



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Full Analysis

HEARING DATE: JUNE 19, 2014

Date: June 12, 2014
Case No.: 2010.0931DDDV
Project Address: 2825 LAKE STREET
Permit Application: 2010.10.08.2618
Zoning: RH-1(D) [Residential House, One-Family] District
40-X Height and Bulk District
Block/Lot: 1389/001A
Project Sponsor: David Swetz
Butler Armsden Architects
2849 California Street
San Francisco, CA 94115
Staff Contact: Glenn Cabreros – (415) 558-6169
glenn.cabreros@sfgov.org
Recommendation: **Do not take DR and approve the project as revised.**

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 project proposes a one-story vertical addition and rear horizontal additions to the existing two-story single-family residence. A one-story vertical addition that would provide an internal connection from the garage to the main residence is also proposed above the existing one-story garage structure. The proposed alterations to the subject property require rear and side yard variances.

SITE DESCRIPTION AND PRESENT USE

The project site is a large residential lot approximately 80 feet wide by 75 feet deep. The lot contains a two-story single-family residence with a one-story detached garage structure. The main residence is set back 26 feet from the front property line as measure from the centerline of the building. The existing rear yard is 15 feet deep at the narrowest point with the garage structure constructed entirely within the required rear yard. Vehicular access to the garage is provided by a shared private driveway easement that cuts through the midblock open space of the subject block. Residences on the same block that face onto 29th and 30th Avenues also have garage access via the private driveway easement, with exception of the residences directly adjacent to the subject property.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project is located in the Sea Cliff neighborhood. The properties directly adjacent and on either side of the subject property each contain a two-story single-family residence with a detached garage structure. The adjacent properties' garages are not accessed by the midblock private driveway easement, but rather have direct access to 29th and 30th Avenues.

BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	February 14, 2014 – March 16, 2014	March 12, 14 & 17, 2014	June 19, 2014	100 days

The DR hearing was originally scheduled for May 22, 2014, but was continued to June 19, 2014 to allow the project sponsor additional time to address the DR concerns and to revise the project.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	May 12, 2014	May 12, 2014	10 days
Mailed Notice	10 days	May 12, 2014	May 12, 2014	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)		2 (DR requestors)	
Other neighbors on the block or directly across the street		97 (including 3 rd DR requestor and signed petition and letters)	
Neighborhood groups			

DR REQUESTORS

Dr. & Mrs. Ken Hsu of **2801 Lake Street**, the adjacent property directly east of the subject property.
Marilyn M. Nebenzahl of **228-30th Avenue**, three lots to the southwest of the subject property.
Oliver and Beth Jenkyn of **2845 Lake Street**, the adjacent property directly west of the subject property.

DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

Issue #1: The project is not appropriate to the neighborhood, and the project will set precedent for other vertical additions. The mass and scale of the vertical addition are thought to be excessive for the neighborhood context.

Issue #2: The project will reduce privacy, light and air.

Requestors' Alternatives: The proposed third floor should be removed from the project. The project should not request any variances and should comply with the rear yard and side yard setbacks for the RH-1(D) Zoning District. A Planning Code-complying project that enlarges the building forward of the front façade should be explored. Excavate/develop the basement level for additional habitable and useable interior space.

Please also reference the *Discretionary Review Applications* for additional information. The *Discretionary Review Applications* are attached documents.

PROJECT SPONSOR'S RESPONSE

Please reference the project sponsor's submittal, dated June 11, 2014 for additional information. The project sponsor's submittal, from McKenna, Long & Aldridge by Alice Barkley, is an attached document.

PROJECT ANALYSIS

Per Environmental Review Case No. 2010.0931E, the existing building is considered an historical resource, as a contributor to a historic district. During the environmental review of Case No. 2010.0931E, the project was revised so as not to adversely impact the resource. Upon the filing of the DR requests the project was further revised to address the Department's comments and the DR requestors' concerns.

Neighborhood Character. The project as revised is found to be in keeping with the neighborhood character as the third floor vertical addition is set back about 15 feet from the front façade and also provides 8-foot side setbacks from both side facades. As setbacks are provided from the front and side facades, the third story would read as a subordinate structure to the main two-story, single-family residence. In general, the scale and massing of the project is not considered to be exceptional or extraordinary, as the Sea Cliff neighborhood is known for large single-family residences ranging from two- to three-stories in height.

Light, Air and Privacy. The revised project's effect with respect to loss of light, air and privacy to adjacent and surrounding residences are not considered to be exceptional or extraordinary. The revised project provides side setbacks (varying from 4 to 8 feet) from the rear lot line. The rear of the residential structure faces onto adjacent rear yards that contain a private driveway easement which runs the length of the midblock open space. The adjacent residences to the east and west of the project would maintain adequate access to light, air and privacy, as the adjacent residences are set back from the side property lines (side setbacks of 9 feet or more) in addition to the side setbacks proposed at the project.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt from environmental review, as a Class 1 Categorical Exemption, pursuant to the California Environmental Quality Act.

RESIDENTIAL DESIGN TEAM (RDT) REVIEW

The RDT's original reaction to the project in light of the DR requests was that the project should provide 15 foot side setbacks from the side facades at the proposed third floor and a 5-foot rear setback at the

vertical addition (second story) above the existing one-story garage structure. Additionally, the vertical addition above the house should be reduced in height and the proposed windows at the addition should better relate to the existing windows.

The project as notified under the Section 311 public notice did not provide side setbacks at the vertical addition above the main residence and did not provide a rear setback at the vertical addition above the garage structure. The project has since been revised to provide two eight-foot side setbacks at the proposed third floor and a 4-foot rear setback at the proposed second floor above the garage. The proposed third floor has been lowered in height by approximately 2 feet and the proposed windows have been revised to better match the proportions of the existing windows. Additionally, the vertical addition above the garage has been revised so not to require a side yard variance for the proposed vertical addition.

Upon further review of the design response to the RDT's comments and the DR requestors' concerns, the Department finds the revised project to adequately address the Residential Design Guidelines, as the proposed third floor would appear subordinate to the historical resource. Also, the rear setback of vertical addition above the garage helps to further break up the mass of the project as perceived from the midblock open space and adjacent rear yards.

Under the Commission's pending DR Reform Legislation, this project would be referred to the Commission, as this project is considered to be exceptional and extraordinary based on the RDT's original review of the project.

BASIS FOR RECOMMENDATION

- The proposed front and side setbacks and the decrease in height of the proposed third floor would create a vertical addition that appears subordinate to the existing two-story, single-family residence.
- The project, as revised, would not have an adverse impact (per CEQA) on the historical resource/district.
- The massing/scale of the project is consistent with the neighborhood character of the Sea Cliff neighborhood, which consists of large residential structures.
- The siting of the project on the subject lot relative to the adjacent structures and the surrounding open space areas (side yards and rear yards) would not have an exceptional or extraordinary affect to privacy, light and air.

RECOMMENDATION: Do not take DR and approve the project as revised.
--

Attachments:

- Parcel Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Section 311 Notice
- DR Applications
- Reduced Plans (Section 311 plans and Revised Project plans) & Renderings

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

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

SITE DESIGN (PAGES 11 - 21)

QUESTION	YES	NO	N/A
Topography (page 11)			
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		
Front Setback (pages 12 - 15)			
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		
Side Spacing (page 15)			
Does the building respect the existing pattern of side spacing?	X		
Rear Yard (pages 16 - 17)			
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		
Views (page 18)			
Does the project protect major public views from public spaces?			X
Special Building Locations (pages 19 - 21)			
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

BUILDING SCALE AND FORM (PAGES 23 - 30)

QUESTION	YES	NO	N/A
Building Scale (pages 23 - 27)			
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	X		

the mid-block open space?			
Building Form (pages 28 - 30)			
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		

ARCHITECTURAL FEATURES (PAGES 31 - 41)

QUESTION	YES	NO	N/A
Building Entrances (pages 31 - 33)			
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		
Bay Windows (page 34)			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?	X		
Garages (pages 34 - 37)			
Is the garage structure detailed to create a visually interesting street frontage?	X		
Are the design and placement of the garage entrance and door compatible with the building and the surrounding area?	X		
Is the width of the garage entrance minimized?	X		
Is the placement of the curb cut coordinated to maximize on-street parking?	X		
Rooftop Architectural Features (pages 38 - 41)			
Is the stair penthouse designed to minimize its visibility from the street?			X
Are the parapets compatible with the overall building proportions and other building elements?	X		
Are the dormers compatible with the architectural character of surrounding buildings?			X
Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?			X

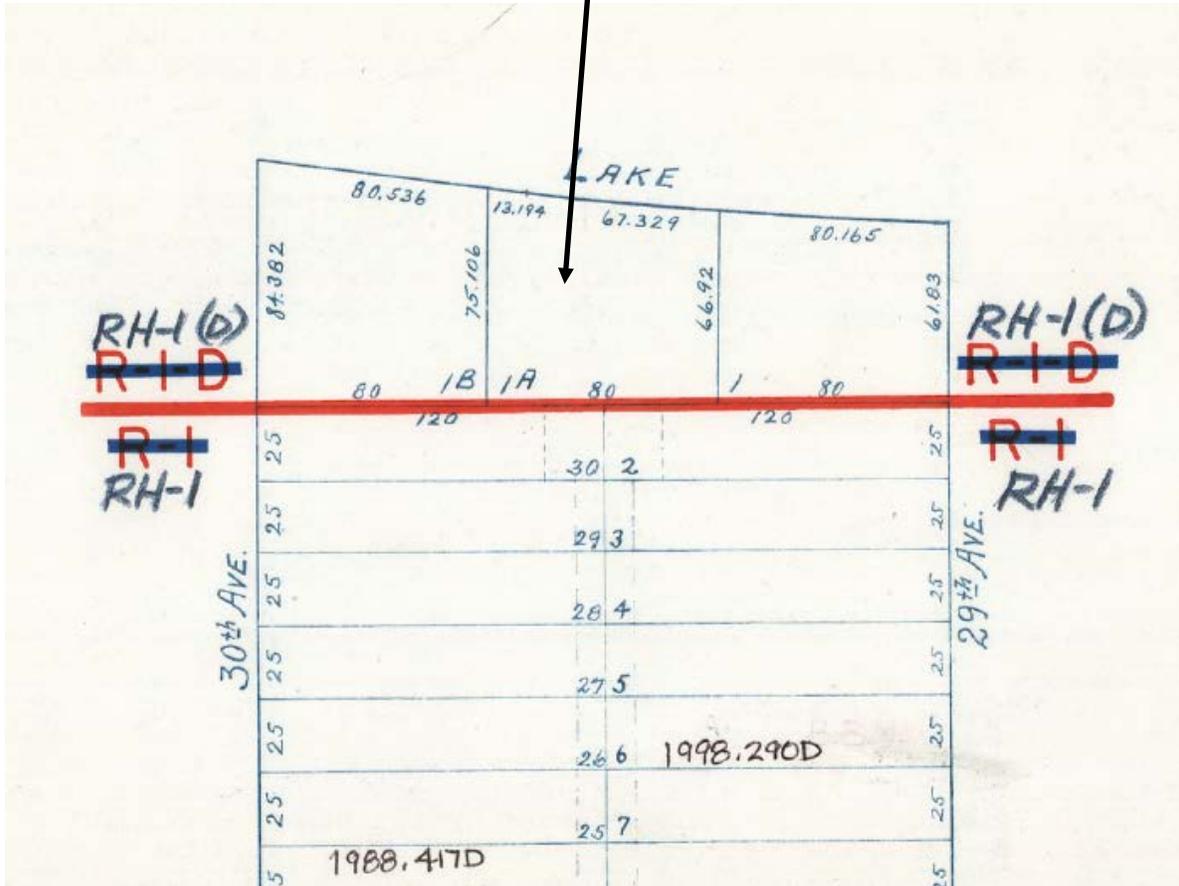
BUILDING DETAILS (PAGES 43 - 48)

QUESTION	YES	NO	N/A
Architectural Details (pages 43 - 44)			

Are the placement and scale of architectural details compatible with the building and the surrounding area?	X		
Windows (pages 44 - 46)			
Do the windows contribute to the architectural character of the building and the neighborhood?	X		
Are the proportion and size of the windows related to that of existing buildings in the neighborhood?	X		
Are the window features designed to be compatible with the building's architectural character, as well as other buildings in the neighborhood?	X		
Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street?	X		
Exterior Materials (pages 47 - 48)			
Are the type, finish and quality of the building's materials compatible with those used in the surrounding area?	X		
Are the building's exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings?	X		
Are the building's materials properly detailed and appropriately applied?	X		

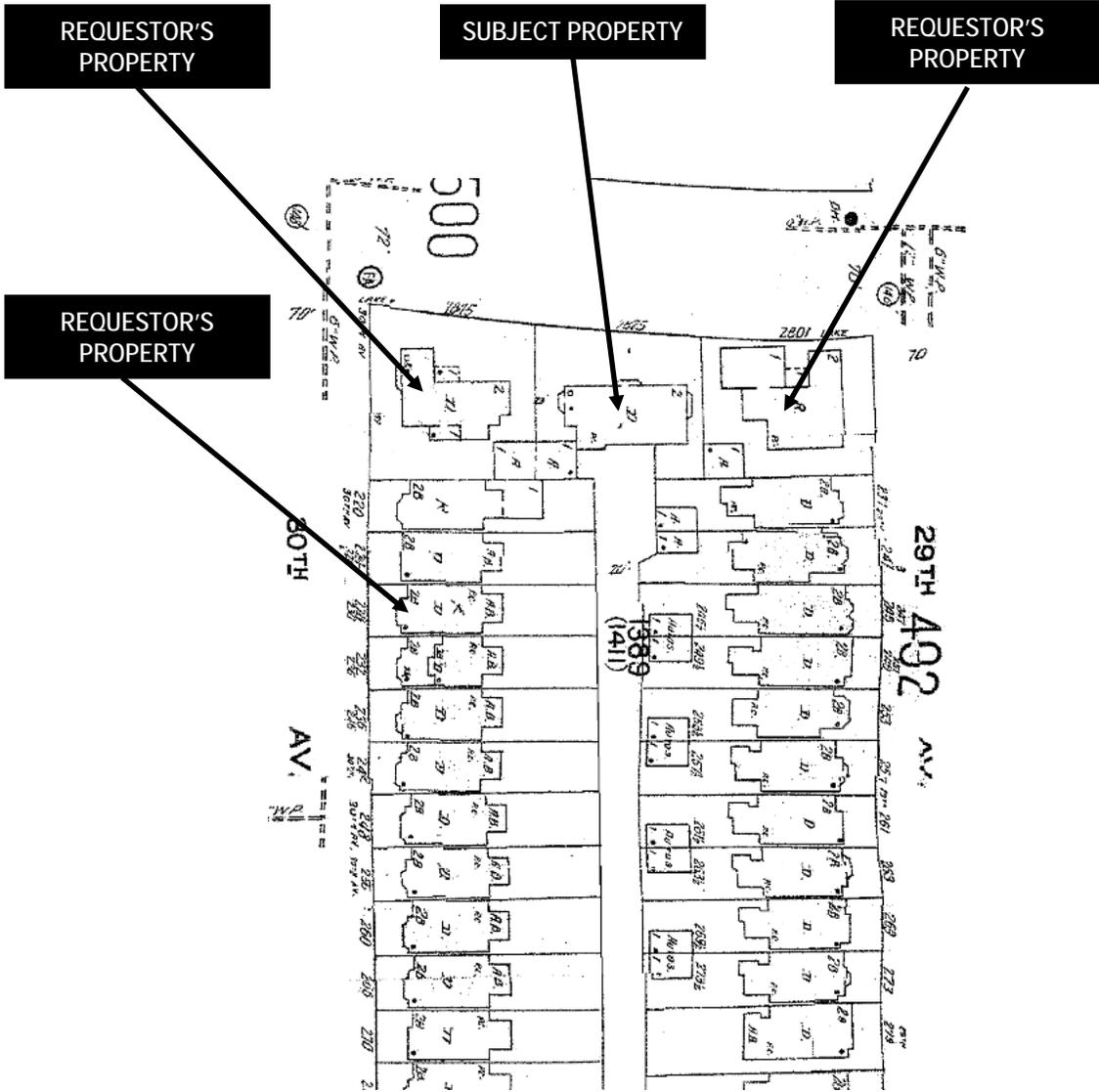
Parcel Map

SUBJECT PROPERTY



Discretionary Review Hearing
 Case NO. 2010.0931DDD
 2825 Lake Street
 Hearing Date: June 19, 2014

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. 2010.0931DDD
2825 Lake Street
Hearing Date: June 19, 2014

Aerial Photo 1



Discretionary Review Hearing
Case NO. 2010.0931DDDV
2825 Lake Street
Hearing Date: June 19, 2014



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **October 8, 2010**, the Applicant named below filed Building Permit Application No. **2010.10.08.2618** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	2825 Lake Street	Applicant:	David Swetz, Butler Armsden Architecture
Cross Street(s):	29th / 30th Avenues	Address:	2849 California Street
Block/Lot No.:	1389/001A	City, State:	San Francisco, CA 94115
Zoning District(s):	RH-1(D) / 40-X	Telephone:	(415) 674-5554

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input checked="" type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Single-family residence	Single-family residence
Front Setback	27 feet	27 feet
Side Setbacks	6' @ east / 14' @ west (at main building)	No Change
Building Depth	29 feet (at main building)	36 feet
Rear Yard	15 feet (to main building)	8 feet
Building Height	25 feet	34 feet
Number of Stories	2	3
Number of Dwelling Units	1	No Change
Number of Parking Spaces	2	No Change
PROJECT DESCRIPTION		
<p>The proposal is to construct a one-story vertical addition to the existing two-story, single-family residence and also onto the existing one-story, garage structure. The project also proposes rear and side horizontal additions to the main residence. The applicant is requesting a rear yard variance, Case No. 2010.0931V, for portions of the project that are within the required rear yard. A variance hearing is tentatively scheduled for Wednesday, March 26, 2014 at 9:30 AM in City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408. The required public notice for the variance hearing will be mailed under a separate cover. See attached plans.</p>		

For more information, please contact Planning Department staff:

Planner: Glenn Cabreros
 Telephone: (415) 558-6169
 E-mail: glenn.cabreros@sfgov.org

Notice Date: 02/14/2014
 Expiration Date: 03/16/2014

中文詢問請電: (415) 575-9010

Para información en Español llamar al: (415) 575-9010

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME:
DR. & MRS. KEN Y. HSU

DR APPLICANT'S ADDRESS:
2801 Lake St., San Francisco, CA

ZIP CODE:
94121

TELEPHONE:
(415)370-0665

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:
DORF, MICHAEL SCOTT

ADDRESS:
2825 Lake St., San Francisco, CA

ZIP CODE:
94121

TELEPHONE:
()

CONTACT FOR DR APPLICATION:

Same as Above

ADDRESS:

ZIP CODE:

TELEPHONE:
()

E-MAIL ADDRESS:

2. Location and Classification

STREET ADDRESS OF PROJECT:
2825 Lake St.

ZIP CODE:
94121

CROSS STREETS:
29th Ave. and 30th Ave.

ASSESSORS BLOCK/LOT:
1389 /001A

LOT DIMENSIONS:
80 x 75

LOT AREA (SQ FT):
6000

ZONING DISTRICT:
RH-1D

HEIGHT/BULK DISTRICT:

3. Project Description

Please check all that apply

Change of Use Change of Hours New Construction Alterations Demolition Other

Additions to Building: Rear Front Height Side Yard
single-family

Present or Previous Use:

single-family

Proposed Use:

Building Permit Application No. 201010082618

Date Filed: October 8, 2010

RECEIVED

MAR 14 2014

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
E.T.C.

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 type="checkbox"/>	<input checked="" 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.

No meaningful changes have been made. Our neighbor has not made any effort to discuss this matter in nearly 4 years.

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.

This project is completely inappropriate and does not meet the minimum standards of the Planning Code. No third story addition has been built in this Sea Cliff neighborhood for more than 70 years and it will be ruinous to open the floodgates on vertical additions with this ugly project. General plan and priority policy ensures privacy and access to light and air. Residential design guideline page 9 is neighborhood character and our neighborhood has "strong visual character" of only two stories over basement with generous side setback. Page 11 is site design and says "respect topography of site and surrounding area" this project is a design anomaly to the topography of the site and the surrounding area.

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:

There is no precedent or justification for an ugly third floor with windows facing my property. It is hard to imagine a design that would be more aggressive or "In Your Face" towards its neighbors on all sides. This third floor cannot fit in to this neighborhood without grave consequences. This will begin a race to put more and more top floor additions on every house - and mine will be next because I must change my house to protect my privacy from these new windows. This would be most unfortunate as the beauty of our neighborhood lies in its strong visual character with light and air available between all homes. New third floor additions will disrupt our beautiful architecture in very dramatic ways.

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

No vertical addition can be permitted. No variances can be granted. This property owner must build in the buildable area of the lot, following the strongly established patterns in this neighborhood. If they must have additional square footage it will be with a fully developed basement as many of the neighboring homes have done. It may also be possible to build at the front. But I am not an architect, I am a doctor, this will require the work of a skilled architect to create AN APPROPRIATE addition to the front of this home.

What is now proposed by this application is not architecture; it is an insult to the neighborhood.

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: Ken Hsu

Date: 3/12/2014

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

Ken Hsu

Owner / Authorized Agent (circle one)

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

NOTES:

Required Material.

Optional Material.

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

For Department Use Only

Application received by Planning Department:

By:

Karyai Ullrich

Date:

3/14/14

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: Oliver and Beth Jenkyn		
DR APPLICANT'S ADDRESS: 2845 LAKE STREET	ZIP CODE: 94121	TELEPHONE: (415) 203-6444

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Michael and Elizabeth Dorf		
ADDRESS: 2825 LAKE STREET	ZIP CODE: 94121	TELEPHONE: (415) 674-5554*

* phone number listed under their applicant information

CONTACT FOR DR APPLICATION: Same as Above <input type="checkbox"/> Oliver Jenkyn		
ADDRESS: 2845 LAKE STREET	ZIP CODE: 94121	TELEPHONE: (415) 298-7860
E-MAIL ADDRESS: jenkyn@visa.com		

2. Location and Classification

STREET ADDRESS OF PROJECT: 2825 LAKE STREET	ZIP CODE: 94121
CROSS STREETS: 29th / 30th AVENUES	

ASSESSORS BLOCK/LOT: 1389 1001A	LOT DIMENSIONS: 5680	LOT AREA (SQ FT):** RH-1(D)/40-X	ZONING DISTRICT: 40-X	HEIGHT/BULK DISTRICT: 40-X
------------------------------------	-------------------------	-------------------------------------	--------------------------	-------------------------------

**Parcel Area from sf planning webpage.

3. Project Description

Please check all that apply

Change of Use Change of Hours New Construction Alterations Demolition Other

Additions to Building: Rear Front Height Side Yard

Present or Previous Use: Single Family

Proposed Use: Single Family

Building Permit Application No. 2010.10.08.2618

Date Filed: 10/8/2010

RECEIVED

MAR 17 2014

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
P.O.

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 project sponsor has not approached us for further meetings or mediation and has not proposed substantive changes to the project.

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.

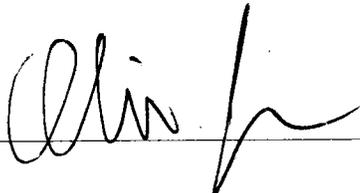
3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

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: 

Date: 3/14/2014

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

Oliver Jenkyn
 Owner Authorized Agent (circle one)

 Elizabeth Jenkyn 3/14/2014
owner

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

NOTES:

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

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

1. What are the reasons for the 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 Codes Priority Policies or the Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

A. We are adjacent neighbors at 2845 Lake Street and we believe the proposed addition filed as Building Permit Application 2010.10.08.2618 does not meet the General Plan Priority Policy (Planning Code Section 10 1. 1 (b)(8)) to conserve and to protect existing housing and neighborhood character. To implement this policy, and address the significant problems in design with projects such as this the Planning Commission adopted residential guidelines.

B. The Residential Design Guidelines focus on six core Design Principles (p. 5), the first of which is *"Ensure that the building's scale is compatible with the surrounding buildings"* the second of which is *"Ensure that the building respects the mid-block open space,"* the third of which is *"Maintain light to adjacent properties by providing adequate setbacks,"* The expanded building proposed for 2825 Lake Street does not meet these three criteria (half of the total goals) and therefore is subject to Discretionary Review by the San Francisco Planning Commission. The Codes Conditions and Restrictions (CC&Rs) of the original subdivision development by the John Brickell Company of our block has been approved and signed by every property owner in acknowledgment of, and commitment to, the design standards of the community. The John Brickell Company CC&Rs specified distinctly preserved open spaces between all homes and specifically limited the height of automobile garage structures to less than 11' above grade. While the CC&Rs preceded the RH 1D zoning definition and designation, the intent was clearly the same -

"Ensure that the building's scale is compatible with the surrounding buildings"

"Ensure that the building respects the mid-block open space,"

"Maintain light to adjacent properties by providing adequate setbacks,".

Section 133 of the San Francisco Planning Code ensures that each property will have sufficient side yard space to guarantee access to privacy, midblock open space, and light and air. The proposed addition of living space above the garage with a deck on top of that, all attaching to the main living area of the house, constitutes a direct violation of the CC&Rs and RH1-D and cannot be permitted.

C. The proposed plans fail to follow the building scale principles (RDG p.5 and 7) as the proposed building will be the first 3rd story addition on the Lake Street block frontage. The mass of the proposed building is excessive for the neighborhood context. The addition above the garage is an insult to the visual rhythm and balance of the scale of the homes on this block. As viewed from Lake Street the graceful pattern is broken with a large two-story plus roof deck structure directly adjacent to both the subject property and the adjacent home at 2845 Lake St.

D. The Residential Design Guidelines (p.7) state that "though each building will have its

own unique features, proposed projects must be responsive to the overall neighborhood context. A sudden change in the building pattern can be visually disruptive." The elevations provided by the project sponsor as part of the 311 mailing clearly illustrate the conflicts between this proposal and the goals of the San Francisco Planning Department. The proposed building is dramatically out of character and scale for this site. The potential historic district described in the environmental evaluation for this project is based upon a consistent building pattern. The third story proposed for the home and the second story and roof deck proposed for the garage present a façade not only visually disruptive but visually damaging to the neighborhood context. It is awkward, out of place and absolutely insulting to the original architecture of the entire block.

E. This project does not meet the minimum standards of the Planning Code as variances are necessary for the approval of this project. As neighbors and San Francisco taxpayers we expect full enforcement of the Planning Code to protect our community and our property. This project could not be achieved without varying significantly from the Planning Code and as such is unacceptable in RH-1D district.

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:

A. Our neighborhood would be dramatically affected by the change in character associated with the inappropriate scale and design of the proposed structure. It is likely that many other requests for 3rd Story additions would follow should this be approved.

B. As the neighbors immediately adjacent to the proposed building, we would be directly adversely affected. Adding a third story and an addition on top of the detached garage will affect our natural light, privacy and enjoyment of our property. The central intent of the design protections in the CC&Rs and the RH1-D zoning is to prevent these homes being built excessively close to one another. The garage addition will be directly adjacent to our children's bedrooms and our dining room intruding upon our lifestyle in the most aggressive way. We enjoy the natural light and natural privacy provided by the pattern of our homes, elegantly spaced and appropriately fenestrated to maximize light as well as privacy. This proposed development will destroy all of that.

C. Should the Planning Commission allow the 2825 Lake St. Project to proceed as three stories high the distinctive architectural pattern as perceived from the sidewalk and pedestrian environment will be irrevocably damaged. The Planning Department's requirement of a top floor setback may be a meaningful mitigation measure on blocks where homes are built closer to the street, however, the generous front yards and gracious neighborhood pattern distinctive to this portion of Sea Cliff make the third floor setback appear jarring and inappropriate. This home will be inconsistent both in design and scale with all of the rest of the block and immediate neighborhood.

D. The mass of the proposed building is exaggerated by the wide lot and significant street frontage. When viewed from Lake Street the unprecedented width and height of this home will present a prominent nonconformity, whether viewed by pedestrians traveling east or west on Lake Street or by motorists.

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?

A. Remove the Top Story.

No vertical addition can be constructed at this home without significant disruption to the community. Elimination of the third story would reduce the massive scale of the building, making it more consistent with the character of the neighborhood.

B. Comply with RH-1D Zoning and CCRs

The existing configuration of the home and to a lesser extent the surrounding homes already intrude into the required side yard setbacks. Any further variance to the requirements of the code would be inappropriate and damaging to surrounding properties. No vertical expansion, or intensification of use of the garage can be permitted.

C. Build Out at the Front

A code compliant addition of considerable size could be constructed by moving the façade forward toward the street. While many neighbors will find this objectionable we wish to be supportive of the Dorf / Yee family and their desire to add to their home. We are confident that their architect is of considerable skill and would be able to appropriately redesign a two-story over developed basement home which steps out towards the front setback line.

D. Improve Basement Level Design

Excavate the new basement to a greater extent for increased utility and habitability. This has been the common response of families in our neighborhood when seeking increased living area. This is an appropriate step for this home and despite the significant disruption surrounding neighbors will experience due to the construction, we would be supportive of this type of development at the site.

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: <i>Marilyn M. Nebenzahl</i>		
DR APPLICANT'S ADDRESS: <i>228-30th Avenue</i>	ZIP CODE: <i>94121</i>	TELEPHONE: <i>(415) 668-5437</i>

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: <i>Michael and Elizabeth Dorf</i>		
ADDRESS: <i>2825 Lake Street</i>	ZIP CODE: <i>94121</i>	TELEPHONE: <i>()</i>

CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: <i>()</i>
E-MAIL ADDRESS:		

2. Location and Classification

STREET ADDRESS OF PROJECT: <i>2825 Lake Street</i>	ZIP CODE: <i>94121</i>
CROSS STREETS: <i>29th / 30th Avenues</i>	

ASSESSORS BLOCK/LOT: <i>1389 11001A</i>	LOT DIMENSIONS: <i>80x75</i>	LOT AREA (SQ FT): <i>5680</i>	ZONING DISTRICT: <i>RH-1(D)</i>	HEIGHT/BULK DISTRICT: <i>40-X</i>
--	---------------------------------	----------------------------------	------------------------------------	--------------------------------------

3. Project Description

Please check all that apply

Change of Use Change of Hours New Construction Alterations Demolition Other

Additions to Building: Rear Front Height Side Yard

Present or Previous Use: *Single family*

Proposed Use: *Single family*

Building Permit Application No. *2010.10.08-2618* Date Filed: *10/8/2010*

4. Actions Prior to a Discretionary Review Request

10-09310

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"/>

** see original letter to the planning department attached. (dated December 18, 2010)*

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 project sponsor has not changed their original proposal based on our previous comments. They have added more and made it worse.

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?

The alternative is to do what many neighbors have done. 2825 Lake Street should expand their basement and create their computer rooms, media rooms, offices and playrooms beneath their home, not on top of it! We are sorry that this neighbor cannot have everything they want, but there is simply no way to build a vertical addition on the home without violating San Francisco Planning Code and our Residential Design Guidelines.

Applicant's Affidavit

10-0931D

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: Marilyn M. Nebenzahl Date: 3-16-14

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

Marilyn M. Nebenzahl
 Owner / Authorized Agent (circle one)

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

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

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

① I have lived in this special part of Sea Cliff for more than 50 years. I care deeply about its history and culture. I raised my 3 children, plus a young college student, comfortably in this 2400 square foot home. The neighborhood children play every day in the back alley, where my own children played. In all these years not one major change has been made to the outside of any of these homes. The Planning Department simply must not allow this project to go forward. The General Plan emphasizes ~~preserving~~ preserving our culture and our history. The expansion planned for 2825 Lake Street does not follow the code or honor the history of our corner of San Francisco. The RH-1D Zoning protects our open spaces between buildings and our access to light, air and vistas. Our Planning Department must use the Code to deny this permit.

10-09310

② Granting this permit will create a big unfriendly wall at the end of the alley. It will be imposing on all the neighbors' privacy and on our enjoyment of our back deck. Our homes were designed to be gentle to one another. There is, and has always been, a culture of ~~an~~ openness by those of us who share this alley. This new design threatens to change all of that. 2825 Lake Street is a big and very expensive development. As a teacher I spend my career in the S.F.U.S.D. I am very proud of the young people who grew up in that system. I watched many children who are now prominent in our city and the surrounding area grow up in our special part of Sea Cliff. A project like this one can make properties jump in price with consequences on our human values, consequences on school-children who have grown up here and want to raise their kids here too. I am afraid that this will start a Domino Effect and make our modestly sized homes appealing to developers who will seek to expand them for profit. And then what? Then there would be no more happy kids playing ball out back, and we will have lost something precious forever!

10-09310

ABBREVIATIONS

& @ # Ø (D) (E) (N) AB ABV. ADJ. A.F.F. AGGR. ALN. ALUM. APPROX. ARCH. AV. BD. BLDG. BLK. BLKG. BM. B.O. B.U.R. CAB. CEM. CER. CLG. CLKG. CLR. C.M.U. C.O. COL. CONC. CONT. DBL. DTL. DIA. DIM. DN. DR. DS. DWG. DWR. E. E.A. ELEC. ELEV. ENCL. EQ. EQUIP. EXT.	AND ANGLE CENTERLINE DIAMETER NUMBER DEMOLISH EXISTING NEW REMOVE ANCHOR BOLT ABOVE ADJACENT ABOVE FINISHED FLOOR AGGREGATE ALIGN ALUMINUM APPROXIMATE ARCHITECTURAL AUDIO VISUAL BOARD BUILDING BLOCK BLOCKING BEAM BOTTOM OF BUILT UP ROOFING CABINET CEMENT CERAMIC CEILING CAULKING CLEAR CONC. MASONRY UNIT C.O. CENTER OF COLUMN CONC. CONCRETE CONT. CONTINUOUS DOUBLE DETAIL DIAMETER DIMENSION DOWN DOOR DRAIN DOWNSPOUT DRAWING DRAWER EAST EACH ELEVATION ENCLOSURE EQUIP. EQUIPMENT EXTERIOR	F.D. FLOOR DRAIN F.F. & E. FURNITURE, FIXTURES & EQUIP. FIN. FINISH FLR. FLOOR FLUOR. FLUORESCENT FIXT. FIXTURE F.O. FACE OF F.O.C. FACE OF CONCRETE F.O.F. FACE OF FINISH F.O.S. FACE OF STUD FNDM. FOUNDATION FT. FOOT OR FEET FTG. FOOTING FURR. FURRING GALV. GALVANIZED GA. GAGE G.F.I.C. GROUND FAULT INTERCEPTOR GR. GRADE GRND. GROUND GSM. GALVANIZED SHEET METAL GYP. GYPSUM H.B. HOSE BIB H.C. HOLLOW CORE HDWR. HARDWARE HT. HEIGHT HORIZ. HORIZONTAL HR. HOUR INSUL. INSULATION INT. INTERIOR LAM. LAMINATE LAV. LAVATORY L.O. LINE OF LT. LIGHT MAX. MAXIMUM MED. CAB. MEDICINE CABINET MECH. MECHANICAL MEMB. MEMBRANE MTL. METAL MTD. MOUNTED MFR. MANUFACTURER MIN. MINIMUM MIR. MIRROR MISC. MISCELLANEOUS N. NORTH N.I.C. NOT IN CONTRACT NO. NUMBER NOM. NOMINAL N.T.S. NOT TO SCALE O. OVER O.A. OVERALL OBS. OBSOLETE O.C. ON CENTER O.D. OUTSIDE DIAMETER OPNG. OPENING OPP. OPPOSITE	P.G. PAINT GRADE PL. PLATE PLAM. PLASTIC LAMINATE PLYWD. PLYWOOD PR. PAIR PROP.LN. PROPERTY LINE P.T. PRESSURE TREATED R. RISER RAD. RADIUS RD. ROOF DRAIN RDW. REDWOOD REF. REFERENCE REFR. REFRIGERATOR REINF. REINFORCED REQ. REQUIRED RESIL. RESILIENT RL. RAIN LEADER ROOM R.O. ROUGH OPENING S. SOUTH S.C. SOLID CORE SCHED. SCHEDULE SD SMOKE DETECTOR SECT. SECTION SHR. SHOWER SHT. SHEET SIM. SIMILAR SLO. SLOPE S.L.D. SEE LANDSCAPE DRAWINGS SPEC. SPECIFICATION SQ. SQUARE S.S.D. SEE STRUCTURAL DRAWINGS S.S. STAINLESS STEEL STD. STANDARD STL. STEEL STR. STORAGE STRUC. STRUCTURAL SYM. SYMMETRICAL T. TREAD T.B. TOWEL BAR TEL. TELEPHONE T.&G. TONGUE AND GROVE THK. THICK TMFR. TEMPERED T.O. TOP OF T.O.P. TOP OF PAVEMENT T.O.W. TOP OF WALL T.S. TUBULAR STEEL T.V. TELEVISION TYP. TYPICAL U.O.N. UNLESS OTHERWISE NOTED V.C.T. VINYL COMPOSITION TILE VERT. VERTICAL V.I.F. VERIFY IN FIELD W. WEST W/ WITH WD. WOOD W/O WITHOUT W.P. WATERPROOFING WT. WEIGHT
--	--	--	--

SYMBOLS

	DRAWING/DETAIL REFERENCE NUMBER DRAWING OR DETAIL SHEET WHERE DRAWING/DETAIL OCCURS
	SECTION REFERENCE NUMBER BUILDING SECTION SHEET WHERE SECTION OCCURS
	INTERIOR ELEVATION REFERENCE NUMBER INTERIOR ELEVATION SHEET WHERE INTERIOR ELEVATION OCCURS
	ALIGN HIDDEN LINE
	STUD WALL (UNLESS NOTED OTHERWISE)
	CONCRETE STRUCTURE, S.S.D.
	INSULATION IN SECTION (BATT)
	INSULATION IN SECTION (RIGID)
	LATH AND PLASTER IN SECTION
	GYPSUM BOARD IN SECTION
	PLYWOOD IN SECTION
	FINISH WOOD IN SECTION
	GLASS IN SECTION
	DOOR SYMBOL
	WINDOW SYMBOL
	PLUMBING FIXTURE SYMBOL
	PLUMBING FITTING SYMBOL
	APPLIANCE SYMBOL
	EQUIPMENT SYMBOL
	REVISION
	MATCHLINE
	WORKPOINT OR DATUM

GENERAL NOTES

- ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE LOCAL BUILDING CODES AND REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS APPLICABLE TO SPECIFIC TRADES OR SUBCONTRACTORS.
- CONTRACTOR WILL HAVE EXAMINED THE PREMISES AND SITE SO AS TO COMPARE THEM WITH THE DRAWINGS AND WILL HAVE SATISFIED HIMSELF AS TO THE CONDITION OF EXISTING WORK AND ADJACENT PROPERTY PRIOR TO SUBMISSION OF BID. NO ALLOWANCES WILL SUBSEQUENTLY BE MADE ON BEHALF OF THE CONTRACTOR BY REASON OF ANY OMISSION ON HIS PART TO INCLUDE THE COSTS OF ALL ITEMS OF WORK, EITHER LABOR OR MATERIALS, WHETHER THEY ARE OR ARE NOT ESPECIALLY OR PARTICULARLY SHOWN OR NOTED BUT WHICH ARE IMPLIED OR REQUIRED TO ATTAIN THE COMPLETED CONDITIONS PROPOSED IN THE DRAWINGS.
- ALL SUBCONTRACTORS TO THE GENERAL CONTRACTOR SHALL INSPECT THE SITE AND SHALL CONVEY ANY QUESTIONS REGARDING DESIGN INTENT AND SCOPE OF WORK TO THE ARCHITECT PRIOR TO SUBMITTING BID AND PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES AND SUBCONTRACTORS AND SHALL BE RESPONSIBLE FOR ANY ACTS, OMISSIONS, OR ERRORS OF THE SUBCONTRACTORS AND OF PERSONS DIRECTLY OR INDIRECTLY EMPLOYED BY THEM.
- CONTRACTOR TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS INCLUDING SAFETY OF PERSONS AND PROPERTY FOR THE DURATION OF THE PROJECT.
- CONTRACTOR TO CONFORM TO HOMEOWNERS ASSOCIATION RULES AND GUIDELINES.
- CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY AND PRIOR TO ORDERING OF ALL LONG LEAD ITEMS AND OF APPROXIMATE DELIVERY DATES.
- ALL CONSTRUCTION MATERIALS AND SUPPLIES TO BE STORED, HANDLED, AND INSTALLED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS.
- IF ERRORS OR OMISSIONS ARE FOUND IN THE DRAWINGS THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- DRAWINGS SCHEMATICALLY INDICATE NEW CONSTRUCTION. THE CONTRACTOR SHOULD ANTICIPATE, BASED ON EXPERIENCE, A REASONABLE NUMBER OF ADJUSTMENTS TO BE NECESSARY TO MEET THE DESIGN OBJECTIVES AND SHOULD CONSIDER SUCH ADJUSTMENTS AS INCLUDED IN THE SCOPE OF WORK.
- WHEN SPECIFIC FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS.
- ALL DIMENSIONS TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY; DIMENSIONS ARE NOT TO BE SCALED OFF DRAWINGS.
- THESE NOTES TO APPLY TO ALL DRAWINGS AND GOVERN UNLESS MORE SPECIFIC REQUIREMENTS ARE INDICATED APPLICABLE TO PARTICULAR DIVISIONS OF THE WORK. SEE SPECIFICATIONS AND GENERAL NOTES IN THE SUBSECTIONS OF THESE DRAWINGS.
- ALL DIMENSIONS ARE TO FACE OF FINISH, U.O.N.
- WEATHER STRIP ALL DOORS LEADING FROM HEATED TO UNHEATED AREAS. PROVIDE VINYL BEAD TYPE WEATHER STRIPPING AT THESE DOORS AND WINDOWS. ALL SIDES OF THE DOOR MUST BE WEATHERSTRIPPED, INCLUDING THE THRESHOLD.
- CAULK AND SEAL OPENINGS IN BUILDING EXTERIOR 1/8" OR GREATER TO PREVENT AIR INFILTRATION.
- WINDOWS TO BE OPERABLE AND CLEANED, U.O.N.
- ALL WALL FRAMING SHALL BE 2x4 @ 16" O.C. MINIMUM, U.O.N.
- ALL GYPSUM BOARD SHALL BE 5/8" THICK, TYPE "X", U.O.N.
- ALL GYPSUM AND/OR PLASTER SURFACES SHALL BE SMOOTH, CONTINUOUS, FREE OF IMPERFECTIONS, AND WITH NO VISIBLE JOINTS, U.O.N.
- STUCCO OVER WOOD SHEATHING SHALL INCLUDE TWO LAYERS OF GRADE 'D' BUILDING PAPER.
- STRUCTURAL WOOD MEMBERS ADJACENT TO CONCRETE ARE TO BE PRESSURE TREATED DOUGLAS FIR.

NOTE: DESIGN BASED ON THE CBC 2007 & SAN FRANCISCO BUILDING CODE 2007 AMENDMENTS. CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE SECTIONS.

PROJECT TEAM

ARCHITECT:
Butler Armsden Architects
2849 California Street
San Francisco, CA 94115
t. 415. 674. 5554
f. 415. 674. 5558
e. architect@butlerarmsden.com
www.butlerarmsden.com

SURVEYOR:
Paul O. Webb
2724 B Ninth Street
Berkeley, CA 94710
t. 510. 548. 3201

VICINITY MAP



PROJECT DATA AND ANALYSIS

BLOCK:	1389	CONST. TYPE:	EXISTING	ALLOWABLE	PROPOSED
LOT:	001A	OCCUPANCY:	V-B	-	V-B
ZONING:	RH-1(D)	BUILDING HEIGHT:	R3	35'-0"	R3 31'-10 3/4" (A)
		STORIES:	2 of BASEMENT	-	3 of BASEMENT
		NUMBER OF UNITS:	ONE	ONE	ONE
		FIRE SPRINKLERS:	NO	-	NO
		SEISMIC UPGRADE:	-	-	YES

	EXISTING	ADDITION	PROPOSED
BASEMENT:	1513 SF	52 SF	1565 SF
FIRST FLOOR:	1849 SF	262 SF	2111 SF
SECOND FLOOR:	1555 SF	544 SF	2099 SF
THIRD FLOOR:	0 SF	882 SF	882 SF
TOTAL:	4917 SF	1740 SF	6657 SF

SCOPE OF WORK:
Partial renovation of interior; Vertical addition, adding a story at the main house and at the garage; Horizontal addition to the existing garage and rear (Southeast corner) of the residence.

SHEET INDEX

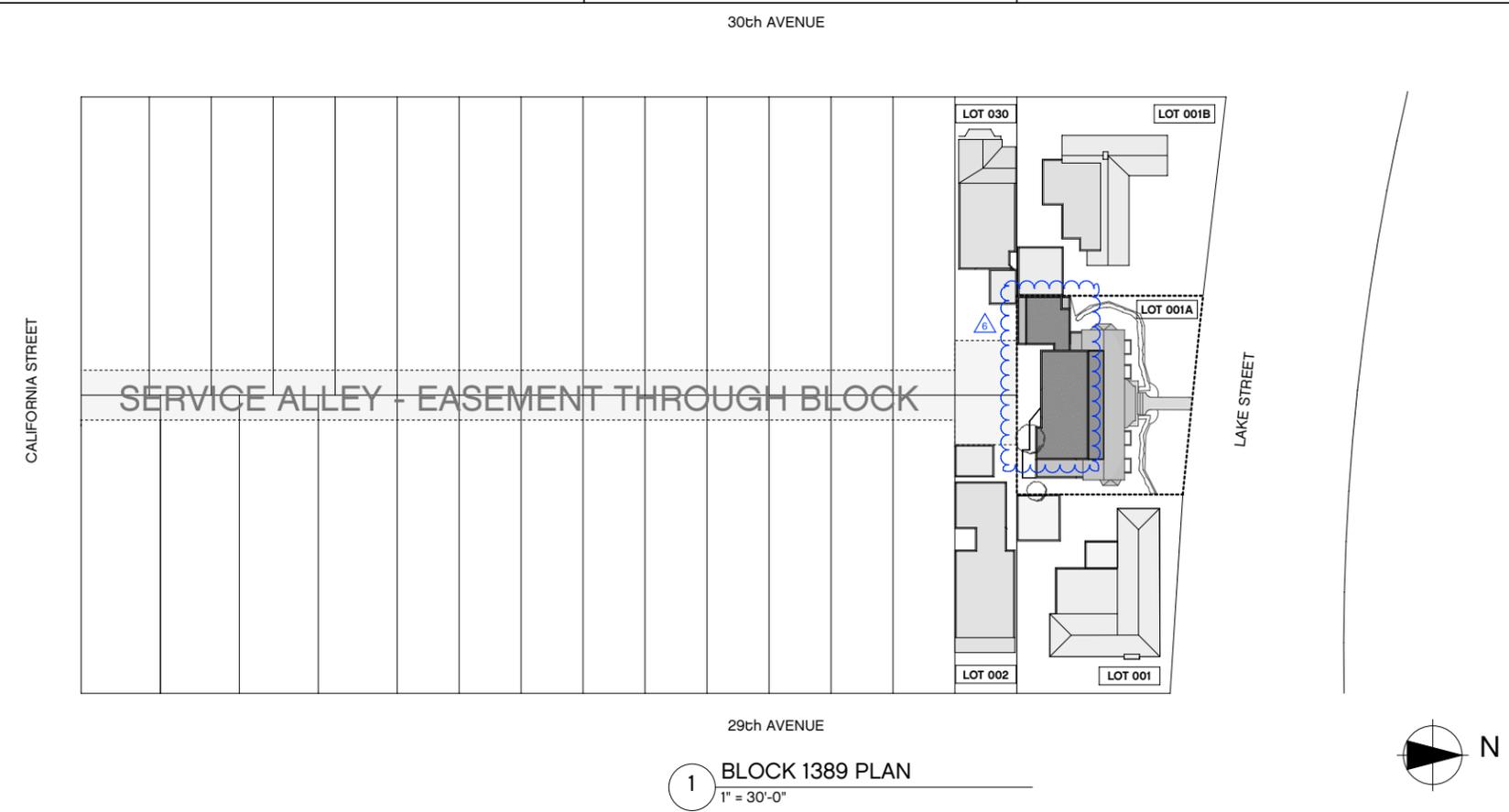
	PLANNING 03/14/2011	PLANNING 12/01/2012	PLANNING 11/04/2013	PLANNING 1/14/2014	PLANNING 2/24/2014	REVISOR 06/09/2014
ARCHITECTURAL:						
A0.0 TITLE SHEET	<input checked="" type="checkbox"/>					
A0.1 CONTEXT PHOTOS	<input checked="" type="checkbox"/>					
A0.2 SITE SURVEY	<input checked="" type="checkbox"/>					
A0.3 EXISTING SITE PLAN	<input checked="" type="checkbox"/>					
A0.4 PROPOSED SITE PLAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A1.1 DEMOLITION PLAN - BASEMENT LEVEL	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A1.2 DEMOLITION PLAN - FIRST LEVEL	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A1.3 DEMOLITION PLAN - SECOND LEVEL	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A1.4 DEMOLITION PLAN - ROOF LEVEL	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A1.5 EXISTING ELEVATION - NORTH	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A1.6 EXISTING ELEVATION - EAST	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A1.7 EXISTING ELEVATION - SOUTH	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A1.8 EXISTING ELEVATIONS - WEST	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A1.9 EXISTING SECTION - EAST/WEST	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A1.10 EXISTING SECTION - NORTH/SOUTH	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A2.1 PROPOSED PLAN - BASEMENT LEVEL	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A2.2 PROPOSED PLAN - FIRST LEVEL	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A2.3 PROPOSED PLAN - SECOND LEVEL	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A2.4 PROPOSED PLAN - THIRD LEVEL	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A2.5 PROPOSED PLAN - ROOF LEVEL	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A3.1 PROPOSED ELEVATION - NORTH	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A3.2 PROPOSED ELEVATION - EAST	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A3.3 PROPOSED ELEVATION - SOUTH	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A3.4 PROPOSED ELEVATION - WEST	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A3.5 PROPOSED SECTION - EAST/WEST	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A3.6 PROPOSED SECTION - NORTH/SOUTH	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A3.7 PHOTO RENDERINGS	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
A3.8 PHOTO RENDERINGS	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
A3.9 PHOTO RENDERINGS	<input type="checkbox"/>	<input checked="" type="checkbox"/>				

PLAN REVISION IN RESPONSE TO DR
DORF RESIDENCE
 2825 LAKE STREET, SAN FRANCISCO, CA 94121

SITE PERMIT SET

Revisions	by:
PLANNING - MAR. 18 2011	DS
PLANNING - 12/1/12	
PLANNING - 11/04/2013	DS
PLANNING - 01/08/2014	DS
PLANNING - 02/24/2014	DS
RDT / DR - 06/09/2014	DS

job#:	0916
date:	SEP. 23, 2013
drawn:	DS
checked:	FE
scale:	AS NOTED



1 BLOCK 1389 PLAN
1" = 30'-0"

PLAN REVISION
RESPONSE TO DR
TITLE SHEET



5 VIEW NORTH TO SUBJECT PROPERTY
NOT TO SCALE



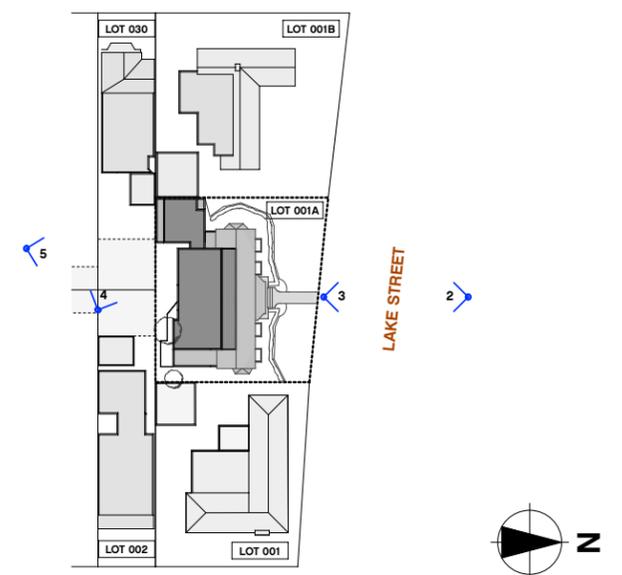
4 VIEW WEST & NORTH TO SUBJECT PROPERTY
NOT TO SCALE



3 VIEW NORTH FROM SUBJECT PROPERTY
NOT TO SCALE



2 VIEW SOUTH TO SUBJECT PROPERTY
NOT TO SCALE



1 PHOTO KEY
NOT TO SCALE

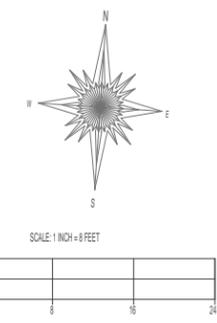
SITE PERMIT SET

revisions	by:
▲ PLANNING - 12/1/12	
▲ PLANNING - 11/04/2013	DS

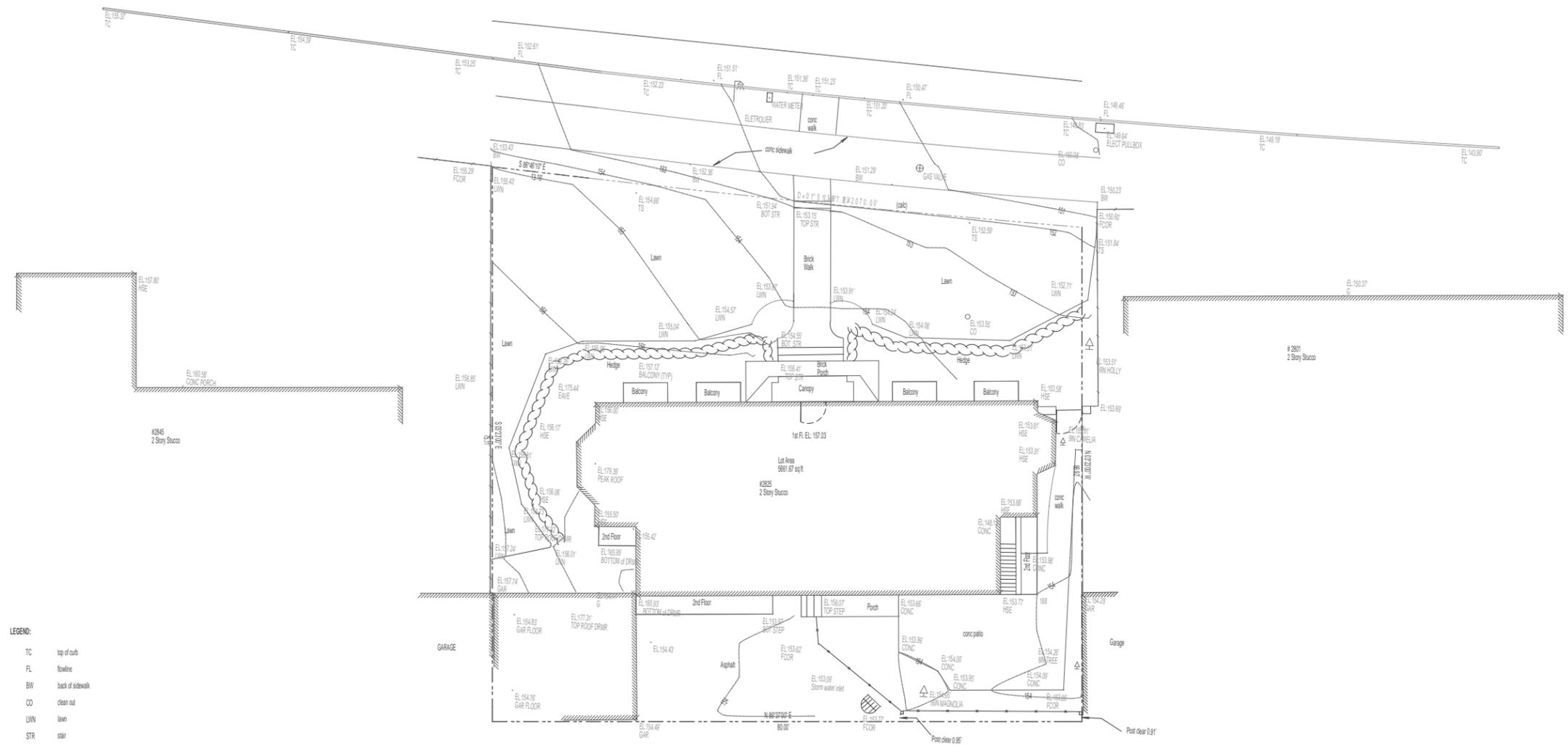
job#:	0916
date:	SEP. 23, 2013
drawn:	DS
checked:	FE
scale:	AS NOTED

PLAN REVISION
RESPONSE TO DR
CONTEXT
PHOTOS

2825 LAKE STREET, SAN FRANCISCO, CA
ASSESSOR'S LOT 001A; BLOCK 1389 MARCH, 2010



LAKE STREET (70' WIDE)



- LEGEND:
- TC top of curb
 - FL flowline
 - BW back of sidewalk
 - CO clean out
 - LWN lawn
 - STR stair
 - DRMR dormer
 - TS top of slope
 - HSE ground outside of house
 - GAR garage
 - G ground
 - FCOR fence corner

BASIS OF BEARINGS:
The line between City of San Francisco survey monuments on 30th Avenue between Lake Street and Castro Del Mar taken as N 7°23' W per the Map of Subdivision No. 1 of Seacoff filed May 6, 1923 in Book J of Maps, P. 21-23, San Francisco County Records.

