

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

Appeal of  
LORNA MURDOCK, )  
Appellant(s) )  
vs. )  
DEPARTMENT OF BUILDING INSPECTION, )  
PLANNING DEPARTMENT APPROVAL Respondent )

Appeal No. 14-170

**NOTICE OF APPEAL**

**NOTICE IS HEREBY GIVEN THAT** on September 30, 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 September 15, 2014, to Robert Edmonds, of a Permit to Erect a Building (construct a three-story, two-unit residential building with 1,750sf of ground floor area) at 456 - 27th Street.

**APPLICATION NO. 2013/03/11/1903S**

**FOR HEARING ON December 10, 2014**

Address of Appellant(s):

Lorna Murdock, Appellant  
462 - 27th Street  
San Francisco, CA 94131

Address of Other Parties:

Robert Edmonds, Permit Holder  
457 - 27th Street  
San Francisco, CA 94131



Date Filed:

BOARD OF APPEALS

SEP 30 2014

APPEAL # 14-170

CITY & COUNTY OF SAN FRANCISCO  
BOARD OF APPEALS

**PRELIMINARY STATEMENT OF APPEAL**

I / We, **Lorna Murdock**, hereby appeal the following departmental action: **ISSUANCE of Site Permit 2013/03/11/1903S** by the **Department of Building Inspection** which was issued or became effective on: **September 15, 2014**, to: **Robert Edmonds**, for the property located at: **456-27th 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: **November 20, 2014, (no later than three (3) Thursdays prior to the hearing date)**, up to 12 pages in length, double-spaced, with unlimited exhibits, with (eleven) 11 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 P. Holde Other Parties' Briefs are due on or before: **December 04, 2014, (no later than one (1) Thursday prior to hearing date)**, up to 12 pages in length, doubled-spaced, with unlimited exhibits, with (eleven) 11 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, December 10, 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 (eleven) 11 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


**Appellant or Agent (Circle One):**

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

LORNA MURDOCK

My neighbors and I moved into our building on or after Feb 15, 2013 - missing the opportunity to review construction plans during 2012 when the 311 notification was issued. We've tried to meet directly with Robert Edmonds and Vivian Lee to discuss very reasonable modifications to the designed roof line and building exterior color/material treatment that would greatly benefit the residents of 462 27th St. without impacting total square footage or access to light for Edmonds/Lee. Despite repeated good faith attempts to open lines of communication to reach a mutual agreement, Edmonds/Lee continually refused to discuss our concerns. Our only remaining recourse to address our concerns and recommended modifications is to file an appeal to the building permit.



Lorna Murdock

BOARD OF APPEALS

SEP 30 2014

APPEAL #

14-170

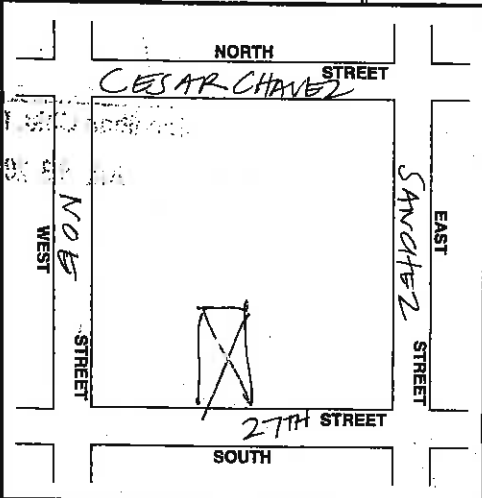
**APPROVED**  
 Dept. of Building Inspection  
 SEP 15 2014  
 Tom C. Hui  
 TOM C. HUI, S.E.  
 DIRECTOR  
 DEPT. OF BUILDING INSPECTION  
 Capacity Charges  
 Water \$620.00  
 Wastewater \$2109.00  
 Sewer \$1814

**CITY AND COUNTY OF SAN FRANCISCO**  
**DEPARTMENT OF BUILDING INSPECTION**  
**APPLICATION FOR BUILDING PERMIT**  
**SFUSD**  
 FORM 1  TYPE I - II - III - IV Building  
 FORM 2  3 Story TYPE V Building  
 APPLICATION IS HEREBY MADE FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND FOR THE PURPOSE SET FORTH HEREIN:  
 456 27TH ST.  
 ADDRESS: SAN FRANCISCO, CA 94131  
 350 27TH ST. NO. 27TH ST.  
 212.5' 250' E FROM NO. 27TH ST.  
 NEAREST CROSS STREET

RM 1/2  
 2015 0411 1003-5  
 AUG 04 2014  
 APPLICATION NUMBER: 1003-5  
 APPROVAL NUMBER: [ ]  
 OTHER APPROVAL REQ: [ ]

DATE FILED: 3-21-2013  
 FILING FEE RECEIPT NO.:  
 TYPE OF CONSTRUCTION: VB  
 ASSESSOR'S BLOCK & LOT NO.: 6580 / 018  
 PERMIT NO.: 1385945  
 ISSUED: SEP 15 2014  
 ESTIMATED COST: \$600,000  
 REVISED COST: \$706,682  
 BY: [ ] DATE: 7/3/14

**BUILDING DESCRIPTION**  
 SIZE OF LOT: 27.5 FT. FRONT, 114 FT. REAR, 114 FT. AVE. DEPTH  
 IS ANY OTHER BUILDING ON LOT? YES  NO   
 IS AUTO RUN-WAY TO BE CONSTRUCTED? YES  NO   
 USE OF BUILDING: 2 UNIT RESIDENTIAL R3/U  
 BLDG. CODE OCCUR. CLASS: R3/U  
 DOES BUILDING EXTEND BEYOND PROPERTY LINE? YES  NO   
 GROUND FLOOR AREA: 1,750 SQ. FT.  
 HEIGHT AT CENTER LINE OF FRONT OF BUILDING: [ ]  
 WILL STREET SPACE BE USED DURING CONSTRUCTION? YES  NO   
 IS BUILDING DESIGNED FOR ADDITIONAL STORIES? YES  NO   
 HOW MANY? 2  
 NUMBER OF DWELLING UNITS: 2  
 NUMBER OF STORIES OF OCCUPANCY: 3  
 NUMBER OF BASEMENTS: 0  
 WILL SUB-SIDEWALK SPACE BE USED? YES  NO   
 GENERAL CONTRACTOR: F.B.D. OWNER  
 ARCHITECT OR ENGINEER (DESIGN): ROBERT EDMONDS 2601 MISSION ST. 400A  
 CALIFORNIA CERTIFICATE NUMBER: C-30208  
 TELEPHONE: SF, CA 94108 415-285-1300  
 ARCHITECT OR ENGINEER (FOR CONSTRUCTION):  
 OWNER'S NAME: ROBERT EDMONDS 415-318-6468  
 UNKNOWN N



DESIGN LIVE LOAD FOR FLOORS:  
 (TO BE POSTED IN COMMERCIAL AND INDUSTRIAL BLDGS.)  
 ADDRESS:

BOARD OF APPEALS  
 SEP 30 2014  
 APPEAL # 14-170

**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 8'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.  
 Pursuant to the 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 wall footings required must be submitted to this 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.  
 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  ENGINEER  
 LESSEE  AGENT WITH POWER OF ATTORNEY  
 CONTRACTOR  ATTORNEY IN FACT

**APPLICANT'S CERTIFICATION**  
 I CERTIFY THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE INFORMATION IS CORRECT. I AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH.

**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 claims, 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 and 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 of 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 forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.  
 X 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: [Signature]  
 Date: 02.15.13

APPROVED: RH-2 Zone 5'-8" C.P.C. Setback 2014.0671D  
 Approved as per plans and application only. Jun Wang JUN 02 2014  
 REFER TO 2014  
 FOR TWO-FAMILY USE ONLY. DEPARTMENT OF CITY PLANNING

DATE: \_\_\_\_\_  
 REASON: \_\_\_\_\_

APPROVED:  PLAN REVIEW BY SFPD LIMITED TO:  
 1. FIRE DEPARTMENT ACCESS  
 2. FIRE FLOW REQUIREMENTS  
 Roger Ng, SFPD  
 JUL 15 2014  
 [Signature]  
 BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

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

APPROVED:  Jonathan Chiu, DBI  
 JUL 03 2014  
 PLAN CHECKER, DEPT. OF BLDG. INSPECTION

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

APPROVED:  CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION

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

APPROVED:  DIRECTOR OF PUBLIC HEALTH

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

APPROVED:  DPW/BSM SIGN OFF ON JOB CARD  
 REQUIRED PRIOR TO DBI FINAL CALL 554-7149 TO SCHEDULE  
 By LT 6/30/14  
 Liang Tian Cy, DPW/BSM  
 BUREAU OF ENGINEERING

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

APPROVED:  MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION

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

APPROVED:  SFPUC Capacity Charges  
 See attached SFPUC Capacity Charge Invoice for total amount due. DBI will collect amount before the start of the project.  
 Monica S. Whitney  
 7/8/14

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

I agree to comply with all conditions or stipulations of the various bureaus or departments 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

BOARD OF APPEALS  
 SEP 30 2014  
 APPEAL # 14-170

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

**Lorna Murdock**

462 27<sup>th</sup> Street, Suite 6, San Francisco, CA 94131 • 415.264.6384 • [lornamurdock@gmail.com](mailto:lornamurdock@gmail.com)

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**Appellant's Brief**

Appeal # 14-170 to suspend issuance of  
Site Permit # 2013/03/11/1903S

Submission Deadline: November 20, 2014

Hearing Date: December 10, 2014

City & County of San Francisco  
Board of Appeals  
1650 Mission Street, Suite 304  
San Francisco, CA 94103  
415-575-6880

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**I. Executive Summary:**

Due to the large mass and height of the proposed project adjacent to my building's light court, we seek a minor reduction in wall height and other design modifications to minimize loss of sunlight to our apartments, in compliance with San Francisco Planning Code Section 101 and San Francisco Planning's Residential Design Guidelines.

We have attempted for months to work out these serious concerns directly with the owners of 456 27<sup>th</sup> Street, but they refuse to discuss the matter at all.



## **II. Introduction and Background:**

I appeal the issuance of Site Permit 2013/03/11/1903S for construction of the proposed new building at 456 27<sup>th</sup> Street, 94131. On behalf of my fellow newest tenants of 462 27<sup>th</sup> Street – all of whom moved to our residences on or after March 19, 2013 (*Exhibit A: Newest Tenants List*)

– I propose that the Board suspend issuance of the site permit to allow design improvements that ensure daylight access to the tenants of 462 27<sup>th</sup> Street, in compliance with San Francisco Planning Code Section 101 and San Francisco Planning’s Residential Design Guidelines.

Planning Code Section 101 states that one of the purposes of the Planning Code is to provide adequate light, air, privacy and convenience of access to property in San Francisco (*Exhibit B: San Francisco Planning’s Residential Design Guidelines, pg. 16*)

San Francisco Planning’s Residential Design Guidelines further state: “...areas with a dense building pattern, some reduction of light to neighboring buildings can be expected with a building expansion. However, ... where a proposed project will have a greater impact on neighboring buildings... design modifications can minimize impacts on light.” (*Exhibit B, pg. 16*)

The Project Sponsor for 456 27<sup>th</sup> Street claims: “The Project Sponsor has consistently worked closely with the adjacent neighbors on the design of the new dwellings and corresponded regularly with interested parties so as to be sensitive of neighbors’ concerns, and incorporate design changes whenever possible to be respectful to the neighbors and the neighborhood context” (*Exhibit C: San Francisco Planning Department Discretionary Review Analysis, pg. 51*)

However, the Project Sponsor has categorically refused to be respectful or collaborative with the neighbors who will be most impacted by the new building – the newest tenants of 462 27<sup>th</sup> Street.

Having missed the chance to extend the DR period and discuss concerns with the Project Sponsors, site permits were issued based on the following claims that the proposed construction designs adhere to the San Francisco Planning Design Review Checklist. On behalf of my fellow newest tenants, I will rebut each claim and appeal for good faith collaboration and consideration of our recommended reasonable modifications for adherence to San Francisco Planning Code Section 101 and Residential Design Guidelines' mandate to minimize the impact of reduction of light on neighboring buildings.

### **III. Rebuttals to Claims Made on Behalf of Project Sponsors:**

#### **Claim 1:**

“Does the building respect the existing pattern of side spacing?” (*Exhibit C, pg. 11*)

#### **Rebuttal:**

Page 15 of San Francisco Planning's Residential Design Guidelines prescribes that “Projects must respect the existing pattern of side spacing.” As the elevations show in Exhibit D, the proposed new building does not retain the existing pattern of side spacing. (*Exhibit D: Select Construction Drawings, sheets A0.00 and A2.00*)

#### **Claim 2:**

“Is the building articulated to minimize impacts on light to adjacent properties?”

Project Sponsor claims: “...The proposed building will be set back and match the other adjacent building's side setback along the common east side lot line. The rear of the proposed building will be a terraced design, including setting the second story and third story back 11 feet and 17 feet from the ground story rear wall, respectively. Furthermore, the proposed building will result in no significant impact on current sunlight to those units surrounding the adjacent apartment building's light court because the light court is part of the original design of the apartment building to provide adequate sunlight, by itself alone, to those units surrounding it.” (*Exhibit C, pg. 11-12*)

**Rebuttal #2a:**

Concessions and set backs have been made for adjacent buildings to the east and to the rear of the new building. But no concessions or set backs have been made to the adjacent building west of the new building, where impact to daylight is critical to tenants living in 462 27<sup>th</sup> Street.

**Rebuttal #2b:**

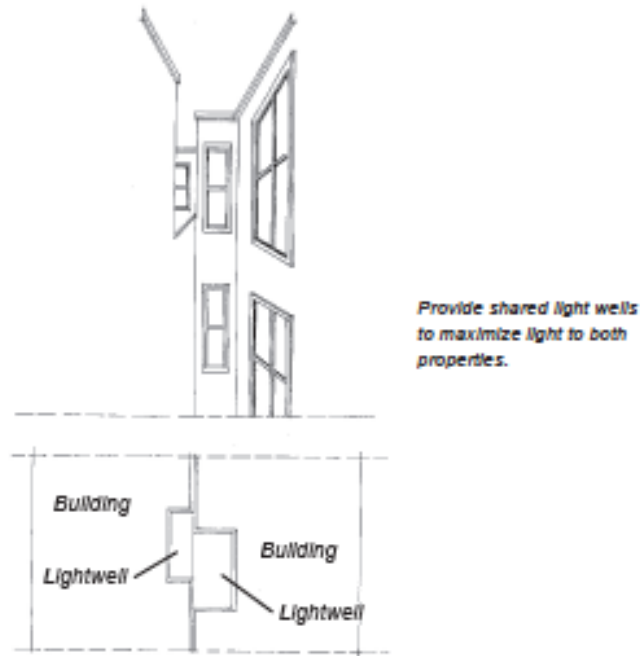
As shown in A3.20, the roofline of 456 is not compatible with the roofline of 462's 'building beyond,' which creates significant impact to light, and is not consistent with building forms on this part of the mid-block.

*(Exhibit D: Construction Drawings, sheets A3.20 and A0.11)* The roofline of 456 could and should be altered to reduce light loss.

**Rebuttal #2c:**

Page 16 of *San Francisco Residential Design Guidelines* mandates that: "In areas with a dense building pattern, some reduction of light to neighboring buildings can be expected with a building expansion. However, there may be situations where a proposed project will have a greater impact on neighboring buildings. (As is the case at 462 27<sup>th</sup> Street.) In these situations, the following design modifications can minimize impacts on light; other modifications may also be appropriate depending on the circumstances of a particular project:

- Provide setbacks on the upper floors of the building.
- Include a sloped roof form in the design.
- Provide shared light wells to provide more light to both properties.
- Incorporate open railings on decks and stairs.
- Eliminate the need for parapet walls by using a fire-rated roof." *(Exhibit B, pg. 16)*



(San Francisco Residential Design Guidelines, pg. 16)

We feel the above guidelines could and should be applied to 456 27<sup>th</sup> Street’s design, because of the significant impact of loss of light to 462 27<sup>th</sup> Street.

**Rebuttal #2d:**

The Project Sponsor claims "... Furthermore, the proposed building will result in no significant impact on current sunlight to those units surrounding the adjacent apartment building’s light court because the light court is part of the original design of the apartment building to provide adequate sunlight, by itself alone, to those units surrounding it." (*Exhibit C, pg. 12*). However, the original design intent for 462 27<sup>th</sup> Street is not available for reference – not even to the current Property Owners. Without factual reference to the original 1962 designs for 462 27<sup>th</sup> Street, the Project Sponsors cannot credibly claim that the light court was designed “to provide adequate sunlight by itself alone.” Also, there were no design guidelines at that time, and zoning recommendations change over time. Light is an essential part of livability and to needlessly block light is inappropriate and bad planning. Therefore, in order to highlight the problem of light reduction, and to provide the best design that will influence many residences for many years, I attached Perez model-based

daylight studies comparing the proposed design and suggested modifications – which should be the only basis for assessment of adherence to Planning Code Section 101 and Residential Design Guidelines. (*Exhibit E: Comparative Daylight Studies, pgs. E2 – E7*) The daylight studies reveal that the Project Sponsors proposed design would cause Apartment 6 to lose over 95% of morning light on the winter solstice, and over 50% on the summer solstice. (*Exhibit E: pg. E1*) Apartment 3 will fare even worse, given that it’s on a lower floor facing south. Apartment 4 will also fare poorly, losing significant sunlight that – being northern exposure – does not shine as brightly in any situation. We, the currently impacted, believe the design of 456 27<sup>th</sup> Street could and should be redesigned by the architects to greatly diminish the reduction of sunlight to our building.

**Rebuttal #2e:**

Whereas the Project Sponsor claims that “... Four (4) of the six (6) apartment units will have no impact from the Project as their units do not face the driveway area at all, or have windows that are already north facing.” (*Exhibit C, pg. 54*), the apartments whose windows face north into the light court will suffer as much loss of sunlight as those of us who face south. (*Exhibit E, pgs. E2 – E7*) The number of apartments unnecessarily impacted is not the question. All loss of sunlight is critical, from our perspective.

**Claim 3:**

“Is the building’s height and depth compatible with the existing building scale at the mid-block open space? Are the building’s proportions compatible with those found on surrounding buildings? Is the building’s roofline compatible with those found on surrounding buildings?” (*Exhibit C, pg. 12*)

The Project Sponsor claims that “... The new building’s second and third stories, which will be set back 11 feet and 17 feet from the ground story rear building wall, respectively, will minimize the loss of light and air and view to the mid-block open space available to the adjacent building east of the new building.” (*Exhibit C, pg. 12*)

**Rebuttal:**

There is no shared light well or setback to provide concessions to the adjacent building west of the new building. (*Exhibit D, sheet A0.11 New Site Plot Plan*) So the above is misleading and does not resolve the question of how significantly the proposed design for 456 27<sup>th</sup> Street will diminish the sunlight exposure to 462 27<sup>th</sup> Street.

**Claim 4:**

“Is the building’s roofline compatible with those found on surrounding buildings?” (*Exhibit C, pg. 12*) The Project Sponsor claims that “...The new building’s form, bay window articulation, façade pattern, window proportions, and slanted roofline will also be compatible with the existing mixed visual character along the subject block-face.” (*Exhibit C, pg. 12*)

**Rebuttal:**

As shown in the attached construction drawings, the roofline of 456 is not compatible with the roofline of 462’s ‘building beyond,’ which creates significant impact to sunlight, and is not consistent with building forms on this part of the mid-block. The mixed visual character of 27<sup>th</sup> Street’s rooflines would support a reversed slope on the new building, to preserve Planning Code Section 101-mandated provision of adequate light and Residential Design Guidelines-stipulated minimization of impact on light for neighboring buildings. (*Exhibit D, sheet A3.20*) We request that the Board suspend permit issuance to encourage the architects to review and consider changing the roofline to reduce impact of sunlight reduction caused by their proposed design.

**Claim 5:**

The Project Sponsor claims to have, “... had excellent communications with neighbors and conducted extensive neighborhood outreach meetings. The Project Sponsor has consistently worked closely with the adjacent neighbors on the design of the new dwellings and corresponded regularly with interested parties so

as to be sensitive of neighbors' concerns, and incorporate design changes whenever possible to be respectful to the neighbors and the neighborhood context." (*Exhibit C, pg. 51*)

**Rebuttal #5a:**

The most recent pre-application meeting and outreach happened on March 5, 2013 – prior to move-in by myself and the other newest tenants. (*Exhibit A*)

**Rebuttal #5b:**

Having missed the chance to discuss concerns with the Project Sponsors prior to Planning Commission approval of their designs, our neighbor Janet Gersonde suggested on June 19<sup>th</sup> that we directly contact the Project Sponsors, who were sincerely interested in considering all the neighbors' concerns. My fellow tenants and I attempted good-faith collaboration on reasonable modifications to mitigate our very serious concerns about impact to our access to sunlight. However, the Project Sponsors' responses were consistently non-collaborative, non-neighborly and devoid of sensitivity to our concerns. (*Exhibit F: Correspondence with Project Sponsors*)

**Rebuttal #5c:**

What's more, since *receipt* of my appeal to the construction permit, the Project Sponsors have attempted to strong-arm my landlady into mailing them a signed letter of approval of their construction plans as-is, as a pre-condition to grant my landlady's exterminator access to 456 27<sup>th</sup> Street in order to set up scaffolding for an urgent repair. (*Exhibit G: Email acknowledgement of strong-arming*)

Such hostile behavior is not characteristic of neighbors who plan to build community, as opposed to capitalizing on a speculative house. At best, the Project Sponsors have been disingenuous about their neighborliness – having ceased their collaboration and respect upon receipt of their permits. At worst, they've behaved in bad faith, completely disregarding long-term consequences on the neighborhood

atmosphere in light of disrespectful disregard of our expressed concerns, and unethically trying to curry influence over our landlady prior to this appeal hearing.

**Claim 6:**

“... Notably, both the owner and a tenant of the adjacent apartment building wrote on page two (2) of the Sign-in Sheet under "Summary of Discussion" that they were concerned about loss of views.” (*Exhibit C, pg. 77*)

**Rebuttal:**

This again is a disingenuous claim, refusing to acknowledge my landlady’s subsequent expressions of concern for loss of her property due to loss of light. During the pre-application hearings, her mother and sister (co-owners) attended and expressed concerns about property value loss. However they were unaware that the proposed structure was drawn as a three-story tall building. So they were unaware of the magnitude of impact to the sunlight for our building. Subsequently, Michelle Sainez continued to communicate her concerns for her tenants’ access to daylight by appearing and presenting at the May 22<sup>nd</sup> Discretionary Review Hearing, continuing to support my appeal efforts, and refusing to send a letter in support of the Project Sponsors construction permit as a pre-condition for gaining access to 456 27<sup>th</sup> Street to set up scaffolding for an urgent repair to her property.

**IV. Conclusion and Proposed Reasonable Modifications to 456 27<sup>th</sup> Street:**

Based on our serious concerns about losing 50 – 95% of sunlight, Building Code 101, the San Francisco Housing Design Guidelines, the above rebuttals, and the fact that the Project Sponsor’s plan causes such significant loss of sunlight, we could justifiably propose modifications to:

- Upper floor set backs: add 5 – 8 feet to match our light court
- Shared light wells: add 5 – 8 feet to match our light court



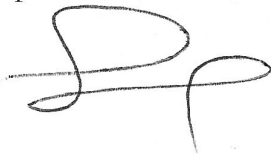
- Increased side spacing: to maintain the side space of the existing building at 452 27<sup>th</sup> Street

And we would certainly propose the above additional modifications, if the Board recommends doing so in compliance with Building Code 101 and the Housing Design Guidelines – and if the modifications are made in a way that does not negatively impact the other surrounding neighbors’ concessions.

But in keeping with our consistently good faith neighborly collaboration, and in respect for the Project Sponsors’ square footage preference, our appeal is to propose the following reasonable modifications to maximize access to our only source of sunlight. The Daylight Studies in Exhibit E demonstrate how the following modifications will help reduce our loss of light:

- Reverse slope of the roofline along ridge line (the stairwell already drops about 3’)
- Bring roof over staircase from center of the new building to the property line, so it's no higher than the level of 462 Apt 6' living room window header
- Add a skylight flush with roof line to provide natural light to the stairwell in 456 27<sup>th</sup> Street
- Color and material of the new structure should be light colored wood siding or stucco to help reflect afternoon light into 462's light court (*Note that on September 18<sup>th</sup> the Project Sponsors agreed to painting the property line walls a light color – Exhibit F*)

I respectfully request that you suspend issuance of the Project Sponsors’ site permit to allow design improvements that ensure daylight access to the tenants of 462 27<sup>th</sup> Street



Lorna Murdock  
on behalf of the newest tenants of 462 27<sup>th</sup> Street

# EXHIBIT A

## Lorna Murdock

462 27<sup>th</sup> Street, Suite 6, San Francisco, CA 94131 • 415.264.6384 • [lornamurdock@gmail.com](mailto:lornamurdock@gmail.com)

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<u>Apartment #</u>	<u>Tenant Name(s)</u>	<u>Move-in Date</u>
6	Lorna Murdock	March 19, 2013
4	Christina Sankey Damian Fitzgerald	August 9, 2013
3	Andrew Lee Elizabeth Wu	March 1, 2014

## EXHIBIT B



*Although features such as bays and chimneys project into the side yards, the overall side yard pattern is consistent, creating a defining characteristic of the block face.*

### REAR YARD

**GUIDELINE:** Articulate the building to minimize impacts on light and privacy to adjacent properties.

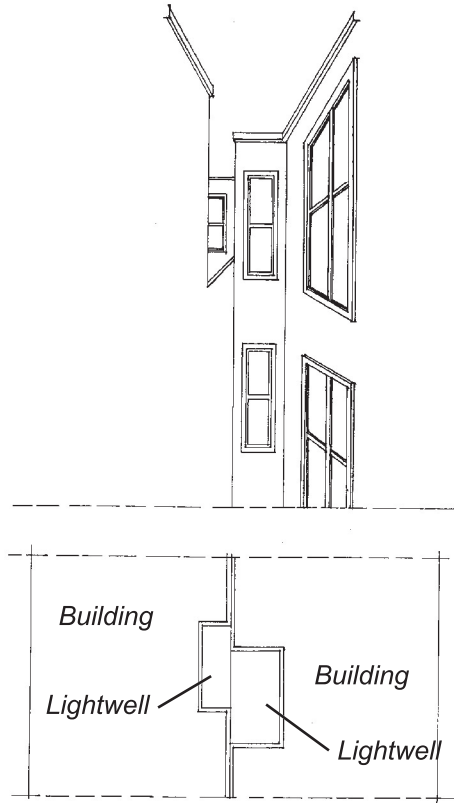
Rear yards are the open areas of land between the back of the building and the rear property line. When expanding a building into the rear yard, the impact of that expansion on light and privacy for abutting structures must be considered. This can be challenging given San Francisco's dense pattern of development, however, modifications to the building's design can help reduce these impacts and make a building compatible with the surrounding context.

### Light

In areas with a dense building pattern, some reduction of light to neighboring buildings can be expected with a building expansion. However, there may be situations where a proposed project will have a greater impact on neighboring buildings. In these situations, the following design modifications can minimize impacts on light; other modifications may also be appropriate depending on the circumstances of a particular project:

- Provide setbacks on the upper floors of the building.
- Include a sloped roof form in the design.
- Provide shared light wells to provide more light to both properties.
- Incorporate open railings on decks and stairs.
- Eliminate the need for parapet walls by using a fire-rated roof.

Planning Code Section 101 states that one of the purposes of the Planning Code is to provide adequate light, air, privacy and convenience of access to property in San Francisco.



*Provide shared light wells to maximize light to both properties.*

## **Privacy**

As with light, some loss of privacy to existing neighboring buildings can be expected with a building expansion. However, there may be special situations where a proposed project will have an unusual impact on privacy to neighboring interior living spaces. In these situations, the following design modifications can minimize impacts on privacy; other modifications may also be appropriate depending on the circumstances of a particular project. Some of these measures might conflict with the “light” measures above, so it will be necessary to prioritize relevant issues:

- Incorporate landscaping and privacy screens into the proposal.
- Use solid railings on decks.
- Develop window configurations that break the line of sight between houses.
- Use translucent glazing such as glass block or frosted glass on windows and doors facing openings on abutting structures.

## Design Review Checklist

### NEIGHBORHOOD CHARACTER (PAGES 7-10)

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

**Comments:** The surrounding neighborhood consists of two-, and three-story buildings, containing mostly one or two residential units. On the subject block-face, there is a mixed visual character defined by buildings with various scales, forms, proportions and architectural details. On the opposite block-face, there is a defined visual character where buildings have relatively uniform scales and compatible architectural details.

### 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?	X		
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 replacement structure respects the existing building pattern on the subject block by not impeding into the established mid-block open space and by providing a landscaped front setback that is the average of the two adjacent front setbacks. The proposed building will not project deeper than the adjacent apartment building. The proposed building will be set back and match the other adjacent

building's side setback along the common east side lot line. The rear of the proposed building will be a terraced design, including setting the second story and third story back 11 feet and 17 feet from the ground story rear wall, respectively. Furthermore, the proposed building will result in no significant impact on current sunlight to those units surrounding the adjacent apartment building's light court because the light court is part of the original design of the apartment building to provide adequate sunlight, by itself alone, to those units surrounding it.

**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 new building's third-story, which will be set back 10 feet from the front main building wall, will appear subordinate to the two-story mass with a reduced visibility from the street. The new building's second and third stories, which will be set back 11 feet and 17 feet from the ground story rear building wall, respectively, will minimize the loss of light and air and view to the mid-block open space available to the adjacent building east of the new building. The overall scale of the new building will be compatible with the existing building scale at the street and at the mid-block open space. The new building's form, bay window articulation, facade pattern, window proportions, and slanted roofline will also be compatible with the existing mixed visual character along the subject block-face.

**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>			

16. Whether the Project increases the number of on-site bedrooms.

Yes, the replacement structure doubles the number of on-site bedrooms from two to three for one dwelling, plus 2-bedroom for the second dwelling.

17. Whether the Project Sponsor has demonstrated that the value of the existing land and structure of a single family dwelling is not affordable or financially accessible housing (above the 80% average price of single family homes in San Francisco, as determined by a credible appraisal within six months).

The Property was recently appraised at \$1,310,000, which is slightly below 80% of the average price of single family homes in San Francisco, but is not affordable housing. The replacement structure would contain two family size units which will contribute to updating the City's housing stock to meet current building codes and seismic safety standards.

18. Whether the housing has been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings).

A soundness report has not been prepared as the existing structure is not affordable housing and also satisfies a super-majority of the criteria set forth in Planning Code Section 317 for demolition.

**C. NEIGHBORHOOD OUTREACH AND GOOD NEIGHBOR GESTURES**

The Project Sponsor has had excellent communications with neighbors and conducted extensive neighborhood outreach meetings. The Project Sponsor has consistently worked closely with the adjacent neighbors on the design of the new dwellings and corresponded regularly with interested parties so as to be sensitive of neighbors' concerns, and incorporate design changes whenever possible to be respectful to the neighbors and the neighborhood context. The Pre-application Meeting Sign-in Sheet ("Sign-in Sheet") is attached as **Exhibit E**. Notably, both the owner and a tenant of the adjacent apartment building wrote on page two (2) of the Sign-in Sheet under "Summary of Discussion" that they were concerned about loss of views.

Janice Minamoto & Franco Tarm  
3933 26<sup>th</sup> Street, San Francisco

Liz Moore  
647 Duncan Street, San Francisco

Andy Greene  
645 Duncan Street, San Francisco

Laura Lockwood & Scott Miller  
425 Douglass Street, San Francisco

Ron and Sandy Ward (neighbor to the rear)

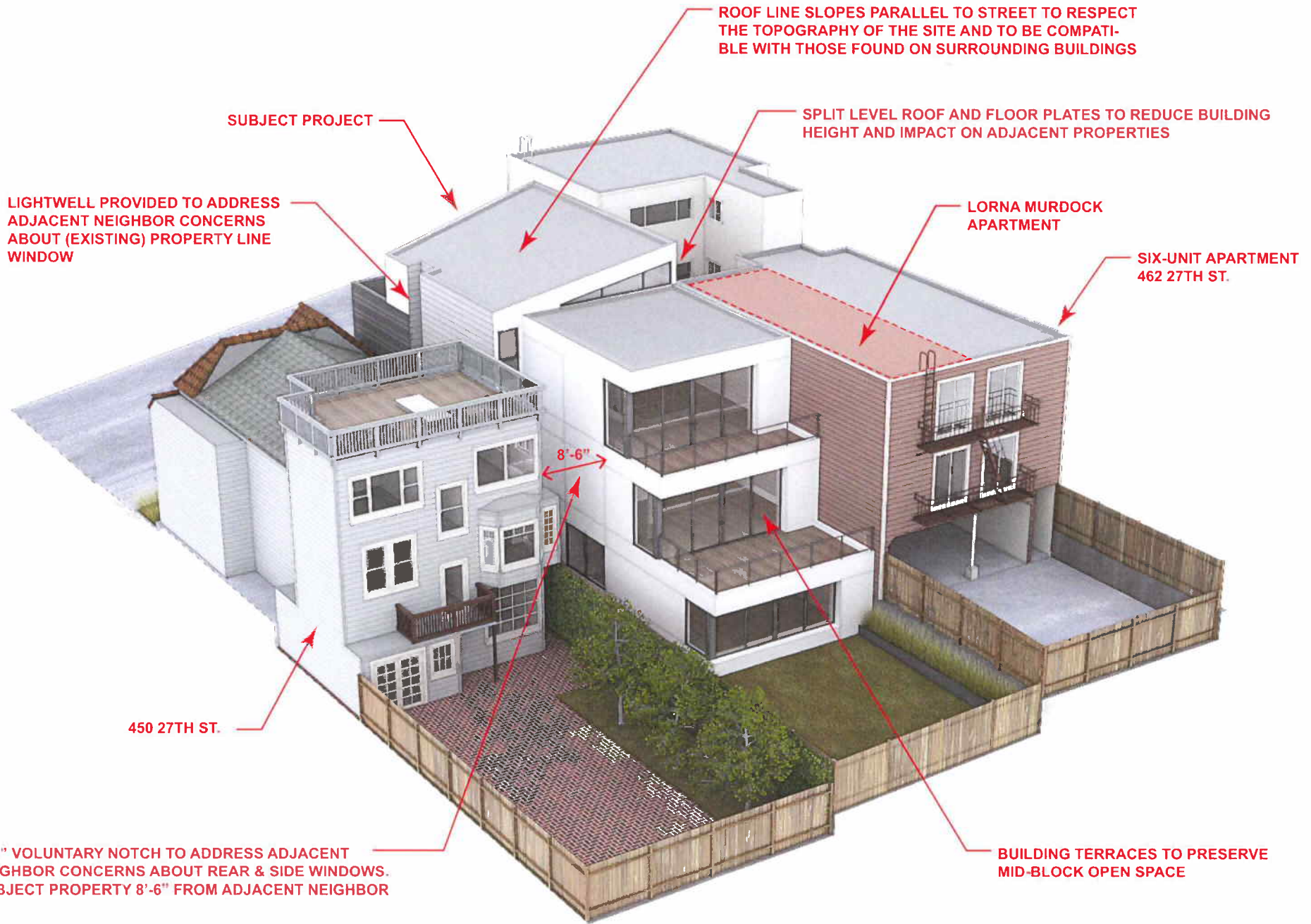
**E. ADJACENT APARTMENT BUILDING**

A six-unit, three-story apartment building lies adjacent to the Project Site, to the west. The six-unit apartment building has a cutout that begins approximately 20 feet back from the front property line, and is approximately 18 feet long and 16 feet 9 inches wide. The cutout is used for a driveway to the rear yard, which serves as a parking lot for the apartment. It is not usable open space and it is not a courtyard. Lorna Murdock, a tenant in the building, has expressed her concern that any dwelling other than a one-story dwelling at the Project Site will obstruct the only source of natural light to her living room and that all other units in 462 27<sup>th</sup> Street would suffer similarly.

Ms. Murdock's claim has been rejected by the Planning staff after careful study of the proposed plans and several on-site inspections of the two adjacent properties. Four (4) of the six (6) apartment units will have no impact from the Project as their units do not face the driveway area at all, or have windows that are already north facing. None of the 6 apartments have property line windows, or even windows parallel to the property line.

Computer modeling and shadow analysis have revealed that the impact of the Project on the driveway area of the six-unit apartment building will be negligible. Natural light, both direct and indirect, are abundantly available throughout the daytime hours the entire year. Some shadows will be partially cast onto the unoccupied driveway area, however, these will be limited only to a few hours in the morning and there would be no effect to the six-unit apartment building in the afternoon hours any day of the year.





**(PROPOSED) Aerial Rendering of Rear (North) with Adjacent Properties**

# Summary of discussion from the Pre-Application Meeting

Meeting Date: 03/05/13

Meeting Time: 6:00 PM

Meeting Address: 456 27th Street

Project Address: 456 27th Street

Property Owner Name: Robert Edmonds & Vivian Lee

Project Sponsor/Representative: Robert Edmonds

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

Question/Concern #1 by (name of concerned neighbor/neighborhood group):

Johanna Saino? + Lourdes Saino: concerned about views in the front + rear of the building; light well between building (402 27th St) + 456 27th St. Concerned about the depreciation of property value if views are taken away.

Project Sponsor Response:

Question/Concern #2: JAMIE BRUCT. Also concerned with views/sightlines.

Project Sponsor Response:

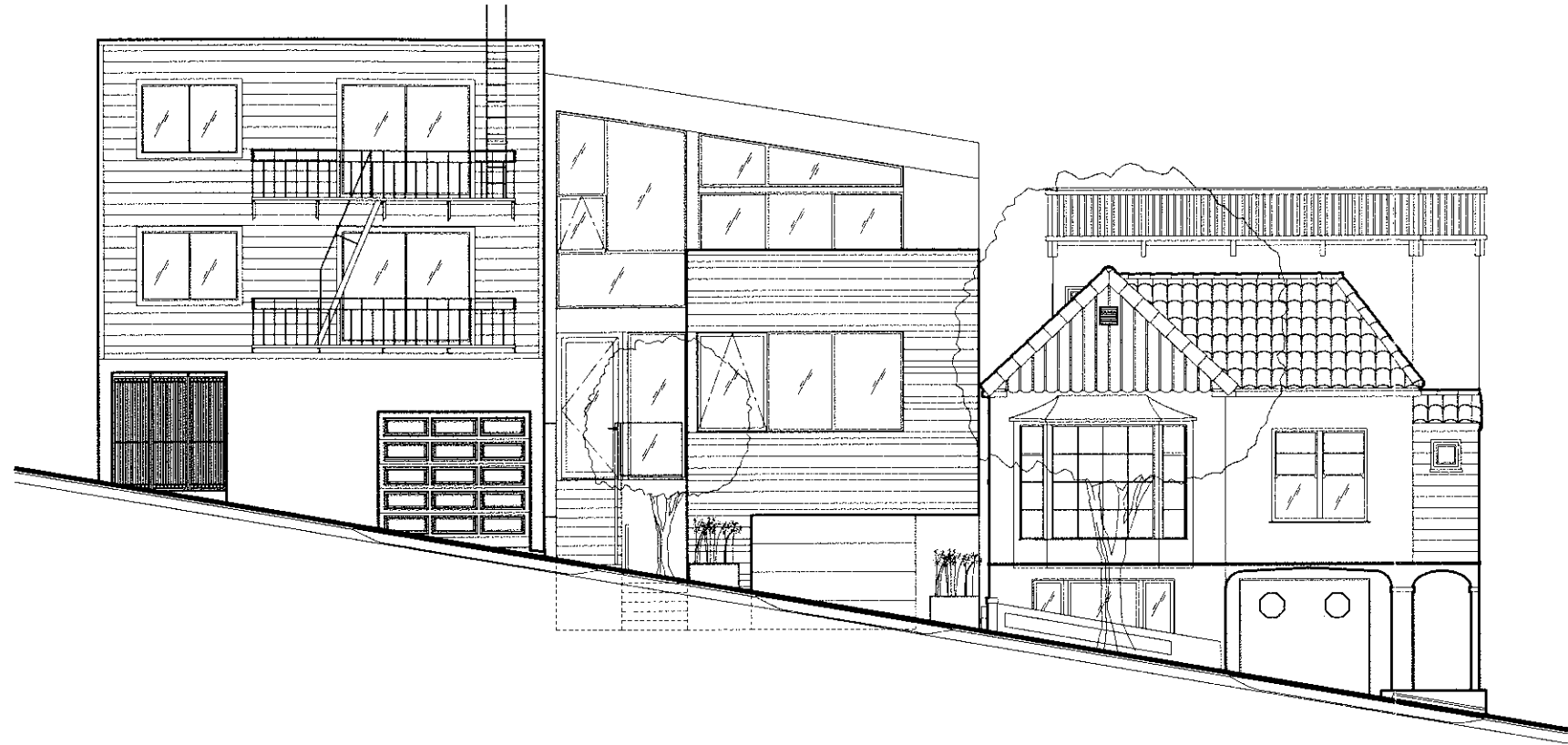
Question/Concern #3: John Duvall + Maxine Ko - 469 27th St light/sun from over lawn

Project Sponsor Response:

Question/Concern #4:

Project Sponsor Response:

# EXHIBIT D



## 27TH STREET RESIDENCES

456 27TH STREET, SAN FRANCISCO, CA 94114

ISSUED FOR SITE PERMIT ADDENDUM 02 - MAY 1, 2014

### PROJECT DIRECTORY:

<u>CLIENT:</u>	<u>CONTRACTOR:</u>
ROBERT EDMONDS & VIVIAN LEE 456 27TH STREET SAN FRANCISCO, CA 94131 T: (415)-285-1300	T.B.D.
<u>ARCHITECT:</u>	<u>STRUCTURAL ENGINEER:</u>
EDMONDS + LEE ARCHITECTS CONTACT: ROBERT EDMONDS 2601 MISSION STREET, #00A SAN FRANCISCO, CA 94110 T: (415) 285-1300 F: (866) 240-3220	T.B.D.

### SHEET INDEX:

- A0.00 COVER SHEET
- A0.01 GENERAL NOTES & SYMBOLS
- A0.02 GREEN BUILDING SITE PERMIT SUBMITTAL  
SITE SURVEY
- A0.11 SITE PLAN, ZONING AND DATA CALCULATIONS
- A0.12 FLOOR AREA CALCULATIONS
- A1.01 FLOOR PLAN - (EXISTING) DEMOLITION
- A1.11 FLOOR PLAN - (NEW)
- A1.12 FLOOR PLAN - (NEW)
- A2.00 EXTERIOR ELEVATION - (EXISTING)
- A2.01 EXTERIOR ELEVATION - (EXISTING)
- A2.02 EXTERIOR ELEVATION - (EXISTING)
- A2.03 EXTERIOR ELEVATION - (EXISTING)
- A2.10 EXTERIOR ELEVATION - (NEW)
- A2.11 EXTERIOR ELEVATION - (NEW)
- A2.12 EXTERIOR ELEVATION - (NEW)
- A2.13 EXTERIOR ELEVATION - (NEW)
- A3.10 BUILDING SECTION - (NEW)
- A3.20 BUILDING SECTION - (NEW)

### PROJECT INFORMATION:

ADDRESS: 456 27TH STREET  
SAN FRANCISCO, CA 94131

LOT: 018

BLOCK: 6580

### NO. DATE: SUBMISSION:

01	03.11.13	SITE PERMIT
02	11.07.13	ADDENDUM 01
03	05.01.14	ADDENDUM 02

### APPLICABLE CODES:

2010 CALIFORNIA BUILDING CODE & SF AMENDMENTS  
2010 CALIFORNIA RESIDENTIAL CODE & SF AMENDMENTS  
2010 CALIFORNIA MECHANICAL CODE & SF AMENDMENTS  
2010 CALIFORNIA PLUMBING CODE & SF AMENDMENTS  
2010 CALIFORNIA ELECTRICAL CODE & SF AMENDMENTS  
2010 CALIFORNIA ENERGY CODE

2010 SAN FRANCISCO HOUSING CODE  
2010 SAN FRANCISCO ENERGY CODE

### BUILDING LIMITATIONS (PER 2010 CBC TABLE 503):

OCCUPANCY: R-3 / U

CONSTRUCTION: TYPE VB

FIRE SPRINKLERS: YES

MAXIMUM HEIGHT: 4 STORIES\*

MAXIMUM AREA: UNLIMITED

INFORMATION BASED ON CBC TABLE 503  
\* ALLOWABLE HEIGHT INCREASE PER CBC 504.2 WHICH STATES THAT "WHERE A BUILDING IS EQUIPPED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE VALUE SPECIFIED IN TABLE 503 FOR MAXIMUM HEIGHT IS INCREASED BY 20 FEET AND THE MAXIMUM NUMBER OF STORIES IS INCREASED BY ONE."

### WORK HOURS:

BUILDING CONSTRUCTION IS ALLOWED DURING THE HOURS OF 7:00 AM TO 8:00 PM, SEVEN DAYS A WEEK, INCLUDING HOLIDAYS. ANY WORK DONE BEFORE OR AFTER THESE HOURS MUST NOT EXCEED THE NOISE LEVEL OF FIVE DECIBELS AT THE NEAREST LOT LINE UNLESS A SPECIAL PERMIT HAS BEEN GRANTED.

### PROJECT DESCRIPTION:

THE PROPOSED PROJECT IS THE DEMOLITION OF AN (EXISTING) 1-STORY, 1-UNIT RESIDENTIAL BUILDING AND THE CONSTRUCTION OF A (NEW) 3-STORY, 2-UNIT RESIDENTIAL BUILDING. SPECIFIC WORK CONSISTS OF THE FOLLOWING:

#### DEMOLITION:

1. DEMOLITION OF (EXISTING) 1-UNIT RESIDENTIAL BUILDING, SEE PLANS.

#### ARCHITECTURE INTERIOR:

1. (NEW) CONSTRUCTION OF ALL INTERIORS INCLUDING BEDROOMS, KITCHEN, BATHROOMS, LIVING AREAS, AND UTILITY AREAS.

#### ARCHITECTURE EXTERIOR:

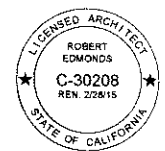
1. (NEW) CONSTRUCTION OF EXTERIORS INCLUDING CLADDING, PENETRATION, EXTERIOR DECKS AND ROOFS.

#### STRUCTURAL:

1. (NEW) CONCRETE FOUNDATION AND (NEW) STRUCTURAL WOOD CONSTRUCTION.

#### MECHANICAL, ELECTRICAL & PLUMBING:

1. (NEW) MEP FIXTURES AND EQUIPMENT THROUGHOUT STRUCTURE.
2. INSTALLATION OF FIRE SPRINKLERS.
3. MEP & FIRE SPRINKLERS TO BE DESIGN BUILD AND FILED UNDER A SEPARATE PERMIT.



