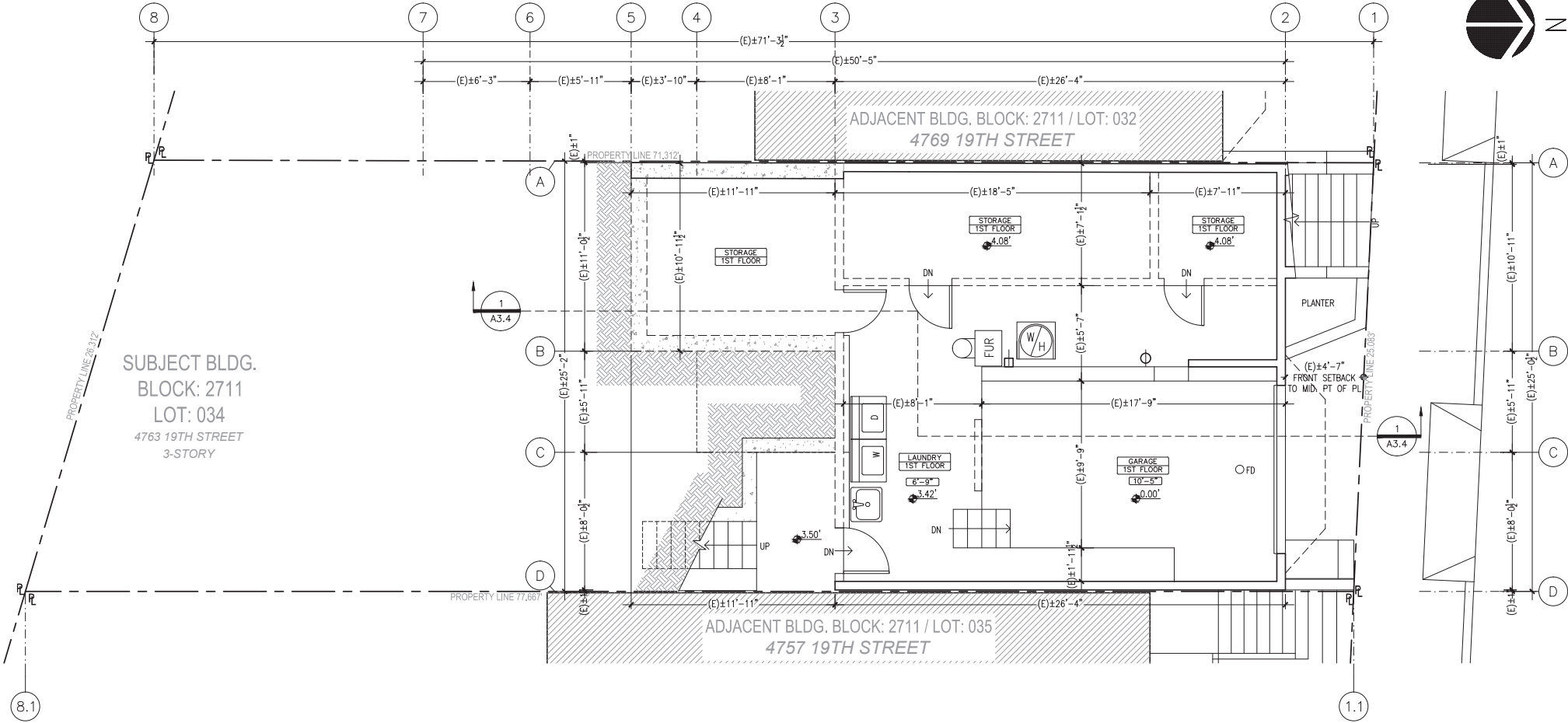
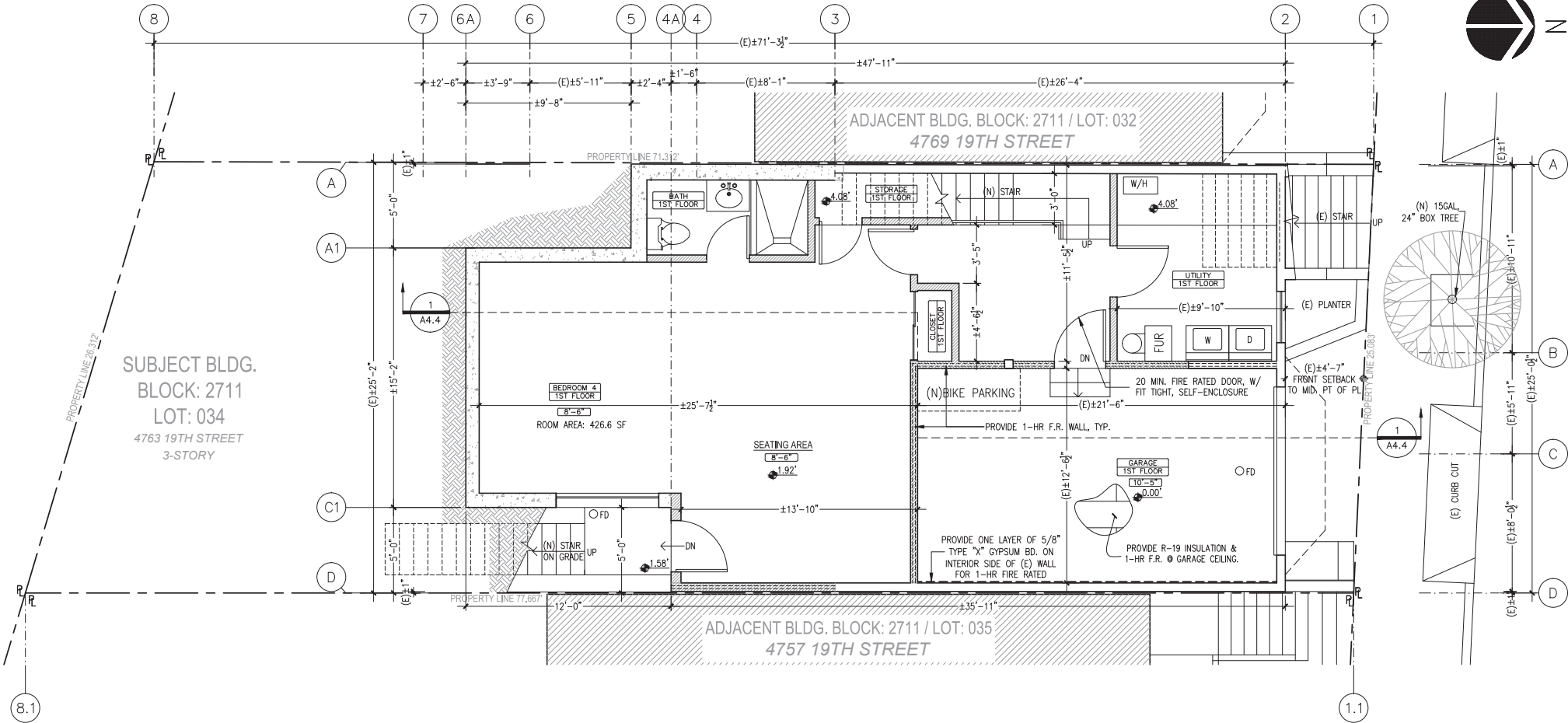
SHEET NO.
A1.2
6 Of 18 Sheets

KEY NOTES

NOTES:
1.ALL EXISTING DIMENSIONS APPROXIMATE .
CONTRACTOR MUST VERIFY IN FIELD BEFORE CONSTRUCTION.

LEGEND:

- (E) WALL
- (E) WALL TO BE REMOVED
- (N) 2X STUD WALL, SEE DET. 2.12 A5.0 TYP.
- (N) 1-HR FIRE RATED WALL, SEE DET. 13.14 A5.0 TYP.
- CONCRETE RETAINING WALL



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EXISTING FIRST FLOOR
PLAN, PROPOSED FIRST
FLOOR PLAN

SHEET NO.

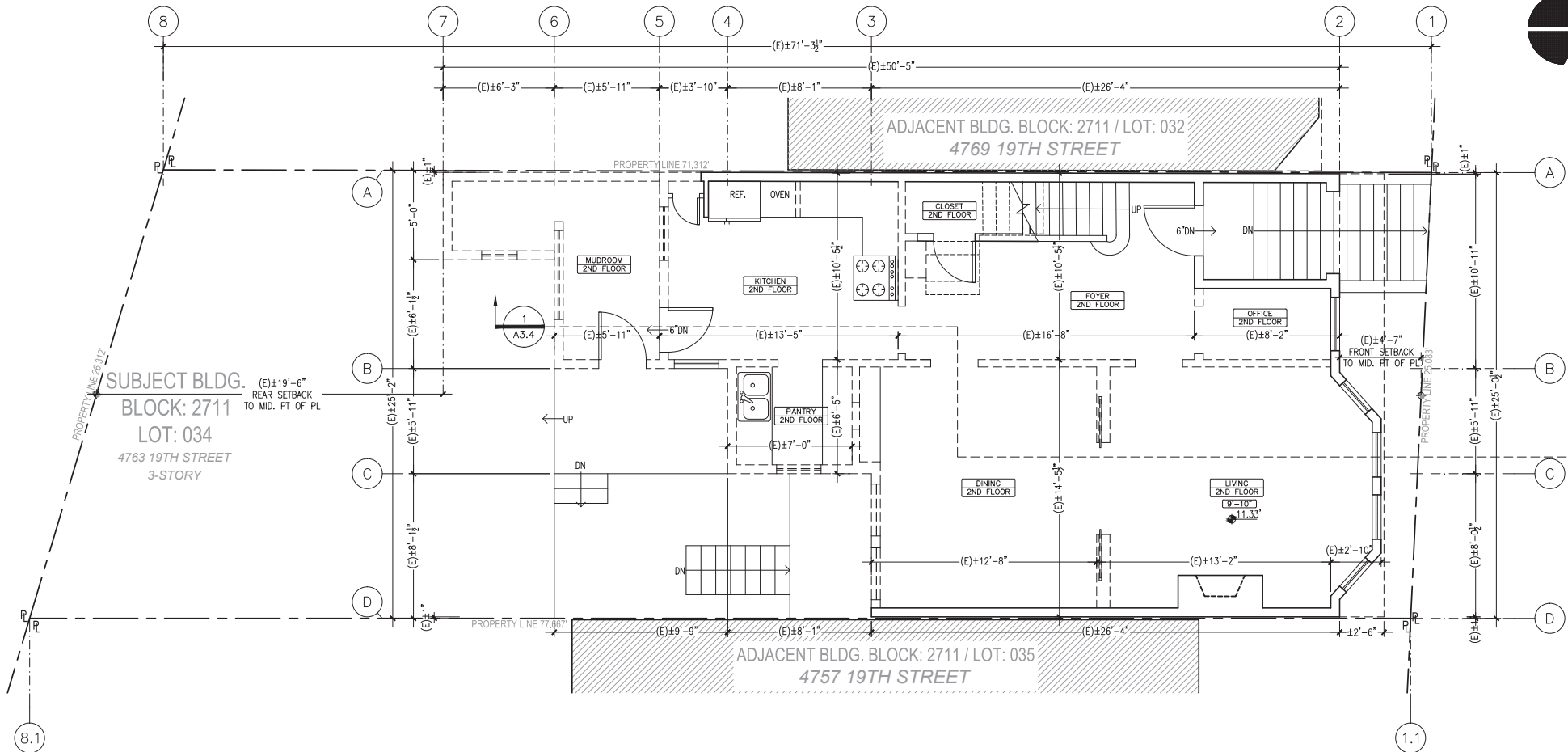
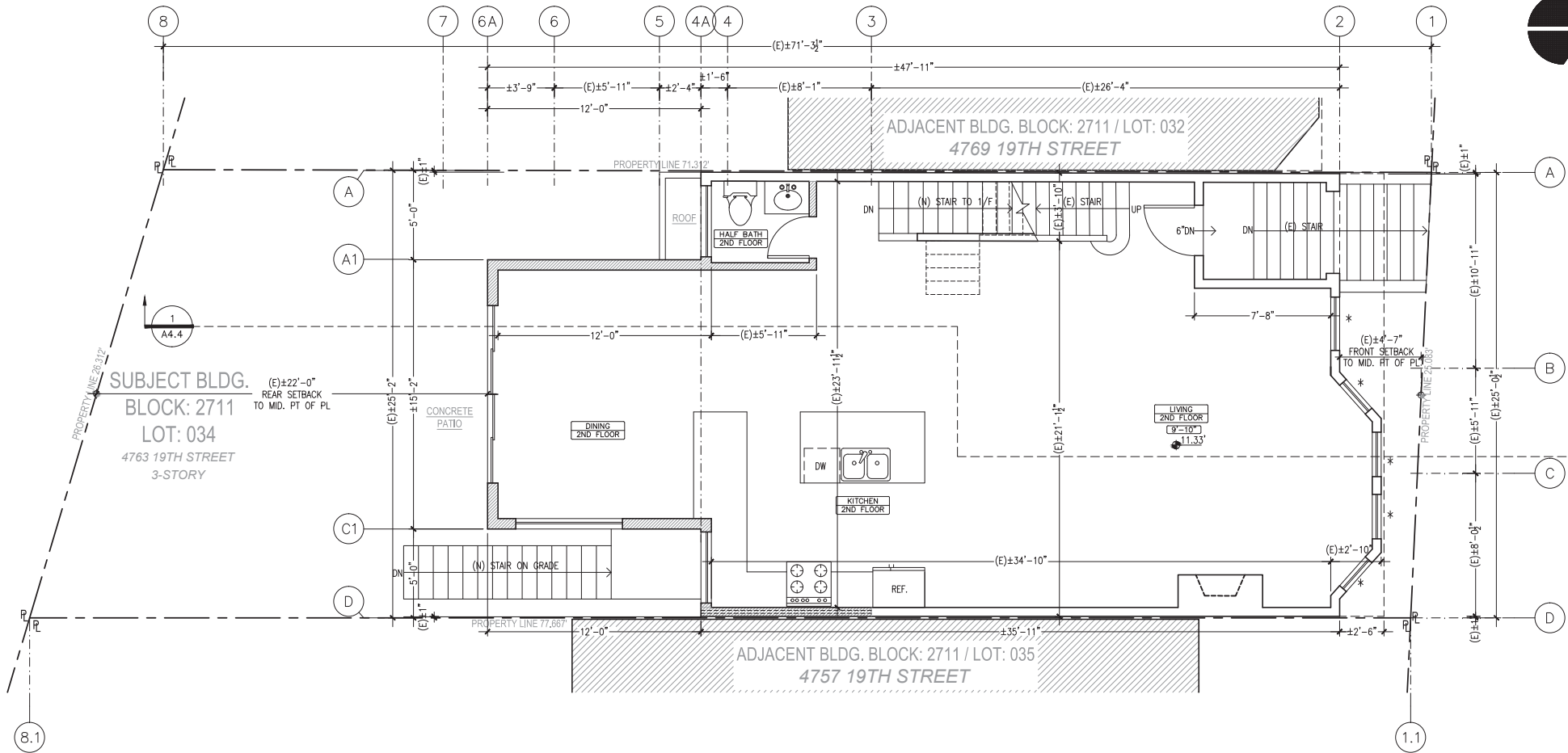
A2.0
Of 18 Sheets

KEY NOTES

NOTES:
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2. *, REPLACE (E) WD WINDOW W/ ALUM. WOOD CLAD WINDOW.

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EXISTING SECOND FLOOR
PLAN, PROPOSED
SECOND FLOOR PLAN

SHEET NO.

A2.1

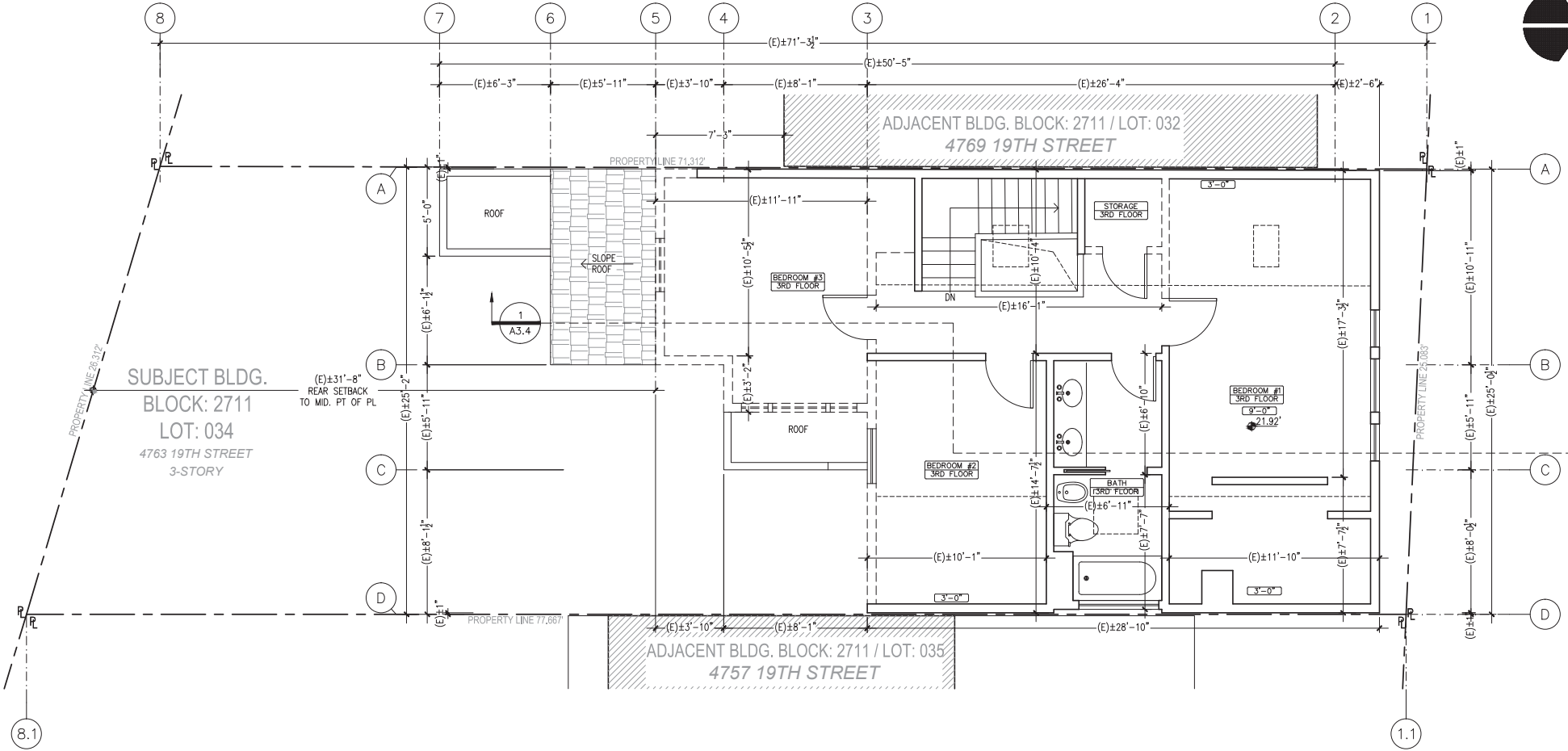
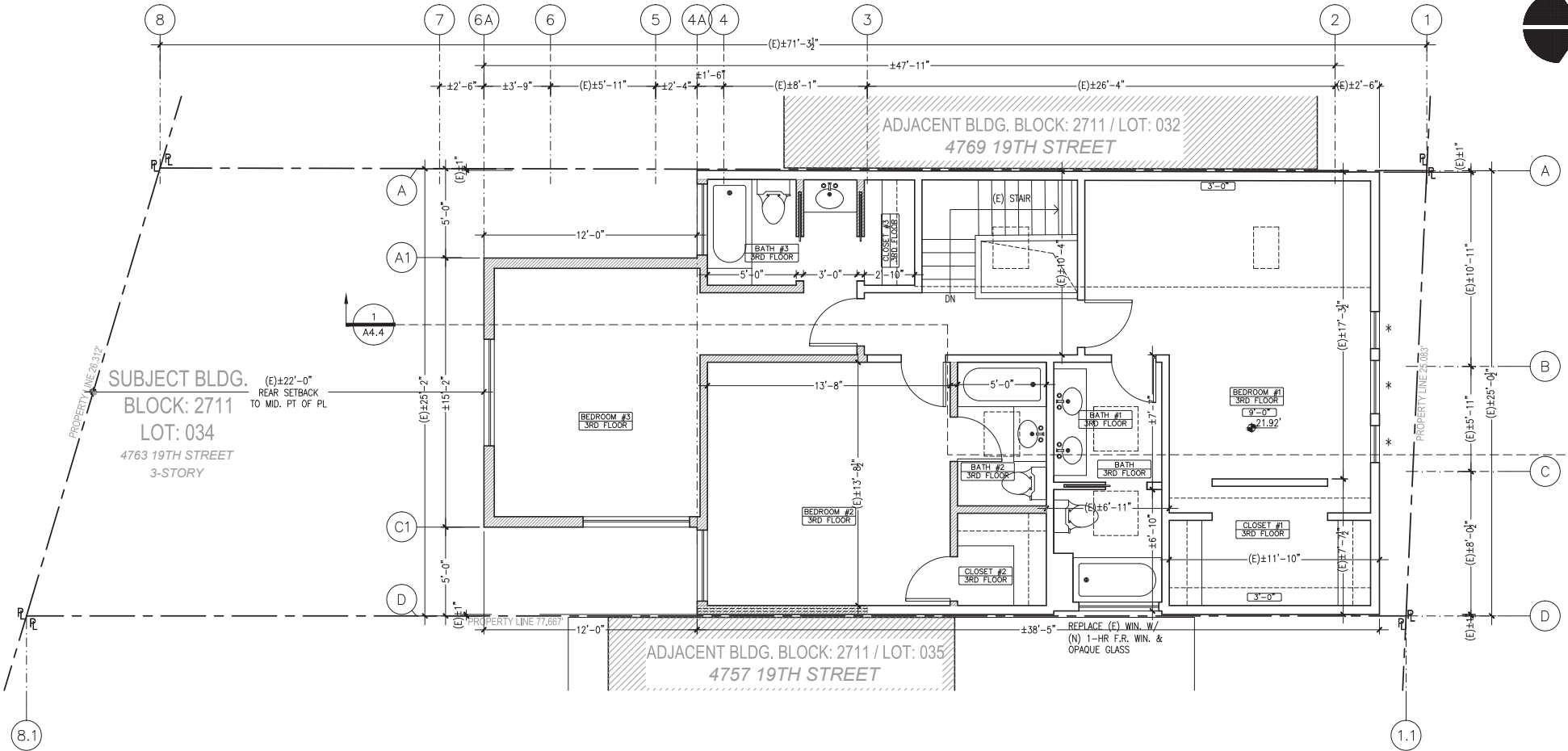
Of 18 Sheets