BENCHMARK:
Crown on outer rim of SMI at the southeasterly corner of 30th Avenue at Lake Street taken as 151.147 per San Francisco County Records

PLAN REVISION IN RESPONSE TO DR
DORF RESIDENCE
 2825 LAKE STREET, SAN FRANCISCO, CA 94121

SITE PERMIT SET

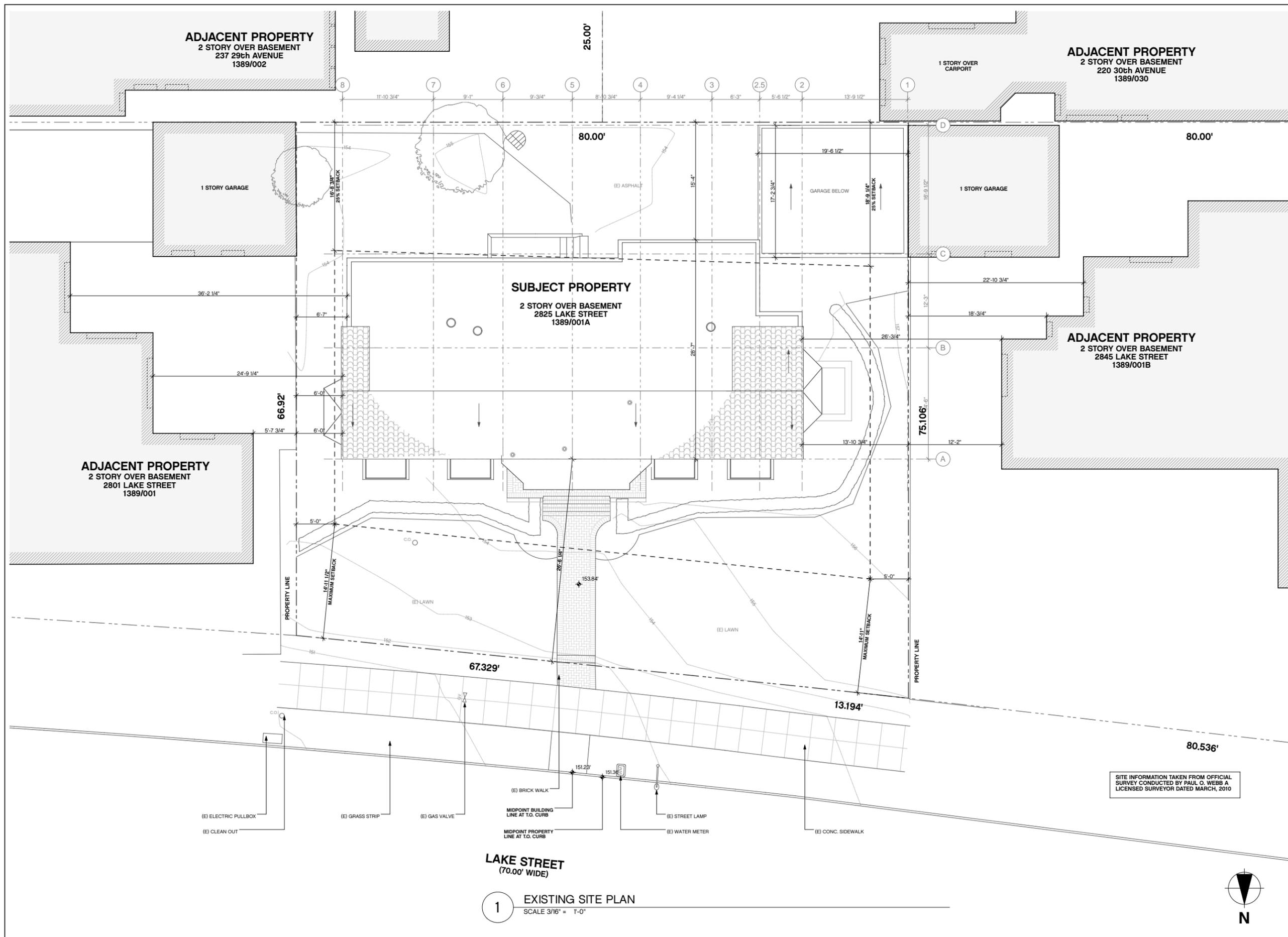
revisions	by:
▲ PLANNING - MAR. 18 2011	DS
▲ PLANNING - 11/04/2013	DS

job#:	0916
date:	SEP. 23, 2013
drawn:	DS
checked:	FE
scale:	AS NOTED

Note:
This drawing was created using PC Survey software, and translated into AutoCAD. No responsibility is taken by this office for the accuracy of the AutoCAD drawing. Please refer to the hard copy.
The data contained in this drawing remains the property of Paul O. Webb-Licensed Surveyor, and may only be used for its intended purpose.

PLAN REVISION
RESPONSE TO DR
SITE SURVEY

Paul O. Webb-Licensed Surveyor
2214 North Street, Suite 6
Berkeley, Ca. 94710



PLAN REVISION IN RESPONSE TO DR
DORF RESIDENCE
 2825 LAKE STREET, SAN FRANCISCO, CA 94121

SITE PERMIT SET

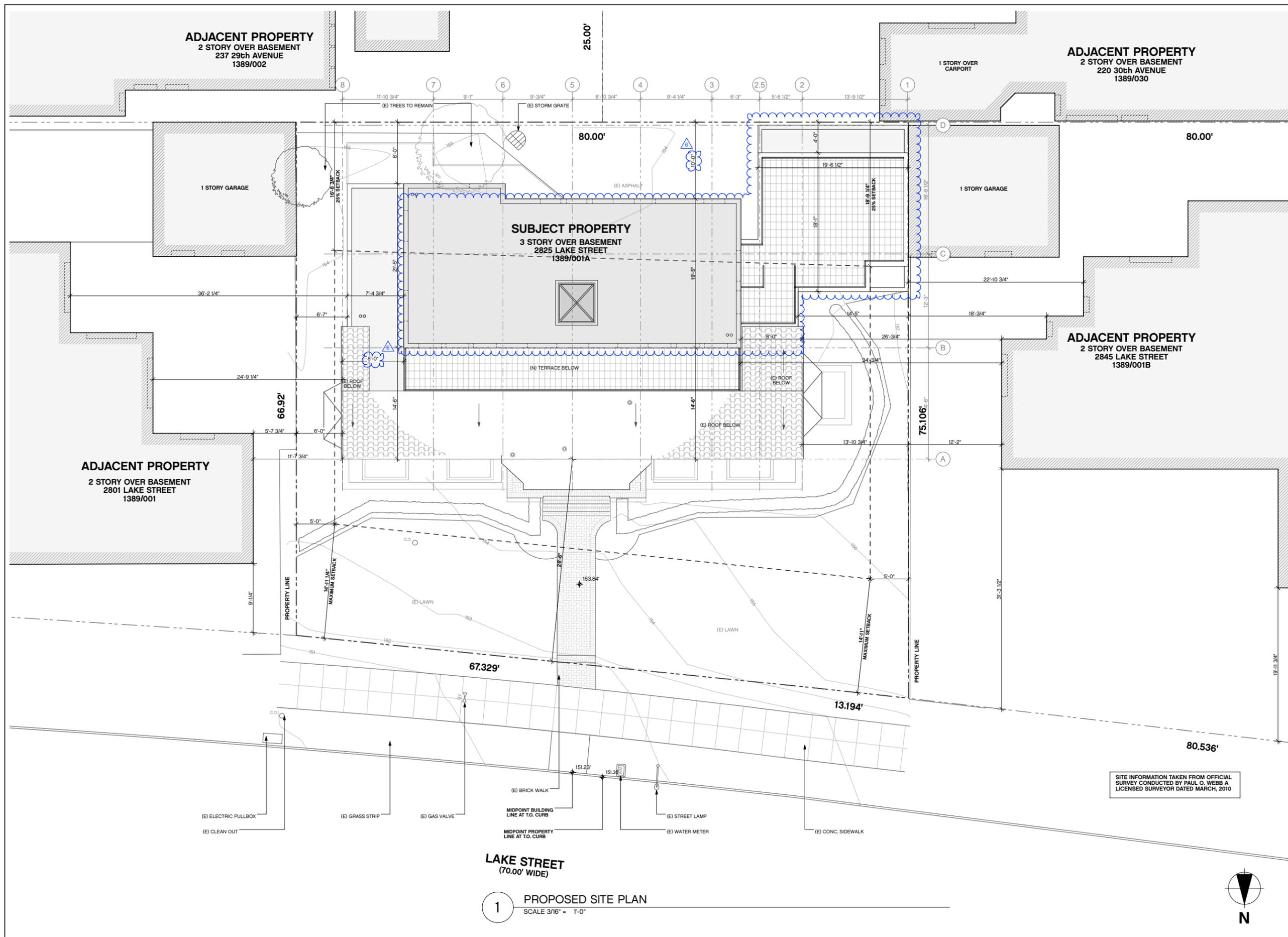
revisions	by:
▲ PLANNING - MAR. 18 2011	DS
▲ PLANNING - 12/1/12	
▲ PLANNING - 11/04/2013	DS
▲ PLANNING - 01/08/2014	DS

job#:	0916
date:	SEP. 23, 2013
drawn:	DS
checked:	FE
scale:	AS NOTED

SITE INFORMATION TAKEN FROM OFFICIAL SURVEY CONDUCTED BY PAUL O. WEBB A LICENSED SURVEYOR DATED MARCH, 2010

1 EXISTING SITE PLAN
SCALE 3/16" = 1'-0"





PLAN REVISION IN RESPONSE TO DR
DORF RESIDENCE
 2825 LAKE STREET, SAN FRANCISCO, CA 94121

SITE PERMIT SET

revisions	by:
▲ PLANNING - MAR. 18 2011	DS
▲ PLANNING - 12/1/12	
▲ PLANNING - 11/04/2013	DS
▲ PLANNING - 01/08/2014	DS
▲ RDT / DR - 06/09/2014	DS

job#:	0916
date:	SEP. 23, 2013
drawn:	DS
checked:	FE
scale:	AS NOTED

SITE INFORMATION TAKEN FROM OFFICIAL SURVEY CONDUCTED BY PAUL O. WEBB A LICENSED SURVEYOR DATED MARCH, 2010

LAKE STREET
(70.00' WIDE)

1 PROPOSED SITE PLAN
SCALE 3/16" = 1'-0"

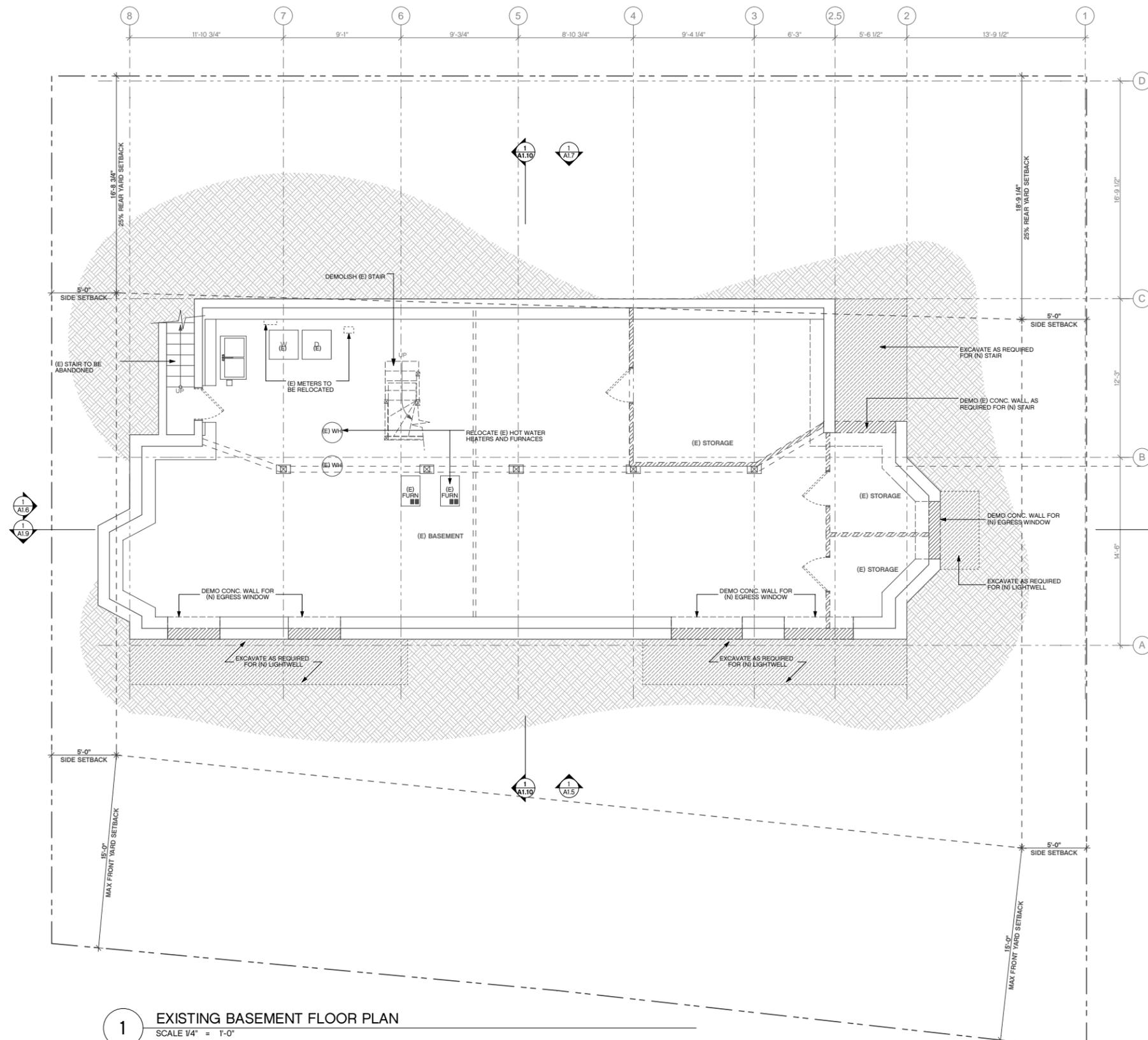


WALL LEGEND

-  EXISTING WALL TO BE REMOVED
-  EXISTING WALL
-  NEW WALL

GENERAL DEMOLITION NOTES

1. ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND LANDSCAPE PLANTING TO REMAIN.
2. ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
3. LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
4. DEMOLISH ALL REDUNDANT HVAC EQUIPMENT, INCLUDING PIPING, DUCTWORK, RADIANT PANELS, AND BASEBOARD HEATERS. SAVE AND CATALOGUE DECORATIVE GRILLES FOR STORAGE AND RE-USE.
5. DEMOLISH REDUNDANT PLUMBING IN WALL OR FLOOR CAVITIES OPENED FOR CONSTRUCTION.
6. DEMOLISH ALL ABANDON INTERIOR ELECTRICAL THROUGHOUT.
7. DEMOLISH ALL WINDOW COVERINGS AND RELATED HARDWARE. REMOVE WINDOW HARDWARE U.O.N.
8. AT DOORS TO BE DEMOLISHED OR REMOVED, REMOVE DOOR, HARDWARE AND FRAME U.O.N. AND SAVE FOR RE-USE.
9. DEMOLISH ALL FLOOR FINISHES, INCLUDING CARPET, VINYL, AND TILE. WOOD FLOORS TO REMAIN U.O.N. PROTECT DURING CONSTRUCTION.
10. DEMOLISH ALL ABANDON GAS LINES TO MAIN POINT OF ENTRY, U.O.N. CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.



PLAN REVISION IN RESPONSE TO DR
DORF RESIDENCE
 2825 LAKE STREET, SAN FRANCISCO, CA 94121

SITE PERMIT SET

revisions	by:
△ PLANNING - 12/1/12	
△ PLANNING - 11/04/2013	DS

job#:	0916
date:	SEP. 23, 2013
drawn:	DS
checked:	FE
scale:	AS NOTED

PLAN REVISION
 RESPONSE TO DR
 BASEMENT
 DEMO PLAN



1 EXISTING BASEMENT FLOOR PLAN
 SCALE 1/4" = 1'-0"

WALL LEGEND

-  EXISTING WALL TO BE REMOVED
-  EXISTING WALL
-  NEW WALL

GENERAL DEMOLITION NOTES

1. ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND LANDSCAPE PLANTING TO REMAIN.
2. ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
3. LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
4. DEMOLISH ALL REDUNDANT HVAC EQUIPMENT, INCLUDING PIPING, DUCTWORK, RADIANT PANELS, AND BASEBOARD HEATERS. SAVE AND CATALOGUE DECORATIVE GRILLES FOR STORAGE AND RE-USE.
5. DEMOLISH REDUNDANT PLUMBING IN WALL OR FLOOR CAVITIES OPENED FOR CONSTRUCTION.
6. DEMOLISH ALL ABANDON INTERIOR ELECTRICAL THROUGHOUT.
7. DEMOLISH ALL WINDOW COVERINGS AND RELATED HARDWARE. REMOVE WINDOW HARDWARE U.O.N.
8. AT DOORS TO BE DEMOLISHED OR REMOVED, REMOVE DOOR, HARDWARE AND FRAME U.O.N. AND SAVE FOR RE-USE.
9. DEMOLISH ALL FLOOR FINISHES, INCLUDING CARPET, VINYL, AND TILE. WOOD FLOORS TO REMAIN U.O.N. PROTECT DURING CONSTRUCTION.
10. DEMOLISH ALL ABANDON GAS LINES TO MAIN POINT OF ENTRY, U.O.N. CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.

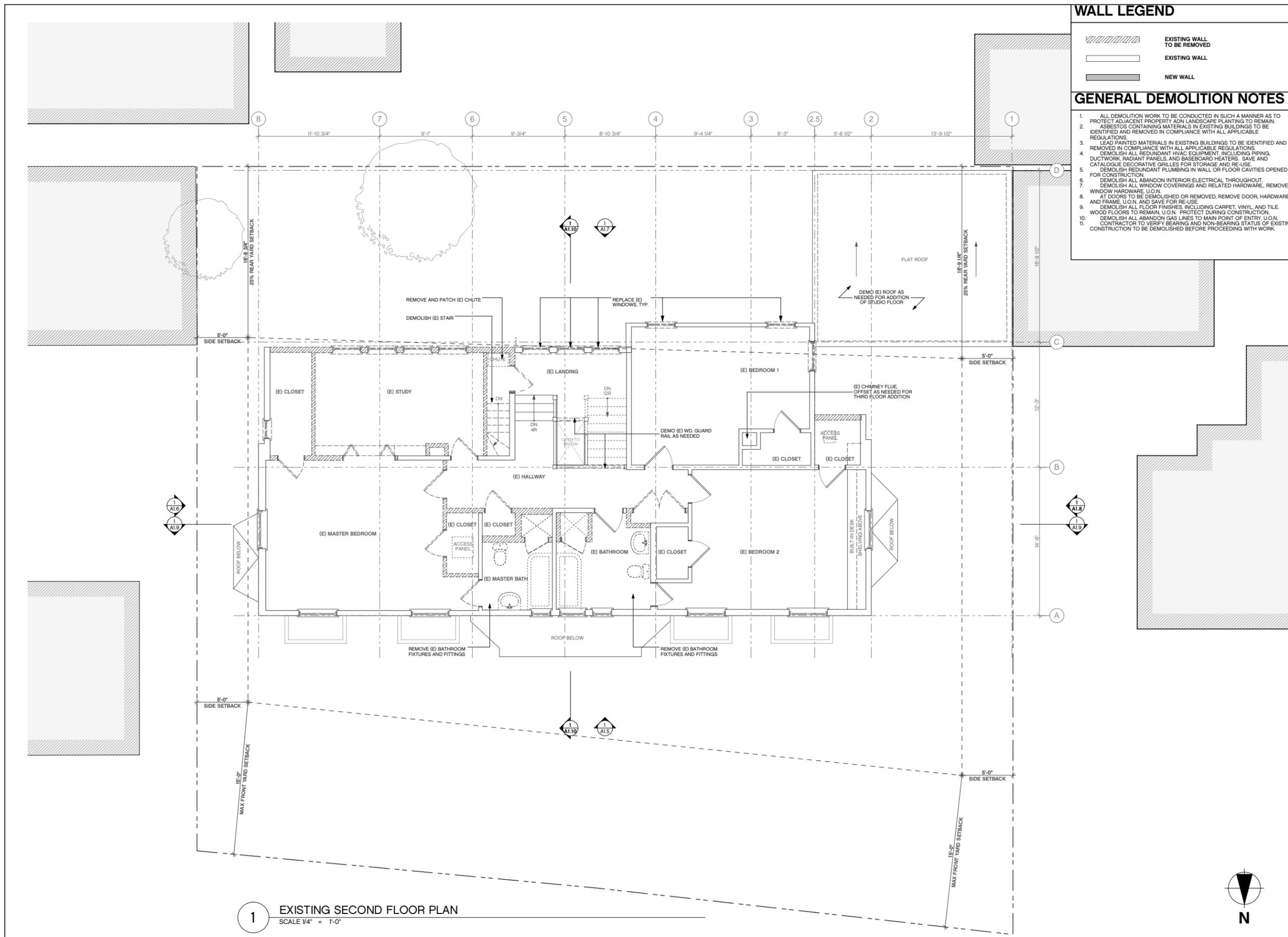
PLAN REVISION IN RESPONSE TO DR
DORF RESIDENCE
 2825 LAKE STREET, SAN FRANCISCO, CA 94121

SITE PERMIT SET

revisions	by:
△ PLANNING - 11/04/2013	DS

job#:	0916
date:	SEP. 23, 2013
drawn:	DS
checked:	FE
scale:	AS NOTED

PLAN REVISION
RESPONSE TO DR
SECOND FLOOR
DEMO PLAN



1 EXISTING SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

WALL LEGEND

-  EXISTING WALL TO BE REMOVED
-  EXISTING WALL
-  NEW WALL

GENERAL DEMOLITION NOTES

1. ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND LANDSCAPE PLANTING TO REMAIN.
2. ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
3. LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
4. DEMOLISH ALL REDUNDANT HVAC EQUIPMENT, INCLUDING PIPING, DUCTWORK, RADIANT PANELS, AND BASEBOARD HEATERS. SAVE AND CATALOGUE DECORATIVE GRILLES FOR STORAGE AND RE-USE.
5. DEMOLISH REDUNDANT PLUMBING IN WALL OR FLOOR CAVITIES OPENED FOR CONSTRUCTION.
6. DEMOLISH ALL ABANDON INTERIOR ELECTRICAL THROUGHOUT.
7. DEMOLISH ALL WINDOW COVERINGS AND RELATED HARDWARE. REMOVE WINDOW HARDWARE U.O.N.
8. AT DOORS TO BE DEMOLISHED OR REMOVED, REMOVE DOOR, HARDWARE AND FRAME U.O.N. AND SAVE FOR RE-USE.
9. DEMOLISH ALL FLOOR FINISHES, INCLUDING CARPET, VINYL, AND TILE. WOOD FLOORS TO REMAIN, U.O.N. PROTECT DURING CONSTRUCTION.
10. DEMOLISH ALL ABANDON GAS LINES TO MAIN POINT OF ENTRY, U.O.N. CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.

PLAN REVISION IN RESPONSE TO DR
DORF RESIDENCE
 2825 LAKE STREET, SAN FRANCISCO, CA 94121

SITE PERMIT SET

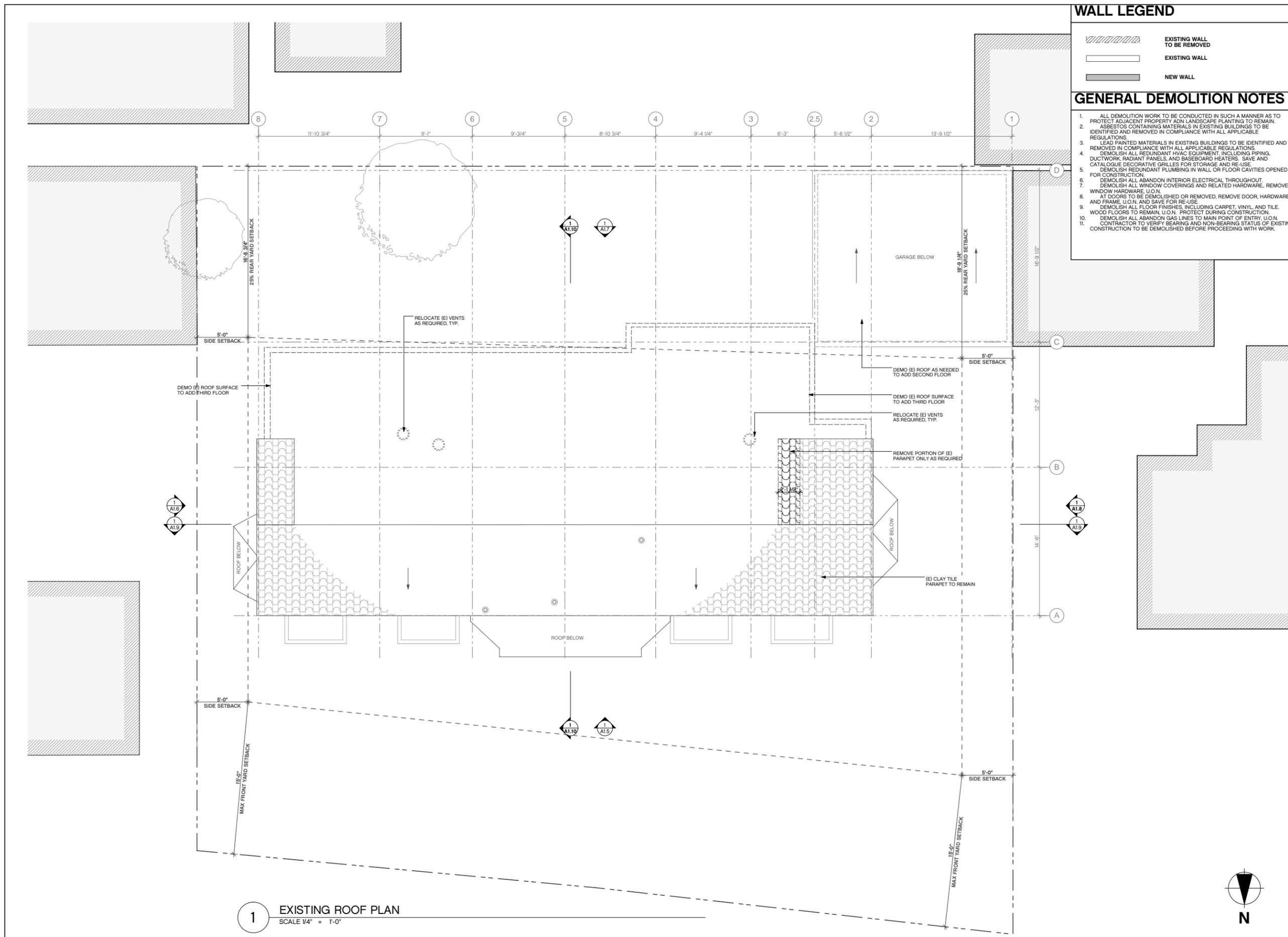
revisions	by:
△ PLANNING - 12/1/12	
△ PLANNING - 11/04/2013	DS

job #:	0916
date:	SEP. 23, 2013
drawn:	DS
checked:	FE
scale:	AS NOTED

PLAN REVISION
RESPONSE TO DR
ROOF DEMO
PLAN



A1.4



1 EXISTING ROOF PLAN
SCALE 1/4" = 1'-0"



2 EXISTING NORTH ELEVATION
SCALE 1/8" = 1'-0"



1 EXISTING NORTH ELEVATION
SCALE 1/4" = 1'-0"

PLAN REVISION IN RESPONSE TO DR
DORF RESIDENCE
 2825 LAKE STREET, SAN FRANCISCO, CA 94121

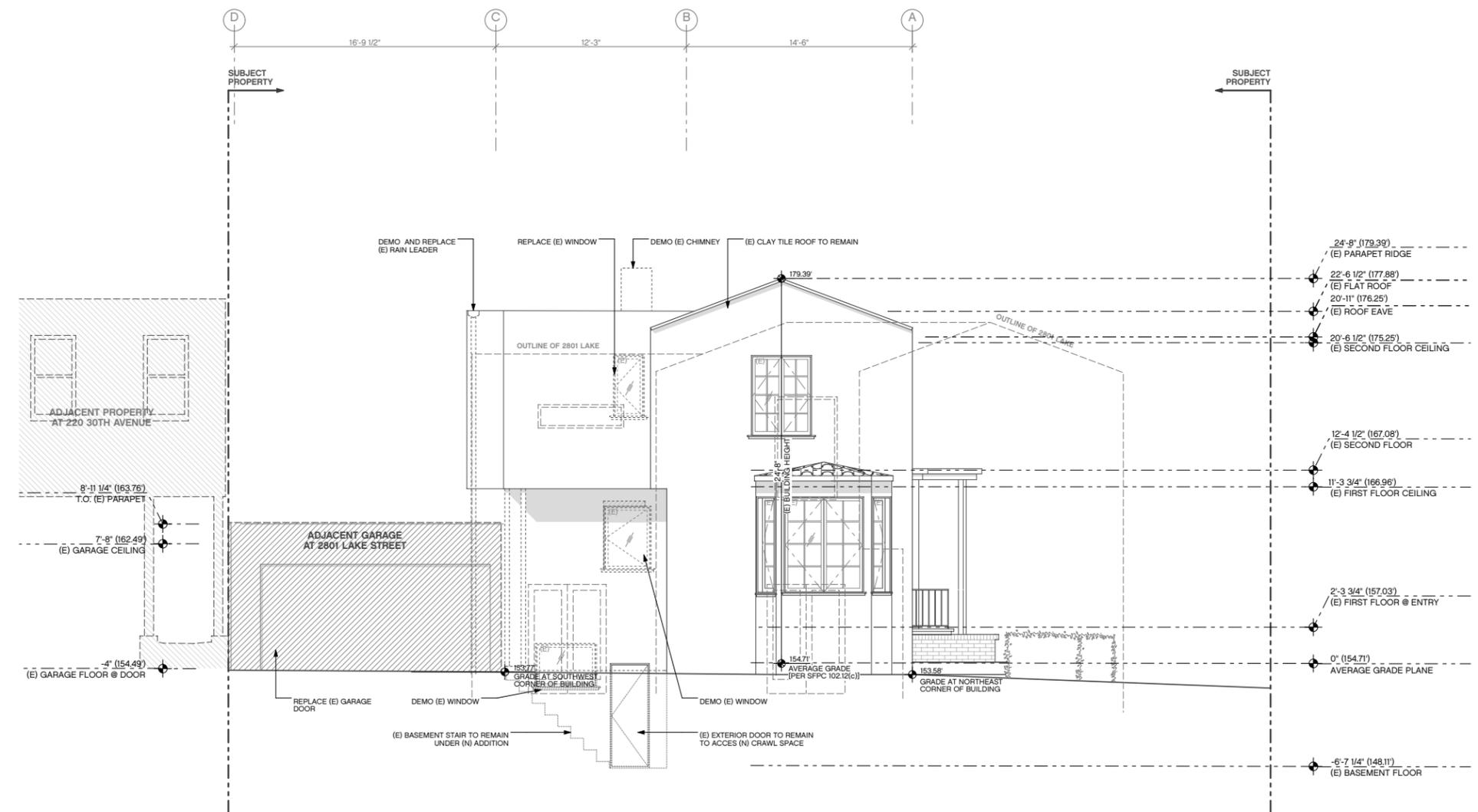
SITE PERMIT SET

revisions	by:
▲ PLANNING - 12/1/12	
▲ PLANNING - 11/04/2013	DS
▲ PLANNING - 01/08/2014	DS

job#:	0916
date:	SEP. 23, 2013
drawn:	DS
checked:	FE
scale:	AS NOTED

PLAN REVISION
RESPONSE TO DR
EXISTING
ELEVATION

PLAN REVISION IN RESPONSE TO DR
DORF RESIDENCE
 2825 LAKE STREET, SAN FRANCISCO, CA 94121



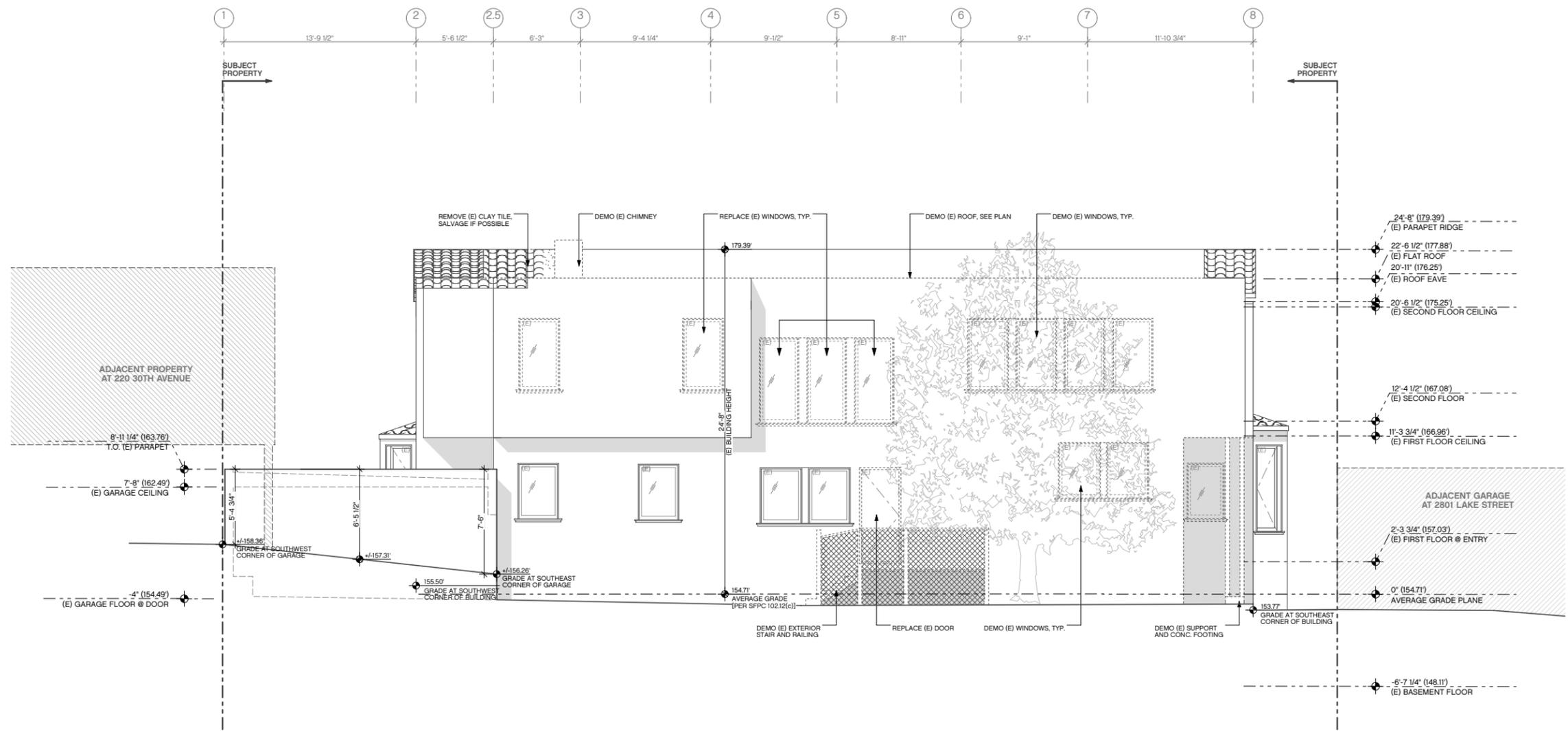
1 EXISTING EAST ELEVATION
SCALE 1/4" = 1'-0"

SITE PERMIT SET

revisions	by:
△ PLANNING - 12/1/12	
△ PLANNING - 11/04/2013	DS
△ PLANNING - 01/08/2014	DS

job#:	0916
date:	SEP. 23, 2013
drawn:	DS
checked:	FE
scale:	AS NOTED

PLAN REVISION
RESPONSE TO DR
EXISTING
ELEVATION



1 EXISTING SOUTH ELEVATION
SCALE 1/4" = 1'-0"

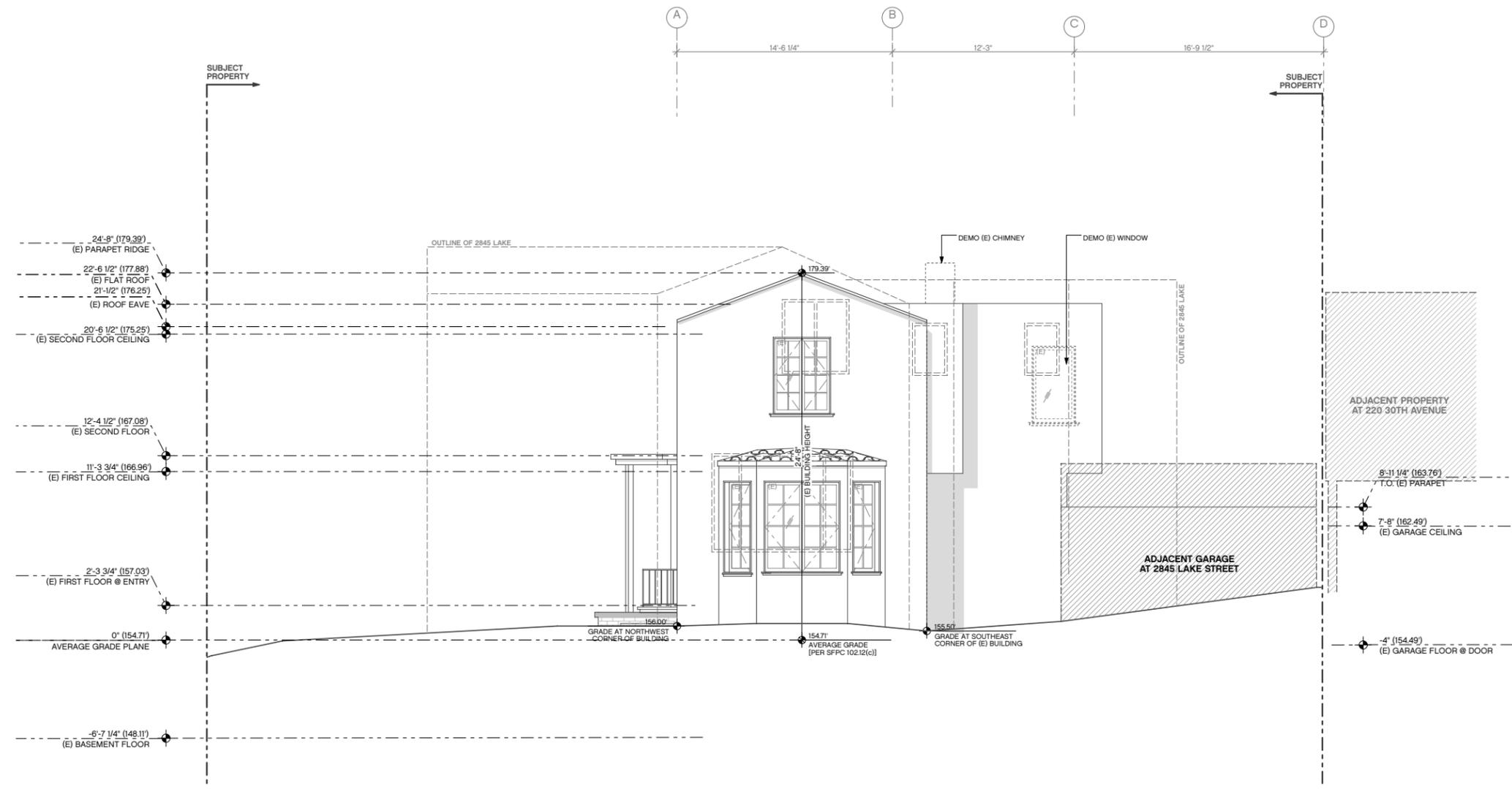
SITE PERMIT SET

revisions	by:
△ PLANNING - 12/1/12	
△ PLANNING - 11/04/2013	DS
△ PLANNING - 01/08/2014	DS

job#:	0916
date:	SEP. 23, 2013
drawn:	DS
checked:	FE
scale:	AS NOTED

PLAN REVISION
RESPONSE TO DR
EXISTING
ELEVATION

PLAN REVISION IN RESPONSE TO DR
DORF RESIDENCE
2825 LAKE STREET, SAN FRANCISCO, CA 94121



1 EXISTING WEST ELEVATION
SCALE 1/4" = 1'-0"

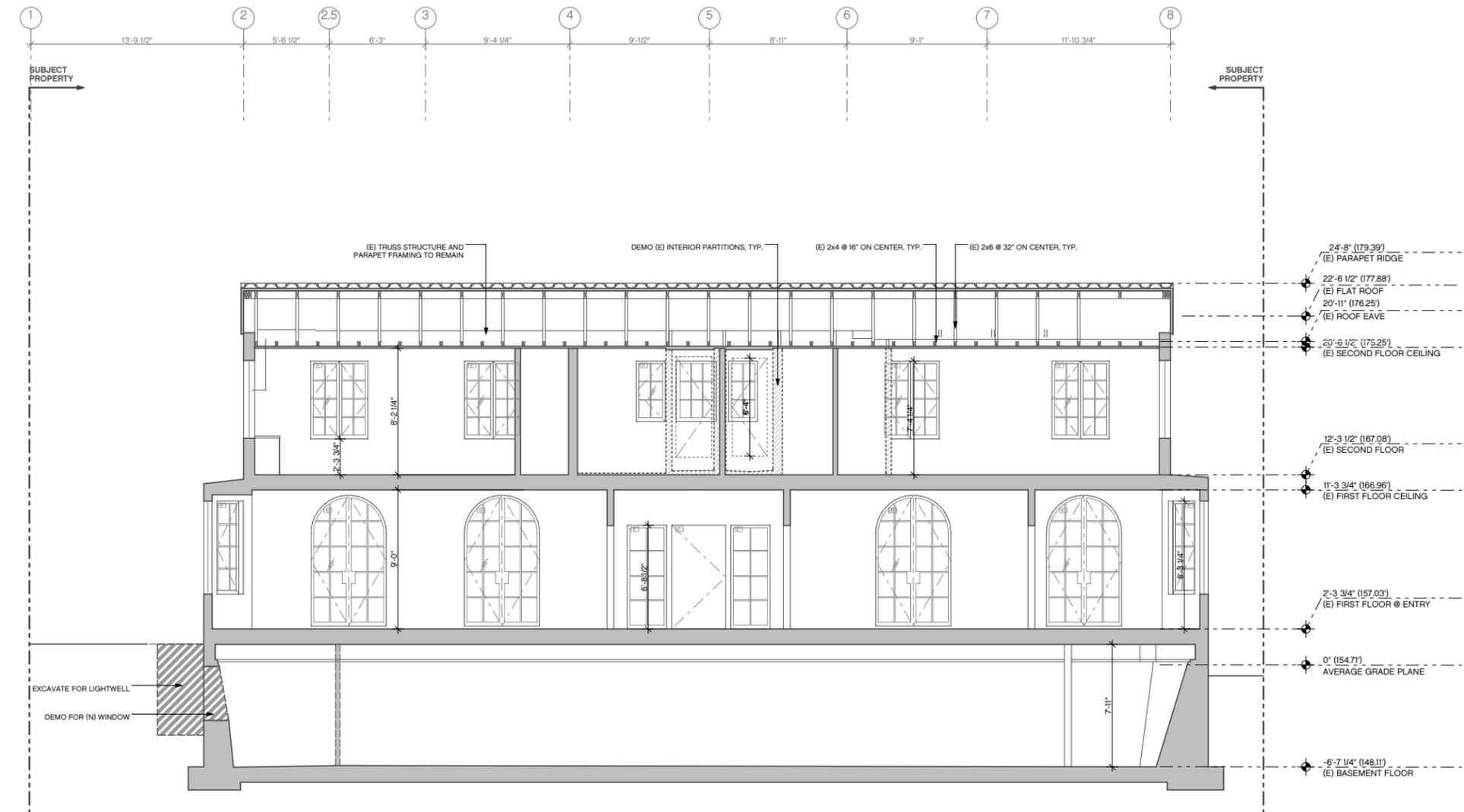
SITE PERMIT SET

revisions	by:
△ PLANNING - 12/1/12	
△ PLANNING - 11/04/2013	DS
△ PLANNING - 01/08/2014	DS

job#:	0916
date:	SEP. 23, 2013
drawn:	DS
checked:	FE
scale:	AS NOTED

PLAN REVISION
RESPONSE TO DR
EXISTING
ELEVATION

PLAN REVISION IN RESPONSE TO DR
DORF RESIDENCE
 2825 LAKE STREET, SAN FRANCISCO, CA 94121



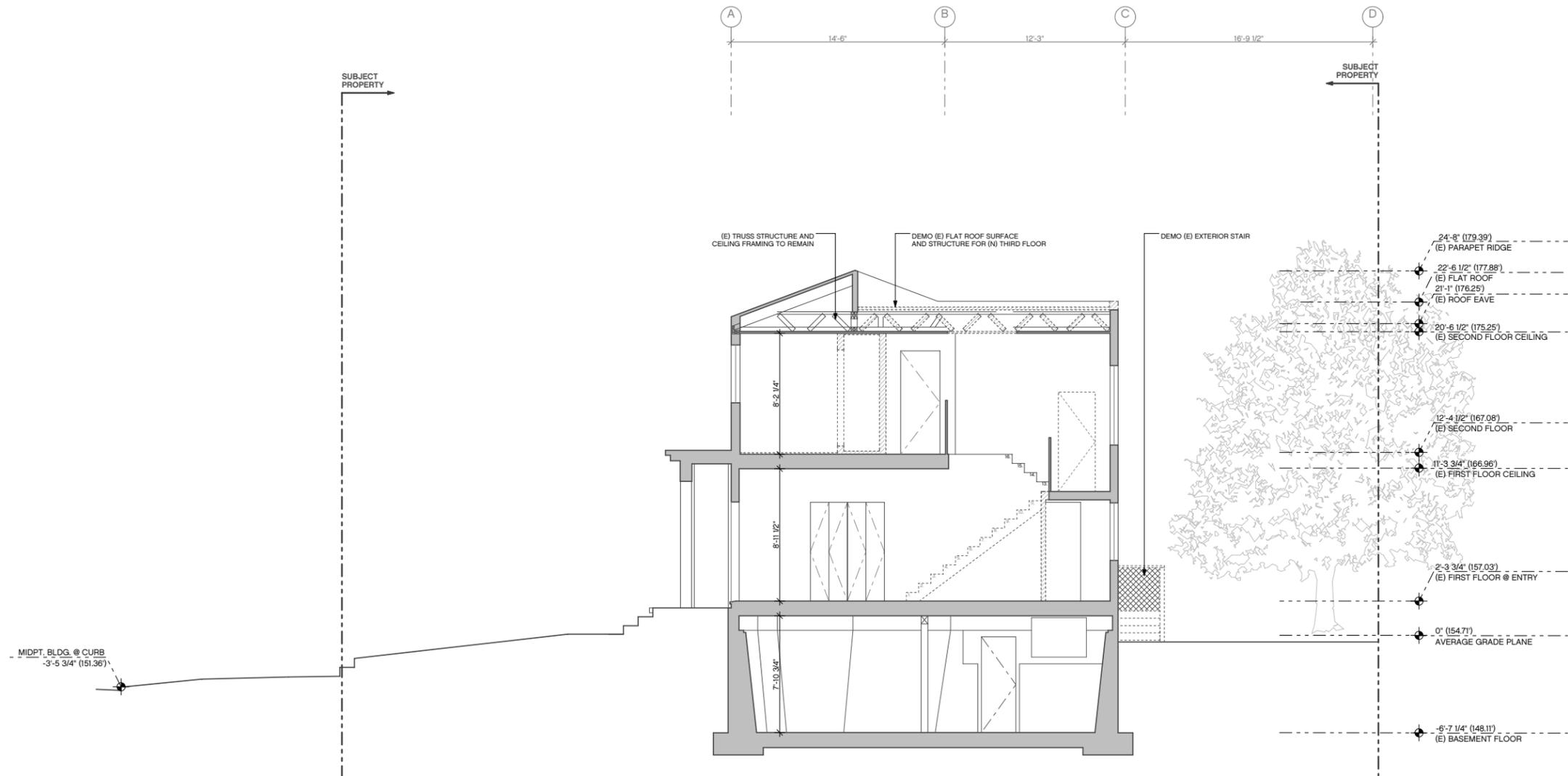
1 EXISTING SECTION - EAST/WEST
SCALE 1/4" = 1'-0"

SITE PERMIT SET

revisions	by:
△ PLANNING - 12/1/12	
△ PLANNING - 11/04/2013	DS

job#:	0916
date:	SEP. 23, 2013
drawn:	DS
checked:	FE
scale:	AS NOTED

PLAN REVISION
RESPONSE TO DR
EXISTING
SECTION



1 EXISTING SECTION - NORTH/SOUTH
SCALE 1/4" = 1'-0"

SITE PERMIT SET

revisions	by:
△ PLANNING - 12/1/12	
△ PLANNING - 11/04/2013	DS

job#:	0916
date:	SEP. 23, 2013
drawn:	DS
checked:	FE
scale:	AS NOTED

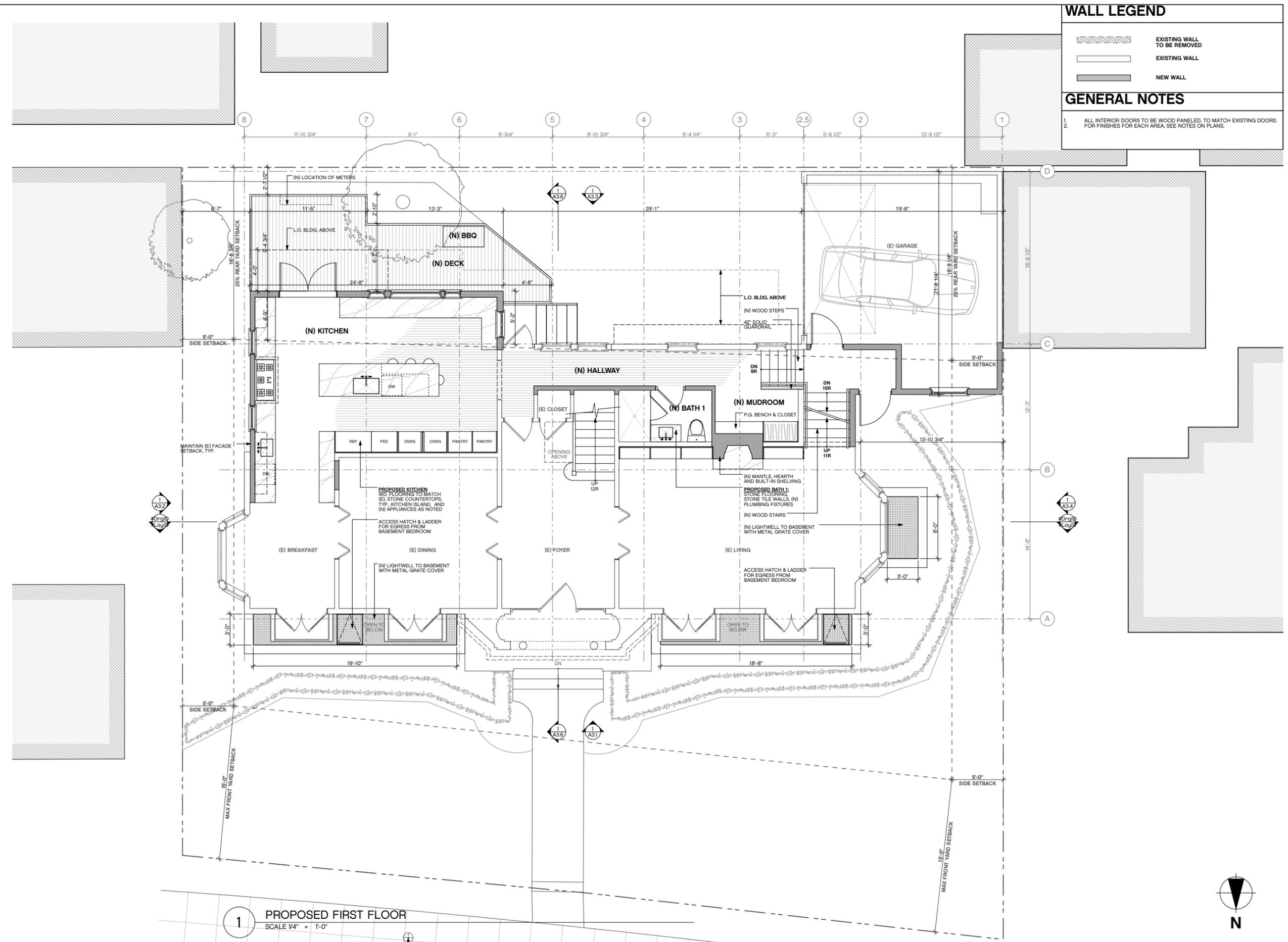
PLAN REVISION
RESPONSE TO DR
EXISTING
SECTION

