



# SAN FRANCISCO PLANNING DEPARTMENT

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## Discretionary Review Abbreviated Analysis

HEARING DATE: JANUARY 20, 2011

*Date:* January 13, 2011  
*Case No.:* 2010.0372DD  
*Project Address:* 479 DOUGLASS STREET  
*Permit Application:* 2010.04.20.0625  
*Zoning:* RH-2 (Residential, House, Two-Family)  
40-X Height and Bulk District  
*Block/Lot:* 2749/026  
*Project Sponsor:* William Pashelinsky  
1937 Hayes Street  
San Francisco, CA 94117  
*Staff Contact:* Michael Smith – (415) 558-6322  
[michael.e.smith@sfgov.org](mailto:michael.e.smith@sfgov.org)  
*Recommendation:* **Do not take DR and approve as proposed**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The proposal is to raise the entire building approximately two-feet to create habitable area at the ground floor and construct a three-story addition at the rear of the building. The addition will have a flat roof that is set back 16'-6" from the front of the existing gabled roof. The rear addition will be partially setback from the north side property line and the rear 15-feet of the addition will be one-story with a roof deck on top and set back 3'-6" from the south side property line. The second and third floors of the addition will be set back eight-feet from the north side property line. The addition will have a modern vocabulary that contrasts with the existing building.

### SITE DESCRIPTION AND PRESENT USE

The subject property is a down sloping lot that measures 25 feet in width and 130 feet in depth and is improved with a single-family dwelling that was constructed in 1907. City records indicate that the building is legally a single-family dwelling even though it was illegally used as a two-family dwelling for several years. The upper dwelling is currently tenant occupied. The ground floor is undeveloped. According to information provided by the sponsor the building measures 1,610 square-feet. The existing rear yard measures over 85 feet in depth.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

479 Douglass Street is located on the east side of the street between 20<sup>th</sup> and 21<sup>st</sup> Streets in the Eureka Valley neighborhood, just north of the Noe Valley neighborhood. The neighborhood is architecturally mixed but Edwardian/Victorian architecture is the most predominant design influence. There are 22 buildings on the subject block face, a mix of one- and two-family dwellings that are one to three stories in height. Douglass Street is a divided roadway at the subject block. There is a steep retaining wall separating the upper portion of the roadway from the lower (subject) portion.

**BUILDING PERMIT NOTIFICATION**

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	September 15, 2010 – October 15, 2010	October 14, 2010	January 20, 2011	66 days

**HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	January 10, 2010	January 6, 2010	14 days
Mailed Notice	10 days	January 10, 2010	January 6, 2010	14 days

**PUBLIC COMMENT**

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

Early in the review process the Department received letters of opposition from Upper Noe Neighbors and the Eureka Valley Neighborhood Association.

The property owner has signed agreements from his adjacent neighbors to the north and south. The adjacent neighbors, one of whom was represented by attorney, Steve Williams, agreed not to oppose the project as a result of the agreement. The details of the agreement have not been disclosed to staff.

**DR REQUESTOR**

1. Susan Lally and Priscilla Botsford, 382 Eureka Street, located behind the property to the east.
2. Leslie Terzian Markoff, 469 Douglass Street, located three properties to the north.

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

1. Lally and Botsford are concerned that the project will adversely impact the mid-block open space and in particular the adjacent properties to the north and south, the project removes affordable housing, and the project would remove too much historic material from the existing building. To address their concerns they suggest reducing the building depth to the average depth of the adjacent buildings.

2. Markoff is concerned that the project will adversely impact the mid-block open space, remove affordable housing, and that the modern design is incompatible with the neighborhood. She suggests reducing the building depth to the average depth of the adjacent buildings with 10-15 foot setbacks at the rear upper floors and the one story extension should not extend deeper than the adjacent building to the south.

## **PROJECT SPONSOR’S RESPONSE TO DR APPLICATION**

Shortly before the discretionary review was requested the sponsor reached an agreement with the adjacent neighbors. The current plans reflect the changes that were made as part of the agreement.

## **ENVIRONMENTAL REVIEW**

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

## **RESIDENTIAL DESIGN TEAM REVIEW**

The Residential Design Team reviewed the project and determined that it complied with the Residential Design Guidelines because the additional building depth was stacked against the deeper building. Furthermore, the one-story portion of the building that extends beyond the adjacent building’s rear wall is neither uncharacteristically deep at 15 feet or tall at 10 feet compared to the other buildings that define the mid-block open space.

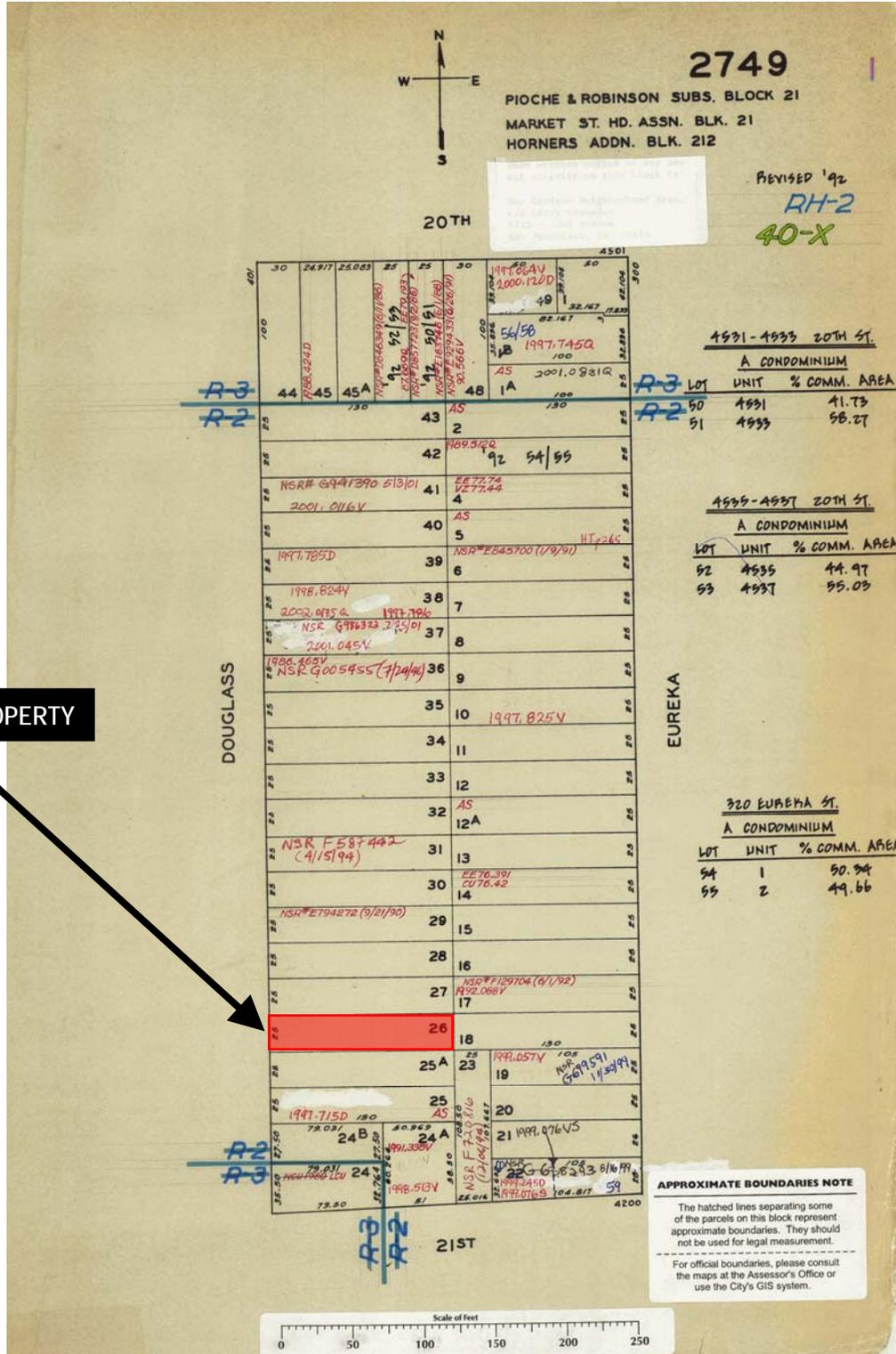
**Under the Commission’s pending DR Reform Legislation, this project would not be referred to the Commission as this project does not contain or create any exceptional or extraordinary circumstances.**

<b>RECOMMENDATION:</b> <b>Do not take DR and approve project as proposed</b>
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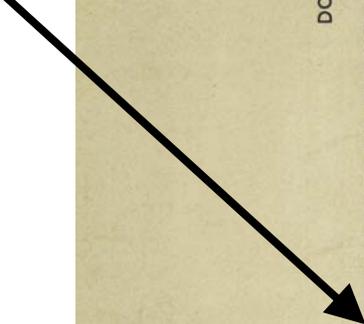
### **Attachments:**

- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Section 311 Notice
- DR Applications
- Response to DR Applications (including)
  - Context Photographs
  - Renderings
  - Reduced Plans
  - Environmental Determination