PROJECT SITE



01 VICINITY MAP  
SCALE: N.T.S.

PROJECT:  
27TH ST. RESIDENCES  
456 27TH STREET  
SAN FRANCISCO, CA 94131

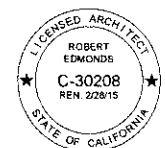
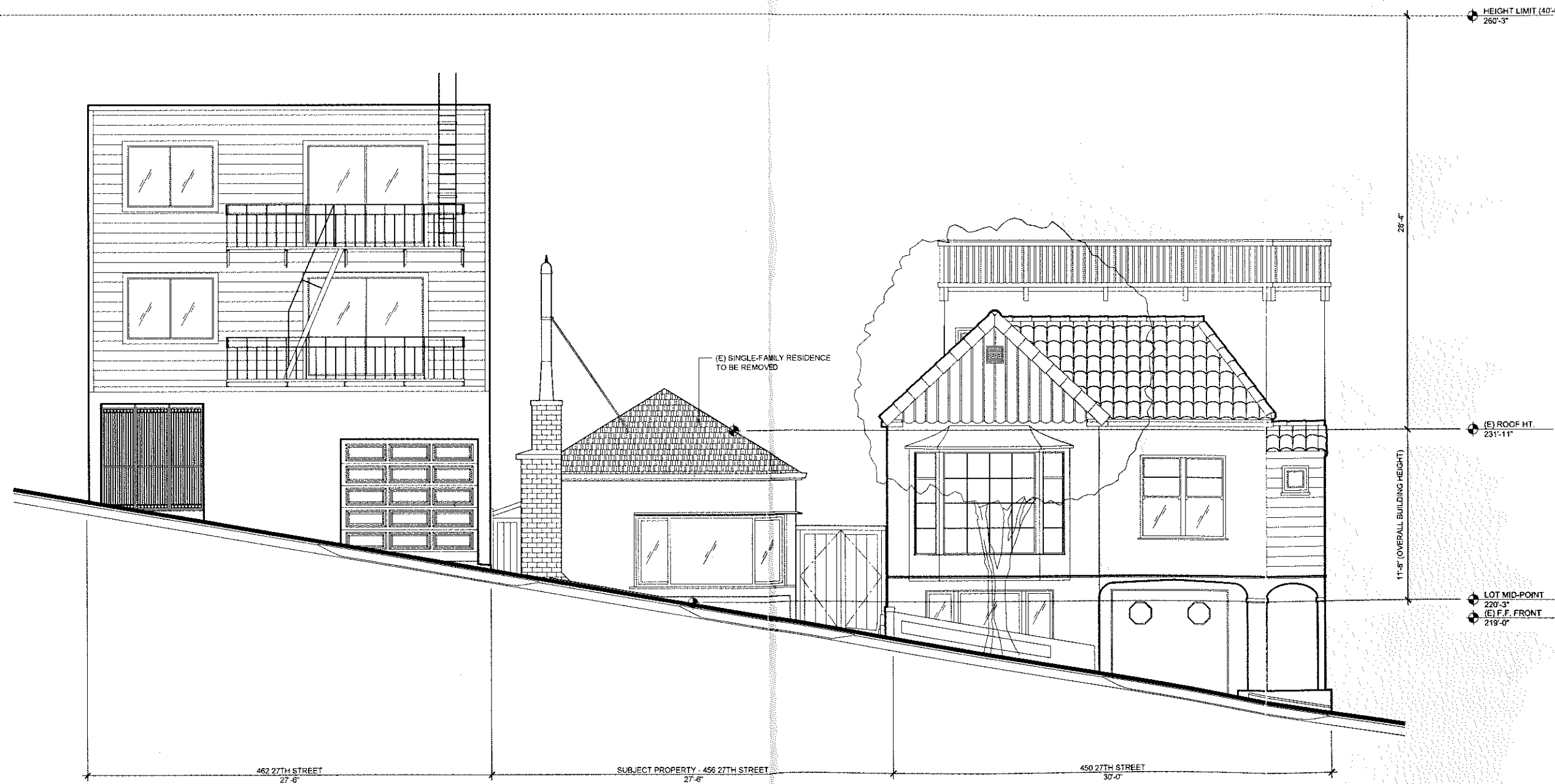
DRAWING:  
COVER SHEET

SCALE:	AS NOTED
DATE:	MAY 1, 2014
JOB NO.:	2012.03
DRAWN:	
CAD FILE:	

# A0.00

NO.	DATE	SUBMISSION
01	03.11.13	SITE PERMIT
02	11.07.13	ADDENDUM 01
03	05.01.14	ADDENDUM 02

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ARCHITECTS, INC.  
2601 Mission St., 400A  
San Francisco, CA 94110  
F 415 . 285 . 1300  
www.edmondslee.com



PROJECT:  
**27TH ST. RESIDENCES**  
456 27TH STREET  
SAN FRANCISCO, CA 94131

DRAWING:  
**EXTERIOR ELEVATION (EXISTING)**

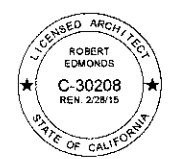
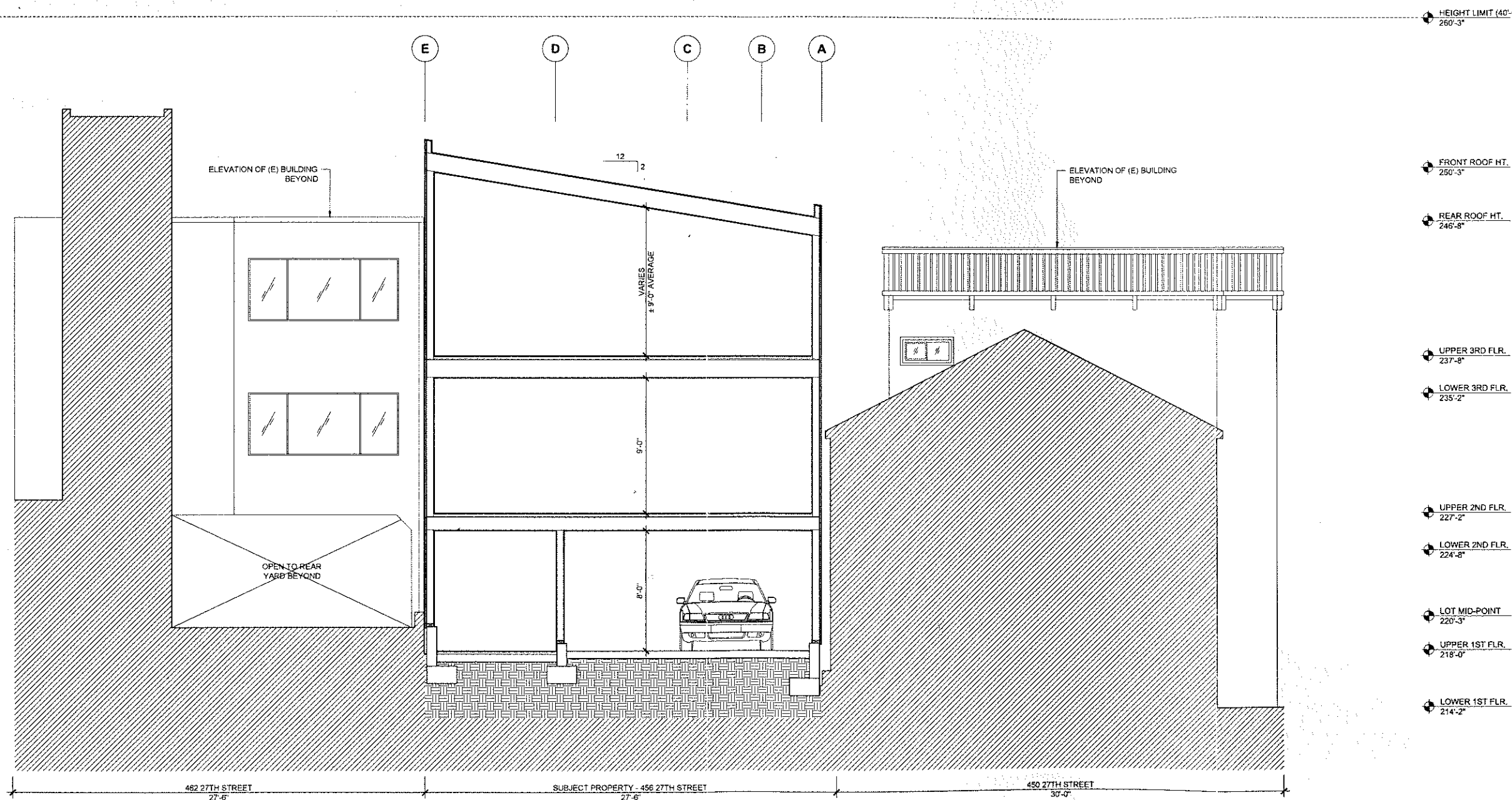
SCALE:	1/4" = 1'-0"
DATE:	MAY 1, 2014
JOB NO.	2012 03
DRAWN:	
CAD FILE:	

**01** (EXIST.) FRONT EXTERIOR ELEVATION - SOUTH  
SCALE: 1/4" = 1'-0"

**A2.00**

NO.	DATE	SUBMISSION
01	03.11.13	SITE PERMIT
02	11.07.13	ADDENDUM 01
03	05.01.14	ADDENDUM 02

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PROJECT:  
27TH ST. RESIDENCES  
456 27TH STREET  
SAN FRANCISCO, CA 94131

DRAWING:  
BUILDING SECTION  
(NEW)

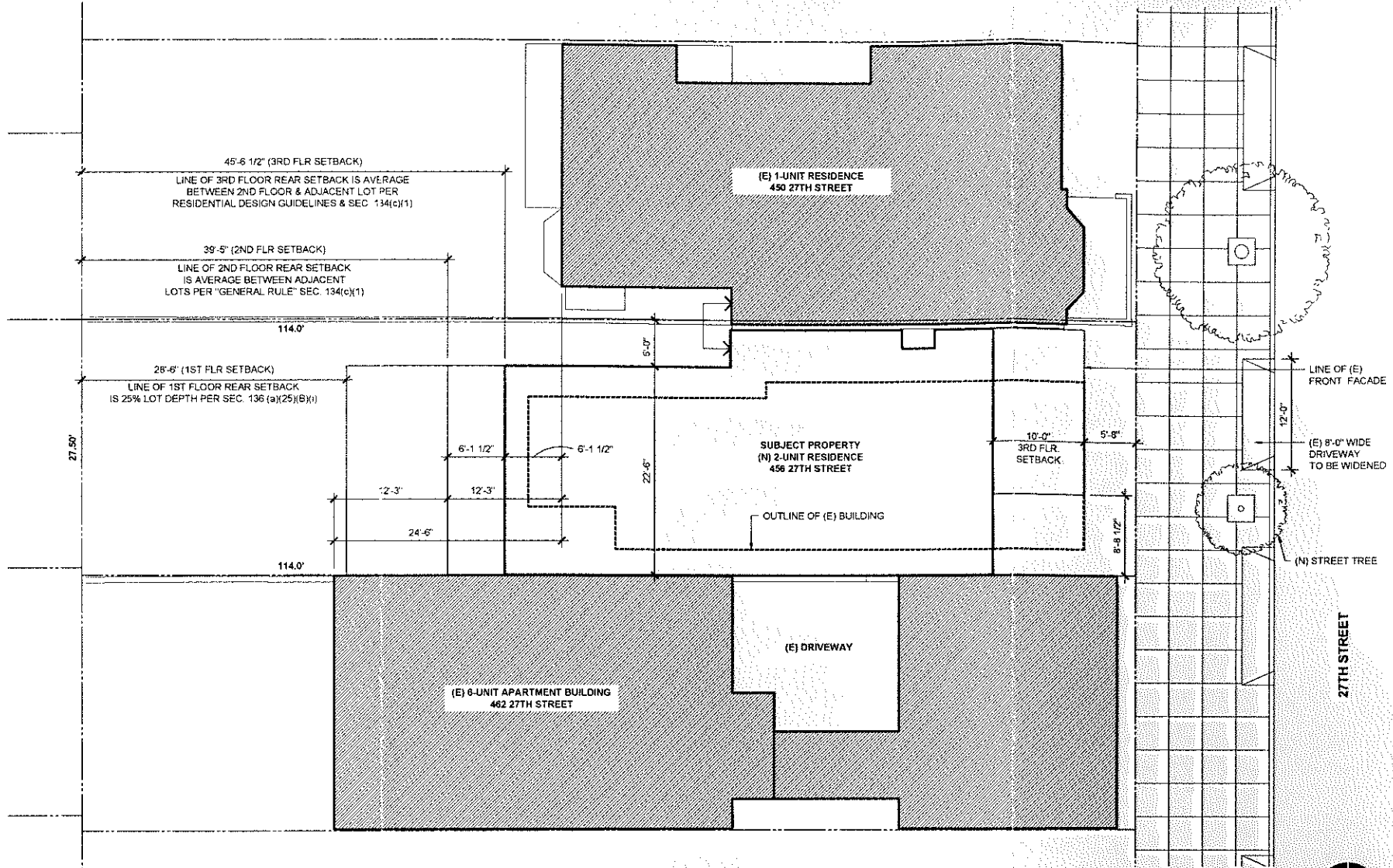
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DATE:	MAY 1, 2014
JOB NO.	2012 03
DRAWN:	
CAD FILE:	

01 (NEW) BUILDING SECTION  
SCALE: 1/4" = 1'-0"

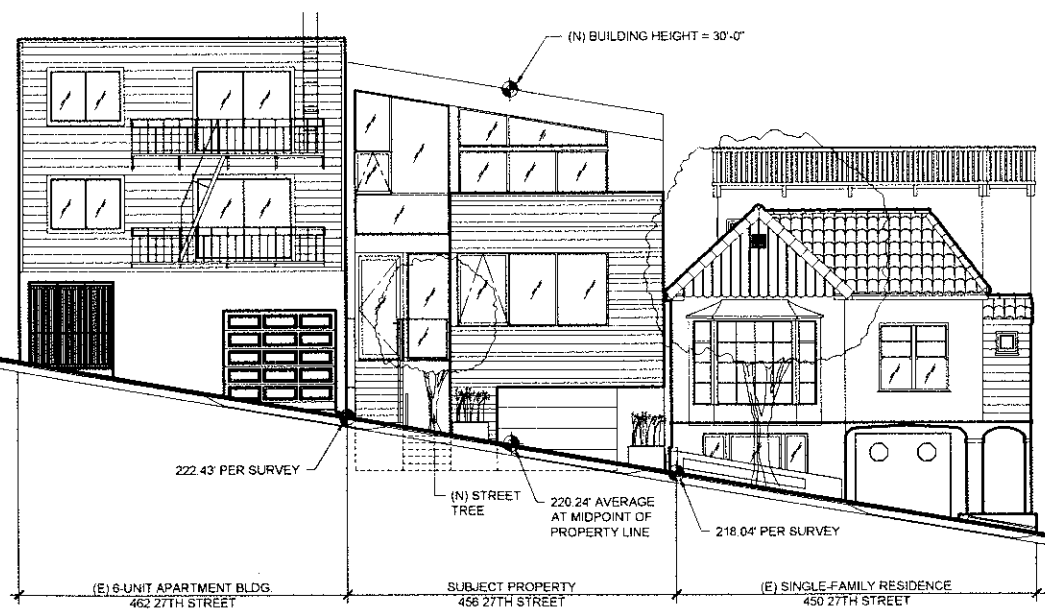
A3.20

ZONING CALCULATIONS (RH-2)		REQUIRED / ALLOWED	EXISTING	PROPOSED
MAX. DWELLING UNIT DENSITY §209.1	TWO DWELLING UNITS PER LOT; UP TO ONE UNIT PER 1,500 SQ FT OF LOT AREA (MAXIMUM OF 3 UNITS) WITH CONDITIONAL USE APPROVAL.	2 UNITS	1 UNIT	2 UNITS
MINIMUM LOT SIZE §121	LOT SIZE	2,500 SF MIN	3,135 SF	3,135 SF
	LOT WIDTH	25'-0" MIN.	27'-6"	27'-6"
	LOT FRONTAGE	16'-0" MIN.	18'-1"	26'-6"
FRONT YARD SETBACK §132	BASED UPON AVERAGE OF ADJACENT BUILDINGS, UP TO 15 FT. OR 15% OF LOT DEPTH	4'-10"	5'-8"	5'-8"
SIDE YARD SETBACK §133*	IF THE LOT IS UNDER 28'-0" IN WIDTH, THEN NO SIDE YARD IS REQUIRED	EAST: 0'-0" WEST: 0'-0"	EAST: 6'-7" WEST: 2'-9"	EAST: 1'-0" WEST: 0'-0"
REAR YARD SETBACK §134 §134(2)(c) §134(c)(1)	45% OF THE LOT DEPTH, HOWEVER, REDUCTION IN REAR SETBACK ALLOWED TO AVERAGE BETWEEN WALLS OF THE REAR BUILDING DEPTHS OF THE TWO ADJACENT BUILDINGS. UNDER NO CIRCUMSTANCES SHALL THE MINIMUM REAR YARD BE REDUCED TO LESS THAN 25% OF LOT DEPTH, OR NO LESS THAN 15 FT. WHICHEVER IS GREATER.	(AVERAGE BETWEEN ADJACENT LOTS)	48'-0"	(AVERAGE BETWEEN ADJACENT LOTS)
BASIC FLOOR AREA RATIO §124	1.8 TO 1 TIMES THE LOT AREA (§124.b. IN R, NC, AND MIXED USE DISTRICTS, THE FLOOR AREA RATIO LIMITS SHALL NOT APPLY TO DWELLINGS OR TO OTHER RESIDENTIAL USES.)	N/A	N/A	N/A
USABLE OPEN SPACE §135	125 SF PER UNIT IF ALL PRIVATE; COMMON SPACE SUBSTITUTED MUST BY 1/3 GREATER	125 SF	N/A	N/A
HEIGHT LIMIT §261	USE DISTRICT HEIGHT LIMIT - 40 FT. 30 FT AT FRONT PROPERTY LINE, WHERE THE AVERAGE GROUND ELEVATION AT THE REAR LINE OF THE LOT IS LOWER BY 20 OR MORE FEET THAN AT THE FRONT LINE THE PERMITTED HEIGHT SHALL BE REDUCED TO 35'-0.	40'-0" MAX.	14'-6"	30'-0"
OFF-STREET PARKING §151	1 OFF-STREET SPACE FOR EACH SINGLE-FAMILY DWELLING UNIT	2 SPACES	0 SPACES	2 SPACES
STREET TREE §138.1(c)(1)	STREET TREES SHALL BE REQUIRED UNDER THE FOLLOWING CONDITIONS: CONSTRUCTION OF A NEW BUILDING; RELOCATION OF A BUILDING; THE ADDITION OF GROSS FLOOR AREA EQUAL TO 20% OR MORE OF THE GROSS FLOOR AREA OF AN EXISTING BUILDING; THE ADDITION OF A NEW DWELLING UNIT, A GARAGE, OR ADDITIONAL PARKING; OR PAVING OR REPAVING MORE THAN 200 SQUARE FEET OF THE FRONT SETBACK	1 TREE	0 TREE	1 TREE
PERMITTED OBSTRUCTIONS §136	SEE DRAWINGS	N/A	N/A	SEE DRAWINGS

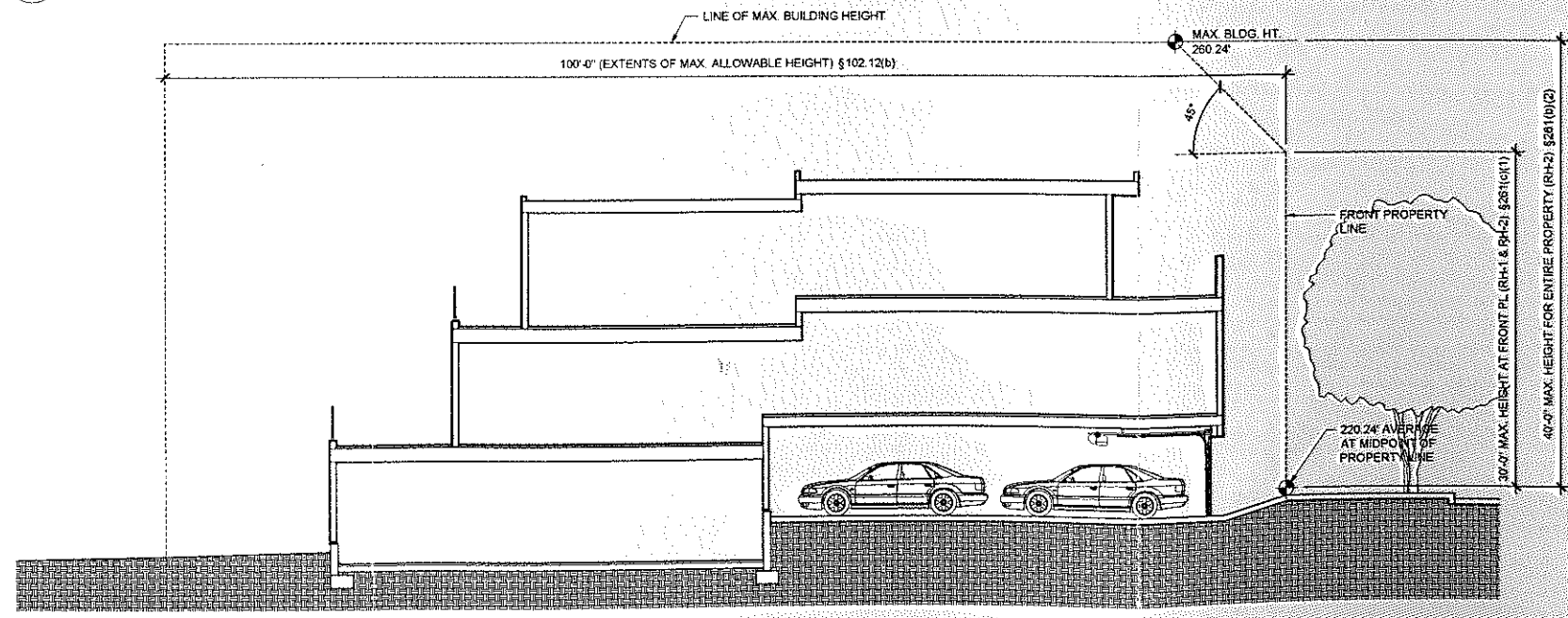
04 SF PLANNING STANDARDS  
SCALE: 1/8" = 1'-0"



03 (NEW) SITE / PLOT PLAN  
SCALE: 1/8" = 1'-0"



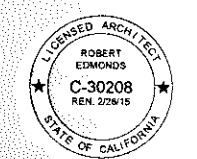
02 (NEW) 27TH STREET ELEVATION  
SCALE: 1/8" = 1'-0"



01 (NEW) BUILDING HEIGHT DIAGRAM  
SCALE: 1/8" = 1'-0"

NO.	DATE	SUBMISSION
01	03.11.13	SITE PERMIT
02	11.07.13	ADDENDUM 01
03	05.01.14	ADDENDUM 02

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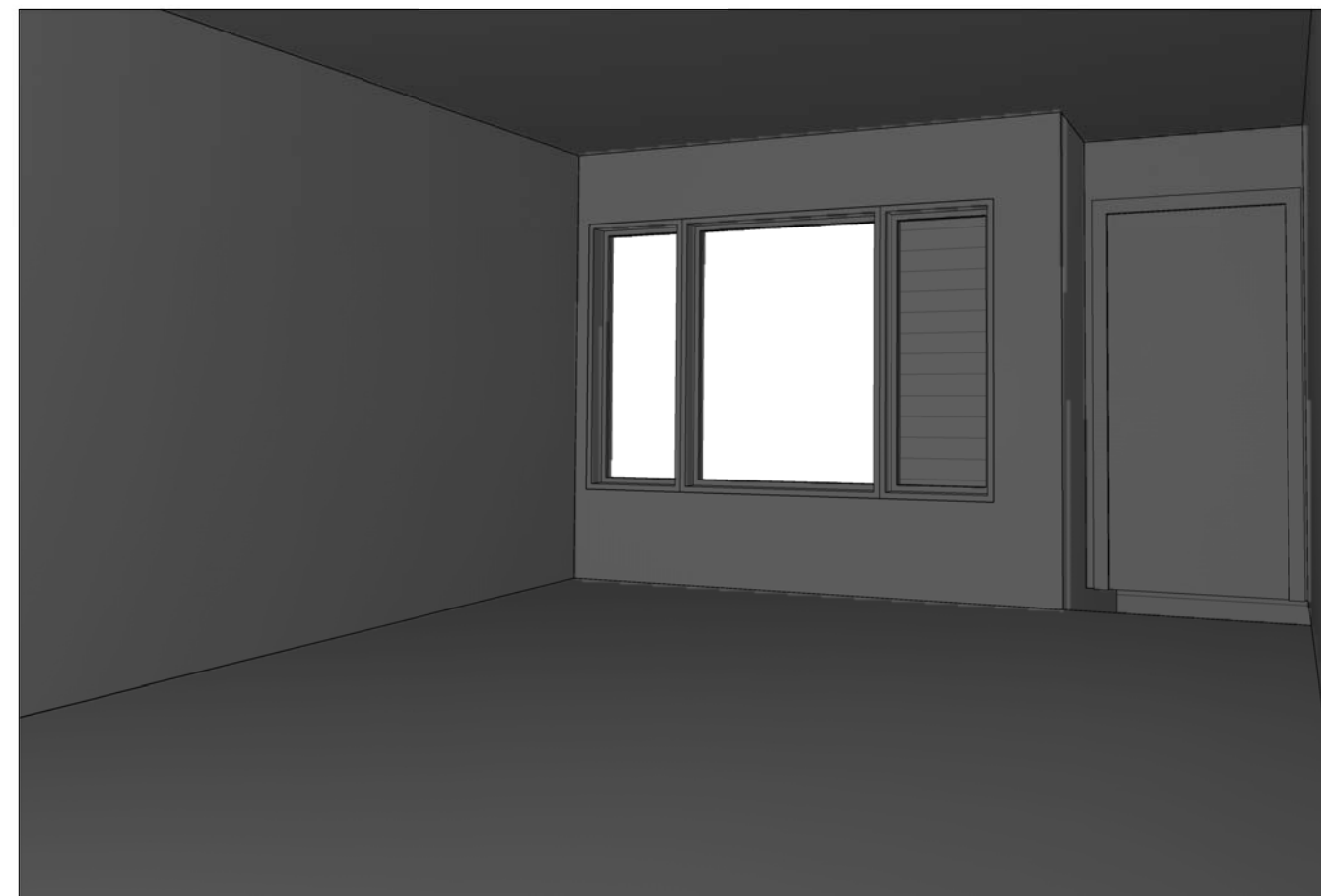
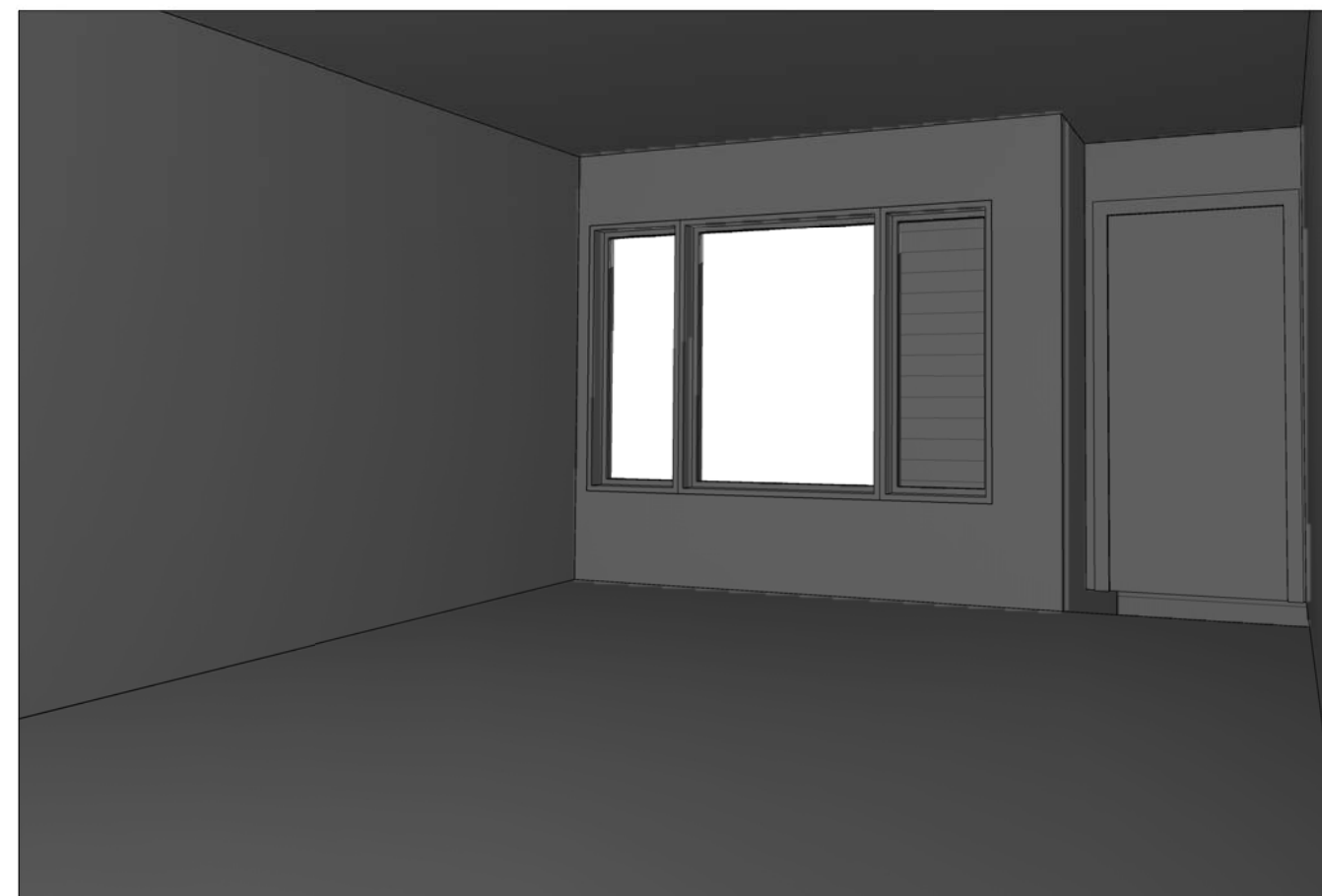
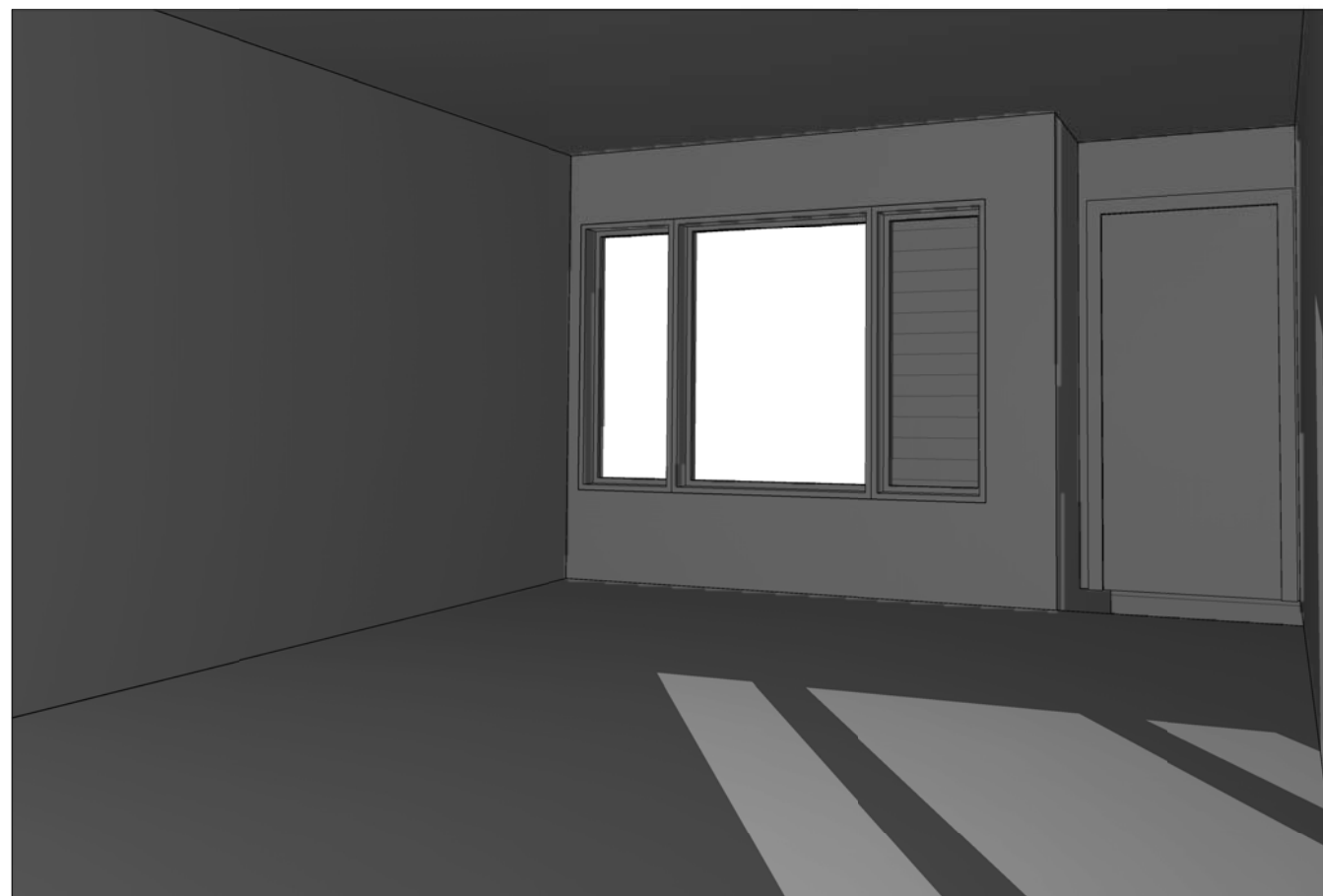
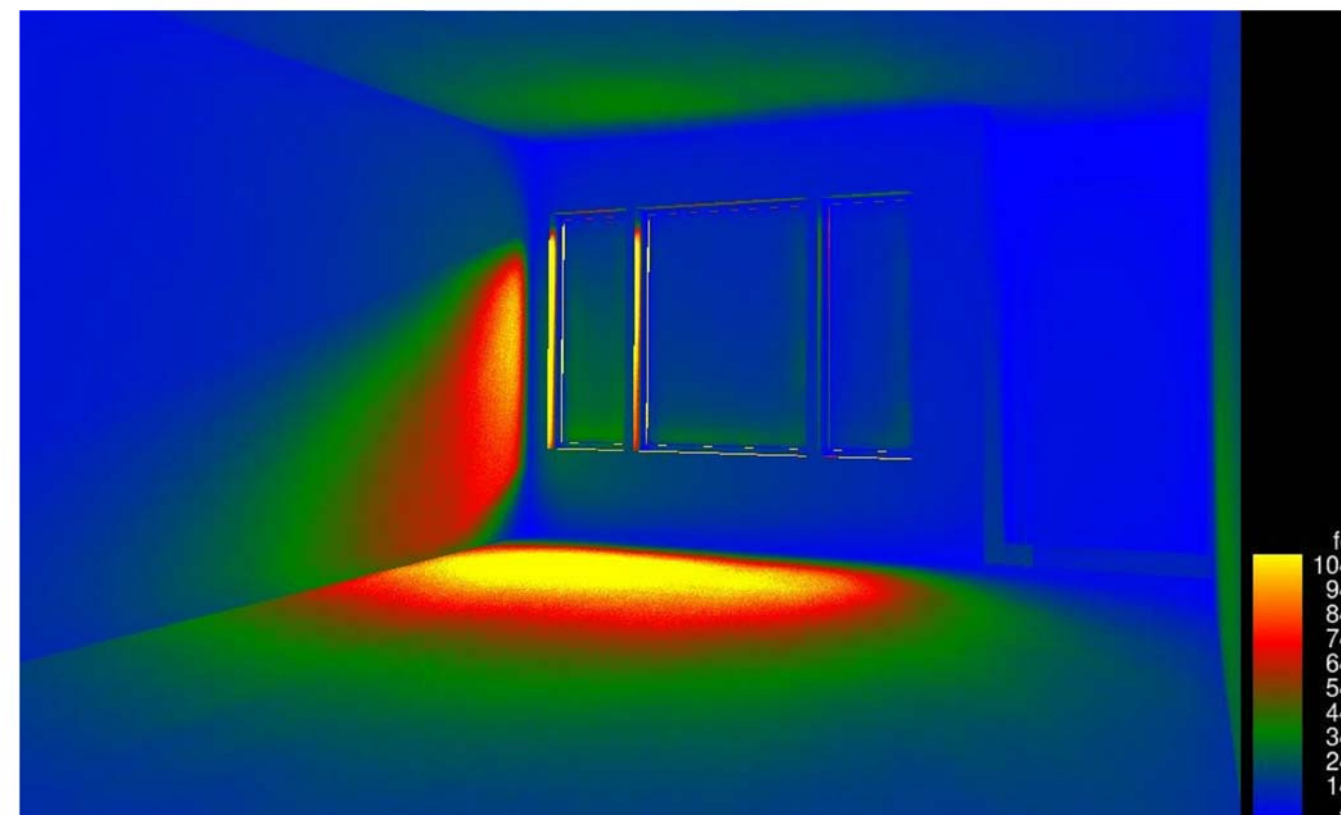
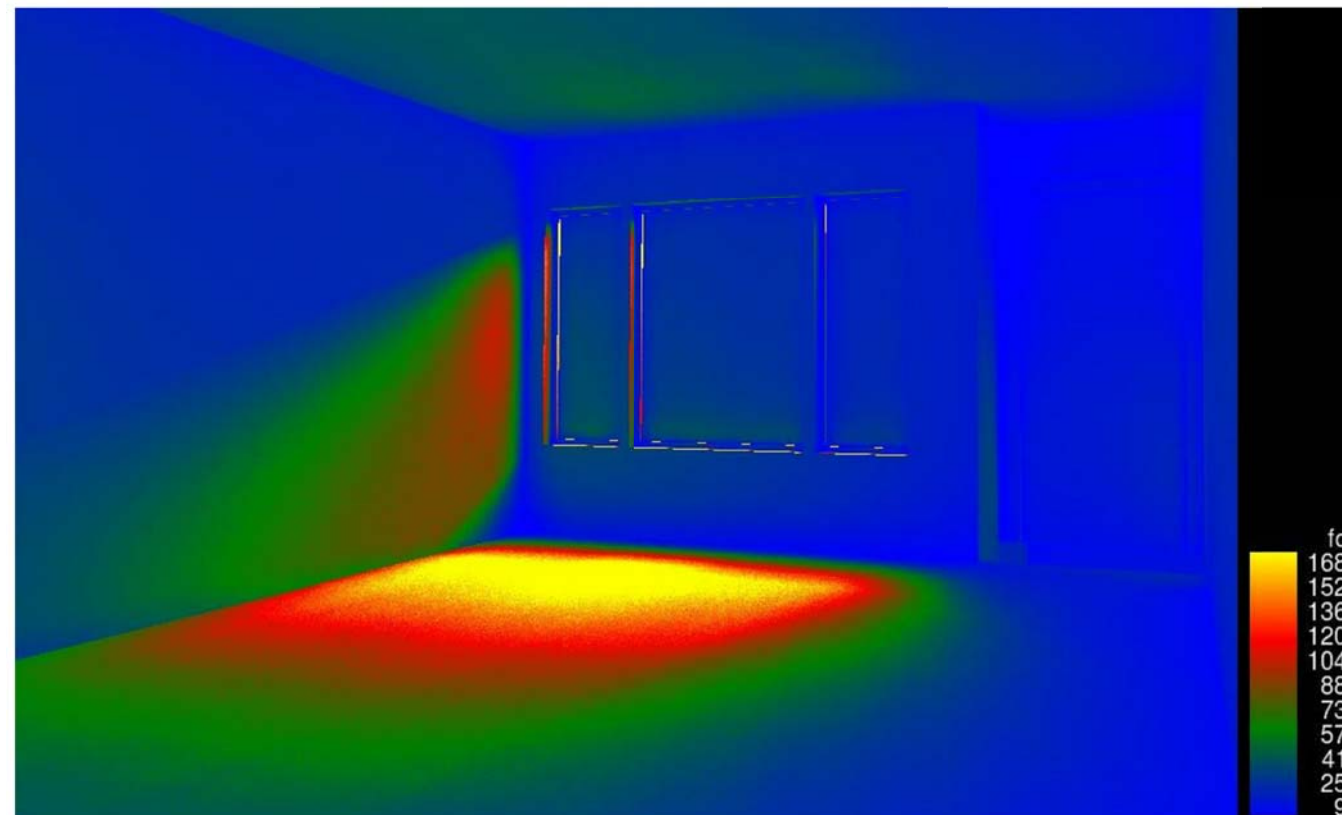
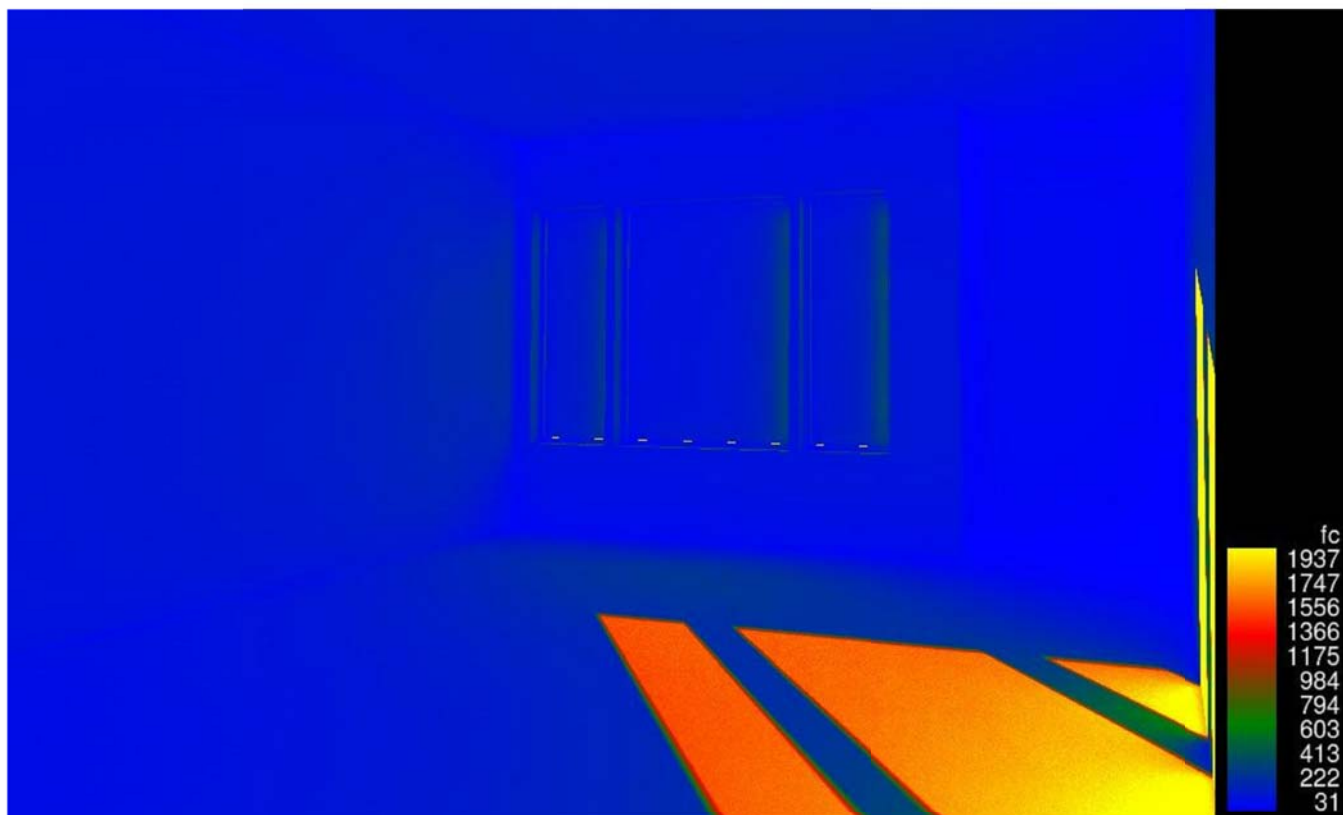
PROJECT:	27TH ST. RESIDENCES 456 27TH STREET SAN FRANCISCO, CA 94131
DRAWING:	(N) SITE PLAN
SCALE:	1/8" = 1'-0"
DATE:	MAY 1, 2014
JOB NO.:	2012.03
DRAWN:	
CAD FILE:	

**A0.11**

Peak Incident Values (Footcandles)				Percentage Change in Available Daylight			
<b>Winter Solstice</b>							
Existing	9:00 AM	12:00 PM	4:00 PM	Existing	9:00 AM	12:00 PM	4:00 PM
	1937	168	104		0.00%	0.00%	0.00%
Proposed	9:00 AM	12:00 PM	4:00 PM	Proposed	9:00 AM	12:00 PM	4:00 PM
	87	168	86		-95.51%	0.00%	-17.31%
Suggested Modifications	9:00 AM	12:00 PM	4:00 PM	Suggested Modification	9:00 AM	12:00 PM	4:00 PM
	148	190	91		-92.36%	13.10%	-12.50%
<b>Summer Solstice</b>							
Existing	9:00 AM	12:00 PM	4:00 PM	Existing	9:00 AM	12:00 PM	4:00 PM
	175	392	89		0.00%	0.00%	0.00%
Proposed	9:00 AM	12:00 PM	4:00 PM	Proposed	9:00 AM	12:00 PM	4:00 PM
	87	391	97		-50.29%	8.99%	8.99%
Suggested Modifications	9:00 AM	12:00 PM	4:00 PM	Suggested Modification	9:00 AM	12:00 PM	4:00 PM
	118	398	100		-32.57%	12.36%	12.36%

