



Date Filed: April 11, 2022

**City & County of San Francisco  
BOARD OF APPEALS**

**JURISDICTION REQUEST NO. 22-5**

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Date of request: **April 11, 2022.**

**Harold Nathan** hereby seeks a new appeal period for the following departmental action: **ISSUANCE of Site Permit, 2018/12/19/8795** by **Department of Building Inspection**, issued to: **Vera Cort**, for the property at **757 3rd Avenue**, that was issued or became effective on **May 7, 2021**, and for which the appeal period ended at close of business on **May 24, 2021**.

Your **Jurisdiction Request** will be considered by the Board of Appeals on Wednesday, **May 11, 2022 at 5:00 p.m. and will be held in Room 416 of SF City Hall, One Dr. Carlton B. Goodlett Place**. The parties may also attend remotely via the Zoom video platform.

Pursuant to Article V, § 10 of the Board Rules, the **RESPONSE** to the written request for jurisdiction must be submitted by the permit, variance, or determination holder(s) and/or department(s) no later than **10 days from the date of filing, on or before April 21, 2022**, and must not exceed 6 pages in length (double-spaced), with unlimited exhibits. An electronic copy shall be submitted to the Board office via email to: [boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org) and [julie.rosenberg@sfgov.org](mailto:julie.rosenberg@sfgov.org) with additional copies delivered to [corey.teague@sfgov.org](mailto:corey.teague@sfgov.org), [tina.tam@sfgov.org](mailto:tina.tam@sfgov.org) and [gross.milena@gmail.com](mailto:gross.milena@gmail.com) the same day by 4:30 pm.

You or your representative **MUST** be present at the hearing. It is the general practice of the Board that only up to three minutes of testimony from the requestor, the permit holder, and the department(s) will be allowed. Your testimony should focus on the reason(s) you did not file on time, and why the Board should allow a late filing in your situation.

Based upon the evidence submitted and the testimony, the Board will make a decision to either grant or deny your Jurisdiction Request. Four votes are necessary to grant jurisdiction. If your request is denied, an appeal may not be filed and the decision of the department(s) is final. If your request is granted, **a new five (5) day appeal period shall be created which ends on the following Monday**, and an appeal may be filed during this time.

Name: Milena Gross, Agent for Requestor(s)

Address: 751 3rd Avenue

Phone: 952-393-6294

Email: [gross.milena@gmail.com](mailto:gross.milena@gmail.com)

Request Made Via Email

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Signature of Requestor or Agent

MILENA GROSS  
OWNERS REPRESENTATIVE  
PARCEL NUMBER 1646009  
PHONE:952-393-6294  
EMAIL: [gross.milena@gmail.com](mailto:gross.milena@gmail.com)

March 29, 2022

SAN FRANCISCO BOARD OF APPEALS  
49 SOUTH VAN NESS, SUITE 1475  
SAN FRANCISCO, CA 94103

Re: Jurisdictional Request for Permit Application #201812198795

Dear Honorable Commissioners:

I am a representative for a single unit property located at 751 3<sup>rd</sup> Ave San Francisco owned by Harold Nathan. Currently the property next door at 757 3<sup>rd</sup> Ave is preparing for a large-scale building addition. I am making a Jurisdictional Request on the Grounds that we were not notified of approved new construction; variance was not examined/approved, and the City's review process appears incomplete. The above conditions prevented the owner from learning about critical changes of the new construction in time to challenge the permit's approval within the required window.

Building permit for work at 757 3<sup>rd</sup> Ave was approved on 5/7/2021 and Harold Nathan purchased his property 651 3<sup>rd</sup> Ave on 7/20/21 (after building permit was issued) **and was not notified that the house next door at 757 3<sup>rd</sup> Ave has plans to build a new massive addition for which permit was already approved.**

As context the owners at 757 3<sup>rd</sup> Ave have not notified or provided Harold Nathan with the scope of work to be done on their property and only after the demolition started at 757 3<sup>rd</sup> Ave and we learned after approaching their contractor that there is a very large scale two story addition that will be constructed on our neighbors property at 757 3<sup>rd</sup> Ave. For their new addition work the owners of 757 3<sup>rd</sup> Ave hired our contractor who was already hired by us to work on our property at 751 3<sup>rd</sup> Ave and did not speak to us to notify us of their plans for massive construction.

On subsequent contact with the planning and building department on March 24, 2022 we learned of the scale of the work in plans.

Most significantly the large-scale two-story addition would significantly impact and block light to the common living area of our house. Given that this change would significantly impact our main living area we were shocked to learn that approval was given, and we were not notified.

It appears no environmental study was done and there is a beautiful large tree that is currently in the yard and the new addition would be very close to this tree impacting the tree root system.

To Provide greater context regarding this issue, the following sequence of events was pieced together thru review of public records.

Active Permit Addition of a residential elevator:

[Permit 200309255714](#)

**Status:** FILED - 9/25/2003

Addition of residential elevator at rear of property/new deck at 3rd floor /nw garage door and exter

[Permit 201812198795](#)

**Permit Issued New 2 stories and basement addition**

**Status:** ISSUED - 5/7/2021

**Address:** 757 3RD AV

Horizontal addition at rear yard, 2 stories & basement. 1 bathroom & 2 open living areas

As soon as we were aware that significant changes to the building's exterior were in process to begin construction, we immediately contacted the building inspections and planning department on March 24, 2022. However, we had already missed the appeal deadline for the original permit as a result of purchasing our property after the permit was issued and not being notified by the city, by the sellers/previous owners or the seller's agent during the purchase process and not being notified by owners of 757 3<sup>rd</sup> Ave of their upcoming new building addition plans once we purchased and moved into our property of their upcoming plans. The situation has created an unfair and unreasonable barrier for us to overcome. We are greatly concerned about impact both blocking of light to our property and environmental impact this large two-story massive construction will have on the environment.

We are making this Jurisdictional request so that the owners have an opportunity to have their concerns heard as part of an appeals process. These are summarized below:

There is an extension of the footprint that provides critical light to our main living area of the house.

We believe City's review process appears incomplete and that there are possible multiple safety issues of the site as the house has not been updated for what appears to be decades and exterior electrical box is rusty and may cause a fire hazard. Giving a green light to a new massive

addition without first evaluating and repairing outdated electrical system could cause potential fire hazard. This potential fire hazard needs to be evaluated and fixed prior to starting any new construction.

The owners of 757 3<sup>rd</sup> Ave have not been forthcoming with the information on their intent of building a new addition.

We acknowledge 757 3<sup>rd</sup> Ave owners' rights to remodel their property and/or make the necessary safety upgrades however we object to the two-story structure being build.

However, we want to make sure that the City's process is fair and accurate, and considers the rights, safety, and property value of other owners. Given the stated scope of permit, the lack of variance examination and what is occurring at the site, we are making a Jurisdictional Request so that our rights to appeal are preserved and we can work with the relevant City departments (i.e., DBI and Planning) and the owners of 757 3<sup>rd</sup> Ave to find common ground. Thank you for your consideration.

**Sincerely,**

DocuSigned by:

*Milena Gross*

6F1262026906A75...  
**Milena Gross**

**EXHIBIT 1: APPROVED and issued PERMIT PAGE 1-2**

**EXHIBIT 2: Exterior Photo front of the property at 757 3<sup>rd</sup> ave**

**EXHIBIT 3: Exterior Photo side of the 757 3<sup>rd</sup> ave property , this side faces our house**

**EXHIBIT 4: Exterior Photo side of the 757 3<sup>rd</sup> ave property, this side faces our house**

**EXHIBIT 5: Exterior Photo back of the 757 3<sup>rd</sup> ave**

**EXHIBIT 6: Exterior Photo with drawing view from our deck looking at 757 3<sup>rd</sup> ave, red line in the photo showing where addition will be**

**Permit Details Report**

**Report Date:** 3/24/2022 11:38:42 AM

Application Number: 201812198795  
 Form Number: 3  
 Address(es): 1646 / 010 / 0757 03RD AV  
 Description: HORIZONTAL ADDITION AT REAR YARD, 2 STORIES & BASEMENT. 1 BATHROOM & 2 LIVING AREAS.  
 Cost: \$150,000.00  
 Occupancy Code: R-3  
 Building Use: 27 - 1 FAMILY DWELLING

**Disposition / Stage:**

Action Date	Stage	Comments
12/19/2018	TRIAGE	
12/19/2018	FILING	
12/19/2018	FILED	
5/7/2021	APPROVED	
5/7/2021	ISSUED	

**Contact Details:**

**Contractor Details:**

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

**Addenda Details:**

**Description:**SITE

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	CPB	1/4/19	1/4/19			1/4/19	YAN BRENDA	
2	CP-ZOC	1/4/19	11/30/20			11/30/20	TAYLOR MICHELLE	Planning Approval. The project proposes to alter an two-story over basement/garage, single-family resid demolishing an existing porch at the rear and consti horizontal addition at the main floor. Route to DBI.
3	CP-NP	6/18/20	6/24/20	6/18/20	6/24/20	6/24/20	JIMENEZ SYLVIA	Emailed 311 cover letter on 06/18/2020 (Jennifer) I 311 notice on 07/06/2020; Expires on 08/05/2020 (Jennifer)
4	BLDG	12/2/20				3/8/21	LIANG KAREN	
5	DPW-BSM	3/8/21	3/16/21			3/16/21	ZHOU ANDY	Approved SITE Permit only. 3/16/21. ADDENDUM requirement(s) for sign off: Inspection Right-of-Wa: Conformity (Final inspection). Download sidewalk application(s) at <a href="http://www.sfpublishworks.org/services/permits/ap forms">http://www.sfpublishworks.org/services/permits/ap forms</a> and submit them to bsmpermitdivision@sfdp Your construction addendum will be ON-HOLD unt necessary permit(s) are approved or the assigned B& checker(s) may recommend sign off to the satellite c email. Please view <a href="http://www.sfpublishworks.org/informationalbrochu">http://www.sfpublishworks.org/informationalbrochu</a> permit application information. -AZ
6	SFPUC	3/17/21	4/6/21			4/6/21	TOM BILL	APPROVED - NA, No changes to the fixture count. I PPC
7	PPC	4/8/21	4/8/21			4/8/21	LUA NATALIE	4/8/21: To CPB; NL 03/17/21: TO PUC;me 03/08/2 BSM;ME 12/2/20: to BLDG; am 9/13/19: S/R1 to D 1/4/19: to DCP;Ec.
8	CPB	4/8/21	4/12/21			5/7/21	CHEUNG DEREK	5/7/21: RELEASED TO PERMIT CENTER FOR CU: P/U. - DC 4/12: ISSUANCE & POST-ISSUE REVIEW SENT TO APPLICANT. -DC

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

**Appointments:**

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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**Inspections:**

Activity Date	Inspector	Inspection Description	Inspection Status
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**Special Inspections:**

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
1			IP5	CF2R-PLB-02-E - SINGLE DWELLING UNIT HOT WATER SYSTEM DISTRIBUTION	
1			IE1	CF2R-LTG-01-E - LIGHTING - SINGLE FAMILY DWELLINGS	
1			IB57	CF2R-MCH-01-E - SPACE CONDITIONING SYSTEMS DUCTS AND FANS	
1			IB1	CF2R-ENV-01-E - FENESTRATION INSTALLATION	
1			IB3	CF2R-ENV-03-E - INSULATION INSTALLATION	
1			IB53	CF2R-ADD-02-E - PRESCRIPTIVE RESIDENTIAL ADDITIONS THAT DO NOT REQUIRE HERS FIELD VERIFICATION	

For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

[Station Code Descriptions and Phone Numbers](#)

[Online Permit and Complaint Tracking](#) home page.

**Technical Support for Online Services**

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Contact SFGov [Accessibility](#) [Policies](#)  
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# PERMIT HOLDER(S) BRIEF



April 13, 2022

San Francisco Board of Appeals  
49 South Van Ness, Suite 1475  
San Francisco, CA 94103  
[boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org)  
[Julie.rosenberg@sfgov.org](mailto:Julie.rosenberg@sfgov.org)

With a copy to:

[tina.tam@sfgov.org](mailto:tina.tam@sfgov.org), [corey.teague@sfgov.org](mailto:corey.teague@sfgov.org), [gross.milena@gmail.com](mailto:gross.milena@gmail.com)

Re: Jurisdiction Request No. 22-5 ('Jurisdiction Request'): 757 3<sup>rd</sup> Ave  
Permit Holder's brief in support of DBI Alteration permit 2018.1219.8795

Dear Commissioners:

The purpose of this correspondence is to respond to the request from the owner of 751 3<sup>rd</sup> Ave ('Requestor') for **Jurisdictional Request** with regards to the approved Permit ('Permit') at the adjacent property at 757 3<sup>rd</sup> Ave ('Subject Property'). Permit #2018.1219.8795.

The owner of the Subject Property, Vera Cort, respectfully asks the Board of Appeals to **deny** the request that it take jurisdiction beyond the 15-day appeal period for the Permit because the information known and available at the time of review and Permit Issuance shows that the City and County of San Francisco did not 'intentionally or inadvertently' cause the Requestors to be late in filing an appeal to the Permit.

The basis of the Requestor's request is that he was ' . . . not notified of approved new construction, variance was not examined/approved, and the city's review process appears incomplete.' The appeal further indicates ' . . . and was not notified that the house next door at 757 3<sup>rd</sup> Ave has plans to build a new massive addition for which permit was already approved.' The Requestor's Request, further provides no indication where a required notification was missed.





Per SF Planning requirements the permit process was started with required Neighbor Pre-Application Meeting on October 1, 2018. This process included required Notification of adjacent properties, including the Requestor's address. At this meeting the proposed submittal drawings were presented **PRIOR** to formal permit submittal. At this meeting, only the Previous Owners of the property at 751 3<sup>rd</sup> Ave attended. These previous owners indicated their objection to proposed construction at the Subject Parcel. There were no comments from any other neighbors. **See Exhibit 1 -Pre-Application Meeting Documents.**

At this point the owner of the Subject Property delayed the permit submittal pending negotiations with these Previous Owners in an attempt to satisfy their concerns. Over the course of a lengthy process of creating revisions and options for the Previous Owners, it was determined negotiations were fruitless as Previous Owners refused to entertain ANY options. It was decided to submit a reduced version of the original design on December 19, 2018 (Application # 2018.1219.8795).