# Parcel Map

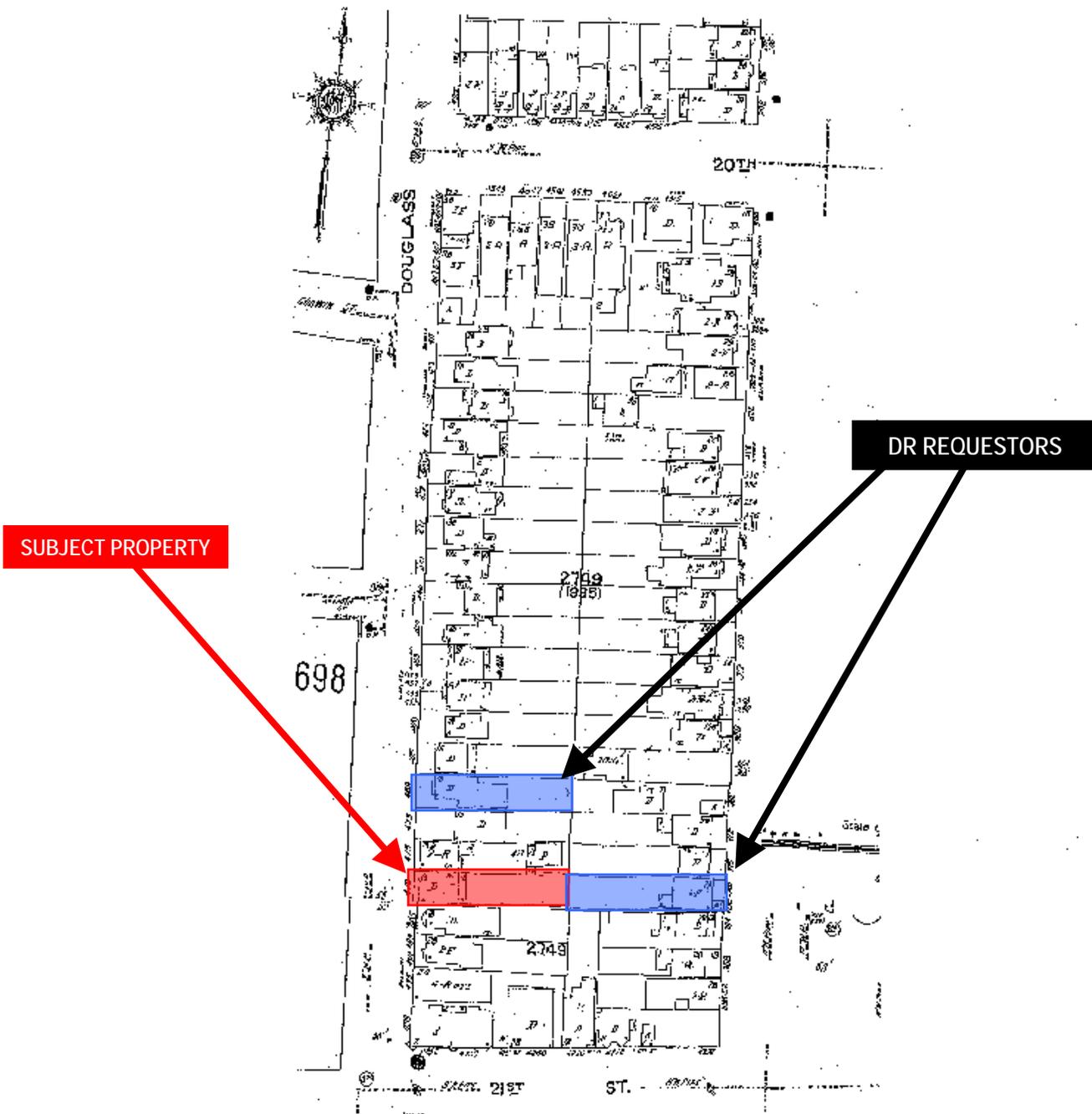


**SUBJECT PROPERTY**



Discretionary Review Hearing  
Case No. 2010.0372DD  
479 Douglass Street

# Sanborn Map\*



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



Discretionary Review Hearing  
Case No. 2010.0372DD  
479 Douglass Street

# Aerial Photo

SUBJECT PROPERTY



DR REQUESTORS



# Aerial Photo



SUBJECT PROPERTY

DR REQUESTORS



# Aerial Photo



**SUBJECT PROPERTY**

**DR REQUESTORS**



Discretionary Review Hearing  
Case No. 2010.0372DD  
479 Douglass Street



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **April 20, 2010**, the Applicant named below filed Building Permit Application No. **2010.04.20.0625** (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	<b>William Pashelinsky</b>	Project Address:	<b>479 Douglass Street</b>
Address:	<b>1937 Hayes Street</b>	Cross Streets:	<b>between 20<sup>th</sup> and 21<sup>st</sup> Sts.</b>
City, State:	<b>San Francisco, CA 94117</b>	Assessor's Block /Lot No.:	<b>2749/026</b>
Telephone:	<b>(415) 379.3676</b>	Zoning Districts:	<b>RH-2 /40-X</b>

Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as possible. If your concerns are unresolved, you can request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

PROJECT SCOPE			
<input type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION	or <input checked="" type="checkbox"/> ALTERATION
<input checked="" type="checkbox"/> VERTICAL EXTENSION		<input type="checkbox"/> CHANGE # OF DWELLING UNITS	<input type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE)	<input checked="" type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
FRONT SETBACK .....	6 feet, 5 inches .....	No Change
BUILDING DEPTH .....	38 feet .....	77 feet
BUILDING DEPTH (including rear deck) .....	45 feet .....	N/A
REAR YARD (measured to rear bldg. wall) .....	85 feet, 7 inches .....	46 feet, 6 inches
HEIGHT OF BUILDING .....	28 feet .....	30 feet
NUMBER OF STORIES .....	2 over garage .....	No Change
NUMBER OF DWELLING UNITS .....	1 .....	No Change
NUMBER OF OFF-STREET PARKING SPACES .....	1 .....	No Change

### PROJECT DESCRIPTION

The proposal is to raise the building approximately two-feet and construct a three-story addition at the rear of the building. The addition will have a flat roof that is set back 16'-6" from the front of the existing gabled roof. The rear addition will be partially setback from the north side property line and the rear 15-feet of the addition will be one-story with a roof deck on top and set back 3'-6" from the south side property line. The second and third floors of the addition will be set back eight-feet from the north side property line. The addition will have a modern vocabulary that contrasts the existing building. See attached plans.

PLANNER'S NAME: **Michael Smith**  
 PHONE NUMBER: **(415) 558-6322**  
 EMAIL: **michael.e.smith@sfgov.org**

DATE OF THIS NOTICE: **9-15-10**  
 EXPIRATION DATE: **10-15-10**

# NOTICE OF BUILDING PERMIT APPLICATION GENERAL INFORMATION ABOUT PROCEDURES

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

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

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

1. Seek a meeting with the project sponsor and the architect to get more information, and to explain the project's impact on you and to seek changes in the plans.
2. **Call the nonprofit organization Community Boards at (415) 920-3820.** They are specialists in conflict resolution through mediation and can often help resolve substantial disagreement in the permitting process so that no further action is necessary.
3. Where you have attempted, through the use of the above steps, or other means, to address potential problems without success, call the assigned project planner whose name and phone number are shown at the lower left corner on the reverse side of this notice, to review your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects, which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission over the permit application, you must make such request **within 30 days of this notice, prior to the Expiration Date shown on the reverse side**, by completing an application (available at the **Planning Department, 1660 Mission Street, 1st Floor**, or **on-line at [www.sfgov.org/planning](http://www.sfgov.org/planning)**). You must submit the application to the **Planning Information Center during the hours between 8:00 a.m. and 5:00 p.m.**, with all required materials, and a check for **\$500.00, for each Discretionary Review request payable to the Planning Department.** If the project includes multi building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.**

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

## BOARD OF APPEALS

An appeal of the approval (or denial) of the permit application by the Planning Department or Planning Commission may be made to the **Board of Appeals within 15 days** after the permit is issued (or denied) by the Superintendent of the Department of Building Inspection. Submit an application form in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304.** For further information about appeals to the Board of Appeals, including their current fees, **contact the Board of Appeals at (415) 575-6880.**



4. Actions Prior to a Discretionary Review Request

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

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

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

The process has been slow to produce any changes to the actual plans. We have seen a few changes this week, but it is unclear whether they address concerns. The height information has been confusing, missing and erroneous. The depth of the addition, as well as the bulk, remains too large.

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# Discretionary Review Request

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

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

Please See Attached

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

Please See Attached

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

Please See Attached

# Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature:       Susan Lally      

Date:       10/15/10      

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

      Susan Lally        
 Owner /  Authorized Agent (circle one)

## Discretionary Review Request Application – 479 Douglass Street

### 1. What are the reasons for requesting Discretionary Review?

The project proposes to take a 1907 house that has remained largely in-tact for a century, demolish nearly 100% of its interior, demolish 35% of its exterior, raise the house, add over 100% square footage, including a large, two-car garage. MEA has labeled this an “historical resource”. I believe that this will cause a significant adverse affect to an historical resource.

Further, the scale of the project dwarfs its two neighbors, and does not meet the letter or the spirit of the residential design guidelines. The depth of the building extends 40+ feet beyond its neighbor to the north, and 10 feet beyond its neighbor to the south.

The project also goes against the general plan, and removes 2 affordable housing units from the rental market. One 80 year old tenant will be evicted in this process. He has lived in the house for several decades.

The huge expansion is completely inappropriate for this small, modest historical resource, and it is wrong for the neighborhood.

### 2. The Residential Design Guidelines...

The depth of the building reflected in the plans for 479 Douglass is much greater than both houses that surround it. When houses build out so much further than the houses that surround it, there are negative consequences, including a reduction of light, air and privacy. These are things that are specifically called out in the Residential Design Guidelines. David Leash (owner of the property to the north) is particularly prone to this due to the modest size of his house. Peter Grady (the property owner to the south) has expressed great concerns about seeing what effectively amounts to a 3-story wall line along his property line to the north.

Additionally, a large 3-story rear yard addition would result in the loss of access to the rear yard open space. The large green space at the rear of the homes fronting on Douglass, and in the rear of the Eureka street homes, has been identified as a valued asset, and neighbors have gone to great lengths to protect it.

### 3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above (in question B1)?

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Simply put, the project must be further evaluated and reduced to be compatible with the neighborhood.

We request changes to bring the depth of the building to the average of its surrounding homes. We really would like to see the guidelines adhered to in this case such that the new depth matches the average. The depth is, in large part, caused by inefficiencies caused by the need for a huge 2-car garage with a single door entrance. There are also multiple inefficient uses of space that have caused the bulk. Mr Fowler's explanation is that he designed the building to the maximum envelope, and retrofit an interior design to it. The odds of this approach yielding a house that is compatible with its surroundings, or respecting the historical resource that it is attempting to alter, are quite slim.

The project needs to go back to basics on size, scale and treatment of the small 1907 home.

CASE NUMBER:  
For Staff Use only

# Discretionary Review Application Submittal Checklist

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

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

**NOTES:**

- Required Material.
- Optional Material.
- Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

For Department Use Only

Application received by Planning Department:

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

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

10.03720



**SAN FRANCISCO  
PLANNING  
DEPARTMENT**

**FOR MORE INFORMATION:  
Call or visit the San Francisco Planning Department**

**Central Reception**  
1650 Mission Street, Suite 400  
San Francisco CA 94103-2479

TEL: **415.558.6378**  
FAX: **415 558-6409**  
WEB: **<http://www.sfplanning.org>**

**Planning Information Center (PIC)**  
1660 Mission Street, First Floor  
San Francisco CA 94103-2479

TEL: **415.558.6377**  
*Planning staff are available by phone and at the PIC counter.  
No appointment is necessary.*

Discretionary Review Application

Page 1 of 3

APPLICATION REQUESTING DISCRETIONARY REVIEW ("D.R.")

This application is for projects where there are exceptional and extraordinary circumstances that justify further consideration, even though the project already meets requirements of the Planning Code, City General Plan and Priority Policies of the Planning Code.

