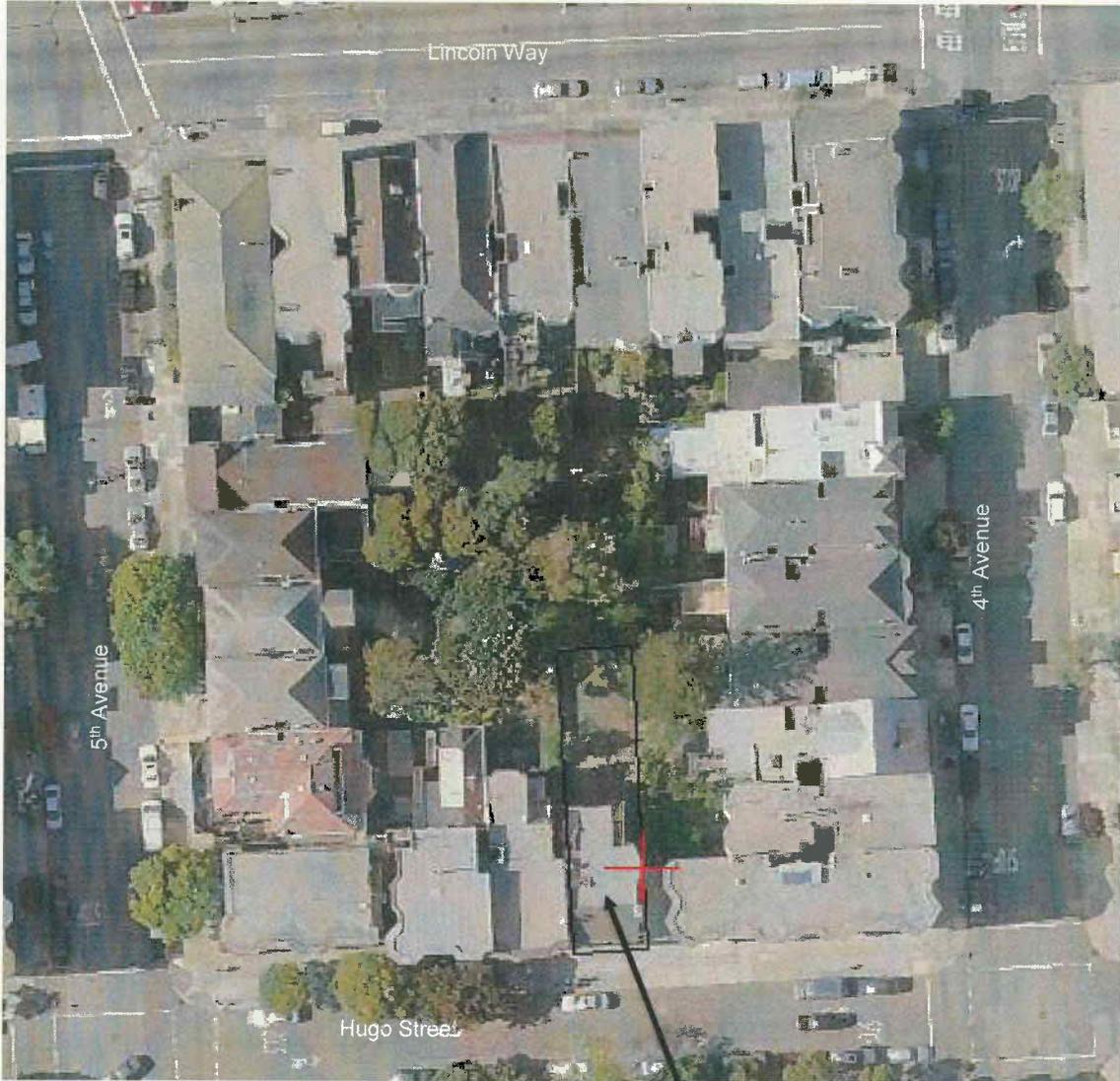


Aerial Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2010.1136D
324 Hugo Street