KEY NOTES

NOTES:
1.ALL EXISTING DIMENSIONS APPROXIMATE .
CONTRACTOR MUST VERIFY IN FIELD BEFORE CONSTRUCTION.
2. *: REPLACE (E) WD WINDOW W/ ALUM. WOOD CLAD WINDOW.

LEGEND:

- (E) WALL
- (E) WALL TO BE REMOVED
- (N) 2X STUD WALL, SEE DET. 2.12 A5.0 TYP.
- (N) 1-HR FIRE RATED WALL, SEE DET. 13.14 A5.0 TYP.
- CONCRETE RETAINING WALL



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EMAIL:
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REAR ADDITION
TO A.S.F.D.



SITE PERMIT SET

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SCALE
1/4"=1'-0"
DATE
02/04/2021
JOB NO.
200226
SHEET TITLE

EXISTING THIRD FLOOR PLAN, PROPOSED THIRD FLOOR PLAN

SHEET NO.

A2.2

Of 18 Sheets

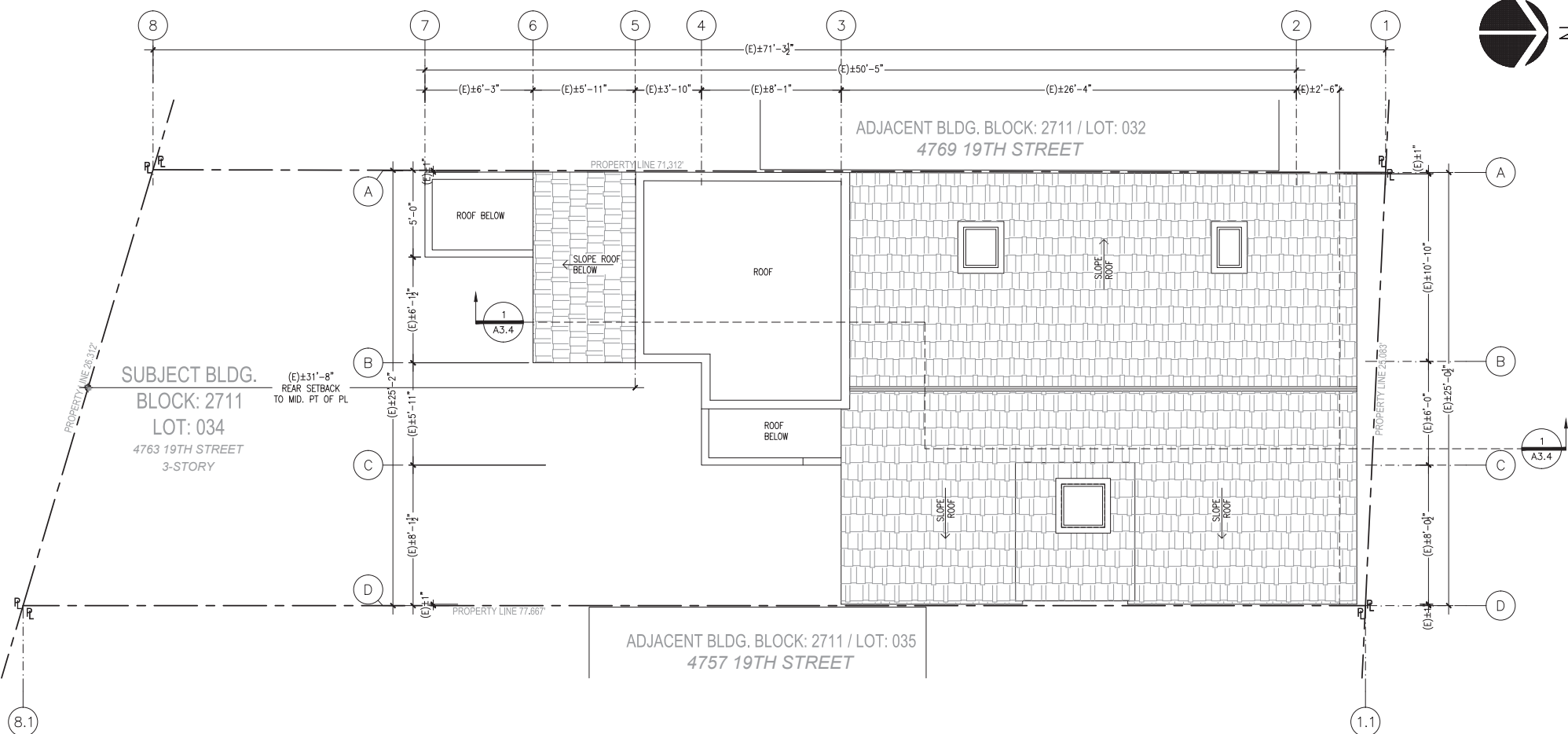
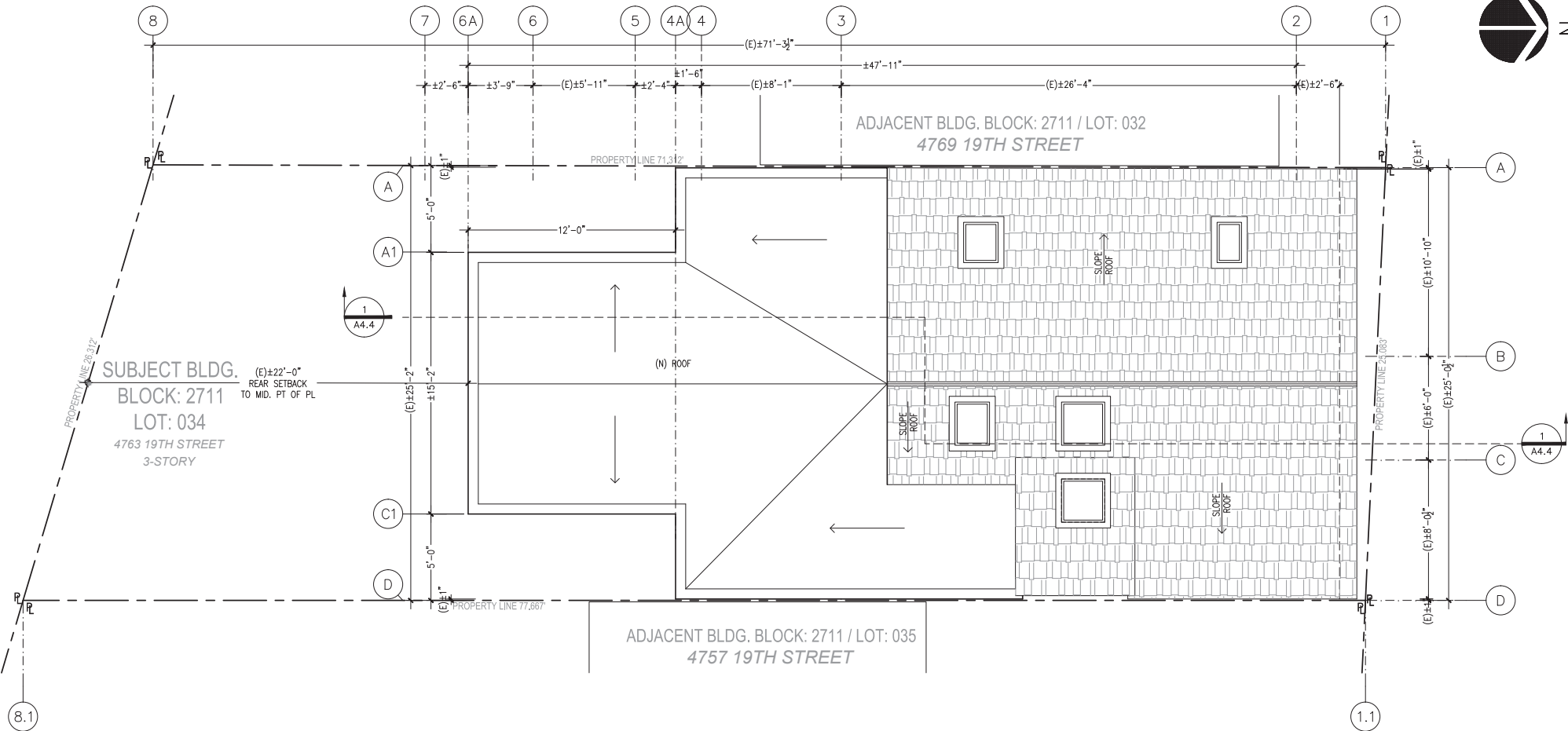
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KEY NOTES

NOTES:
1.ALL EXISTING DIMENSIONS APPROXIMATE .
CONTRACTOR MUST VERIFY IN FIELD BEFORE CONSTRUCTION.

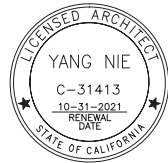
LEGEND:

- (E) WALL
--- (E) WALL TO BE REMOVED
▨ (N) 2X STUD WALL, SEE DET. 2,12 A5.0 TYP.
▩ (N) 1-HR FIRE RATED WALL, SEE DET. 13,14 A5.0 TYP.
CONCRETE RETAINING WALL



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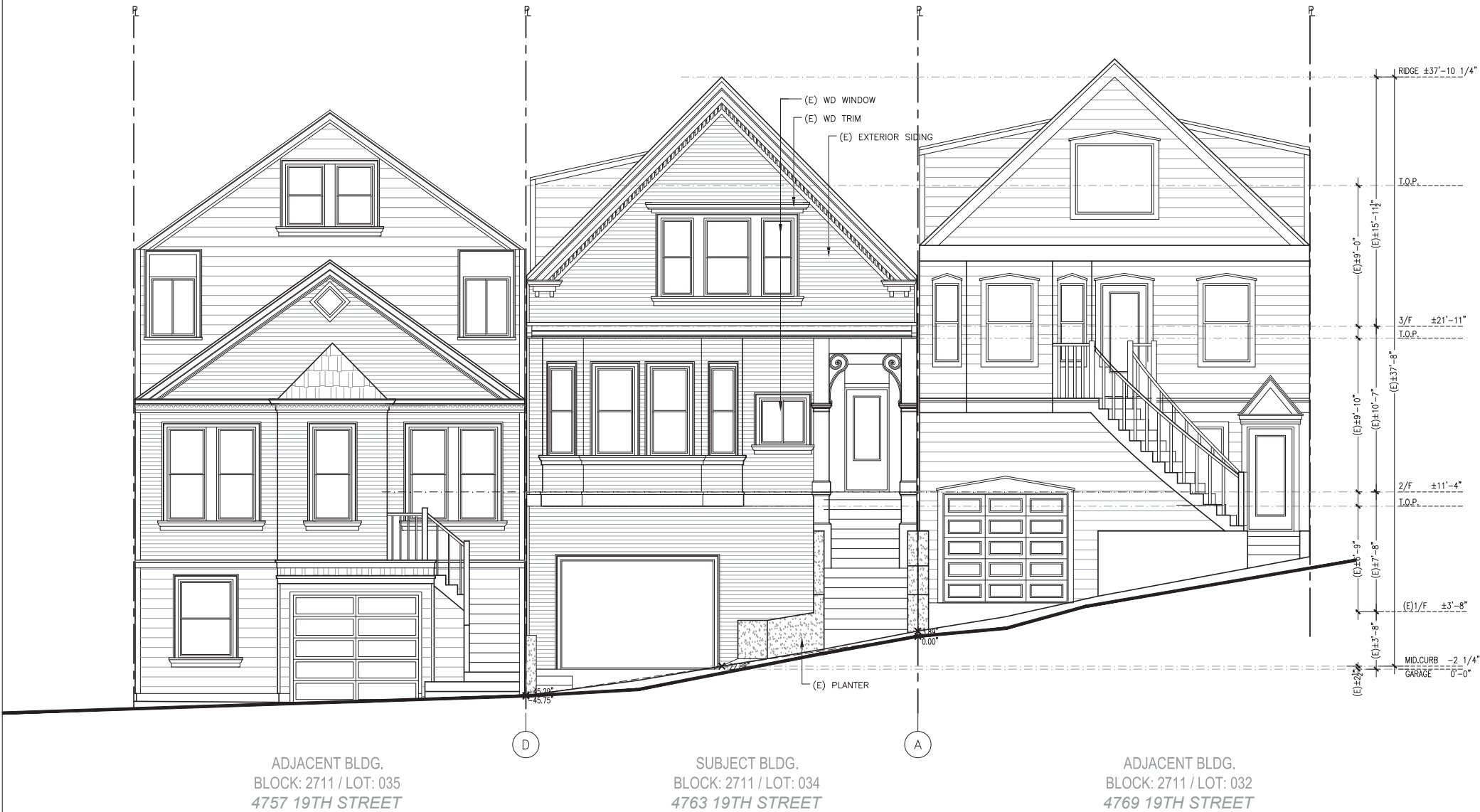
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JOB NO.
200226
SHEET TITLE

EXISTING ROOF PLAN,
PROPOSED ROOF PLAI

SHEET NO.
A2.3
Of 18 Sheet

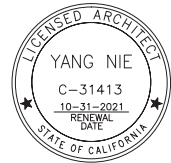
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EXISTING FRONT /
NORTH ELEVATION

SHEET NO.

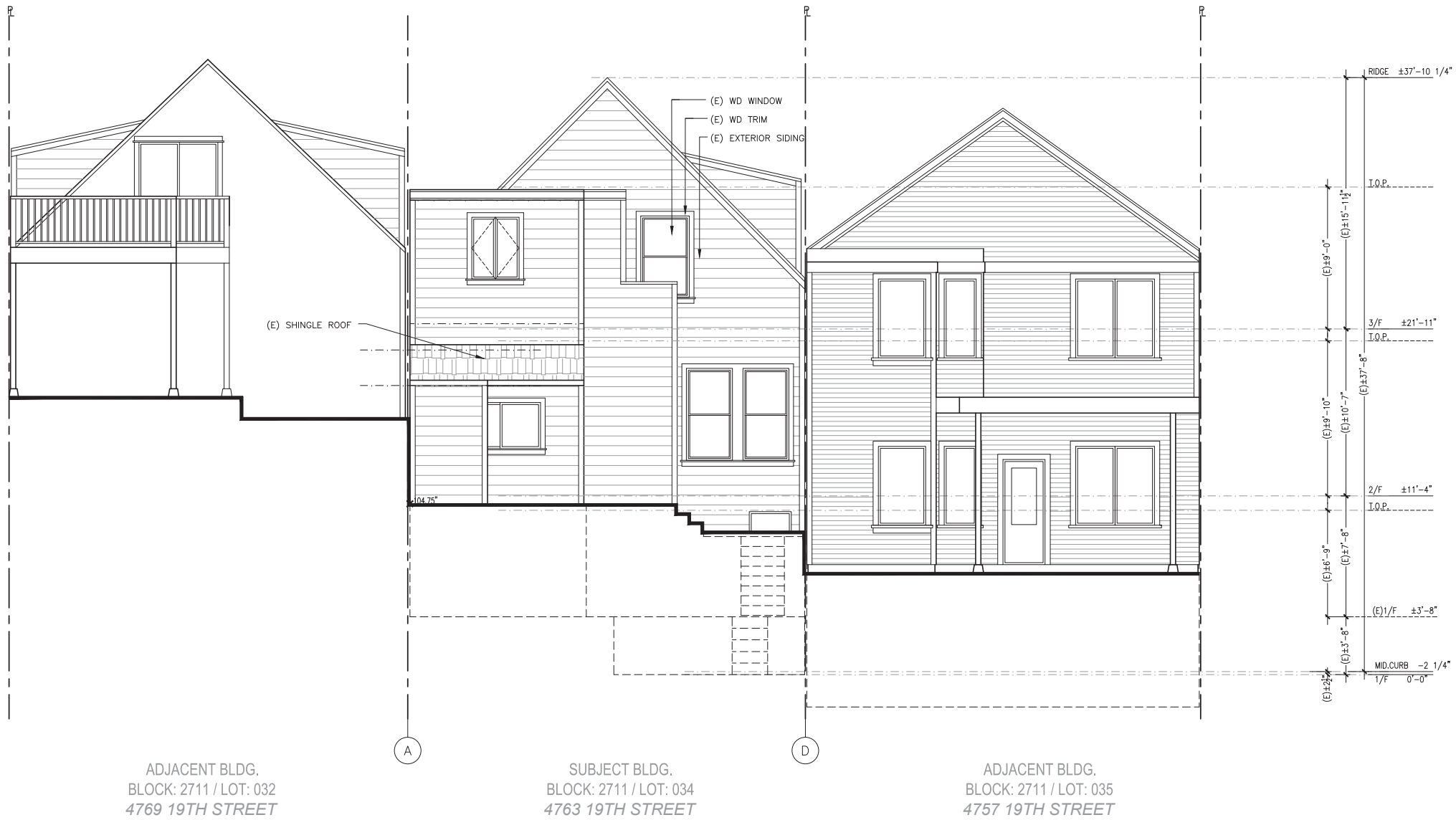
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Of 18 Sheets

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

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EXISTING REAR /
SOUTH ELEVATION

SHEET NO.