RECEIVED  
OCT 15 2010  
CITY & COUNTY OF S.F.  
PLANNING DEPARTMENT  
PTC

D.R. Applicant's Name Leslie Terrian Markoff Telephone No : (415) 285-5177

D.R. Applicant's Address 469 Douglass Street  
Number & Street (Apt. #)

San Francisco, CA 94114  
City Zip Code

D.R. Applicant's telephone number (for Planning Department to contact): (415) 386-4905  
If you are acting as the agent for another person(s) in making this request please indicate the name and address of that person(s) (if applicable):

Name \_\_\_\_\_ Telephone No: \_\_\_\_\_

Address: \_\_\_\_\_  
Number & Street (Apt. #)

\_\_\_\_\_  
City Zip Code

Address of the property that you are requesting the Commission consider under the Discretionary Review: 479 Douglass Street

Name and phone number of the property owner who is doing the project on which you are requesting

D.R.: Steven Fowler (415) 359-1890

Building Permit Application Number of the project for which you are requesting

D.R.: 201004200625 (Alteration)

Where is your property located in relation to the permit applicant's property?

~~Directly to the east across 27<sup>th</sup> Avenue~~

*TWO LOTS TO THE NORTH  
469 DOUGLASS*

**A. ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST**

Citizens should make very effort to resolve disputes before requesting D.R. Listed below are a variety of ways and resources to help this happen.

1. Have you discussed this project with the permit applicant? Yes
2. Did you discuss the project with the Planning Department permit review planner? Yes
3. Did you participate in outside mediation on this case? No
4. If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the results, including any changes that were made to the proposed project so far.

We understand small setbacks and changes have been made. These do not address the overall inappropriate size of the proposed addition.

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**B. DISCRETIONARY REVIEW REQUEST**

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

The project is opposed by nearly all neighbors and the neighborhood organizations also oppose this project:---Eureka Valley Neighborhood Association; Upper Noe Neighbors; Eureka Heights Neighborhood Association. We think the proposed "addition" is completely out of scale with anything in the neighborhood and will create by far the largest single family building on the block. This is a historic and intact block and the proposed three level addition into the rear yard is a incompatible design idea and creates the impression of even greater bulk and size for the new building. The entire design is wrong for our neighborhood. The project destroys affordable housing as the current building is a two unit (occupied by a protected elderly tenant)

2. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

Negative impacts include loss of light and loss of access to the rear yard open space. The large green space at the rear of the homes fronting on Douglass should be protected from such an intrusion. It is inappropriate to build such a large structure into this area and to expand the building to more than twice its present size. Shadow and over whelming bulk and size are negative impact on entire neighborhood. The addition of a 2000 square foot 'extension' into the rear yard will make the building stick out like a sore thumb.

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above (in question B1)?

The size of this addition must be reduced to have some compatibility with the neighborhood. As a long time resident of the neighborhood I am deeply offended by this design and stark modern look of the rear yard extension. The expansion to the rear is inappropriate and impacts the light. The project must be further reduced to be compatible with the neighborhood.

The addition should be no greater than the average depth between the 2 neighboring properties (475 and 485 Douglass St) which is indicated as a "minimum standard" in the Residential Design Checklist. If this standard is not invoked in this extreme instance, when will it be used? In no case, should *any* construction go beyond 485 Douglass (including the "pop-out") or if it does, the extension must be minimized. No other building in the row has such a feature. There should be substantial setbacks, 10 or 15 feet, at the upper floors at the eastern end(s) of the addition—not ZERO as is currently proposed at the all floors. In order to not block all light to 475 there should be substantial setbacks on 2nd floor and greater setback on 3rd floor facing 475.

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Discretionary Review Application  
Page 3 of 3

Please write (in ink) or type your answers on this form. Please feel free to attach additional sheets to this form to continue with any additional information that does not fit on this form.

**CHECKLIST FOR APPLICANT:**

Indicate which of the following are included with this Application:

**REQUIRED:**

- Check made payable to Planning Department (see current fee schedule).
- Address list for nearby property owners, in label format, plus photocopy of labels.
- Letter of authorization for representative/agent of D.R. applicant (if applicable).
- Photocopy of this completed application.

**OPTIONAL:**

- Photographs that illustrate your concerns.
- Covenants or Deed Restrictions.
- Other Items (specify).

**File this objection in person at the Planning Information Center.** If you have questions about this form, please contact Information Center Staff from 8 a.m. to 5 p.m., Monday to Friday.

**Plan to attend the Planning Commission public hearing which must be scheduled after the close of the public notification period for the permit.**

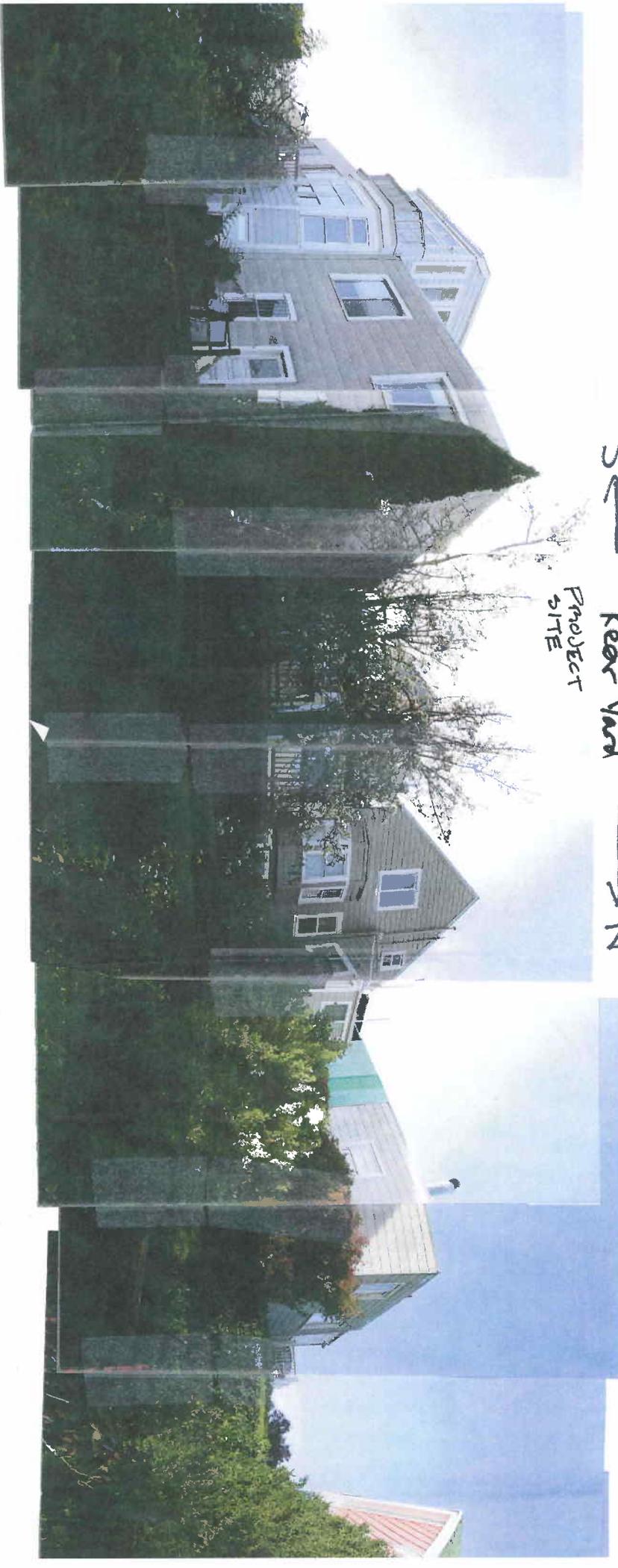
Signed

  
\_\_\_\_\_  
Leslie Terlan Markoff --Applicant

Date: October 15, 2010

10.03720





S ←

Rear Yard

→ N

PROJECT  
SITE

**GENERAL NOTES:**

**INTENT OF DOCUMENTS:**

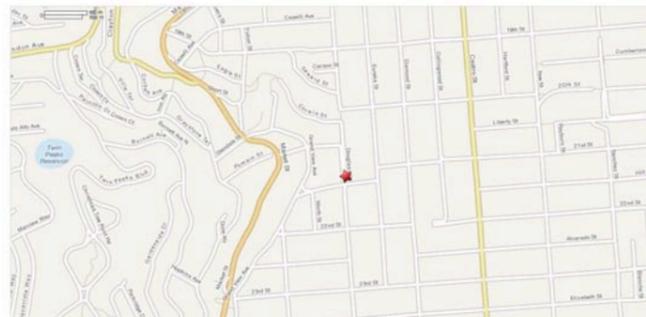
It is the intent of these Contract Documents to establish a high quality of material and workmanship, but not necessarily to note and call for every last item of work to be done. Any item not specifically covered but deemed necessary for satisfactory completion of the work shall be accomplished by the Contractor in a manner consistent with the quality of the work without additional cost to the Owner. All materials and methods of installation shall be in accordance with industry standards and manufacturers recommendations.

A. All materials and workmanship shall conform to the requirements of the following codes and regulations and any other local and state laws and regulations:

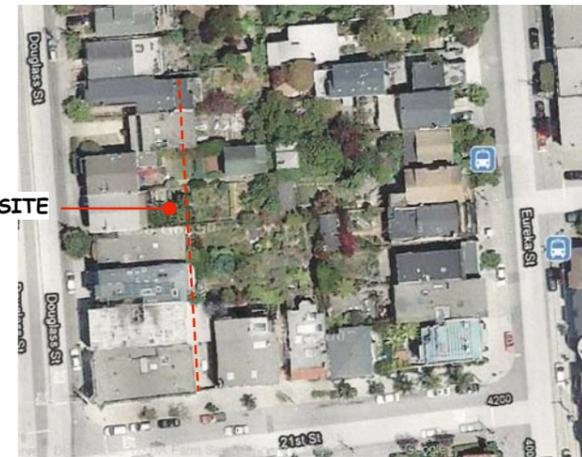
- California Building Code 2007 Edition and the San Francisco Amendments 2007 Edition
- California Fire Code 2007 Edition
- California Plumbing Code 2007 Edition
- California Electrical Code 2007 Edition
- California Mechanical Code 2007 Edition

Verify all existing conditions and dimensions at the project site. Notify the Architect and/or Engineer of any discrepancies before beginning construction.