WALL LEGEND

-  EXISTING WALL TO BE REMOVED
-  EXISTING WALL
-  NEW WALL

GENERAL NOTES

1. ALL INTERIOR DOORS TO BE WOOD PANELED, TO MATCH EXISTING DOORS.
2. FOR FINISHES FOR EACH AREA, SEE NOTES ON PLANS.



PLAN REVISION IN RESPONSE TO DR
DORF RESIDENCE
 2825 LAKE STREET, SAN FRANCISCO, CA 94121

SITE PERMIT SET

revisions	by:
△ PLANNING - 12/1/12	
△ PLANNING - 11/04/2013	DS

job#:	0916
date:	OCT 12 2012
drawn:	JB
checked:	FE
scale:	AS NOTED

1 PROPOSED FIRST FLOOR
SCALE 1/4" = 1'-0"

PLAN REVISION
RESPONSE TO DR
FIRST FLOOR
PLAN

WALL LEGEND

EXISTING WALL TO BE REMOVED

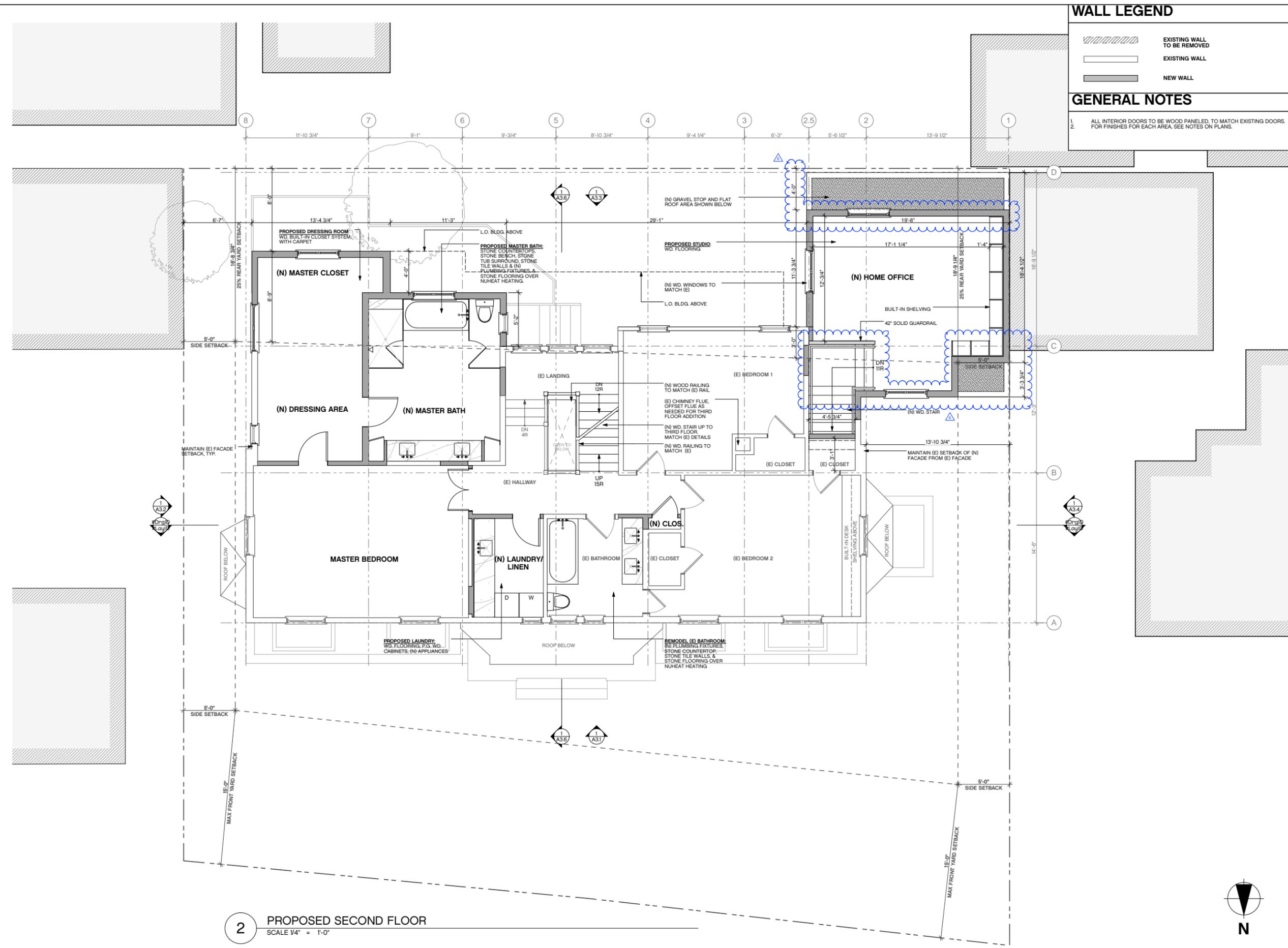
EXISTING WALL

NEW WALL

GENERAL NOTES

1. ALL INTERIOR DOORS TO BE WOOD PANELED, TO MATCH EXISTING DOORS.

2. FOR FINISHES FOR EACH AREA, SEE NOTES ON PLANS.



PLAN REVISION IN RESPONSE TO DR
DORF RESIDENCE
 2825 LAKE STREET, SAN FRANCISCO, CA 94121

SITE PERMIT SET

revisions	by:
△ PLANNING - 11/04/2013	DS
△ RDT / DR - 06/09/2014	DS

job#:	0916
date:	OCT 12 2012
drawn:	JB
checked:	FE
scale:	AS NOTED

PLAN REVISION
RESPONSE TO DR
SECOND FLOOR
PROPOSED PLAN

2 PROPOSED SECOND FLOOR
SCALE 1/4" = 1'-0"

WALL LEGEND

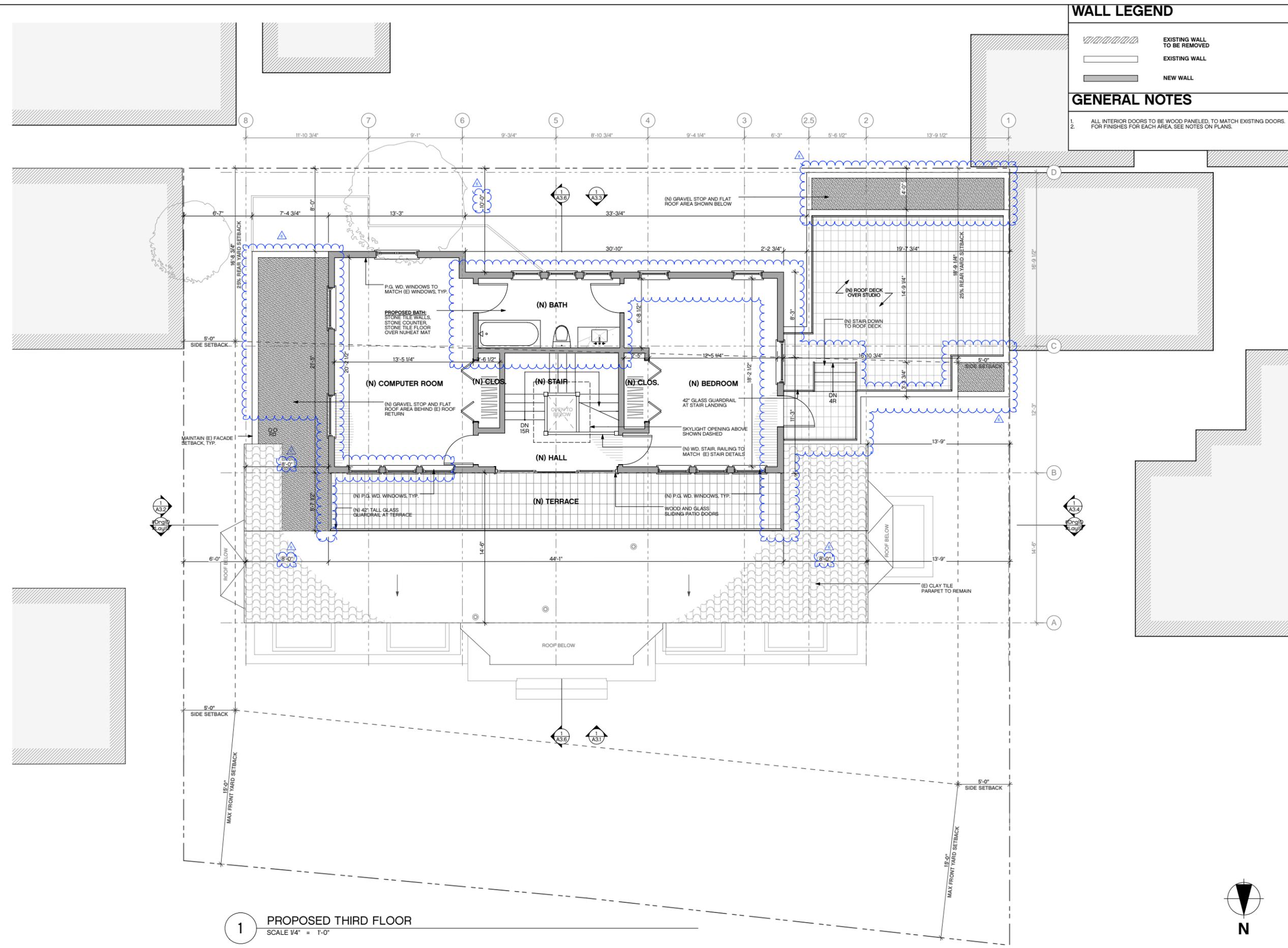
EXISTING WALL TO BE REMOVED

EXISTING WALL

NEW WALL

GENERAL NOTES

1. ALL INTERIOR DOORS TO BE WOOD PANELED, TO MATCH EXISTING DOORS.
2. FOR FINISHES FOR EACH AREA, SEE NOTES ON PLANS.



PLAN REVISION IN RESPONSE TO DR
DORF RESIDENCE
 2825 LAKE STREET, SAN FRANCISCO, CA 94121

SITE PERMIT SET

revisions	by:
▲ PLANNING - 12/1/12	
▲ PLANNING - 11/04/2013	DS
▲ RDT / DR - 06/09/2014	DS

job#:	0916
date:	OCT 12 2012
drawn:	JB
checked:	FE
scale:	AS NOTED

PLAN REVISION
RESPONSE TO DR
THIRD FLOOR
PROPOSED PLAN

1 PROPOSED THIRD FLOOR
SCALE 1/4" = 1'-0"

WALL LEGEND

EXISTING WALL TO BE REMOVED

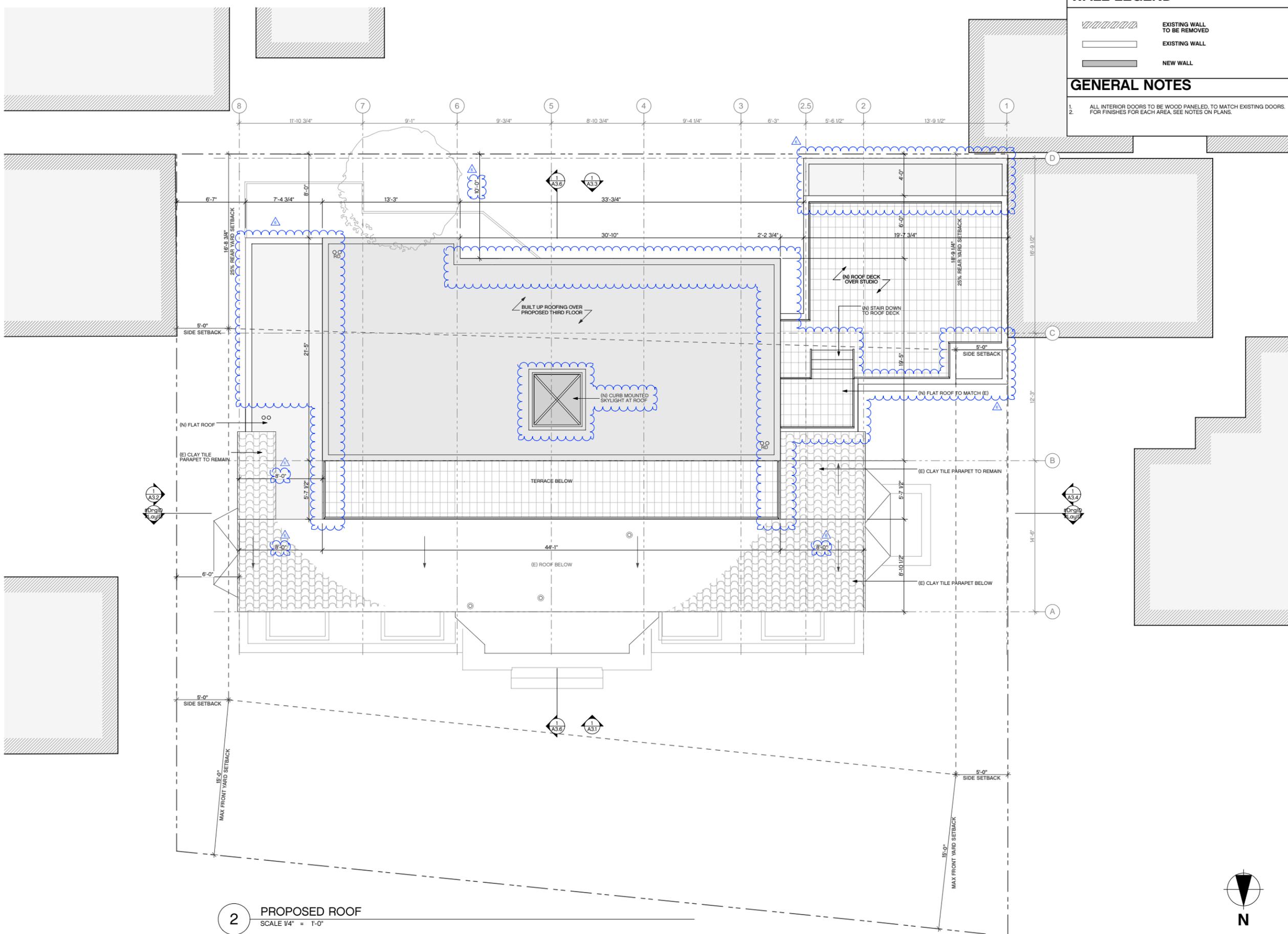
EXISTING WALL

NEW WALL

GENERAL NOTES

1. ALL INTERIOR DOORS TO BE WOOD PANELED, TO MATCH EXISTING DOORS.

2. FOR FINISHES FOR EACH AREA, SEE NOTES ON PLANS.



PLAN REVISION IN RESPONSE TO DR
DORF RESIDENCE
 2825 LAKE STREET, SAN FRANCISCO, CA 94121

SITE PERMIT SET

revisions	by:
PLANNING - MAR. 18 2011	DS
PLANNING - 12/1/12	
PLANNING - 11/04/2013	DS
RDT / DR - 06/09/2014	DS

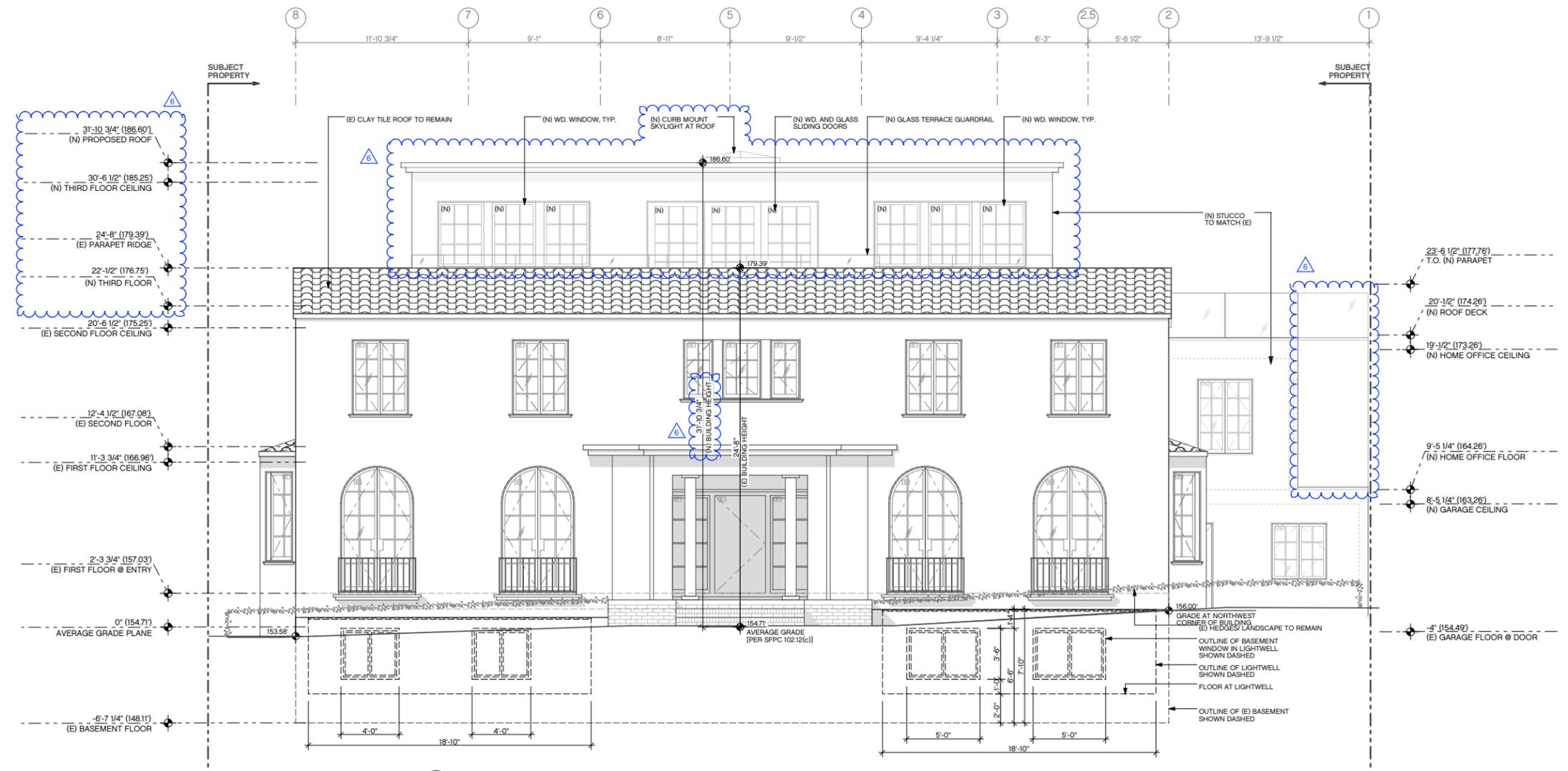
job#:	0916
date:	OCT 12 2012
drawn:	JB
checked:	FE
scale:	AS NOTED

PLAN REVISION
RESPONSE TO DR
PROPOSED PLAN

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



2 PROPOSED NORTH ELEVATION
SCALE 1/8" = 1'-0"



1 PROPOSED NORTH ELEVATION
SCALE 1/4" = 1'-0"

PLAN REVISION IN RESPONSE TO DR
DORF RESIDENCE
 2825 LAKE STREET, SAN FRANCISCO, CA 94121

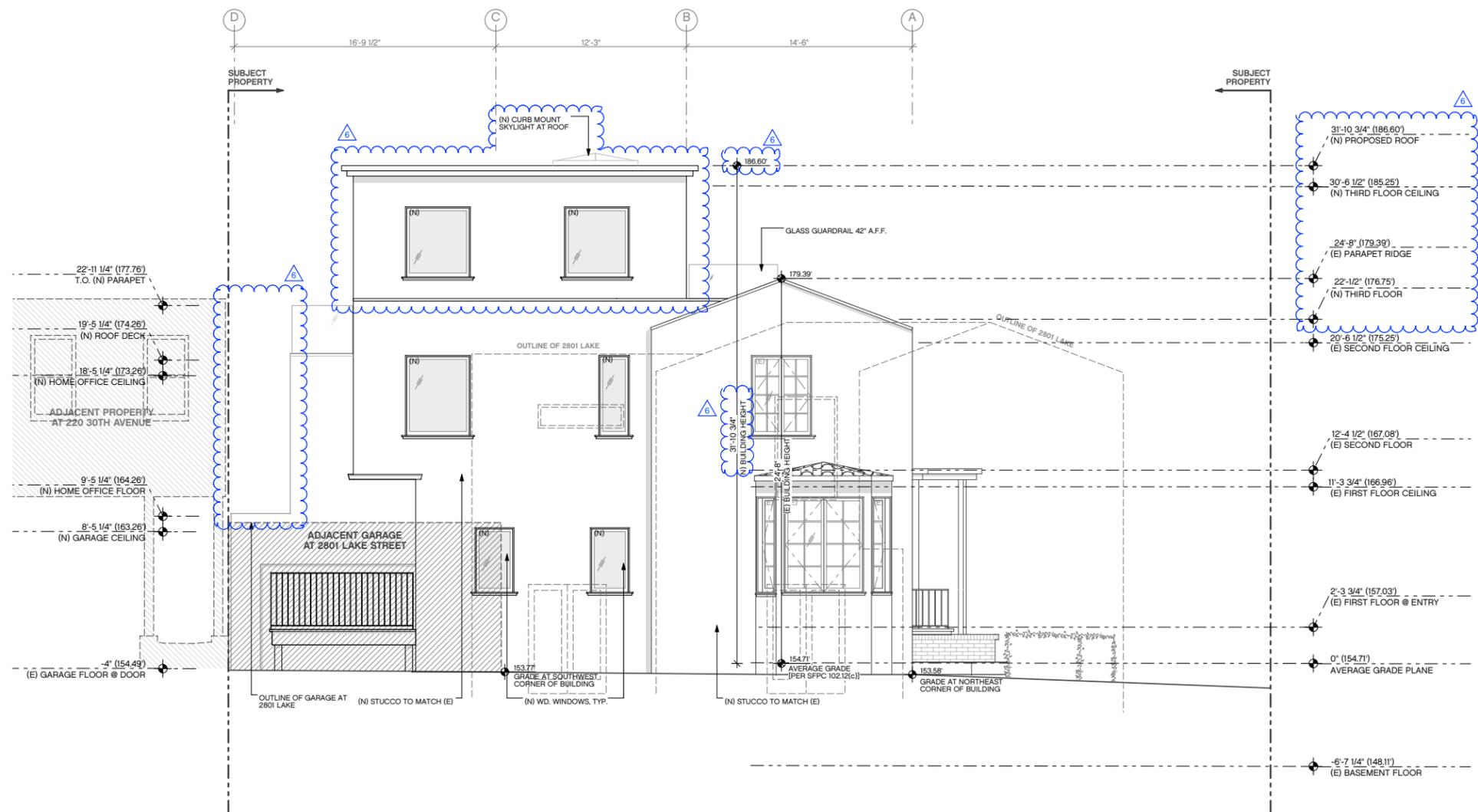
SITE PERMIT SET

revisions	by:
▲ PLANNING - MAR. 18 2011	DS
▲ PLANNING - 12/1/12	
▲ PLANNING - 11/04/2013	DS
▲ PLANNING - 01/08/2014	DS
▲ RDT / DR - 06/09/2014	DS

job#:	0916
date:	SEP. 23, 2013
drawn:	DS
checked:	FE
scale:	AS NOTED

PLAN REVISION
RESPONSE TO DR
EXTERIOR
ELEVATION

PLAN REVISION IN RESPONSE TO DR
DORF RESIDENCE
2825 LAKE STREET, SAN FRANCISCO, CA 94121



1 PROPOSED EAST ELEVATION
SCALE 1/4" = 1'-0"

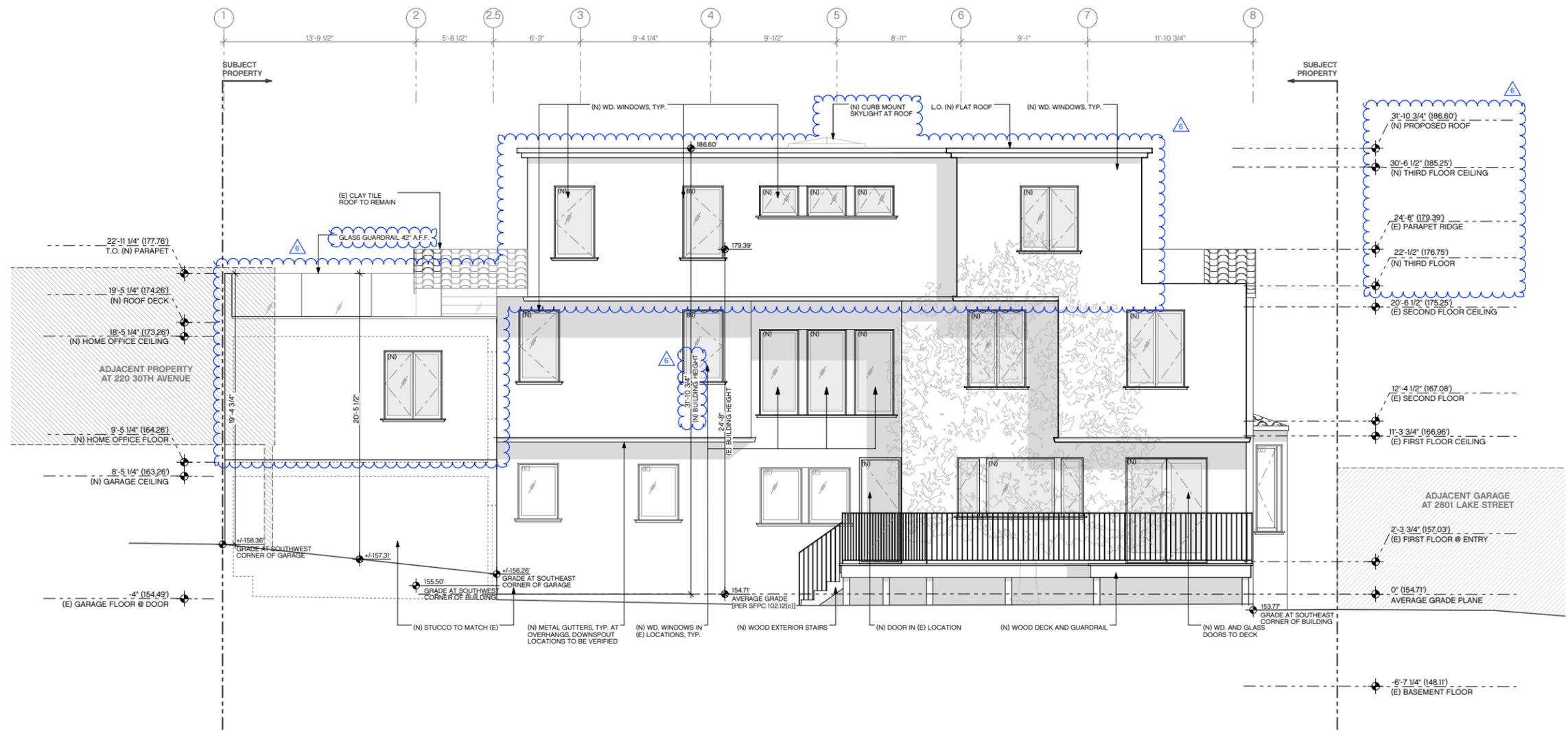
SITE PERMIT SET

revisions	by:
△ PLANNING - 12/1/12	
△ PLANNING - 11/04/2013	DS
△ PLANNING - 01/08/2014	DS
△ RDT / DR - 06/09/2014	DS

job#:	0916
date:	SEP. 23, 2013
drawn:	DS
checked:	FE
scale:	AS NOTED

PLAN REVISION
RESPONSE TO DR
EXTERIOR
ELEVATION

PLAN REVISION IN RESPONSE TO DR
DORF RESIDENCE
2825 LAKE STREET, SAN FRANCISCO, CA 94121



1 PROPOSED SOUTH ELEVATION
SCALE 1/4" = 1'-0"

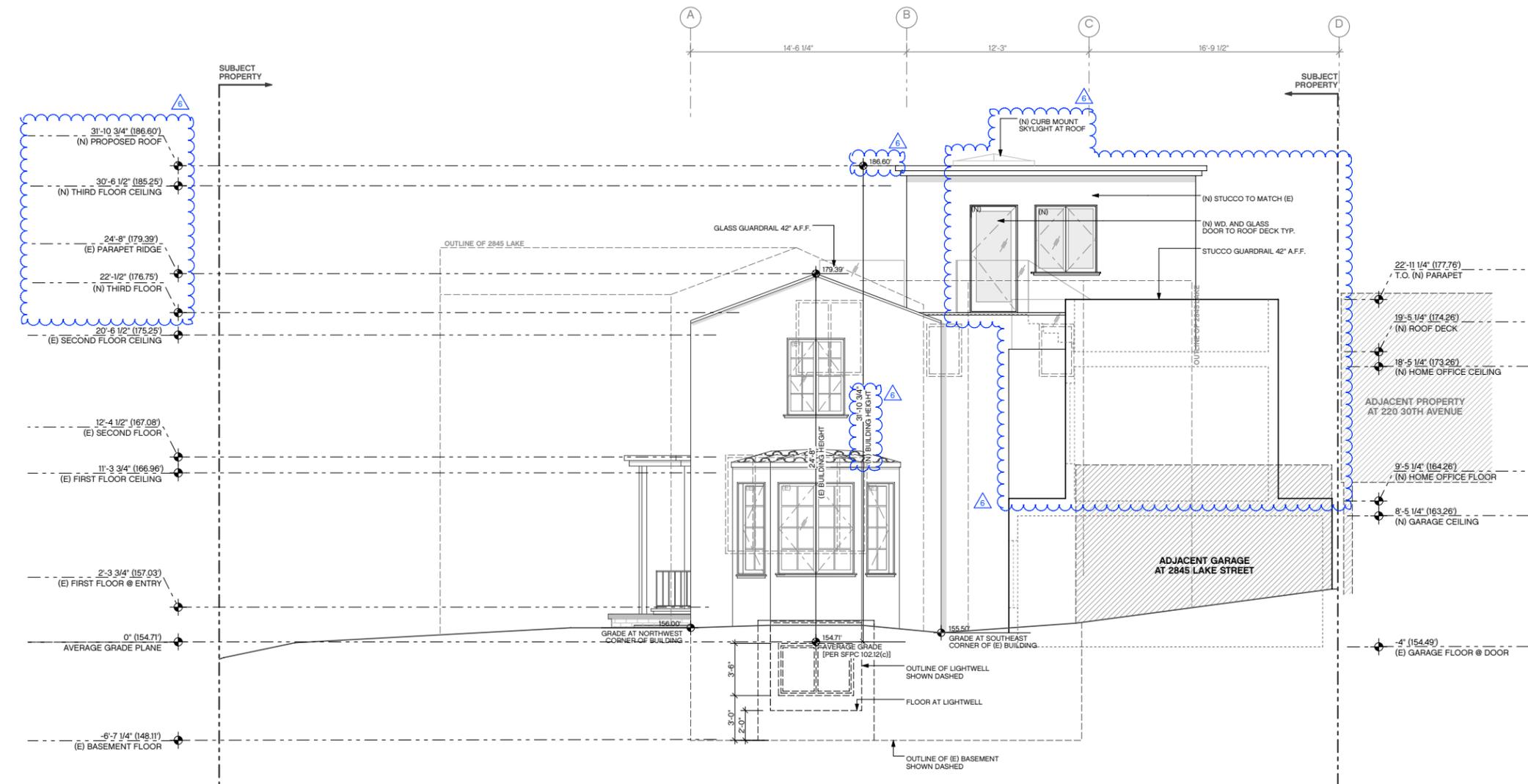
SITE PERMIT SET

Revisions	by:
△ PLANNING - 12/1/12	
△ PLANNING - 11/04/2013	DS
△ PLANNING - 01/08/2014	DS
△ RDT / DR - 06/09/2014	DS

job#:	0916
date:	SEP. 23, 2013
drawn:	DS
checked:	FE
scale:	AS NOTED

PLAN REVISION
RESPONSE TO DR
EXTERIOR
ELEVATION

PLAN REVISION IN RESPONSE TO DR
DORF RESIDENCE
2825 LAKE STREET, SAN FRANCISCO, CA 94121



1 PROPOSED WEST ELEVATION
SCALE 1/4" = 1'-0"

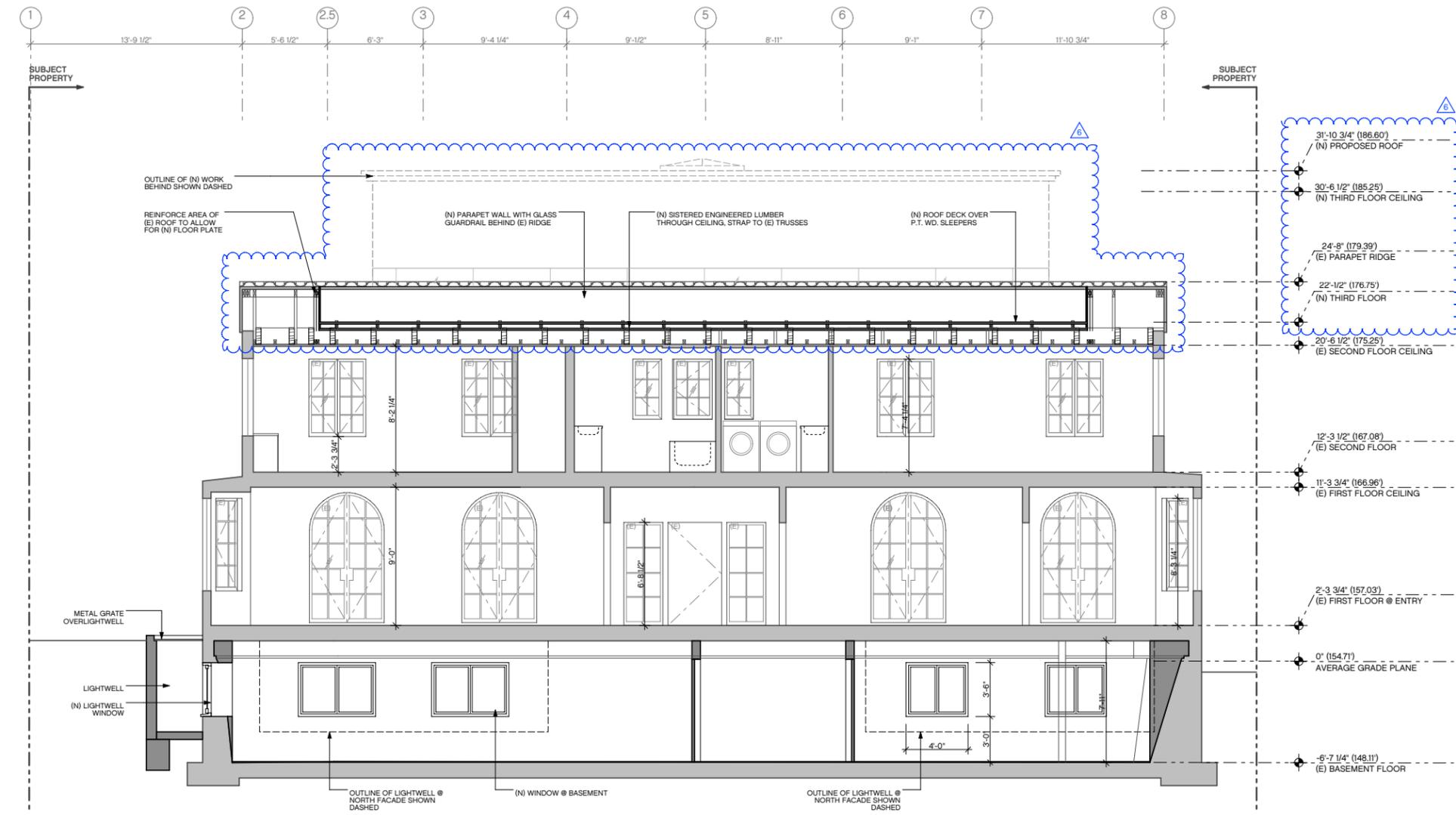
SITE PERMIT SET

revisions	by:
▲ PLANNING - MAR. 18 2011	DS
▲ PLANNING - 12/1/12	
▲ PLANNING - 11/04/2013	DS
▲ PLANNING - 01/08/2014	DS
▲ RDT / DR - 06/09/2014	DS

job#:	0916
date:	SEP. 23, 2013
drawn:	DS
checked:	FE
scale:	AS NOTED

PLAN REVISION
RESPONSE TO DR
EXTERIOR
ELEVATION

PLAN REVISION IN RESPONSE TO DR
DORF RESIDENCE
 2825 LAKE STREET, SAN FRANCISCO, CA 94121



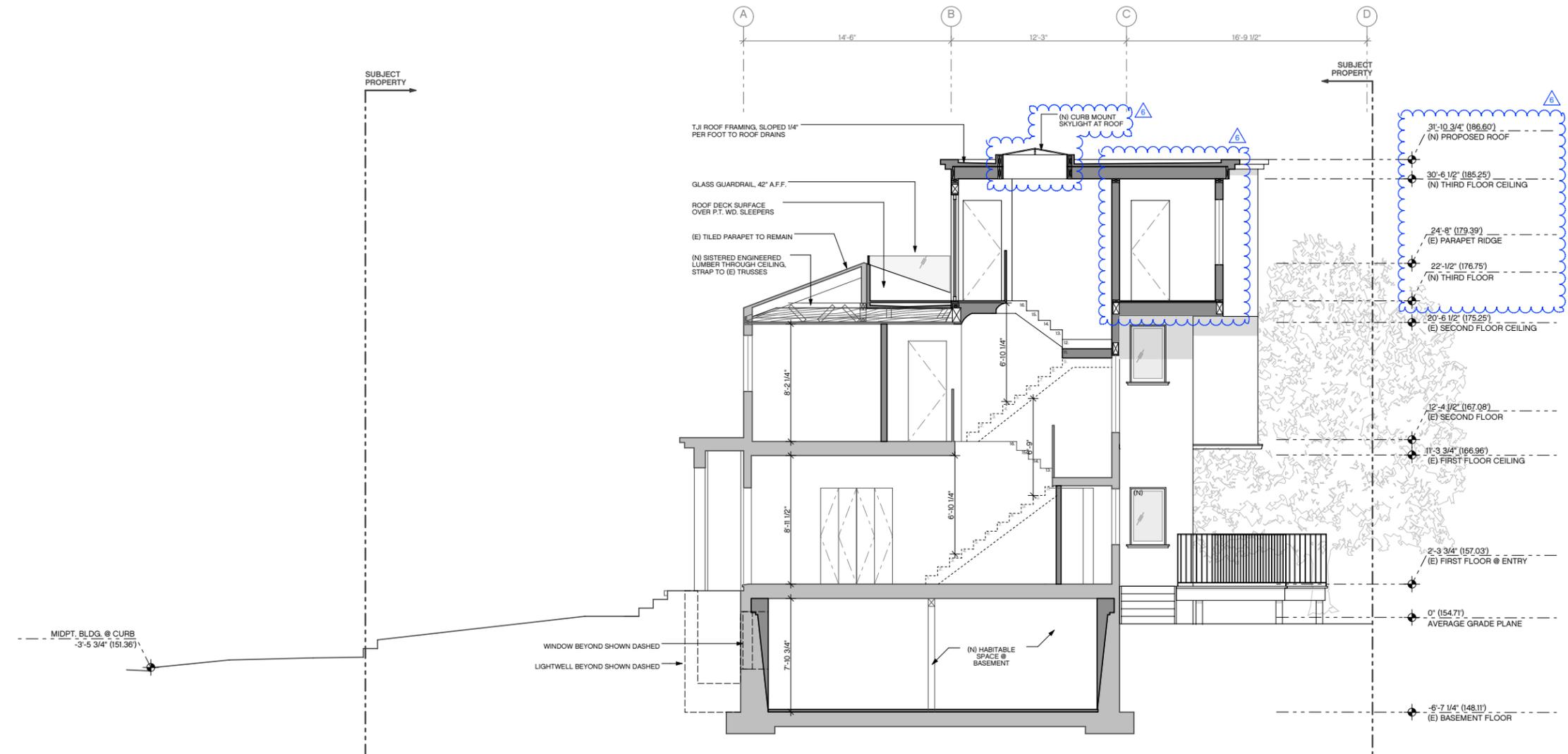
1 PROPOSED SECTION - EAST/WEST
SCALE 1/4" = 1'-0"

SITE PERMIT SET

revisions	by:
▲ PLANNING - MAR. 18 2011	DS
▲ PLANNING - 12/1/12	
▲ PLANNING - 11/04/2013	DS
▲ RDT / DR - 06/09/2014	DS

job#:	0916
date:	SEP. 23, 2013
drawn:	DS
checked:	FE
scale:	AS NOTED

PLAN REVISION
RESPONSE TO DR
PROPOSED
SECTION



1 PROPOSED SECTION - NORTH/SOUTH.
SCALE 1/4" = 1'-0"

SITE PERMIT SET

revisions	by:
▲ PLANNING - MAR. 18 2011	DS
▲ PLANNING - 12/1/12	
▲ PLANNING - 11/04/2013	DS
▲ RDT / DR - 06/09/2014	DS

job#:	0916
date:	SEP. 23, 2013
drawn:	DS
checked:	FE
scale:	AS NOTED

PLAN REVISION
RESPONSE TO DR
PROPOSED
SECTION



Butler Armsden
ARCHITECTS

2849 California Street
San Francisco CA 94115
t 415-674-5554
f 415-674-5558
e architect@butlerarmsden.com
www.butlerarmsden.com

PLAN REVISION IN RESPONSE TO DR
DORF RESIDENCE
2825 LAKE STREET, SAN FRANCISCO, CA 94121

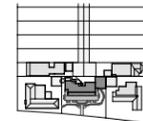
SITE PERMIT SET

revisions	by:
△ RDT / DR - 06/09/2014	DS

job#:	0916
date:	SEP. 23, 2013
drawn:	DS
checked:	FE
scale:	AS NOTED

PLAN REVISION
RESPONSE TO DR
PHOTO
RENDERINGS

△ **A3.7**



PLAN REVISION IN RESPONSE TO DR
DORF RESIDENCE
2825 LAKE STREET, SAN FRANCISCO, CA 94121

SITE PERMIT SET

revisions	by:
△ RDT / DR - 06/09/2014	DS

job#:	0916
date:	SEP. 23, 2013
drawn:	DS
checked:	FE
scale:	AS NOTED

PLAN REVISION
RESPONSE TO DR
PHOTO
RENDERINGS



PLAN REVISION IN RESPONSE TO DR
DORF RESIDENCE
2825 LAKE STREET, SAN FRANCISCO, CA 94121

SITE PERMIT SET

revisions	by:
△ RDT / DR - 06/09/2014	DS

job#:	0916
date:	SEP. 23, 2013
drawn:	DS
checked:	FE
scale:	AS NOTED

PLAN REVISION
RESPONSE TO DR
PHOTO
RENDERINGS

ABBREVIATIONS

& AND	F.D. FLOOR DRAIN	P.G. PAINT GRADE
@ ANGLE	FF & E FURNITURE, FIXTURES & EQUIP.	PL. PLATE
Ø DIAMETER	FF FINISH FLOOR	PLAM. PLASTIC LAMINATE
CL CENTERLINE	FIN. FINISH	PLYWD. PLYWOOD
FL FLOOR	FLR. FLOOR	PR. PAIR
# NUMBER	FLUOR. FLUORESCENT	PROPLN. PROPERTY LINE
(D) DEMOLISH	FIXT. FIXTURE	P.T. PRESSURE TREATED
(E) EXISTING	F.O. FACE OF	
(N) NEW	F.O.C. FACE OF CONCRETE	R. RISER
(R) REMOVE	F.O.F. FACE OF FINISH	RAD. RADIUS
A.B. ANCHOR BOLT	F.O.S. FACE OF STUD	R.D. ROOF DRAIN
ABV. ABOVE	FNDN. FOUNDATION	RDWD. REDWOOD
ADJ. ADJACENT	FT. FOOT OR FEET	REF. REFERENCE
A.F.F. ABOVE FINISHED FLOOR	FTG. FOOTING	REFR. REFRIGERATOR
AGGR. AGGREGATE	FURR. FURRING	REIN. REINFORCED
ALN. ALIGN		REQ. REQUIRED
ALUM. ALUMINUM		RESIL. RESILIENT
APPROX. APPROXIMATE	GALV. GALVANIZED	RL. RAIN LEADER
ARCH. ARCHITECTURAL	GA. GAGE	RM. ROOM
AV. AUDIO VISUAL	G.F.I.C. GROUND FAULT INTERCEPTOR	R.O. ROUGH OPENING
	CI. CIRCUIT	
	QL. GLASS	S. SOUTH
	GR. GRASS	S.C. SOLID CORE
	GRND. GROUND	SCHED. SCHEDULE
	GSM. GALVANIZED SHEET METAL	SD. SMOKE DETECTOR
	GYP. GYPSUM	SECT. SECTION
		SHT. SHOWER
	H.B. HOSE BIB	SHT. SHEET
	H.C. HOLLOW CORE	SIM. SIMILAR
	HDWD. HARDWOOD	SL. SLOPE
	HDWR. HARDWARE	S.L.D. SEE LANDSCAPE DRAWINGS
	HT. HEIGHT	SPEC. SPECIFICATION
	HORIZ. HORIZONTAL	SQ. SQUARE
	HR. HOUR	S.S.D. SEE STRUCTURAL DRAWINGS
		S.S. STAINLESS STEEL
	INSUL. INSULATION	STD. STANDARD
	INT. INTERIOR	STL. STEEL
		STOR. STORAGE
	LAM. LAMINATE	STRUC. STRUCTURAL
	LAV. LAVATORY	SYM. SYMMETRICAL
	L.O. LINE OF	
	LT. LIGHT	T. TREAD
		T.B. TOWEL BAR
	DBL. DOUBLE	TEL. TELEPHONE
	DTL. DETAIL	T.&G. TONGUE AND GROVE
	DIA. DIAMETER	THK. THICK
	DM. DIMENSION	TMPR. TEMPERED
	DN. DOWN	T.O. TOP OF
	DR. DOOR	T.O.P. TOP OF PAVEMENT
	DS. DOWNSPOUT	T.O.W. TOP OF WALL
	DWG. DRAWING	T.S. TUBULAR STEEL
	DWR. DRAWER	T.V. TELEVISION
		TYP. TYPICAL
E. EAST	N. NORTH	U.O.N. UNLESS OTHERWISE NOTED
EA. EACH	N.I.C. NOT IN CONTRACT	V.C.T. VINYL COMPOSITION TILE
ELEC. ELECTRICAL	NO. NUMBER	V.F. VERTICAL
ELEV. ELEVATION	NOM. NOMINAL	V.I.F. VERIFY IN FIELD
ENCL. ENCLOSURE	N.T.S. NOT TO SCALE	
EQ. EQUAL		W. WEST
EQUIP. EQUIPMENT	OJ. OVER	W/ WITH
EXT. EXTERIOR	O.A. OVERALL	WD. WOOD
	OBS. OBSCURE	W/O WITHOUT
	O.C. ON CENTER	W.P. WATERPROOFING
	O.D. OUTSIDE DIAMETER	WT. WEIGHT
	OPNG. OPENING	
	OPP. OPPOSITE	

SYMBOLS

	DRAWING/DETAIL REFERENCE NUMBER DRAWING OR DETAIL SHEET WHERE DRAWING/DETAIL OCCURS
	SECTION REFERENCE NUMBER BUILDING SECTION SHEET WHERE SECTION OCCURS
	INTERIOR ELEVATION REFERENCE NUMBER INTERIOR ELEVATION SHEET WHERE INTERIOR ELEVATION OCCURS
	ALIGN
	HIDDEN LINE
	STUD WALL (UNLESS NOTED OTHERWISE)
	CONCRETE STRUCTURE, S.S.D.
	INSULATION IN SECTION (BATT)
	INSULATION IN SECTION (RIGID)
	LATH AND PLASTER IN SECTION
	GYPSUM BOARD IN SECTION
	PLYWOOD IN SECTION
	FINISH WOOD IN SECTION
	GLASS IN SECTION
	DOOR SYMBOL
	WINDOW SYMBOL
	PLUMBING FIXTURE SYMBOL
	PLUMBING FITTING SYMBOL
	APPLIANCE SYMBOL
	EQUIPMENT SYMBOL
	REVISION
	MATCHLINE
	WORKPOINT OR DATUM

GENERAL NOTES

- ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE LOCAL BUILDING CODES AND REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS APPLICABLE TO SPECIFIC TRADES OR SUBCONTRACTORS.
- CONTRACTOR WILL HAVE EXAMINED THE PREMISES AND SITE SO AS TO COMPARE THEM WITH THE DRAWINGS AND WILL HAVE SATISFIED HIMSELF AS TO THE CONDITION OF EXISTING WORK AND ADJACENT PROPERTY PRIOR TO SUBMISSION OF BID. NO ALLOWANCES WILL SUBSEQUENTLY BE MADE ON BEHALF OF THE CONTRACTOR BY REASON OF ANY OMISSION ON HIS PART TO INCLUDE THE COSTS OF ALL ITEMS OF WORK, EITHER LABOR OR MATERIALS, WHETHER THEY ARE OR ARE NOT ESPECIALLY OR PARTICULARLY SHOWN OR NOTED BUT WHICH ARE IMPLIED OR REQUIRED TO ATTAIN THE COMPLETED CONDITIONS PROPOSED IN THE DRAWINGS.
- ALL SUBCONTRACTORS TO THE GENERAL CONTRACTOR SHALL INSPECT THE SITE AND SHALL CONVEY ANY QUESTIONS REGARDING DESIGN INTENT AND SCOPE OF WORK TO THE ARCHITECT PRIOR TO SUBMITTING BID AND PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES AND SUBCONTRACTORS AND SHALL BE RESPONSIBLE FOR ANY ACTS, OMISSIONS, OR ERRORS OF THE SUBCONTRACTORS AND OF PERSONS DIRECTLY OR INDIRECTLY EMPLOYED BY THEM.
- CONTRACTOR TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS INCLUDING SAFETY OF PERSONS AND PROPERTY FOR THE DURATION OF THE PROJECT.
- CONTRACTOR TO CONFORM TO HOMEOWNERS ASSOCIATION RULES AND GUIDELINES.
- CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY AND PRIOR TO ORDERING OF ALL LONG LEAD ITEMS AND OF APPROXIMATE DELIVERY DATES.
- ALL CONSTRUCTION MATERIALS AND SUPPLIES TO BE STORED, HANDLED, AND INSTALLED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS.
- IF ERRORS OR OMISSIONS ARE FOUND IN THE DRAWINGS THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- DRAWINGS SCHEMATICALLY INDICATE NEW CONSTRUCTION. THE CONTRACTOR SHOULD ANTICIPATE BASED ON EXPERIENCE, A REASONABLE NUMBER OF ADJUSTMENTS TO BE NECESSARY TO MEET THE DESIGN OBJECTIVES AND SHOULD CONSIDER SUCH ADJUSTMENTS AS INCLUDED IN THE SCOPE OF WORK.
- WHEN SPECIFIC FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS.
- ALL DIMENSIONS TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY; DIMENSIONS ARE NOT TO BE SCALED OFF DRAWINGS.
- THESE NOTES TO APPLY TO ALL DRAWINGS AND GOVERN UNLESS MORE SPECIFIC REQUIREMENTS ARE INDICATED APPLICABLE TO PARTICULAR DIVISIONS OF THE WORK. SEE SPECIFICATIONS AND GENERAL NOTES IN THE SUBSECTIONS OF THESE DRAWINGS.
- ALL DIMENSIONS ARE TO FACE OF FINISH U.O.N.
- WEATHER STRIP ALL DOORS LEADING FROM HEATED TO UNHEATED AREAS. PROVIDE VINYL BEAD TYPE WEATHER STRIPPING AT THESE DOORS AND WINDOWS. ALL SIDES OF THE DOOR MUST BE WEATHERSTRIPPED, INCLUDING THE THRESHOLD.
- CAULK AND SEAL OPENINGS IN BUILDING EXTERIOR 1/8" OR GREATER TO PREVENT AIR INFILTRATION.
- WINDOWS TO BE OPERABLE AND CLEANED, U.O.N.
- ALL WALL FRAMING SHALL BE 2x4 @ 16" O.C. MINIMUM, U.O.N.
- ALL GYPSUM BOARD SHALL BE 5/8" THICK, TYPE "X", U.O.N.
- ALL GYPSUM AND/OR PLASTER SURFACES SHALL BE SMOOTH, CONTINUOUS, FREE OF IMPERFECTIONS, AND WITH NO VISIBLE JOINTS, U.O.N.
- STUCCO OVER WOOD SHEATHING SHALL INCLUDE TWO LAYERS OF GRADE 'D' BUILDING PAPER.
- STRUCTURAL WOOD MEMBERS ADJACENT TO CONCRETE ARE TO BE PRESSURE TREATED DOUGLAS FIR.

NOTE: DESIGN BASED ON THE CBC 2007 & SAN FRANCISCO BUILDING CODE 2007 AMENDMENTS. CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE SECTIONS.

PROJECT TEAM

ARCHITECT:
Butler Armsden Architects
2849 California Street
San Francisco, CA 94115
t. 415. 674. 5554
f. 415. 674. 5558

SURVEYOR:
Paul O. Webb
2724 B Ninth Street
Berkeley, CA 94710
t. 510. 548. 3201

VICINITY MAP



PROJECT DATA AND ANALYSIS

BLOCK: 1389	CONST. TYPE: V-B	EXISTING: V-B	ALLOWABLE: -	PROPOSED: V-B
LOT: 001A	OCCUPANCY: R3	EXISTING: R3	ALLOWABLE: 35'-0"	PROPOSED: R3
ZONING: RH-1(D)	BUILDING HEIGHT: 22'-5"	EXISTING: 2' of BASEMENT	ALLOWABLE: 35'-0"	PROPOSED: 30'-7"
	STORIES: ONE	EXISTING: ONE	ALLOWABLE: ONE	PROPOSED: ONE
	FIRE SPRINKLERS: NO	EXISTING: NO	ALLOWABLE: NO	PROPOSED: NO
	SEISMIC UPGRADE: -	EXISTING: -	ALLOWABLE: -	PROPOSED: YES

	EXISTING	ADDITION	PROPOSED
BASEMENT:	1513 SF	52 SF	1565 SF
FIRST FLOOR:	1849 SF	262 SF	2111 SF
SECOND FLOOR:	1555 SF	632 SF	2187 SF
THIRD FLOOR:	0 SF	977 SF	977 SF
TOTAL:	4917 SF	1923 SF	6840 SF

SCOPE OF WORK:
Partial renovation of interior; Vertical addition, adding a story at the main house and at the garage; Horizontal addition to the existing garage and rear (Southeast corner) of the residence.

