



# SAN FRANCISCO PLANNING DEPARTMENT

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## Discretionary Review Abbreviated Analysis

HEARING DATE: JANUARY 27, 2011

*Date:* January 20, 2011  
*Case No.:* **2010.1046D**  
*Project Address:* **910 Silver Avenue**  
*Permit Application:* 2010.0720.7023  
*Zoning:* RH-1 [Residential House, One-Family]  
40-X Height and Bulk District  
*Block/Lot:* 5913/007  
*Project Sponsor:* Mira Lee  
30 Theresa Street  
San Francisco, CA 94134  
*Staff Contact:* Kimberly Durandet – (415) 575-6816  
[Kimberly.durandet@sfgov.org](mailto:Kimberly.durandet@sfgov.org)  
*Recommendation:* **Do not take DR and approve as proposed**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The proposal is to build a rear horizontal extension with a partial vertical extension to the existing single family dwelling. The rear horizontal extension will have a five foot setback along the western property line and will match the rear building wall of the adjacent property to the east. The addition will be two stories high setback 34 feet from the front building wall. The height of the addition as measured from the front of the property line will be no higher than 25 feet. Due to the change of grade the height of the structure as measured from the rear yard will be approximately 20 feet. Due to the limited scope, the project did not require Residential Design Team review prior to neighborhood notification per Planning Code Section 311.

### SITE DESCRIPTION AND PRESENT USE

The Subject Property is an irregular lot of 3,005 square feet, with widths ranging from approximately 35 feet along the street frontage to 30 feet along the rear property line. The average depth of the lot is 100 feet and slopes laterally down from west to east and slopes up from the front toward the rear property lines. The Subject Property is located in an RH-1 (Residential, Single Family) zoning district and is currently authorized and being used as a single family dwelling which was constructed in 1941.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The property is located on the south side of Silver Avenue, one lot east of Amherst Street. The area housing stock contains one and two family dwelling buildings that were constructed predominately in the 1940's and 1950's to the present with a few scattered more historic buildings. The surrounding area is zoned RH-1 and RH-1D which are both low density residential districts. The nearest neighborhood commercial districts are San Bruno Avenue (NC-2) approximately .6 miles away to the east, and Mission Street (NC-2 and NC-3) approximately .8 miles away to the west.

**BUILDING PERMIT NOTIFICATION**

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311/312 Notice	30 days	October 18, 2010 – November 18, 2010	November 17, 2010	January 27, 2011	72 days

**HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	January 17, 2011	January 17, 2011	10 days
Mailed Notice	10 days	January 17, 2011	January 14, 2011	13 days

**PUBLIC COMMENT**

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

Other than the DR requestor, the Department has received no phone calls or letters from neighbors or neighborhood groups regarding this project.

**DR REQUESTOR**

Zhuo Qiang Ou is the DR Requestor and resides at 912 Silver Avenue, the adjacent property to the east.

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

See attached *Discretionary Review Application*, dated November 17, 2010.

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

See attached *Response to Discretionary Review*, dated December 14, 2010.

**ENVIRONMENTAL REVIEW**

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

## RESIDENTIAL DESIGN TEAM (RDT) REVIEW

The project is designed in such a manner that it did not require RDT review prior to Section 311 Notification, as it clearly met the Residential Design Guidelines (RDG). The addition is approximately equal in depth to the DR Requestor's structure (adjacent neighbor to the east) and is less than one story taller. Furthermore, this adjacent structure has a "blind wall" as there are no property line windows or doors. The adjacent property to the west contains a structure that will be shorter than the addition. However, a 5'-0" side setback will minimize light impacts on this adjacent property (RDG, pg. 16, 25-26). Concerns about foundation damage resulting from construction are not Planning-related issues.