- B. Provide adequate and proper shoring and bracing to maintain safe conditions at all times. The contractor shall be solely responsible for providing adequate shoring and bracing as required for protection of life and property during the construction of the project.
- C. At all times the Contractor shall be solely and completely responsible for all conditions at the jobsite, including safety of persons and property, and all necessary independent engineering reviews of these conditions. The Architects jobsite reviews are not intended nor shall they be construed to include a review of the adequacy of the contractors safety measures.
- D. Unless otherwise shown or noted, all typical details shall used where applicable.
- E. All details shall be construed typical at similar conditions.
- F. All Drawing conflicts shall be brought to the attention of the Architect and/or Consulting Engineer for clarification before work proceeds.
- G. The Contractor shall supply all labor, materials, equipment and services, including water and power, necessary for the proper execution of the work shown on these drawings. All materials shall be new and workmanship shall be good quality. All workman and subcontractors shall be skilled in their trade. Any inspections, special or otherwise, that are required by the building codes, local building departments, on these plans shall be done by an independent inspection company.
- H. Finishes: Replace patch, repair and refinish all existing surfaces affected by the new work. All new finishes shall match the adjacent surface, all surfaces shall align.
- I. The General Contractor shall visit the site and familiarize themselves with the existing site conditions prior to finalizing of any proposal to the owner. The general Contractor shall be responsible to inform the owner or Architect of potential existing conditions that need to be addressed and or modified in order to complete the work as herein described in these Drawings.
- J. The General Contractor shall be responsible for all means and methods of construction including but not limited to leveling, shimming, and blocking. The General Contractor shall make specific note of such items that can not be known prior to the commencement of construction.



**VICINITY MAP**



**SUBJECT SITE**

**AERIAL VIEW**

**DRAWING INDEX:**

- A 1.01 SITE AND ROOF PLAN, GENERAL NOTES, AND DRAWING INDEX
- A 1.02 NEW SITE AND ROOF PLAN
- A 1.03 EXISTING SITE AND ROOF PLAN
- A 2.01 EXISTING PLANS
- A 2.02 NEW PLANS
- A 3.01 EXTERIOR ELEVATIONS EXISTING
- A 3.02 EXTERIOR ELEVATIONS NEW
- A 4.01 BUILDING SECTIONS

**PROJECT INFORMATION:**

ZONING: RH-2  
 OCCUPANCY R-3  
 EXISTING USE: SINGLE FAMILY RESIDENCE  
 PROPOSED USE: SINGLE FAMILY RESIDENCE  
 CONSTRUCTION TYPE CURRENT: 5-B  
 CONSTRUCTION TYPE PROPOSED: 5-B  
 3 FLOORS CURRENT AND PROPOSED  
 OCCUPANCY: R-3 CURRENT AND PROPOSED  
 BLOCK 2749-LOT 026  
 SCOPE OF WORK:

RAISE EXISTING BUILDING 1'-11 1/4".  
 3 STORY HORIZONTAL EXTENSION AT REAR.  
 ROOF DECK ABOVE 1 STORY ADDITION AT REAR.  
 NEW BATHROOM, STUDY, AND GUESTROOM AT 1ST FLOOR.  
 NEW KITCHEN AND VANITY AT 2ND FLOOR.  
 NEW STAIR FROM 1ST TO 2ND FLOOR.  
 NEW STAIR FROM 2ND TO 3RD FLOOR.  
 2 NEW BATHROOMS AND RENOVATION OF EXISTING BATHROOM AT 3RD FLOOR.  
 NEW MASTER BEDROOM SUITE AT 3RD FLOOR.  
 ALTERATIONS TO FRONT BEDROOM AT THE 3RD FLOOR.  
 NEW ENTRY STAIR AND RAISED DRIVEWAY AT FRONT.  
 NEW PATIO AT REAR (LESS THAN 30 INCHES FROM GRADE).

**PROJECT SIZE**

EXISTING	PROPOSED
HABITABLE: 1,610 SQ FT	HABITABLE: 2,830 SQ FT
GARAGE: 803 SQ FT	GARAGE, STORAGE, UTILITY: 997 SQ FT

4

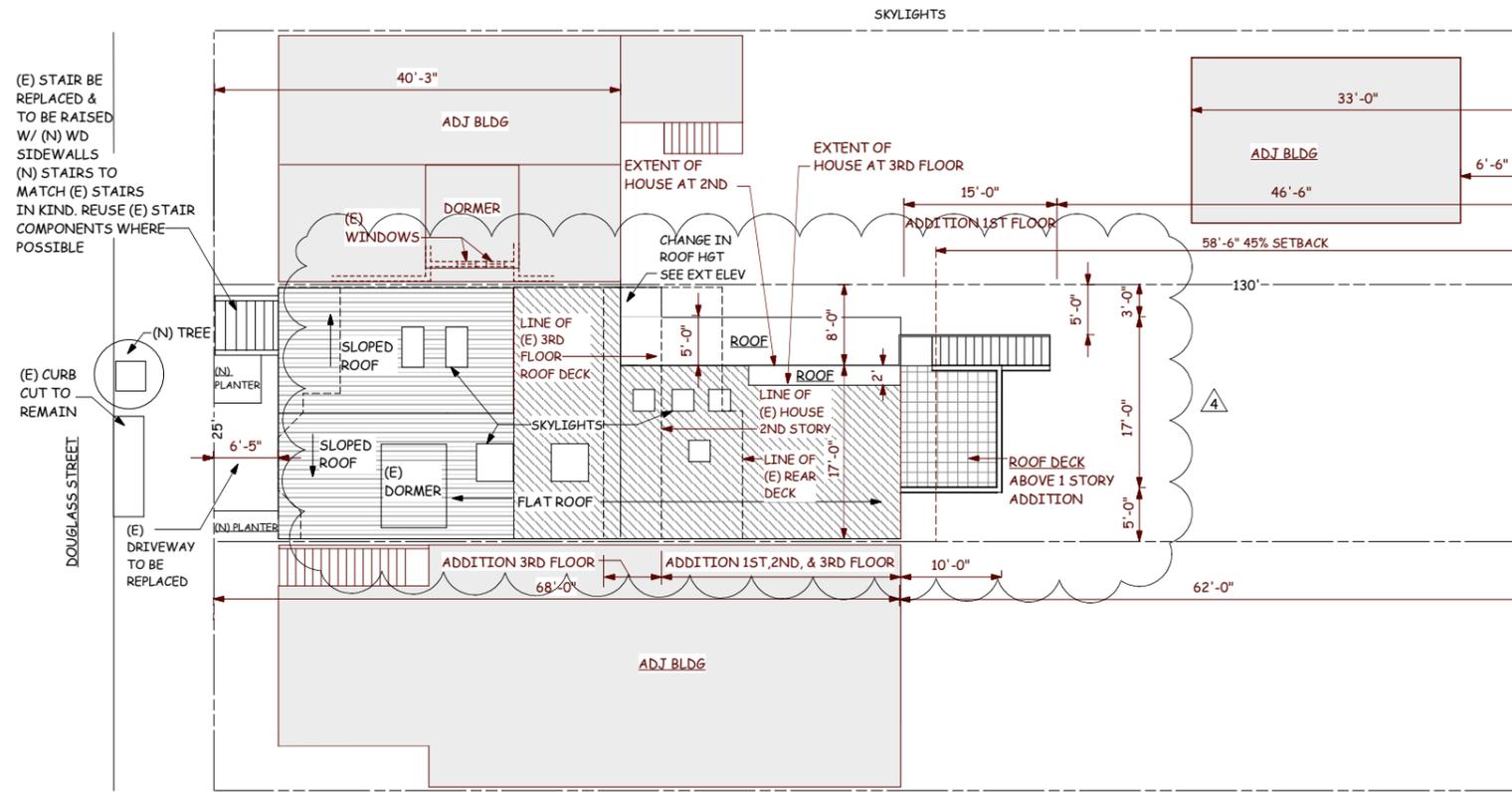
**WILLIAM PASHELINSKY ARCHITECT**  
 1937 HAYES STREET  
 SAN FRANCISCO, CA 94117  
 415 379 9676

**ADDITION AND ALTERATIONS**  
 479 DOUGLASS STREET  
 SAN FRANCISCO, CA

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1	07/23/10	PLANNING REV
2	08/16/10	PLANNING REV
4	10/12/10	PLANNING REV

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**SITE AND ROOF PLAN**  
 1/8"=1'-0"



**ELEVATION WEST (N)**  
 1/8"=1'-0"



**ELEVATION EAST (N)**  
 1/8"=1'-0"



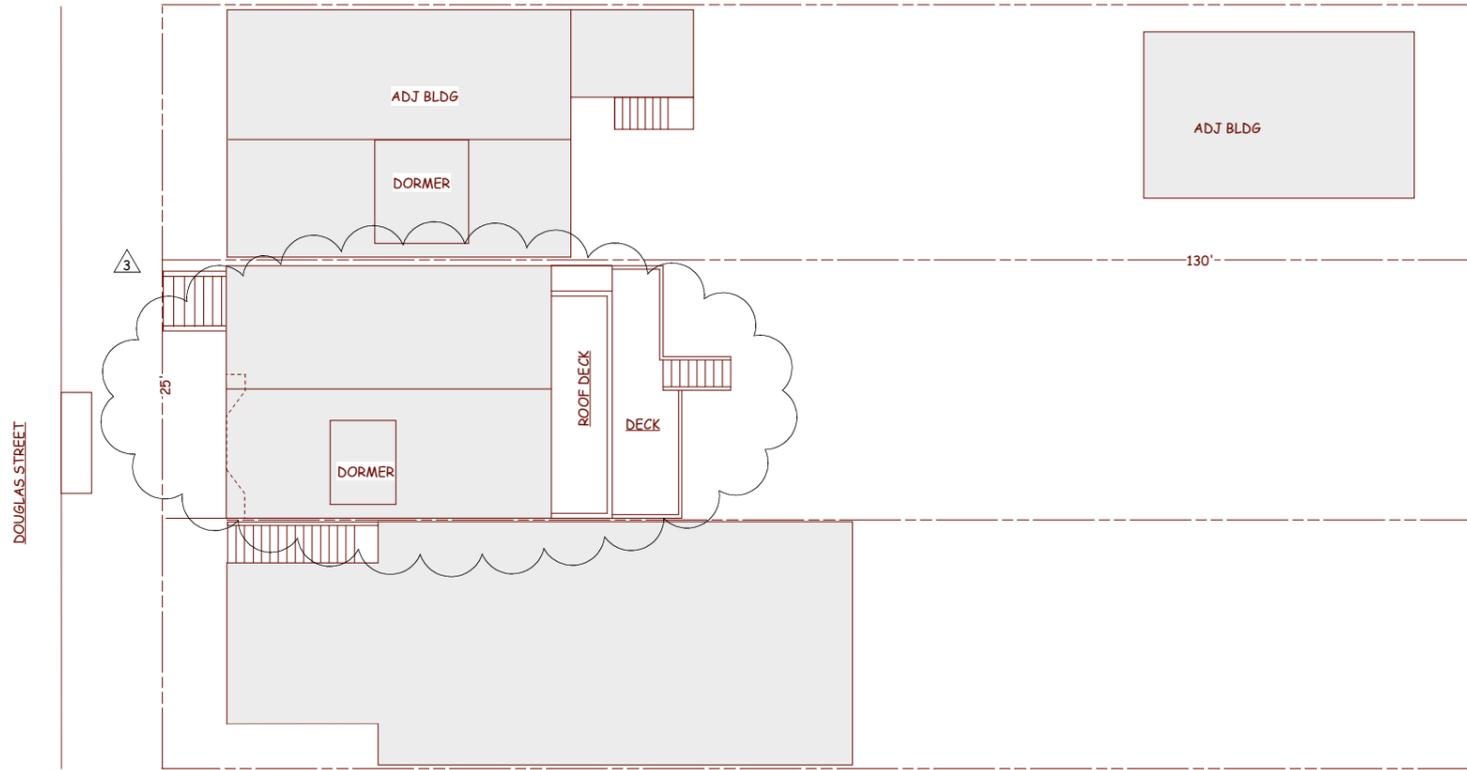
**ELEVATION WEST (E)**  
 1/8"=1'-0"