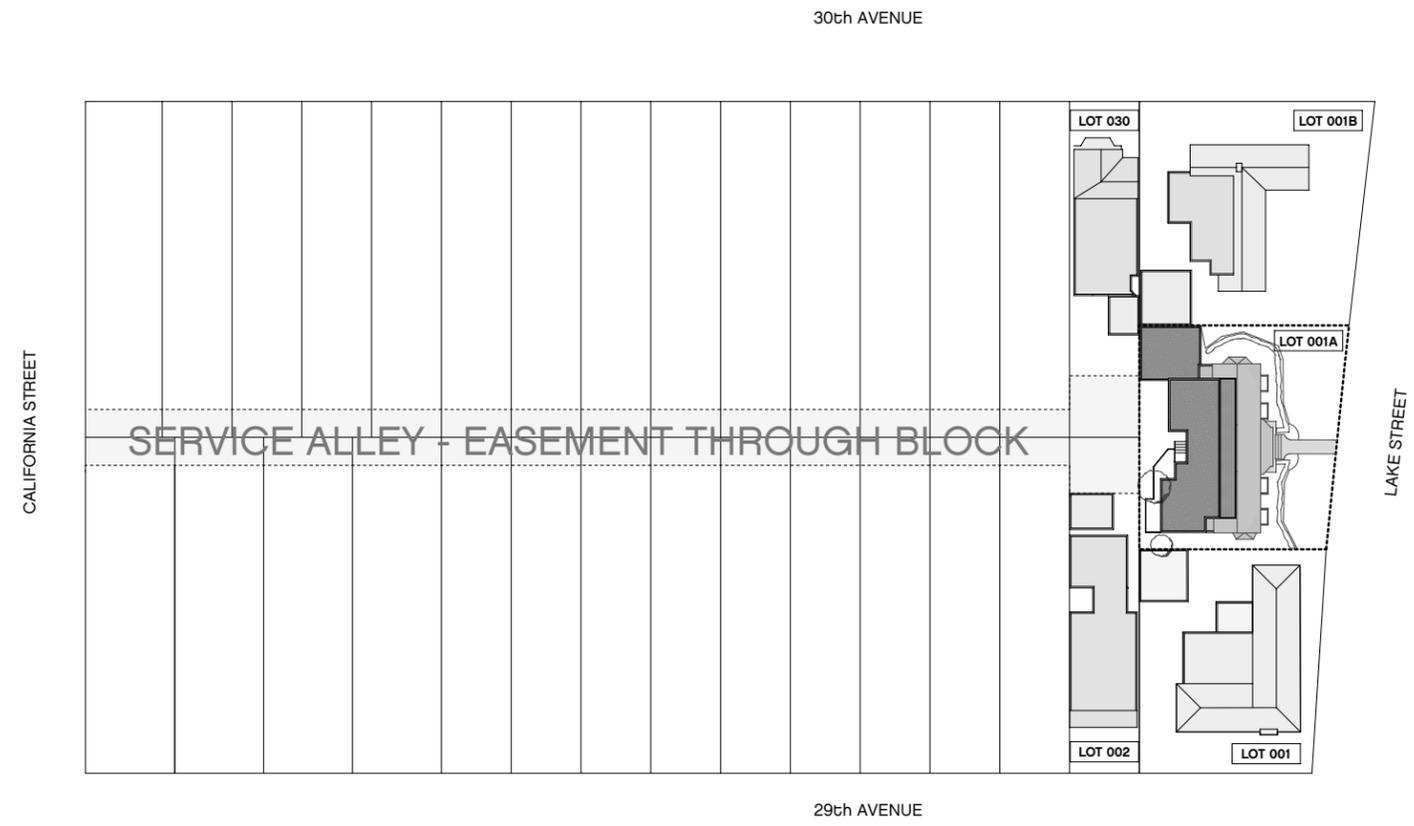
SHEET INDEX

ARCHITECTURAL:	SITE PERMIT 10/08/2010	PLANNING 03/04/2011	PLANNING 12/01/2012	PLANNING 11/04/2013	PLANNING 1/14/2014
A0.0a TITLE SHEET	<input checked="" type="checkbox"/>				
A0.1a CONTEXT PHOTOS	<input checked="" type="checkbox"/>				
A0.2a SITE SURVEY	<input checked="" type="checkbox"/>				
A0.3a EXISTING SITE PLAN	<input checked="" type="checkbox"/>				
A0.4a PROPOSED SITE PLAN	<input checked="" type="checkbox"/>				
A1.1a DEMOLITION PLAN - BASEMENT LEVEL	<input checked="" type="checkbox"/>				
A1.2a DEMOLITION PLAN - FIRST LEVEL	<input checked="" type="checkbox"/>				
A1.3a DEMOLITION PLAN - SECOND LEVEL	<input checked="" type="checkbox"/>				
A1.4a DEMOLITION PLAN - ROOF LEVEL	<input checked="" type="checkbox"/>				
A1.5a EXISTING ELEVATION - NORTH	<input checked="" type="checkbox"/>				
A1.6a EXISTING ELEVATION - EAST	<input checked="" type="checkbox"/>				
A1.7a EXISTING ELEVATION - SOUTH	<input checked="" type="checkbox"/>				
A1.8a EXISTING ELEVATIONS - WEST	<input checked="" type="checkbox"/>				
A1.9a EXISTING SECTION - EAST/WEST	<input checked="" type="checkbox"/>				
A1.10a EXISTING SECTION - NORTH/SOUTH	<input checked="" type="checkbox"/>				
A2.1a PROPOSED PLAN - BASEMENT LEVEL	<input checked="" type="checkbox"/>				
A2.2a PROPOSED PLAN - FIRST LEVEL	<input checked="" type="checkbox"/>				
A2.3a PROPOSED PLAN - SECOND LEVEL	<input checked="" type="checkbox"/>				
A2.4a PROPOSED PLAN - THIRD LEVEL	<input checked="" type="checkbox"/>				
A2.5a PROPOSED PLAN - ROOF LEVEL	<input checked="" type="checkbox"/>				
A3.1a PROPOSED ELEVATION - NORTH	<input checked="" type="checkbox"/>				
A3.2a PROPOSED ELEVATION - EAST	<input checked="" type="checkbox"/>				
A3.3a PROPOSED ELEVATION - SOUTH	<input checked="" type="checkbox"/>				
A3.4a PROPOSED ELEVATION - WEST	<input checked="" type="checkbox"/>				
A3.5a PROPOSED SECTION - EAST/WEST	<input checked="" type="checkbox"/>				
A3.6a PROPOSED SECTION - NORTH/SOUTH	<input checked="" type="checkbox"/>				

SITE PERMIT SET

revisions	by:
	PLANNING - MAR. 18 2011 DS
	PLANNING - 12/1/12
	PLANNING - 11/04/2013 DS
	PLANNING - 01/08/2014 DS
	PLANNING - 02/24/2014 DS

job#:	0916
date:	SEP. 23, 2013
drawn:	DS
checked:	FE
scale:	AS NOTED



1 BLOCK 1389 PLAN
1" = 30'-0"



ORIGINALLY ISSUED 311
DORF RESIDENCE
 2825 LAKE STREET, SAN FRANCISCO, CA 94121

ORIGINALLY
ISSUED 311

TITLE SHEET

A0.0a



5 VIEW NORTH TO SUBJECT PROPERTY
NOT TO SCALE



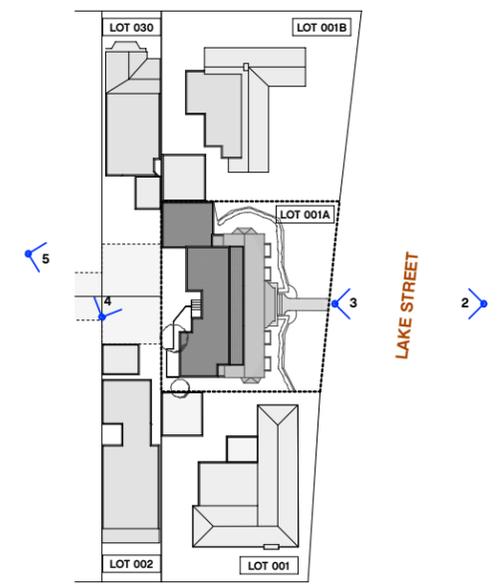
4 VIEW WEST & NORTH TO SUBJECT PROPERTY
NOT TO SCALE



3 VIEW NORTH FROM SUBJECT PROPERTY
NOT TO SCALE



2 VIEW SOUTH TO SUBJECT PROPERTY
NOT TO SCALE



1 PHOTO KEY
NOT TO SCALE

SITE PERMIT SET

revisions	by:
△ PLANNING - 12/1/12	
△ PLANNING - 11/04/2013	DS

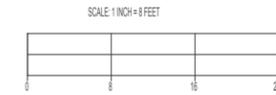
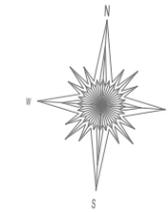
job#:	0916
date:	SEP. 23, 2013
drawn:	DS
checked:	FE
scale:	AS NOTED

ORIGINALLY
ISSUED 311
CONTEXT
PHOTOS

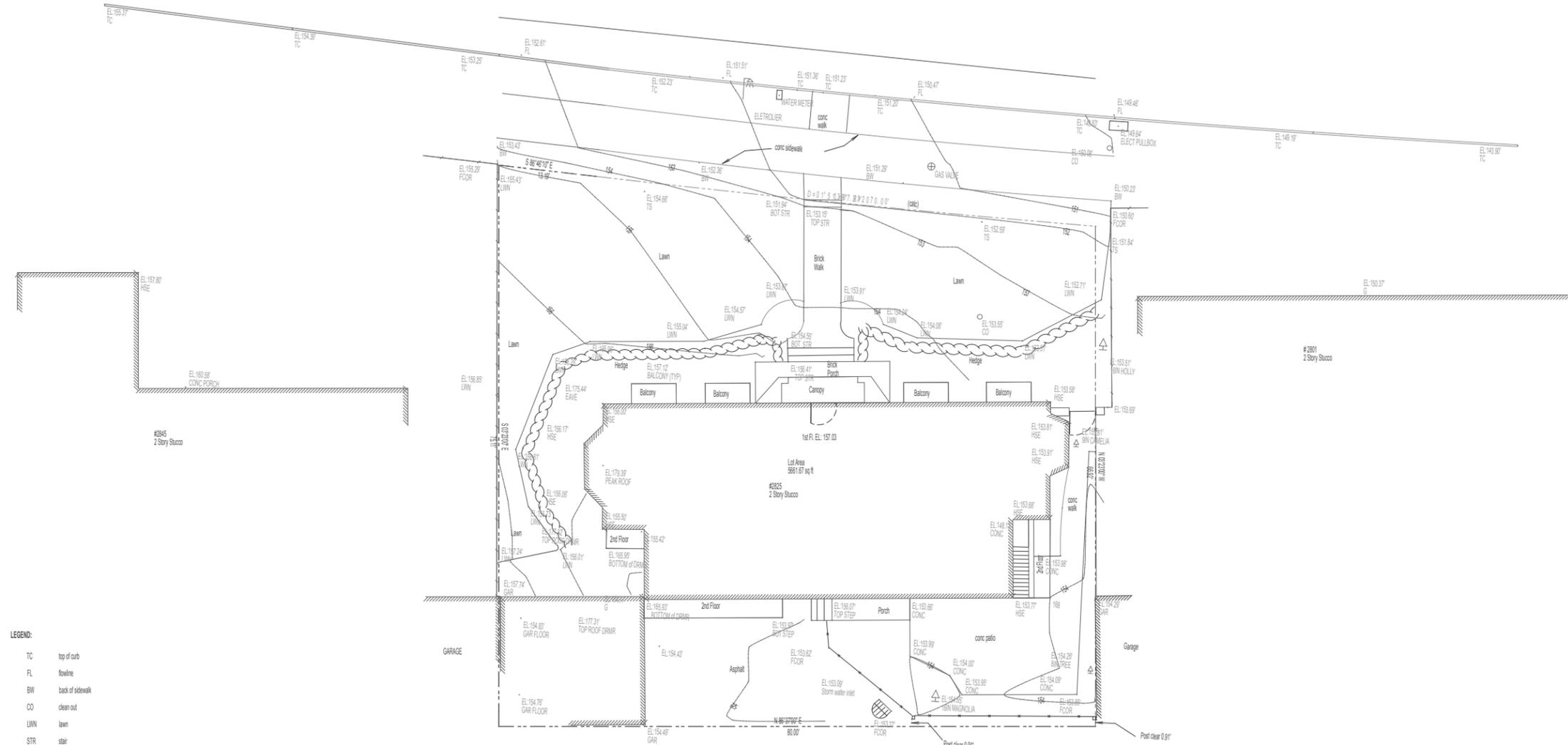
2825 LAKE STREET, SAN FRANCISCO, CA

ASSESSOR'S LOT 001A; BLOCK 1389

MARCH, 2010



LAKE STREET (70' WIDE)



- LEGEND:**
- TC top of curb
 - FL flowline
 - BW back of sidewalk
 - CO clean out
 - LWN lawn
 - STR stair
 - DRMR dome
 - TS top of slope
 - HSE ground outside of house
 - GAR garage
 - G ground
 - FOOR fence corner

BASIS OF BEARINGS:
The line between City of San Francisco survey monuments on 30th Avenue between Lake Street and Camino Del Mar taken as N 2° 27' W per the Map of Subdivision No. 3 of San Francisco May 9, 1921 in Book J of Maps, P. 21-23, San Francisco County Records.

BENCHMARK:
Crown on an outer rim of SW of the southeasterly corner of 30th Avenue at Lake Street taken as 156.147 per San Francisco County Records

ORIGINALLY ISSUED 311
DORF RESIDENCE
 2825 LAKE STREET, SAN FRANCISCO, CA 94121

SITE PERMIT SET

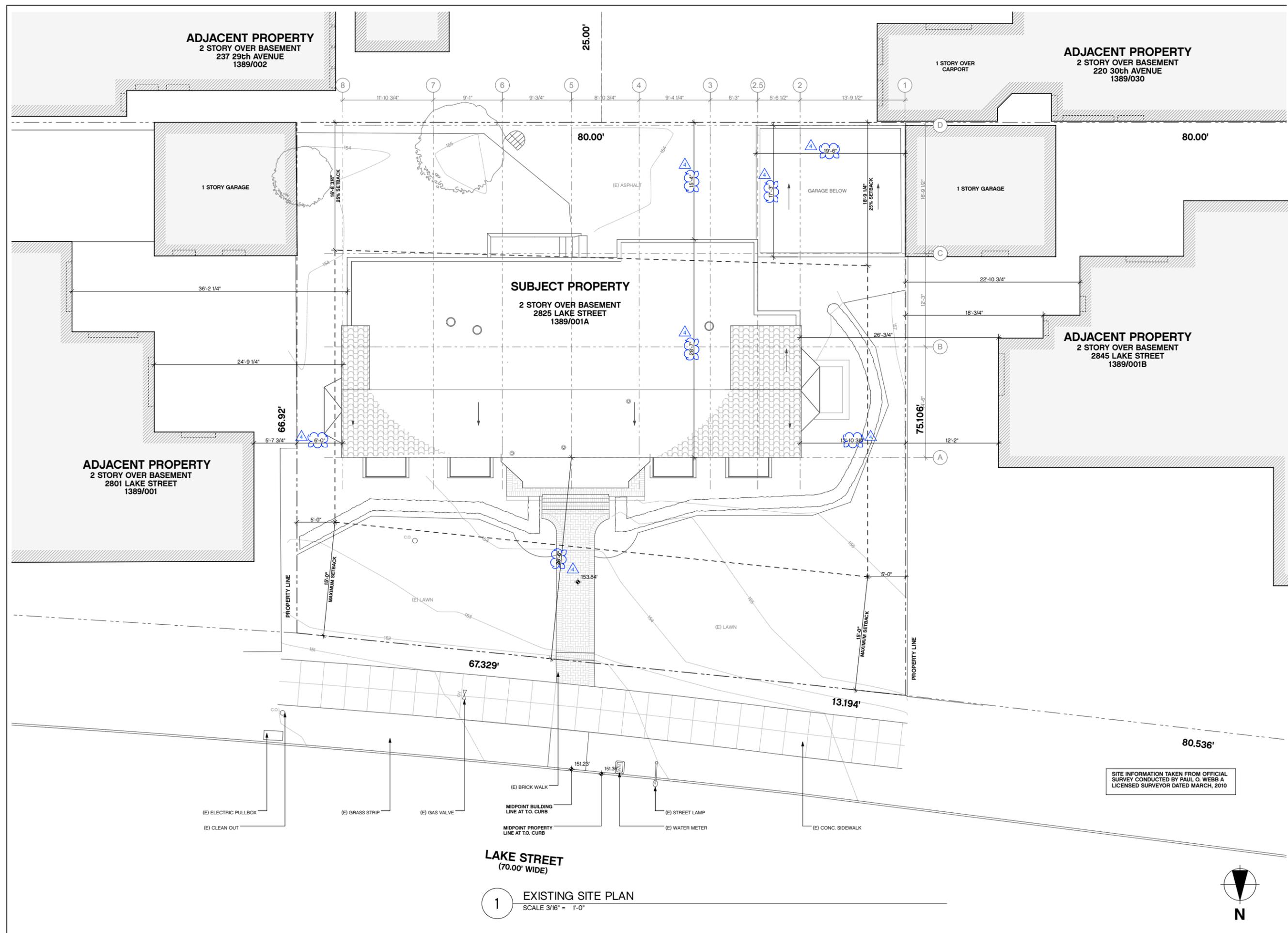
revisions	by:
▲ PLANNING - MAR. 18 2011	DS
▲ PLANNING - 11/04/2013	DS

job#:	0916
date:	SEP. 23, 2013
drawn:	DS
checked:	FE
scale:	AS NOTED

Note:
This drawing was created using PC Survey software, and translated into AutoCAD. No responsibility is taken by this office for the accuracy of the AutoCAD drawing. Please refer to the hard copy.
The data contained in this drawing remains the property of Paul O. Webb Licensed Surveyor, and may only be used for its intended purpose.

ORIGINALLY
ISSUED 311
SITE SURVEY

Paul O. Webb Licensed Surveyor
2724 North Street, Suite 5
Berkeley, CA 94710



ORIGINALLY ISSUED 311
DORF RESIDENCE
 2825 LAKE STREET, SAN FRANCISCO, CA 94121

SITE PERMIT SET

revisions	by:
▲ PLANNING - MAR. 18 2011	DS
▲ PLANNING - 12/1/12	
▲ PLANNING - 11/04/2013	DS
▲ PLANNING - 01/08/2014	DS

job#:	0916
date:	SEP. 23, 2013
drawn:	DS
checked:	FE
scale:	AS NOTED

SITE INFORMATION TAKEN FROM OFFICIAL SURVEY CONDUCTED BY PAUL C. WEBB A LICENSED SURVEYOR DATED MARCH, 2010

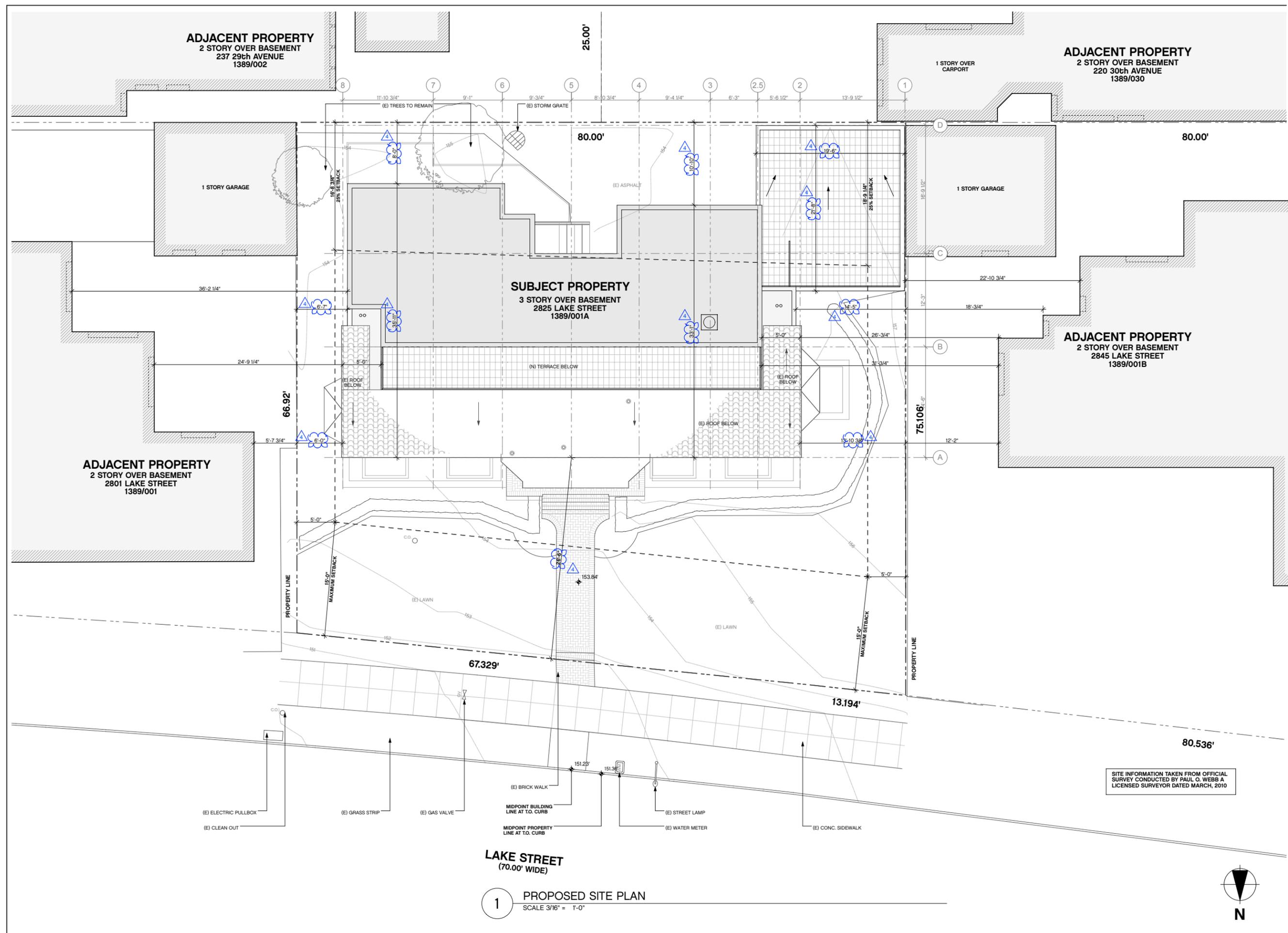
ORIGINALLY
ISSUED 311
EXISTING SITE
PLAN



LAKE STREET
(70.00' WIDE)

1 EXISTING SITE PLAN
SCALE 3/16" = 1'-0"

A0.3a



ORIGINALLY ISSUED 311
DORF RESIDENCE
 2825 LAKE STREET, SAN FRANCISCO, CA 94121

SITE PERMIT SET

revisions	by:
▲ PLANNING - MAR. 18 2011	DS
▲ PLANNING - 12/1/12	
▲ PLANNING - 11/04/2013	DS
▲ PLANNING - 01/08/2014	DS

job#:	0916
date:	SEP. 23, 2013
drawn:	DS
checked:	FE
scale:	AS NOTED

SITE INFORMATION TAKEN FROM OFFICIAL SURVEY CONDUCTED BY PAUL C. WEBB A LICENSED SURVEYOR DATED MARCH, 2010

ORIGINALLY
ISSUED 311
PROPOSED SITE
PLAN



LAKE STREET
(70.00' WIDE)

1 PROPOSED SITE PLAN
SCALE 3/16" = 1'-0"

A0.4a

WALL LEGEND

- AREA OF PROPOSED BUILDING BEYOND SETBACK LINE
- EXISTING WALL TO BE REMOVED
- EXISTING WALL
- NEW WALL

GENERAL DEMOLITION NOTES

1. ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND LANDSCAPE PLANTING TO REMAIN.
2. ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
3. LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
4. DEMOLISH ALL REDUNDANT HVAC EQUIPMENT, INCLUDING PIPING, DUCTWORK, RADIANT PANELS, AND BASEBOARD HEATERS. SAVE AND CATALOGUE DECORATIVE GRILLES FOR STORAGE AND RE-USE.
5. DEMOLISH REDUNDANT PLUMBING IN WALL OR FLOOR CAVITIES OPENED FOR CONSTRUCTION.
6. DEMOLISH ALL ABANDON INTERIOR ELECTRICAL THROUGHOUT.
7. DEMOLISH ALL WINDOW COVERINGS AND RELATED HARDWARE. REMOVE WINDOW HARDWARE, U.O.N.
8. AT DOORS TO BE DEMOLISHED OR REMOVED, REMOVE DOOR, HARDWARE, AND FRAME, U.O.N. AND SAVE FOR RE-USE.
9. DEMOLISH ALL FLOOR FINISHES, INCLUDING CARPET, VINYL, AND TILE. WOOD FLOORS TO REMAIN, U.O.N. PROTECT DURING CONSTRUCTION.
10. DEMOLISH ALL ABANDON GAS LINES TO MAIN POINT OF ENTRY, U.O.N.
11. CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.

ORIGINALLY ISSUED 311
DORF RESIDENCE
 2825 LAKE STREET, SAN FRANCISCO, CA 94121

SITE PERMIT SET

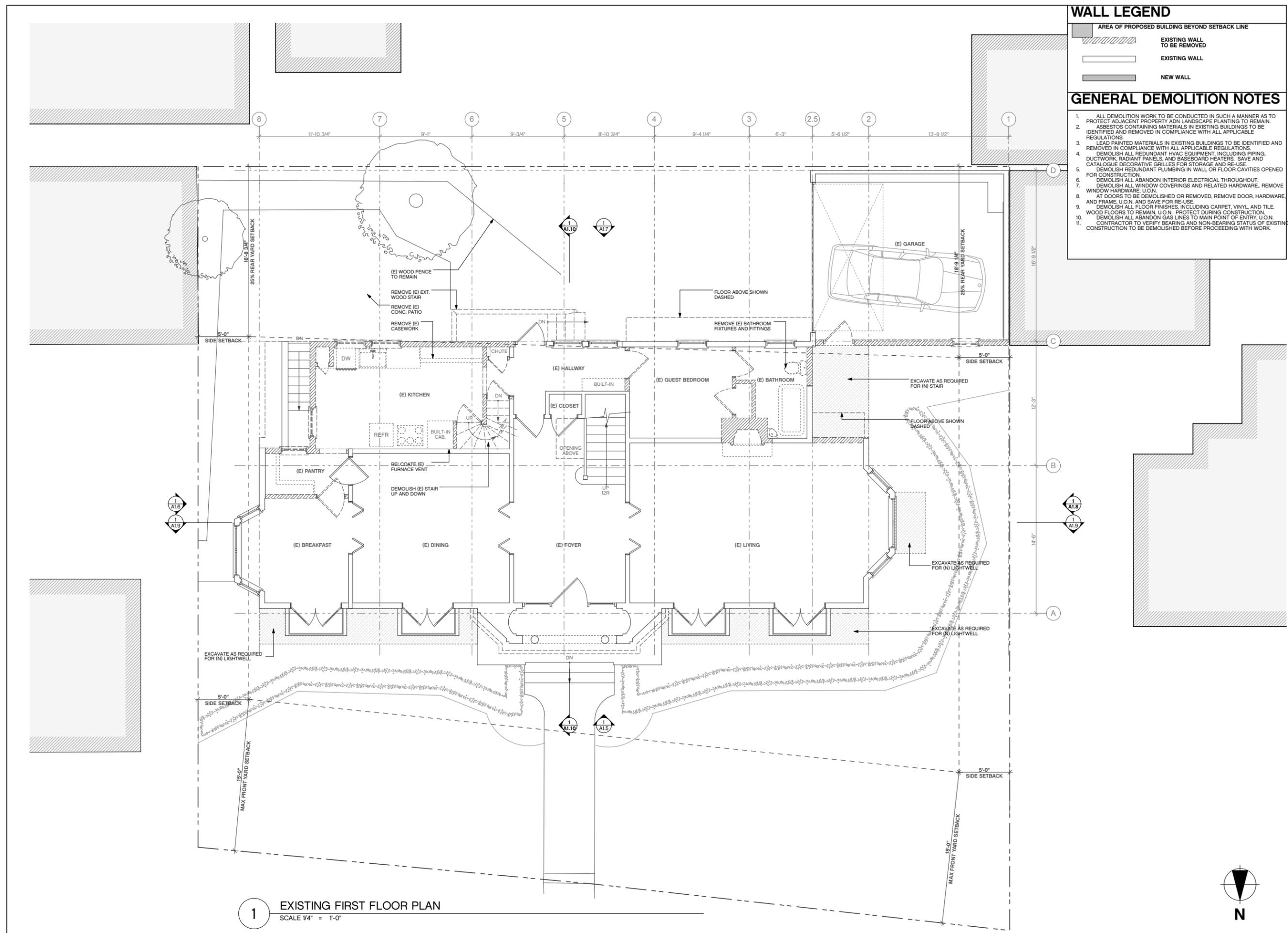
revisions	by:
▲ PLANNING - 12/1/12	
▲ PLANNING - 11/04/2013	DS

job#:	0916
date:	SEP. 23, 2013
drawn:	DS
checked:	FE
scale:	AS NOTED

ORIGINALLY
ISSUED 311
FIRST FLOOR
DEMO PLAN



A1.2a



1 EXISTING FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

WALL LEGEND

- AREA OF PROPOSED BUILDING BEYOND SETBACK LINE
- EXISTING WALL TO BE REMOVED
- EXISTING WALL
- NEW WALL

GENERAL DEMOLITION NOTES

1. ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND LANDSCAPE PLANTING TO REMAIN.
2. ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
3. LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
4. DEMOLISH ALL REDUNDANT HVAC EQUIPMENT, INCLUDING PIPING, DUCTWORK, RADIANT PANELS, AND BASEBOARD HEATERS. SAVE AND CATALOGUE DECORATIVE GRILLES FOR STORAGE AND RE-USE.
5. DEMOLISH REDUNDANT PLUMBING IN WALL OR FLOOR CAVITIES OPENED FOR CONSTRUCTION.
6. DEMOLISH ALL ABANDON INTERIOR ELECTRICAL THROUGHOUT.
7. DEMOLISH ALL WINDOW COVERINGS AND RELATED HARDWARE. REMOVE WINDOW HARDWARE, U.O.N.
8. AT DOORS TO BE DEMOLISHED OR REMOVED, REMOVE DOOR, HARDWARE, AND FRAME, U.O.N. AND SAVE FOR RE-USE.
9. DEMOLISH ALL FLOOR FINISHES, INCLUDING CARPET, VINYL, AND TILE. WOOD FLOORS TO REMAIN, U.O.N. PROTECT DURING CONSTRUCTION.
10. DEMOLISH ALL ABANDON GAS LINES TO MAIN POINT OF ENTRY, U.O.N.
11. CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.

ORIGINALLY ISSUED 311
DORF RESIDENCE
 2825 LAKE STREET, SAN FRANCISCO, CA 94121

SITE PERMIT SET

revisions	by:
▲ PLANNING - 11/04/2013	DS

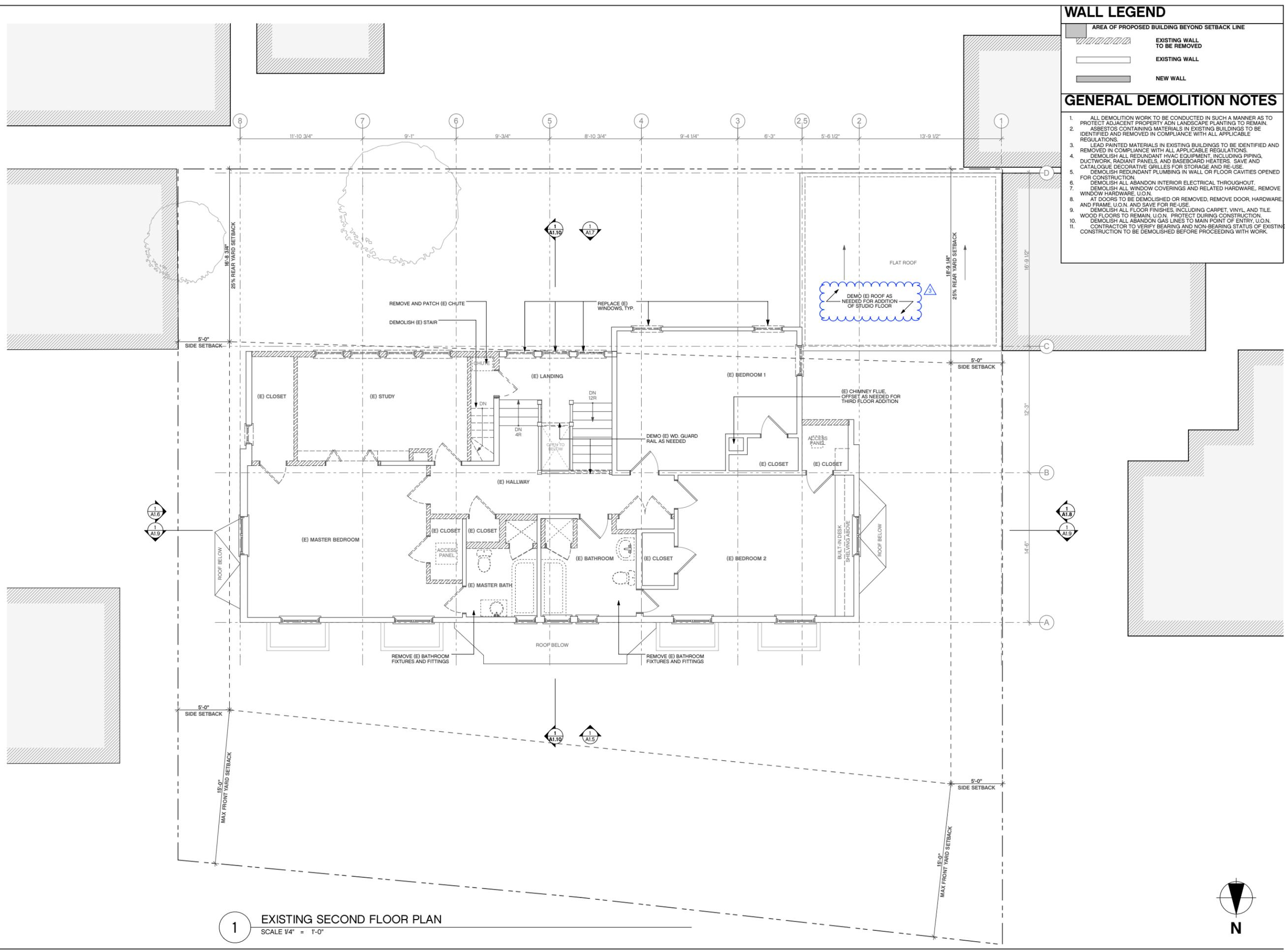
job#:	0916
date:	SEP. 23, 2013
drawn:	DS
checked:	FE
scale:	AS NOTED

ORIGINALLY
ISSUED 311
SECOND FLOOR
DEMO PLAN



A1.3a

1 EXISTING SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"



WALL LEGEND

- AREA OF PROPOSED BUILDING BEYOND SETBACK LINE
- EXISTING WALL TO BE REMOVED
- EXISTING WALL
- NEW WALL

GENERAL DEMOLITION NOTES

1. ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND LANDSCAPE PLANTING TO REMAIN.
2. ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
3. LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
4. DEMOLISH ALL REDUNDANT HVAC EQUIPMENT, INCLUDING PIPING, DUCTWORK, RADIANT PANELS, AND BASEBOARD HEATERS. SAVE AND CATALOGUE DECORATIVE GRILLES FOR STORAGE AND RE-USE.
5. DEMOLISH REDUNDANT PLUMBING IN WALL OR FLOOR CAVITIES OPENED FOR CONSTRUCTION.
6. DEMOLISH ALL ABANDON INTERIOR ELECTRICAL THROUGHOUT.
7. DEMOLISH ALL WINDOW COVERINGS AND RELATED HARDWARE. REMOVE WINDOW HARDWARE, U.O.N.
8. AT DOORS TO BE DEMOLISHED OR REMOVED, REMOVE DOOR, HARDWARE, AND FRAME, U.O.N. AND SAVE FOR RE-USE.
9. DEMOLISH ALL FLOOR FINISHES, INCLUDING CARPET, VINYL, AND TILE. WOOD FLOORS TO REMAIN, U.O.N. PROTECT DURING CONSTRUCTION.
10. DEMOLISH ALL ABANDON GAS LINES TO MAIN POINT OF ENTRY, U.O.N.
11. CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.

ORIGINALLY ISSUED 311
DORF RESIDENCE
 2825 LAKE STREET, SAN FRANCISCO, CA 94121

SITE PERMIT SET

revisions	by:
▲ PLANNING - 12/1/12	
▲ PLANNING - 11/04/2013	DS

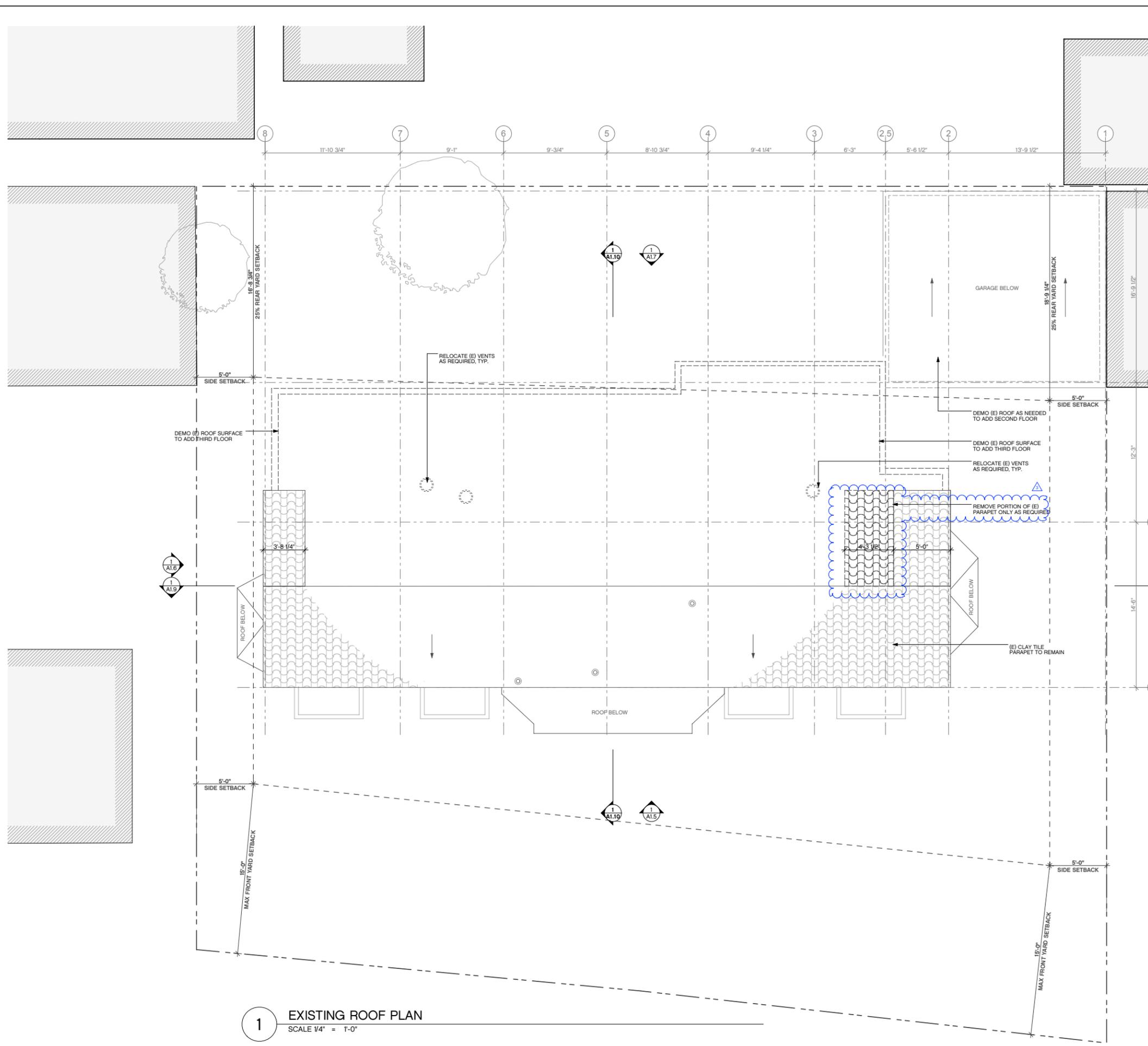
job#:	0916
date:	SEP. 23, 2013
drawn:	DS
checked:	FE
scale:	AS NOTED

ORIGINALLY
ISSUED 311
ROOF DEMO
PLAN



A1.4a

1 EXISTING ROOF PLAN
SCALE 1/4" = 1'-0"





2 EXISTING NORTH ELEVATION
SCALE 1/8" = 1'-0"



1 EXISTING NORTH ELEVATION
SCALE 1/4" = 1'-0"

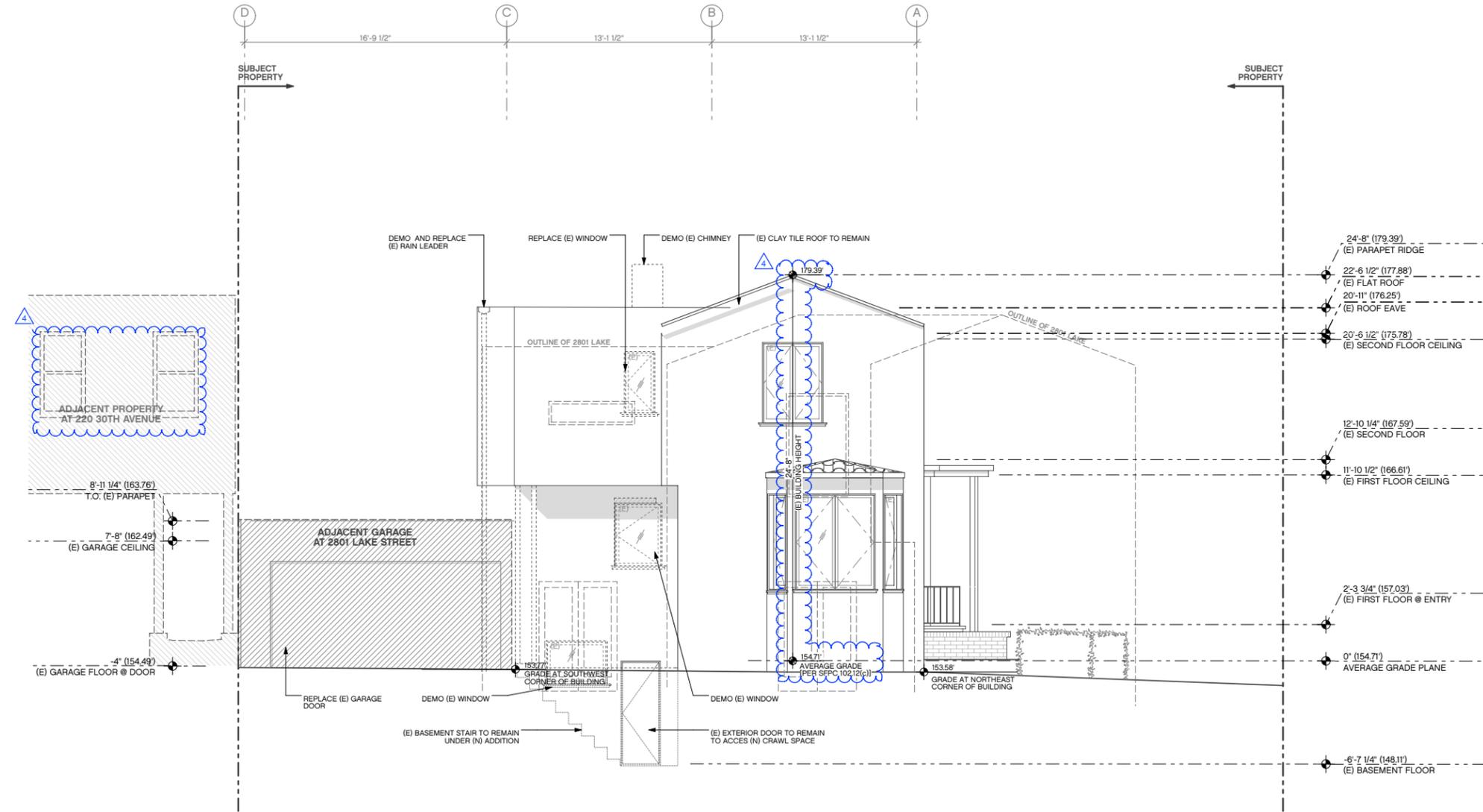
ORIGINALLY ISSUED 311
DORF RESIDENCE
 2825 LAKE STREET, SAN FRANCISCO, CA 94121

SITE PERMIT SET

revisions	by:
△ PLANNING - 12/1/12	
△ PLANNING - 11/04/2013	DS
△ PLANNING - 01/08/2014	DS

job#:	0916
date:	SEP. 23, 2013
drawn:	DS
checked:	FE
scale:	AS NOTED

ORIGINALLY
ISSUED 311
EXISTING
ELEVATION



1 EXISTING EAST ELEVATION
SCALE 1/4" = 1'-0"

ORIGINALLY ISSUED 311
DORF RESIDENCE
2825 LAKE STREET, SAN FRANCISCO, CA 94121

SITE PERMIT SET

revisions	by:
△ PLANNING - 12/1/12	
△ PLANNING - 11/04/2013	DS
△ PLANNING - 01/08/2014	DS

job#:	0916
date:	SEP. 23, 2013
drawn:	DS
checked:	FE
scale:	AS NOTED

ORIGINALLY
ISSUED 311
EXISTING
ELEVATION

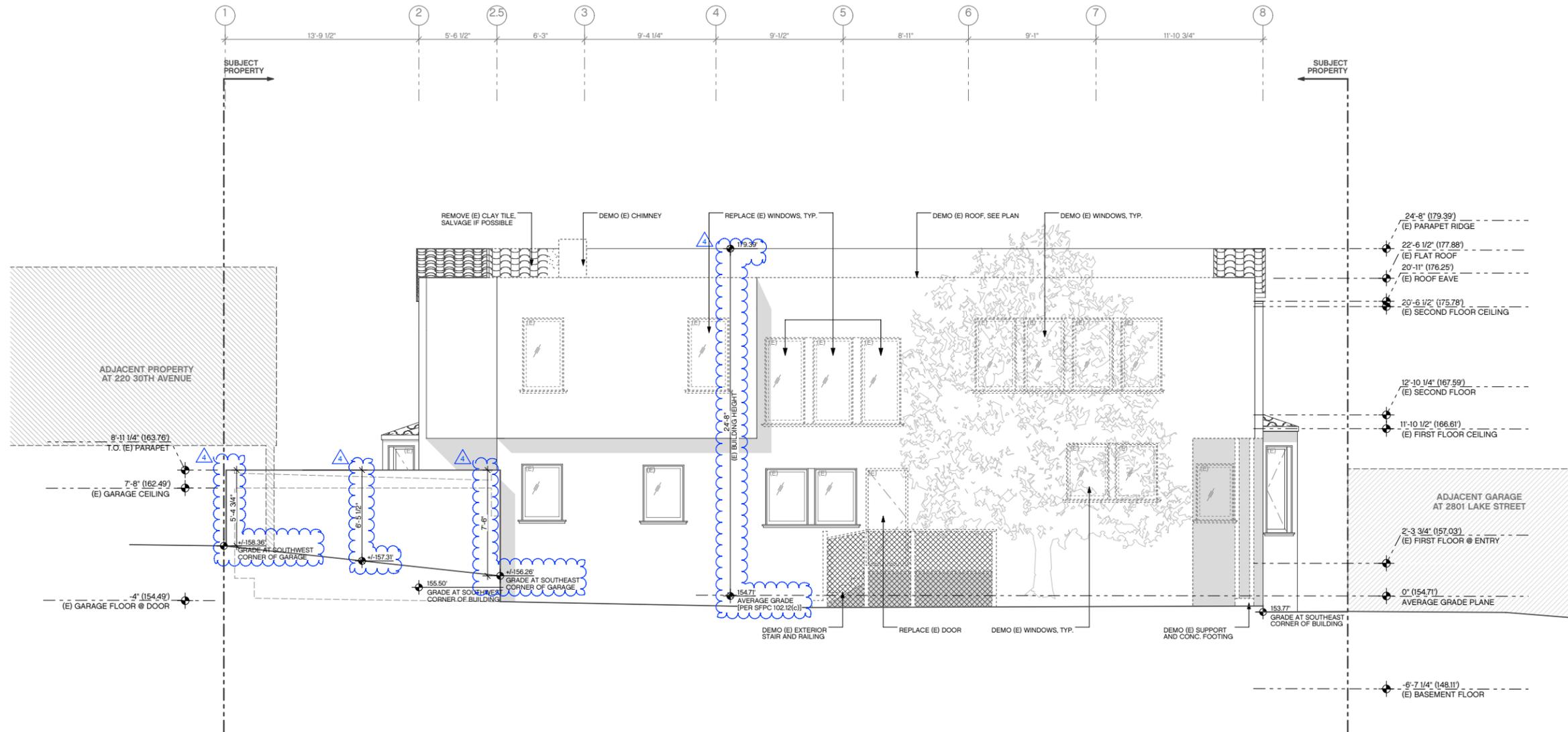
ORIGINALLY ISSUED 311

SITE PERMIT SET

revisions	by:
△ PLANNING - 12/1/12	
△ PLANNING - 11/04/2013	DS
△ PLANNING - 01/08/2014	DS

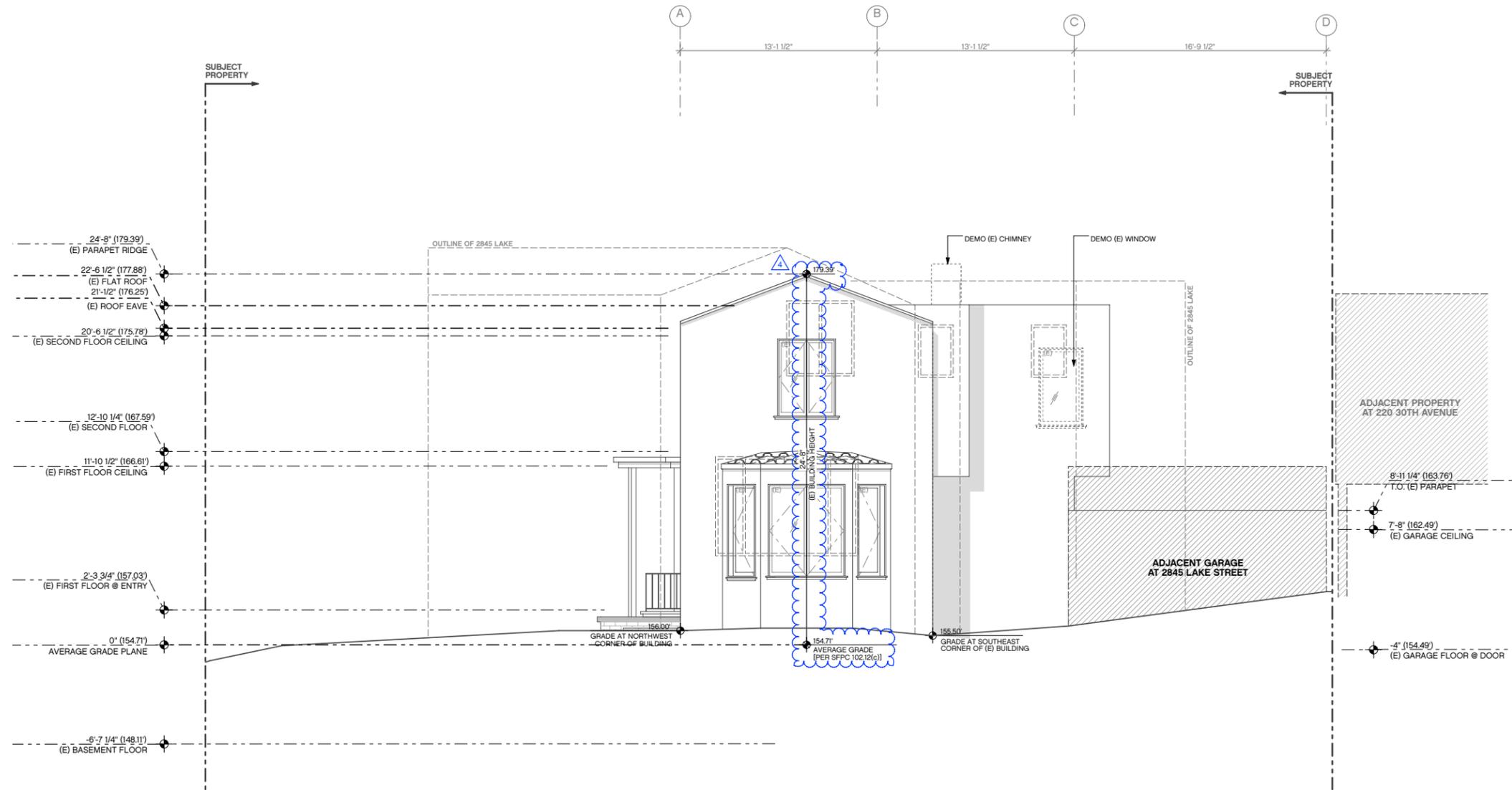
job#:	0916
date:	SEP. 23, 2013
drawn:	DS
checked:	FE
scale:	AS NOTED