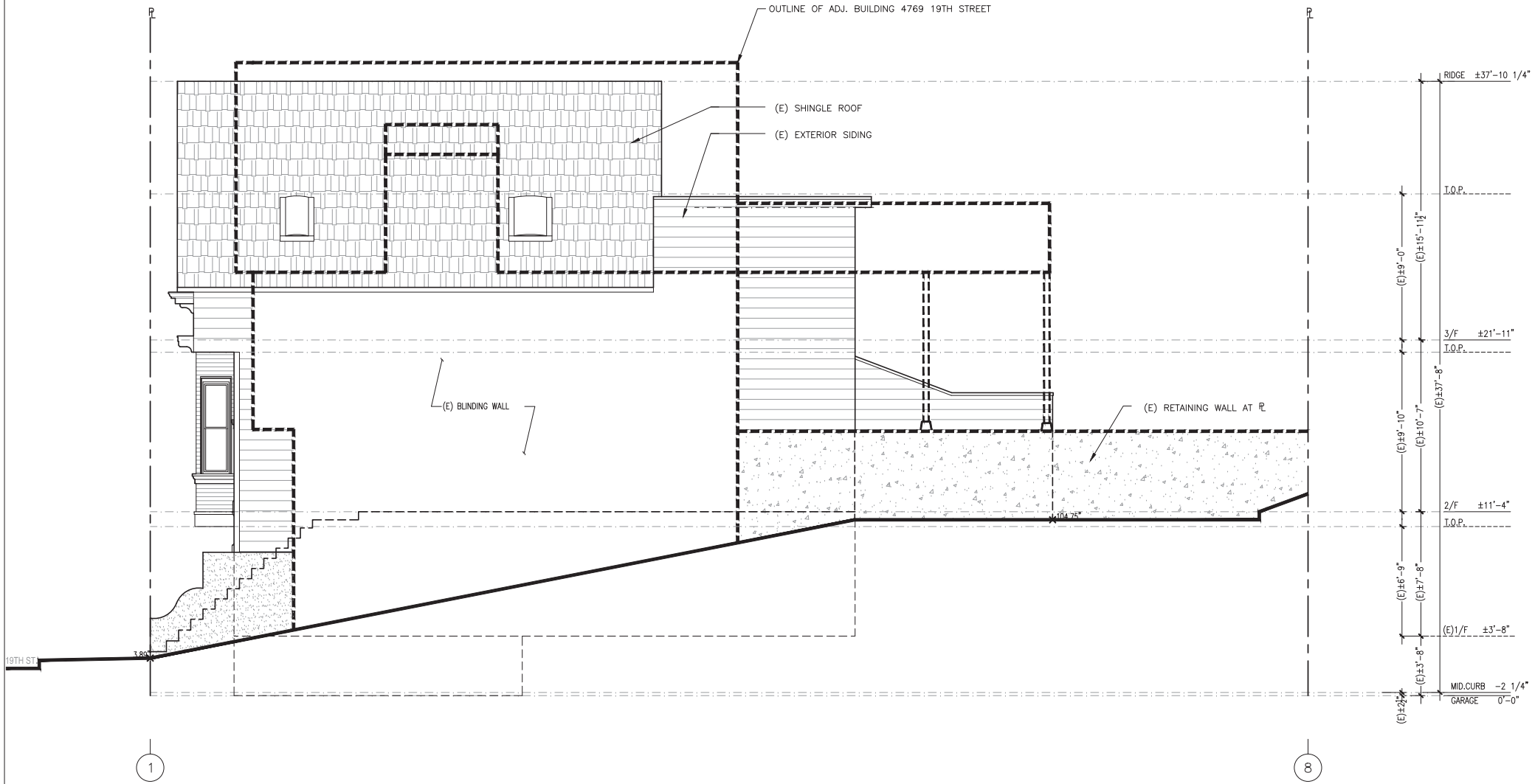
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EXISTING REAR / SOUTH ELEVATION 1/4"=1'-0"

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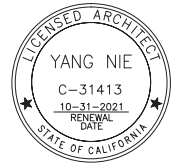


EXISTING WEST ELEVATION 1/4"=1'-0"

1

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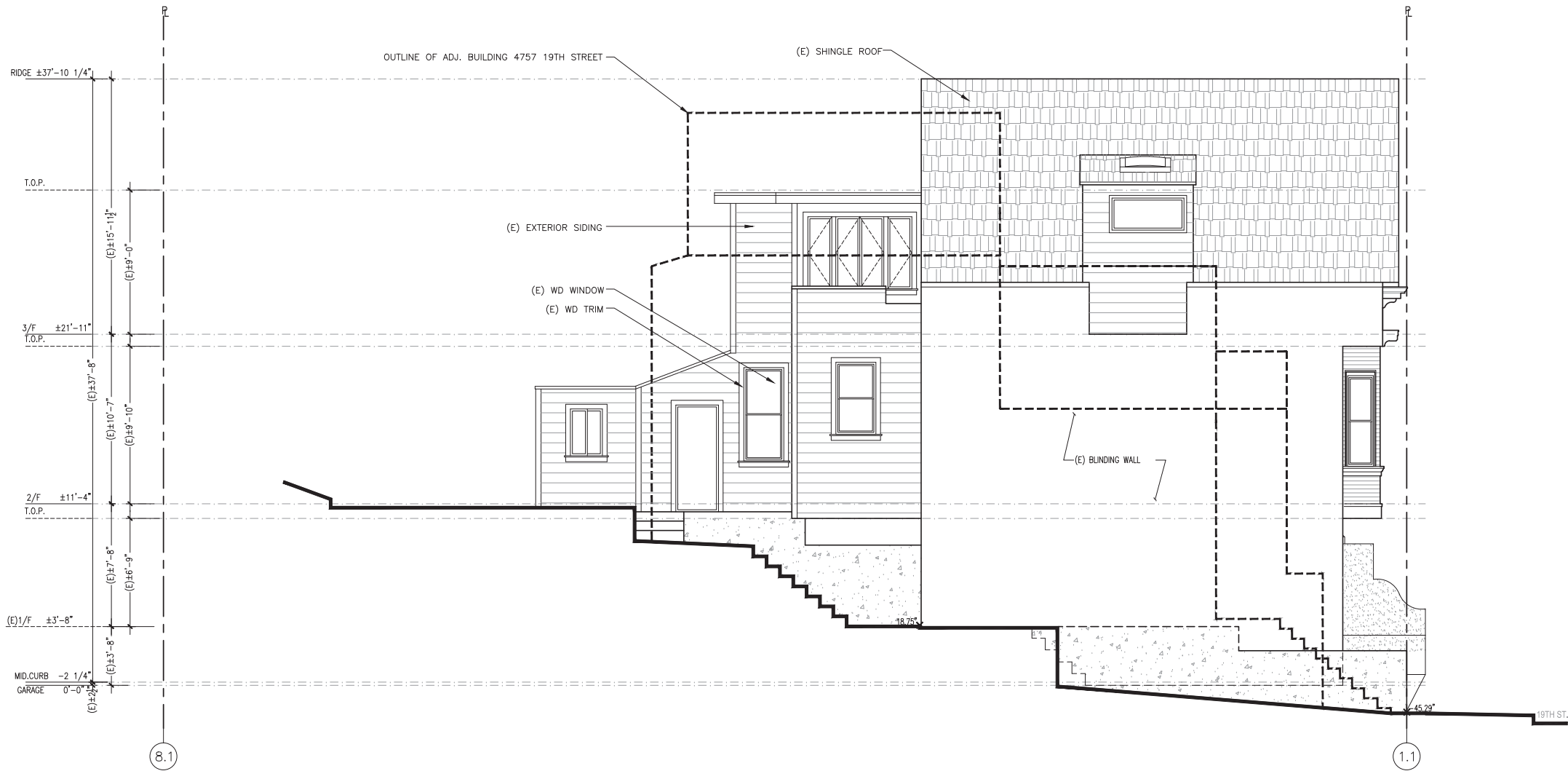
EXISTING WEST
ELEVATION

SHEET NO.

A3.2

Of 18 Sheets

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EXISTING EAST
ELEVATION

SHEET NO.

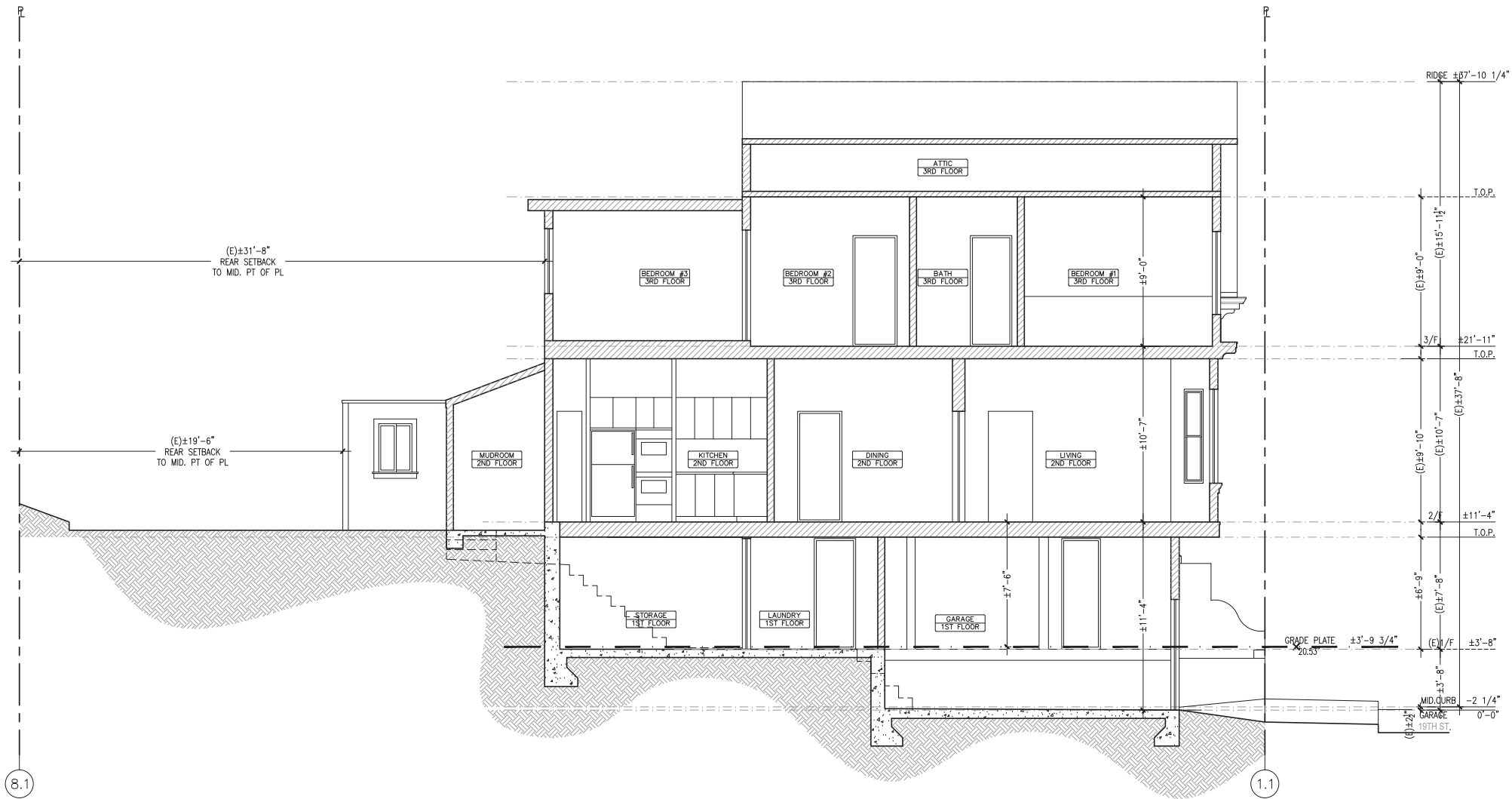
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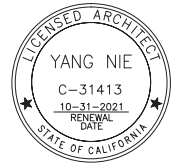


EXISTING SECTION 1/4"=1'-0"

1

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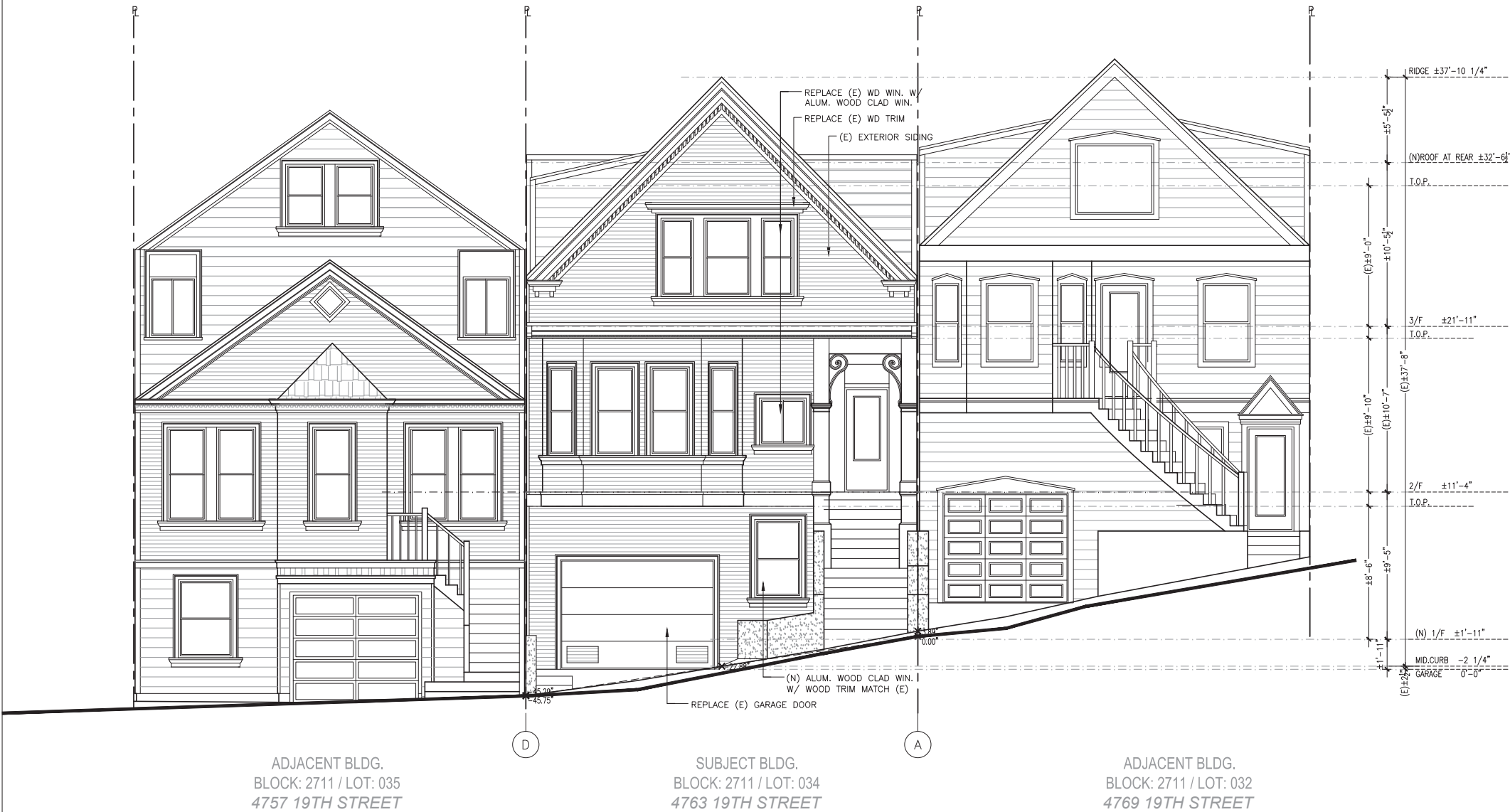
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PROPOSED FRONT /
NORTH ELEVATION

SHEET NO.

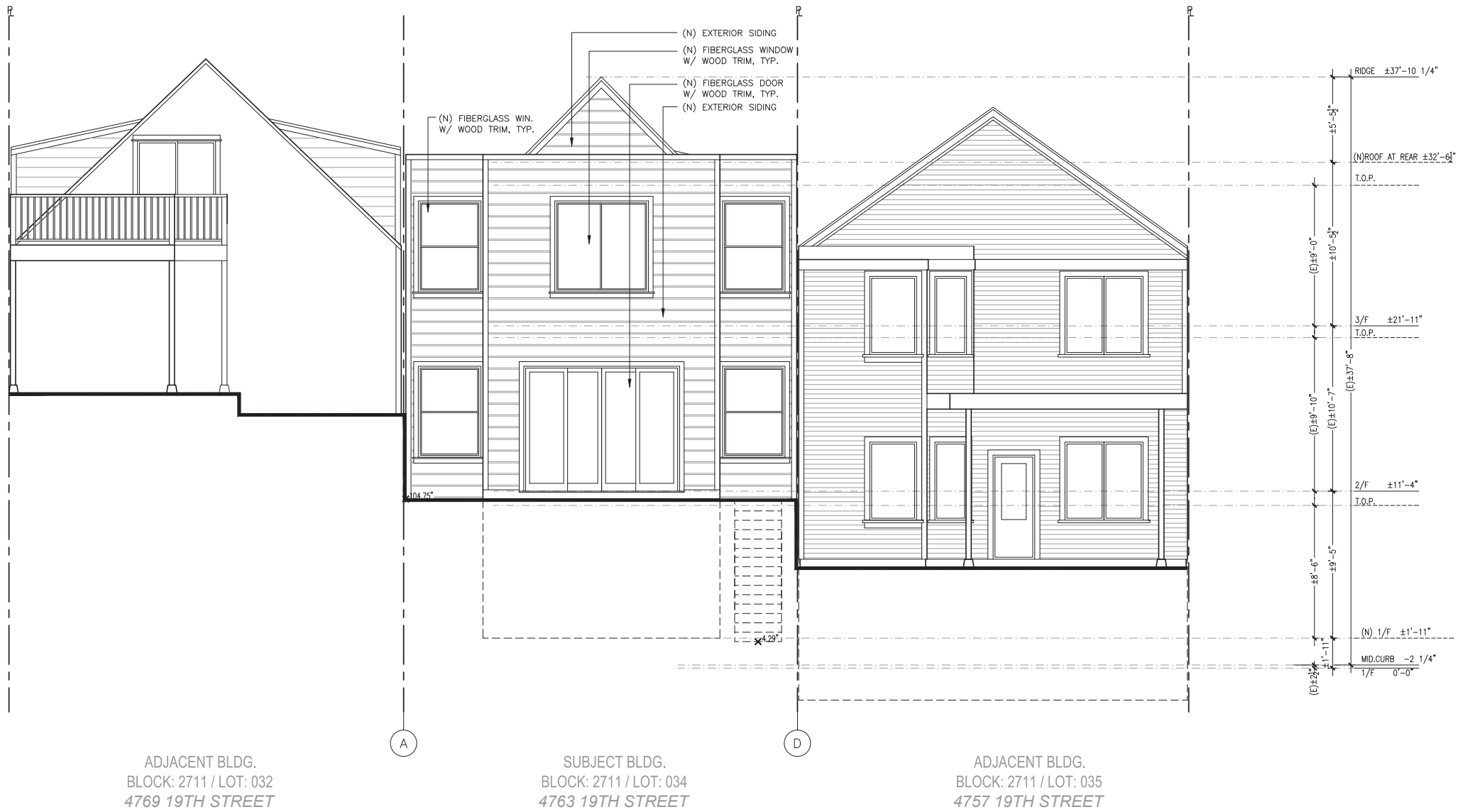
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PROPOSED FRONT / NORTH ELEVATION 1/4"=1'-0"

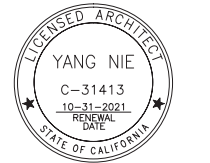
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PROPOSED REAR /
SOUTH ELEVATION

SHEET NO.