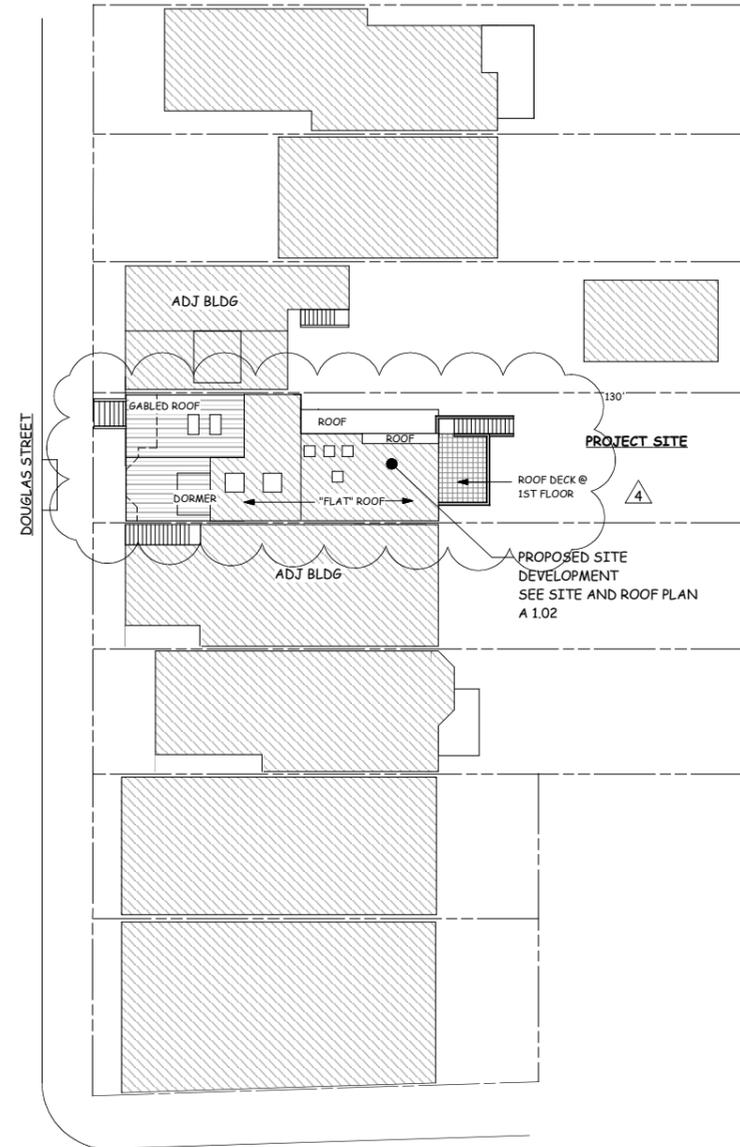
**ELEVATION EAST (E)**  
 1/8"=1'-0"

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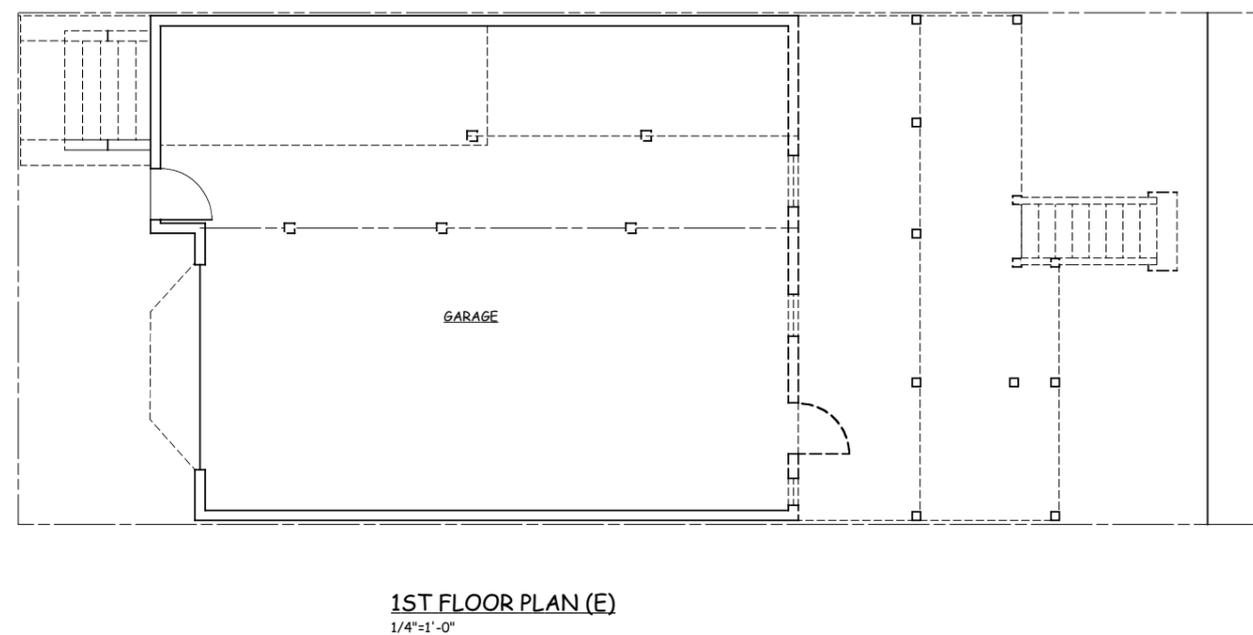
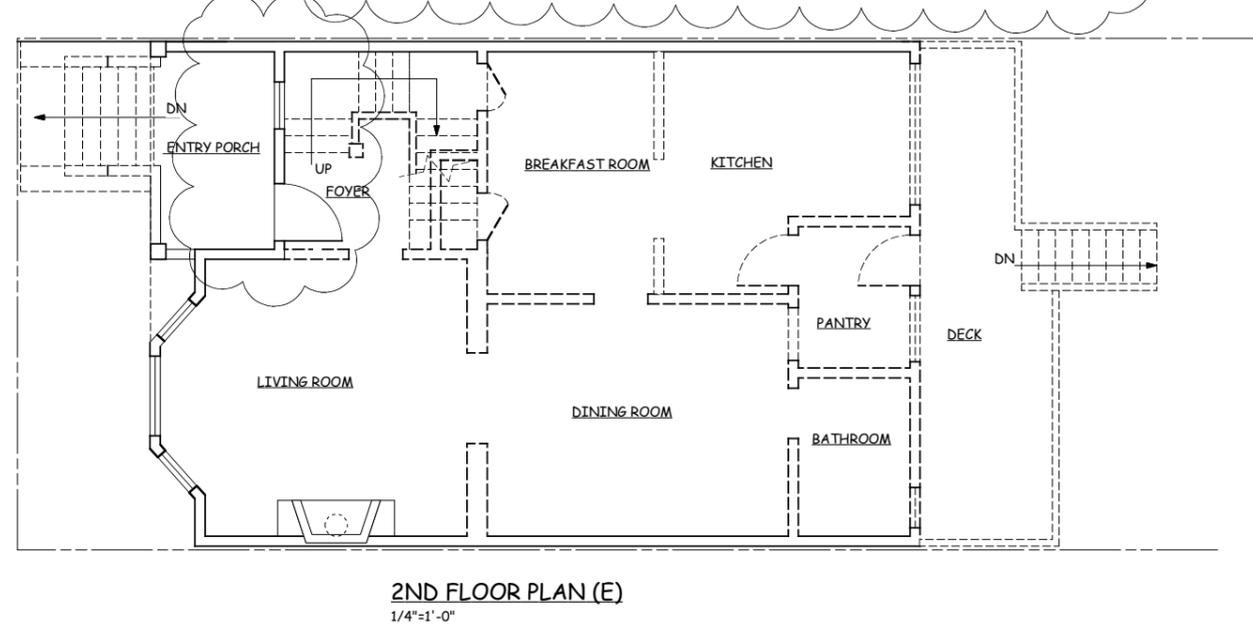
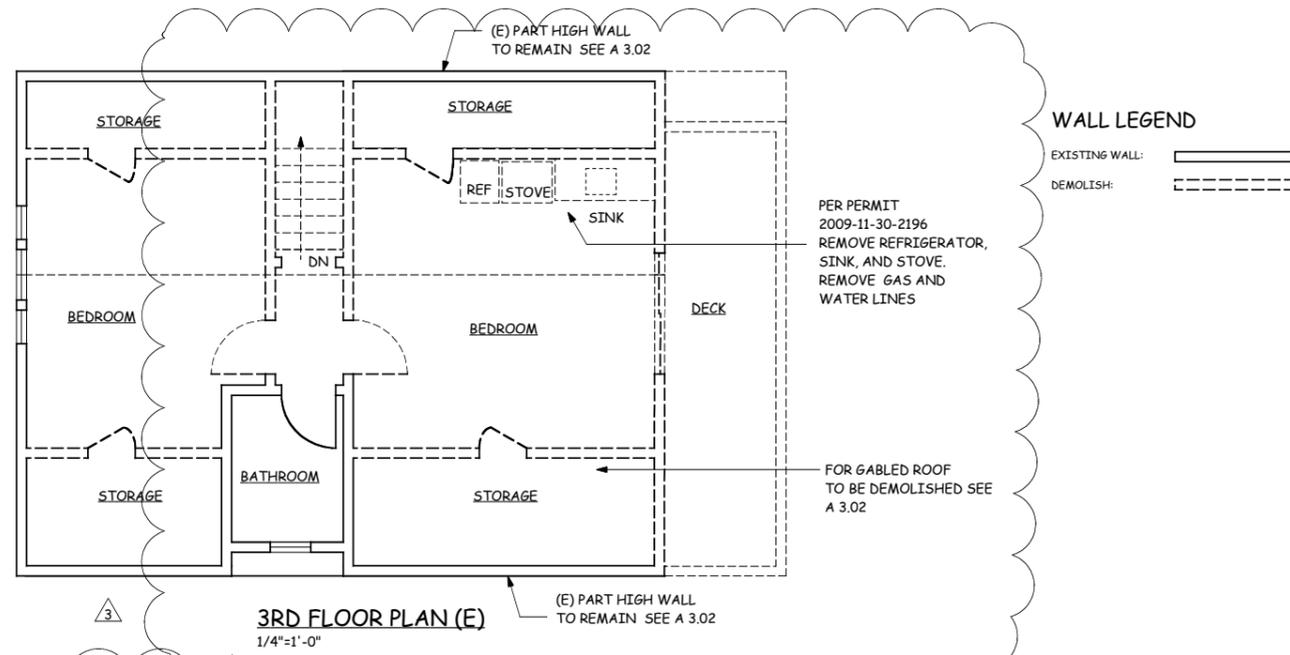
**SITE AND ROOF PLAN (E)**  
1/8"=1'-0"



