

PERMIT HOLDER(S) BRIEF

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Randy and Heidi Wenokur

SAN FRANCISCO BOARD OF APPEALS

KRISTOFFER CHANG,

Appellant,
vs.

DEPARTMENT OF BUILDING INSPECTION,

Respondent.

Case No. 22-003

Hearing Date: March 23, 2022

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I. INTRODUCTION

This is a frivolous, wasteful appeal. Project Sponsors Randy and Heidi Wenokur are in the process of renovating their home at 65 Normandie Terrace (“the Property”). The building permit was issued almost three years ago, in April 2019, and work commenced in July 2019 (“the Project”). No one, including Appellant Kristoffer Chang, objected to the Project.

This appeal is about the Wenokurs’ attempts to fix some errors that were made by their contractors during construction. Because the project team did a small amount of unpermitted work on the top floor of the Wenokurs’ home, changes needed to be made. The Wenokurs worked with Planning staff, the Zoning Administrator, and DBI staff to address the mistakes, resulting in a Revision Permit. The Revision Permit is the sole permit being appealed today.

Appellant attacks the Revision Permit, arguing that the Zoning Administrator and the Planning Commission have abused their discretion by directing the Wenokurs to fix the problems. Instead, Appellant argues that the Zoning Administrator should have demanded that the Wenokurs chop off the top story of their home – which has existed since 1939. That’s right, Appellant seeks to take advantage of the mistakes of the past to try to get better views from his roof deck via the removal of an 82-year-old living space.

The Zoning Administrator, Planning staff, and DBI staff got it right. They were not misled by the falsehoods spewed by Appellant. Nor was the Planning Commission. This Board should deny this unwarranted appeal.

II. THE PROJECT WAS APPROVED IN 2018 WITHOUT OPPOSITION

Randy and Heidi Wenokur bought their home in 2013. They are homeowners, not developers. The aerial photographs presented on the next page show the pre-construction condition and location of their home in relation to that of the Appellant who lives adjacent and to the south at 55 Normandie Terrace.

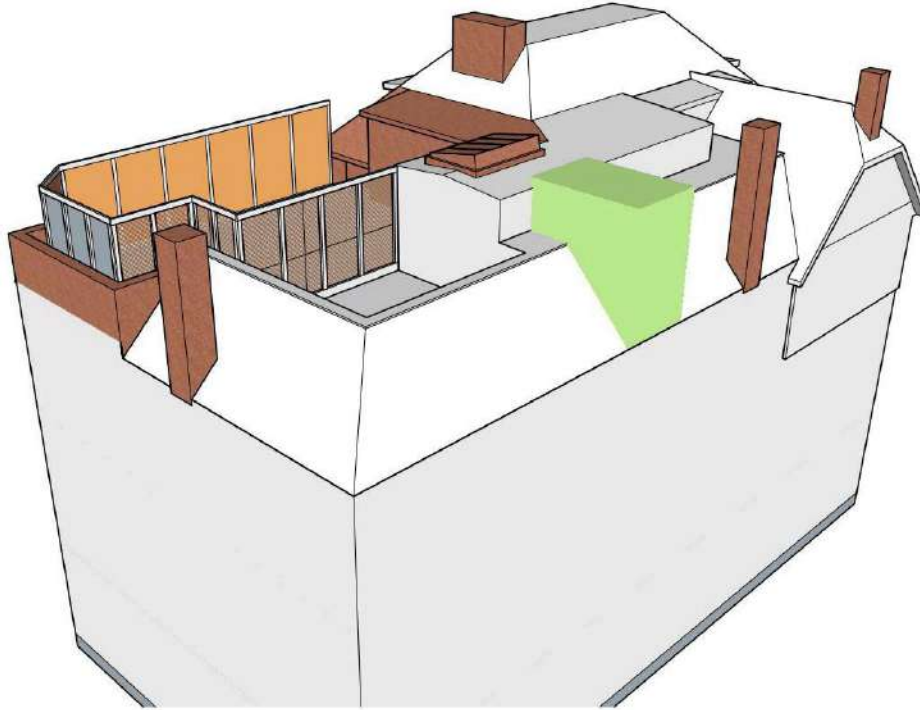


On Jun 22, 2016, the Planning Department accepted the Wenokurs' application to modify the exterior and interior of their home. Before and after the Planning Department sent out a 311 Notice with plans for the Project (on May 7, 2018) the Wenokurs reached out to their neighbors and met with many (including extensively with the Appellant) to discuss the project and hear any concerns they might have. In addition, their architect contacted the Cow Hollow Association. (See **Exhibit A.**)

As to the Appellant, in early 2018, Randy and Heidi engaged with him about the Project. They responded to emailed questions and concerns from Appellant regarding privacy and views and assured him that they would remove existing opaque windscreens and eliminate the stairwell windows from the plans so that his privacy and views would be improved as a result of the Project. As demonstrated by a 2018 email exchange with Appellant (**Exhibit B**), he was pleased with the changes the Wenokurs made to accommodate him.

III. ISSUES AROSE DURING CONSTRUCTION

The drawing on the following page shows the elements on the top floor that were approved to be removed pursuant to the Project plans. Those elements are shown in brown, and a new elevator enclosure is shown in green. As you can see, the overall mass of the top floor of the home was reduced by the Project, which was a significant benefit to Appellant.

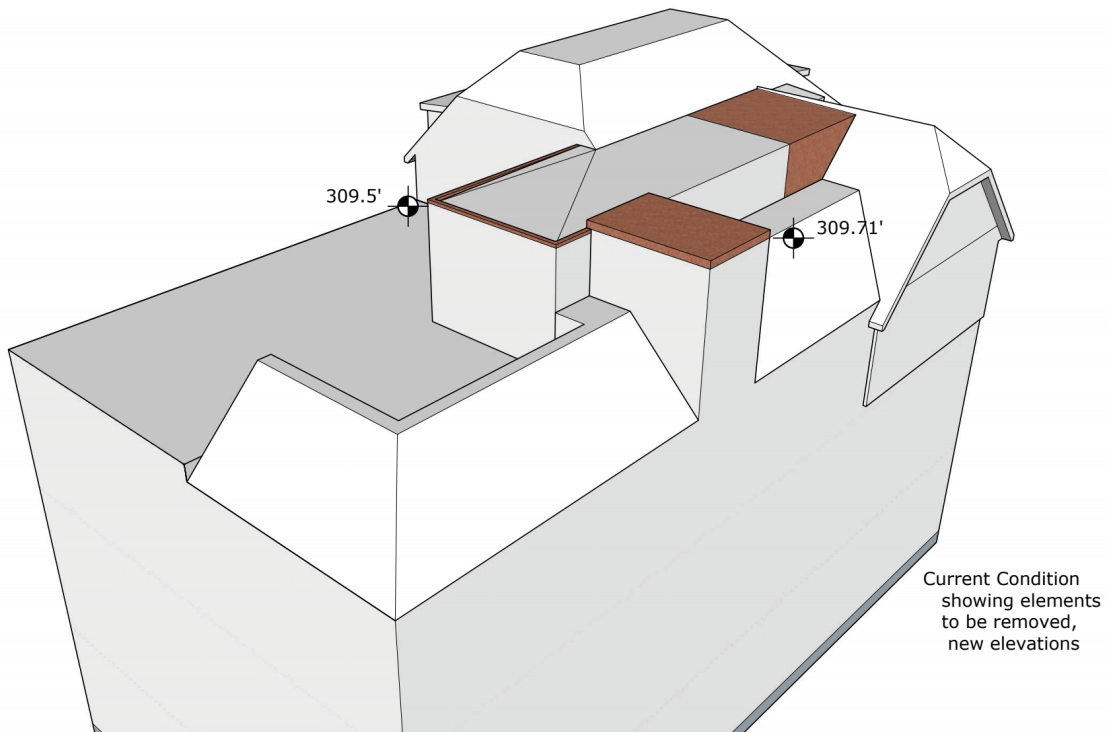


On November 23, 2020, in response to complaints by Appellant, DBI issued a Notice of Violation (NOV), followed by two amendments to the NOV on December 20, 2020, and July 6, 2021, due to unpermitted removal of a portions of the roof structure by the Project's general contractor. During the course of construction, the contractor learned from the structural engineer that additional demolition was required to remedy termite damaged wood and dry rot, and to replace some wood members of questionable seismic strength. The contractor should have sought a revision permit to address these issues before engaging in this remedial work but did not do so. Randy and Heidi were unaware that any work being done without proper permits until DBI issued the NOV.

Planning issued a Notice of Enforcement (NOE) on December 16, 2020, for demolition in excess of what was approved on the Project plans. Because the Wenokurs were cooperative and worked with the City to address the issues in the NOE, no NOV was issued by Planning.

IV. THE REVISION PERMIT ADDRESSES THE OUTSTANDING ISSUES

The Wenokurs and their planning consultant, architect, and contractor worked with Planning and DBI to prepare a plan set and demolition calculations that would resolve the DBI NOV and Planning Department NOE. This revision plan set (attached as **Exhibit C**) includes the key elements summarized below and shown in brown in this drawing:



1. The height of the elevator shaft is to be reduced from 310.2 feet (as originally approved by the City) to 309.71 feet.

2. A portion of the lower roof that was originally approved by Planning and in the plan set approved by DBI is to be removed (the brown trapezoidal “wedge” above). The parapet on this lower roof area is to be lowered from 309.71’ to 309.5’ by removing the parapet.

3. A portion of the wall at the south elevation is to be moved north (i.e., away from Dr. Chang's home) by five inches. The original location of this wall was approved by DBI, but Planning determined that it needed to be relocated.

4. All decorative façade elements are to be replaced. This had been planned all along (the elements were removed and placed in storage pending reinstallation) but had not yet taken place because construction was not complete.

When Planning and DBI were satisfied that the revision plan set was accurate and addressed the abatement case, and that a permit could be issued, a ten-day Block Book Notice was sent to Appellant. Instead of being satisfied that the Project would be modified as required by the City, Appellant filed an Application for Discretionary Review on September 28, 2021.¹

V. THE PLANNING COMMISSION APPROVED THE REVISION PERMIT

The Planning Commission heard this matter on January 6, 2022. The Planning Commission approved the Revision Permit by vote of 4 to 3. Appellant falsely told the Planning Commission that the Wenokurs had improperly avoided review of the Project by the Cow Hollow Association (“CHA”) and that CHA has a “mandatory Code review process.” This is not true. **Exhibit D** shows that that the Wenokurs’ architect did reach out to the CHA when the Project was first under consideration. The CHA neither opposed not endorsed the Project. The three dissenting Commissioners appeared to be swayed by the Appellant’s false narrative about improperly avoiding CHA review and wanted the matter continued. Importantly, no Commissioner advocated the position Appellant pressed – removal of the home’s top floor.

¹ Appellant’s conduct towards the Wenokurs, the Planning Department and DBI has been vexatious. He has filed 13 formal complaints about the Property, requiring building inspectors to come to the site and assure him no violations have occurred. Appellant has inundated the Planning Department with literally thousands of pages of emails complaining about the Project and what Appellant perceives to be inadequate actions taking by the Planning Department and Zoning Administrator. He has also sent literally hundreds of emails to DBI about the Project.

VI. NO EXCEPTIONAL OR EXTRAORDINARY CIRCUMSTANCES JUSTIFY DENIAL OF THE REVISION PERMIT

In a traditional Discretionary Review setting, Appellant would need to show exceptional or extraordinary circumstances to justify denial of a permit. Here, Appellant did not object to the Project, presumably because rather than imposing hardships on his property, the Project improved his privacy and views through elimination of window and an overall reduction in massing, including removal of four chimneys, removal of a 13-foot-high skylight, and removal of a parapet. (See drawing at p. 4 above.) Moreover, the Revision Permit – the only permit now before this Board– certainly creates no exceptional or extraordinary circumstances for Appellant because the Revision Permit further reduces massing of the Project. It does not impact Appellant’s light, air, or privacy.

VII. HAVING NO SOUND BASIS FOR OPPOSING THE REVISION PERMIT, APPELLANT RELIES ON FALSEHOODS AND MUDSLINGING

This Board is used to seeing parties and their attorneys stretch the truth in order to advocate their positions. This appeal is different. Appellant doesn’t just stretch the truth; he makes reckless assertion after assertion that are objectively false. He attempts to portray the Wenokurs as unscrupulous developers (a la Rodrigo Santos) who applied for a minor permit but then engaged in major demolition and reconstruction – all in the name of maximizing profit. In fact, the Wenokurs are homeowners, not developers. There was no bait-and-switch here, just some errors made in the field by the Wenokurs’ contractor.

Appellant was well aware of the scope of the Project back in 2018, as he went over the 311 plans in detail and discussed those plans with the Wenokurs. Contrary to what he now asserts, Appellant knew this was not just an interior remodel. As the application and neighborhood notice states: “The project proposes to construct two new flat-roofed dormer windows and an elevator penthouse extending to the fourth floor. The project also proposes the

removal of an existing bay window and reconfiguration of the external staircase at the rear of the house. Alterations to the front and north side facades, including a widened garage door and reconfigured window openings, are also proposed.” (**Exhibit E**)

This section of this brief addresses the many falsehoods peppered throughout Appellant’s brief.

A. Appellant Falsely Claims the Project was “Never Vetted to the Community or Reviewed by CHA”

As explained above, before and after the 311 Notice was mailed and posted, the Wenokurs met and corresponded with neighbors including Appellant. (**Exhibit A.**) No neighbor or neighborhood group opposed the Project, not even the Appellant,

As to the CHA, the Wenokurs’ architect shared the plans with CHA in 2017. (**Exhibit D**) CHA also received a copy of the 311 Notice and plans in 2018. CHA expressed no concern regarding the Project’s compliance with the Cow Hollow Guidelines. CHA did not, and still does not, oppose the Project or the Revision Permit. CHA has not asked that the Project or the Revision Permit be put on hold pending CHA review. And since only the Revision Permit is at issue, what good what CHA review achieve of a permit that addresses errors and reduces massing?

In short, Appellant’s cynical plea for more input from CHA would accomplish nothing and is not even sought by CHA.

B. Appellant Falsely Claims the Project’s Plans Failed to Disclose “a New (and Second) Kitchen and Bathroom at the Fourth Floor”

These false claims show how bold Appellant is willing to be in spreading “alternative facts.” The plans for the Revision Permit do not add a new kitchen to the fourth floor; rather a “kitchenette” (with no source of cooking) is clearly shown on both the 311 Plans (**Exhibit F**,

sheet A3.2) and the Revision Permit plans (**Exhibit C**, sheet 3.4). Nor does the Project add a bathroom. In fact, as shown in the 311 Plans (**Exhibit F** sheets A2.2 and A3.2) the Project removes a full bath and replaces it with a half bath. (See also **Exhibit C**, sheet 3.4.)

Perhaps more importantly, why does Appellant care about what interior amenities the Wenokurs have in their home? He doesn't. He just makes specious claims in order to portray the Wenokurs as deceptive – even when the documents clearly contradict his falsehoods.

C. Appellant Falsely Claims the Project's Plans "Engaged in Wholesale Demolition . . . Without Approved Plans or Permits"

Appellant repeatedly claims that the Wenokurs demolished vast portions of the top floor of their home without approval. In fact, the vast majority of the demolition highlighted by Appellant was approved as part of the original Project. The 311 Plans show demolition (and replacement) of almost every wall on the top floor in order to upgrade the floor structurally in part, to support the elevator. (**Exhibit F**, sheet A2.2.) The photographs showing "missing" walls on the top floor are consistent with the 311 Plans and that work was repeatedly inspected by DBI.

Attached as **Exhibit G** are photographs of the top floor pre-construction and as it sits today. These photos show that the work done did not result in "wholesale demolition" of anything. Rather, the end result is a strikingly similar roofline that reduces mass and view obstructions.

Nothing was hidden. Again, no one, including Appellant, objected to the 311 Plans. As discussed above, the Wenokurs' contractor did engage in some additional demolition to address site conditions without first obtaining a revision permit. This should not have happened, but the Revision Permit before the Board addresses this relatively small amount of additional work.

D. Appellant Falsely Claims the Revised Project’s Plans Are Inaccurate

With no evidentiary support, Appellant claims the Revised plans are not accurate. The Planning Department, DBI, and Zoning Administrator conducted an extensive and careful review over many months to make sure that the Wenokurs’ plans were accurate, including the elevations, prior to issuing the 10-Day Block Book Notice to Appellant. Since then, an independent survey has confirmed the plans’ accuracy.

Appellant cites to elevations on draft progress plans which differ from the final plan set as evidence that the elevations on the final plans are inaccurate. This discrepancy is a red herring resulting from Appellant badgering the Planning Department to provide them with progress drawings that were incorrect. Some of the elevations in the internal progress drawings are slightly different from those in the final set, but what matters is not whether the internal progress drafts differed from the final plan set. What matters is whether the final plan set is accurate. The professionals who prepared them attest to their accuracy and after extensive examination, Planning and DBI agreed, as has an independent surveyor.

Despite being asked to do so, Appellant has failed to provide any evidence of any inaccuracy in the final plan set.

E. Appellant Falsely Claims the Revised Project’s Plans Do Not Comply with Cow Hollow Guidelines or the Planning Code

Appellant boldly asserts that the Revised Project does not comply with two elements of the Cow Hollow Guidelines. First, they say the “window configuration on the north side facing Vallejo Street is not compatible with the existing building at 65 Normandie Terrace or with the neighborhood.” This shows how ill-spirited Appellant is since he resides on other side of the Project and will never see these windows. Also, these windows were part of the plans all along

and neither Appellant nor CHA objected to them in 2018. (See **Exhibit F**, sheet A 6.1.)

Moreover, CHA does not object to them now.

Second, Appellant says the height of the Wenokurs' home "violates the Guidelines." But the home has been this height since 1939. And, as result of the Project, the massing on the top floor is significantly reduced, both by the removal of structures on the 311 Plans (see illustration above, p. 4) and minor alterations called by the Revision Permit (see illustration above, p. 5.) Finally, CHA is not complaining about the height of the home or demanding that the top floor be removed.

F. Appellant Falsely Claims the Wenokurs' Demolished an "Historic Façade"

Amazingly, Appellant claims that the Wenokurs demolished an historic façade and did not show this on their plans. First, Planning staff determined that the façade is not an historic resource. Second, the 311 notice clearly calls out that the façade will be altered. (**Exhibit E**.) Third, the 311 plans show the changes to the façade. (**Exhibit F**, compare sheets 2.6 and 6.1.) Fourth, the Revised plans, to which Appellant now objects, ensure that the decorative elements of the façade will be restored – as was always planned. (**Exhibit C**, sheet DI 0.1)

G. Appellant Falsely Claims that the Zoning Administrator is "Interpreting the Code in a Manner not done Before"

Appellant also turns his wrath toward the Zoning Administrator. He argues that because a small amount of work was done above today's 35-foot height limit to repair and replace materials in kind, the Zoning Administrator was required to order that every part of the home that extends above today's height limit must be removed. The Zoning Administrator repeatedly evaluated this extraordinary, draconian argument and any evidence Appellant had to support it. The Zoning Administrator determined that the changes imposed by the Revision Permit satisfied

the Planning Code and that knocking an entire floor off the home under these circumstances was not required.

Contrary to Appellant's argument, the Zoning Administrator's handling of this matter is entirely consistent with how the Zoning Administrator has addressed, on a case-by-case basis, similar situations in the past. (See **Exhibit H**, excerpts from earlier ZA interpretations that permit alteration (even expansions) of non-complying structures.) While there was nothing unusual or extraordinary about the Zoning Administrator's decision in this case, an order requiring that an 82-year-old home lose its top floor would have been truly extraordinary – and probably unprecedented.

There is no basis for this Commission to overrule the ZA's appropriate and balanced decision.

VIII. CONCLUSION

The Wenokurs worked with Planning and DBI to address any legitimate issues Appellant raised. Since then, Appellant has put the Project on hold, creating an eyesore for the neighborhood. In addition, he has forced DBI and Planning staff to spend countless hours dealing with meritless complaints. Appellant has also forced the Wenokurs to spend tens of thousands of dollars to address false issues Appellant raised at the Planning Commission and raises again with this Board. Please put a stop to this waste and deny the appeal.

Dated: March 17, 2022

Respectfully Submitted,

MOSCONE EMBLIDGE & RUBENS LLP

By: *G. Scott Emblidge*
G. Scott Emblidge

Attorneys for Project Sponsors

EXHIBIT A

Declaration of Randall Wenokur, M.D.

Through a trust, my wife and I own 65 Normandie Terrace. I understand that the Appellant is questioning whether we did any outreach to the neighborhood before our renovation project was approved several years ago.

Before and after the 311 Notice went out regarding our project (on May 7, 2018) we reached out to our neighbors and met with many (including extensively with the Appellant) to discuss the project and hear any concerns they might have. In addition, our architect contacted the Cow Hollow Association.

No one filed an application for discretionary review regarding our project.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: March 16, 2022



Randall Wenokur

EXHIBIT B

**CORRESPONDENCE REGARDING PLAN REVISIONS MADE IN
RESPONSE TO DR REQUESTOR IN MAY 2018**

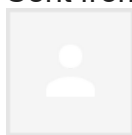
Kristoffer Ning Chang <kningchang@gmail.com>

Sun, Mar 4, 2018,
4:47 PM

to me

Hey Randy, The other day you mentioned the plan for remodeling of the house. I forgot to ask you about your plan for part of the roof adjacent to the back of our house, especially regarding the management of the screen/wall which is currently in existence. I'd appreciate finding out what your plan is. Thanks. Ning

Sent from my iPhone



rwenokur@gmail.com

Sun, Mar 4, 2018,
5:35 PM

to Kristoffer

Hi,

Our plan is to remove it and if we need to put anything in its place, it will be glass. Your view should be improved.

Sent from my iPhone



Kristoffer Chang <kningchang@gmail.com>

Sun, Mar 4, 2018,
6:09 PM

to me

I am glad to hear that. Thanks so much. May I get your phone number? I can not seem to find it in my contact list.

Ning.

Hi Ning,

I just wanted to clarify the placement of the window along the stairs. There is a large window where the stairs currently exist that is across from a window in your house near the front. That window will be eliminated. The new window will be a bit further toward the back of the house, but it will not be across from your window in the breakfast area. It will be across from where the window extends out from the side of your house. It will definitely be opaque and we will let you know as soon as we have a more definite material. If you have an issue with it, please let us know.

Take care,

Randy



Kristoffer Ning Chang <kningchang@gmail.com>

Wed, May 2, 2018,
9:56 PM

to me

Hi Randy, Thanks for the update. We will get back to you regarding the window.
Ning

Sent from my iPhone



randy wenokur <rwenokur@gmail.com>

Thu, May 3, 2018,
7:20 AM

to Kristoffer

Hi Ning,

Please let us know your thoughts. We discussed this with our architect and he assures us that you will not be able to make out people through the glass. That being said, we will make sure you and Alice are comfortable with whatever we do including eliminating all or part of the window in the stairwell.

Best,

Randy

--

Randy



Kristoffer Ning Chang <kningchang@gmail.com>

Fri, May 4, 2018,
11:46 PM

to me

Hi Randy, I have had a chance to discuss with Alice your upcoming remodeling project. We are most grateful for the replacement of the lattice screen with glasses on the roof. It's going to significantly improve the outlook from our roof deck. While we have not had the chance to study the plan in detail yet, based on your description, we have great concern about the proposed window for the staircase. It is large in scale. It will bring a big change to the south side of the house. It is right next to a large opening on our side of the house. It's presence will exert impact in a number of ways.

Currently, there is already large-scale window on the adjacent walls of each of our house.

We very much prefer not to have another large window facing our house. Alice and I greatly appreciate the kindness and consideration you have extended to us. We sincerely hope that all the work you put in will make it into a "dream house" that your family will enjoy it for many years to come.

Best regard.

Sent from my iPhone



randy wenokur <rwenokur@gmail.com>

Sat, May 5, 2018,
7:12 AM

to Kristoffer

Hi Ning,

No problem. We will talk to our architect and either eliminate the window (most likely) or reduce it considerably so it is only at the very top and will not be adjacent to your window. I will let you know once we have the new drawing so you and Alice can make sure you are comfortable with it.

Take care,

Randy

--

Randy



Kristoffer Ning Chang <kningchang@gmail.com>

Sat, May 5, 2018,
9:49 PM

to me

Thanks so much.

Kristoffer Ning Chang <kningchang@gmail.com>

Tue, May 8, 2018,
9:03 PM

to me, William

Hi Randy and Mr. Greineder, we are in the process of assessing the scope and the detail of the remodeling at 65 Normandie Terrace. We found the set of plan downloaded from the Internet to be quiet inadequate. We would like to request a set of plan from you. We are also looking for any update regarding the staircase window. Thank you very much.
Kristoffer Ning Chang and Alice Lee
55 Normandie Terrace
(c) 415-793-3519

Sent from my iPhone

Kristoffer Ning Chang <kningchang@gmail.com>

May 7, 2018,
8:35 PM

to me

Hi Randy, I see that the notice is up in the front of the house. I seem to recall that in the past, the neighbors who were close by get a written notice from the city planning department along with plan of the project. I would like to obtain copy of the plan. Have you heard from your architect regarding our discussion about the window. Thanks. Ning

Sent from my iPhone

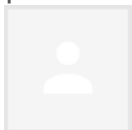


randy we

May 8, 2018,
1:59 PM

nokur

Hi Ning, You should receive a written notice from the planning department. It will have the old plan with prior to our discussio



Kristoffer Ning Chang <kningchang@gmail.com>

May 8, 2018,
9:09 PM

to me

Hi Randy, My most recent email of several minutes ago was sent without having read your email from 1:59 PM this afternoon first. My apology. We do like to have a set a plan so we can study the project adequately.

Ning
Sent from my iPhone



randy wenokur <rwenokur@gmail.com>

May 9, 2018,
9:34 PM

to Kristoffer

Hi Ning,

We have totally eliminated the window over the stairs to make sure you and Alice are comfortable. I spoke to the architect and we will send you the new drawing on Friday.

Thanks,

Randy

--

Randy



Kristoffer Ning Chang <kningchang@gmail.com>

May 9, 2018,
10:17 PM

to me

Hi Randy, Thank you so much for addressing our concerns regarding the staircase window. We have received the letter from the planning department today, which included the plan. **The clarity and the legibility of the plan is quite adequate.** We will look forward to receiving the new drawing. Ning

Sent from my iPhone

randy wenokur <rwenokur@gmail.com>

Thu, May 10, 2018,
3:58 PM

to Kristoffer

Hi Ning,

I have attached the new south elevation without the window. I just wanted to also let you know that the roof is all shingle.

Best,

Randy

Attachments area



Kristoffer Ning Chang <kningchang@gmail.com>

Thu, May 10, 2018,
9:46 PM

to me

Hi Randy, Thanks you so much for sending the revision. Ning

Sent from my iPhone

> <5152.180510..Proposed Elevations.A6.4.pdf>



randy wenokur <rwenokur@gmail.com>

Fri, May 11, 2018,
10:12 AM

to Kristoffer

Hi,

Just let us know if you have any other questions.

Randy

--

Randy



Kristoffer Ning Chang <kningchang@gmail.com>

Sat, May 12, 2018,
9:55 PM

to me

Hi Randy, have you or the architect determine where the stove top vent is going to be located? Are there going to be outside vent for the heater? Thanks again for addressing the issue of the staircase window. Ning

Sent from my iPhone



randy wenokur <rwenokur@gmail.com>

Sun, May 13, 2018,
8:49 AM

to Kristoffer

Hi,

We have not determined where vents will be located. We will let you know when we do and make sure everyone is happy.

Thanks,

Randy

--

Randy



Kristoffer Ning Chang <kningchang@gmail.com>

Sun, May 13, 2018,
9:36 PM

to me

Thanks.

Sent from my iPhone



Kristoffer Ning Chang <kningchang@gmail.com>

Fri, May 18, 2018,
3:42 PM

to me

Hi Randy, I just spoke with Mr. May at the planning department. He indicated that he has not received any revised plan regarding the elimination of the two-story window on the south wall. In addition he indicated in your plan, there is no rendering of the large glass doors and a deck on the south side of our house. This information is relevant to the design of the remodeling project. Do you know when the revised plan will be submitted to the planning department?

Ning

Sent from my iPhone

Kristoffer Chang <kningchang@gmail.com>

Sun, May 20, 2018,
1:51 PM

to christopher.may, me, William

Reply
Reply all
Forward

From: **kristoffer chang** <kningchang@gmail.com>
Date: Sun, May 20, 2018 at 10:56 AM
Subject: proposed two story window

Dear Mr. May,

I am sending some information regarding the sliding glass doors, the deck outside the glass doors, and glass window screen around the deck on the north side of our house at 55 Normandie Terrace.

As per our conversation on May 18th, these structures were not indicated in the remodeling plan for 65 Normandie Terrace.

The glass door constitutes a large opening on the north side of our dining room on the second floor. The dimension is 9 feet 9 inches long by 7 feet 10 inches tall.

The dimension of the living room is 16 feet 2 inches long by 10 feet 1 inch tall. The glass doors opening represents 47% of north wall of the dining room.

The deck is several inches longer than the door. It extends out of the 2nd floor to the property line.

The proposed two story window for the staircase at 65 Normandie is located directly outside and above these structures.

Our concern has to do with the very large scale of the staircase window, the nature and total amount of changes on the south side, including other newly proposed structures, and the total impact on our property.

It is our sincere desire to resolve the issue regarding the elimination of the stairs window in the proposal in a reasonable and timely manner.

Thanks so much for your assistance and suggestion in this matter.

Kristoffer Ning Chang

south side large window

Inbox



Kristoffer Chang <kningchang@gmail.com>

Fri, Jun 1, 2018,
8:36 AM

to Christopher, me

Hi Mr. May,

I had the opportunity to look at the revised plan at 65 Normandie Terrace indicated in A 1.0, A 3.1, A 3.2, and A . 6.1.

The revision has addressed our concern regarding the large window.

If there are any other considerations, changes, new revision involving the southside of the project that may impact our property, we would like to be informed.

Thanks.

Kristoffer Ning Chang

Sent from my iPhone

EXHIBIT C



65 NORMANDIE TERRACE

SAN FRANCISCO, CALIFORNIA

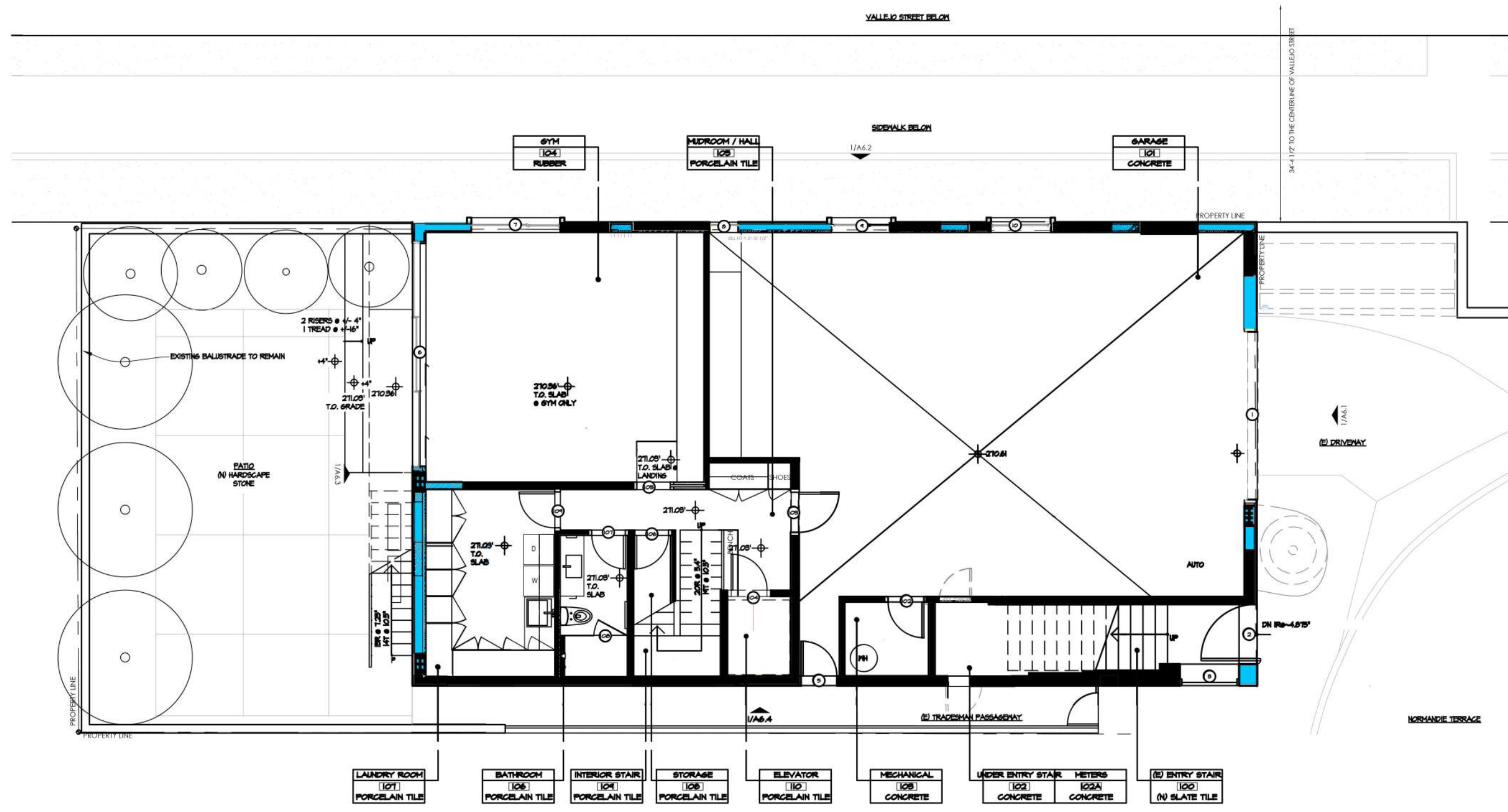
CODE COMPLIANCE AND DEMOLITION 317 DRAWINGS AND CALCULATIONS

DRAWING INDEX				PROJECT DESCRIPTION	
07.01.21	D10.1	COVER SHEET		<p><u>CODE COMPLIANCE DRAWINGS</u></p> <p>THE PROJECT: THE ABATEMENT OF THE NOTICE OF VIOLATION AND PLANNING CODE VIOLATION 2020-010614ENF, ARE DEMONSTRATED IN THE INDEXED DRAWINGS. COMPLIANCE INCLUDES THE FOLLOWING:</p> <p>GRAPHIC CODING OF DEMOLITION OF VERTICAL ELEMENTS (WALLS) AND HORIZONTAL ELEMENTS (FLOOR AREAS) APPROVED AND REQUIRING LEGALIZATION BY THE PLANNING DEPT.</p> <p>LEGALIZATION OF UNPERMITTED WORK AS FOLLOWS:</p> <ul style="list-style-type: none"> REDUCTION OF THE ELEVATOR SHAFT FROM THE CONSTRUCTED HEIGHT OF 310.2' TO THE INITIALLY APPROVED HEIGHT OF 309.17' [5'-1" ABOVE 35' PROJECT DATUM] HEIGHT OF THE REPLACED 4TH FLR ROOF WITHOUT THE PARAPET = THE HEIGHT OF THE ORIGINAL ROOF EAVE OF 309.5' [4'-11" ABOVE THE 35' PROJECT DATUM LINE]. THE ORIGINAL EAVE HEIGHT OF 309.5' IS THE DETERMINED HEIGHT LIMIT FOR THE NEW ROOF. 309.5' IS ALSO THE "PRIOR TO CONSTRUCTION" HEIGHT OF THE LOWER PORTION OF THE EASTERNMOST FLAT ROOF REQUIRED TO BE RESTORED. PROPOSED CONSTRUCTION OF A PREVIOUSLY APPROVED PARAPET WITH A HEIGHT OF 309.17' WAS ELIMINATED AS IT VIOLATED THE DETERMINED HEIGHT LIMIT OF 309.5' THUS BRINGING THE NEW FLAT ROOF = TO THE HEIGHT OF 309.5' EXISTING EAVE HEIGHT "PRIOR TO CONSTRUCTION". THE PROPOSED DORMER "AS CONSTRUCTED" WAS DETERMINED TO BE INCONSISTENT WITH THE PLANNING DEPARTMENT DEFINITION OF A DORMER. "AS CONSTRUCTED" THE DORMER WAS A CONTINUATION OF THE NEW FLAT ROOF. THE "DORMER" WILL BE REMOVED AND THE ORIGINAL ROOF CONFIGURATION REPLACED @ 309.5'. EXTERIOR WALL AT THE NEW INTERIOR STAIR FROM THE THIRD TO THE FOURTH FLOORS AND LOCATED TO THE RIGHT OF THE NEW ELEVATOR PENTHOUSE ALONG THE SOUTH EXTERIOR ELEVATION EXTENDS 5' TO THE SOUTH AS A RESULT OF REQUIRED STRUCTURAL UPGRADES AND BEYOND THE EXISTING WALL TO THE LEFT OF THE ELEVATOR. THE WALL HAS REMAINED WITHIN THE 6' LIMITATION AS STIPULATED BY THE BUILDING DEPARTMENT. EXISTING DECORATIVE ELEMENTS ON THE CORNER OF THE SOUTHEAST ELEVATION, THE EAST ELEVATION, THE THIRD FLOOR NORTH EAST CORNER AND THE FRIEZE BETWEEN THE 2ND AND THIRD FLOORS THAT WERE REMOVED WILL BE RESTORED TO THEIR ORIGINAL LOCATIONS AND CONDITION. CONTRACTOR SAVED THE ITEMS WHEN THEY WERE REMOVED. VERTICAL AND HORIZONTAL DEMOLITION FOR THE ENTIRE RESIDENCE IS NOTED ON THE EXISTING PLANS AND ELEVATIONS IN THE DRAWINGS INDEX AS SECTION 317. CALCULATIONS OF THE DEMOLITION IS PROVIDED ON EACH PLAN AND ELEVATION AS IT PERTAINS TO THAT DRAWINGS AS WELL AS IN TOTAL ON SHEET CALC 0.1 <p>NOTE: 4'-11" HEIGHT DESIGNATION ON THE APPROVED SITE PERMIT IS INCORRECTLY LABELED AND SHOULD HAVE READ HEIGHT OF EAVE. THE HEIGHT OF THE PROPOSED ELEVATOR SHOULD HAVE READ 5'-11" AS THE AS CONSTRUCTED PENTHOUSE MOVED TO 5'-6 3/8" OR 5.5' ABOVE THE PERMITTED HEIGHT. SHEET A6.4 OF THE APPROVED SITE PERMIT SET.</p>	
07.01.21	CC3.1	GROUND FLOOR PLANS		<p><u>DEMOLITION 317 GRAPHIC REPRESENTATIONS AND CALCULATIONS</u></p> <p>07.01.21 CALC 0.1 DEMOLITION 317 CALCULATION WORKSHEETS</p> <p>04.21.21 A2.1 EXISTING GROUND FLOOR PLAN 1/4"=1'-0"</p> <p>04.21.21 A2.2 EXISTING SECOND FLOOR PLAN 1/4"=1'-0"</p> <p>04.21.21 A2.3 EXISTING THIRD FLOOR PLAN 1/4"=1'-0"</p> <p>04.21.21 A2.4 EXISTING FOURTH FLOOR PLAN 1/4"=1'-0"</p> <p>04.21.21 A2.5 EXISTING ROOF PLAN 1/4"=1'-0"</p> <p>04.21.21 A2.6 EXISTING EAST AND NORTH ELEVATIONS 1/4"=1'-0"</p> <p>04.21.21 A2.7 EXISTING WEST AND SOUTH ELEVATIONS 1/4"=1'-0"</p>	
				<p>PRIOR TO CONSTRUCTION ROOF RIDGE HEIGHT 309.17' EXISTING CC6.4 ROOF EAVE HEIGHT 309.5' EXISTING CC6.4</p> <p>ELEVATOR HEIGHT "AS CONSTRUCTED" 310.2' CC3.5/6.4 REVISED ELEVATOR HEIGHT "TO BE LEGALIZED" 309.17' 3 & 4/CC3.5 & CC6.4 DORMER LOCATION "AS CONSTRUCTED" 309.17' 2/CC 3.5, 3/CC 6.3 HEIGHT OF RESTORED ROOF AREA AT DORMER LOCATION 309.5' CC 6.3, CC 6.4</p>	