ORIGINALLY
ISSUED 311
EXISTING
ELEVATION



1 EXISTING SOUTH ELEVATION
SCALE 1/4" = 1'-0"

ORIGINALLY ISSUED 311



1 EXISTING WEST ELEVATION
SCALE 1/4" = 1'-0"

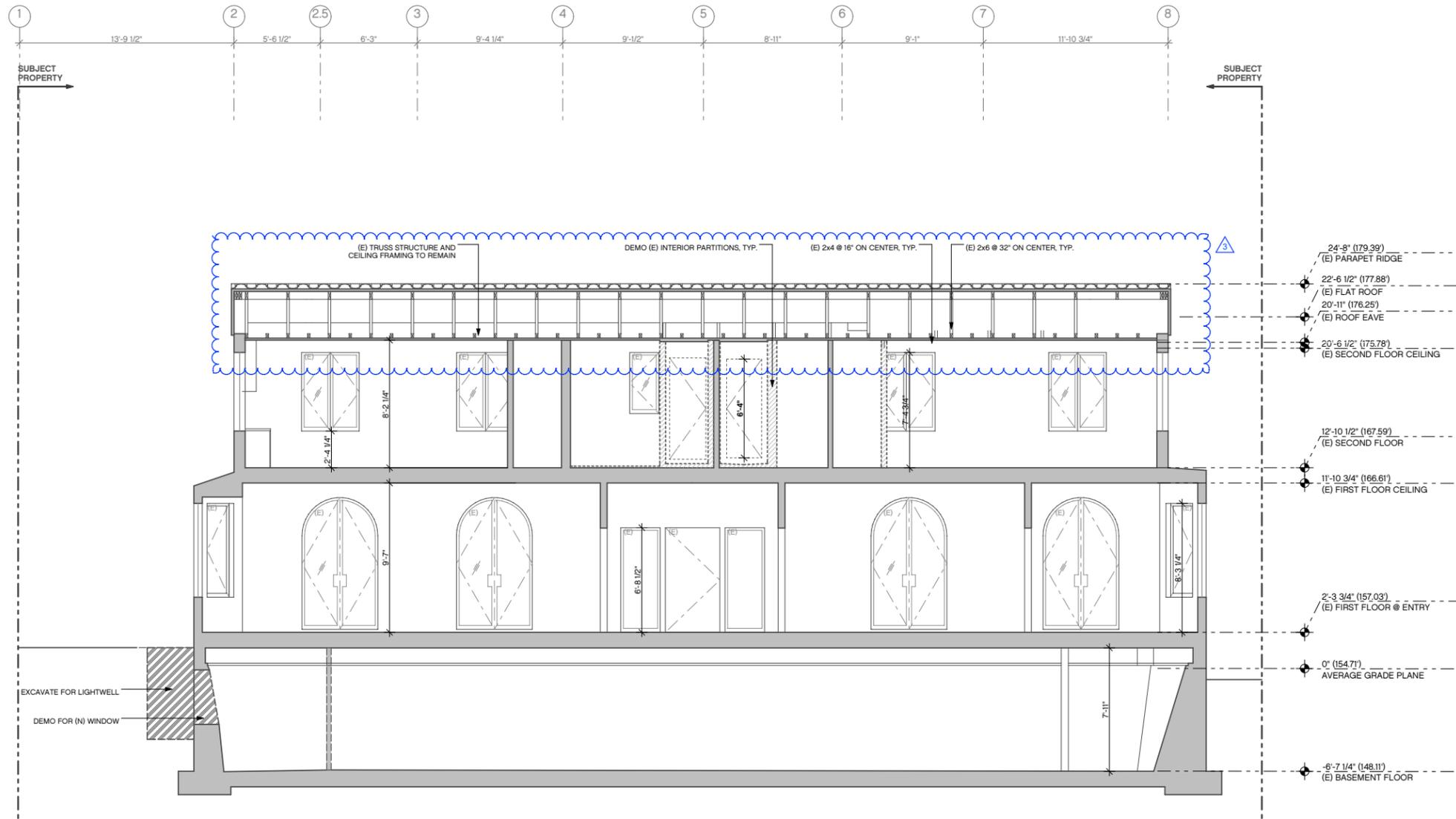
SITE PERMIT SET

revisions	by:
△ PLANNING - 12/1/12	
△ PLANNING - 11/04/2013	DS
△ PLANNING - 01/08/2014	DS

job#:	0916
date:	SEP. 23, 2013
drawn:	DS
checked:	FE
scale:	AS NOTED

ORIGINALLY
ISSUED 311
EXISTING
ELEVATION

ORIGINALLY ISSUED 311



1 EXISTING SECTION - EAST/WEST
SCALE 1/4" = 1'-0"

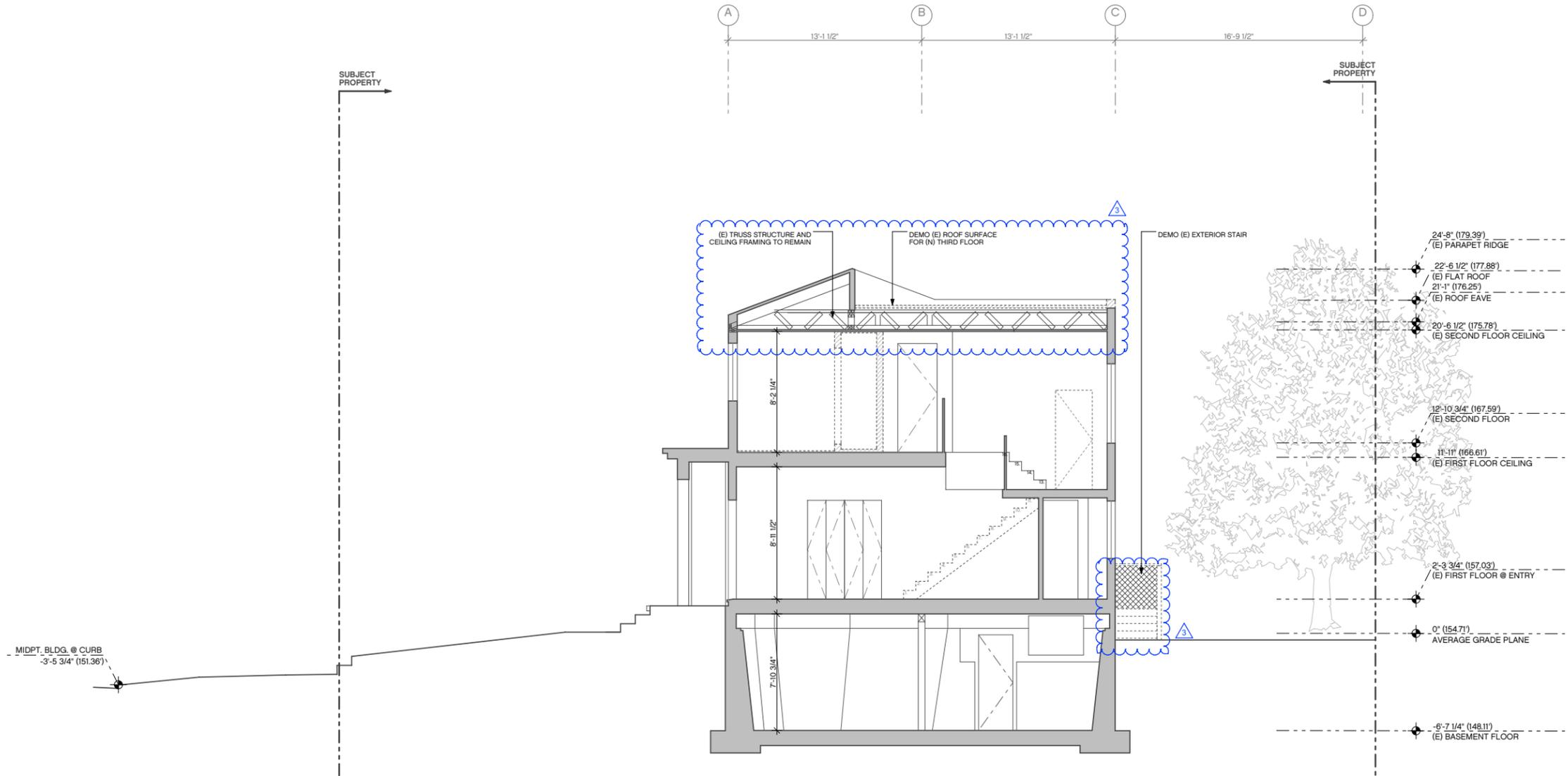
SITE PERMIT SET

revisions	by:
△ PLANNING - 12/1/12	
△ PLANNING - 11/04/2013	DS

job#:	0916
date:	SEP. 23, 2013
drawn:	DS
checked:	FE
scale:	AS NOTED

ORIGINALLY
ISSUED 311
EXISTING
SECTION

ORIGINALLY ISSUED 311



1 EXISTING SECTION - NORTH/SOUTH
SCALE 1/4" = 1'-0"

SITE PERMIT SET

revisions	by:
▲ PLANNING - 12/1/12	
▲ PLANNING - 11/04/2013	DS

job#:	0916
date:	SEP. 23, 2013
drawn:	DS
checked:	FE
scale:	AS NOTED

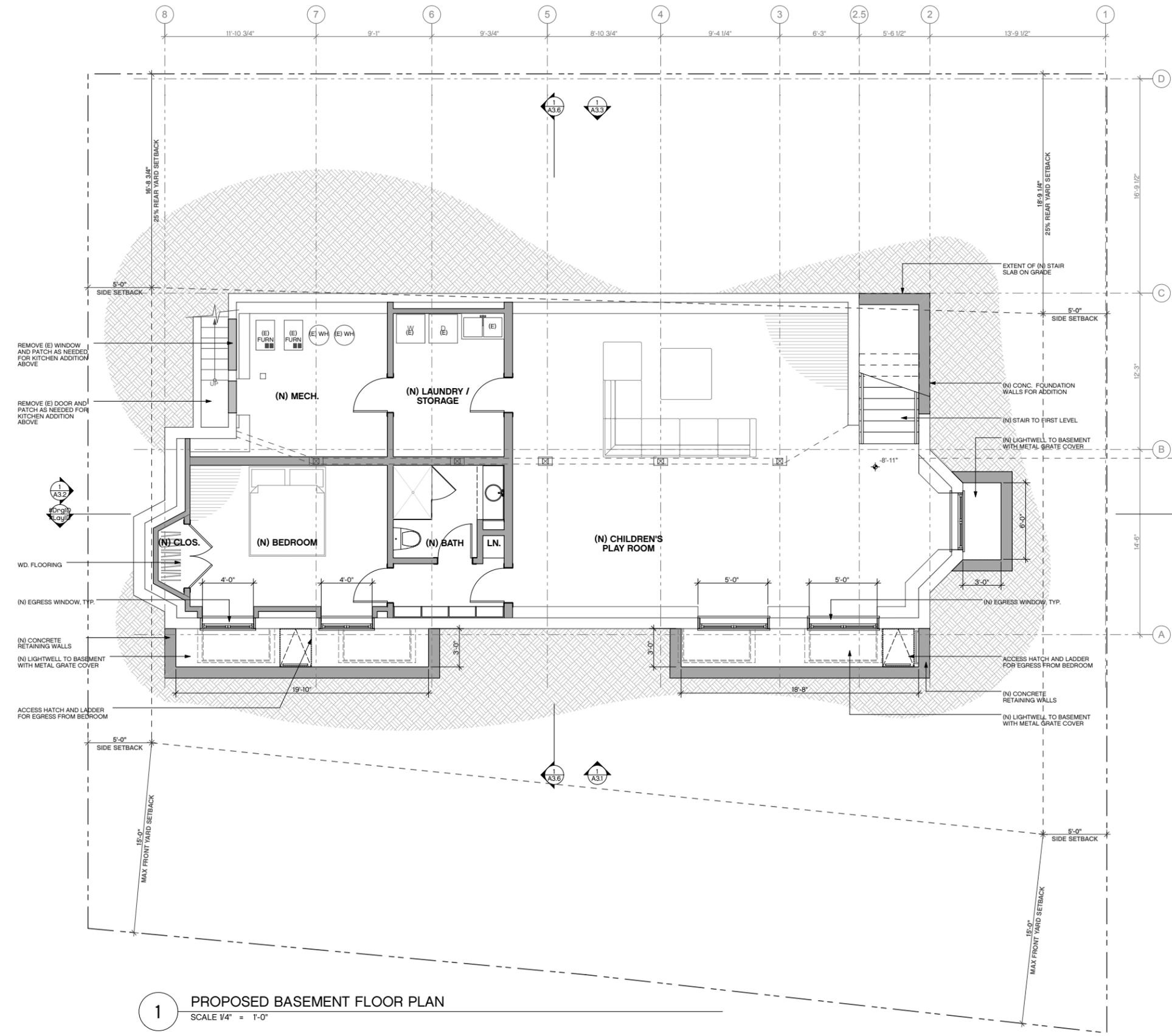
ORIGINALLY
ISSUED 311
EXISTING
SECTION

WALL LEGEND

-  EXISTING WALL TO BE REMOVED
-  EXISTING WALL
-  NEW WALL

GENERAL NOTES

1. ALL INTERIOR DOORS TO BE WOOD PANELED, TO MATCH EXISTING DOORS.
2. FOR FINISHES FOR EACH AREA, SEE NOTES ON PLANS.



ORIGINALLY ISSUED 311
DORF RESIDENCE
 2825 LAKE STREET, SAN FRANCISCO, CA 94121

SITE PERMIT SET

revisions	by:
△ PLANNING - 12/1/12	
△ PLANNING - 11/04/2013	DS

job #:	0916
date:	OCT 12 2012
drawn:	JB
checked:	FE
scale:	AS NOTED

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



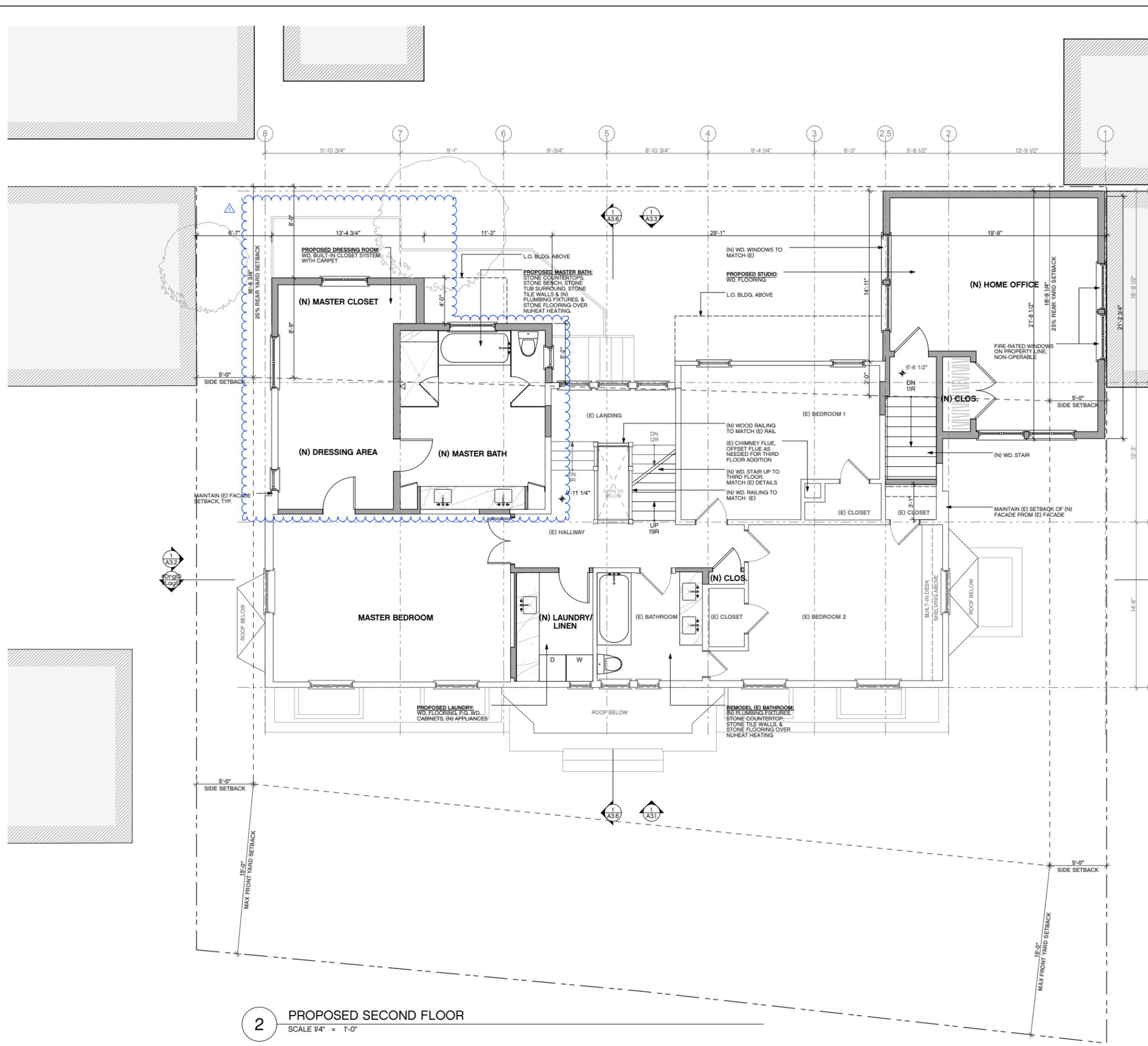
ORIGINALLY
ISSUED 311
BASEMENT PLAN

WALL LEGEND

- EXISTING WALL TO BE REMOVED
- EXISTING WALL
- NEW WALL

GENERAL NOTES

- ALL INTERIOR DOORS TO BE WOOD PANELED, TO MATCH EXISTING DOORS.
- FOR FINISHES FOR EACH AREA, SEE NOTES ON PLANS.



ORIGINALLY ISSUED 311
DORF RESIDENCE
2825 LAKE STREET, SAN FRANCISCO, CA 94121

SITE PERMIT SET

revisions	by:
▲ PLANNING - 11/04/2013	DS

job#:	0916
date:	OCT 12 2012
drawn:	JB
checked:	FE
scale:	AS NOTED

ORIGINALLY
ISSUED 311
SECOND FLOOR
PROPOSED PLAN



2 PROPOSED SECOND FLOOR
SCALE 1/4" = 1'-0"

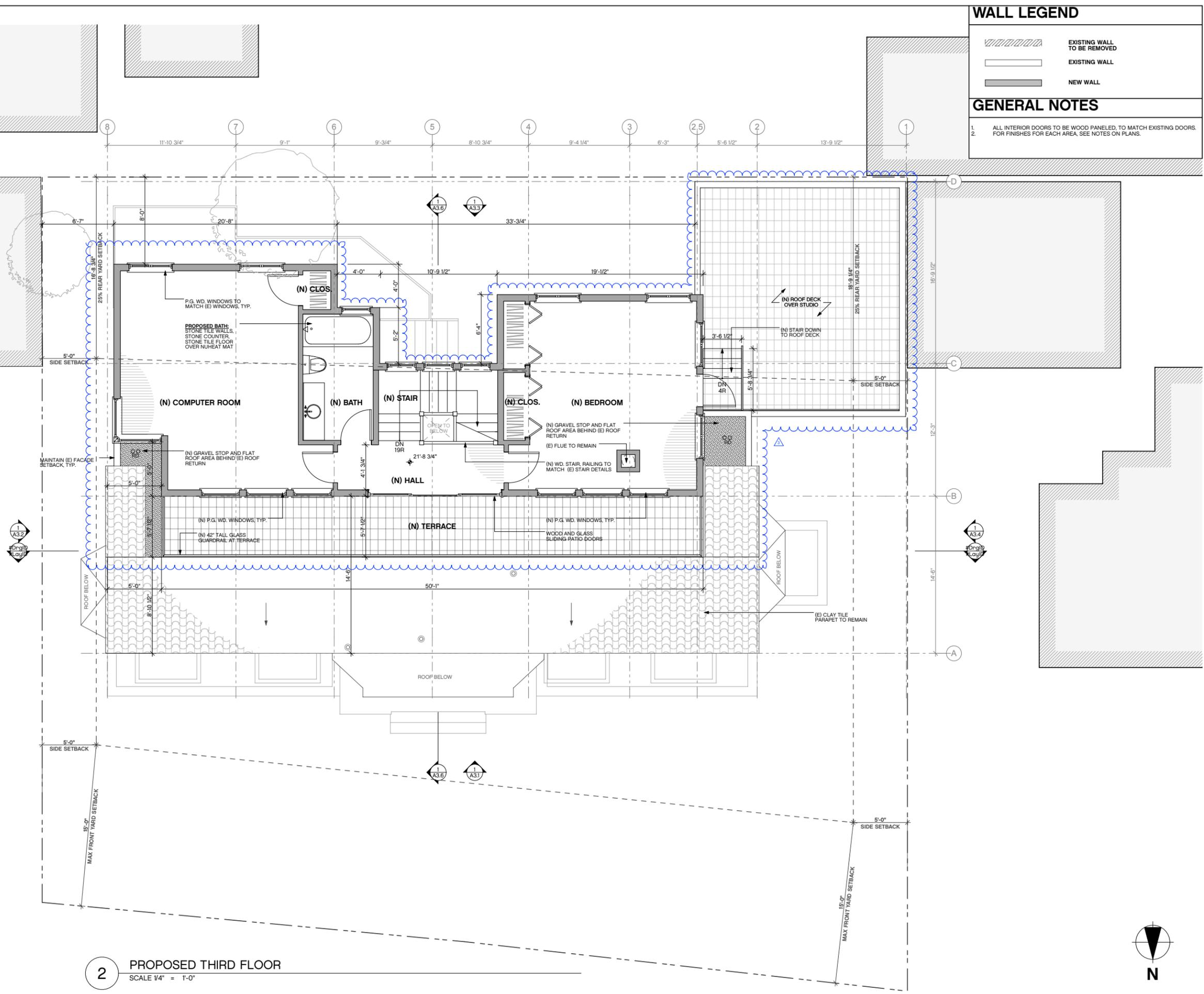
WALL LEGEND

-  EXISTING WALL TO BE REMOVED
-  EXISTING WALL
-  NEW WALL

GENERAL NOTES

1. ALL INTERIOR DOORS TO BE WOOD PANELED, TO MATCH EXISTING DOORS.
2. FOR FINISHES FOR EACH AREA, SEE NOTES ON PLANS.

ORIGINALLY ISSUED 311
DORF RESIDENCE
2825 LAKE STREET, SAN FRANCISCO, CA 94121



2 PROPOSED THIRD FLOOR
SCALE 1/4" = 1'-0"



SITE PERMIT SET

revisions	by:
△ PLANNING - 12/1/12	
△ PLANNING - 11/04/2013	DS

job#:	0916
date:	OCT 12 2012
drawn:	JB
checked:	FE
scale:	AS NOTED

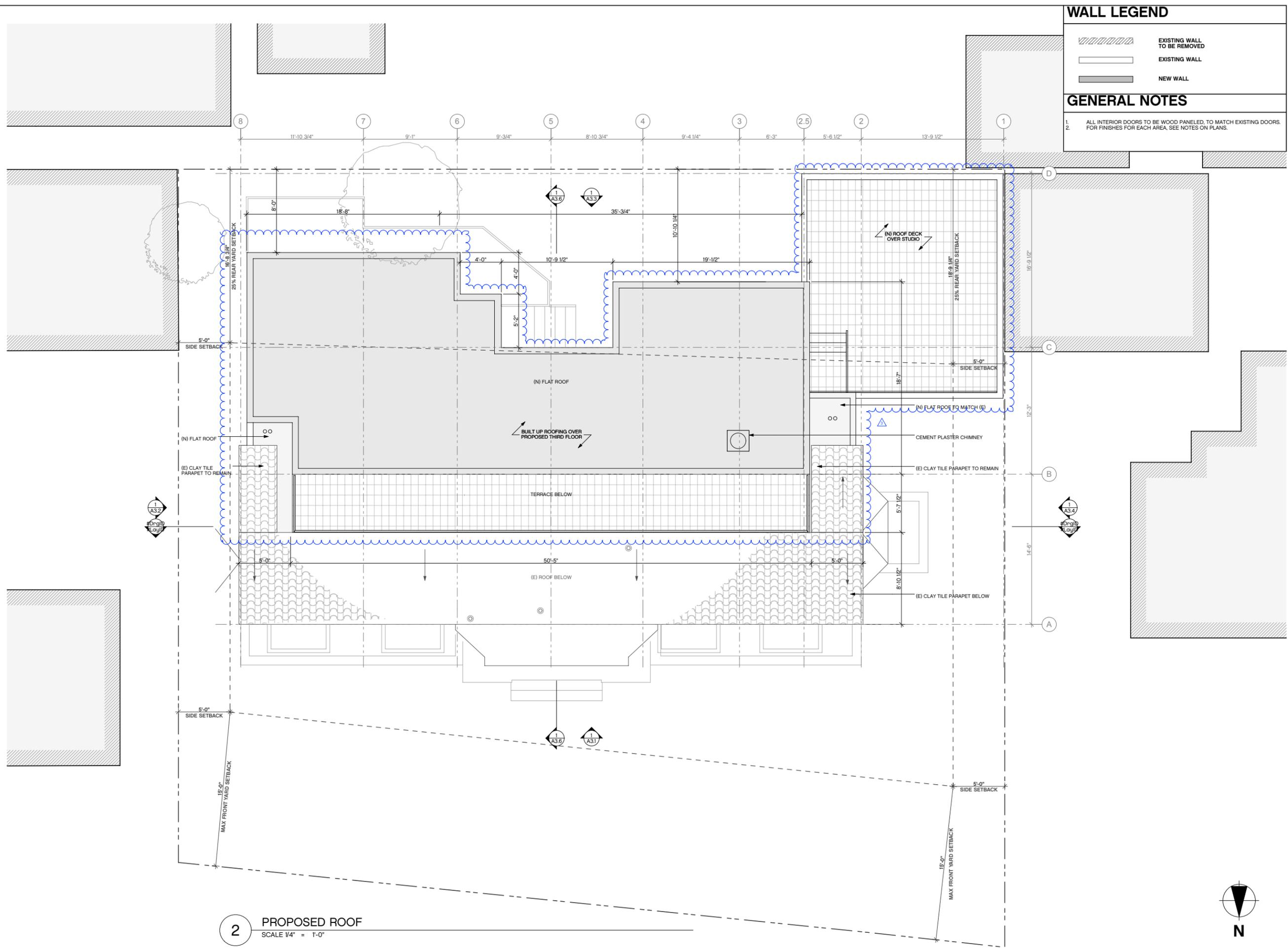
ORIGINALLY
ISSUED 311
THIRD FLOOR
PROPOSED PLAN

WALL LEGEND

-  EXISTING WALL TO BE REMOVED
-  EXISTING WALL
-  NEW WALL

GENERAL NOTES

1. ALL INTERIOR DOORS TO BE WOOD PANELED, TO MATCH EXISTING DOORS.
2. FOR FINISHES FOR EACH AREA, SEE NOTES ON PLANS.



ORIGINALLY ISSUED 311
DORF RESIDENCE
 2825 LAKE STREET, SAN FRANCISCO, CA 94121

SITE PERMIT SET

revisions	by:
▲ PLANNING - MAR. 18 2011	DS
▲ PLANNING - 12/1/12	
▲ PLANNING - 11/04/2013	DS

job#:	0916
date:	OCT 12 2012
drawn:	JB
checked:	FE
scale:	AS NOTED

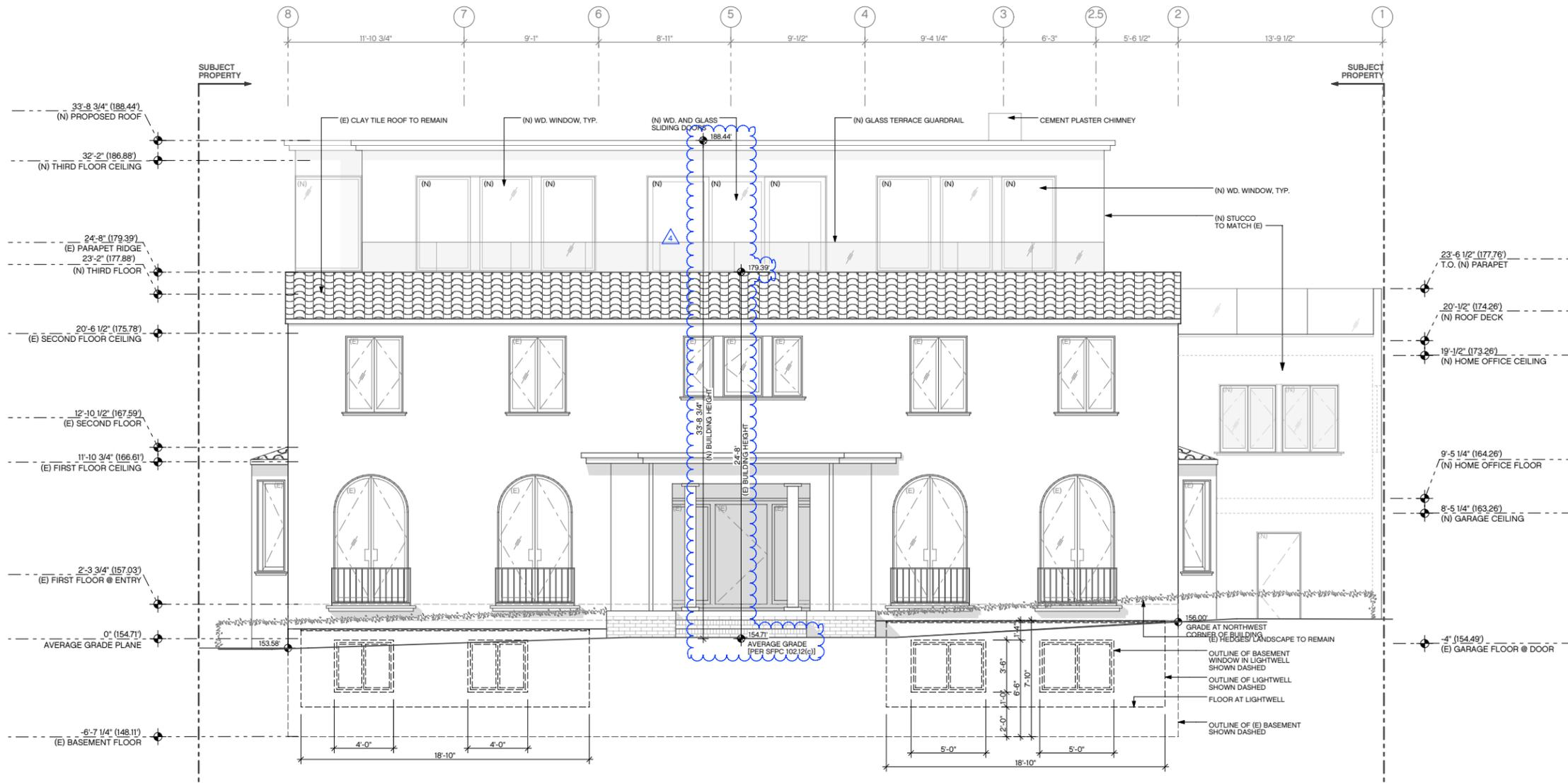
ORIGINALLY
ISSUED 311
ROOF
PROPOSED PLAN



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



2 PROPOSED NORTH ELEVATION
SCALE 1/8" = 1'-0"



1 PROPOSED NORTH ELEVATION
SCALE 1/4" = 1'-0"

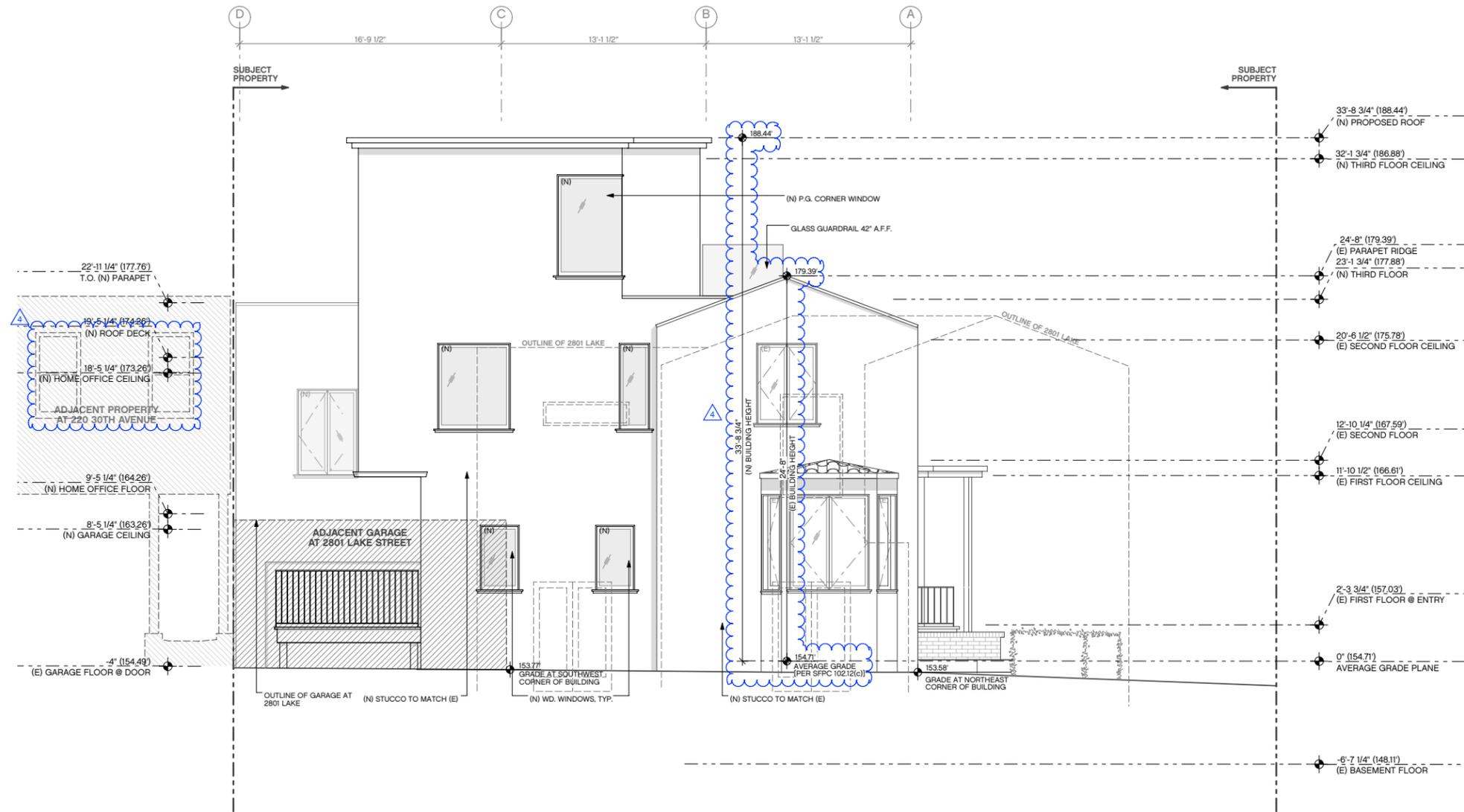
ORIGINALLY ISSUED 311
DORF RESIDENCE
2825 LAKE STREET, SAN FRANCISCO, CA 94121

SITE PERMIT SET

revisions	by:
▲ PLANNING - MAR. 18 2011	DS
▲ PLANNING - 12/1/12	
▲ PLANNING - 11/04/2013	DS
▲ PLANNING - 01/08/2014	DS

job#:	0916
date:	SEP. 23, 2013
drawn:	DS
checked:	FE
scale:	AS NOTED

ORIGINALLY
ISSUED 311
EXTERIOR
ELEVATION



1 PROPOSED EAST ELEVATION
SCALE 1/4" = 1'-0"

ORIGINALLY ISSUED 311
DORF RESIDENCE
2825 LAKE STREET, SAN FRANCISCO, CA 94121

SITE PERMIT SET

revisions	by:
△ PLANNING - 12/1/12	
△ PLANNING - 11/04/2013	DS
△ PLANNING - 01/08/2014	DS

job#:	0916
date:	SEP. 23, 2013
drawn:	DS
checked:	FE
scale:	AS NOTED

ORIGINALLY
ISSUED 311
EXTERIOR
ELEVATION

DORF RESIDENCE
2825 LAKE STREET, SAN FRANCISCO, CA 94121

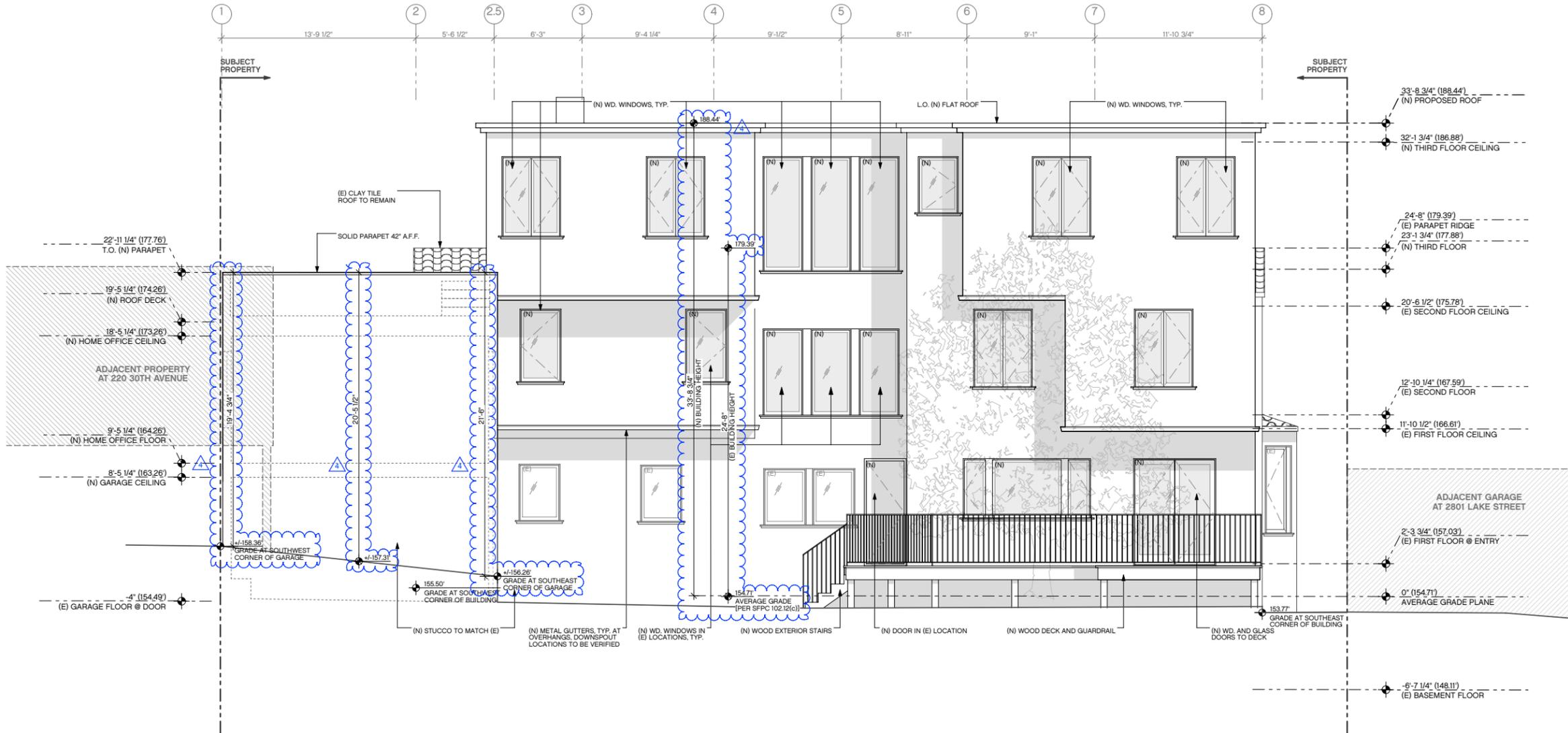
ORIGINALLY ISSUED 311

SITE PERMIT SET

revisions	by:
△ PLANNING - 12/1/12	
△ PLANNING - 11/04/2013	DS
△ PLANNING - 01/08/2014	DS

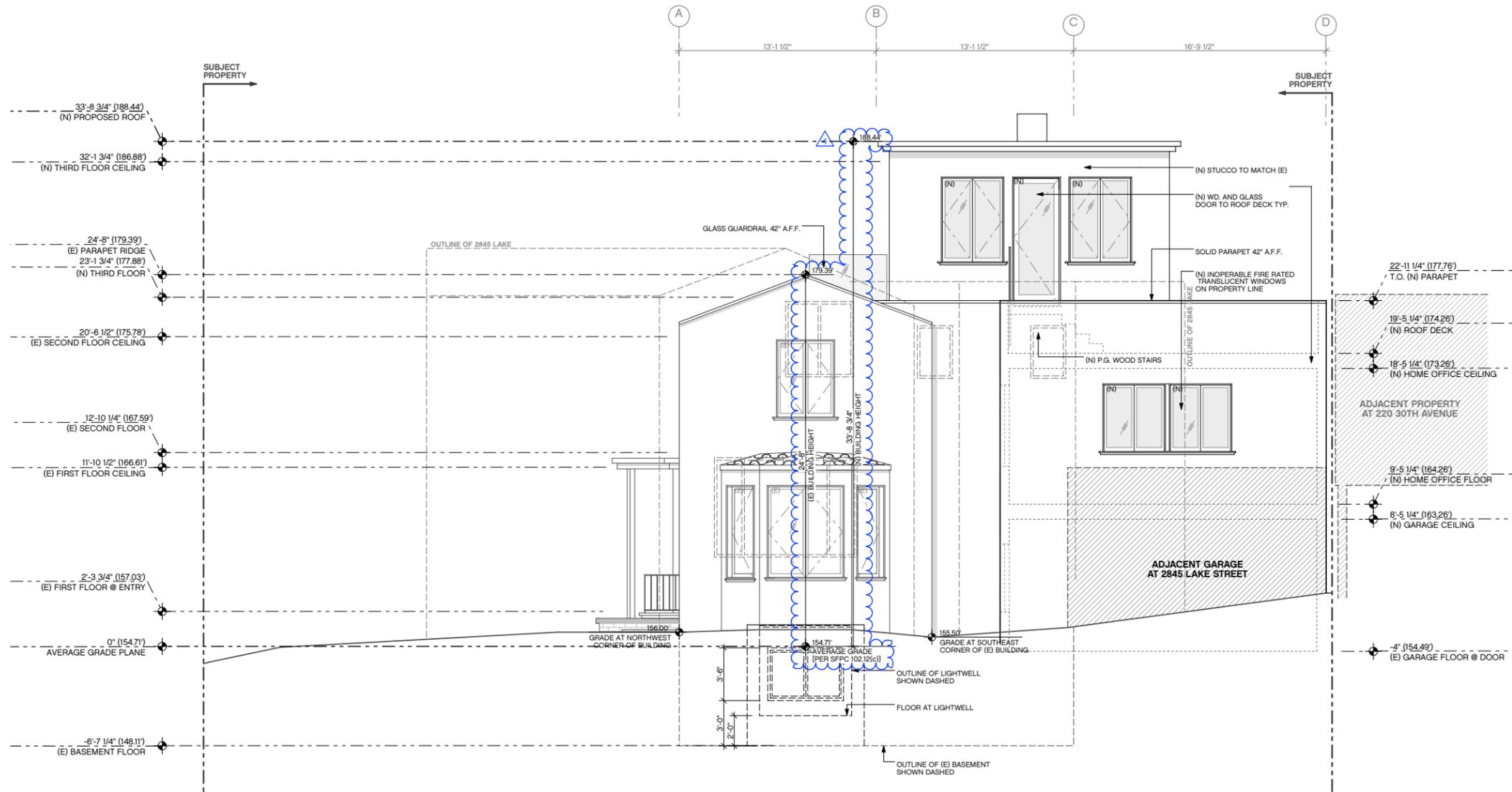
job#:	0916
date:	SEP. 23, 2013
drawn:	DS
checked:	FE
scale:	AS NOTED

ORIGINALLY
ISSUED 311
EXTERIOR
ELEVATION



1 PROPOSED SOUTH ELEVATION
SCALE 1/4" = 1'-0"

ORIGINALLY ISSUED 311



1 PROPOSED WEST ELEVATION
SCALE 1/4" = 1'-0"

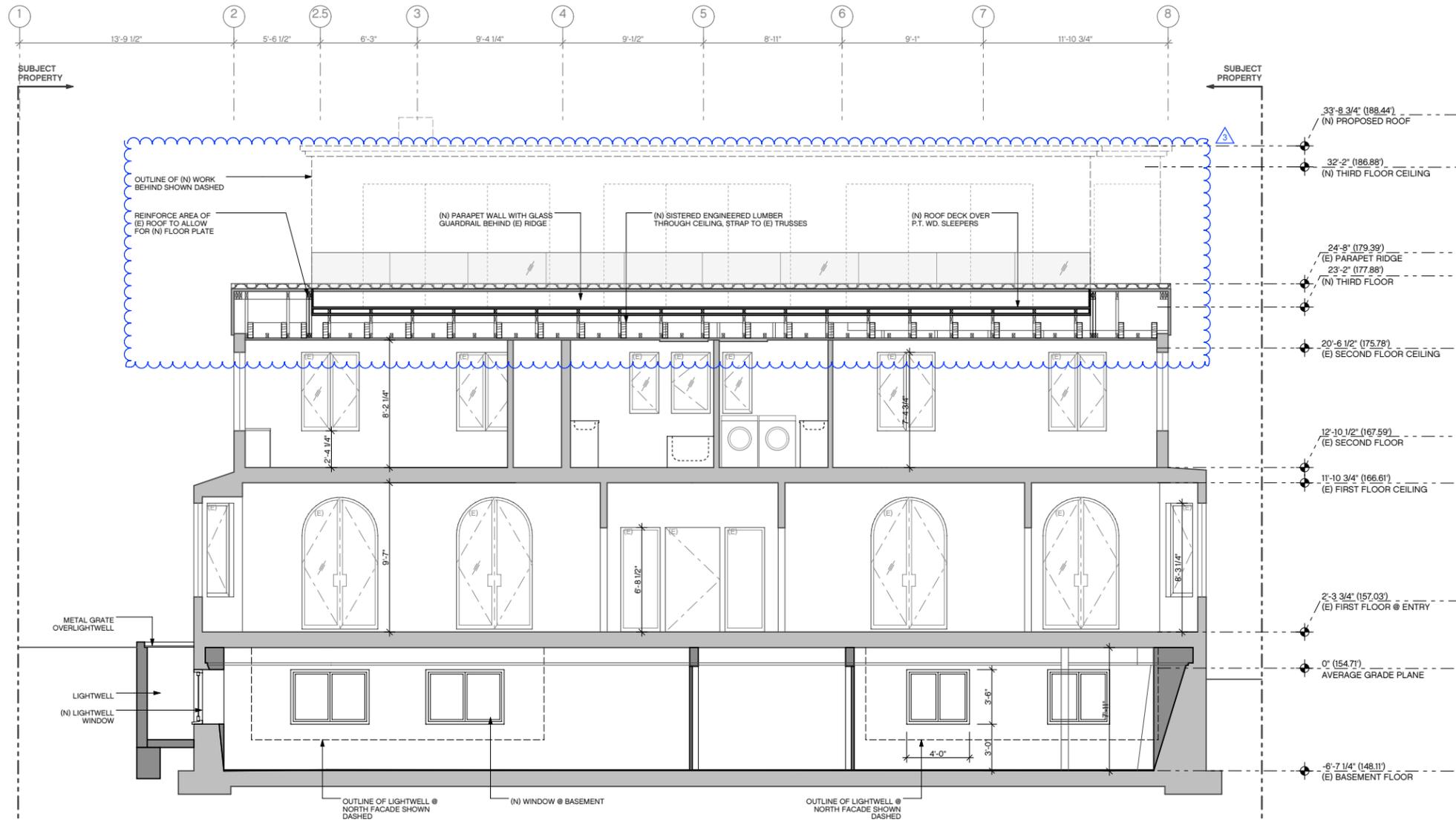
SITE PERMIT SET

revisions	by:
▲ PLANNING - MAR. 18 2011	DS
▲ PLANNING - 12/1/12	
▲ PLANNING - 11/04/2013	DS
▲ PLANNING - 01/08/2014	DS

job#:	0916
date:	SEP. 23, 2013
drawn:	DS
checked:	FE
scale:	AS NOTED

ORIGINALLY
ISSUED 311
EXTERIOR
ELEVATION

ORIGINALLY ISSUED 311



1 PROPOSED SECTION - EAST/WEST
SCALE 1/4" = 1'-0"

SITE PERMIT SET

revisions	by:
▲ PLANNING - MAR. 18 2011	DS
▲ PLANNING - 12/1/12	
▲ PLANNING - 11/04/2013	DS

job#:	0916
date:	SEP. 23, 2013
drawn:	DS
checked:	FE
scale:	AS NOTED

ORIGINALLY
ISSUED 311
PROPOSED
SECTION

Albany
Atlanta
Brussels
Denver
Los Angeles
Miami
New York

McKenna Long & Aldridge^{LLP}

Spear Tower • One Market Plaza, 24th Floor
San Francisco, CA 94105
Tel: 415.267.4000
mckennalong.com

Northern Virginia
Orange County
Rancho Santa Fe
San Diego
San Francisco
Seoul
Washington, DC

ALICE SUET YEE BARKLEY
Direct Phone: 415.356.4635
Direct Fax: 415.356.3888

EMAIL ADDRESS
abarkley@mckennalong.com

June 11, 2014

Ms. Cindy Wu
President, Planning Commission
1650 Mission Street
San Francisco, CA 94013

Re: **Case No. 10.0931DV**
Discretionary Review Request of Single-Family Home Addition at
2825 Lake Street, San Francisco, CA (Block 1389/001A9)

Dear Commissioner Wu:

This office represents Michael and Elizabeth Dorf (the “Applicants”), who propose to renovate and expand an existing 4,917 sq. ft. single-family home with a detached garage located at 2825 Lake Street (Assessor’s Block 1389, lot 001A (the “Site”) in Sea Cliff. The existing single family home and garage are lawful non-complying structures as the home is partially located in and the garage is entirely located in the required rear yard. The proposed project includes vertical and horizontal expansion that will require both rear and side yard variances (the “Project”). Copies of the existing and proposed plans are included in the case report.

On March 14, 2014, Dr. and Mrs. Ken Y Hsu (“Hsu”), who are the adjacent property owners at 2801 Lake Street to the east, filed a request for discretionary review with the Planning Commission. On March 17, 2014, Mr. and Mrs. Oliver and Beth Jenkyn (“Jenkyn”), who are the adjacent property owners to the west at 2845 Lake Street, and Marilyn M. Nebenzahl (“Nebenzahl”), who resides at 228 – 30th Avenue, filed request for discretionary review with the Planning Commission. Hereafter, Hsu, Jenkyn and Nebenzahl are collectively referred to as the “DR Requestors”).

As discussed below, there are no extraordinary or exceptional circumstances that would warrant discretionary review of this Project. For reasons discussed below, the discretionary review requests should be denied.

PROJECT SPONSORS

The Applicants purchased their home in October, 2006 and began planning the renovation of their home in the fall of 2009 in anticipation of starting a family. They reside there currently with their three children, a 3-1/2 year-old girl and twin 2 year-old boys.

Michael Dorf is a corporate attorney whose international practice (clients in Europe and Asia) requires him to work many late evenings, early mornings and weekends. A home office is essential to allow him the time to spend with his children in the early evenings and work at home after the children are put to bed. Elizabeth Dorf intends on returning to work on a full-time basis but will work from home for part of the day so that she can continue to care for the children. The third floor expansion is necessary to provide sufficient bedrooms and living space for the family members, and the renovation will also provide space for Elizabeth's parents when they can no longer live independently. When completed, the Project will maintain the existing front façade, east and west elevations and will continue to be owner-occupied by the Applicants and their three children.

PERMIT HISTORY

The Applicants applied for and held a pre-application review meeting with the Planning Department ("Department") on December 9, 2009. After the pre-application meeting with neighbors, the Applicants submitted a site permit application to the Department of Building Inspection on October 8, 2010. Because the home was constructed in 1921 as part of the early development of the Sea Cliff area, the Planning Department determined that the home was a potential historic resource and required an historic resource evaluation. As a historic resource, the Department required revision to the originally submitted design. The project architect worked closely with the Department to come up with a design that would meet the Secretary of Interior's Standards For Rehabilitation ("Secretary of Interiors' Standards"). A categorical exemption was thereafter issued in December of 2013.

On February 14, 2014, the Department sent out the Section 311 notification based on the design approved by the Historic Preservation Staff. After the request for discretionary review were filed, the Department asked the Applicants to further revise the Project. The Project now before the Commission includes revisions that:

1. lowers the height of the third floor addition;
2. increases the depth of the side setbacks on both sides to 8';
3. provides a 4' setback from the rear property line for the second floor addition over the garage and eliminates the need for a second floor side yard variance;

4. Eliminates the west facing windows and redesigns the stair accessing the second floor home office to address privacy issues for Jenkyn; and
5. Except as required by the Building Code, uses glass railings to reduce the visual height of the second floor addition over the garage.
6. Added planters on the west side of the second floor roof deck to provide privacy screen to address Jenkyn's privacy concerns.
7. Eliminated the south facing window on the home office above the garage to address Otridge's privacy concern and added landscaping in planters in the setback facing the alley.

PROJECT SITE

The Project Site is located in a 40-X height and bulk district and in an R-1(D) zoning district, and is located mid-block on the south side of Lake Street between 29th and 30th Avenues. The trapezoidal-shaped site¹ is relatively flat between two corner lots and is improved with a detached one-car garage located at the southwest corner of the lot and a two-story single-family home with a basement constructed in 1921. Similar to other homes on the block bounded by Lake and California Streets and 29th and 30th Avenues, the garage is in the rear of the property and accessed by a service alley off California Street created by easements from the rear yards of the homes fronting on 29th and 30th Avenues.

While the existing home is not individually eligible for inclusion on the California Register, the Department's Preservation Staff concluded that it appears to be a contributory building to an eligible Sea Cliff Historic District because it is one of the earliest buildings in the Sea Cliff development by one of the primary architects for the development. The home's design retains the integrity of the distinctive characteristics of the initial development period of the Sea Cliff neighborhood.² A CEQA Categorical Exemption Determination issued on December 10, 2013 for the Project includes the Historic Evaluation Report Responses and is attached hereto as

¹ The east property line is 66.92' deep; the west property line is 75.106' deep; the rear property is 80 wide; and the front property line is 80.513' wide.

² The Department's Historic Resource Evaluation Response described the residence building as "designed in a Mediterranean Revival architectural style and notable historic features include: low-slung two-story massing, rectangular-shaped floor plan, front setback and associated front yard, stucco exterior cladding, multi-light wood-sash casement windows, multi-light arched wood French doors on the first story, clay tile gable roof, main entry flanked by Doric columns with brick stairs, wood front door and divided side lights."

Exhibit 1. There are only three homes on this block of Lake Street; all are two-stories high. While most of the single-family homes in the Sea Cliff neighborhood are two stories, there are many homes with full or partial third stories. See case report for aerial photographs and Sheets A.01, A3.9 of the plans attached to the case report for photographs of the Site and its vicinity.

PROPOSED PROJECT

The Project involves interior renovation, vertical and horizontal expansion. When completed, the Project will increase the existing home from 4,917 sq. ft. to 6,271 sq. ft. (or an additional 1,354 sq. ft.) without the garage. Specifically, the proposed Project includes:

- Extension of the kitchen on the first floor approximately 5'-2" into the rear yard and construction of a deck off the kitchen;
- Expansion of the garage to connect it to the existing home;
- Expansion of the second floor to the rear yard by 5'-2" and 9'-2".
- The addition of a partial third floor that will be set-back 14'-6" from the front façade, and 8' from the east and west façade below (exclusive of the bay windows below);
- Extensive interior renovation of the basement area;
- Seismic upgrades of the existing foundation; and
- The addition of a home office and roof deck above the garage.

See Sheet A.0.4 for the proposed Site Plan and Sheets A2.1 through A2.5 for the proposed floor plans and roof plan attached to the case report.

The maximum height of the Project will be 31'-10 3/4", which is approximately 7'-2 3/4" higher than the existing ridge. See Sheet A.3.1 of the plans attached to the case report. The addition has been designed taking into consideration the privacy of the adjacent neighbors and is compatible with the neighborhood. See Sheet A0.3 of the plans attached to the case report for floor plans showing the distances of the third floor exterior walls and the closest exterior walls of the neighbors' homes.³

³ All of the homes on the Project block have attached or detached garages that are located in the required rear yard and that are constructed to the side property line.