**SCHEMATIC SITE PLAN**  
1/16"=1'-0"

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NO.	DATE	DESCRIPTION
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2	08/16/10	PLANNING REV
3	08/26/10	PLANNING REV
4	10/12/10	PLANNING REV



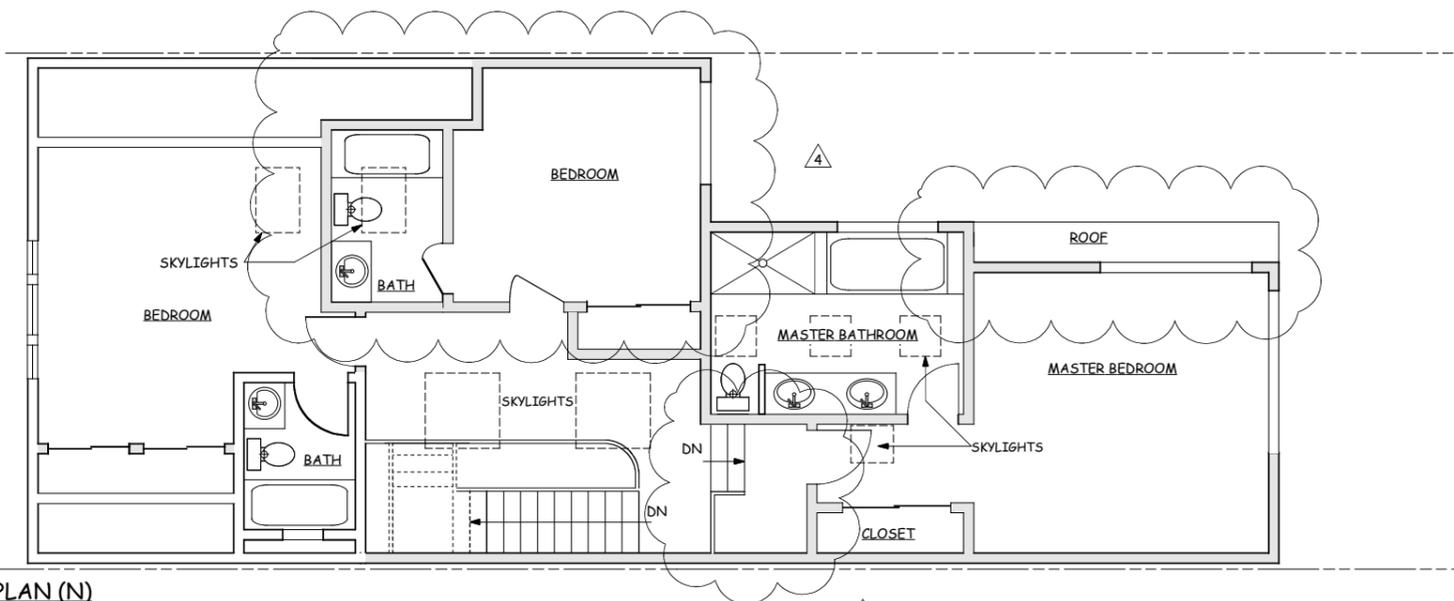
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3	09/05/10	PLANNING REV

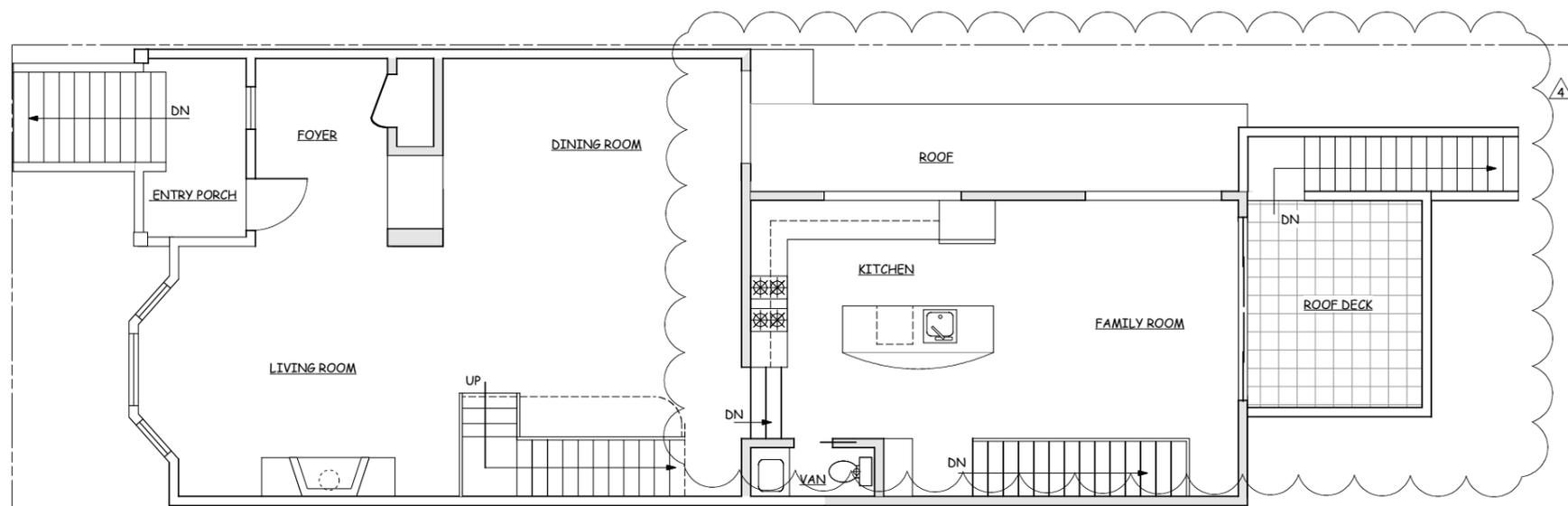
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**WALL LEGEND**