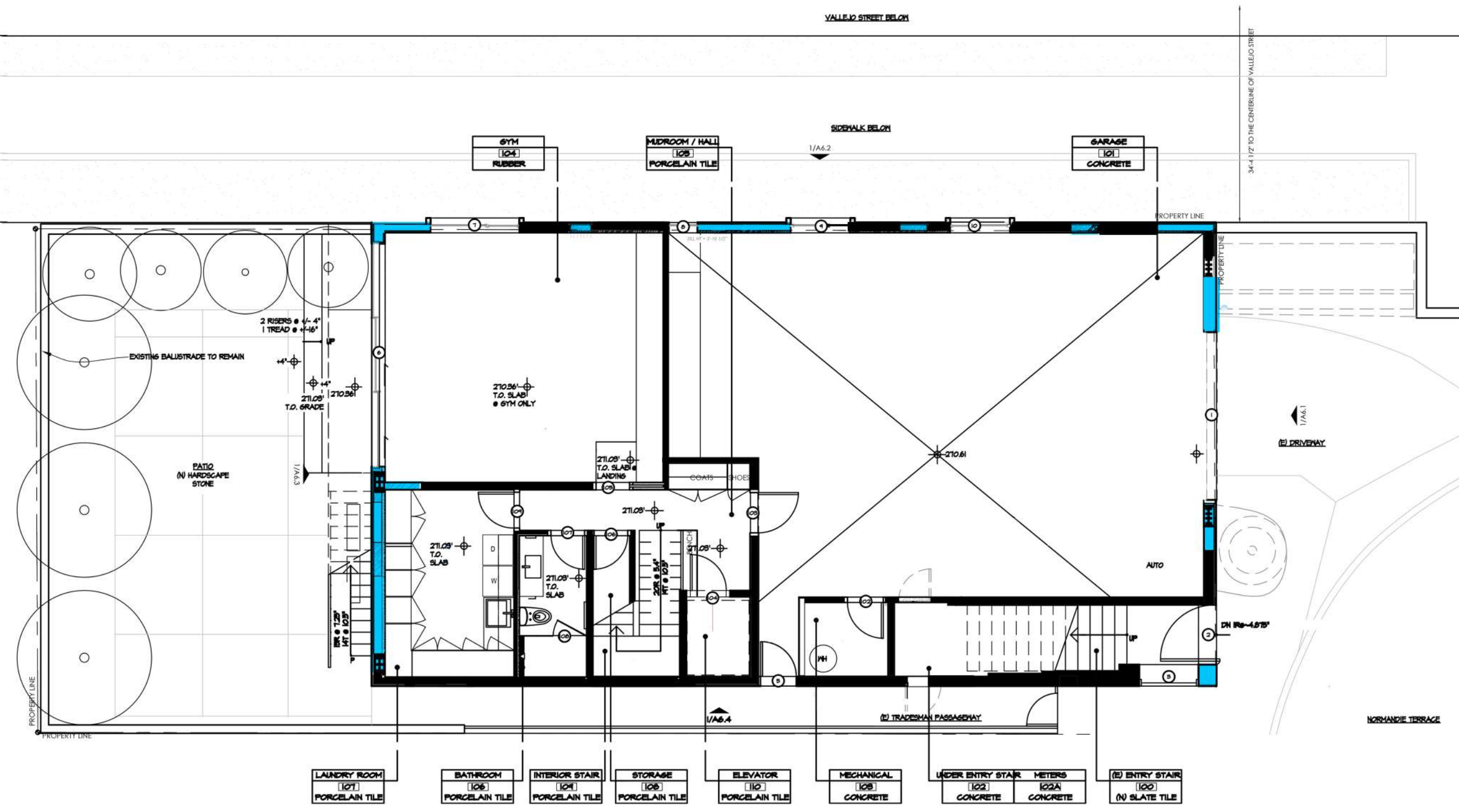
Alterations to an Existing Single Family Residence
65 NORMANDIE TERRACE
San Francisco, California

2325 Third Street, Suite 318
San Francisco, California 94107
415.863.3493
GORDON + GREINER

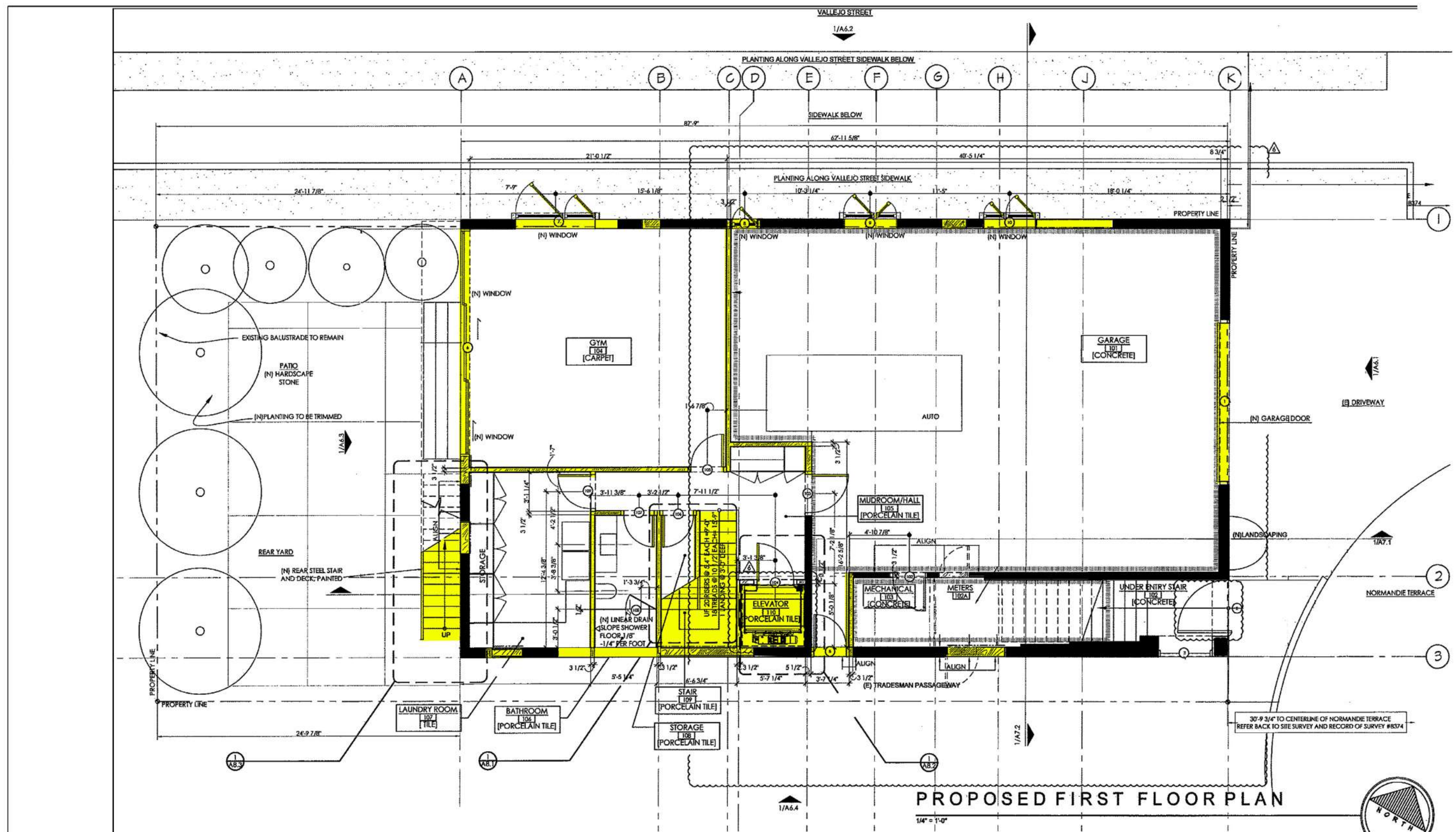
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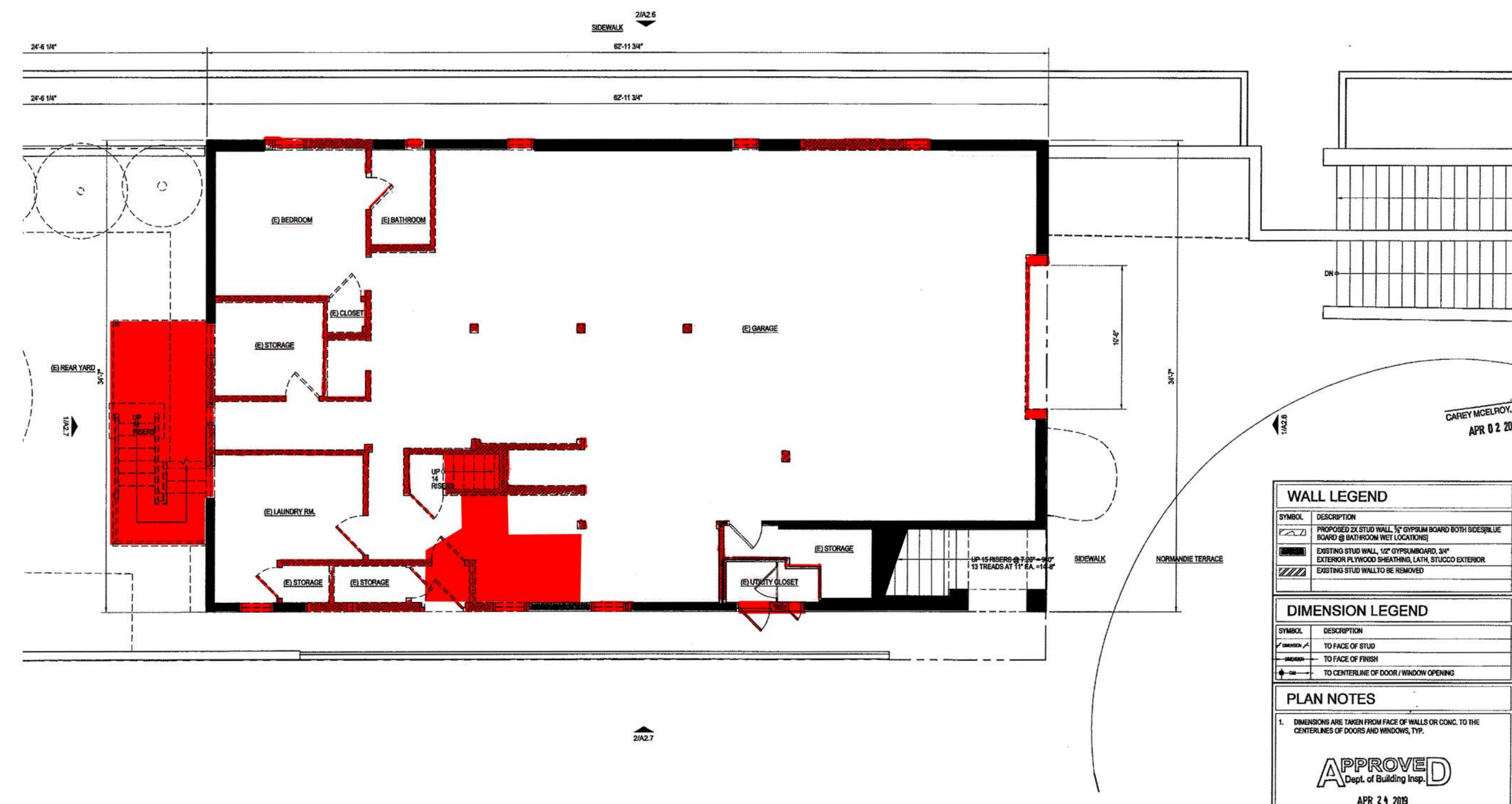
GROUND FLOOR PLAN: PROPOSED TO BE LEGALIZED



GROUND FLOOR PLAN: AS CONSTRUCTED



GROUND FLOOR PLAN: APPROVED SITE PERMIT CONDITIONS



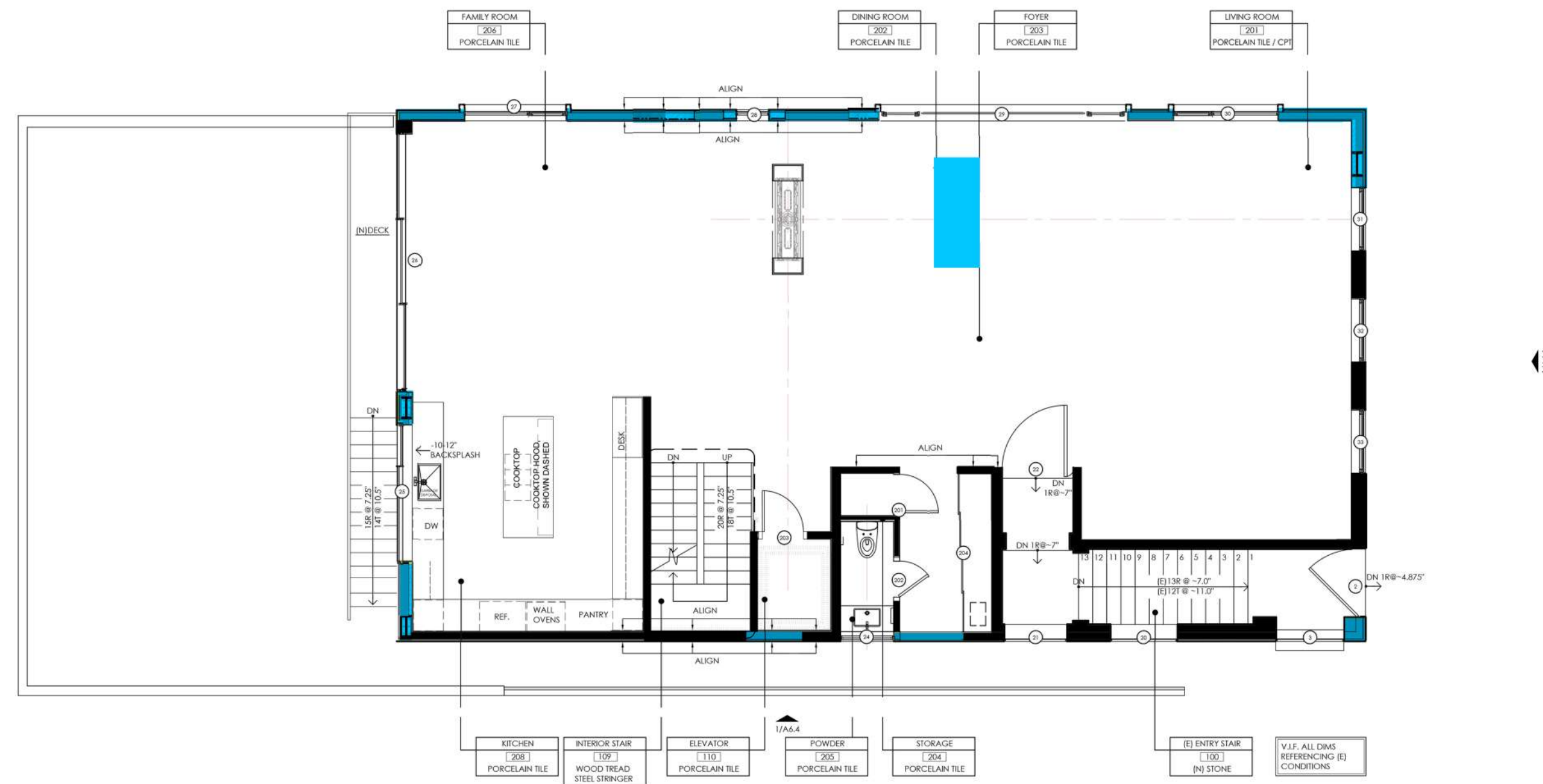
GROUND FLOOR PLAN: EXISTING SITE PERMIT CONDITIONS [DEMO]

WALL LEGEND	
SYMBOL	DESCRIPTION
	EXISTING WALL TO REMAIN
	APPROVED TO BE REMOVED
	APPROVED NEW WALLS
	PROPOSED NEW WALL TO BE LEGALIZED

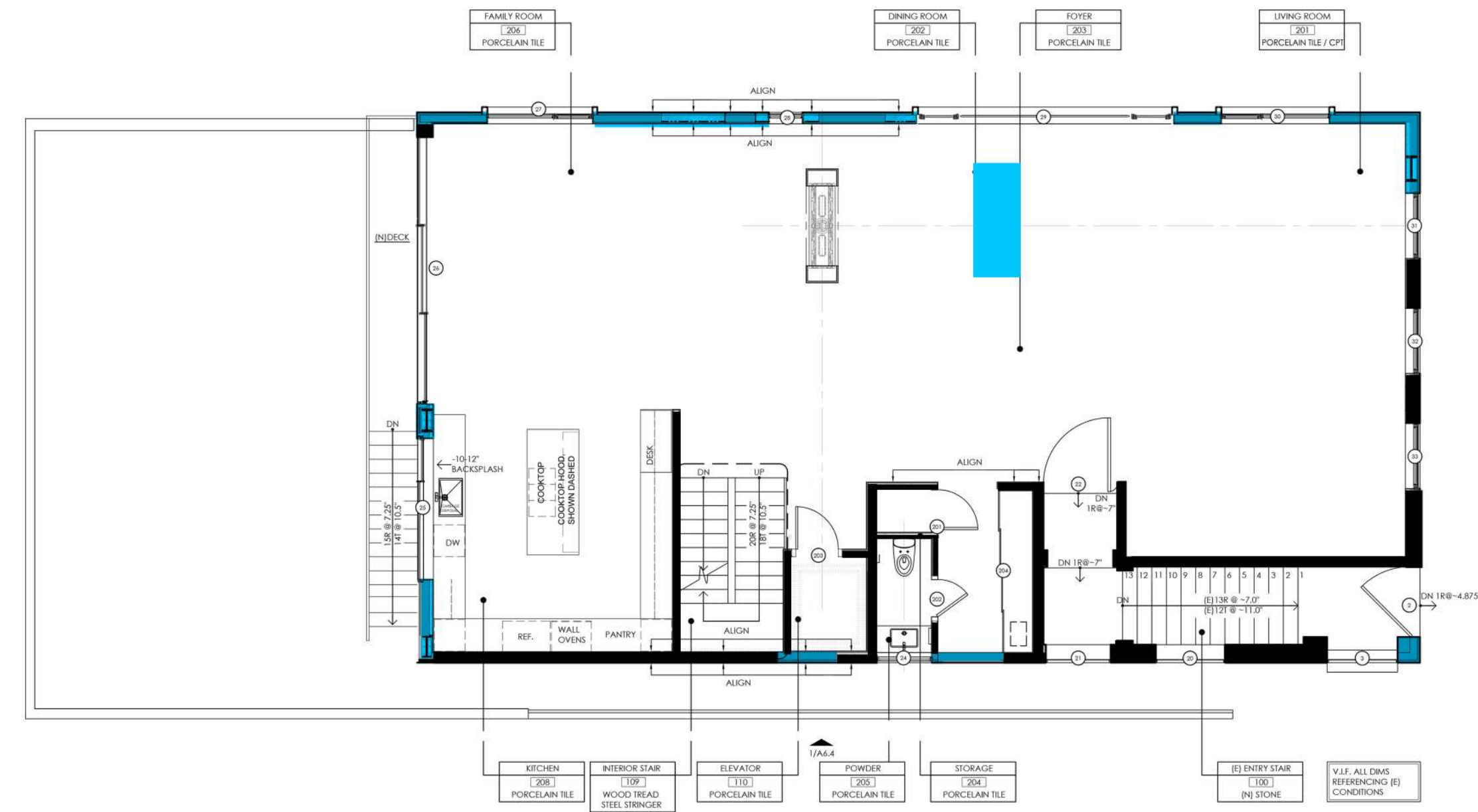
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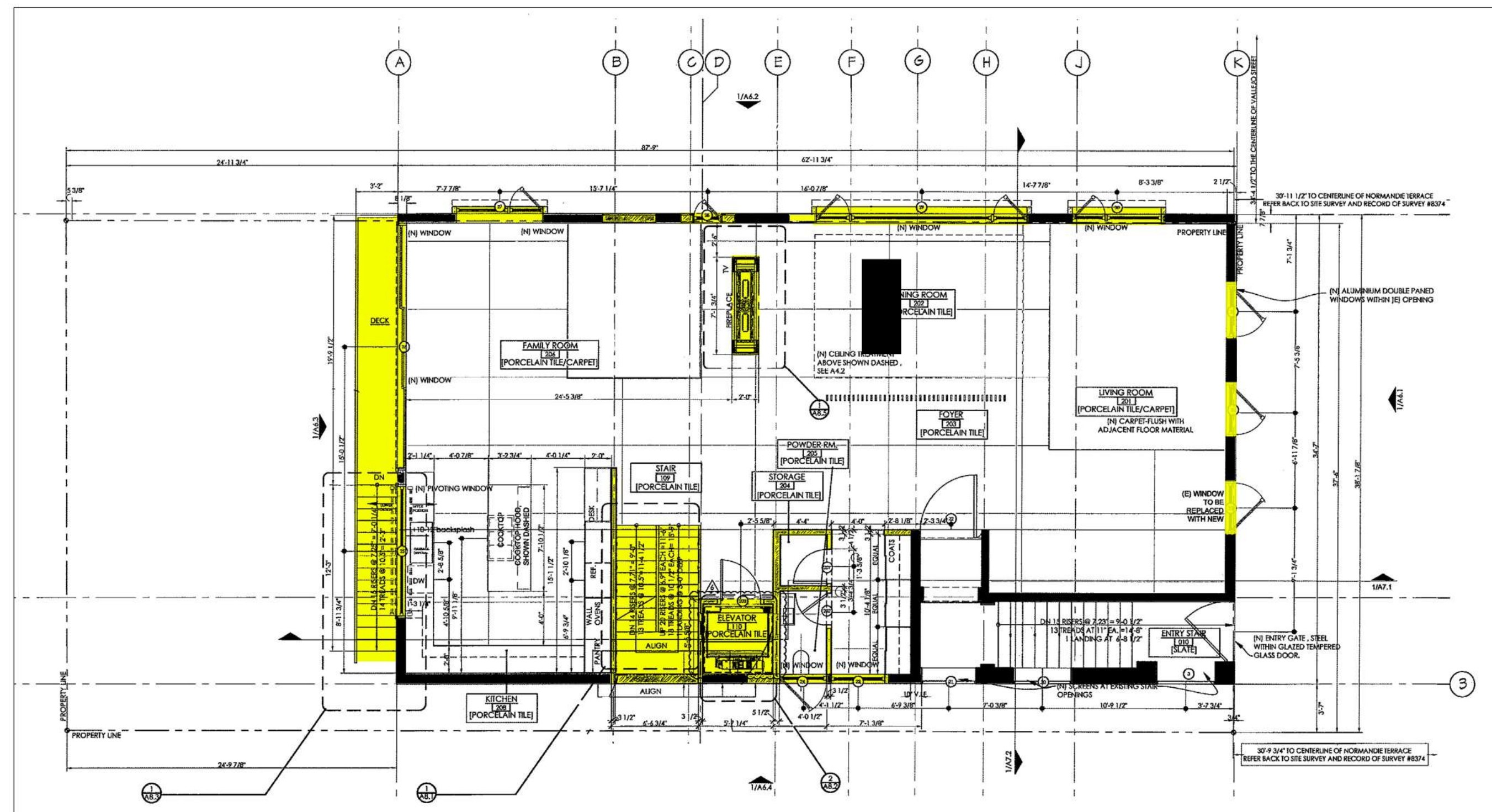
CC 3.1



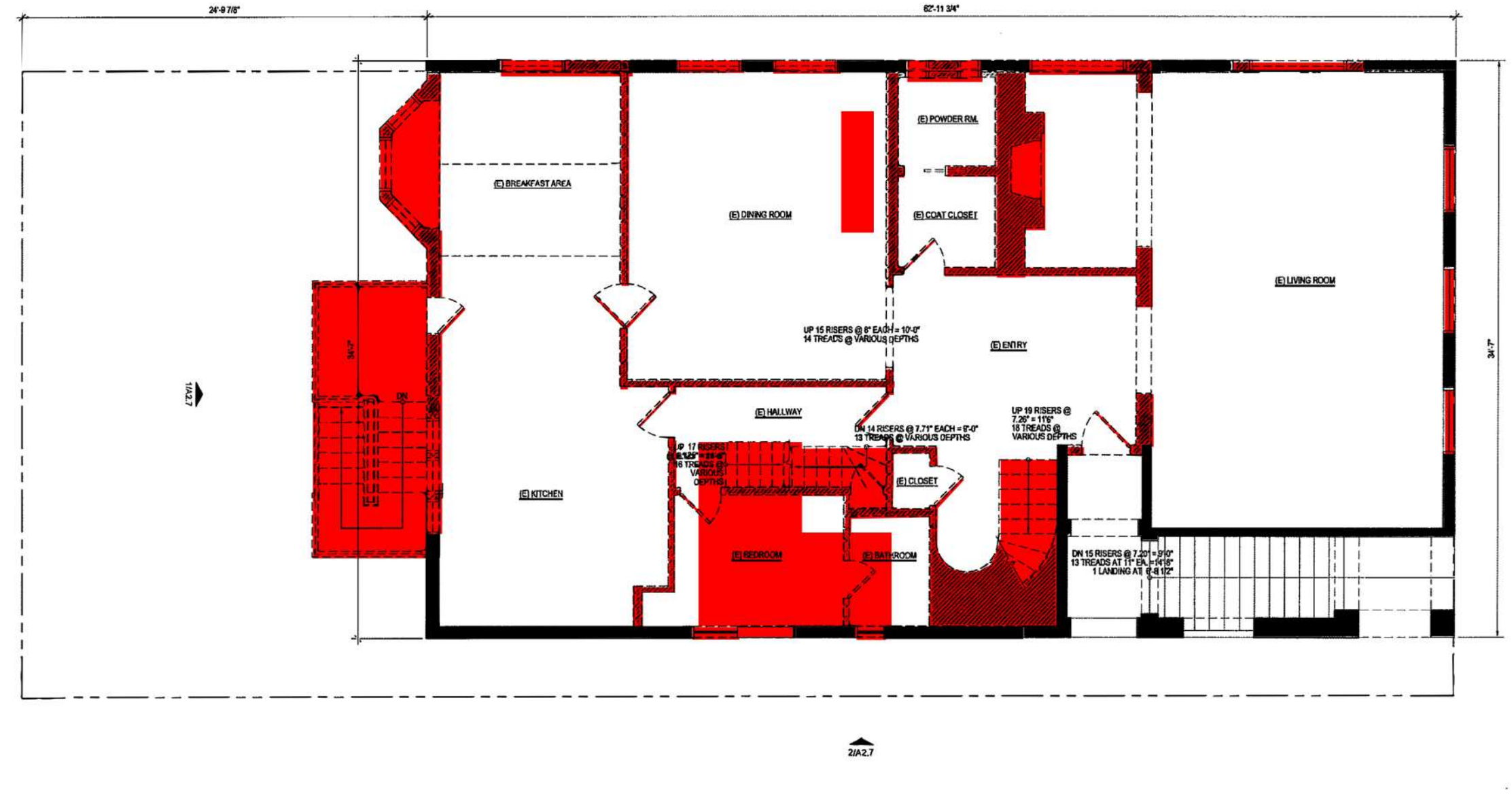
SECOND FLOOR PLAN: PROPOSED TO BE LEGALIZED



SECOND FLOOR PLAN: AS CONSTRUCTED



PROPOSED SECOND FLOOR PLAN



EXISTING SECOND FLOOR/DEMOLITION PLAN

SITE PERMIT REVISION
 APR 02 2019
 Approved Planning Dept, Christopher May

APPROVED
 APR 24 2019
 Dept. of Building Inspection

SECOND FLOOR PLAN: APPROVED SITE PERMIT CONDITIONS

CAREY MCELROY, DSI
 APR 02 2019

WALL LEGEND	
SYMBOL	DESCRIPTION
[Symbol]	PROPOSED 2 1/2" WALL TO DIVISION BOARD BOTH FACE/LEAD BOARD BY BATHROOM SET LOCATIONS
[Symbol]	EXISTING 2 1/2" WALL, UP OF OVERHANGING 3/4"
[Symbol]	EXISTING PL WOOD HEAD STEEL STRINGER, STUCCO EXTERIOR
[Symbol]	EXISTING STUCCO WALL TO BE REPAIRED

DIMENSION LEGEND	
SYMBOL	DESCRIPTION
[Symbol]	TO FACE OF BRID
[Symbol]	TO FACE OF FINISH
[Symbol]	TO CENTRAL LINE OF DOOR/WINDOW OPENING

PLAN NOTES

1. DIMENSIONS ARE TAKEN FROM FACE OF WALLS UNLESS OTHERWISE NOTED TO CENTERLINE OF DOORS AND WINDOWS.

APPROVED
 APR 24 2019
 Dept. of Building Inspection

WALL LEGEND	
SYMBOL	DESCRIPTION
[Symbol]	EXISTING WALL TO REMAIN
[Symbol]	APPROVED TO BE REMOVED
[Symbol]	APPROVED NEW WALLS
[Symbol]	PROPOSED NEW WALL TO BE LEGALIZED

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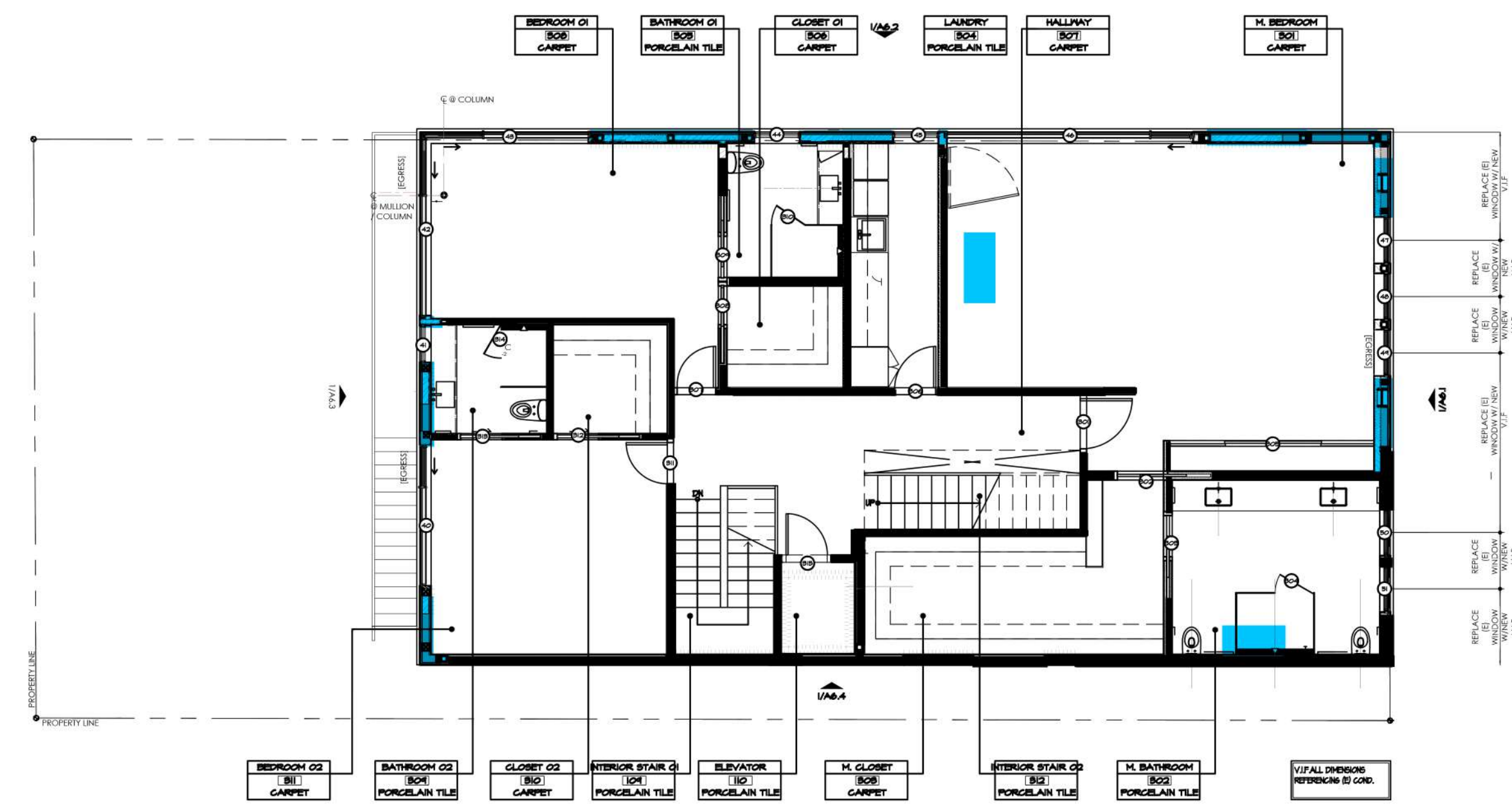
2325 Third Street, Suite 318
 San Francisco, California 94107
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GORDON + GREINER