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: NOVEMBER 3, 2011

Continued from the June 9 and September 15, 2011 Hearings

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: October 27, 2011
Case No.: 2010.1136D
Project Address: 324 Hugo Street
Permit Application: 2006.05.04.0607
Zoning: RH-2 (Residential House, Two-Family)
40-X Height and Bulk District
Block/Lot: 1746/009
Project Sponsor: John Lau
Dickson Consulting Group
5616 Geary Boulevard
San Francisco, CA 94121
Project Representative: Jeremy Paul
Staff Contact: Quickdraw Permit Consulting
Sara Vellve – (415) 558-6263
Sara.Vellve@sfgov.org
Recommendation: **Do not take DR and approve the project as noticed in 2010.**

BACKGROUND

This item was continued twice in order for the project sponsor and DR requestors to meet and attempt to reach an agreement so that the request for Discretionary Review could be withdrawn. As of October 27, 2011, the parties are continuing to discuss alternatives. In late September, the parties met to review an alternative massing of the rear addition. At this meeting the sponsor proposed to eliminate the second floor of the two-story permitted obstruction and relocate this volume to the east side of the three-story addition. The increased volume would extend to the east property line, which is shared with some of the DR requestors. The Department understands that the sponsor will be speaking to the DR requestors after this packet has been distributed to discuss a reduction in this relocated volume.

The Department is supportive of a reduction in the volume of the two-story permitted obstruction, but has not required this modification in order to support the project noticed in 2010. The Department is not supportive of the new volume proposed to be added to the building's east side as it would reduce a side setback that helps to address the three-story volume.

CURRENT PROPOSAL

To date, revisions to the plans have not been submitted to the Department of Building Inspection. The current plans were noticed in 2010.

REQUIRED COMMISSION ACTION

The Department recommends the Commission not take DR and approve the project noticed in 2010.

BASIS FOR RECOMMENDATION

The Residential Design Team (RDT) reviewed the current proposal prior to its Section 311 notification and after the request for Discretionary Review was filed. In both reviews the RDT found that the proposal did not create an exceptional or extraordinary circumstance for the following reasons:

- The proposed addition is set back from the east side property line approximately five feet and respects a lightwell along the west side property line;
- The three-story component of the project will create a similar mass at a similar lot depth to other three-story buildings on the block;
- The two-story component of the project steps down from the three-story addition, is set back from each side property line and is of an acceptable overall mass to extend beyond the general massing of buildings within the block's interior;
- The side setbacks and stepping down of the addition do not significantly compromise the connection between the rear yards of buildings fronting on 4th Avenue and the block's overall mid-block open space.
- Due to the proposed articulated massing, the proposal is appropriate for a key lot.

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.

RECOMMENDATION: Do not take DR and approve project as noticed in 2010.
--

Attachments:

- Revised Discretionary Review Abbreviated Analysis
- Sponsor Submittal
- DR requestor's submittal from June 9, 2011



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: NOVEMBER 3, 2011

(CONTINUED FROM JUNE 9, 2011 AND SEPTEMBER 15, 2011)

Date: October 27, 2011
Case No.: 2010.1136D
Project Address: 324 Hugo Street
Permit Application: 2006.05.04.0607
Zoning: RH-2 (Residential House, Two-Family)
40-X Height and Bulk District
Block/Lot: 1746/009
Project Sponsor: John Lau
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5616 Geary Boulevard
San Francisco, CA 94121
Project Representative: Jeremy Paul
Quickdraw Permit Consulting
Staff Contact: Sara Vellve – (415) 558-6263
Sara.Vellve@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 existing building is a three-story single-family house approximately 43 feet in depth. The proposal is to construct a horizontal addition at the rear of the building consisting of the following components:

- A three-story component approximately 12 feet deep that is set back from the east side property line by approximately 5 feet; and
- A two-story 12-foot deep component with roof deck that is set back from each side property line by 5 feet.

A second dwelling unit containing two bedrooms would be added to the building in the expanded ground second floors.

The current project is a revision of a project reviewed by the Planning Department in 2006. The 2006 project proposed a horizontal addition the same depth as the current proposal, but with the three-story portion extending both side property lines and with the two-story portion consisting of open decks and stairs rather than enclosed habitable space. The 2006 project was noticed to the public per Section 311 in September, 2006 and no request for Discretionary Review was submitted. The Planning Department approved the 2006 project. However, the permit for this project was never issued and the sponsor subsequently revised the proposal, which required Planning Department review.