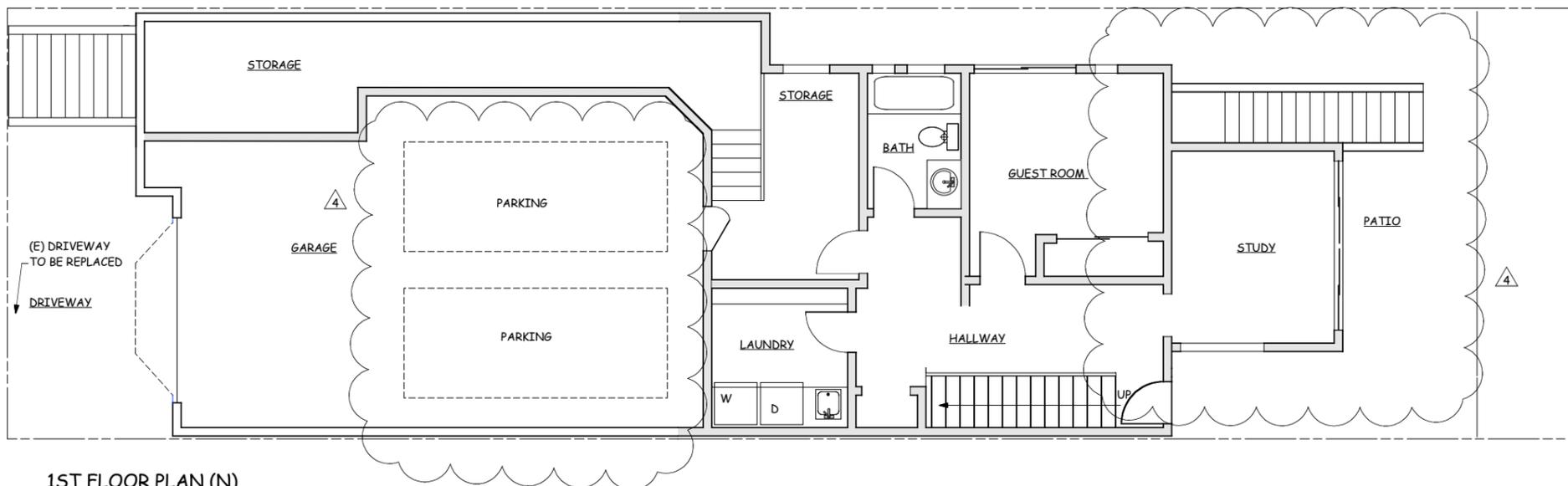
- EXISTING
- DEMOLISH
- NEW



**3RD FLOOR PLAN (N)**  
 1/4"=1'-0"



**2ND FLOOR PLAN (N)**  
 1/4"=1'-0"



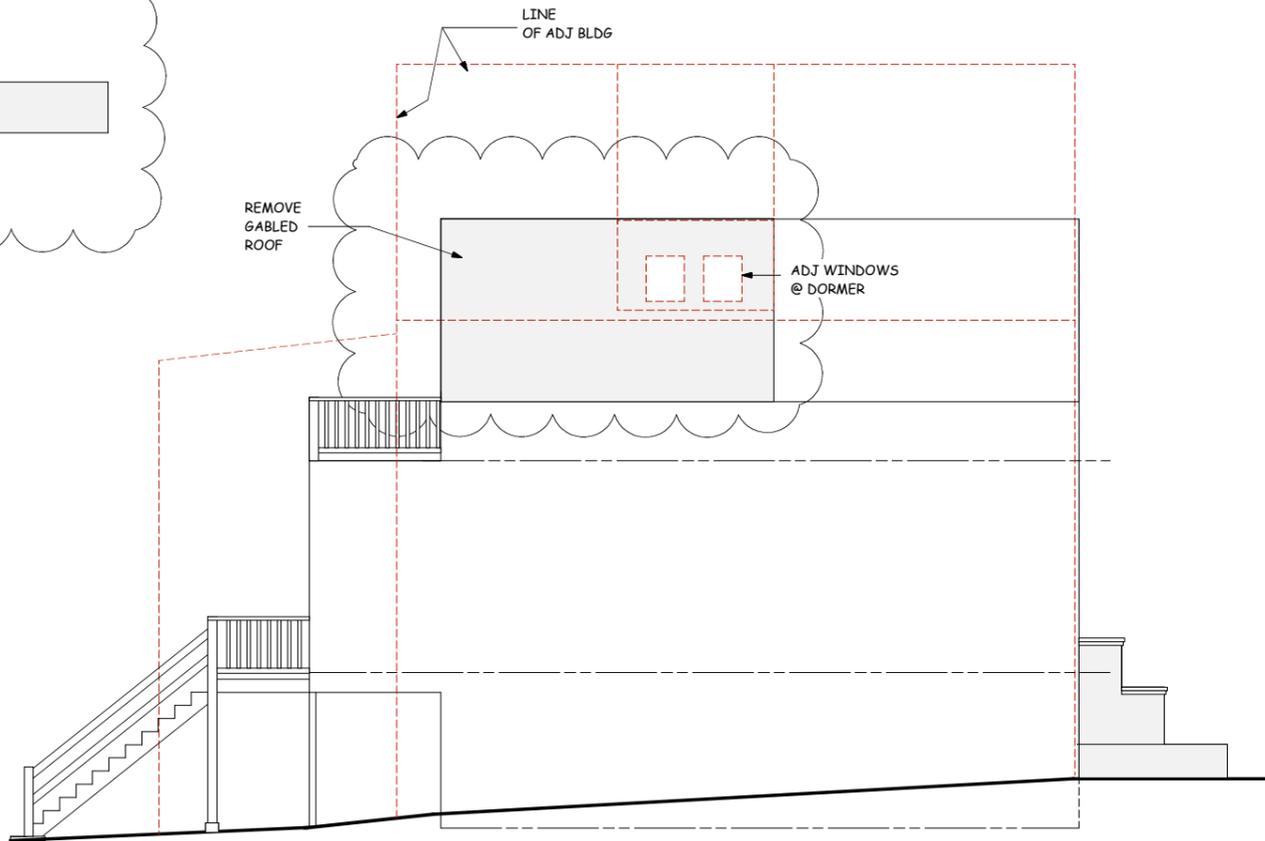
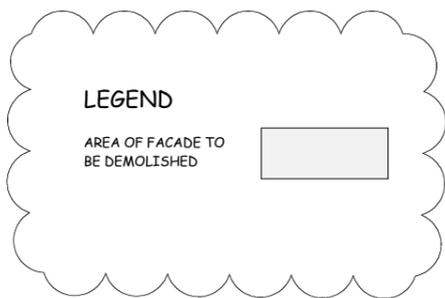
**1ST FLOOR PLAN (N)**  
 1/4"=1'-0"

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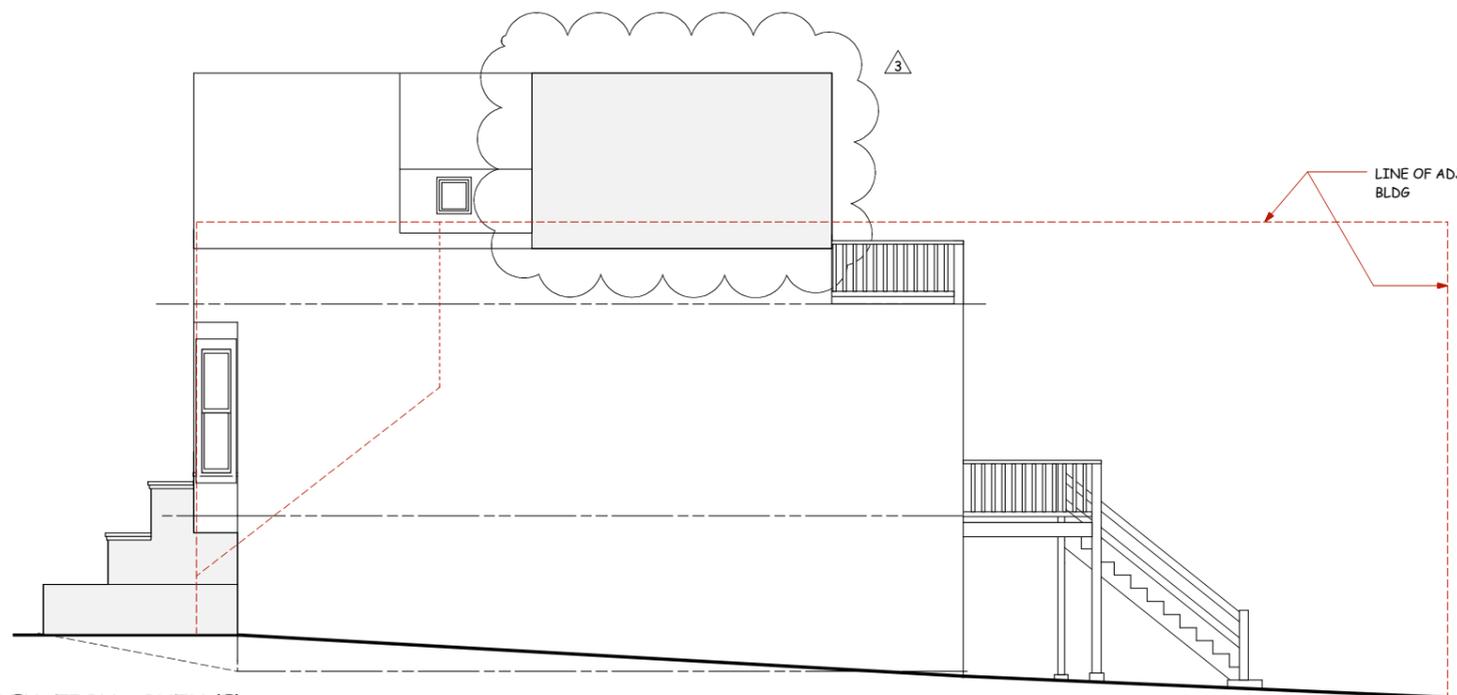
**ELEVATION EAST (E)**  
1/4"=1'-0"



**ELEVATION NORTH (E)**  
1/4"=1'-0"



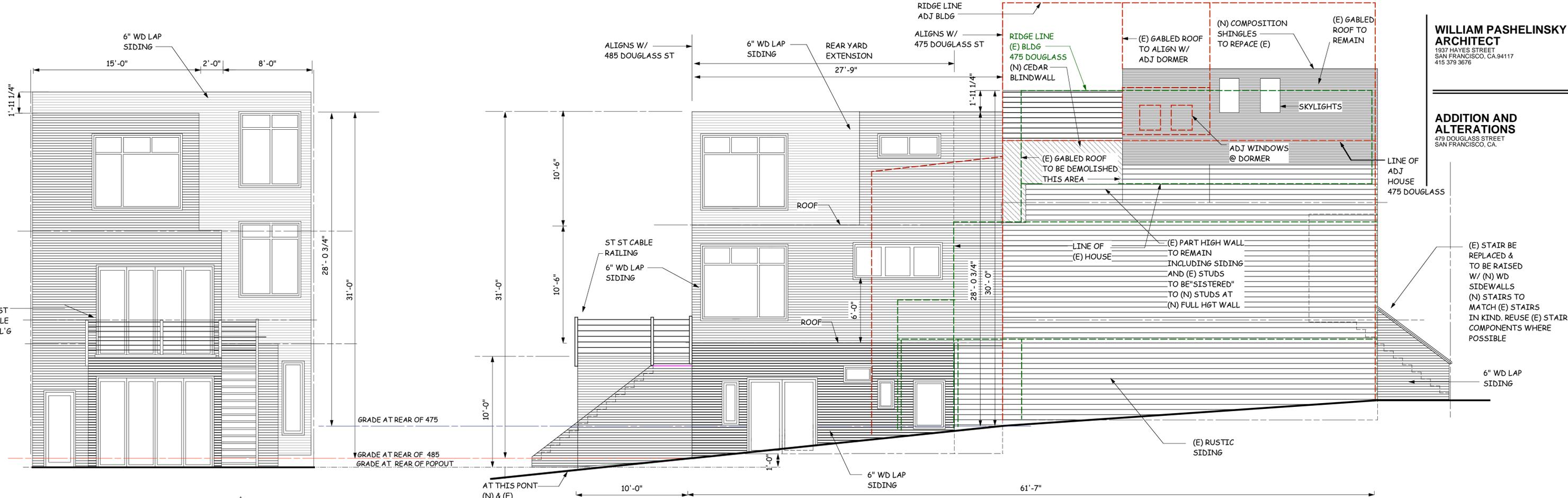
**ELEVATION WEST (E)**  
1/4"=1'-0"