Over the course of the next 1.5 years and through the SF Design Review process, the proposed construction was repeatedly altered to investigate additional revisions and options. It was eventually decided by SF Planning, through the Residential Design Advisory Team (RDAT) that the current design complies with the SF Residential Design Guidelines. This revised and reduced design is a total of **258 s.f.** of additional area, **in no way Massive**. Also, this design is fully compliant with SF Planning Code and requires **No Variances**. Additionally, Requestor's image (within Requestor's Exhibits) defining the extent of the addition is completely incorrect.

In June 2020, SF Planning began the Section 311 Notification process including all owners and occupants within a 150 foot radius. This notice was mailed July 6, 2020 and expired August 5, 2020. **See Exhibit 2 Section 311 Notification Documents.**

Near the end of this Notification Period the Previous Owners filed an application for Discretionary Review. Through this process the Previous Owners refused to entertain negotiations for ANY construction on the Subject Property. The Previous Owners additionally canvassed the neighborhood for support of their position. At the DR hearing on October 1, 2020, (attended by the Previous Neighbors and 4-6 neighbors) the Planning Commission voted unanimously to **Deny** the DR Request. **See Exhibit 3- Discretionary Review Documents.**



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The Previous Owners put their property up for sale within the next 2-3 months.

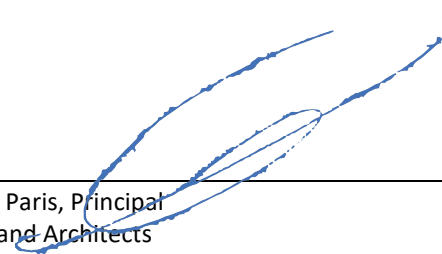
The permit was eventually approved by SF Planning on November 30, 2020 and then by DBI on May 7, 2021. **See Exhibit 4 - Approved Site Permit.**

The Requestor purchased the property on July 20, 2021, more than two months after the date of the Approved Permit, therefore there would have been no requirement for additional Notification by the City or the Owner of the Subject Property. If there were any lapse, it would seem the Previous Owners of Requestor's property failed to disclose the approved permit at the Subject Property.

In summary, this small 258 s.f addition, with no Variances, has a lengthy record of engagement and scrutiny at every possible step, directly encountered from the Requestor's address through the Previous Owners. It would be impossible to imagine the Requestor's parcel has not been properly notified. The Requestor simply purchased the property after public notification was properly and thoroughly completed. Requestor's Request provides no substantive indication of any required Notification opportunity that has been missed.

There was no action on the part of the City or any entity, which caused the Requestor to be late in filing an appeal. Please deny this Jurisdictional Request.

Very truly yours,



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Daniel Paris, Principal  
Thousand Architects

04.13.22

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Dated



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**Exhibit 1**

Pre Application Meeting Documents

## Notice of Pre-Application Meeting

9.10.18

Date

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at 757 THIRD AVE, cross street(s) FULTON ST (Block/Lot#: 1646/010); Zoning: RH-1), in accordance with the San Francisco

Planning Department's Pre-Application procedures. The Pre-Application meeting is intended as a way for the Project Sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the City. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department's review. Once a Building Permit has been submitted to the City, you may track its status at [www.sfgov.org/dbi](http://www.sfgov.org/dbi).

The Pre-Application process serves as the first step in the process prior to building permit application or entitlement submittal. Those contacted as a result of the Pre-Application process will also receive a formal entitlement notice or 311 or 312 notification after the project is submitted and reviewed by Planning Department staff.

A Pre-Application meeting is required because this project includes (check all that apply):

- New Construction;
- Any vertical addition of 7 feet or more;
- Any horizontal addition of 10 feet or more;
- Decks over 10 feet above grade or within the required rear yard;
- All Formula Retail uses subject to a Conditional Use Authorization;
- PDR-I-B, Section 313;
- Community Business Priority Processing Program (CB3P).

The development proposal is to: PROVIDE NEW REAR YARD,  
2 STORY ADDITION WITH DECK

Existing # of dwelling units: <u>1</u>	Proposed: <u>1</u>	Permitted: <u>1</u>
Existing bldg square footage: <u>4601</u>	Proposed: <u>5447</u>	Permitted: <u>-</u>
Existing # of stories: <u>2/4</u>	Proposed: <u>2/1</u>	Permitted: <u>-</u>
Existing bldg height: <u>26'</u>	Proposed: <u>26'</u>	Permitted: <u>35'</u>
Existing bldg depth: <u>86'-6"</u>	Proposed: <u>86'-6"</u>	Permitted: <u>95'-0"</u>
<u>93'-4" DECK</u>	<u>92'-8" DECK</u>	

## MEETING INFORMATION:

Property Owner(s) name(s): VERA CORT

Project Sponsor(s): DANIEL PARIS

Contact information (email/phone): dan@pdp.org.com | 415.497.2300

Meeting Address\*: 757 THIRD AVE

Date of meeting: OCTOBER 1, 2018

Time of meeting\*\*: 6-7 PM

\*The meeting should be conducted at the project site or within a one-mile radius, unless the Project Sponsor has requested a Department Facilitated Pre-Application Meeting, in which case the meeting will be held at the Planning Department offices, at 1650 Mission Street, Suite 400.

\*\*Weeknight meetings shall occur between 6:00 p.m. - 9:00 p.m. Weekend meetings shall be between 10:00 a.m. - 9:00 p.m., unless the Project Sponsor has selected a Department Facilitated Pre-Application Meeting.

If you have questions about the San Francisco Planning Code, Residential Design Guidelines, or general development process in the City, please call the Public Information Center at 415-558-6378, or contact the Planning Department via email at [pic@sfgov.org](mailto:pic@sfgov.org). You may also find information about the San Francisco Planning Department and on-going planning efforts at [www.sfplanning.org](http://www.sfplanning.org).

RADIUS SERVICES 1221 HARRISON ST #18 SAN FRANCISCO CA 94103 415-391-4775

BLOCK	LOT	OWNER	OADDR	CITY	STATE	ZIP
0001	001	RADIUS SERVICES NO. 1646010T	757 3RD AVE	1000ARCHITECTS	18	0730
0001	002	.....	.....	.....	..	..
0001	003	RADIUS SERVICES	1221 HARRISON ST #18	SAN FRANCISCO	CA	94103
0001	004	1000 ARCHITECTS	5172 MISSION ST	SAN FRANCISCO	CA	94112
0001	005	.....	.....	.....	..	..
1645	020	MARK CHEN	770 3RD AV	SAN FRANCISCO	CA	94118-3909
1645	020	OCCUPANT	770A 3RD AV	SAN FRANCISCO	CA	94118-3909
1645	021	DANIEL ROSENBAUM	766 3RD AV	SAN FRANCISCO	CA	94118-3909
1645	022	AMUNDSON-MODARRESSI	760 3RD AV	SAN FRANCISCO	CA	94118-3909
1645	022	OCCUPANT	760A 3RD AV	SAN FRANCISCO	CA	94118-3909
1646	009	ANDREW BINDMAN	751 3RD AV	SAN FRANCISCO	CA	94118-3908
1646	010	VERA CORT TRS	757 3RD AV	SAN FRANCISCO	CA	94118-3908
1646	011	TSUJI RICHICO TRS	765 3RD AV	SAN FRANCISCO	CA	94118-3906
1646	014	ALISA YEE TRS	2714 FULTON ST	SAN FRANCISCO	CA	94118-3923
1646	021	ZHANG LIBIN	912 HUNTER LN	FREMONT	CA	94539-6034
1646	021	OCCUPANT	770 4TH AV	SAN FRANCISCO	CA	94118-3913
1646	022	KAPJIAN-PITT TRS	756 4TH AV	SAN FRANCISCO	CA	94118-3913
9999	999	.....	.....	.....	..	..

## INNER RICHMOND

ANNE-MARIE PIERCE  
UNIVERSITY TERRACE  
ASSOCIATION  
536 PARKER AVE  
SAN FRANCISCO CA 94118

ANNI CHUNG  
SELF-HELP FOR THE ELDERLY  
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SAN FRANCISCO CA 94111

DAN BARONI  
PLANNING ASSOCIATION FOR THE  
RICHMOND (PAR)  
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SAN FRANCISCO CA 94118-3300

SANDRA FEWER  
BOARD OF SUPERVISORS  
RM 244  
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KATHRYN DEVINCENZI  
LAUREL HEIGHTS IMPROVEMENT  
ASSOCIATION OF SF INC  
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PLANNING ASSOCIATION FOR THE  
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PETER WINKELSTEIN  
PLANNING ASSOCIATION FOR THE  
RICHMOND (PAR)  
129 24TH AVE  
SAN FRANCISCO CA 94121

RICHARD RABBITT  
TEMESCAL TERRACE ASSOCIATION  
55 TEMESCAL TER  
SAN FRANCISCO CA 94118

ROSE HILLSON  
JORDAN PARK IMPROVEMENT  
ASSOCIATION  
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SAN FRANCISCO CA 94118-2607

DYAN RUIZ  
PEOPLE POWER MEDIA  
366 10TH AVE  
SAN FRANCISCO CA 94118

JOSEPH SMOOKE  
HOUSING RIGHTS COMMITTEE OF  
SAN FRANCISCO  
4301 GEARY BLVD  
SAN FRANCISCO CA 94118

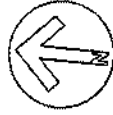
RUPERT CLAYTON  
HAIGHT ASHBURY NEIGHBORHOOD  
COUNCIL  
1336 WILLAR ST APT E  
SAN FRANCISCO CA 94117

JANE NATOLI  
GROW THE RICHMOND  
PO BOX 590933  
SAN FRANCISCO CA 94159



1221 Harrison Street, Suite 10  
 San Francisco CA 94103-4418  
 (415) 391-4775

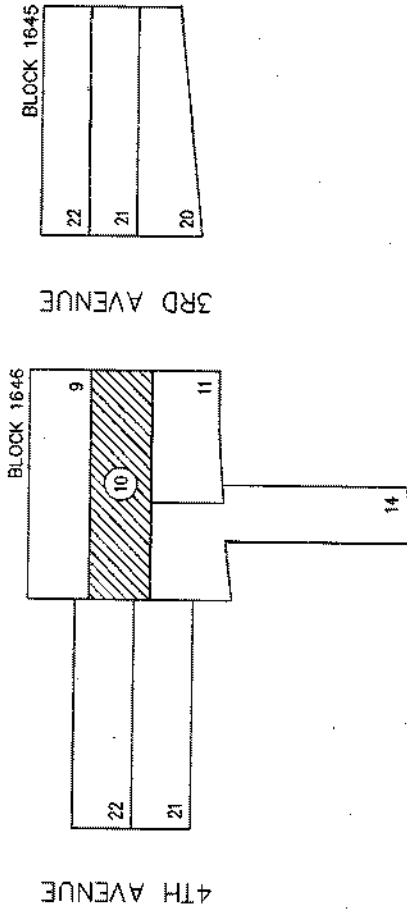
BLOCK 1646  
 LOT 10  
 San Francisco, CA



SCALE: 1" = 80'-0"

JOB NO.	DATE
1646/10	10/23/92
DRAWN BY	DC
CHECKED BY	DC

PERMIT  
 NOTIFICATION  
 MAP



The information contained herein has been obtained from sources that we deemed reliable and current at the time of preparation. We have no reason to doubt its accuracy but we do not guarantee it.

# Affidavit of Conducting a Pre-Application Meeting, Sign-in Sheet and Issues/Responses submittal

I, DANIEL PARIS, do hereby declare as follows:

1. I have conducted a Pre-Application Meeting for the proposed new construction, alteration or other activity prior to submitting any entitlement (Building Permit, Variance, Conditional Use, etc.) in accordance with Planning Commission Pre-Application Policy.
2. The meeting was conducted at 757 3rd AVE (location/address) on 10-11-18 (date) from 6-7pm (time).
3. I have included the mailing list, meeting invitation and postmarked letter, sign-in sheet, issue/response summary, and reduced plans with the entitlement Application. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.
4. I have prepared these materials in good faith and to the best of my ability.

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

EXECUTED ON THIS DAY, 12-18, 20 18 IN SAN FRANCISCO.

Signature

DANIEL PARIS

Name (type or print)

AGENT, ARCHITECT

Relationship to Project (e.g. Owner, Agent)

(If Agent, give business name & profession)

757 3rd AVE

Project Address



# Pre-Application Meeting Sign-in Sheet

Meeting Date: 10.1.18  
 Meeting Time: 6-7 PM  
 Meeting Address: 757 3<sup>rd</sup> AVE  
 Project Address: 757 3<sup>rd</sup> AVE  
 Property Owner Name: VEPA CORT  
 Project Sponsor/Representative: DANIEL PARIS

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1.	Rebecca Smith Bindman		415 751-7507	Rebecca.Smith-Bindman	<input type="checkbox"/>
2.	Andrew Bindman		11	@UCSF.edu	<input checked="" type="checkbox"/>
3.					<input type="checkbox"/>
4.					<input type="checkbox"/>
5.					<input type="checkbox"/>
6.					<input type="checkbox"/>
7.					<input type="checkbox"/>
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15.					<input type="checkbox"/>
16.					<input type="checkbox"/>
17.					<input type="checkbox"/>
18.					<input type="checkbox"/>

# Summary of discussion from the Pre-Application Meeting

Meeting Date: 10-1-18  
 Meeting Time: 6-7PM  
 Meeting Address: 257 3RD AVE  
 Project Address: 257 3RD AVE  
 Property Owner Name: VEPA CRT  
 Project Sponsor/Representative: DANIEL PARIS

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 (name of concerned neighbor/neighborhood group): REBECCA SMITH BINDMAN & ANDREW BINDMAN

ADDITION EXTENDS TOO FAR BACK + TOO CLOSE TO THEIR DRCE. SHOULD NOT BE ALLOWED TO USE

Project Sponsor Response: ~~EASMENT~~ AREA AS PART OF YARD CALCULATION.