SITE DESCRIPTION AND PRESENT USE

A three-story single-family house containing one off-street parking space is currently located on the project site. The 100 foot deep by 25 feet wide subject lot is a “key lot” with its east side property line abutting lots that front on 4th Avenue. The subject lot is one of three lots on the block that front on Hugo Street.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The property is located in the Inner Sunset neighborhood one block south of Golden Gate Park. The subject block is slightly irregular in that it is square in shape which impacts the lot configuration. Lots to the east and west of the site range in depth from 95 feet to 120 feet deep and lots to the north are 95 feet in depth. Of 25 lots on the block, approximately 16 are occupied by buildings containing two to six dwelling units.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311/312 Notice	30 days	9/29/2006 to 10/29/2006	No DR Filed or opposition	N/A	N/A
311/312 Notice	30 days	11/3/10 to 12/3/10	12/3/10	June 2, 2011	±180 days

The project has been noticed twice due to revisions and the time frame of overall permit review.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	May 30, 2011	May 27, 2011	13+ days
Mailed Notice	10 days	May 30, 2011	May 27, 2011	13+ days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	5 properties/18 people	1
Other neighbors on the block or directly across the street	0	2 properties/4 people	0
Neighborhood groups	0	Unknown	0

Owners and occupants of adjacent lots to the east and west, and other properties on the block are concerned that the proposed development extends too deep into the lot, does not preserve the mid-block open space, does not respect the existing development pattern of the block, will obstruct light and air to neighboring properties and does not provide adequate parking for two homes.

DR REQUESTOR

Stephen Williams submitted the request for Discretionary Review as a representative for a group named the Fourth and Hugo Neighbors. The group consists of owners and occupants who reside in buildings that abut the subject property on the east and front on 4th Avenue, the adjacent building to the west and properties fronting 5th Avenue and Lincoln Way that are not adjacent to the subject property.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated December 3, 2010.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated November 27, 2011.

ENVIRONMENTAL REVIEW

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

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team (RDT) reviewed the current proposal prior its Section 311 notification and after the request for Discretionary Review was filed. In both reviews the RDT found that the proposal did not create an exceptional or extraordinary circumstance for the following reasons:

- The proposed addition is set back from the east side property line approximately five feet and respects a lightwell along the west side property line;
- The three-story component of the project will create a similar mass at a similar lot depth to other three-story buildings on the block;
- The two-story component of the project steps down from the three-story addition, is set back from each side property line and is of an acceptable overall mass to extend beyond the general massing of buildings within the block's interior;
- The side setbacks and stepping down of the addition do not significantly compromise the connection between the rear yards of buildings fronting on 4th Avenue and the block's overall mid-block open space.
- Due to the proposed articulated massing, the proposal is appropriate for a key lot.

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.