# DAYLIGHT STUDY

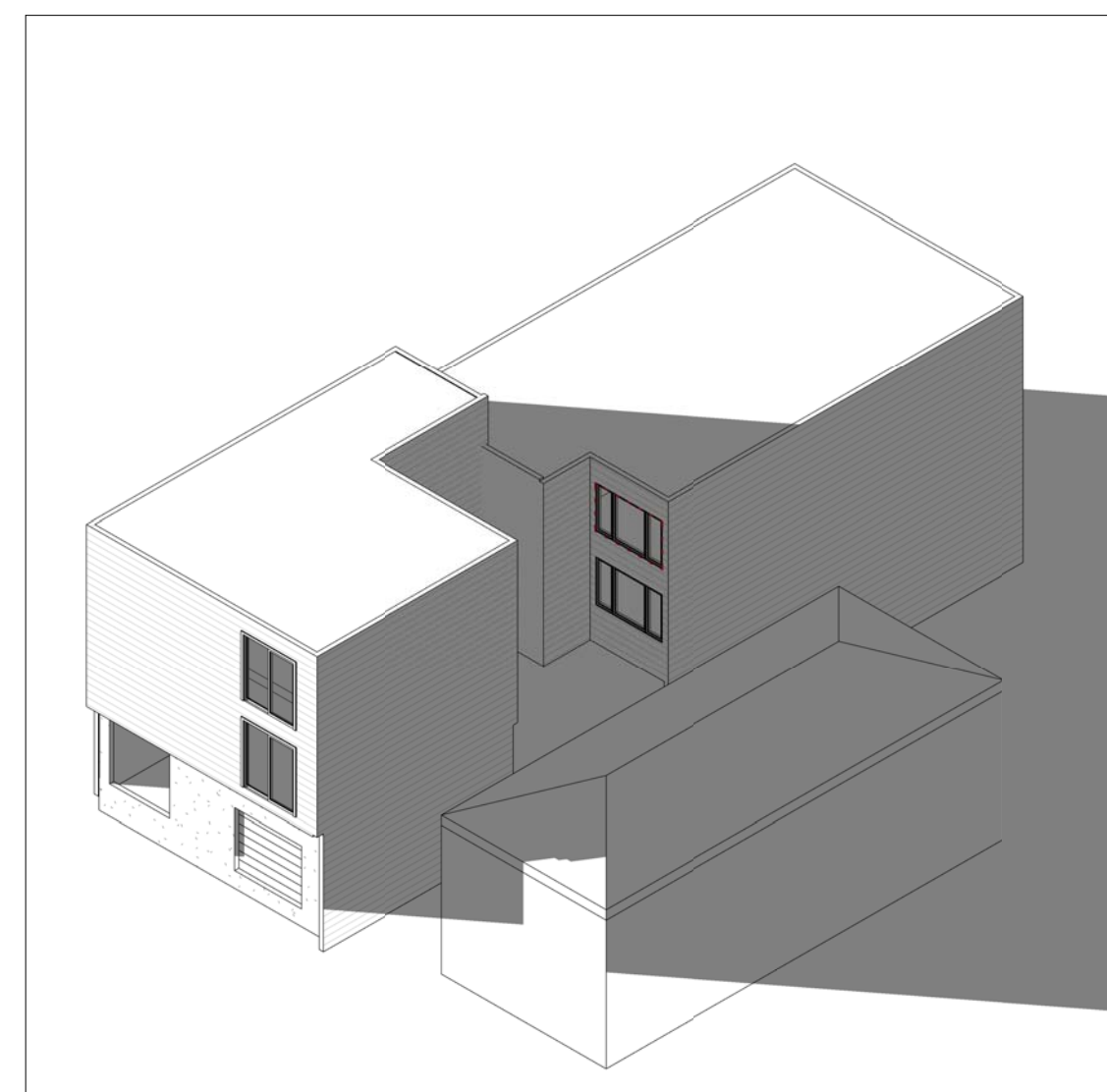
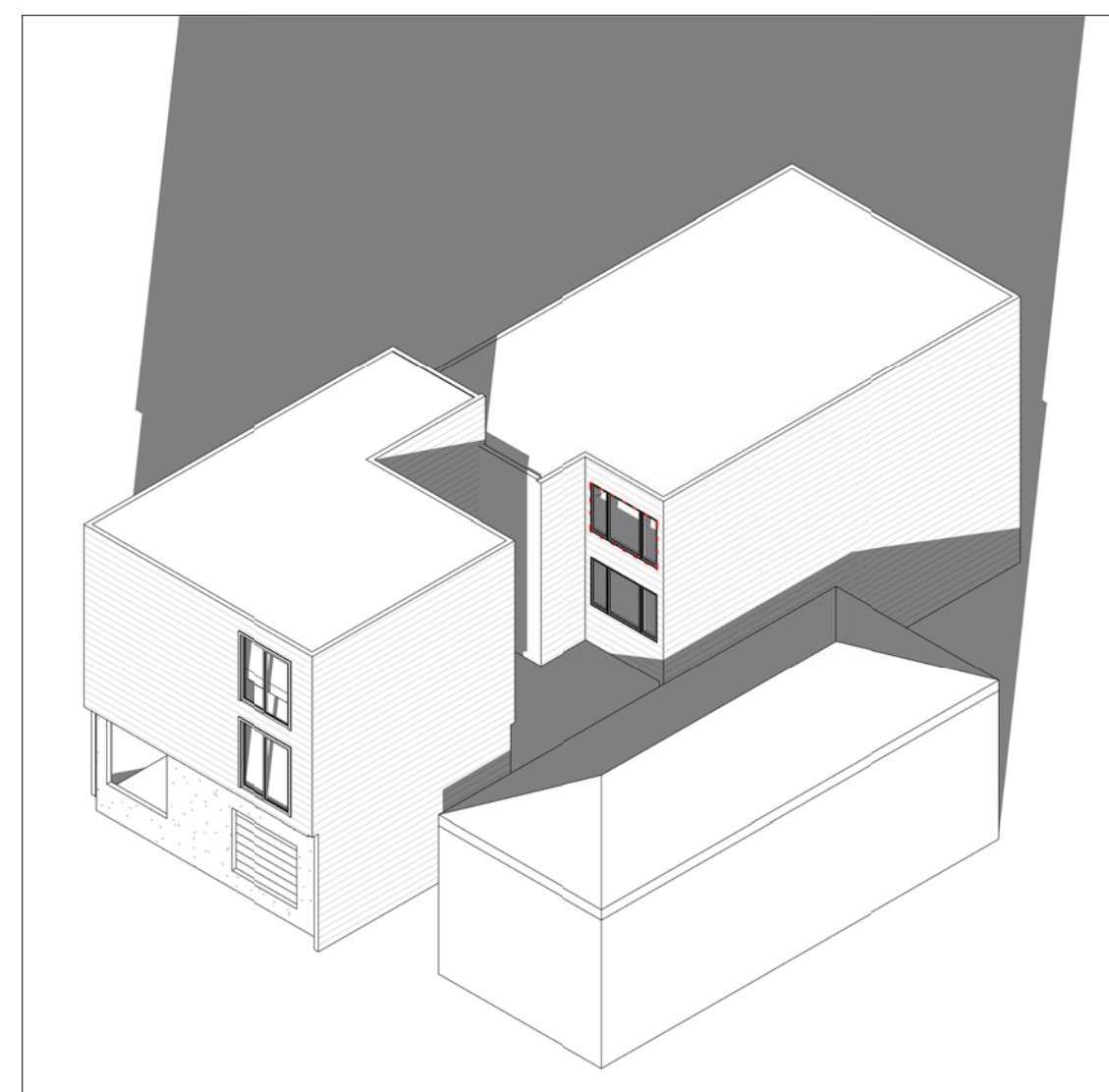
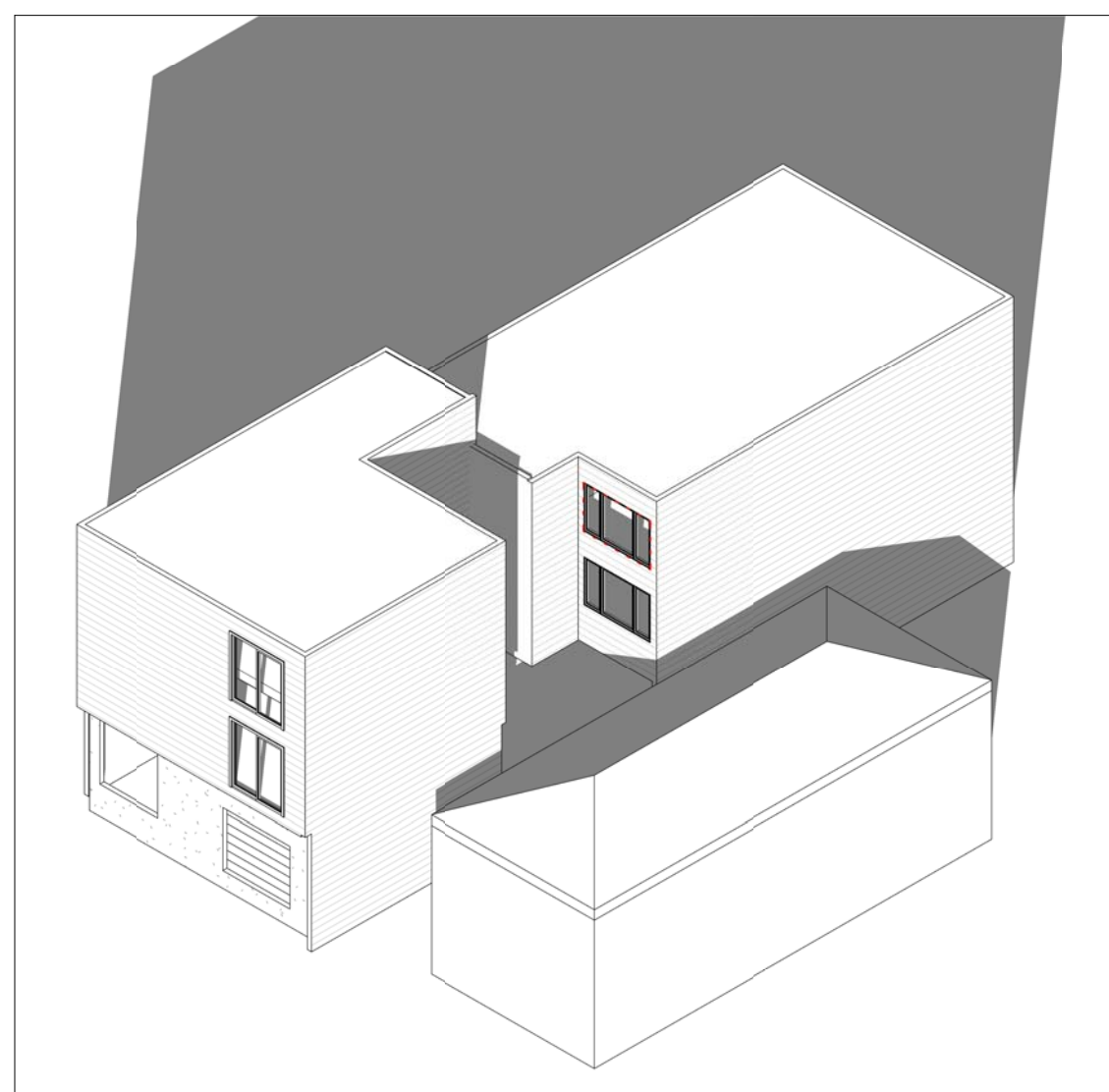
**NOTE:**  
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1 EXISTING - INTERIOR - WINTER SOLSTICE - 9 AM

4 EXISTING - INTERIOR - WINTER SOLSTICE - 12 PM

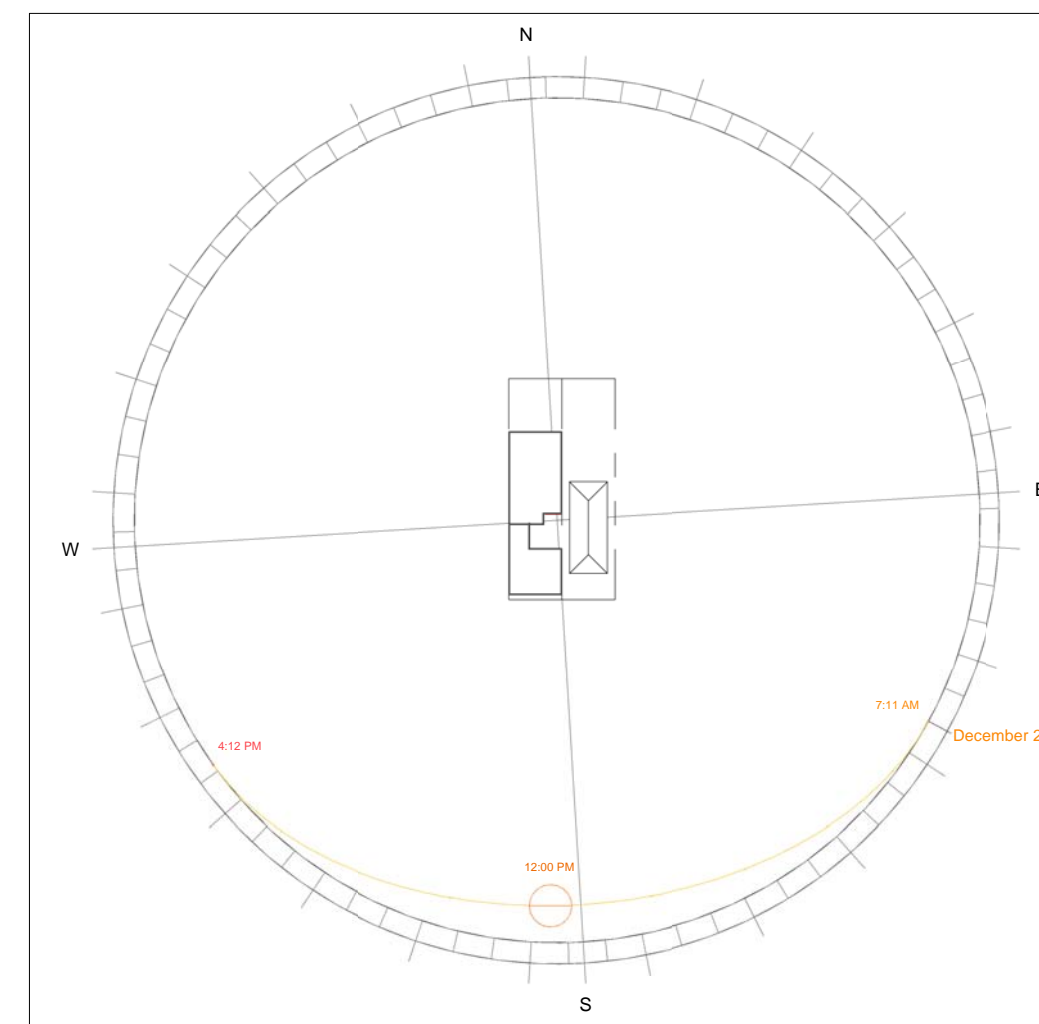
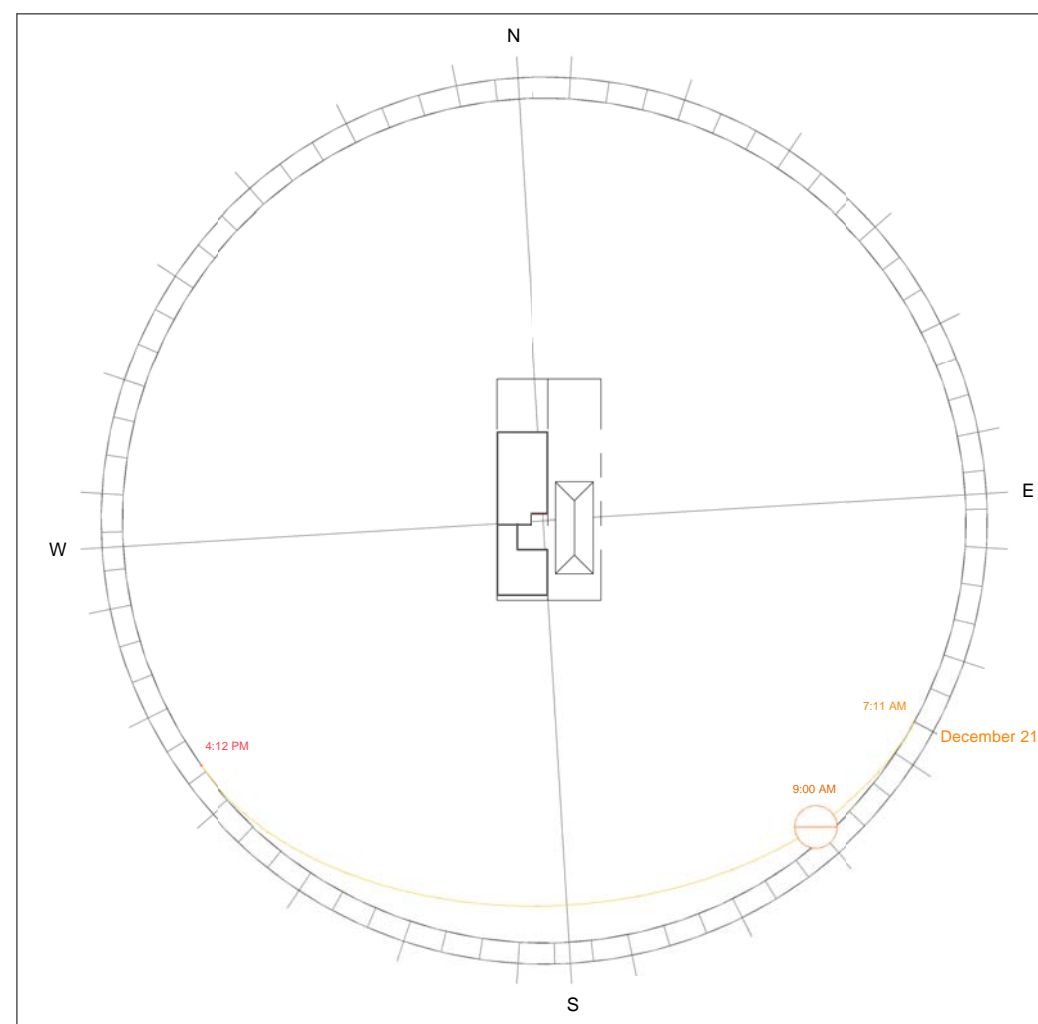
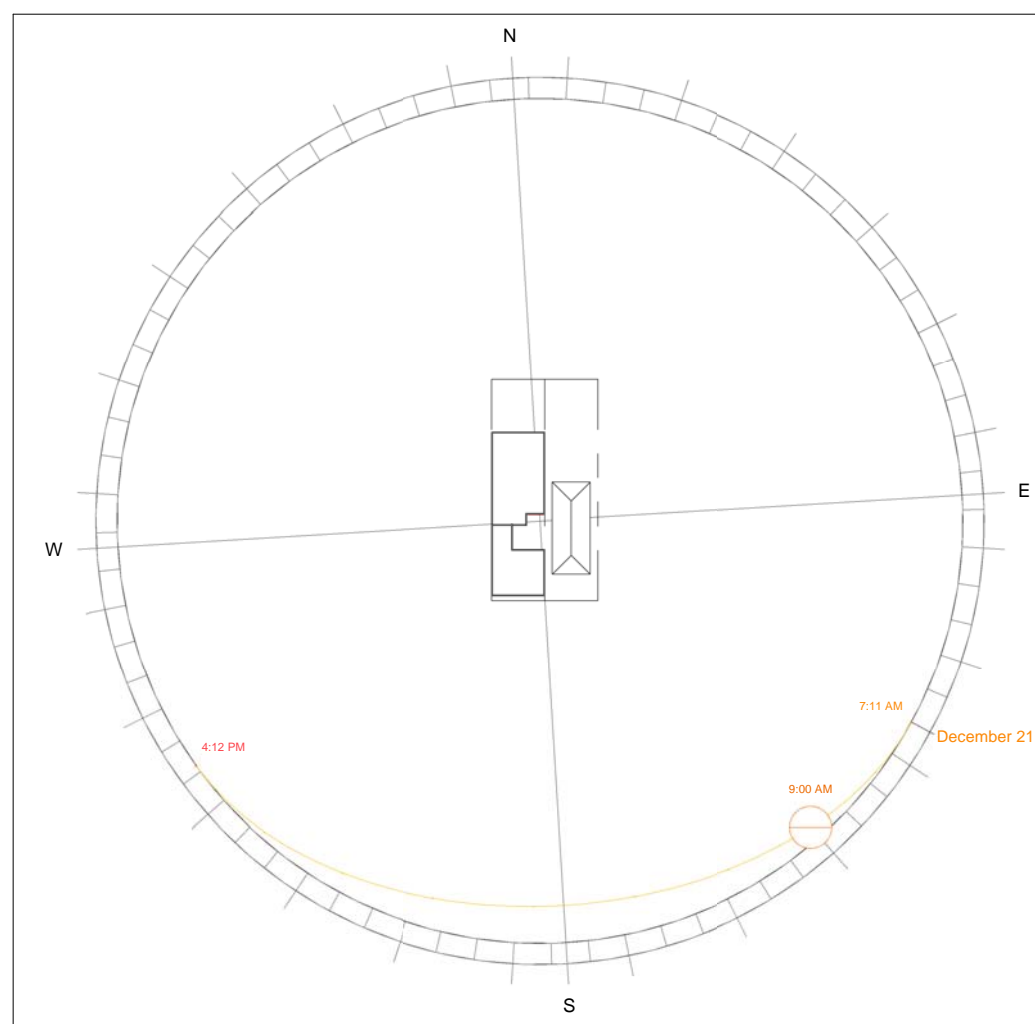
5 EXISTING - INTERIOR - WINTER SOLSTICE - 4 PM



2 EXISTING - AXO - WINTER SOLSTICE - 9 AM

8 EXISTING - AXO - WINTER SOLSTICE - 12 PM

9 EXISTING - AXO - WINTER SOLSTICE - 4 PM



3 SITE PLAN - WINTER SOLSTICE 9 AM  
1" = 100'-0"

6 EXISTING - SITE PLAN - WINTER SOLSTICE - 9 AM  
1" = 100'-0"

7 EXISTING - SITE PLAN - WINTER SOLSTICE - 12 PM  
1" = 100'-0"

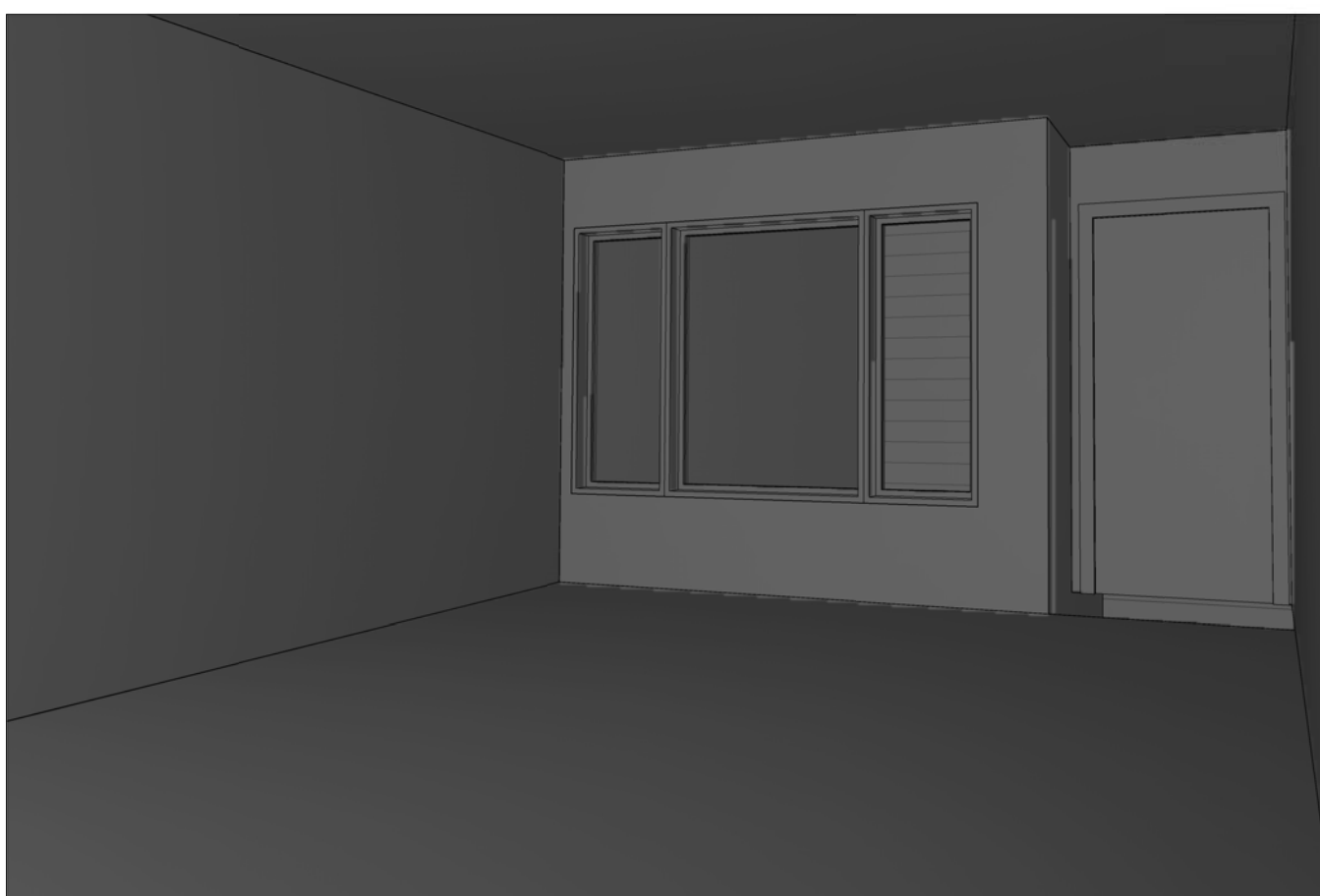
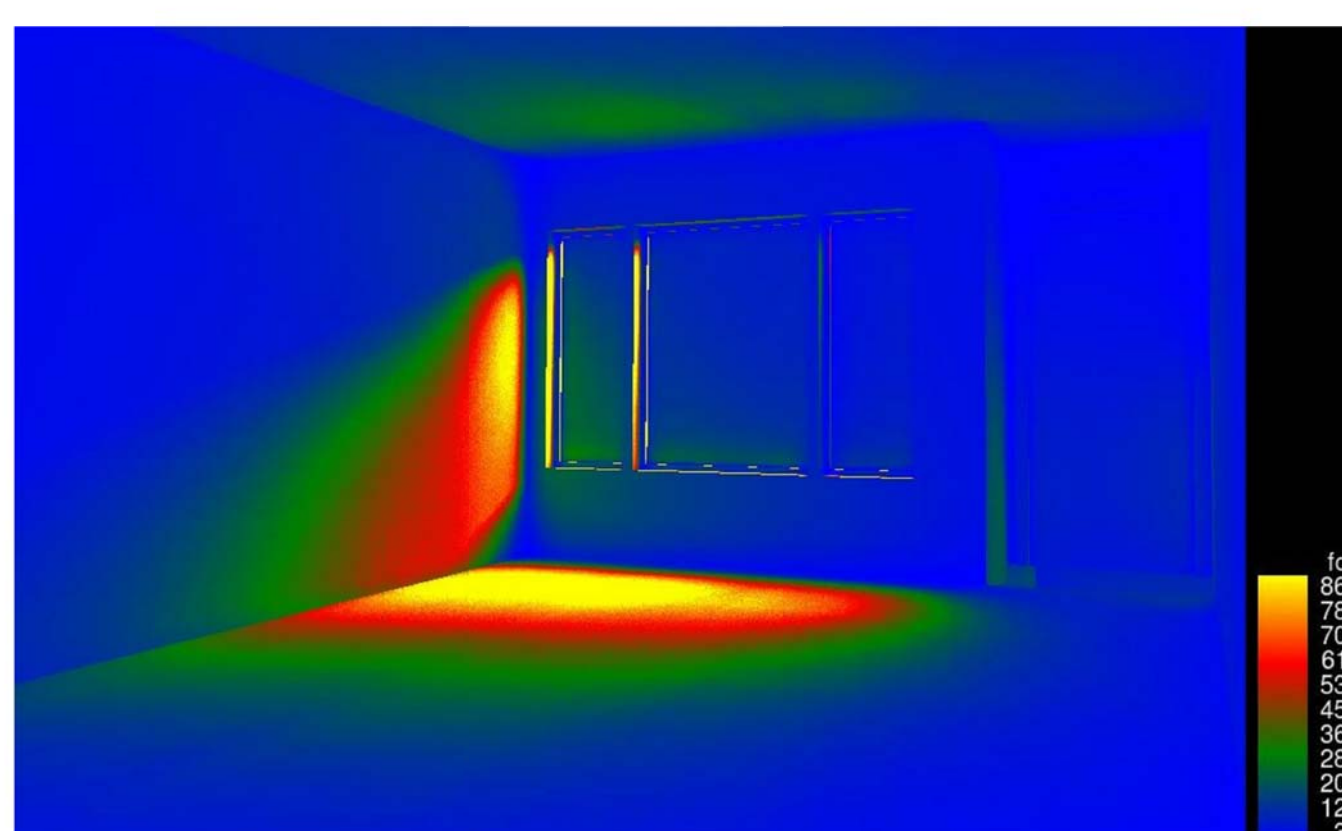
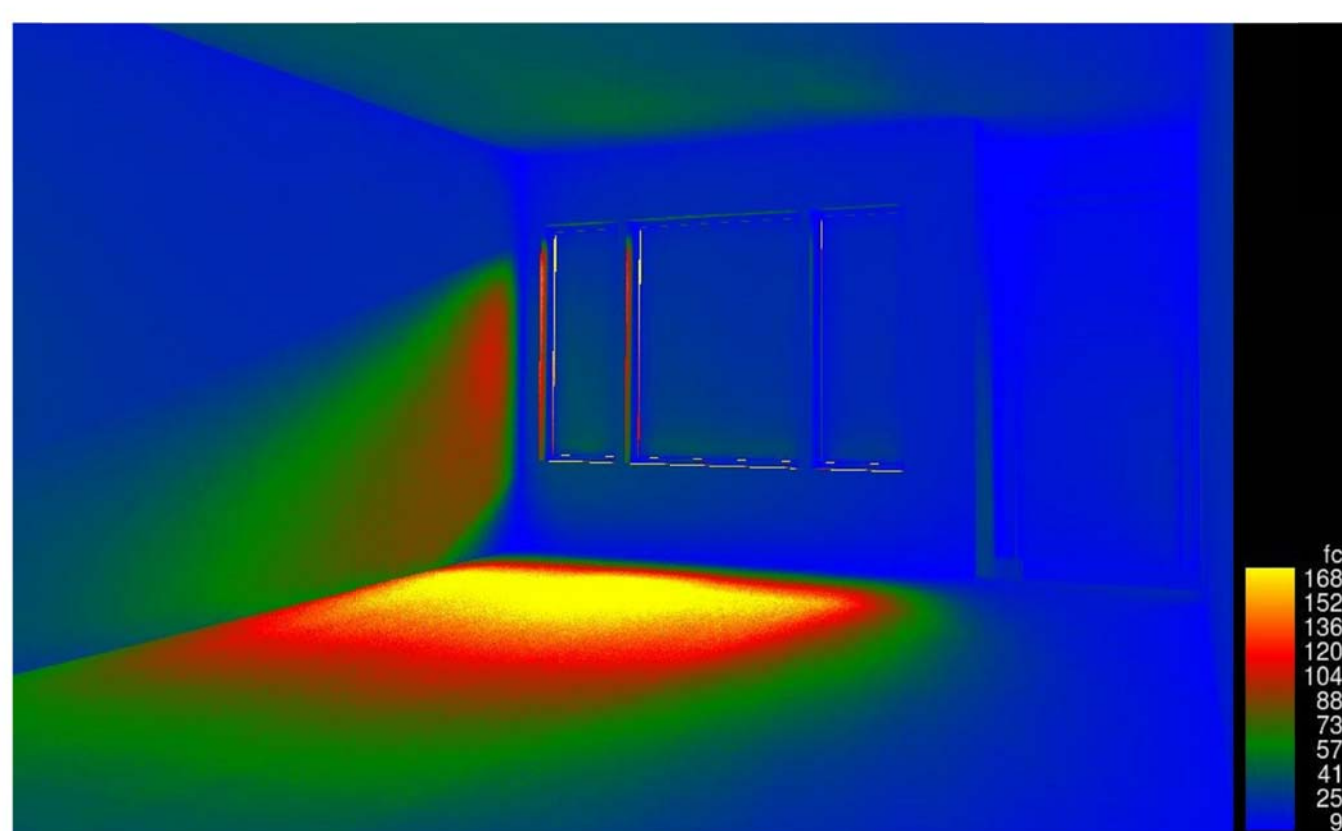
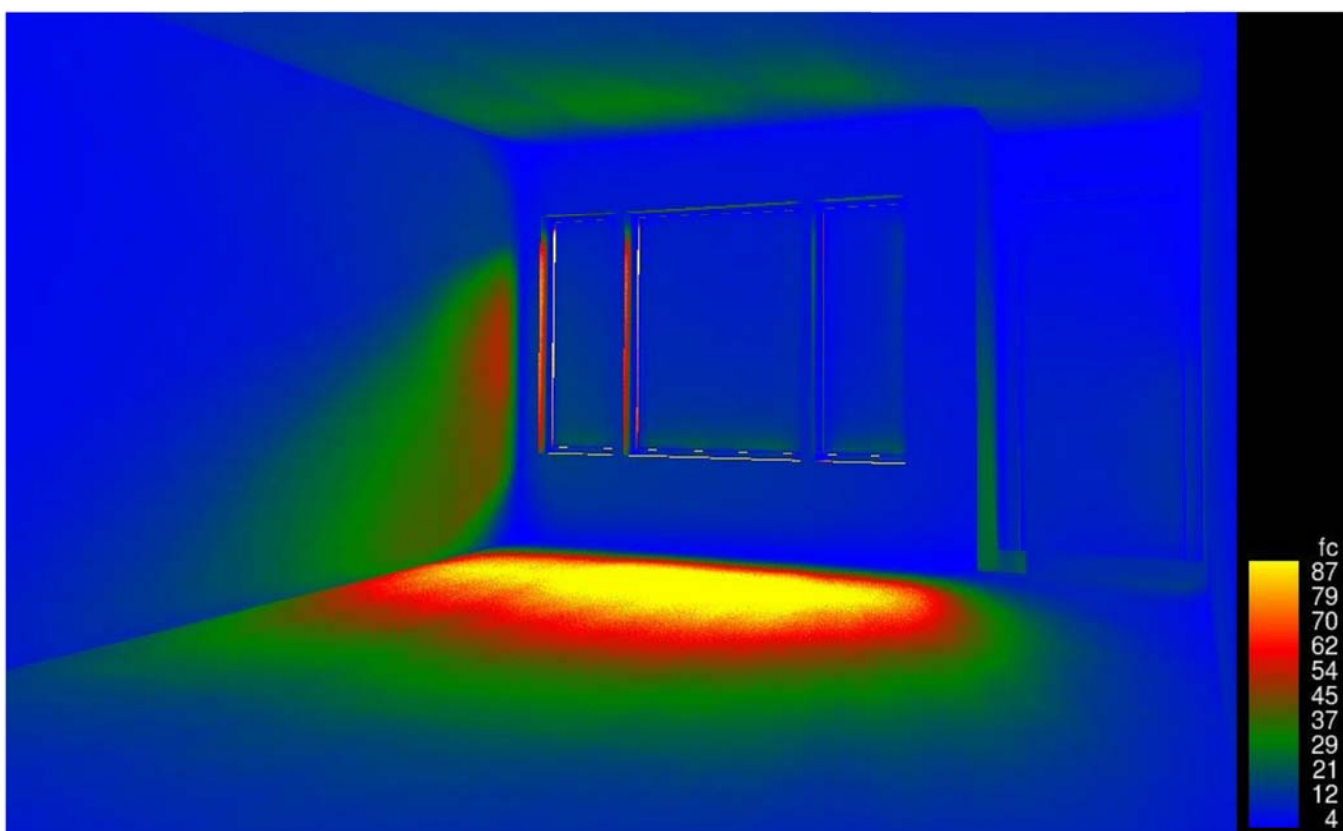
## WINTER SOLSTICE - EXISTING

Daylight Study - Living Room  
 462 27th St, Unit #6  
 San Francisco, CA 94131

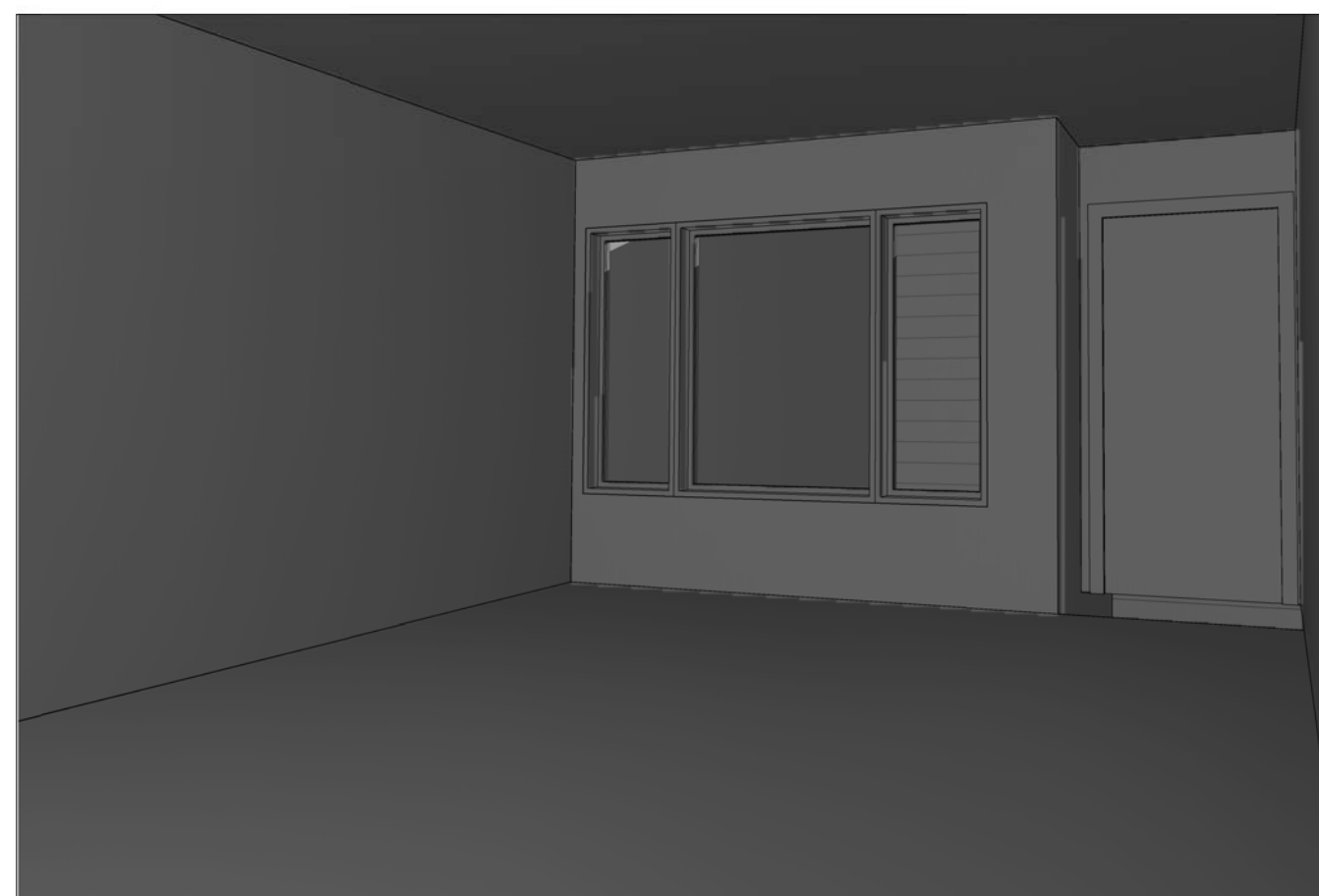


# DAYLIGHT STUDY

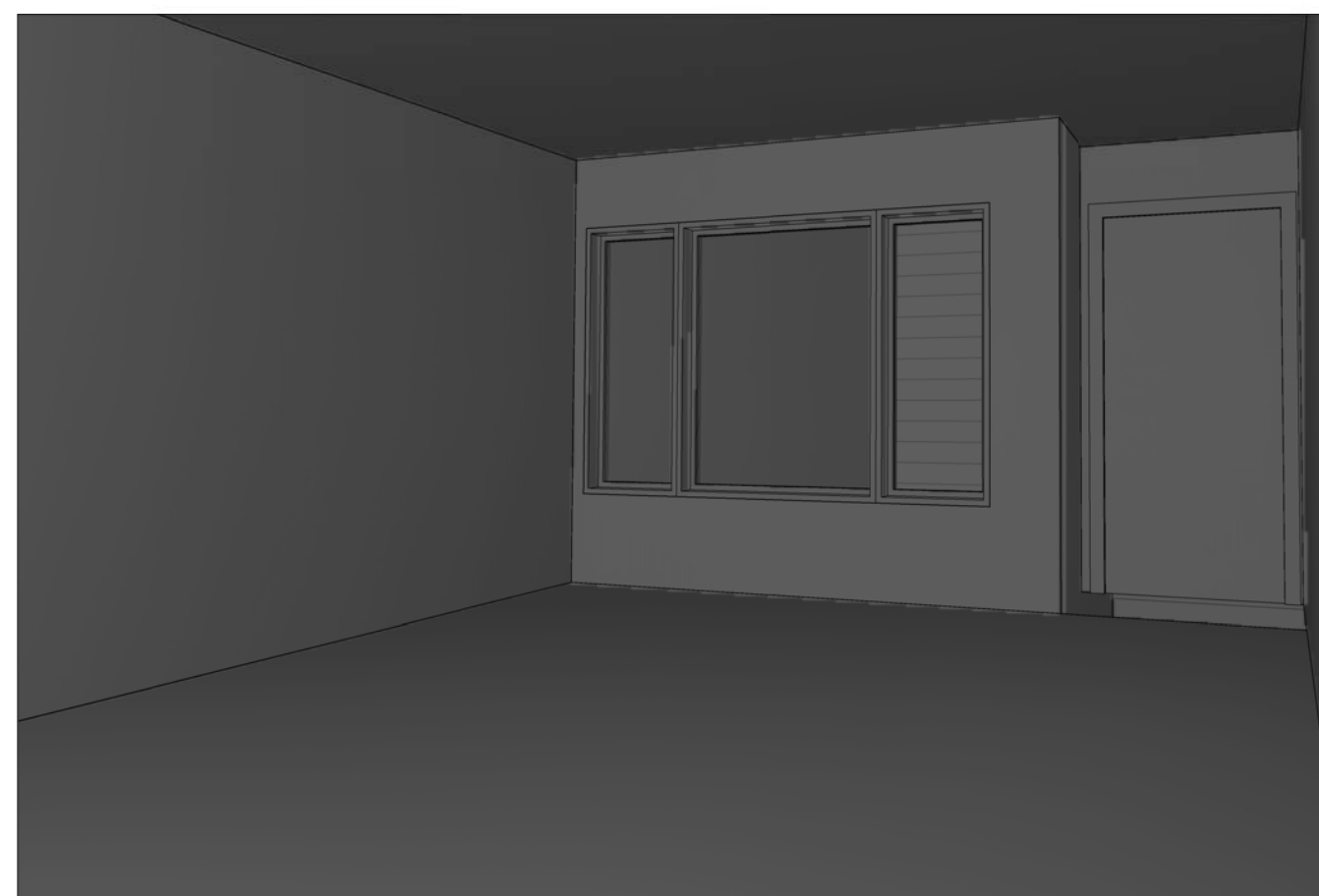
**NOTE:**  
 These simulations were done using the illumination simulator *Radiance*®. The results from these simulations are incident illuminance calculations, measured in footcandles, of the surfaces of a 3D model of the walls and windows of the existing conditions of 462 27th St, San Francisco, CA and the adjacent proposed project at 456 27th St provided. They are based on the location and angle of the Sun at the stated times using the geometry of the project with a single pane, clear windows aperture located in the southern most wall of Unit #6, per existing. These simulations use the Perez sky model (DNI 825W/m², DHI 125 W/m²), common to many daylighting simulation applications (and the model most analysts use in *Radiance*®). The Perez model yields accurate results for all sky types from clear to fully overcast and is also the model LEED requires be used for daylighting predictions. The interior views below show shadows and generic lighting conditions for reference in multiple times of days for each study.