\* SEE ATTACHED SUMMARY. \*

Question/Concern #2: \_\_\_\_\_

Project Sponsor Response: \_\_\_\_\_

Question/Concern #3: \_\_\_\_\_

Project Sponsor Response: \_\_\_\_\_

Question/Concern #4: \_\_\_\_\_

Project Sponsor Response: \_\_\_\_\_

## Summary of discussion from the Pre Application Meeting

Meeting Date: October 1, 2018  
Meeting Time: 6-7pm  
Meeting Address: 757 3<sup>rd</sup> Avenue  
Property Address: 757 3<sup>rd</sup> Avenue  
Property Owner Name: Vera Cort  
Project Sponsor: Daniel Paris

### Question/Concern by: Rebecca Smith Bindman and Andre Bindman:

See attached email threads, pre-application drawings and revised drawings.

Addition extends too far to the rear and is too tall and close to adjacent deck at Bindman property. Rear yard easement should not be used for calculation of required rear yard area.

### Response:

In response to the question of rear yard easement we discussed with Planner, Jeffrey Speirs, who received response from Zoning Administrator, Scott Sanchez that easement was used properly in rear yard calculation.

In response to horizontal and vertical extents of proposed addition, project sponsor has made modifications to provide large 5' setback at shared property line for privacy, without new openings onto existing neighbor deck and removing one existing window facing neighbor's property. For privacy, we have also revised original West (rear) facing deck to be located at the South side of subject property away from North property line. These revisions would serve to provide additional privacy and ample separation between these adjacent buildings.

The proposed addition does not extend above the existing roofline, which is less than the allowable height limit.



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**Exhibit 2**

Section 311 Notification Documents



## DECLARATION OF POSTING FOR SECTION 311

I, Daniel Paris, do hereby declare as follows:

1. On July 6, 2020, I posted a public notice on the project site (one on each frontage for through and corner lots) indicating my intention to secure a building permit and describing the extent of the proposed work for the property located at 757 3rd Avenue.  
The public notice was furnished to me by the Planning Department.
2. After posting the aforementioned notice, I determined that the required notice was posted during the requisite duration between July 6, 2020 and August 5, 2020.

Building Application Number: 2018.1219.8795

Project Address: 757 3rd Ave

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

EXECUTED ON THIS DAY, November 10, 2020,  
IN SAN FRANCISCO.

Signature 

Daniel Paris  
Name (Print or Type)

Architect

Relationship to Project: e.g. owner, Attorney, Architect, etc.

**Submit completed Declaration of Posting immediately to the Project Planner after the expiration date.**























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**Exhibit 3**

Discretionary Review Documents

**Discretionary Review Application**  
**757 3<sup>rd</sup> Avenue**  
**Building Permit Application**  
**No. 2018.12.19.8795**

**Supplemental Information in Support of Request for Discretionary Review**

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

Discretionary Review is requested because the proposed expansion of the residence at 757 3rd Avenue (the "Project") does not meet the standards of, and indeed conflicts with, the Residential Design Guidelines. The Residential Design Guidelines arise directly out of Section 101.1 of the Planning Code, which establishes priority policies to conserve and protect existing neighborhood character. As detailed below, the Cabrillo Alley Neighborhood Association ("CANA") is concerned that the Project is inconsistent with the neighborhood character of the block in question (Block 1646), would not respect the mid-block open space, and would not provide adequate setbacks to adjacent properties. CANA is also concerned about the precedent that the Project would set for the block, in particular by facilitating significant expansion of homes throughout the block to the detriment of the neighborhood character. CANA acknowledges that the Project applicant has reduced the scale of the proposed expansion from what was preliminarily proposed in 2019. However, the changes made by the applicant would not avoid the deleterious effects that the Project would have on the neighborhood.

**a. The scale of the subject property would not be compatible with surrounding buildings and would not respect the mid-block open space**

Block 1646 is notable for a private easement that traverses the length of the block, arising through deed restrictions and conveyances created when the block was first subdivided (the "Block 1646 Alley"). The Block 1646 Alley originates at Cabrillo Street and runs due south, parallel to 3rd and 4th Avenues, until it reaches its terminus at the rear property lines of the homes situated on Fulton Street. (See Figures 1 and 2.) The Block 1646 Alley provides a unique sense of community, and renders the mid-block open space a vital aspect of the neighborhood where neighbors routinely interact and socialize, and children play on a daily basis. (See, e.g., Figure 3.) Block 1646 is marked on both the 3rd and 4th Avenue sides by a near-uniform setback of all structures higher than ground level from the alley. (See Figure 1 and 4.)

757 3rd Avenue currently is one of the largest homes (measured in square footage) in Block 1646, per secured property tax roles (2,774 sq. ft.). The Project seeks to add hundreds of square feet to this already large home by expanding significantly into the



unique residential mid-block space, defined by its shared, private alley. While the applicant originally sought a far greater and more obtrusive rear-yard expansion, the fact that the current Project proposes a smaller expansion does not render it compatible with surrounding buildings or the building scale at the mid-block open space.

Section 134 of the Planning Code states:

- (a) Purpose. The rear yard requirements of this Section 134 are intended to:
  - (1) assure the protection and continuation of established mid-block landscaped open spaces;
  - (2) maintain a scale of development appropriate to each district, complementary to the location of adjacent buildings;
  - (3) provide natural light and natural ventilation to residences, work spaces, and adjacent rear yards; and
  - (4) provide residents with usable open space and views into green rear-yard spaces.

Furthermore, the Residential Design Guidelines emphasize the importance of the mid-block open space:

The height and depth of a building expansion into the rear yard can impact the mid-block open space. 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. An out-of-scale rear yard addition can leave surrounding residents feeling “boxed-in” and cut-off from the mid-block open space. (p. 26)

The Project threatens all of these impacts. It would create a second story addition that would extend further into the rear yard, and at a larger scale, than any other home in the mid-block area on 3rd Avenue. (See Figures 5 – 7.) Indeed, the only home on this side of the block that extends towards the alley in similar fashion is 731 3rd Avenue, but this home is markedly different in that it is only a two-story home, and because the rear-yard addition is far smaller in width (i.e., north-south dimensions) than what is proposed for 757 3rd Avenue. (See Figure 7, 8, 11.)

Thus, the Project would render the home incompatible with the homes to the north and to the south. To the north, there are two homes with rear-yard setbacks and decks that are identical to the current layout of 757 3<sup>rd</sup> Avenue (see Figures 1 and 5). Almost all other homes on the eastern side of the block to the north along 3<sup>rd</sup> Avenue have the same, or even greater, rear-yard setbacks. Indeed, many homes on the northern half of the block have even greater setbacks. (See Figures 1, 2, 4, 6 and 7.)

To the south of the proposed Project site, the adjacent home (765 3rd Avenue) is located on a small parcel, already creating a boxed in sense to that home, which would only be exacerbated by the Project. (See Figures 5,6,7,9, and 10) Other homes in the southeast

corner of Block 1646 similarly would be boxed in from the mid-block open space by the Project. (See Figures 5 and 10.) Allowing the Project to be built would only further exacerbate this “boxed in” feeling.<sup>1</sup>

Section 134 promotes preservation of open space and “views into green rear-yard spaces.” The Project would run contrary to this express goal by allowing the home to expand into the mid-block open space, and as configured, significantly impacting views of the green rear-yard spaces. The Project would also set a precedent for build outs that would severely impact the current green space views. Indeed, given that there is a paved alley traversing the center of the block, there should be a premium placed on maintaining and promoting the existing green and permeable space in the mid-block area.

The precedent that could be established by allowing the Project to proceed would erode the strong mid-block open space pattern (which looks remarkably similar to the one shown in the Residential Design Guidelines on p. 26). Not only would it give the proverbial green light for similar expansions to homes on the eastern (i.e., 3rd Avenue) side of the block, it would green light such expansions on the west (4th Avenue) side of the block. In fact, it seems implausible that the applicant would be allowed to build out the existing home into the current rear yard, given that the both owners of 741 3rd Avenue and 751 3rd Avenue sought to remodel the rear portions of their homes on separate occasions, but in both instances, they were told that no westerly expansion into their rear yards was allowed given the pattern of setbacks in the neighborhood. To now allow the applicant to construct such a significant expansion into the rear yard seems inequitable at best.

Given the impacts posed by the Project, it is notable that a possible alternative to the Project appears never to have been proposed by the applicant, i.e., building out the ground-floor level. Indeed, multiple other homes in the block have undergone such projects when seeking to increase living space while accounting for the neighborhood character and green rear yard space. A build-out of the ground-floor level would provide the applicant with a significant expansion of living space, indeed far more than what the current Project would add, without resulting in any impacts to the neighborhood. Representatives of CANA did speak with the applicant’s architect recently, who informed them that the applicant’s intent was to build out this ground-floor level in the future.

CANA believes the exercise of discretionary review is fully appropriate in this situation. The Block 1646 Alley provides a priceless asset to its residents. Encouraging in-fill and expansion of homes into the interior of this unique block, at the expense of green and permeable landscaping, would create significant and irreversible damage to this unique

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<sup>1</sup> The applicant may argue that the existing structure located on the south side of the current deck at 757 3rd Avenue ( Figure 10) has a more significant visual impact on the mid-block open space than the proposed Project would have. However, CANA was unable to locate any permits or other entitlements indicating that this structure or room is a permitted structure. To the extent that this structure is an illegal or non-conforming use, it should in no way be used as a basis to justify or facilitate the proposed Project’s impacts on the mid-block open space and neighbors.

block. There are alternatives to the Project that the applicant can pursue that would provide more than ample additional living space while avoiding these significant effects.

**b. The proposed expansion would not maintain light to adjacent properties by providing adequate setbacks**

The Project proposes that the second-story expand 12 feet to the west and very close to the property line on the north. (See Figures 12 and 13.) It also calls for the addition of a deck on the 3rd level. Enclosing the space on the 2nd level, which is currently an open deck, and adding a new deck above that, would substantially reduce light to the dining room, kitchen, and deck space for the neighbor immediately to the north. Furthermore, the proposed deck on the 3rd level would create sight lines to these areas as well as the 3rd story bedroom spaces of the northern neighbor.

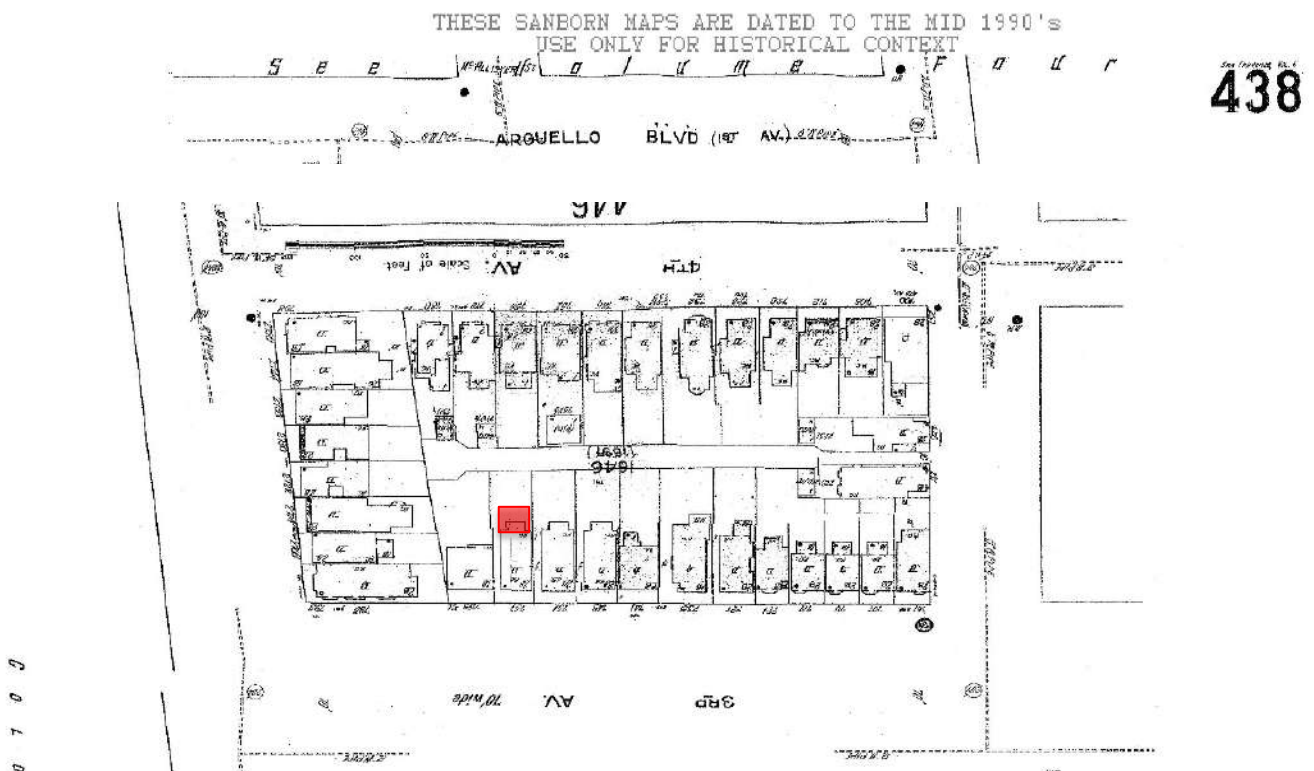
3. *What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?*

CANA strongly opposes this proposed build-out into the mid-block area as detailed above. CANA would be supportive of a build-out of the existing ground floor space. In fact, during a conversation between CANA representatives and the applicant's architect on July 31, 2020, the CANA representatives inquired about the ground-floor build-out. The architect stated that it was the applicant's intent to build out this ground floor in the near future. CANA believes that this type of project would address the exceptional and extraordinary circumstances of Block 1646, and reduce the adverse effects detailed above.