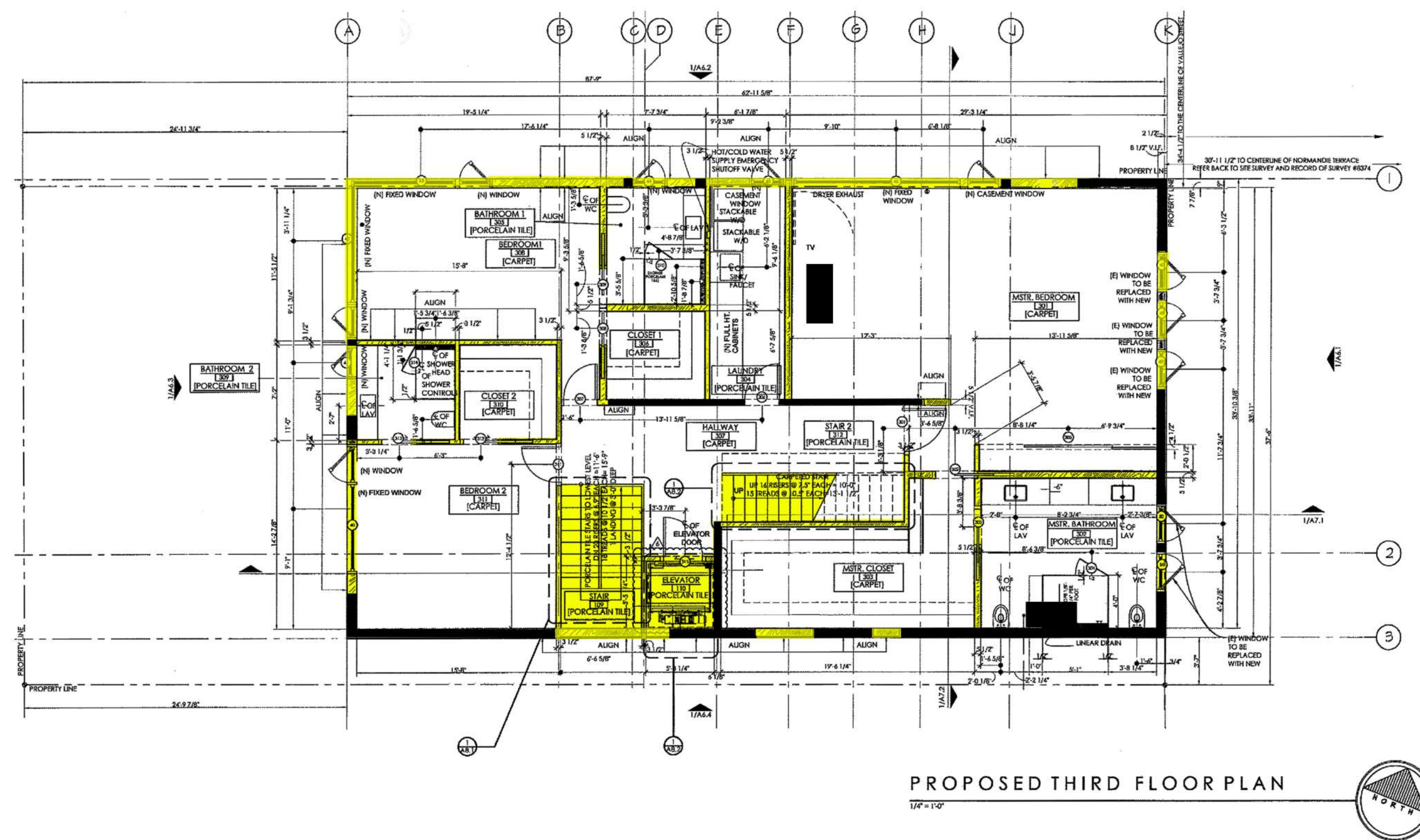
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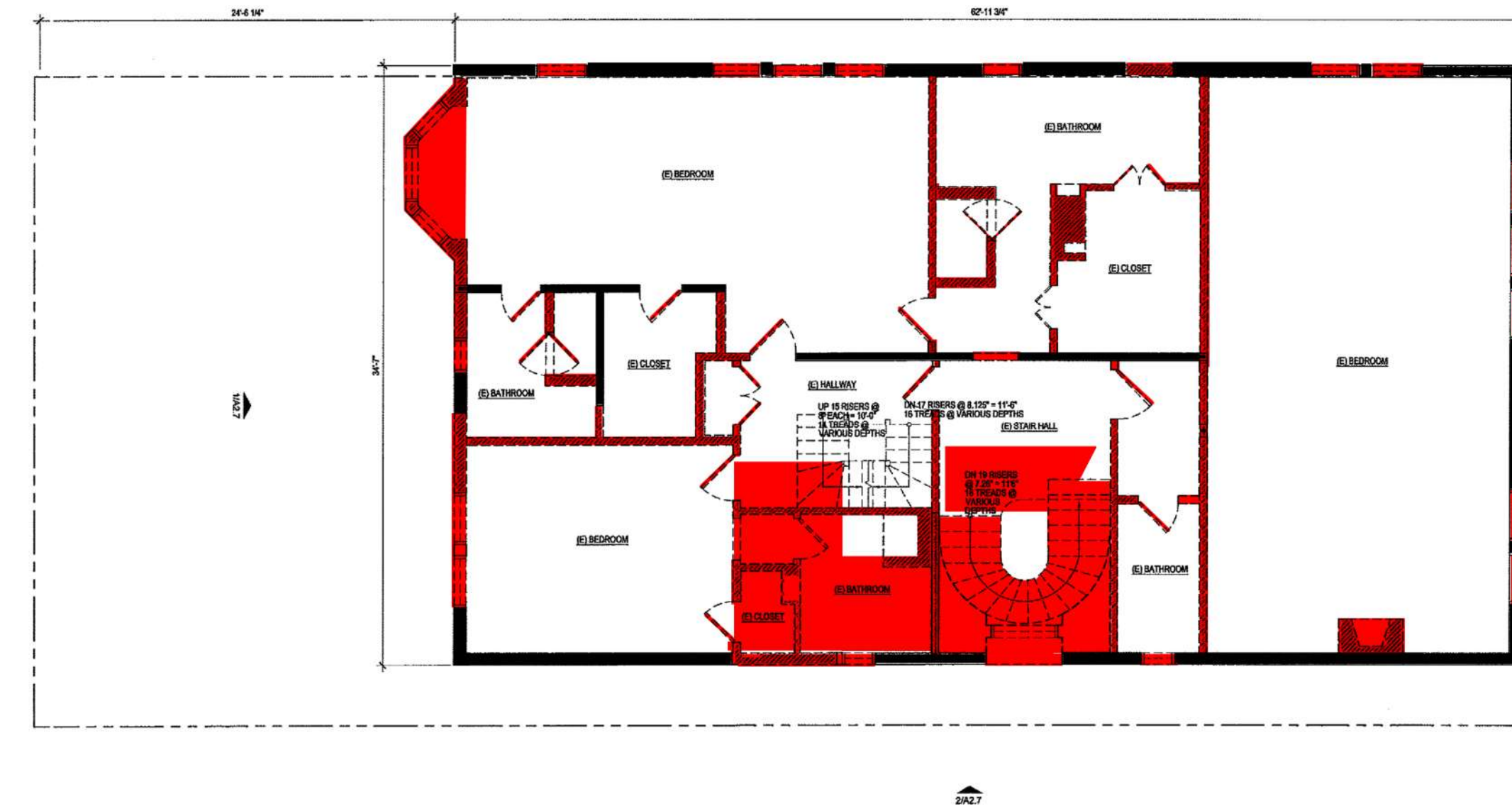
THIRD FLOOR PLAN: PROPOSED TO BE LEGALIZED



THIRD FLOOR PLAN: AS CONSTRUCTED



PROPOSED THIRD FLOOR PLAN



THIRD FLOOR PLAN: EXISTING SITE PERMIT CONDITIONS [DEMO]

WALL LEGEND	
SYMBOL	DESCRIPTION
(Black line)	PROPOSED TO BE REMOVED
(Yellow line)	APPROVED NEW WALLS
(Blue line)	PROPOSED NEW WALL TO BE LEGALIZED

DIMENSION LEGEND	
SYMBOL	DESCRIPTION
(Double line)	SPACE OF STUD
(Single line)	TO CENTERLINE OF WALL/ WINDOW OPENING

PLAN NOTES	
1.	ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED TO THE CENTERLINE OF WALLS AND WINDOWS, ETC.

SITE PERMIT REVISION
OCT 12 2007

SITE PERMIT REVISION
APR 02 2019

APPROVED
APR 24 2019

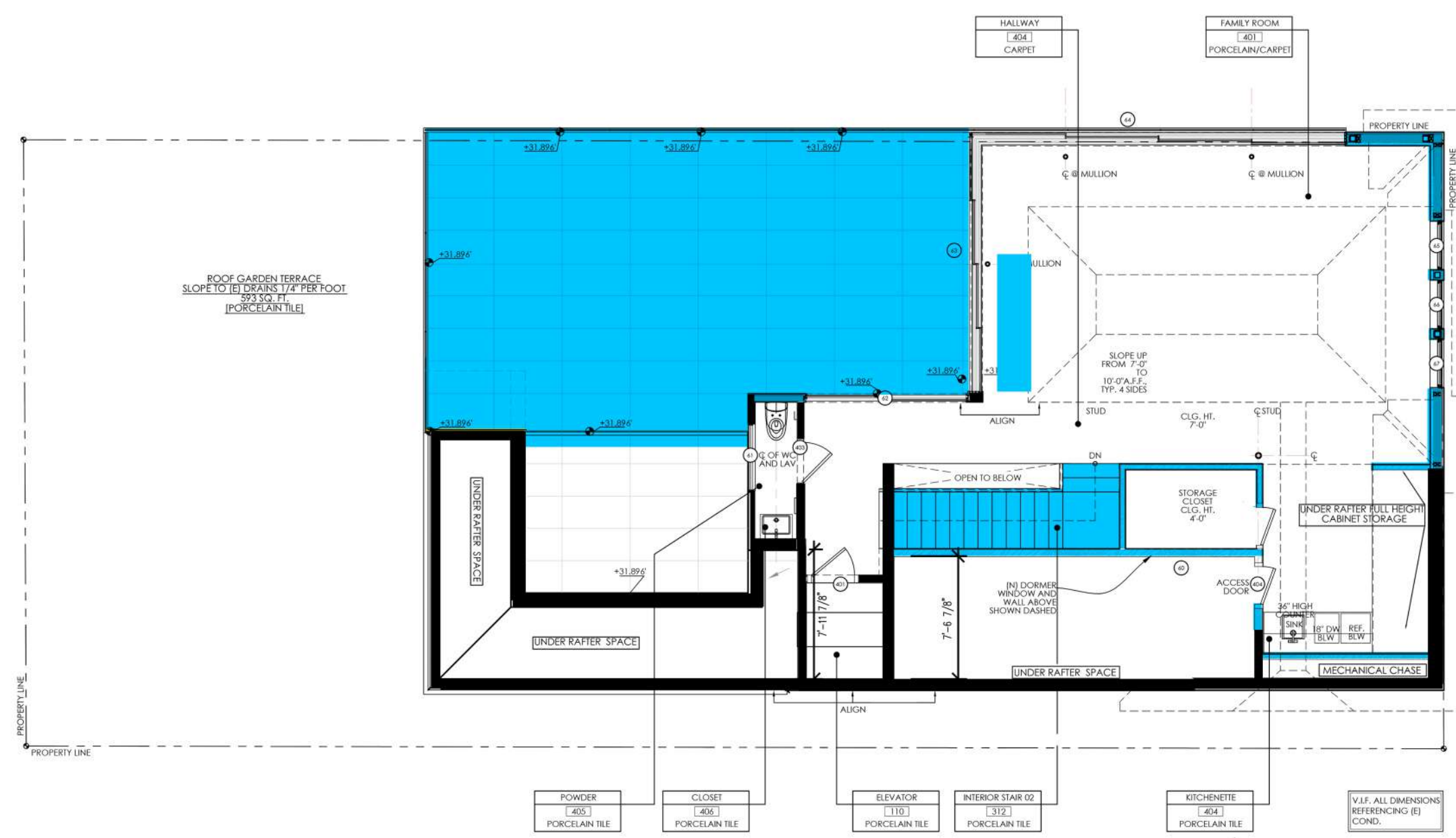
THIRD FLOOR PLAN: APPROVED SITE PERMIT CONDITIONS

WALL LEGEND	
SYMBOL	DESCRIPTION
(Black line)	EXISTING WALL TO REMAIN
(Red line)	APPROVED TO BE REMOVED
(Yellow line)	APPROVED NEW WALLS
(Blue line)	PROPOSED NEW WALL TO BE LEGALIZED

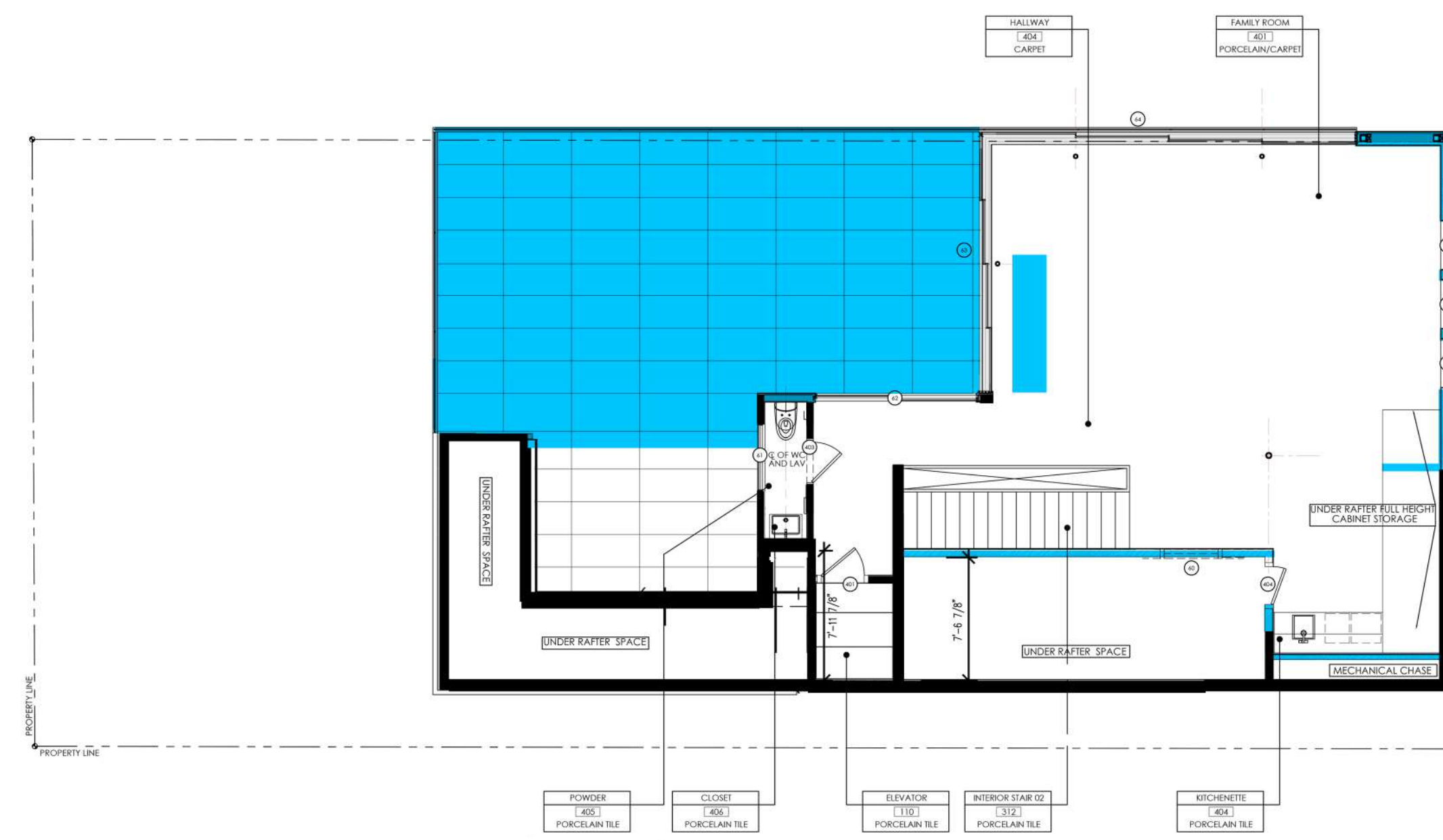
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San Francisco, California

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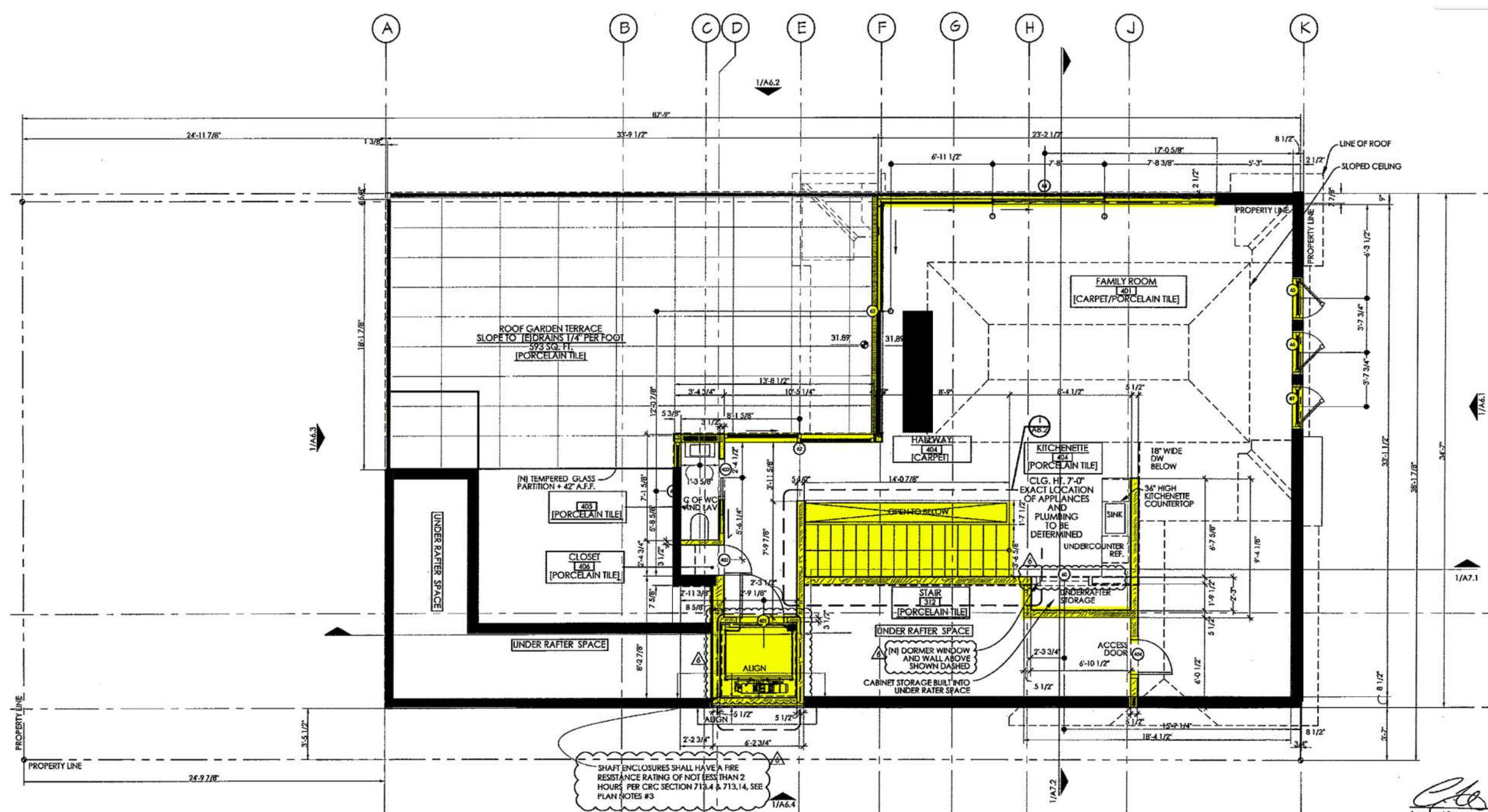
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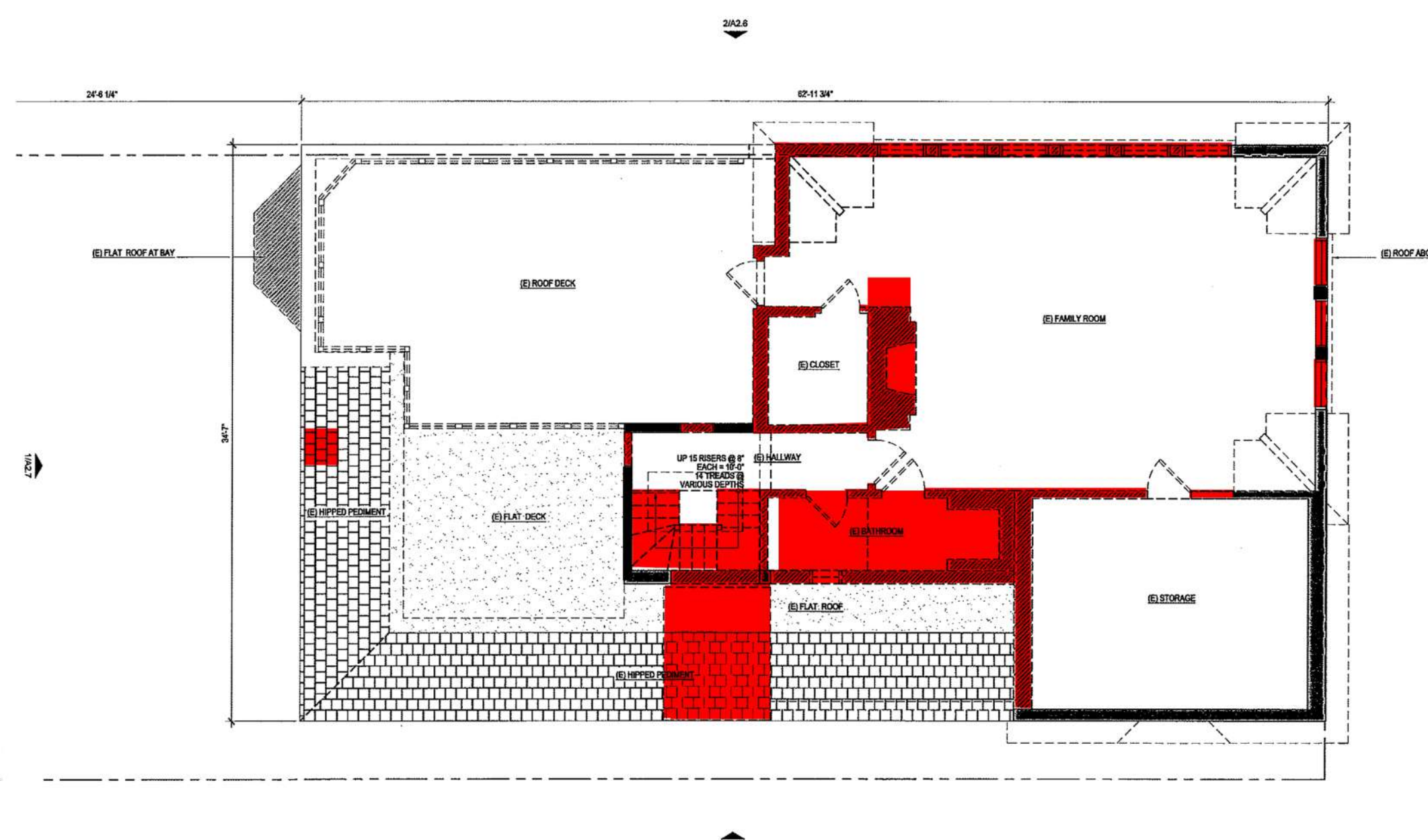
FOURTH FLOOR PLAN: PROPOSED TO BE LEGALIZED



FOURTH FLOOR PLAN: AS CONSTRUCTED



FOURTH FLOOR PLAN: APPROVED SITE PERMIT CONDITIONS



FOURTH FLOOR PLAN: EXISTING SITE PERMIT CONDITIONS [DEMO]

SITE PERMIT REVISION
 APR 01 2018
 Approved Planning Dept. Christopher May
 APR 24 2018
 APR 02 2018
 APR 02 2018

WALL LEGEND	
SYMBOL	DESCRIPTION
[Blue shaded area]	PROPOSED NEW WALL TO BE LEGALIZED
[Red shaded area]	APPROVED TO BE REMOVED
[Yellow shaded area]	APPROVED NEW WALLS
[Black shaded area]	EXISTING WALL TO REMAIN

DIMENSION LEGEND	
SYMBOL	DESCRIPTION
[Dashed line]	TO FACE OF STUD
[Solid line]	TO FACE OF FINISH
[Arrow]	TO CENTERLINE OF DOOR/WINDOW OPENING

PLAN NOTES	
1. DIMENSIONS ARE TAKEN FROM FACE OF WALLS OR CORNER TO THE CENTERLINE OF DOORS AND WINDOWS TOP	

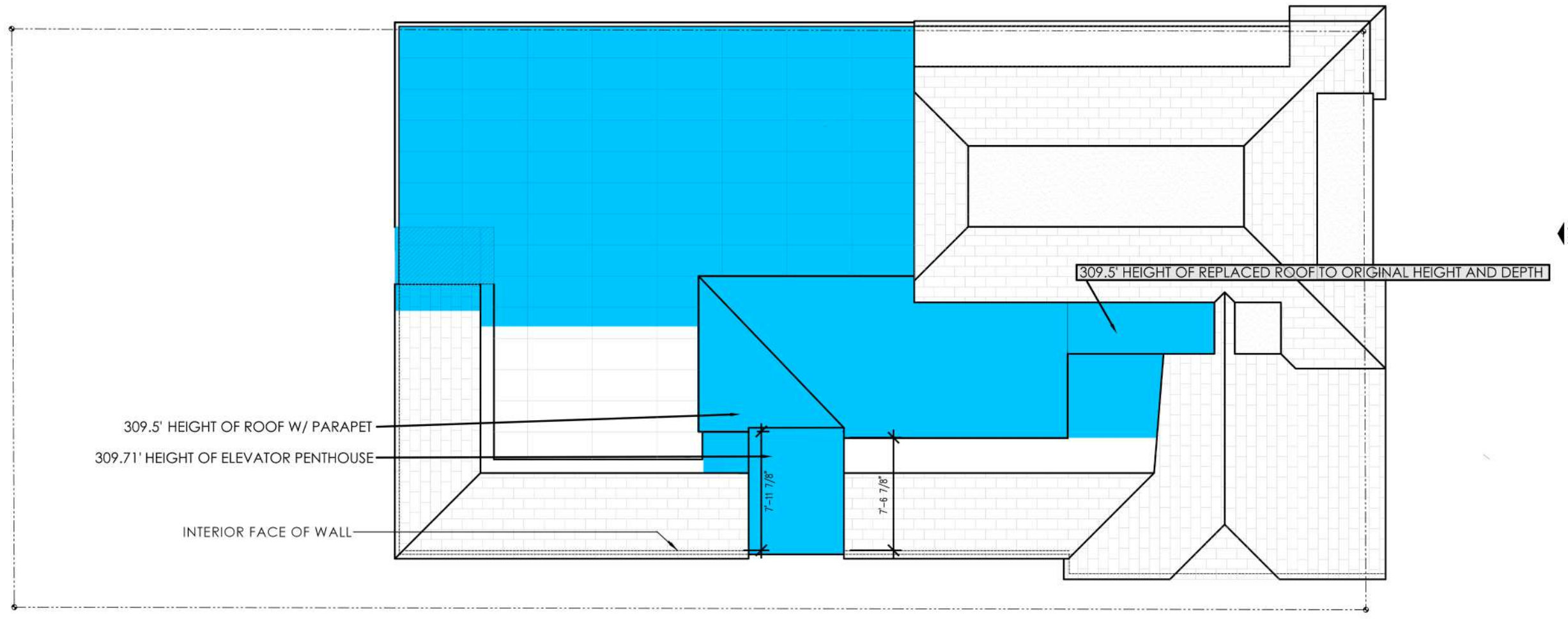
APPROVED
 APR 24 2018
 Dept. of Building Insp.
 City of San Francisco

WALL LEGEND	
SYMBOL	DESCRIPTION
[Black shaded area]	EXISTING WALL TO REMAIN
[Red shaded area]	APPROVED TO BE REMOVED
[Yellow shaded area]	APPROVED NEW WALLS
[Blue shaded area]	PROPOSED NEW WALL TO BE LEGALIZED

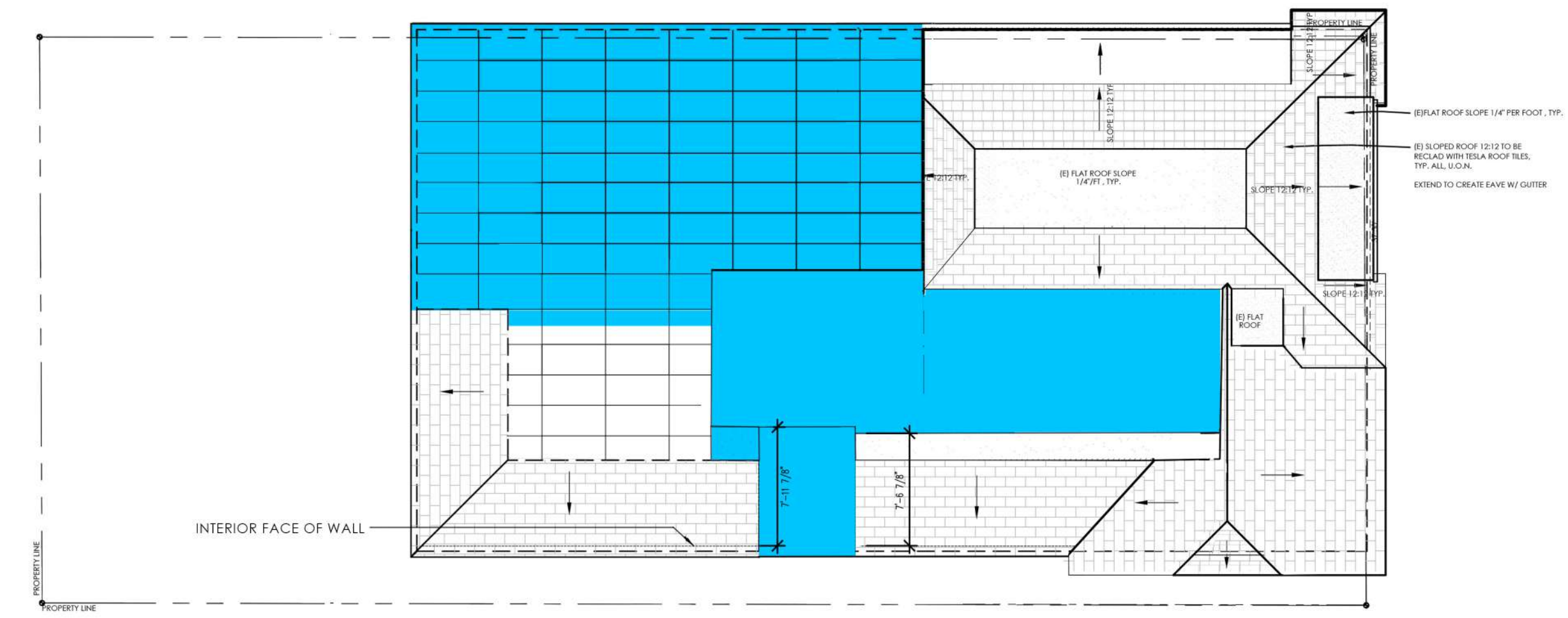
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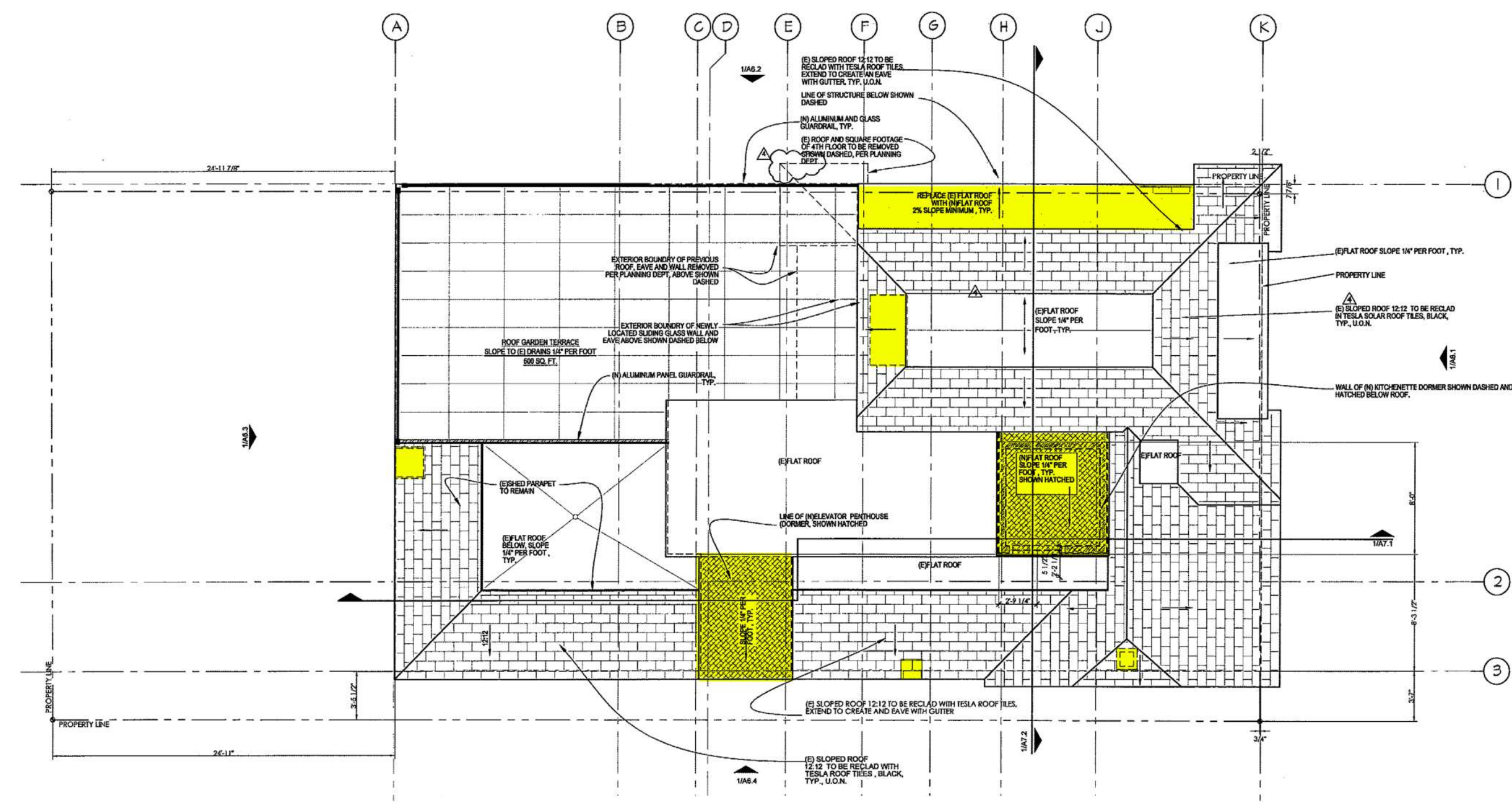
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ROOF PLAN: PROPOSED TO BE LEGALIZED