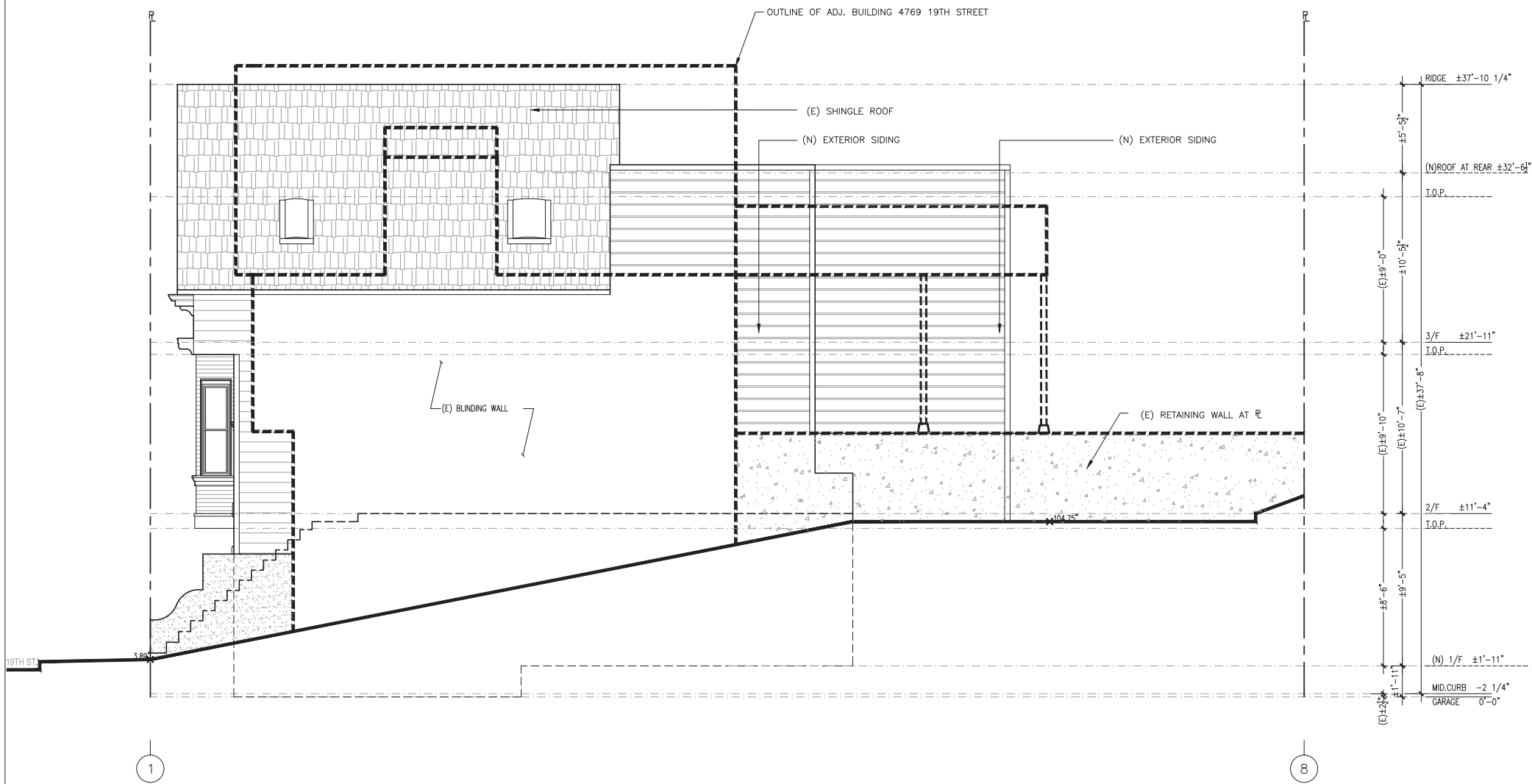
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PROPOSED REAR / SOUTH ELEVATION 1/4"=1'-0"

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

1

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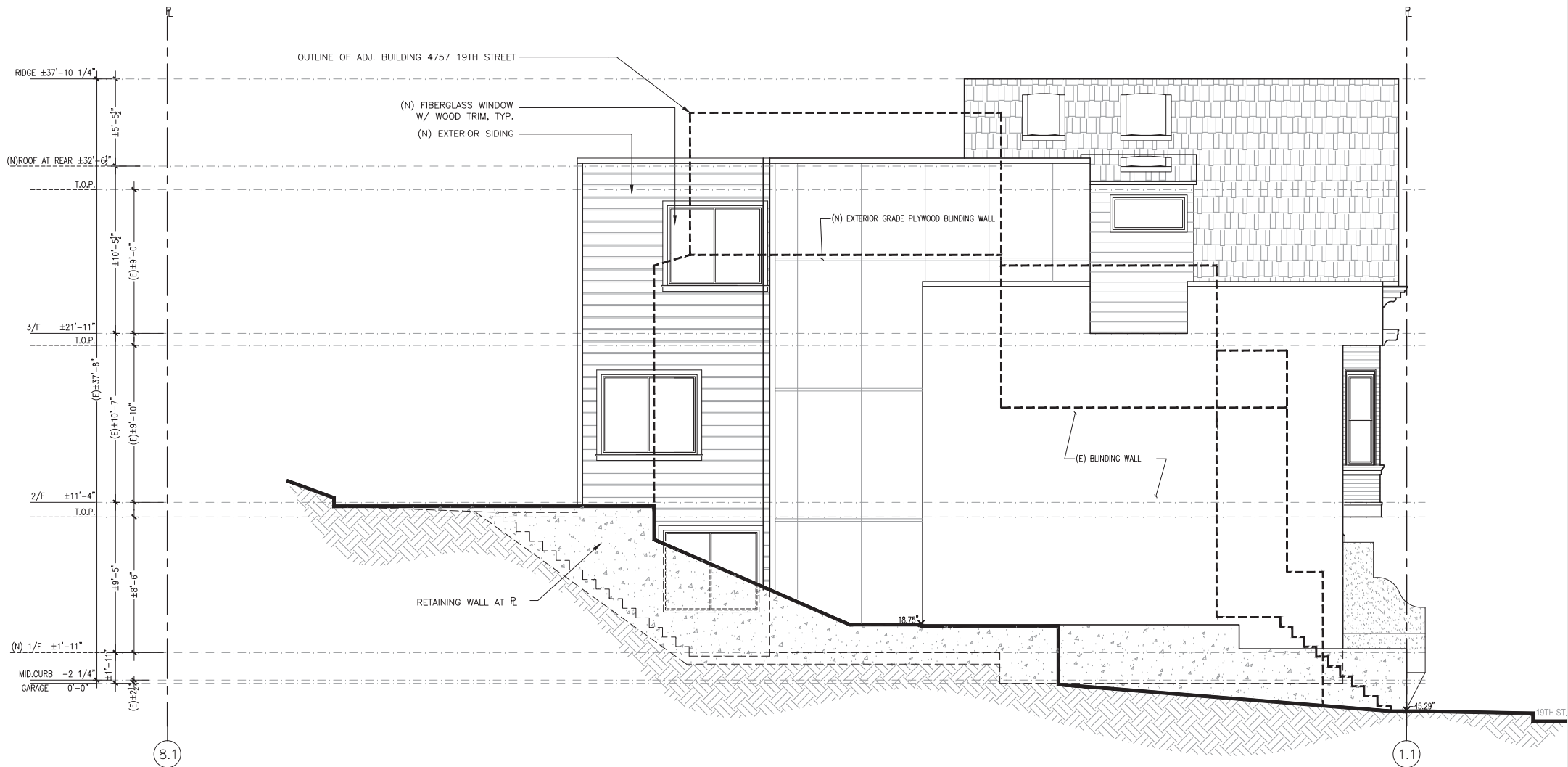
PROPOSED WEST
ELEVATION

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PROPOSED EAST
ELEVATION

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

1

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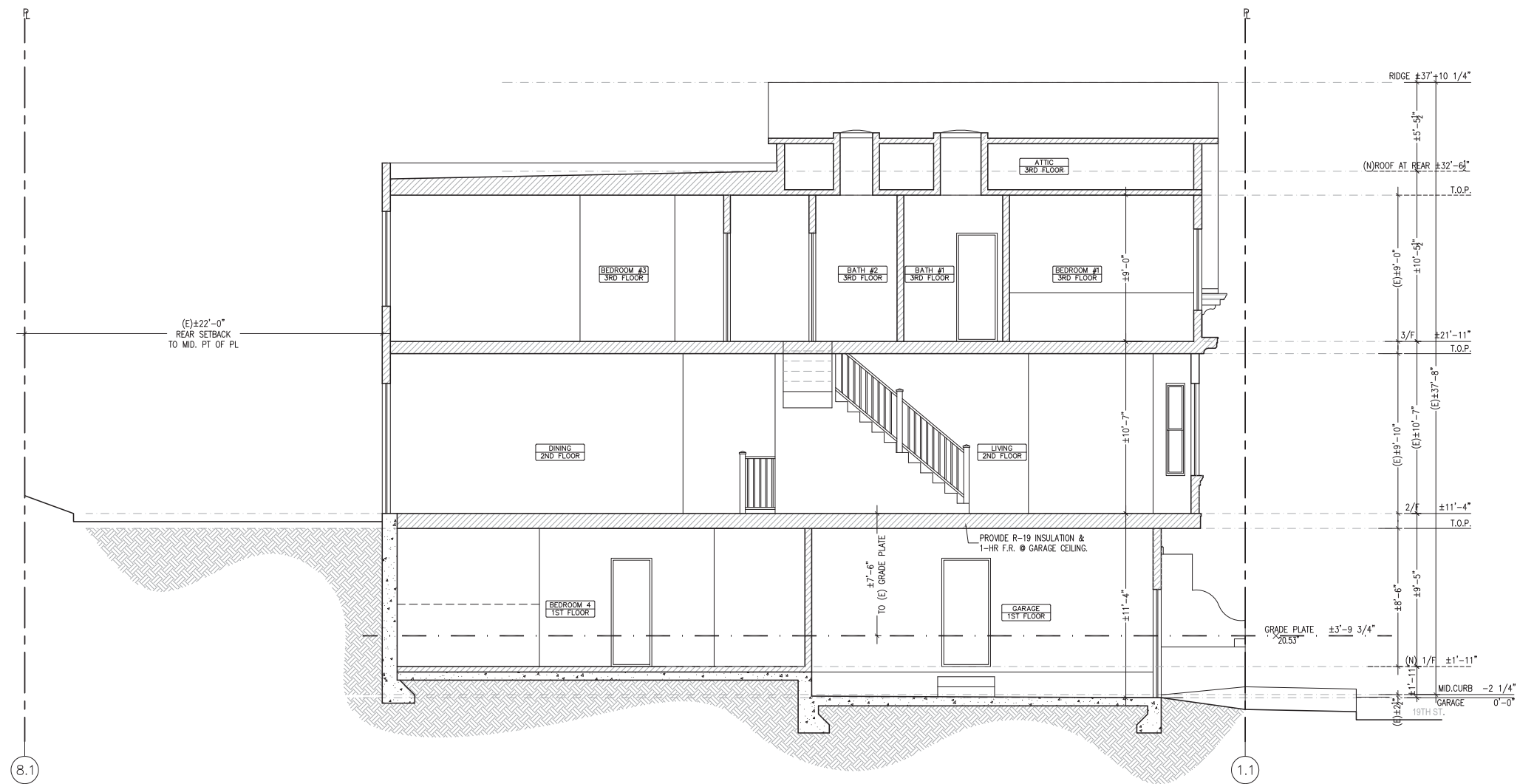
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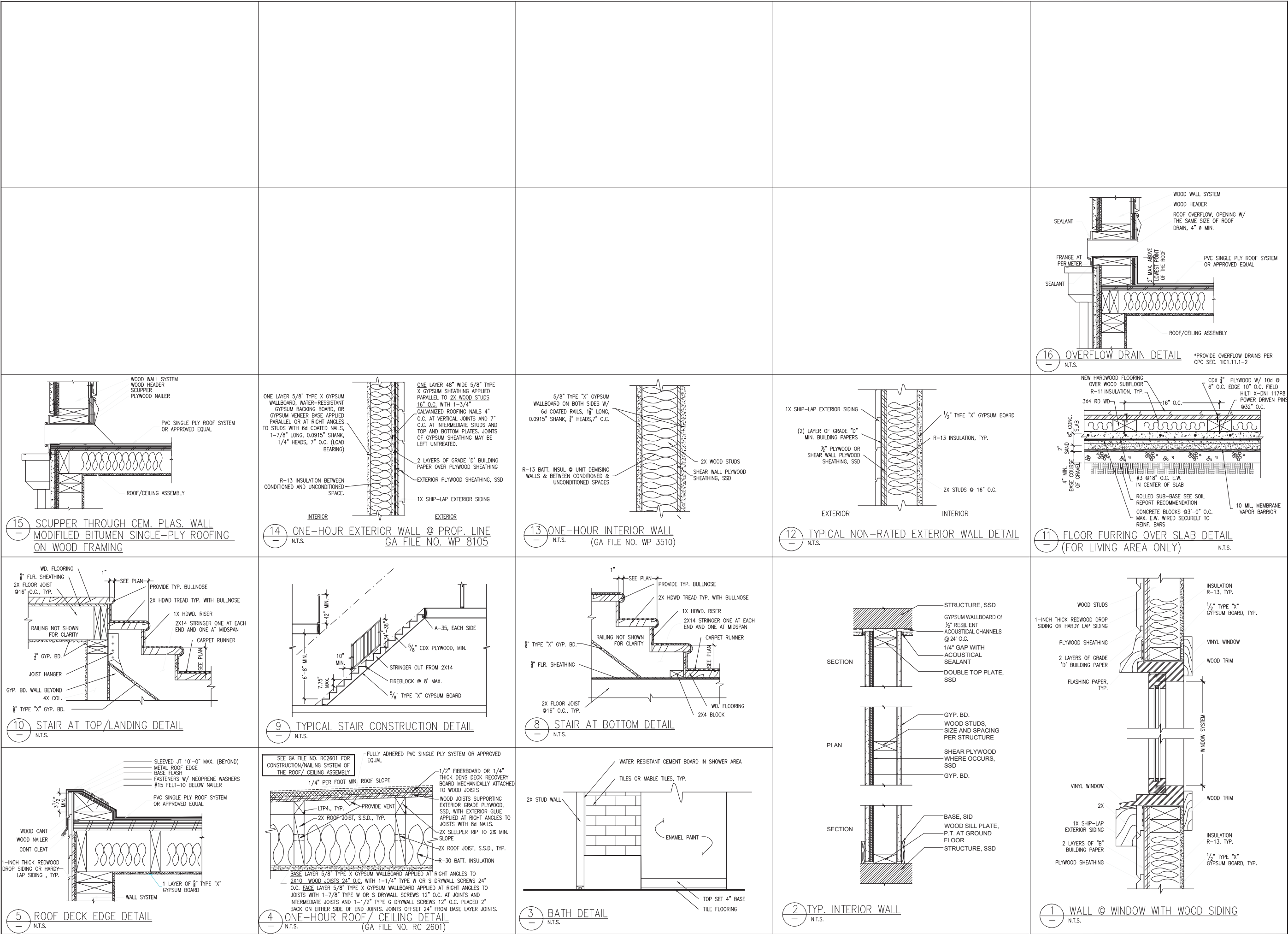
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DETAILS