Figure 1. Aerial view of Alley facing west from Third Avenue, showing the outline of the mid-block open space. The proposed addition is shown in red in this photo and all subsequent photos.



Figure 2. The original Sanborn Map, dated to the mid 1990s, showing the mid-block open space



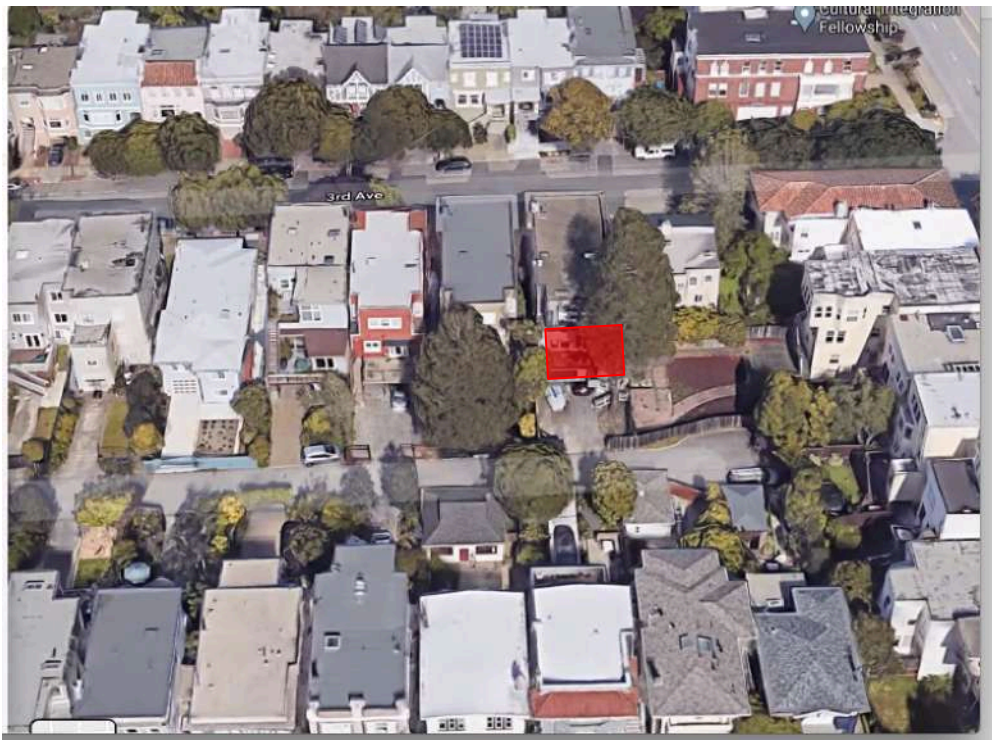
**Figure 3 Figure of Block 1646 Alley looking north. The alley forms the basis of our block and community association (the Cabrillo Alley Neighborhood Association)**



**Figure 4. Aerial view of Block 1646 mid-block open space - facing south.**



**Figure 5. Aerial view of Block 1646 mid-block open space (facing east from 4th Avenue). Area in red shows proposed addition.**



**Figure 6. Aerial view of Block 1646 mid-block open space (facing North from Fulton ).**



**Figure 7. Aerial view of Block 1646 mid-block open space (facing North-East from Fulton ). This shows that the western extent of 731 3rd Avenue. The applicant has noted that there are other houses on 3rd Avenue that have reduced the mid block open space including 731 3rd Avenue. However, this is a far smaller house and the extension is not as large as one proposed for 757 3rd Avenue. Also seen is how house 765 would be boxed in by the extension.**



**Figure 8. Aerial view of Block 1646 mid-block open space (facing South-East towards Fulton Street). The arrow points to 731**





**Figure 9. Aerial view showing homes in southeast area of Block 1646 that would be boxed in by the Project. The street on the top of the photo is Fulton Street**



**Figure 10. Block 1646 Alley view (to the east) of 757 3rd Avenue and homes to the south that would be further boxed in by proposed Project. Images also show view to the east, showing house to the south, and to the North**



Figure 11. Looking west, from Third Avenue, the smaller house on the left of the photo is 731 Third Avenue.



Figure 12. Rear view of 757 3rd Avenue showing existing deck and adjacent property, 751, to the north.



Figure 13. View to the North of 757 3rd Avenue at the deck, showing the existing deck and adjacent property to the north (751 Third Avenue). The figure beneath shows the approximate location of the proposed Project and impacts on light to 751 3rd Avenue.





# RESPONSE TO DISCRETIONARY REVIEW

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## Project Information

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Property Address: 757 3rd Avenue

Zip Code: 94118

Building Permit Application(s): 2018.1219.8795

Record Number: ID 1194674

Discretionary Review Coordinator: David Winslow

## Project Sponsor

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Name: Daniel Paris

Phone: 4154972300

Email: dan@000arc.com

## Required Questions

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

See attached Responses to DR Application document, drawings and photos

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

See attached Responses to DR Application document, drawings and photos

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.

See attached Responses to DR Application document, drawings and photos

## 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	2
Basement Levels (may include garage or windowless storage rooms)	1	1
Parking Spaces (Off-Street)	2	2
Bedrooms	4	4
Height	26'-9"	26'-9"
Building Depth	73'4"	70'-11"
Rental Value (monthly)	NA	NA
Property Value	Unknown	Unknown

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

<b>Signature:</b> 	<b>Date:</b> 090820
<b>Printed Name:</b> Daniel Paris	<input type="checkbox"/> Property Owner <input checked="" 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.*

## **RESPONSES TO DR APPLICATION**

### **1. PROPOSED PROJECT IS CONSISTENT WITH RESIDENTIAL DESIGN GUIDELINES.**

Project Sponsor takes the position, after first receiving substantial neighborhood input, and responding to Planning Staff comments, that there are no exceptional nor extraordinary circumstances that justify Discretionary Review of this home remodel/addition. In complying with Residential Design Guidelines of the Planning Code, the property is restricted from utilizing the allowable building area permitted by the Planning Code in the rear.

The Mid-Block Open Space of the subject Block is significantly influenced by the existing shared automobile access easement that serves as a spine of the block. The shared automobile access easement reduces the rear area for all lots on the block.

There is not a consistent pattern of open rear yards on either side of the paved road. The pattern of mid-block development is eclectic and inconsistent with varied building heights and yard depths as shown in attached photos. One home to the North (731-3<sup>rd</sup>) has an addition similar to the subject proposal. There are three detached parking garages located across the easement. There are a combination of 2-story and 3-story homes of various sizes and styles. Automobile parking is prevalent due to the easement driveway access to these rear yards. One garage structure has been converted to an ADU, which sets a precedent for new residential space in proximity to the easement. And again, there are also cars which park directly in the easement.

The owner, Vera Cort, has lived at this home for 55 years where she and her husband raised their family. The intent of this space is to update and modernize this older home to provide an additional 258 s.f. of space for the type of open kitchen, dining and living area which most families desire, especially a family this large. This will enable Vera's son, Robert and his family to move back to San Francisco.

The proposed 12' extension would be 34'-4" from the rear property line, leaving greater than the 25% rear yard required. The proposal would remove an existing sunroom completely, reducing existing building volume and would provide a 6' setback at the South Property Line, consistent with similar properties. As viewed from the South, the proposed addition would provide less impact than existing conditions.

The proposed one story addition allows for a reasonable 12 ft. projection beyond the adjacent two story over basement home to the north. Proposed addition is only at main living level (first floor) and not at the second (top) floor. An existing side yard setback of approximately 6 ft. will be retained between the properties. Adjacent neighbor to the North

has a 6' fence at the 1<sup>st</sup> story and above the basement on the South edge of their existing deck which currently obscures their access to light and air, and provides privacy from the South. The proposed addition would only extend 3-4' above this fence line and could only be viewed at an oblique angle from the neighbor's property from a distance of 7' away. Also, consistent with Residential Design Guidelines, window configurations for the addition that break the line of sight between the buildings have been included.

2. THE PROJECT AS PROPOSED WILL NOT CAUSE UNREASONABLE IMPACTS ON ADJACENT NOR NEIGHBORING PROPERTIES

The design now under consideration has been thoroughly reviewed by Planning Staff with consideration for the guidelines and criteria of the Residential Design Guidelines. The Staff was sensitive to the height and depth of the proposed rear addition. The proposed addition in Staff's opinion is not uncharacteristically deep or tall in context with the adjacent properties. Furthermore, Staff recognized that the current design does not further impact views into existing green rear yard spaces.

An original proposal extended further into the rear yard and included a second floor extension for additional bedrooms. This second floor addition has since been removed after discussions with neighbors and Planning. Proposed new-sleeping rooms are now to be located in the existing basement level, which is not ideal for a family with 4 children under 4 years old.

With regard to potential impacts on access to light and air for adjacent properties, some reasonable impacts can be expected given the existing dense character of the block. Existing side yard setbacks will be retained and help to reduce impacts. A Shadow Analysis has been performed to clarify the relationship between the proposed addition and the adjacent property to the north. The analysis has been attached and demonstrates minimal impacts.

3. ALTERNATIVE DESIGNS HAVE BEEN CONSIDERED AND CHANGES HAVE BEEN MADE

The DR Application indicates the basement level should be used for any desired additional space rather than adding building volume to the rear. The basement level simply cannot be used to serve the same function as an open living space adjacent to the kitchen for this large family. The basement is not suitable space for the proposed living room addition. The basement is largely subterranean at the front and sides of the property and faces onto the rear garage and open parking areas. The only light to this level would come from the rear. Since the Second Floor addition was removed, Vera's family will need this basement space to serve as additional bedrooms as well as storage and garage. Further expansion to the rear at the Basement level would force open parking in the rear yard which further reduces the open nature of the interior open space of the block. This would also reduce open play area forcing use of the easement roadway.

Only the adjacent North neighbors, Rebecca Smith-Bindman and Andrew Bindman, attended the original Pre-Application meeting. The original proposal was for a greater expansion at both the First and Second (top) floors. Their initial response was that no addition should be allowed. After this meeting, at Vera's request, the drawings were revised



to propose a substantial 5' set-back at the North property line. This setback, coupled with the existing 6' setback would have given approximately 11' of separation. The neighbors' response was the same: no addition should be allowed.

After submittal of the permit set (with this North Setback included), and after consideration by Planning staff it was determined the top floor addition was not appropriate and only a single level extension of 12' to the rear and a 6' South setback would be considered appropriate and be supported by Planning. The proposed addition was reduced in size by more than 50% to the current total of 258 s.f. on one level. This revision results in stepping down of the building massing to the rear yard, which is consistent with design guidelines for mid-block development. This revision was indicated to the neighbors and their response was the same: no addition should be allowed.

A 3<sup>rd</sup> floor addition was also considered in place of the rear addition. However, a new 3<sup>rd</sup> floor could not work with the existing interior arrangement of rooms and could not comply with maximum height limits of the Planning Code. More importantly, a proposed 3<sup>rd</sup> floor proved more complicated given neighborhood context.

Neighbor, Scott Castro's, view is from the South and would be less impacted by the proposal with the removal of the existing sunroom.

Vera Cort has chosen to remain in her home of 55 years and to age in place. She now has the opportunity to welcome her son, Robert, and his family back to the house where he grew up so that they can be with her and to help her. Robert will be able to raise his own family in the house where he grew up and provide family continuity, which is a vital experience for a young family and rare in San Francisco. This addition would greatly help to modernize this older home's functionality for use moving forward and providing this continuity. This single floor addition of 258 s.f. is appropriate and consistent with planning guidelines.