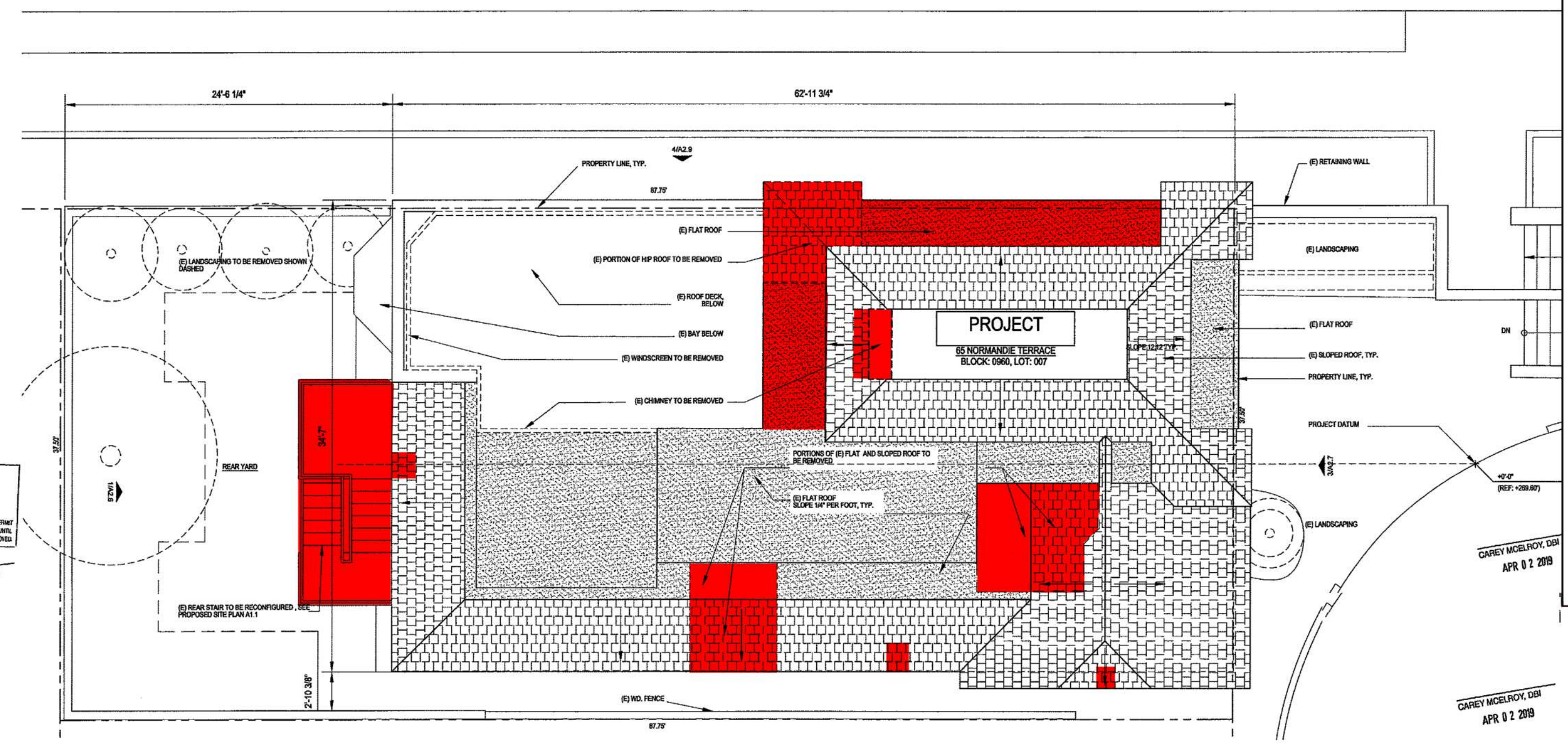


ROOF PLAN: AS CONSTRUCTED



ROOF PLAN: APPROVED SITE PERMIT CONDITIONS

Calvin
Approved Planning Dept. Christopher May
APR 02 2019
SITE PERMIT REVISION
THE APPLICATION SUBMITTED FOR THIS PERMIT WAS NOT FOR THE SAME PROJECT AS THE PREVIOUS ONE. CONSTRUCTION PLANS HAVE BEEN APPROVED.
CAREY MACELROY, CSR
APR 02 2019
APPROVED
Dept. of Building Inspection
APR 24 2019
CAREY MACELROY, CSR
DEPT. OF BUILDING INSPECTION

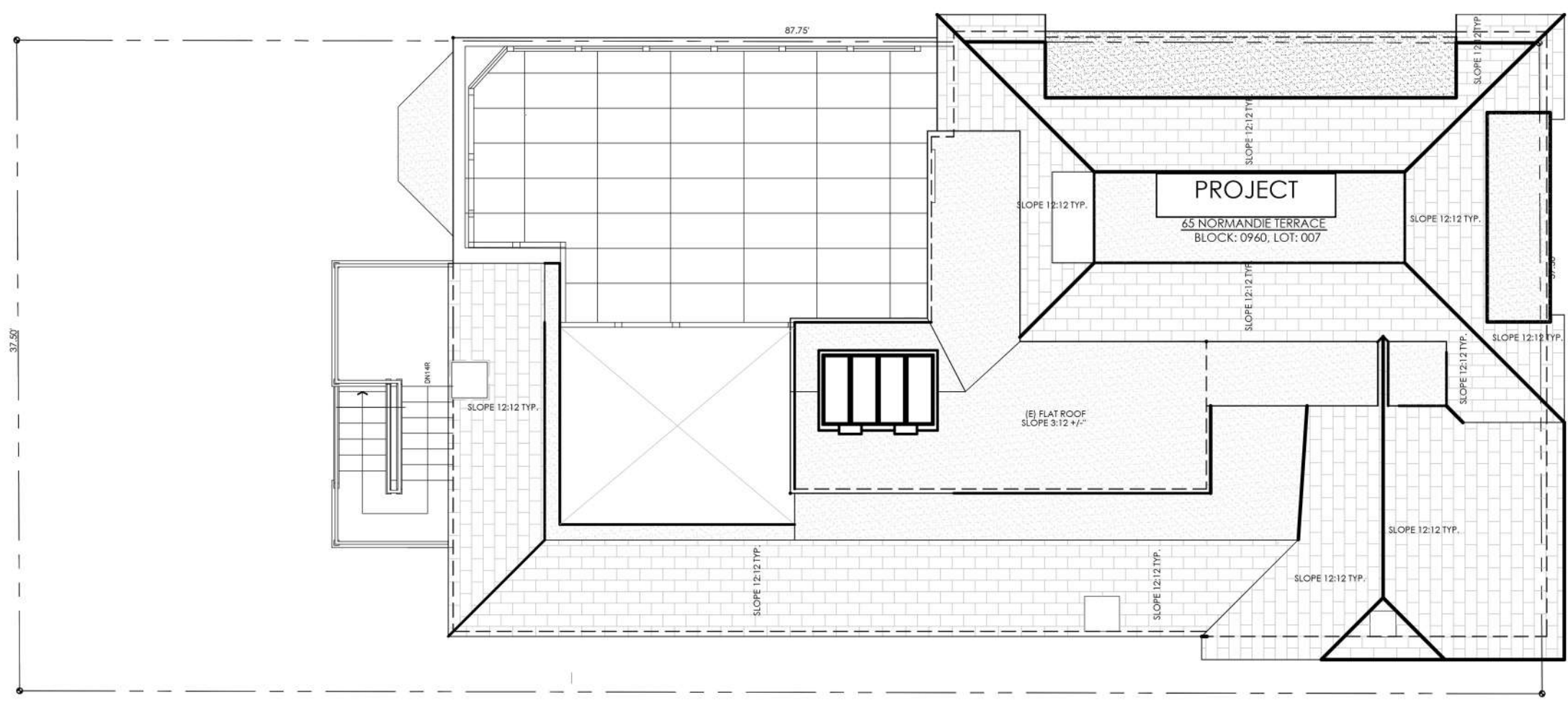


ROOF PLAN: EXISTING SITE PERMIT CONDITIONS [DEMO]

WALL LEGEND	
SYMBOL	DESCRIPTION
	PROPOSED NEW WALL TO BE LEGALIZED
	APPROVED NEW WALLS
	APPROVED TO BE REMOVED
	EXISTING WALL TO REMAIN

DIMENSION LEGEND	
SYMBOL	DESCRIPTION
	TO FACE OF BRICK
	TO FACE OF FINISH
	TO CENTERLINE OF DOOR/WINDOW OPENINGS

PLAN NOTES	
1. DIMENSIONS ARE GIVEN FROM FACE OF WALL UNLESS NOTED TO THE CENTERLINE OF DOOR/WINDOW OPENINGS.	
APPROVED	
APR 24 2019	
CAREY MACELROY, CSR DEPT. OF BUILDING INSPECTION	



ROOF PLAN: EXISTING BUILDING PRIOR TO CONSTRUCTION

WALL LEGEND	
SYMBOL	DESCRIPTION
	EXISTING WALL TO REMAIN
	APPROVED TO BE REMOVED
	APPROVED NEW WALLS
	PROPOSED NEW WALL TO BE LEGALIZED

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CC 3.5

NOTES:

1. EXISTING DECORATIVE TIMBERS, MOLDING AND TRIM TO BE REPLACED AT THE EXTERIOR TO MATCH EXISTING IN MATERIAL, DESIGN, DIMENSIONS, TEXTURE AND FINISH AS SHOWN ON APPROVED SITE PERMIT SET AND ATTACHED PHOTO OF EXISTING FAÇADE. ANTICIPATING SAID REQUIREMENTS, THE CONTRACTOR HAS SECURED EXISTING TIMBERS, MOLDINGS AND TRIM PROFILES IN ORDER TO REPLACE AND/ OR RELICATE THEM IN LOCATIONS EXISTING PRIOR TO CONSTRUCTION. EXISTING 1ST AND 2ND FLOOR CRENELLATED WINDOW SURROUNDS AND BUILDING CORNER TRIM TO BE REPLACED WITH APPROVED NEW AS SHOWN ON THE APPROVED SITE PERMIT DRAWINGS. ALL DECORATIVE ELEMENTS SHOWN AS EXISTING AS THEY ARE NOT STRUCTURAL ELEMENTS.
2. SEE SHEETS A6.2-6.4 FOR CORRESPONDING HEIGHTS OF THE NEW ROOF AREA LOCATED IN THE AREA OVER THE EXISTING NON-CONFORMING HEIGHT. THE AREA OF THE HOUSE IS NOT INCREASING IN BULK. THE SMALL PORTION OF ROOF AS SEEN FROM THE NEIGHBOR'S DECK THAT WAS INCREASED IN HEIGHT WILL BE RETURNED TO IT'S ORIGINAL HEIGHT AND LOCATION.



EAST ELEVATION: PROPOSED TO BE LEGALIZED



EAST ELEVATION: AS CONSTRUCTED

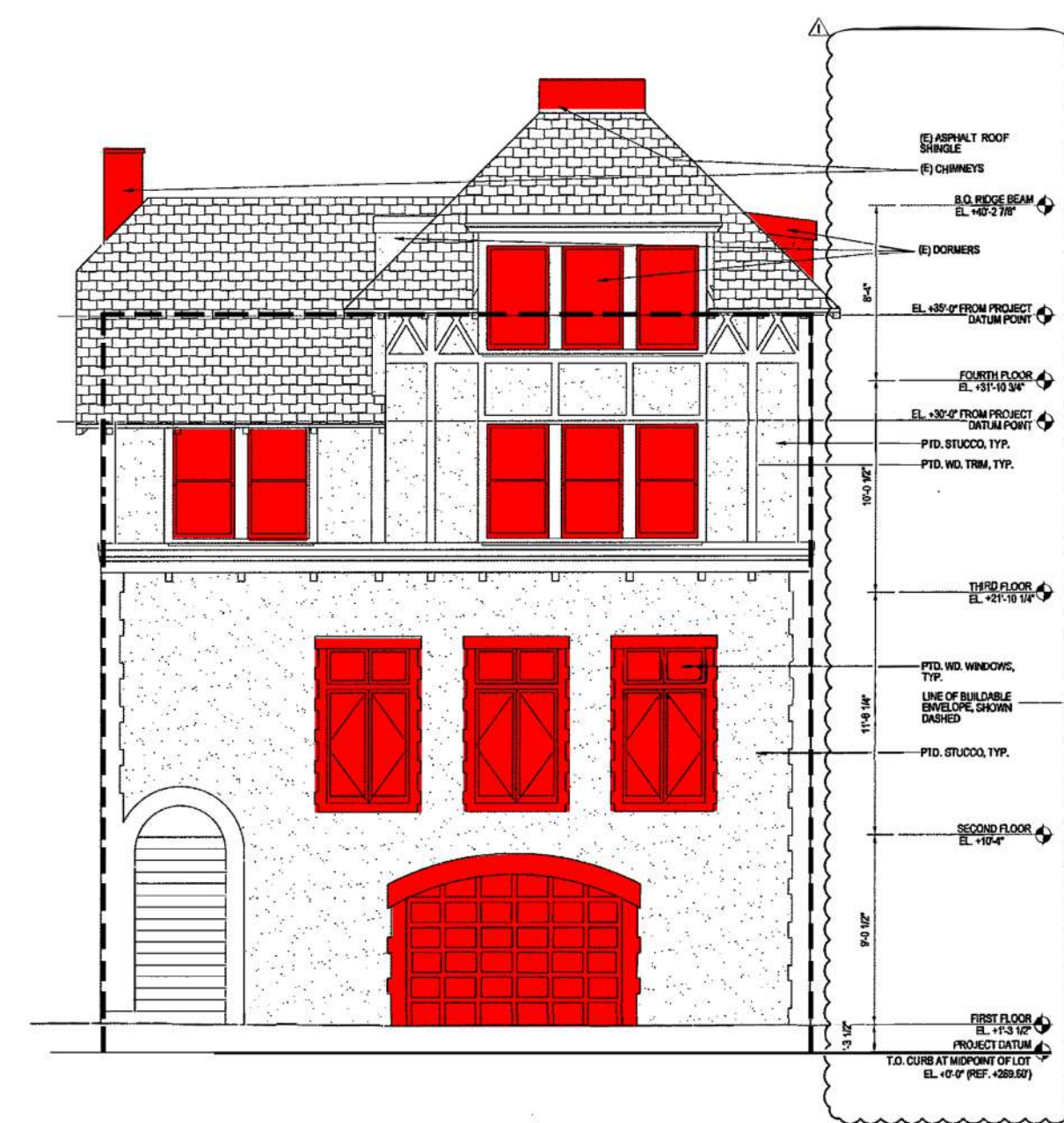


EAST ELEVATION: APPROVED SITE PERMIT CONDITIONS

APPROVED
 JUN 27 2019
 DEPT. OF BUILDING INSPECTION

PLAN REVISION
 JUN 27 2019

AUG 29 2019



EAST ELEVATION: EXISTING SITE PERMIT CONDITIONS [DEMO]

APPROVED
 JUN 27 2019
 DEPT. OF BUILDING INSPECTION

PLAN REVISION
 JUN 27 2019

WALL LEGEND	
SYMBOL	DESCRIPTION
	EXISTING WALL TO REMAIN
	APPROVED TO BE REMOVED
	APPROVED NEW WALLS
	PROPOSED NEW WALL TO BE LEGALIZED

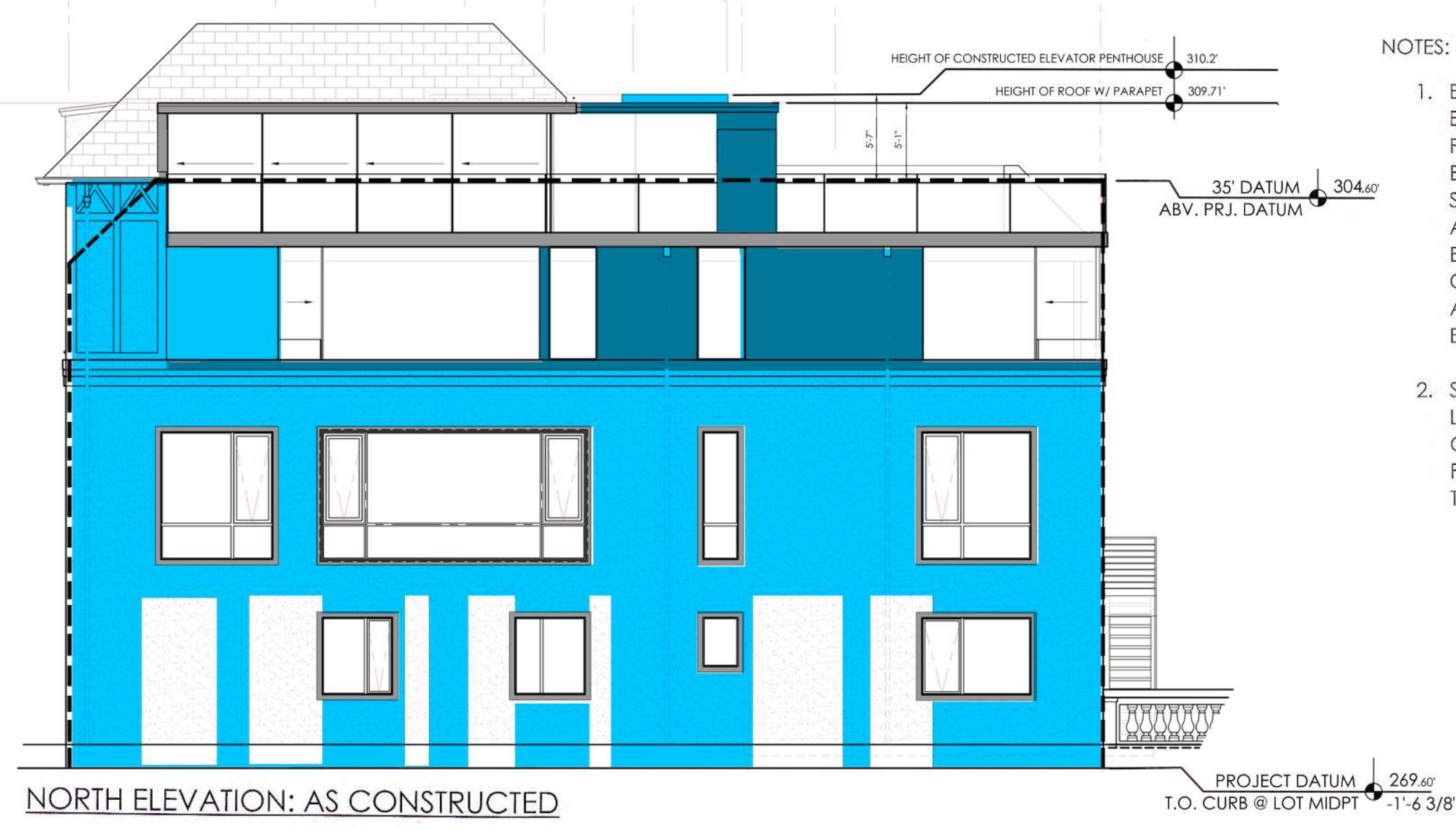
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CC
 6.1



NORTH ELEVATION: PROPOSED TO BE LEGALIZED



NORTH ELEVATION: AS CONSTRUCTED

NOTES:

- EXISTING DECORATIVE TIMBERS, MOLDING AND TRIM TO BE REPLACED AT THE EXTERIOR TO MATCH EXISTING IN MATERIAL, DESIGN, DIMENSIONS, TEXTURE AND FINISH AS SHOWN ON APPROVED SITE PERMIT SET AND ATTACHED PHOTO OF EXISTING FAÇADE. ANTICIPATING SAID REQUIREMENTS, THE CONTRACTOR HAS SECURED EXISTING TIMBERS, MOLDINGS AND TRIM PROFILES IN ORDER TO REPLACE AND/ OR RELICATE THEM IN LOCATIONS EXISTING PRIOR TO CONSTRUCTION. EXISTING 1ST AND 2ND FLOOR CRENELLATED WINDOW SURROUNDS AND BUILDING CORNER TRIM TO BE REPLACED WITH APPROVED NEW AS SHOWN ON THE APPROVED SITE PERMIT DRAWINGS. ALL DECORATIVE ELEMENTS SHOWN AS EXISTING AS THEY ARE NOT STRUCTURAL ELEMENTS.
- SEE SHEETS A6.2-6.4 FOR CORRESPONDING HEIGHTS OF THE NEW ROOF AREA LOCATED IN THE AREA OVER THE EXISTING NON-CONFORMING HEIGHT. THE AREA OF THE HOUSE IS NOT INCREASING IN BULK. THE SMALL PORTION OF ROOF AS SEEN FROM THE NEIGHBOR'S DECK THAT WAS INCREASED IN HEIGHT WILL BE RETURNED TO IT'S ORIGINAL HEIGHT AND LOCATION.



NORTH ELEVATION: APPROVED SITE PERMIT CONDITIONS



NORTH ELEVATION: EXISTING SITE PERMIT CONDITIONS [DEMO]



NORTH ELEVATION: EXISTING BUILDING PRIOR TO CONSTRUCTION

WALL LEGEND	
SYMBOL	DESCRIPTION
	EXISTING WALL TO REMAIN
	APPROVED TO BE REMOVED
	APPROVED NEW WALLS
	PROPOSED NEW WALL TO BE LEGALIZED

Code Compliance 061421

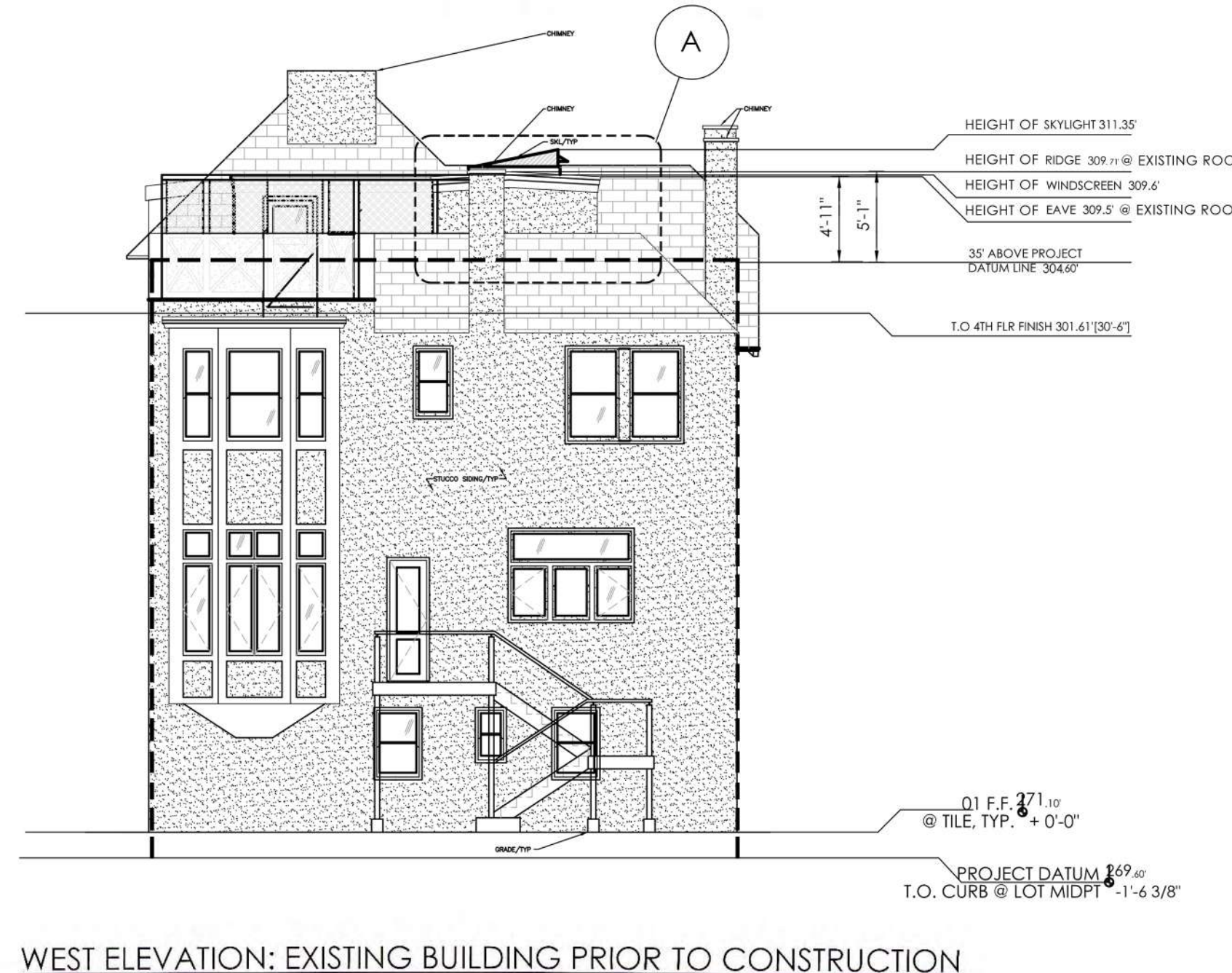
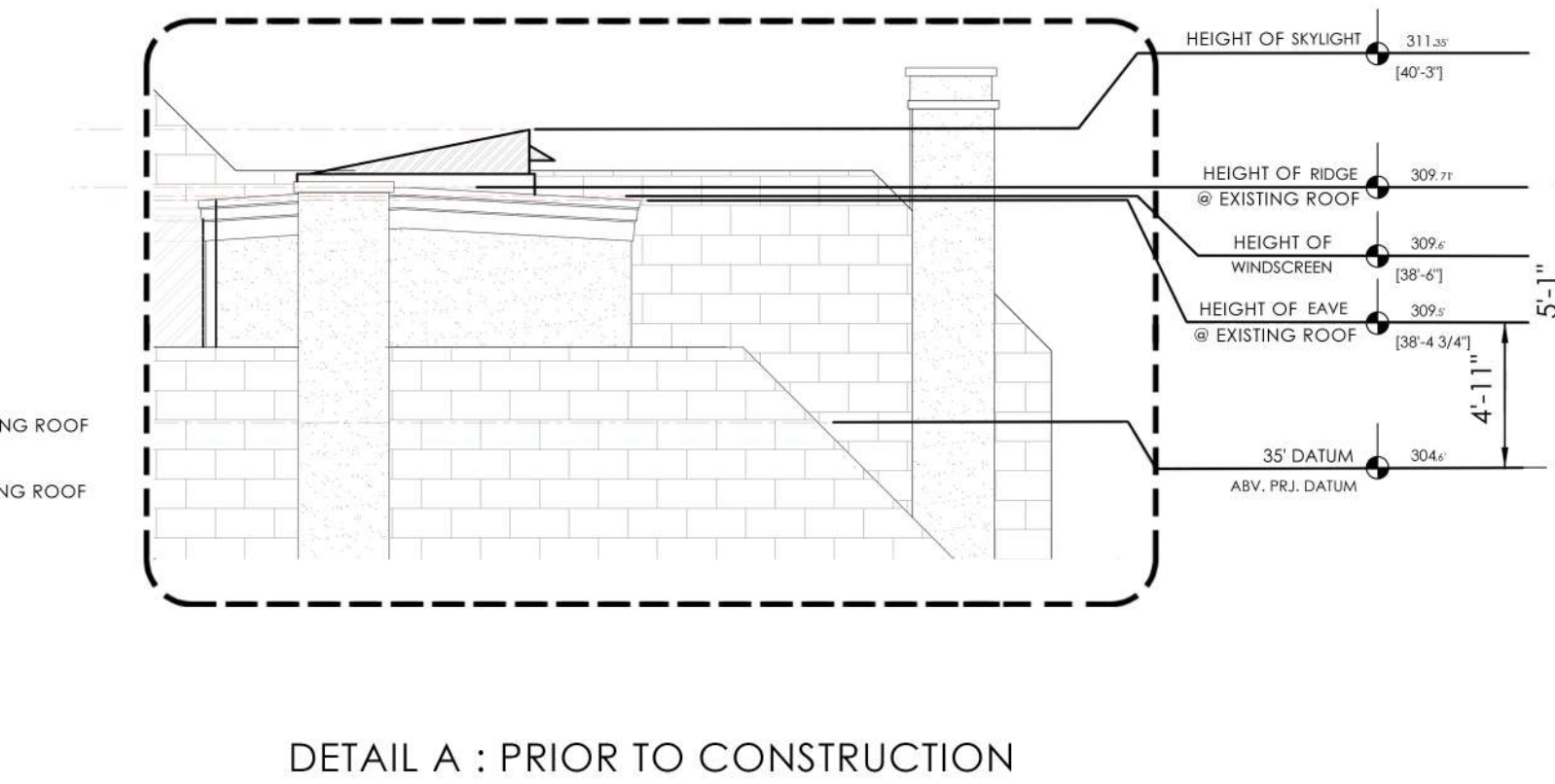
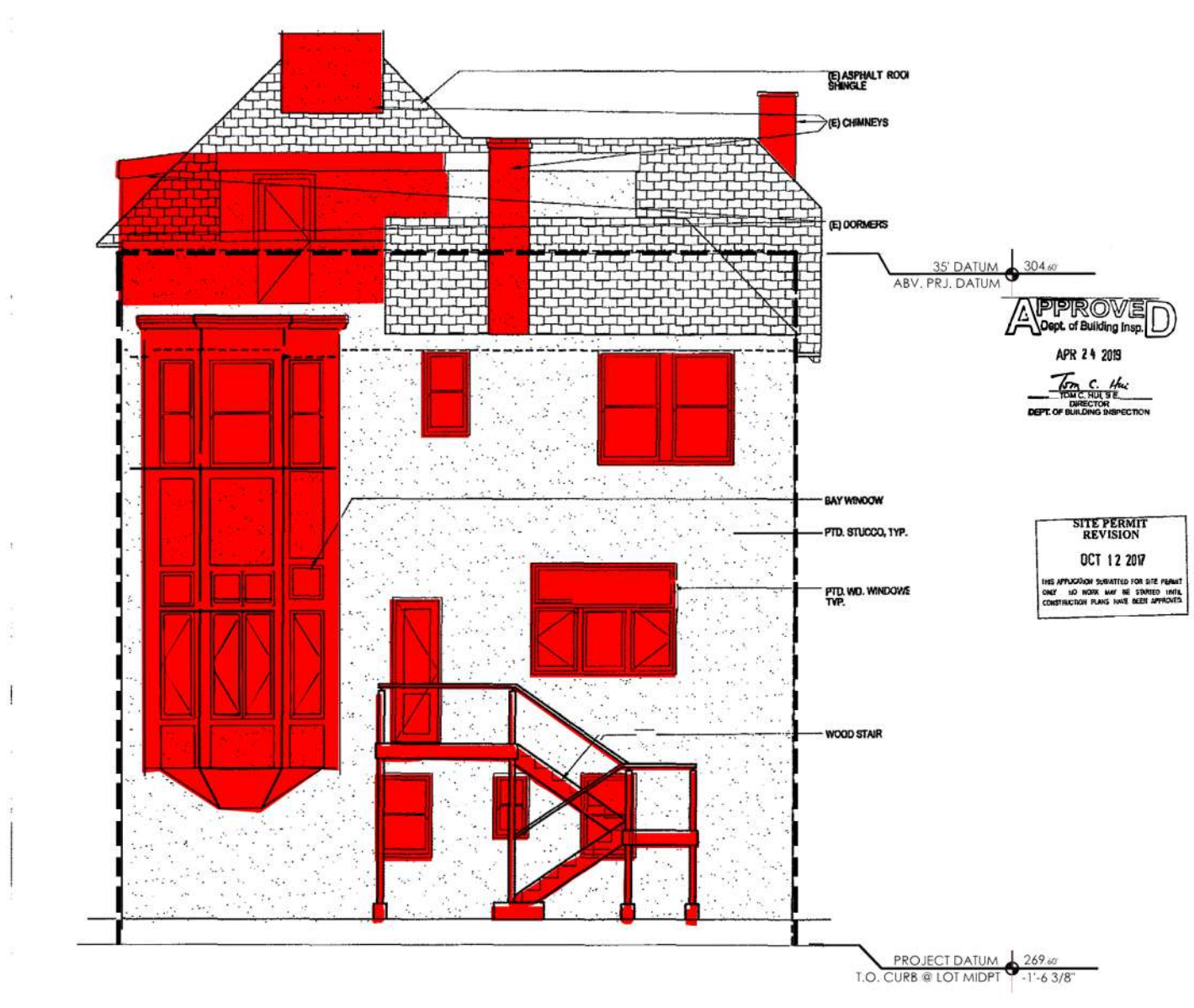
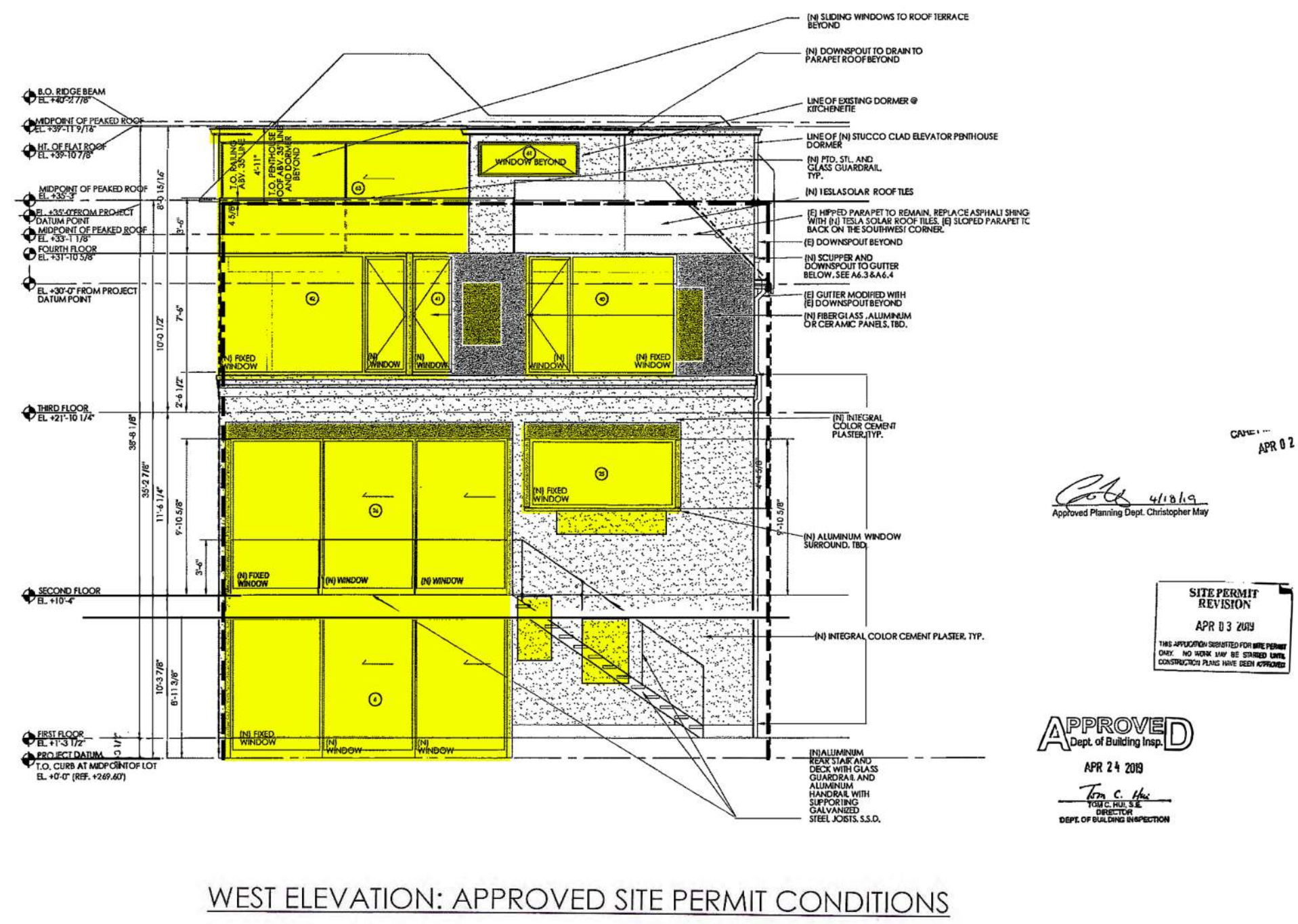
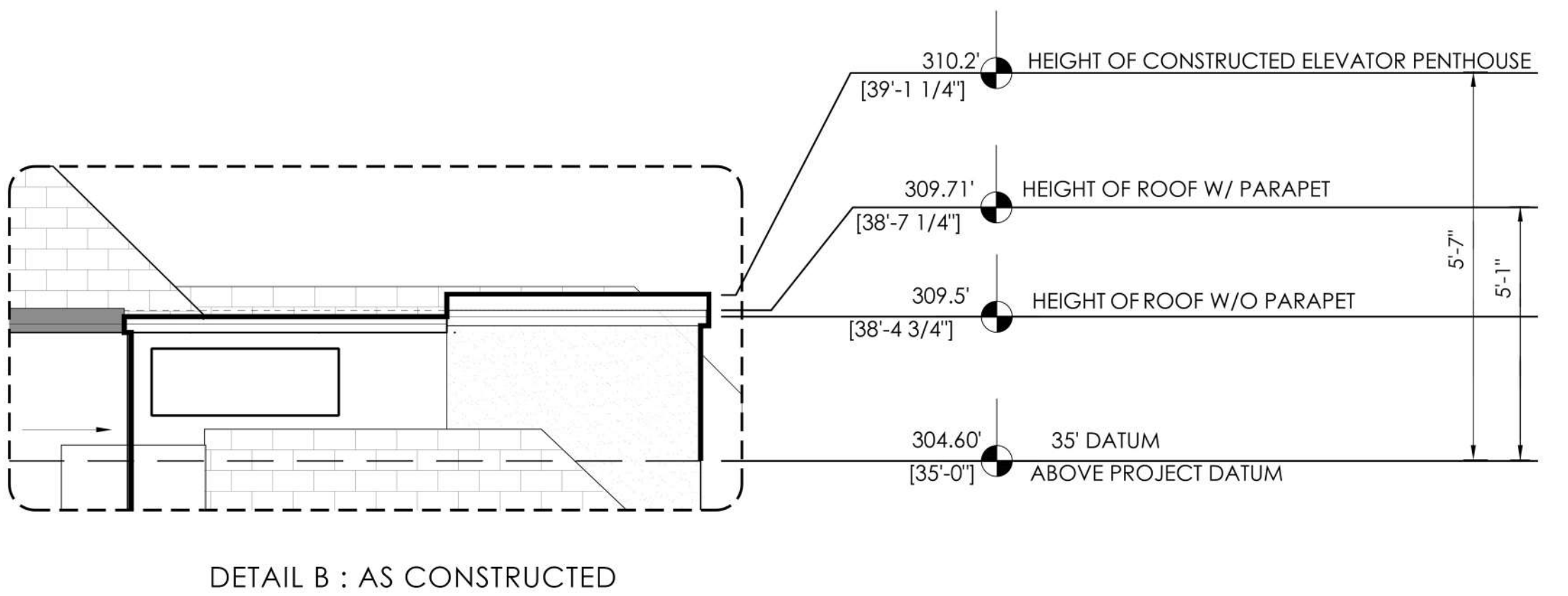
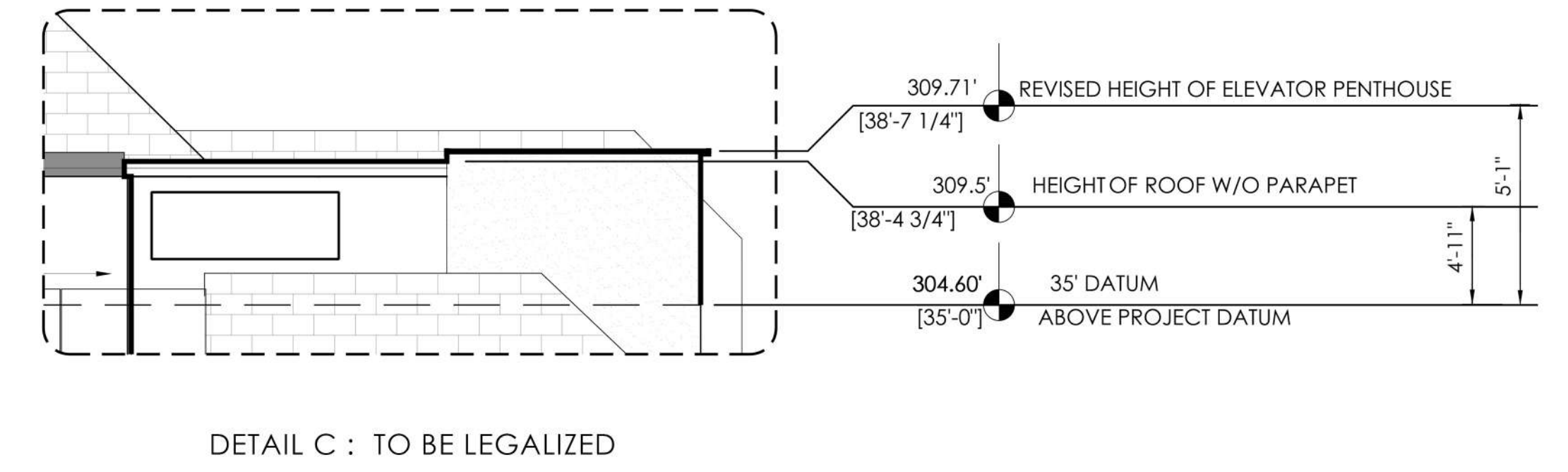
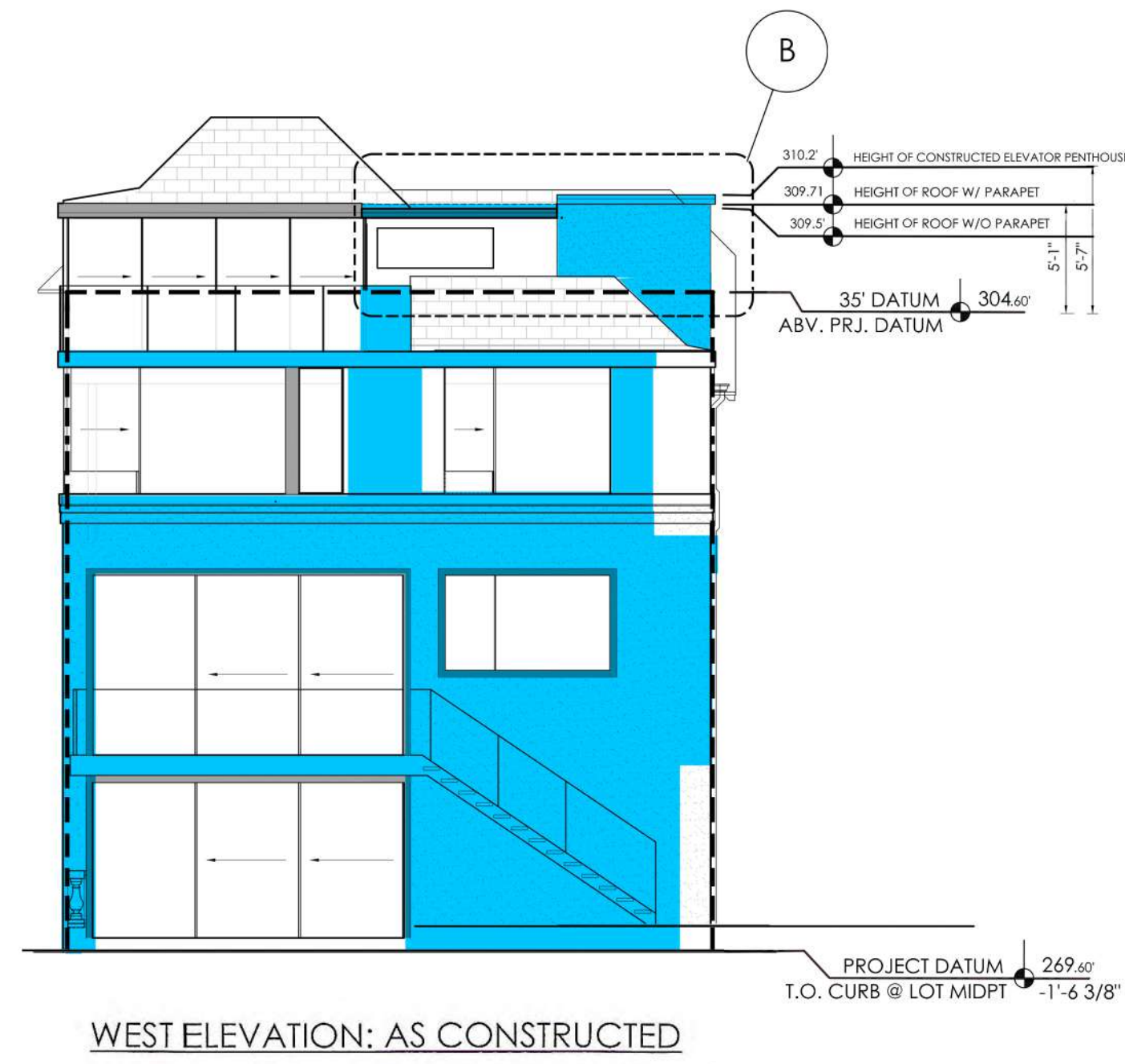
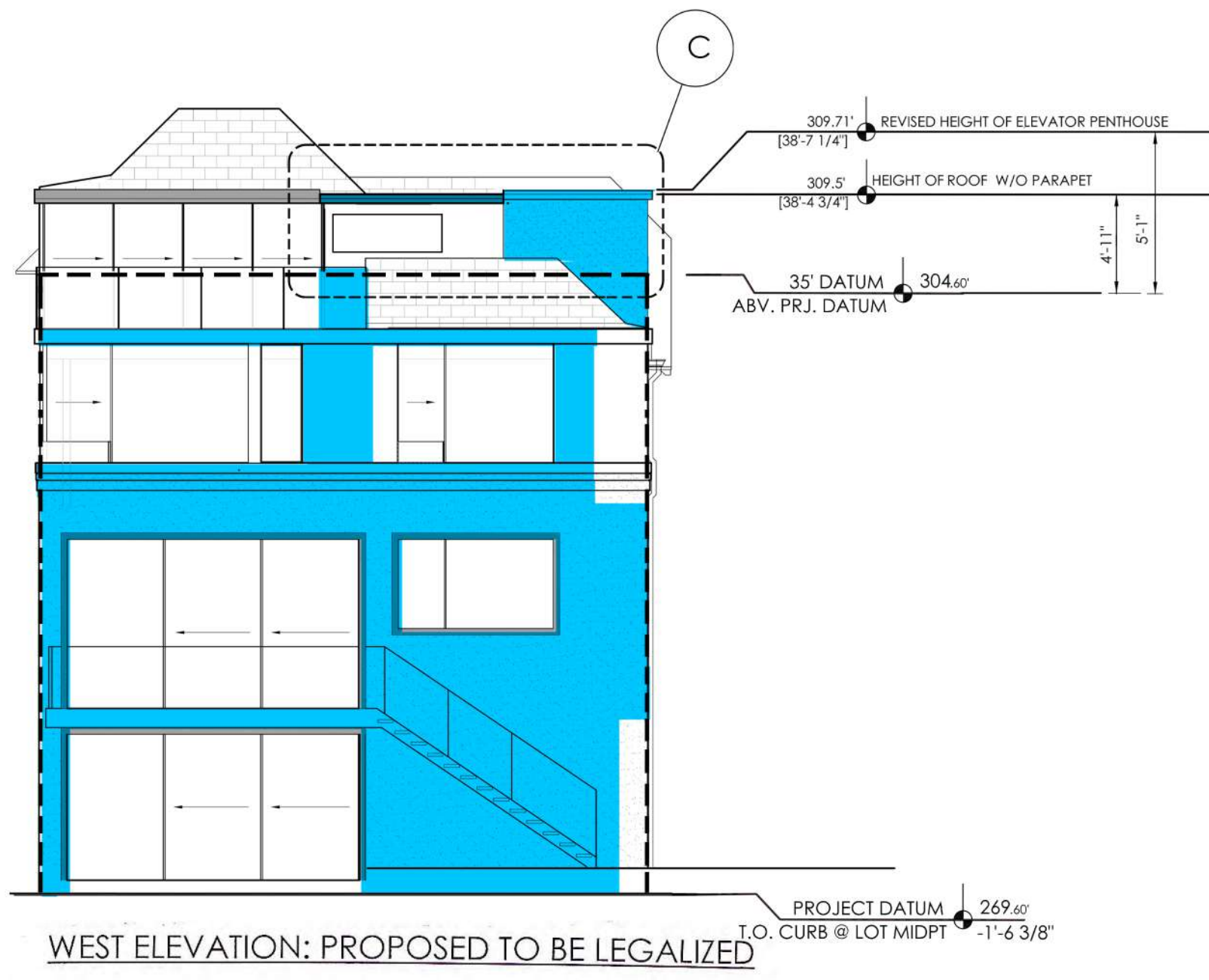
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CC
6.2