The Project will require variances from the west side-yard and rear-yard requirements. See **Exhibit 2** for a copy of the floor plans showing the existing and proposed encroachment into the side yard and rear yard.

DISCRETIONARY REVIEW STANDARD

Discretionary review is granted *only* if “exceptional and extraordinary circumstances” exist. Here, no exceptional or extraordinary circumstances exist to justify a discretionary review by this Commission. Nebenzahl simply seeks to preserve the neighborhood with no changes. Hsu and Jenkyn complain about adverse impacts of the third floor addition to their light and air access and privacy, as well as violations of the residential design guidelines. The discussion below will demonstrate that the alleged adverse impacts on light, air and privacy are without merit. The design approved by the Department is in compliance with the Secretary of Interior’s Standards for an addition to a contributory building in an eligible historic district. The Project before this Commission has been further modified from the 311 notification plan set in order to reduce the overall height and significantly increase the depth of side and front setbacks of the third floor, and includes other design refinements to address the neighbors’ concerns. The case report discusses the Project’s compliance with the residential design guidelines. The DR Requestors’ desire to maintain the neighborhood as-is is not an exceptional and extraordinary circumstance. Therefore, the discretionary review requests before this Commission must be denied

CONSULTATION WITH NEIGHBORS

The pre-application meeting with neighbors was held on October 7, 2010. Numerous additional meetings and e-mails with the neighbors took place between February 15, 2014, and June 9, 2014 . A chronology of the contacts and meetings between the Applicants, the DR Requestors and other neighbors is attached hereto as **Exhibit 3**. Letters of supports are attached hereto **Exhibit 4**.

When the Department informed the Applicants that a Historic Resource Evaluation Report would be required to determine whether the Applicants’ home is historic resource, the design of the Project was delayed until a determination of the applicability of the Secretary of Interior’s Standards to the Project was made by the Department. After a revised design was accepted by the Department, the 311 notification was sent and discretionary review requests were filed. The Department again requested additional design revisions. The Applicants attempted to engage the two adjacent neighbors on several occasions between April 19, 2014 and June 3, 2014 to discuss their concerns and design revisions. At these meetings,⁴ Jenkyn and Hsu informed the Applicants that they would not accept *any* third floor addition or an addition over the garage, notwithstanding the Applicants’ efforts to reduce the scale and massing of the proposed third

⁴ Jenkyn attended all three meetings. Hsu attended two of the meetings.

floor several times, and that instead the Applicants should add to the front of their home and expand their basement. See e-mail from Jenkyn attached hereto as **Exhibit 5**. Nebenzahl, who has resided in her home for over 50 years, simply wants no change whatsoever to the neighborhood and informed Elizabeth Dorf that she wishes to preserve the current view of the Applicants' home from her deck.

ISSUES RAISED BY DISCRETIONARY REQUESTORS

Hsu, Jenkyn and Nebenzahl raise the following issues:

1. The Project will adversely affect the light and air access of their home (Jenkyn, Hsu and Nebenzahl);
2. The Project will adversely affect the privacy of their homes; (Jenkyn and Hsu)
3. The RH-1(D) zoning protects the open space between buildings and the Project will adversely affect the vista from her home and the Sea Cliff neighborhood (Nebenzahl);
4. The Project does not comply with the residential guidelines (Jenkyn and Hsu); and
5. The need for expansion can be accommodated either in front of the existing home or in the basement. (Jenkyn, Hsu and Nebenzahl)

RESPONSE TO ISSUES RAISED

1. ***The Project will not adversely affect the light and air access of the adjacent neighbors.***

The maximum height of the Project will be approximately 7'-9 3/4" higher than the existing tiled roof ridge. As noted above, the third floor is set back 8' from the east and east façade of the main house below. (See Sheet A0.4 of the plans attached to the case report). The third floor addition will be approximately 34', 40' and 45' from Jenkyn's house and will be approximately 19.5', 32'+ and 44' from Hsu's house.

Applicants' garage and Jenkyn's garage abut each other against the common property line. The roof deck, which is the only safe and secure usable open space for the Applicant's young children, faces the alley and Lake Street. The distance between the west wall of second floor addition to the window of the bedroom of Jenkyn's daughter is a minimum of 22'-10 3/4". Therefore, it is difficult to see how the Project will adversely affect the light and/or air access to Jenkyn's and Hsu's homes given the distances between the Applicants' second and third floor additions and the adjacent homes.

2. ***The Project will not adversely affect the privacy of the neighbors,***

Currently, the first and second floor east and west facing windows of the Applicant's home face the windows of the neighbors. As discussed above, these windows are separated by more than 25' to 44' from the homes of Jenkyn and Hsu. Currently, if anyone residing in the home of the Applicants, Jenkyn or Hsu desires privacy in their bedrooms or living/dining areas, they simply draw their shades. As the Applicants' proposed additions sit in the rear of their lot and behind the main portions of the Hsu and Jenkyn homes, the Project will not change how they address the privacy issues since the distance between the new windows will be even further apart and the angles less direct, than the existing windows. In addition, the 8' setbacks on the east and west side of the third floor addition will make it difficult to look down from the third floor into the first or second floor windows of the Jenkyn or Hsu homes. The concerns of Hsu and Jenkyn over privacy is not justified as the east and west facing windows on the Applicants' home are directly across from the Hsu and Jenkyn windows. See **Exhibit 6** for view cone analysis section and reference plan.

There are no windows on the west wall of the second floor addition over the garage facing Jenkyn's property, thereby eliminating any privacy concerns in that location. This addition is an office and will be used very early in the morning or late in the evening. The window facing Lake street is over the stair landing. Therefore, the second floor office has been designed to minimize to the extent feasible any intrusion to the Jenkyns' privacy.

The Applicants' garage and the Jenkyns' garage abut each other against the common property line. The roof deck, which is the only safe and secure usable open space for the Applicant's young children, faces the alley and Lake Street. The view to the west from the roof deck is mainly over the garage and the Jenkyns' driveway. The west side of the roof deck will be landscaped to provide a privacy screen. A landscaping plan will be submitted to the Department for its review and approval as part of the architectural addendum.

The neighbor who reside at 220 30th Avenue which is to the south of the Site was also concerned with privacy. The south facing wall of the office has no window to eliminate any of her privacy concern. See Sheets S2.3 and A2.4 of the plans attached to the case report.

3. ***The third floor addition will not adversely affect the open space between the buildings or Nebenzahl's vista.***

Nebenzahl is correct that the RH-1(D) zoning district requires side set-backs of varying width depending on the width of the lot. In this case, the side yard requirement is 5 feet. As discussed above, the massing of the main house will not be altered and the third floor addition is set back another 8 feet from the east and west exterior wall of the main home. Similarly, the addition of the second floor above the existing garage has been notched to eliminate any need for a side yard

variance and has been set back 4' from the south façade of the garage. The development pattern of the Sea Cliff area generally includes the use of easements in the required rear yards to create an alley for vehicular access to the garages, as well as access for service vehicles such as Recology. Therefore, this block and many others like it in the Sea Cliff area do not have the traditional interior usable open space in the form of rear yards.

Nebenzahl mentions in her DR request and to the Applicants that her vista would be impaired. There is no view or vista to the north from her home since the buildings on the subject block preclude any vista to the Ocean. If Nebenzahl has a view, that view is to the west of the Applicants' home. The Applicants' home, with or without an addition, is northeast of Nebenzahl's home and will not impair her view. In any event, the Design Guidelines specifically state that "views from private building and deck are not protected."

4. *The Project complies with the residential design guidelines.*

A. Visual character (p.9)

There is an immediate context and a broader neighborhood context. The DR Requestors' complaint is that the building is out of character with the neighborhood because the immediate context – the block face – consists of only two-story buildings. To the extent that the homes in Sea Cliff are primarily designed by a single architect, it has a strong visual character due to compatible building details and other architectural details. However, the strong visual character of the block and the immediate area does not preclude a vertical addition. The DR Requestors allege that the Project does not comply with the residential guidelines and point to several of the design Principals on page 5, but ignore the discussion in the subsequent chapters on how the design guidelines are to be applied. Indeed, the graphics on page 9 show that a third-story addition to a row of two-story buildings would not disrupt the visual character of that block face.

The DR Requestors allege that a third-floor addition and a second-floor addition to the garage is out of character with the neighborhood. A second floor above the garage or carport is a common occurrence in the neighborhood, especially at the rear of the building facing the service alleys.⁵ See **Exhibit 7** for a photograph showing the relationship of the garages of the Applicants, Jenkyns and the addition above the carport at 220 – 30th Avenue. See **Exhibit 8** for photographs of garages or carports

⁵ Jenkyn also asserts that the second floor addition to the garage violates the CC&R. Applicants disagree that the garage addition violates any CC&R. If that is the case Ken Hsu's home violated the CC&R by extending his home in to the side setback requirement. See **Exhibit 8** for historic photographs of the homes on this block. In any event, an alleged violation of the CC&R is a private matter.

with second floor habitable space above facing the service alley is common on this block. Similarly, three-story buildings are not uncommon, some with the third-floor set-back. See **Exhibit 9** for photograph of three-story buildings in the Sea Cliff area.⁶

As will more fully discussed below, the Project will not substantially alter the visual character of the area and will comply with the Residential Design Guidelines because the third floor addition is substantially set back from the front and side facades and is subordinate to the main house.

B. Site Design (pp. 11-21)

The site design chapter consists of six topics:

Topography (p. 11): The discussion in the topography section is directed at the slope of the block face and treatment of the front yard. In this case, the topography is fairly flat. Appropriateness of the third floor addition will be discussed below under Building Scale and Form.

Front set back (pp. 12 - 14): With the exception of the light wells to provide light into the basement, the front yard will remain unchanged .

Side spacing between the building (pp. 15 -16): The side yard will not be altered by the third floor addition and the second floor addition will not encroach into the side-yard even though the expanded area of the garage connecting it with the main house will enlarge the garage towards Lake Street 3'-3/4" into the north side yard. As discussed above, the width of the side yards at grade will be the same except for the small garage expansion to the north. The side spacing between the third floor and the two adjacent buildings will increase an additional 8'. Therefore, the Project is consistent with and respects the existing pattern of side spacing, which is substantially more than the Planning Code required 5' side yard.⁷

Rear yard (p. 16-18): The guidelines state that expansion into the rear yard should consider the impacts on the light access and privacy of the adjacent structure. As fully discussed above, the alley that allows vehicular access to the garage and Recology pick-up are from the alley created from the rear yards of the homes fronting on 29th and 30th Avenue. The Project will have no impact on light

⁶ There are many more three-story buildings in the Sea Cliff area that are not included in Exhibit 9. Applicants will have additional photographs at the hearing if the Commissioners wish to review them.

⁷ The second floor above the garage incorporates a notch so that it would not intrude into the side yard.

and air and minimal impact on the adjacent neighbors privacy because the There is no rear yard.

Views (p. 18): Neither the existing home nor the added third floor has any public vista. The Design Guidelines state specifically that “views from private buildings and decks are not protected.”

Special building locations (p. 19-22). Special building locations are not applicable to this Project because it is not a corner building, does not abut public space and is not a rear yard cottage.

B. Building Scale and Form (p. 23-24):

(i) Building Scale

The guidelines in this section do not prohibit the addition of a third floor to the Applicant’s home. Rather, the Guidelines address what type of addition or new building will be appropriate. In that regard, the graphics on the bottom of page 23 and the top of page 24 show a fourth floor addition to a three story building that is set back and which could be compatible with the adjacent two-story building with gable roofs. The analyses look at the building from different perspective:

- At the street: The third floor addition is set back 14’-6” and the existing tiled gable parapet serves as the parapet for the terrace in front of the addition. The additional parapet height required to meet the building code requirement will be glass. The scale of the third floor addition being subordinate to the existing main house is appropriate.
- At the midblock open space (pp. 25-27): As discussed, there is no midblock open space in that the traditional rear yards of the block are a 20 foot in width service alley to allow garage access and which increases to 40 feet in the shape of “T” at the northern end of the end of the alley to allow vehicles to turn around. Additionally, the Project is the only home on Lake Street that faces the alley. Except for a small area on the east side, the rear yard of the Applicants’ home is a driveway for their garage. See Sheet A.0.0 for the block map showing the relationship of the alley, the Project and the adjacent homes. Therefore, the Project is consistent with the Guidelines.

(ii) Building Form (pp. 28-30)

The width of the building remains the same. The project architect was directed to distinguish the third floor addition from the historic original façade. The third floor is therefore set back from the front and side facades to ensure that the addition is subordinate to the main house. The Department found the Project to be contextually appropriate and compatible with the surrounding buildings.

See **Exhibit 10** for photographs of massing models showing the Project and its immediate neighbors.

D. Architectural Features and Building Details (pp. 31-42):

Inasmuch as the building is a contributory building to a potential historic district, the Guidelines for these Chapters will not be discussed because the Secretary of Interior's Standards apply to this addition.

E. Special Guidelines for Alterations to Buildings of Potential Historic or Architectural Merits (p. 40-54):

The Project underwent vigorous review by the Department's historic preservation staff, which found that a larger addition would comply with the Secretary of Interior's Standards. See Historic Preservation Evaluation Response.

5. *The alternative expansion locations are either not permitted or will not meet the Applicant's needs.*

Once the Applicants' home was determined to be a potential historic resource, the Applicant retained a consultant to prepare an Historic Resource Evaluation Report. When the Applicants' home was determined to be a historic resource, their architect spent another nearly full year with the Planning Department's historic preservation staff on a design that meets the Secretary of Interior's Standards.

The defining character of the building is the front façade and generous large open front yard. Due to the historic resource status of the home, any addition to the front of the building is not allowed under the Secretary of Interior's Standards because such an addition would destroy the character-defining front façade and the deep front set-back from Lake Street. The third floor footprint and height before the Commission is smaller and lower than that in the Section 311 plans, which in turn was smaller and lower than the plans shown at the pre-application meeting. After the DRs were filed, the Department again worked with the Applicants to reduce the size and height of the third floor. Because Jenkyn and Hsu did not believe Applicants could not expand to the front, the Applicants provided the name of the supervising historic preservation

Commissioner Cindy Wu
June 11, 2014
Page 13

planner to Jenkyn so that he could discuss the feasibility of expanding the home in the front toward Lake Street. The Applicants have no knowledge whether this discussion took place.

Even with new light wells, the basement has limited light and air access. The basement walls are retaining walls and damp. Although the leaks during heavy rains will be remedied as part of the remodeling, the dampness may remain. The basement does not have sufficient area to meet the Applicant's space requirements. More importantly, with three children, the Applicants will not be able to adequately care for them nor supervise their activities with their bedroom two floors above the basement bedrooms. Instead, the Project has the guest bedroom and an area that will eventually be used by Elizabeth's parents when they can no longer live by themselves. The alternative locations will not work for the reasons stated above

CONCLUSION

There are no exceptional or extraordinary circumstances to support this Discretionary Review request. The DR Requestors' concerns over privacy, and light and air access, are negligible at best. The Project has been designed to keep the height of the renovated home to a minimum. The Project respects the character of the block face and does not impact the existing interior block open space, which is essentially an alley and driveways. The Case Report shows that the Project complies with the Residential Design Guidelines. Based on the foregoing, it is respectfully submitted that the Discretionary Review request be denied and the Project be approved.

Very truly yours,



Alice Suet Yee Barkley
McKenna Long & Aldridge

Enclosures: Exhibits

cc: Commissioner Michael Antonini
Commissioner Gwyneth Borden
Commissioner Rodney Fong
Commissioner Rich Hillis
Commissioner Kathrin Moore
Commissioner Hisashi Sugaya
Jonas Iona, Commission Secretary
Scott Sanchez

Commissioner Cindy Wu

June 11, 2014

Page 14

Glenn Cabrerros

Oliver and Beth Jenkyn (2845 Lake Street, SF CA 94121)

Dr. and Mrs. Ken Y. Hsu (2801 Lake Street, SF, CA 94121)

Marilyn M. Nebenzahl (228 – 30th Avenue, SF, CA 94121)

Jeremy Paul (52 Otis, SF CA 94103)

Michael and Elizabeth Dorf

David Swetz/Lewis Butler

File

TABLE OF EXHIBITS

- Exhibit 1 CEQA Categorical Exemption Determination issued on December 10, 2013.
- Exhibit 2 Floor plans showing the existing and proposed encroachment into the side yard and rear yard
- Exhibit 3 Chronology of the contacts and meetings between the Applicants, the DR requestors and other neighbors.
- Exhibit 4 Support letters.
- Exhibit 5 E-mails dated April 21, 2014 to June 3, 2014 from Jenkyn suggesting an addition to the front of the building
- Exhibit 6 View Cone Analysis diagrams
- Exhibit 7 Photographs showing the relationship of the garages of Jenkyn, Applicants and 220-33030th Avenue.
- Exhibit 8 Photographs of second floor additions above garage
- Exhibit 9 Photographs of building with third floor with or without front setbacks.
- Exhibit 10 Photographs of contextual massing model of the Project

EXHIBIT 1



SAN FRANCISCO PLANNING DEPARTMENT

415.558.6377

Historic Resource Evaluation Response

Date February 6, 2013
Case No.: 2010.0931E
Project Address: 2825 Lake Street
Zoning: RH-1(D) (Residential – House, One-Family - Detached)
40-X Height and Bulk District
Block/Lot: 1389/001A
Date of Review: February 1, 2013 (Part 1)
Staff Contact: Gretchen Hilyard (Preservation Planner)
(415) 575-9109
gretchen.hilyard@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

2825 Lake Street is located on the south side of Lake Street between 29th and 30th Avenues in the Sea Cliff neighborhood of San Francisco. The subject property is located on an irregular-shaped lot measuring approximately 80 ft. wide and 75 ft. long within a RH-1(D) (Residential, House, One-Family - Detached) Zoning District and a 40-X Height and Bulk District. The building sits on a relatively flat lot in between two corner lots and the rear of the property abuts the end of a rear service alley for adjoining properties of the block.

The subject property contains a two-story, single-family, wood-frame residence constructed in 1921. The residence is designed in a Mediterranean Revival architectural style and notable historic features include: low-slung two-story massing, rectangular-shaped floor plan, front setback and associated front yard, stucco exterior cladding, multi-light wood-sash casement windows, multi-light arched wood French doors on the first story, clay tile gable roof, main entry flanked by Doric columns with brick stairs, wood front door and divided side lights. A one-story garage is located at the southeast corner of the lot off the service alley and appears to have been constructed in 1921.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1921).

Neighborhood Context and Description

The subject property is located at the western side of the Sea Cliff neighborhood, at the northwest corner of San Francisco overlooking the Pacific Ocean and the Golden Gate. The neighborhood is bounded by California Street to the south, 32nd Avenue to the west, Sea Cliff Avenue to the north, and the Presidio and

22nd Avenue to the east. Development of the neighborhood began after the 1906 Earthquake and Fire which pushed many city residents to the outer lands of San Francisco.¹

The development of the former Baker Tract, which became the exclusive Seacliff residential park, was undertaken by the John Brickell Company, builder and developer Harry B. Allen, and engineer William B. Hoag. The sale of lots in the new neighborhood began in 1913 with later subdivisions occurring in 1916, 1923, and 1928. Buyers of lots within Sea Cliff could either commission their own homes subject to approval by the developer or hire Allen & Company to build them one. Many of the homes were designed by prominent Bay Area architects such as Willis Polk, Bliss & Faville, Albert Farr, Charles Whittelsey, Edward G. Bolles, George W. Kelham, William W. Wurster, Hyman & Appleton, Earl Bertz, Frederic Nickerson, Bakewell & Weihe, Sylvain Schnaittacher, Matthew V. Politeo, Houghton Sawyer, George McCrea, Warren Charles Perry, and Will H Toepke. In order to ensure a private and picturesque environment for the new residential development, Hoag designed double roadways with red brick retaining walls, landscaping, and elevated sidewalks and terraced the lots into the hillside. These elements combined with the design guidelines for the restricted residence park resulted in neighborhood with a high level of architectural consistency in terms of scale, setbacks, materials, style, and age as well as unique architect designed homes. The neighborhood lots were subdivided in four phases and the last phase was completed by 1928. Seacliff is an excellent example of the type of restricted residential parks developed west of Twin Peaks in the early 20th century.²

The Sea Cliff neighborhood is distinguished from the surrounding Outer Richmond neighborhood by its residential park planning, including the curvilinear street pattern and cohesive architectural character. The neighborhood is entered through columned entrances, and the houses are all similar in massing and style. Most buildings were constructed between 1910-1930, with the building styles and ornamentation largely consisting of unified architectural styles with French/Mediterranean, Spanish Revival, Edwardian, and hybrid Arts & Crafts/Tudor dominating. Development appears to have continued through to 1928, by which time the majority of the lots were occupied.

After World War II, most of the remaining vacant properties were sold and developed. Several were developed with modern buildings that contrasted dramatically with the existing architectural character of the neighborhood.³ The subject parcel appears to have remained vacant until the construction of the existing building in 1921.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local

¹ Kelley & VerPlanck Historical Resources Consulting, LLC. *Lowe Residence: Historic Resource Evaluation*. March 25, 2009, 19-20.

² San Francisco Planning Department. *330 Sea Cliff Avenue: Historic Resource Evaluation Response*, May 4, 2011, 2.

³ *Ibid*, 36.

register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 3 - Architecture: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Period of Significance:	Period of Significance: 1913- 1928 <input checked="" type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor

Based on the information provided in the Supplemental Information Form for Historical Resource Evaluation prepared by Butler Armsden Architects (dated March 2, 2011), the Supplement to the Supplemental Information Form for Historical Resource Evaluation prepared by Bogatay Architects (dated December 1, 2012), and information found in the Planning Department files, Preservation staff finds that the subject building is not individually eligible for inclusion on the California Register but does appear to contribute to an eligible Sea Cliff historic district under Criterion 3 (Architecture). The Sea Cliff historic district has been identified in several Historic Resource Evaluations, including the Historic Resource Evaluation Response issued by the Department for 90 25th Avenue on May 18, 2012 (case #: 2012.0021E). No formal survey has been conducted for the potential historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

The subject property is not specifically associated with any of the historically significant events either directly linked to the building or to the immediate group of buildings. Staff finds that the subject property is not associated with any historically significant events and is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Records do not indicate that any persons significant in the local, regional or national past are associated with the subject property. The subject property was originally owned by Allen & Co., and sold to Henry B. (an importer) and Mary A. Mills in 1923. The Mills' occupied the property until 1953, when it was sold to George I. (an attorney) and Sophie Hoffman. The current owner, Michael Dorf, purchased the property in 2006. No information was found regarding the original owners, Henry B. Mills and Mary A. Mills, or subsequent owners that indicating a significant role in local, state or national history. Therefore, the subject property is not eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

The property was constructed in 1921 by Earle Baldwin (E.B.) Bertz who built several buildings in the Sea Cliff neighborhood including 2801, 2825 and 2845 Lake Street, as well as the homes on the opposite face of the subject block. Bertz designed the subject property for Allen & Co., the original developer of the Sea Cliff tract. The subject property is a two-story, single-family home designed in a Mediterranean Revival style and is typical of the builder's work in the area. As noted above, the neighborhood is distinguished from the rest of the Outer Richmond by its residential park planning, including the curvilinear street pattern and cohesive architectural character. As one of the earliest buildings in Sea Cliff development and as the work of the primary builder for the development, the subject property appears to be historically significant as a contributor to a historic district that embodies the distinctive characteristics of the initial development period of the Sea Cliff neighborhood.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

- | | | | | | |
|---------------------|---|--------------------------------|-------------------|---|--------------------------------|
| Location: | <input checked="" type="checkbox"/> Retains | <input type="checkbox"/> Lacks | Setting: | <input checked="" type="checkbox"/> Retains | <input type="checkbox"/> Lacks |
| Association: | <input checked="" type="checkbox"/> Retains | <input type="checkbox"/> Lacks | Feeling: | <input checked="" type="checkbox"/> Retains | <input type="checkbox"/> Lacks |
| Design: | <input checked="" type="checkbox"/> Retains | <input type="checkbox"/> Lacks | Materials: | <input checked="" type="checkbox"/> Retains | <input type="checkbox"/> Lacks |
| Workmanship: | <input checked="" type="checkbox"/> Retains | <input type="checkbox"/> Lacks | | | |

Since its initial construction in 1921 as a single-family residence, few documented alterations have occurred to the subject property. Documented alterations include: reroofing to match original in 1963, dry rot and termite repair in 1992, and in-kind replacement of the front entry stairs and walkway in 1996. Unpermitted alterations include the replacement of select windows in the rear with vinyl, and replacement of the rear entry door.

Overall, 2825 Lake Street retains sufficient integrity to convey its significance as a contributor to the potential Sea Cliff historic district under California Register Criterion 3.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features of the Sea Cliff historic district:

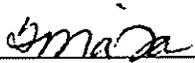
- Curvilinear street pattern;
- Residential use;
- Two-story or two-story-over-basement massing;
- Gable, hip or flat roof form;
- Multi-light wood-sash casement windows or wood-sash double-hung windows;
- Prominent entry porch/stair;
- Large front yard setback with ornamental landscaping and lawn;
- Clay tile roofing materials;
- Unified architectural styles with French/Mediterranean, Spanish Revival, Edwardian, and hybrid Arts & Crafts/Tudor dominating.

CEQA Historic Resource Determination

- Historical Resource Present
- Individually-eligible Resource
 - Contributor to an eligible Historic District
 - Non-contributor to an eligible Historic District

No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 2-12-2013

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

GH: G:\Documents\HRER\2825 Lake Street\2825 Lake Street_HRER Part I.doc

IMAGES



View of 2825 Lake Street looking south. Image courtesy of Bing Maps.



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date May 10, 2013
Case No.: 2010.0931E
Project Address: 2825 Lake Street
Zoning: RH-1(D) (Residential – House, One-Family - Detached)
40-X Height and Bulk District
Block/Lot: 1389/001A
Date of Review: February 1, 2013 (Part I)
May 10, 2013 (Part II)
Staff Contact: Gretchen Hilyard (Preservation Planner)
(415) 575-9109
gretchen.hilyard@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART II: PROJECT EVALUATION

PRE-EXISTING HISTORIC RATING / SURVEY

Constructed in 1921, the subject building at 2825 Lake is located on the south side of Lake Street between 29th and 30th Avenues in the Sea Cliff neighborhood of San Francisco. The subject property is not currently listed in any local, state or national historical register.

As stated in the Historic Resource Evaluation Response, Part I (dated February 1, 2013), the Department has determined that the subject property is eligible for inclusion on the California Register under Criterion 3 as a contributor to the Sea Cliff Historic District.

The character-defining features of the Sea Cliff Historic District include:

- Curvilinear street pattern;
- Residential use;
- Detached or semi-detached single-family buildings, many with generous side setbacks;
- Large front yard setback with ornamental landscaping and lawn;
- Rear service alleys integrated into each block;
- Two-story or two-story-over-basement massing;
- Gable, hip or flat roof form;
- Multi-light wood-sash casement windows or wood-sash double-hung windows;
- Prominent entry porch/stair;
- Clay tile roofing materials;

- Unified architectural styles with French/Mediterranean, Spanish Revival, Edwardian, and hybrid Arts & Crafts/Tudor dominating.

2825 Lake Street is considered a "Category A.2 – Historical Resource" (Resources listed on adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

Proposed Project

Demolition

Alteration

Per Drawings Dated: December 1, 2012 by Butler Armsden Architects

Project Description

2825 Lake Street is a two-story, single-family, wood-frame residence constructed in 1921. The residence is designed in a Mediterranean Revival architectural style and notable historic features include: low-slung two-story massing, rectangular-shaped floor plan, front setback and associated front yard, stucco exterior cladding, multi-light wood-sash casement windows, multi-light arched wood French doors on the first story, clay tile gable roof, main entry flanked by Doric columns with brick stairs, wood front door and divided side lights. The proposal includes the construction of a vertical addition on the roof (creating a third story), a horizontal addition at the rear, a vertical addition over the garage (creating a second story), and alteration of window openings on the rear façade. The proposed project would result in an approximately 2,000 increase in the square footage of the property (from 4,917 ft² existing to 6,960 ft²).

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- The project will not cause a significant adverse impact to the historic resource as proposed.
- The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

- The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Staff finds that the proposed project will cause a significant adverse impact to a historic resource by altering its character-defining features. The proposed project includes the alteration of the overall massing, scale and roof form of the subject building in relation to the historic district such that the proposed project would not meet the Secretary of the Interior's Standards for Rehabilitation.

The following is an analysis of the proposed project per the applicable *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards):

Standard 2.

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The proposed project will include the construction of a third-story addition that will result in the alteration of the overall massing and roof form of the subject building. This change will result in the alteration of distinctive features, spaces and spatial relationships that characterize the subject property and its relationship to the historic district by introducing an overscaled, vertical addition that will be prominently visible from the public right-of-way. The proposed rear addition and façade alterations will not be visible from the public right-of-way and will not alter the character of the historic district.

Therefore, the proposed project does not comply with Rehabilitation Standard 2.

Standard 3

Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The proposed project involves the construction of a third-story addition articulated in stucco and clay tile that identically matches the building's existing historic materials. In combination with the proposed changes in height and massing and the prominence of the proposed addition, this feature reads as a primary features and may create a false sense of history. Historically, buildings in the historic district (including the immediate neighbors of the subject property) were designed with two-story massing with simple, flat or hipped roofs. The introduction of a gable roof addition with hipped, front-facing dormers covered in clay tiles and shallow setback too closely matches the materials and form of the existing building. The proposed rear addition and façade alterations will not be visible from the public right-of-way and will not create a false sense of historic development within the historic district.

Therefore, the proposed project does not comply with Rehabilitation Standard 3.

Standard 5.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed project includes the alteration of the existing massing and roof form of the subject property through the introduction of non-compatible third-story addition that is out of scale with the historic property. These changes will alter the distinctive materials, features, finishes and craftsmanship of the property. The proposed rear addition and façade alterations will not be visible from the public right-of-way and although these changes will result in the removal of distinctive materials, features, and finishes, this aspect of the project will not alter the character of the historic district since these changes are not visible.

Therefore, the proposed project does not comply with Rehabilitation Standard 5.

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed project includes the construction of a third-story vertical addition on top of the existing roof. The existing building features a simple flat roof form with a shallow gable at the front of the property. The proposed project would introduce a one-story addition (increasing the building height to three-stories) including two, front-facing, hipped roof dormers. The vertical addition is set back 10 feet from the front and 3 feet from the sides of the existing building envelope and would be read with equal hierarchy to the two-story building mass below. The addition rises approximately 9 feet above the existing roofline and will alter the overall proportion, massing and scale of the historic resource and will be clearly visible from the public right-of-way. The addition will be articulated in matching materials and in combination with the proposed massing, scale and form, will not be differentiated from the historic character of the existing building. The height of the addition and new roof form is out of scale with the overall scale, proportion and massing of the property and similarly scaled properties within the historic district. The proposed project would impact the spatial relationship that characterize the property and surrounding district. The proposed rear addition and façade alterations will not be visible from the public right-of-way and will not alter the character of the historic district.

Therefore, the proposed project does not comply with Rehabilitation Standard 9.

Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed vertical addition will cut into the existing roof form and permanently alter the roof plan and massing of the building. In the unlikely event that the addition was later removed, the roof form and materials would need to be reconstructed in order to revert to its previous character. The proposed project would result in impairment of the essential form and integrity of the historic property. The proposed rear addition and façade alterations will not be visible from the public right-of-way and will not alter the character of the historic district if removed in the future.

Therefore, the proposed project does not comply with Rehabilitation Standard 10.

Summary

Overall, the Department finds that the project is **not** consistent with the *Secretary of the Interior Standards for Rehabilitation*, which emphasizes retention of character-defining features and sensitive change that minimally impacts these features. As currently proposed, the project at 2825 Lake Street will have a significant adverse impact upon a historic resource, as defined by CEQA, by altering a contributing feature of the Sea Cliff Historic District. As currently proposed, the construction of a third-story vertical addition is an incompatible alteration that will impair the property's significance. The height of the proposed third-story addition alters the overall massing, proportion and scale of the building and the selection of materials does not allow this new feature to read as a contemporary element.

yes
yes
5' along
garage
9'
(inside PL)
12' from
12' from

In order to meet the Standards, the proposed project should be revised as follows:

1. **Setback:** The third-story vertical addition should be set back 15 feet from the front and sides of the existing building envelope. Please refer to the Residential Design Team Comments dated May 6, 2011, which have not yet been addressed.
2. **Height:** The interior ceiling height of the vertical addition should be limited to 8 feet to minimize the visibility of this feature from the public right-of-way. Please refer to the Residential Design Team Comments dated May 6, 2011, which have not yet been addressed.
3. **Roof form:** The roof of the vertical addition should be flattened to minimize the visibility of the feature from the public right-of-way. The addition should be designed as a simple box that is setback on each side so that it reads as subordinate to the historic building below. It is acceptable to provide simple clay tile detailing at the cornice line of the addition. As a whole, the addition should be read as a contemporary element. Please refer to the Residential Design Team Comments dated May 6, 2011, which have not yet been addressed.
4. **Dormers:** The proposed dormers alter the overall appearance of the primary façade and are not appropriate. Please remove these features from the proposed project.
5. **Garage addition:** Provide a 5 foot setback from the rear property line. Please refer to the Residential Design Team Comments dated May 6, 2011, which have not yet been addressed.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 5-20-2013

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Glenn Cabrerros, Project Planner

GH: G:\Documents\HRER\2825 Lake Street\2825 Lake Street_HRER_Part II.doc



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response REVISED PART II ANALYSIS

Preservation Planner: Gretchen Hilyard
(415) 575-9109
gretchen.hilyard@sfgov.org

Project Address: 2825 Lake Street
Block/Lot: 1389/001A
Case No.: 2010.0931E
Date of Review: February 1, 2013 (Part I)
May 10, 2013 (Part II)
December 5, 2013 (Revised Part II)

PART II: REVISED PROJECT EVALUATION

Proposed Project: Demolition Alteration

Per Drawings Dated: 10/10/2013 by Butler Armsden Architects

Project Description:

The proposed project associated with Building Permit Application No. 2010.1008.2618 has been revised according to the comments provided by the Planning Department in the Part II Historic Resource Evaluation Response (HREER) dated May 10, 2013. The revised scope of work is outlined below.

2825 Lake Street is a two-story, single-family, wood-frame residence constructed in 1921. The residence is designed in a Mediterranean Revival architectural style and notable historic features include: low-slung two-story massing, rectangular-shaped floor plan, front setback and associated front yard, stucco exterior cladding, multi-light wood-sash casement windows, multi-light arched wood French doors on the first story, clay tile gable roof, main entry flanked by Doric columns with brick stairs, wood front door and divided side lights.

The proposal project includes the construction of a vertical and horizontal addition to the existing single-family home. The proposed project will include the construction of a new third story that will be set back 14'-6" from the existing front façade and construction of a second floor over the existing garage with a roof deck above. The proposed project will also include a rear addition on all floors and a new deck off the kitchen on the ground floor. The project will increase the existing square footage from 4,917 gross square feet to 6,840 gross square feet.

The original project was revised in response to Planning Department preservation staff comments so that the additions are better unified with the character of the historic resource. The proposed project was revised as follows to comply with preservation review:

- The detailing of the 3rd story vertical addition will be simplified to minimize visibility from the public right-of-way and to better unify with the historic character of the building. The bulk of the addition will be reduced by simplifying the overall form, removing the proposed dormers, flattening the roof form, and simplifying the ornamentation.
- The vertical addition will be further set back from the front building wall. The original proposed setback was 8'-5" and will be increased to 14'6" feet.
- The height of the third floor addition will be reduced from the original proposal of 35'-0" to 30'-7".
- A 5'-0" by 5'-0" notch will be incorporated at the northeast corner of the third floor addition to allow the addition to better read as a contemporary intervention.
- The third floor addition will be set back 5'-0" from the west façade.
- The existing gable hip tiled roof on the east façade and 5'-0" on the west façade will be retained.
- The massing of the original facades will be preserved all the way to grade.
- The previously proposed painted metal guardrail on the third floor terrace will be revised to be a transparent glass guardrail to minimize visibility.
- All character-defining features of the north façade will be preserved.

Project Evaluation:

Subject Property/Historic Resource:

- The project will not cause a significant adverse impact to the historic resource as proposed.
- The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

- The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The proposed project was revised based on the comments provided by the Department in the Part II Historic Resource Evaluation Response (HRRER) dated May 10, 2013. The proposed work will retain the character-defining features of the historic resource, including the overall massing, scale and roof form of

the subject building in relation to the historic district. As revised, the proposed fulfills the Planning Department comments provided in the HRER Part II Response dated May 10, 2013.

The revised project will not have a significant adverse impact on the historic resource as proposed. The proposed project complies with the *Secretary of the Interior's Standards for the Rehabilitation of Historic Properties*.

Please note that any revisions to the project will require further CEQA review.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 12-6-2013

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Glenn Cabrerros, Current Planning

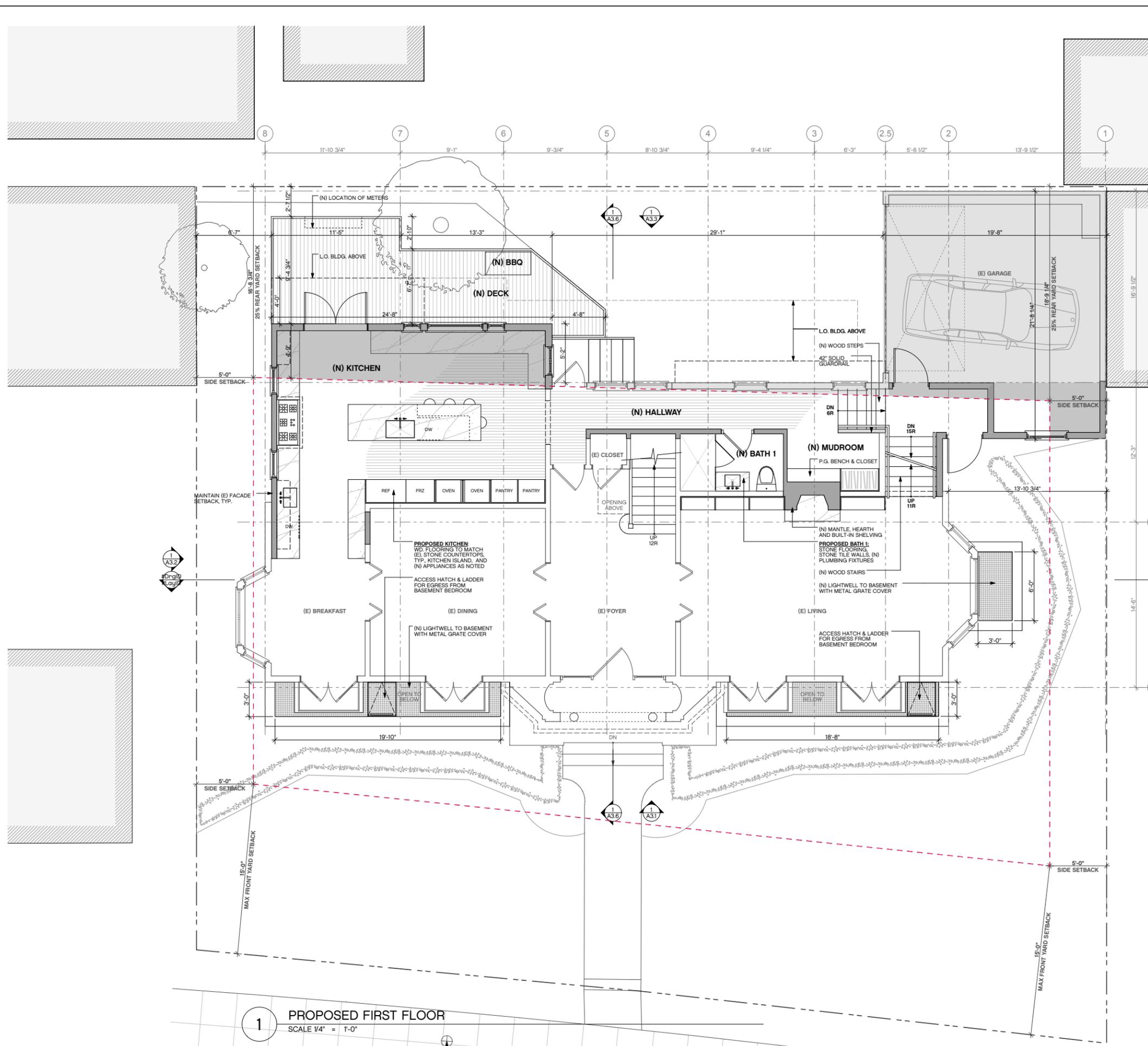
EXHIBIT 2

WALL LEGEND

- AREA OF EXISTING BUILDING BEYOND SETBACK LINE
- AREA OF PROPOSED BUILDING BEYOND SETBACK LINE

GENERAL NOTES

- ALL INTERIOR DOORS TO BE WOOD PANELED, TO MATCH EXISTING DOORS.
- FOR FINISHES FOR EACH AREA, SEE NOTES ON PLANS.



1 PROPOSED FIRST FLOOR
SCALE 1/4" = 1'-0"



SITE PERMIT SET

revisions	by:
▲ PLANNING - 12/1/12	
▲ PLANNING - 11/04/2013	DS

job#:	0916
date:	OCT 12 2012
drawn:	JB
checked:	FE
scale:	AS NOTED

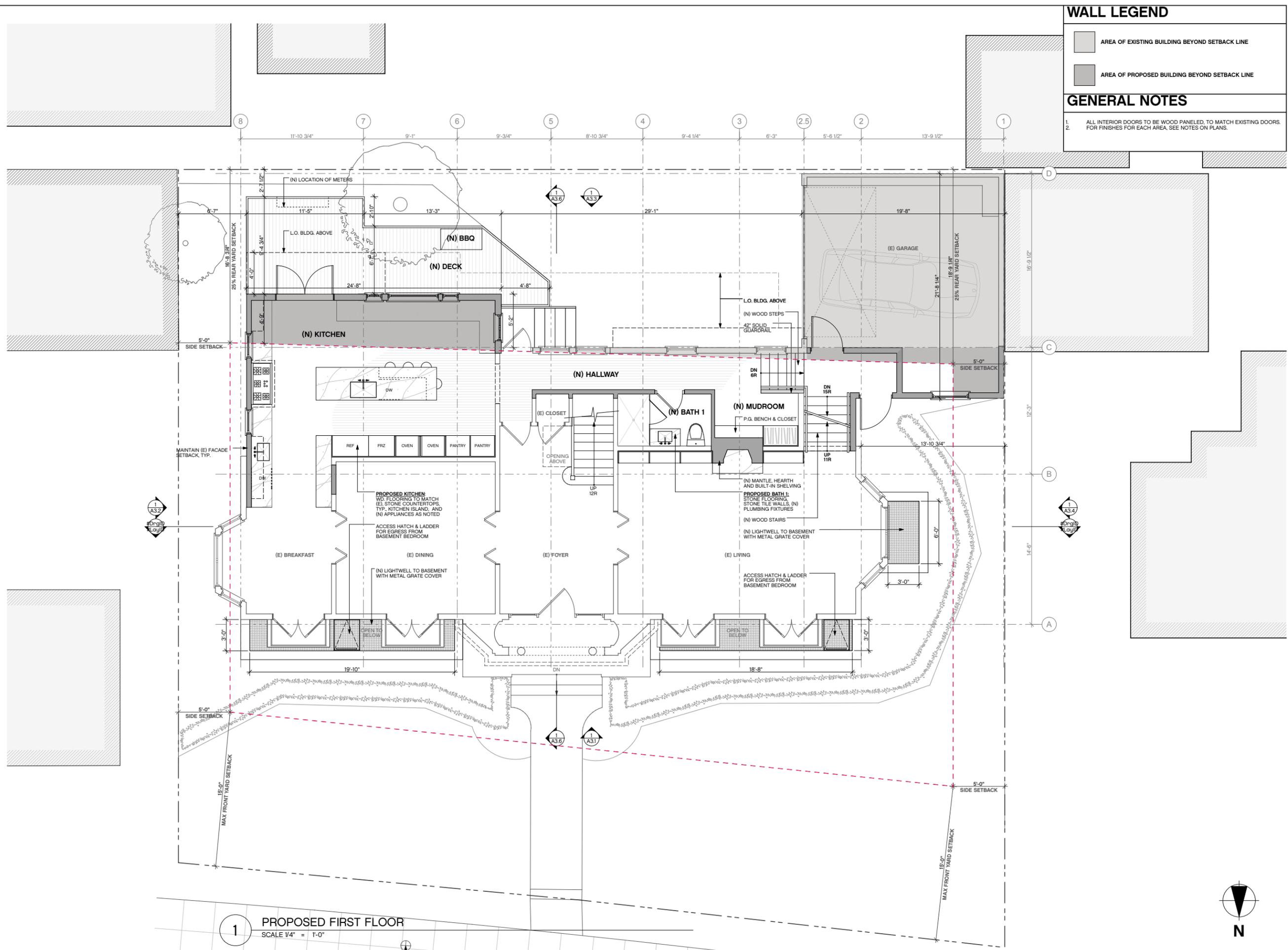
FIRST FLOOR
PLAN

WALL LEGEND

- AREA OF EXISTING BUILDING BEYOND SETBACK LINE
- AREA OF PROPOSED BUILDING BEYOND SETBACK LINE

GENERAL NOTES

- ALL INTERIOR DOORS TO BE WOOD PANELED, TO MATCH EXISTING DOORS.
- FOR FINISHES FOR EACH AREA, SEE NOTES ON PLANS.



1 PROPOSED FIRST FLOOR
SCALE 1/4" = 1'-0"



SITE PERMIT SET

revisions	by:
▲ PLANNING - 12/1/12	
▲ PLANNING - 11/04/2013	DS

job#:	0916
date:	OCT 12 2012
drawn:	JB
checked:	FE
scale:	AS NOTED

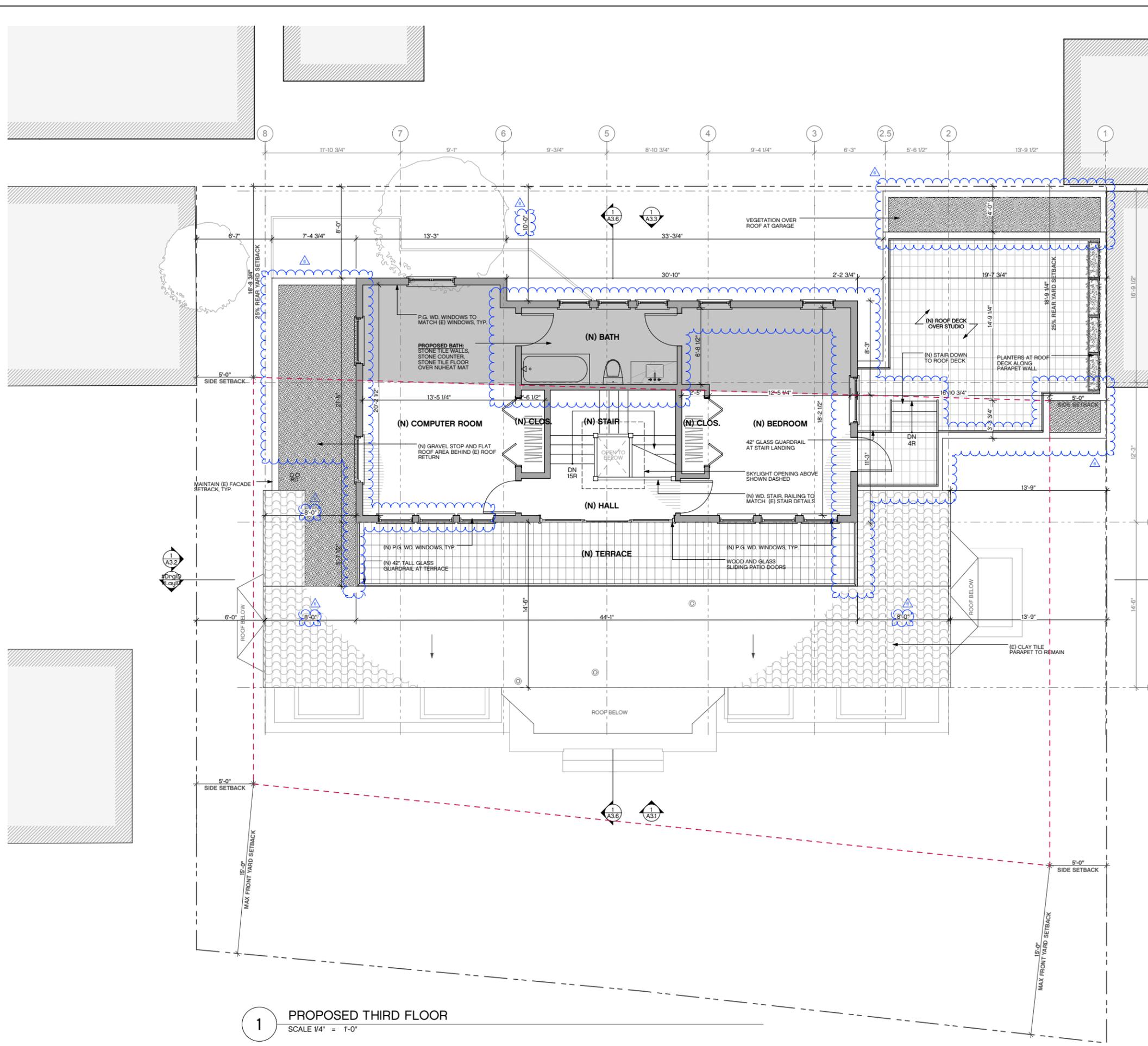
FIRST FLOOR
PLAN

WALL LEGEND

- AREA OF EXISTING BUILDING BEYOND SETBACK LINE
- AREA OF PROPOSED BUILDING BEYOND SETBACK LINE

GENERAL NOTES

- ALL INTERIOR DOORS TO BE WOOD PANELED, TO MATCH EXISTING DOORS.
- FOR FINISHES FOR EACH AREA, SEE NOTES ON PLANS.



SITE PERMIT SET

revisions	by:
△ PLANNING - 12/1/12	
△ PLANNING - 11/04/2013	DS
△ RDT / DR - 06/09/2014	DS

job#:	0916
date:	OCT 12 2012
drawn:	JB
checked:	FE
scale:	AS NOTED

**THIRD FLOOR
PROPOSED PLAN**



1 PROPOSED THIRD FLOOR
SCALE 1/4" = 1'-0"

EXHIBIT 3

CHRONOLOGY OF 2825 LAKE STREET PROPOSED ADDITION

- 12/9/09 Architect and project sponsor attended a Project Review Meeting with Glenn Cabrerros, David Lindsay and Shelley Caltagirone of the Planning Department. They were informed that the Department had no issue with the design. The project presented a third floor addition that had no side set back and a 8'-5" front façade set back on the east and west sides of the façade and an approximately 14' front setback at the center of the third floor.
- 10/7/10 Architect and project sponsor held a pre-application meeting with neighbors. The DR requestor at 2845 objected to the proposed addition. The DR requestor at 2801 expressed concerns about privacy.
- 10/08/10 Building Permit application to add a third floor to the main house and a second floor to the garage and interior renovation was submitted.
- 2/2/11 Received first letter from Department expressing concerns about the massing and request the project sponsor file an Environmental Evaluation Application.
- 3/18/11 Submitted requested Environmental Evaluation application with a supplemental information form for HRE prepared by the project architect and revised plans to Department.
- 4/11/11 Glenn Cabrerros sent e-mail rejecting the revised design filed on 3/18/11 stating that a good starting point would be a side set back on each side, the front set back should be behind the existing ridge of the tiled parapet and to reduce the roof height.
- 5/6/11 The architect was informed that the preservation team had begun its review of the project and that RDT and the preservation staff would provide further feedback.
- 5/27/11 Architect received RDT comments referring to comments by the preservation staff suggesting a box that is set back 15' from the front and on the sides, a five foot rear yard and an 8' ceiling height for the third floor addition.
- 1/30/12 No new historic preservation planner has been assigned because Tara Sullivan, the original historic preservation planner had been transferred out of the Preservation Section.

- 2/12/12 Project Sponsor engaged the service of a historic architect to prepare and submit a Historic Resource Evaluation Report (HRER) and instructed architect redesign the addition to address the concerns of the Department historic preservation staff.
- 12/12/12 HRER completed by our historic architect and submitted to Department.
- 5/10/13 Planning Department completed review of HRER.
- 6/25/13 Met with Tina Tam to discuss appropriate massing for addition.
- 9/24/13 Met with Tina Tam on massing and design to discuss what massing would comply with Secretary of Interior Standards for rehabilitation.
- 9/13 – 11/13 Continued working with Tina Tam on massing, including 3D photomontages.
- 12/13 Revised plans accepted by Tina Tam and Glenn Cabrerros. Cat Ex issued based on Department's HRE Response.
- 2/14/14 311 Notification sent to neighbors

February to June 2014, the Applicants went door to door to attempt to talk to all the neighbors personally and to show them the plans.

- 2/15/14 2800 Lake Street - Knocked on door, no answer.
 2820 Lake Street - Talk to Cecilia, who grew up in the neighbor and does not oppose the project.
 2845 Lake Street (Oliver and Beth Jenkyn) – No answer.
- 220 - 30th Avenue – Spoke with Kristen who expressed her concern with the second floor addition to the garage which may impact the light access to her bedroom window which is beyond the Jenkyn's garage toward 30th Avenue.
- 228 - 30th Avenue (Harry and Marilyn Nebenzahl) – No answer.
- 232 - 30th Avenue (Katherine Delmar)¹ – No answer.
- 237 - 29th Avenue (Tim and Stephanie Lefkowicz) – A follow-up visit but no answer.
- 241 - 29th Avenue (Walter and Wei Lim) - No answer .
- 245 - 29th Avenue (Tsumori) - Spoke with Mr. Tsumori
- 249 29th Avenue (Tom and Cynthia Brooks) – Spoke with Tom who told the Applicant he would contact them after he has a chance to review the plans. The Applicant left him their phone number.
- 253 - 29th Avenue (Jim Kessler) - No answer.

¹ The home is owned by Burke School and the headmistress and her family reside there.

257 -29th Avenue (Andy and Kate Jenks) – No answer.

2/16/14

2800 Lake Street – Talked to Jimmy who lives there.

2840 Lake Street (Richard and Fiona Kwee) – No answer.

2850 Lake Street – Spoke with Diane Wynne.

2845 Lake Street (Oliver and Beth Jenkyn) – Spoke with Oliver.

224 - 30th Avenue (Noel and Ernida O'Brien) – No answer.

228 - 30th Avenue (Harry and Marilyn Nebenzahl) – Talked to Harry and Marilyn.

232 - 30th Avenue (Katherine Delmar Burke School) – Second attempt, no answer.

236 - 30th Avenue (Fred and Lily Hom) – Spoke with Lily Hom who informed the Applicants that she is against the project.