**ELEVATION SOUTH (E)**  
1/4"=1'-0"

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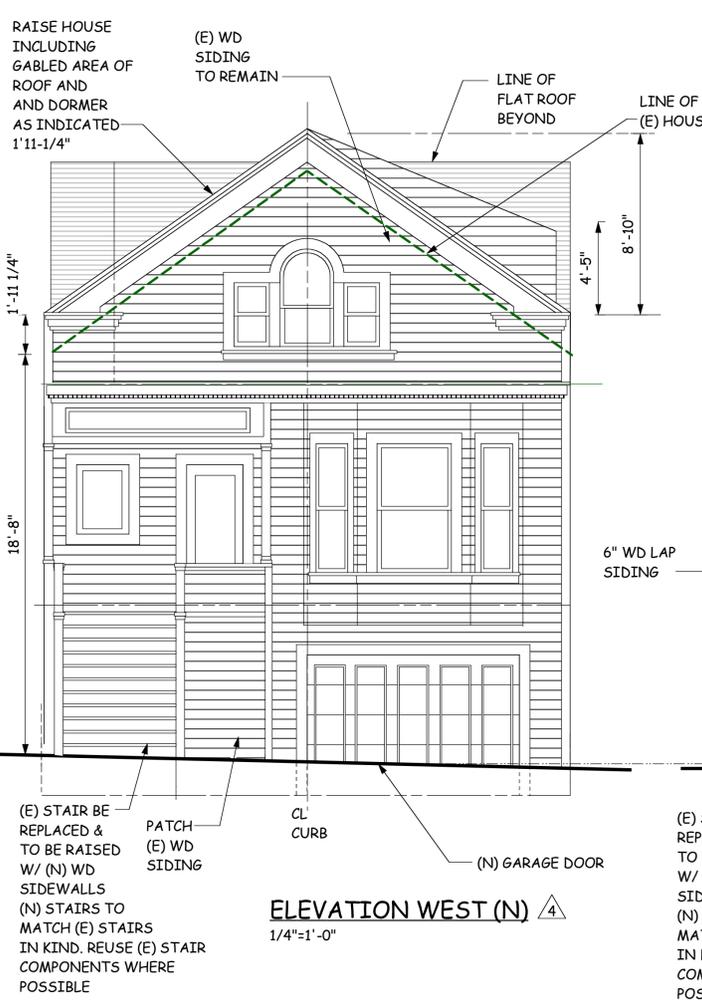
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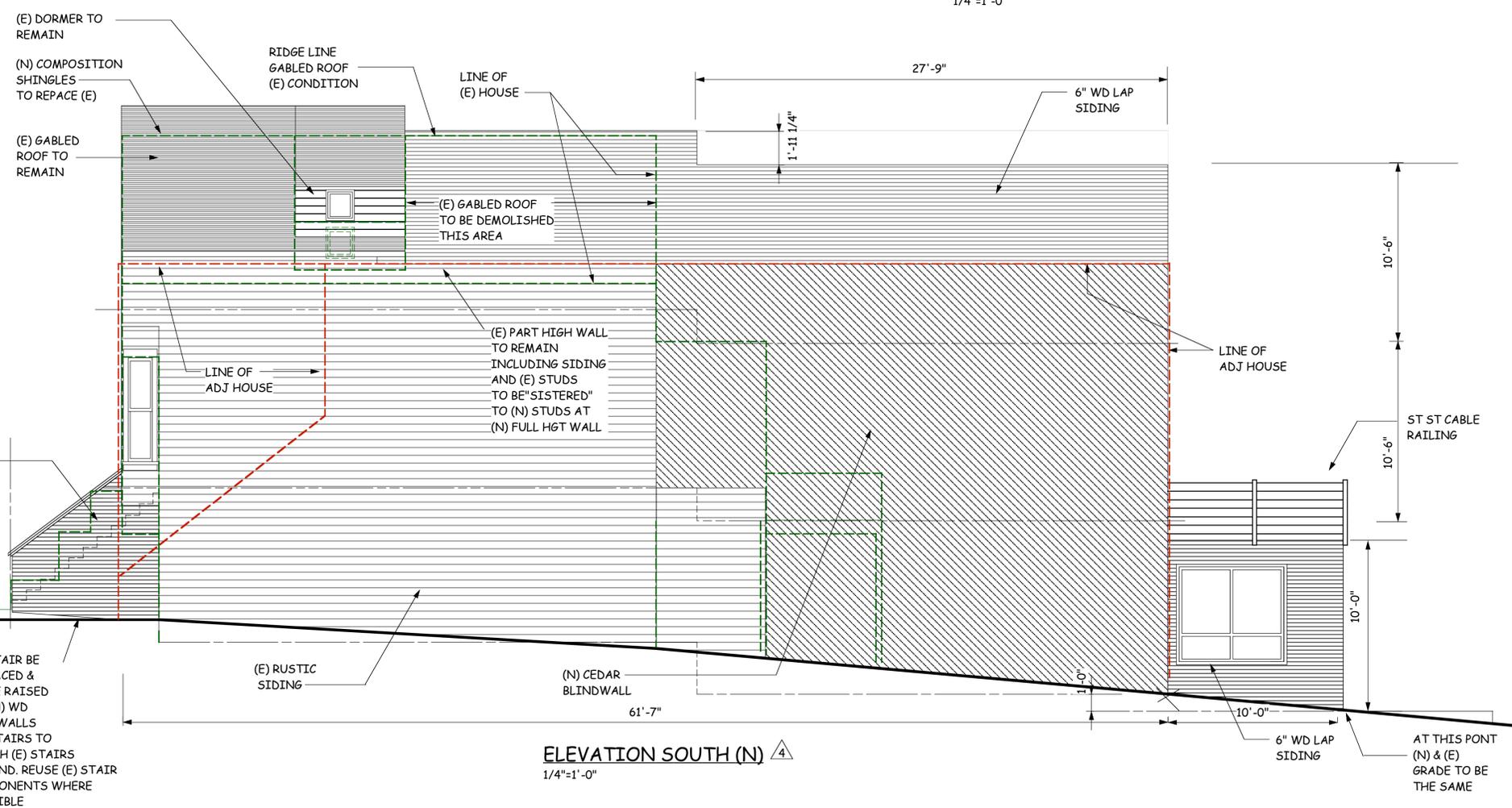
**ELEVATION EAST (N)**  $\Delta$   
 1/4"=1'-0"

**ELEVATION NORTH (N)**  $\Delta$   
 1/4"=1'-0"

**ELEVATION SOUTH (N)**  $\Delta$   
 1/4"=1'-0"



**ELEVATION WEST (N)**  $\Delta$   
 1/4"=1'-0"

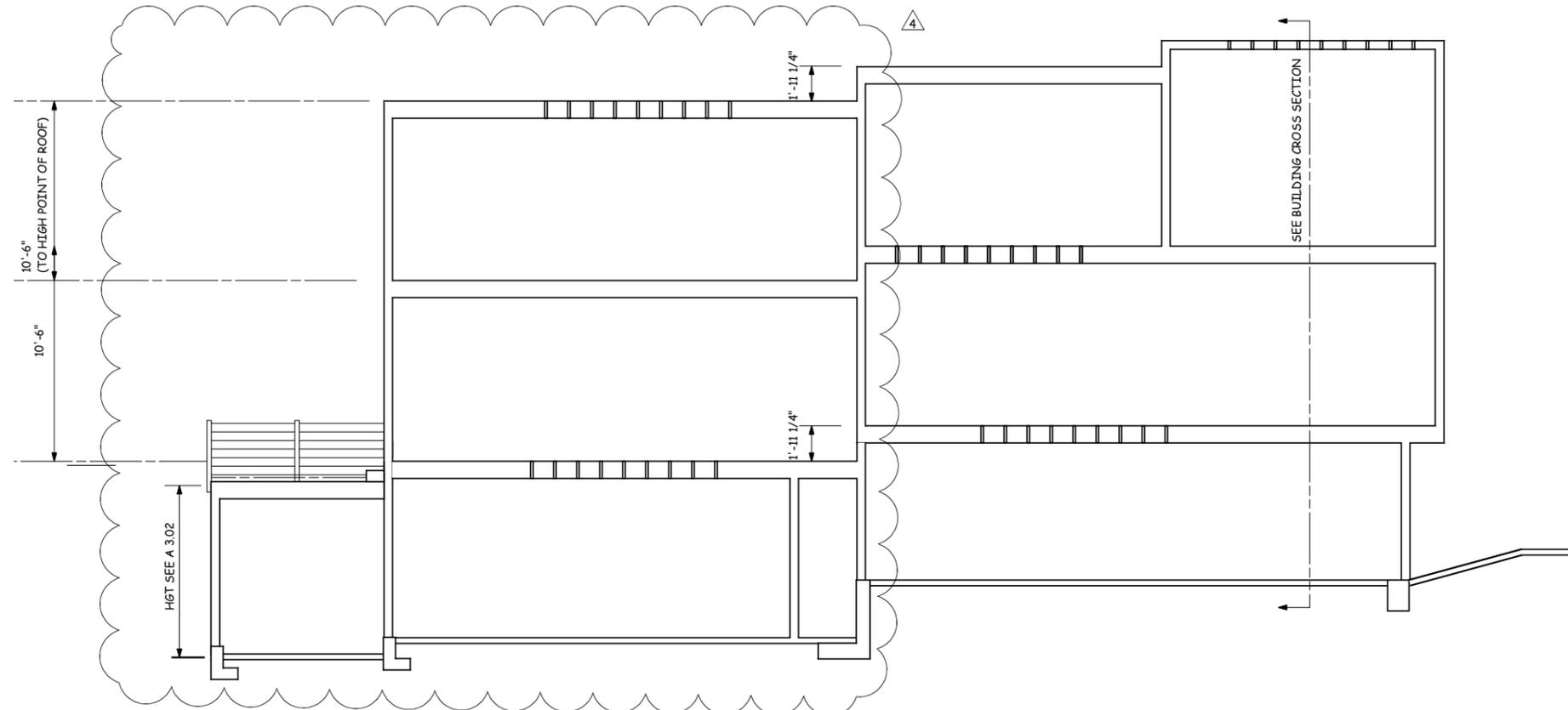


**NOTE: ALL WINDOWS AND EXTERIOR DOORS TO BE DBL GLAZED WOOD NEW WINDOWS TO BE FIXED, CASEMENT OR AWNING TYPE**

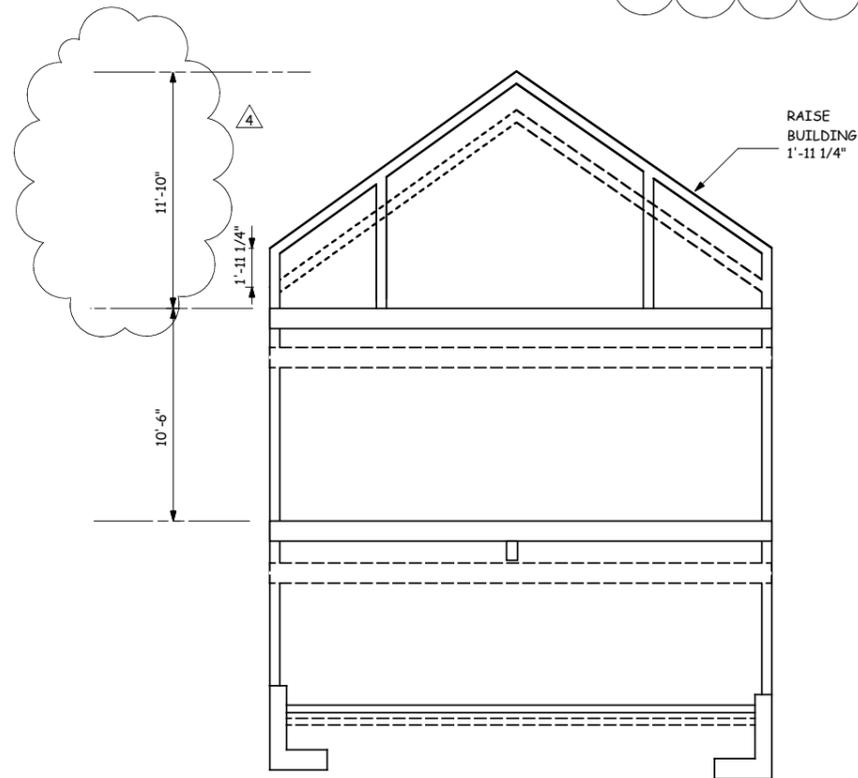
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**LONGITUDINAL BUILDING SECTION**  
1/4"=1'-0"



**BUILDING CROSS SECTION**  
1/4"=1'-0"

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