

**BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO**

Appeal of  
KOSMAS & STAVROULA SKINAS, )  
Appellant(s) )  
vs. )  
DEPARTMENT OF BUILDING INSPECTION, )  
PLANNING DEPARTMENT APPROVAL Respondent )

Appeal No. 14-120

**NOTICE OF APPEAL**

**NOTICE IS HEREBY GIVEN THAT** on June 20, 2014, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the ISSUANCE on June 09, 2014, to Xi Wen Pei, Alteration Permit (two-story horizontal rear addition, and one-story vertical addition setback approximately 16.5' from the front building wall) at 15 Allison Street.

**APPLICATION NO. 2013/01/31/9224"S"**

**FOR HEARING ON August 20, 2014**

Address of Appellant(s):

Address of Other Parties:

Kosmas & Stavroula Skinas, Appellant 23 Allison Street San Francisco, CA 94112	Xi Wen Pei, Permit Holder c/o Bill Guan, Agent for Permit Holder 501 Crescent Way #5412 San Francisco, CA 94134
--	--



Date Filed:

BOARD OF APPEALS

JUN 20 2014

APPEAL # 14-120

CITY & COUNTY OF SAN FRANCISCO  
BOARD OF APPEALS

## PRELIMINARY STATEMENT OF APPEAL

I / We, **Kosmas & Stavroula Skinas**, hereby appeal the following departmental action: **ISSUANCE of Alteration Permit 2013/01/31/9224"S"** by the **Department of Building Inspection** which was issued or became effective on: **June 09, 2014**, to: **Xi Wen Pei**, for the property located at: **15 Allison Street**.

### BRIEFING SCHEDULE:

The Appellant may, but is not required to, submit a one page (double-spaced) supplementary statement with this Preliminary Statement of Appeal. No exhibits or other submissions are allowed at this time.

Appellant's Brief is due on or before: **July 31, 2014, (no later than three (3) Thursdays prior to the hearing date)**, up to 12 pages in length, double-spaced, with unlimited exhibits, with an original and 10 copies delivered to the Board office by 4:30 p.m., and with additional copies delivered to the other parties the same day.

Respondent's and Other Parties' Briefs are due on or before: **August 14, 2014, (no later than one (1) Thursday prior to hearing date)**, up to 12 pages in length, doubled-spaced, with unlimited exhibits, with an original and 10 copies delivered to the Board office by 4:30 p.m., and with additional copies delivered to the other parties the same day.

**Only photographs and drawings may be submitted by the parties at hearing.**

Hearing Date: **Wednesday, August 20, 2014, 5:00 p.m., City Hall, Room 416, One Dr. Carlton B. Goodlett Place.**

All parties to this appeal must adhere to the briefing schedule above, however if the hearing date is changed, the briefing schedule MAY also be changed. Written notice will be provided of any change to the briefing schedule.

In order to have their documents sent to the Board members prior to hearing, **members of the public** should submit an original and 10 copies of all documents of support/opposition no later than one (1) Thursday prior to hearing date by 4:30 p.m. Please note that names and contact information included in submittals from members of the public will become part of the public record. Submittals from members of the public may be made anonymously.

**Please note** that in addition to the parties' briefs, any materials that the Board receives relevant to this appeal, including letters of support/opposition from members of the public, are distributed to Board members prior to hearing. All such materials are available for inspection at the Board's office. You may also request a copy of the packet of materials that are provided to Board members at a cost of 10 cents per page, per S.F. Admin. Code Ch. 67.28.

**If you have any questions please call the Board of Appeals at 415-575-6880**

**The reasons for this appeal are as follows:**

see attached statement.

Appellant or Agent (Circle One):

Signature:

Stavroula Skinas

Print Name:

STAVROULA SKINAS

**Appeal of issuance of San Francisco Building Permit #  
201301319224**

Preliminary Statement of Appeal Form Addendum

BOARD OF APPEALS

JUN 20 2014

APPEAL #

14-120

Mrs. Skinas seeks the modification and or restriction of the building permit referenced above. Appellant seeks this modification for the following reasons:

1. The tenuous health of Mr. Kosmas Skinas. Mr. Skinas' primary physician has indicated that Mr. Skinas' health issues are being exacerbated by the construction activities of the subject permit holder. Excerpts of Dr. Segar's statement regarding the health status of Mr. Skinas are as follows: .....  
*Mr. Skinas, with known cardiovascular disease is quite debilitated and is not able to go out very much. A large construction project next door would be extremely harmful for his health and well - being. Mr. Skinas has noted some increase in his heart symptoms regarding the construction of this project. ....* The continuance of construction project will have a detrimental impact on the health of Mr. Skinas. The full text of Mr. Skinas' physician statement will be submitted at a later time.
2. The Permit Holder, Mr. Wen, displays a propensity to not abide by the in force San Francisco building statutes. He commenced a major modification at 15 Allison Street before the issuance of a permit - in apparent violation of existing law. Mr. Wen's actions as they pertain to complying with the City's building code are questionable. His willingness to ignore building codes is putting his neighbors in potential danger.
3. The size and scope of the renovations specified in the permit have all the hallmarks of a multi-family residence. The lot is zoned for a single-family residence. In addition to being against zoning laws, having numerous transient occupants in the subject residence will further degrade the neighbors' quality of life as well as making an already restrictive parking situation worse.

X Stavroula Skinas



Capacity Charges  
Water: 4 893.00  
Wastewater: 2635.50  
3/19/14

# SFUSD

APPROVED FOR ISSUANCE  
MAR 26 2014

DC 3/8  
JRM

BUILDING ENLARGEMENT DESCRIPTION  
 VERTICAL  
 HORIZONTAL

APPLICATION NUMBER  
2013-01-219224

BOARD OF APPEALS

JUN 20 2014  
APPEAL # 14-120

APPROVED  
TOM C. HUI, S.E.  
DIRECTOR  
DEPT. OF BUILDING INSPECTION  
**APPLICATION FOR BUILDING PERMIT**  
ADDITIONS, ALTERATIONS OR REPAIRS  
FORM 3  OTHER AGENCIES REVIEW REQUIRED  
FORM 8  OVER-THE COUNTER ISSUANCE  
2 NUMBER OF PLAN SETS

**CITY AND COUNTY OF SAN FRANCISCO**  
DEPARTMENT OF BUILDING INSPECTION  
APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

DATE FILED 01.31.2014	PLUMB PER RECEIPT NO. 13016000	(1) STREET ADDRESS OF JOB 15 ALISON ST.	BLOCK & LOT 6462/019
PERMIT NO. 1326871	ISSUED 6-9-2014	(2A) ESTIMATED COST OF JOB \$65000	(2B) REVISED COST: 343,433.00

OSHA APPROVAL REQUIRED  
APPROVAL NUMBER:

### INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING  
(4A) TYPE OF CONSTR: V-3 (4B) NO. OF STORIES OF OCCUPANCY: 2 (4C) NO. OF BASEMENTS AND CELLARS: 0 (4D) PRESENT USE: SINGLE FAMILY DWELLING (4E) OCCUP. CLASS: R-3 (4F) NO. OF DWELLING UNITS: 1

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION  
(4) TYPE OF CONSTR: V-3 (4B) NO. OF STORIES OF OCCUPANCY: 3 (4C) NO. OF BASEMENTS AND CELLARS: 0 (4D) PROPOSED USE (LEGAL USE): SINGLE FAMILY DWELLING (4E) OCCUP. CLASS: R-3 (4F) NO. OF DWELLING UNITS: 1

(10) IS AUTO RAMPWAY TO BE CONSTRUCTED OR ALTERED? YES  NO   
 (11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES  NO   
 (12) ELECTRICAL WORK TO BE PERFORMED? YES  NO   
 (13) PLUMBING WORK TO BE PERFORMED? YES  NO

(14) GENERAL CONTRACTOR: ADDRESS: PHONE: CALIF. LIC. NO.: EXPIRATION DATE:

(16) OWNER - LESSEE (CROSS OUT ONE): ADDRESS: ZIP: STRC#: PHONE (FOR CONTACT BY DEPT.):  
DEI VIGAN 15 ALISON ST S.E. CA 94112 415-503-7886

(14) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED (UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT))  
3 STORY REAR ADDITION W/ (W) BEDROOMS, BATHROOMS, STAIR & FAMILY ROOM, REMODE (E) 1ST FLOOR SPACE WITH (W) LAUNDRY, BATHROOM & STAIR

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES  NO   
 (18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT: 29'6" FT.  
 (19) DOES THIS ALTERATION CREATE DECK OR PORCH EXTENSION TO BUILDING? YES  NO   
 (20) IF (19) IS YES, STATE NEW GRADING FLOOR AREA: 484 SQ. FT.  
 (21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES  NO   
 (22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES  NO   
 (23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN) YES  NO   
 (24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES  NO

(25) ARCHITECT OR ENGINEER (DESIGN) (CONSTRUCTION) (C): ADDRESS: CALIF. CERTIFICATE NO.:  
Vic Guan 501 Crescen + WAY #5412 S.E. CA 94134 C32963

(26) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN")

### IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 6" to any wire containing more than 700 volts See Sec 305, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and soil footings required must be submitted to the department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (23) OR (24).

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX  
 OWNER  ARCHITECT  
 LESSEE  AGENT  
 CONTRACTOR  ENGINEER

### NOTICE TO APPLICANT

**HOLD HARMLESS CLAUSE.** The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claim, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City or County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below.

I hereby affirm under penalty of perjury one of the following declarations:

( ) I. I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided by Section 3700 of the Labor Code, for the performance the work for which this permit is issued.

( ) II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:  
Carrier: \_\_\_\_\_  
Policy Number: \_\_\_\_\_

( ) III. The cost of the work to be done is \$100 or less.

( ) IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.

( ) V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent: \_\_\_\_\_ Date: \_\_\_\_\_

CONDITIONS AND STIPULATIONS



*[Signature]*  
 JOURNAL CONTROL UNIT

MAR 17 2014  
 BUILDING INSPECTOR, DEPT. OF BLDG. INSPECTION

DATE: \_\_\_\_\_  
 REASON: \_\_\_\_\_  
 NOTIFIED MR. \_\_\_\_\_

APPROVED: as per plans and application to construct 2-story horizontal rear addition and a one-story vertical addition setback approx. 16.5 ft. from the front bldg. wall.

FOR SINGLE FAMILY USE *[Signature]* 2/16/14  
 DEPARTMENT OF CITY PLANNING  
 Adrian Patra

DATE: \_\_\_\_\_  
 REASON: \_\_\_\_\_  
 NOTIFIED MR. \_\_\_\_\_

APPROVED: SAN FRANCISCO DEPARTMENT OF CITY PLANNING  
 CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

DATE: \_\_\_\_\_  
 REASON: \_\_\_\_\_  
 NOTIFIED MR. \_\_\_\_\_

BOARD OF APPEALS

JUN 20 2014

APPEAL # 14-120

APPROVED:

*[Signature]*

MECHANICAL ENGINEER, DEPT OF BLDG. INSPECTION

DATE: \_\_\_\_\_  
 REASON: \_\_\_\_\_  
 NOTIFIED MR. \_\_\_\_\_

APPROVED:

CIVIL ENGINEER, DEPT. OF BLDG INSPECTION

DATE: \_\_\_\_\_  
 REASON: \_\_\_\_\_  
 NOTIFIED MR. \_\_\_\_\_

APPROVED:

BUREAU OF ENGINEERING

DATE: \_\_\_\_\_  
 REASON: \_\_\_\_\_  
 NOTIFIED MR. \_\_\_\_\_

APPROVED:

DEPARTMENT OF PUBLIC HEALTH

DATE: \_\_\_\_\_  
 REASON: \_\_\_\_\_  
 NOTIFIED MR. \_\_\_\_\_

APPROVED:

*[Signature]*

REDEVELOPMENT AGENCY

DATE: \_\_\_\_\_  
 REASON: \_\_\_\_\_  
 NOTIFIED MR. \_\_\_\_\_

APPROVED:

SFPUC Capacity Charges  
 See attached SFPUC Capacity Charge Invoice for total amount due. DBI will collect 50% or more of the total amount before the Site Permit is issued. Any balance will be billed and collected by SFPUC directly.

SFPUC *[Signature]*  
 Laura Arlio 3/19/14

BUILDING INSPECTION DIVISION

DATE: \_\_\_\_\_  
 REASON: \_\_\_\_\_  
 NOTIFIED MR. \_\_\_\_\_

I agree to comply with all conditions or stipulations of the various bureaus or department noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments

*[Signature]*  
 OWNER'S AUTHORIZED AGENT

# D 8/20/14

FILE

APPELLANT BRIEF FOR ALTERATION  
PERMIT 2013.01.31.9224

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BOARD OF APPEALS

JUL 29 2014

APPEAL # 14-120

APPELLANTS:

STAVROULA SKINAS  
KOSMAS SKINAS

July 25, 2014

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CITY AND COUNTY OF SAN FRANCISCO

BOARD OF APPEALS

PERMIT 201301319224

**APPELLANT BRIEF**

**BACKGROUND**

Stavroula and Kosmas Skinas are the appellants (Appellants) in this action. The Appellants are the owners of, and residents in a two story, single-family residence located at 23 Allison St., in the Ingleside District of San Francisco. Adjacent to the Appellants' home is an attached two story, single-family residence with relatively similar square footage and dimensions – 15 Allison St. The current owner of 15 Allison, Mr. Wen Pei, purchased this residence in 2012. Subsequent, on January 31, 2013, Mr. Wen Pei filed an application for a building permit to undertake horizontal and vertical additions. On June 27, 2013, the Appellants filed for a discretionary review (Exhibit A). The discretionary review hearing was held on January 16, 2014. The Board did not agree with the Appellants and approved the subject permit with the stipulation that the property would be only used to house one family.

The City and County of San Francisco issued the building permit for the subject project on June 9, 2014. Two weeks later, the Appellants filed a Preliminary Statement of Appeal.

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25 **BASIS OF APPEAL**

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27 This Appeal is predicated on the following:

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29 Kosmas Skinas' Poor Health

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31 Mr. Kosmas Skinas, the husband of Stavroula Skinas, has lived in 23 Allison St. for over  
32 50 years. He currently suffers from cardiovascular disease and limited mobility. Prior to  
33 the start of the remodeling project, Mr. Skinas spent over four hours a day in his yard,  
34 gardening and convalescing. Time enjoyed in the yard exercising and gardening has been  
35 key to maintaining his health. Unfortunately, Mr. Skinas now spends less than an hour  
36 outside due to the dust and noise from the construction. The accelerated decline of Mr.  
37 Skinas' health is the product of increased stress levels resulting from the negative quality  
38 of life repercussions of the remodel; and his inability to enjoy his yard due to the  
39 construction.

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41 If the proposed remodel is allowed to proceed, Mr. Skinas' health will continue to decline  
42 at an unacceptable rate.

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44 Please reference Exhibit B for physician statements regarding Mr. Skinas' health.

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48 Permit Holder Actions

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50 The alteration permit holder, Mr. Wen Pei, displays a propensity to not abide by existing  
51 San Francisco building statutes. He commenced a major modification at 15 Allison St.  
52 before the issuance of a permit - in apparent violation of existing building code law. On  
53 March 26, 2014, the Department of Building Inspection approved, but had not yet issued  
54 the subject permit. Shortly thereafter, Mr. Wen Pei began his remodeling without an  
55 issued permit by jackhammering and other ancillary actions. On May 8, 2014, the  
56 Appellant telephonically filed a complaint regarding Mr. Wen Pei's actions. The  
57 disposition of this complaint remains unresolved.

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59 Mr. Wen Pei's activities as they pertain to adhering with the prevailing building code are  
60 questionable. His willingness to ignore building codes could potentially result in  
61 negative consequences for his neighbors.

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71 Building Scale of Project

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73 The project has a large footprint. Its scale and form are not compatible with the height  
74 and depth of surrounding buildings. Light to the Appellants' home will be significantly  
75 degraded. Finally, the out of scale rear yard addition will leave surrounding residents  
76 feeling encroached upon.

77

78 The size and scope of the renovations specified in the permit have all the hallmarks of a  
79 multi-family residence. The lot is zoned for a single-family residence. In addition to  
80 being against zoning laws, having numerous transient occupants in the subject residence  
81 will further degrade the neighbors' quality of life; as well as making an already restrictive  
82 parking situation even worse.

83

84 The Appellants are aware of the single-family stipulation ordered by the Board in January  
85 of 2014. However, the expansive scope of the remodel indicates a structure made for  
86 more than one family. Given this fact, along with the permit holder's tendency to  
87 sidestep building and housing statutes, a reduced remodeling footprint would be more  
88 appropriate.