242 - 30th Avenue (Gregory and Yabes Lau) - No answer.

248 - 30th Avenue (Sarah Smith) – No answer

237 - 29th Avenue (Tim and Stephanie Lefkowicz) – Second attempt; no answer.

241 - 29th Avenue (Walter and Wei Lim) – Talked to Wei Lim who told the Applicants that she would call after she has an opportunity to review the plans.

253 - 29th Avenue (Jim Kessler) - No answer.

257 - 29th Avenue (Andy and Kate Jenks) – No answer.

261 - 29th Avenue (Greg and Anita Fox) – Talked to Greg and Anita who indicated they do not oppose the project.

2/17/14

2840 Lake Street (Richard and Fiona Kwee) – Second attempt; no answer.

224 - 30th Avenue (Noel and Ernida O'Brien) – Second attempt, no answer.

232 - 30th Avenue (Katherine Delmar Burke School) – Third attempt, no answer.

242 - 30th Avenue (Gregory and Yabes Lau) – Second attempt, no answer.

248 - 30th Avenue (Sarah Smith) – Second attempt, no answer.

237 - 29th Avenue (Tim and Stephanie Lefkowicz) – Third attempt and was able to speak to Tim Lefkowicz who confirmed that he has the plans but no time to speak then.

2/18/14

257 - 29th Avenue (Andy and Kate Jenks) – On Second attempt was able to speak to Andy Jenks who expressed concerns over the aesthetics of the alley and construction traffic through the alley that may be dangerous for children who use the alley as their playground.

- 2/20/14 2840 Lake Street (Richard and Fiona Kwee) – On Third attempt was able to speak with Fiona Kwee.
224 - 30th Avenue (Noel and Ernida O'Brien) – Spoke to Ernida on the phone who informed the Applicant that she was on her way out and would call back.
237 - 29th Avenue (Tim and Stephanie Lefkowicz) – Called Tim, left a voice mail.
- 2/21/14 237 - 29th Avenue (Liz Newstat) – Called Liz and spoke with her. She told the Applicant at that time she had no problem with project; however, Lefkowicz, who are her tenants, expressed to her their concern that construction traffic coming and going through the alley will be dangerous for children playing there.
- 2/22/14 232 - 30th Avenue (Katherine Delmar Burke School) – Spoke with Pete
- 2/24/14 2801 Lake Street (Ken Hsu) – Talked to Ken on the phone and asked if he received the plans Ken Hsu told the Applicant that he would see them at the neighborhood meeting where the applicants would present the project to the neighbors. However, the Applicant were never invited to such a meeting.
2840 Lake Street (Richard and Fiona Kwee) – Exchanged texts with Fiona to arrange meeting time.
2850 Lake Street (Diane Wynne) – Exchanged texts with Diane to arrange meeting time
253 - 29th Avenue (Jim Kessler) – Spoke with Jim.
- 2/26/14 263 - 29th Avenue (Gary and Lisa Davis) – Spoke with Gary who told the Applicants that they are supportive of the project.
- 2/28/14 2840 Lake Street (Richard and Fiona Kwee) – Met with the Kwees to discuss the project plans.
- 3/2/14 257 -9th Avenue (Andy and Kate Jenks) – Spoke with Andy for the second time who indicate that while he does not oppose the project, he is concerned about construction impact with construction trucks using the alley.
- 3/5/14 2850 Lake Street (Diane Wynne) – Met with Diane who indicated that she does not opposed the project.
237 29th Avenue (Tim and Stephanie Lefkowicz) – Follow-up call to Tim and left message.
- 3/7/14 2820 Lake Street (Cecilia Block) – Follow-up visit with Cecilia to respond to any questions she may have.

- 3/8/14 220 - 30th Avenue (Kristen Otridge) – Attempted to speak with Otridge. Knocked on door, no answer
242 - 30th Avenue (Gregory and Yabes Lau) – Third attempt to contact the Laus, no answer
248 - 30th Avenue (Sarah Smith) – Third attempt to contact Sarah Smith, no answer.
- 237 - 29th Avenue (Tim and Stephanie Lefkowicz) – Attempted to connect with Lefkowicz to further discuss the project, no answer
249 - 29th Avenue (Tom and Cynthia Brooks) – Follow-up visit, no answer
253 - 29th Avenue (Jim Kessler) – Follow-up visit. Knocked on door, no answer.
- 3/15 220 - 30th Avenue (Kristen Otridge) – Attempted to contact Otridge again, no answer
242 - 30th Avenue (Gregory and Yabes Lau) – Fourth attempt to contact the Laus, no answer
248 - 30th Avenue (Sarah Smith) – Fourth attempt to contact Smith, no answer
237 - 29th Avenue (Tim and Stephanie Lefkowicz) – Attempted to contact Lefkowicz again, no answer.
249 - 29th Avenue (Tom and Cynthia Brooks) – Follow-up visit. Knocked on door, no answer.
253 - 29th Avenue (Jim Kessler) – Follow-up visit. Knocked on door, no answer.
- 3/16/14 220 - 30th Avenue (Kristen Otridge) – Knocked on door, no answer
241 - 29th Avenue (Walter and Wei Lim) - Knocked on door, no answer
249 - 29th Avenue (Tom and Cynthia Brooks) – Knocked on door, no answer.
- 4/2/14 228 - 30th Avenue (Harry and Marilyn Nebenzahl) – Talked to Marilyn
- 4/4/14 228 - 30th Avenue (Harry and Marilyn Nebenzahl) – Called Harry and Marilyn
- 4/5/14 2850 Lake Street (Diane Wynne) – Exchanged texts with Diane
- 4/6/14 220 - 30th Avenue (Kristen Otridge) – Attempted to contact Otridge again to ascertain her objections and discuss a possible mutually acceptable solution.
- 4/9/14 228 - 30th Avenue (Harry and Marilyn Nebenzahl) – Knocked on door, no answer; called Harry and Marilyn
2840 Lake Street (Richard and Fiona Kwee) – Met with Fiona and Richard

- 4/13/14 228 - 30th Avenue (Harry and Marilyn Nebenzahl) – Met with Harry and Marilyn and was told they will not support the project because they did not want to see any change to the neighborhood.
- 4/16/14 2840 Lake Street (Richard and Fiona Kwee) – Met with Fiona and Richard
- 4/19/14 2845 Lake Street (Oliver Jenkyn) – E-mailed Ken and Oliver to set up meeting.
2801 Lake Street (Ken Hsu) – Spoke with Ken about setting up a meeting.
- 4/20/14 2801 and 2845 Lake Street (Ken Hsu/Oliver Jenkyn) – E-mailed Ken and Oliver to follow up on 4/19 call with Ken requesting meeting.
- 4/21/14 2801 and 2845 Lake Street (Ken Hsu/Oliver Jenkyn) – E-mailed Ken and Oliver to proposed meeting date
- 4/22/14 237 - 29th Avenue (Liz Newstat) –Follow-up call to Liz regarding contact with her tenant, Lefkowicz.
700 El Camino del Mar (Mark Parcella) – E-mailed Mark who discussed the plans with the architect.
2801 and 2845 Lake Street (Ken Hsu/Oliver Jenkyn) – E-mailed Ken and Oliver proposing dates for a meeting.
151 - 26th Avenue (Bob Nelson) – Spoke with and showed Bob Nelson the plans, who indicate that he would support the project.
865 El Camino Del Mar (Jennifer Kng and Tim Fredel) – Spoke with Jennifer who indicated that she supports the project.
- 4/23-26/14 2801 and 2845 Lake Street (Ken Hsu/Oliver Jenkyn) – E-mailed Ken and Oliver to coordinate logistics for meeting on 4/27
- 4/25/14 24 - 29th Avenue (Walter and Wei Lim) – Spoke with Wei and tried to set up time for visit. Wei indicated that she was busy and does not have time.
257 29th Avenue (Andy and Kate Jenks) – Called Andy to try to arrange for a time to discuss the project. The Jenks recently had a baby and did not call back.
261 - 29th Avenue (Greg and Anita Fox) – Called Greg
- 4/26/14 220 30th Avenue (Kristen Otridge) – Knocked on door, no answer
322 29th Avenue (Raj and Erin Dev) – Exchanged texts with Erin
- 4/27/14 2801 and 2845 Lake Street (Ken Hsu/Oliver Jenkyn) – Met with Ken and Oliver
- 4/28/14 261 - 29th Avenue (Greg and Anita Fox) – Called Greg

5/1/14 2801 and 2845 Lake Street (Ken Hsu/Oliver Jenkyn) – Emailed Ken and Oliver recapping the 4/27 meeting
151 - 26th Avenue (Bob Nelson) – Emailed with Bob

5/2/14 237 - 29th Avenue (Liz Newstat) – Attempted to contact Liz again.
2801 and 2845 Lake Street (Ken Hsu/Oliver Jenkyn) – E-mailed Ken and Oliver advising them of requested continuance.

5/4/14 2801 and 2845 Lake Street (Ken Hsu/Oliver Jenkyn) – Emailed Oliver asking if they would agree to a continuance

5/6/14 2801 and 2845 Lake Street (Ken Hsu/Oliver Jenkyn) – Exchanged e-mails with Ken and Oliver

5/7/14 2840 Lake Street (Richard and Fiona Kwee) – Spoke with Fiona

5/7/14 270 Sea Cliff Avenue (Julia Wong) – E-mailed with Julia regarding project, who stated that she supports the project.

5/8/14 700 El Camino del Mar (Mark Parcella) – Spoke with Mark

5/12/14 228 30th Avenue (Harry and Marilyn Nebenzahl) – Called Harry and Marilyn to discuss project further

5/13/14 2840 Lake Street (Richard and Fiona Kwee) – Met with Fiona
2801 and 2845 Lake Street (Ken Hsu/Oliver Jenkyn) – E-mailed Ken and Oliver regarding continuance

5/16/14 322 - 29th Avenue (Raj and Erin Dev) – Exchanged texts with Erin to discuss the project.

5/18/14 220 - 30th Avenue (Kristen Otridge) – Knocked on door, no answer
322 - 29th Avenue (Raj and Erin Dev) – Spoke with Erin about our plans and she indicated that she supports the project.

5/24/14 220 30th Avenue (Kristen Otridge) – Knocked on door, no answer

5/27/14 2801 and 2845 Lake Street (Ken Hsu/Oliver Jenkyn) – E-mailed Ken and Oliver to propose meeting to discuss changes we made to plans.

5/29-30/14 2801 and 2845 Lake Street (Ken Hsu/Oliver Jenkyn) – Exchanged e-mails with Oliver and Ken to set up meeting on 5/30.

5/30/14 2801 and 2845 Lake Street (Ken Hsu/Oliver Jenkyn) – Met with Oliver; Hsu was unable to attend.

- 5/31/14 228 30th Avenue (Harry and Marilyn Nebenzahl) – Called Harry and Marilyn
266 30th Avenue (Natasha Gorbatenko) – Spoke with Natasha
- 6/1/14 266 30th Avenue (Natasha Gorbatenko) – Spoke with Natasha who stated that she is inclined to support the project.
- 6/2/14 2840 Lake Street (Richard and Fiona Kwee) – Spoke with Fiona
- 6/3/14 220 30th Ave (Kristen Otridge) – Knocked on door, no answer - left note and received an e-mail from her.
266 30th Avenue (Natasha Gorbatenko) – Spoke with Natasha, who wanted to go through the plans again and wrote a letter of support for the project.
2801 and 2845 Lake Street (Ken Hsu/Oliver Jenkyn) – E-mailed Ken and Oliver to set up another meeting and attaching plans presented on 5/30.
- 6/4/14 237 - 29th Avenue (Liz Newstat) – Called Liz
257 - 29th Avenue (Andy and Kate Jenks) – Called Andy
261 - 29th Avenue (Greg and Anita Fox) – Called Greg
- 220 - 30th Avenue (Kristen Otridge) – Spoke with Kristen who states that she could get together on Sunday and will set up time.
- 2801 and 2845 Lake Street (Ken Hsu/Oliver Jenkyn) – E-mailed Ken and Oliver to set up meeting date and time
- 6/5/14 237 - 29th Avenue (Liz Newstat) – Spoke with Liz who informed me that she has to oppose the project because her tenant threatens to move if the project is approved.
- 6/6/14 237 - 29th Avenue (Liz Newstat) – Liz called to cancel the Sunday meeting and suggested that it be rescheduled to another day.
2801 and 2845 Lake Street (Ken Hsu/Oliver Jenkyn) – Met with Ken, Oliver and Jeremy Paul who is Ken and Oliver's planning consultant .

EXHIBIT 4

2825 Lake Street
Support Letters

2840 Lake Street - Richard and Fiona Kwee
2850 Lake Street - Diane Wynne
263 29th Avenue - Gary and Lisa Davis
266 30th Avenue - Natasha Gorbatenko
700 El Camino del Mar - Mark Parcella
298 32nd Avenue - Kristin and Rick Baehner
151 26th Avenue - Bob Nelson
865 El Camino del Mar - Jennifer King and Tim Fredel
270 Sea Cliff Ave - Julia Wong
322 29th Avenue - Erin and Raj Dev

May 8, 2014

Commissioner Cindy Wu
President, Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 2825 Lake Street
Planning Commission Hearing Date: May 22, 2014
Permit Application No. 2010.10.08.2618

Dear Commissioner Wu:

We are residents of the Sea Cliff area and reside at 2840 Lake Street, which is directly across the street from 2825 Lake Street. We have two children. This is a wonderful neighborhood to raise a family.

Elizabeth Dorf came by and reviewed the plans for their renovation and addition with us. We appreciate their open and candid discussion of the changes they plan to make at their home. We understand the need for additional room in their home with their three young children.

One of the wonderful transformations we have seen is the rejuvenation of the neighborhood as new families have moved in. Most of the housing stock is seriously out of date. The neighborhood will only retain its vitality if new owners move in and renovate their residences to meet today's lifestyle. The Dorfs have designed a very appropriate update to a property that currently does not meet the needs of their family. Their project can only enhance the life of the entire community.

We have no objection to the proposed plans. With the set back from the front and side setbacks, the third story is appropriate and will not dominate the adjacent buildings. We also have no objection to the second floor addition over their garage because there are also a number of second floor additions over the garage in the neighborhood.

As the house directly across the street, the proposed addition would be more visible to us than any other neighbor. After carefully looking at the 3D depictions including view of a model, we conclude that the addition would have no impact on the view out of our front windows and no impact on the light or air of their adjacent neighbors.

We urge the Planning Department and the Planning Commission to support this project. We are excited about their project and think it will be a wonderful addition to the neighborhood.

Commissioner Cindy Wu
Re: 2825 Lake Street

Page 2

Very truly yours,



Richard and Fiona Kwee
2840 Lake Street

cc: Commissioner Michael J. Antonini
Commissioner Rodney Fong
Commissioner Gwyneth Borden
Commissioner Rich Hillis
Commissioner Kathrin Moore
Commissioner Hisashi Sugaya
Jonas Ionin
John Rahaim
Scott Sanchez
Glenn Cabrerros

May 17, 2014

Commissioner Cindy Wu
President, Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 2825 Lake Street
Planning Commission Hearing Date: May 22, 2014
Permit Application No. 2010.10.08.2618

Dear Commissioner Wu:

I am a resident of Sea Cliff at 2850 Lake Street, which is across the street from 2825 Lake Street. I have lived in the neighborhood for over fourteen years and have raised three children in my home. Sea Cliff is a wonderful San Francisco neighborhood in which to raise a family.

Elizabeth Dorf came by and reviewed with me the plans for their renovation and addition. I understand the need for additional room in their home with their three young children. I completed a similar project at my home in 2007 to provide needed living space for our three children. The positive affects of our improvements are immeasurable.

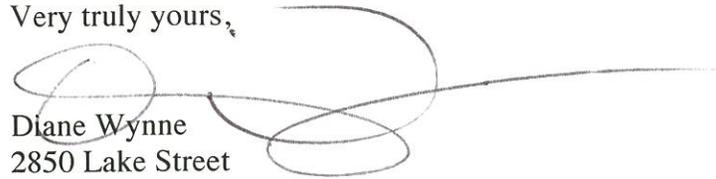
The addition that Mr. and Mrs. Dorf propose is to scale with the neighborhood as most of the homes behind them are much higher than theirs, and will still be to scale even with their proposed third floor. There are also a significant number of third floors in Sea Cliff, so it is generally consistent with the neighborhood homes. In fact, there is a third floor addition right behind the Dorfs' home at 232 30th Avenue. Also, I support the Dorfs' proposed second floor addition over the garage because there are a number of existing second floor additions over the garage in the neighborhood, including mine. It is an economically efficient way to gain living space.

I was approached by Beth Jenkyn, the owner of 2845 Lake Street. While I understand resistance to change, their stated opposition to the Dorfs' project is not logical. The home at 2845 Lake Street is over 30 feet away from the proposed addition rendering no affect on their home. There are many homes in Sea Cliff that enjoy much less, or no space, between them. The Dorfs' proposal is in keeping with the existing norms in Sea Cliff.

I support the Dorf family proposal. With the set back from the front, and with the side setbacks, the third story proposal is appropriate in that it will provide their family with the desired expanded living space as well as maintain harmony with the adjacent homes. Their proposal achieves both form and function, necessary elements in all construction projects. We urge the Planning Department and the Planning

Commission to support this project. I am excited about the resulting happiness the Dorf family will enjoy, and I believe it will be a beautiful addition to the neighborhood.

Very truly yours,

A handwritten signature in dark ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Diane Wynne
2850 Lake Street
San Francisco, CA 94121
415.308.1921

cc: Commissioner Michael J. Antonini
Commissioner Rodney Fong
Commissioner Gwyneth Borden
Commissioner Rich Hillis
Commissioner Kathrin Moore
Commissioner Hisashi Sugaya
Jonas Ionin
John Rahaim
Scott Sanchez
Glenn Cabrerros

April 25, 2014

Commissioner Cindy Wu
President, Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 2825 Lake Street
Planning Commission Hearing Date: May 22, 2014
Permit Application No. 2010.10.08.2618

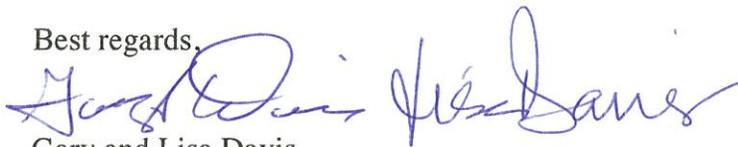
Dear Commissioner Wu:

We are residents of Sea Cliff and reside at 263 29th Avenue, on the same block as Michael and Elizabeth Dorf and their three young children at 2825 Lake Street. We share an alley, which is a driveway and garage access for all the homes on 29th and 30th Avenues between Lake and California, with Michael and Elizabeth.

We bought our home in the Fall of 1998 and we are raising our three boys ages 17, 14 and 10 in this wonderful San Francisco neighborhood. Many of our neighbors' children have grown up and left home, however it has been great to see new families who have moved in with young children, which thereby keeps our community thriving, happy, healthy and lively.

We have seen the plans for the Dorf's home and we believe the proposed renovations are consistent with our neighborhood. We have no objection to the proposed plans. We support the Dorf's efforts to bring their home up to date and urge the Planning Department and Planning Commission to support their project. Lastly, we look forward to seeing their beautiful renovated home.

Best regards,



Gary and Lisa Davis
263 29th Avenue

cc: Commissioner Michael J. Antonini
Commissioner Rodney Fong
Commissioner Gwyneth Borden
Commissioner Rich Hillis
Commissioner Kathrin Moore
Commissioner Hisashi Sugaya
Jonas Ionin
John Rahaim
Scott Sanchez
Glenn Cabrerros

Natasha Gorbatenko
266 - 30th Avenue
San Francisco, CA 94121

May 31, 2014

San Francisco Department of Permits
1600 Mission Street
San Francisco, CA 94103

It has been brought to my attention that Elizabeth and Michael Dorf have proposed an addition to their home located at 2825 Lake Street, San Francisco, CA, 94121. With a growing family, the current space has become inadequate for their needs.

Their house is unattached and there is considerable space between houses, so I do not believe crowding would be an issue, nor the neighbor's privacy would be compromised.

As a native San Franciscan and long term resident of the neighborhood, I hope you will consider my input and grant them a permit. I am a person who has always been conscious of my environment and I strongly believe that their addition would not negatively impact the neighborhood. On the contrary, it would visually improve the look on the block.

Sincerely,

Natasha Gorbatenko

May 9, 2014

Commissioner Cindy Wu
President, Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 2825 Lake Street
Planning Commission Hearing Date: May 22, 2014
Permit Application No. 2010.10.08.2618

Dear Commissioner Wu:

My family and I live about one block from 2825 Lake Street. We have lived in the neighborhood for eight years and have two children, ages 9 and 7. We decided to live in Sea Cliff because it is a wonderful neighborhood to raise a family. We like seeing families that also have small children in the neighborhood.

Michael Dorf sent us a copy of the plans for their renovation and addition, and we discussed the project with Lewis Butler, the Dorfs' architect. We understand the need for additional room in their home with their three young children.

We have no objection to the proposed plans and think the Planning Department and the Planning Commission should support this project.

Very truly yours,



Mark Parcella
700 El Camino Del Mar
San Francisco, California 94121

cc: Commissioner Michael J. Antonini
Commissioner Rodney Fong
Commissioner Gwyneth Borden
Commissioner Rich Hillis
Commissioner Kathrin Moore
Commissioner Hisashi Sugaya
Jonas Ionin
John Rahaim
Scott Sanchez
Glenn Cabreros

April 27, 2014

Commissioner Cindy Wu
President, Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 2825 Lake Street
Planning Commission Hearing Date: May 22, 2014
Permit Application No. 2010.10.08.2618

Dear Commissioner Wu:

We are residents of the Sea Cliff area and reside at 298 32nd Avenue, which is approximately two blocks from 2825 Lake Street. We moved into the neighborhood over 4 years ago to raise our two young children. This is a fantastic neighborhood in which to raise children.

Elizabeth Dorf came by and reviewed the plans for their renovation and addition with us. We understand the need for additional room in their home with their three young children.

We have no objection to the proposed plans. With the setback from the front and side setbacks, the third story is appropriate and will not dominate the adjacent buildings. We urge the Planning Department and the Planning Commission to support this project. We are excited about their project and think it will be a great addition to the neighborhood.

Very truly yours,

 4/27/14
Rick and Kristin Baehner

cc: Commissioner Michael J. Antonini
Commissioner Rodney Fong
Commissioner Gwyneth Borden
Commissioner Rich Hillis
Commissioner Kathrin Moore
Commissioner Hisashi Sugaya
Jonas Ionin
John Rahaim
Scott Sanchez
Glenn Cabrerros

April 30, 2014

Commissioner Cindy Wu
President, Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 2825 Lake Street
Planning Commission Hearing Date: May 22, 2014
Permit Application No. 2010.10.08.2618

Dear Commissioner Wu:

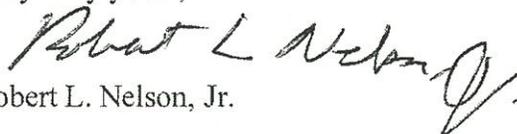
We are residents of the Sea Cliff area and reside at 151-26th Avenue. We have lived in the neighborhood for 27 years and have raised two children here. This is a family-oriented neighborhood. Indeed, there is a long history for the family-friendly nature of the Sea Cliff Area – this was, after all, the setting for the most popular family-centered radio drama in history, “One Man’s Family,” set in Sea Cliff in the 1930s.

However, many of the older homes in the area are not properly designed for the needs of modern families, and renovations need to be made (in addition to the need for renovations caused by the rather harsh weather in the neighborhood). Over the last 27 years, in the course of constant runs and family/dog walks through the neighborhood, it has been clear that renovation is a constant and necessary feature of the landscape here.

Thus, we understand why the Dorf family, which has three young children, needs to renovate their home. We have seen and reviewed their plans, and believe that they represent very sensitive and thoughtful proposed changes for renovation and addition.

We fully support the proposed plans, and strongly urge the Planning Department and the Planning Commission to support this project.

Very truly yours,


Robert L. Nelson, Jr.

cc: Commissioner Michael J. Antonini
Commissioner Rodney Fong
Commissioner Gwyneth Borden
Commissioner Rich Hillis
Commissioner Kathrin Moore
Commissioner Hisashi Sugaya
Jonas Ionin
John Rahaim
Scott Sanchez
Glenn Cabrerros

June 7, 2014

Commissioner Cindy Wu
President, Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 2825 Lake Street
Planning Commission Hearing Date: June 19, 2014
Permit Application No. 2010.10.08.2618

Dear Commissioner Wu:

We are residents of the Sea Cliff area and reside at 865 El Camino del Mar, which is approximately two blocks from 2825 Lake Street. We have lived in Sea Cliff for over 8 years with our two daughters. During these eight years, we have experienced both wonderful neighbors and neighbors who will do anything to prevent us from having our dream home become a reality. Sea Cliff is a wonderful, family neighborhood. My husband, Tim Fredel and I hope and pray that Elizabeth Dorf and her family will not be held up for eight years or even one from being able to create room for their three young children before their children go off to college ~ as one of ours just did.

One of the wonderful transformations we have seen during our residency is the rejuvenation of the neighborhood as new families have moved in. Most of the homes in the area are very much out of date and need upgrading. The neighborhood will only continue to flourish if new owners move in and renovate their residences to meet the modern family lifestyle. The Dorfs have designed a very appropriate update to a property that currently does not meet today's needs. Their project can only enhance the life of the entire community.

We have no objection to the proposed plans. With the setback from the front and side setbacks, the third story is appropriate and will not dominate the adjacent buildings. We urge the Planning Department and the Planning Commission to support this project. Thank you for your time and consideration.

Very truly yours,



Jennifer King and Tim Fredel
865 El Camino del Mar

FROM THE DESK OF
JENNIFER KING

cc: Commissioner Michael J. Antonini
Commissioner Rodney Fong
Commissioner Gwyneth Borden
Commissioner Rich Hillis
Commissioner Kathrin Moore
Commissioner Hisashi Sugaya
Jonas Ionin
John Rahaim
Scott Sanchez
Glenn Cabrerros

May 19, 2014

Commissioner Cindy Wu
President, Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 2825 Lake Street
Planning Commission Hearing Date: May 22, 2014
Permit Application No. 2010.10.08.2618

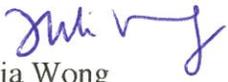
Dear Commissioner Wu:

We are writing to express our support for the proposed project at 2825 Lake Street. We are residents of Sea Cliff and reside at 270 Sea Cliff Avenue. We have lived here for almost eight years and are raising our two sons in this wonderful family neighborhood.

Elizabeth Dorf reviewed the plans for their renovation and addition with us. We understand the need for additional room in their home with their three young children.

We have no objection to the proposed plans. We believe that the project is well designed and appropriate for the community. With the set back from the front and side setbacks, the third story is appropriate and will not dominate the adjacent buildings. We urge the Planning Department and the Planning Commission to support this project. We are excited about their project, and think it will be a beautiful addition to the neighborhood.

Very truly yours,


Julia Wong
270 Sea Cliff Avenue

cc: Commissioner Michael J. Antonini
Commissioner Rodney Fong
Commissioner Gwyneth Borden
Commissioner Rich Hillis
Commissioner Kathrin Moore
Commissioner Hisashi Sugaya
Jonas Ionin
John Rahaim
Scott Sanchez
Glenn Cabrerros

May 18, 2014

Commissioner Cindy Wu
President, Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 2825 Lake Street
Planning Commission Hearing Date: May 22, 2014
Permit Application No. 2010.10.08.2618

Dear Commissioner Wu:

We are writing to express our support for the proposed project at 2825 Lake Street. We reside at 322 29th Avenue, approximately one block away from the home.

Elizabeth Dorf came by and reviewed the plans for their renovation and addition with us. We understand the need for additional room in their home with their three young children.

This neighborhood, especially where their house is, is an ideal family setting. It's a dream location for countless San Francisco families because of the safe play areas and supportive community. The resistance to this project goes against the community spirit that's part of the reason we moved to the general Sea Cliff neighborhood and will remain in this neighborhood. Projects like this - projects that encourage families with young children to move to the area - should not be blocked or delayed. We need more neighbors like the Dorfs to maintain the character of the neighborhood - they are incredibly nice, thoughtful people with 3 adorable and well-behaved children. The Dorfs are an asset to our community and this type of remodel should be encouraged.

We have no objection to the proposed plans. We believe that the project is well designed and appropriate for the community. With the set back from the front and side setbacks, the third story is appropriate and will not dominate the adjacent buildings. We urge the Planning Department and the Planning Commission to support this project.

Very truly yours,



Erin and Raj Dev
322 29th Avenue

cc: Commissioner Michael J. Antonini
Commissioner Rodney Fong
Commissioner Gwyneth Borden
Commissioner Rich Hillis
Commissioner Kathrin Moore
Commissioner Hisashi Sugaya
Jonas Ionin
John Rahaim
Scott Sanchez
Glenn Cabrerros

EXHIBIT 5

XFINITY Connect

michael_dorf@comcast.net

± Font Size ▾

RE: Meeting**From :** Oliver Jenkyn <jenkyn@visa.com>

Tue, Jun 03, 2014 09:21 PM

Subject : RE: Meeting**To :** michael dorf <michael_dorf@comcast.net>, kyh33 <kyh33@aol.com>

Michael,

Thank you for your note.

We are always happy to meet and discuss new alternatives. Respectfully, I believe I gave you clear feedback on your plans during our last meeting. However, I would be happy to meet again if there are new, more reasonable changes that you are now considering. For example, if you are willing to consider the alternative that Ken and I shared with you, we would be delighted to discuss.

All that said, conversation is always a good thing. So let's set up a time and hopefully we will make progress. Ken and I have conflicts on Wednesday and Thursday, given the short notice. How about 6pm on Friday?

Regards,
Oliver

From: michael_dorf@comcast.net [mailto:michael_dorf@comcast.net]
Sent: Tuesday, June 03, 2014 1:48 AM
To: Jenkyn, Oliver; kyh33
Subject: Fwd: Meeting

Oliver/Ken,

Following up on what we discussed when we met on Friday, we would like to schedule another meeting for this week with advisors. Ken, sorry you were unable to make it at the last minute, but Oliver said he would relay our proposal to you. I am attaching it just to make sure you have a copy. We hope to get your feedback at the next meeting. Our advisor would be available on Wednesday or Thursday late afternoon to get together.

Please let us know if that works.

From: "Oliver Jenkyn" <jenkyn@visa.com>
To: "michael_dorf@comcast.net" <michael_dorf@comcast.net>
Cc: "kyh33" <kyh33@aol.com>

Sent: Friday, May 30, 2014 9:59:04 AM
Subject: RE: Meeting

Michael

Neither intended to be a big surprise or last minute. The whole meeting was just pulled together yesterday, so didn't have much time to get specific.

Of course, you should feel free to bring your advisor. And if yours can't attend, we are willing to not bring ours. No trickery here...just trying to be efficient given that we are low on time.

Our advisor is a guy named Jeremy Paul. He is not a lawyer or architect but a general advisor familiar with the planning process.

Thanks
Oliver

Sent with Good (www.good.com)

-----Original Message-----

From: michael_dorf@comcast.net [michael_dorf@comcast.net]
Sent: Friday, May 30, 2014 08:00 AM Pacific Standard Time
To: Jenkyn, Oliver
Cc: kyh33
Subject: Re: Meeting

Oliver/Ken,
Since you had originally specified only the 3 of us at the meetings, we are surprised you have decided to include your advisor at the last minute. Therefore, we are thinking it may be best if ours were present as well. Can you let us know who your advisor is so we can determine whether we should move forward with a meeting today or find another date where our advisor can also be present.

From: "Oliver Jenkyn" <jenkyn@visa.com>
To: "michael_dorf@comcast.net" <michael_dorf@comcast.net>
Cc: "kyh33" <kyh33@aol.com>
Sent: Thursday, May 29, 2014 9:59:11 PM
Subject: RE: Meeting

Great. Thank you.

Given we are running low on time, we plan on bringing one advisor to the meeting tomorrow. Ken and I will still be the lead participants, however, we think this would make

things more efficient.

Thanks.

Sent with Good (www.good.com)

-----Original Message-----

From: michael_dorf@comcast.net [michael_dorf@comcast.net]
Sent: Thursday, May 29, 2014 12:10 PM Pacific Standard Time
To: Jenkyn, Oliver
Cc: kyh33
Subject: Re: Meeting

Confirmed - our house 4pm Fri.

From: "Oliver Jenkyn" <jenkyn@visa.com>
To: "michael dorf" <michael_dorf@comcast.net>
Cc: "kyh33" <kyh33@aol.com>
Sent: Thursday, May 29, 2014 8:51:45 AM
Subject: RE: Meeting

Michael,

After checking calendars, we think it makes sense to go back to your originally suggested window. Let's do 4pm on Friday at your house.

Thanks,
Oliver

From: michael_dorf@comcast.net [mailto:michael_dorf@comcast.net]
Sent: Thursday, May 29, 2014 3:44 AM
To: Jenkyn, Oliver
Cc: kyh33
Subject: Re: Meeting

Oliver/Ken,

Yes, we could make Friday evening work. We could either meet at our house at 9 p.m. (right after our kids go to bed) or 6:30 — but if we do 6:30 we would have to meet at one of your houses since we would have to get a sitter and don't think it will be fruitful to do it at our place with the kids eating dinner/doing their evening routine while we meet (we don't have any separate space where we can meet). Let me know which is more convenient for you.

From: "Oliver Jenkyn" <jenkyn@visa.com>
To: "michael dorf" <michael_dorf@comcast.net>
Cc: "kyh33" <kyh33@aol.com>
Sent: Wednesday, May 28, 2014 12:13:31 PM
Subject: RE: Meeting

Michael,

Thank you for your note. We can make a Friday meeting work, but could you possibly do it a little later? Ken and I both have work commitments until later in the day. Could you meet at 6:00 or later?

Oliver

From: michael_dorf@comcast.net [mailto:michael_dorf@comcast.net]
Sent: Tuesday, May 27, 2014 1:55 AM
To: Jenkyn, Oliver
Cc: kyh33
Subject: Re: Meeting

Oliver/Ken - In furtherance of our earlier discussions, we would like to follow up and see if we could meet to discuss some changes we propose to make to our project. Would you be available Friday, Saturday or Sunday? Either day some time between 3 and 5 would be best. If not, please let us know what works for you.

From: "Oliver Jenkyn" <jenkyn@visa.com>
To: "michael dorf" <michael_dorf@comcast.net>
Cc: "kyh33" <kyh33@aol.com>
Sent: Sunday, May 4, 2014 1:25:46 PM
Subject: RE: Meeting

Michael -

Thanks for your recent email. I am glad that we have opened a pathway to discuss your project, and I hope that it continues.

We were very thoughtful and purposeful in proposing our alternative design which would give you the largest home in the surrounding neighborhood. We want to help you increase your space without taking actions that the neighborhood is clearly against. We are pleased to continue the discussion on the forward extension and reclaiming of the basement space. However, it is discouraging to us in your last email that you were dismissive of our proposal. We see no reason why such a proposal is not a very viable solution. We and our advisors have studied the code, and see no grounds for your

denial. We hope you will reconsider your position on this approach since it can be the path to a workable solution.

With respect to the continuance, I expect that I will hear from Glenn Cabrerros soon to set a new date that works for everyone.

Regards,
Oliver Jenkyn
Ken Hsu

From: michael_dorf@comcast.net [mailto:michael_dorf@comcast.net]
Sent: Friday, May 02, 2014 1:46 AM
To: Jenkyn, Oliver
Cc: kyh33
Subject: Re: Meeting

Oliver/Ken - Following up on the email I sent you last night, we have requested a continuance to June 19 so that we have enough time to further discuss our proposed additions and hopefully come to a mutually agreeable design.

From: "michael dorf" <michael_dorf@comcast.net>
To: "Oliver Jenkyn" <jenkyn@visa.com>
Cc: "kyh33" <kyh33@aol.com>
Sent: Thursday, May 1, 2014 1:55:32 AM
Subject: Re: Meeting

Oliver/Ken -

Thank you for taking the time to meet with us on Sunday. While we were unable to reach agreement on our project, it was helpful for us get a better understanding of some of your concerns.

~~You both stated several times at the meeting that no proposal which involved a third floor addition would be acceptable to you, and Oliver similarly stated the same regarding a second floor addition over our garage. You both further stated that (i) there was no way to revise our proposal that would allow us to have a third floor addition and a second floor addition over our garage in a manner that would be acceptable to you, and (ii) the only expansion of our building envelope that would be acceptable to you would be a forward and downward expansion along the lines of~~

what you proposed on April 21. We told you that we could not engage in discussions regarding your alternative proposal primarily because the City told us that we cannot expand in front of our home. After our meeting we discussed your alternative proposal with our counsel, and she confirmed that this is in fact the case.

While your alternative proposal is not a viable option, we are hopeful that we could mutually agree on revisions to our proposed third floor addition and second floor addition over our garage that would be acceptable to you. Our current proposal represents a significant reduction in massing over our original proposal you saw in 2010, which was a U-shaped floor plan that sat immediately behind the parapet of our roof and extended over the floor plan of our existing structure. Our current proposal has been pulled back to almost 15' from the front of our home (an additional 6'2" from our original proposal), we put in a side setback on the west side of 5' and a side setback on the east side which consists of a 5'x5' recessed notch in the front. In addition, we have replaced the mansard roof with a flat roof and reduced the height of the addition by 2'9".

We pointed out to you in our meeting that our proposed third floor sits behind the main portion of 2845 and thus has no direct view on your daughter's front bedroom and that approximately 31' separates your home and our proposed third floor addition at their nearest points. In addition, the distance between our proposed third floor addition and the small bathroom behind that bedroom is almost 37' from our proposed third floor, and the rear smaller bedroom is nearly 42' from our proposed third floor. We also pointed out that while several of our existing windows are directly opposite several of your windows, none of our proposed new windows would provide direct views into any of your windows.

We also discussed that 2801 also sits in front of our proposed third floor, and that the ~~two parts of the 2801 property that are directly across from our proposed third floor~~ are almost 30' and more than 36' away.

While we continue to believe that our project as reflected in our 311 notice, which is substantially scaled back from our original proposal, respects the character of the surrounding neighborhood, is consistent with all applicable guidelines, and does not

adversely impact the privacy, light or air of our neighbors, we would like to discuss with you again what additional adjustments to these distances you would find acceptable to alleviate your concerns. We would also be willing to discuss changes to the placement of any new windows, if that would help alleviate your concerns regarding privacy. We realize that at the meeting you stated that no amount of increased distance would resolve your issues; however, we are hoping that you will reconsider your position on the matter.

From: "Oliver Jenkyn" <jenkyn@visa.com>
To: "michael_dorf@comcast.net" <michael_dorf@comcast.net>
Cc: "kyh33" <kyh33@aol.com>
Sent: Saturday, April 26, 2014 6:52:54 AM
Subject: RE: Meeting

Yes. I just want to avoid your lawyers and architects.

Sent with Good (www.good.com)

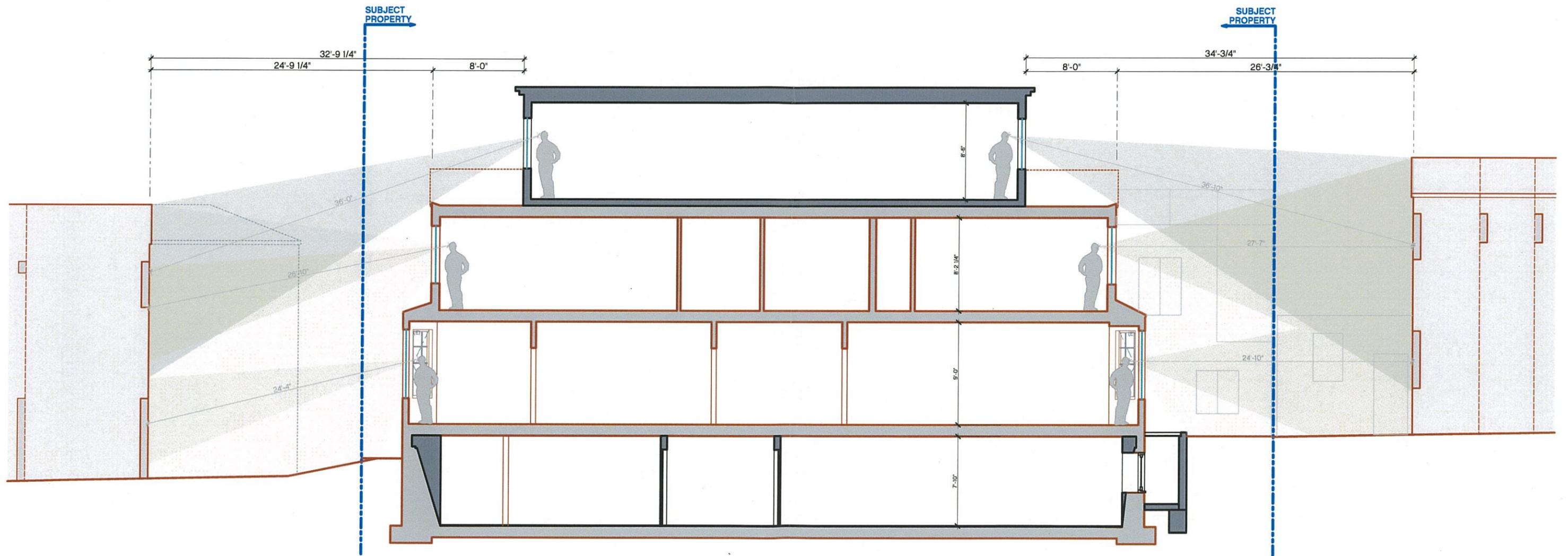
-----Original Message-----

From: michael_dorf@comcast.net [michael_dorf@comcast.net]
Sent: Saturday, April 26, 2014 01:08 AM Pacific Standard Time
To: Jenkyn, Oliver; michael
Cc: kyh33
Subject: Re: Meeting

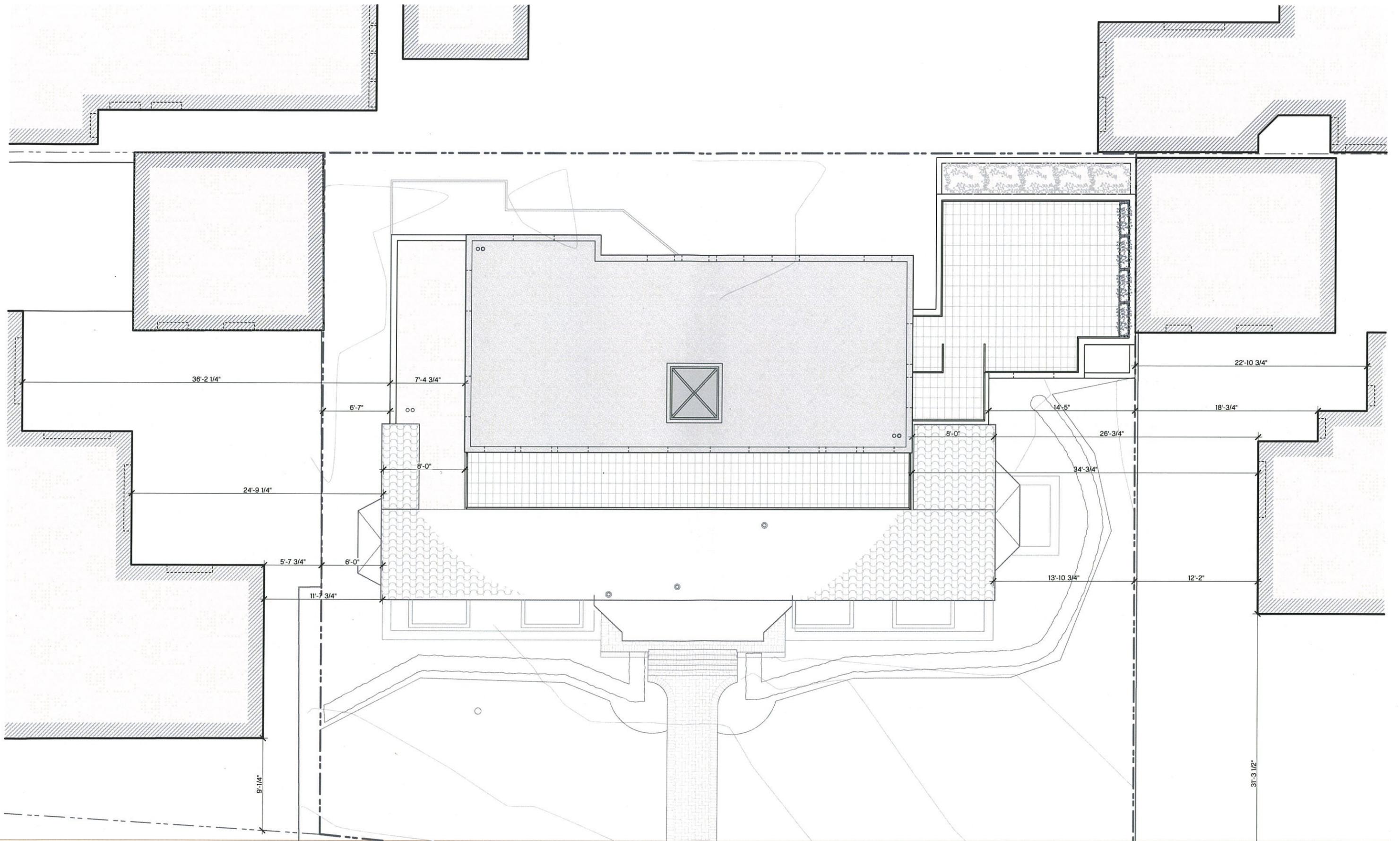
By home owners you mean just our 3 homes right?

Sent from Xfinity Connect Mobile App

EXHIBIT 6



- VIEW CONE FROM NEW THIRD STOREY WINDOWS
- VIEW CONE FROM EXISTING WINDOWS
- NEW BUILDING WALLS/FLOORS
- EXISTING BUILDING WALLS/FLOORS