4TH AVENUE



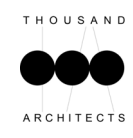
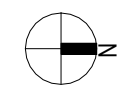
FULTON STREET

CABRILLO STREET

EASEMENT FOR AUTO ACCESS

757 3RD AVENUE  
SUBJECT PROPERTY

3RD AVENUE



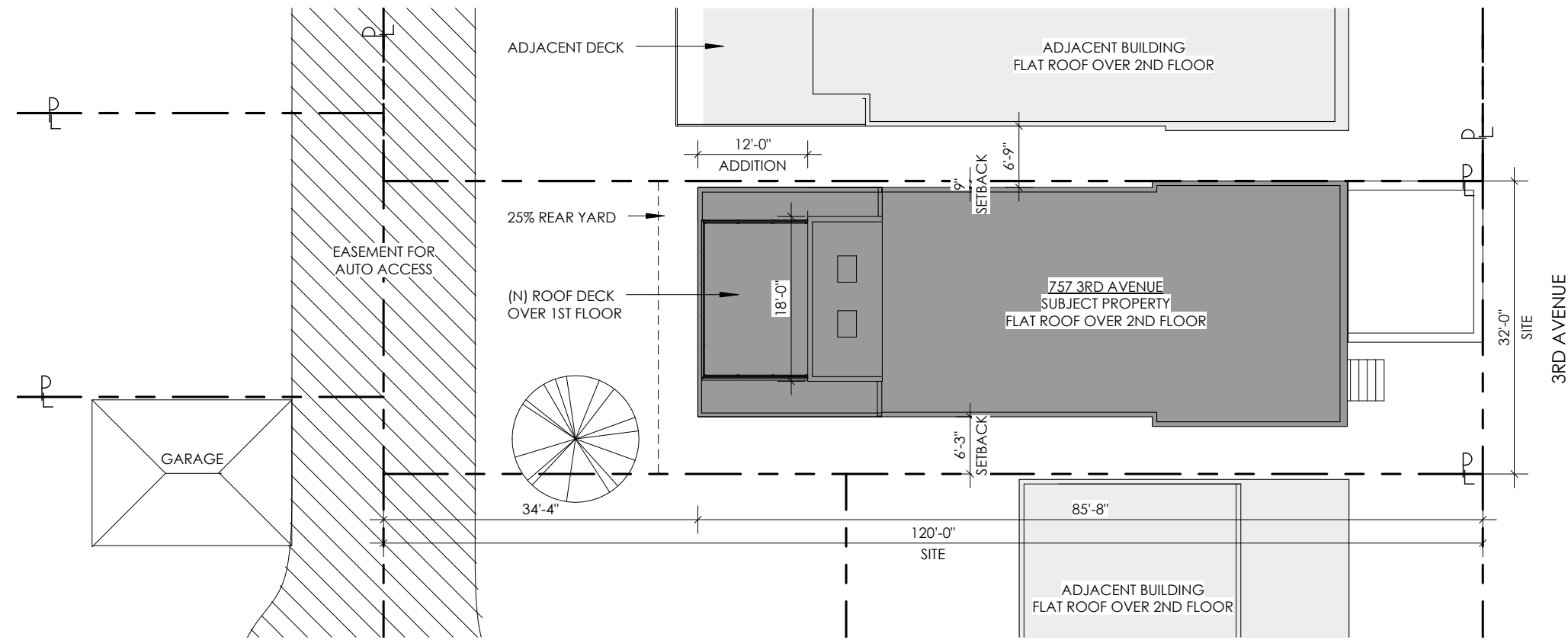
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09.04.20

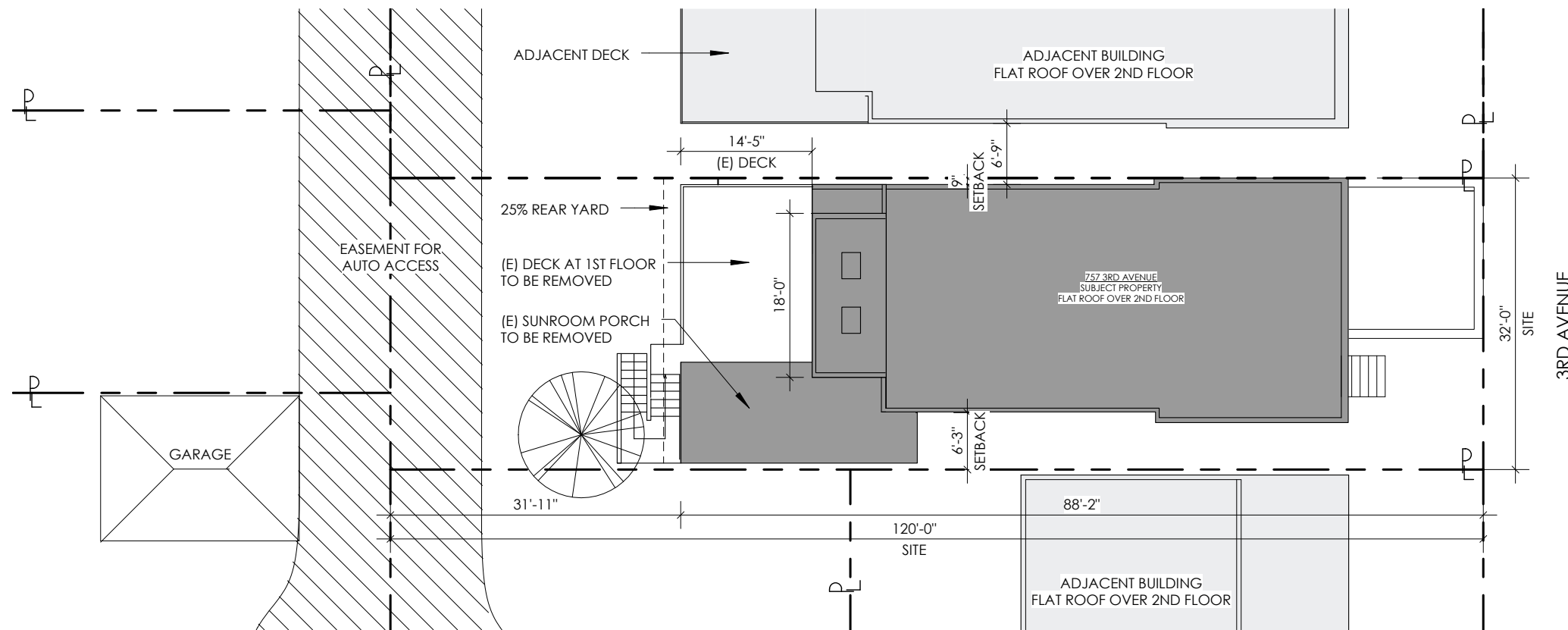
BLOCK PLAN

1/32" = 1'-0"

SC1

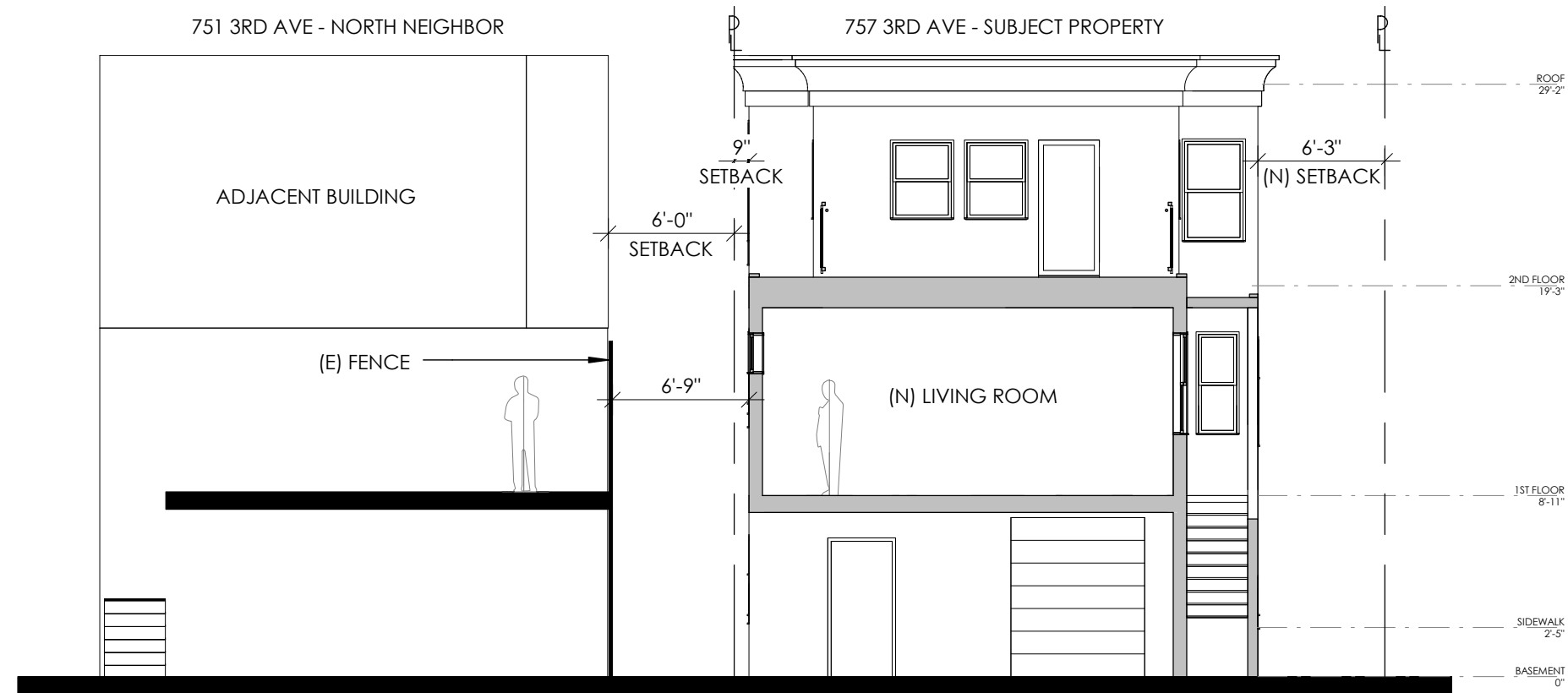


PROPOSED SITE PLAN



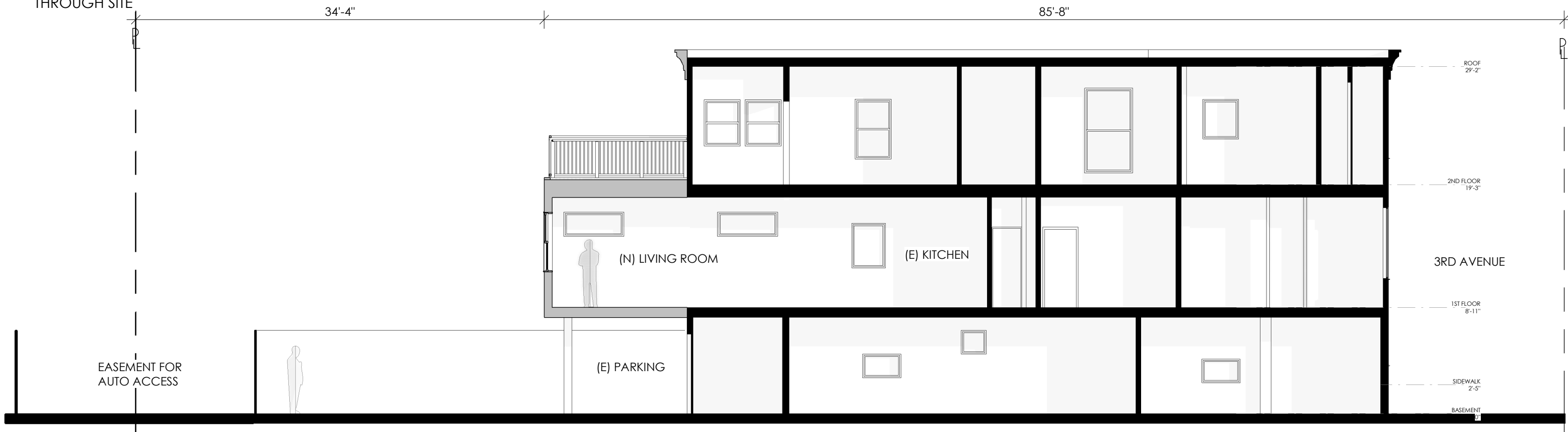
EXISTING SITE PLAN

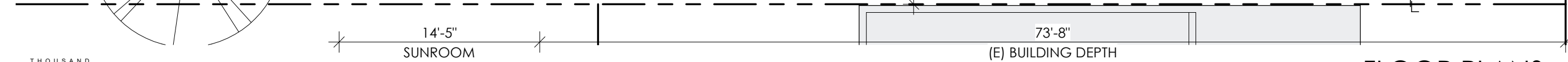
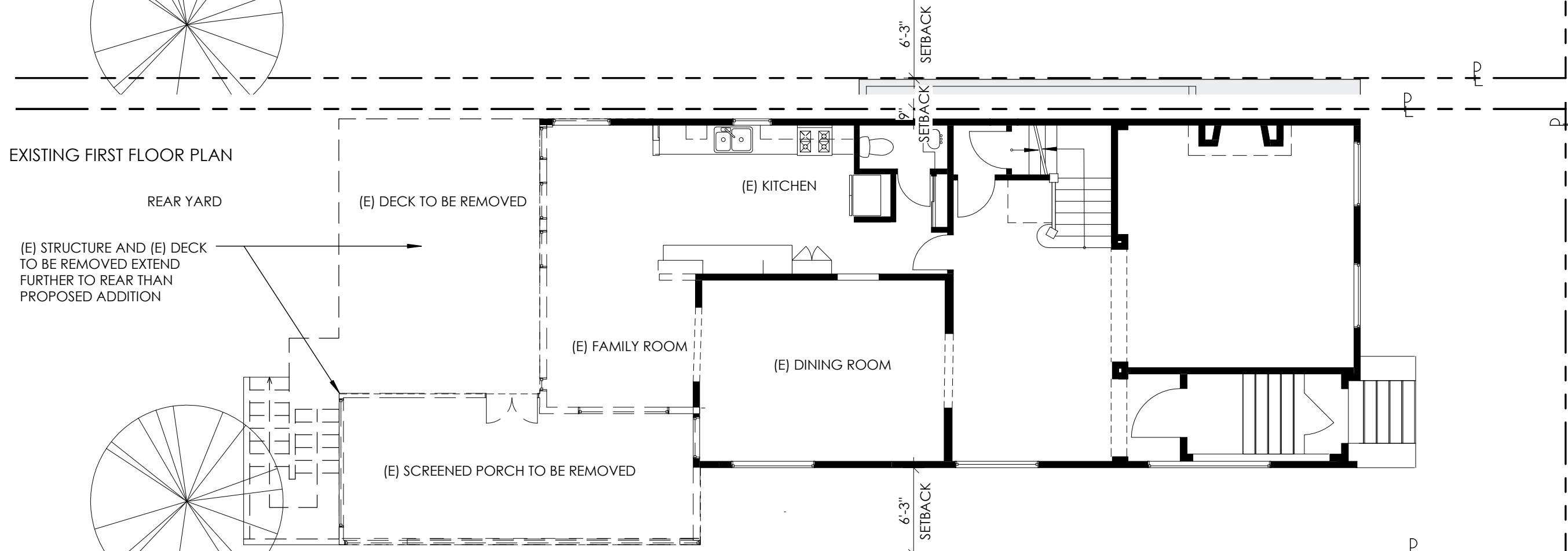
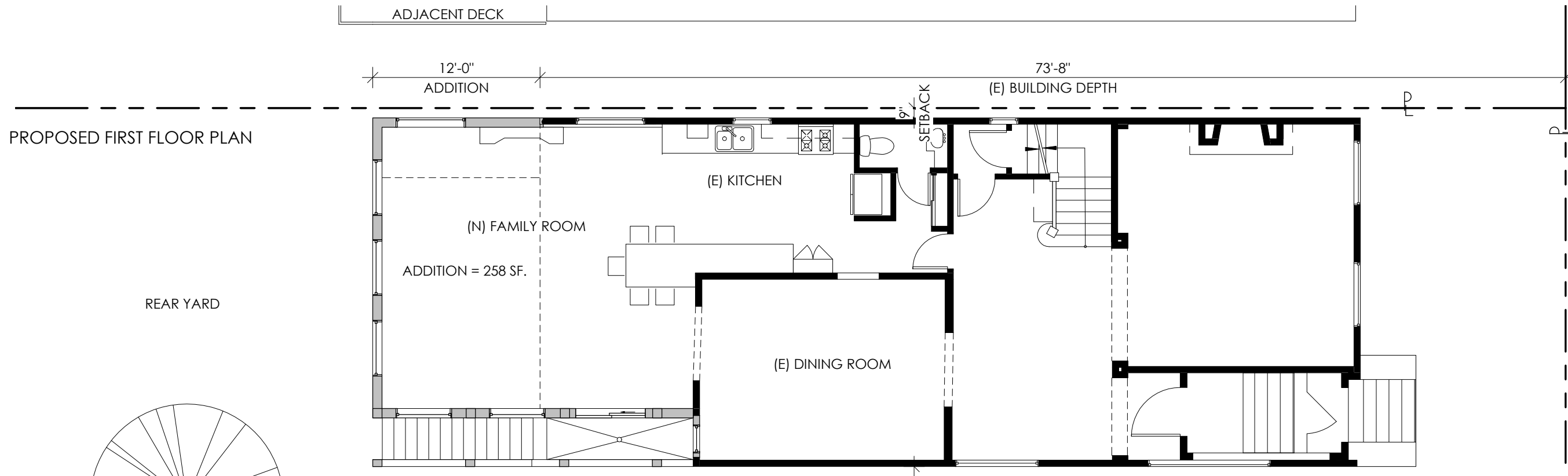
INDICATES EXISTING STRUCTURE  
 INDICATES NEW STRUCTURE