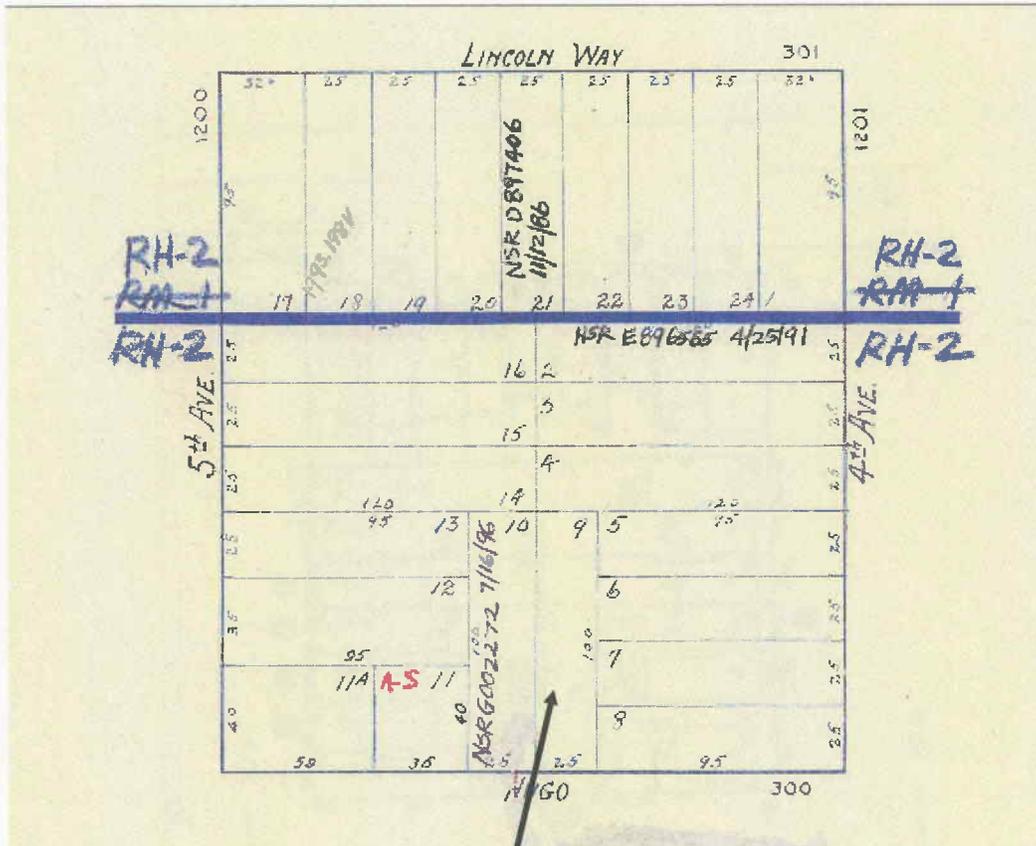
RECOMMENDATION: Do not take DR and approve project as revised.

Attachments:

Block Book Map
Sanborn Map
Zoning Map

Aerial Photographs
Context Photographs
2006 and 2010 Section 311 Notices and Reduced Plans
DR Application
Response to DR Application dated October 27, 2011

Parcel Map

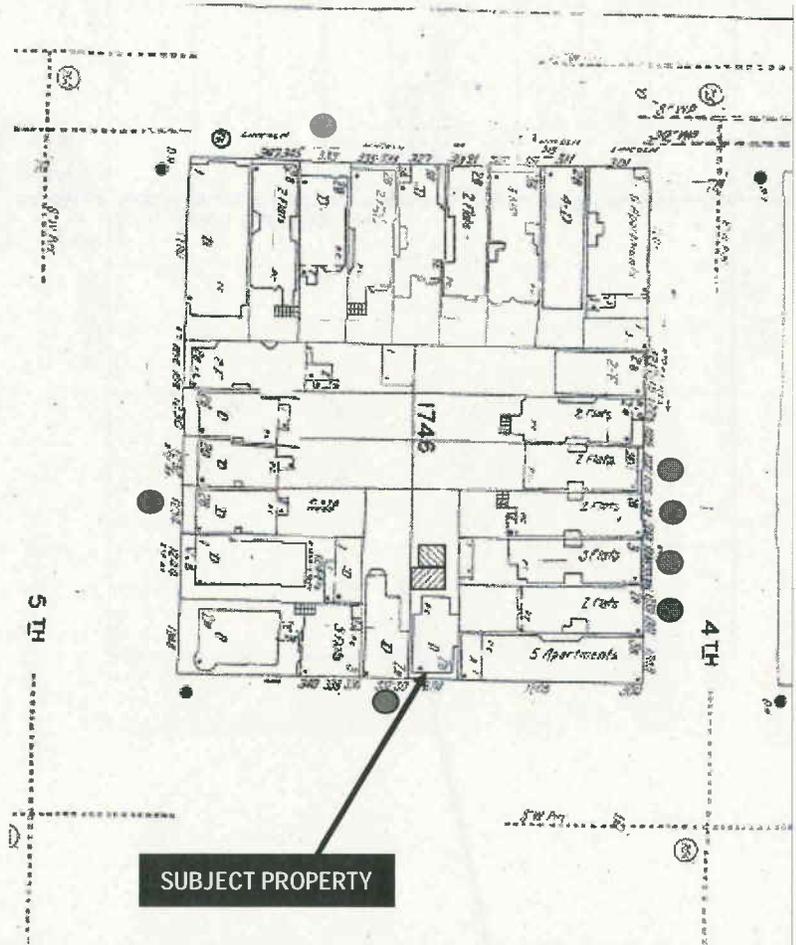


SUBJECT PROPERTY



Discretionary Review Hearing
 Case Number 2010.1136D
 324 Hugo Street

Sanborn Map*



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



-  Approximate mass of two-story addition.
-  Approximate mass of three-story addition.
-  Neighbors in opposition to the project.