DORF RESIDENCE
 2825 LAKE STREET, SAN FRANCISCO, CA 94121

VIEW CONE ANALYSIS FROM THIRD FLOOR

Butler Armsden
 ARCHITECTS

EXHIBIT 7



DSC_0239

EXHIBIT 8

2840 Lake Street - view is looking WEST standing in their service alley



2971 Lake Street - in Service Alley behind House



220 30th Avenue



282 29th Avenue



174 29th Avenue



160 29th Avenue



242 28th Avenue



218 28th Avenue



190 28th Avenue



180 28th Avenue

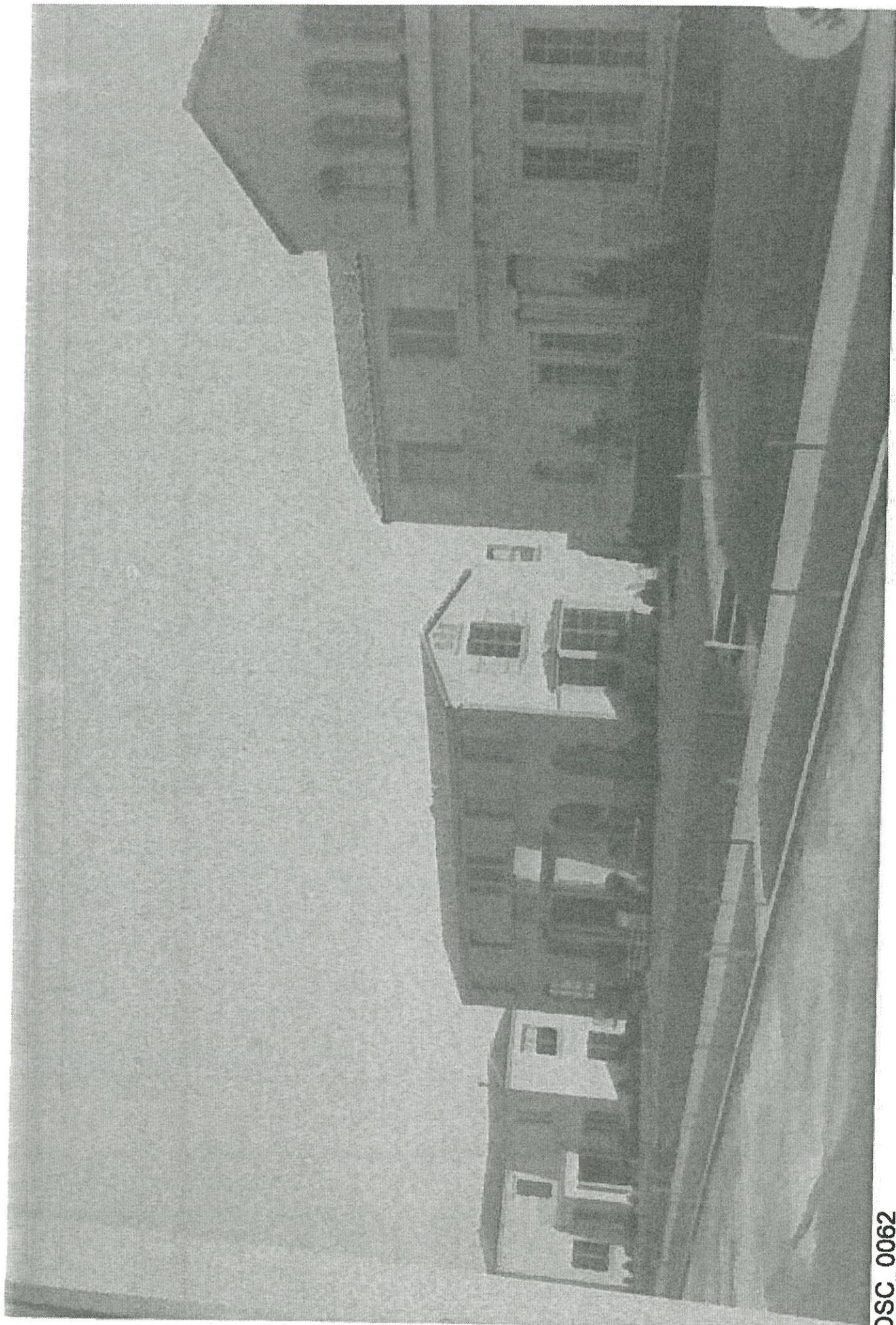


176 28th Avenue

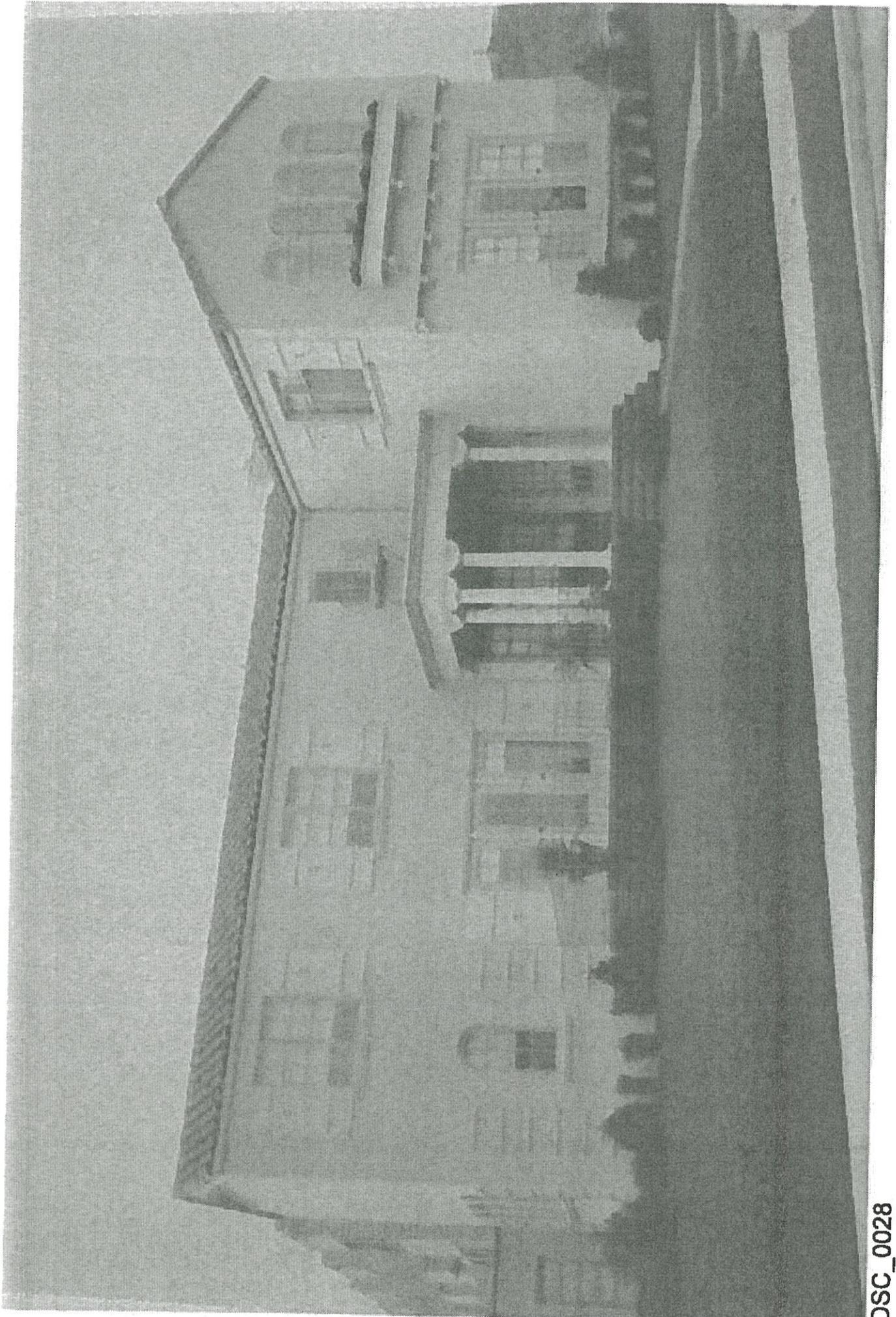


162 28th Avenue

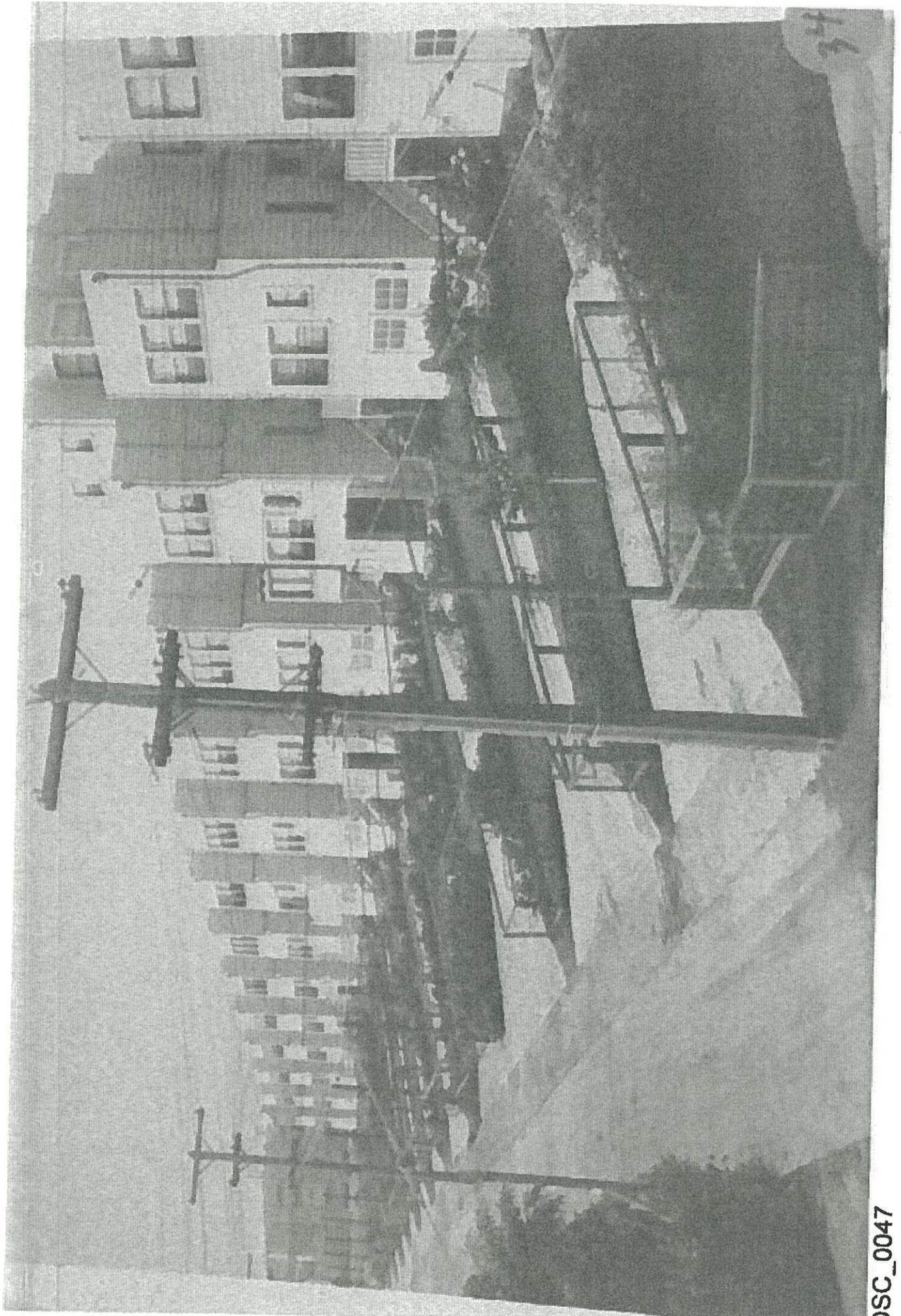




DSC_0062



DSC_0028



14
34

DSC_0047

EXHIBIT 9

2975 Lake Street



2989 Lake Street



2993 Lake Street



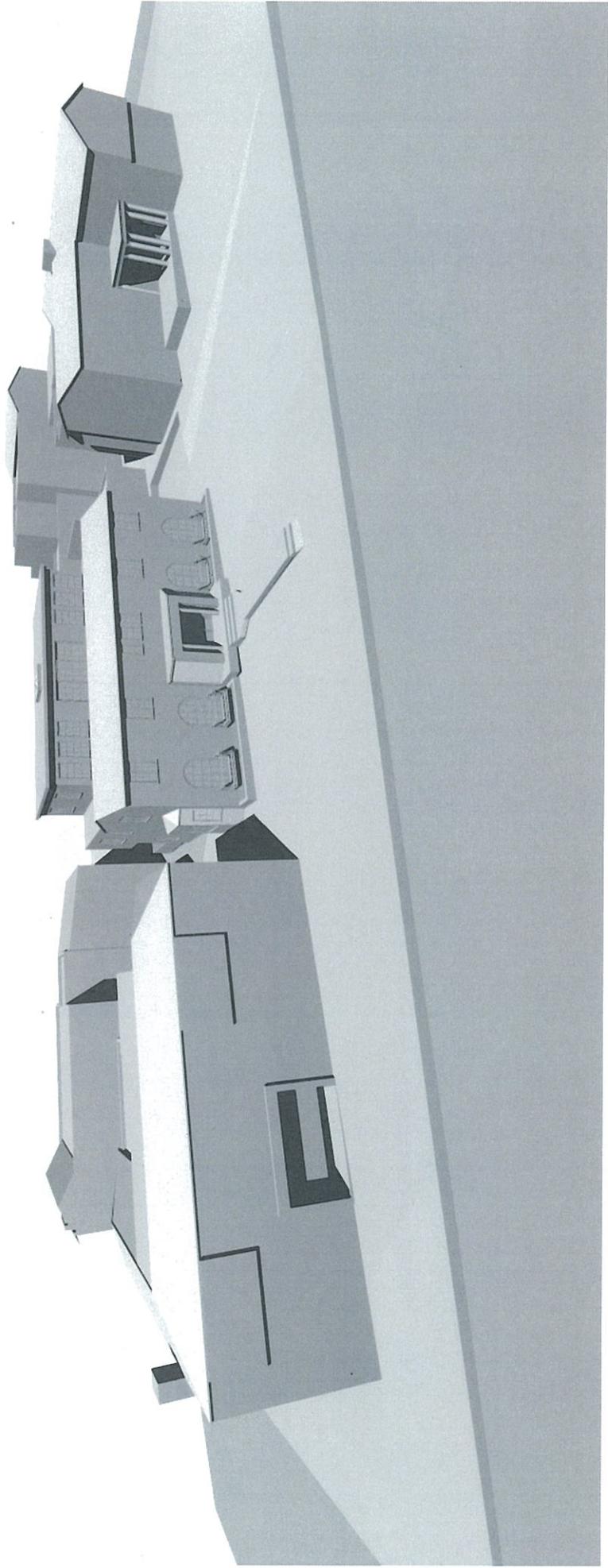
555 El Camino del Mar



549 El Camino del Mar



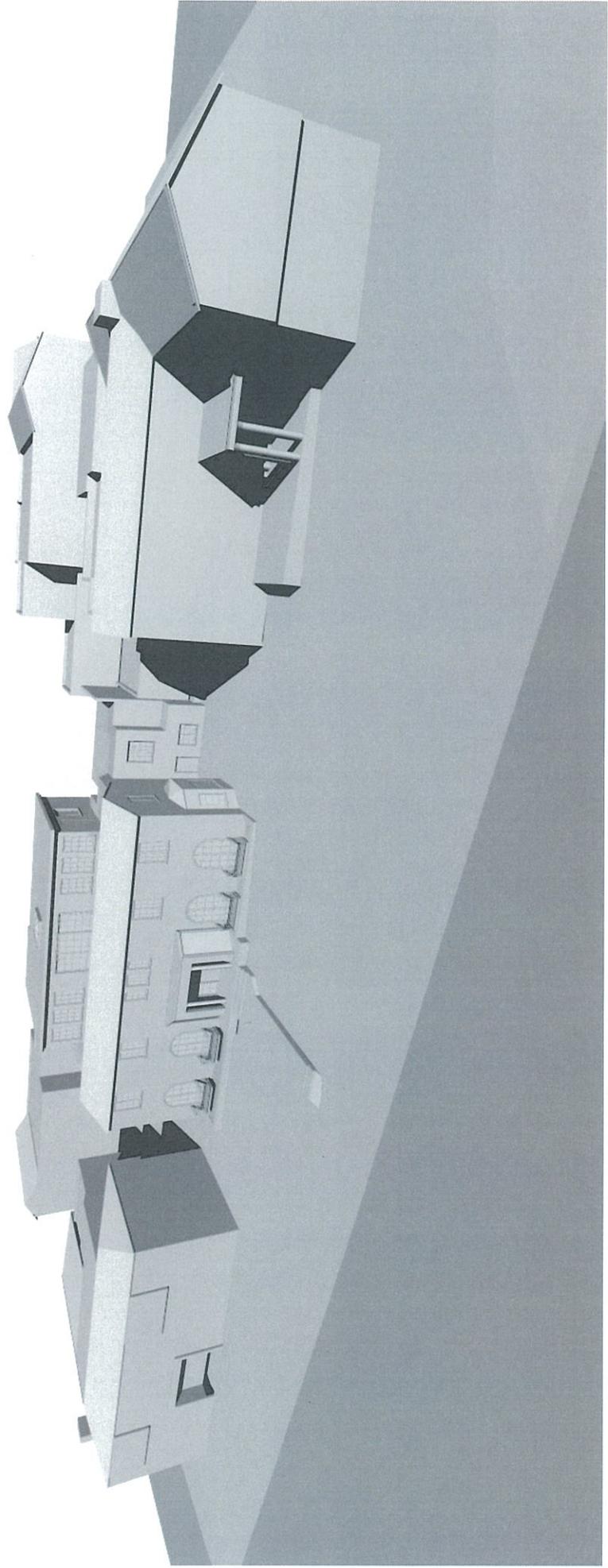
EXHIBIT 10



DORF RESIDENCE
2825 LAKE STREET, SAN FRANCISCO, CA 94121

VIEW SOUTHWEST FROM LAKE BW 29th & 30th AVENUES

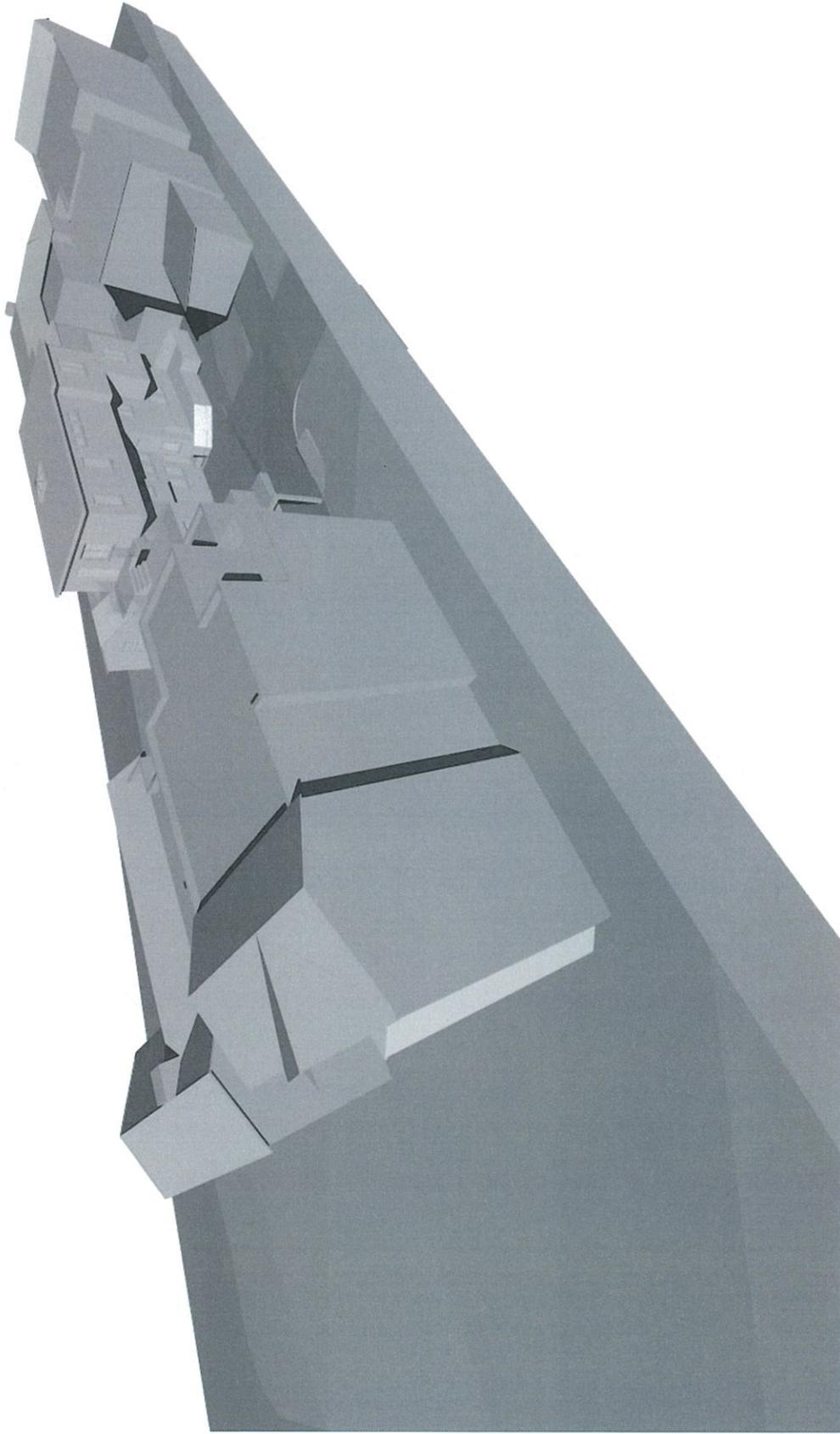
Butler Armsden
ARCHITECTS



DORF RESIDENCE
2825 LAKE STREET, SAN FRANCISCO, CA 94121

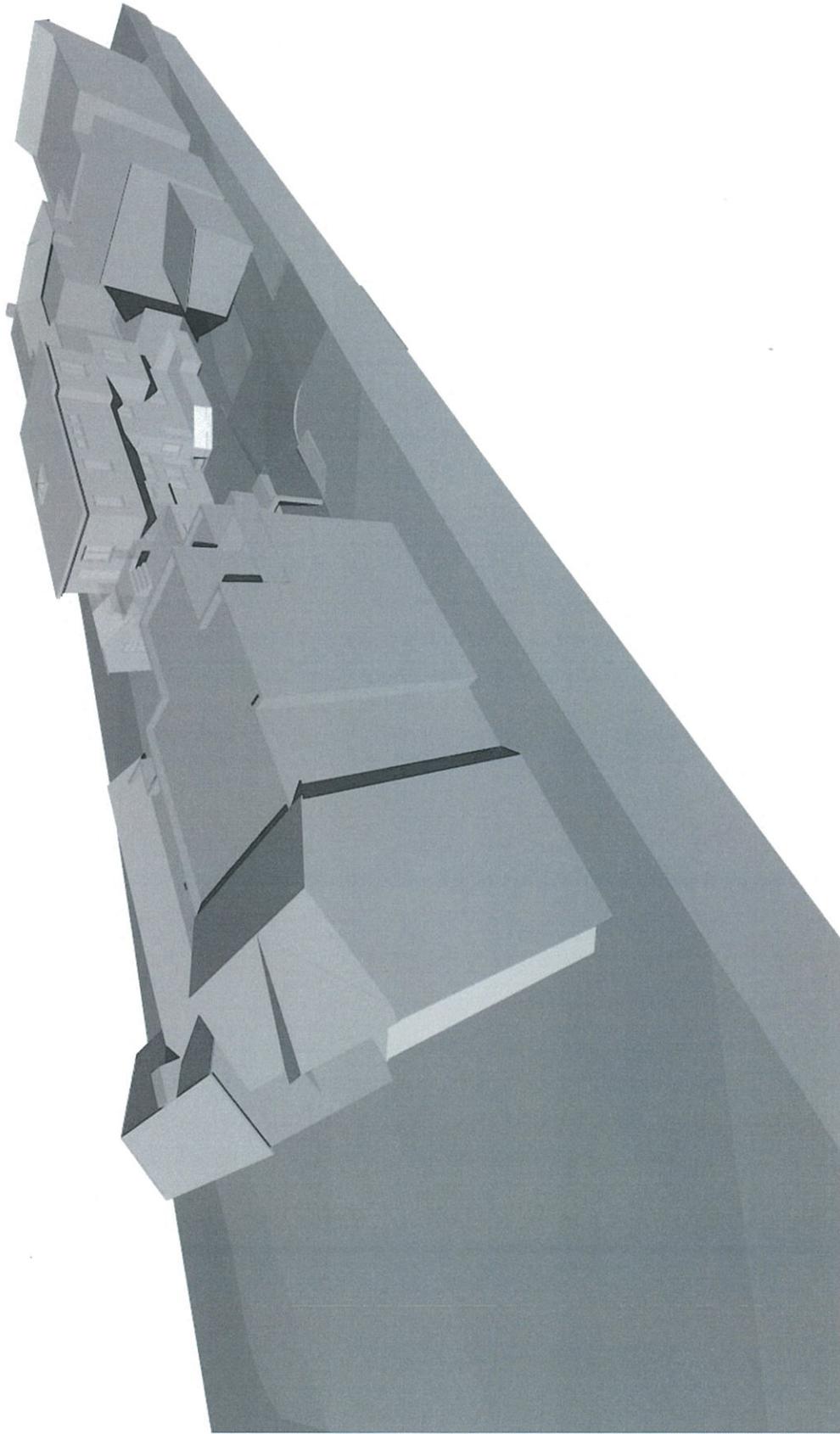
VIEW SOUTHEAST FROM LAKE BW 29th & 30th AVENUES

Butler Armsden
ARCHITECTS



DORF RESIDENCE
2825 LAKE STREET, SAN FRANCISCO, CA 94121

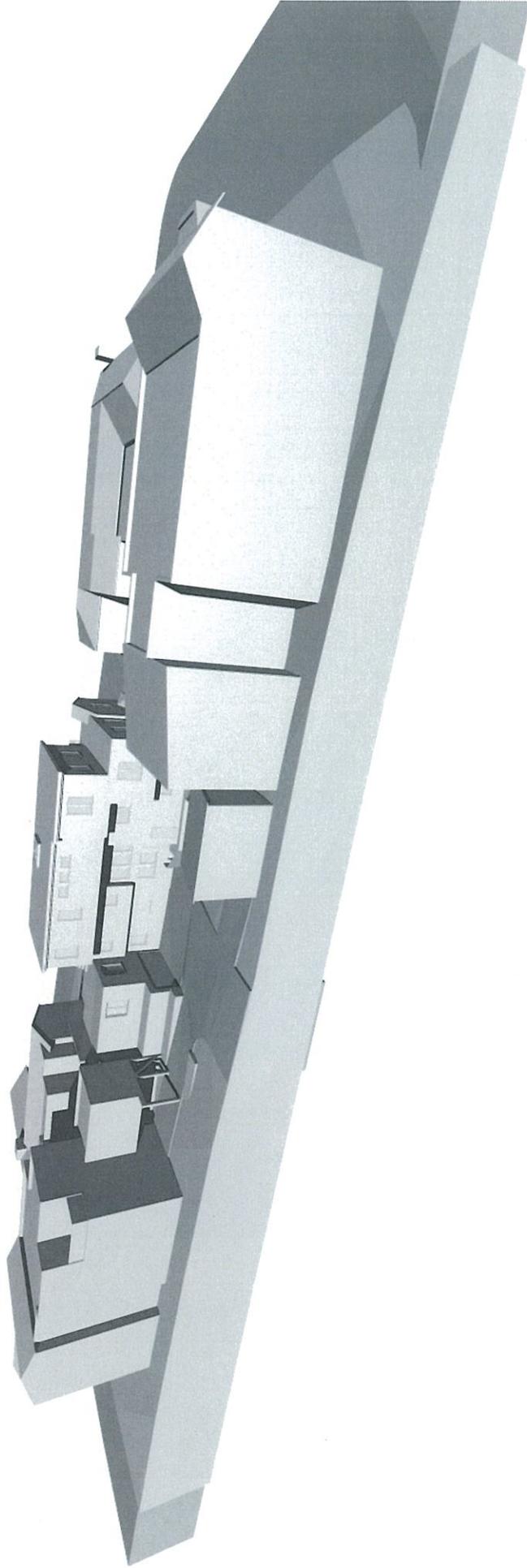
VIEW NORTHEAST FROM 30th AVENUE MIDBLOCK



DORF RESIDENCE
2825 LAKE STREET, SAN FRANCISCO, CA 94121

VIEW NORTHEAST FROM 30th AVENUE MIDBLOCK

Butler Armsden
ARCHITECTS



DORF RESIDENCE
2825 LAKE STREET, SAN FRANCISCO, CA 94121

VIEW NORTHWEST FROM 29th AVENUE MIDBLOCK

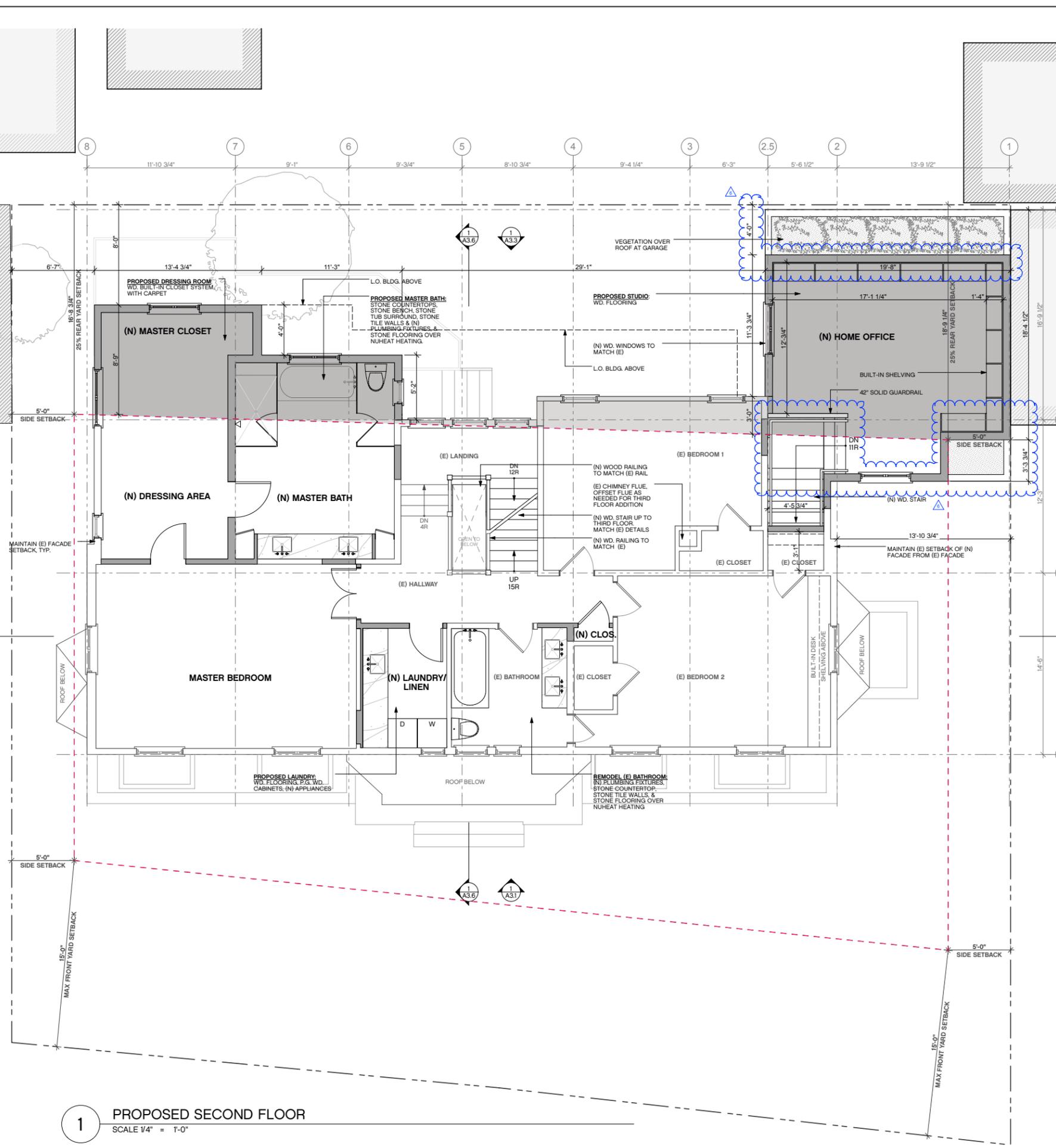
Butler Armisden
ARCHITECTS

WALL LEGEND

- AREA OF EXISTING BUILDING BEYOND SETBACK LINE
- AREA OF PROPOSED BUILDING BEYOND SETBACK LINE

GENERAL NOTES

- ALL INTERIOR DOORS TO BE WOOD PANELED, TO MATCH EXISTING DOORS.
- FOR FINISHES FOR EACH AREA, SEE NOTES ON PLANS.



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

SITE PERMIT SET

revisions	by:
△ PLANNING - 11/04/2013	DS
△ RDT / DR - 06/09/2014	DS

job#:	0916
date:	OCT 12 2012
drawn:	JB
checked:	FE
scale:	AS NOTED

**SECOND FLOOR
PROPOSED PLAN**

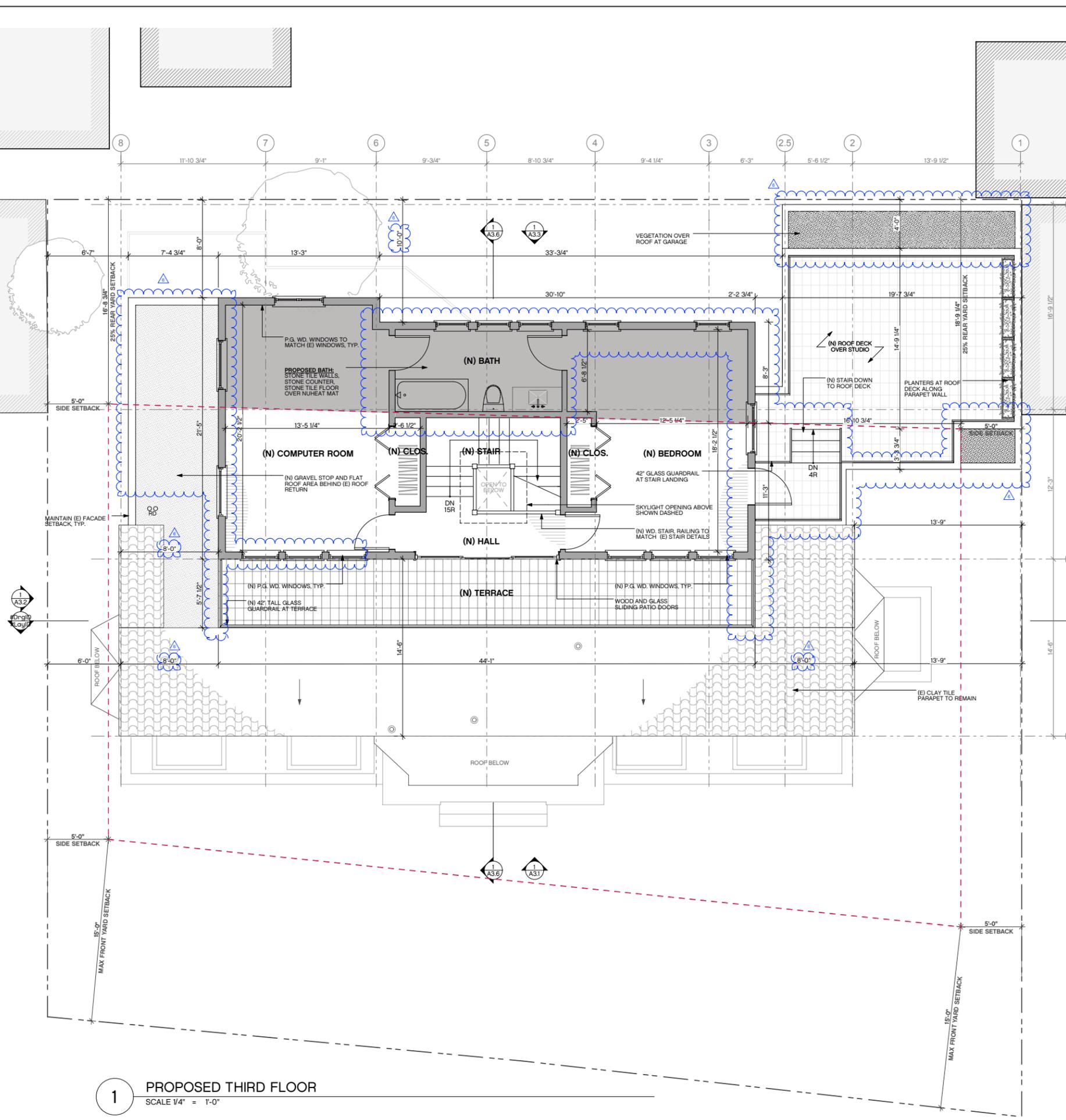


WALL LEGEND

- AREA OF EXISTING BUILDING BEYOND SETBACK LINE
- AREA OF PROPOSED BUILDING BEYOND SETBACK LINE

GENERAL NOTES

- ALL INTERIOR DOORS TO BE WOOD PANELED, TO MATCH EXISTING DOORS.
- FOR FINISHES FOR EACH AREA, SEE NOTES ON PLANS.



SITE PERMIT SET

revisions	by:
△ PLANNING - 12/1/12	
△ PLANNING - 11/04/2013	DS
△ RDT / DR - 06/09/2014	DS

job#:	0916
date:	OCT 12 2012
drawn:	JB
checked:	FE
scale:	AS NOTED

THIRD FLOOR
PROPOSED PLAN



1 PROPOSED THIRD FLOOR
SCALE 1/4" = 1'-0"

FROM: Dr. Ken Y. Hsu 2801 Lake Street, San Francisco
RE: Discretionary Review 2010.931D 2825 Lake Street - Yee & Dorf
Hearing June 19, 2014
TO: San Francisco Planning Commissioners

After four years working on this project our neighbors have finally come to look from our house and to show us changes to their plans. This project will block off much of the natural light we get in our backyard everyday.

The changes to the plans now show a side setback on the new top floor. This revision will make very little difference to the huge impact a third story will have on our house. Our neighborhood is all two-story houses with lots of space around them. Our neighborhood has very few windows directly facing windows on neighboring houses. All of this will change with this project, and the most impacted home will be ours at 2801 Lake St.. We will experience a horizontal expansion at the rear and a vertical expansion (now with some small setback) that will box in our yard.

Mrs. Yee stood in our dining room and looked at her building wall, and saw what little natural light we get, and she saw where her building expansion will cost us 20% or 30% of this light. Yet Mrs. Yee said that she does not understand our opposition to her project and she does not see any negative effects that it will have on us or our property.

I do not think that Ms. Yee & Mr. Dorf have actually read the materials that all her neighbors have presented specifying issues with their construction project. It is unfortunate that they would choose to proceed without at least trying to understand the very big problems they are creating.

We want to be friendly with our neighbors, but we find this building permit application and the attitude of our neighbors very un-friendly.

Please reject this project, and keep our neighborhood two stories over basements. This is very important to my family.

IN EVERY DIRECTION ALL HOMES ARE TWO-STORY



NEW THIRD STORY

2801

LAKE STREET

29th Ave

CASE NUMBER:
For Staff Use only

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME:
DR. & MRS. KEN Y. HSU

DR APPLICANT'S ADDRESS: 2801 Lake St., San Francisco, CA	ZIP CODE: 94121	TELEPHONE: (415) 370-0665
---	--------------------	------------------------------

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:
DORF, MICHAEL SCOTT

ADDRESS: 2825 Lake St., San Francisco, CA	ZIP CODE: 94121	TELEPHONE: ()
--	--------------------	-------------------

CONTACT FOR DR APPLICATION:

Same as Above

ADDRESS:	ZIP CODE:	TELEPHONE:
		()

E-MAIL ADDRESS:

2. Location and Classification

STREET ADDRESS OF PROJECT: 2825 Lake St.	ZIP CODE: 94121
---	--------------------

CROSS STREETS:
29th Ave. and 30th Ave.

ASSESSORS BLOCK/LOT: 1389 / 001A	LOT DIMENSIONS: 80 x 75	LOT AREA (SQ FT): 6000	ZONING DISTRICT: RH-1D	HEIGHT/BULK DISTRICT:
-------------------------------------	----------------------------	---------------------------	---------------------------	-----------------------

3. Project Description

Please check all that apply

Change of Use Change of Hours New Construction Alterations Demolition Other

Additions to Building: Rear Front Height Side Yard
single-family

Present or Previous Use:
single-family

Proposed Use:
Building Permit Application No. 201010082618

Date Filed: October 8, 2010

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 type="checkbox"/>	<input checked="" 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.

No meaningful changes have been made. Our neighbor has not made any effort to discuss this matter in nearly 4 years.

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 cite specific sections of the Residential Design Guidelines.

This project is completely inappropriate and does not meet the minimum standards of the Planning Code. No third story addition has been built in this Sea Cliff neighborhood for more than 70 years and it will be ruinous to open the floodgates on vertical additions with this ugly project. General plan and priority policy ensures privacy and access to light and air. Residential design guideline page 9 is neighborhood character and our neighborhood has "strong visual character" of only two stories over basement with generous side setback. Page 11 is site design and says "respect topography of site and surrounding area" this project is a design anomaly to the topography of the site and the surrounding area.

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:

There is no precedent or justification for an ugly third floor with windows facing my property. It is hard to imagine a design that would be more aggressive or "In Your Face" towards its neighbors on all sides. This third floor cannot fit in to this neighborhood without grave consequences. This will begin a race to put more and more top floor additions on every house - and mine will be next because I must change my house to protect my privacy from these new windows. This would be most unfortunate as the beauty of our neighborhood lies in its strong visual character with light and air available between all homes. New third floor additions will disrupt our beautiful architecture in very dramatic ways.

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

No vertical addition can be permitted. No variances can be granted. This property owner must build in the buildable area of the lot, following the strongly established patterns in this neighborhood. If they must have additional square footage it will be with a fully developed basement as many of the neighboring homes have done. It may also be possible to build at the front. But I am not an architect, I am a doctor, this will require the work of a skilled architect to create AN APPROPRIATE addition to the front of this home.

What is now proposed by this application is not architecture; it is an insult to the neighborhood.

Elizabeth and Oliver Jenkyn
2845 Lake Street
San Francisco, California 94121

President Cindy Wu
San Francisco Planning Commission
1650 Mission St. Fourth floor
San Francisco, California

Re: 2010.931 D. V. E. Request for Discretionary Review / 2825 Lake Street
Building Permit Application Number 2010.10.08.2618

Dear Pres. Wu And Honorable Planning Commissioners:

Thank you sincerely, from the bottom of our hearts for your dedicated service to San Francisco. Prior to this four year-long process with our neighbors expansion plans, we would never have imagined how much work is required, every week, of our Planning Commission. Thank you for your service, thank you for your time, and thank you for your careful review of our neighbors proposal. I will be brief, and not repeat what you have read in our request for Discretionary Review.

As neighbors raising a family we have found the community involvement and Planning Department process for this permit immensely frustrating. In 2011 we understood that the Planning Department had flatly rejected a third story and side yard expansion proposed by our neighbors Ms. Yee and Mr. Dorf. When the project resurfaced four years later, we saw Planning Staff design review again severely criticize a third story and side yard expansion, but this project has proceeded with revisions that barely respond to the issues raised by the Planning Department or the neighborhood.

We have met repeatedly with the project sponsor and somehow they continue to say that they don't understand our objections to the project or how it will negatively impact our home and community. It does not require advanced understanding of architecture to see that our portion of Sea Cliff has a

wonderful consistent character that is entirely two story fully detached single-family homes.

With an 80 foot Lake Street frontage, 2825 is an extraordinarily wide lot. The home is set more than 25 feet back from the property line. The prominence of a third story addition cannot be over exaggerated, and no amount of setback from the front building wall will reduce the visual impact of this building. We have studied the Residential Design Guidelines for vertical addition setbacks, and these are not one-size-fits-all solutions that can be applied in our neighborhood the same as they can be applied in neighborhoods of narrower streets and zero lot line front building façades. Please examine the renderings we have prepared (Exhibit 1) - *these renderings are exactly to scale* - no amount of modification or setting back will mitigate the inappropriate nature of **any** vertical addition **anywhere** on this block.

When Ms. Yee and Mr. Dorf purchased their home, they signed CC&Rs which legally bound them to respect the existing design of the community and specifically forbade additions as they have proposed with this application (Exhibit 2). The RH 1D Zoning Designation followed many years after the CC&Rs had enshrined the values of privacy and space between homes by specifically prohibiting expansion of accessory garages in side yards as is proposed in this project.

Every home on our block has an accessory garage, every one of those garages respects the 11' maximum height for these structures specified in the CC&Rs. These low-level detached structures create their own spaces between homes and were designed by the project planners in the early 20th century to assure the very same values specified in our current Residential Design Guidelines - access to light, and air, and open space. Graceful and elegant planning was done in this part of Sea Cliff, assuring every home of its unique stature in relationship to its neighbors.

The proposal before you for 2825 Lake St. requires a variance to connect the small, separate garage to their house, add a full floor on top of the garage, and

then add a roof deck on top of the second floor. All three of these garage floors will connect to the house, and all three floors will be right on our property line. This side addition on top of the garage intrudes directly on our privacy; for the first time our neighbors will be able to look into my daughters' bedrooms and their shared bathroom, as well as our dining room. Moreover, since our garages are connected, this will attach their living space to our home – essentially attaching what are currently fully detached homes. We find this to be an inappropriate and aggressive design which directly contradicts the Residential Design Guidelines, the original design plan for the community as defined in the CC&Rs, and frankly good manners.

We invite you to visit our neighborhood; if you have no time to actually stroll our gracious garden setting and experience the very consistent architectural massing and style, we would ask that you do it virtually with Google Street View. We live in an enclave that is a very rare early 20th century planned development in San Francisco and the unique character should not be taken lightly.

The Categorical Exemption Determination made by planning staff takes the character of our neighborhood VERY lightly. This "Cat- Ex" document has caused such upset in our neighborhood that we have asked our architect to prepare a detailed professional rebuttal for your consideration (Exhibit 3). As we understand this Cat -Ex, an invitation is made to vertical additions and significant alterations throughout our neighborhood. This project throws down the gauntlet.

Our neighbor over at 2801 Lake, Ken Hsu (also a DR requester) stated in a neighborhood meeting that if this addition is approved, he will immediately prepare his plans for a vertical addition on his house - he characterized the Yee/Dorf expansion as the start of a "space race" where everyone will have to build additions to retain their property value in comparison to the Yee/Dorf's new 7000 ft.² home. Most of our homes in this neighborhood are 3000 ft.² or smaller, and we like it that way.

Please don't misunderstand us, we are sympathetic to the Yee/Dorf family's needs for more space. **We believe that ample new living area can be created for the Yee/ Dorf family through expanded basement living area and a horizontal addition to the front towards Lake Street.**

Such modifications can be done while preserving the character that is essential to our neighborhood. In fact, there is precedent for a tasteful front build-out literally right next door at 2801 Lake where in 1989, the Planning Department approved a front yard horizontal addition and the façade on the Lake Street side (permit #8709137).

Cellar development is common in the neighborhood with 2801 Lake, 2745 Lake, 2700 Lake and 2850 Lake all recently gaining over 1,000 square feet of well-lit family living space in this manner. We believe that this alternative design could net a 100% increase over the current habitable square footage, and would also be the largest home in the surrounding neighborhood. **We have joined with many others in the neighborhood and have signed a petition to actively support this type of expansion plan for 2825 Lake.**

Unfortunately, Mr. Dorf and Ms. Yee have been unwilling to discuss such a design alternative. Our neighbors tell us that the Planning Department has rejected this option – an assertion which we can find no facts to support.

Given the near unanimous level of neighborhood opposition to vertical and side additions, a full consideration of a front and basement expansion seems wise.

There is a petition that has been submitted to planning staff signed only by neighbors on the surrounding blocks to this project; only those most directly impacted by the permit application and the variance before you. Nearly every resident of our part of Sea Cliff has signed this petition - at last count there were more than 70 signatures. This is not a knee-jerk rejection of the Yee/Dorf family's needs or a shallow rejection of change. We have attended numerous large meetings where our community has studied these plans in-depth. Now we join in a strong and unified voice informing our Planning

Commission that **we must oppose *any* third story addition or garage expansion in our neighborhood.**

Thank you again for the time it has taken to read all the material that has been presented on this matter, and thank you for careful consideration of the values of our community and the beauty of our neighborhood.

We respectfully request that the Planning Commission take Discretionary Review and deny this application and variance.

Sincerely,

Beth & Oliver Jenkyn

Exhibits:

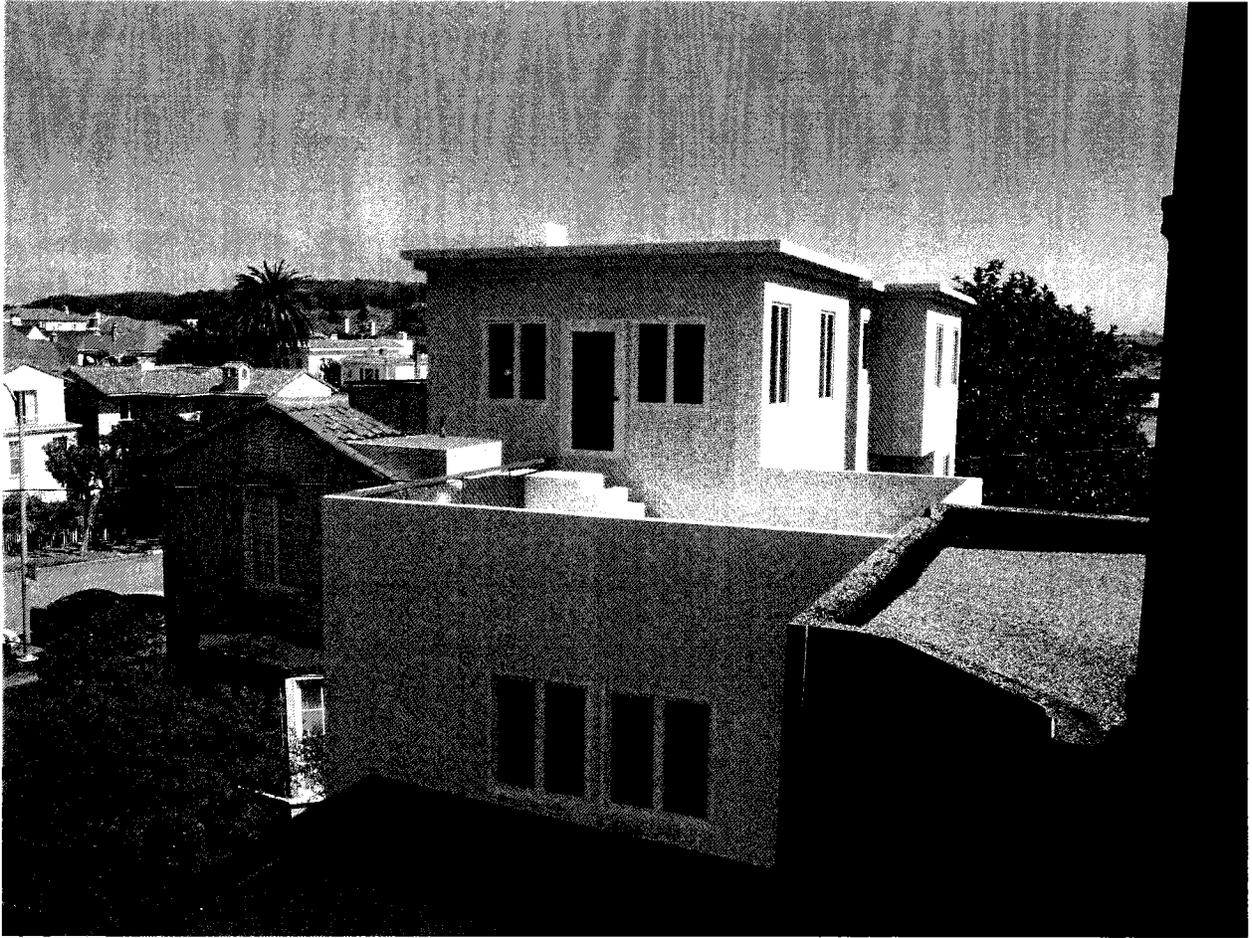
1. Renderings of new addition - three views
2. John Brickell & Co. CC&Rs Recorded May 23rd 1919 (Annotated for clarity)
3. Cat - Ex / HRER Response Letter to Preservation Technical Specialist Gretchen Hilyard from Marissa Brandon, AIA



View from Lake Street facing South



View from rear easement facing North



View from neighbor on 30th Ave. Facing East

THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. **The herein described property lies within the boundaries of a Mello-Roos Community Facilities District ("CFD"), as follows:**

CFD No: 90-1
For: School Facility Repair and Maintenance
Disclosed by: Notice of Special Tax Lien recorded July 5, 1990 in Book F160, Page 1044 and by Supplemental Notice of Special Tax Lien recorded July 11, 1990, in Book F165, Page 1 et. seq., Official Records of the City and County of San Francisco

This property, along with all other parcels in the CFD, is liable for an annual special tax. This special tax is included with and payable with the general property taxes of the City and County of San Francisco. The tax may not be prepaid.

Further information may be obtained by contacting:

San Francisco Unified School District
Office of the Superintendent for Business
135 Van Ness Ave.
San Francisco, CA 94102
Phone (415) 241-6024

2. **The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (Commencing with Section 75) of the Revenue and Taxation code of the State of California.**

3. **Covenants, conditions and restrictions (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin) as set forth in the document**

Recorded: May 23, 1919, Book 1140, Page 121, of DEEDS

4. **Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document.**

Reserved by: JOHN BRICKELL COMPANY
Purpose: INGRESS AND EGRESS, PUBLIC UTILITIES
Recorded: May 23, 1919, Book 1140, Page 121, of DEEDS
Affects: WESTERLY 10 FEET

EXHIBIT Z

all the land abutting thereon.

TOGETHER with all and singular the easements, rights, and privileges and the tenements, hereditaments and appurtenances unto the said lots belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above mentioned and described lots of land and all and singular the appurtenances thereof unto the said party of the second part, his heirs and assigns forever, subject, however, to and upon, the following restrictions, conditions and covenants which are intended for the benefit of the said lots, and also of the other lots in the block bounded by California Street and Lake Street, produced in a westerly direction, Twenty-ninth (29th) Avenue and Thirtieth (30th) Avenue, and shall attach to and run with the land, and to and with all titles, interests and estates to or in the same, and shall conclude and bind the heirs, personal representative and assigns of the party of the second part, and every person owning, claiming, holding or occupying the said property, or any part of the same, as fully as if the same were expressly embodied and set forth in specific proper and sufficient covenants and conditions in each and every conveyance and contract relating to said property, and shall inure to the successors in interest of said party of the first part, and to the persons owning the other portions of the aforesaid tract and deriving title thereto from, through or under the party of the first part, that is to say:

FIRST: That no building or structure shall at any time be erected or placed, or suffered to be erected, placed or maintained upon any of said parcels of land except a dwelling house or residence designed and intended for the accommodation of a single family and costing not less \$4000.00, and no dwelling house shall be erected or placed upon said lot unless the exterior plan or elevation of such dwelling shall have been first approved by said JOHN BRICKELL COMPANY, it being understood that subject to the other restrictions and conditions herein contained, walls of brick stone or concrete, and fences of wire, iron or wood, not exceeding six (6) feet in height, and an automobile garage, not exceeding eleven (11) feet in height, and ornamental structures such as tennis court, conservatories, arbors, pergolas and the like, may be placed thereon, provided always that the designs of such automobile garages, walls, fences and structures and the location of the same shall have been first submitted to and approved by the John Brickell Company, and its written authorization for the erection and maintenance thereof shall have been first obtained; and no hedges or trees thereon shall exceed twelve (12) feet in height.

ALL services for electricity and telephone shall connect from poles in the rear of said lot to the companies' main service, supplying such telephone or electricity.

SECOND: That such residences shall be set back from the boundary line of said lots and the same shall not, nor shall any part thereof (sawing steps, windows, porches, pergolas and similar projections when of usual and reasonable size), nor shall any of the buildings or structures aforesaid, including said walls and fences, be constructed or suffered to extend beyond a line drawn across the said lots at right angles to the side lines thereof, the center of which line shall be distant not less than fifteen (15) feet from a

5

APR 22 1988 06:35PM FNTIC S.F. 421 1122 usual and reasonable size), nor shall any buildings or structures aforesaid, including said walls and fences, be constructed or suffered to extend beyond a line drawn across the said lots at right angles to the side lines thereof, the center of which line shall be distant not less than fifteen (15) feet from

125
421-1122

point in the center of said front boundary line of said lots.

THIRD: That the said lots shall not, nor any building or structure thereon, nor shall any part of said land or the appurtenances thereof, be at any time used or suffered to be used for business purposes, or for any trade of business or otherwise than for residential purposes.

FOURTH: That the said residences shall not, nor shall any part of the same, be at any time converted to, or used for other than residential purposes, and that no tenement houses, flats or apartment houses, no manufactory, workshop, shop, store or warehouse, no livery or other stable, no church or school, no religious or charitable institution, no restaurant, cafe, saloon, laundry, laboratory, hospital, clinic or dispensary, no funeral parlors or undertaker's establishment, no hotel, boarding house, theater, beer garden or place of public resort or amusement, shall be at any time placed or suffered to remain upon the said lots, or be maintained in any part of the said property, Provided, that the enumeration herein shall be deemed by way of illustration only; shall not be deemed complete, and that the same shall exclude every possible use of said premises other than for strictly residential purposes as herein permitted.

FIFTH: That no ardent spirits, spirituous, vinous, malt or intoxicating liquors shall be manufactured, sold, offered for sale, bartered, traded or dealt in upon said lots, or be sold, dispensed or consumed as a beverage in any place of public resort thereon; and that the said lots shall not, nor shall any part thereof, be at any time put or subjected to any use which shall cause or may become a nuisance, or which may be or can become injurious or offensive to the owners or possessors of the adjacent or neighboring lots, or which shall or can impair or interfere with the comfortable use and enjoyment of any portion or portions of any property in the block bounded by California and Lake (produced in a westerly direction) Streets, Twenty-ninth Avenue and Thirtieth Avenue, by the owners or occupants thereof.

J. S. Co.
Eys. C.B.

SIXTH: That it being designed to create and maintain in the block bounded by California Street and Lake Street, Twenty-ninth (29th) Avenue and Thirtieth (30th) Avenue, a settlement, community or neighborhood of persons who are on a social equality, the said lots shall not, nor shall any part thereof, or any estate thereon, nor shall the improvements thereon, or any part of the same, be at any time sold, conveyed, devised, leased or transferred, or occupied, or used by, any person or persons other than those

6

settlement, community or neighborhood of persons who are on a social equality, the said 15,879 shall not, nor shall any part thereof, or any estate thereon, nor shall the improvements thereon, or any part of the same, be at any time sold, conveyed, devised, leased or transferred so as to be permitted to be occupied, or used by, any person or persons other than those of the same race as the race.

SEVENTH: That the aforesaid restrictions, covenants and conditions have been and are considered by the parties hereto, to be in furtherance of the general plan for the improvement, subdivision and sale of the said tract, and have been created with a view to, and are required as, subserving the sale of the lots in said tract for residential purposes, and as enhancing and protecting the value, desirableness and attractiveness of said tract, and of several subdivisions thereof, for such purposes; and accordingly that the said party of the second part has accepted, and does accept this conveyance upon and subject to the said restrictions, covenants and conditions, and for himself and his heirs, personal representatives and assigns has covenanted and agreed and does hereby covenant, undertake and agree to and with the said party of the first part, and also to and with the other owners of lots in the block bounded by California Street and Lake (produced in a Westerly direction) Street, Twenty-ninth (29th) Avenue and Thirtieth (30th) Avenue and the several grantees and successors in interest of said party of the first part, or, in or to the said or any portion of the same, to comply with, abide by, and to well and truly observe, fulfill, keep and perform the re-

J. H. C. By J. C. Secy.

restrictions, provisions, covenants and conditions herein set forth, and each and every thereof

EIGHTH: The several restrictions, conditions and covenants aforesaid may be modified or abrogated, in whole or in part, by the owners of three-fourths of the frontage of said block, which said modification or abrogation shall be evidenced by an instrument in writing, executed by the said owners in the manner provided for the conveyance of real property, and recorded in the office of the County Recorder aforesaid, subject to the taxes for the fiscal year ending June 30th, 1920.

J. H. C. By J. C. Secy.

IN WITNESS WHEREOF the John Brickell Company has caused these presents to be signed by its President and Secretary and its seal to be hereunto affixed by resolution duly adopted, and the said party of the second part has subscribed his name the day and year first above written.

(Corp Seal)

JOHN BRICKELL COMPANY.
By HOWARD BRICKELL, President.
By J. C. BRICKELL, Secretary.
HARRY B. ALLEN.



Gretchen Hilyard and Tina Tam:

I have been a practicing architect in San Francisco for that last 25 years and have recently been engaged by the Lake Street / Seacliff Neighbors to review the project file and historical documents associated with the proposed addition to 2825 Lake Street (permit/variance #). There is significant neighborhood opposition to this proposed project including three Discretionary Reviews and many additional letters opposing the project from the surrounding neighborhood community.

Many of the neighborhood concerns center around the scale and massing of the proposed project which are the same concerns your Environmental and Historical Preservation team expressed during its review. We have been in communication with Glenn Cabrerros and he suggested that we reach out to you directly with questions our group had regarding the historical review and response that was prepared for the project.

The Planning Department has been clear about its concern about the height and massing of the proposed project as far back as October of 2010. The HRER notes that one of the character defining features of the Sea Cliff district as "two story or two story over basement massing". Part 2 of the HRER states that the proposed project introduces an "overscaled, vertical addition" and that it "is out of scale with the overall scale, proportion and massing of the property and similarly scaled properties within the historic district. The proposed project would impact the spatial relationship that characterizes the property and surrounding district." This report concludes by noting that in order to meet the Secretary of the Interior Standards, several revisions would need to be made. To cite just one of several examples: The third story vertical addition would need to be setback 15 feet from the front and sides of the existing building envelope (and yet the current proposed design shows a 14'-6" setback from the front, no setback on the east side and only a 5 foot setback on the west side).

In December 2013 Part III of the HRER was issued which stated that the project had "been revised according to the comments provided by the Planning Department in Part II HRER". However, it is clear that on several dimensions the planning department revisions were absolutely not incorporated. In fact Part III of the HRER generated a new list of less stringent parameters that were dramatically different than the previous department requirements. The 12/5/13 review shows that without major modifications the project now did not have a negative impact on the neighborhood. The neighborhood community does not understand how the Environmental Review Team and Planning Department were able to support this project when the departments own stated requirements were not met.

The HRER, Part I, states that the existing house at 2825 Lake Street is a contributor to an eligible historic district but that it is not individually eligible as a resource and that it lacks some of the integrity of its original façade features. Given that 2825 Lake is not historically significant, the surrounding neighbors have proposed to the Project Sponsors and the Planning Department that a horizontal addition to the front of 2825 Lake Street be considered as a realistic development option in lieu of the proposed third floor addition and rear and side yard variances. There is precedence for front yard horizontal additions on this block of Lake Street. In 1989 construction was completed on an 18 foot deep x 40 foot long addition in the front yard of 2801 Lake Street, next door to the

proposed project site. This addition was approved by the Planning Department under Permit # 8709137 and was successfully completed and integrated into the architectural fabric of the block.

We hope that there will be an opportunity for this project to come back to your team for further review. On behalf of the Lake Street / Seacliff Neighbors, we would be willing to gather neighborhood support for a front yard development project so that the owner's of 2825 Lake can gain their desired square footage and the community would be able to preserve its unique neighborhood character of detached two story homes.

Marissa Tweedie Brandon
Architect