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EXHIBIT A

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Application for Discretionary Review

CASE NUMBER  
For Staff Use only

13.0886D

# APPLICATION FOR Discretionary Review

## 1. Owner/Applicant Information

DR APPLICANT'S NAME: <b>STRAVOULA SKINAS</b>		
DR APPLICANT'S ADDRESS: <b>23 ALLISON ST</b>	ZIP CODE: <b>94112</b>	TELEPHONE: <b>(415) 333 7251</b>
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: <b>WEN PEI XI</b>		
ADDRESS: <b>15 ALLISON ST</b>	ZIP CODE: <b>94112</b>	TELEPHONE: <b>(415) 652 3047</b>
CONTACT FOR DR APPLICATION: Same as Above <input type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ( )
E-MAIL ADDRESS: <b>nicss@me.com</b>		

## 2. Location and Classification

STREET ADDRESS OF PROJECT: <b>15 ALLISON ST SE, Ca.</b>		ZIP CODE: <b>94112</b>
CROSS STREETS: <b>MISSION &amp; CROSS</b>		
ASSESSOR'S BLOCK/LOT: <b>6462, /019</b>	LOT DIMENSIONS: <b>120x25</b>	LOT AREA (SQ FT): <b>2995 sf.</b>
ZONING DISTRICT: <b>RH-1</b>	HEIGHT/BULK DISTRICT: <b>40-X</b>	

## 3. Project Description

Please check all that apply  
Change of Use  Change of Hours  New Construction  Alterations  Demolition  Other

Additions to Building: Rear  Front  Height  Side Yard

Present or Previous Use: **SFR**

Proposed Use: **SFR**

Building Permit Application No. **2013.01.31.9224**

Date Filed: **1-31-13**

**RECEIVED**

**JUN 27 2013**

**CITY & COUNTY OF S.F.**  
PLANNING DEPARTMENT  
P/C

13.0886D

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. Changes Made to the Project as a Result of Mediation

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

NA

## Discretionary Review Request

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

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

PLEASE REFERENCE EXHIBIT 1

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

PLEASE REFERENCE EXHIBIT 2

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?

NO EXTERIOR ALTERATIONS, ONLY INTERIOR

13.0886D

### Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: Stravoula Skinas Date: 6-27-2013

Print name, and indicate whether owner, or authorized agent:

STRAVOULA SKINAS

Owner / Authorized Agent (circle one)

Application for **Discretionary Review**

CASE NUMBER  
For Staff Use Only

13.08860

## Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent.**

REQUIRED MATERIALS (please check correct column)	OR APPLICATION
Application, with all blanks completed	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input type="checkbox"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns	<input type="checkbox"/>
Convenant or Deed Restrictions	<input type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/> N/A
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input type="checkbox"/>

NOTES:

Required Material

Optional Material

Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_



June 24, 2013

13.088601

## EXHIBIT 1

The owners of 23 Allison St. respectfully submit their objection to the proposed alteration (Alteration) of 15 Allison St. SF, Ca. 94112. The objection is predicated upon the significant adverse impact the Alteration will have upon the half-century residents of 23 Allison; and upon the immoderate amount of contraventions of San Francisco's Residential Design Guidelines.

### **Adverse Effect on Residents of 23 Allison**

The Alteration will materially degrade the life quality of the Discretionary Review Applicants (Applicants). The Applicant's property is the immediate southern adjacent lot to 15 Allison. The Alteration will substantially diminish air and light entering the residence, as well as the garden. Moreover, privacy will be invaded.

The proposed third story expansion will significantly dim the amount of natural, northern light entering the bathrooms of 23 Allison. During the summer, ambient light will be reduced by approximately 80%, and by 60% during the winter. The Applicant's residence was designed with north facing bathroom windows overlooking an open space. Furthermore, the Alteration will almost completely block light from entering the stairway and west facing closet windows.

The Alteration's increase in height and depth will also restrict natural light that illuminates and warms the expansive and productive organic garden of 23 Allison. More specifically, light entering from the North and the West. If the Alteration is built, the subject garden's ability to bear fruits and vegetables will be degraded.

### Privacy

Privacy will be compromised. The Alteration will substantively restrict the privacy of the Applicants. Inhabitants of 15 Allison will be able to easily peer into the bathroom, deck, and garden of 23 Allison.

Stravoula and Kosmas Skinas have lived with appropriate light, air, and privacy for over fifty years. The proposed alteration will render these amenities moot. Stravoula and Kosmas have every right to expect their lifestyle to remain constant.

13.08860

Discretionary Review 15 Allison St. San Francisco Ca 94112

June 24, 2013

### **Contravention of San Francisco Design Guidelines**

On a macro level, the Alteration conflicts with various aspects of the city's design guidelines - most specifically: Neighborhood Character, Design Principle, and Building Scale.

#### Neighborhood Character

The Alteration will disrupt the visual subtleties of the neighborhood. It is out of scale with nearby buildings, and lot and block patterns. The block area containing 15 Allison St. involves a number of lots that were developed with fairly uniform residential to open space ratios. Proposing a twenty-foot extension will significantly disrupt the said ratio. Air and light to surrounding residences will also be diminished.

#### Design Principle

The Alteration was designed with little regard for its surroundings. It does not cohesively relate to adjacent buildings. Furthermore, it is incompatible with the scale pattern of the adjoining lots. As such, it will greatly encroach on mid block open space, and will fail to minimize light impact on adjacent properties.

As illustrated by its materially adverse effect on 23 Allison St, the Alteration was not designed to take into consideration abutting properties' privacy and light. The setbacks incorporated into the Alteration are insufficient.

#### Building Scale

The Alteration has a large footprint. The project's scale and form are not compatible with the height and depth of surrounding buildings. Moreover, the Alteration's block has a strong mid open space pattern while the proposed remodel is deep and tall. Finally, the out of scale rear yard addition will leave surrounding residents feeling encroached upon.

13,08860

Discretionary Review 15 Allison st. San Francisco Ca 94112

June 24, 2013

## EXHIBIT 2

Regrettably, the Alteration will have a substantial undesirable impact on abutting properties that goes well above nominal reductions of light and privacy concerns. While many properties will be affected by the Alteration, the Applicants will feel the most acute impact. As previously memorialized, 23 Allison will suffer a major amount of light loss. The Alteration will diminish light to the west facing closet and staircase windows, as well as the north facing bathrooms. Additionally, a noteworthy loss of privacy will occur. The Alteration will allow occupants of 15 Allison to peer unimpeded into 23 Allison's bathroom, deck, and yard. Finally, the Alteration will block afternoon sunlight that is required to maintain the garden at 23 Allison.

Collectively, the loss of light, privacy, and a garden will have an overwhelming impact on the residents of 23 Allison. The magnitude of these losses is well beyond the normal level of light and privacy degradations listed in the city's redesign guidelines. The Applicants will be boxed in and will literally have to change the way they live. Energy costs will rise. Food outlays will increase due to the decline in garden productivity. Finally, structural measures would have to be taken to temper privacy loss – if possible.

The design of the Alteration has done little to mitigate air and privacy concerns. Setbacks have been incorporated. Unfortunately, the proposed setbacks do not provide significant mitigation.

Please reference the following photographs for a visual orientation as to the impact of the Alteration upon 23 Allison.

13.08860

Discretionary Review 15 Allison St. San Francisco Ca 94112  
June 24, 2013



Figure 1

West facing stairway window. Proposed Alteration will block light from reaching this window.

13.0886D

Discretionary Review 15 Allison St. San Francisco Ca 94112

June 24, 2013



Figure 3

Exterior view of stairway window pictured from the east. To the immediate right (north) is the open space that will vanish once the third story addition is put into place. The inlet shown in this photo is where all light from the north enters 23 Allison. Most of the northern light and air will disappear with the construction of the third floor addition.

13.08860

Discretionary Review 15 Allison St. San Francisco Ca 94112

June 24, 2013



Figure 3.

West facing closet window. The afternoon light shining through the subject window will be significantly curtailed by the third story addition.

13.08860

Discretionary Review 15 Allisen st. San Francisco Ca 94112

June 24, 2013



Figure 4

First floor, north-facing bathroom window. Light will almost be eliminated if third story addition is built.

13.0886D

Discretionary Review 15 Allison St. San Francisco Ca 94112

June 24, 2013

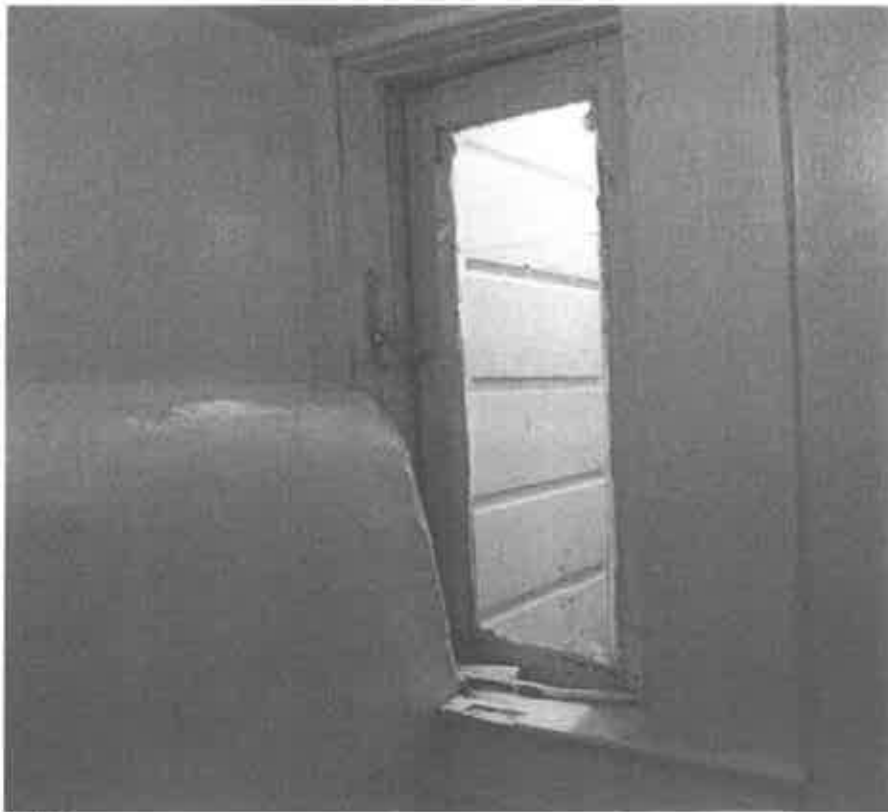


Figure 5

First floor bathroom window. The proposed third story addition will eliminate almost all of the light reaching this window.



13.08860

Discretionary Review 15 Allison St. San Francisco Ca 94112

June 24, 2013



Figure 8

North facing, second floor bathroom window. Proposed Alteration will significantly block light and air to this room.

Discretionary Review 15 Allison St., San Francisco, CA 94112

13.08860

John Skinas  
23 Allison St.  
San Francisco, CA 94112

T 415 3337251

johnskinas@yahoo.com

June 26, 2013

San Francisco Planning Dept.  
1650 Mission St., Suite 4000  
San Francisco, Ca 94103

Attn: Adrian Putra and Planning Commission Committee,

I am writing on behalf of my parents, who oppose the property additions proposed by their neighbor at 15 Allison Street. This issue has been causing them a painful amount of grief and stress since they are certain that their quality of life will suffer greatly if these additions are approved. Every aspect of this project gives them something to worry about. A third story rooftop addition would block the light from no less than five windows, severely reducing the amount of light that comes into their home. Furthermore, the planned extension of 15 Allison St. into the backyard would basically end a way of life for my mother and father. For decades, they have been growing their own fruits and vegetables, cultivating a green oasis in the Outer Mission. The two-story extension would block the afternoon light, take away their privacy, and create an eyesore where they can now see trees, blue sky, and Mt. Davidson and Twin Peaks in the distance.

I grew up at 23 Allison St., and my fondest memories are of spending hours playing in the backyard among the grass, trees and flowers. Now, my own children visit my parents virtually every day of the week and spend hours in the backyard. This garden has been my parents' joy for fifty plus years, during which they've created a wonderful family life at 23 Allison St. My father is now 86 and has a weak heart, while my mother is 72 and dealing with high blood pressure. I'm truly worried for their health. Their garden has continuously provided them with fresh air, fresh produce, and a sense of joyful purpose. The


Discretionary Review IS Allison St., San Francisco, CA 94112

13.0886D

construction of the planned additions will take all of that away. I already see the effect on their health due to the stress from the mere thought of this.

Along with my mother, my father, their neighbors, and my children, I urge you to not to allow these additions to take place.

Sincerely yours,



John Skinas

Discretionary Review 15 Allison St., San Francisco, CA 94112

13.0886D

Kosmas Skinas  
23 Allison St.  
San Francisco, CA 94112

June 15, 2013

San Francisco Planning Department  
1650 Mission St. Suite 400  
San Francisco, CA 94103

Dear Planning Department:

Years ago, we got this house with a big dream to create a good family! I worked hard everyday to support my wife and three kids. Now I have eight grand kids who come almost everyday to play in our beautiful yard. Watching them gives us happiness. But now we are afraid the happy days will pass because somebody wants to build a monster in the yard of his house, destroying our peace, destroying our life. This building will take our sunlight away since the house of our other next door neighbor blocks the sun from our yard until the early afternoon. This addition will take our afternoon light away.

Since we learned of these plans our life has become miserable. My wife and I have become nervous wrecks, and our health is deteriorating. We want to be able to enjoy life with our gran kids in our backyard, not lose our lives in the shadows.

Sincerely yours,

*Kosmas Skinas*

Kosmas Skinas

Discretionary Review 15 Allison St., San Francisco, CA 94112

13.08860

Mrs. Paul McKenna  
22 Allison St.  
San Francisco, CA 94112

June 14, 2013

San Francisco Planning Dept.  
1650 Mission St., Suite 400  
San Francisco, CA 94103

Attn: Adrian C. Putra and Planning Commission Committee

This letter is in regard to the 15 Allison St residential remodel and addition.

These are our concerns:

- 1) This is a residential zoning area, not zoned for an apartment complex. The entrance is on Allison St; not Mission St., which is commercial zoning.
- 2) Parking on Alison St. is a challenge already. Mr. Wen realizes his truck is too large to park between driveways due to blocking driveways. His renters will also find difficulty, even though a garage is planned. Allison St is a narrow two-way street with heavy traffic during work hours. Arriving and departing from the garage can be difficult and at times dangerous. Accidents have occurred.
- 3) We request Allison St. to remain residential not become commercial and swallowed up by apartment complexes. We have lived in our home for fifty two years and accepted some small changes. This is not a small change.

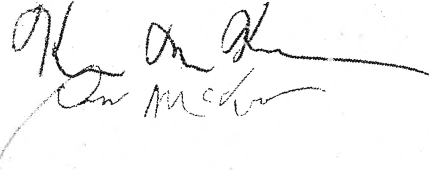
Please hear our plea and reconsider. Thank you for you cooperation in this matter.