NOTES:

- EXISTING DECORATIVE TIMBERS, MOLDING AND TRIM TO BE REPLACED AT THE EXTERIOR TO MATCH EXISTING IN MATERIAL, DESIGN, DIMENSIONS, TEXTURE AND FINISH AS SHOWN ON APPROVED SITE PERMIT SET AND ATTACHED PHOTO OF EXISTING FAÇADE. ANTICIPATING SAID REQUIREMENTS, THE CONTRACTOR HAS SECURED EXISTING TIMBERS, MOLDINGS AND TRIM PROFILES IN ORDER TO REPLACE AND/OR RELICATE THEM IN LOCATIONS EXISTING PRIOR TO CONSTRUCTION. EXISTING 1ST AND 2ND FLOOR CRENELLATED WINDOW SURROUNDS AND BUILDING CORNER TRIM TO BE REPLACED WITH APPROVED NEW AS SHOWN ON THE APPROVED SITE PERMIT DRAWINGS. ALL DECORATIVE ELEMENTS SHOWN AS EXISTING AS THEY ARE NOT STRUCTURAL ELEMENTS.
- SEE SHEETS A6.2-6.4 FOR CORRESPONDING HEIGHTS OF THE NEW ROOF AREA LOCATED IN THE AREA OVER THE EXISTING NON-CONFORMING HEIGHT. THE AREA OF THE HOUSE IS NOT INCREASING IN BULK. THE SMALL PORTION OF ROOF AS SEEN FROM THE NEIGHBOR'S DECK THAT WAS INCREASED IN HEIGHT WILL BE RETURNED TO IT'S ORIGINAL HEIGHT AND LOCATION.

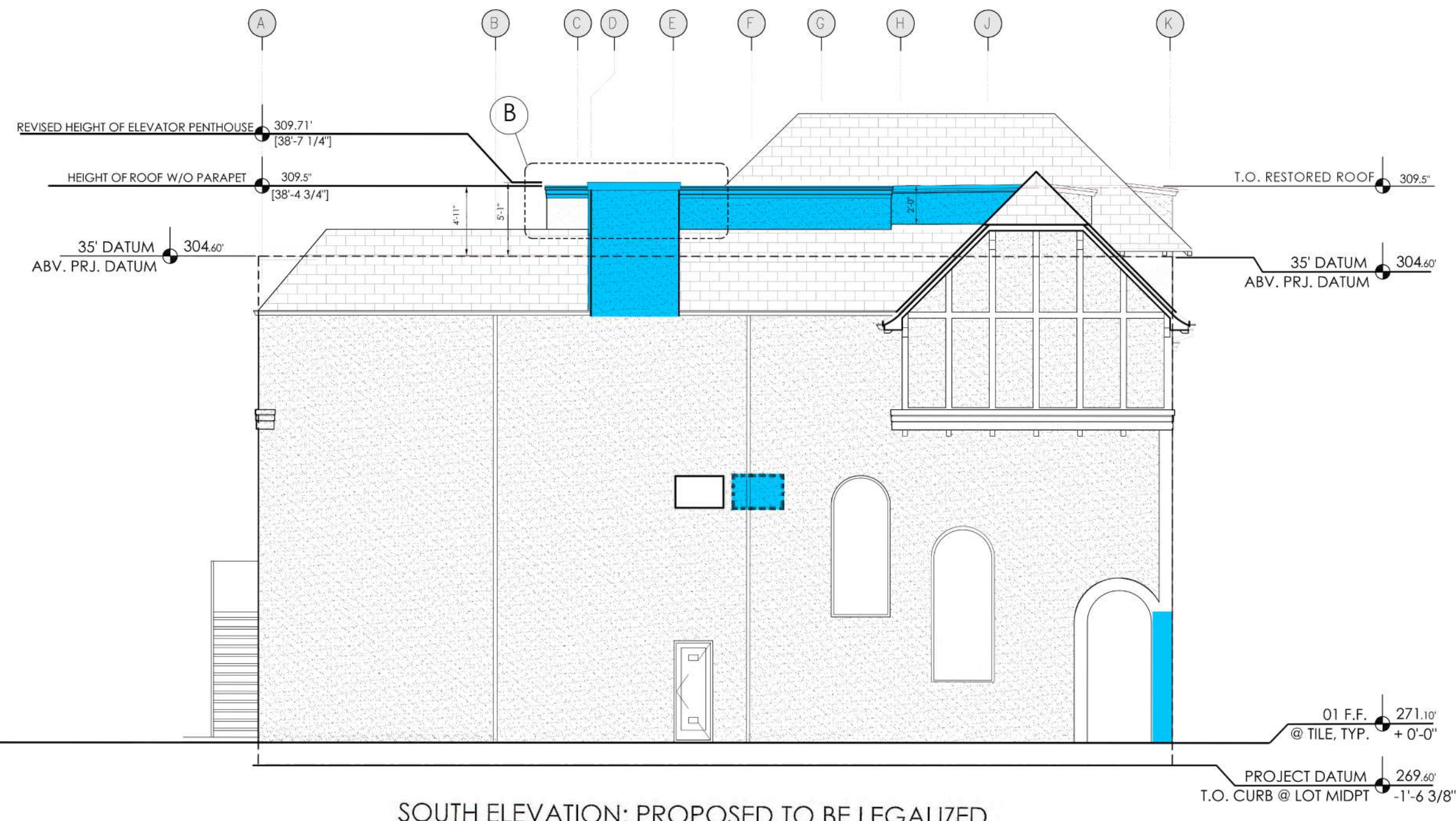


WALL LEGEND	
SYMBOL	DESCRIPTION
[White box]	EXISTING WALL TO REMAIN
[Red box]	APPROVED TO BE REMOVED
[Yellow box]	APPROVED NEW WALLS
[Blue box]	PROPOSED NEW WALL TO BE LEGALIZED

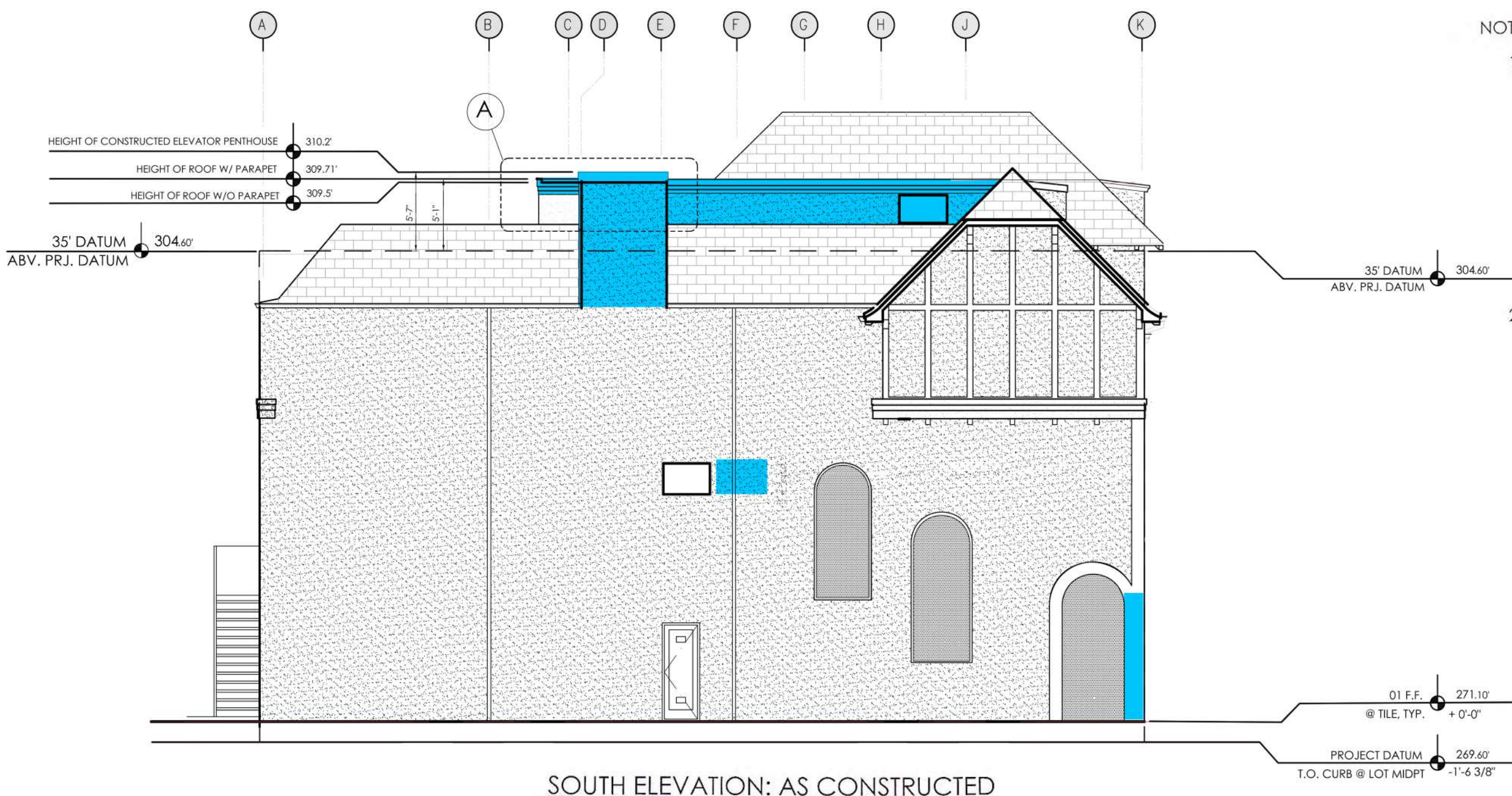
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CC
6.3



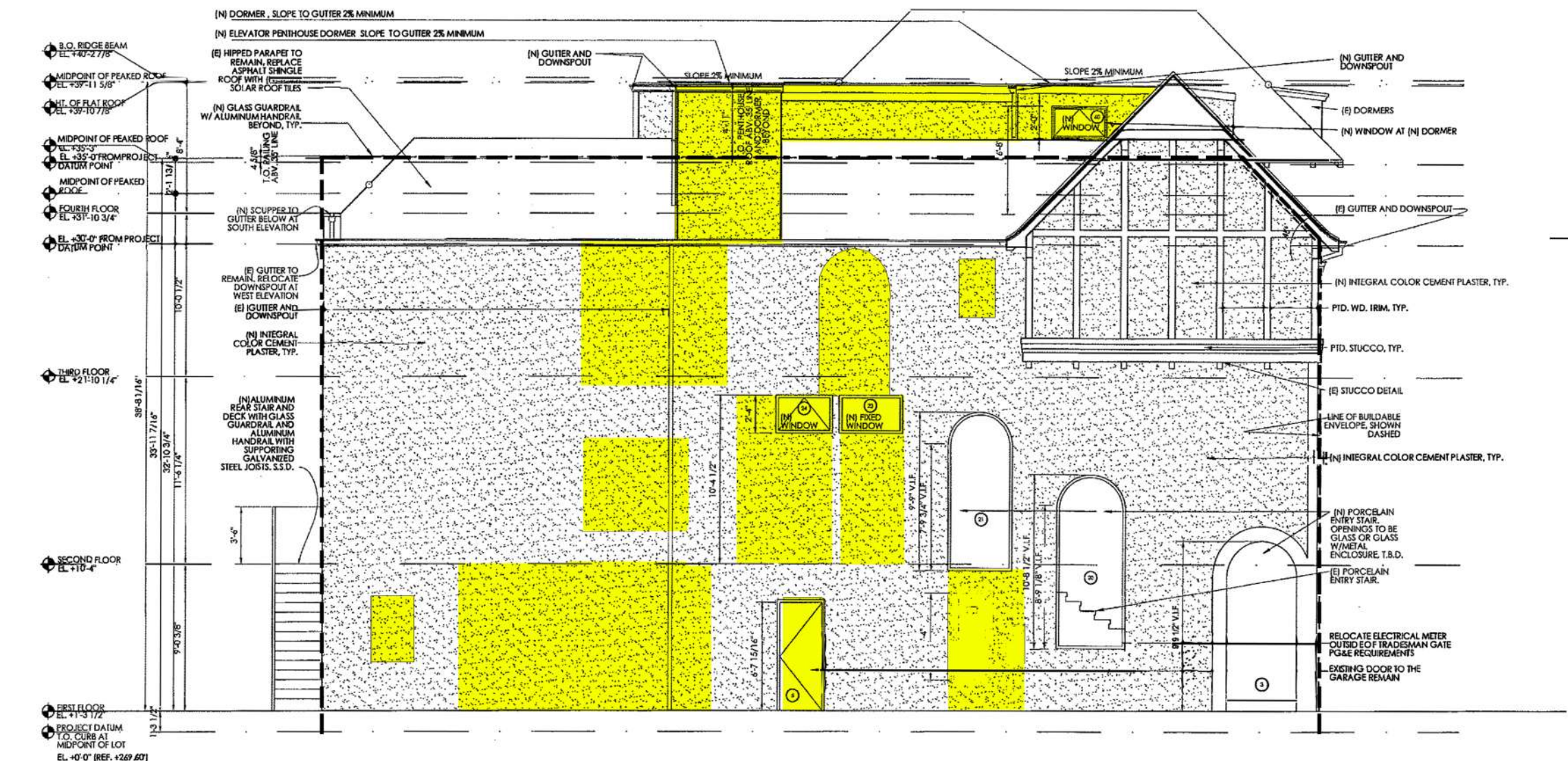
SOUTH ELEVATION: PROPOSED TO BE LEGALIZED



SOUTH ELEVATION: AS CONSTRUCTED

NOTES:

1. EXISTING DECORATIVE TIMBERS, MOLDING AND TRIM TO BE REPLACED AT THE EXTERIOR TO MATCH EXISTING IN MATERIAL, DESIGN, DIMENSIONS, TEXTURE AND FINISH AS SHOWN ON APPROVED SITE PERMIT SET AND ATTACHED PHOTO OF EXISTING FAÇADE. ANTICIPATING SAID REQUIREMENTS, THE CONTRACTOR HAS SECURED EXISTING TIMBERS, MOLDINGS AND TRIM PROFILES IN ORDER TO REPLACE AND/OR RELICATE THEM IN LOCATIONS EXISTING PRIOR TO CONSTRUCTION. EXISTING 1ST AND 2ND FLOOR CRENELLATED WINDOW SURROUNDS AND BUILDING CORNER TRIM TO BE REPLACED WITH APPROVED NEW AS SHOWN ON THE APPROVED SITE PERMIT DRAWINGS. ALL DECORATIVE ELEMENTS SHOWN AS EXISTING AS THEY ARE NOT STRUCTURAL ELEMENTS.
2. SEE SHEETS A6.2-6.4 FOR CORRESPONDING HEIGHTS OF THE NEW ROOF AREA LOCATED IN THE AREA OVER THE EXISTING NON-CONFORMING HEIGHT. THE AREA OF THE HOUSE IS NOT INCREASING IN BULK. THE SMALL PORTION OF ROOF AS SEEN FROM THE NEIGHBOR'S DECK THAT WAS INCREASED IN HEIGHT WILL BE RETURNED TO IT'S ORIGINAL HEIGHT AND LOCATION.



SOUTH ELEVATION: APPROVED SITE PERMIT CONDITIONS

APPROVED
APR 24 2018
Dept. of Building Inspection

APPROVED
APR 24 2018
Dept. of Building Inspection

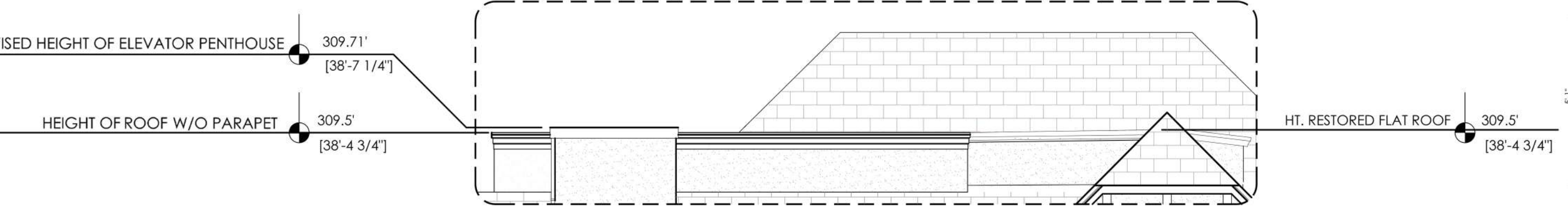
APPROVED
APR 24 2018
Dept. of Building Inspection



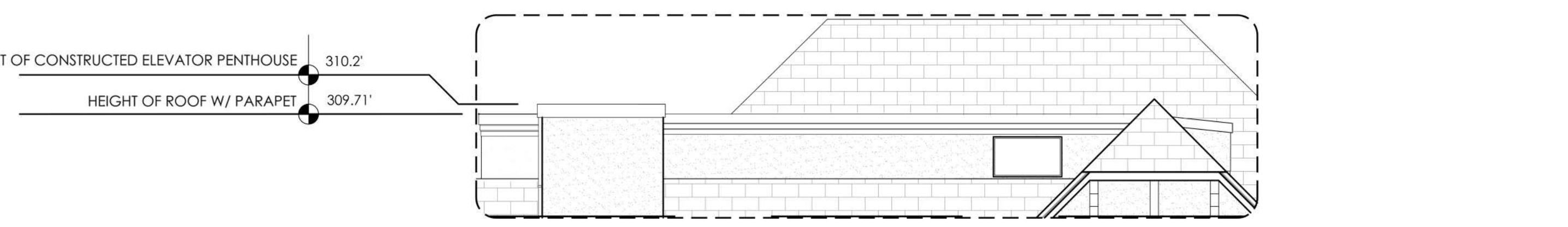
SOUTH ELEVATION: EXISTING SITE PERMIT CONDITIONS [DEMO]

APPROVED
APR 24 2018
Dept. of Building Inspection

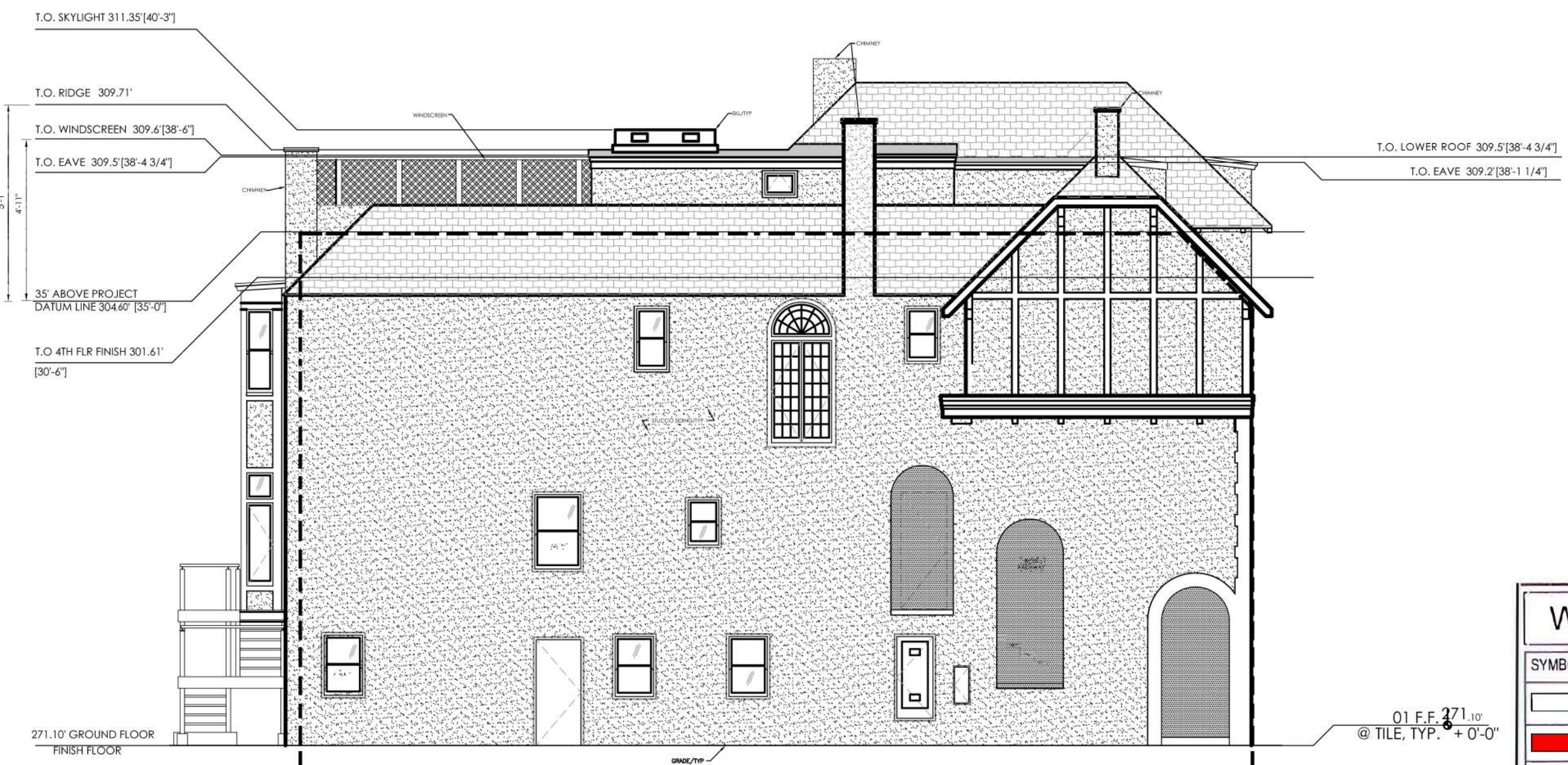
APPROVED
OCT 12 2017
Dept. of Building Inspection



DETAIL B : TO BE LEGALIZED



DETAIL A : AS CONSTRUCTED



SOUTH ELEVATION: EXISTING BUILDING PRIOR TO CONSTRUCTION

WALL LEGEND	
SYMBOL	DESCRIPTION
	EXISTING WALL TO REMAIN
	APPROVED TO BE REMOVED
	APPROVED NEW WALLS
	PROPOSED NEW WALL TO BE LEGALIZED

Alterations to an Existing Single Family Residence
65 NORMANDIE TERRACE
 San Francisco, California

2325 Third Street, Suite 318
 San Francisco, California 94107
 415.863.3493

CC 6.4

more than 50% of the Horizontal Elements of the Existing building, a measured in square feet of actual surface area.

Element	(e) Area sf	To be removed sf	To be removed %
Ground Floor	2103.38	198.58	9.44%
2nd Floor	2152.03	192.64	8.95%
3rd Floor	2028.17	294.79	14.50%
4th Floor	1557.71	983.62	63.14%
Roof	1701.97	524.85	30.80%
TOTAL	9543.26	2194.48	23.00%

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317(2)(C) A major alteration of a Residential Building that proposes the Removal of: more than 50% of the Vertical Envelope Elements as measured in square feet of actual surface

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DATE (of submitted calculations) ADDRESS - CASE No.
Demo Calcs - ZA Approved Method

Demolition Calculations
Calculation Method: (Sum Total Demo % / Sum Total % Area/LF) = Total %
Example: 1,033 sf / 3,455 sf = 22.8 %

Planning Code Section 317 Please revise elements listed below for your project.

317(b)(2)(B): Section 317
Max. Meet
Permitted Code?

Front & Rear Facades - Lineal Foundation Measurements

Elevation	(E) LF	Removed	% Removed
North (Front) Façade	0	0	
South (Rear) Façade	0	0	
Total	0	0	0.0%

50.0%
AND

Exterior Walls - Lineal Foundation Measurements

Elevation	(E) LF	Removed	% Removed
East	0	0	
West	0	0	
North (Front) Façade	0	0	
South (Rear)	0	0	
Total	0	0	0.0%

65.0% Y / N?

317(b)(2)(C):

Vertical Envelope Elements - Surface Area Measurements

Vertical Elements	(E) SF	Removed	% Removed
East(Front)	1144.4	824.91	72.0%
West	1282.93	1127.48	89%
North Façade	2280.13	1997.98	88%
South (Rear)	2728.65	730.4	25%
Total	7436.11	4670.98	63%

> 50.0%
AND

Horizontal Envelope Elements - Surface Area Measurements²

Horizontal Elements	(E) SF	Removed	% Removed
Ground Floor	2103.38	198.58	9.4%
2nd Floor	2152.03	192.64	9.0%
3rd Floor	2028.17	294.79	14.5%
4th Floor	1557.71	983.62	63.1%
Roof	1701.97	524.85	30.8%
Total	9543.26	2194.48	23%

< 50.0% Y

*Per Section 317(b)(5), horizontal elements shall mean all roof areas and all floor plates, except floor plates at or below grade. Changing the level of an existing floor plate is considered "removal." Removal of floor plates to accommodate a new stair is considered "removal."
²Changing the level of an existing floor plate is considered "removal." Removal of floor plates to accommodate a new stair is considered "removal."

DATE (of submitted calculations) ADDRESS - CASE No.
Demo Calcs - ZA Approved Method

To use Section 317(b)(2)(d)(9) clause of "removed and replaced for repair or maintenance," Owner must provide documentation such as: 1) (During Design Review) an engineer's report to show existing is beyond repair and requires replacement, or 2) (During Construction) a "Correction Notice" issued by DBI to show requirement to repair.

Alterations to an Existing Single Family Residence
65 NORMANDIE TERRACE
San Francisco, California

2325 Third Street, Suite 318
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415.863.3493
GORDON + GREINER

DEMOLITION 317 CALCULATIONS

CALC 0.1

PLANNING COUNTER
 06.06.17
 DBI Plan Check Comments
 03.08.19
 Building Permit Submittal
 03.08.19
 Demo Rev. Plan'g
 12.16.20
 CODE COMPLIANCE &
 DEMOLITION 317 08.24.21

more than 50% of the Horizontal Elements of the Existing building, a measured in square feet of actual surface area.