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

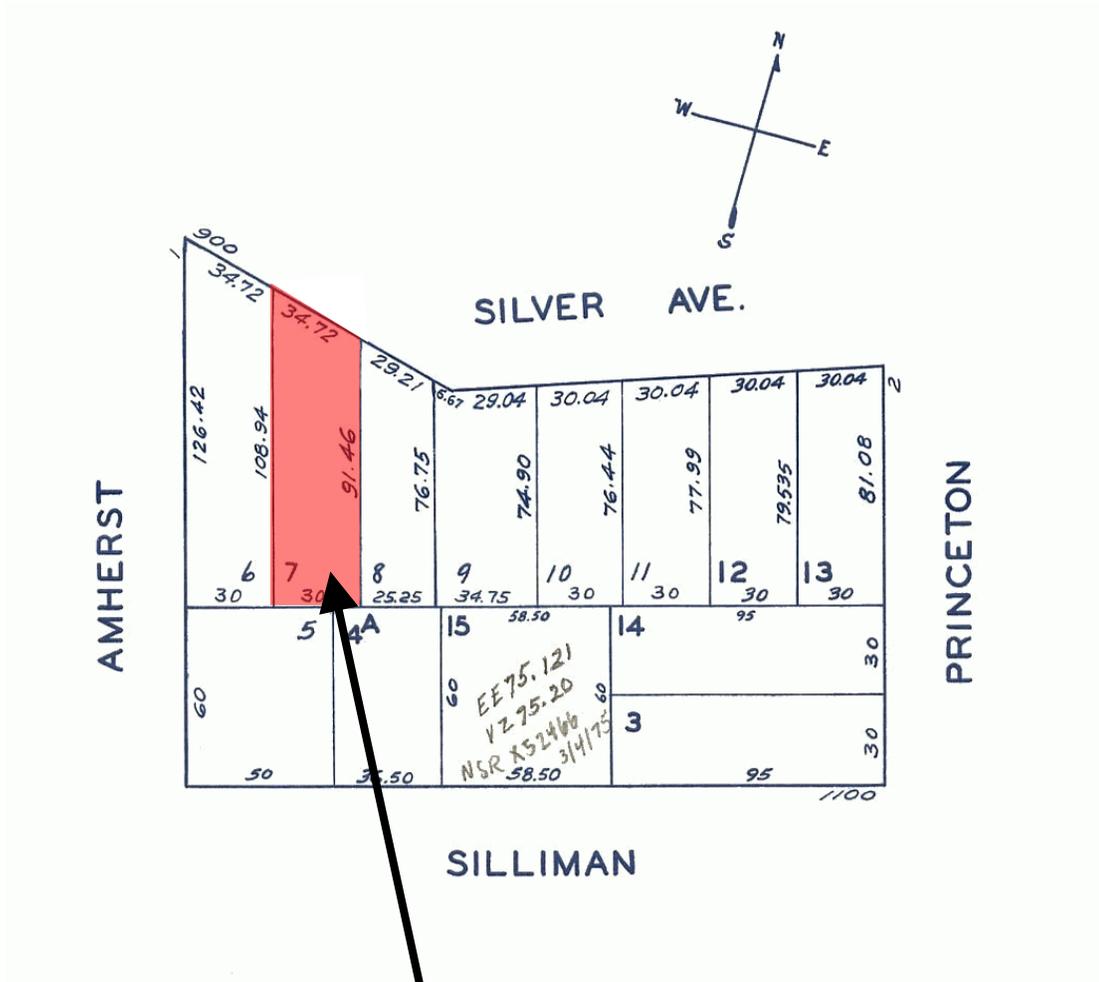
<b>RECOMMENDATION:</b> Do not take DR and approve project as proposed
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### Attachments:

Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Context Photographs  
Section 311 Notice  
DR Application  
Response to DR Application dated December 14, 2010  
Reduced Plans

*I:\Neighborhood Planning\SE Team\KDurand\DRs\910 Silver DR Abbreviated\DR - Abbreviated Analysis.doc*

# Parcel Map



**SUBJECT PROPERTY**



# Sanborn Map\*

SUBJECT PROPERTY



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



# Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR



Discretionary Review Hearing  
Case Number 2010.1046D  
910 Silver Avenue

# Zoning Map



## ZONING USE DISTRICTS

### RESIDENTIAL, HOUSE DISTRICTS

RH-1(D) RH-1 RH-1(S) RH-2 RH-3

### RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS

RM-1 RM-2 RM-3 RM-4

### NEIGHBORHOOD COMMERCIAL DISTRICTS

NC-1 NC-2 NC-3 NCD NC-S

### SOUTH OF MARKET MIXED USE DISTRICTS

SPD RED RSD SLR SLI SSO

### COMMERCIAL DISTRICTS

C-2 C-3-S C-3-G C-3-R C-3-O C-3-O(SD)

### INDUSTRIAL DISTRICTS

C-M M-1 M-2

### CHINATOWN MIXED USE DISTRICTS

CRNC CVR CCB

### RESIDENTIAL-COMMERCIAL DISTRICTS

RC-3 RC-4

### REDEVELOPMENT AGENCY DISTRICTS

MB-RA HP-RA

### DOWNTOWN RESIDENTIAL DISTRICTS

RH DTR TB DTR

### MISSION BAY DISTRICTS

MB-OS MB-O

### PUBLIC DISTRICT

P



Discretionary Review Hearing  
Case Number 2010.1046D  
910 Silver Avenue

# Site Photo

DR REQUESTOR

SUBJECT PROPERTY



SUBJECT PROPERTY

DR REQUESTOR

Discretionary Review Hearing  
Case Number 2010.1046D  
910 Silver Avenue



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On July 20, 2010, the Applicant named below filed Building Permit Application No. 2010.0720.7023 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Mira Lee	Project Address:	910 Silver Avenue
Address:	30 Theresa St.	Cross Streets:	Amherst
City, State:	San Francisco, CA 94112	Assessor's Block /Lot No.:	5913 /007
Telephone:	(415) 337-8817	Zoning Districts:	RH-1 /40-X