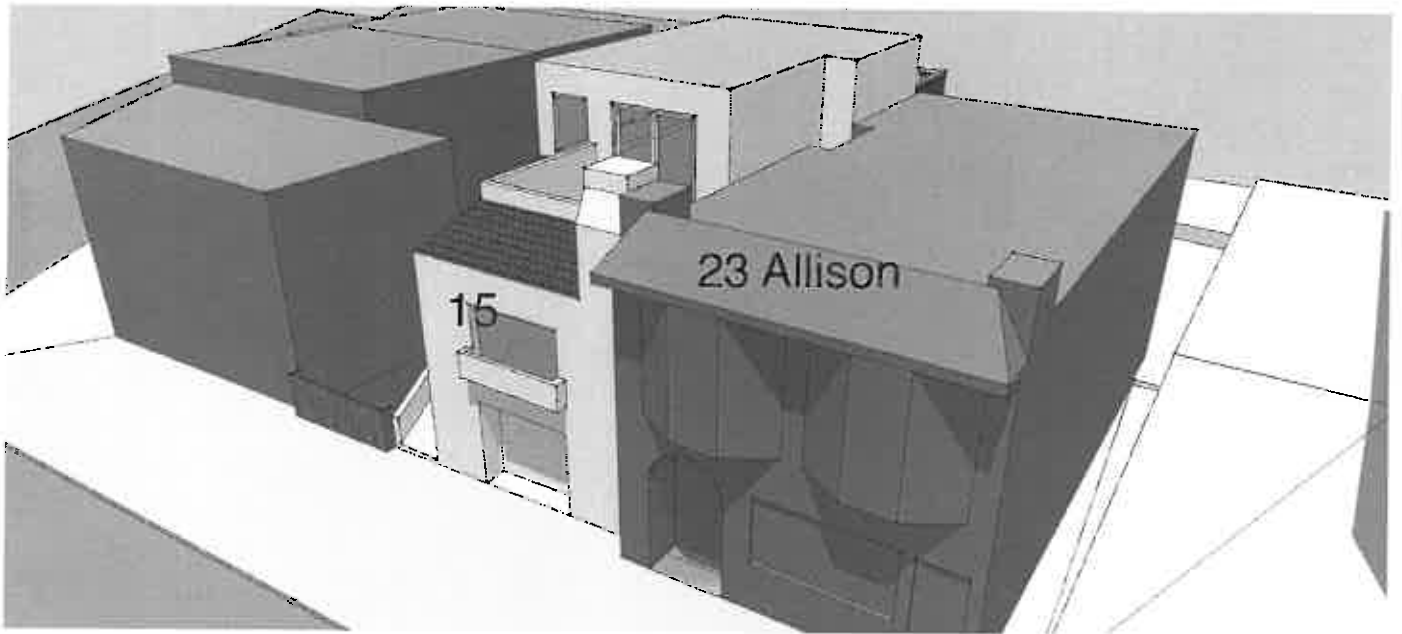
Sincerely,

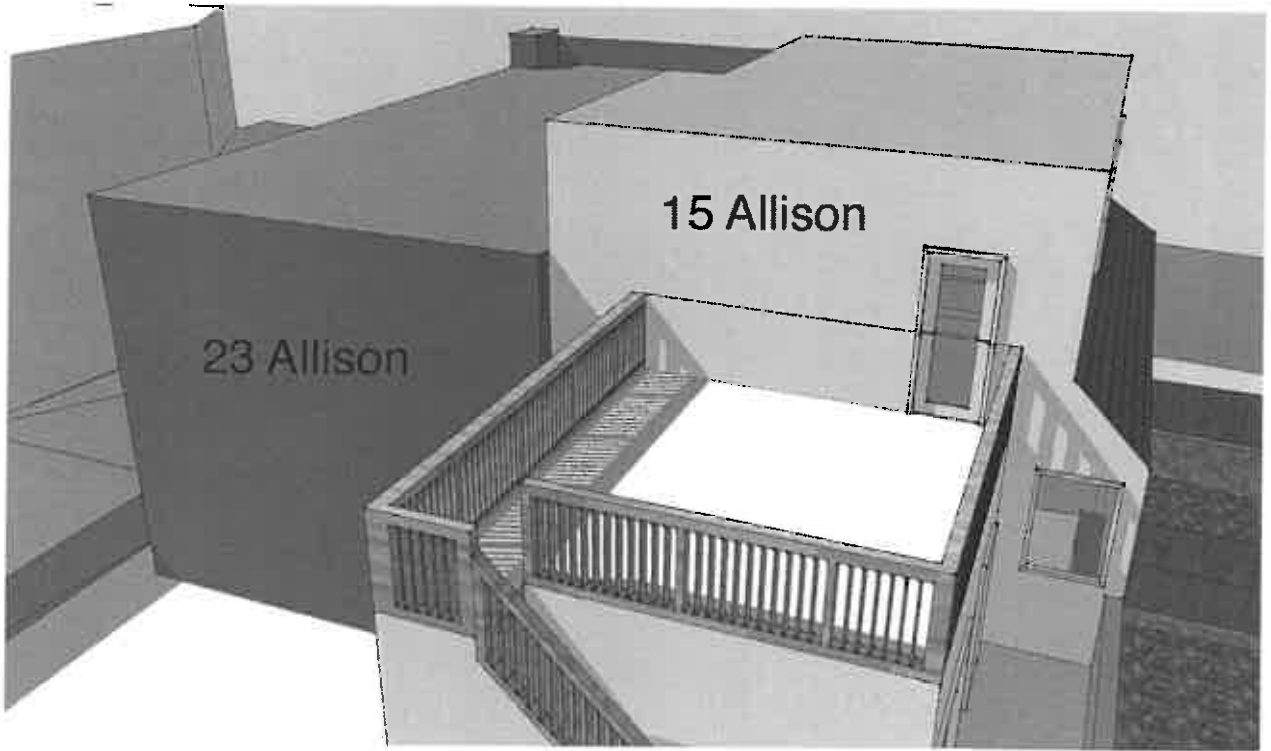
Mc Kenna Family

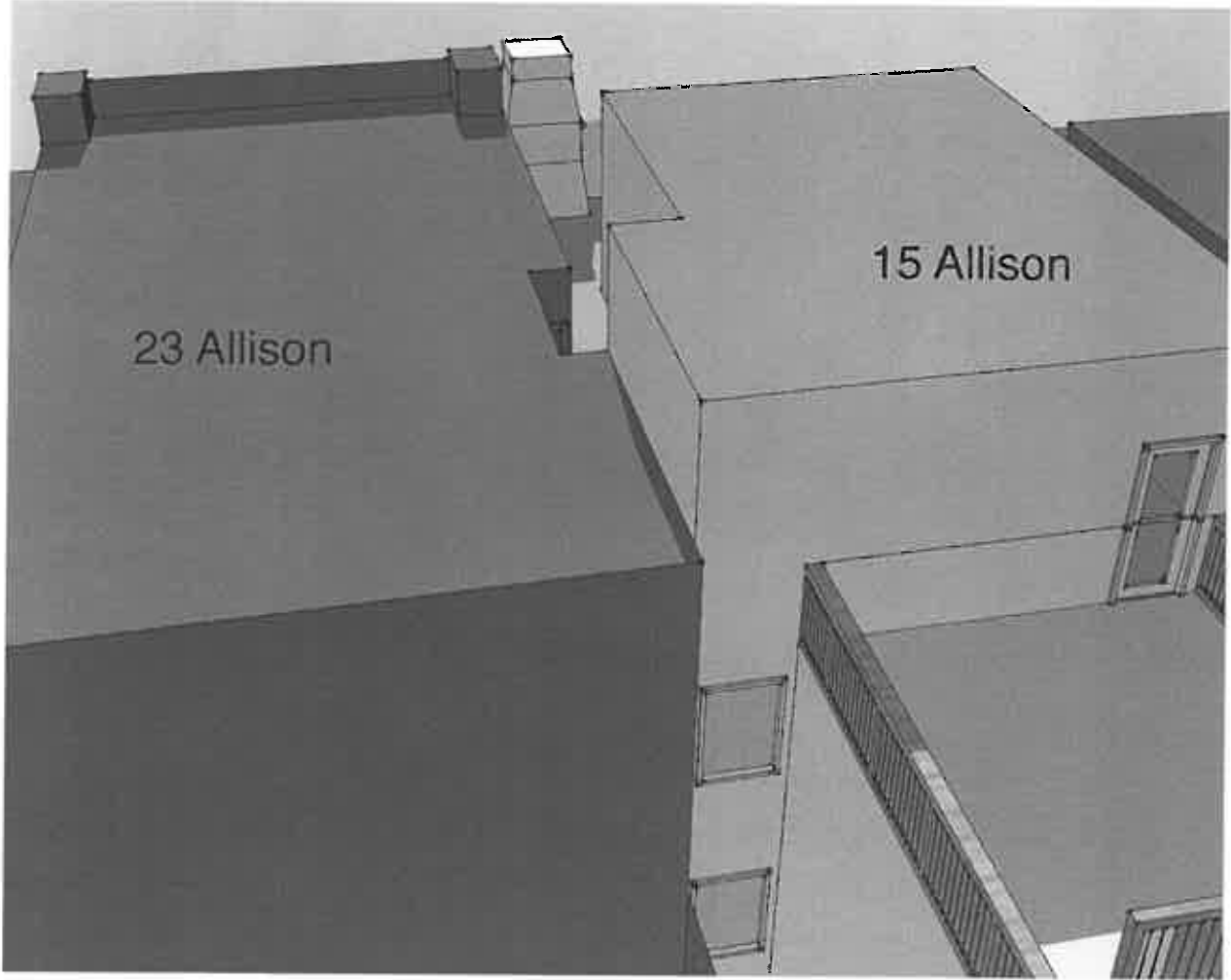


Arleen, Kevin and Sean











## EXHIBIT B

---

HOKE C. SEGARS, M.D.  
DAVID Q. SEGARS, M.D.

2645 Ocean Avenue, Suite 303  
San Francisco, CA 94132

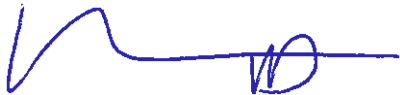
Telephone: (415) 452-1200  
Fax: (415) 452-1207

6/13/14

To whom it may concern,

This elderly gentlemen Skinas, Kosmos with known cardiovascular disease is quite debilitated and is not able to go out very much. He and his wife would prefer to spend their time on the deck and backyard which they have done for over 50 years. A large construction project next door would be extremely harmful for his health and well-being. It would be harmful for him and his wife to be confined to their house if their sunlight is diminished by this construction project. This project would be very harmful and stressful for this patient with cardiovascular disease and for his wife who also has hypertensive cardiovascular disease. He has noted some increase in heart symptoms regarding this construction project.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Hoke Segars', with a stylized flourish at the end.

Hoke Segars M.D.

CMG  
CARDIOVASCULAR MEDICAL GROUP

---

REMO L. MORELLI, M.D., F.A.C.C.

RICHARD A. PODOLIN, M.D., F.A.C.C.

THOMAS P. SVERCHEK, PA-C

ST. MARY'S HOSPITAL MEDICAL BUILDING  
ONE SHRADER ST., SUITE 600  
SAN FRANCISCO, CA 94117  
PHONE: (415) 666-3220

July 24, 2014

To Whom it may concern,

Mr Kosmas Skinas has been my patient since September 2003. He has severe heart disease, including severe 3 vessel coronary disease, reduced left ventricular function, and unstable blood pressure which has resulted in falls. He would have great difficulty tolerating the stress of a prolonged or intense courtroom appearance.

Thank you for your consideration. Please feel free to contact me if additional information is required.

Sincerely,  
Richard Podolin, MD, FACC

Aug. 14, 2014

**Project: Pei Xi Wen  
15 Allison St  
San Francisco, CA 94112**

## **Permit Brief**

Dear DBI:

I understand the hardship of my neighbor, the Skinas family, that have come upon them. They have been very friendly and helpful neighbors. I wished the best to his family and his health.

This permit process has been a long and painful experience for my family as well. It not only taking so much of my time, it is also a heavy financial burden for my family. I have paid over \$30,000.00 dollar of

fee including permit fee, school fee, architect fee, lawyer fee and engineer fee. Physically and mentally, I have lost sleep in many nights due to this conflicts, I lost weight, appetite and joy of lives.

As you understand, every property owner in the city has the right to develop his/her property within the city code. For the last three year, my family has been following this city code, and tried to obtain a building permit. I submitted plans to the building department and planning department, made all necessary changes to the design as requested by the planning department, participated and attended public hearing and paid all required fee to the city.

Unfortunately, Skinas family has challenge our permit in number of time with unreasonable excuses.

They filed Discretionary Review during planning process, and they failed.

And again, after the site permit is issued, they appealed the permit.

In their statement, they stated the health issue regarding to the older Skinas. As a fair statement , this is

a purely a personal issue, it shall never undermine my right to develop my property. I do deeply concerned about Skinas's health. However, heavy construction only last a few months. I will follow the city code, limit the noise and dust during construction, and bring down the negative impact to Mr. Skinas's health to a minimum.

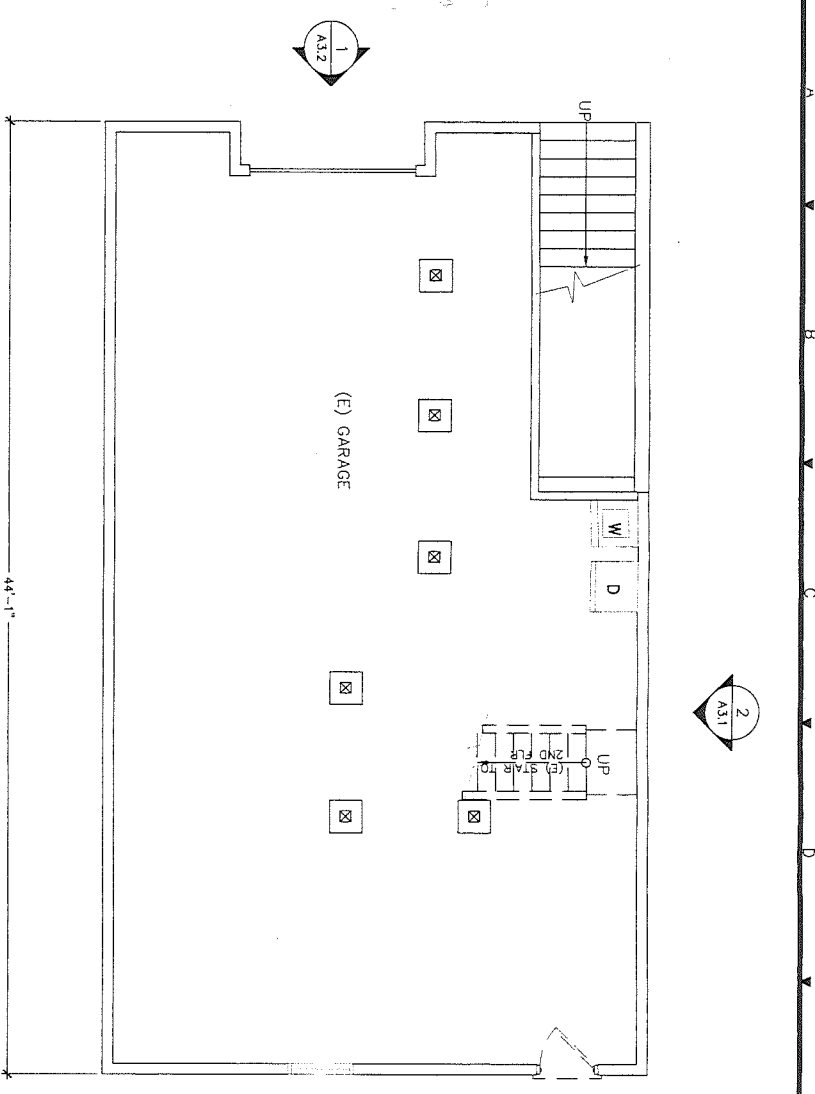
Skinas's family filed a complaint accuses me that I commence a major modification at 15 Allison street before the issuance of the permit. It was not correct. The work was at the rear yard and it was to repair a common side yard fence which both parties participated. Skinas family provided \$1500.00 dollar of finical support for material and labor. I have receipt of work to approved that Skinas's participation.

Finally, Skinas think the new design of 15 Allison was design as an apartment. My design is comply to planning design guidelines, supported by the planning department. and approved by the planning commission as well. The new design only extend 20'-0" to the rear, only 2 story, and with a 3'-0" setback where Skinas's existing light well located. All these effort were never enough.

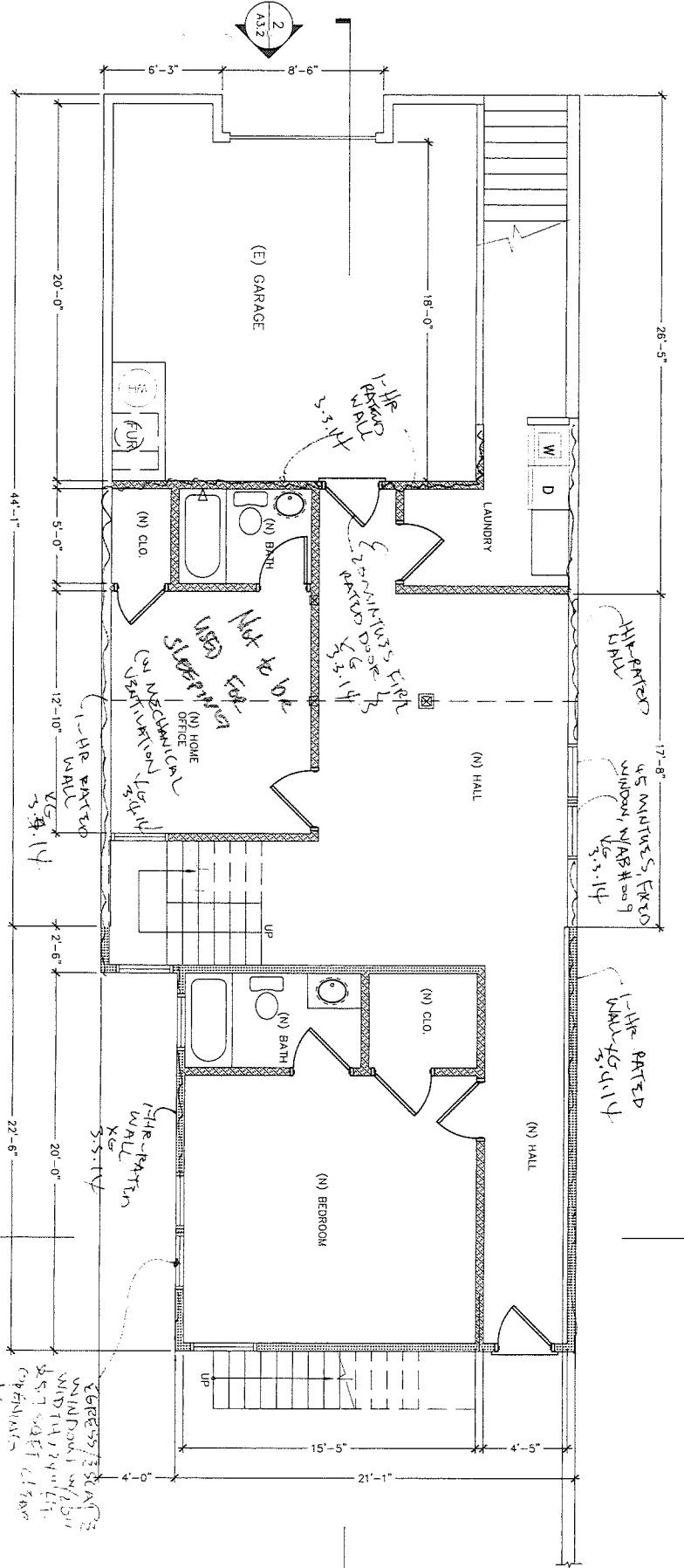
I have put lot effort to sit down with my neighbors to find a solution, to avoid further conflicts, we both failed. I felt helpless. As a lawful citizen, I paid my property tax every year, and follow the city code to develop my property. I like to keep this right and I believed this is a common benefit for every property owner who own property in this city.