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Roof	1701.97	524.85	30.80%
TOTAL	9543.26	2194.48	23.00%

WEST ELEVATION-WALL STUD REMOVAL DUE TO:

1. 17'-0" WIDE FULL HEIGHT DOOR OPENING
2. MOMENT FRAME ASSEMBLY
3. REMOVAL AND INSTALLATION OF NEW FOUNDATION WALL

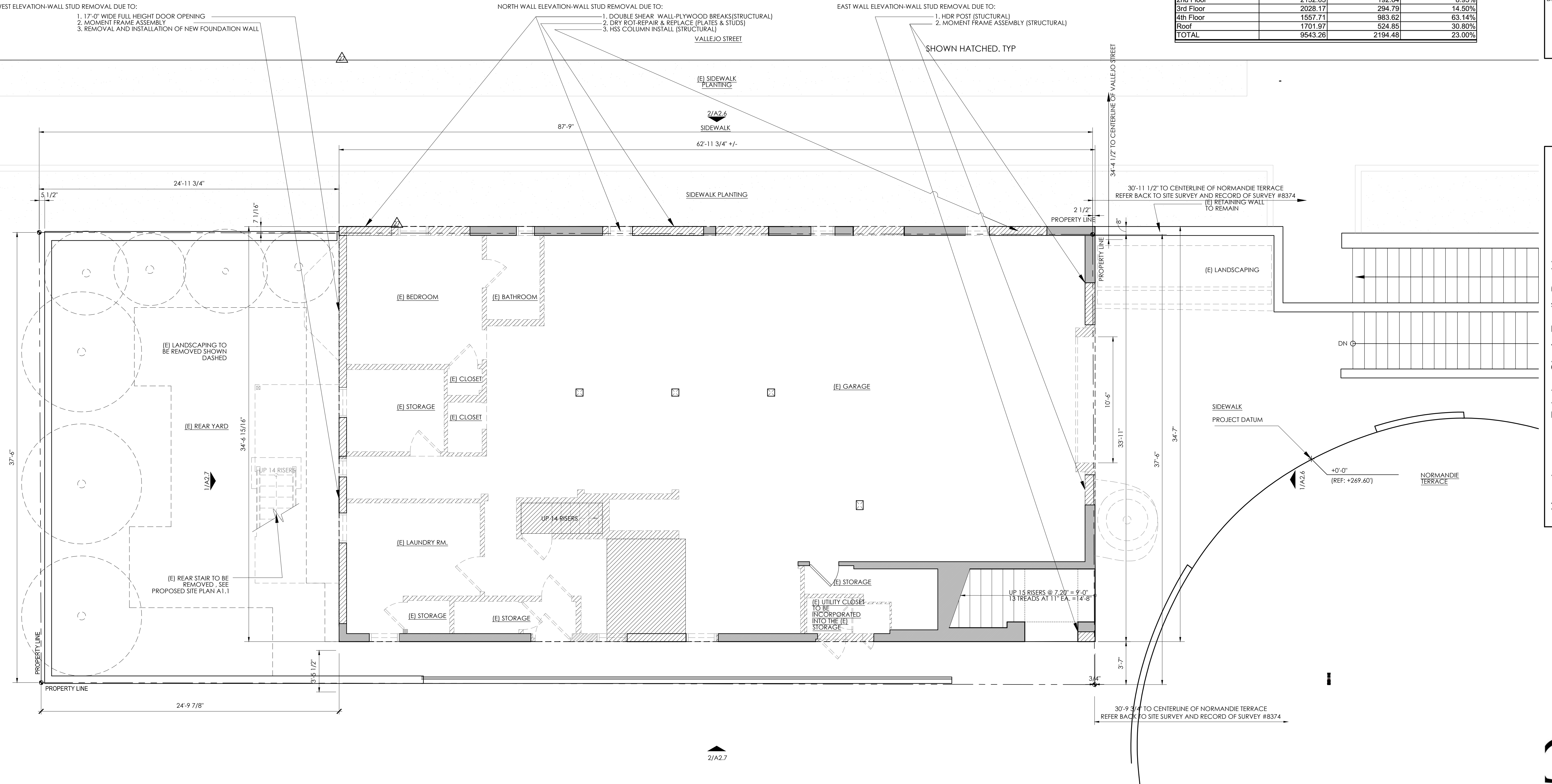
NORTH WALL ELEVATION-WALL STUD REMOVAL DUE TO:

1. DOUBLE SHEAR WALL-PLYWOOD BREAKS (STRUCTURAL)
2. DRY ROT-REPAIR & REPLACE (PLATES & STUDS)
3. HSS COLUMN INSTALL (STRUCTURAL)

EAST WALL ELEVATION-WALL STUD REMOVAL DUE TO:

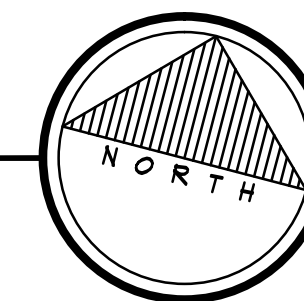
1. HDR POST (STRUCTURAL)
2. MOMENT FRAME ASSEMBLY (STRUCTURAL)

SHOWN HATCHED, TYP



EXISTING GROUND FLOOR/DEMOLITION PLAN

1/4" = 1'-0"



Alterations to an Existing Single Family Residence
65 NORMANDIE TERRACE
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**A
2.1**

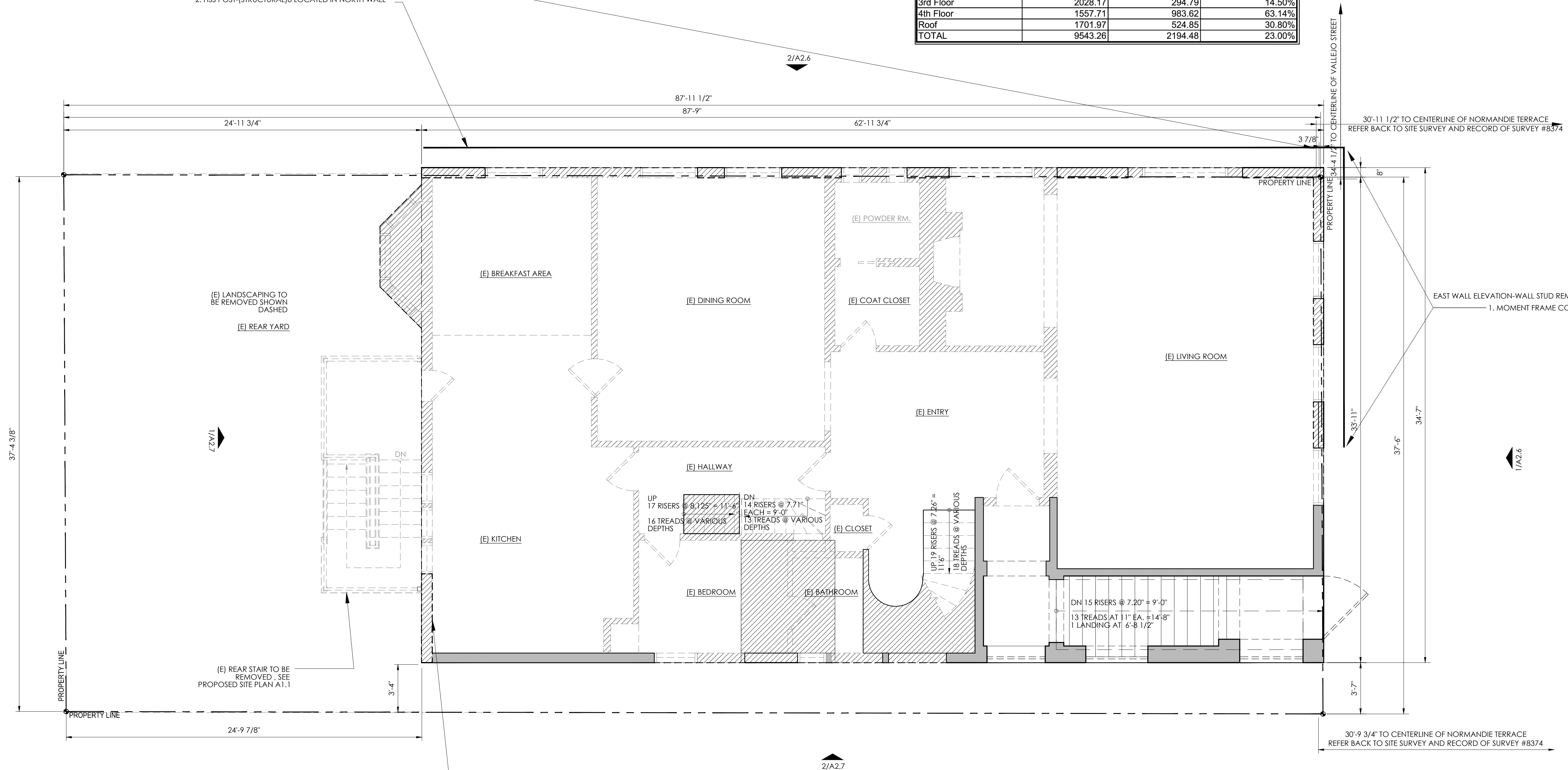
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TOTAL	9543.26	2194.48	23.00%

NORTH WALL ELEVATION-WALL STUD REMOVAL DUE TO:
 1. DOUBLE SHEAR WALLS-PLYWOOD BREAK (STRUCTURAL) SEE BLUE LINE.
 2. HSS POST-(STRUCTURAL) LOCATED IN NORTH WALL

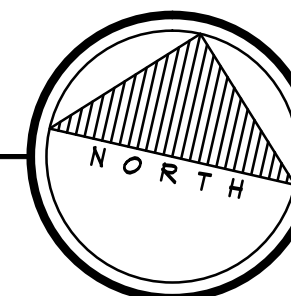
EAST WALL ELEVATION-WALL STUD REMOVAL DUE TO:
 1. MOMENT FRAME COLUMN ASSEMBLY (STRUCTUR.)

WEST/SOUTH WALL ELEVATION-WALL STUD REMOVAL DUE TO:
 1. MOMENT FRAME ASSEMBLY COLUMN (STRUCTURAL)



EXISTING SECOND FLOOR/DEMOLITION PLAN

1/4" = 1'-0"



Alterations to an Existing Single Family Residence
65 NORMANDIE TERRACE
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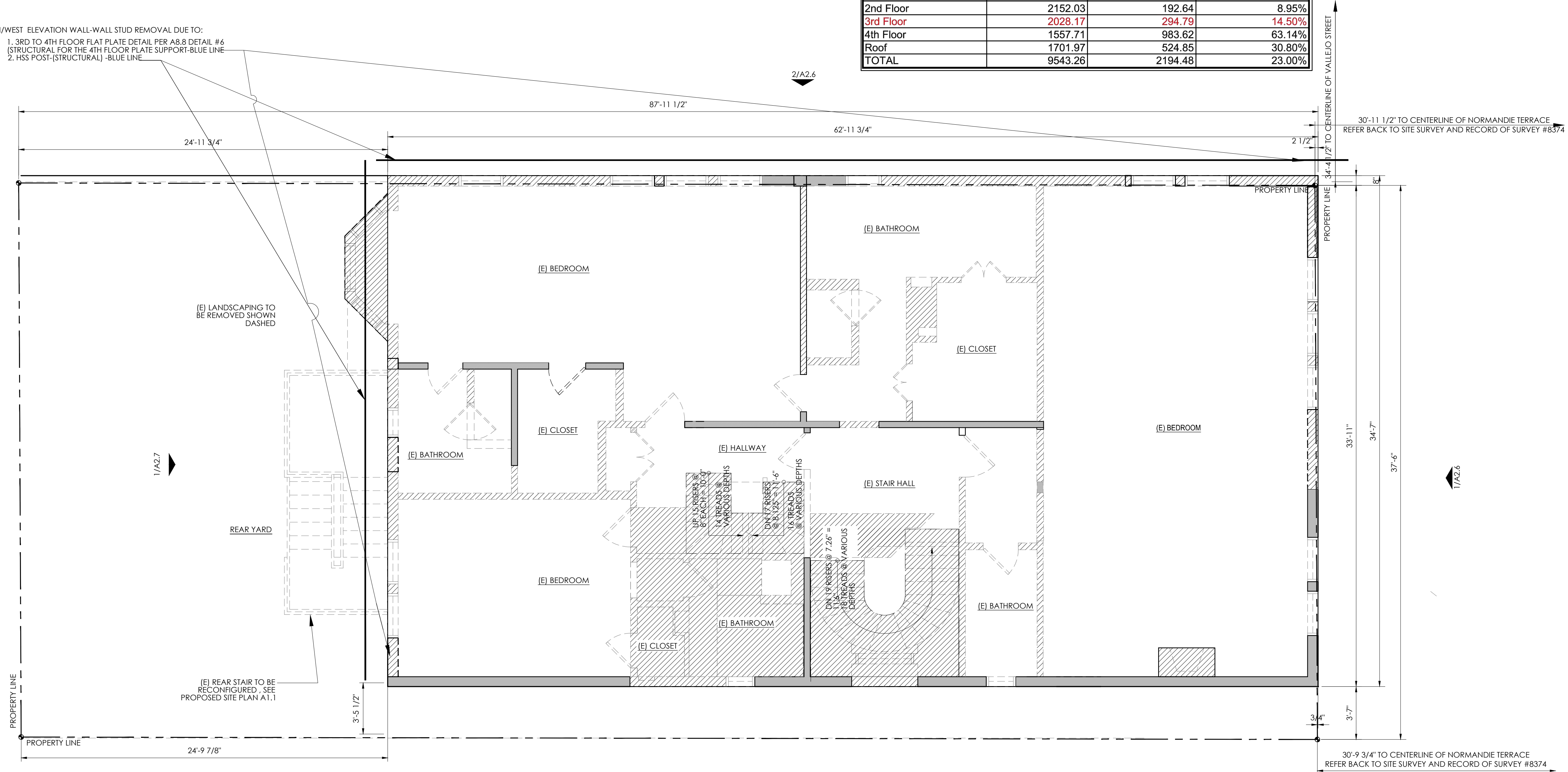
GORDON + GREINER
 2525 Third Street, Suite 318
 San Francisco, California 94107
 415.863.3493

A 2.2

more than 50% of the Horizontal Elements of the Existing building, a measured in square feet of actual surface area.

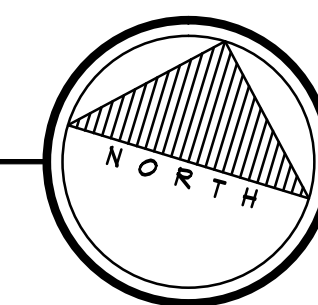
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Roof	1701.97	524.85	30.80%
TOTAL	9543.26	2194.48	23.00%

NORTH/WEST ELEVATION WALL-WALL STUD REMOVAL DUE TO:
 1. 3RD TO 4TH FLOOR FLAT PLATE DETAIL PER A8.8 DETAIL #6 (STRUCTURAL FOR THE 4TH FLOOR PLATE SUPPORT-BLUE LINE)
 2. HSS POST-(STRUCTURAL) -BLUE LINE



EXISTING THIRD FLOOR/DEMOLITION PLAN

1/4" = 1'-0"



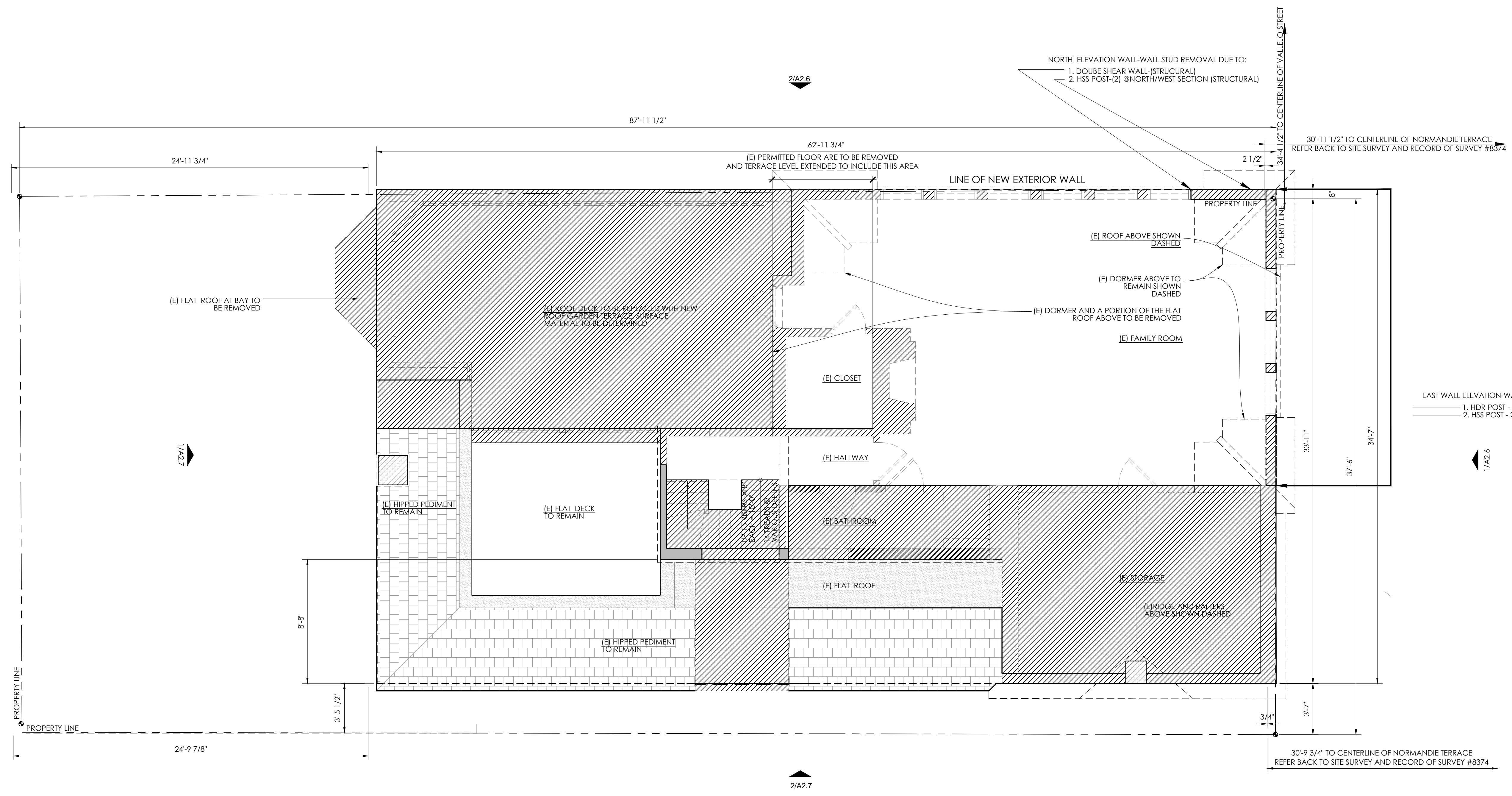
Alterations to an Existing Single Family Residence
65 NORMANDIE TERRACE
 San Francisco, California

GORDON + GREINER
 2525 Third Street, Suite 318
 San Francisco, California 94107
 415.863.3493

**A
 2.3**

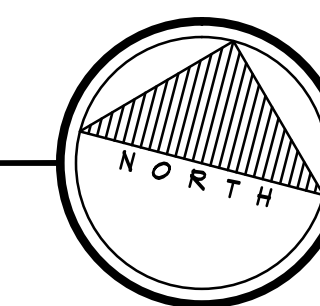
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TOTAL	9543.26	2194.48	23.00%



EXISTING FOURTH FLOOR/DEMOLITION PLAN

1/4" = 1'-0"



Alterations to an Existing Single Family Residence
65 NORMANDIE TERRACE
San Francisco, California

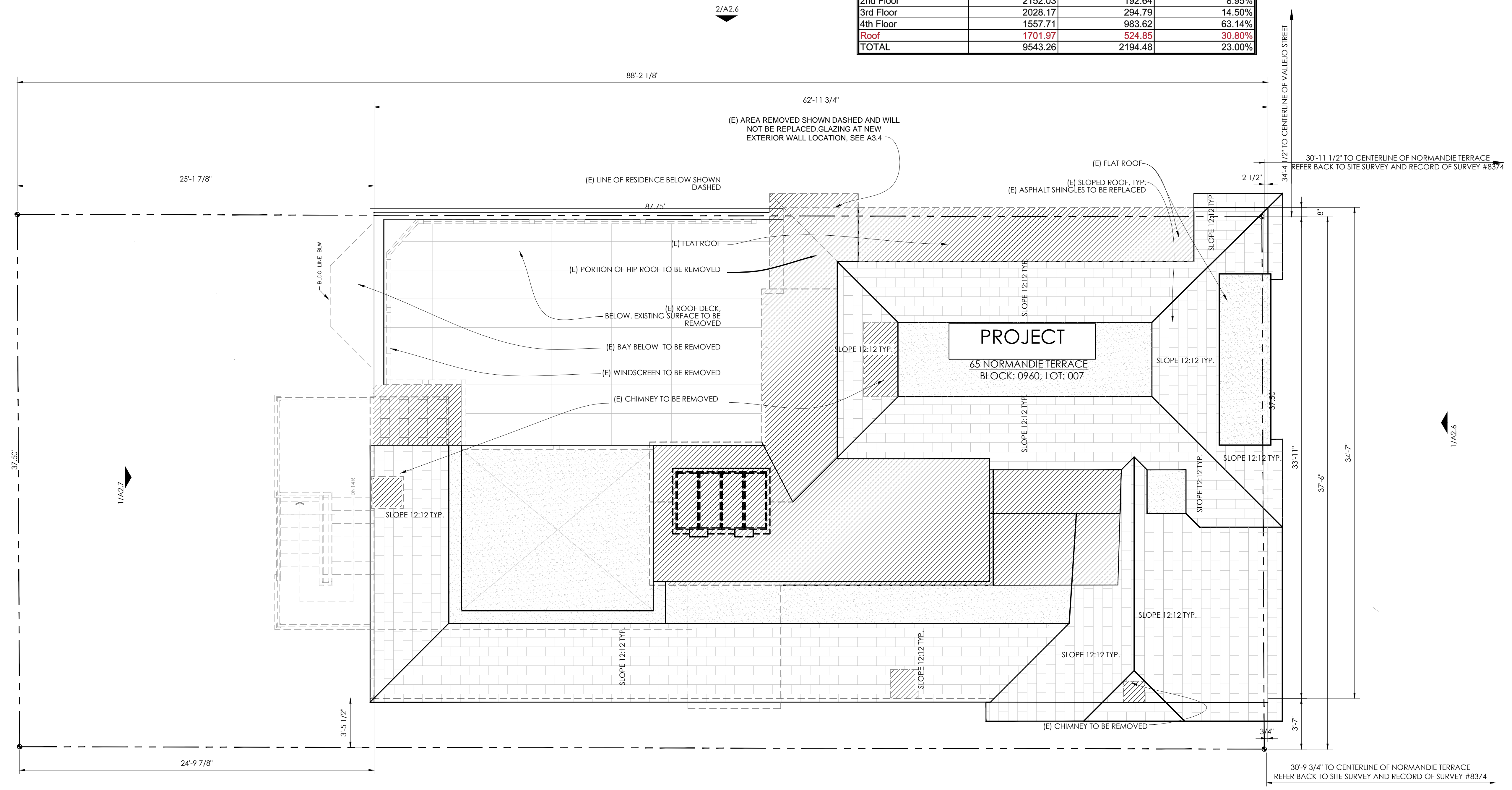
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San Francisco, California 94107
415.863.3493

**A
2.4**

DBI-BSM COMMENTS
 07.11.17
 DBI Plan Check Comments
 03.08.19
 Building Permit Submittal
 03.08.19
 Demo Rev. Plann'g 12.16.20
 CODE COMPLIANCE &
 DEMOLITION 317 08.24.21

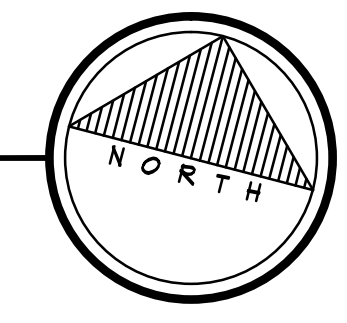
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EXISTING ROOF PLAN

1/4" = 1'-0"



Alterations to an Existing Single Family Residence
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A 2.5

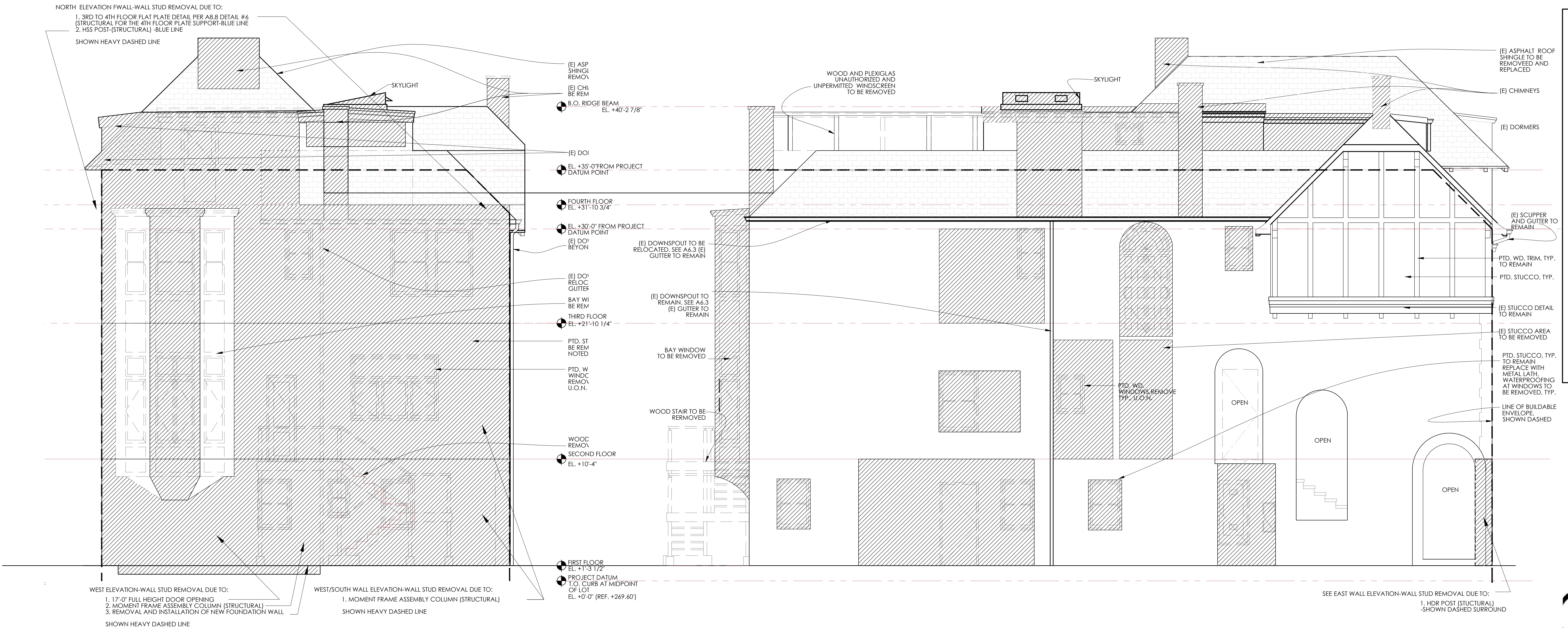
DBI-Planning Review 07.11.17
 DBI-Planning Review 03.08.19
 Building Permit Submittal 03.08.19
 Demo. Rev. Plan'g 12.16.20
 Neighbor Complaint 07.11.21
 CODE COMPLIANCE & DEMOLITION 317 08.12.21

317(2)(C) A major alteration of a Residential Building that proposes the Removal of more than 50% of the Vertical Envelope Elements as measured in square feet of actual surface

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EXISTING WEST ELEVATION

1/4"=1'-0"

(E) AREAS TO BE REMOVED

2

EXISTING SOUTH ELEVATION

1/4"=1'-0"

(E) AREAS TO BE REMOVED

1

Alterations to an Existing Single Family Residence at:
65 NORMANDIE TERRACE
 San Francisco, CA

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 San Francisco, California 94107
 415.863.3493

GORDON + GREINER

A 2.6

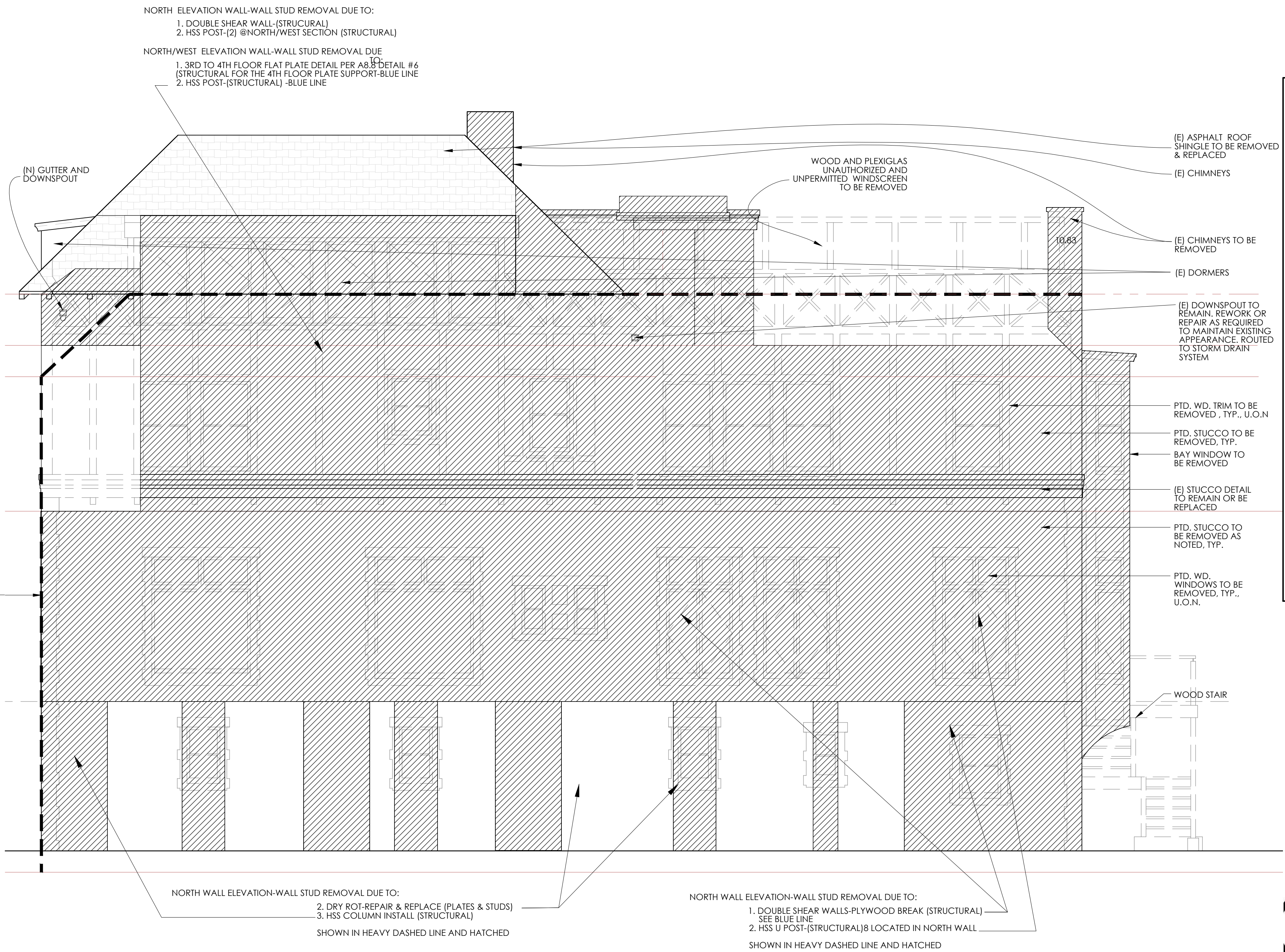
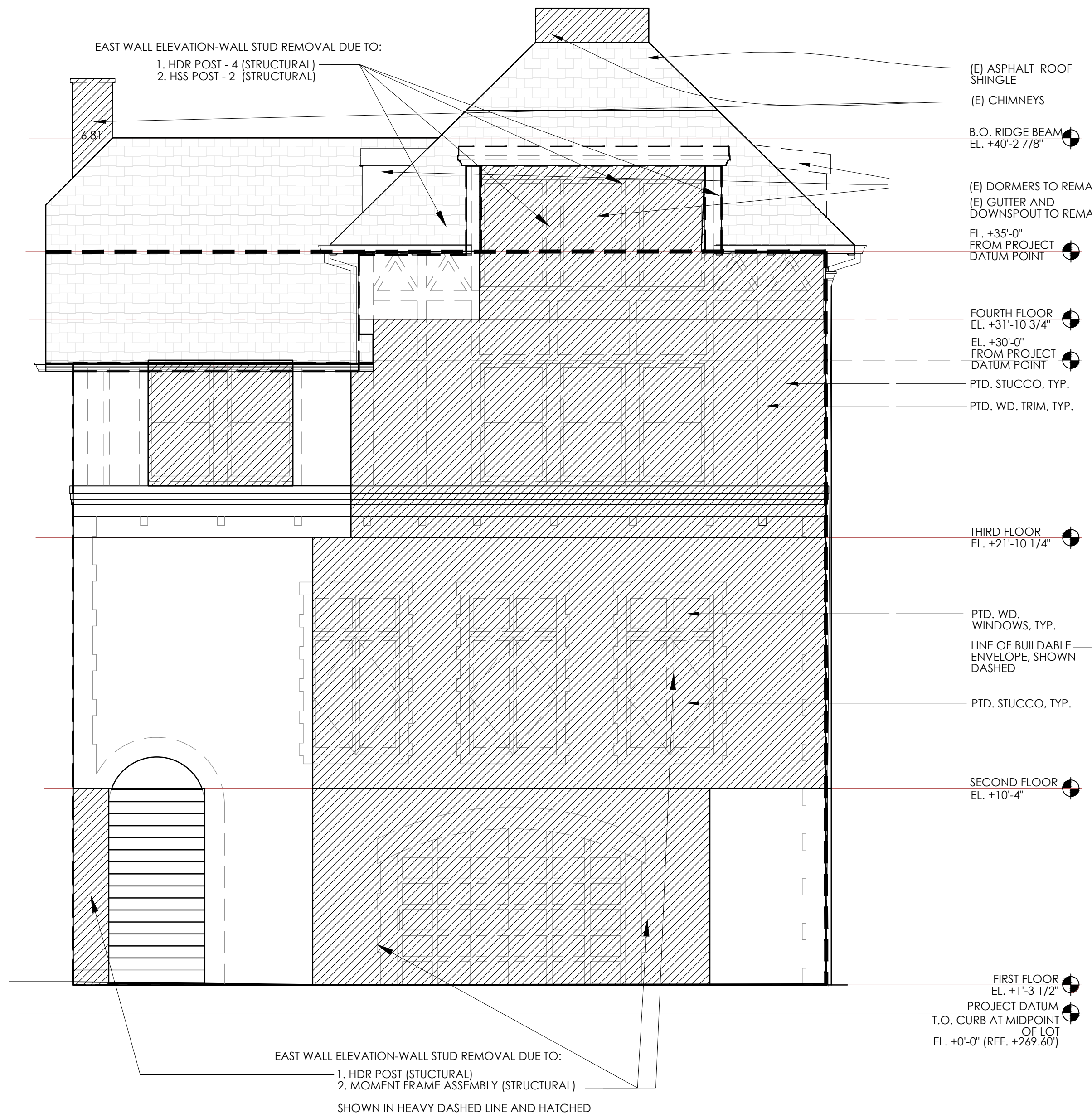
DBI-Planning Review 07.11.17
 DBI-Planning Review 03.08.19
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EXISTING EAST ELEVATION

1/4"=1'-0"

(E) AREAS TO BE REMOVED

2

EXISTING NORTH ELEVATION

1/4"=1'-0"

(E) AREAS TO BE REMOVED

1

Alterations to an Existing Single Family Residence at:

65 NORMANDIE TERRACE

san Francisco, CA

2325 Third Street, Suite 318
 San Francisco, California 94107
 415.863.3493

GORDON + GREINER

A 2.7

EXHIBIT D

COW HOLLOW ASSOCIATION
P.O. Box 471136
San Francisco, CA 94147

February 15, 2022

Board of Appeals
c/o Executive Director Julie Rosenberg
49 South Van Ness, Suite 1475 (14th Floor)
San Francisco, CA 94103
boardofappeals@sfgov.org

Re: 65 Normandie Terrace Appeal No. 22-003

Dear Members of the Board of Appeals,

The Cow Hollow Association (CHA) represents the interests of approximately 1,100 homeowners in the area bounded by Lyon, Pierce, Greenwich, and Pacific. The **Cow Hollow Neighborhood Design Guidelines** (CHNDG) serve to define the existing neighborhood character, patterns, setbacks, and the significance of the mid-block open space in Cow Hollow.

The CHA Zoning Committee had communicated with both the Project Sponsor for 65 Normandie Terrace and neighbors in 2017, 2018, 2021, and 2022:

- **In 2017**, Architect Bill Greneder of Gordon and Greneder contacted the CHA about presenting “a remodel and renovation” project that “will not include expansion of the existing residence.” We responded, “When you are ready to present your project to the immediate neighbors we’ll be happy to attend the meeting. Planning may not require a Pre-Application meeting because it sounds like your work will be completely inside the present shell. It would be advisable to meet with the neighbors on Normandie Terrace, as I’m sure you are planning to do, to discuss facade changes.” There was no further contact from Project Sponsor’s architect.
- **In 2018**, a concerned neighbor contacted the CHA Zoning Committee by phone and letter, and forwarded the 311 Notice for 65 Normandie Terrace dated July 13, 2017.
- **In 2021**, the DR Requestor contacted the CHA regarding the December 16, 2020 Planning Department Notice of Enforcement. Additionally, a concerned neighbor forwarded a copy of the Notice of Enforcement and the April 3, 2021 letter written by the DR Requestor.
- **In 2022**, both Attorney Stephen Williams and Consultant Deborah Holley were in contact with the CHA to discuss the proposed project and seek our support at the Discretionary Review Hearing on January 6, 2022, and at the upcoming Board of Appeals Hearing on March 26, 2022.