NORTH-SOUTH SECTION AT ADDITION

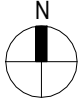
WEST-EAST SECTION THROUGH SITE





3RD AVENUE

3RD AVENUE





VIEW LOOKING NORTH FROM SUBJECT PROPERTY DECK



VIEW OF SUBJECT VIEW OF SUBJECT PROPERTY FROM MID-BLOCK EASEMENT



VIEW OF SUBJECT PROPERTY FROM 3RD AVE

PARKING ON EASEMENT

DETACHED GARAGES ON EASEMENT

PARKING ON EASEMENT



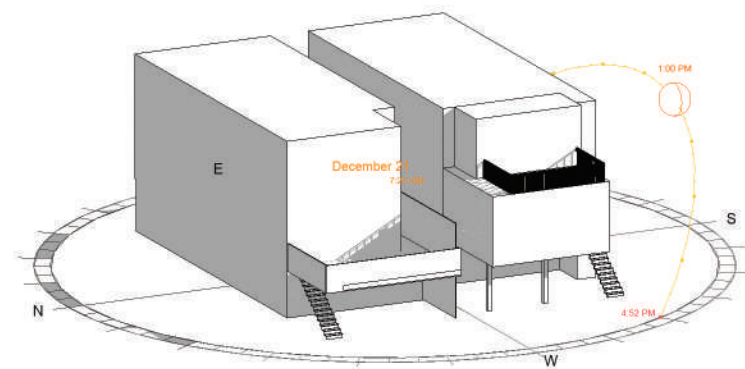
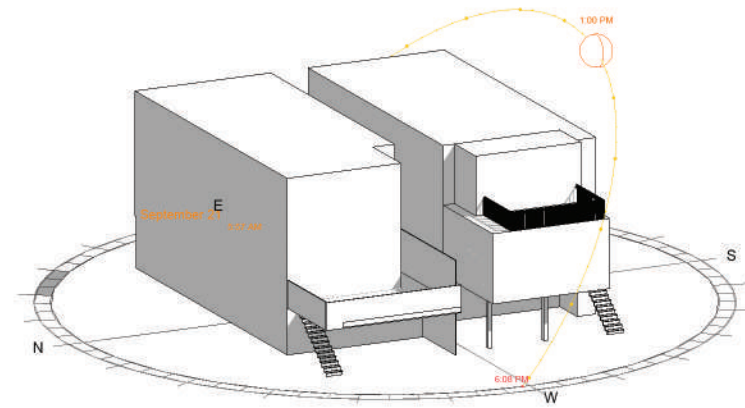
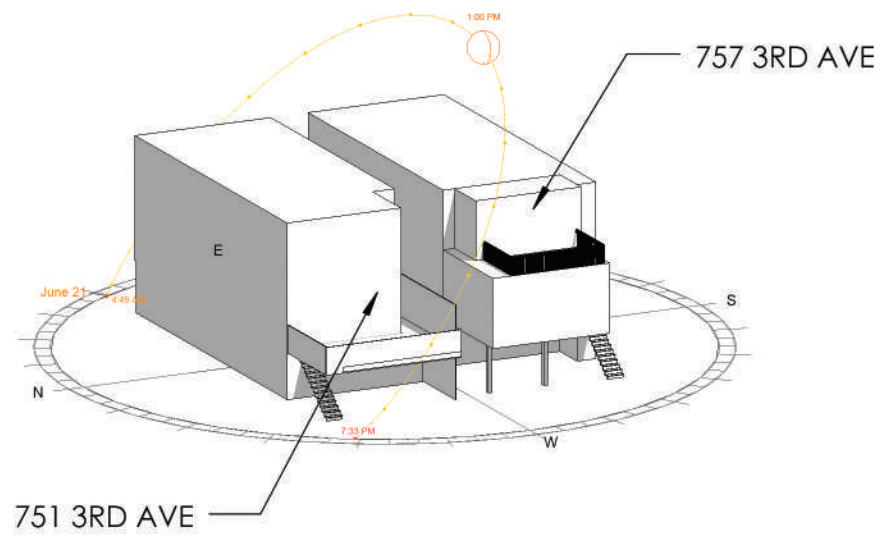
VIEW OF EASEMENT FROM SUBJECT PROPERTY

VIEW OF EASEMENT



VIEW OF EASEMENT

VIEW OF PROPERTIES AT FULTON STREET







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**Exhibit 4**

Approved Site Permit

SYMBOL LIST	GENERAL NOTE	GENERAL NOTE (CONT)
	1. CONTRACTOR TO VERIFY EXISTING CONDITIONS AT TIME OF BID AND NOTIFY ARCHITECT OF ANY DISCREPANCIES WITH THESE DRAWINGS.	32. ALL PLUMB NOTES MUST BE WRITTEN THE CONTRACTOR SHALL... "OR THE CONTRACTOR SHALL INSTALL... WHICH EVER IS APPLICABLE. ITEMS LABELED "EXISTING", "EXIST.", "OR" IS/ARE EXISTING AND SHALL REMAIN. ALL OTHER ITEMS AND NOTES NOT LABELED OR IDENTIFIED AS EXISTING SHALL BE CONSIDERED NEW AND SHALL BE PROVIDED BY THE CONTRACTOR.
	2. CONTRACTOR TO LOCATE AND VERIFY LOCATIONS OF UTILITIES INCLUDING BUT NOT LIMITED TO ELECTRICITY, GAS, WATER, SEWERS, AND TELEPHONE PRIOR TO START OF CONSTRUCTION. NOTIFY ARCHITECT OF UTILITY LOCATIONS PRIOR TO START OF CONSTRUCTION.	33. CONTRACTOR TO MAINTAIN ALL PROPER WORKERS COMPENSATION AND LIABILITY INSURANCE THROUGHOUT DURATION OF CONSTRUCTION.
	3. THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL TRASH, WASTE, RUBBER AND OTHER MATERIALS FROM THE WORK AREA AND/OR FROM THE CONTRACTOR'S OFFICE. ALL RUBBER AND OTHERS SHALL BE LEGALLY DISPOSED OF. THE CONTRACTOR SHALL COMPLY WITH APPLICABLE LOCAL ORDINANCES CONCERNING THE REMOVAL OF THE PROJECT JURISDICTION, WRITTEN PROOF OF RECYCLED DIBBLE QUANTITIES AND TYPES AND RECYCLING LOCATIONS TO BE PROVIDED ON REQUEST OF ARCHITECT.	34. CONTRACTOR TO PROVIDE ALL UTILITY SERVICE APPLICATIONS, CONNECTIONS AND COORDINATION. OWNER TO REMAIN RESPONSIBLE UTILITY APPLICATIONS & CONNECTIONS FEE.
	4. CONTRACTOR SHALL PROTECT EXISTING BUILDING FROM DAMAGE WHICH MAY OCCUR FROM DEMOLITION, CUT, WATER, ETC. WHERE CONSTRUCTION OCCURS. PATCH-REPAIRING AREAS AND PREPARE FOR FINISH.	35. PROVIDE WATER HAMMER ARRESTERS AT ALL APPLIANCES WITH GUODUCTING VALVES.
	5. ALL WORK SHALL CONFORM TO ALL PERVALENT CODE REQUIREMENTS REGARDLESS OF WHAT IS SHOWN OR NOT SHOWN ON THESE DRAWINGS. IN THE EVENT OF CONFLICT THE MORE STRINGENT REQUIREMENTS SHALL PREVAIL. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, THE CURRENTLY APPLICABLE EDITIONS OR PUBLICATIONS OF OR BY THE FOLLOWING: CALIFORNIA ADMINISTRATIVE CODE (ASAP) BUILDING, MECHANICAL, PLUMBING AND ELECTRICAL CODES NATIONAL FIRE PROTECTION ASSOCIATION AMERICAN BRANCHOLOGY ASSOCIATION	36. ALL GAS PIPING TO BE RIGID BLACKSTEEL.
	6. THE CONTRACTORS AND/OR SUBCONTRACTORS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS, AND BY SIGNING A CONTRACT ACCEPTS THE CONDITIONS UNDER WHICH THERE WILL BE REQUIRED TO WORK.	37. CONTRACTOR TO PROVIDE ALL NECESSARY HOOD-FANS, UTILITIES, ELECTRICAL VENTHES & DRAINAGE PER MFR. BOOK FOR NEW APPLIANCES AND FEATURES.
	7. ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.	38. DO NOT SCALE DRAWINGS.
	8. THESE DRAWINGS MAY NOT BE TO SCALE AND ARE FOR ILLUSTRATION PURPOSES ONLY. THE CONTRACTOR AND/OR ARCHITECT ARE REQUIRED TO FIELD VERIFY DIMENSIONS AND CONDITIONS, AND MAKE FIELD MEASUREMENTS NECESSARY FOR THEIR WORK.	39. ALL DIMENSIONS ARE TO FACE OF FRAMING UNLESS NOTED.
	9. DETAILS TAKE PRECEDENCE OVER SMALL SCALE DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER NOTES UNLESS OTHERWISE NOTED.	
	10. THE CONTRACTOR SHALL VERIFY TOUGHENING DIMENSIONS FOR DOORS, WINDOW OPENINGS AND PLUMBING UTILITIES, MECHANICAL EQUIPMENT, ELECTRICAL UTILITIES AND APPLIANCES FROM MANUFACTURER'S INFORMATION PRIOR TO STARTING LAYOUT IN AREAS WHERE SUCH ITEMS OCCUR.	
	11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING BETWEEN ARCHITECT, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND OTHER DRAWINGS AS NECESSARY.	
	12. THE OWNER WILL PROVIDE THE GENERAL BUILDING PERMIT. ALL OTHER PERMITS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR INCLUDING EXISTING CONDITIONS AS REQUIRED.	
	13. THE CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY SANITARY FACILITIES FOR THE PROJECT.	
	14. SECURITY OF THE SITE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY OPENINGS LEFT IN FLOORS OR CEILING SHALL BE PROTECTED FOR THE SAFETY OF THOSE WORKING ON THE SITE AND OTHERS.	
	15. SEE STRUCTURAL DRAWINGS FOR ASSOCIATED FRAMING AND EXCAVATION. CONTRACTOR TO PROVIDE SHORING AS NECESSARY, UNLESS OTHERWISE NOTED. CONTRACTOR SHALL MAINTAIN ALL NECESSARY SHORING, BRACING, ETC. AS REQUIRED TO SAFELY EXECUTE ALL WORK AND SHALL BE FULLY RESPONSIBLE FOR THE SAME, INCLUDING ANY REQUIRED PERMITS.	
	16. ALL WORK TO BE INSTALLED PLUMB, LEVEL AND STRAIGHT. ALL FINISHES OF ADJACENT WALL FINISHES SHALL ALSO BE PLUMB, LEVEL AND STRAIGHT. CONCRETE AND REBAR SHALL BE CONCEALED UNLESS OTHERWISE NOTED. SURFACE FASTENERS SHALL BE APPROVED BY THE ARCHITECT.	
	17. ALL EXTERIOR DOORS, DOOR FRAMES, DOOR HARDWARE, JAMB AND HEADS CONSTRUCTION FEE TO COMPLY WITH CITY SECURITY ORDINANCES.	
	18. ALL EXTERIOR WALLS SHALL BE A MINIMUM OF 8" OR 12" OF CONCRETE OR CMU UNLESS OTHERWISE NOTED. SHIFTS, GAS VENTS, ETC. SHALL BE CONSTRUCTED OF ONE HOUR FIRE RESISTIVE CONSTRUCTION.	
	19. PROVIDE BLOCKING BACKING AT ALL WALLS. CONSTRUCTION INCLUDING CABINETS, GRAB BARS, BULKHEADS, CEILING FIXTURES.	
	20. SEE DATA IS FOR TYPICAL DEVICE AND DOOR HARDWARE MOUNTING LOCATIONS.	
	21. PUBLIC WORKS APPROVAL OF PLANS FOR UTILITY LINE EXTENSIONS, CONNECTIONS, METER LOCATIONS, DRIVES, SIDERWALKS, ETC. SHALL BE OBTAINED PRIOR TO THE ISSUANCE OF THE PERMIT.	
	22. ALL EXTERIOR WALL COVERINGS SHALL BE APPLIED OVER CONTINUOUS, LAPFED, BRUSHWOOD INSULATION WATERPROOFING. RETAIL PERMANENTLY FINISHES.	
	23. INSTALLATION CONTROL, CEILING AND WEAHER STRAPPING: A. DOORS, WINDOWS AND SKY LIGHTS BETWEEN COVERED AND UNCOVERED AREAS SHALL BE FULLY WEATHERSTRIPPED.	
	24. CHALLENGE, ISSUANCES OF WEATHER STRIPPING SHALL BE INSTALLED TO LIMIT INFILTRATION IN THE BUILDING ENVELOPE BETWEEN COVERED AND UNCOVERED SPACES AS FOLLOWS: 1. EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES 2. BETWEEN WALLS ABOVE FLOOR AND FLOOR AND FLOOR AND BETWEEN EXTERIOR WALL PANELS 3. PENETRATIONS IN WALLS, CEILING, AND FLOORS FOR PLUMBING AND GAS PIPING, ELECTRICAL, WIRE, CABLE AND CONDUIT 4. OPENINGS BETWEEN VENTED OR UNCOVERED ATTICS AND COVERED SPACES	
	25. ALL FINISH SHALL BE INSTALLED IN ACCORDANCE WITH THE ENERGY CONSERVATION MANUAL FOR RESIDENTIAL BUILDINGS.	
	26. PLUMBING FIXTURES AND FIXTURES TO BE RATED AS FOLLOWS: SOILT PUMP: 1/2" O.D. SHOWER HEAD VALVE: 3/4" O.D.N. (PRESSURE BALANCED) LAVATORY VALVE: 1/2" O.D.N. (RARE)	
	27. CONTRACTOR AND SUB-CONTRACTORS TO PROTECT ALL EXISTING CONSTRUCTION TO REMAIN.	
	28. ALL CONDITIONS NOT SPECIFICALLY DETAILLED ON THE DRAWINGS SHALL BE SIMILAR TO THOSE SHOWN OR IMPLIED OR SHALL MATCH EXISTING CONDITIONS.	
	29. ALL WORK SHALL BE PERFORMED IN CONFORMANCE TO ALL REQUIREMENTS OF THE STATE OF CALIFORNIA ENERGY COMMISSION (Title 24) ENERGY EFFICIENCY STANDARDS FOR NEW OR EXISTING BUILDINGS.	
	30. THE CONTRACTOR SHALL COMPLETE AND PERFORM ALL WORK IN A GOOD, PROFESSIONAL MANNER AT A LEVEL, QUALITY, AND TOLERANCE CONSISTENT WITH THE STANDARDS OF THE CONSTRUCTION INDUSTRY. THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN AND GENERAL INTENT OF CONSTRUCTION. DESIGN AND APPLY THE BEST QUALITY OF CONSTRUCTION MATERIAL, AND WORKMANSHIP THROUGHOUT.	