I-EXISTING FIRST FLOOR PLAN



2-PROPOSED 1ST FLOOR PLAN

LEGEND

- WALLS
  - EXISTING WALL TO REMAIN
  - (E) WALL TO BE REMOVE
- DOORS
  - EXISTING DOOR TO REMAIN
  - (E) DOOR TO BE REMOVE
- WINDOWS
  - EXISTING WINDOW TO REMAIN
  - EXISTING WINDOW TO BE REMOVED
  - NEW EXTERIOR WALL
  - NEW INTERIOR WALL
- DOORS
  - NEW DOOR
- WINDOWS
  - NEW WINDOW

**RESIDENTIAL  
REMODEL  
& ADDITION  
FOR  
WEN FAMILY**

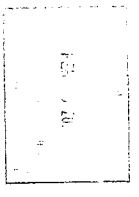
XIE ASSOCIATES

4000 ANDERSON STREET  
SAN FRANCISCO, CA 94114  
TEL: 415.774.8888  
WWW.XIEASSOCIATES.COM

**APPROVED**  
15  
ALLISON AVE  
SAN FRANCISCO,  
CALIFORNIA

JUN 09 2014  
TOM C. A. HENNING  
DIRECTOR  
DEPT. OF BUILDING INSPECTION

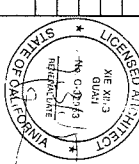
Joseph Cardinal, UAI  
MAR 17 2014



REVISION	DATE	DESCRIPTION

PROJECT:	LICENSED ARCHITECT
MODEL FILE:	ME 1113
DRAWN BY:	GUILL
CHECKED BY:	2/6/14
DATE:	01/14/13



FLOOR PLANS

**A2.0**









PROJECT:

**RESIDENTIAL  
REMODEL  
& ADDITION**

**FOR**

**WEN FAMILY**

**M/E ASSOCIATES**  
ARCHITECTS  
1015 G ST. #100  
SAN FRANCISCO, CA 94109  
TEL: 415.663.2347  
WWW.MEASSOCIATES.COM

**15  
ALLISON AVE  
SAN FRANCISCO,  
CALIFORNIA**

**APPROVED**  
Dept. of Building Insp.

JUN 09 2014

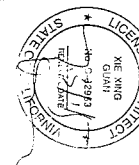
*Tom C. Hu*  
TOM C. HU  
BUILDING INSPECTOR  
DEPT. OF BUILDING INSPECTION

Joseph C. Siskind, LUI  
MAR 17 2014



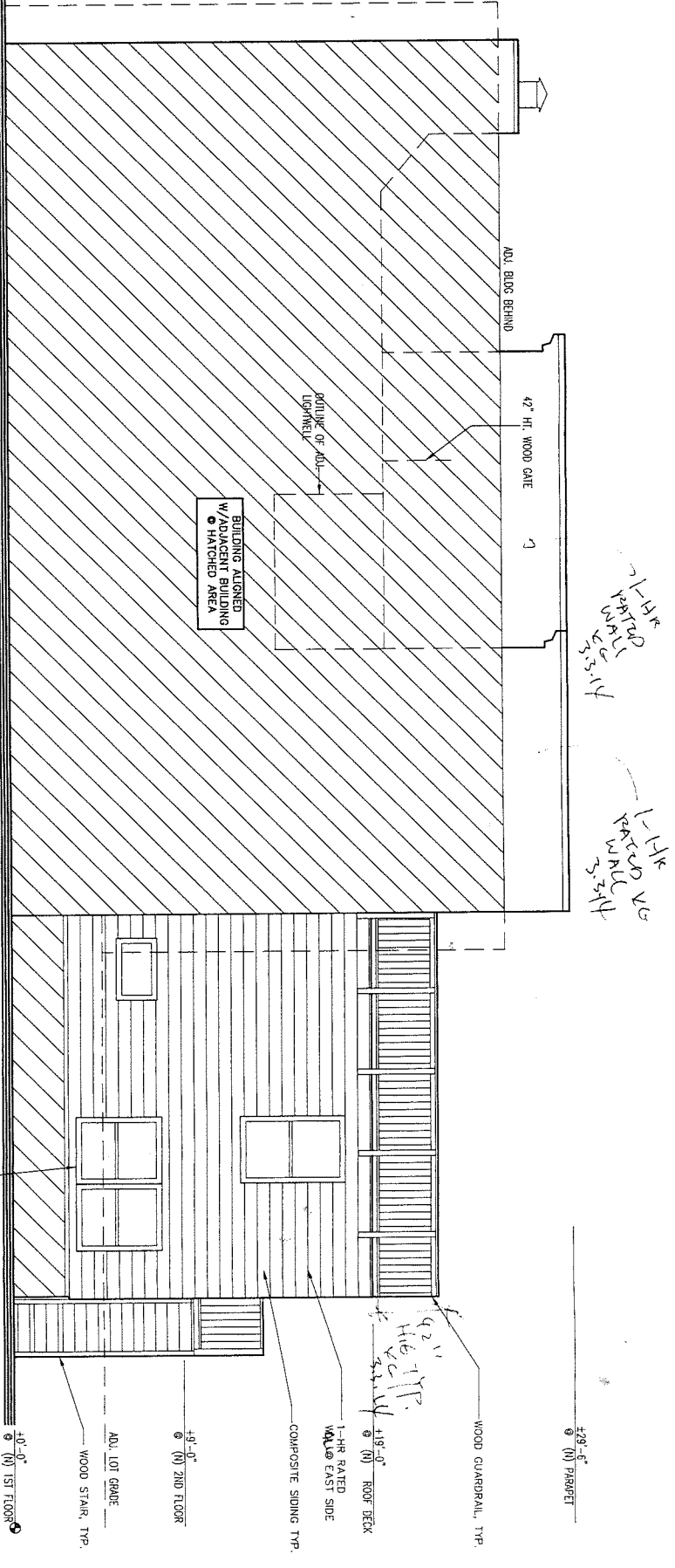
REVISION	DATE	DESCRIPTION

PROJECT NO.	
DATE	
DRWING	
CHECKER	
DATE	

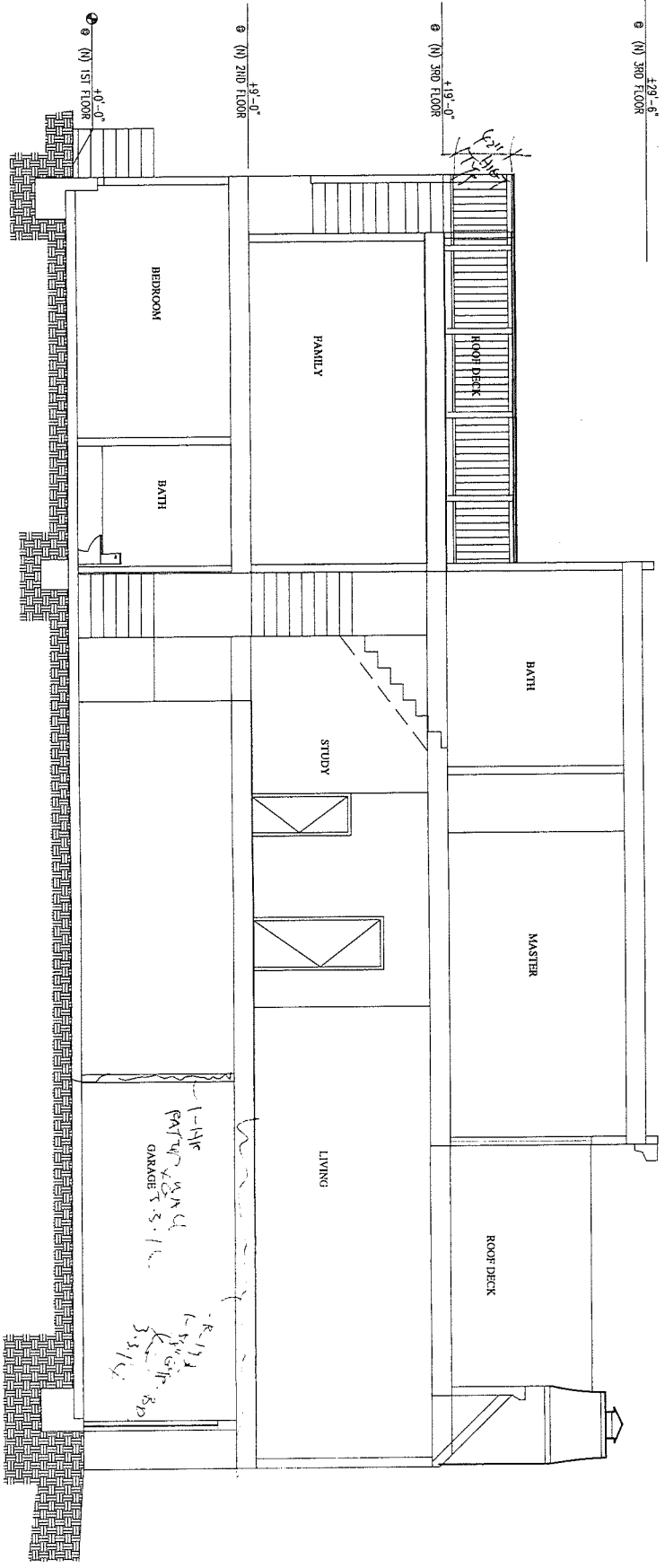


**EXTERIOR ELEVATION &  
SECTION**

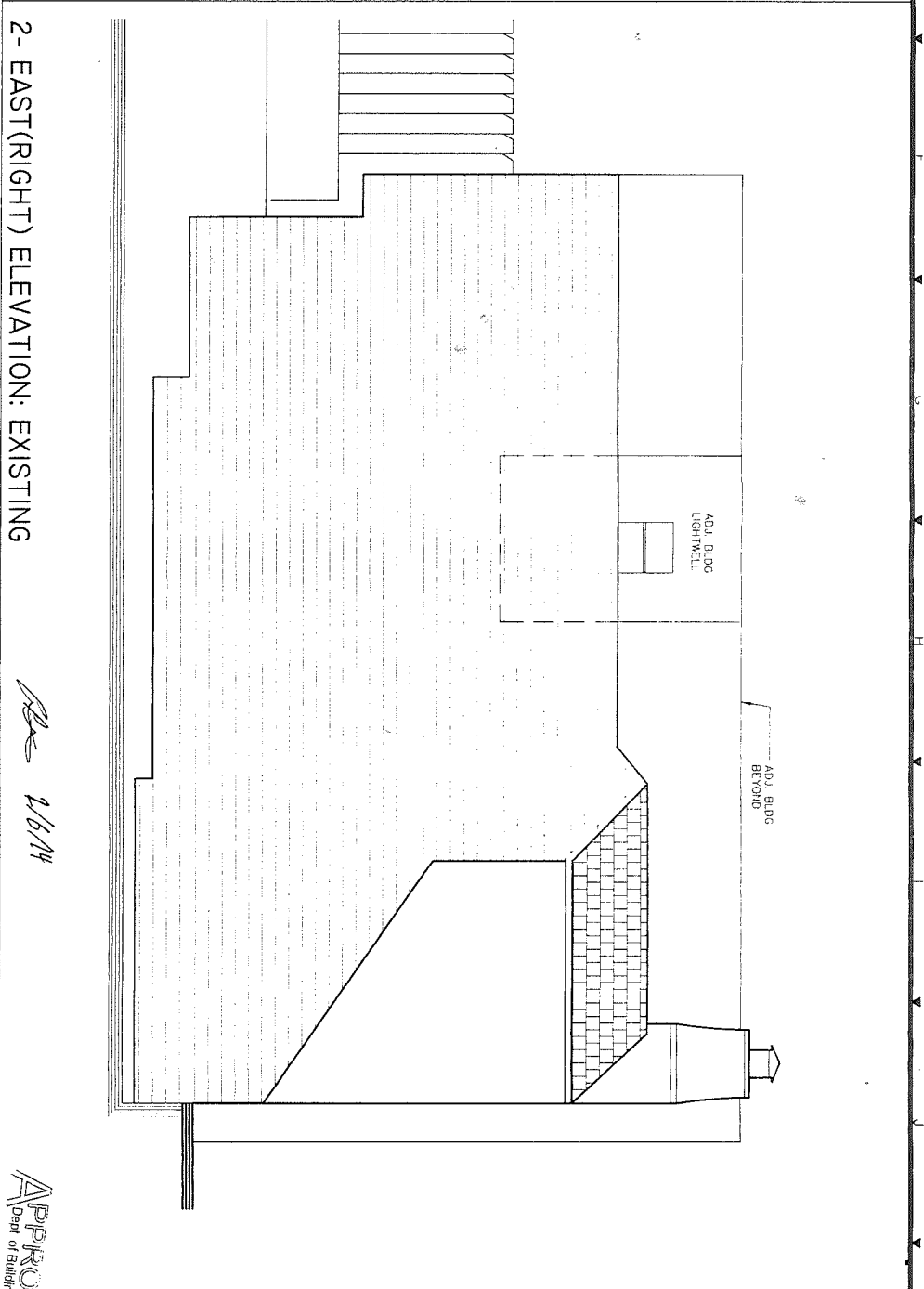
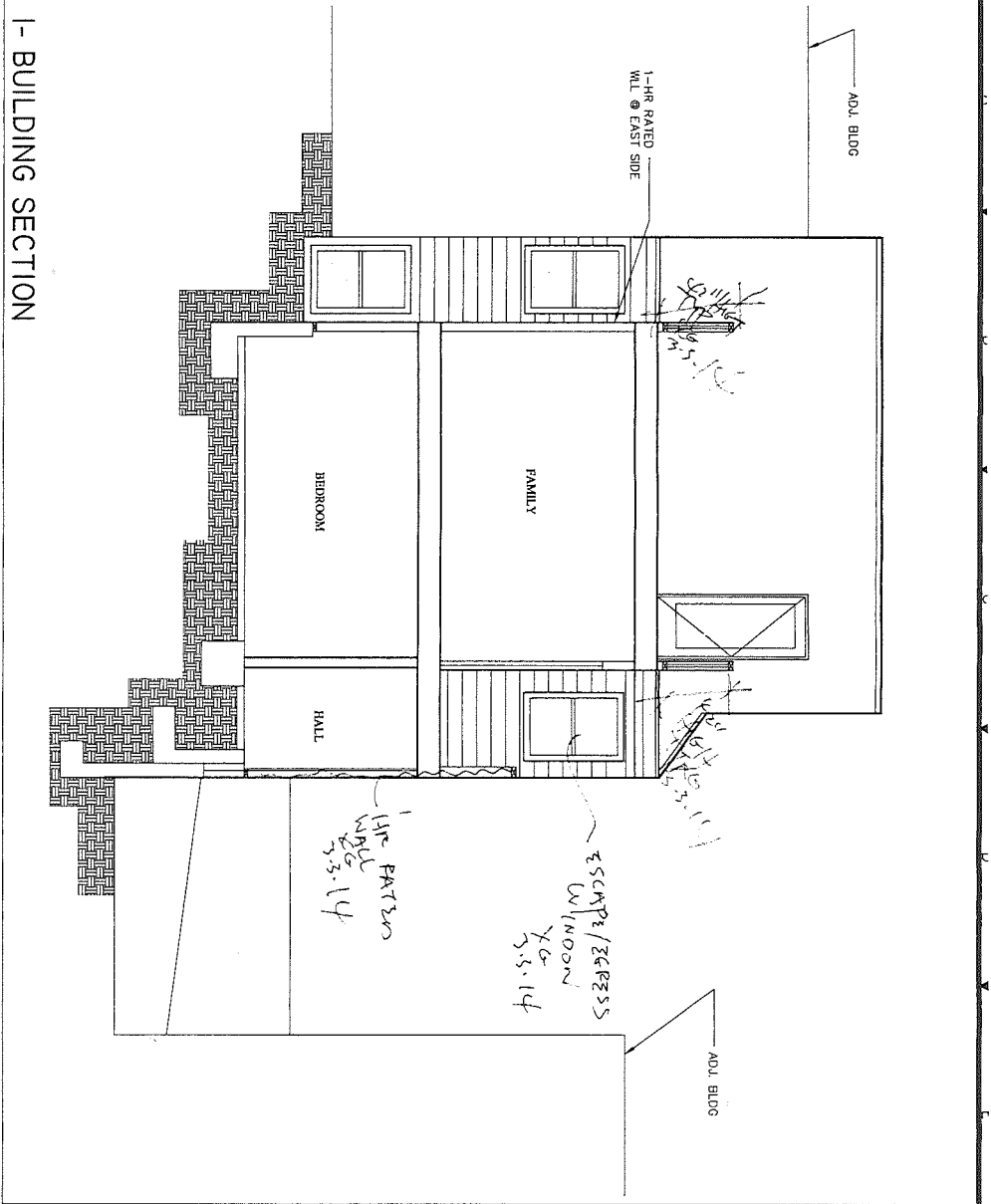
**A3.0**