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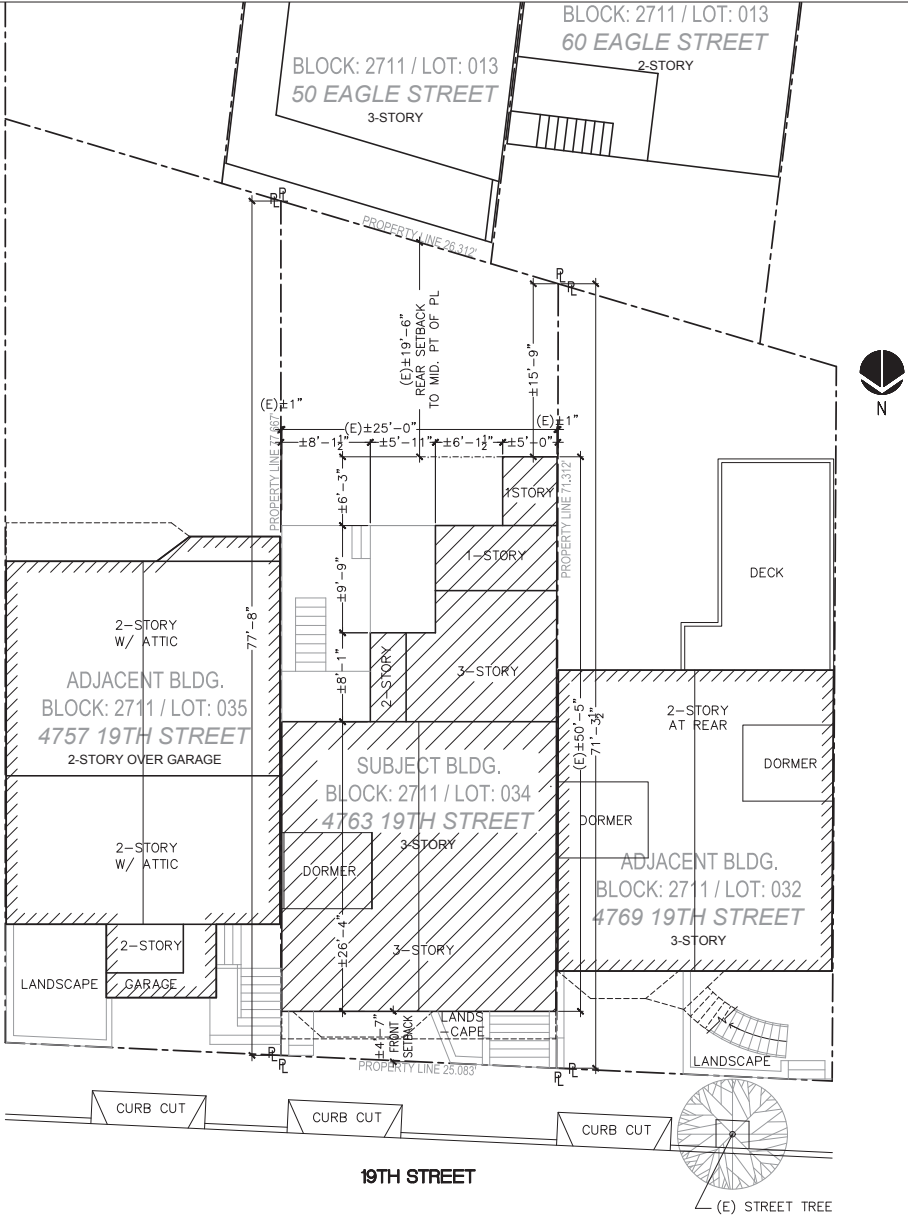
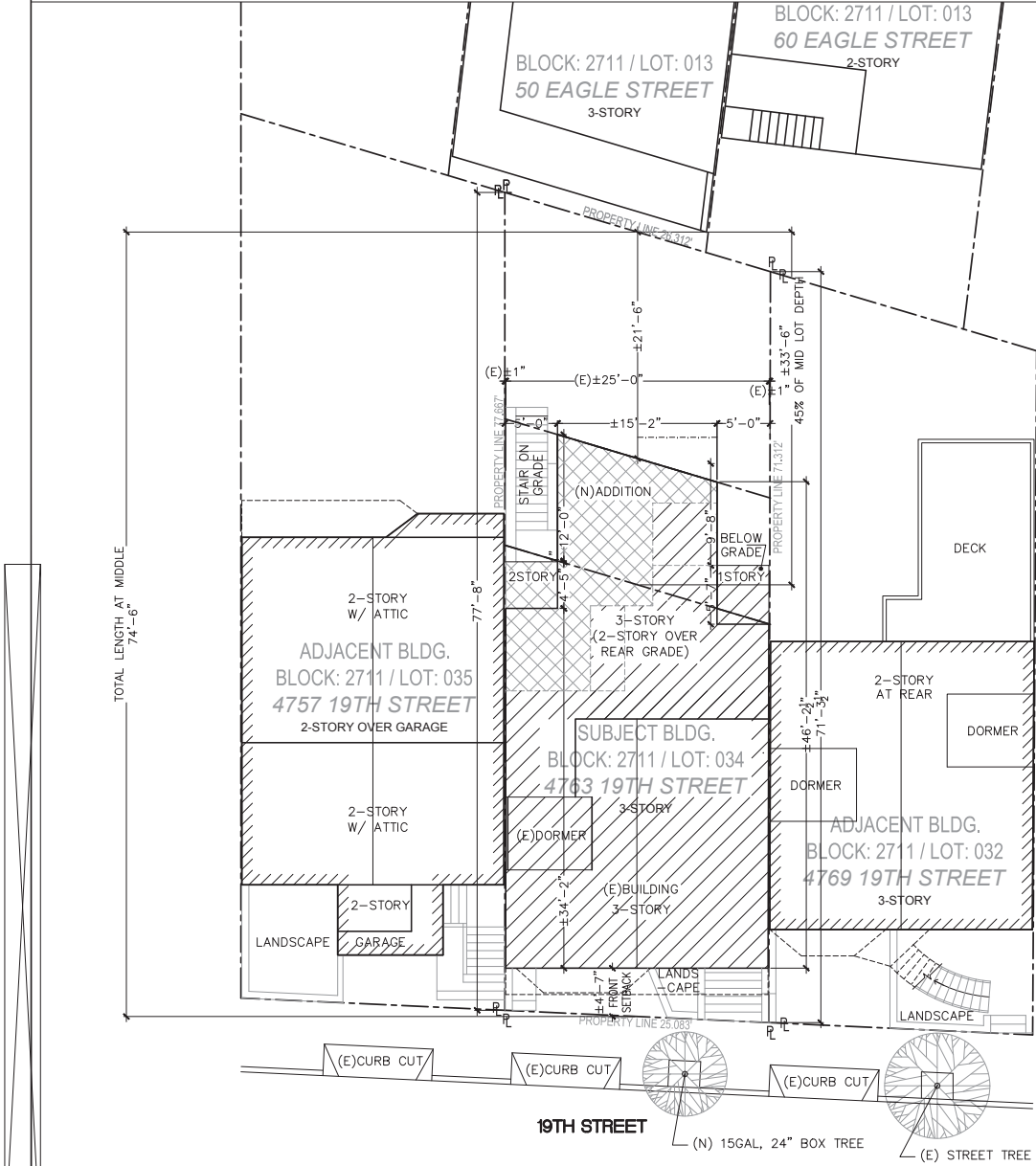
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REVISIONS 2 08/30/2021

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PLOT PLANS





REAR FACADE OF 50 & 60 EAGLE ST N.T.S.

5



BLOCKVIEW OF FACING SIDE OF SUBJECT BUILDING N.T.S.

4



BLOCKVIEW OF SAME SIDE OF SUBJECT BUILDING N.T.S.

3



SUBJECT AND ADJACENT BUILDINGS _ FRONT FACADE N.T.S.

2



SUBJECT AND ADJACENT BUILDINGS _ REAR YARD PHOTOS N.T.S.

1

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BLOCK FACES, PHOTOS

SHEET NO.

A1.2

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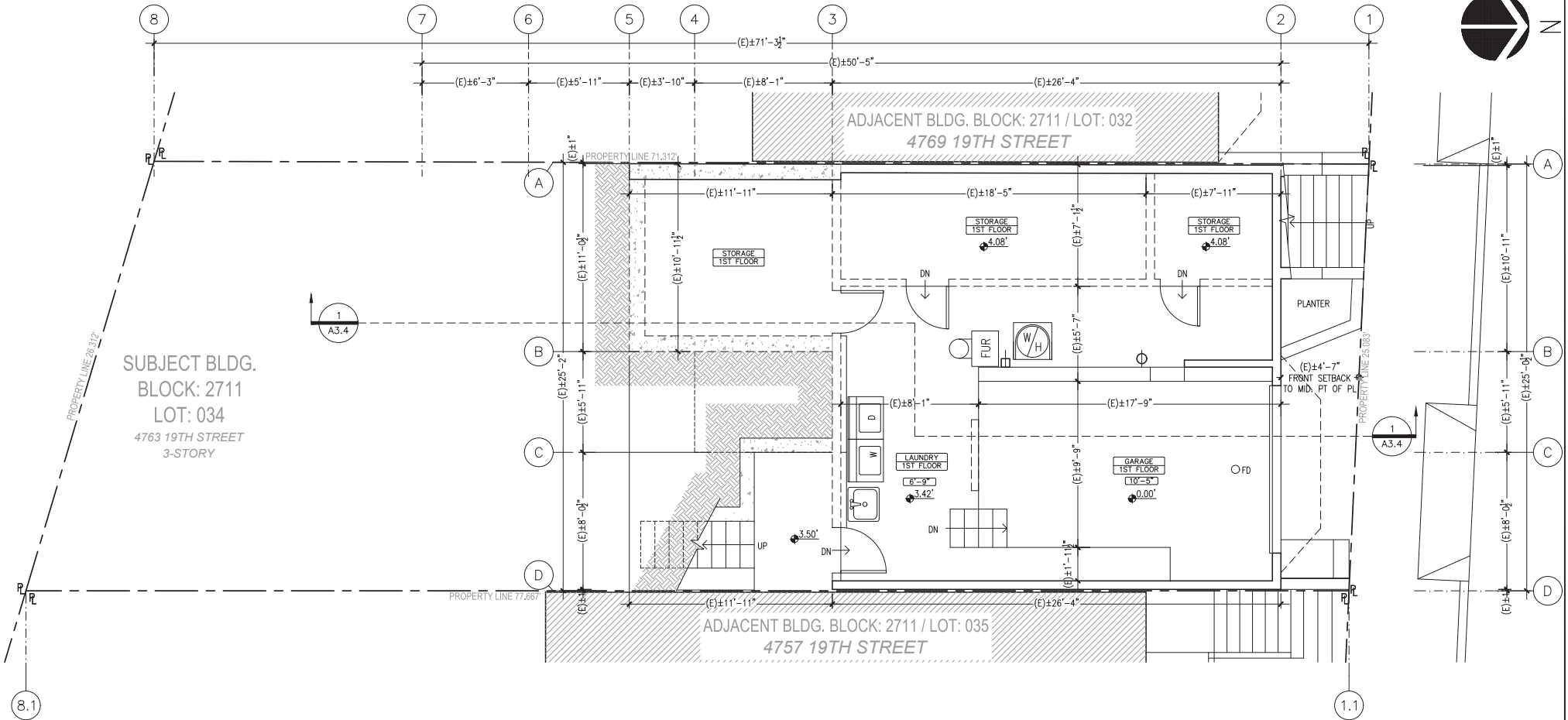
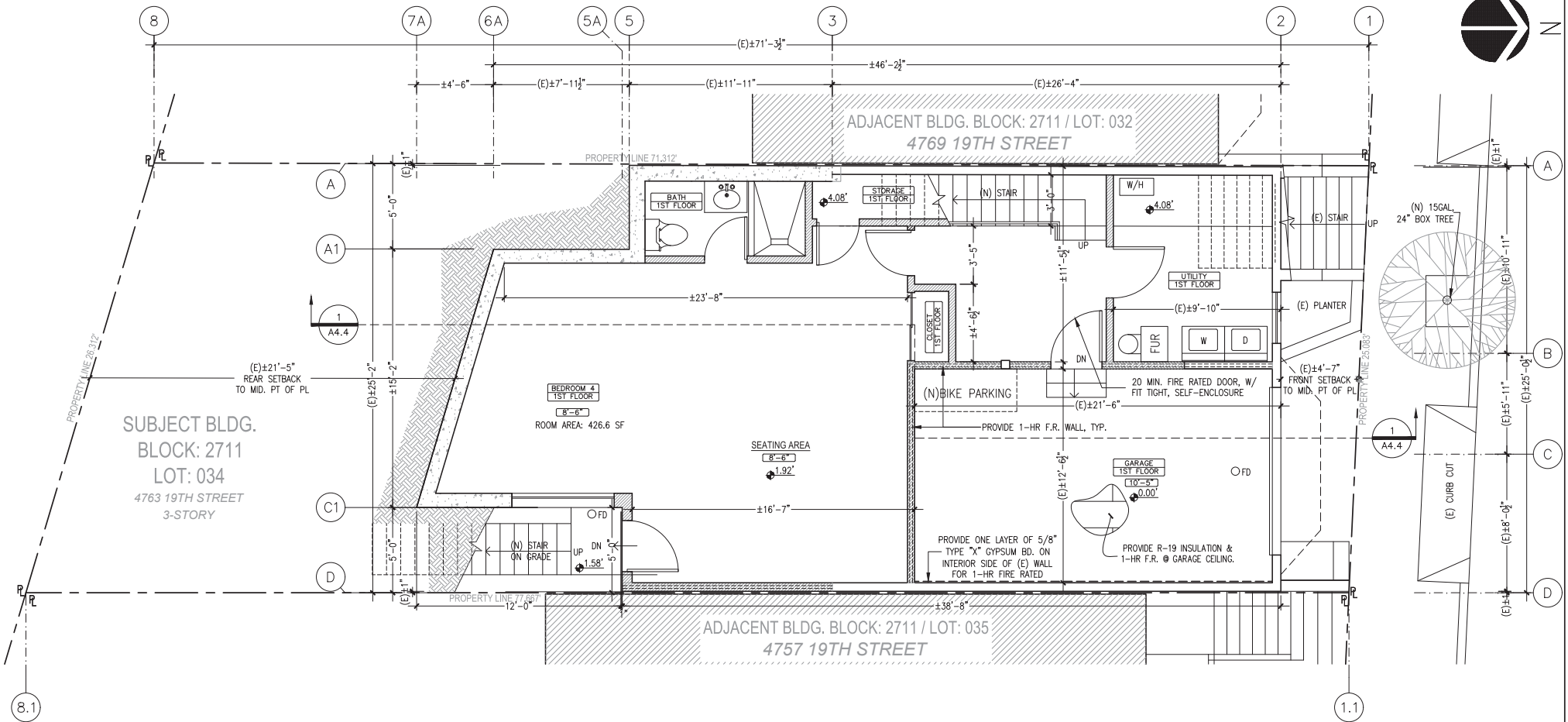
KEY NOTES

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LEGEND:

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EXISTING FIRST FLOOR
PLAN, PROPOSED FIRST
FLOOR PLAN

SHEET NO.

A2.0

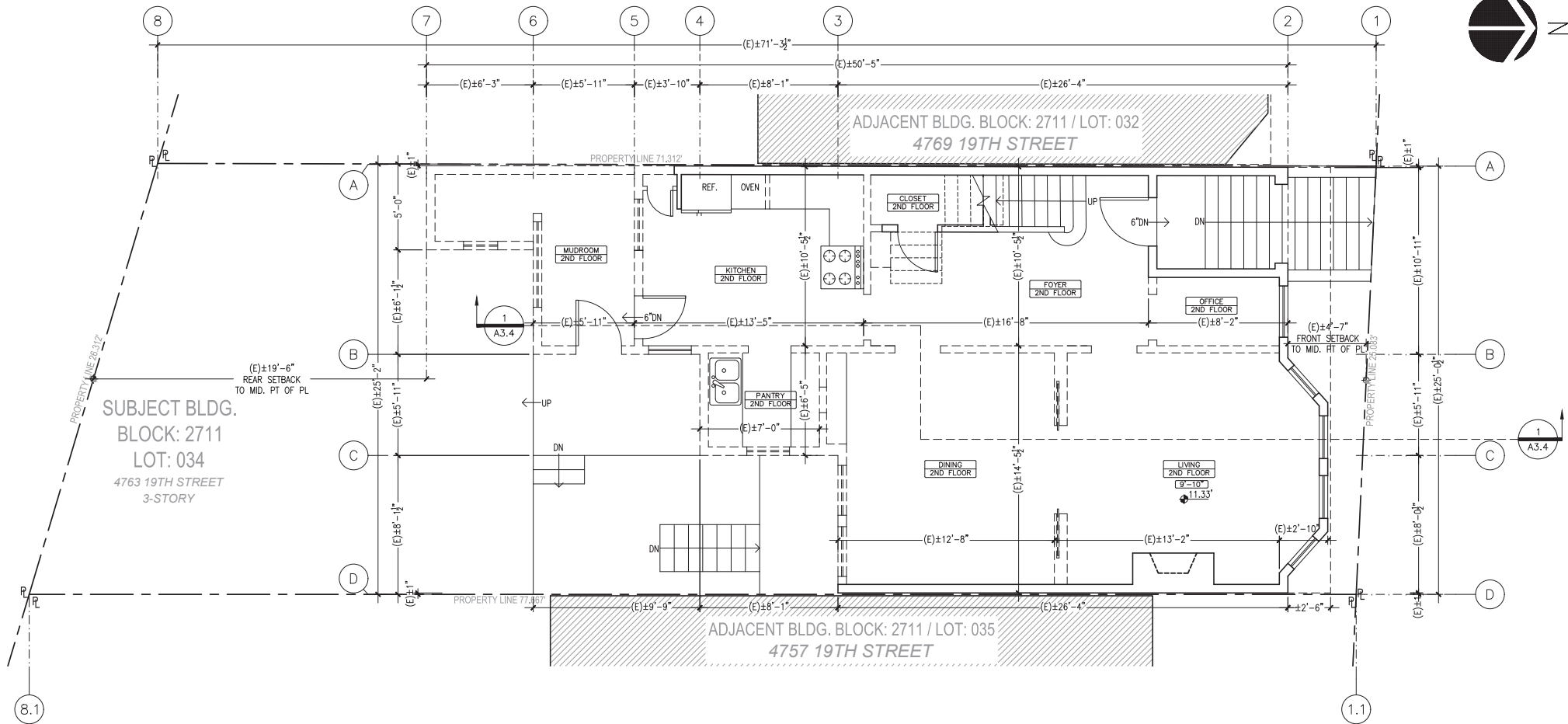
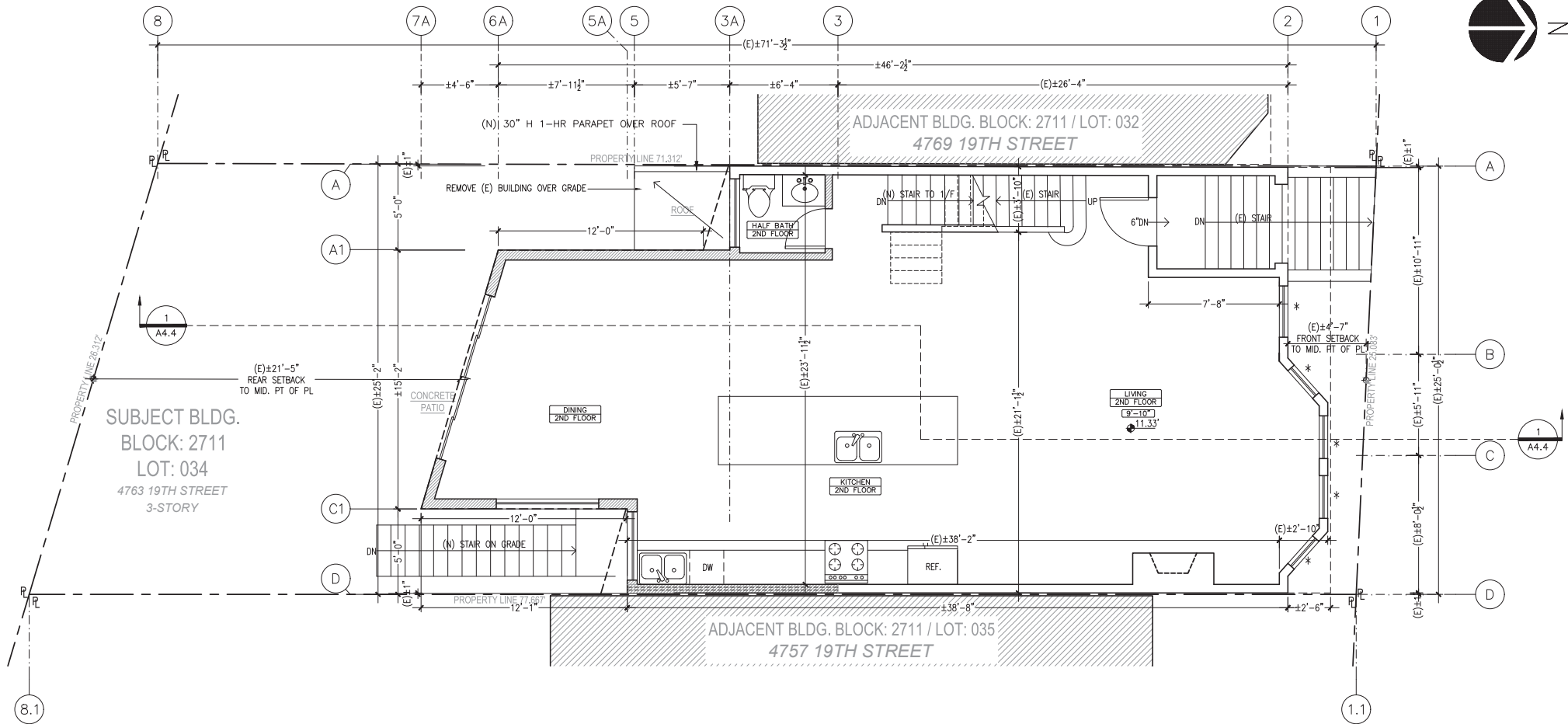
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KEY NOTES

- NOTES:
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CONCRETE RETAINING WALL



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4763 19TH ST.
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CA 94114

REAR ADDITION
TO A.S.F.D.



SITE PERMIT SET

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SCALE
1/4"=1'-0"
DATE
08/30/2021
JOB NO.
200226
SHEET TITLE

EXISTING SECOND FLOOR
PLAN, PROPOSED
SECOND FLOOR PLAN

SHEET NO.