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

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

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE .....	Single Family Dwelling .....	Single Family Dwelling
FRONT SETBACK .....	13 feet .....	No Change
SIDE SETBACKS .....	None .....	No Change
BUILDING DEPTH .....	34 feet .....	59 feet
REAR YARD .....	53 feet .....	28 feet
HEIGHT OF BUILDING .....	20 feet .....	25 feet (see project description)
NUMBER OF STORIES .....	2 stories .....	No Change
NUMBER OF DWELLING UNITS .....	1 .....	No Change
NUMBER OF OFF-STREET PARKING SPACES .....	1 .....	No Change

### PROJECT DESCRIPTION

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PLANNER'S NAME: Kimberly Durandet  
 PHONE NUMBER: (415) 575-6816  
 EMAIL: Kimberly.durandet@sfgov.org

DATE OF THIS NOTICE: 10/18/10  
 EXPIRATION DATE: 11/18/10

# APPLICATION FOR Discretionary Review Application

## 1. Owner/Applicant Information

DR APPLICANT'S NAME: <b>ZHUO QIANG OU</b>		
DR APPLICANT'S ADDRESS: <b>912 Silver Ave.</b>	ZIP CODE: <b>94134</b>	TELEPHONE: <b>(415) 823-3629</b>
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: <b>Hao Keng Liang</b>		
ADDRESS: <b>910 Silver Ave.</b>	ZIP CODE: <b>94134</b>	TELEPHONE: <b>(415) 724-8999</b>
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ( )
E-MAIL ADDRESS:		

## 2. Location and Classification

STREET ADDRESS OF PROJECT: <b>910 Silver Ave.</b>		ZIP CODE: <b>94134</b>
CROSS STREETS: <b>Amherst</b>		
ASSESSORS BLOCK/LOT: <b>5913 1007</b>	LOT DIMENSIONS:	LOT AREA (SQ FT):
		<b>RH-1/40-X</b>
ZONING DISTRICT:		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

Present or Previous Use:

Proposed Use:

Building Permit Application No.

**RECEIVED**

NOV 17 2010

CITY & COUNTY OF S.F.  
PLANNING DEPARTMENT  
PIC

10.1046D

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

In the pre-application meeting, I talked to the permit applicant. The addition in this project will too close my house. If the addition part set back from my house 5', shall be OK.

10.1046D

## 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.

Because my house is right next to the project and their lot finish grade higher than mine around 7'. The part of addition right of my house, will damage my house foundation.

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:

Follow the design; they set back from another side 5'. But not set from my house, it will damage my house foundation.

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?

We want the proposed project. It also set back 5' from my house. And during construction, be careful my house foundation.

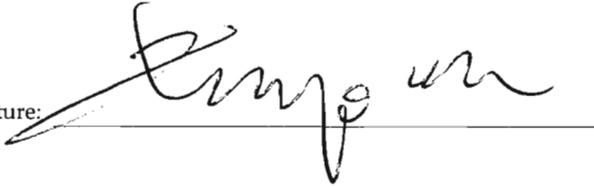
10.1044D

# 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: \_\_\_\_\_

11/17/2010

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

ZHUO QIANG OU

Owner / Authorized Agent (circle one)

10.1046B

10.1046D

# 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 type="checkbox"/> ✓
Address labels (original), if applicable	<input type="radio"/> ✓
Address labels (copy of the above), if applicable	<input type="radio"/> ✓
Photocopy of this completed application	<input 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"/> - owner application
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: \_\_\_\_\_

10.1046D

12/14/10



# SAN FRANCISCO PLANNING DEPARTMENT

## RESPONSE TO DISCRETIONARY REVIEW

Case No.: 10-1046 D

Building Permit No.: 2010.0720.7023

Address: 910 SILVER AV

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

Project Sponsor's Name: HACKENG LIANG

Telephone No.: (415) 724-8999 Mira Lee (for Planning Department to contact)

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

See attached copy

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

See attached copy

- If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Please explain your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

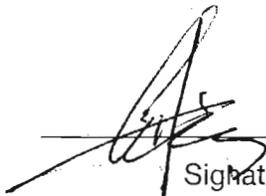
See attached copy

If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.