**1 - EAST (RIGHT) ELEVATION: PROPOSED**



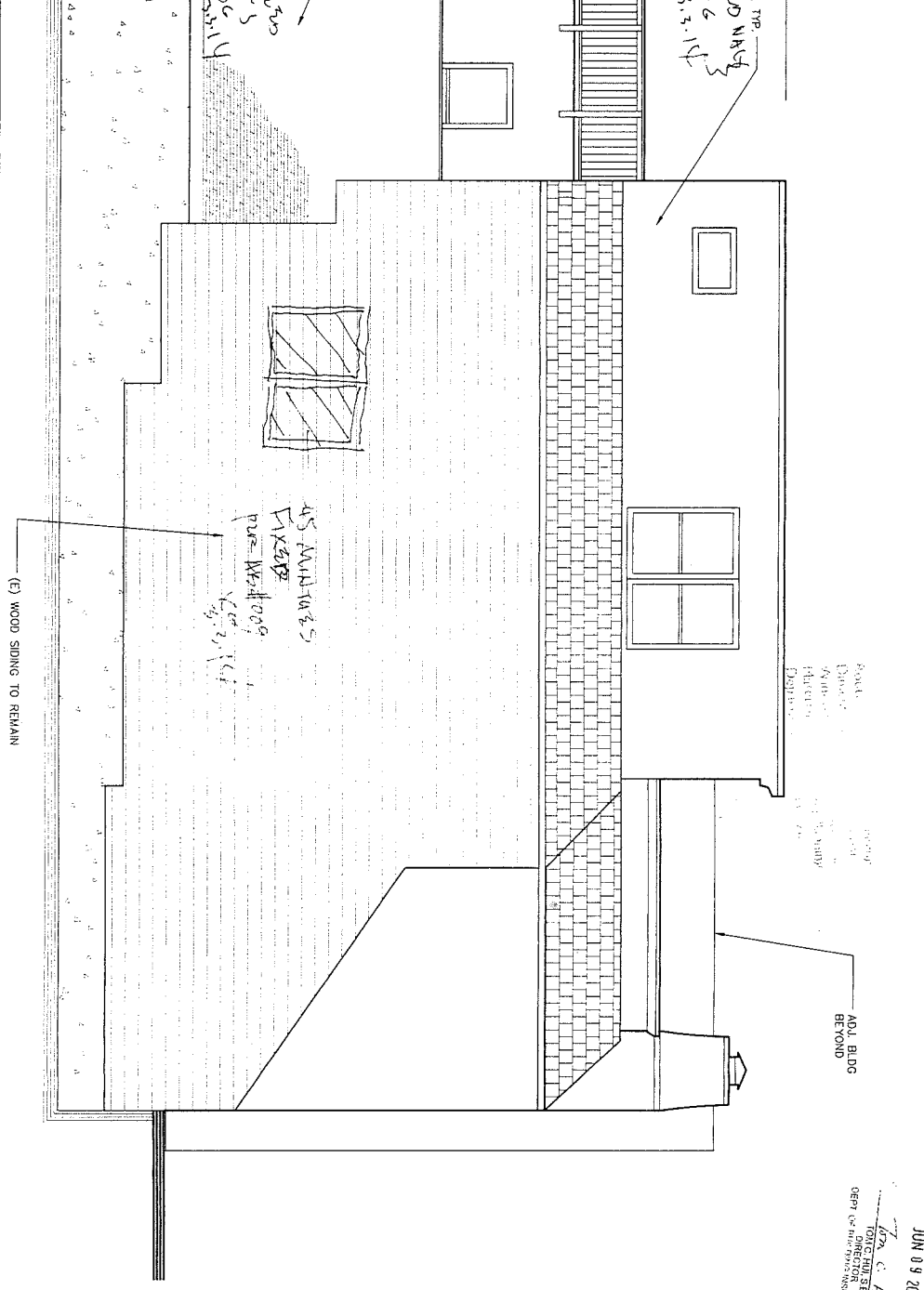
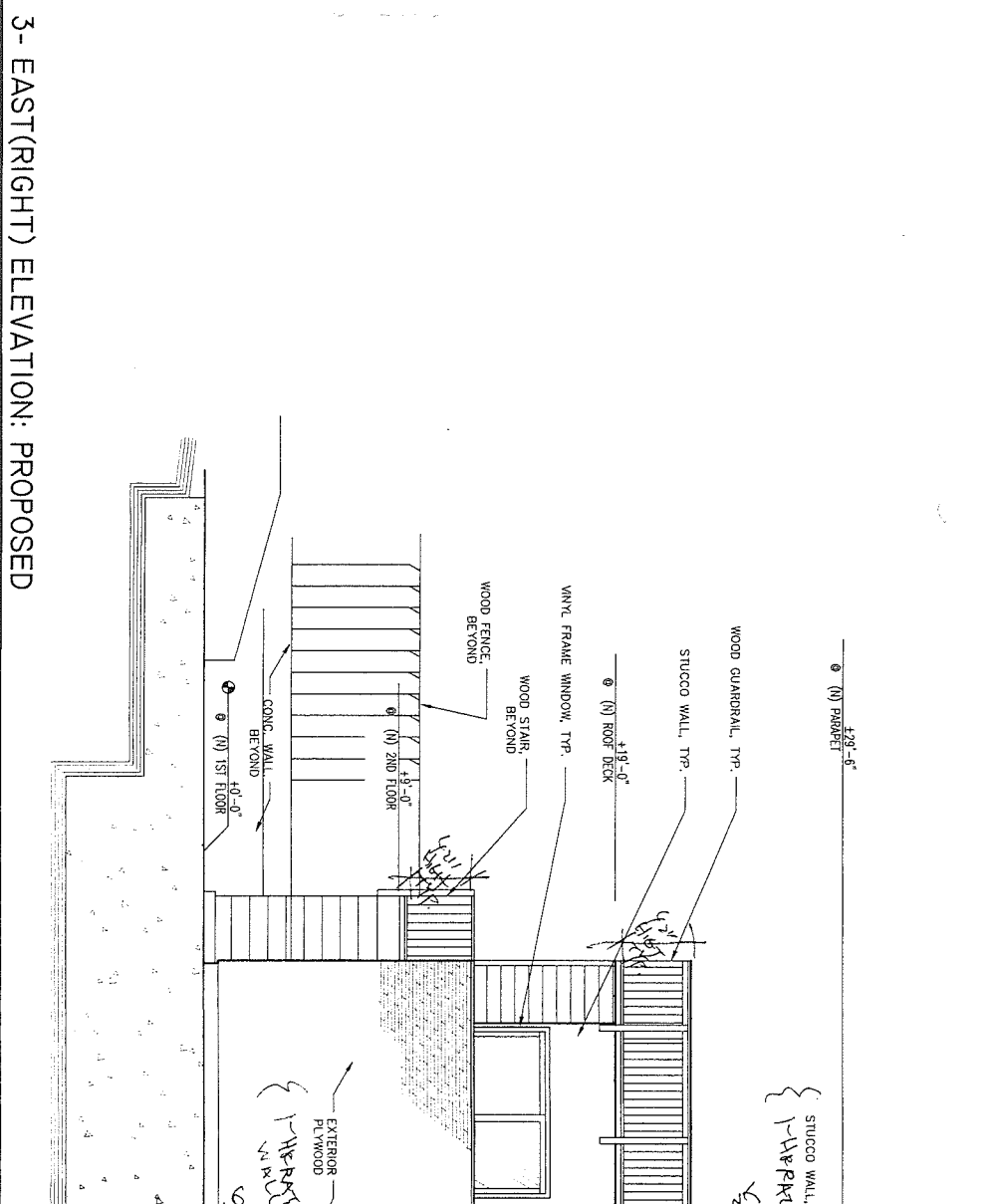
**2 - BUILDING SECTION**



PROJECT: RESIDENTIAL REMODEL & ADDITION FOR MEN FAMILY

MJE ASSOCIATES  
 501 CECILIA WAY #202  
 SAN FRANCISCO, CA 94118  
 TEL: 415.400.042  
 FAX: 415.662.642  
 EMAIL: info@mjeassoc.com

APPROVED  
 Dept. of Building Inspection  
 JUN 09 2014  
 Joseph Cardinal, DSI  
 MAR 17 2014



REVISION	DATE	DESCRIPTION

PROJECT NO. \_\_\_\_\_  
 MODEL NO. \_\_\_\_\_  
 DRAWN BY: JUNG  
 CHECKED: \_\_\_\_\_  
 DATE: 01/14/13

LICENSED ARCHITECT  
 MJE ASSOCIATES  
 STATE OF CALIFORNIA

EXTERIOR ELEVATIONS & SECTION

**A3.1**

PROJECT:

**RESIDENTIAL  
REMODEL  
& ADDITION**

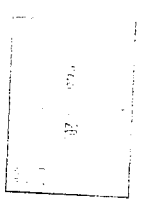
**FOR  
WEN FAMILY**

**MIE ASSOCIATES**

2000 CALIFORNIA STREET  
SAN FRANCISCO, CA 94115  
TEL: 415.694.4444  
WWW.MIEASSOCIATES.COM

**15  
ALLISON AVE  
SAN FRANCISCO,  
CALIFORNIA**

Joseph S. Sidel, JUI  
MAR 17 2014



REVISION	DATE	DESCRIPTION

PROJECT: EXTERIOR ELEVATIONS  
 DRAWN BY: JIMMO  
 CHECKED BY: JIMMO  
 DATE: 01/14/13

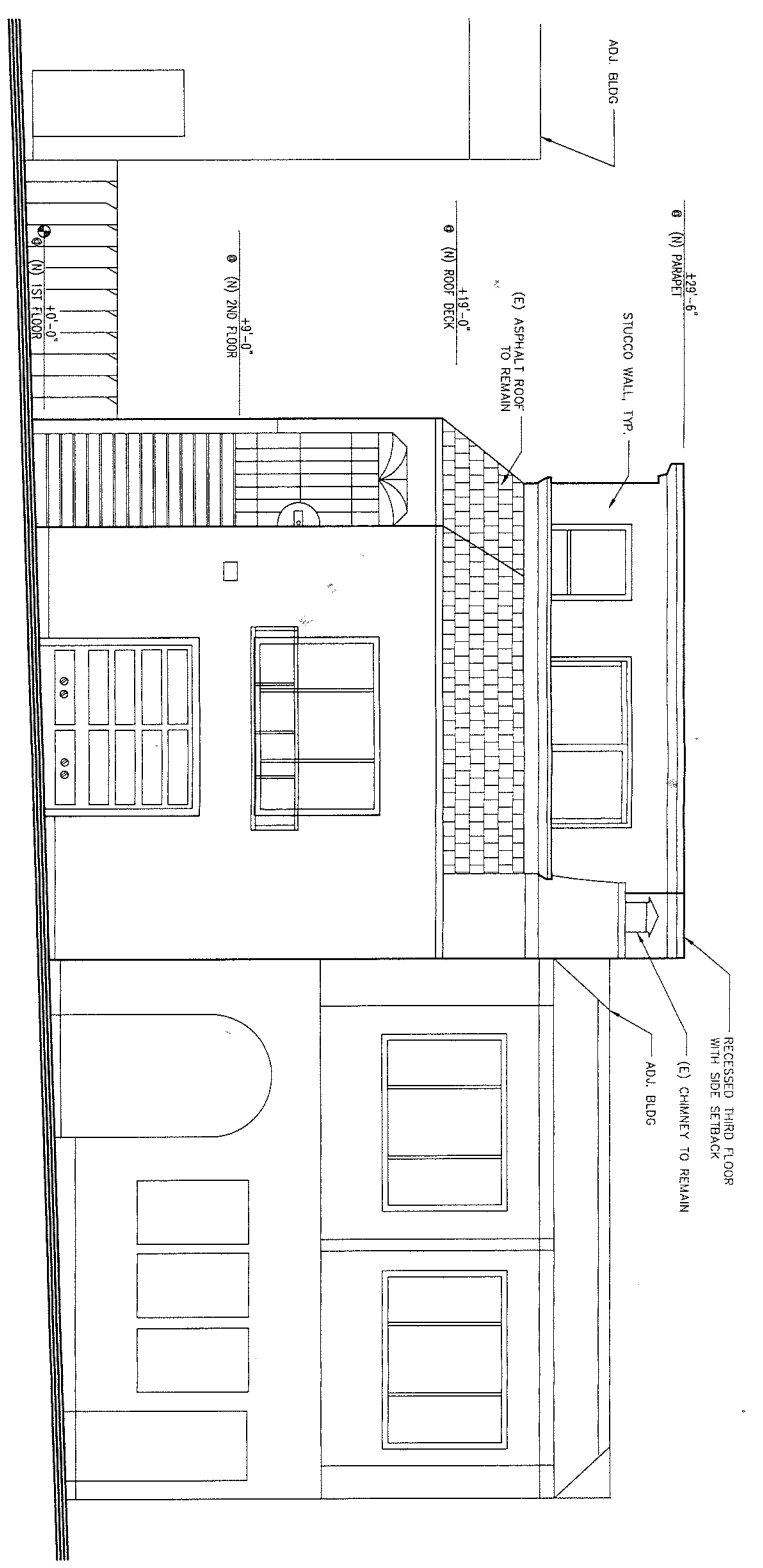
**LICENSED ARCHITECT**  
 MIE XING  
 STATE OF CALIFORNIA  
 LICENSE NO. 50815

EXTERIOR ELEVATIONS

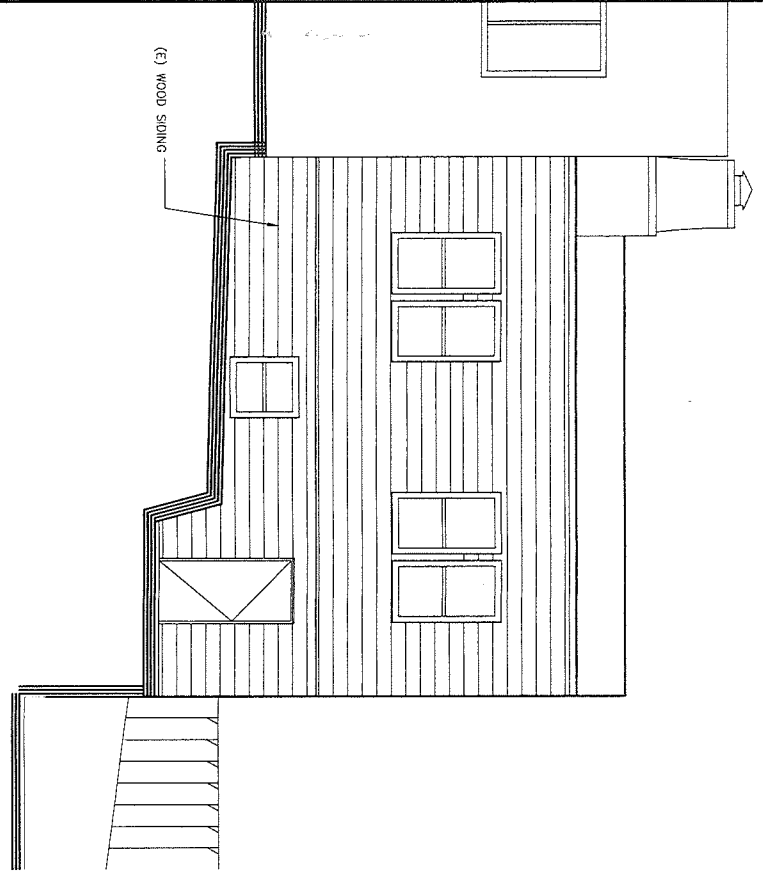
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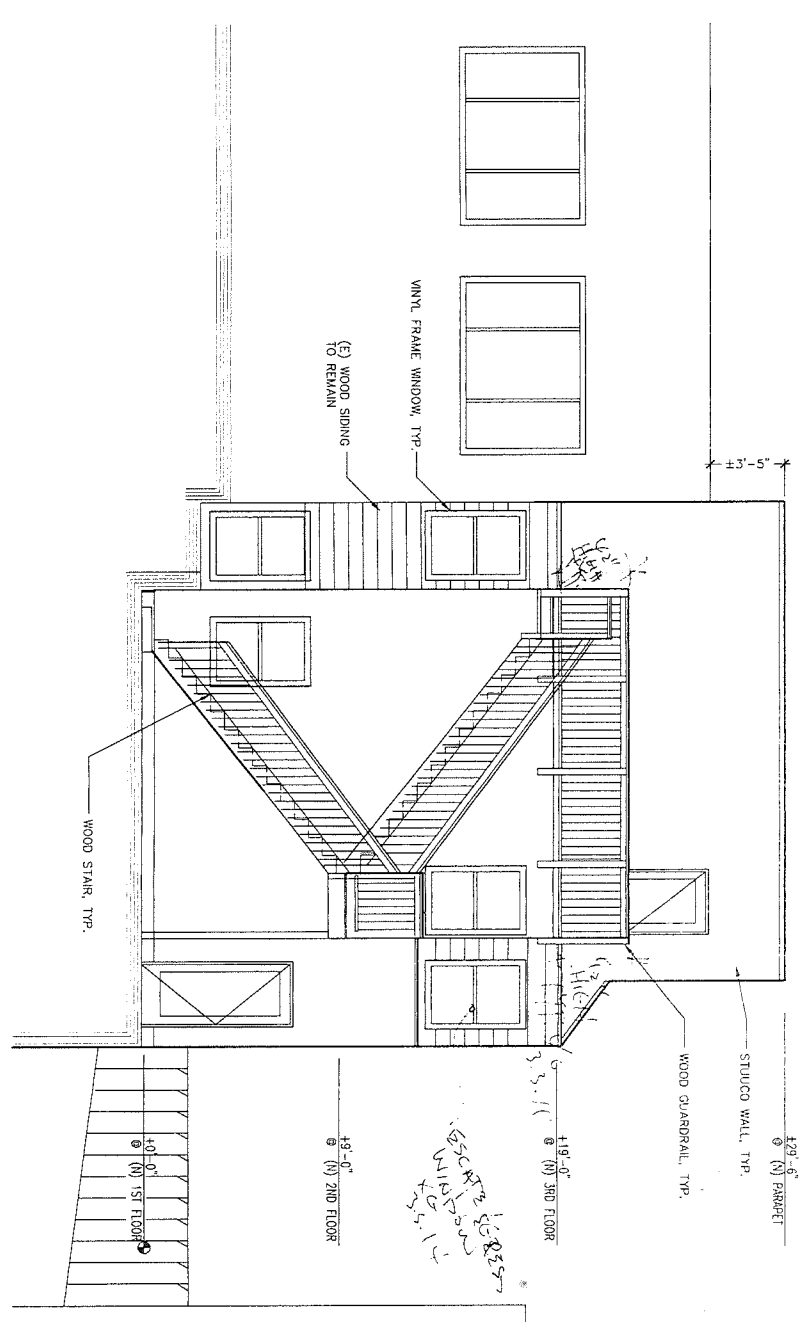
1-SOUTH(FRONT) ELEVATION: EXISTING