Discretionary Review Hearing
Case Number 2010.1136D
 324 Hugo Street

Zoning District 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-OSD

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

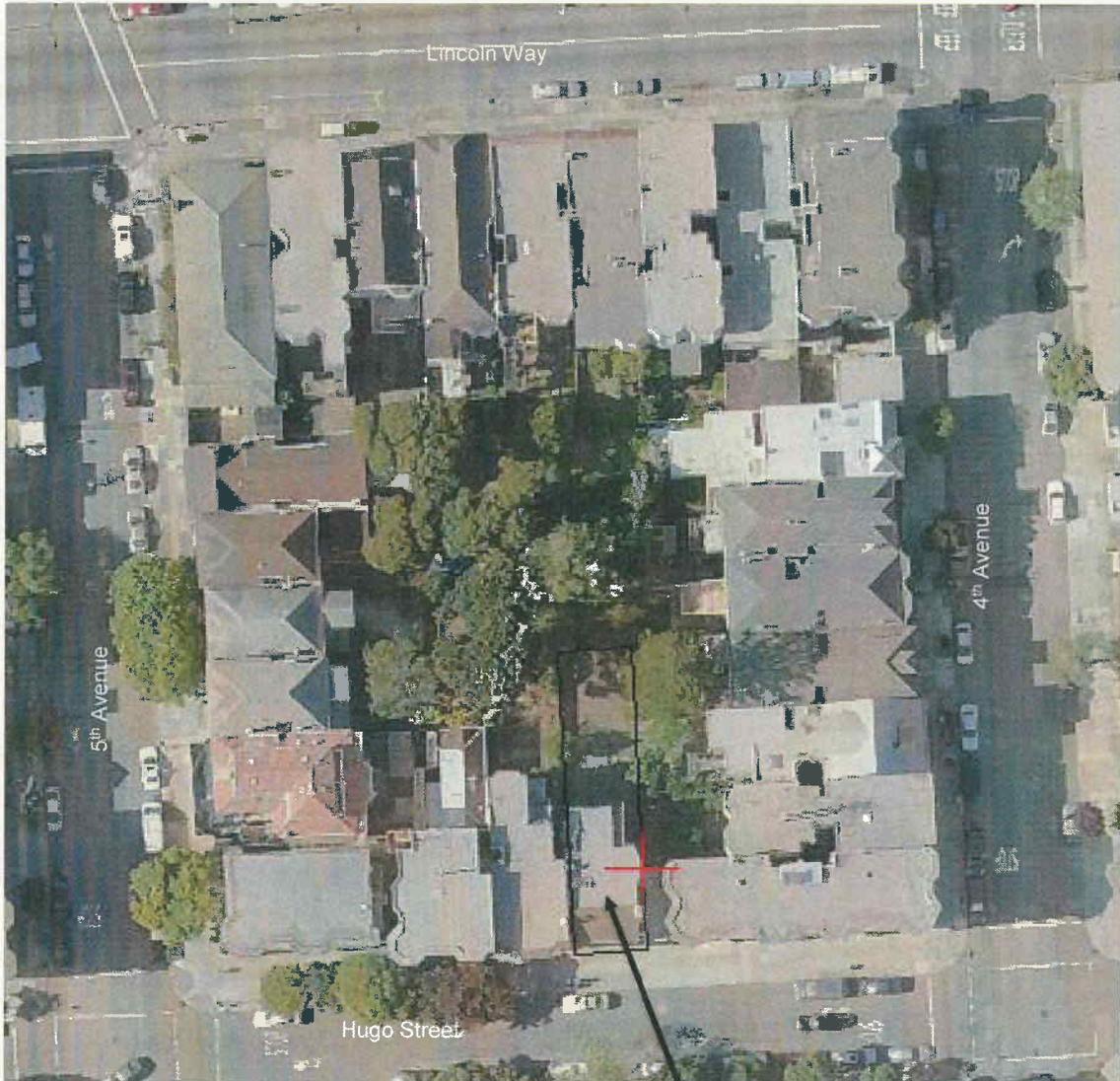
PUBLIC DISTRICT

P



Discretionary Review Hearing