4. Please supply the following information about the proposed project and the existing improvements on the property.

	<u>Number of</u>	<u>Existing</u>	<u>Proposed</u>
Dwelling units (only one kitchen per unit –additional kitchens count as additional units) .....		<u>1</u>	<u>1</u>
Occupied stories (all levels with habitable rooms) ...		<u>2</u>	<u>2</u>
Basement levels (may include garage or windowless storage rooms) .....		<u>0</u>	<u>0</u>
Parking spaces (Off-Street) .....		<u>1</u>	<u>1</u>
Bedrooms .....		<u>2</u>	<u>0</u>
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas....		<u>970</u>	<u>2136</u>
Height .....		<u>16'-6"</u> (@ REAR	<u>19'-2" @ REAR</u>
Building Depth .....		<u>32'-9"</u> (AVERAGE)	<u>57'-9" (AVERAGE)</u>
Most recent rent received (if any) .....		<u>0</u>	<u>0</u>
Projected rents after completion of project .....		<u>NO</u>	<u>NO</u>
Current value of property .....		<u>\$510,000</u>	<u>-</u>
Projected value (sale price) after completion of project (if known) .....		<u>-</u>	<u>DON'T KNOW</u>

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

 \_\_\_\_\_ 12/18/10 \_\_\_\_\_ HACKENG LIANG  
 Signature Date Name (please print)

Case no: 10.1046D  
Building Permit: 201007207023  
Address: 910 Silver Avenue

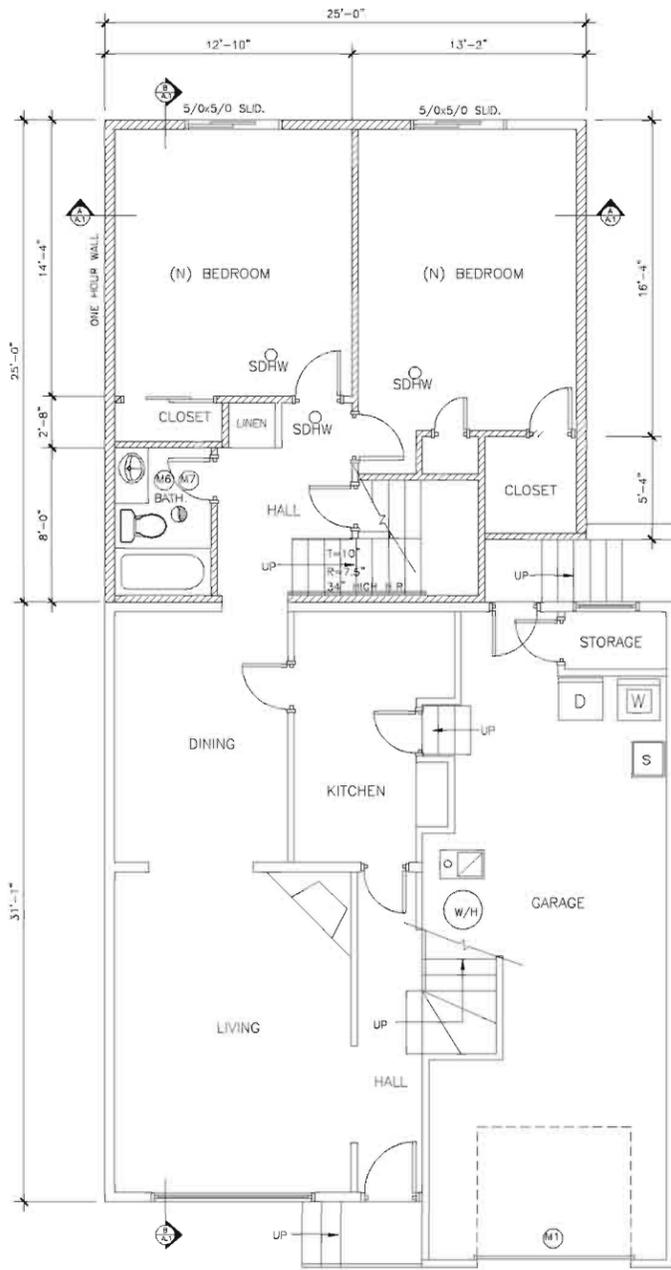
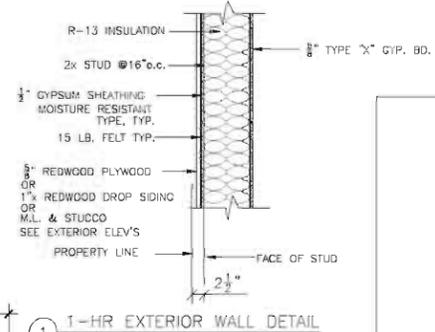
Response to Discretionary review:

1. The proposed project is designed to meet the Design Guide line of San Francisco Planning Department to comply with the height, rear setback and side setback. So the proposed project should be approved like any other project in the city.
2. During the pre-application meeting they concerned the height of building and the construction may damage his house. The height of the house is only two story high and have no negative impact to his house. For this project we will hire a professional licensed engineer to design the structural framing and foundation to comply with the current California Building Code and a licensed contractor to build this project. The foundation design will not affect his house foundation and the licensed contractor will work diligently to make sure the work will not affect his house. So there is no need to change the design.
3. The DR requester concerned that the construction will damage his house. It will not happen because the project will be designed by a professional licensed engineer so that his house foundation will not be affected. The design will be reviewed and approved by the Building Department to make sure it will not touch the adjacent house's foundation. The licensed contractor will work according to the approved plan. Like most of the San Francisco buildings with 25'-0" wide lot where the building built next to the property line and have no damage to the adjacent houses. The design is comply with the planning code and building code. I, the owner of this project, should have the same right to use his land as other owners such as the DR requester whose house is built right at the property line to the proposed project. I purchased this house this year because it is close to my parent's house (940 Silver Ave) so that they can babysit my children. The existing house has only two small bedrooms and is too small for my family. I have 3 kids and the 3 children need their own bedrooms. I need to add more bedrooms to suit for my family need. The reasons I purchased this house are to be close to my parents and school to my children. Most important is that the project would not have any adverse effect on the DR requester's house and the surrounding properties.

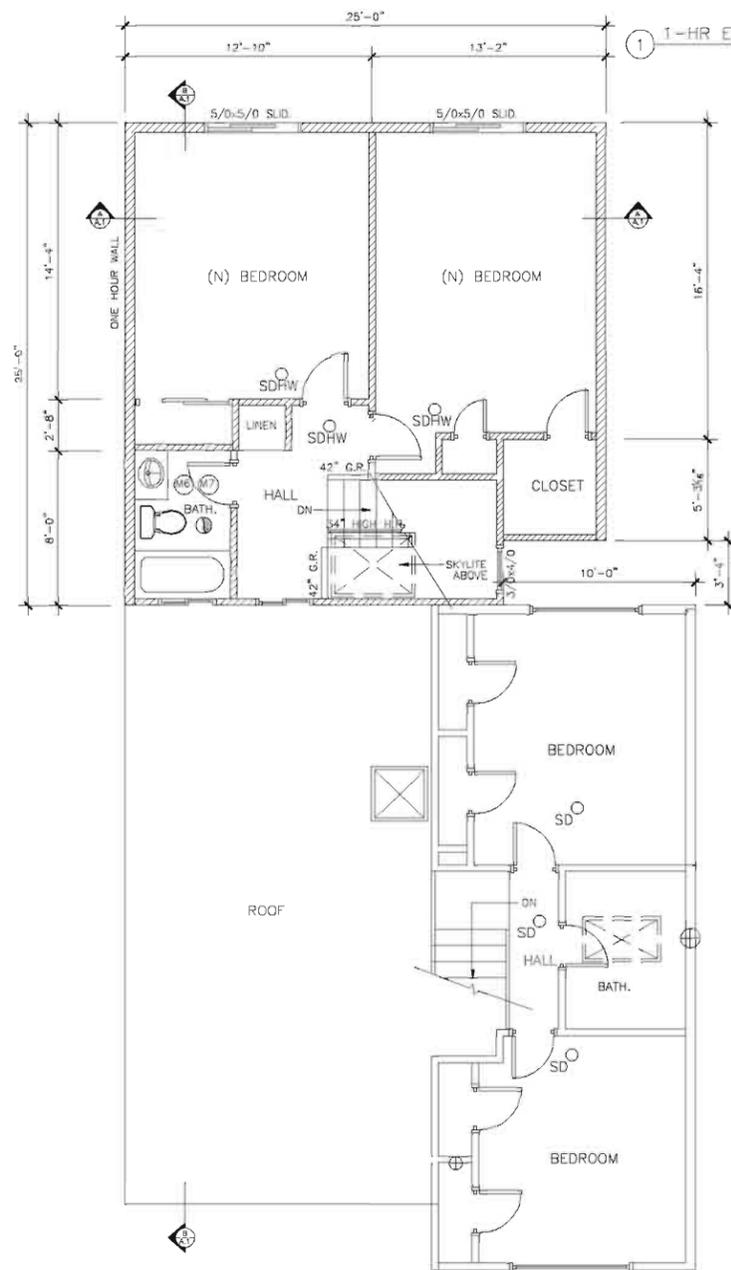


MECHANICAL NOTES:

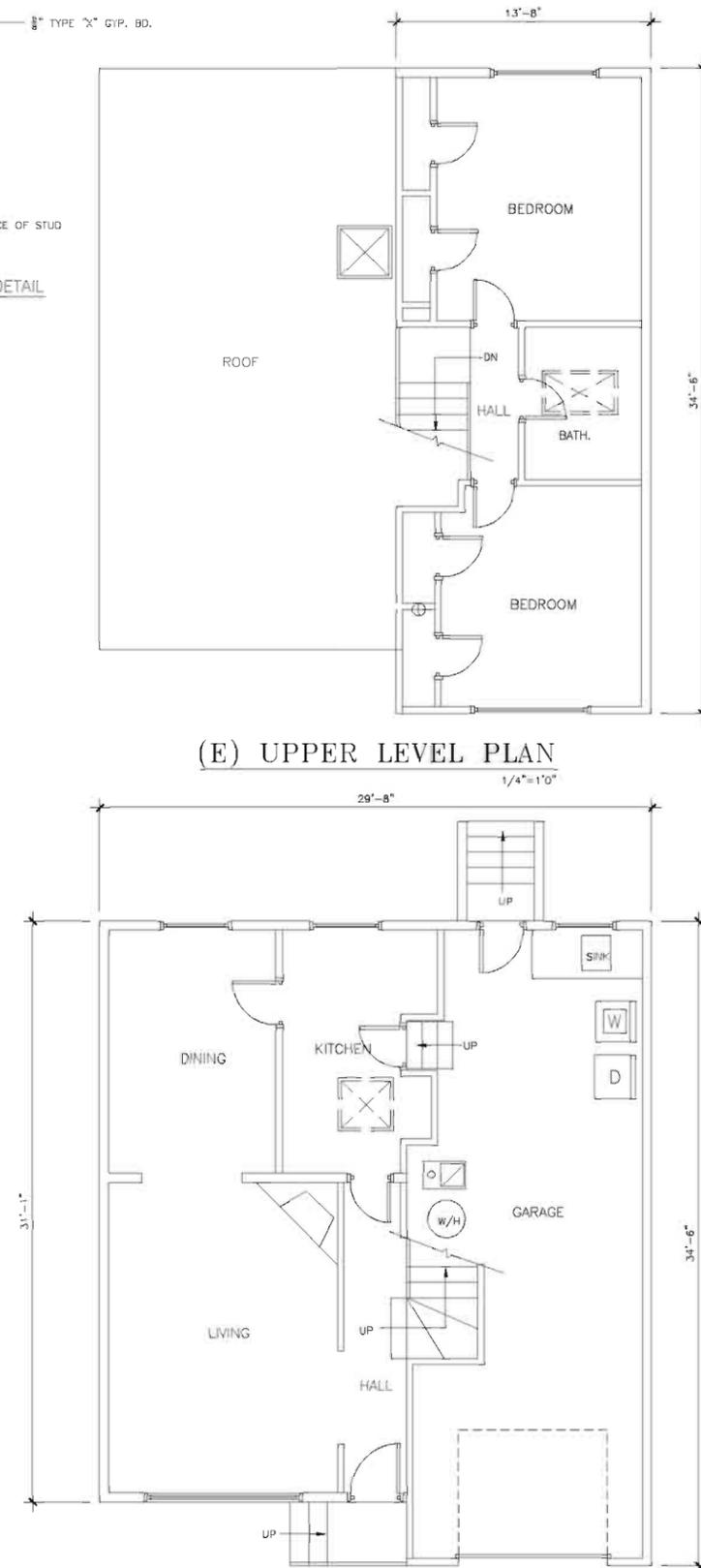
- M1 PROVIDE 200 SQ. IN. NET OPENINGS FOR GARAGE VENTILATION.
- M2 PROVIDE COMBUSTION AIR/OR OPENINGS FROM OUTSIDE FOR WATER HEATER & FURNACE PER CMC CH. 7.
- M3 PROVIDE 18" PLATFORM & SEISMIC STRAPS FOR WATER HEATER.
- M4 PROVIDE 26 GAUGE STEEL DUCT WITHIN GARAGE SPACE.
- M5 TERMINATE FLUES 4'-0" FROM PROPERTY LINE AND 2'-0" ABOVE ANY PORTION OF A BLDG.
- M6 PROVIDE EXHAUST FAN, TERMINATE OUTLET OUTSIDE 3'-0" FROM PROPERTY LINE AND BLDG. OPENINGS.
- M7 SPECIFY FLUORESCENT LIGHTING.
- M8 DRYER EXIT DUCT 14'-0" MAX. PER CMC-504.3.2



(N) LOWER LEVEL FLOOR PLAN  
1/4"=1'0"