2-SOUTH(FRONT) ELEVATION: PROPOSED



3-NORTH(REAR) ELEVATION: EXISTING



4-NORTH(REAR) ELEVATION: PROPOSED

**APPROVED**  
Dept of Building Insp

JUN 09 2014  
TOM C. HILL, SE  
LETTICE STEPHENSON

*Handwritten signature and initials*

AD 8/20/14

FILE

APPEAL # 14-120



# SAN FRANCISCO PLANNING DEPARTMENT

## Discretionary Review Action DRA-0349

HEARING DATE: JANUARY 16, 2014

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

*Date:* January 17, 2014  
*Case No.:* 2013.0886D  
*Project Address:* 15 Allison Street  
*Permit Application:* 2013.01.31.9224  
*Zoning:* RH-1 (Residential, House, One-Family) Zoning District  
 40-X Height and Bulk District  
*Block/Lot:* 6462/019  
*Project Sponsors:* Bill Guan  
 501 Crescent Way, #5412  
 San Francisco, CA 94134  
*DR Requestor:* Stravoula Skinas  
 23 Allison Street  
 San Francisco, CA 94112  
*Staff Contact:* Adrian C. Putra – (415) 575-9079  
[adrian.putra@sfgov.org](mailto:adrian.putra@sfgov.org)

BOARD OF APPEALS

JUL 01 2014

APPEAL # 14-120

**ADOPTING FINDINGS RELATED TO TAKING DISCRETIONARY REVIEW OF CASE NO. 2013.0886D, AND THE APPROVAL WITH CONDITIONS OF BUILDING PERMIT NO. 2013.01.31.9224 PROPOSING TO CONSTRUCT A TWO-STORY, HORIZONTAL REAR ADDITION, AND A ONE-STORY VERTICAL ADDITION ABOVE THE EXISTING DWELLING. THE PROPOSED THIRD-STORY WILL BE SETBACK APPROXIMATELY 16.5 FEET FROM THE EXISTING FRONT BUILDING WALL. THE PROJECT SITE IS WITHIN THE RH-1 (RESIDENTIAL, HOUSE, ONE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.**

The original proposal involves constructing an approximately 20 feet deep two-story, horizontal rear addition and a one-story vertical addition setback approximately 16.5 feet from the existing front building wall and 3 feet from the south facing side property line. Additionally, the rear addition includes side setbacks at the second story of approximately 5 and 4 feet from the north and south facing side property lines, respectively.

Since the filing of the Discretionary Review application the project sponsor has revised the project to address concerns raised by the DR Requestor, which are as follows:

- Provided an approximately 3 feet wide by 15.5 feet deep notch at the south-west corner of the proposed story that faces an existing adjacent light well at 23 Allison Street (which was not shown on the original plans), and
- Provided an approximately 13 feet wide by 3 feet deep notch at the end of the rear addition on the second floor to extend the exterior rear staircase from the second floor to the rear roof deck.

## PREAMBLE

On January 31, 2013, Bill Guan (hereinafter "Project Sponsor") filed for Building Permit Application No. 2013.01.31.9224. The project site contains a two-story single-family building. The project is to construct an approximately 20 feet deep two-story, horizontal rear addition and a one-story vertical addition setback approximately, 16.5 from the existing front building wall. The rear addition includes side setbacks at the second story of approximately 5 and 4 feet from the north and south facing side property lines, respectively. The project also includes providing an approximately 3 feet wide by 15.5 feet deep notch at the south-west corner of the proposed story that faces an existing adjacent light well at 23 Allison Street (which was not shown on the original plans), and an approximately 13 feet wide by 3 feet deep notch at the end of the rear addition on the second floor to extend the exterior rear staircase from the second floor to the rear roof deck.

On June 27, 2013, Stravoula Skinas (hereinafter "Discretionary Review (DR) Requestor") filed an application with the Planning Department (hereinafter "Department") for Discretionary Review (2013.08896D) of Building Permit Application No. 2013.01.31.9224.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

On January 16, 2014, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application 2013.0886D.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

## ACTION

The Commission hereby takes Discretionary hereby requested in Application No. 2013.0886D and approves the Building Permit Application 2013.01.31.9224, subject to the following conditions:

1. Require that a Notice of Special Restrictions (NSR) be filed against the property to limit the property as a single-family dwelling.

## BASIS FOR RECOMMENDATION

The reasons that the Commission took the action described above include:

1. To prevent the creation of an illegal dwelling unit within the subject building.

**APPEAL AND EFFECTIVE DATE OF ACTION:** Any aggrieved person may appeal this Building Permit Application to the Board of Appeals within fifteen (15) days after the date the permit is issued. For

Discretionary Review Action DRA-0349  
January 17, 2014

Case No. 2013.0886D  
15 Allison Street

further information, please contact the Board of Appeals at (415) 575-6881, 1650 Mission Street # 304, San Francisco, CA, 94103-2481.

I hereby certify that the Planning Commission did take Discretionary Review and approved the building permit as reference in this action memo on January 17, 2014.

Jonas P. Ionin  
*Acting Commission Secretary*

AYES: Commissioners Fung, Wu, Sugaya, Moore and Borden

NAYS: None

ABSENT: Commissioner Antonini and Hillis

ADOPTED: January 16, 2014





**FILE**

*APPEAL # 14-120*

**SAN FRANCISCO  
PLANNING DEPARTMENT**

**Discretionary Review  
Abbreviated Analysis**

HEARING DATE: JANUARY 16, 2014

**BOARD OF APPEALS**

JUL 01 2014

**APPEAL # 14-120**

*Date:* January 9, 2014  
*Case No.:* 2013.0886D  
*Project Address:* 15 Allison Street  
*Permit Application:* 2013.01.31.9224  
*Zoning:* RH-1 (Residential, House, One-Family) Zoning District  
 40-X Height and Bulk District  
*Block/Lot:* 6462/019  
*Project Sponsors:* Bill Guan  
 501 Crescent Way, #5412  
 San Francisco, CA 94134  
*Staff Contact:* Adrian C. Putra – (415) 575-9079  
[adrian.putra@sfgov.org](mailto:adrian.putra@sfgov.org)  
*Recommendation:* **Do not take DR and approve**

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

Reception:  
 415.558.6378

Fax:  
 415.558.6409

Planning  
 Information:  
 415.558.6377

**PROJECT DESCRIPTION**

The subject property contains a two-story, single-family dwelling built in 1949. The original proposal involves constructing an approximately 20 feet deep two-story, horizontal rear addition and a one-story vertical addition setback approximately 16.5 feet from the existing front building wall and 3 feet from the south facing side property line. Additionally, the rear addition includes side setbacks at the second story of approximately 5 and 4 feet from the north and south facing side property lines, respectively.

Since the filing of the Discretionary Review application the project sponsor has revised the project to address concerns raised by the DR Requestor, which are as follows:

- Provided an approximately 3 feet wide by 15.5 feet deep notch at the south-west corner of the proposed story that faces an existing adjacent light well at 23 Allison Street (which was not shown on the original plans), and
- Provided an approximately 13 feet wide by 3 feet deep notch at the end of the rear addition on the second floor to extend the exterior rear staircase from the second floor to the rear roof deck.

**SITE DESCRIPTION AND PRESENT USE**

The project site, containing a single-family dwelling, is located on the east side of Allison Street between Mission and Pope Streets. The project site is a rectangular shaped lot measuring approximately 25 feet wide by 120 feet deep with approximately 3,000 square-feet of lot area.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD**

Lots on the subject block-face and opposite side of Allison Street are predominately developed with two-story, single family dwellings with no side setbacks. Buildings facing Allison Street also laterally slope upwards towards the south. The adjacent lot to the south faces Allison Street and contains a two-story, two-family dwelling. The adjacent lot to the north faces Mission Street and contains a two-story mixed-use building with residence located above ground floor retail.

**BUILDING PERMIT NOTIFICATION**

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	May 31, 2013 – June 30, 2013	June 27, 2013	January 16, 2014	203 days

**HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	January 6, 2014	January 6, 2014	10 days
Mailed Notice	10 days	January 6, 2014	January 6, 2014	10 days

**PUBLIC COMMENT**

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)		1	
Other neighbors on the block or directly across the street		1	
Neighborhood groups			

Included in the DR Requestor’s application packet is a letter of opposition, to the project from the owners of 22 Allison Street.

**DR REQUESTOR**

Stravoula Skinas, owner of 23 Allison Street, which is the adjacent property to the south of the project site.

**DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES**

See attached *Discretionary Review Application*, dated June 27, 2013.

## PROJECT SPONSORS' RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated September 1, 2013.

## ENVIRONMENTAL REVIEW

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

## RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team (RDT) reviewed the project following the filing of the DR application and found that the project meets the standards of the Residential Design Guidelines (RDGs) and that the project does not present any exceptional or extraordinary circumstances for the following reasons:

- The rear addition is reasonable in size and side setbacks further minimizing potential impacts to neighbors. (RDGs pgs. 25-27), and
- The newly incorporated lightwell/notch at the new 3rd floor is consistent with the Residential Design Guidelines. (RDGs pgs. 16-17).

**Under the Commission's pending DR Reform Legislation, this project would not be referred to the Commission as this project does not contain or create any exceptional or extraordinary circumstances.**

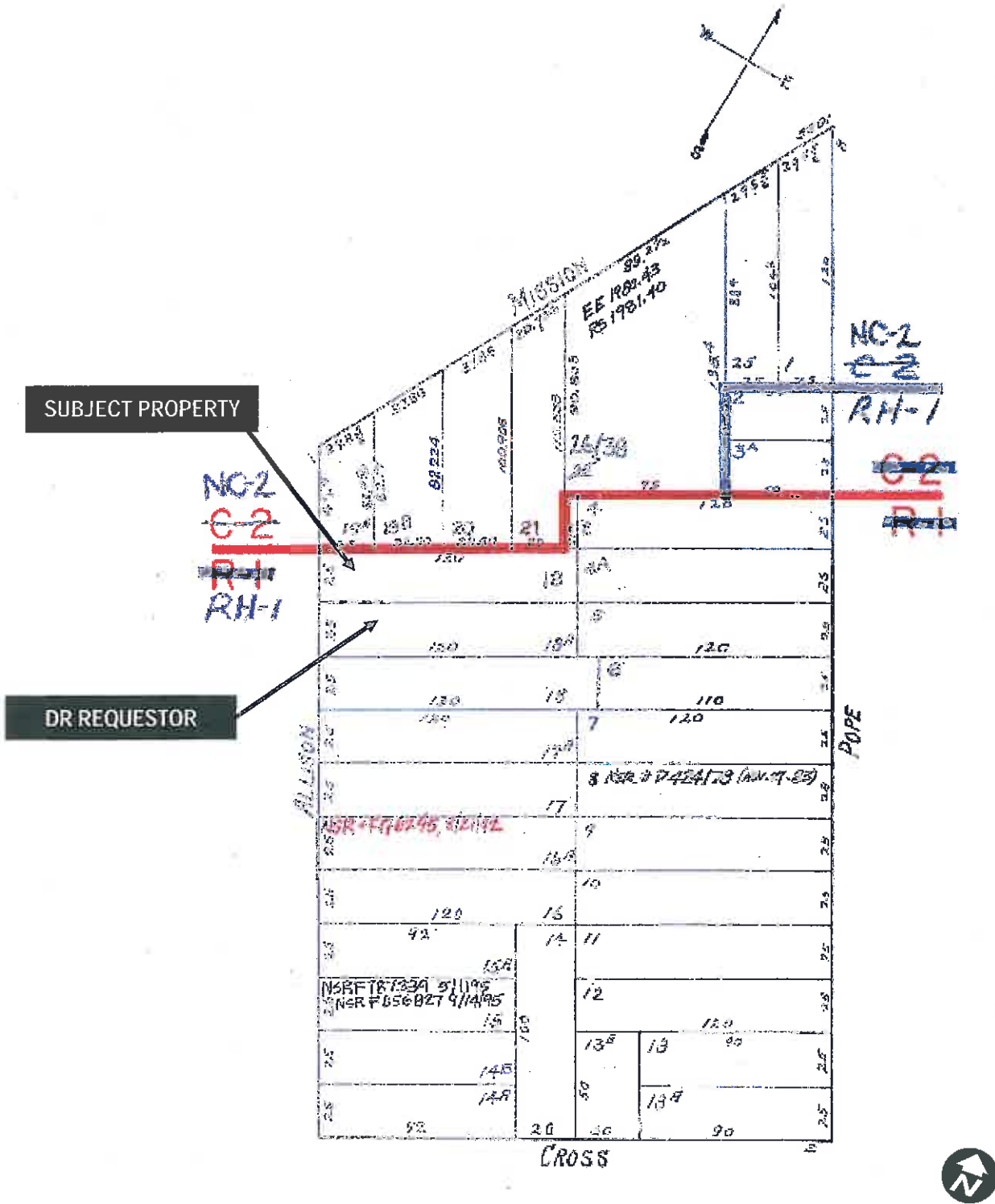
<b>RECOMMENDATION:</b> Do not take Discretionary Review and approve project as proposed
---

### Attachments:

Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Context Photographs  
Section 311 Notice  
DR Application dated June 27, 2013  
Response to DR Application dated September 1, 2013  
3D Renderings  
Reduced Plans