Case Number 2010.1136D
324 Hugo Street

Aerial Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2010.1136D
324 Hugo Street

Aerial Photo

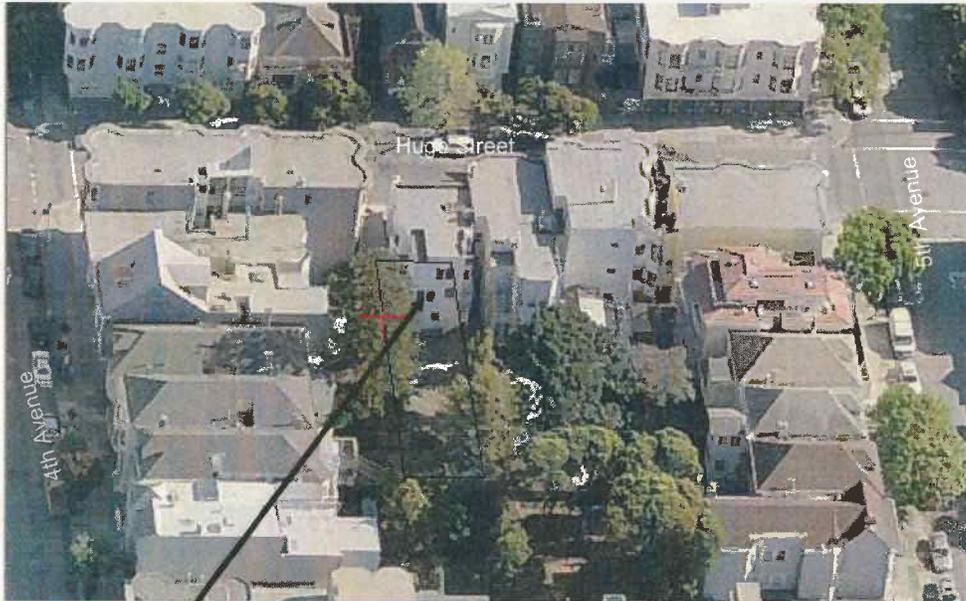


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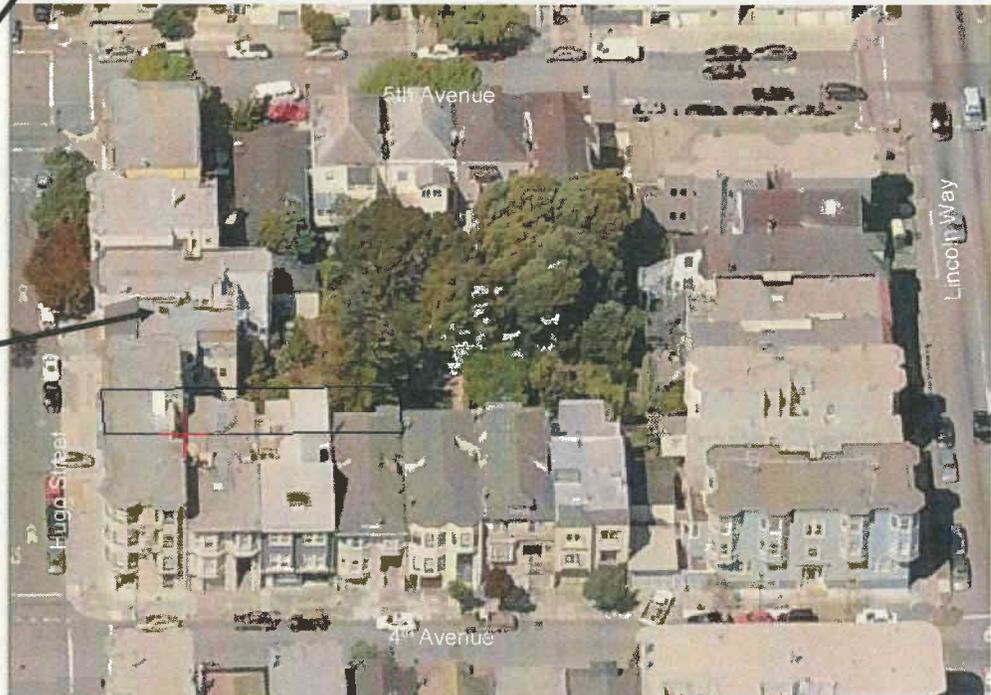