(N) UPPER LEVEL FLOOR PLAN  
1/4"=1'0"

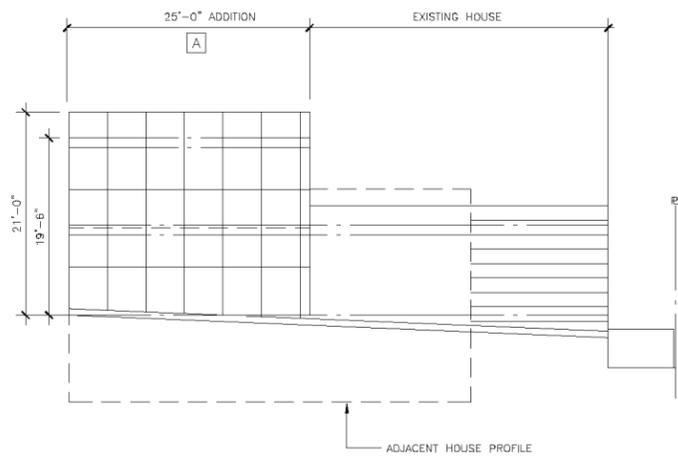


(E) UPPER LEVEL PLAN  
1/4"=1'0"

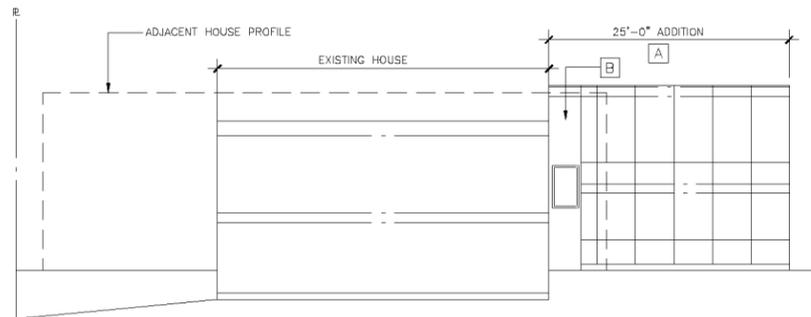
(E) LOWER LEVEL FLOOR PLAN  
1/4"=1'0"

REAR ADDITION  
910 SILVER AVENUE  
SAN FRANCISCO, CALIFORNIA

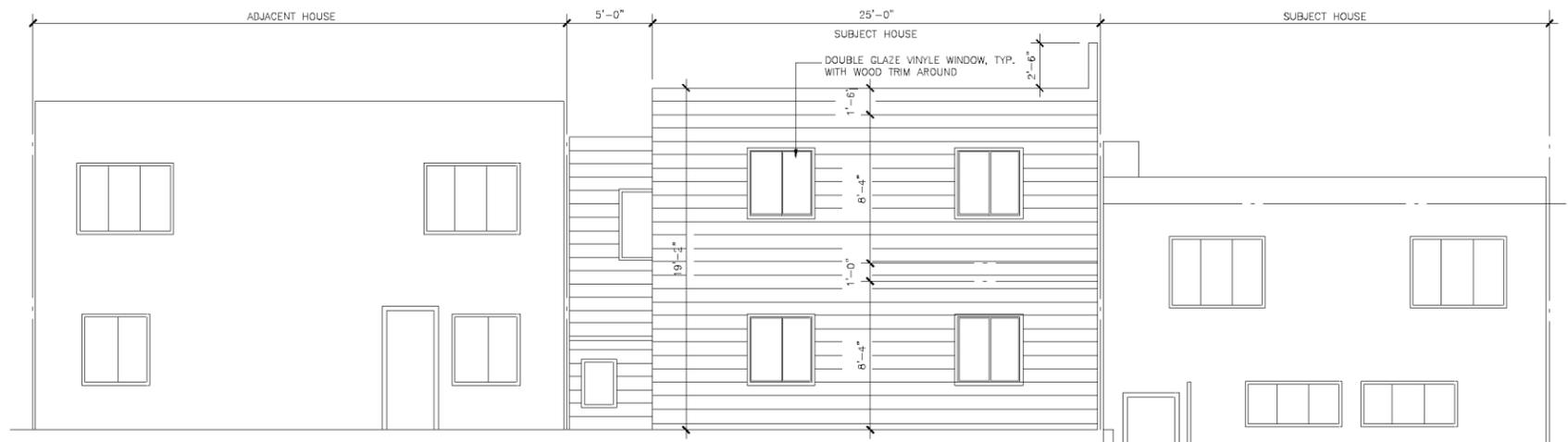
PROJECT REAR ADDITION
SHEET TITLE NEW FLOOR PLAN FIRST FLOOR PLAN
REVISIONS NO. DATE
BLDG. APPL. NO.
SCALE: AS SHOWN
DATE PRINT DATE
SHEET <b>A.2</b>
JOB NO.
ADDRESS 910 SILVER AVENUE