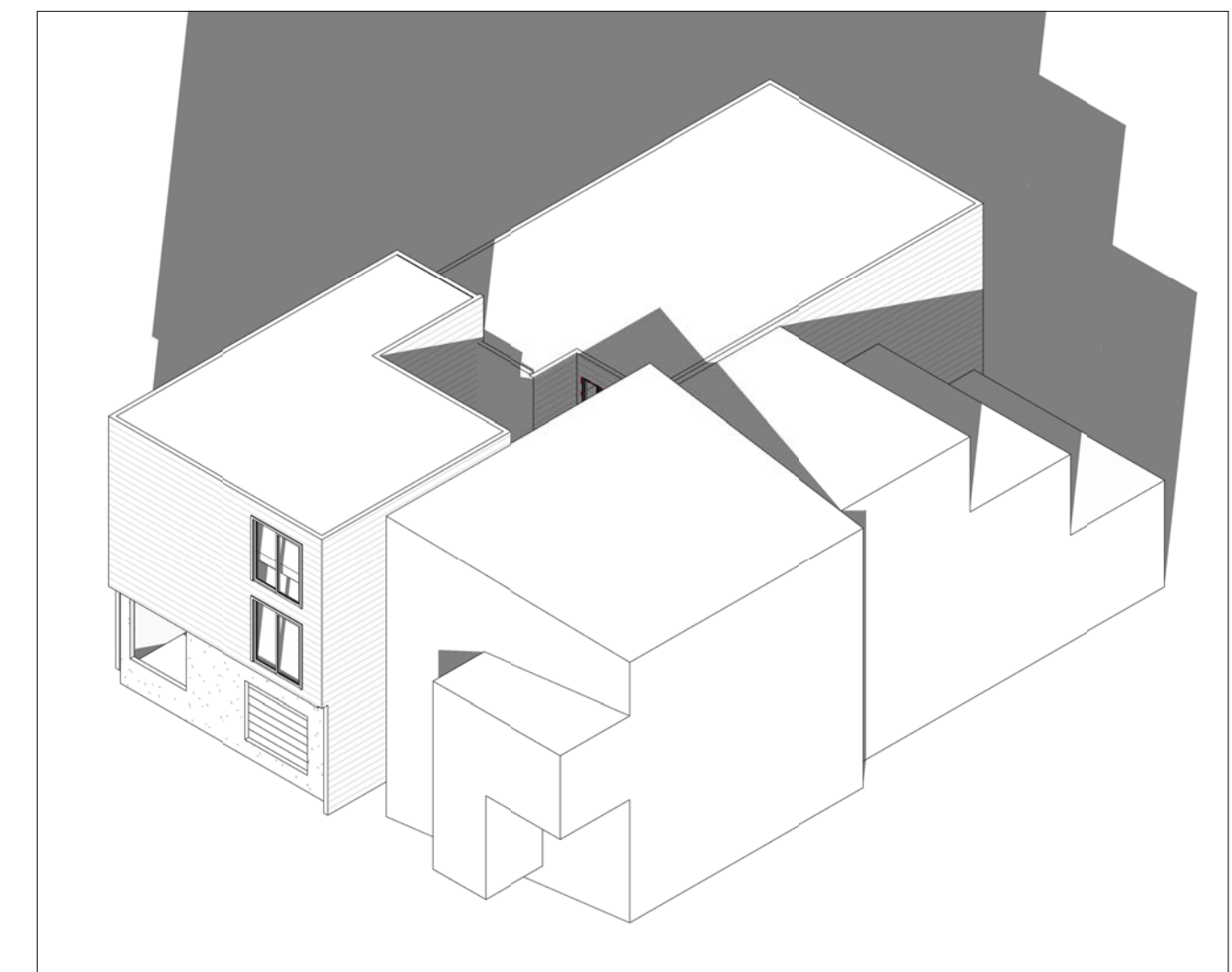
3 PROPOSED - INTERIOR - WINTER SOLSTICE - 9AM



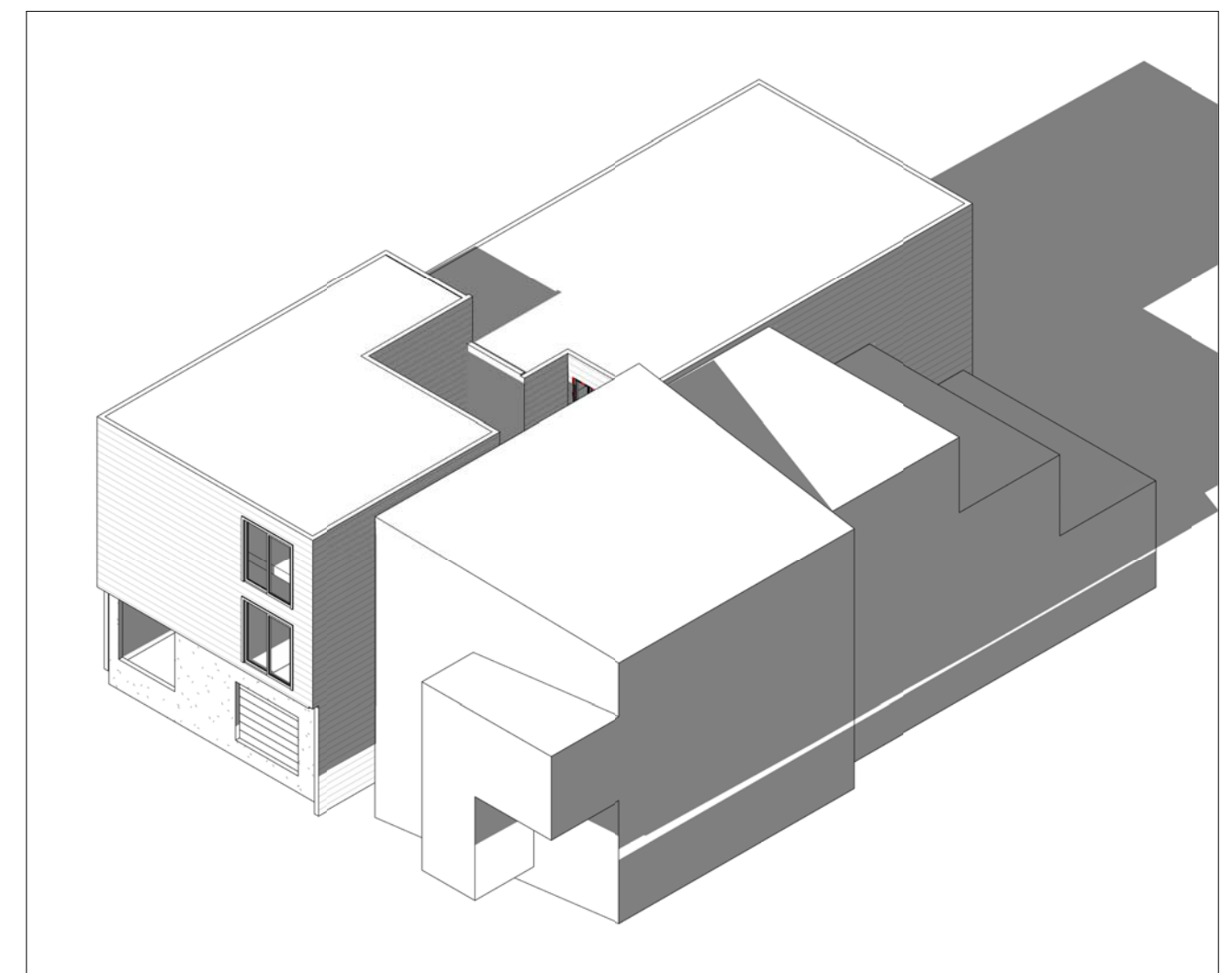
5 PROPOSED - INTERIOR - WINTER SOLSTICE - 12 PM



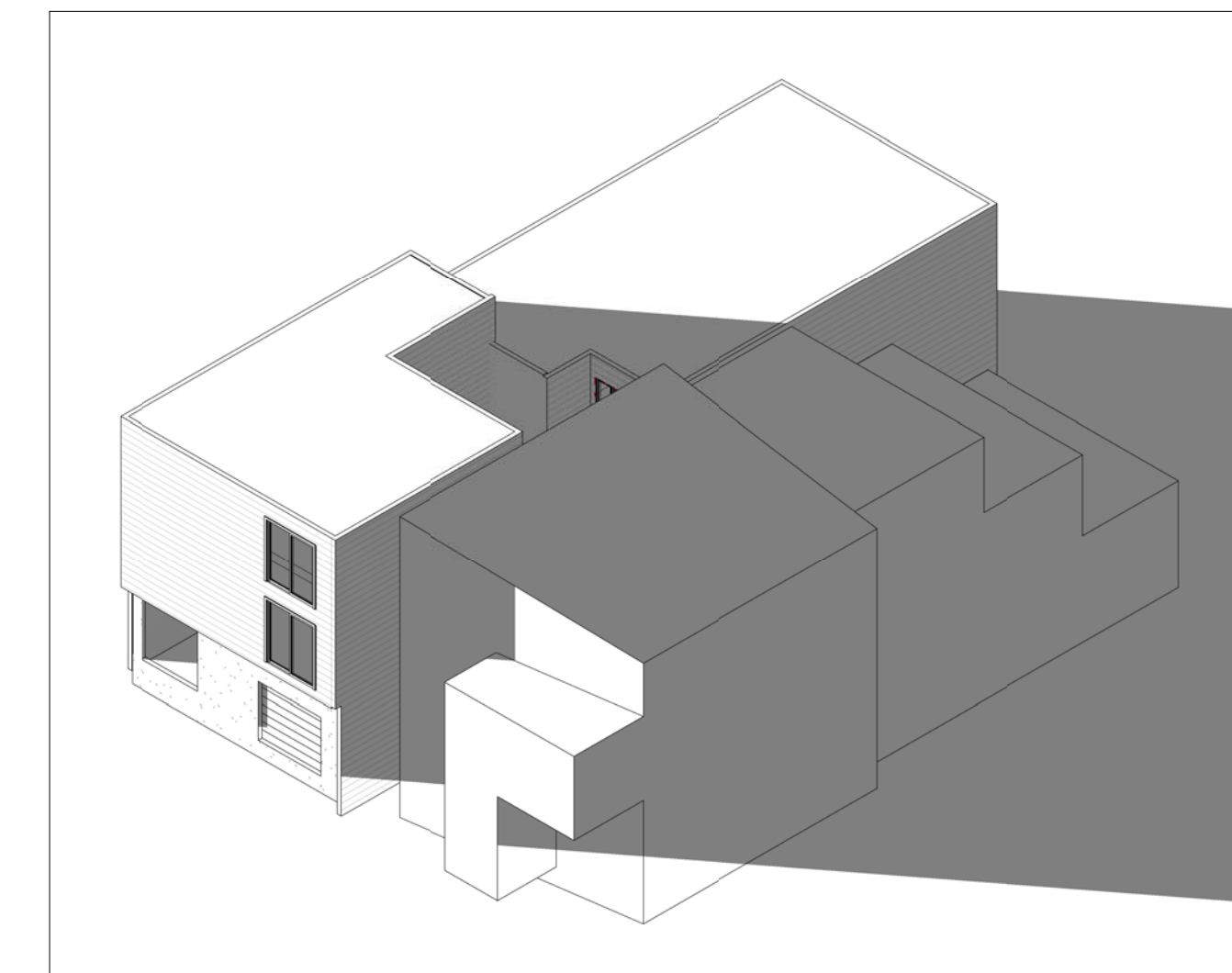
4 PROPOSED - INTERIOR - WINTER SOLSTICE - 4PM



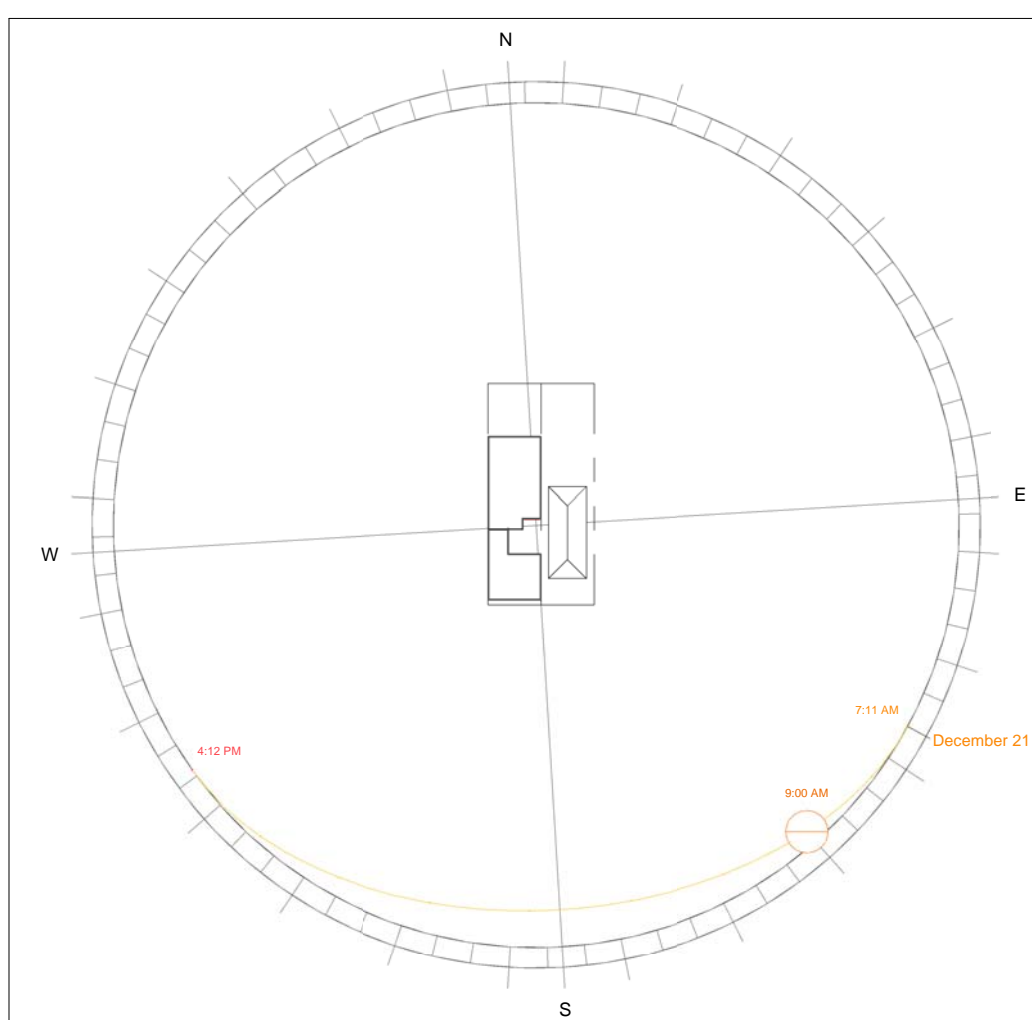
9 PROPOSED - AXO - WINTER SOLSTICE - 9 AM



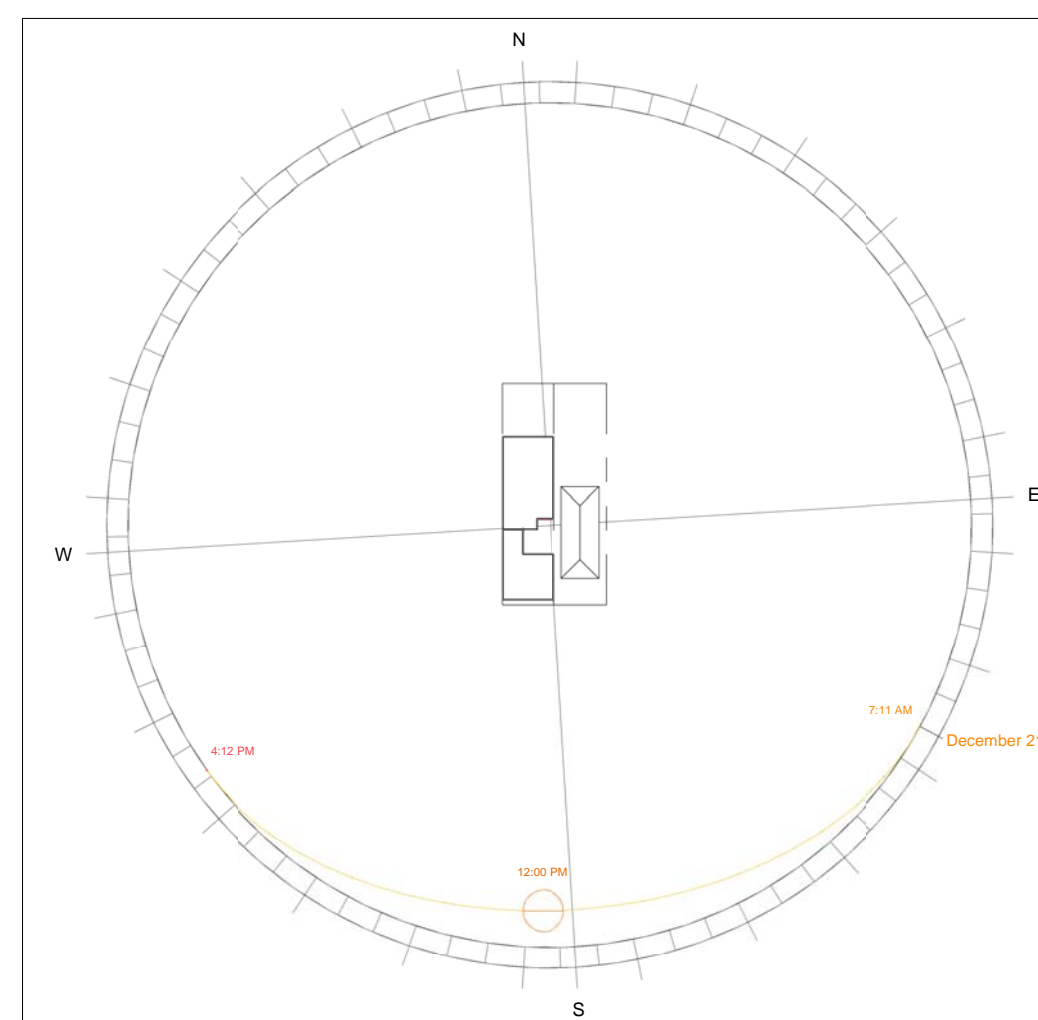
7 PROPOSED - AXO - WINTER SOLSTICE - 12 PM



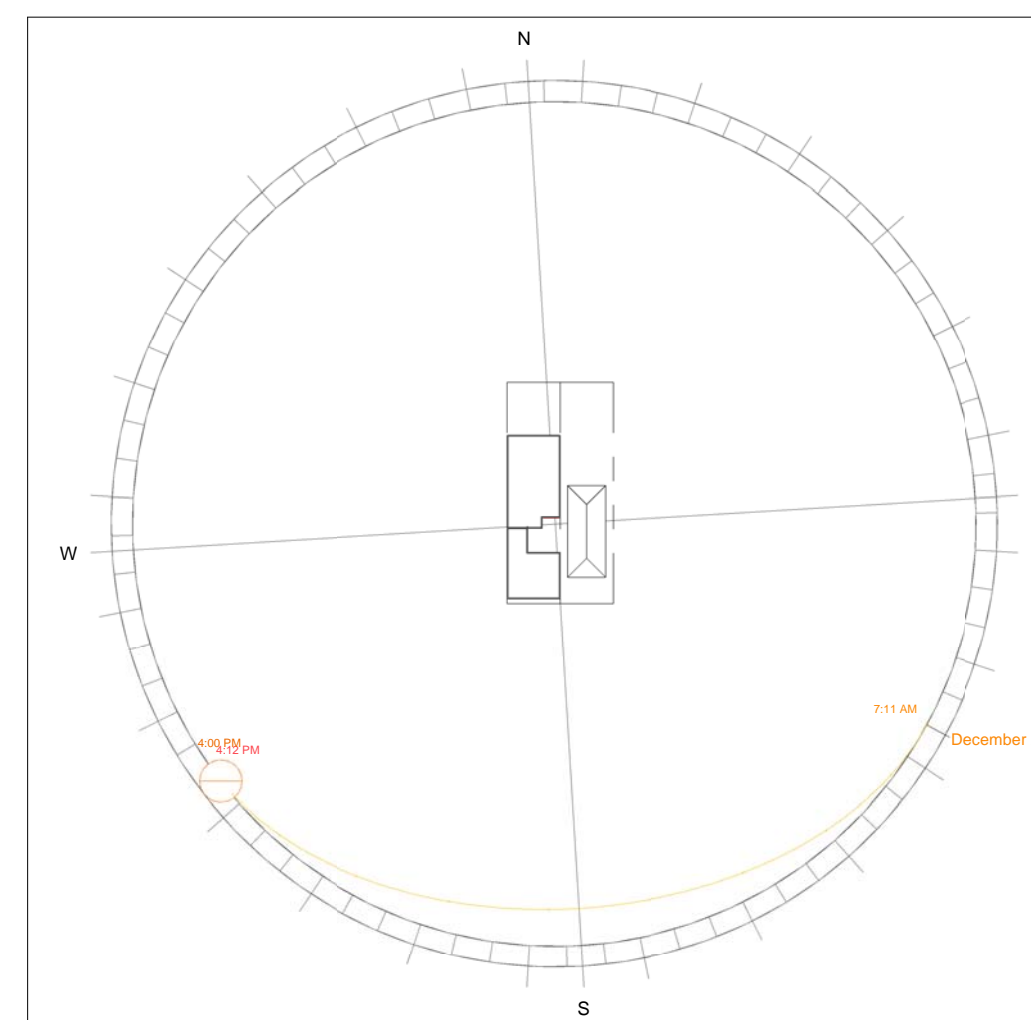
6 PROPOSED - AXO - WINTER SOLSTICE - 4 PM



1 PROPOSED - SITE PLAN - WINTER SOLSTICE - 9 AM  
 1" = 100'-0"



9 PROPOSED - SITE PLAN - WINTER SOLSTICE - 12 PM  
 1" = 100'-0"



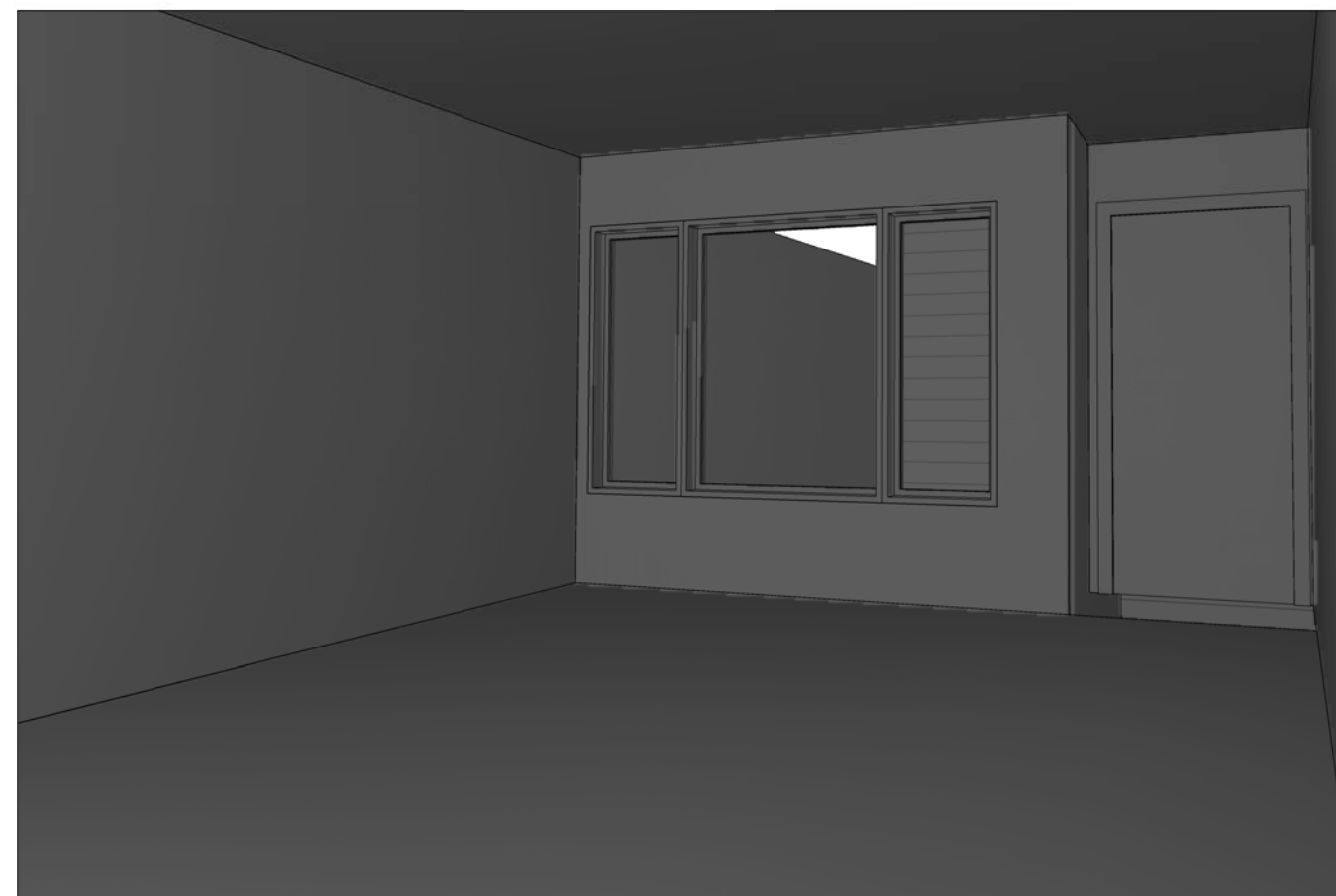
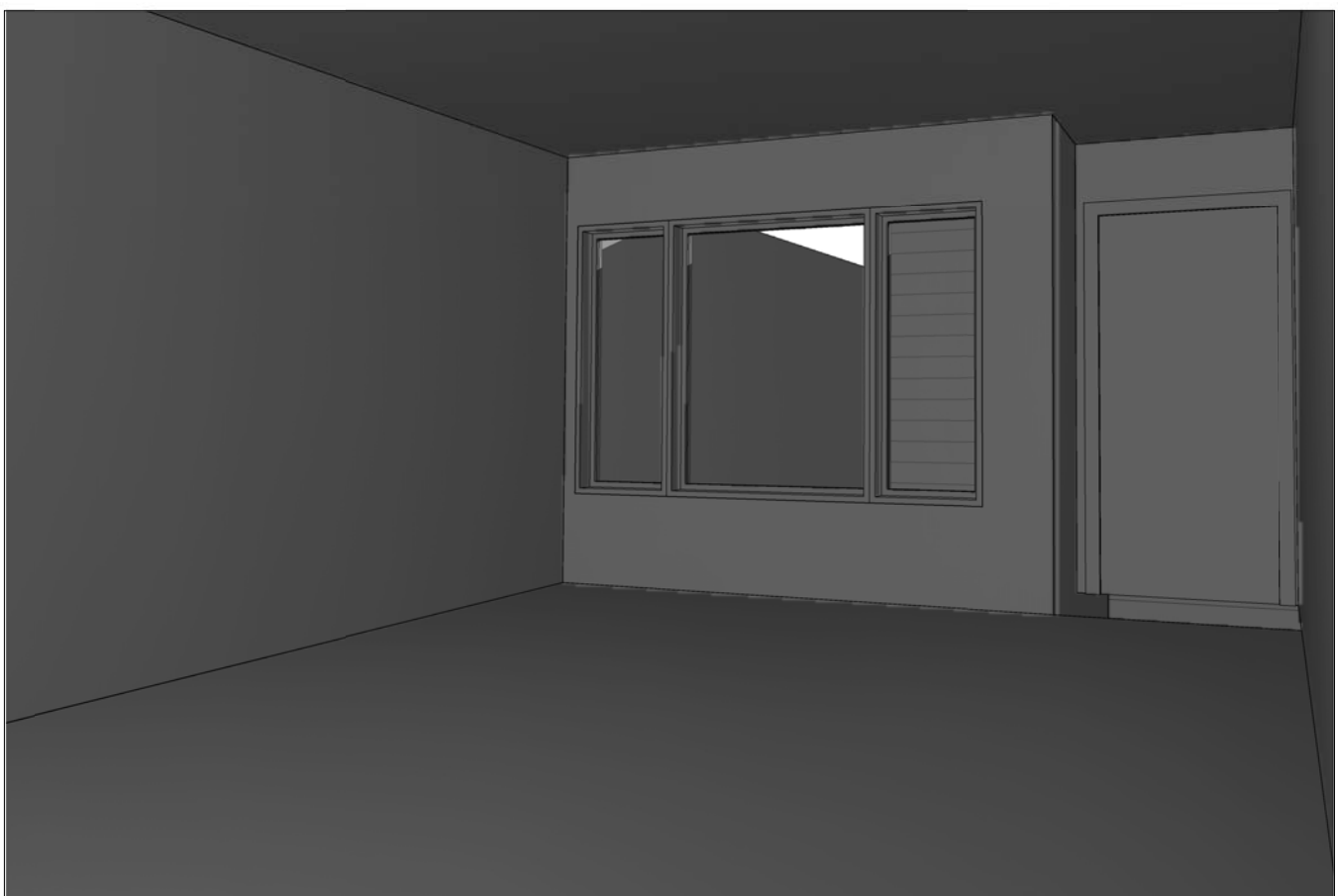
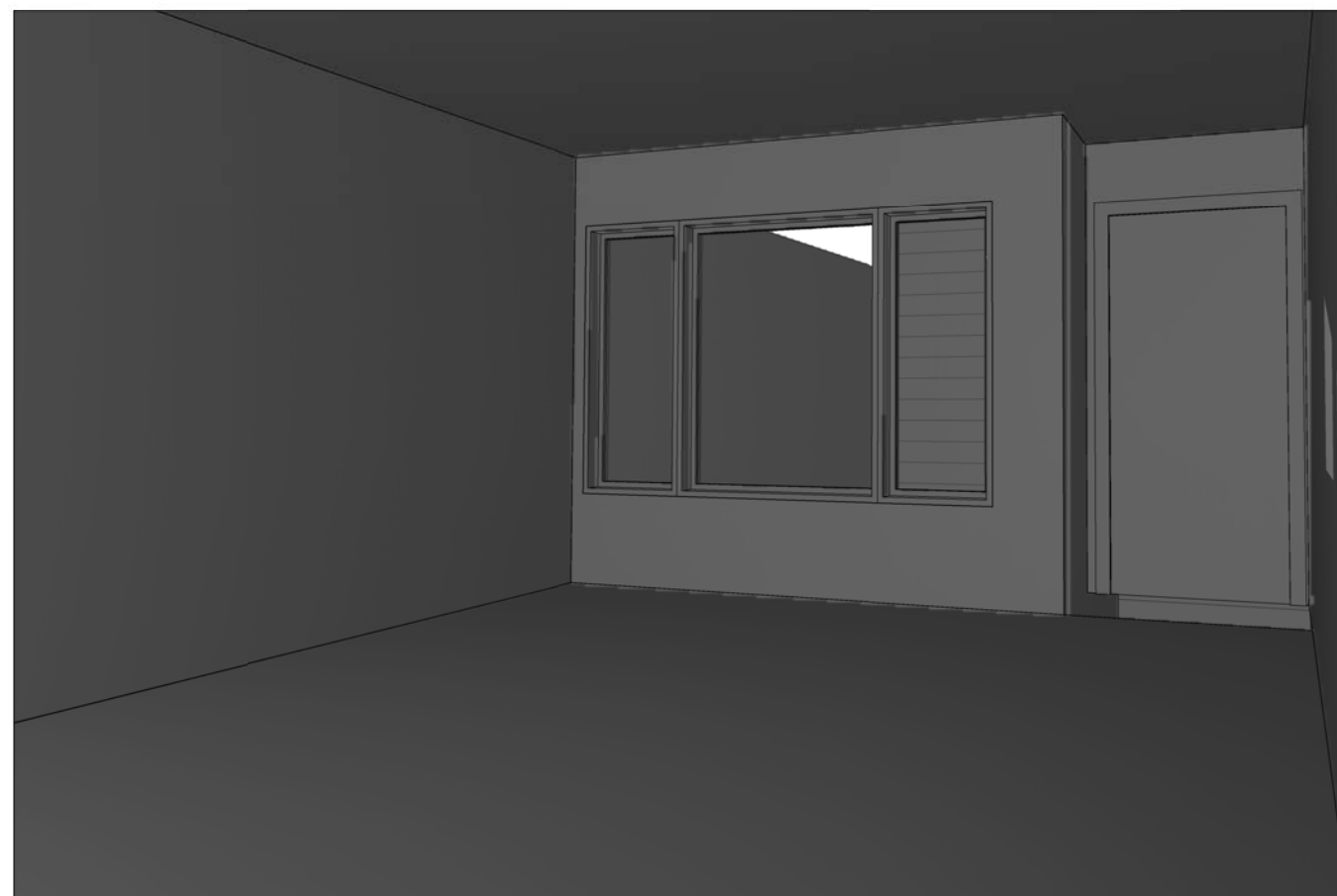
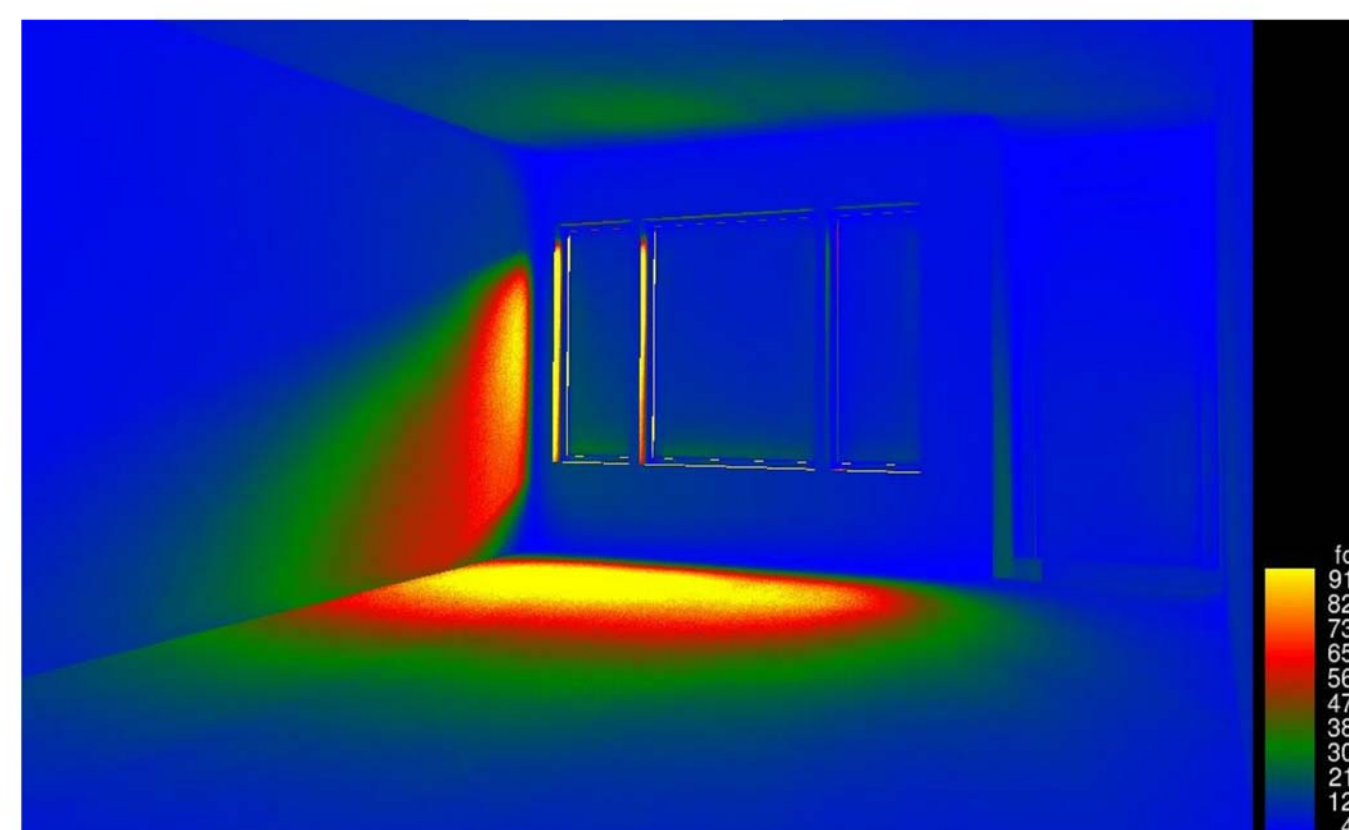
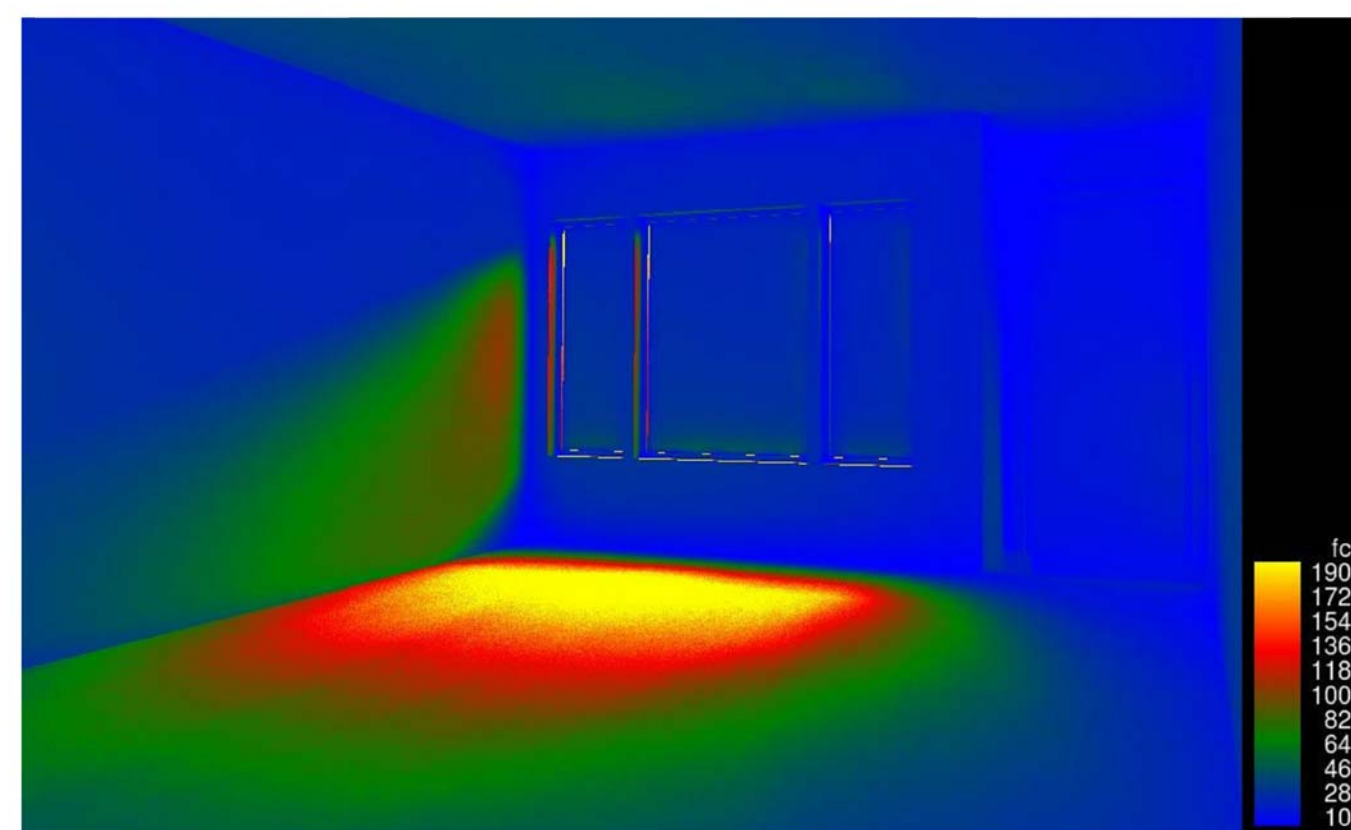
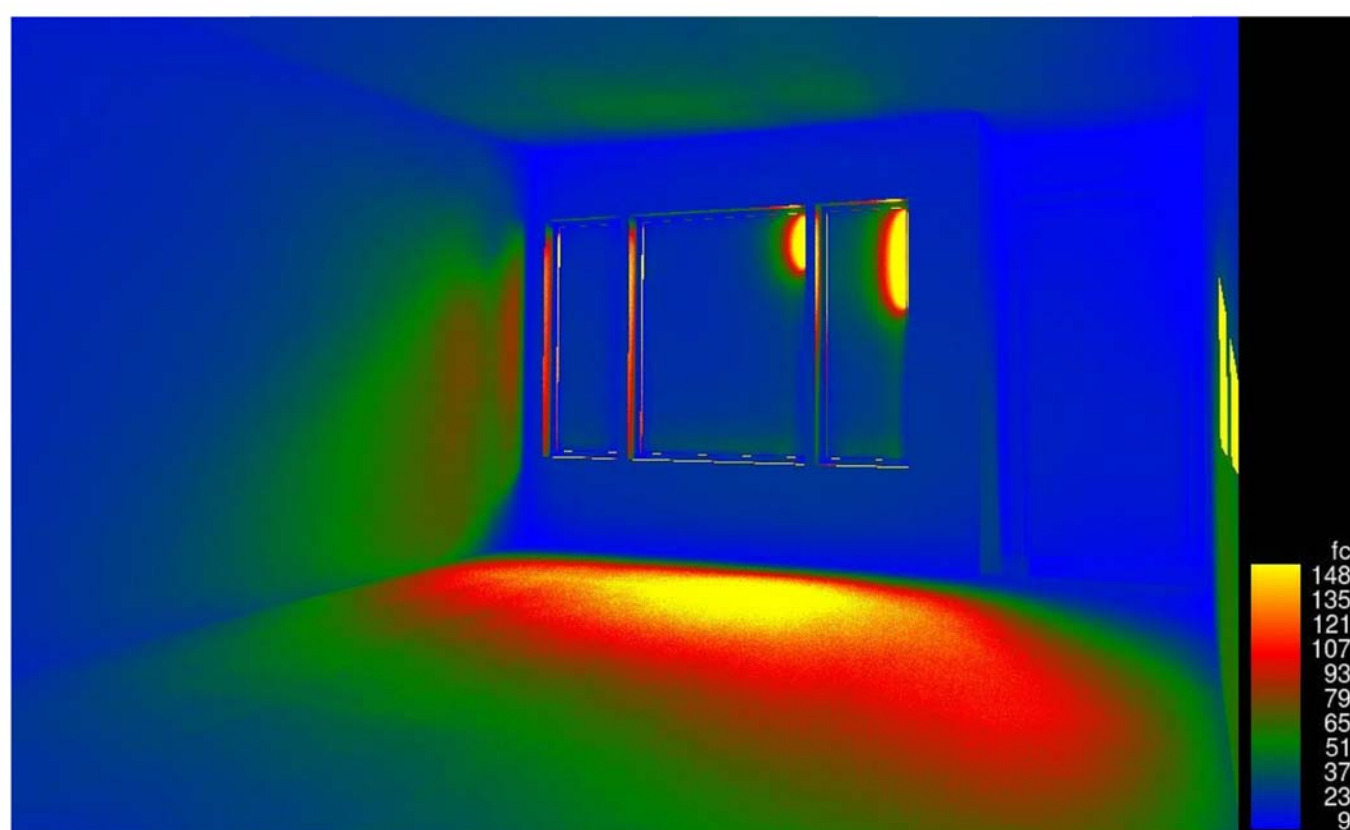
8 PROPOSED - SITE PLAN - WINTER SOLSTICE - 4 PM  
 1" = 100'-0"

## WINTER SOLSTICE - PROPOSED

Daylight Study - Living Room  
 462 27th St, Unit #6  
 San Francisco, CA 94131

# DAYLIGHT STUDY

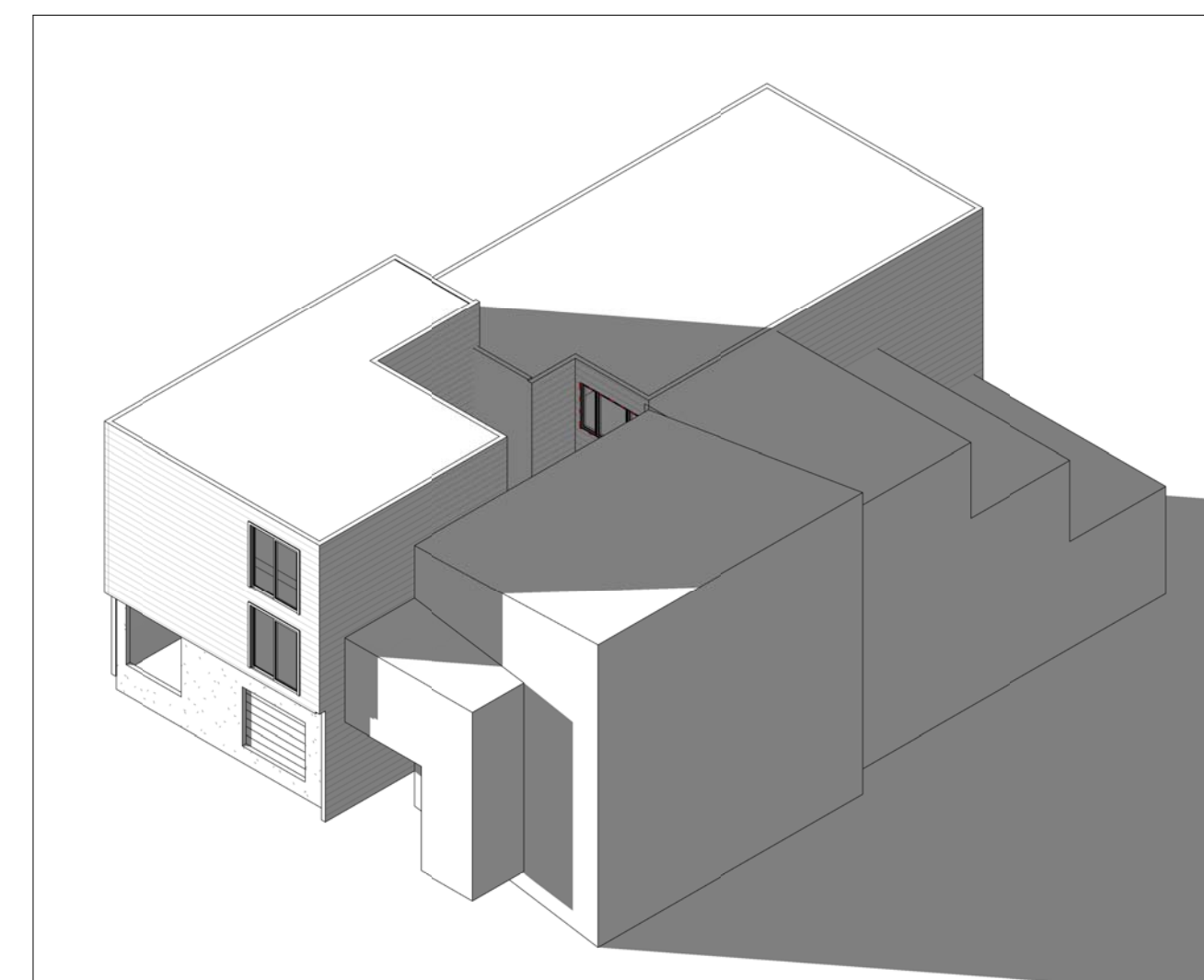
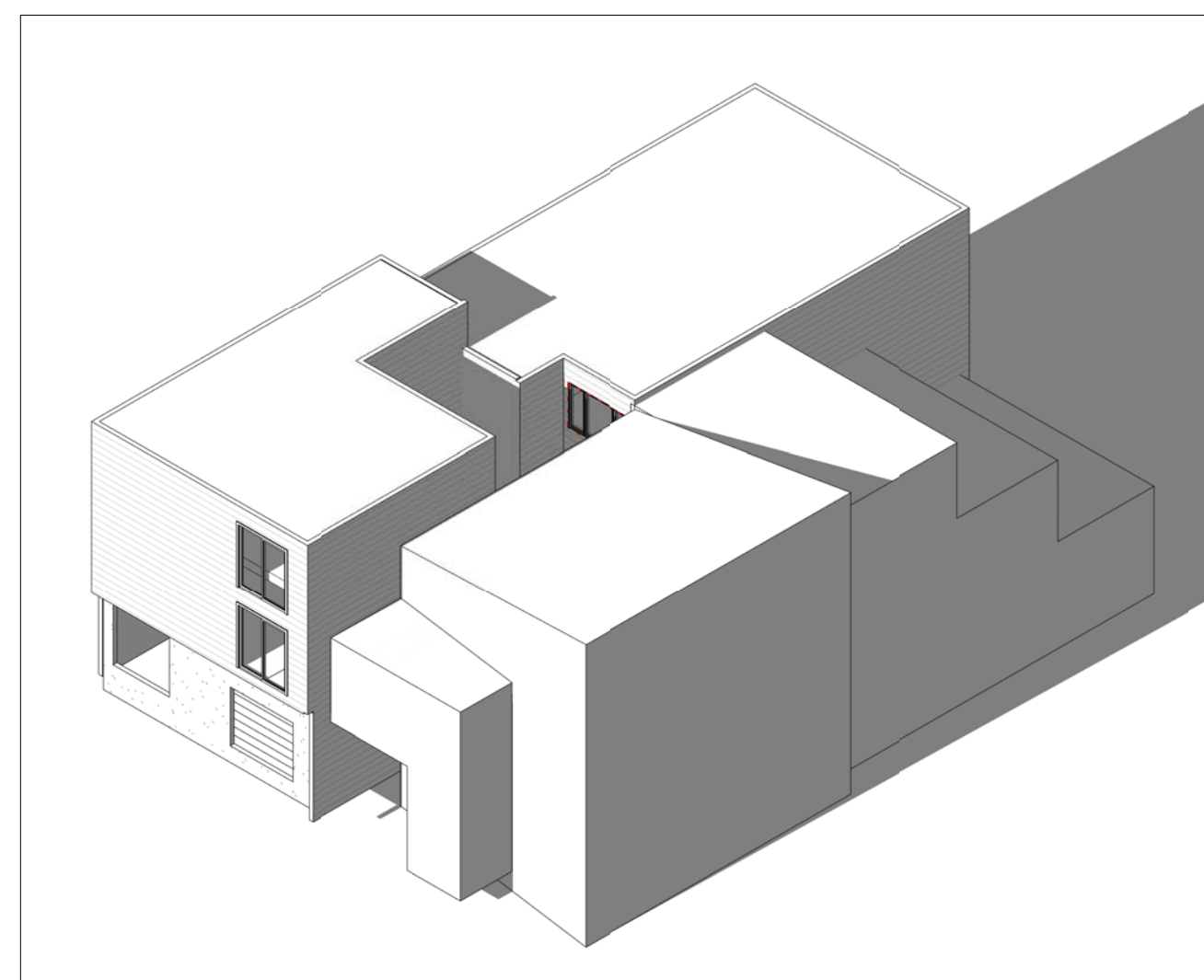
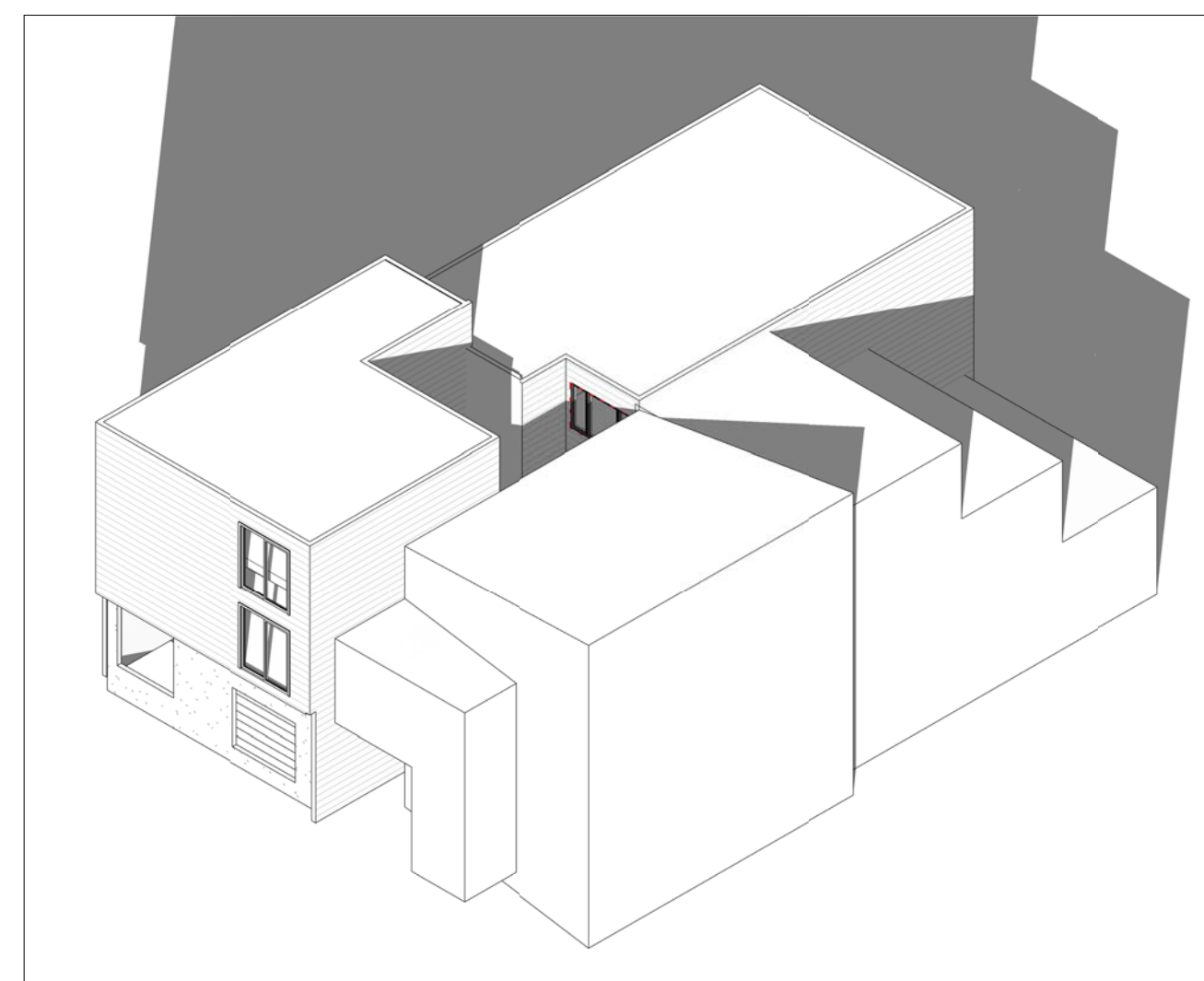
**NOTE:**  
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1 SUGGESTED MODIFICATIONS- INTERIOR  
 - WINTER SOLSTICE - 9AM