Beyond the above listed communication with the Project Sponsor and neighbors, the CHA Zoning Committee has not been actively involved with this proposed project and has not taken a position.

We encourage the Board of Appeals to review the project as represented and built to ensure conformity with the Planning Code and other relevant documents, noting the requirement recently reconfirmed by Zoning Administrator Teague per PC Resolution No. 16147:

... the Planning Commission and Planning Department staff will consider the Cow Hollow Neighborhood Design Guidelines in their evaluation of development proposals within Cow Hollow, pursuant to Section 311 of the Planning Code and relevant policies of the City’s General Plan, and will encourage their use by project sponsors and their designers in the project design process, and by neighbors and community groups in their review of projects. [Adopted by the Planning Commission on April 26, 2001]

Regards,



Brooke Sampson
CHA Zoning Committee

cc: Planning Commission, Deborah Holley, Stephen Williams, CHA Zoning Committee

EXHIBIT E



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **July 13, 2017**, the Applicant named below filed Building Permit Application No. **2017.07.13.1813** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	65 Normandie Terrace	Applicant:	William Greineder
Cross Street:	Vallejo Street	Address:	2339 Third Street
Block/Lot No.:	0960/007	City, State:	San Francisco, CA 94107
Zoning District(s):	RH-1 / 40-X	Telephone:	(415) 863-3493
Record No.:	2016-008167PRJ	Email:	bill@gordongreineder.com

You are receiving this notice as a property owner or resident 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 the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	0 feet	No Change
Side Setbacks	0 feet	No Change
Building Depth	63 feet	No Change
Rear Yard	25 feet	No Change
Building Height	40 feet	No Change
Number of Stories	4	No Change
Number of Dwelling Units	1	No Change
Number of Parking Spaces	3	No Change
PROJECT DESCRIPTION		
<p>The project proposes to construct two new flat-roofed dormer windows and an elevator penthouse extending to the fourth floor. The project also proposes the removal of an existing bay window and reconfiguration of the external staircase at the rear of the house. Alterations to the front and north side facades, including a widened garage door and reconfigured window openings, are also proposed. See attached plans.</p> <p>The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.</p>		

For more information, please contact Planning Department staff:

Planner: Christopher May
 Telephone: (415) 575-9087
 E-mail: christopher.may@sfgov.org

Notice Date: 5/7/2018
Expiration Date: 6/6/2018

GENERAL INFORMATION ABOUT PROCEDURES

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 general questions about the Planning Department's review process, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00am - 5:00pm Monday-Friday. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

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. Request a meeting with the project Applicant to get more information and to explain 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 discussion in a safe and collaborative environment. 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 which generally 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. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org. You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. 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. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

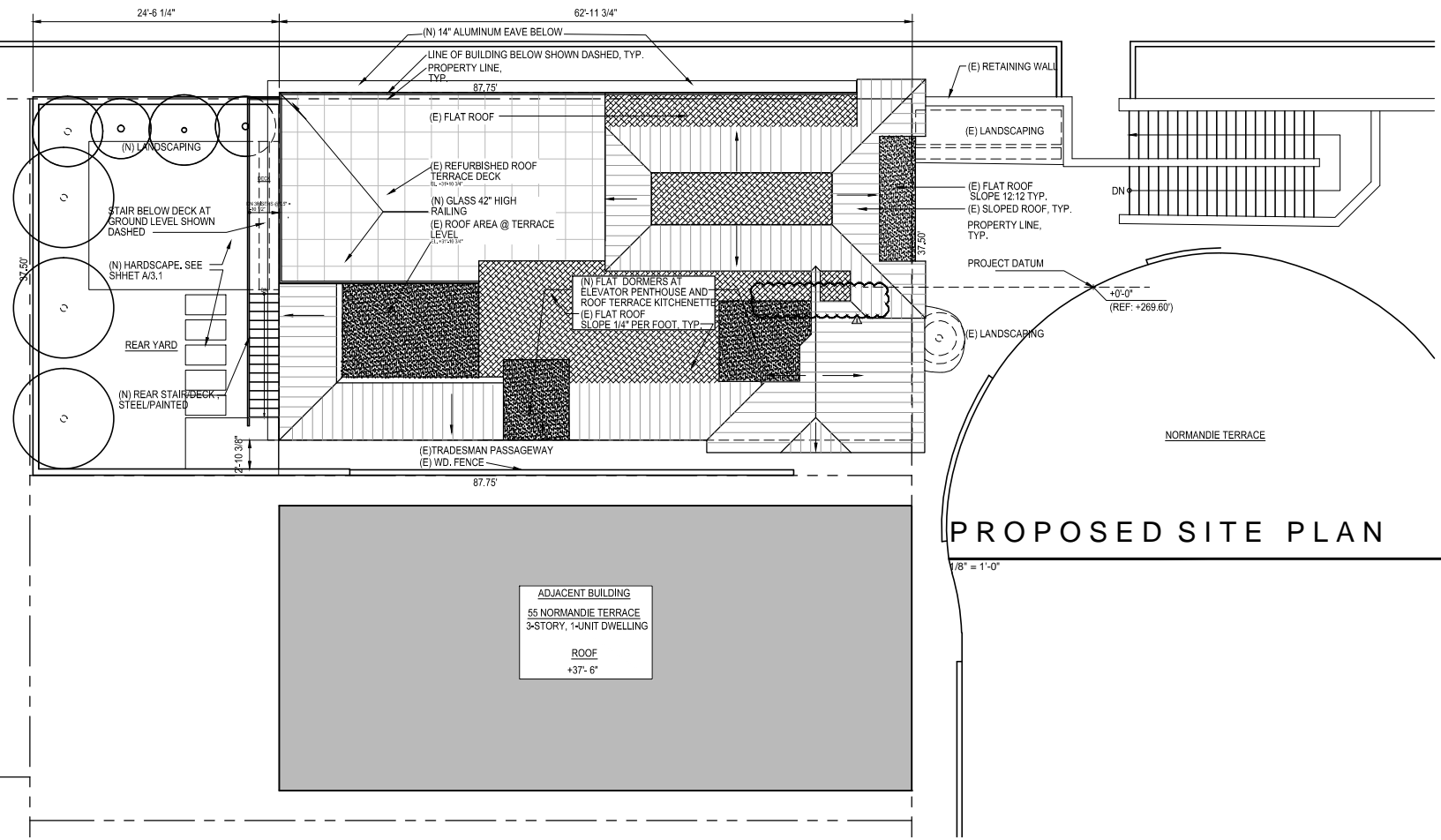
ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, 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 Clerk of the Board at City Hall, Room 244, 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.

EXHIBIT F

ADJACENT BUILDING
 2660 DIVISADERO STREET
 3-STORY, 1-UNIT DWELLING



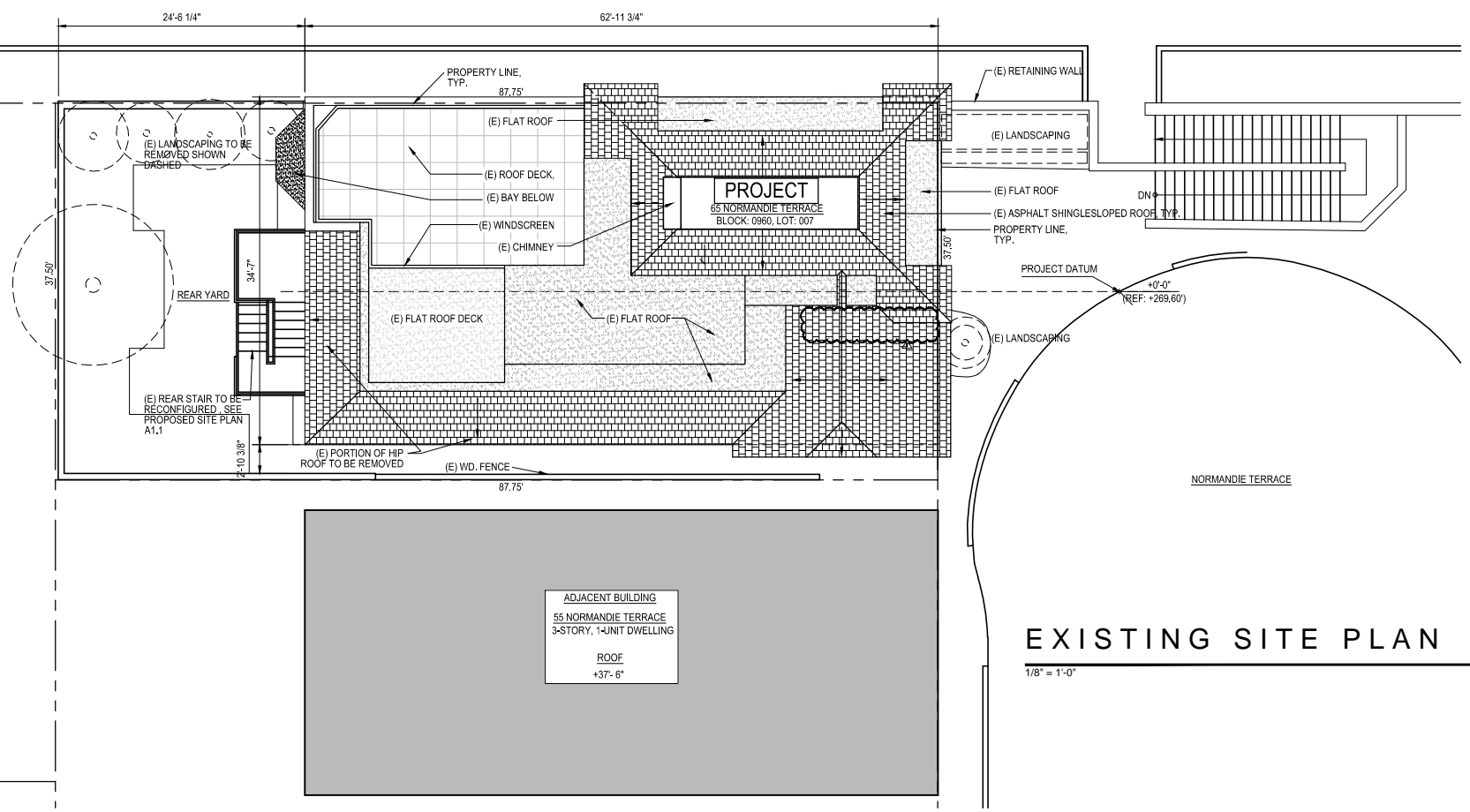
ADJACENT BUILDING
 55 NORMANDIE TERRACE
 3-STORY, 1-UNIT DWELLING
 ROOF
 +37'-6"

PROPOSED SITE PLAN

1/8" = 1'-0"



ADJACENT BUILDING
 2660 DIVISADERO STREET
 3-STORY, 1-UNIT DWELLING



ADJACENT BUILDING
 55 NORMANDIE TERRACE
 3-STORY, 1-UNIT DWELLING
 ROOF
 +37'-6"

PROJECT
 65 NORMANDIE TERRACE
 BLOCK 0960, LOT: 007

EXISTING SITE PLAN

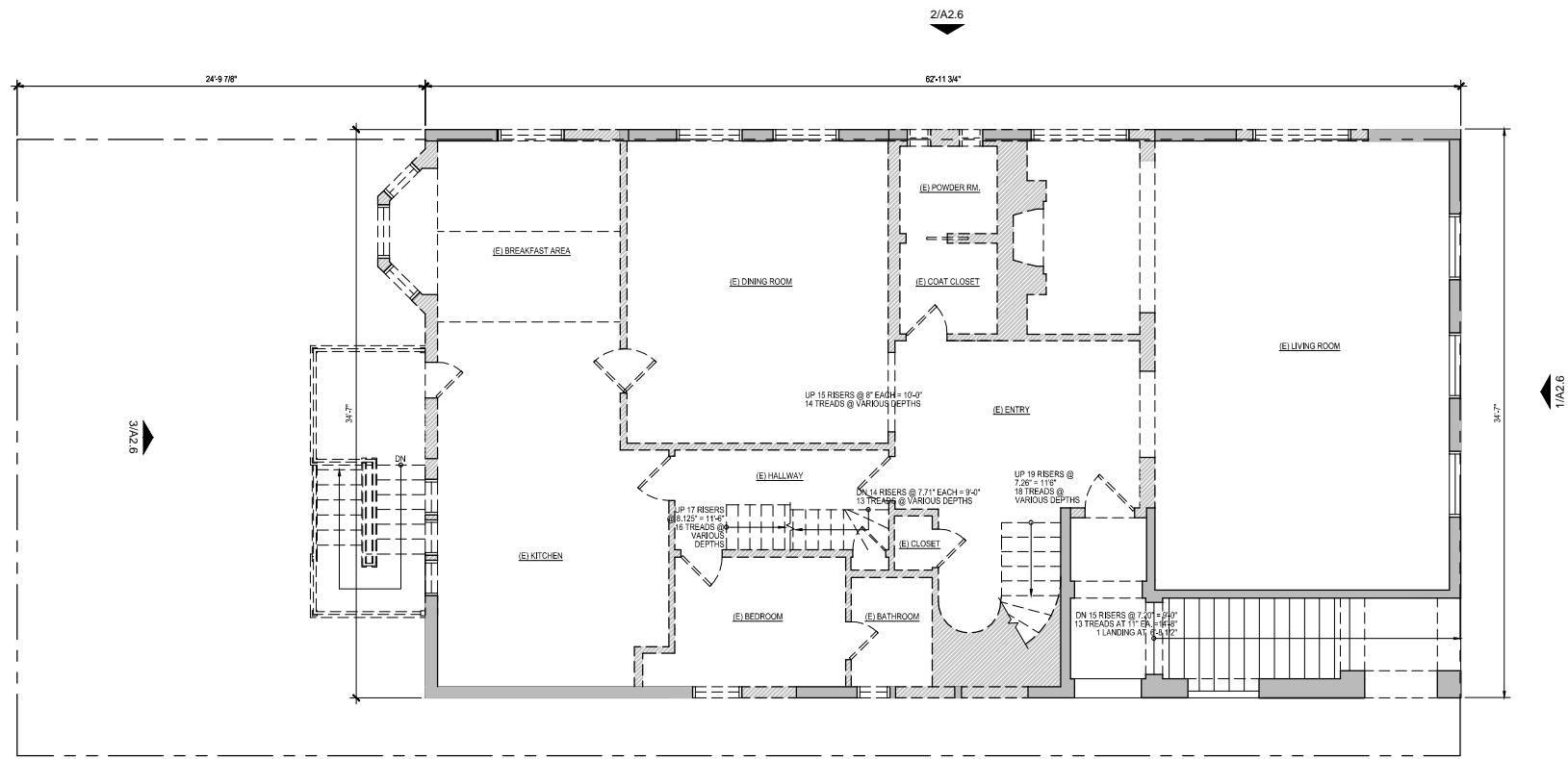
1/8" = 1'-0"



Alterations to an Existing Single Family Residence
65 NORMANDIE TERRACE
 San Francisco, California

2325 Third Street, Suite 318
 San Francisco, California 94107
 415.863.3493
GORDON + GREINER

A 1.0



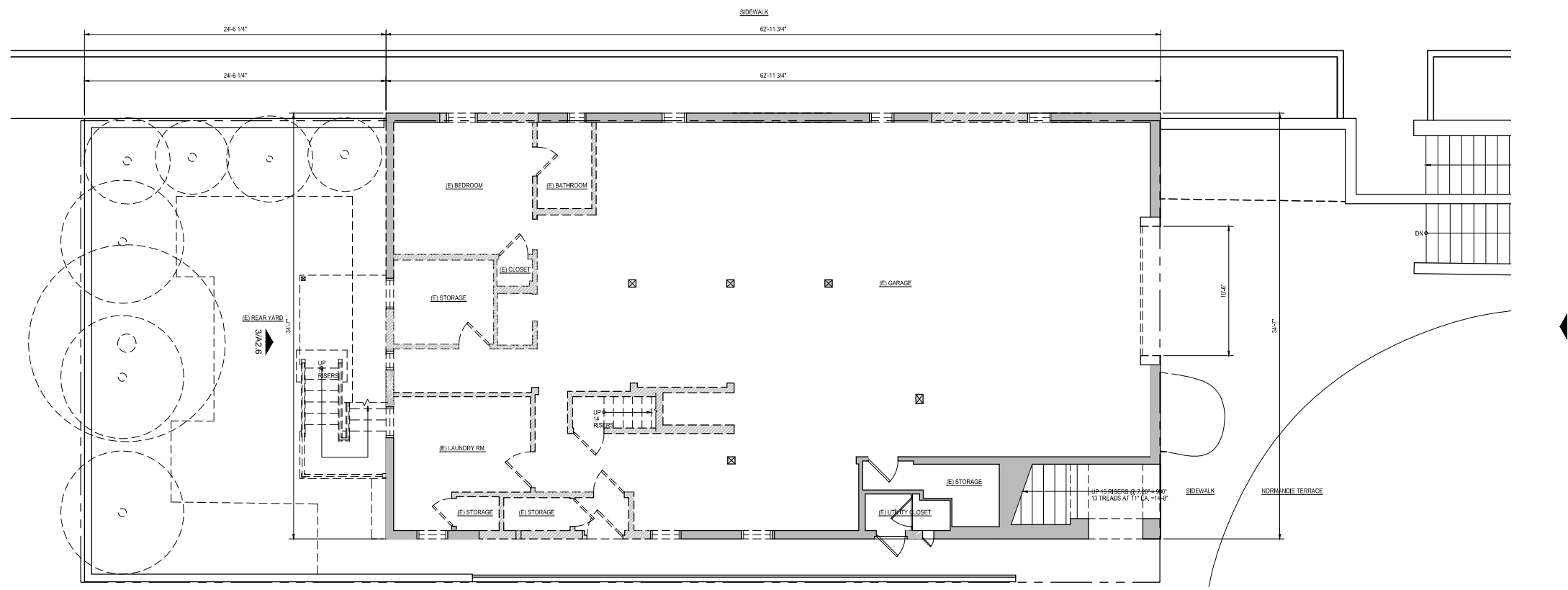
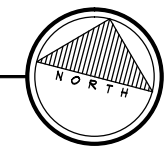
WALL LEGEND	
SYMBOL	DESCRIPTION
	PROPOSED 2X STUD WALL, 5/8" GYPSUM BOARD BOTH SIDES (BLUE BOARD @ BATHROOM WET LOCATIONS)
	EXISTING STUD WALL, 1/2" GYPSUM BOARD, 3/4"
	EXTERIOR PLYWOOD SHEATHING, LATH, STUCCO EXTERIOR
	EXISTING STUD WALL TO BE REMOVED

DIMENSION LEGEND	
SYMBOL	DESCRIPTION
	TO FACE OF STUD
	TO FACE OF FINISH
	TO CENTERLINE OF DOOR / WINDOW OPENING

PLAN NOTES	
1.	DIMENSIONS ARE TAKEN FROM FACE OF WALLS OR CONC. TO THE CENTERLINES OF DOORS AND WINDOWS, TYP.

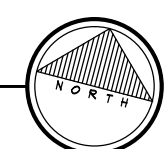
EXISTING FIRST FLOOR/DEMOLITION PLAN

3/16" = 1'-0"



EXISTING GROUND/DEMOLITION PLAN

3/16" = 1'-0"



Alterations to an Existing Single Family Residence

65 NORMANDIE TERRACE

San Francisco, California

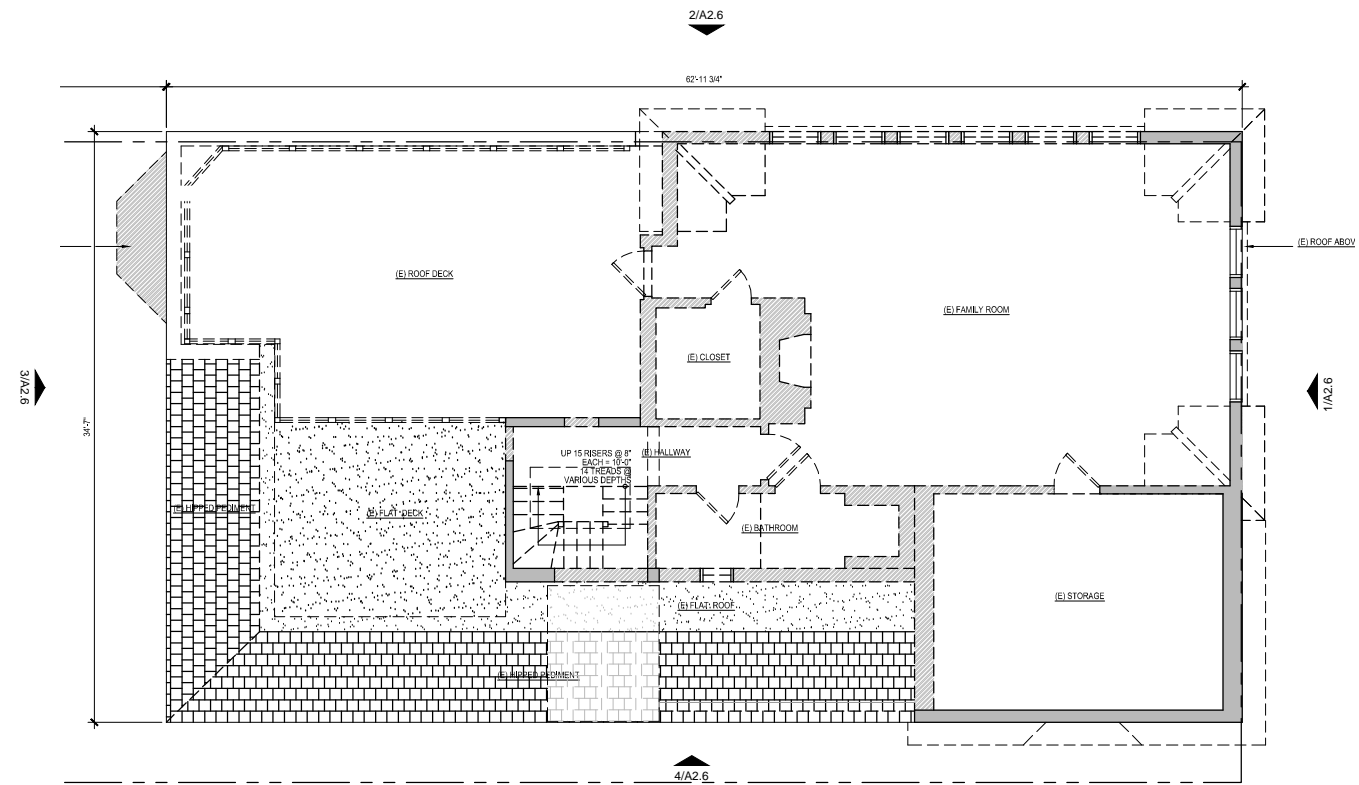
GORDON + GREINER
 2325 Third Street, Suite 318
 San Francisco, California 94107
 415.863.3493

A 2.1

WALL LEGEND	
	PROPOSED 2X STUD WALL, 1/2" GYPSUM BOARD BOTH SIDES (BLUE BOARD @ BATHROOM WET LOCATIONS)
	EXISTING STUD WALL, 1/2" GYPSUM BOARD, 3/4" EXTERIOR PLYWOOD SHEATHING, LATH, STUCCO EXTERIOR
	EXISTING STUD WALL TO BE REMOVED

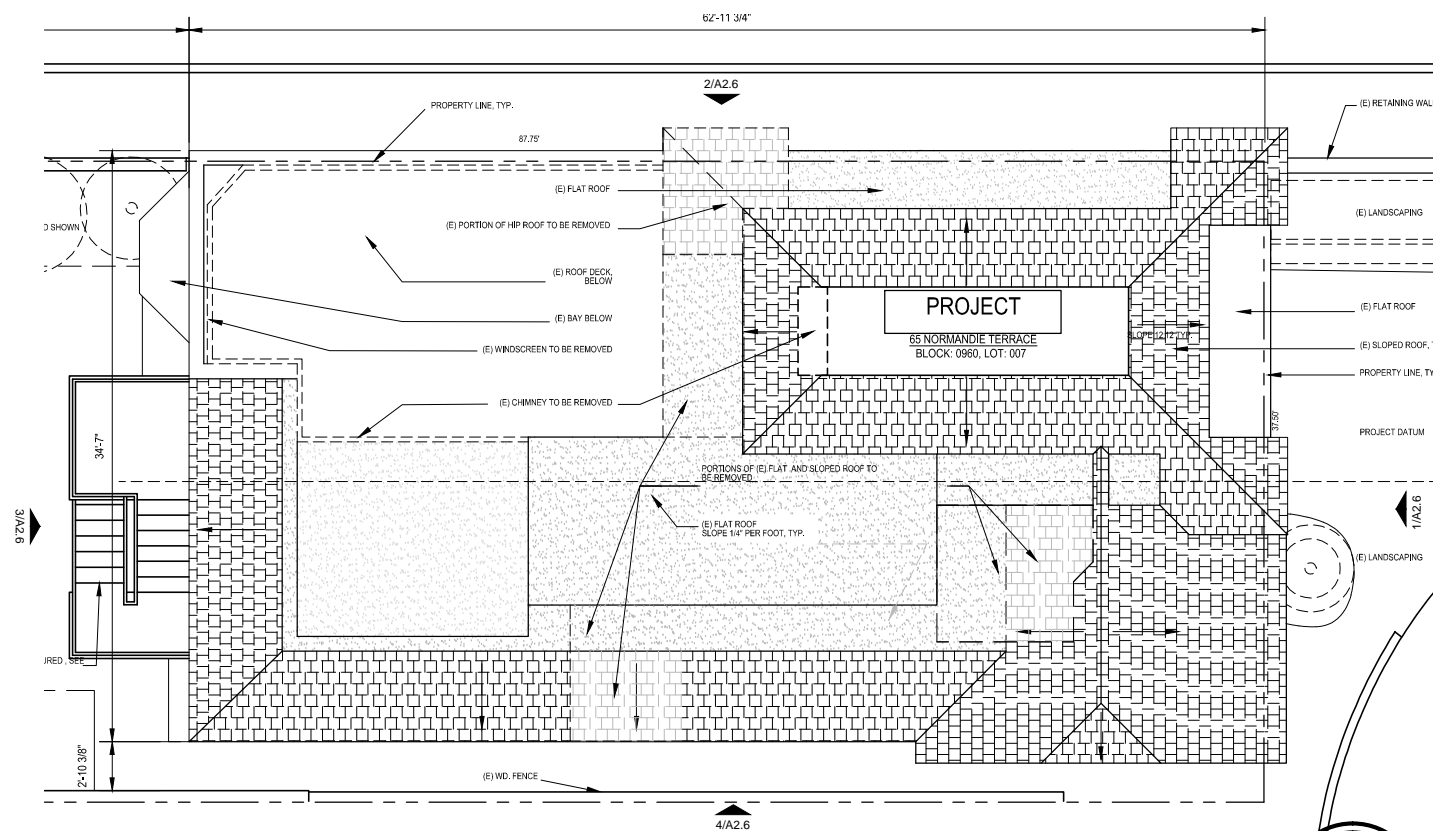
DIMENSION LEGEND	
	TO FACE OF STUD
	TO FACE OF FINISH
	TO CENTERLINE OF DOOR / WINDOW OPENING

PLAN NOTES	
1.	DIMENSIONS ARE TAKEN FROM FACE OF WALLS OR CONC. TO THE CENTERLINES OF DOORS AND WINDOWS, TYP.



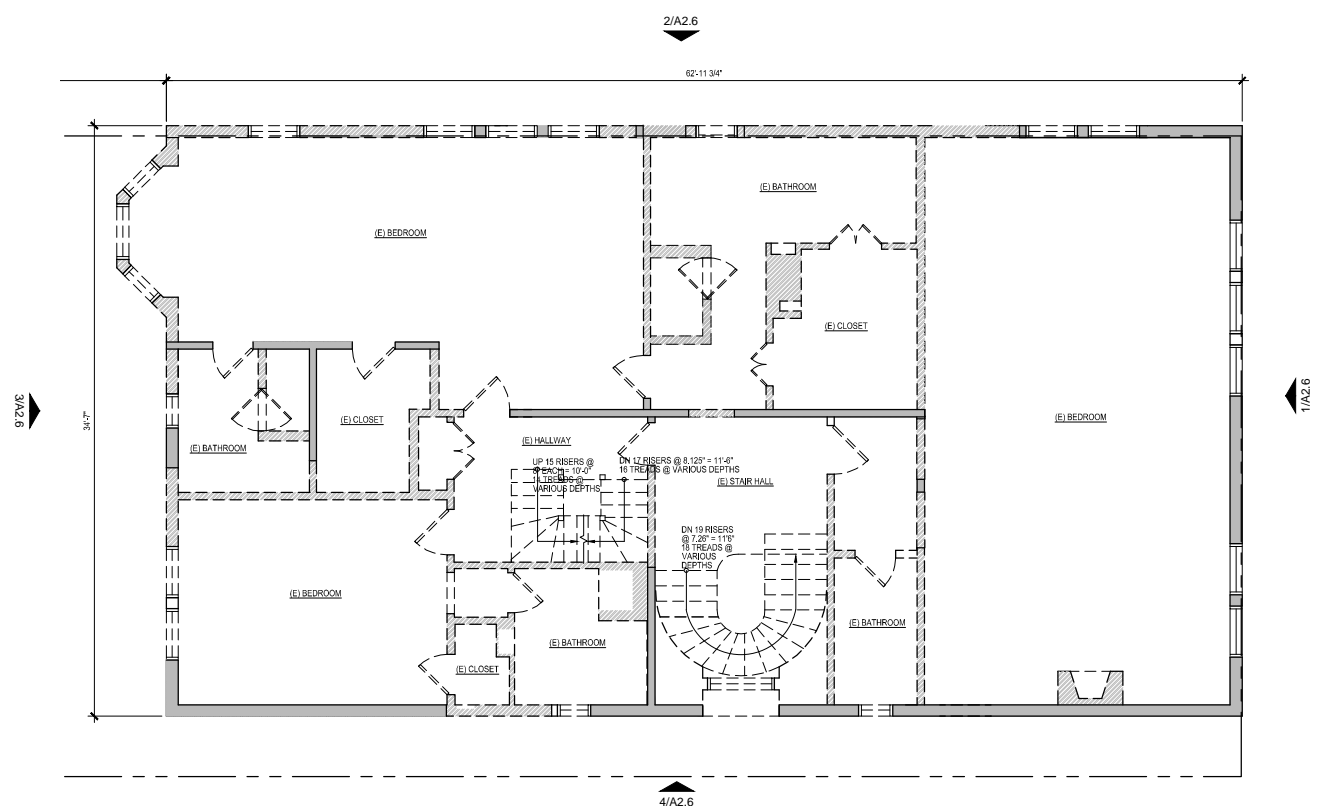
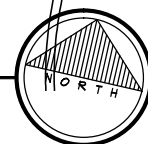
EXISTING THIRD FLOOR/DEMOLITION PLAN

3/16" = 1'-0"



EXISTING ROOF/DEMOLITION PLAN

3/16" = 1'-0"



EXISTING SECOND FLOOR/DEMOLITION PLAN

3/16" = 1'-0"

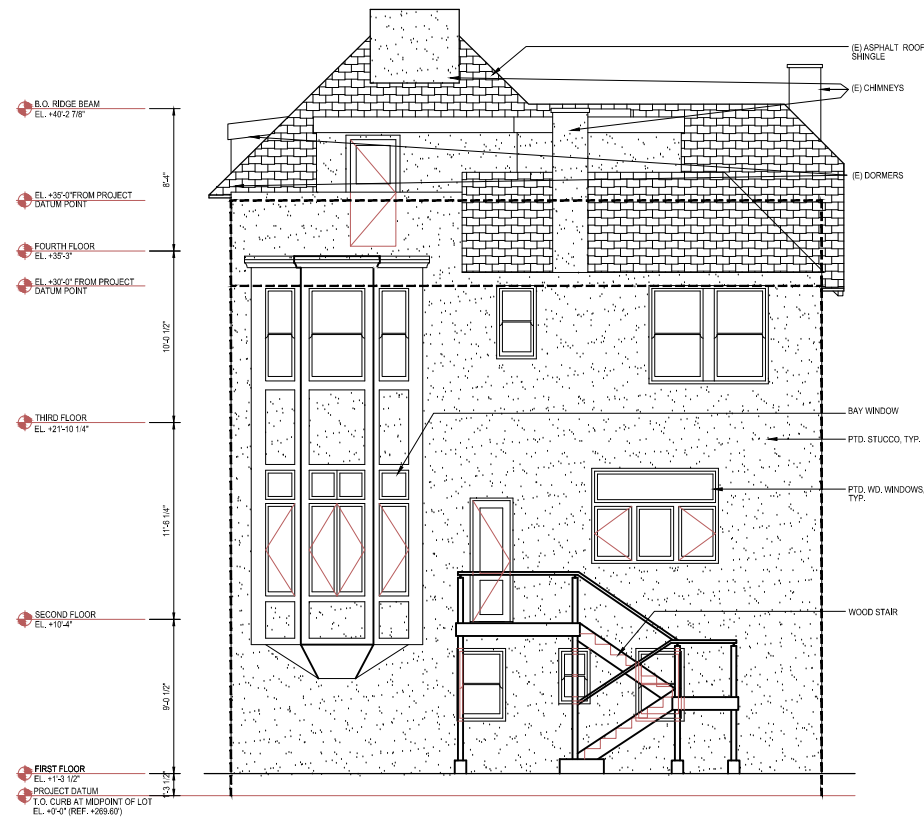


Alterations to an Existing Single Family Residence
65 NORMANDIE TERRACE
 San Francisco, California

2325 Third Street, Suite 318
 San Francisco, California 94107
 415.863.3493



A
2.2



EXISTING WEST ELEVATION

3/16"=1'-0"

3



EXISTING SOUTH ELEVATION

3/16"=1'-0"

4



EXISTING EAST ELEVATION

3/16"=1'-0"

1



EXISTING NORTH ELEVATION

3/16"=1'-0"

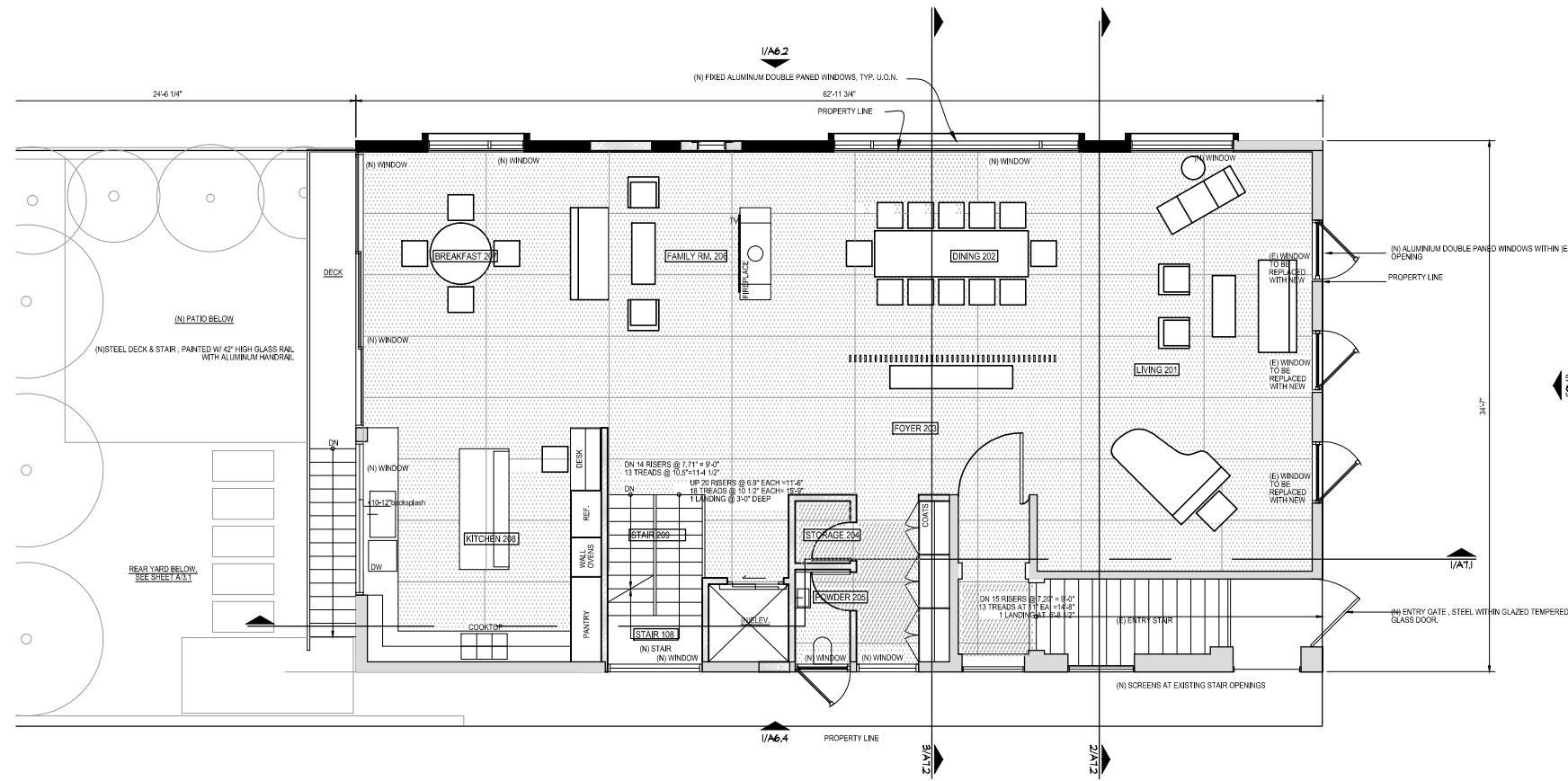
2

Alterations to an Existing Single Family Residence
65 NORMANDIE TERRACE
 San Francisco, California

2325 Third Street, Suite 318
 San Francisco, California 94107
 415.863.3493

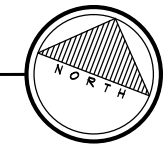


A
2.6



PROPOSED FIRST FLOOR PLAN

3/16" = 1'-0"

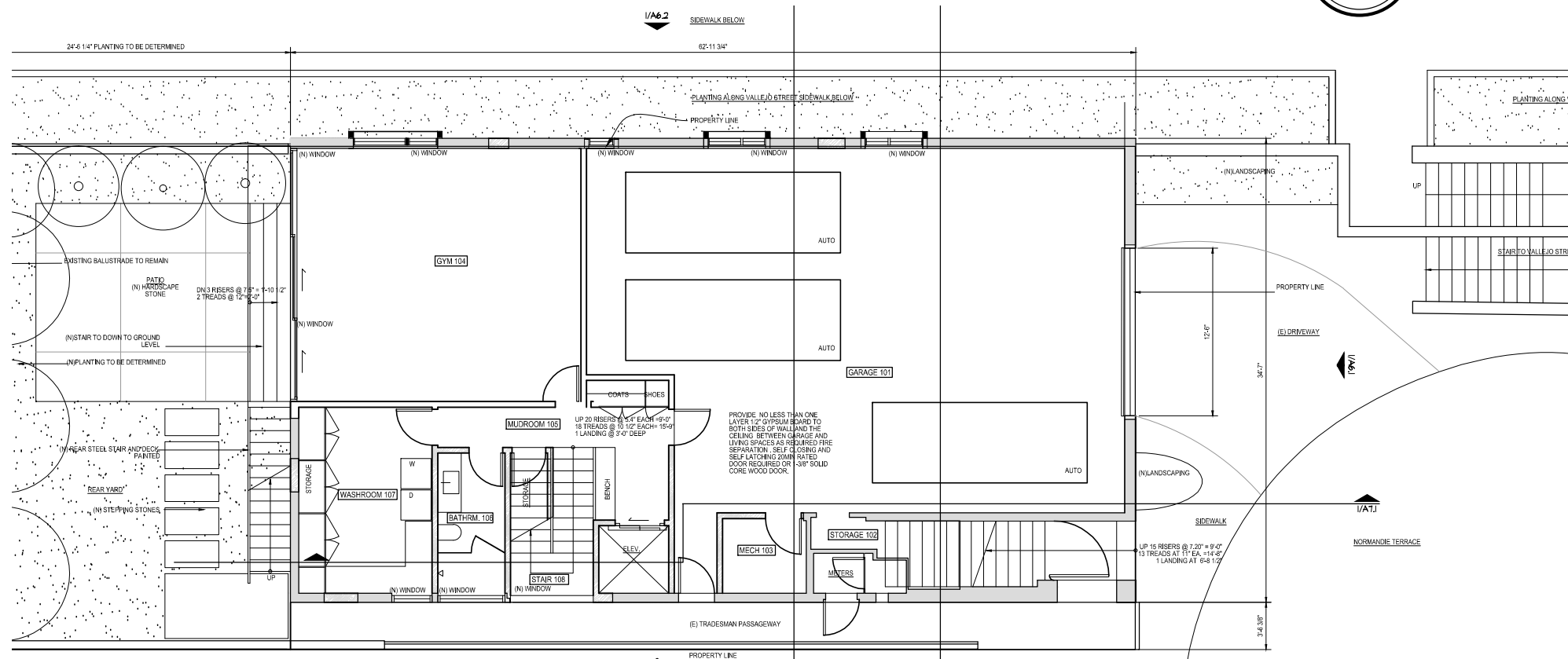


WALL LEGEND	
SYMBOL	DESCRIPTION
	PROPOSED 2X STUD WALL, 5/8" GYPSUM BOARD BOTH SIDES (BLUE BOARD @ BATHROOM WET LOCATIONS)
	EXISTING STUD WALL, 1/2" GYPSUM BOARD, 3/4" EXTERIOR PLYWOOD SHEATHING, LATH, STUCCO EXTERIOR
	EXISTING STUD WALL TO BE REMOVED

DIMENSION LEGEND	
SYMBOL	DESCRIPTION
	TO FACE OF STUD
	TO FACE OF FINISH
	TO CENTERLINE OF DOOR / WINDOW OPENING

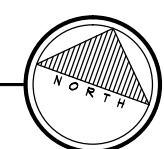
PLAN NOTES

- DIMENSIONS ARE TAKEN FROM FACE OF WALLS OR CONC. TO THE CENTERLINES OF DOORS AND WINDOWS, TYP.