**LEFT ELEVATION**  
1/8"=1'0"



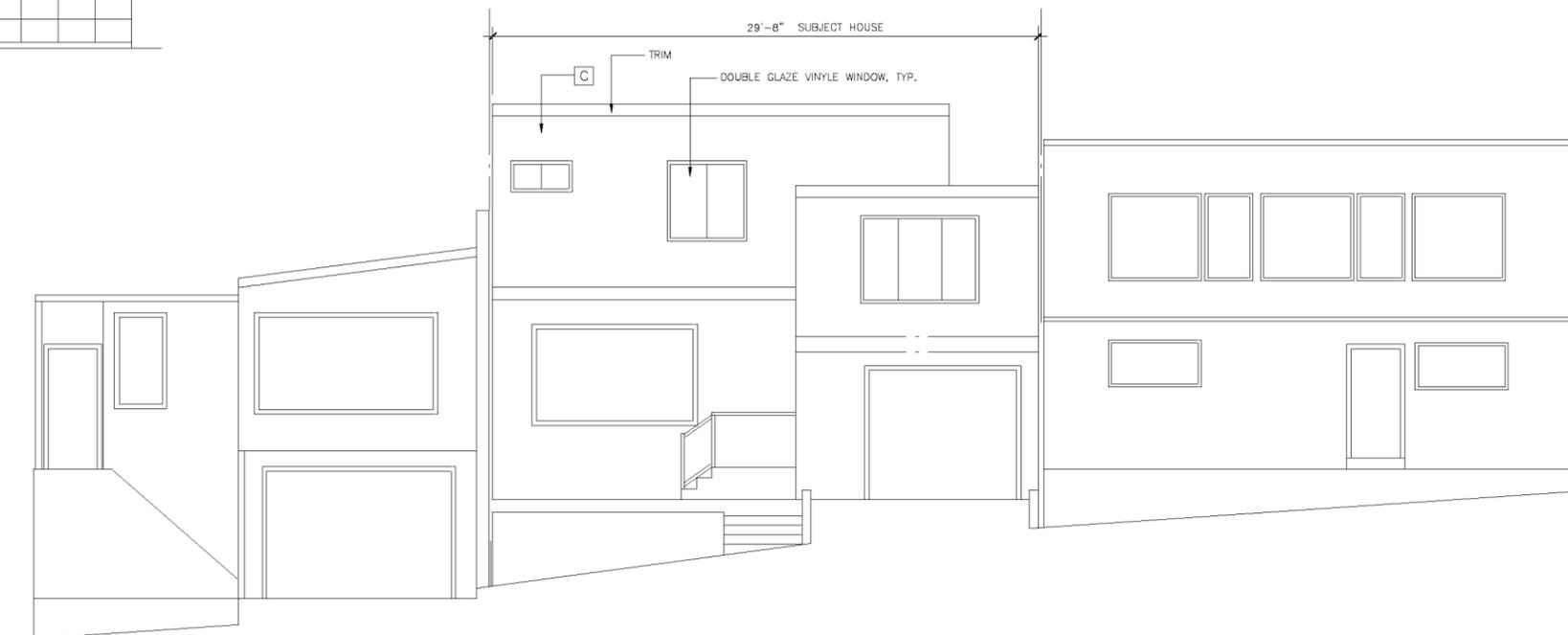
**RIGHT ELEVATION**  
1/8"=1'0"



**REAR ELEVATION**  
1/4"=1'0"

**EXTERIOR FINISH:**

- A** 3/4" REDWOOD PLYWOOD ON 15 LB. FELT ON 1/2" MOISTURE RESISTANT TYPE GYP. SHEATHING.
- B** WOOD HORIZONTAL SIDING TO MATCH (E)
- C** M.L. & INTEGRALLY COLORED, STUCCO ON 15 LB. FELT ON 1/2" PLYWOOD SHEATHING. STUCCO COLOR SHALL BE AS SELECTED WITH FINE (OR MEDIUM, COURSE) SAND FINISH.



**FRONT ELEVATION**  
1/4"=1'0"

REAR ADDITION  
910 SILVER AVENUE  
SAN FRANCISCO, CALIFORNIA

PROJECT  
REAR ADDITION

SHEET TITLE  
ELEVATIONS

REVISIONS  
NO. DATE

BLDG. APPL. NO.

SCALE:  
AS SHOWN

DATE  
PRINT DATE

SHEET

A.3

JOB NO.

ADDRESS  
910 SILVER AVENUE