3 SUGGESTED MODIFICATIONS -  
 INTERIOR - WINTER SOLSTICE - 12 PM

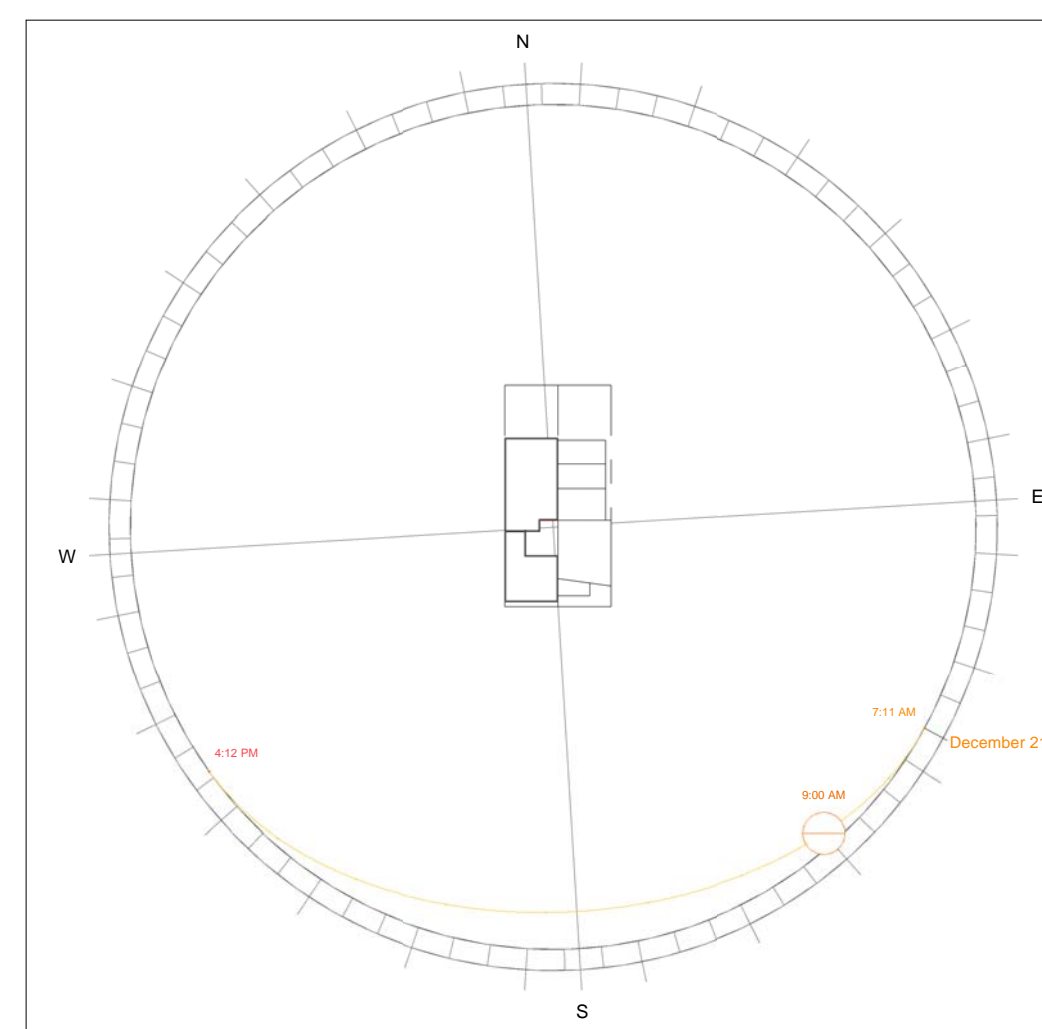
2 SUGGESTED MODIFICATIONS - INTERIOR  
 - WINTER SOLSTICE - 4PM



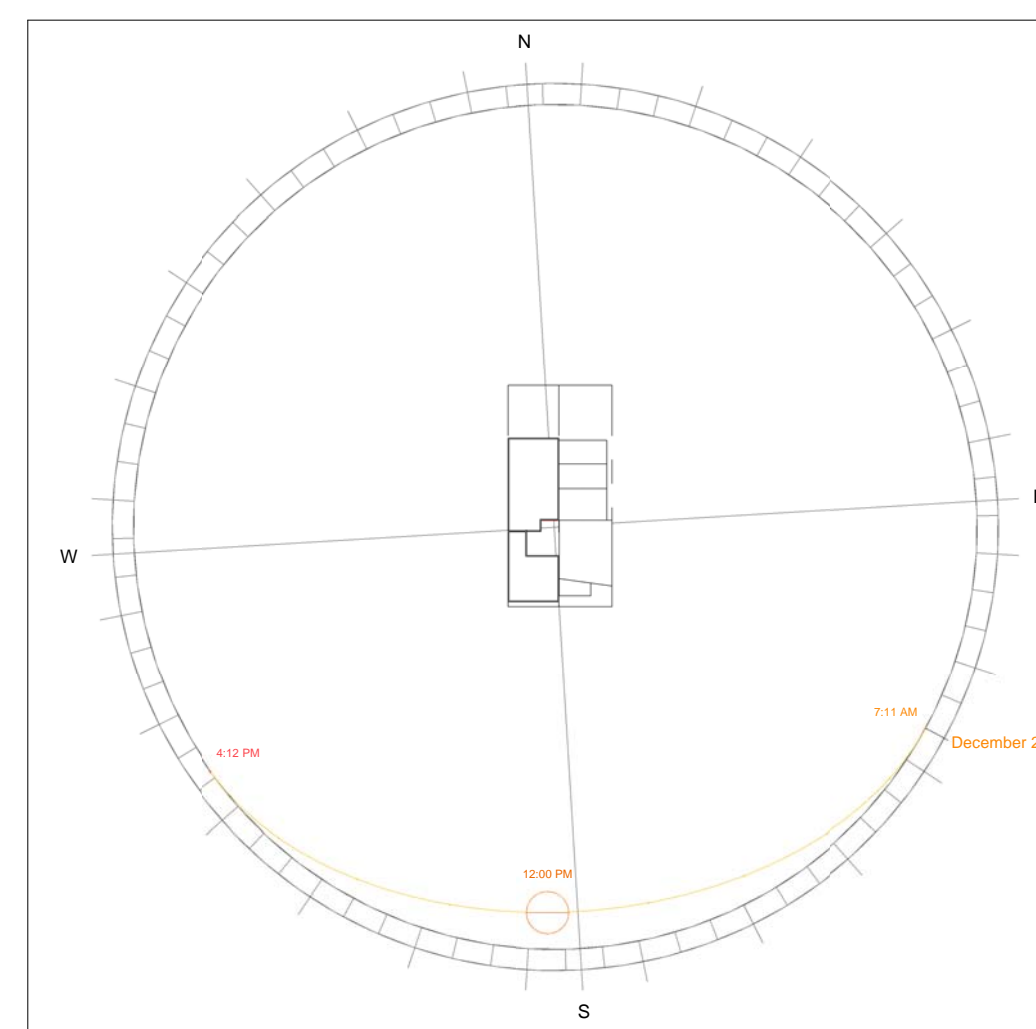
5 SUGGESTED MODIFICATIONS- AXO -  
 WINTER SOLSTICE - 9 AM

6 SUGGESTED MODIFICATIONS- AXO -  
 WINTER SOLSTICE - 12 PM

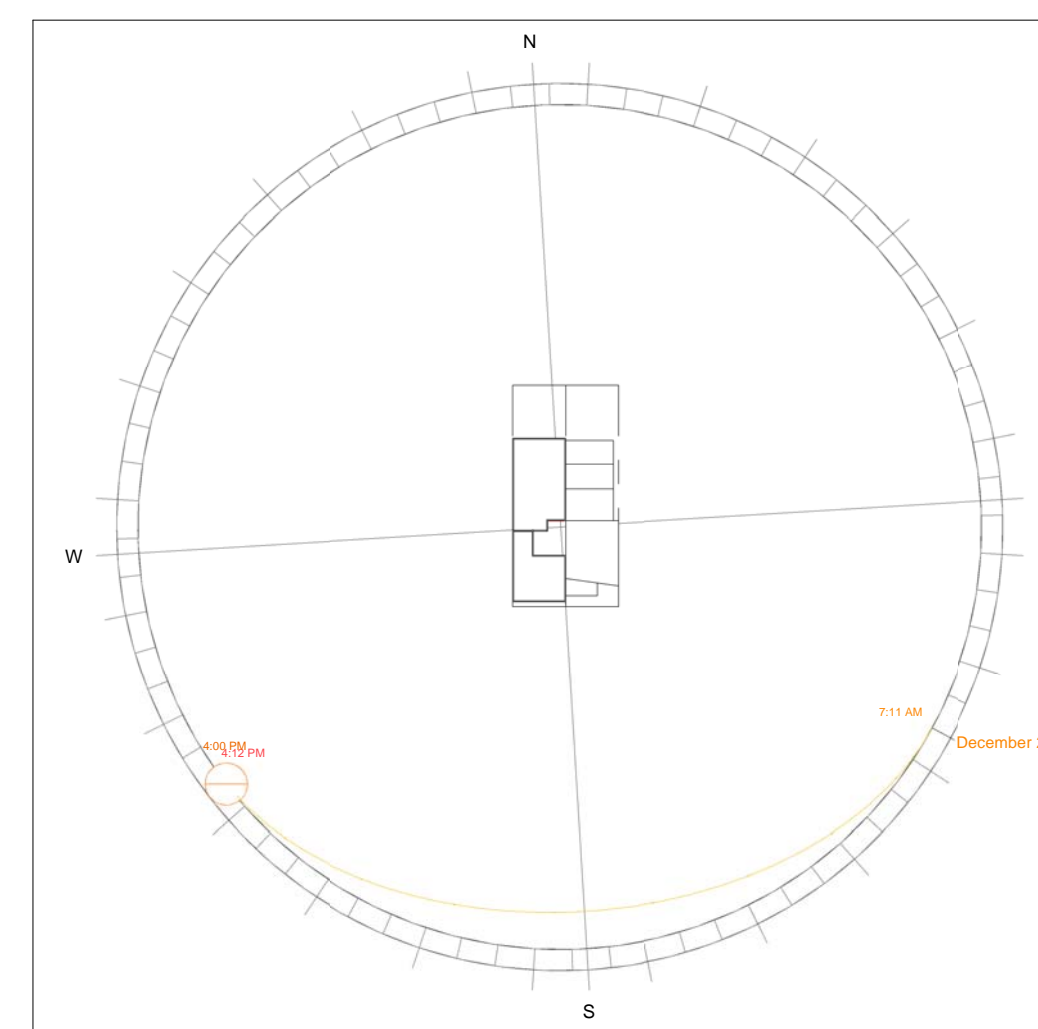
4 SUGGESTED MODIFICATIONS - AXO -  
 WINTER SOLSTICE - 4 PM



8 SUGGESTED MODIFICATIONS - SITE  
 PLAN - WINTER SOLSTICE - 9 AM  
 1" = 100'-0"



9 SUGGESTED MODIFICATIONS - SITE  
 PLAN - WINTER SOLSTICE - 12 PM  
 1" = 100'-0"



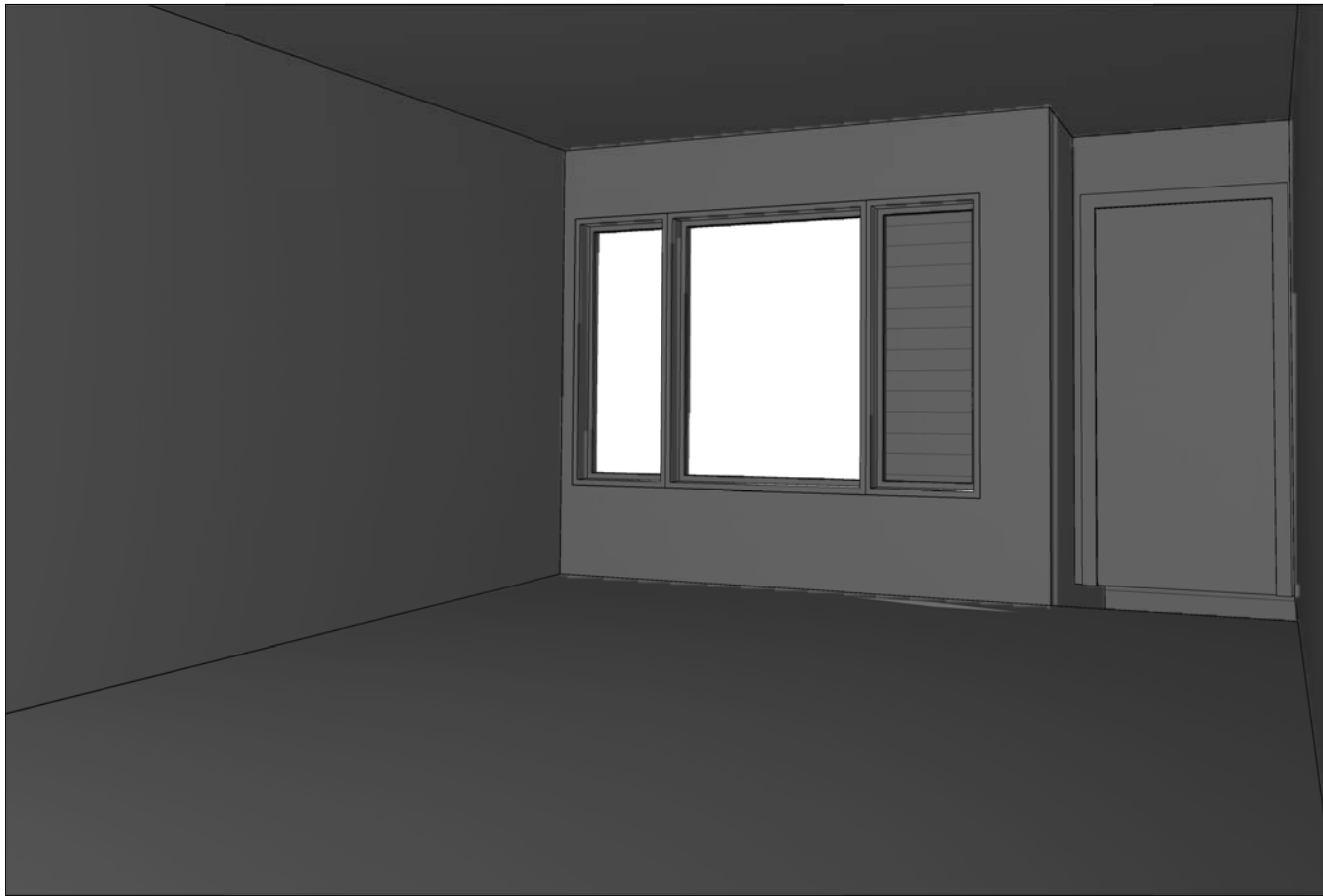
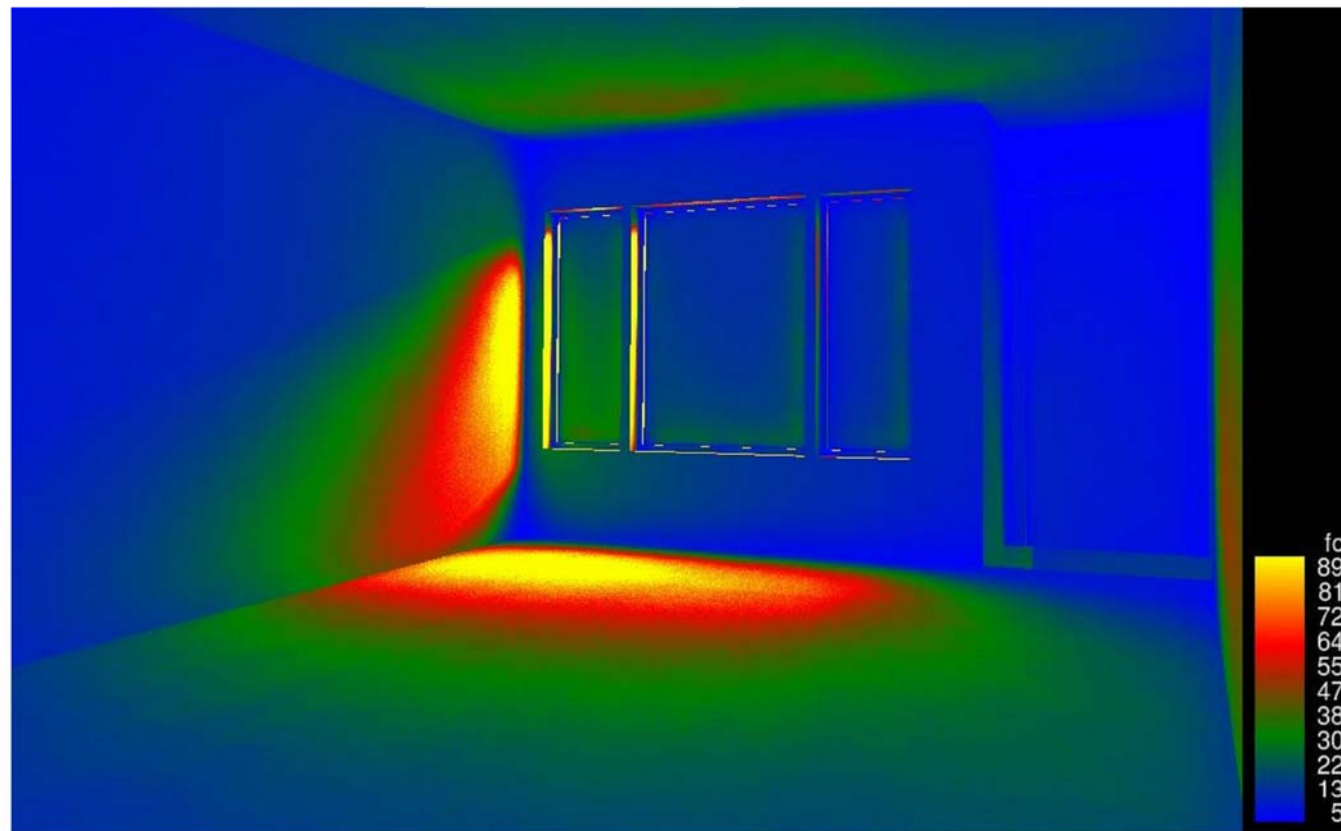
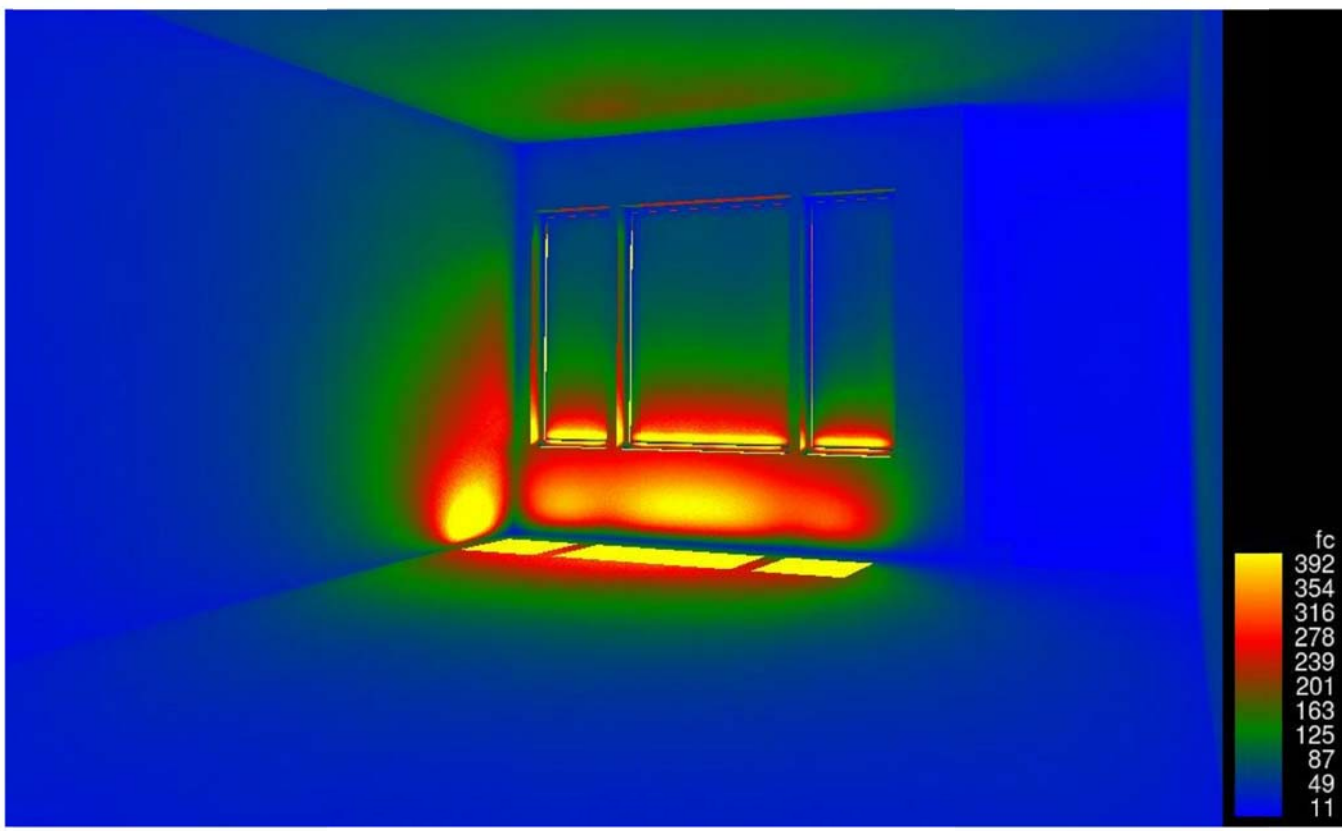
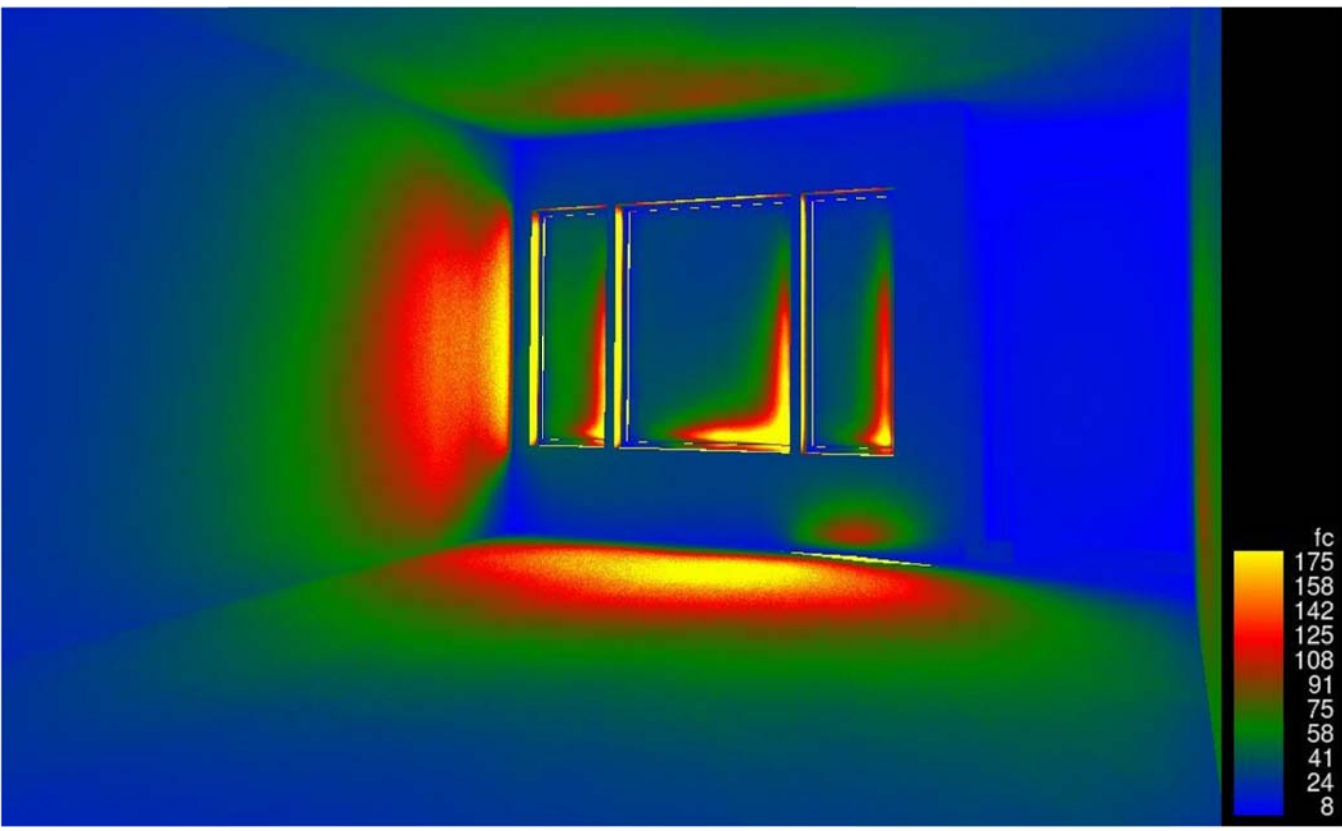
7 SUGGESTED MODIFICATIONS- SITE  
 PLAN - WINTER SOLSTICE - 4 PM  
 1" = 100'-0"

## WINTER SOLSTICE - SUGGESTED DESIGN MODIFICATIONS

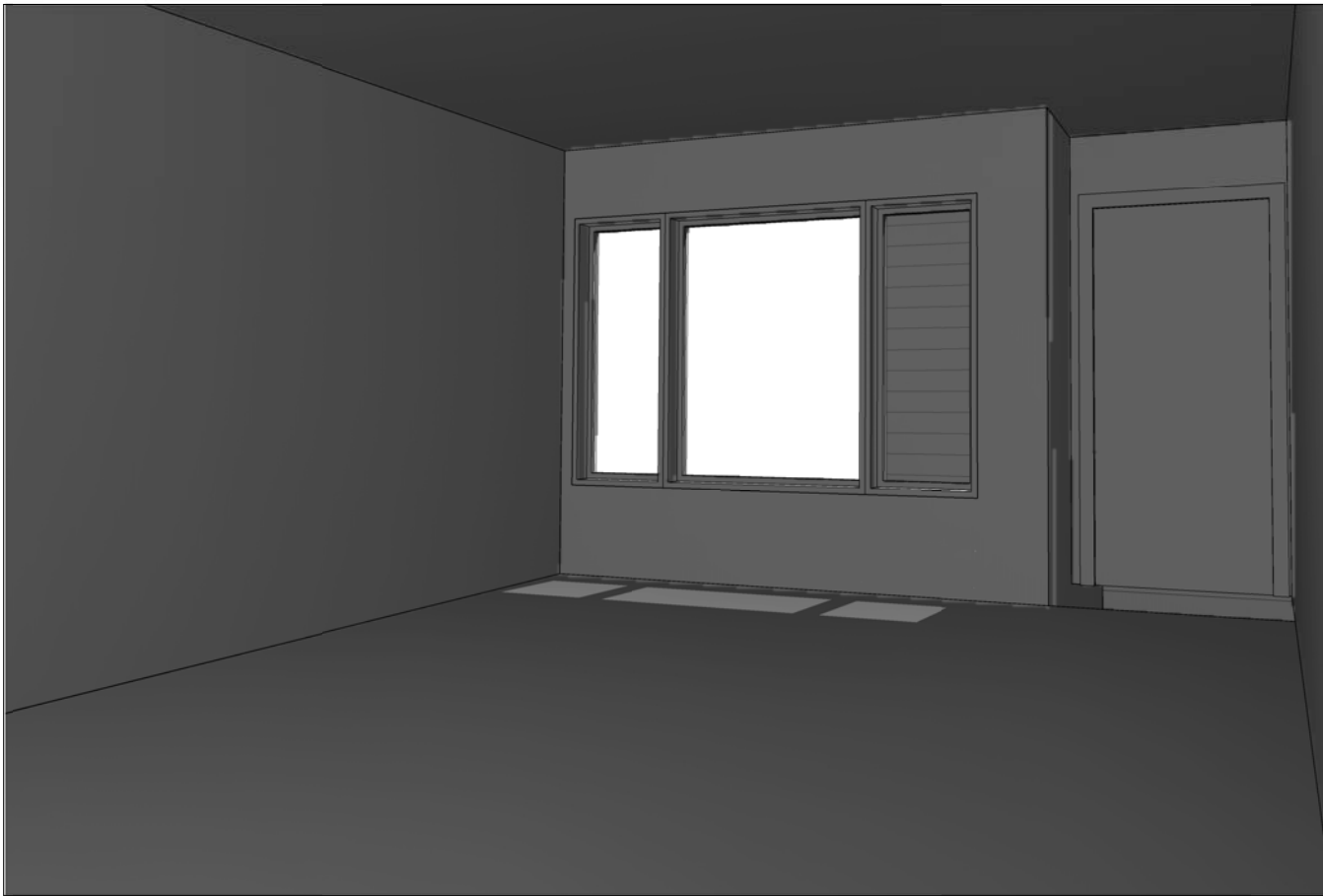
Daylight Study - Living Room  
 462 27th St, Unit #6  
 San Francisco, CA 94131

# DAYLIGHT STUDY

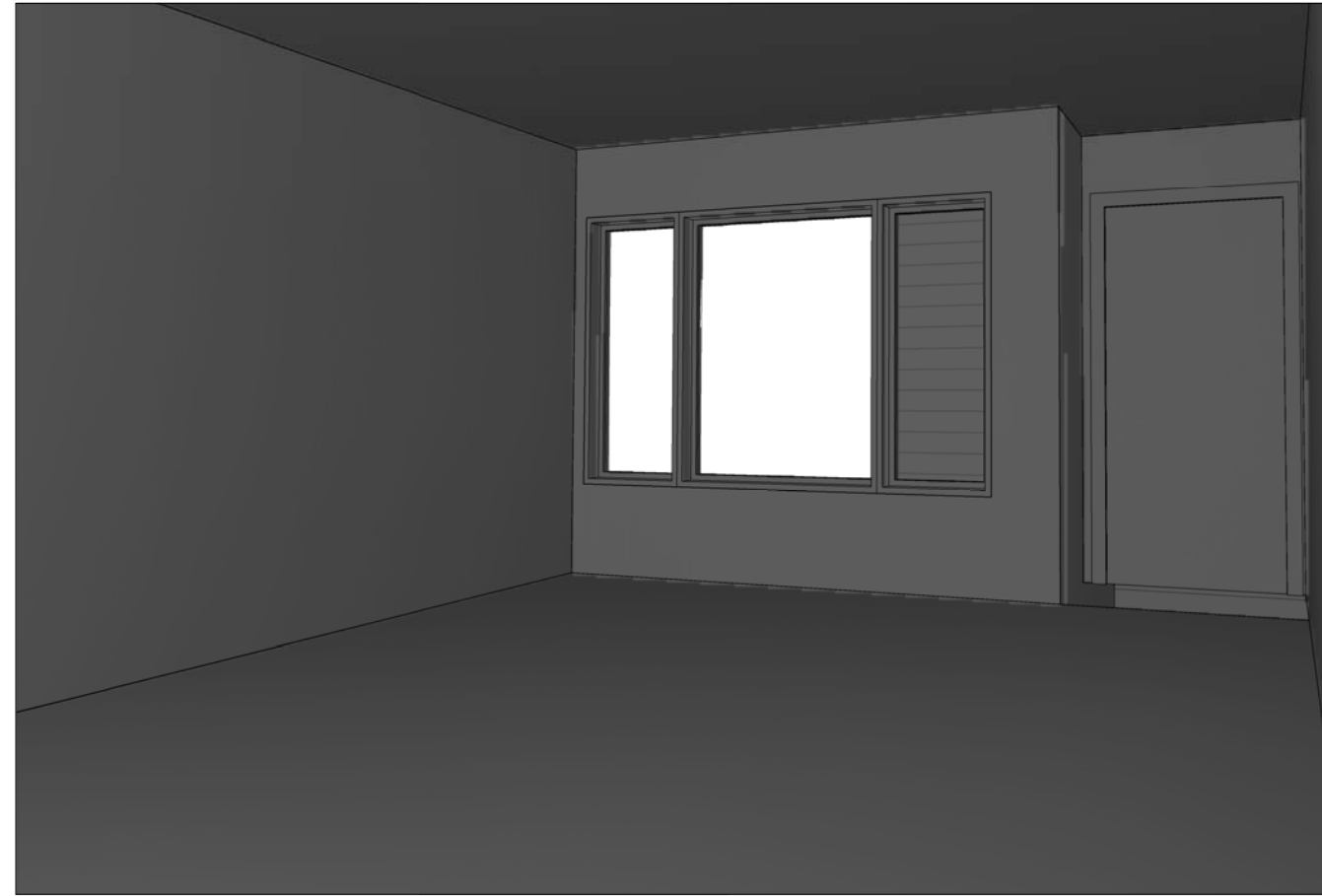
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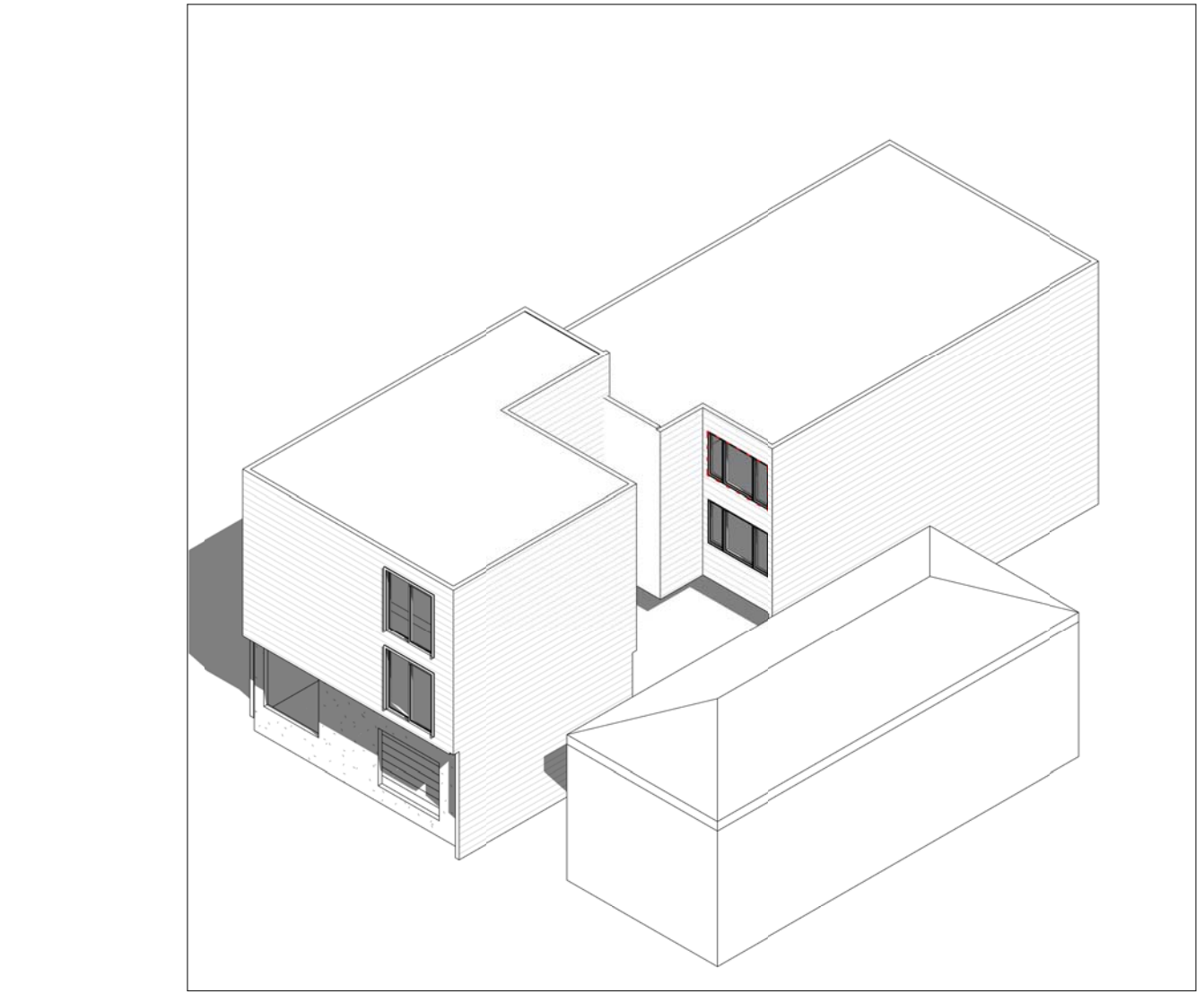
EXISTING - INTERIOR - SUMMER SOLSTICE - 9AM



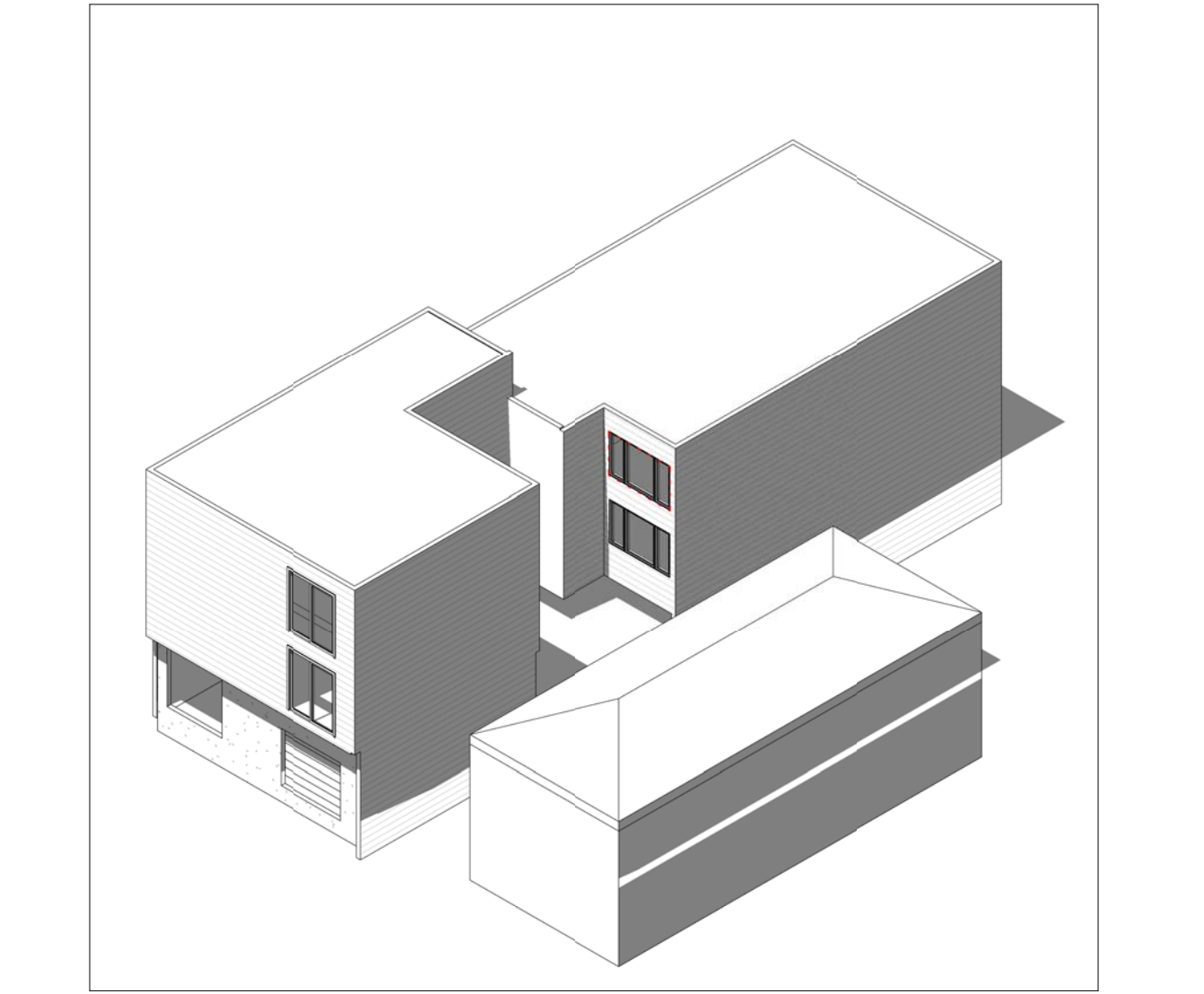
EXISTING - INTERIOR - SUMMER SOLSTICE - 12 PM



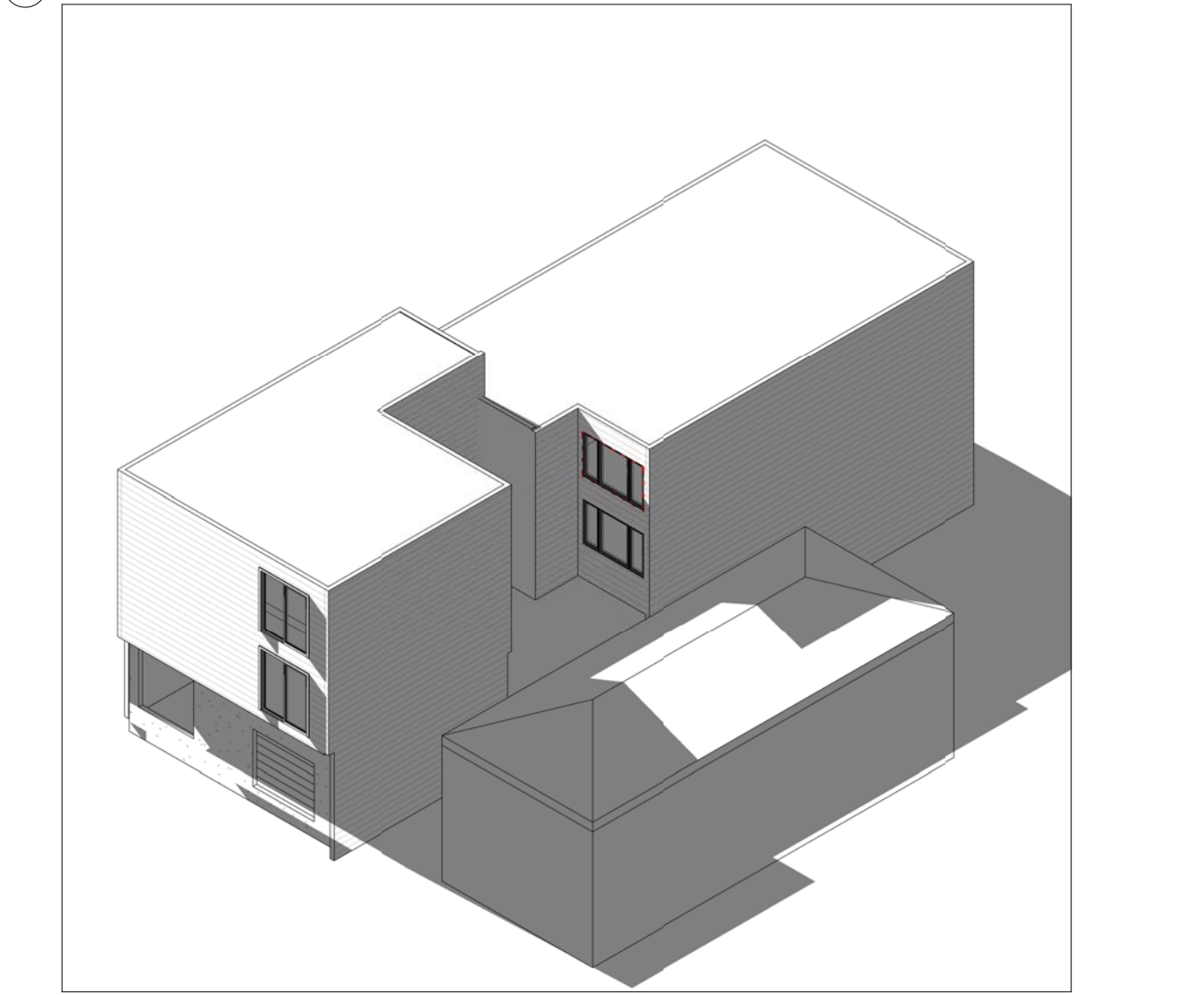
EXISTING - INTERIOR - SUMMER SOLSTICE - 4PM