A2.1

Of 18 Sheets

EXISTING 2/F PLAN 1/4"=1'-0"

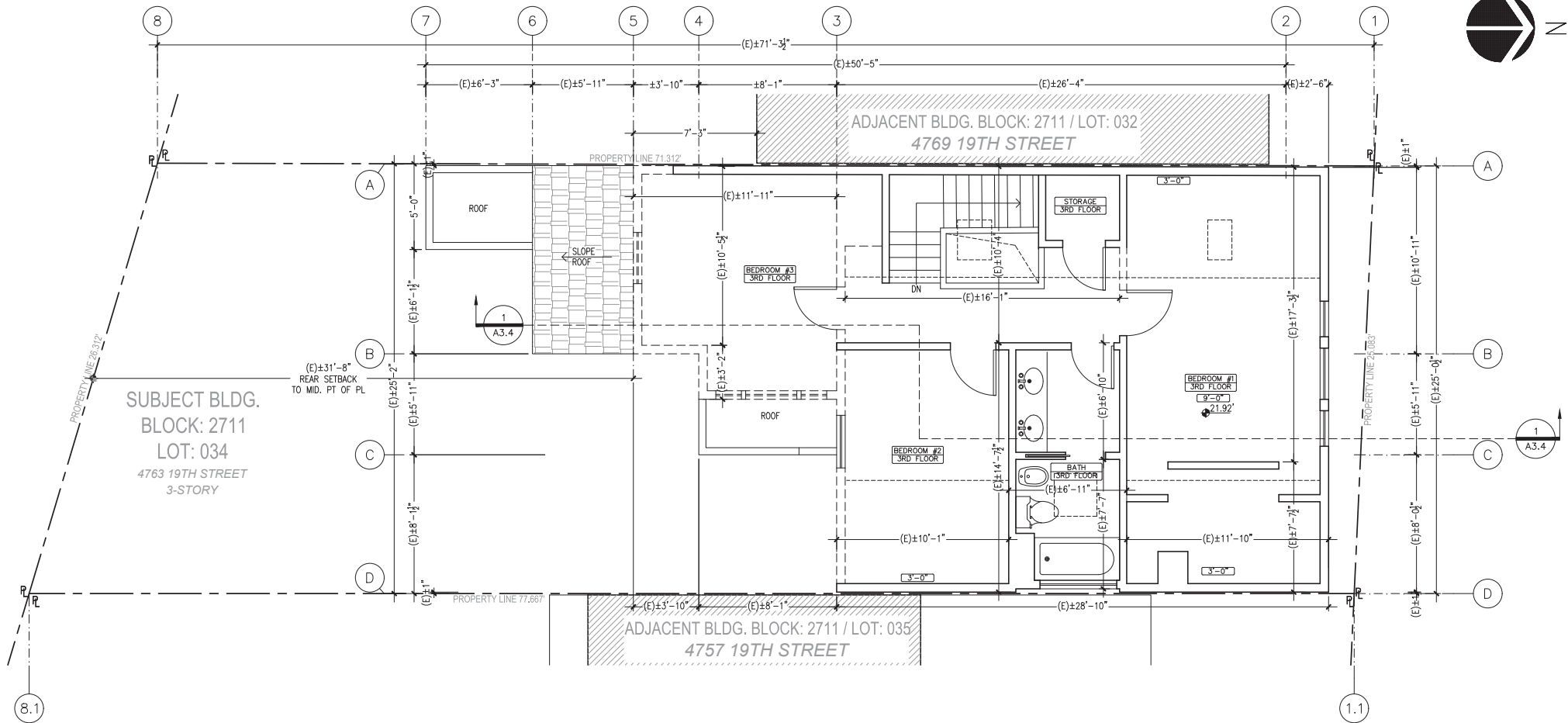
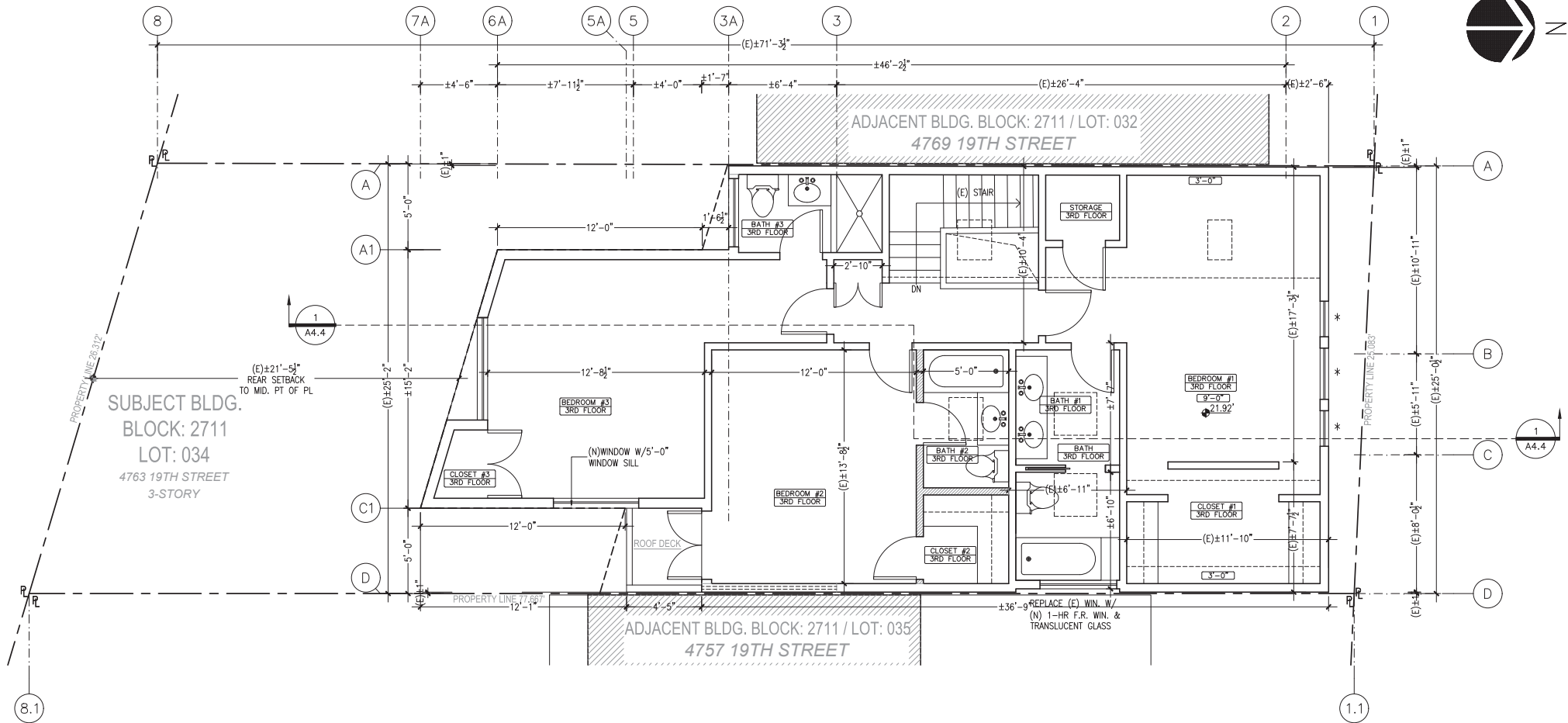
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KEY NOTES

- NOTES:
- ALL EXISTING DIMENSIONS APPROXIMATE. CONTRACTOR MUST VERIFY IN FIELD BEFORE CONSTRUCTION.
 - *: REPLACE (E) WD WINDOW W/ ALUM. WOOD CLAD WINDOW.

LEGEND:

- (E) WALL
(E) WALL TO BE REMOVED
(N) 2X STUD WALL, SEE DET. 2.12 A5.0 TYP.
(N) 1-HR FIRE RATED WALL, SEE DET. 13.14 A5.0 TYP.
CONCRETE RETAINING WALL



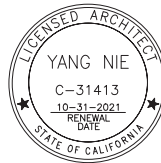
EXISTING 3/F PLAN 1/4"=1'-0"

1

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200226

SHEET TITLE

EXISTING THIRD FLOOR
PLAN, PROPOSED THIRD
FLOOR PLAN

SHEET NO.

A2.2

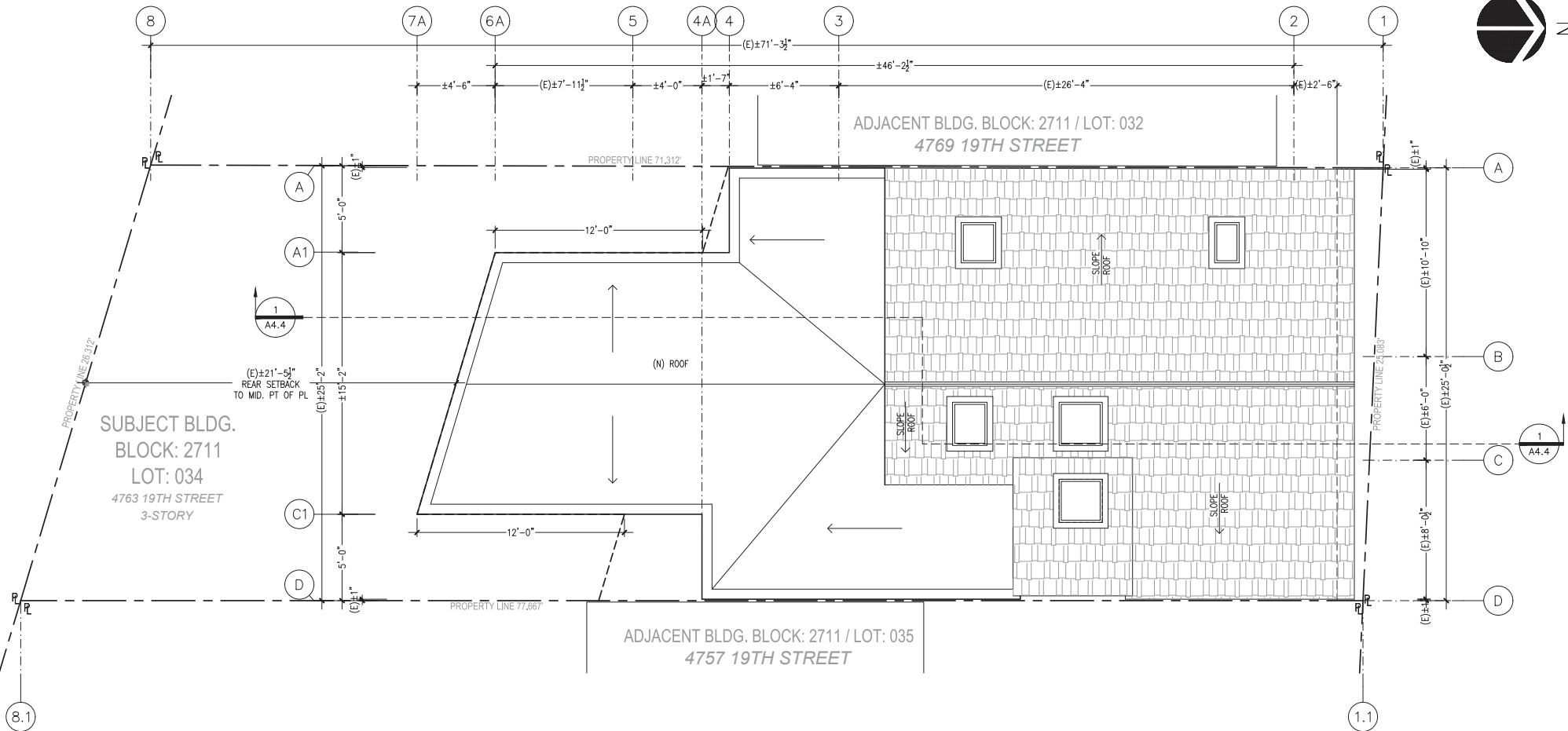
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KEY NOTES

NOTES:
1.ALL EXISTING DIMENSIONS APPROXIMATE .
CONTRACTOR MUST VERIFY IN FIELD BEFORE CONSTRUCTION.

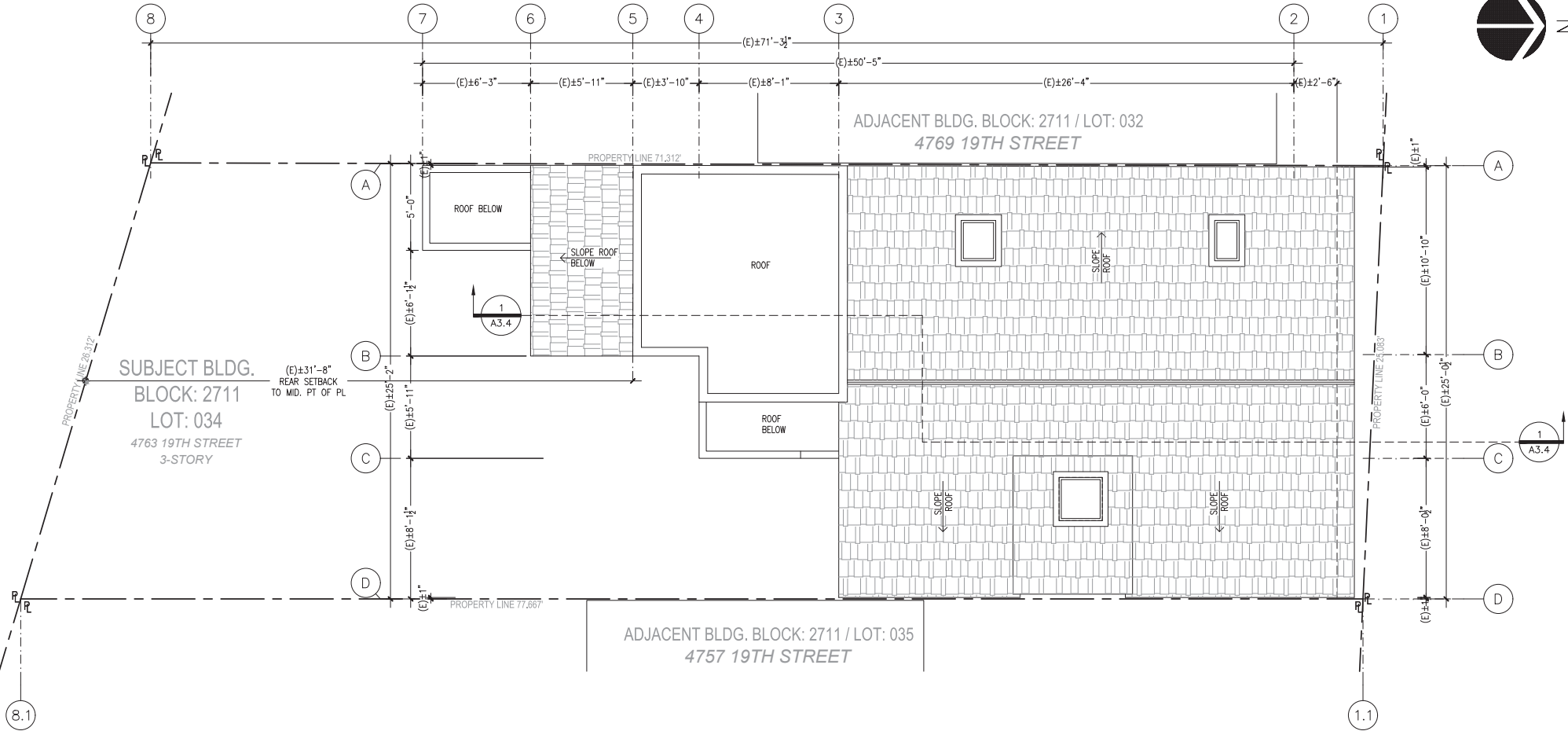
LEGEND:

- (E) WALL
(E) WALL TO BE REMOVED
(N) 2X STUD WALL, SEE DET. 2,12 A5.0 TYP.
(N) 1-HR FIRE RATED WALL, SEE DET. 13,14 A5.0 TYP.
CONCRETE RETAINING WALL



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

2

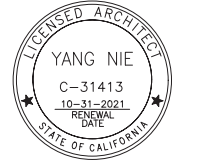


EXISTING ROOF PLAN 1/4"=1'-0"

1

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EXISTING ROOF PLAN,
PROPOSED ROOF PLAN

SHEET NO.
A2.3
Of 18 Sheet

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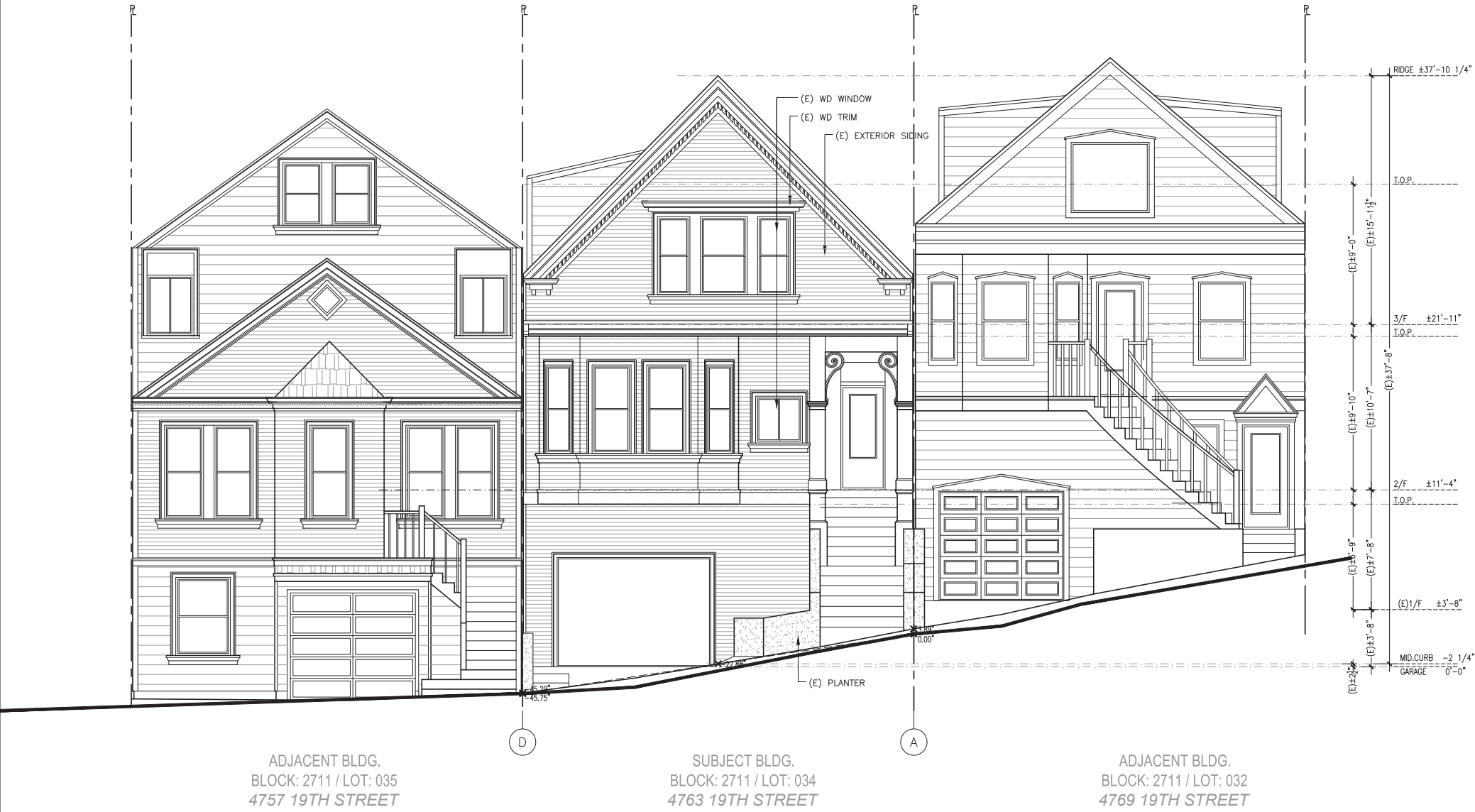
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EXISTING FRONT /
NORTH ELEVATION