ZONING INFO	BUILDING INFO	AREAS
ADDRESS: 737 3RD AVENUE, SF CA 94118 BLOCK/LOT: 1460/010	CONSTRUCTION TYPE: EXISTING / ALLOWABLE / PROPOSED OCCUPANCY GROUP: R-3 / NO CHANGE BUILDING HEIGHT: 27'-0" / 36' NO. OF STORIES/TENEMENTS: 2/1 / NO CHANGE FIRE SPRINKLES: NONE / NO CHANGE DOWELING UNITS: NONE / NO CHANGE	LOT AREA: 3,837 SF GROSS AREA (S.F.): BASEMENT: 304 / 0 / 304 GARAGE: 1,215 / 0 / 1,215 FIRST FLOOR: RESIDENTIAL: 1,568 / 440 / 2,008 SECOND FLOOR: RESIDENTIAL: 1,334 / 0 / 1,334 TOTALS: 4,421 / 440 / 5,414 OPEN SPACE: 2,230

ZONING INFO	BUILDING INFO	APPLICABLE CODES
ADDRESS: 737 3RD AVENUE, SF CA 94118 BLOCK/LOT: 1460/010	CONSTRUCTION TYPE: EXISTING / ALLOWABLE / PROPOSED OCCUPANCY GROUP: R-3 / NO CHANGE BUILDING HEIGHT: 27'-0" / 36' NO. OF STORIES/TENEMENTS: 2/1 / NO CHANGE FIRE SPRINKLES: NONE / NO CHANGE DOWELING UNITS: NONE / NO CHANGE	BUILDING: 2014 CBC & IF AMENDMENTS MECHANICAL: 2014 CMC & IF AMENDMENTS ELECTRICAL: 2014 CEC & IF AMENDMENTS PLUMBING: 2014 CPC & IF AMENDMENTS

SHEET INDEX	VICINITY MAP																														
<table border="1"> <thead> <tr> <th>SHEET NUMBER</th> <th>SHEET NAME</th> </tr> </thead> <tbody> <tr><td>A001</td><td>PROJECT INFORMATION</td></tr> <tr><td>A002</td><td>EXISTING SITE PLAN &amp; ADJACENT BUILDINGS</td></tr> <tr><td>A003</td><td>EXISTING AND PROPOSED EXISTING PLAN</td></tr> <tr><td>A004</td><td>EXISTING SITE PHOTO</td></tr> <tr><td>A005</td><td>GREEN BUILDING FORM</td></tr> <tr><td>A101</td><td>EXISTING FLOOR PLAN AND FIRST FLOOR PLAN</td></tr> <tr><td>A102</td><td>EXISTING SECOND FLOOR AND ROOF PLAN</td></tr> <tr><td>A103</td><td>EXISTING WEST AND EAST ELEVATION</td></tr> <tr><td>A104</td><td>EXISTING NORTH AND SOUTH ELEVATION</td></tr> <tr><td>A105</td><td>PROPOSED BASEMENT AND FIRST FLOOR PLAN</td></tr> <tr><td>A106</td><td>PROPOSED SECOND FLOOR AND ROOF PLAN</td></tr> <tr><td>A107</td><td>PROPOSED WEST AND EAST ELEVATION</td></tr> <tr><td>A108</td><td>PROPOSED NORTH AND SOUTH ELEVATION</td></tr> <tr><td>A109</td><td>BUILDING SECTIONS</td></tr> </tbody> </table>	SHEET NUMBER	SHEET NAME	A001	PROJECT INFORMATION	A002	EXISTING SITE PLAN & ADJACENT BUILDINGS	A003	EXISTING AND PROPOSED EXISTING PLAN	A004	EXISTING SITE PHOTO	A005	GREEN BUILDING FORM	A101	EXISTING FLOOR PLAN AND FIRST FLOOR PLAN	A102	EXISTING SECOND FLOOR AND ROOF PLAN	A103	EXISTING WEST AND EAST ELEVATION	A104	EXISTING NORTH AND SOUTH ELEVATION	A105	PROPOSED BASEMENT AND FIRST FLOOR PLAN	A106	PROPOSED SECOND FLOOR AND ROOF PLAN	A107	PROPOSED WEST AND EAST ELEVATION	A108	PROPOSED NORTH AND SOUTH ELEVATION	A109	BUILDING SECTIONS	
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# 757 3RD AVENUE

SAN FRANCISCO, CA

## RESIDENTIAL ADDITION & RENOVATIONS

5172 MISSION STREET  
SAN FRANCISCO, CA 94110  
415.437.2300 info@000arc.com

THE PURPOSE OF THIS PERMIT APPLICATION IS TO PROVIDE RENOVATIONS TO AN EXISTING SINGLE FAMILY RESIDENCE INCLUDING:

1. FIRST FLOOR RENOVATION TO LIVING AREAS,
2. SECOND FLOOR RENOVATION TO OFFICE,
3. ADDITION: 1 ONE-STORY ADDITION AT EXISTING REAR YARD WITH FLAT ROOF.

WORK UNDER SEPARATE PERMITS:  
MECHANICAL  
ELECTRICAL  
PLUMBING

THIS APPLICATION PROPOSES NO CHANGE OF USE.  
THE APPLICATION PROPOSED NO CHANGES VISIBLE FROM PUBLIC VIEW.