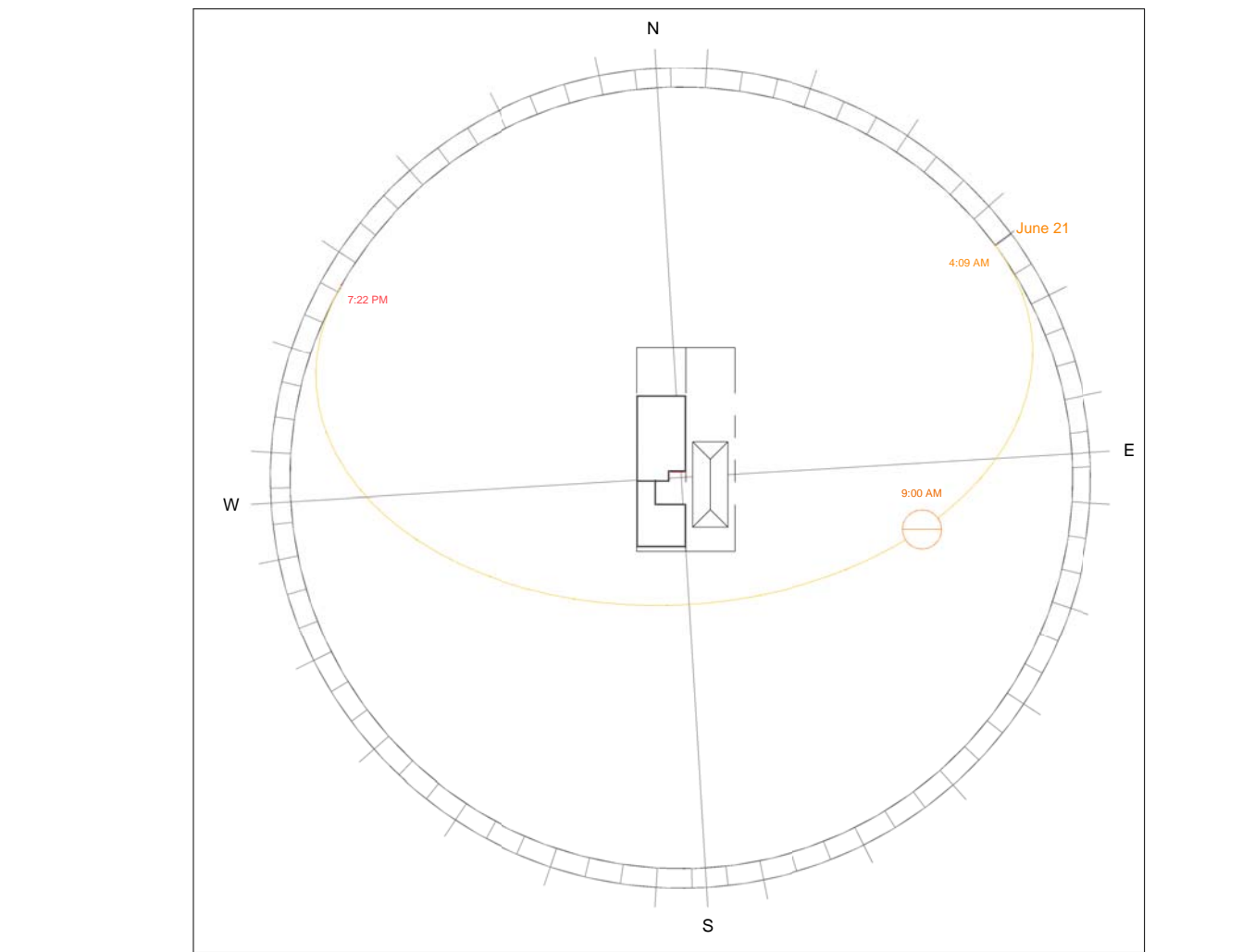
EXISTING AXO - SUMMER SOLSTICE - 9 AM



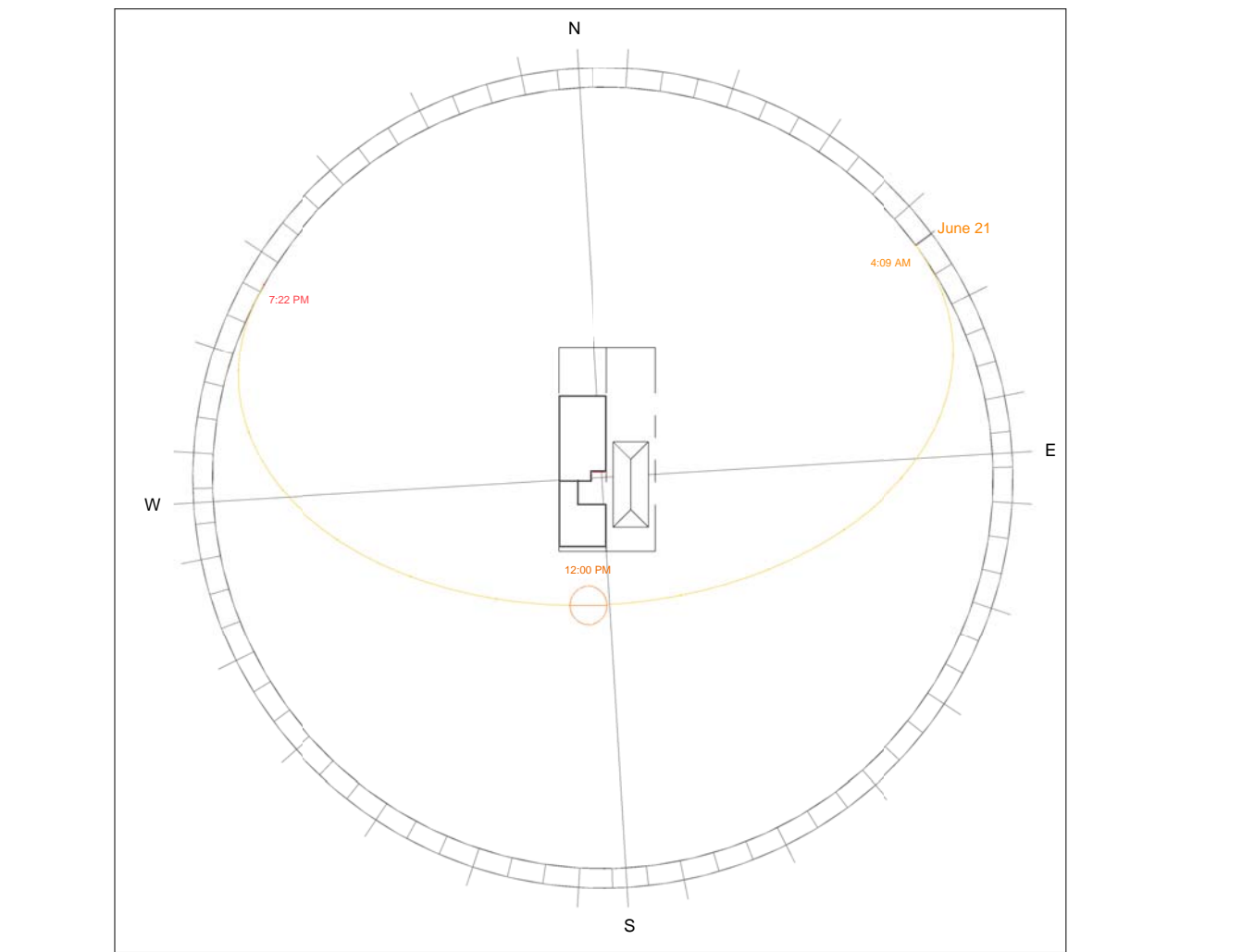
EXISTING - AXO - SUMMER SOLSTICE - 12 PM



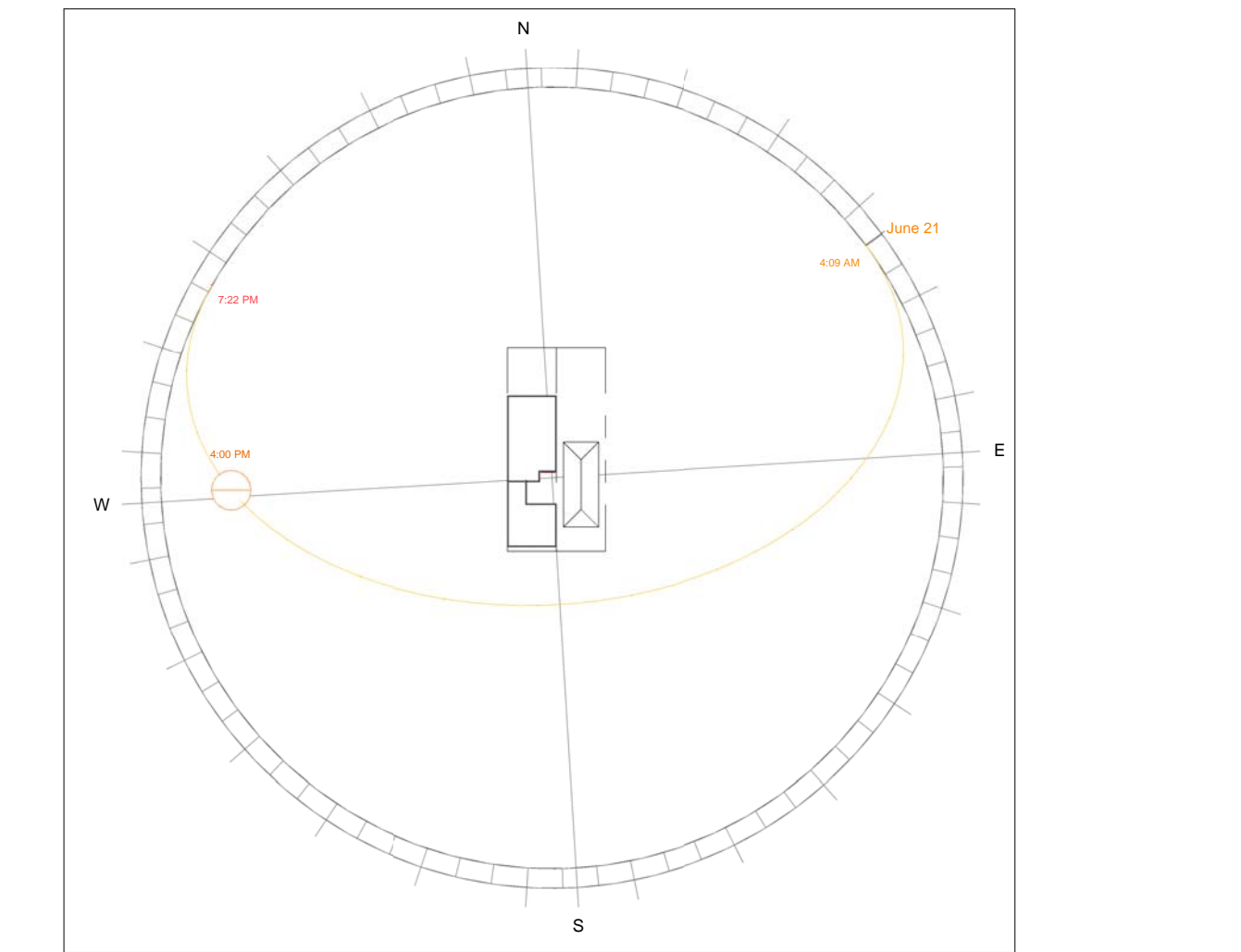
EXISTING - AXO - SUMMER SOLSTICE - 4 PM



EXISTING - SITE PLAN - SUMMER SOLSTICE - 9 AM  
 1" = 100'-0"



EXISTING - SITE PLAN - SUMMER SOLSTICE - 12 PM  
 1" = 100'-0"



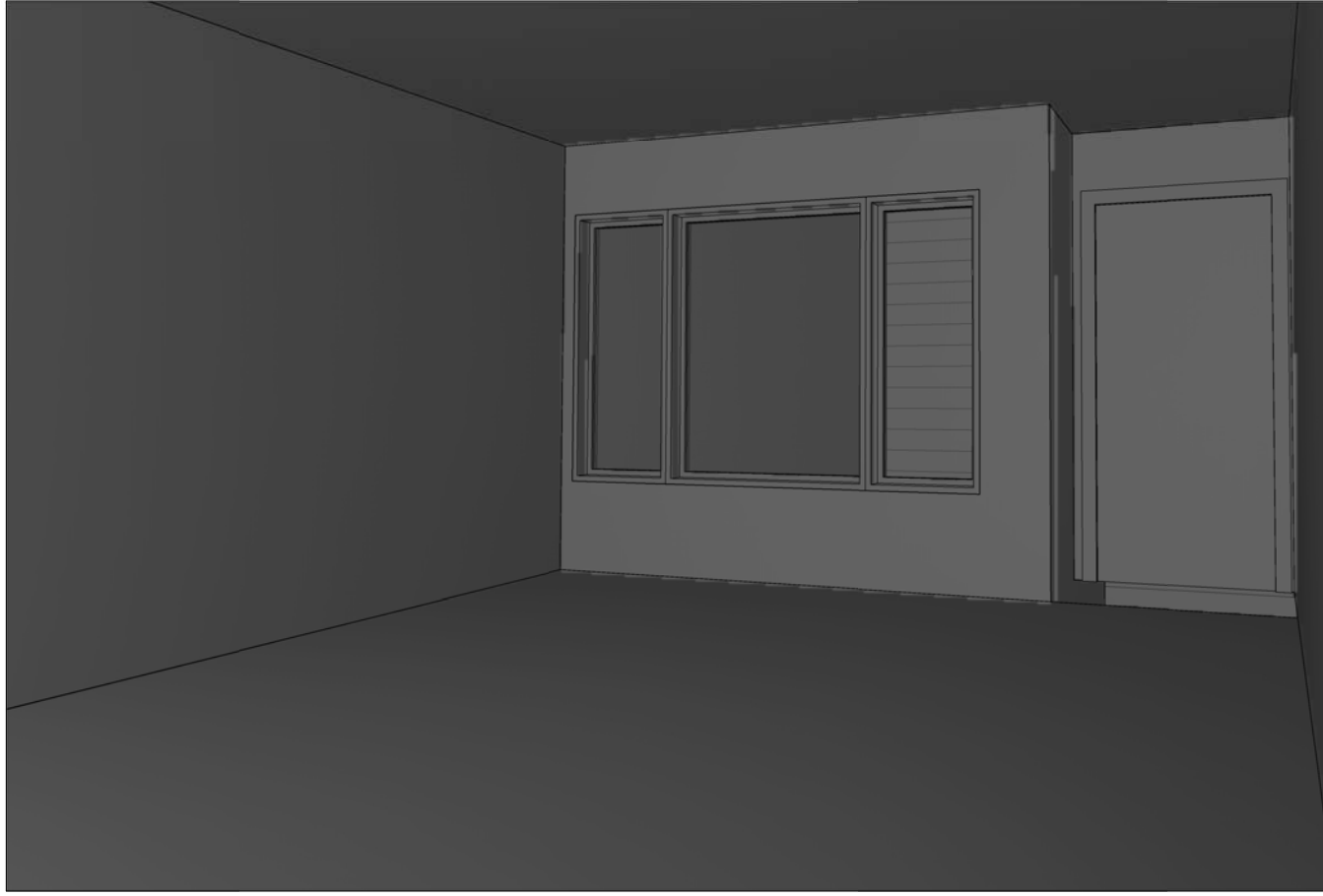
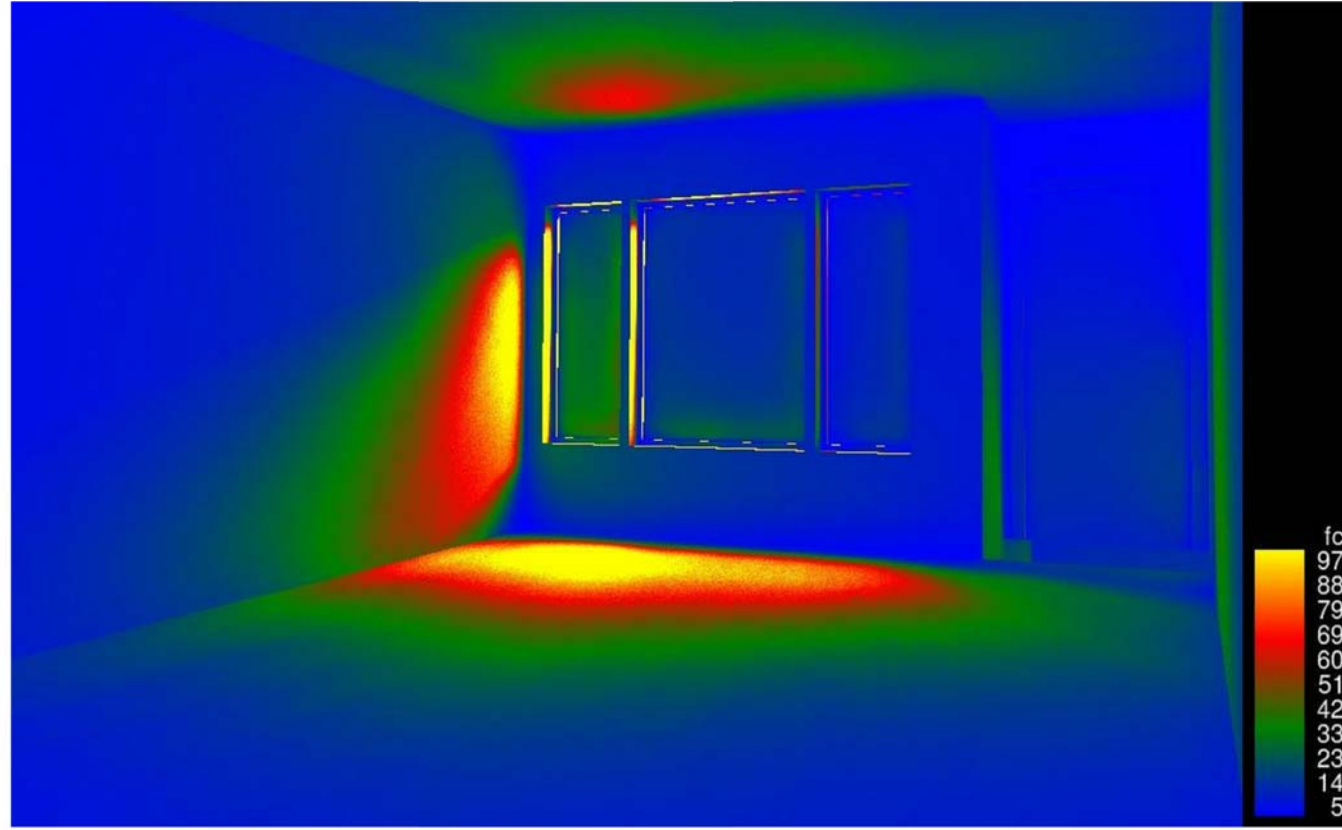
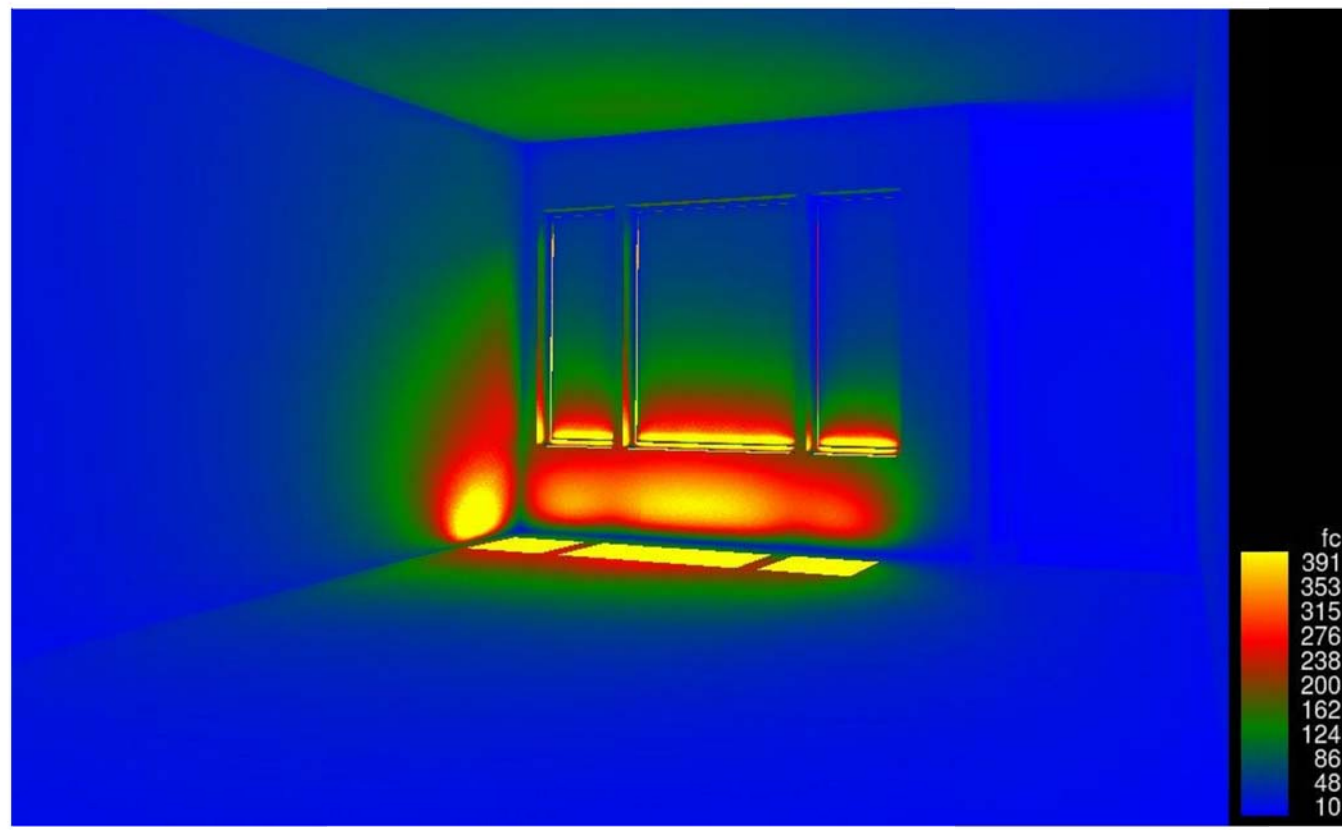
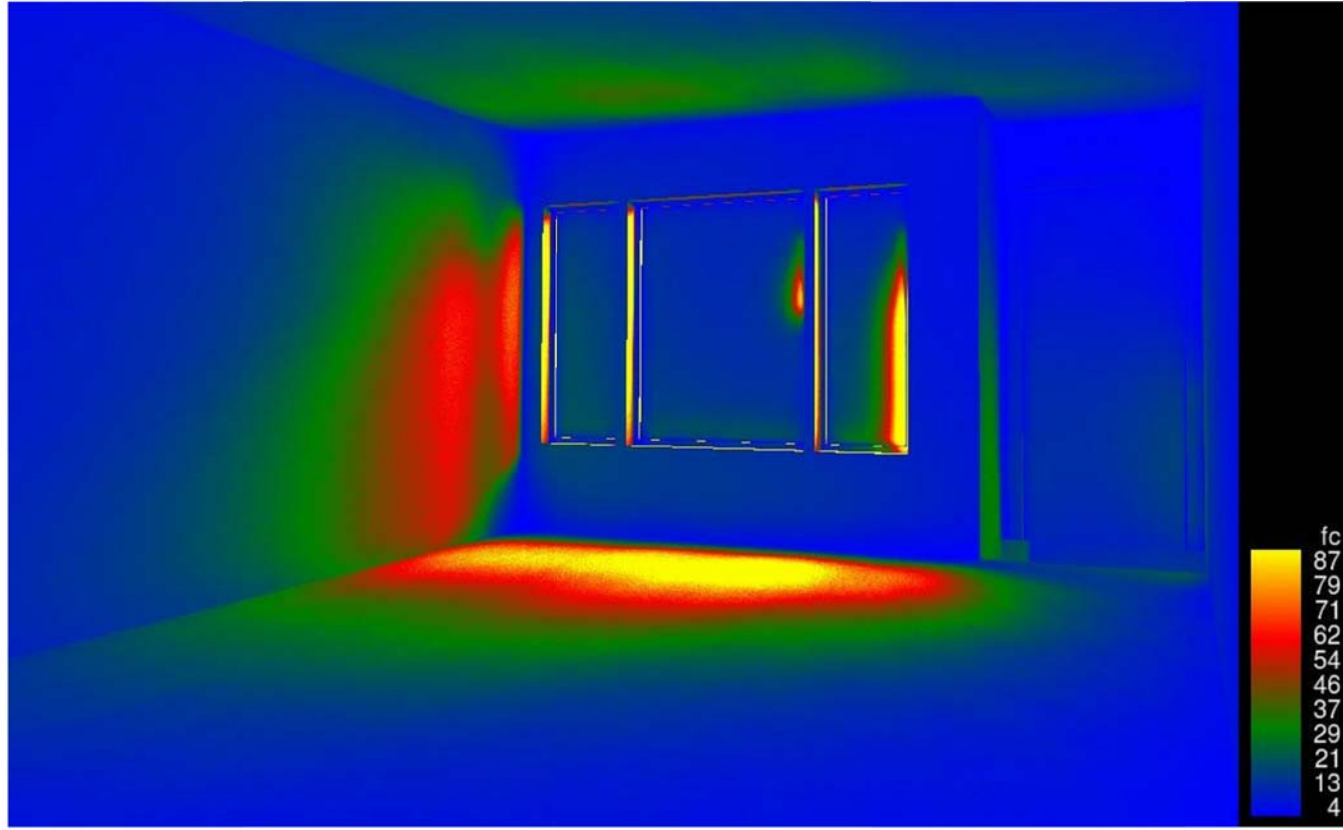
EXISTING - SITE PLAN - SUMMER SOLSTICE - 4 PM  
 1" = 100'-0"

## SUMMER SOLSTICE - EXISTING

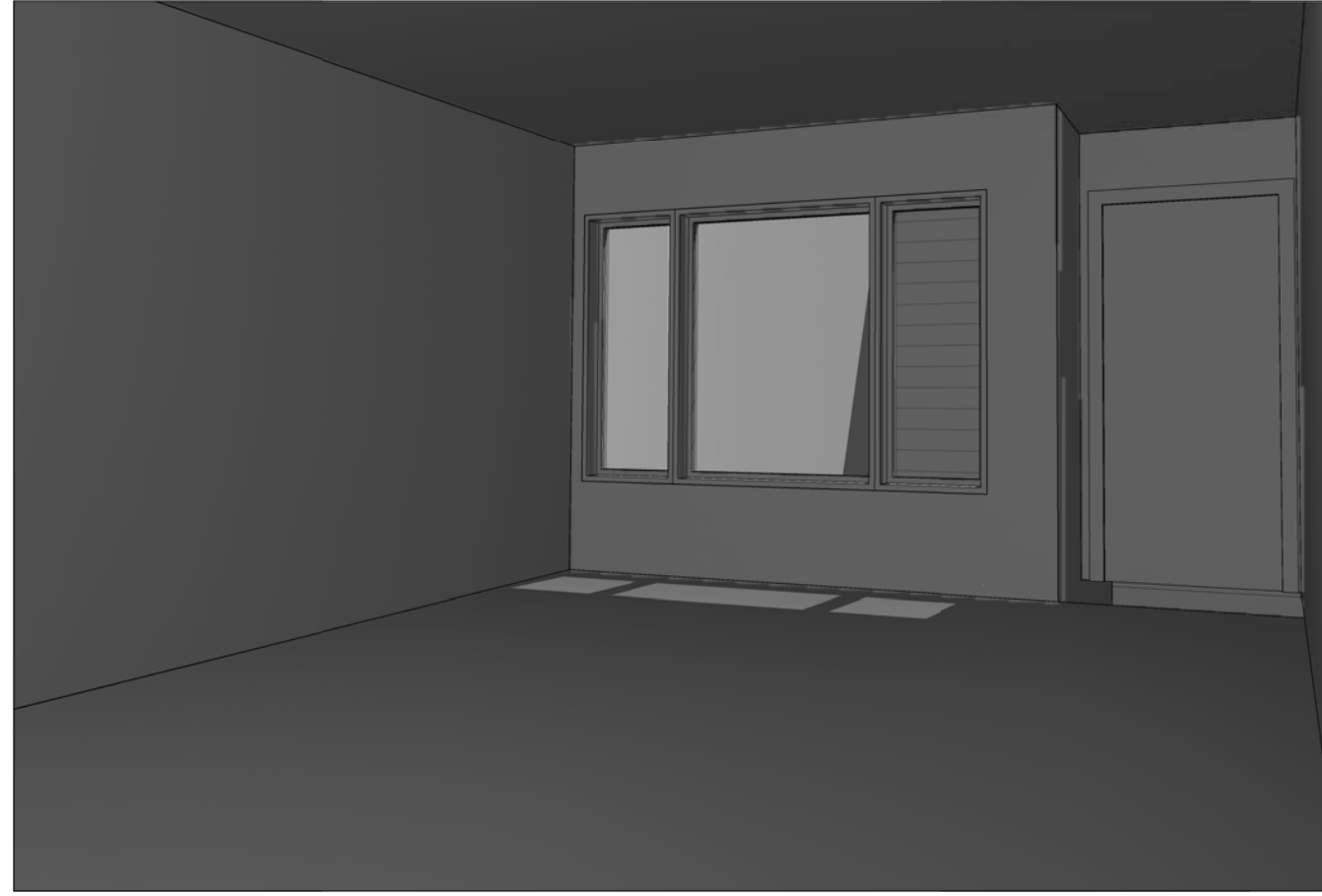
Daylight Study - Living Room  
 462 27th St, Unit #6  
 San Francisco, CA 94131

# DAYLIGHT STUDY

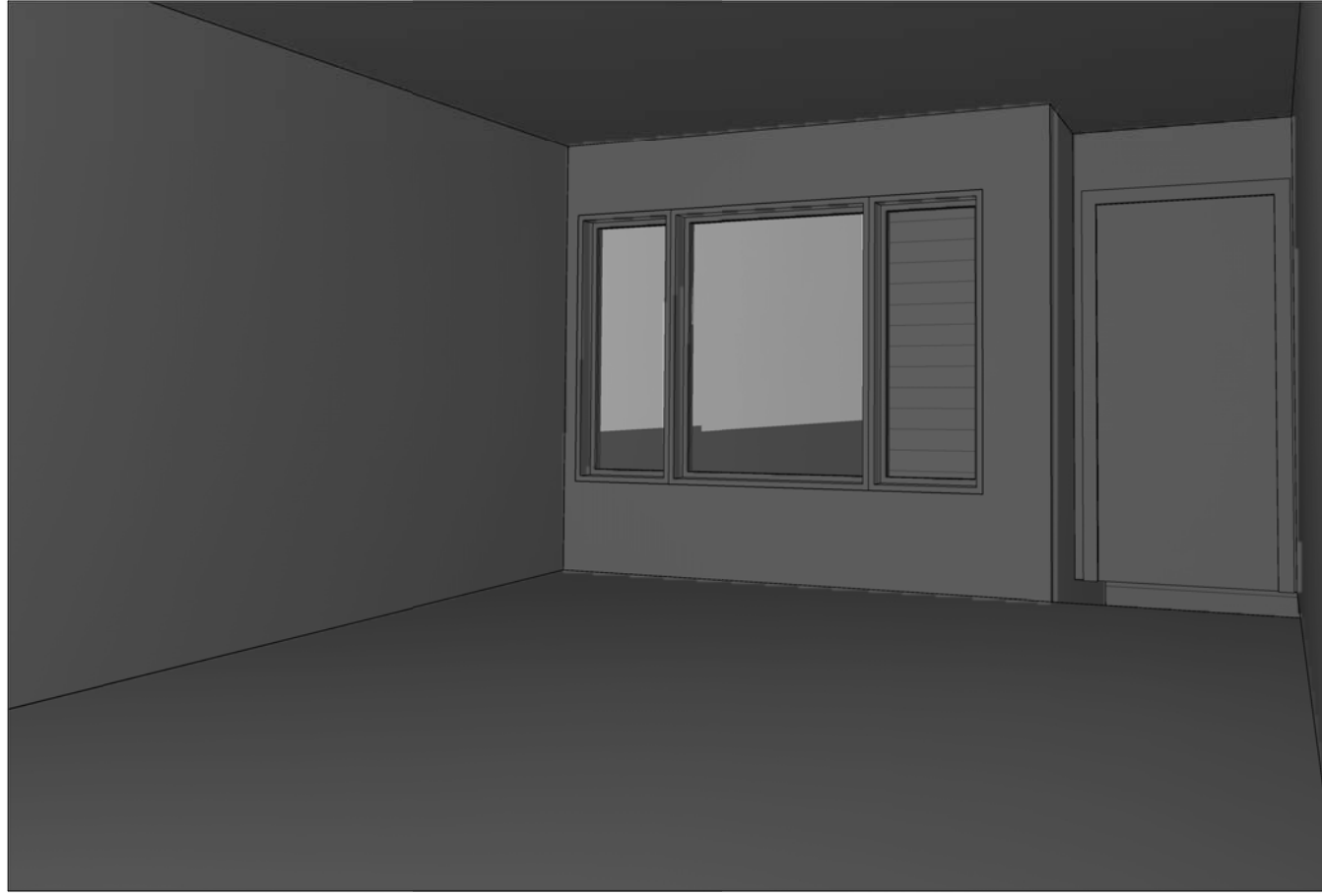
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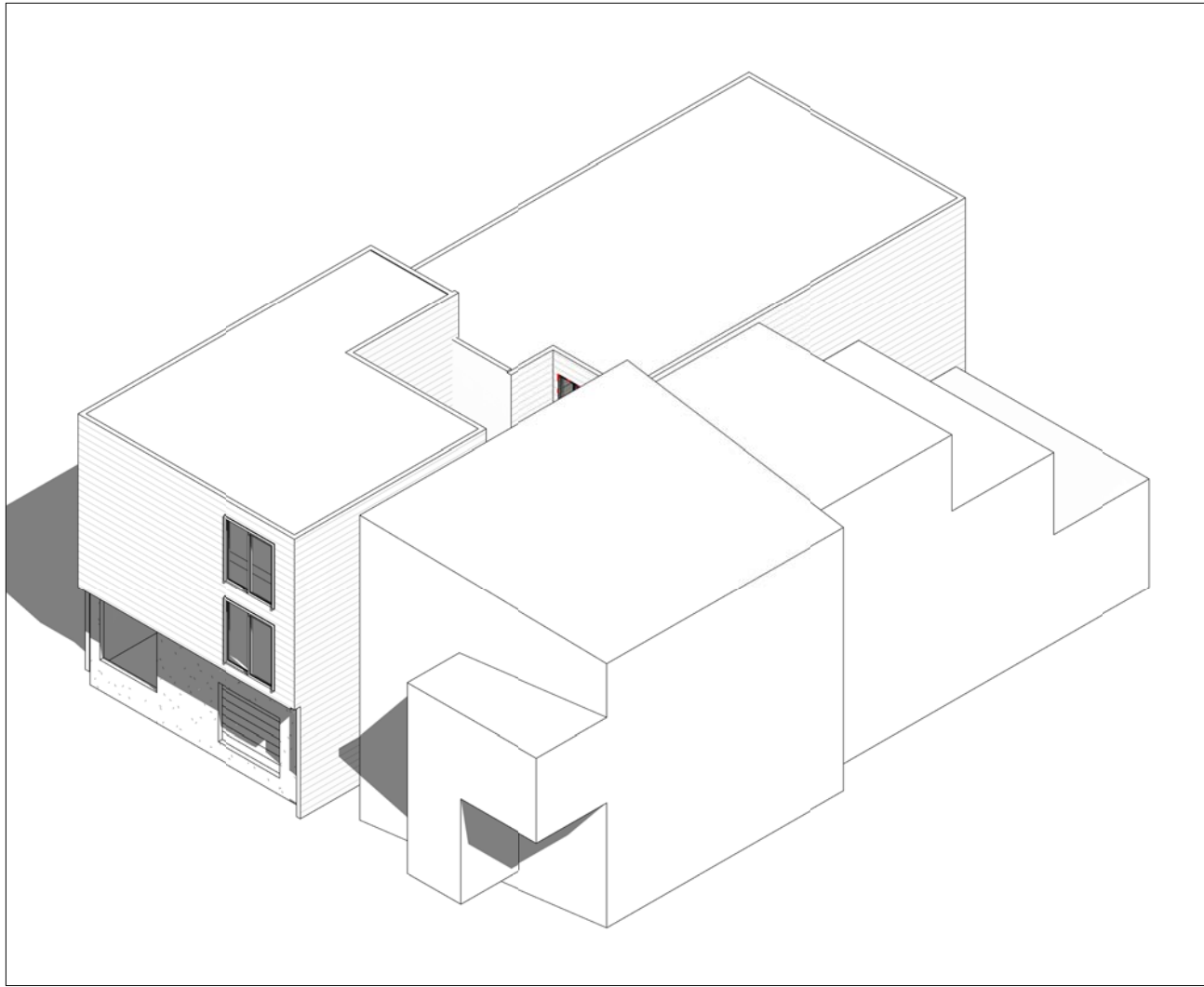
PROPOSED - INTERIOR - SUMMER SOLSTICE - 9 AM



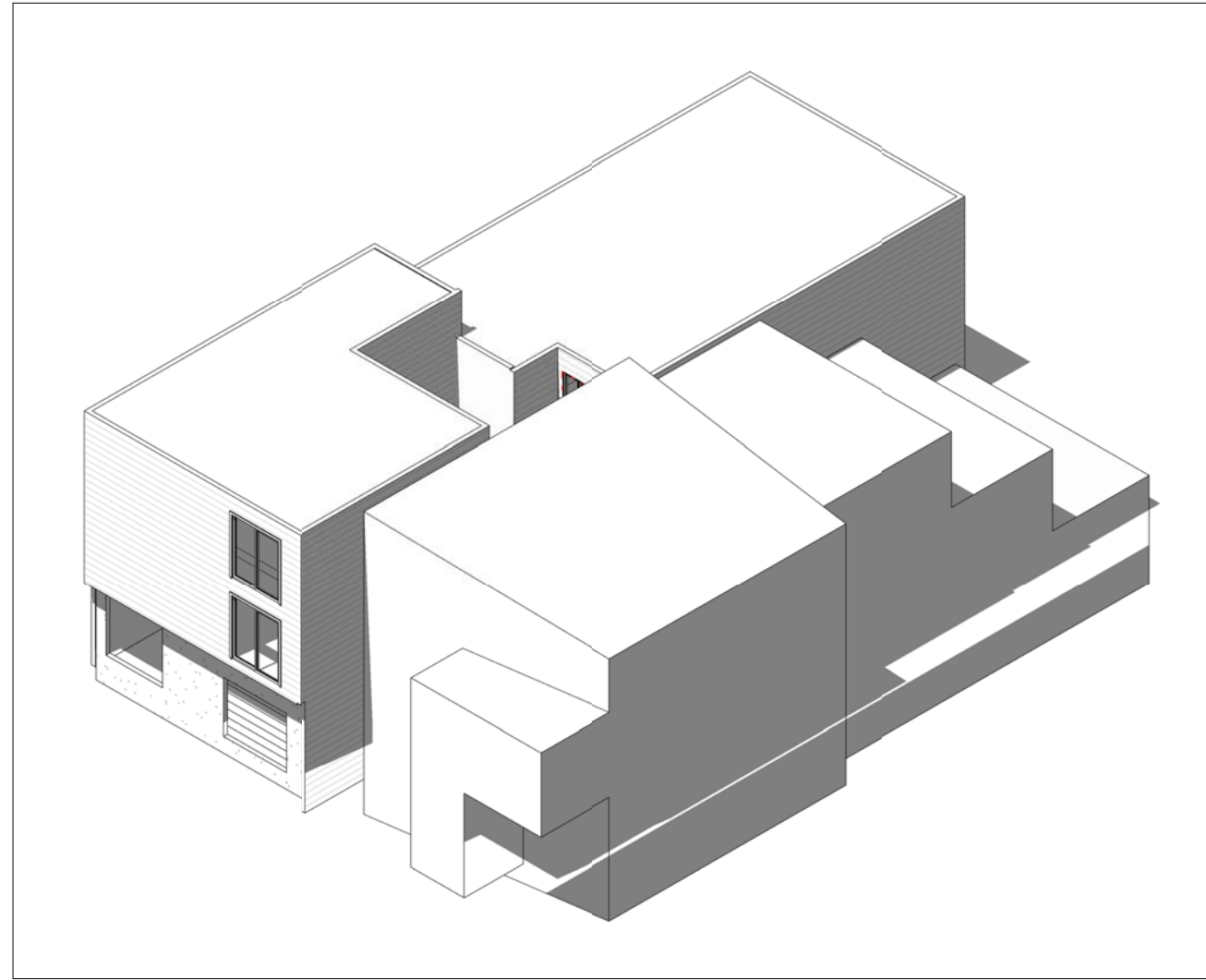
PROPOSED - INTERIOR - SUMMER SOLSTICE - 12 PM



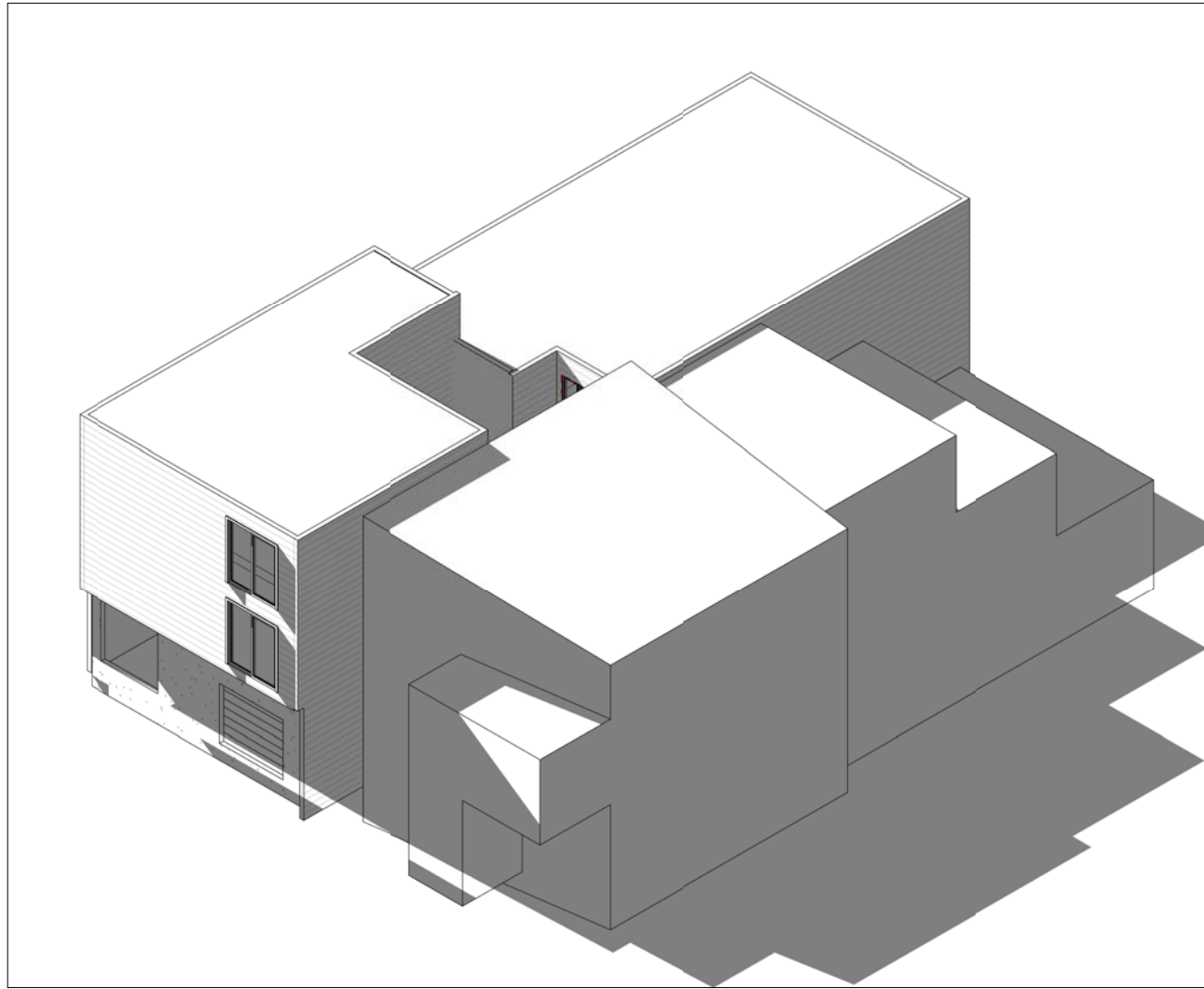
PROPOSED - INTERIOR - SUMMER SOLSTICE - 4 PM



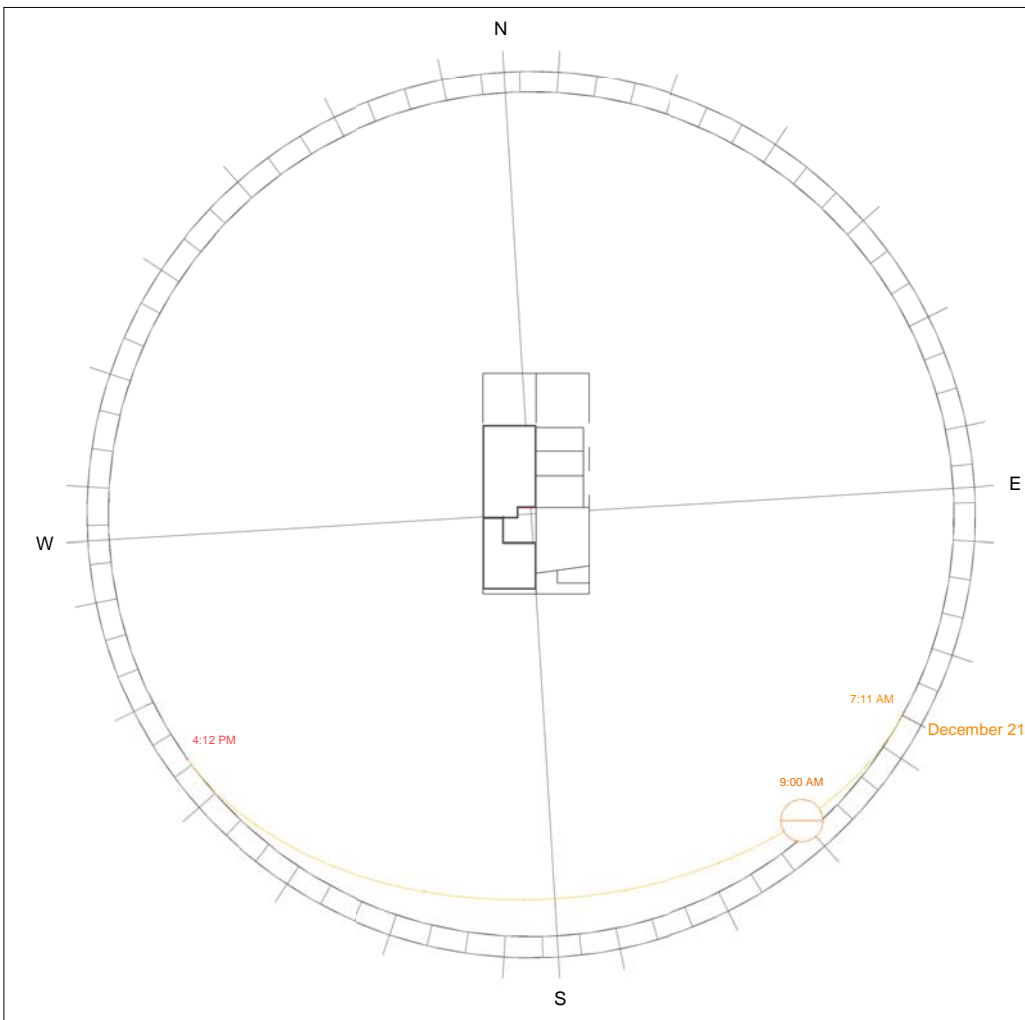
PROPOSED - AXO - SUMMER SOLSTICE - 9 AM



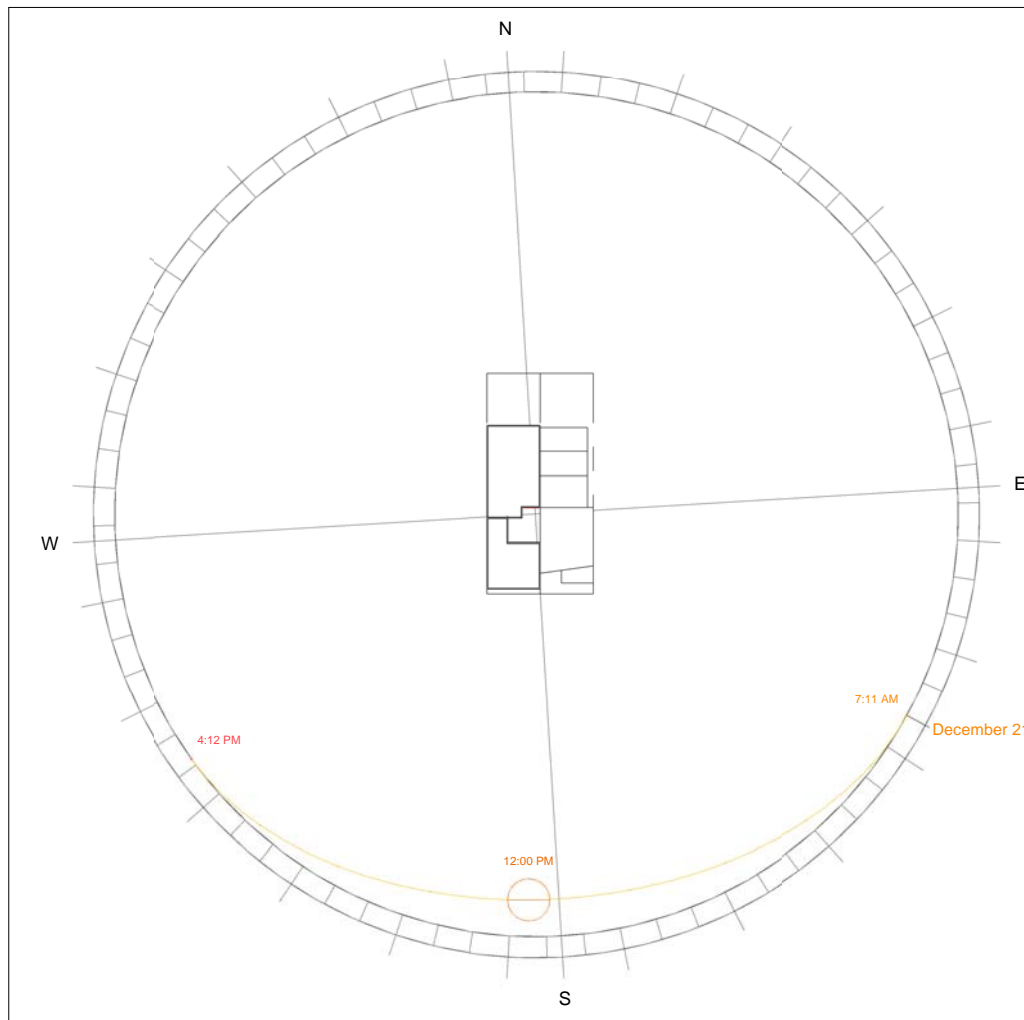
PROPOSED - AXO - SUMMER SOLSTICE - 12 PM