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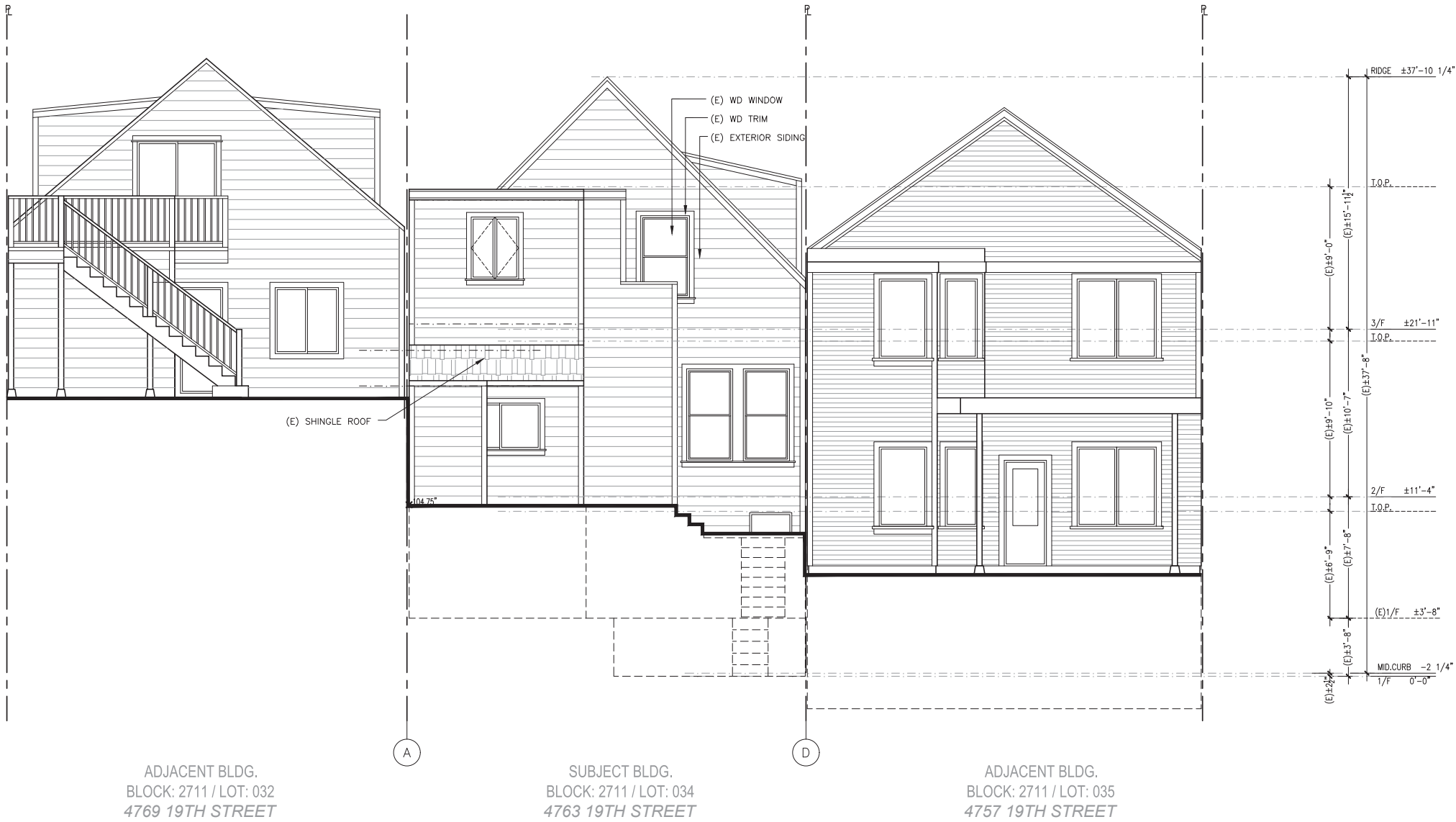
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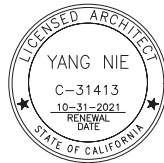
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EXISTING REAR /
SOUTH ELEVATION



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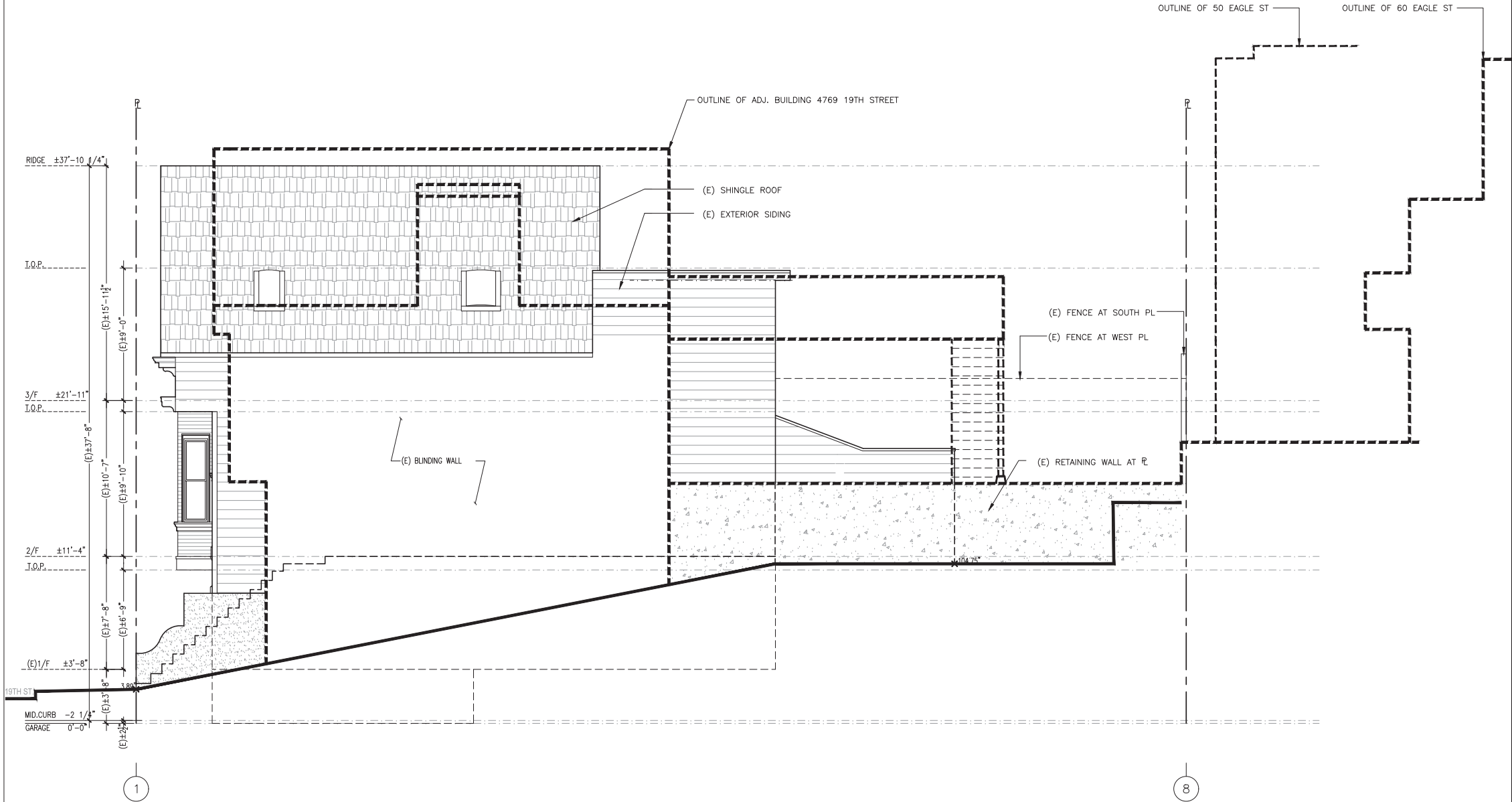
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EXISTING WEST
ELEVATION



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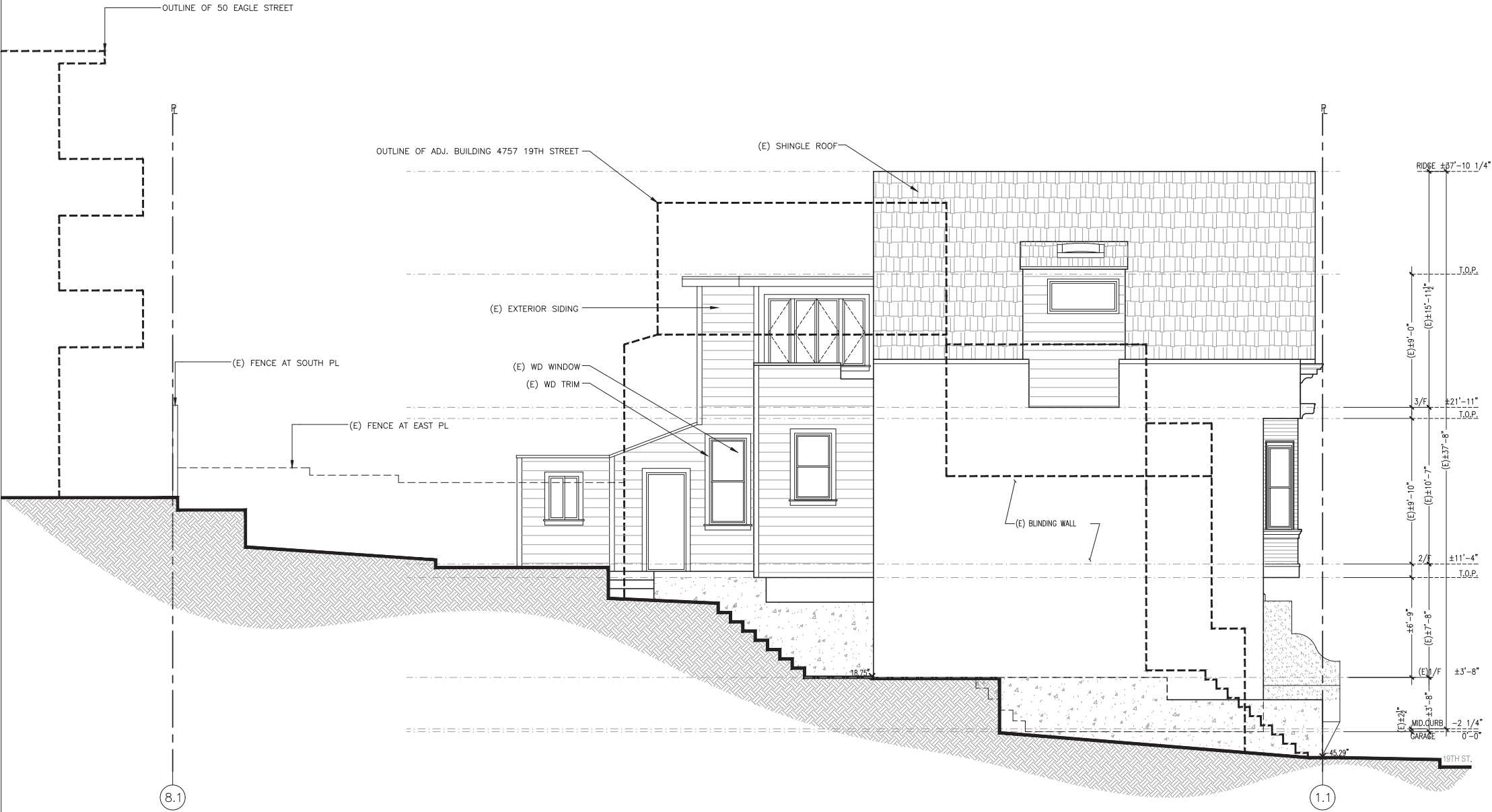
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SHEET TITLE

EXISTING EAST
ELEVATION



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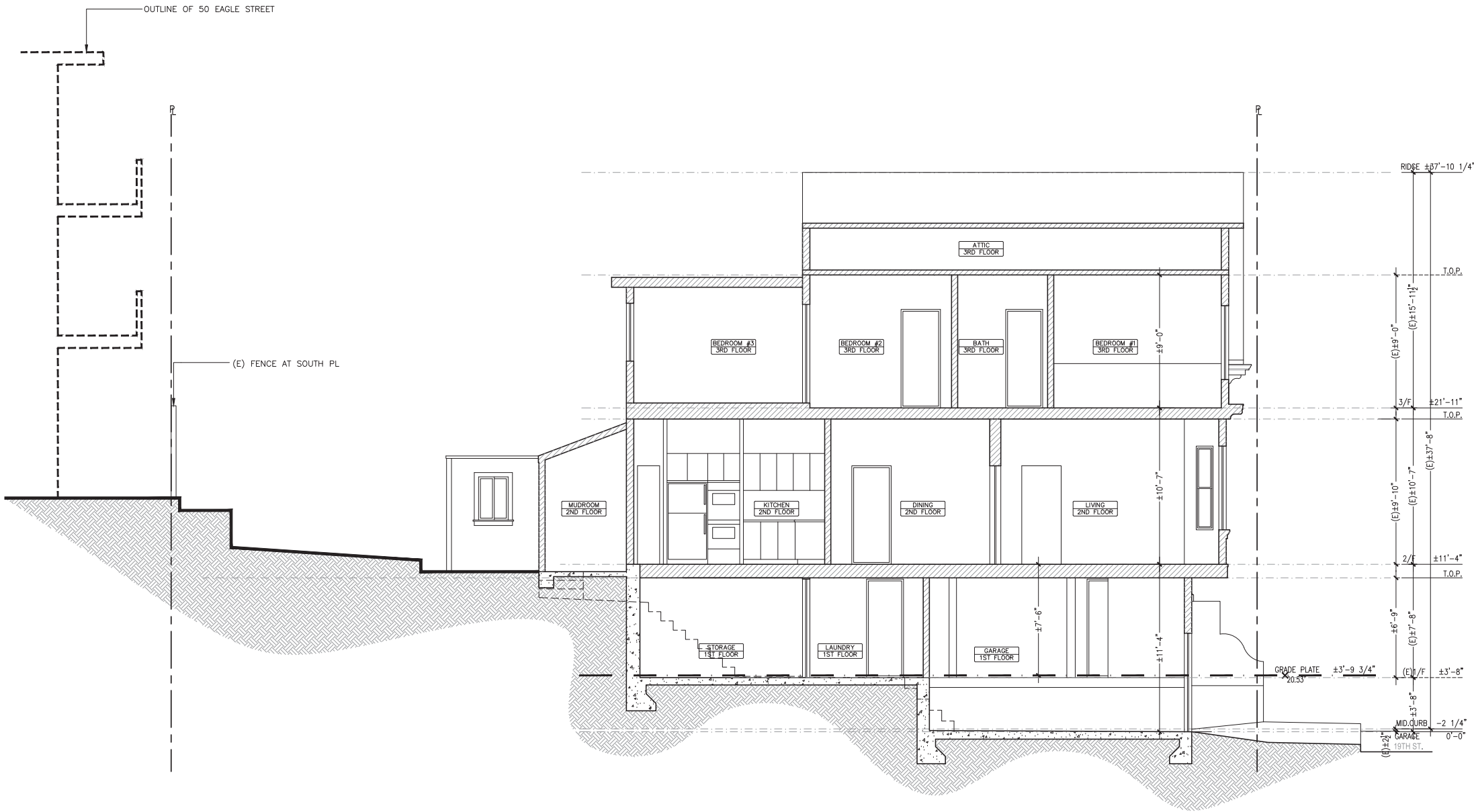
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EXISTING SECTION



EXISTING SECTION 1/4"=1'-0"