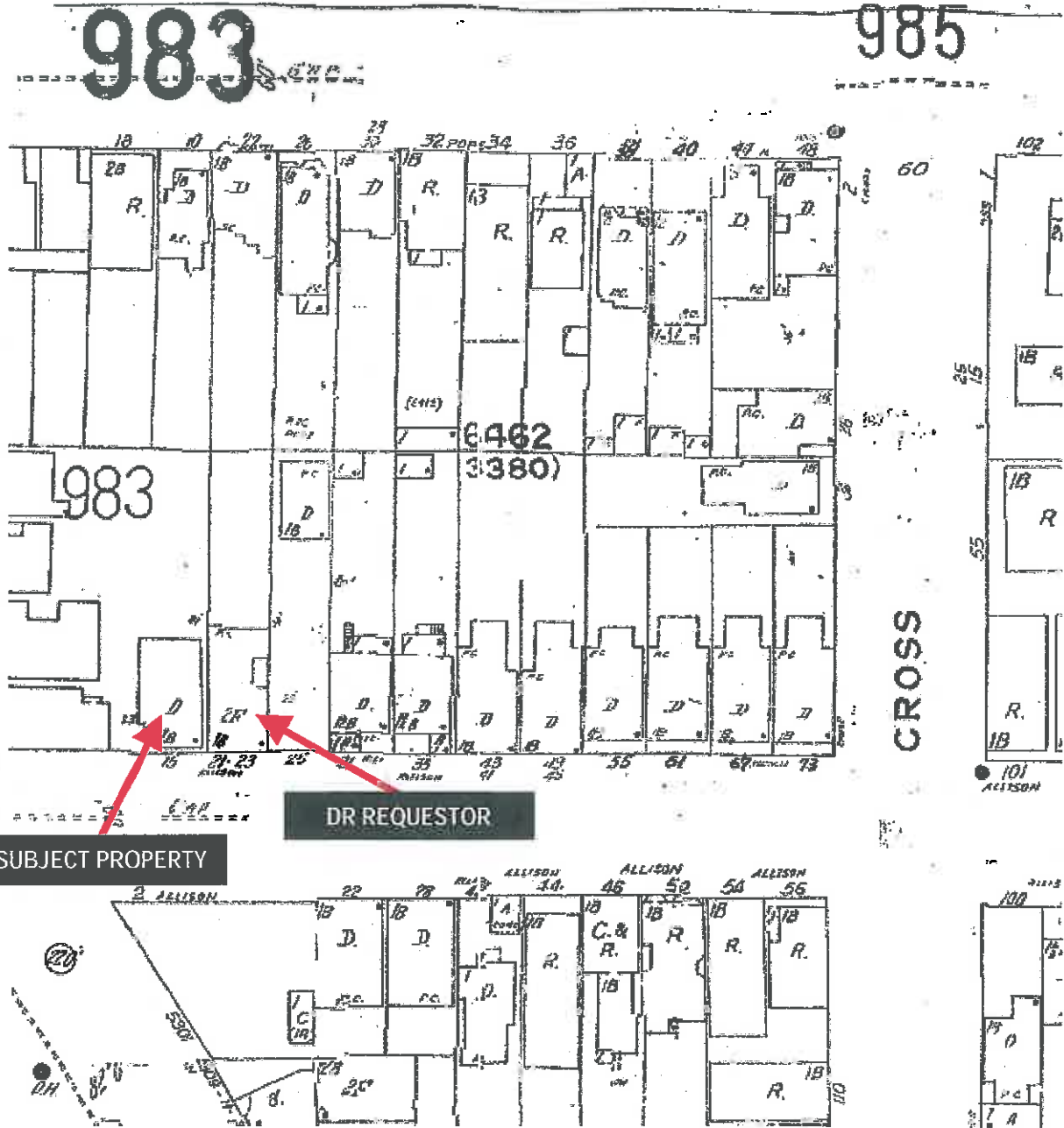
ACP: G:\Documents\DRs\15 Allison Street\15 Allison Street - 2013.0896DV - DR - Abbreviated Analysis.doc

# Parcel Map



Discretionary Review Hearing  
 Case Number 2013.0886 D  
 Abbreviated Analysis  
 15 Allison Street

# Sanborn Map



Discretionary Review Hearing  
Case Number 2013.0886 D  
Abbreviated Analysis  
15 Allison Street

# Aerial Photo

## View looking East



SUBJECT PROPERTY

DR REQUESTOR

Discretionary Review Hearing  
Case Number 2013.0886 D  
Abbreviated Analysis  
15 Allison Street



# Aerial Photo

## View looking North



# Aerial Photo

## View looking South





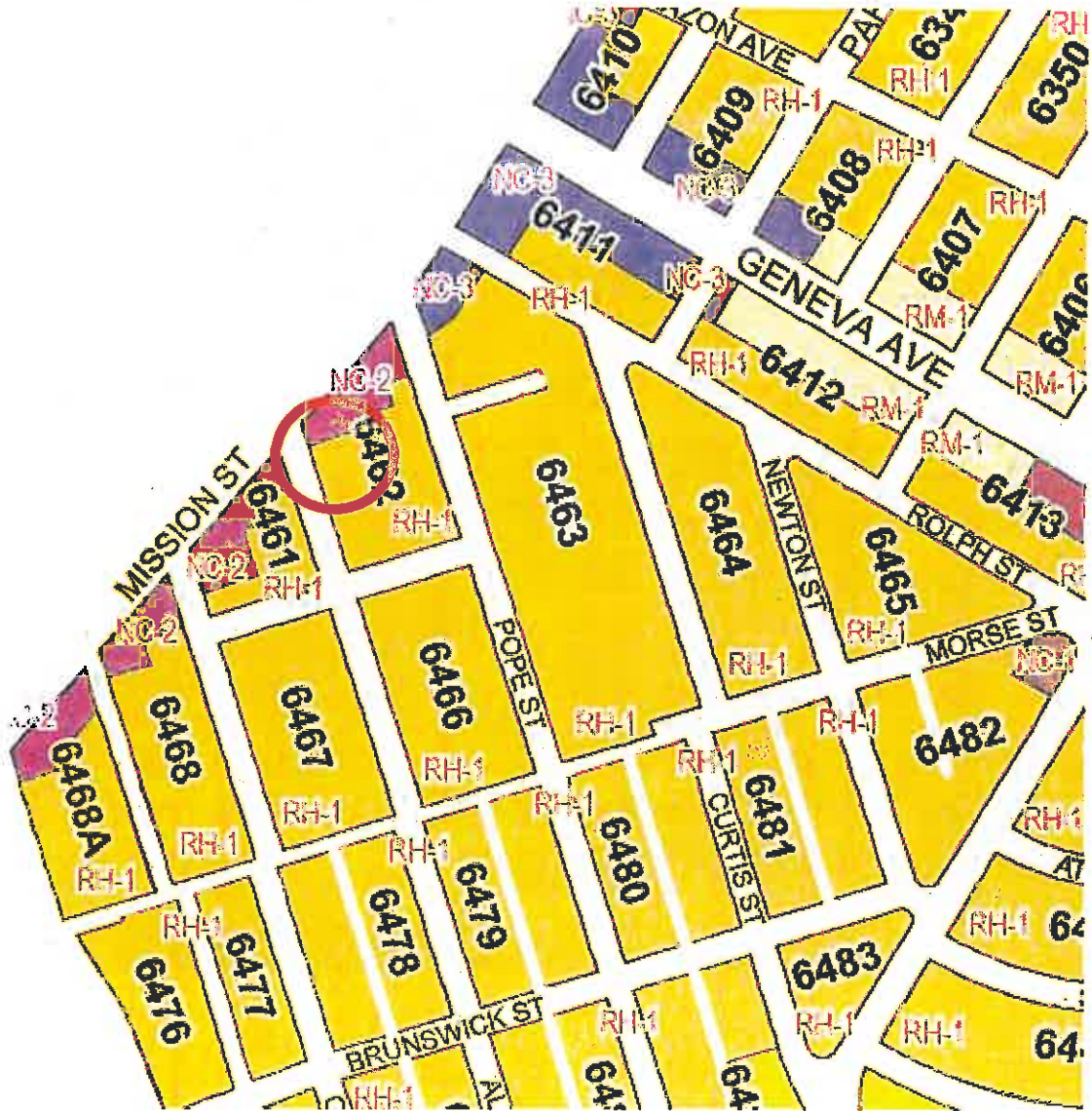
# Aerial Photo view looking West

DR REQUESTOR

SUBJECT PROPERTY



# Zoning Map



Discretionary Review Hearing  
Case Number 2013.0886 D  
Abbreviated Analysis  
15 Allison Street



# Site Photo from the front



SUBJECT PROPERTY

Discretionary Review Hearing  
Case Number 2013.0886 D  
Abbreviated Analysis  
15 Allison Street

# D 7/23/14

APPEAL # V14-102

FILE



**SAN FRANCISCO  
PLANNING DEPARTMENT**

**Discretionary Review Action DRA-0353**

HEARING DATE: MARCH 6, 2014

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

*Date:* March 19, 2014  
*Case No.:* 2013.0179DV  
*Project Address:* 3660 21<sup>st</sup> Street  
*Permit Application:* 2013.03.29.3348  


---

*Zoning:* RH-1 (Residential House, One-Family)  
Dolores Heights Special Use District  
40-X Height and Bulk District  
*Block/Lot:* 3605/019  
*Project Sponsor:* Alice Barkley  
McKenna Long & Aldridge LLP  
Rincon Center II 121 Spear Street, Suite 200  
San Francisco, CA 94105  
*Staff Contact:* Michael Smith - (415) 558-6322  
[michael.e.smith@sfgov.org](mailto:michael.e.smith@sfgov.org)

BOARD OF APPEALS  
JUN 02 2014 *egf*  
APPEAL # 14-102

**ADOPTING FINDINGS RELATED TO NOT TAKING DISCRETIONARY REVIEW OF CASE NO. 2013.0179D AND THE APPROVAL OF BUILDING PERMIT 2013.03.29.3348 PROPOSING TO REMOVE BOTH GARAGES AT THE FRONT OF THE PROPERTY AND CONSTRUCT A NEW TWO-CAR GARAGE AT THE EAST SIDE OF THE FRONT OF THE LOT, INFILL THE LIGHT WELL ON THE WEST SIDE OF THE BUILDING, CONSTRUCT AN ADDITION AT THE EAST SIDE OF THE BUILDING, AND CONSTRUCT A TWO-STORY ADDITION AT THE FRONT OF THE BUILDING WITH A MINIMAL INCREASE IN THE HEIGHT FOR A SINGLE-FAMILY DWELLING LOCATED WITHIN A RH-1 (RESIDENTIAL, HOUSE, ONE-FAMILY) ZONING DISTRICT, THE DOLORES HEIGHTS SPECIAL USE DISTRICT, AND A 40-X HEIGHT AND BULK DISTRICT.**

**PREAMBLE**

On March 29, 2013, Bridgett Shank of Feldman Architecture filed for Building Permit Application No. 2013.03.29.3348 proposing to remove both garages at the front of the property and construct a new two-car garage at the east side of the front of the lot, and construct additions to the existing single-family with a minimal increase in the height of the building. The property is located within a RH-1 (Residential, House, One-Family) District, the Dolores Heights Special Use District, and a 40-X Height and Bulk District.

On October 15, 2013, Arran Pera (hereinafter "Discretionary Review (DR) Requestor") filed an application with the Planning Department (hereinafter "Department") for Discretionary Review (2013.0179D) of Building Permit Application No. 2013.03.29.3348.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

On March 6, 2014, the Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application 2013.0179DV.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

### **ACTION**

The Commission hereby does not take Discretionary Review requested in Application No. 2013.0179D and approves the Building Permit Application 2013.03.29.3348.

### **BASIS FOR RECOMMENDATION**

The reasons that the Commission took the action described above include:

1. The project would protect neighborhood character and the siting of the adjacent buildings through retention of the building's existing nonconforming "Ranch Style" layout with a minimal increase in building height.
2. The existing public view over the subject property is not protected by the Residential Design Guidelines or the Dolores Heights Special Use District. The objectives of the Dolores Heights Special Use District are enforced through the additional Code provisions for height and rear yard in Section 241 of the Planning Code. A strict application of the objectives behind the creation of the Dolores Heights Special Use District to prevent unreasonable obstruction of public and private view corridors and panoramas would pose an undue hardship on the subject property whose building height above the curb is well below the average for the neighborhood.
3. The project would consolidate the two existing detached garages at the front of the property into one structure and therefore would not result in a substantial amount of new structure at the front of the lot. The width of the garage opening is consistent with the adjacent building's garage width.

**APPEAL AND EFFECTIVE DATE OF ACTION:** Any aggrieved person may appeal this Building Permit Application to the Board of Appeals within fifteen (15) days after the date the permit is issued. For further information, please contact the Board of Appeals at (415) 575-6881, 1650 Mission Street # 304, San Francisco, CA, 94103-2481.

I hereby certify that the Planning Commission did take Discretionary Review and approved the building permit as reference in this action memo on March 6, 2014.

---

Jonas P. Ionin  
Commission Secretary

AYES: Commissioners Wu, Fong, Moore, Sugaya, Antonini, Borden, and Hillis

NAYS: none

ABSENT: none

ADOPTED: March 6, 2014

H.D. 1/23/14

FILE

APPEAL # V14-102



# SAN FRANCISCO PLANNING DEPARTMENT

## Discretionary Review Full Analysis HEARING DATE MARCH 6, 2014

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

*Date:* February 27, 2014  
*Case No.:* 2013.0179DV  
*Project Address:* 3660 21<sup>st</sup> Street  
*Permit Application:* 2013.03.29.3348  
*Zoning:* RH-1 (Residential House, One-Family)  
 Dolores Heights Special Use District  
 40-X Height and Bulk District  
*Block/Lot:* 3605/019  
*Project Sponsor:* Alice Barkley  
 McKenna Long & Aldridge LLP  
 Rincon Center II 121 Spear Street, Suite 200  
 San Francisco, CA 94105  
*Staff Contact:* Michael Smith - (415) 558-6322  
michael.e.smith@sfgov.org  
*Recommendation:* **Do not take DR and approve the project as proposed.**

BOARD OF APPEALS

JUN 02 2014

APPEAL # 14-102

### PROJECT DESCRIPTION

The subject property contains four existing structures. There are two detached garages located at the front of the lot, a single-family residence located at the rear of the lot, and an accessory greenhouse structure located to the east of the residence which is connected by a covered breezeway. The proposal is to remove both garages at the front of the property and reconstruct a new two-car garage at the east side of the front of the lot. The greenhouse structure would also be removed and replaced by an addition to east side of the building. An addition would also be constructed at the front of the building. There would be a minimal increase in the height of the building and the light well on the west side of the building would be infilled. The project has been determined to be tantamount to demolition but it was administratively approved by the Zoning Administrator pursuant to case No. 2013.0179D because it has a value greater than at least 80% of the combined land and structure values of single-family homes in San Francisco. The project also requires variances from the Planning Code for front setback, rear yard, and garage door width pursuant to Sections 132, 134, and 144 of the Planning Code.

### SITE DESCRIPTION AND PRESENT USE

The subject property is located on the north side of 21<sup>st</sup> Street, between Church and Sanchez Streets, within the Dolores Heights neighborhood. The subject lot measures 50 feet in width and 114 feet in depth and laterally slopes down to the east and down towards the rear property line. The site is developed with a two story, single-family dwelling that was constructed in 1923 and two detached single car garages located at the front of the lot that were constructed at an unknown date. Between the two garages is a

wooden fence and a wooden pedestrian gate topped with a gabled roof. The dwelling is set back towards the rear of the lot with most of the open space located on the east side of the lot. According to the architect's drawings, the building has two bedrooms and two baths within 2,210 square-feet of habitable area.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The subject property is located on 21<sup>st</sup> Street within the Dolores Heights neighborhood and within the Dolores Heights Special Use District. Twenty-first Street is steeply sloped at this location with picturesque views to the north, south, and east. The block is architecturally mixed. Most of the buildings are two to three-stories in height and located near the front of their respective lots. The neighborhood has a higher than normal percentage of double wide lots.

**BUILDING PERMIT APPLICATION NOTIFICATION**

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	Sept. 13, 2013 – Oct. 13, 2013	Oct. 15, 2013	March 6, 2014	138 days

**HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	Feb. 14, 2014	Feb. 14, 2014	20 days
Mailed Notice	20 days	Feb. 14, 2014	Feb. 14, 2014	20 days

**PUBLIC COMMENT**

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	1	1	
Other neighbors on the block or directly across the street			
Neighborhood groups			

The adjacent neighbor to the west is the DR requestor who opposed to the project. The adjacent neighbor to the east has contacted staff in support of the project. No other comments were received.

**DR REQUESTOR**

Arran Pera, 3666 21<sup>st</sup> Street, the adjacent property to the west of the subject property.



## DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

**Issue #1:** The project would upset the historical development of the property towards the rear of the lot

**Issue #2:** The project would impinge upon the public view over the property which is protected by the Dolores Heights SUD.

**Issue #3:** The project would remove important landscaping that was designed by a noted local landscape architect.

**Issue #4:** The project does not take into account development on adjacent properties.

**Issue #5:** The CEQA review for the project does not acknowledge the property's 20% slope along the south edge.

Reference the *Discretionary Review Application* for additional information. The *Discretionary Review Application* is an attached document.

## PROJECT SPONSOR'S RESPONSE

The project sponsor has known that the adjacent neighbor was opposed to the project since the pre-application meeting was held for the project. The project has not been revised but since the pre-application meeting the sponsor has installed story poles of the addition and had the location of the DR requestor's east facing windows surveyed for a more accurate representation of the project's potential view impacts to 3666 21<sup>st</sup> Street to the west.

## PROJECT ANALYSIS

**Issue #1:** The project would upset the historical development of the property towards the rear of the lot

Existing development on the subject property is currently oriented towards the rear of the lot and low in height, which affords the public a view over the property towards downtown. However, this type of development is rare within this neighborhood which is generally defined by vertically oriented buildings located closer to the street. The proposed project would add minimal height above the height of the existing tower and would not depart from the current low slung nature of the existing building. Furthermore, the protection of a property's historical development is not protected by the Residential Design Guidelines. Instead the Guidelines promote neighborhood compatibility which in this case would encourage vertically oriented development towards the front of the lot.

The existing building is legal noncomplying because it encroaches into the rear yard. This noncompliance would remain in the new project but at the second floor the building would be brought closer into compliance with the Code by a two foot reduction in depth providing a 35 foot rear yard at the second floor. By comparison, the DR requestor's property has an approximately 42 foot rear yard where the Code requires a 51 foot rear yard for both properties. Thus the top floor of the proposed building would extend seven feet deeper than the DR requestor's building where now it extends nine feet deeper.