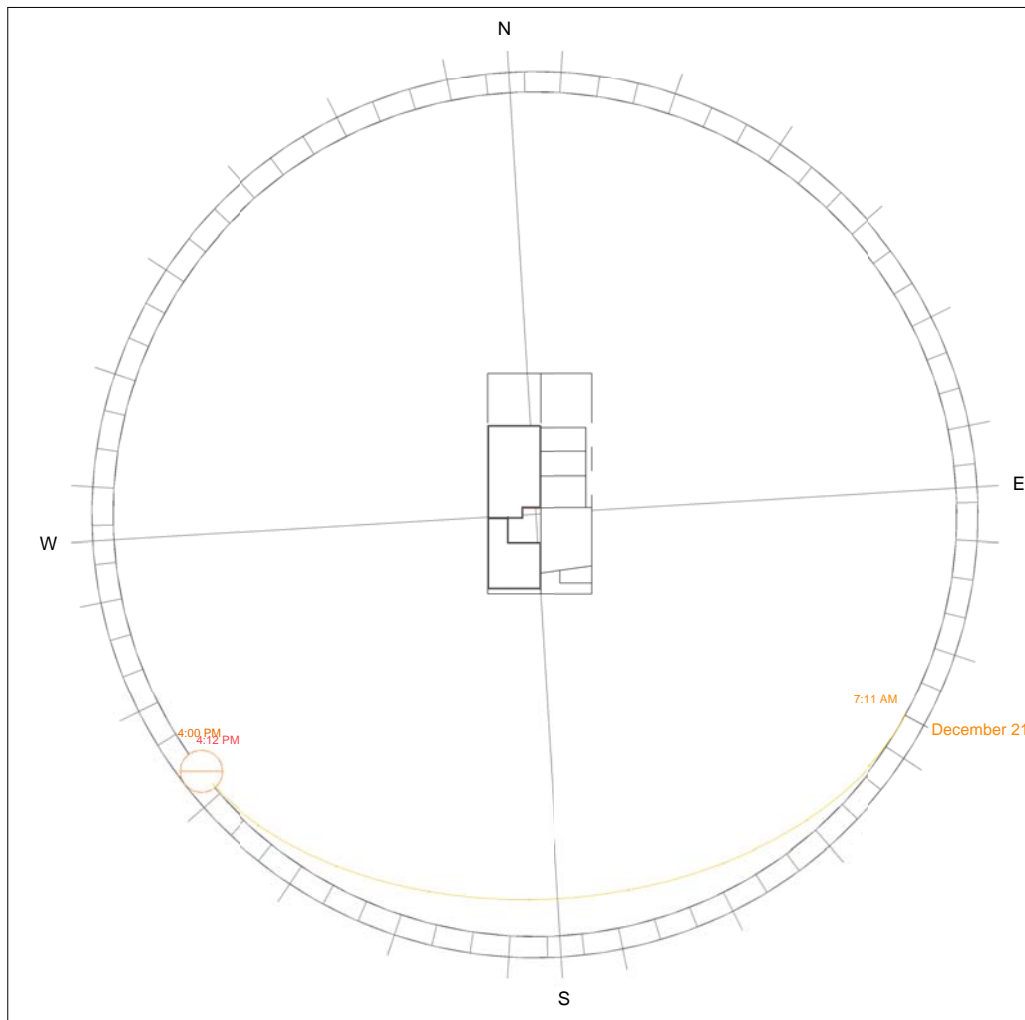
PROPOSED - AXO - SUMMER SOLSTICE - 4 PM



PROPOSED - SITE PLAN - SUMMER SOLSTICE - 9 AM  
 1" = 100'-0"



PROPOSED - SITE PLAN - SUMMER SOLSTICE - 12 PM  
 1" = 100'-0"



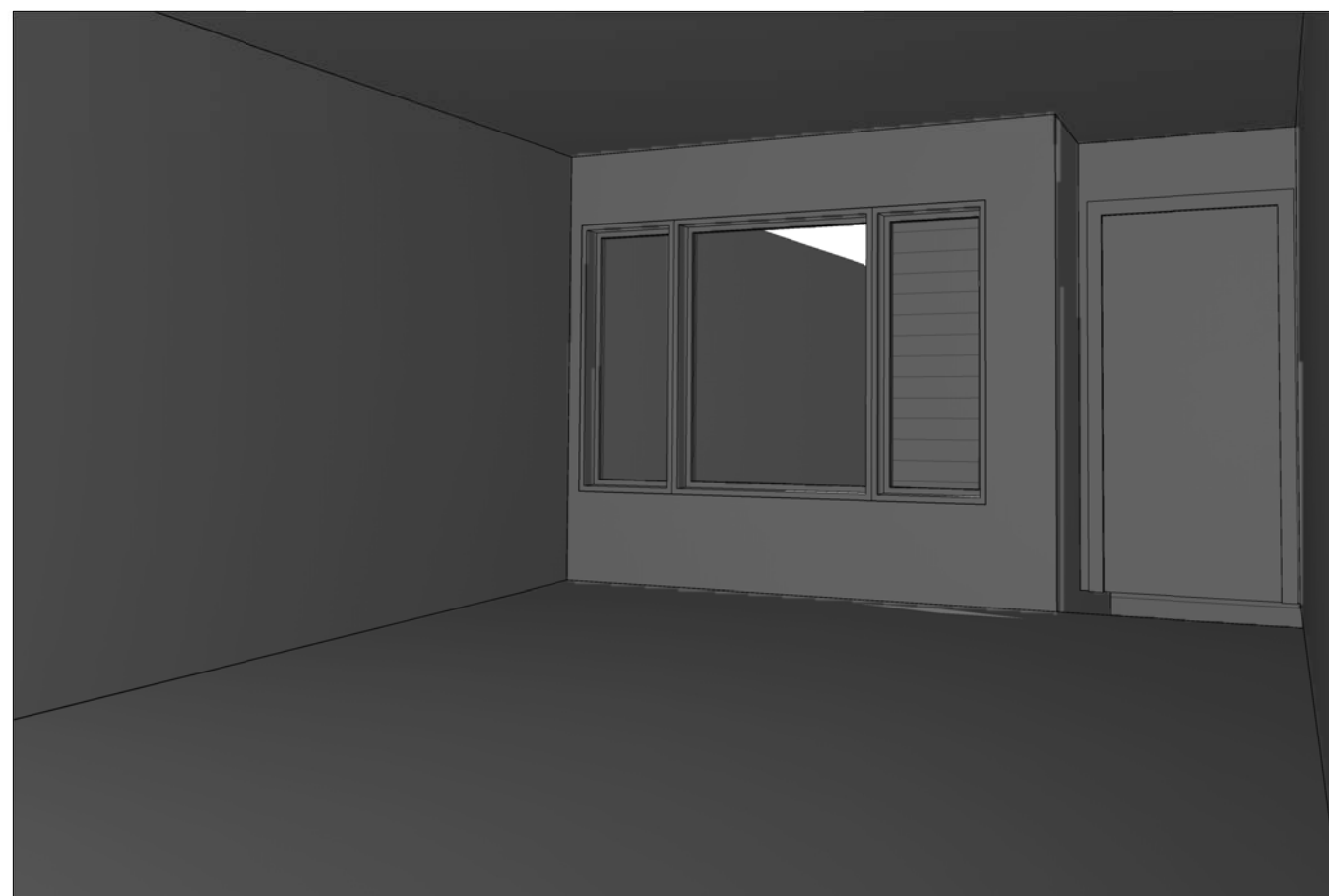
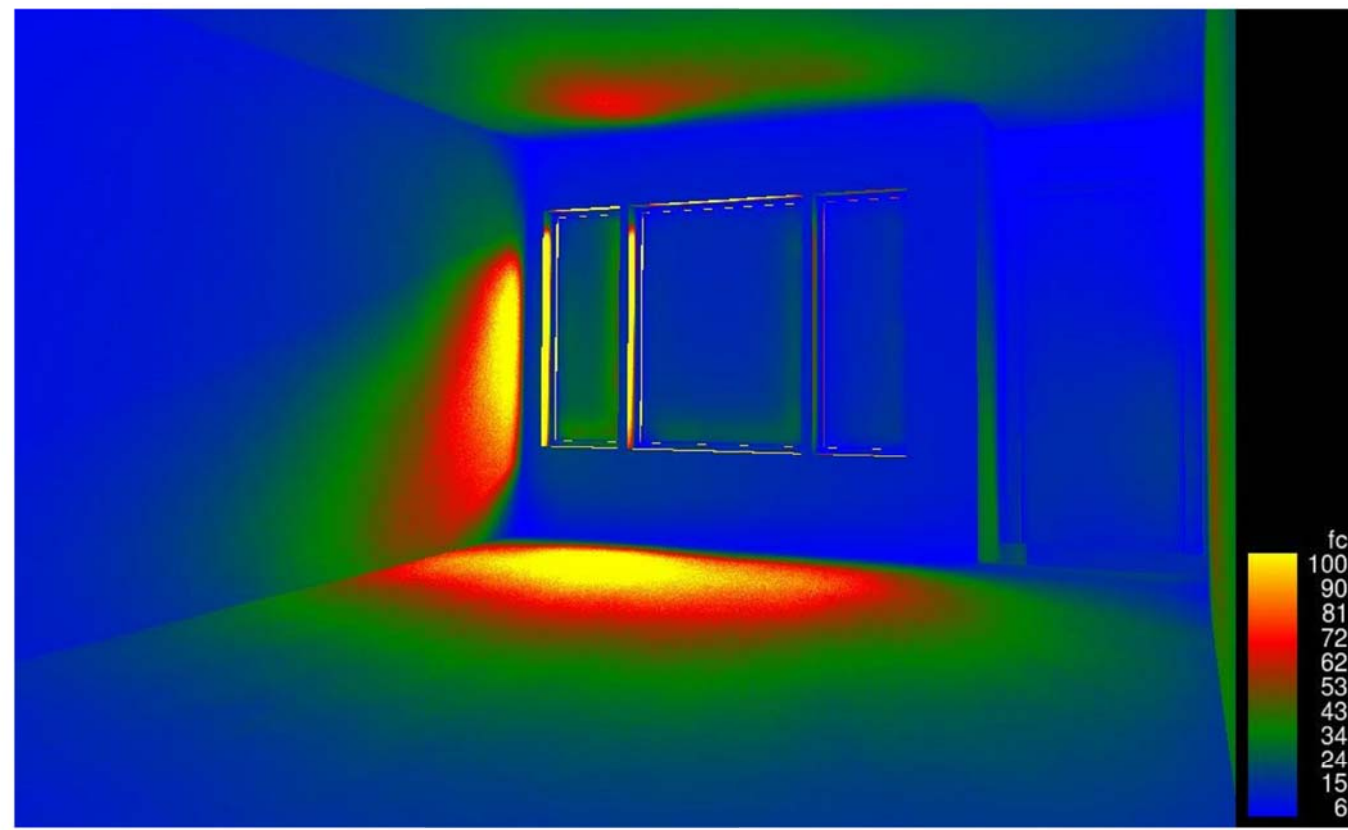
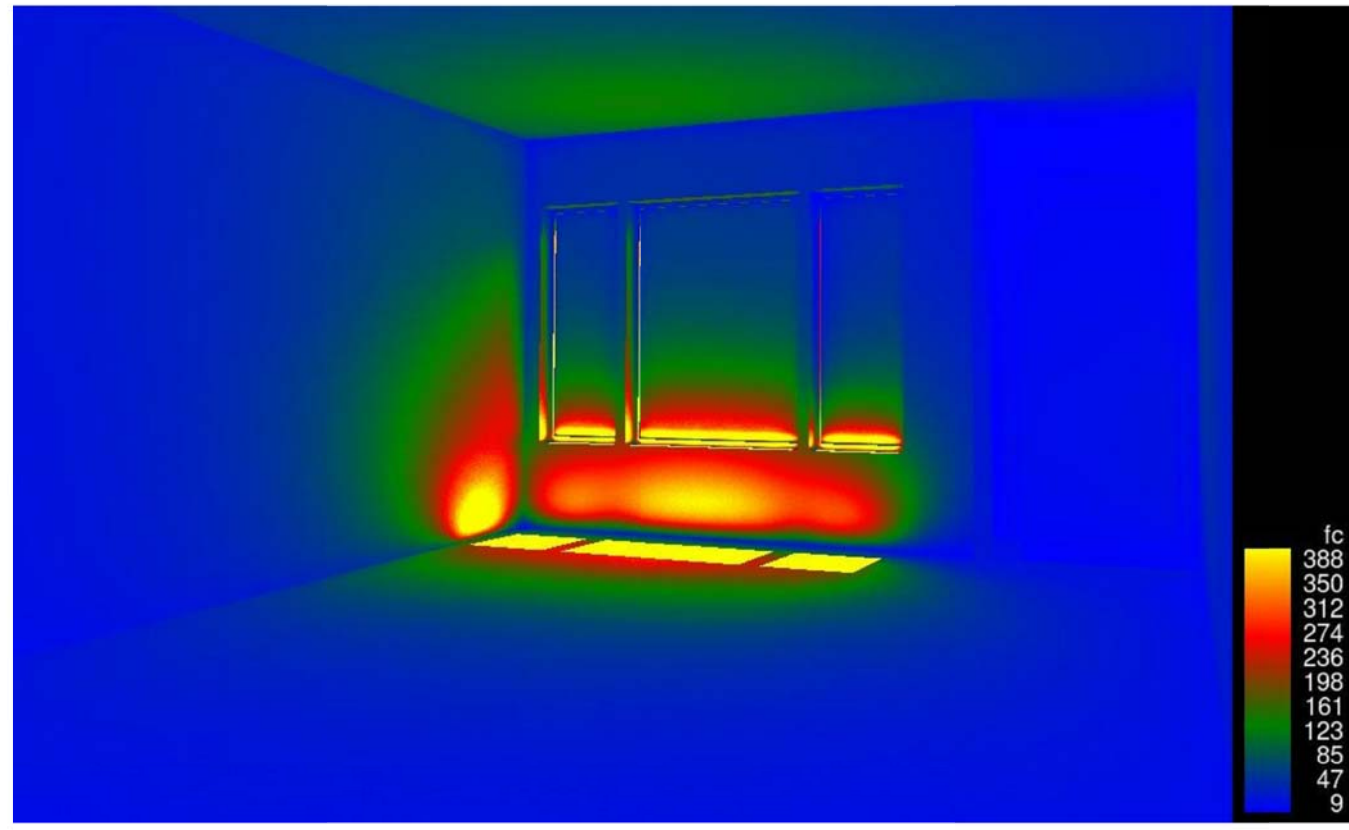
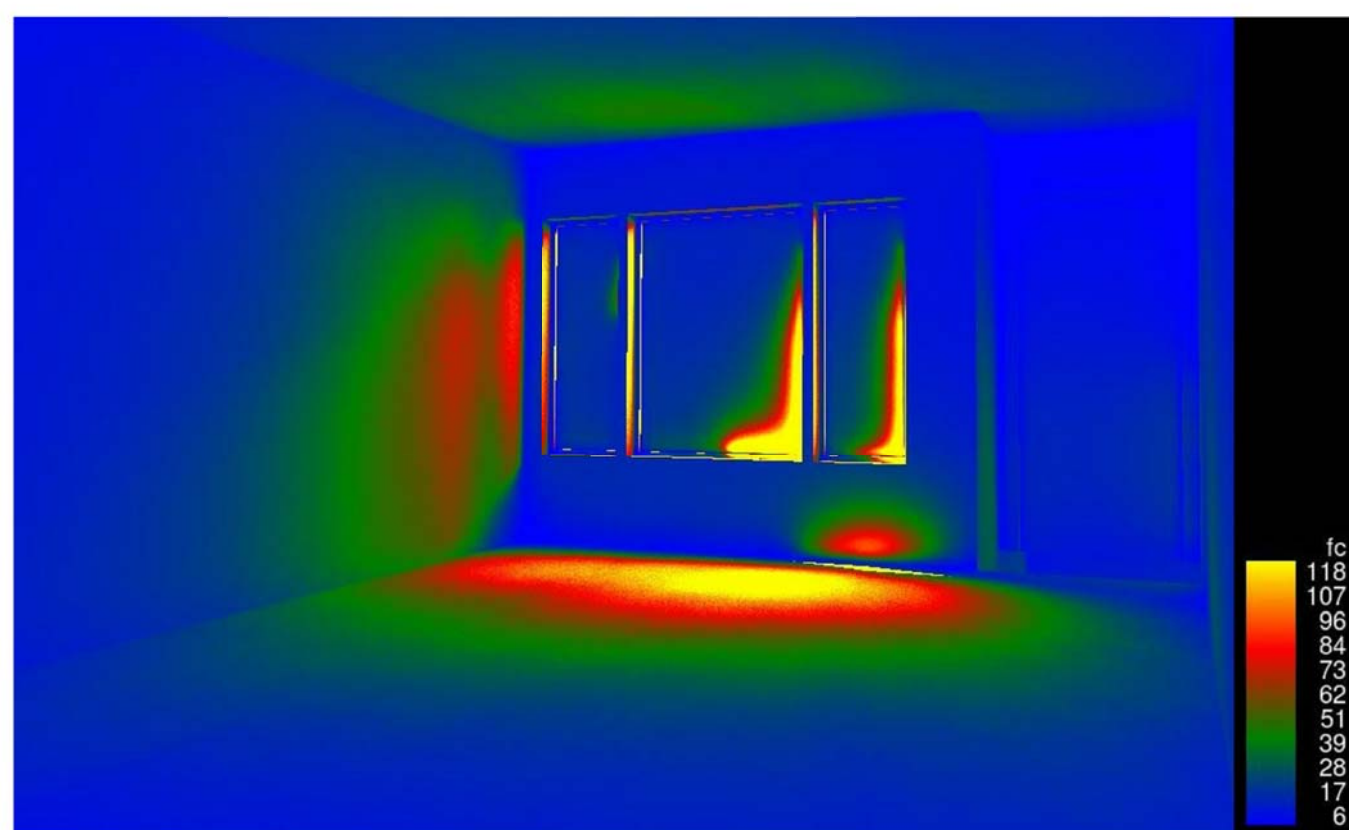
PROPOSED - SITE PLAN - SUMMER SOLSTICE - 4 PM  
 1" = 100'-0"

## SUMMER SOLSTICE - PROPOSED

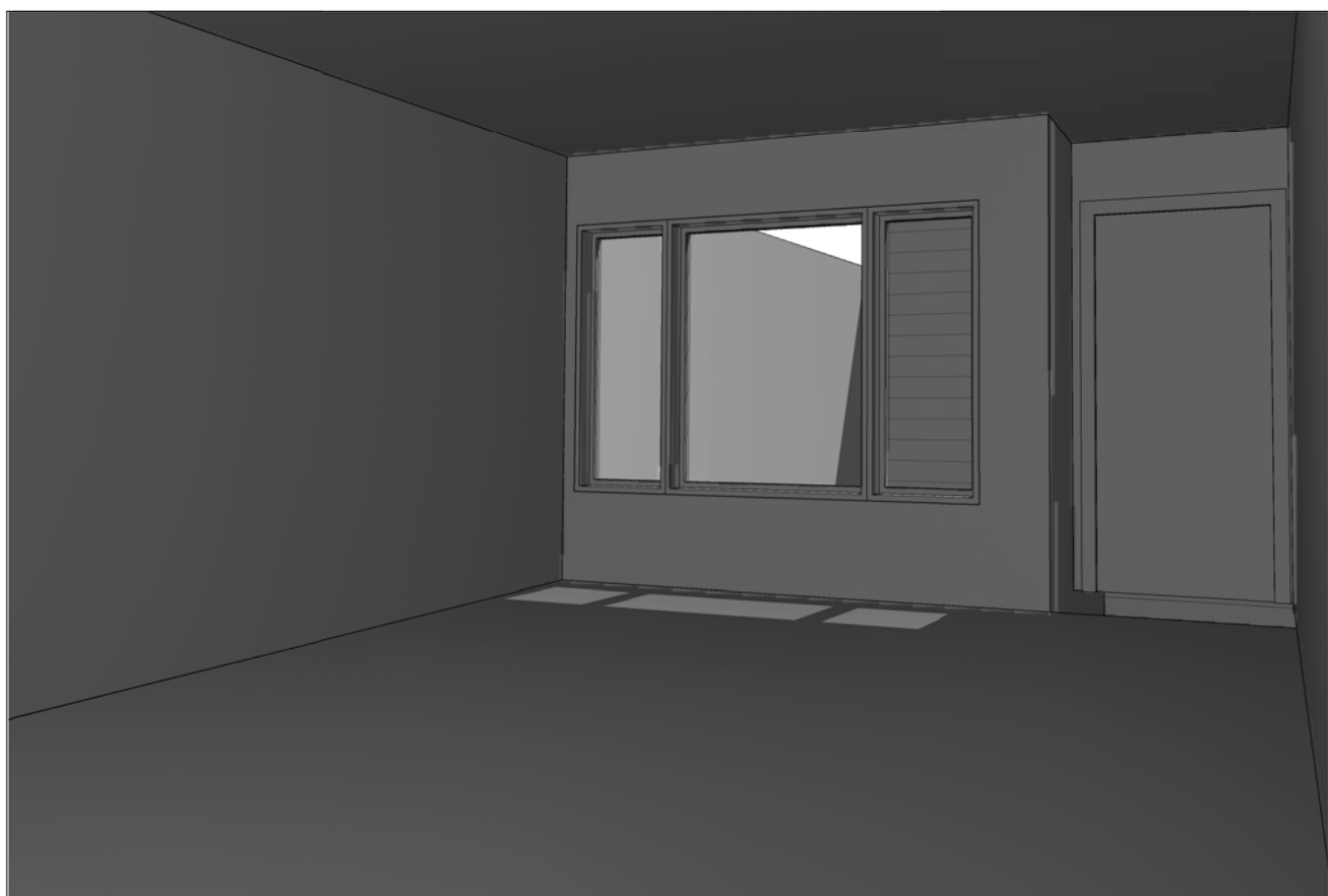
Daylight Study - Living Room  
 462 27th St, Unit #6  
 San Francisco, CA 94131

# DAYLIGHT STUDY

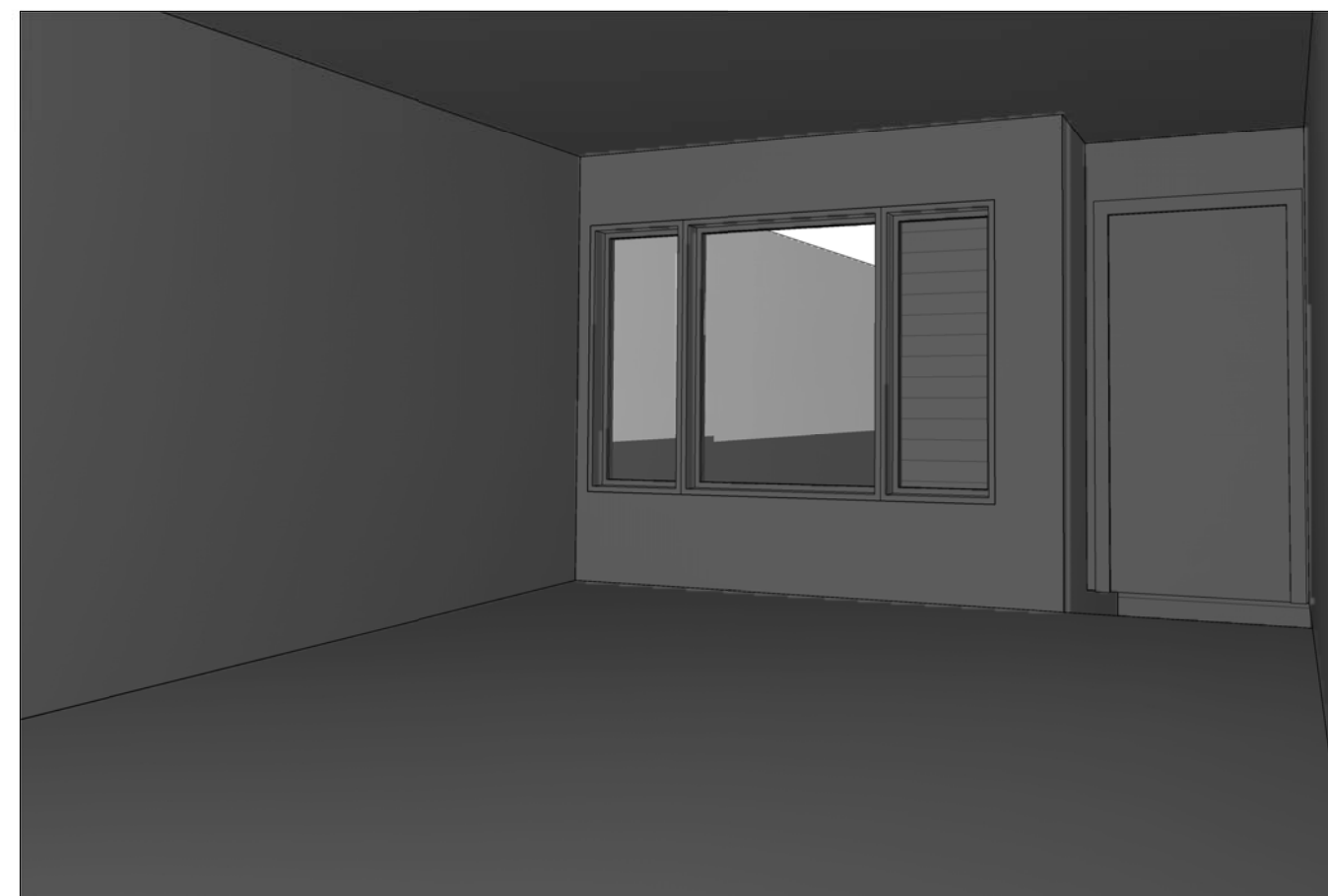
**NOTE:**  
 These simulations were done using the illumination simulator *Radiance®*. The results from these simulations are incident illuminance calculations, measured in footcandles, of the surfaces of a 3D model of the walls and windows of the existing conditions of 462 27th St, San Francisco, CA and the adjacent proposed project at 456 27th St provided. They are based on the location and angle of the Sun at the stated times using the geometry of the project with a single pane, clear windows aperture located in the southern most wall of Unit #6, per existing. These simulations use the Perez sky model (DNI 825W/m<sup>2</sup>, DHI 125 W/m<sup>2</sup>), common to many daylighting simulation applications (and the model most analysts use in *Radiance®*). The Perez model yields accurate results for all sky types from clear to fully overcast and is also the model LEED requires be used for daylighting predictions. The interior views below show shadows and generic lighting conditions for reference in multiple times of days for each study.



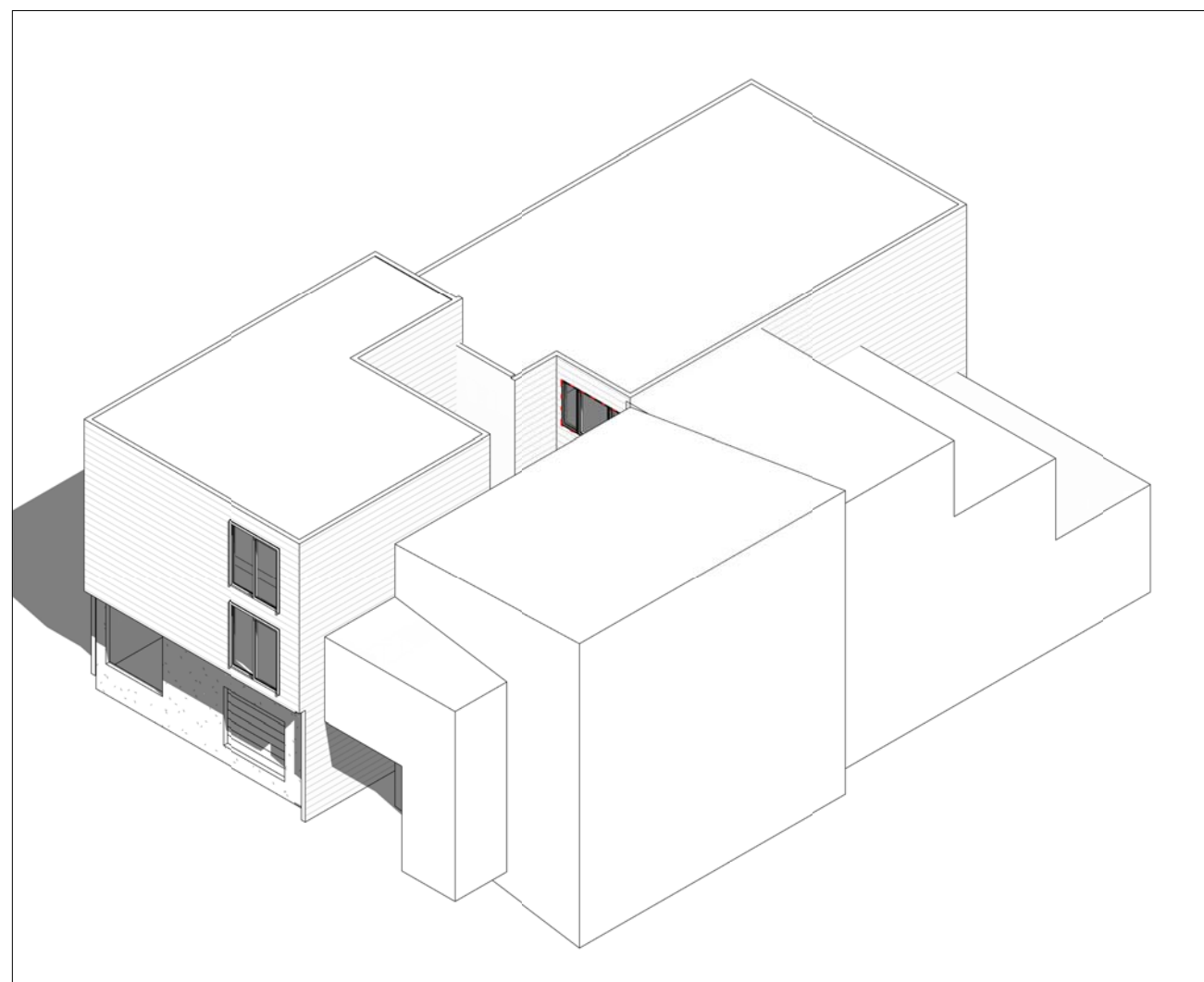
② SUGGESTED MODIFICATIONS - INTERIOR - SUMMER SOLSTICE - 9AM



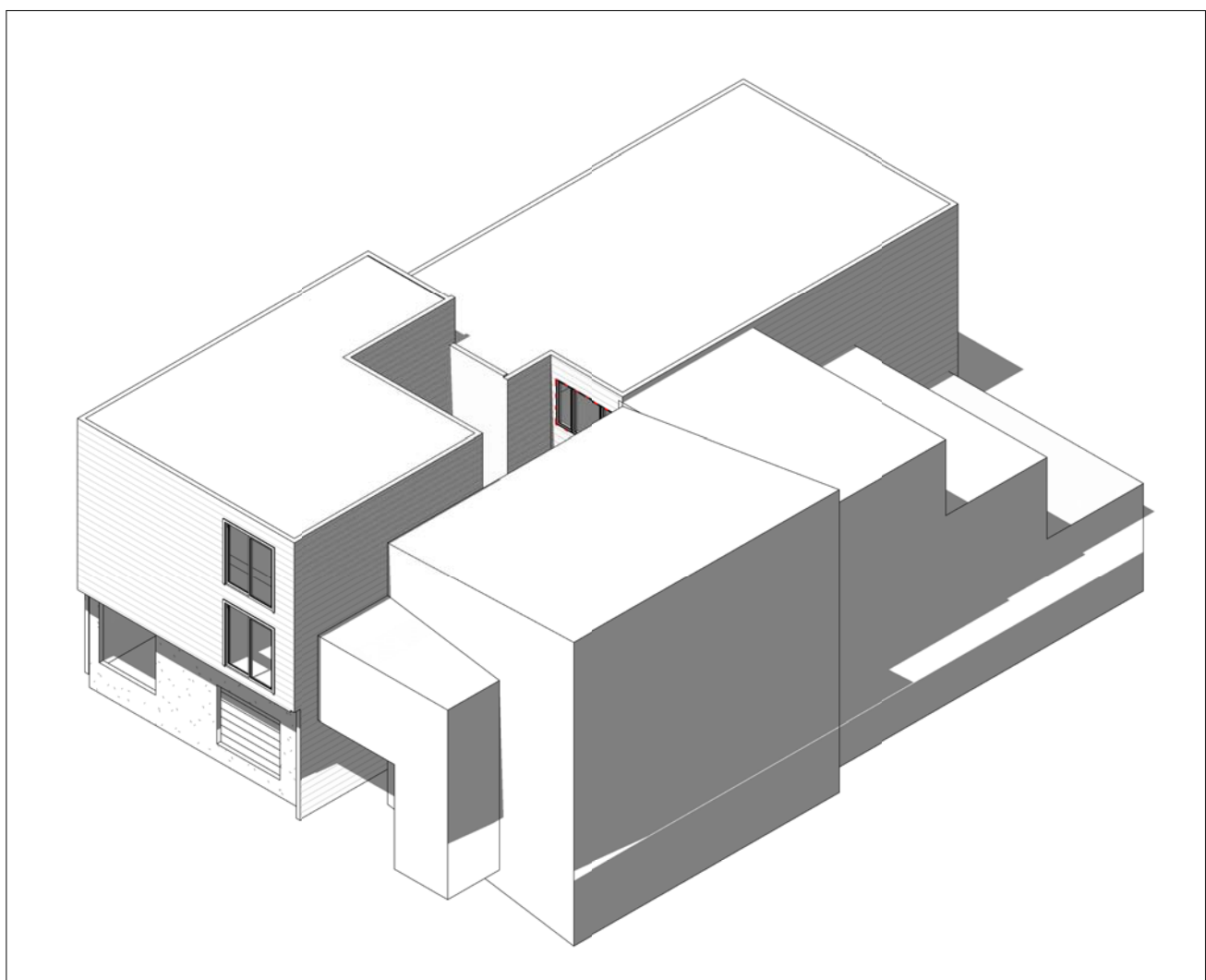
③ SUGGESTED MODIFICATIONS - INTERIOR - SUMMER SOLSTICE - 12 PM



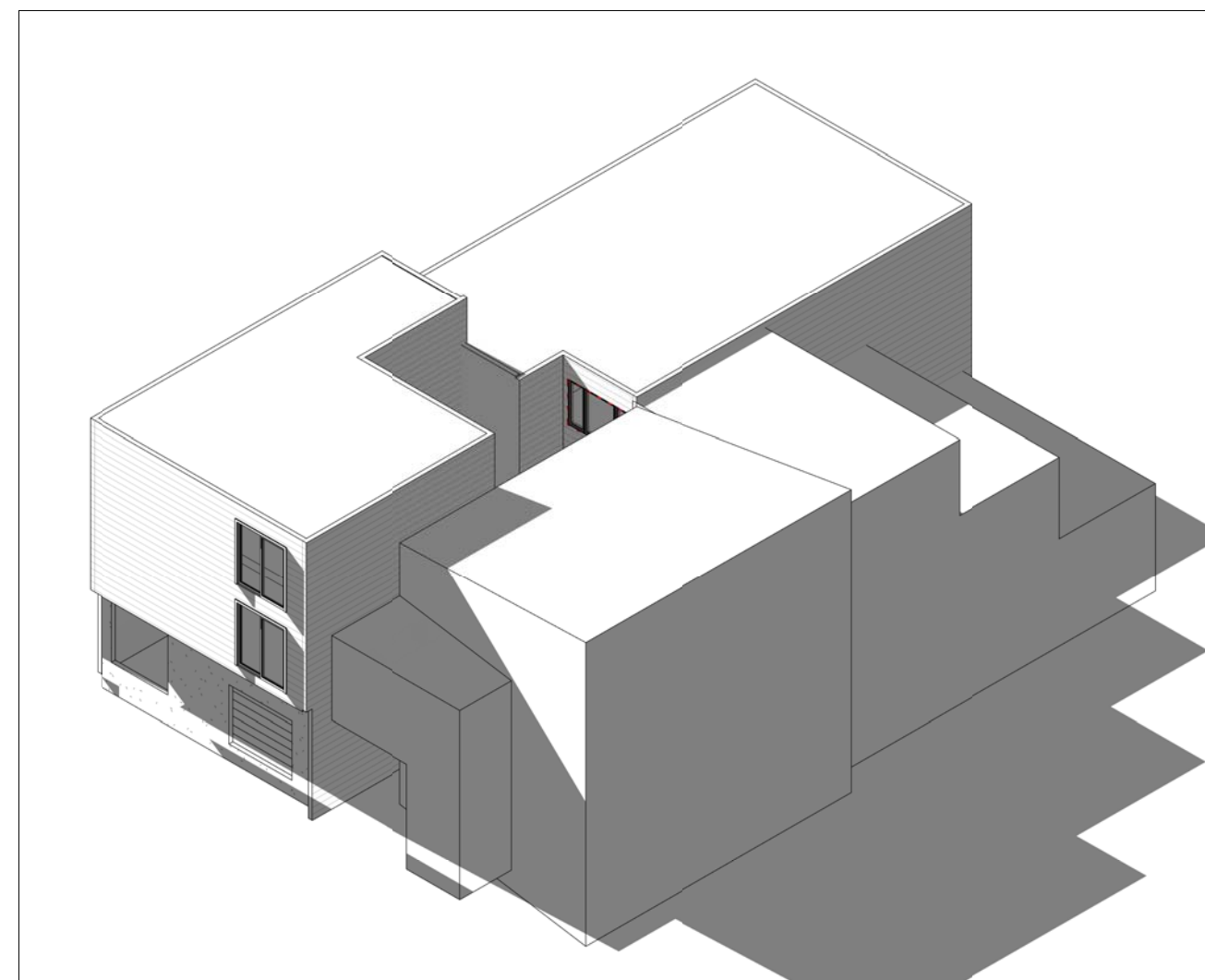
① SUGGESTED MODIFICATIONS - INTERIOR - SUMMER SOLSTICE - 4PM



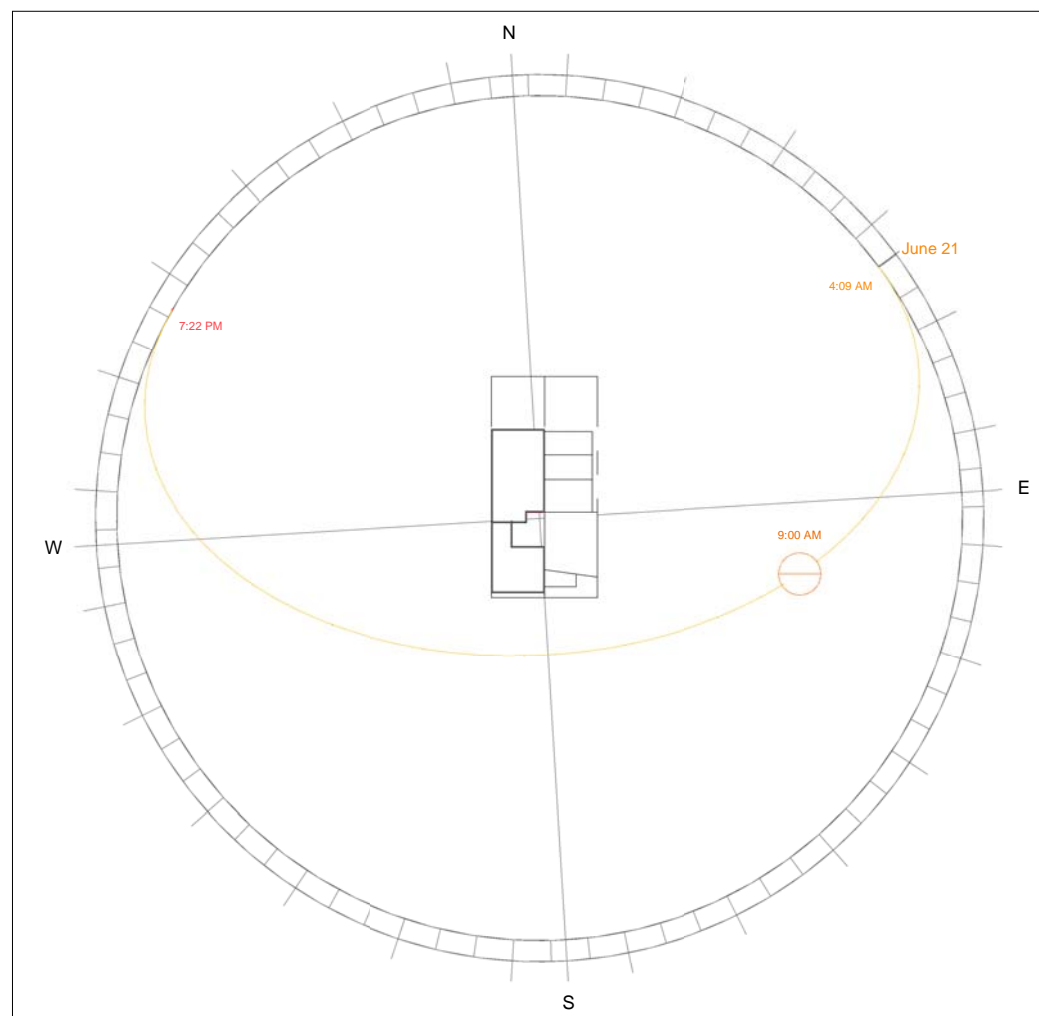
⑨ SUGGESTED MODIFICATIONS - AXO - SUMMER SOLSTICE - 9 AM



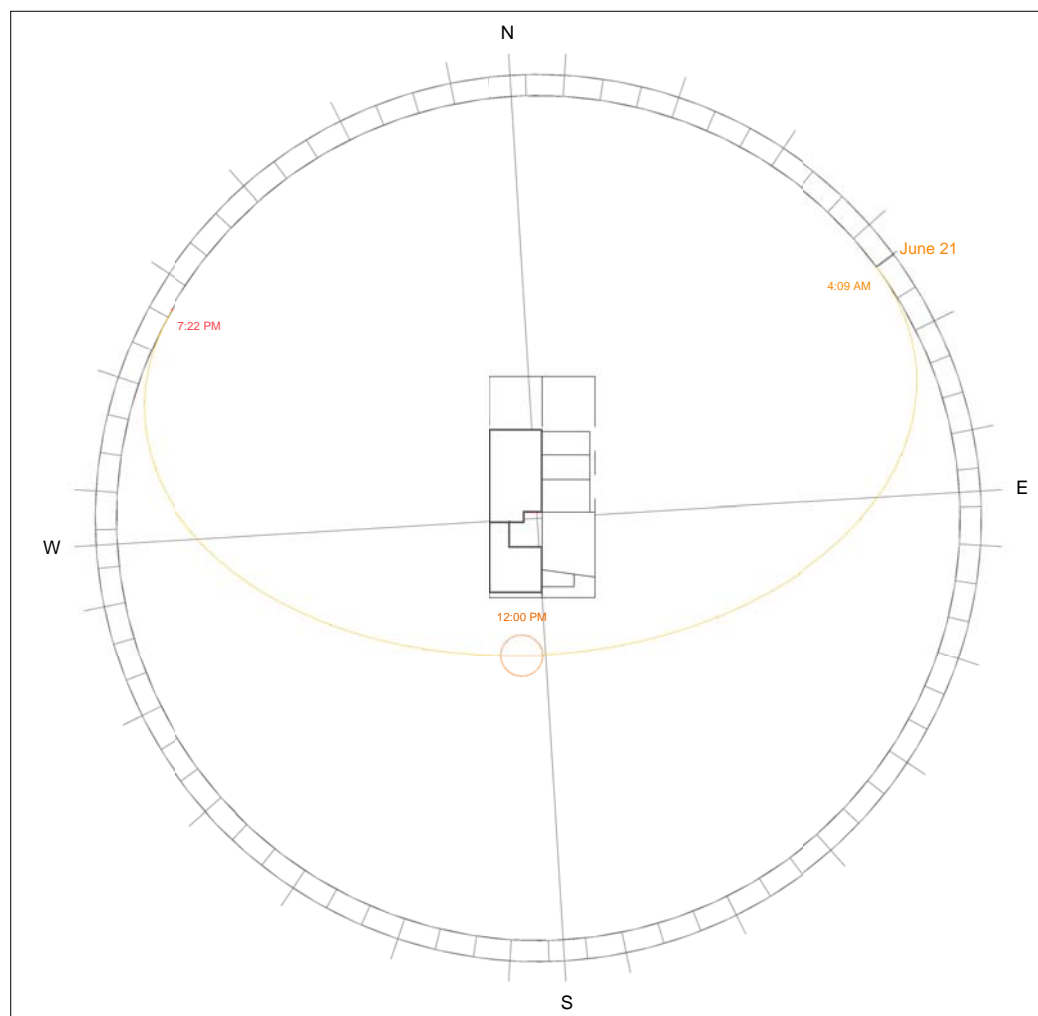
⑧ SUGGESTED MODIFICATIONS - AXO - SUMMER SOLSTICE - 12 PM



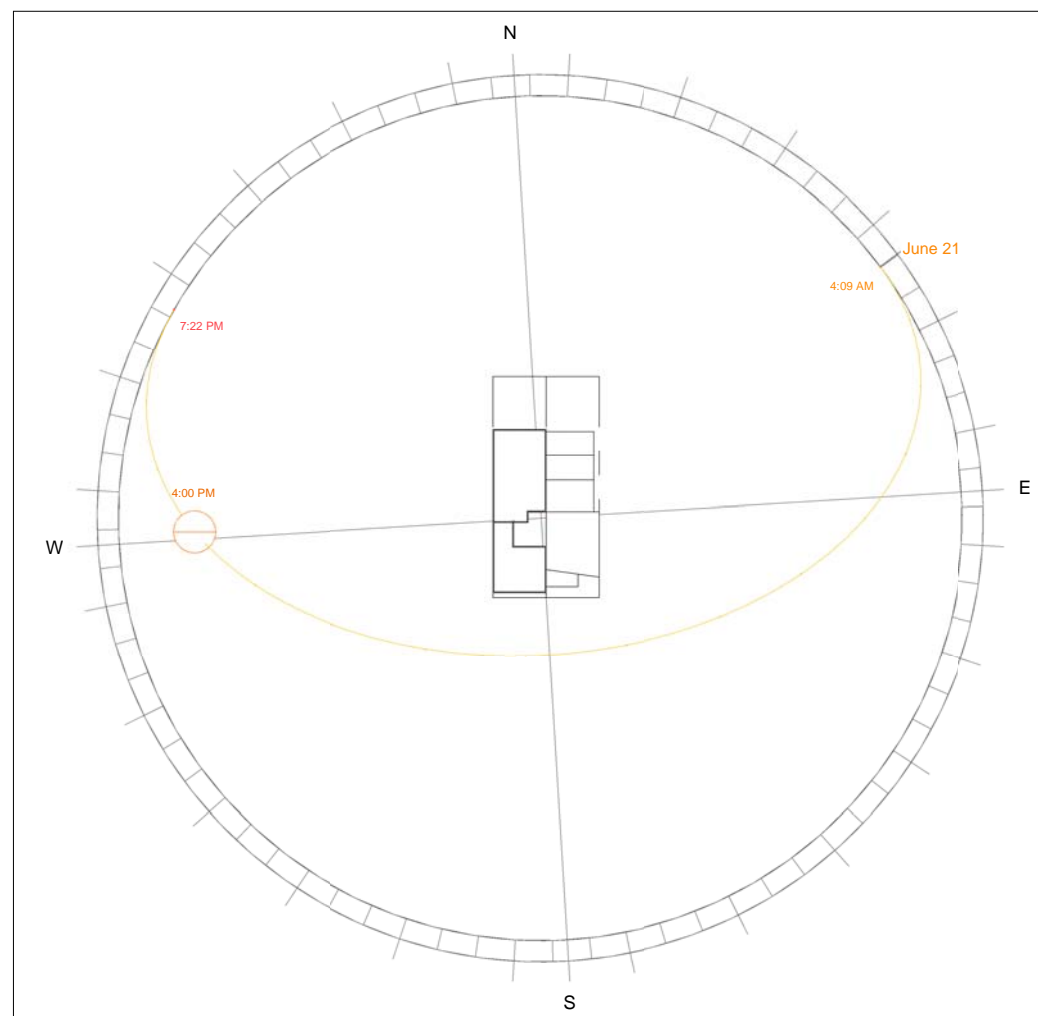
⑦ SUGGESTED MODIFICATIONS - AXO - SUMMER SOLSTICE - 4 PM



⑤ SUGGESTED MODIFICATIONS - SITE PLAN - SUMMER SOLSTICE - 9 AM  
 1" = 100'-0"



⑥ SUGGESTED MODIFICATIONS - SITE PLAN - SUMMER SOLSTICE - 12 PM  
 1" = 100'-0"



④ SUGGESTED MODIFICATIONS - SITE PLAN - SUMMER SOLSTICE - 4 PM  
 1" = 100'-0"

## SUMMER SOLSTICE - SUGGESTED DESIGN MODIFICATIONS

Daylight Study - Living Room  
 462 27th St, Unit #6  
 San Francisco, CA 94131



## EXHIBIT F

Lorna Murdock <lornamurdock@gmail.com>

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### May we please discuss your plans for 456 27th Street this weekend?