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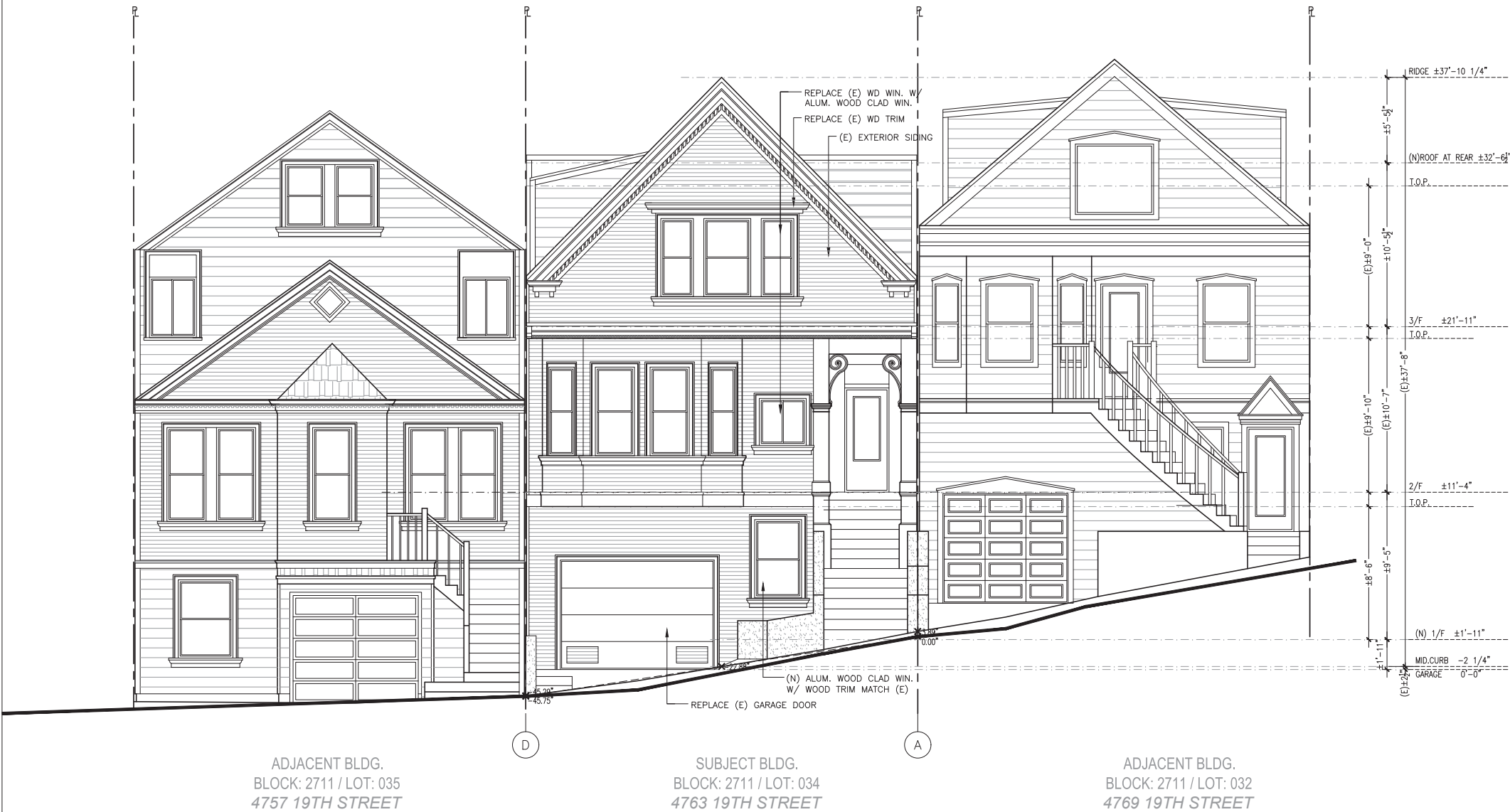
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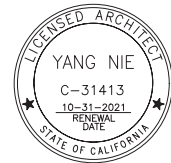
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PROPOSED FRONT /
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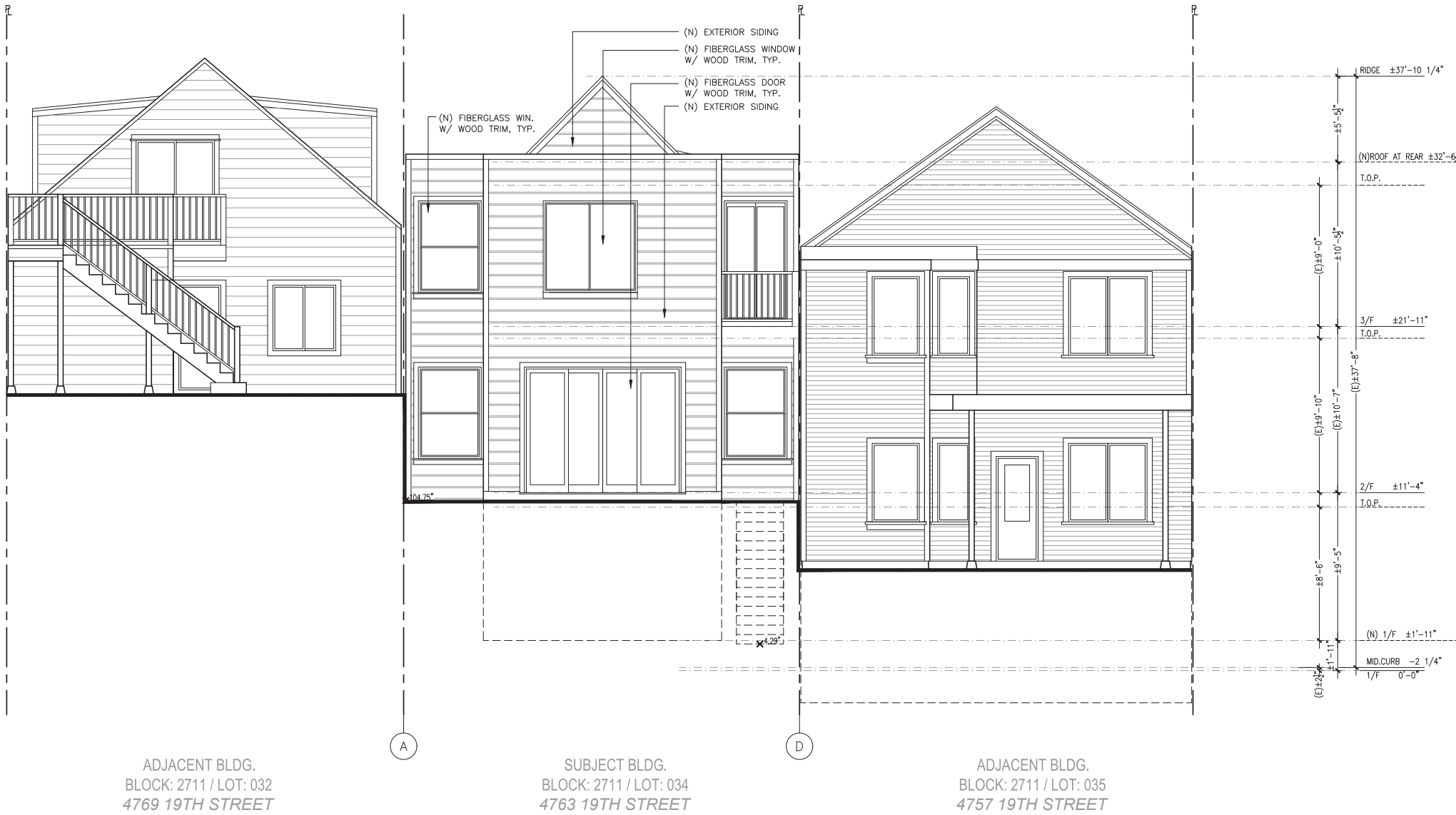
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PROPOSED REAR /
SOUTH ELEVATION



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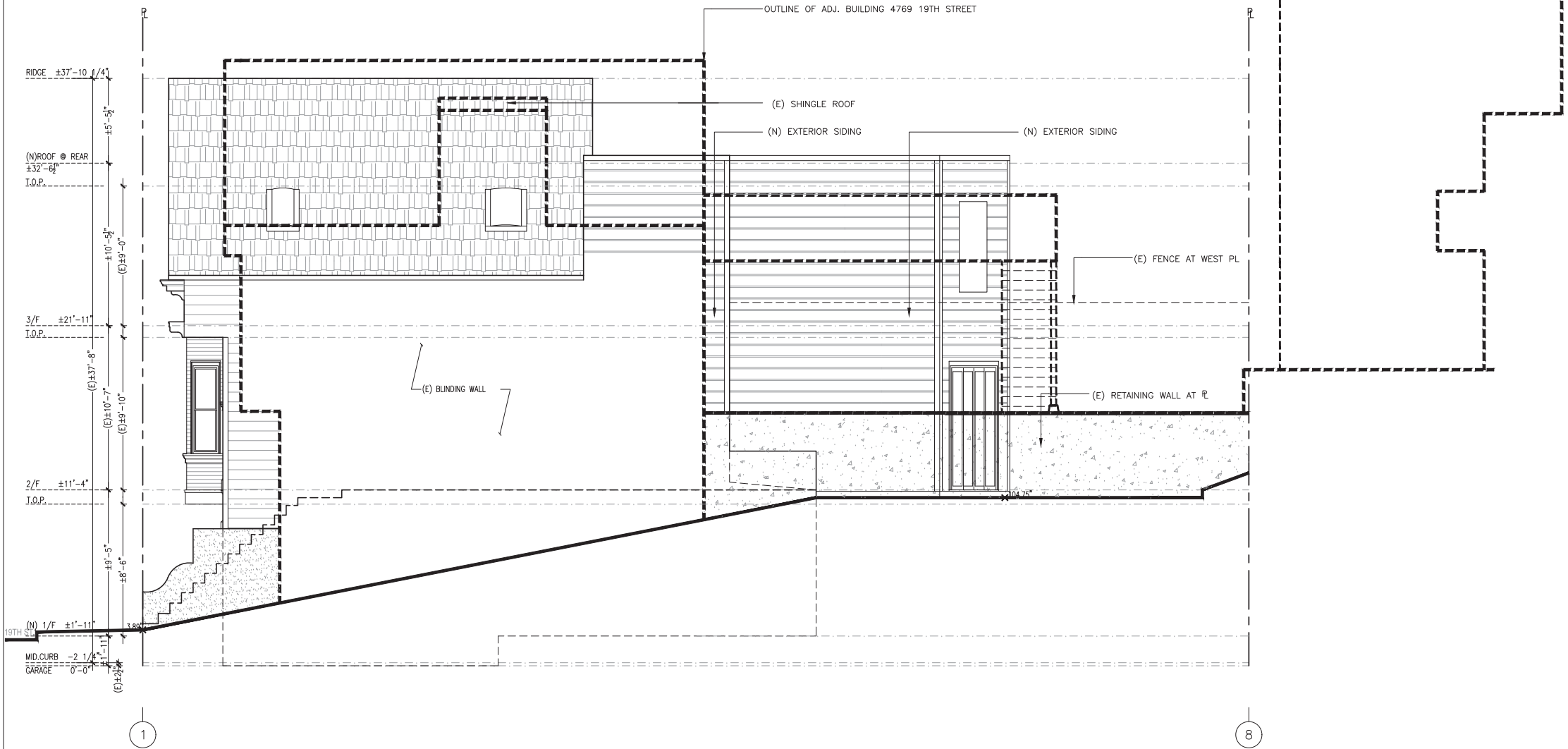
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SHEET TITLE

PROPOSED WEST
ELEVATION

SHEET NO.
A4.2
Of 18 Sheets



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

1

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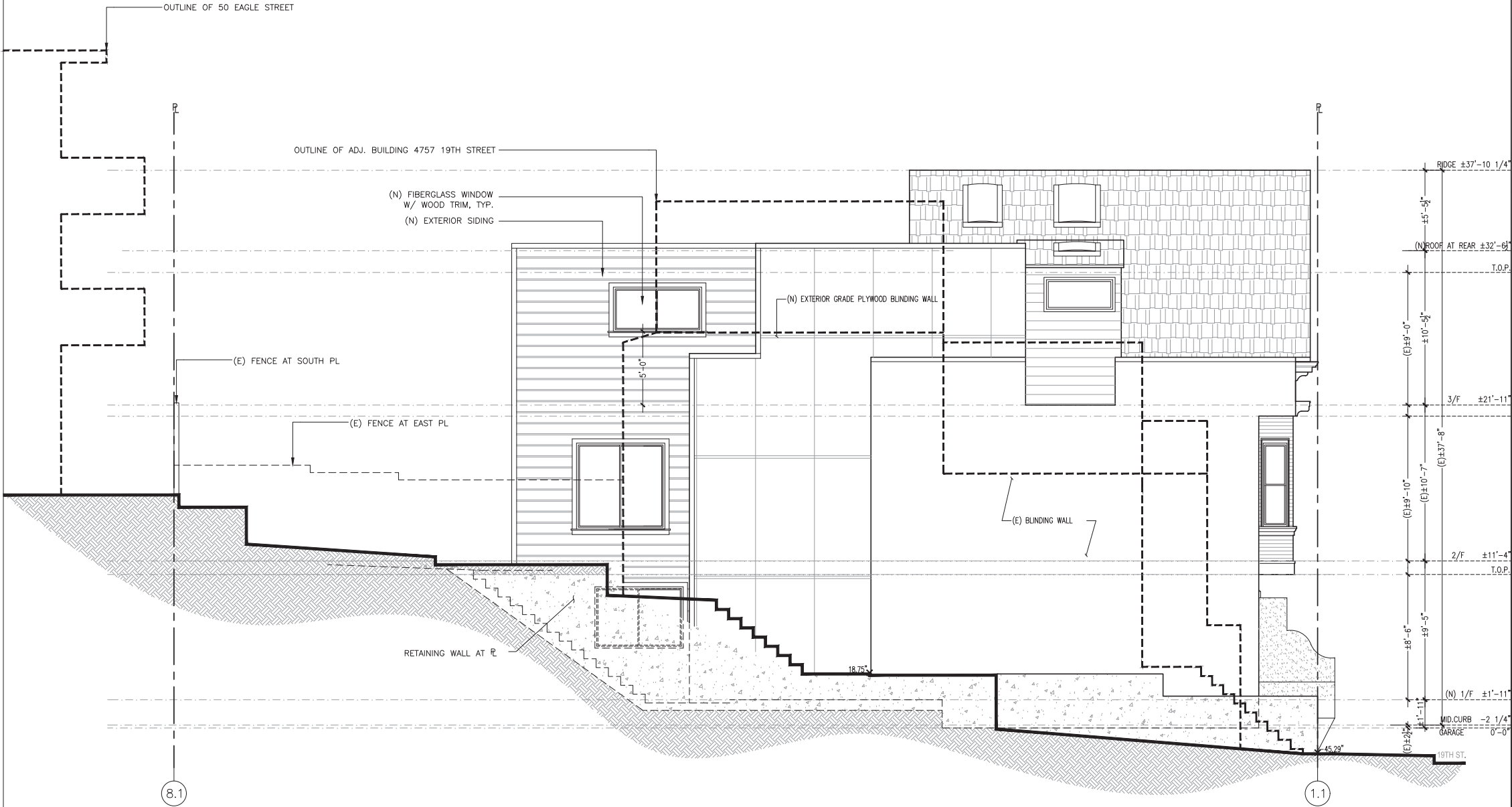
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SHEET TITLE

PROPOSED EAST
ELEVATION

SHEET NO.
A4.3
Of 18 Sheets



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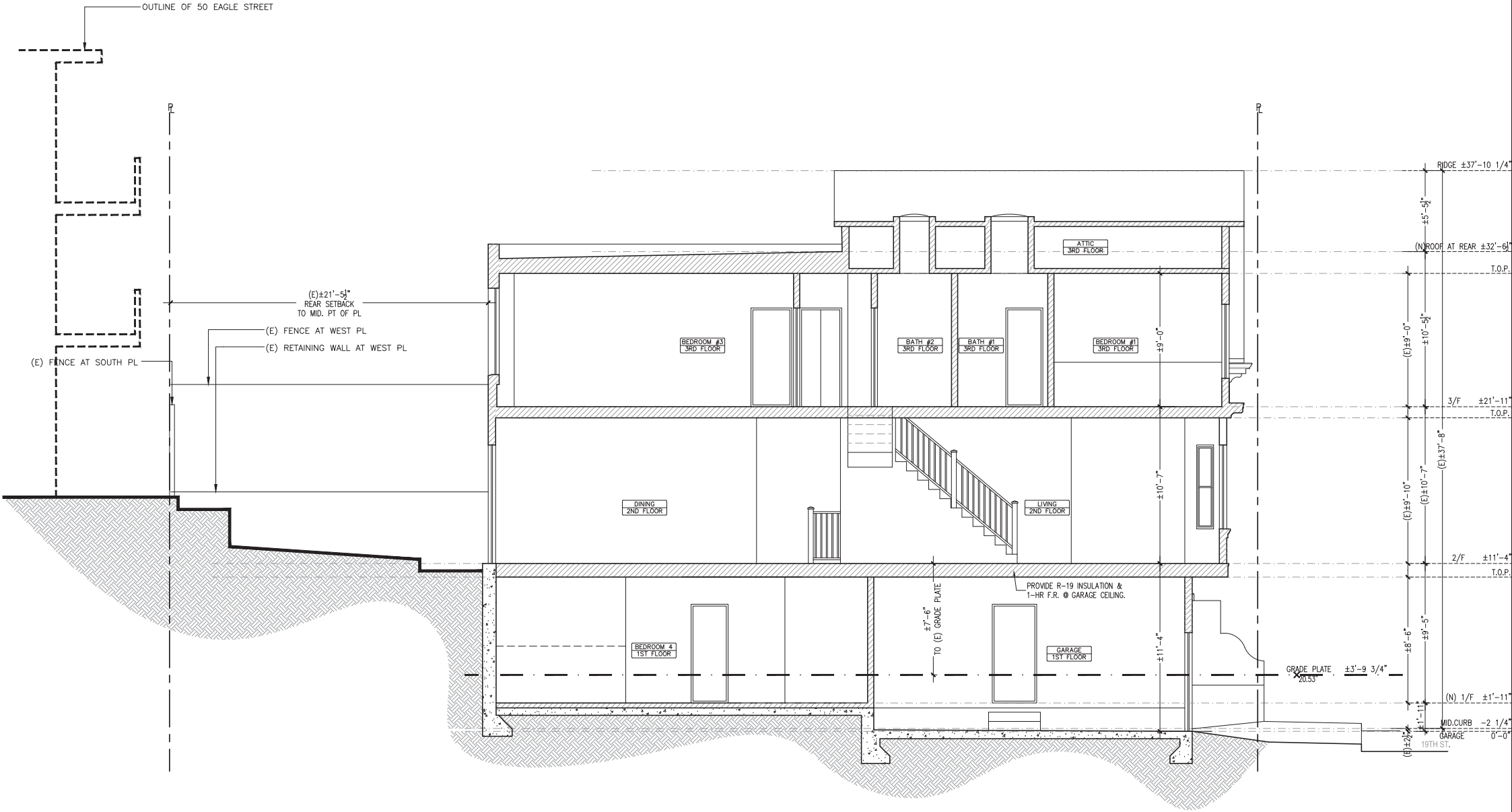
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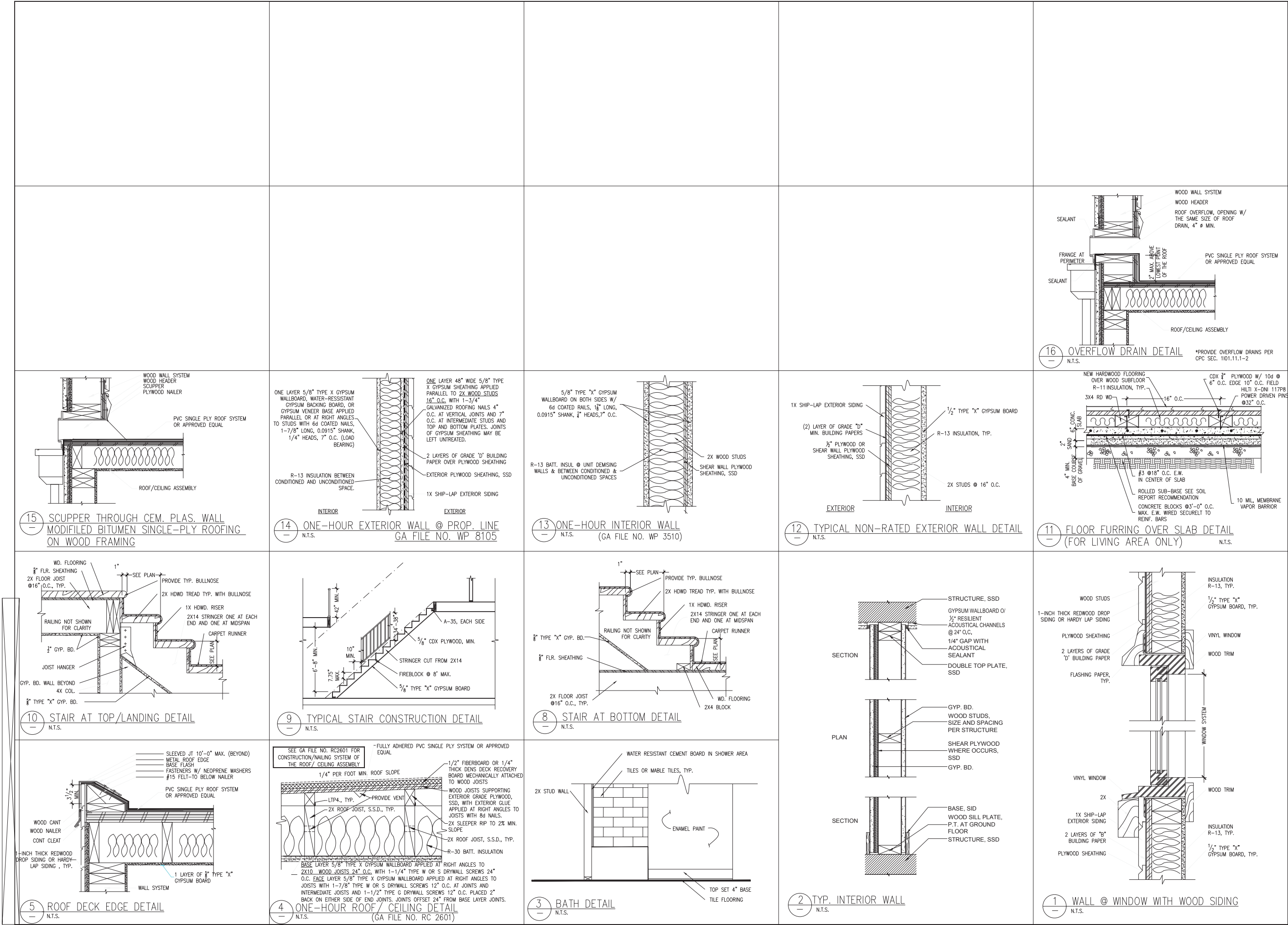
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SHEET TITLE

PROPOSED
SECTION





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DETAILS