**Issue #2:** The project would impinge upon the public view over the property which is protected by the Dolores Heights SUD.

The subject property is located within the Dolores Heights Special Use District (SUD) which imposes additional provisions regarding rear yard and building height. Within the SUD, the minimum rear yard depth shall be equal to 45 percent of the total depth of the lot on which building is situated and no portion of a building shall exceed a height of 35 feet above the existing grade of the lot. The Code states further that these additional provisions are designed to preserve and provide for an established area with a unique character and balance of built and natural environment, with public and private view corridors and panoramas, to conserve existing buildings, plant materials and planted spaces, to prevent unreasonable obstruction of view and light by buildings or plant materials, and to encourage development in context and scale with established character and landscape.

The objectives of the Dolores Heights SUD are enforced through the additional Code provisions for height and rear yard. As stated above, the subject building is an anomaly because of its low Ranch style layout. The building's low slung nature affords the public a view of downtown over the property. While the view is very prominent, it is not protected by the Dolores Heights SUD beyond the specified Code provisions.

**Issue #3:** The project would remove important landscaping that was designed by a noted local landscape architect.

The landscape in question was designed by noted local landscape architect Harlin Hand but was removed by the current owner after purchase in April 2012.

**Issue #4:** The project does not take into account development on adjacent properties.

The existing building is legal noncomplying because it encroaches into the required rear yard. However, the eastern half of the lot is sparsely developed and contains most of the property's open space. This pattern of development is unique because most properties within the Dolores Heights SUD have open space located at the rear of the lot. The project builds upon the existing building location, adding a floor at the rear of the building and a two-story addition to the front of the building within the buildable area leaving the eastern half of the lot mostly free of development.

The DR requestor's building sits higher than the subject building and is also set back more than 15 feet from the east side property line. The building has numerous side facing windows along its east elevation which are completely unobstructed by the subject building and would remain unobstructed by the proposed development. A Code complying project would be developed towards the front of the lot and measure three-stories in height above the sidewalk. The proposed development has taken into account the DR requestor's building by keeping the building low to the ground in exchange for further development within the required rear yard primarily over the existing building footprint.

**Issue #5:** The CEQA review for the project does not acknowledge the property's 20% slope along the south edge.

According to Department records, the subject property may have a 20% slope which was contemplated in staff CEQA analysis for the project. Staff calculated the average slope of the property and determined that it did not have a 20% slope overall and the project was therefore exempt from further review for slope.

## ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt from environmental review, pursuant to CEQA Guideline Sections 15301(1)(4) and 15303(a).

## RESIDENTIAL DESIGN TEAM REVIEW

RDT reviewed the project and found it to be exceptional and extraordinary because it required variances from rear yard, front setback, and garage door width and furthermore the project was determined to be tantamount to demolition. However, RDT supports the project as proposed because the majority of the addition is located within the buildable area of the lot with a minimal increase in height. Furthermore, the second floor addition at the rear of the building would be constructed over the existing noncomplying building footprint thereby maintaining a majority of the open space on the east side of the lot and the extra wide garage would replace two single car garages and the lot is double-width which means that it can accommodate the added width without the garage appearing like a dominant feature.

Under the Commission's pending DR Reform Legislation, this project would be referred to the Commission, a project that is tantamount to new construction.

## BASIS FOR RECOMMENDATION

The height and layout of the proposed development is in keeping with the existing character of the building which is characterized by low, ranch style development that is an anomaly within the Dolores Heights neighborhood. This anomalous type of development is the best way to maintain the most amount of light and air to adjacent properties and maintain the unprotected view corridor over the property.

<b>RECOMMENDATION:</b> Do not take DR and approve the project as proposed.
--

**Attachments:**

Design Review Checklist

Block Book Map

Sanborn Map

Zoning Map

Aerial Photographs

Section 311 Notice

DR Application

**Project Sponsor's Submittal:**

Zoning Administrator Action Memo regarding demolition

Response to DR Application dated February 18, 2014

Environmental Determination

HRER

Context Photos

3-D Rendering(s)

Reduced Plans

## Design Review Checklist

### NEIGHBORHOOD CHARACTER (PAGES 7-10)

QUESTION	
The visual character is: (check one)	
Defined	
Mixed	X

**Comments:** The block is architecturally mixed. Most of the buildings are two to three-stories in height and located near the front of their respective lots.

### SITE DESIGN (PAGES 11 - 21)

QUESTION	YES	NO	N/A
<b>Topography (page 11)</b>			
Does the building respect the topography of the site and the surrounding area?	X		
Is the building placed on its site so it responds to its position on the block and to the placement of surrounding buildings?	X		
<b>Front Setback (pages 12 - 15)</b>			
Does the front setback provide a pedestrian scale and enhance the street?	X		
In areas with varied front setbacks, is the building designed to act as transition between adjacent buildings and to unify the overall streetscape?			
Does the building provide landscaping in the front setback?	X		
<b>Side Spacing (page 15)</b>			
Does the building respect the existing pattern of side spacing?			X
<b>Rear Yard (pages 16 - 17)</b>			
Is the building articulated to minimize impacts on light to adjacent properties?	X		
Is the building articulated to minimize impacts on privacy to adjacent properties?	X		
<b>Views (page 18)</b>			
Does the project protect major public views from public spaces?			X
<b>Special Building Locations (pages 19 - 21)</b>			
Is greater visual emphasis provided for corner buildings?			X
Is the building facade designed to enhance and complement adjacent public spaces?			X
Is the building articulated to minimize impacts on light to adjacent cottages?			X

**Comments:** The proposed building would be constructed primarily within the existing building footprint with an addition at the front of the building. Most of the buildings on the subject block do not have side spacing though the adjacent building to the west is set back on both sides. The project would retain a majority of the open space located on the east side of the lot. The height of the building is kept low which reduces light and air impacts to the DR requestor's windows on the east side of his building.

The minimal increase in height also helps to retain the unprotected public view corridor over the property some of which would be lost.

**BUILDING SCALE AND FORM (PAGES 23 - 30)**

QUESTION	YES	NO	N/A
<b>Building Scale (pages 23 - 27)</b>			
Is the building's height and depth compatible with the existing building scale at the street?	X		
Is the building's height and depth compatible with the existing building scale at the mid-block open space?	X		
<b>Building Form (pages 28 - 30)</b>			
Is the building's form compatible with that of surrounding buildings?	X		
Is the building's facade width compatible with those found on surrounding buildings?	X		
Are the building's proportions compatible with those found on surrounding buildings?	X		
Is the building's roofline compatible with those found on surrounding buildings?	X		

**Comments:** The existing property is lacking a presence at the street as the building is hardly discernable from over the front fence. The proposed project would bring the development closer to the street which is compatible with the character of development within the neighborhood. Most of the buildings within the neighborhood are located on 25 foot wide lots with yards located behind the building. The existing building and the proposed building upset this pattern. However, the second floor of the proposed building would be pulled back two feet further from the rear providing a greater rear yard at the second floor, bringing the building closer into conformance with the rear yard requirement. This combined with the low relative height of the proposed building reduces its impact on adjacent properties.

**ARCHITECTURAL FEATURES (PAGES 31 - 41)**

QUESTION	YES	NO	N/A
<b>Building Entrances (pages 31 - 33)</b>			
Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building?	X		
Does the location of the building entrance respect the existing pattern of building entrances?	X		
Is the building's front porch compatible with existing porches of surrounding buildings?	X		
Are utility panels located so they are not visible on the front building wall or on the sidewalk?	X		
<b>Bay Windows (page 34)</b>			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?			X

<b>Garages (pages 34 - 37)</b>			
Is the garage structure detailed to create a visually interesting street frontage?	X		
Are the design and placement of the garage entrance and door compatible with the building and the surrounding area?	X		
Is the width of the garage entrance minimized?	X		
Is the placement of the curb cut coordinated to maximize on-street parking?	X		
<b>Rooftop Architectural Features (pages 38 - 41)</b>			
Is the stair penthouse designed to minimize its visibility from the street?			X
Are the parapets compatible with the overall building proportions and other building elements?	X		
Are the dormers compatible with the architectural character of surrounding buildings?			X
Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?			X

**Comments:** There is not pattern of building entrances on the block face. The proposed building would have an entrance that is similar to the existing building which is a gated entrance into the garden. However, the gate would be recessed approximately 16 feet from the front property line with landscaping at the sidewalk. The two garages at the front of the property would be consolidated into one double-wide garage. The extra garage width is appropriate given the extra width of the lot and the presence of a similar garage width on the adjacent property to the east. The additional garage width requires a variance from the Code. The garage would have a green roof to soften its appearance. A green roof and roof deck would also be located on the rear portion of the new dwelling.

**BUILDING DETAILS (PAGES 43 - 48)**

QUESTION	YES	NO	N/A
<b>Architectural Details (pages 43 - 44)</b>			
Are the placement and scale of architectural details compatible with the building and the surrounding area?	X		
<b>Windows (pages 44 - 46)</b>			
Do the windows contribute to the architectural character of the building and the neighborhood?	X		
Are the proportion and size of the windows related to that of existing buildings in the neighborhood?	X		
Are the window features designed to be compatible with the building's architectural character, as well as other buildings in the neighborhood?	X		
Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street?	X		
<b>Exterior Materials (pages 47 - 48)</b>			
Are the type, finish and quality of the building's materials compatible with those used in the surrounding area?	X		
Are the building's exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings?	X		

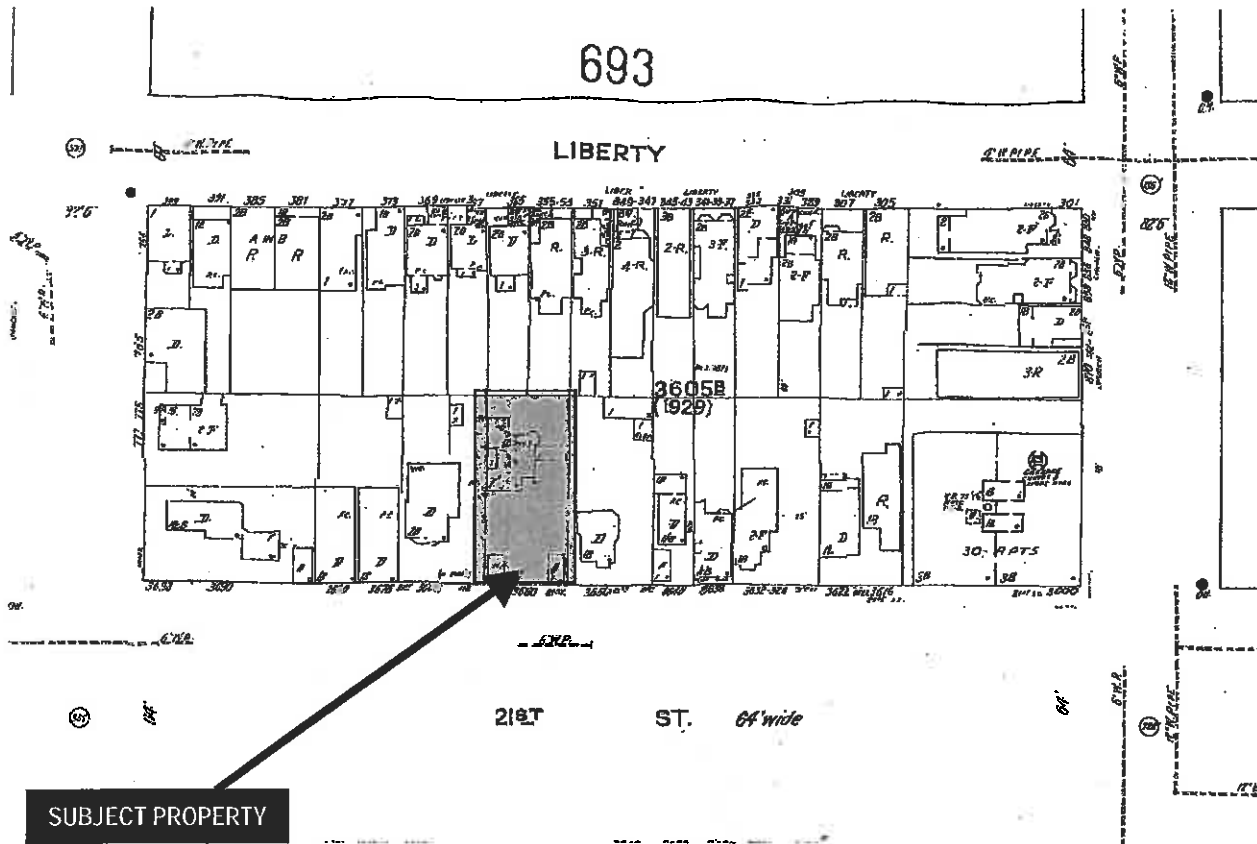
Are the building's materials properly detailed and appropriately applied?	X		
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**Comments:** The proposed building would have minimalist modern detailing and be finished in stained wood siding. Wood siding is a common material that is found within the neighborhood though it is generally painted. The windows would be vertically oriented with some obscured behind wood slats.





# Sanborn Map\*



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



# Aerial Photo



SUBJECT PROPERTY



Discretionary Review Hearing  
Case Number 2013.0179DV  
3660 21<sup>st</sup> Street

# Aerial Photo



SUBJECT PROPERTY





# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On March 29, 2013, the Applicant named below filed Building Permit Application No. 2013.03.29.3348 with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	<b>3660 21<sup>st</sup> Street</b>	Applicant:	<b>Bridgett Shank</b>
Cross Street(s):	<b>Church and Sanchez Sts.</b>	Address:	<b>1005 Sansome Street, Suite 240</b>
Block/Lot No.:	<b>3605/019</b>	City, State:	<b>San Francisco, CA 94111</b>
Zoning District(s):	<b>RH-1 / 40-X</b>	Telephone:	<b>(415) 252.1441 x 25</b>

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 checked="" type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input checked="" type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback (measured to residence)	53 feet	15 feet
East Side Setback	6 inches	7 feet
West Side Setback	None	No Change
Building Depth	61 feet	96 feet
Rear Yard	0 feet	3 feet
Building Height (measured above grade)	23 feet, 7 inches	24 feet
Number of Stories	2	2 over basement
Number of Dwelling Units	1	No Change
PROJECT DESCRIPTION		
<p>The subject property contains four existing structures. There are two detached garages located at the front of the lot, a single-family residence located at the rear of the lot, and an accessory green house structure located to the east of the residence which is connected by a covered breezeway. The proposal is to remove the front garage at the west side of the property and the greenhouse structure and construct an addition to the front and east sides of the building. There would be a minimal increase in the height of the building and the light well on the west side of the building would be infilled. The project has been determined to be tantamount to demolition but it will be administratively approved pursuant to case No. 2013.0179D because it has a value greater than at least 80% of the combined land and structure values of single-family homes in San Francisco. The project also requires variances from the Planning Code for rear yard, front setback, and garage door width. The variance hearing will be noticed to the public at a later date pursuant to case No. 2013.0179V. See attached plans.</p>		

For more information, please contact Planning Department staff:

Planner: Michael Smith  
 Telephone: (415) 558-6322  
 E-mail: Michael.e.smith@sfgov.org

Notice Date: 9/13/13  
 Expiration Date: 10/13/13

# GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the site plan and elevations (exterior walls), and floor plans (where applicable) of the proposed project, including the position of any adjacent buildings, exterior dimensions, and finishes, and a graphic reference scale, have been included in this mailing for your information. Please discuss any questions with the project Applicant listed on the reverse. You may wish to discuss the plans with your neighbors and neighborhood association or improvement club, as they may already be aware of the project. Immediate neighbors to the project, in particular, are likely to be familiar with it.

Any general questions concerning this application review process may be answered by the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00 a.m. - 5:00 p.m. Please phone the Planner listed on the reverse of this sheet with questions specific to this project.

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

1. Seek a meeting with the project sponsor and the architect to get more information, and to explain the project's impact on you and to seek changes in the plans.
2. Call the nonprofit organization Community Boards at (415) 920-3820, or online at [www.communityboards.org](http://www.communityboards.org) for a facilitated discussion in a safe and collaborative environment through mediation. Community Boards acts as a neutral third party and has, on many occasions, helped parties 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, call the assigned project planner whose name and phone number are shown at the lower left corner on the reverse side of this notice, to review 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 over the permit application, you must make such request **within 30 days of this notice, prior to the Expiration Date shown on the reverse side**, by completing an application (available at the Planning Department, 1660 Mission Street, 1st Floor, or on-line at [www.sfplanning.org](http://www.sfplanning.org)). You must submit the application to the Planning Information Center (PIC) during the hours between 8:00 a.m. and 5:00 p.m., with all required materials, and a check, for each Discretionary Review request 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](http://www.sfplanning.org) or at the PIC located at 1660 Mission Street, First Floor, San Francisco. For questions related to the Fee Schedule, please call the PIC at (415) 558-6377. If the project includes multi 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 decision of a **building permit application** by the Planning Commission may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of 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.