---

Lorna Murdock <lornamurdock@gmail.com>

Thu, Jun 19, 2014 at 7:23 AM

To: Robert Edmonds <robert@edmondslee.com>

Cc: Vivian Lee <vivian@edmondslee.com>, Mitch Piazza <sainezm@yahoo.com>, Kristin Jamieson <jamieson.kristin@gmail.com>, Andrew Lee <werdnah122@gmail.com>, Liz Wu <elizwu@gmail.com>, Christina Sankey <sankeychristina@hotmail.com>, Damian Fitzgerald <damian\_fitzgerald@gpspsf.com>, Raffi Khatchadourian <khatchadourian.1@osu.edu>, Kelly McMeans <kelly.j.mcmeans@gmail.com>

Bcc: Lorna Murdock <lornamurdock@gmail.com>

Hello Robert,

Would you be available this weekend to chat?

My fellow building tenants and I would like to express our concerns regarding your construction plans, as none of us lived here during the time you consulted with the other neighbors on 27th Street.

We appreciate the modifications you made to address the other neighbors' concerns, and – given that we at 462 will experience the majority of impact from your building design – we would like to share some final ideas worth your consideration.

We consulted with a couple of the architects who live on 27th Street (Mike Garavaglia and Wendy Bertrand), each of whom discovered modifications that would give us more light with as minimal an impact to your structure as possible. And Jan across the street suggested I speak to you directly, because you're sincerely interested in considering all your neighbors' concerns.

Please let me know your availability this weekend either Saturday between 2 - 4pm or any time on Sunday. I'm happy to have you and Vivian over for a cup of tea to review the suggested modifications.

Kind regards,

Lorna

462 27th Street, Apt 6

--

Lorna Murdock

415-264-6384 mobile

<http://www.linkedin.com/in/lornamurdock>

On Tue, Dec 31, 2013 at 3:39 PM, Robert Edmonds <[robert@edmondslee.com](mailto:robert@edmondslee.com)> wrote:

Hi Lorna,

Thank you for your email and copying me on the correspondence with Tom Wang.

I can appreciate your concerns and I can tell you that we have taken great steps to limit the impact on our neighbors some of which include:

- voluntary front, side, rear and upper floor setbacks
- split-level floor plates to minimize the height along the entire length of the building
- fire-rated roofs to eliminate the need for parapet walls

From our computer analysis, we have determined that the reduction of light within the courtyard 462 27<sup>th</sup> Street is very limited. During the summer months the only shadows cast by the proposed project onto the south-facing courtyard windows of 462 27<sup>th</sup> Street would be in the morning hours until around 10:00 AM. During the winter months when the sun is lower in the sky the shadows cast by our building would extend another hour or so until around 11:00 AM. For the entire year, there would be no change in available direct sunlight in the afternoon hours.

Please let me know if you have any additional concerns. We are always happy to discuss the project especially if improvements can be made.

Best,

Robert Edmonds

**From:** Lorna Murdock [mailto:[lornamurdock@gmail.com](mailto:lornamurdock@gmail.com)]

**Sent:** Tuesday, December 31, 2013 1:24 PM

**To:** [Thomas.wang@sfgov.org](mailto:Thomas.wang@sfgov.org)

**Cc:** [robert@edmondslee.com](mailto:robert@edmondslee.com); [sainezm@yahoo.com](mailto:sainezm@yahoo.com)

**Subject:** Exceptional extraordinary circumstances associated with plans for 456 27th St. Noe Valley

Hello Tom,

Thank you for your time yesterday. I'll appreciate your keeping me posted about the public hearing planned for demolition permit application #2013.03.11.1908 and new building permit application #2013.03.11.1903.

As you suggested, I'm emailing my concerns about the new building's plan.

I live in 462 27th Street, Apartment 6. The new building as currently drawn would obstruct my only source of natural light in my living room, which is the southern exposure I get from sunrise to sunset through the window off of my courtyard/garage.

The multi-story building drawn in this application would limit the sunlight in my living room to only one hour per day at around noon.

The new building's plan for the rear exterior deck relative to my apartment is fine as currently drawn, because it would not obstruct my source of natural light in my bedroom -- the northern exposure from sunrise to sunset. However, if the building is set any further into the back of the lot, I'll have the same concerns as I do for the front of my apartment.

Please let me know if I can provide any further information regarding this matter.

Thank you and happy new year,  
Lorna Murdock

--

Lorna Murdock  
[415-264-6384](tel:415-264-6384) mobile  
<http://www.linkedin.com/in/lornamurdock>

--

Lorna Murdock  
[415-264-6384](tel:415-264-6384) mobile  
<http://www.linkedin.com/in/lornamurdock>





Lorna Murdock &lt;lornamurdock@gmail.com&gt;

---

## May we please discuss your plans for 456 27th Street this weekend?

---

**Robert Edmonds** <robert@edmondslee.com>

Thu, Jun 19, 2014 at 7:57 AM

To: Lorna Murdock &lt;lornamurdock@gmail.com&gt;

Cc: Vivian Lee &lt;vivian@edmondslee.com&gt;, Mitch Piazza &lt;sainezm@yahoo.com&gt;, Kristin Jamieson &lt;jamieson.kristin@gmail.com&gt;, Andrew Lee &lt;werdnah122@gmail.com&gt;, Liz Wu &lt;elizwu@gmail.com&gt;, Christina Sankey &lt;sankeychristina@hotmail.com&gt;, Damian Fitzgerald &lt;damian\_fitzgerald@gpspsf.com&gt;, Raffi Khatchadourian &lt;khatchadourian.1@osu.edu&gt;, Kelly McMeans &lt;kelly.j.mcmeans@gmail.com&gt;

Hi Lorna,

Unfortunately, I am not available to meet to discuss our project.

As know our project was thoroughly reviewed by the planning department including two reviews of by the Residential Design Team, a visit in person by the planner, and by the Planning Commission who unanimously agreed that our project was sensitively designed with the surrounding neighbors in mind.

We went to extensive lengths above and beyond what is required to inform and consider our neighbor's concerns. It is unfortunate that your landlord did not inform you about our project prior to you moving in as they were present at the Pre-Application meeting and have known about our project for well over a year.

You are welcome to email me your suggestions though and I will review them.

Best,

Robert

Sent from my iPad

On Jun 19, 2014, at 7:23 AM, Lorna Murdock <lornamurdock@gmail.com> wrote:

Hello Robert,  
Would you be available this weekend to chat?

My fellow building tenants and I would like to express our concerns regarding your construction plans, as none of us lived here during the time you consulted with the other neighbors on 27th Street.

We appreciate the modifications you made to address the other neighbors' concerns, and – given that we at 462 will experience the majority of impact from your building design – we would like to share some final ideas worth your consideration.

We consulted with a couple of the architects who live on 27th Street (Mike Garavaglia and Wendy Bertrand), each of whom discovered modifications that would give us more light with as minimal an impact to your structure as possible. And Jan across the street suggested I speak to you directly, because you're sincerely interested in considering all your neighbors' concerns.

Please let me know your availability this weekend either Saturday between 2 - 4pm or any time on Sunday. I'm happy to have you and Vivian over for a cup of tea to review the suggested modifications.

Kind regards,  
Lorna  
462 27th Street, Apt 6

--

Lorna Murdock  
415-264-6384 mobile  
<http://www.linkedin.com/in/lornamurdock>

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Please let me know if you have any additional concerns. We are always happy to discuss the project especially if improvements can be made.

Best,

Robert Edmonds

**From:** Lorna Murdock [mailto:[lornamurdock@gmail.com](mailto:lornamurdock@gmail.com)]

**Sent:** Tuesday, December 31, 2013 1:24 PM

**To:** [Thomas.wang@sfgov.org](mailto:Thomas.wang@sfgov.org)

**Cc:** [robert@edmondslee.com](mailto:robert@edmondslee.com); [sainezm@yahoo.com](mailto:sainezm@yahoo.com)

**Subject:** Exceptional extraordinary circumstances associated with plans for 456 27th St. Noe Valley

Hello Tom,

Thank you for your time yesterday. I'll appreciate your keeping me posted about the public hearing planned for demolition permit application #2013.03.11.1908 and new building permit application #2013.03.11.1903. As you suggested, I'm emailing my concerns about the new building's plan.

I live in 462 27th Street, Apartment 6. The new building as currently drawn would obstruct my only source of natural light in my living room, which is the southern exposure I get from sunrise to sunset through the window off of my courtyard/garage.

The multi-story building drawn in this application would limit the sunlight in my living room to only one hour per day at around noon.

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Please let me know if I can provide any further information regarding this matter.

Thank you and happy new year,  
Lorna Murdock

--

Lorna Murdock  
[415-264-6384](tel:415-264-6384) mobile  
<http://www.linkedin.com/in/lornamurdock>

--

Lorna Murdock  
415-264-6384 mobile  
<http://www.linkedin.com/in/lornamurdock>



Lorna Murdock <lornamurdock@gmail.com>

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## May we please discuss your plans for 456 27th Street this weekend?

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Lorna Murdock <lornamurdock@gmail.com>

Thu, Jun 19, 2014 at 12:36 PM

To: Robert Edmonds <robert@edmondslee.com>

Cc: Vivian Lee <vivian@edmondslee.com>, Mitch Piazza <sainezm@yahoo.com>, Andrew Lee <werdnah122@gmail.com>, Liz Wu <elizwu@gmail.com>, Christina Sankey <sankeychristina@hotmail.com>, Damian Fitzgerald <damian\_fitzgerald@gpsf.com>, Raffi Khatchadourian <khatchadourian.1@osu.edu>, Kelly McMeans <kelly.j.mcmeans@gmail.com>, Apt 1 Jaime <jabrust@yahoo.com>

Sorry to hear we can't meet in-person again, but I'll email you the modification ideas tonight.

We recognize how considerate you've been with the other neighbors, and really appreciate your understanding our unique circumstances.

I'm happy to chat in-person or by phone after you've had a chance to review our suggestions.

Take care till then,  
Lorna

Lorna Murdock  
[415-264-6384](tel:415-264-6384)

[Quoted text hidden]



Lorna Murdock &lt;lornamurdock@gmail.com&gt;

---

## May we please discuss your plans for 456 27th Street this weekend?

---

Lorna Murdock &lt;lornamurdock@gmail.com&gt;

Fri, Jun 20, 2014 at 3:26 PM

To: Robert Edmonds &lt;robert@edmondslee.com&gt;

Cc: Vivian Lee &lt;vivian@edmondslee.com&gt;, Mitch Piazza &lt;sainezm@yahoo.com&gt;, Andrew Lee &lt;werdnah122@gmail.com&gt;, Liz Wu &lt;elizwu@gmail.com&gt;, Christina Sankey &lt;sankeychristina@hotmail.com&gt;, Damian Fitzgerald &lt;damian\_fitzgerald@gpsf.com&gt;, Raffi Khatchadourian &lt;khatchadourian.1@osu.edu&gt;, Kelly McMeans &lt;kelly.j.mcmeans@gmail.com&gt;, Apt 1 Jaime &lt;jabrust@yahoo.com&gt;

Hello Robert,  
Pardon the delay in sending you the attached, but I needed to scan the documents, and one was too large to scan at home.

Again, we worked with two different architects to identify potential modifications that will retain as much light as possible for our building, while creating the least amount of impact to your structure. I've attached sketches for Modifications 1 & 2 (which you might need to rotate for proper orientation):

### Modification 1:

- You could mimic our courtyard on the opposite side of the fence to create a light shed to help retain light for apartments #3 and #6. (Apt #3 is below my apt.)
- This solution also creates a south-facing window for your stairwell, to provide you additional light.

### Modification 2

- You could reverse slope of your roofline along ridge line (Stairwell already drops about 3')
- Bring roof over staircase from center of your building to the property line so it's no higher than the level of 462 Apt 6' living room window header
- Add a skylight flush with roof line to get light into your stairwell
- Color and material of new structure should be light colored wood siding or stucco to help reflect afternoon light into 462's courtyard

We welcome your thoughts on these modification ideas, and look forward to finding a mutually agreeable solution.

Best regards,  
Lorna and your neighbors at 462 27th Street

[Quoted text hidden]

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### 2 attachments

 **Modification\_1.pdf**  
107K

 **Modification\_2.pdf**  
404K



Lorna Murdock <lornamurdock@gmail.com>

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## May we please discuss your plans for 456 27th Street this weekend?

---

Robert Edmonds <robert@edmondslee.com>

Fri, Jun 20, 2014 at 3:49 PM

To: Lorna Murdock <lornamurdock@gmail.com>

Cc: Vivian Lee <vivian@edmondslee.com>, Mitch Piazza <sainezm@yahoo.com>, Andrew Lee <werdnah122@gmail.com>, Liz Wu <elizwu@gmail.com>, Christina Sankey <sankeychristina@hotmail.com>, Damian Fitzgerald <damian\_fitzgerald@gpsf.com>, Raffi Khatchadourian <khatchadourian.1@osu.edu>, Kelly McMeans <kelly.j.mcmeans@gmail.com>, Apt 1 Jaime <jabrust@yahoo.com>

Lorna,

Thank you for your email.

I have reviewed your suggested modifications and as mentioned previously, our project has already undergone extensive evaluation by the planning department and the planning commission; both of which came to the unanimous conclusion that the impact of our project on any of the surround neighbors is negligible and well within the acceptable limits of the planning code. One of the planning commissioners even went on to praise our project as a good example of how in-fill housing should be designed.

We are happy to keep open dialogue with all of our neighbors with continued open lines of communication, but we are not prepared to make any of the substantial modifications you are proposing.

Best,

Robert

**From:** Lorna Murdock [mailto:lornamurdock@gmail.com]

**Sent:** Friday, June 20, 2014 3:27 PM

**To:** Robert Edmonds

**Cc:** Vivian Lee; Mitch Piazza; Andrew Lee; Liz Wu; Christina Sankey; Damian Fitzgerald; Raffi Khatchadourian; Kelly McMeans; Apt 1 Jaime

**Subject:** Re: May we please discuss your plans for 456 27th Street this weekend?

\_\_\_\_\_ Hello Robert,

[Quoted text hidden]

[Quoted text hidden]





Lorna Murdock <lornamurdock@gmail.com>

---

## May we please discuss your plans for 456 27th Street this weekend?

---

Lorna Murdock <lornamurdock@gmail.com>

Fri, Jun 20, 2014 at 4:11 PM

To: Robert Edmonds <robert@edmondslee.com>

Cc: Vivian Lee <vivian@edmondslee.com>, Mitch Piazza <sainezm@yahoo.com>, Andrew Lee <werdnah122@gmail.com>, Liz Wu <elizwu@gmail.com>, Christina Sankey <sankeychristina@hotmail.com>, Damian Fitzgerald <damian\_fitzgerald@gpsf.com>, Raffi Khatchadourian <khatchadourian.1@osu.edu>, Kelly McMeans <kelly.j.mcmeans@gmail.com>, Apt 1 Jaime <jabrust@yahoo.com>

Thank you for your prompt review and reply, Robert.

Please look more closely at modification 2 especially, which merely calls for a change in slope to your roof above the stairwell - not even impacting your square footage, while greatly preserving the access to light in our courtyard. The skylight we suggest retains the natural light in your stairwell, and the recommended materials and color of the exterior will contribute to light reflection, again mitigating the loss of light in our courtyard that your current plans create.

Your acceptance of modification 2 would make my fellow tenants and me much happier, especially given that we'll be living alongside you for many years.

Will you kindly accommodate these reasonable modifications in the attached file #2?

Sincerely,  
Lorna

Lorna Murdock  
415-264-6384

On Jun 20, 2014, at 3:49 PM, "Robert Edmonds" <robert@edmondslee.com> wrote:

Lorna,

Thank you for your email.

I have reviewed your suggested modifications and as mentioned previously, our project has already undergone extensive evaluation by the planning department and the planning commission; both of which came to the unanimous conclusion that the impact of our project on any of the surround neighbors is negligible and well within the acceptable limits of the planning code. One of the planning commissioners even went on to praise our project as a good example of how in-fill housing should be designed.

We are happy to keep open dialogue with all of our neighbors with continued open lines of communication, but we are not prepared to make any of the substantial modifications you are proposing.

Best,

Robert


**From:** Lorna Murdock [mailto:lornamurdock@gmail.com]

**Sent:** Friday, June 20, 2014 3:27 PM

**To:** Robert Edmonds

**Cc:** Vivian Lee; Mitch Piazza; Andrew Lee; Liz Wu; Christina Sankey; Damian Fitzgerald; Raffi Khatchadourian; Kelly McMeans; Apt 1 Jaime

**Subject:** Re: May we please discuss your plans for 456 27th Street this weekend?

 Hello Robert,

[Quoted text hidden]

[Quoted text hidden]



Lorna Murdock &lt;lornamurdock@gmail.com&gt;

---

**Robert, when may we discuss your plans and our suggested modification for 456 27th Street?**

---

**Lorna Murdock** <lornamurdock@gmail.com>

Sun, Jun 22, 2014 at 6:42 PM

To: Robert Edmonds &lt;robert@edmondslee.com&gt;

Cc: Vivian Lee <vivian@edmondslee.com>, Mitch Piazza <sainezm@yahoo.com>, Andrew Lee <werdnah122@gmail.com>, Liz Wu <elizwu@gmail.com>, Christina Sankey <sankeychristina@hotmail.com>, Damian Fitzgerald <damián\_fitgerald@gpsf.com>, Raffi Khatchadourian <khatchadourian.1@osu.edu>, Kelly McMeans <kelly.j.mcmeans@gmail.com>, Apt 1 Jaime <jabrust@yahoo.com>  
Bcc: Michael Garavaglia <mike@garavaglia.com>

Hello Robert,

I hope you've had a nice weekend. From our neighbor Jan's assessment, you and your wife are very reasonable people and you seem to want to be good neighbors. She suggested I contact you directly on behalf of my fellow tenants specifically because she believed that you'd continue to consider modifications in order to ensure your neighbors are happy.

Given that your new neighbors in 462 will withstand the greatest impact from your building's design, and given that seven of us never had the opportunity to express our concerns and suggest a very reasonable modification until now, I strongly urge you to explain why you would continue to rule out Modification 2.

Again, Modification 2 has no impact to your overall square footage, to the amount of light in your stairwell, nor to the depth of the 3rd floor setback. For your neighbors in 462, however, Modification 2 would mean substantially more light to our courtyard year-round, in a courtyard whose southern and western exposure to sunlight is already fully blocked by our own building. The computer models didn't take our existing southern and western exposure into account, nor did they show the impact of light on the equinox dates – which would better illustrate the reality of our concern.

Please understand that your building constructed without modifications would create a full enclosure of our courtyard, limiting us to 1 - 2 hours of sunlight per day. I'm sure you can empathize with how untenable a situation that would be for seven of your neighbors.

Please let us know when you would have time to meet and discuss our very reasonable proposal in-person or by phone so we can reach a mutually agreeable solution.

Respectfully,

Lorna and your neighbors at 462 27th Street

On Fri, Jun 20, 2014 at 5:03 PM, Robert Edmonds &lt;robert@edmondslee.com&gt; wrote:

Hi Lorna,

As part of our internal design process, we have already considered that option and ruled it out as a possibility.



Lorna Murdock <lornamurdock@gmail.com>

---

## May we please discuss your plans for 456 27th Street this weekend?

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**Robert Edmonds** <robert@edmondslee.com>

Fri, Jun 20, 2014 at 5:03 PM

To: Lorna Murdock <lornamurdock@gmail.com>

Cc: Vivian Lee <vivian@edmondslee.com>, Mitch Piazza <sainezm@yahoo.com>, Andrew Lee <werdnah122@gmail.com>, Liz Wu <elizwu@gmail.com>, Christina Sankey <sankeychristina@hotmail.com>, Damian Fitzgerald <damian\_fitzgerald@gpsf.com>, Raffi Khatchadourian <khatchadourian.1@osu.edu>, Kelly McMeans <kelly.j.mcmeans@gmail.com>, Apt 1 Jaime <jabrust@yahoo.com>

Hi Lorna,

As part of our internal design process, we have already considered that option and ruled it out as a possibility.

Best,

Robert

---

**From:** Lorna Murdock [mailto:[lornamurdock@gmail.com](mailto:lornamurdock@gmail.com)]

**Sent:** Friday, June 20, 2014 4:11 PM

[Quoted text hidden]

[Quoted text hidden]



Lorna Murdock <lornamurdock@gmail.com>

---

## Robert, when may we discuss your plans and our suggested modification for 456 27th Street?

---

**Robert Edmonds** <robert@edmondslee.com>

Sun, Jun 22, 2014 at 7:10 PM

To: Lorna Murdock <lornamurdock@gmail.com>

Cc: Vivian Lee <vivian@edmondslee.com>, Mitch Piazza <sainezm@yahoo.com>, Andrew Lee <werdnah122@gmail.com>, Liz Wu <elizwu@gmail.com>, Christina Sankey <sankeychristina@hotmail.com>, Damian Fitzgerald <damian\_fitzgerald@gpsf.com>, Raffi Khatchadourian <khatchadourian.1@osu.edu>, Kelly McMeans <kelly.j.mcmeans@gmail.com>, Apt 1 Jaime <jabrust@yahoo.com>

Lorna,

As mentioned to you on several occasions in past correspondence, our project underwent a very, very thorough review by planning department and the planning commission both which disagree with you.

We had extensive outreach and notification to of all our neighbors. The review by the planning department was comprehensive, transparent and anyone from the public had the opportunity to be heard in a public forum at the planning commission hearing.

As I have always said, we wish to continue to have open lines of communication with our neighbors, but I will not discuss this matter with you any further.

We will not agree to any modifications of our project.

Best,

Robert

**From:** Lorna Murdock [mailto:lornamurdock@gmail.com]

**Sent:** Sunday, June 22, 2014 6:42 PM

**To:** Robert Edmonds

**Cc:** Vivian Lee; Mitch Piazza; Andrew Lee; Liz Wu; Christina Sankey; Damian Fitzgerald; Raffi Khatchadourian; Kelly McMeans; Apt 1 Jaime

**Subject:** Robert, when may we discuss your plans and our suggested modification for 456 27th Street?

[Quoted text hidden]



Lorna Murdock &lt;lornamurdock@gmail.com&gt;

---

**Re: Robert, when may we discuss your plans and our suggested modification for 456 27th Street?**

---

**Lorna Murdock** <lornamurdock@gmail.com>

Mon, Jul 7, 2014 at 5:23 PM

To: Robert Edmonds &lt;robert@edmondslee.com&gt;

Cc: Vivian Lee &lt;vivian@edmondslee.com&gt;, Mitch Piazza &lt;sainezm@yahoo.com&gt;, Andrew Lee &lt;werdnah122@gmail.com&gt;, Liz Wu &lt;elizwu@gmail.com&gt;, Christina Sankey &lt;sankeychristina@hotmail.com&gt;, Damian Fitzgerald &lt;damián\_fitgerald@gpspsf.com&gt;, Raffi Khatchadourian &lt;khatchadourian.1@osu.edu&gt;, Kelly McMeans &lt;kelly.j.mcmeans@gmail.com&gt;, Apt 1 Jaime &lt;jabrust@yahoo.com&gt;

Hello again, Robert,  
I hope you and your family enjoyed the holiday weekend.

Thank you for clarifying below that you wish to continue open lines of communication with your neighbors. However, if that's truly your wish, I'm unclear why you refuse to discuss the recommendations of your eight new neighbors who did not have the chance to share our concerns during your extensive outreach in late 2012.

As you know, we've recommended very reasonable modifications to your roof line and building exterior color/material treatment, which would bring great benefit to your neighbors in 462 27th Street, and would not at all impact your total square footage or access to light.

To recap our suggestions:

- Reverse slope of the roof line along ridge line (your stairwell already drops about 3')
- Bring the roof over your staircase from center of your building to your property line so it's no higher than level of Apt 6 living room window header
- Use a skylight flush with roof line to get light into your stairwell
- Color and material of new structure should be light colored wood siding or stucco to help reflect afternoon light into 462's courtyard

In good faith we're trying to retain the open lines of communication to reach a mutual agreement about your construction plans. But if you refuse to participate in the process by objecting to real-time discussion of our wishes, you would leave us no option but to file an appeal to the building permit.

We remain open to speaking with you about our recommendations, so please let us know when we can schedule time to discuss.

Best wishes and have a nice evening,  
Lorna and your neighbors at 462 27th Street

--

Lorna Murdock

415-264-6384 mobile

<http://www.linkedin.com/in/lornamurdock>



Lorna Murdock &lt;lornamurdock@gmail.com&gt;

---

**Re: Robert, when may we discuss your plans and our suggested modification for 456 27th Street?**

---

**Robert Edmonds** <robert@edmondslee.com>

Mon, Jul 7, 2014 at 5:57 PM

To: Lorna Murdock &lt;lornamurdock@gmail.com&gt;

Cc: Vivian Lee &lt;vivian@edmondslee.com&gt;, Mitch Piazza &lt;sainezm@yahoo.com&gt;, Andrew Lee &lt;werdnah122@gmail.com&gt;, Liz Wu &lt;elizwu@gmail.com&gt;, Christina Sankey &lt;sankeychristina@hotmail.com&gt;, Damian Fitzgerald &lt;damian\_fitzgerald@gpspsf.com&gt;, Raffi Khatchadourian &lt;khatchadourian.1@osu.edu&gt;, Kelly McMeans &lt;kelly.j.mcmeans@gmail.com&gt;, Apt 1 Jaime &lt;jabrust@yahoo.com&gt;

Lorna,

It is unfortunate that you feel the need and the right to threaten my family after we have legally obtained the approval by the Planning Commission especially after you did indeed have an opportunity review the project and voice your concerns at the Planning Commission Hearing as recorded by the video clip below:

[http://sanfrancisco.granicus.com/MediaPlayer.php?view\\_id=20&clip\\_id=20172&meta\\_id=389794](http://sanfrancisco.granicus.com/MediaPlayer.php?view_id=20&clip_id=20172&meta_id=389794)

As noted, the Planning Commission, Planning Department and Residential Design Team all agreed that our proposal was reasonable and in fact a good and responsible example of in-fill housing. Our project is substantially less than what is allowed by the planning code and the height of the proposed building is already full 10'-0" lower than allowable height limit. The review process was open, transparent, comprehensive and anyone from the public including yourself had the opportunity to be heard at the planning commission hearing.

Clearly you are disappointed with the outcome of the planning commission hearing. I am sorry that you feel you need to threaten us with an appeal of the project, however, it is your prerogative as a resident of San Francisco.

I do request that you do not further harass us on this matter. You are welcome to do what is your legal right for your own benefit.



Best,

Robert

**From:** Lorna Murdock [mailto:[lornamurdock@gmail.com](mailto:lornamurdock@gmail.com)]

**Sent:** Monday, July 07, 2014 5:24 PM

**To:** Robert Edmonds

**Cc:** Vivian Lee; Mitch Piazza; Andrew Lee; Liz Wu; Christina Sankey; Damian Fitzgerald; Raffi Khatchadourian; Kelly McMeans; Apt 1 Jaime

**Subject:** Re: Robert, when may we discuss your plans and our suggested modification for 456 27th Street?

[Quoted text hidden]



Lorna Murdock &lt;lornamurdock@gmail.com&gt;

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**Re: Robert, respectfully reaching out as neighbors, re: your plans and our suggested modification for 456 27th Street?**

---

Lorna Murdock &lt;lornamurdock@gmail.com&gt;

Fri, Jul 11, 2014 at 8:24 AM

To: Robert Edmonds &lt;robert@edmondslee.com&gt;

Cc: Vivian Lee &lt;vivian@edmondslee.com&gt;, Mitch Piazza &lt;sainezm@yahoo.com&gt;, Andrew Lee &lt;werdnah122@gmail.com&gt;, Liz Wu &lt;elizwu@gmail.com&gt;, Christina Sankey &lt;sankeychristina@hotmail.com&gt;, Damian Fitzgerald &lt;damian\_fitzgerald@gpspsf.com&gt;, Raffi Khatchadourian &lt;khatchadourian.1@osu.edu&gt;, Kelly McMeans &lt;kelly.j.mcmeans@gmail.com&gt;, Apt 1 Jaime &lt;jabrust@yahoo.com&gt;

Bcc: Michael Garavaglia &lt;mike@garavaglia.com&gt;, Joe Butler &lt;joseph1butler@gmail.com&gt;

Hello Robert,

Let's kindly re-set the tone of this discussion so we both match my level of cordiality, respect and collaboration.

As your new neighbors, we're merely asking for the open lines of communication that you say you're interested in maintaining, and for the chance to share with you the feedback we were unable to share during your neighborhood outreach.

Empathize with our situation: we value the direct sunlight in our home, and have a single source for it, given that the southern and western exposure are already obstructed by the front half of our building. As an architect, you have a chance to build your dream home in a fashion that won't permanently obstruct our sole access to direct sunlight from our southeastern exposure.

A creative solution to an urban design problem is all we're requesting, and we offered a solution that not only has minimal impact to your current designs, but it also is a major compromise from our position at the Planning Commission hearing. We've met you far more than half way on our revised modification recommendations. It shouldn't be difficult for you to meet us the remaining short distance to at least dialog and arrive at a mutually agreeable solution.

As neighbors, the residents of 456 and of 462 27th Street will spend years alongside each other, and it should be the neighborly privilege of all of us to peacefully co-exist in a respectful manner. We in 462 have been extremely amicable and reasonable in our efforts to dialog with you, and we've never taken a rude or "threatening" tone.

On the contrary, it seems you express interest to keep lines of communication open while continually refusing to meet with us in-person, speak to us by phone or even consider an earnest discussion about our simple solution to a serious issue.

We each certainly have rights as citizens, but please recognize that the construction of your property is a permanent obstruction to our only source of light, so we're well within our rights to exact a compromise with you before your construction proceeds.

In the spirit of respectful neighborly collaboration and community, may we please meet to discuss the minor modifications we recommend that will have a major positive impact on our living conditions? Please let us know when you'll have time to meet and discuss.

Thank you and have a nice day,  
Lorna and your neighbors at 462 27th Street

On Mon, Jul 7, 2014 at 5:57 PM, Robert Edmonds <[robert@edmondslee.com](mailto:robert@edmondslee.com)> wrote:

Lorna,

It is unfortunate that you feel the need and the right to threaten my family after we have legally obtained the approval by the Planning Commission especially after you did indeed have an opportunity review the project and voice your concerns at the Planning Commission Hearing as recorded by the video clip below:

[http://sanfrancisco.granicus.com/MediaPlayer.php?view\\_id=20&clip\\_id=20172&meta\\_id=389794](http://sanfrancisco.granicus.com/MediaPlayer.php?view_id=20&clip_id=20172&meta_id=389794)

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Clearly you are disappointed with the outcome of the planning commission hearing. I am sorry that you feel you need to threaten us with an appeal of the project, however, it is your prerogative as a resident of San Francisco.

I do request that you do not further harass us on this matter. You are welcome to do what is your legal right for your own benefit.

Best,

Robert



Lorna Murdock &lt;lornamurdock@gmail.com&gt;

---

**Robert, respectfully reaching out as neighbors, re: your plans and our suggested modification for 456 27th Street?**

---

Lorna Murdock &lt;lornamurdock@gmail.com&gt;

Wed, Sep 17, 2014 at 10:14 PM

To: Robert Edmonds &lt;robert@edmondslee.com&gt;

Cc: Vivian Lee &lt;vivian@edmondslee.com&gt;, Andrew Lee &lt;werdnah122@gmail.com&gt;, Liz Wu &lt;elizwu@gmail.com&gt;, Christina Sankey &lt;sankeychristina@hotmail.com&gt;, Damian Fitzgerald &lt;damian\_fitzgerald@gpspsf.com&gt;

Bcc: Mitch Piazza &lt;sainezm@yahoo.com&gt;, Joe Butler &lt;fjoseph1butler@gmail.com&gt;

Hello Robert,

We trust you've been doing well. We haven't gotten a reply to our request below, so we're reaching out again as your neighbors, to express concerns and a constructive recommendation about your building design.

We know that the Board of Permit Appeals encourages all parties to work out our differences among ourselves, and we'd prefer to discuss our concerns and modification ideas with you directly rather than file an appeal.

So once again, in the spirit of respectful neighborly collaboration and community, may we please meet this week to discuss the minor modifications we recommend? Our modifications will have a major positive impact on our living conditions, and will have no impact to your square footage.

Please let us know when you'll have time to meet and discuss this week so we can avoid filing a permit appeal.

Kind regards,

Lorna and your neighbors at 462 27th Street

On Fri, Jul 11, 2014 at 8:24 AM, Lorna Murdock &lt;lornamurdock@gmail.com&gt; wrote:

Hello Robert,

Let's kindly re-set the tone of this discussion so we both match my level of cordiality, respect and collaboration.

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Lorna and your neighbors at 462 27th Street

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[http://sanfrancisco.granicus.com/MediaPlayer.php?view\\_id=20&clip\\_id=20172&meta\\_id=389794](http://sanfrancisco.granicus.com/MediaPlayer.php?view_id=20&clip_id=20172&meta_id=389794)

As noted, the Planning Commission, Planning Department and Residential Design Team all agreed that our proposal was reasonable and in fact a good and responsible example of in-fill housing. Our project is substantially less than what is allowed by the planning code and the height of the proposed building is already full 10'-0" lower than allowable height limit. The review process was open, transparent, comprehensive and anyone from the public including yourself had the opportunity to be heard at the planning commission hearing.

Clearly you are disappointed with the outcome of the planning commission hearing. I am sorry that you feel you need to threaten us with an appeal of the project, however, it is your prerogative as a resident of San Francisco.



Lorna Murdock <lornamurdock@gmail.com>

---

## Robert, respectfully reaching out as neighbors, re: your plans and our suggested modification for 456 27th Street?

---

**Robert Edmonds** <robert@edmondslee.com>

Thu, Sep 18, 2014 at 3:19 PM

To: Lorna Murdock <lornamurdock@gmail.com>

Cc: Vivian Lee <vivian@edmondslee.com>, Andrew Lee <werdnah122@gmail.com>, Liz Wu <elizwu@gmail.com>, Christina Sankey <sankeychristina@hotmail.com>, Damian Fitzgerald <damian\_fitzgerald@gpspsf.com>

Lorna,

We are willing to construct the property line wall in a light color, but will otherwise proceed in accordance with the Planning Commission approval.

Best,

Robert

**From:** Lorna Murdock [mailto:[lornamurdock@gmail.com](mailto:lornamurdock@gmail.com)]

**Sent:** Wednesday, September 17, 2014 10:15 PM

**To:** Robert Edmonds

**Cc:** Vivian Lee; Andrew Lee; Liz Wu; Christina Sankey; Damian Fitzgerald

**Subject:** Robert, respectfully reaching out as neighbors, re: your plans and our suggested modification for 456 27th Street?

[Quoted text hidden]

# EXHIBIT G



Lorna Murdock <lornamurdock@gmail.com>

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## FW: RE: Roof

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Mitchelle Sainez <sainezm@yahoo.com>  
To: Lorna Murdock <lornamurdock@gmail.com>

Sat, Nov 15, 2014 at 7:46 PM

Sent from Yahoo Mail for iPhone

----- Begin Forwarded Message -----

**From:** Robert Edmonds<'robert@edmondslee.com'>  
**Date:** Nov 13, 2014, 4:32:53 PM  
**To:** 'Mitchelle Sainez'<'sainezm@yahoo.com'>  
**CC:** 'Vivian Lee'<'vivian@edmondslee.com'>, David Silverman<'dsilverman@reubenlaw.com'>  
**Subject:** RE: Roof

Mitchelle,

In the next few days, we will be sending you an agreement from our lawyer that will outline the terms for which you will be allowed access to our property for scaffolding.

Upon your review and provided that you agree to the terms, we will grant you access to our property to erect your scaffolding.

Best,

Robert

---

**From:** Mitchelle Sainez [mailto:sainezm@yahoo.com]  
**Sent:** Thursday, November 13, 2014 8:51 AM  
**To:** Robert Edmonds  
**Cc:** Vivian Lee  
**Subject:** Re: Roof

Good morning,

After our conversation several weeks ago where you would not allow us access to put the scaffolds so I can repair the termite issue my building has. I was told through an organization that I can schedule a mediation. Is that something that you would be open to? I feel you are attempting to extort me by not allowing me to access your property unless I write you a letter in agreement of your addition so you can present that to the hearing scheduled next month. It is not very neighborly of you to work this way with me when you will need access to my property when you will be doing your addition. If you decide not to

work with me, I plan to go to the city and see what my options are. Please let me know if you are open to discuss this matter further.

Best,

Mitchelle

On Tuesday, October 28, 2014 4:44 PM, Robert Edmonds <robert@edmondslee.com> wrote:

No problem. Call me at 7:30.

Best,

Robert

Sent from my iPhone

On Oct 28, 2014, at 4:39 PM, Michelle Sainez <sainezm@yahoo.com> wrote:

I hate to be difficult but at 6:00 I'll be taking a class at the gym, if your not available can I call you around 7:30 when I'm out of the class?

Thanks,  
Michelle

On Tuesday, October 28, 2014 4:34 PM, Robert Edmonds <robert@edmondslee.com> wrote:

Great.

I may still be in a meeting, but call me anyway. If I can't take your call, I will call you back before 6:00 pm.

Best,

Robert

Sent from my iPhone

On Oct 28, 2014, at 4:30 PM, Michelle Sainez <sainezm@yahoo.com> wrote:

Sure, can I call you when I'm off around 5:30?

On Tuesday, October 28, 2014 4:25 PM, Robert Edmonds <robert@edmondslee.com> wrote:

Mitchelle,

I have some additional thoughts regarding your scaffolding.

Is there a time that is convenient when we can speak by phone?



Thanks.

Best,

Robert

---

**From:** Robert Edmonds [mailto:robert@edmondslee.com]

**Sent:** Monday, October 27, 2014 9:22 AM

**To:** 'Mitchelle Sainez'; 'Vivian Lee'

**Subject:** RE: Roof

Mitchelle,

I received a phone call from our nanny today that your workers were trying to access our property to erect scaffolding.

Please note that you do NOT have permission to access or erect scaffolding on our property since you have not replied to my previous email or provided the requested information.

Per my previous email, I am happy to discuss this matter with you in person or by phone. My cell number is [415-318-6468](tel:415-318-6468).

Best,

Robert

---

**From:** Robert Edmonds [mailto:robert@edmondslee.com]

**Sent:** Thursday, July 03, 2014 12:44 PM

**To:** 'Mitchelle Sainez'; 'Vivian Lee'

**Subject:** RE: Roof

Hi Mitchelle,

Since this is the city and buildings are built relatively close to each other, it is reasonable to expect that access to adjacent properties may be needed from time-to-time for maintenance reasons. So in general, we are fine with providing you access to erect scaffolding on our property.

Before we give you permission, however, I will need you to provide me the following:

1. Where exactly will the scaffolding be located?

2. How long will the scaffolding be erected?

3. What are the names and contact information of your contractors and/or roofing company?

4. Both the contractor and/or roofing company will need to provide us with insurance certificates indicating their insurance coverage limits and also listing Robert Edmonds and Vivian Lee as additionally insured.

I am happy to meet with you and/or your contractor in person if that will be helpful.

Best,

Robert

---

**From:** Michelle Sainez [mailto:sainezm@yahoo.com]

**Sent:** Thursday, July 03, 2014 7:18 AM

**To:** Vivian Lee; Robert Edmonds

**Subject:** Roof

Good morning,

I am the owner of 462 27th Street. We have a leak in our roof that is affecting one of our tenants and need to have a part of it replaced. May we have permission to put scaffolds that would have to be put on your side of your property in order to have the roof replaced?

Thanks,

Mitchelle Piazza

# EXHIBIT H

I Damian Fitzgerald live at unit 4, 462, 27<sup>th</sup> St  
and share Lorna Murdock's concerns about the proposed construction plans for  
456 27<sup>th</sup> Street. I support her appeal of the related construction permit.

Signed by:



Date:

11/17/14

Print Name:

DAMIAN FITZGERALD

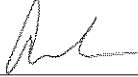
I Christina Sankey live at Unit 4, 462 27<sup>th</sup> Street  
and share Lorna Murdock's concerns about the proposed construction plans for  
456 27<sup>th</sup> Street. I support her appeal of the related construction permit.

Signed by: Sankey

Date: 11 / 17 / 14

Print Name: CHRISTINA SANKEY

I Andrew Lee & Elizabeth Wu live at 462 27<sup>th</sup> St, Apt 3  
and share Lorna Murdock's concerns about the proposed construction plans for  
456 27<sup>th</sup> Street. I support her appeal of the related construction permit.

Signed by: 

Date: 11/18/14

Print Name: Andrew Lee

I WENDY BERTRAND live at 478 27<sup>th</sup> STREET SE  
and share Lorna Murdock's concerns about the proposed construction plans for  
456 27<sup>th</sup> Street. I support her appeal of the related construction permit.

Signed by: Wendy Bertrand  
Print Name: WENDY BERTRAND  
owner.

Date: Nov 15, 2014

I TANYA NAKHIMOVSKY live at 478 X 27th Street  
and share Lorna Murdock's concerns for light reduction about the proposed  
construction plans for 456 27<sup>th</sup> Street. I support her appeal of the related  
construction permit.

Signed by: Tanya Nakhimovsky Date: 11/17/2014  
Print Name: \_\_\_\_\_

I Kate Bourdon live at 2147 Castro Street and share Lorna Murdock's concerns about the proposed construction plans for 456 27<sup>th</sup> Street. I support her appeal of the related construction permit.

Signed by: Kate Bourdon

Date: 11/17/2014

Print Name: Kate Bourdon



I, Mark Dobbrow, live at 579 Connecticut Street, San Francisco 94107, and I share Lorna Murdock's concerns about the proposed construction plans for 456 27<sup>th</sup> Street. I support her appeal of the related construction permit.

Signed by: Mark Dobbrow

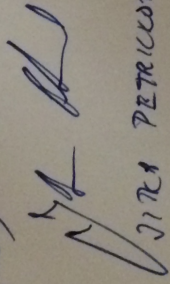
Date: November 17, 2014

Print Name: Mark Dobbrow

I VIRICA PETRICKOVA LIVE AT 2030 VALLEJO  
#808, SAN FRANCISCO AND SHARE LORNA HURDLOCK'S  
CONCERNS ABOUT THE PROPOSED CONSTRUCTION PLANS  
FOR 456 27<sup>th</sup> STREET. I SUPPORT HER APPEAL  
OF THE RELATED CONSTRUCTION PERMIT.

SIGNED

BY




VIRICA PETRICKOVA

11/15/14

Hello:

I Maha Hermes live at 525 Mandana Blvd., 310, Oakland, CA and share Lorna Murdock's concerns about the proposed construction plans for 456 27<sup>th</sup> Street. I support her appeal of the related construction permit.

Signed by:  \_\_\_\_\_

Date: November 17, 2014

Print Name: Maha Hermes

I William R. Duff live at 120 Legend Road, San Anselmo, CA 94960 and share Lorna Murdock's concerns about the proposed construction plans for 456 27<sup>th</sup> Street. I support her appeal of the related construction permit.

Signed by:  Date: 11/17/14

Print Name: William R. Duff

I Mary Ellen Warner live at 1330 Alma Ave #303 94596  
and share Lorna Murdock's concerns about the proposed construction plans for  
456 27<sup>th</sup> Street. I support her appeal of the related construction permit.

Signed by: Mary Ellen Warner

Date: 11/17/2014

Print Name: Mary Ellen Warner

**PROJECT SPONSOR'S BRIEF IN OPPOSITION TO  
APPEAL #: 14-170**



**Property: 456 27<sup>th</sup> Street (Block 6580, Lot 018)**

**Building Permit No.: 2013.03.11.1903S**

**Project Sponsors:**

**Robert Edmonds and Vivian Lee, Owner-Occupants**

**Hearing Date: December 10, 2014**

*Attorneys for Project Sponsors:*

---

**REUBEN, JUNIUS & ROSE, LLP**

One Bush Street, Suite 600 San Francisco, CA 94104  
t] 415 567 9000 f] 415 399 9480