OWNER:  
VISA COFF  
737 3RD AVE  
SAN FRANCISCO, CA 94118  
T. CELL: 415-730-8078  
T. OFFICE: 415-731-1120

SITE PERMIT  
REVISION  
NOV 30 2020

APPROVED  
MAY 07 2021  
DEPT. OF BUILDING INSPECTION

PROJECT DIRECTORY

PROJECT: 1813  
DRAWN BY: DP  
DATE: 01.06.2020  
SCALE: 1/12" = 1'-0"  
DRAWING NO. A001

THOUSAND ARCHITECTS

5172 MISSION STREET  
SAN FRANCISCO, CA 94110  
415.437.2300 info@000arc.com

757 3RD AVENUE

RESIDENTIAL ADDITION & RENOVATIONS  
SAN FRANCISCO, CA 94118  
BLOCK/LOT: 1 646/010

2018-12-19-8795-5/R32













757 3RD AVENUE  
RESIDENTIAL ADDITION &  
RENOVATIONS  
SAN FRANCISCO, CA 94118  
BLOCK/LOT: 1646/010

APPROVED  
Dept. of Building Inspection  
San Francisco

STATE PERMIT  
REVISION  
NOV 30 2020

Nelson Law, DBI  
MAR - 8 2021

SHEET TITLE:  
EXISTING/ DEMO  
SECOND FLOOR  
AND ROOF PLAN

PROJECT NO.: 1813  
DRAWN BY: DP  
DATE: 01.06.2020  
SCALE: As Indicated  
DRAWING NO.: A102

**LEGEND**

- INDICATES EXISTING BUILDING ON SUBJECT PARCEL
- INDICATES EXISTING CONSTRUCTION TO BE REMOVED

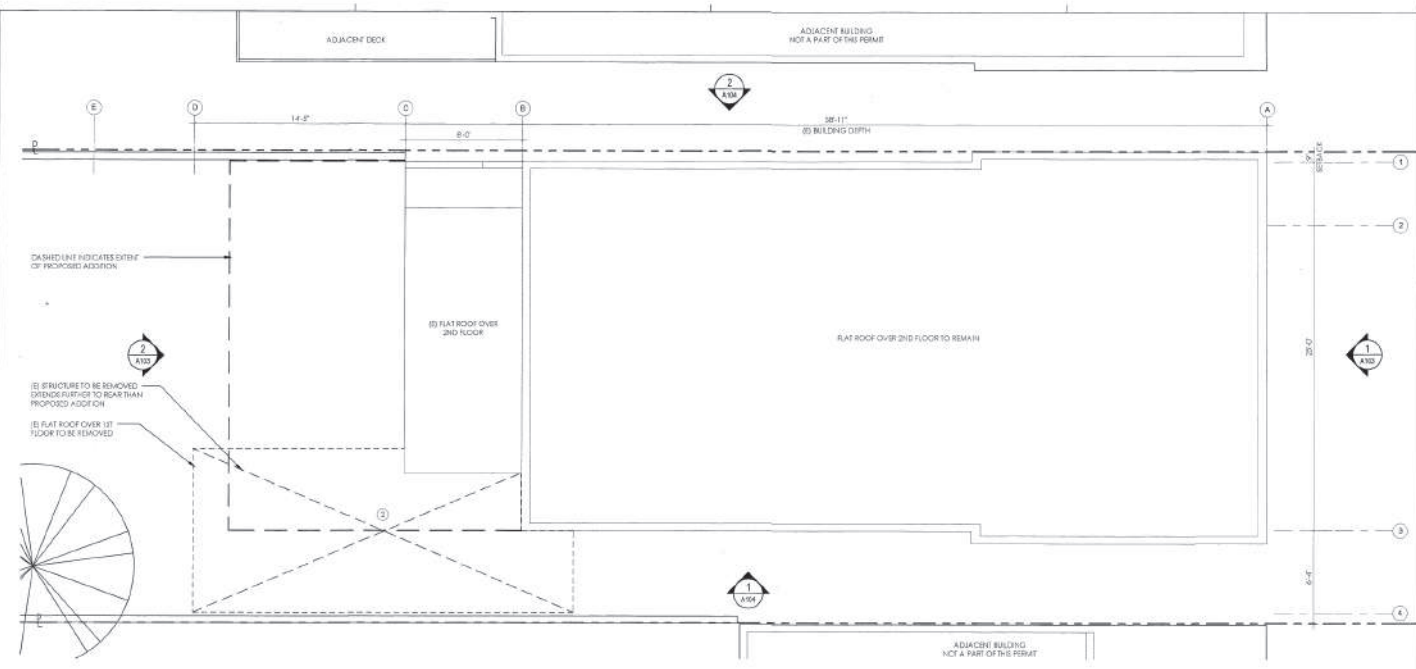
**GENERAL NOTES**

THE FOLLOWING NOTES APPLY TO THIS SHEET ONLY

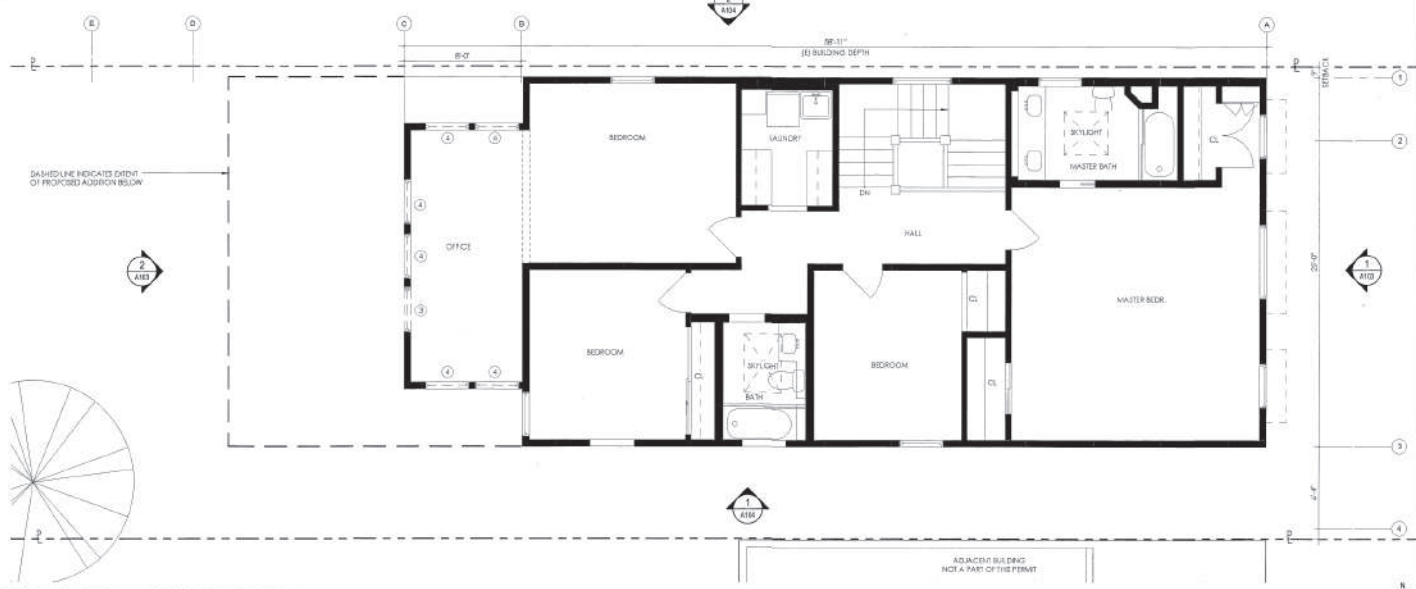
**KEYED NOTES**

THE FOLLOWING NOTES APPLY TO THIS SHEET ONLY

- PORTION OF EXISTING 2ND FLOOR TO BE REMOVED
- ROOF TO BE REMOVED
- REMOVE PORTION OF EXISTING HALL FOR NEW DOOR PER PLAN
- WINDOW TO BE REPLACE



2 EXISTING/ DEMO ROOF PLAN  
1/4\"/>



1 EXISTING/ DEMO SECOND FLOOR PLAN  
1/4\"/>



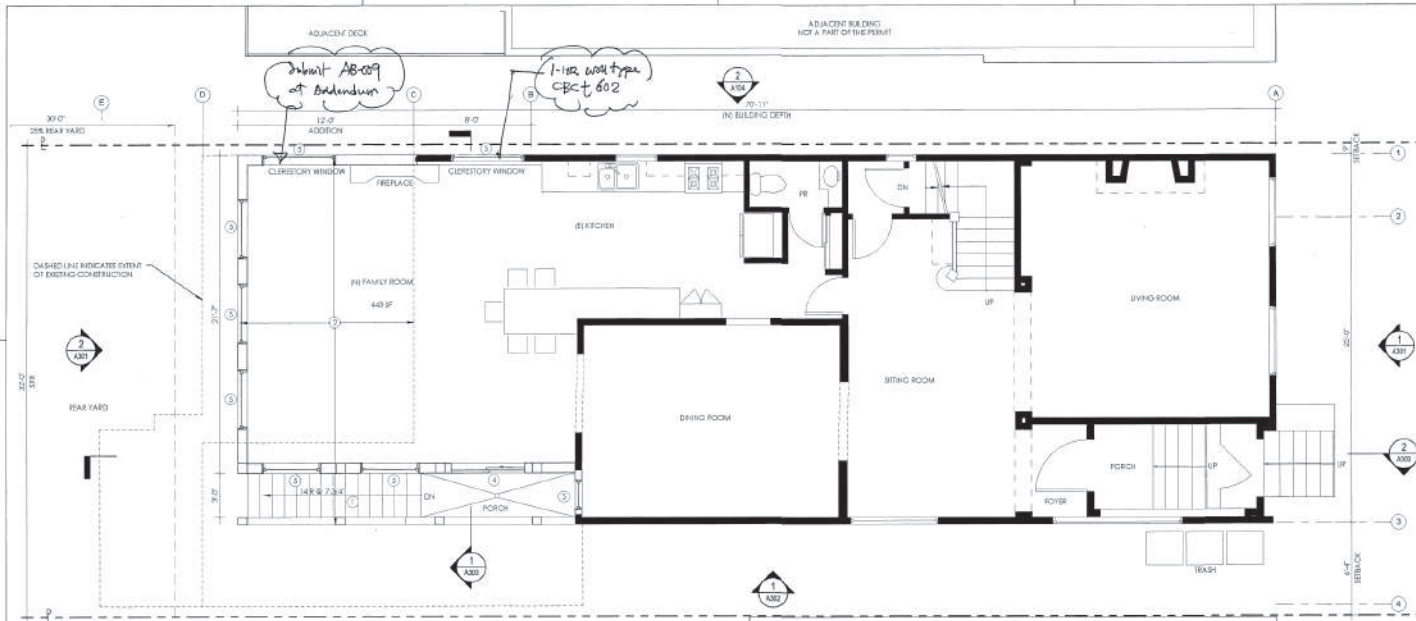




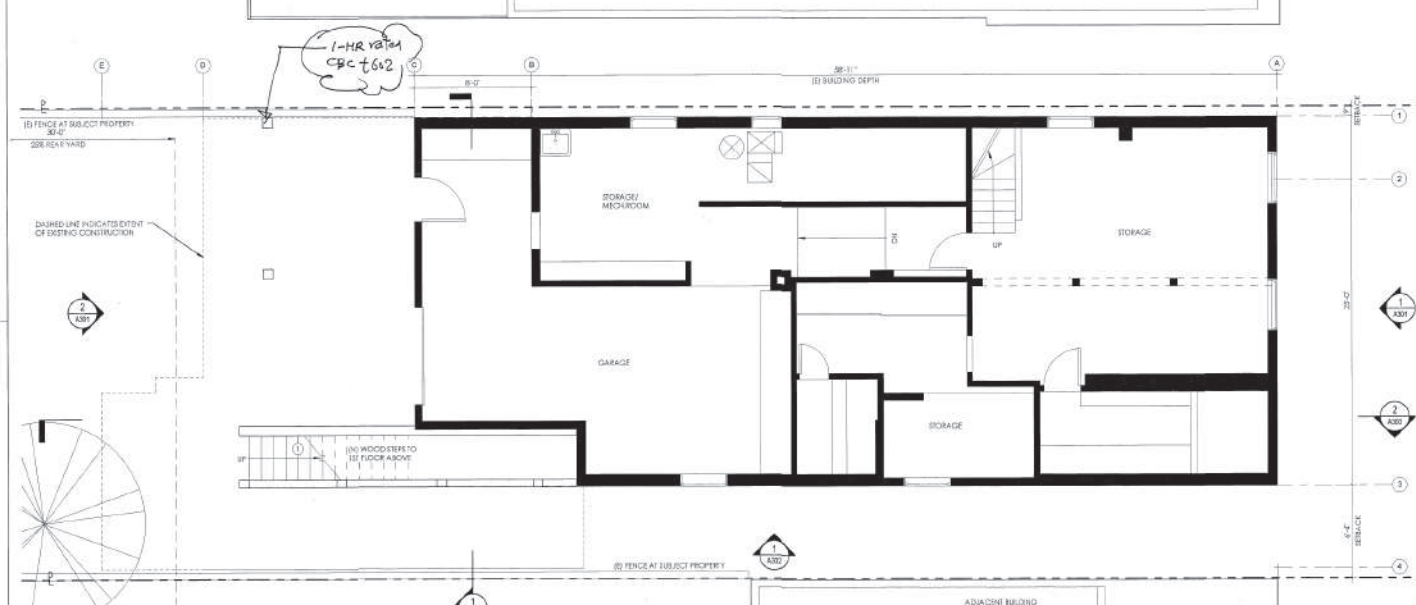


757 3RD AVENUE

RESIDENTIAL ADDITION &  
RENOVATIONS  
SAN FRANCISCO, CA 94118  
BLOCK/LOT: 1 646/010



2 PROPOSED FIRST FLOOR PLAN  
1/2" = 1'-0"



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

**LEGEND**  
 INDICATES EXISTING CONSTRUCTION  
 INDICATES NEW CONSTRUCTION

**GENERAL NOTES**  
 THE FOLLOWING NOTES APPLY TO THIS SHEET ONLY

**KEYED NOTES**  
 THE FOLLOWING NOTES APPLY TO THIS SHEET ONLY  
 (1) NEW EXTERIOR DECK AT REAR YARD AT ORIGINAL STAIR LOCATION  
 (2) EXTENT OF NEW STORY ADDITION AT REAR YARD  
 (3) NEW PROPERTY LINE FIRE RATED WALL 4" ABOVE DECK  
 (4) NEW SLIDING DOOR  
 (5) NEW WINDOW

**APPROVED**  
 SIFFE FLEMMING  
 BEVENSON  
 MAY 07 2021  
 NOV 30 2020  
 Mission Lane, CA  
 Nov - 8 2021

SHEET TITLE:  
**PROPOSED  
 BASEMENT AND  
 FIRST FLOOR PLAN**

PROJECT NO.: 1613  
 DRAWN BY: DP  
 DATE: 01.06.2020  
 SCALE: As Indicated  
 DRAWING NO.: **A201**



757 3RD AVENUE  
RESIDENTIAL ADDITION &  
RENOVATIONS  
SAN FRANCISCO, CA 94118  
BLOCK/LOT: 1 646/010

APPROVED  
SFR PERMITS REVISION #1  
NOV 30 2021  
MAY 07 2021  
DEPT. OF BUILDING INSPECTION

Holston Law, DEPT  
MAB - 8 2021

SHEET TITLE:  
PROPOSED  
SECOND FLOOR  
AND ROOF PLAN

PROJECT NO: 1813  
DRAWING: DF  
DATE: 01.04.2020  
SCALE: As Indicated  
DRAWING NO.: A202

**LEGEND**

■ INDICATES EXISTING CONSTRUCTION  
□ INDICATES NEW CONSTRUCTION

**GENERAL NOTES**

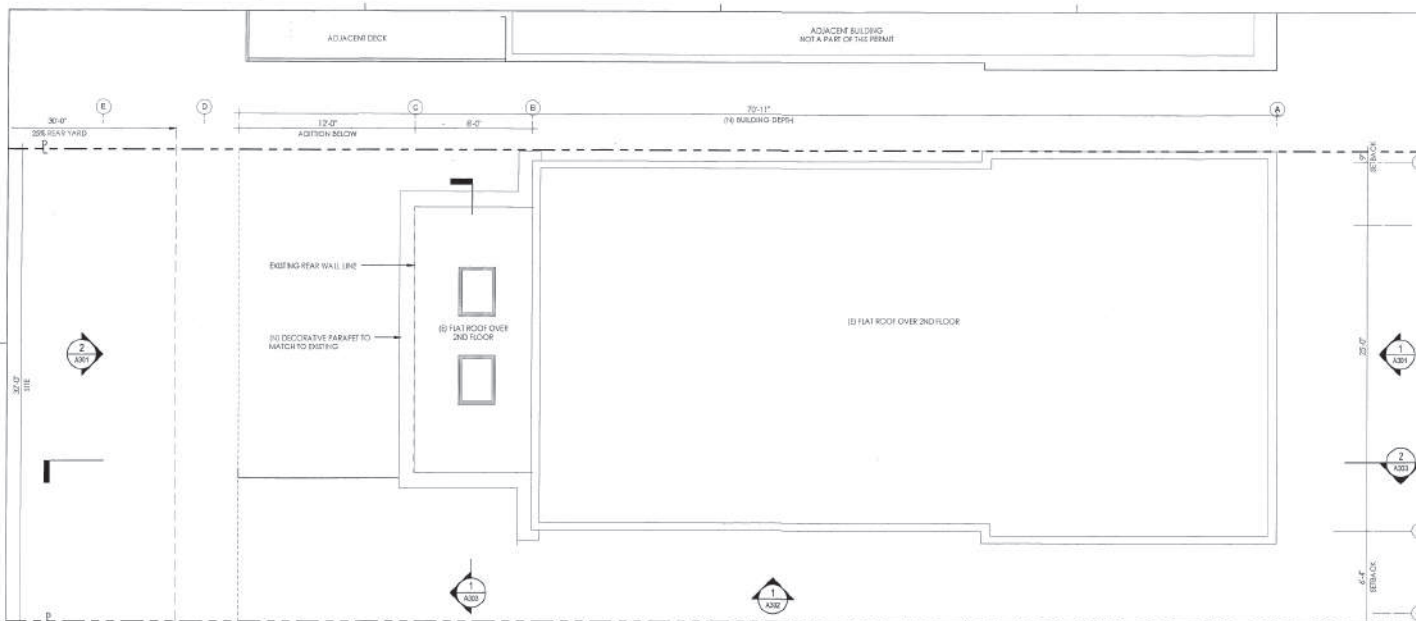
THE FOLLOWING NOTES APPLY TO THIS SHEET ONLY

**KEYED NOTES**

THE FOLLOWING NOTES APPLY TO THIS SHEET ONLY

① NEW GLASS DOOR - SEE ELEVATION  
② NEW ROOF DECK  
③ NEW WINDOW AT EXISTING LOCATION  
④ OPEN WOOD GLAZED PANELS 2" MAX H.F. ABOVE DECK

APPROVAL SIGNATURE: [Signature]  
APPROVAL TITLE: [Title]  
APPROVAL DATE: [Date]



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



1 PROPOSED SECOND FLOOR PLAN  
1/4" = 1'-0"