PROPOSED GROUND FLOOR PLAN

3/16" = 1'-0"



Alterations to an Existing Single Family Residence
65 NORMANDIE TERRACE
 San Francisco, California

2325 Third Street, Suite 318
 San Francisco, California 94107
 415.863.3493

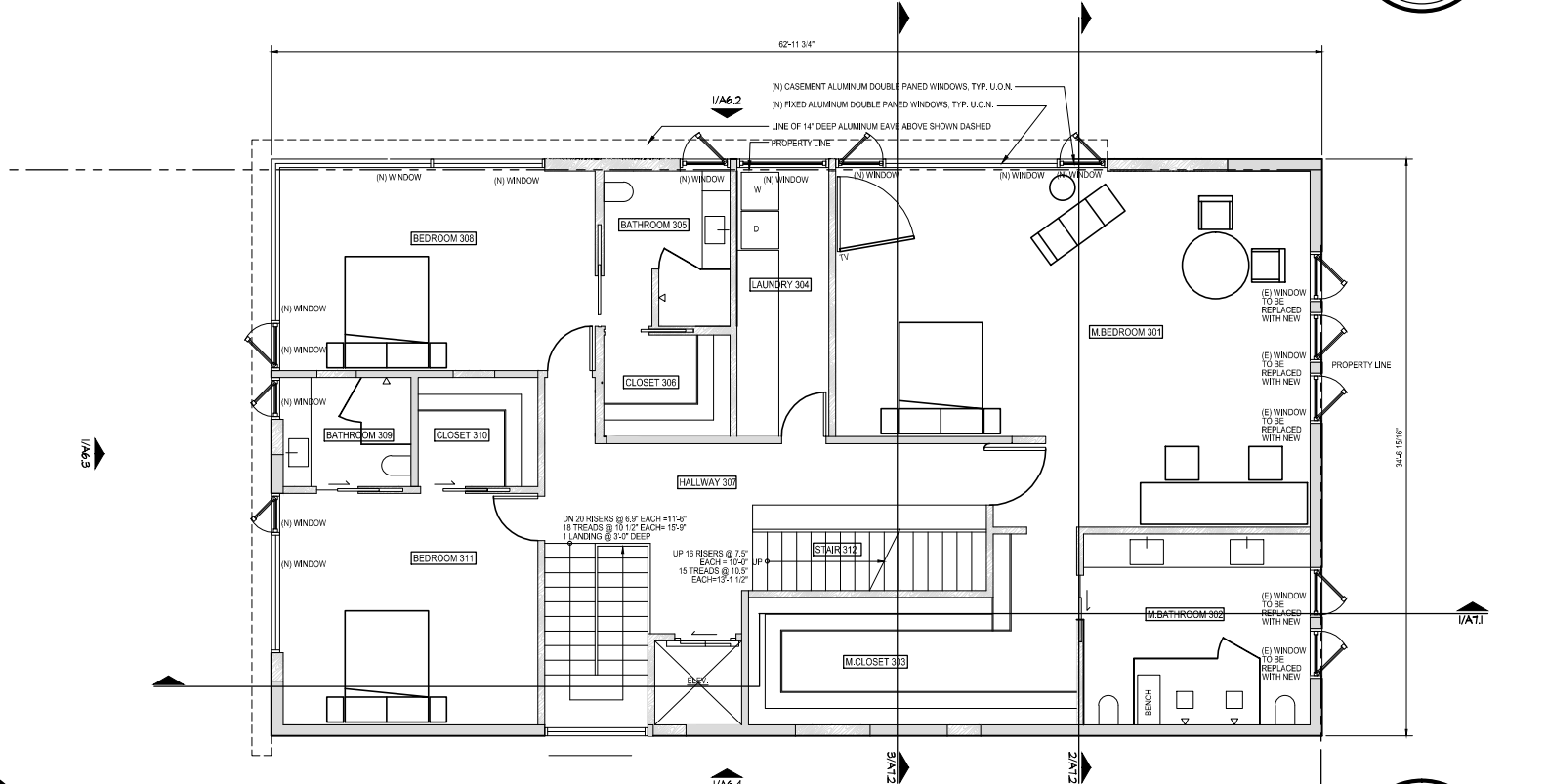
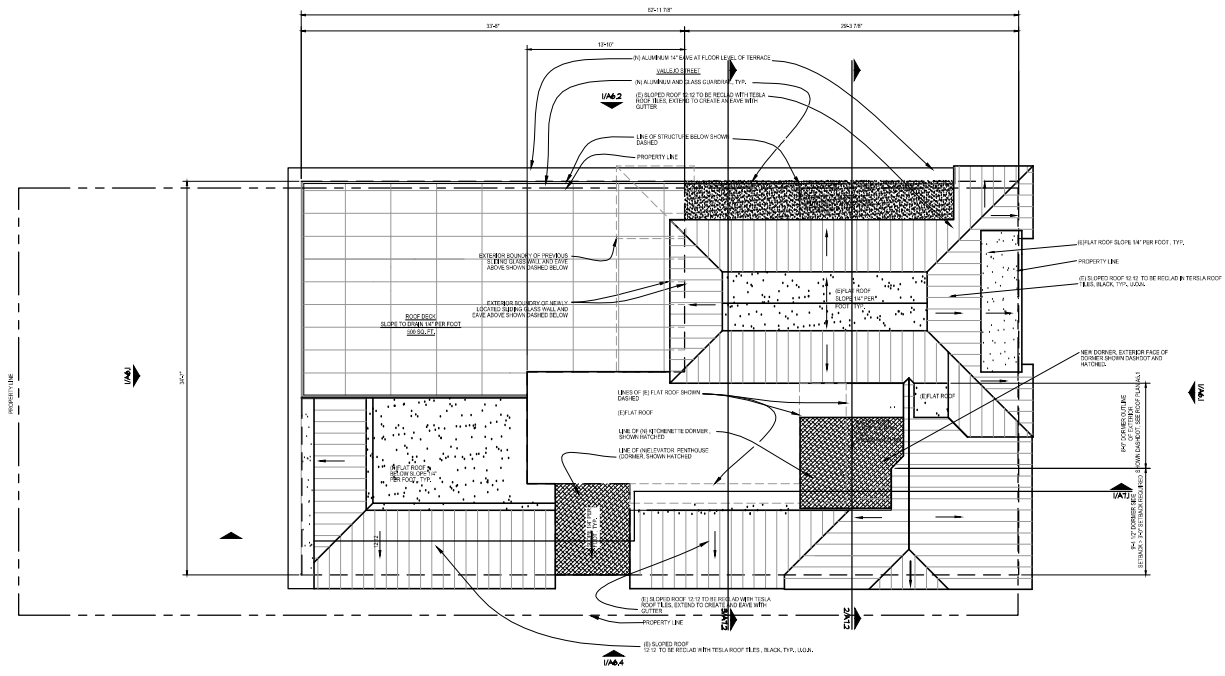
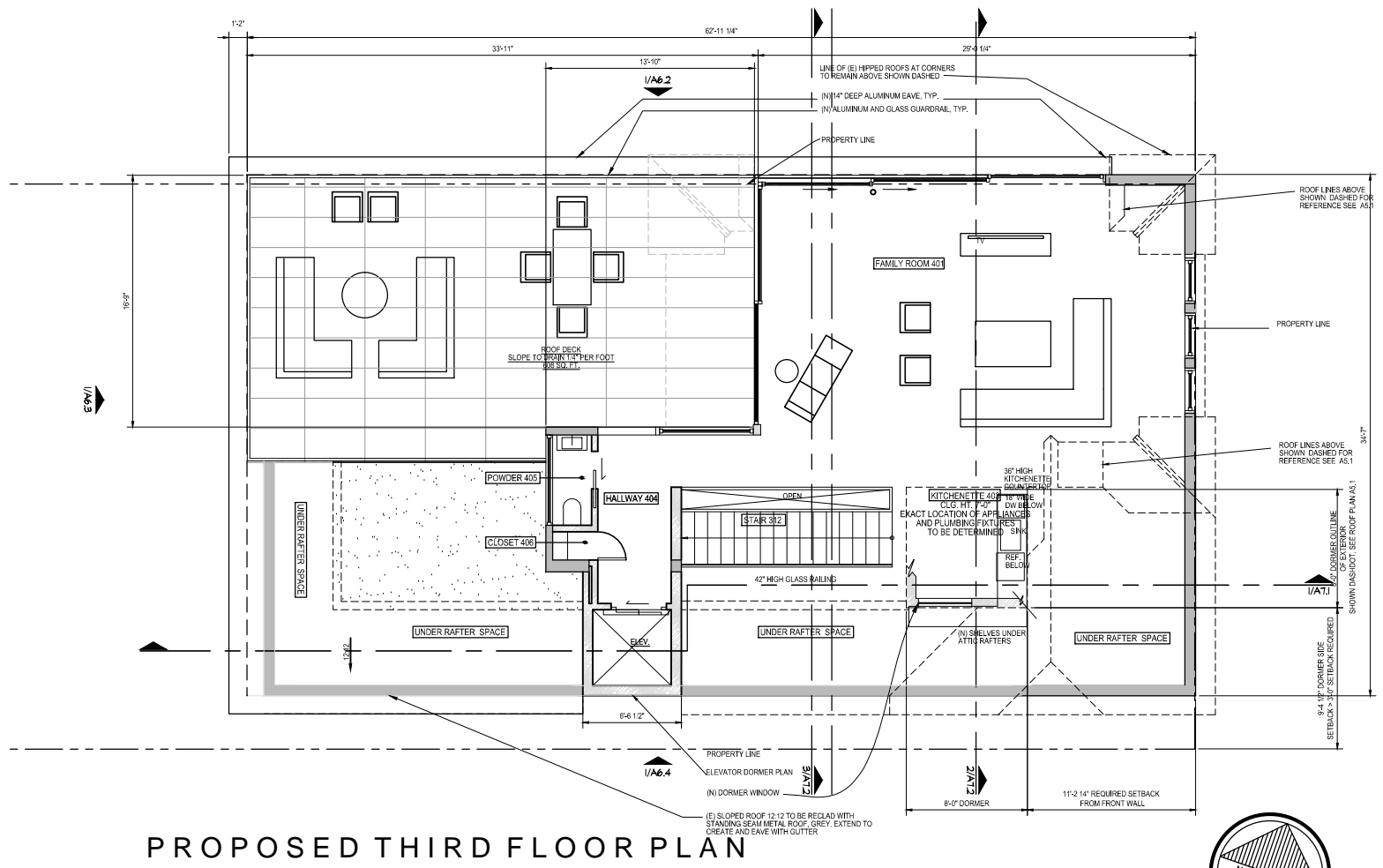


A
3.1

WALL LEGEND	
SYMBOL	DESCRIPTION
	PROPOSED 2X STUD WALL, 5/8" GYPSUM BOARD BOTH SIDES (BLUE BOARD @ BATHROOM WET LOCATIONS)
	EXISTING STUD WALL, 1/2" GYPSUM BOARD, 3/4" EXTERIOR PLYWOOD SHEATHING, LATH, STUCCO EXTERIOR
	EXISTING STUD WALL TO BE REMOVED

DIMENSION LEGEND	
SYMBOL	DESCRIPTION
	TO FACE OF STUD
	TO FACE OF FINISH
	TO CENTERLINE OF DOOR / WINDOW OPENING

PLAN NOTES	
1.	DIMENSIONS ARE TAKEN FROM FACE OF WALLS OR CONC. TO THE CENTERLINES OF DOORS AND WINDOWS, TYP.

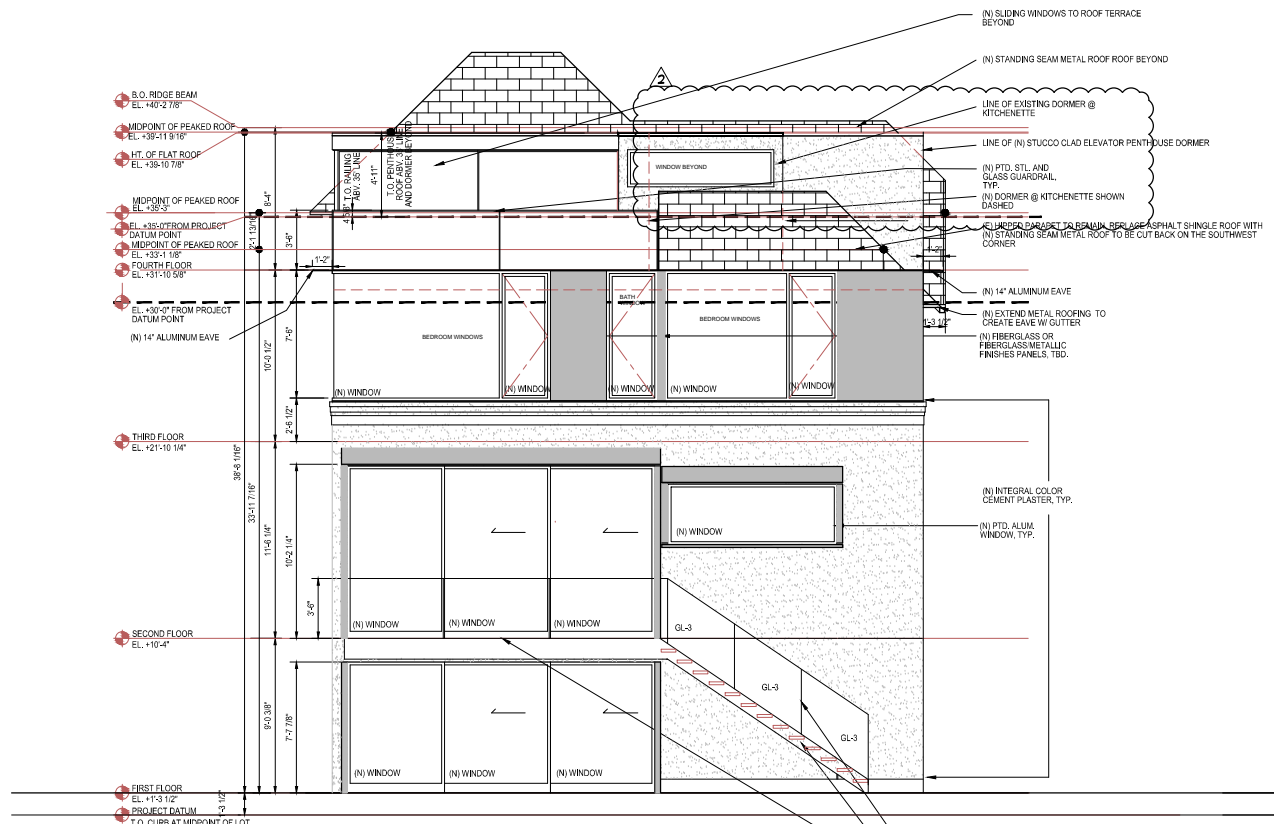


Alterations to an Existing Single Family Residence
65 NORMANDIE TERRACE
 San Francisco, California

2325 Third Street, Suite 318
 San Francisco, California 94107
 415.863.3493

A 3.2

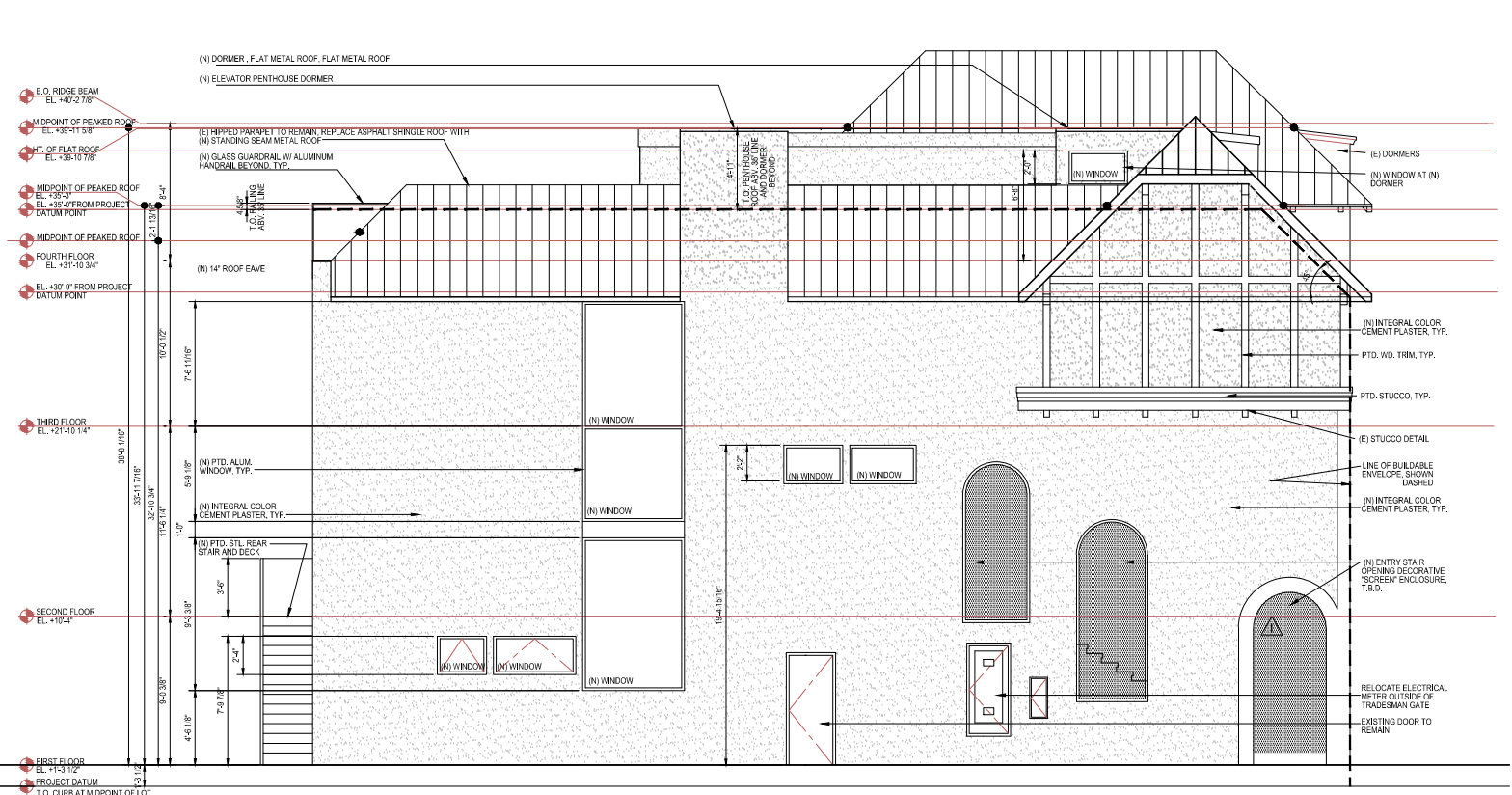




PROPOSED WEST ELEVATION

3/16"=1'-0"

3



PROPOSED NORTH ELEVATION

3/16"=1'-0"

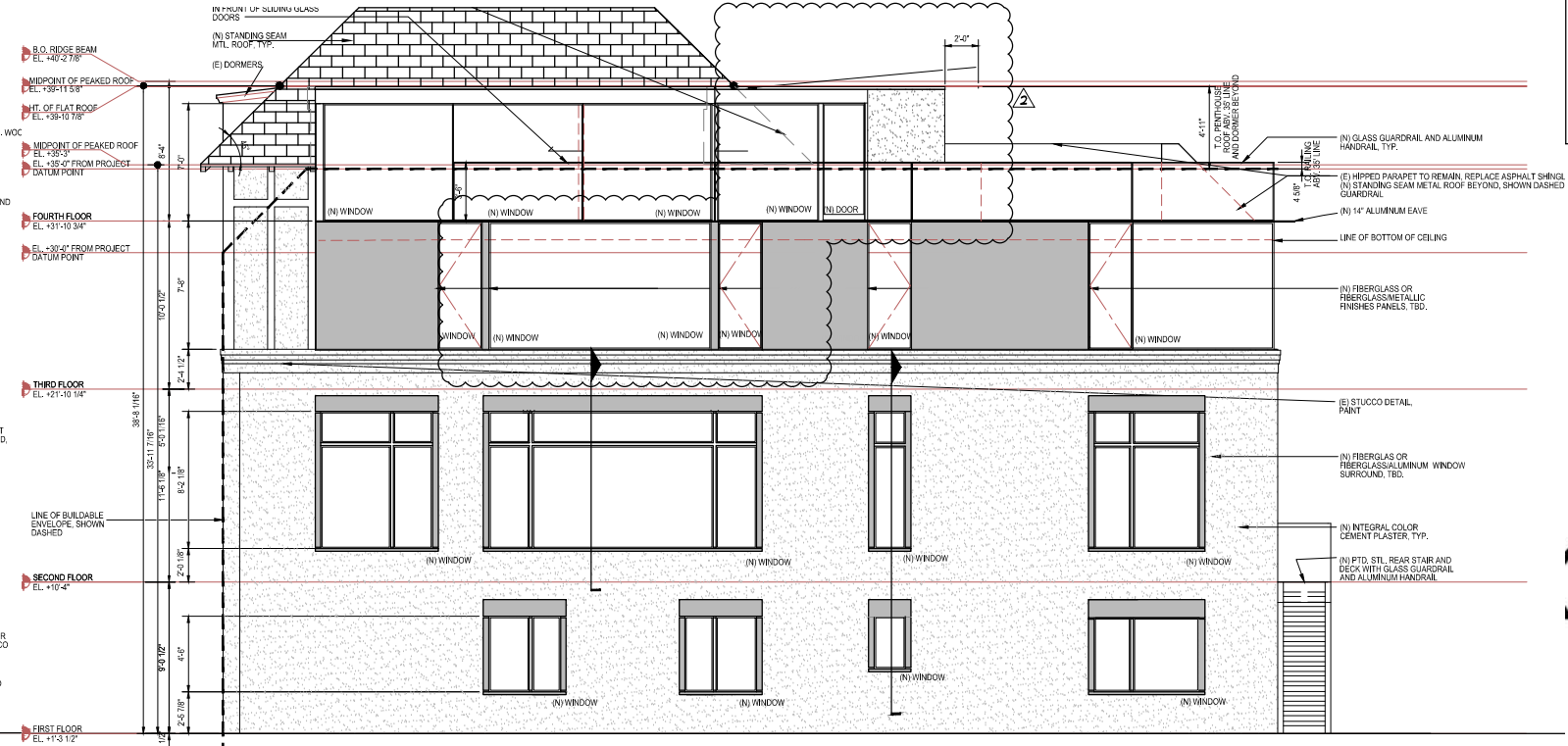
4



PROPOSED EAST ELEVATION

3/16"=1'-0"

1



PROPOSED SOUTH ELEVATION

3/16"=1'-0"

2

Alterations to an Existing Single Family Residence
65 NORMANDIE TERRACE
 San Francisco, California

2325 Third Street, Suite 318
 San Francisco, California 94107
 415.863.3493



A
6.1

EXHIBIT G



Roof Pre-construction



Roof Post-construction



Roof Pre-construction



Roof Post-construction

EXHIBIT H

Subject: Noncomplying structure, addition to

Effective Date: 9/91

Interpretation:

This Section states that a noncomplying structure may not be altered or enlarged except in accordance with the current standards. (i.e., The portion of such structure in the buildable area could be expanded while that portion in a required open area could not be expanded.) An exception was made to **allow the addition of skylights which would protrude less than one foot above a portion of a roof existing in the required rear yard.** It was noted that it is not the intent of the Planning Code to eliminate noncomplying structures or features. They are allowed to remain and retain and enhance their utility within current standards. It was also noted that the "bubble" skylight which minimally protrudes is a common weather tight design. Because of its minimal dimension, such. will be allowed.

Code Section: 188(a)

Subject: Noncomplying buildings for height, expansion

Effective Date: 7/92

Interpretation:

This Section says that noncomplying structures can be expanded or intensified but not if such expansion creates a new discrepancy or exacerbates an existing discrepancy. **Expansions of features over the height limit may be allowed on a case-by-case basis** if the added floor area is under an existing roof or balcony overhang and backdropped by existing walls of the subject building and if a field trip verifies that the expansion could not add significant shadow to or block views from surrounding properties. This ruling should not be taken to allow expansions into the rear yards or other required open areas. The Board of Appeals has been more liberal in some cases.

PUBLIC COMMENT

Longaway, Alec (BOA)

From: Hoopes, Scott <scott.hoopes@jpmorgan.com>
Sent: Tuesday, March 8, 2022 2:31 PM
To: BoardofAppeals (PAB)
Cc: Kristoffer Ning Chang
Subject: 65 Normandie Terrace Project

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

Dear San Francisco Board of Appeals ,

Recently I spent a few hours reviewing this project.

It seems there's a lot of rebuilding of demolished structure without permits.

Hopefully the members of the Board of Appeals will recognize these problems with this project and insist that amends to conform the project to the applicable codes.

Thank you for considering that current code implementation should apply.

Sincerely,

Scott Hoopes

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COW HOLLOW ASSOCIATION
P.O. Box 471136
San Francisco, CA 94147

February 15, 2022

Board of Appeals
c/o Executive Director Julie Rosenberg
49 South Van Ness, Suite 1475 (14th Floor)
San Francisco, CA 94103
boardofappeals@sfgov.org

Re: 65 Normandie Terrace Appeal No. 22-003

Dear Members of the Board of Appeals,

The Cow Hollow Association (CHA) represents the interests of approximately 1,100 homeowners in the area bounded by Lyon, Pierce, Greenwich, and Pacific. The **Cow Hollow Neighborhood Design Guidelines** (CHNDG) serve to define the existing neighborhood character, patterns, setbacks, and the significance of the mid-block open space in Cow Hollow.

The CHA Zoning Committee had communicated with both the Project Sponsor for 65 Normandie Terrace and neighbors in 2017, 2018, 2021, and 2022:

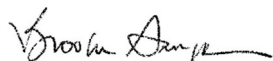
- **In 2017**, Architect Bill Greneder of Gordon and Greneder contacted the CHA about presenting “a remodel and renovation” project that “will not include expansion of the existing residence.” We responded, “When you are ready to present your project to the immediate neighbors we’ll be happy to attend the meeting. Planning may not require a Pre-Application meeting because it sounds like your work will be completely inside the present shell. It would be advisable to meet with the neighbors on Normandie Terrace, as I’m sure you are planning to do, to discuss facade changes.” There was no further contact from Project Sponsor’s architect.
- **In 2018**, a concerned neighbor contacted the CHA Zoning Committee by phone and letter, and forwarded the 311 Notice for 65 Normandie Terrace dated July 13, 2017.
- **In 2021**, the DR Requestor contacted the CHA regarding the December 16, 2020 Planning Department Notice of Enforcement. Additionally, a concerned neighbor forwarded a copy of the Notice of Enforcement and the April 3, 2021 letter written by the DR Requestor.
- **In 2022**, both Attorney Stephen Williams and Consultant Deborah Holley were in contact with the CHA to discuss the proposed project and seek our support at the Discretionary Review Hearing on January 6, 2022, and at the upcoming Board of Appeals Hearing on March 26, 2022.

Beyond the above listed communication with the Project Sponsor and neighbors, the CHA Zoning Committee has not been actively involved with this proposed project and has not taken a position.

We encourage the Board of Appeals to review the project as represented and built to ensure conformity with the Planning Code and other relevant documents, noting the requirement recently reconfirmed by Zoning Administrator Teague per PC Resolution No. 16147:

... the Planning Commission and Planning Department staff will consider the Cow Hollow Neighborhood Design Guidelines in their evaluation of development proposals within Cow Hollow, pursuant to Section 311 of the Planning Code and relevant policies of the City’s General Plan, and will encourage their use by project sponsors and their designers in the project design process, and by neighbors and community groups in their review of projects. [Adopted by the Planning Commission on April 26, 2001]

Regards,




Brooke Sampson
CHA Zoning Committee

cc: Planning Commission, Deborah Holley, Stephen Williams, CHA Zoning Committee

To the Board of Appeals:

The undersigned oppose the approval and the issuance of Building Permit Application No. 2021.0981.7599 in connection with the remodeling project at 65 Normandie Terrace, San Francisco, for many reasons including but not limited to the following:

1. Lack of discussion and meeting with the neighbors before the Section 311 notification in May 2018.
2. Circumvention of the Cow Hollow Neighborhood Design Guidelines.
3. Disruption of the architectural heritage of the unique historic Normandie Terrace District.
4. Incompatibility of the architectural character of the new building with the surrounding neighborhood.
5. Misrepresentation of the preconstruction structures in order to achieve further expansion of the roof on the fourth floor.
6. Work beyond the description of the project in the 311 notification.
7. Extensive demolition throughout the house without permit.
8. Extensive rebuilding of the structures without permit.
9. Demolition of nonconforming structures above the height limit and rebuilding against the planning code.
10. Violation of the terms of abatement for the Notice of Enforcement dated December 16, 2021.

	Names.	Signature	Date
1.	Maria Rosario Gonzales		3/19/2022
2.			
3.			
4.			
5.			

To the Board of Appeals:

The undersigned oppose the approval and the issuance of Building Permit Application No. 2021.0981.7599 in connection with the remodeling project at 65 Normandie Terrace, San Francisco, for many reasons including but not limited to the following:

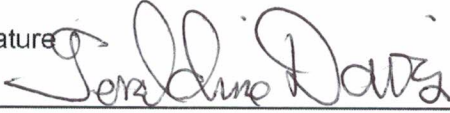

1. Lack of discussion and meeting with the neighbors before the Section 311 notification in May 2018.
2. Circumvention of the Cow Hollow Neighborhood Design Guidelines.
3. Disruption of the architectural heritage of the unique historic Normandie Terrace District.
4. Incompatibility of the architectural character of the new building with the surrounding neighborhood.
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7. Extensive demolition throughout the house without permit.
8. Extensive rebuilding of the structures without permit.
9. Demolition of nonconforming structures above the height limit and rebuilding against the planning code.
10. Violation of the terms of abatement for the Notice of Enforcement dated December 16, 2021.

Names.	Signature	Date
1. <u>M&C MARRON CHIU</u>	<u>[Signature]</u>	<u>3/14/22</u>
2. <u>Scott Hoopes</u>	<u>[Signature]</u>	<u>03/08/22</u>
3. <u>Lester B. Jacobson, M.D</u>	<u>Lester B. Jacobson, M.D</u>	<u>03/12/22</u>
4. <u>Tomomi Meeniyakard</u>	<u>[Signature]</u>	<u>03/12/22</u>
5. <u>Weerasak Meeniyakard</u>	<u>[Signature]</u>	<u>03/12/22</u>

To the Board of Appeals:

The undersigned oppose the approval and the issuance of Building Permit Application No. 2021.0981.7599 in connection with the remodeling project at 65 Normandie Terrace, San Francisco, for many reasons including but not limited to the following:

1. Lack of discussion and meeting with the neighbors before the Section 311 notification in May 2018.
2. Circumvention of the Cow Hollow Neighborhood Design Guidelines.
3. Disruption of the architectural heritage of the unique historic Normandie Terrace District.
4. Incompatibility of the architectural character of the new building with the surrounding neighborhood.
5. Misrepresentation of the preconstruction structures in order to achieve further expansion of the roof on the fourth floor.
6. Work beyond the description of the project in the 311 notification.
7. Extensive demolition throughout the house without permit.
8. Extensive rebuilding of the structures without permit.
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Names	Signature	Date
1. <u>Gerardine Davis</u>		<u>3/17/22</u>
2. <u>Juliana Dea</u>		<u>3/17/22</u>
3.	_____	
4.	_____	
5.	_____	

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Names.	Signature	Date
1. Fereshitch	Zahedi	F. Zahedi
3/8/2022		
2. Shahnam Farhang	[Signature]	3/8/2022
3.		
4.		
5.		

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Names.	Signature	Date
1. Vickie Leow		March 22, 2022
2.	<hr/>	
3.	<hr/>	
4.	<hr/>	
5.	<hr/>	