Discretionary Review Hearing
Case Number 2010.1136D
324 Hugo Street

Aerial Photo

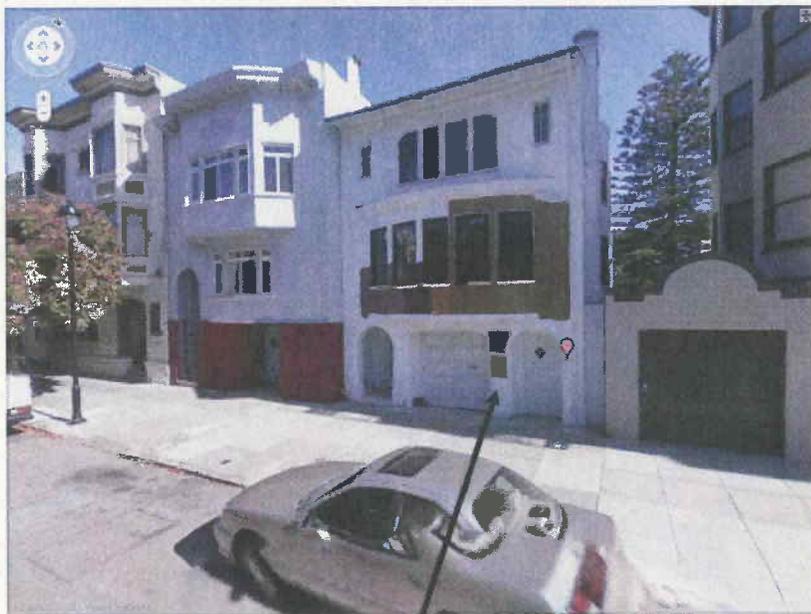


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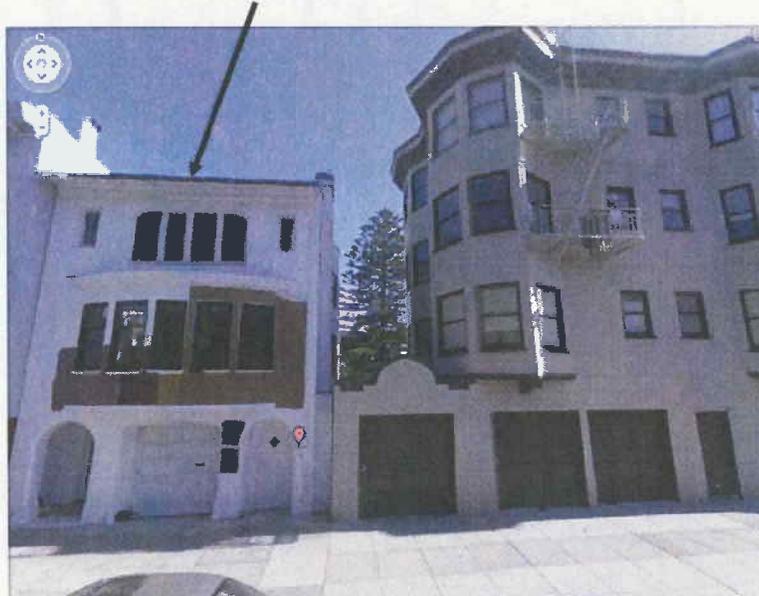


Discretionary Review Hearing
Case Number 2010.1136D
324 Hugo Street

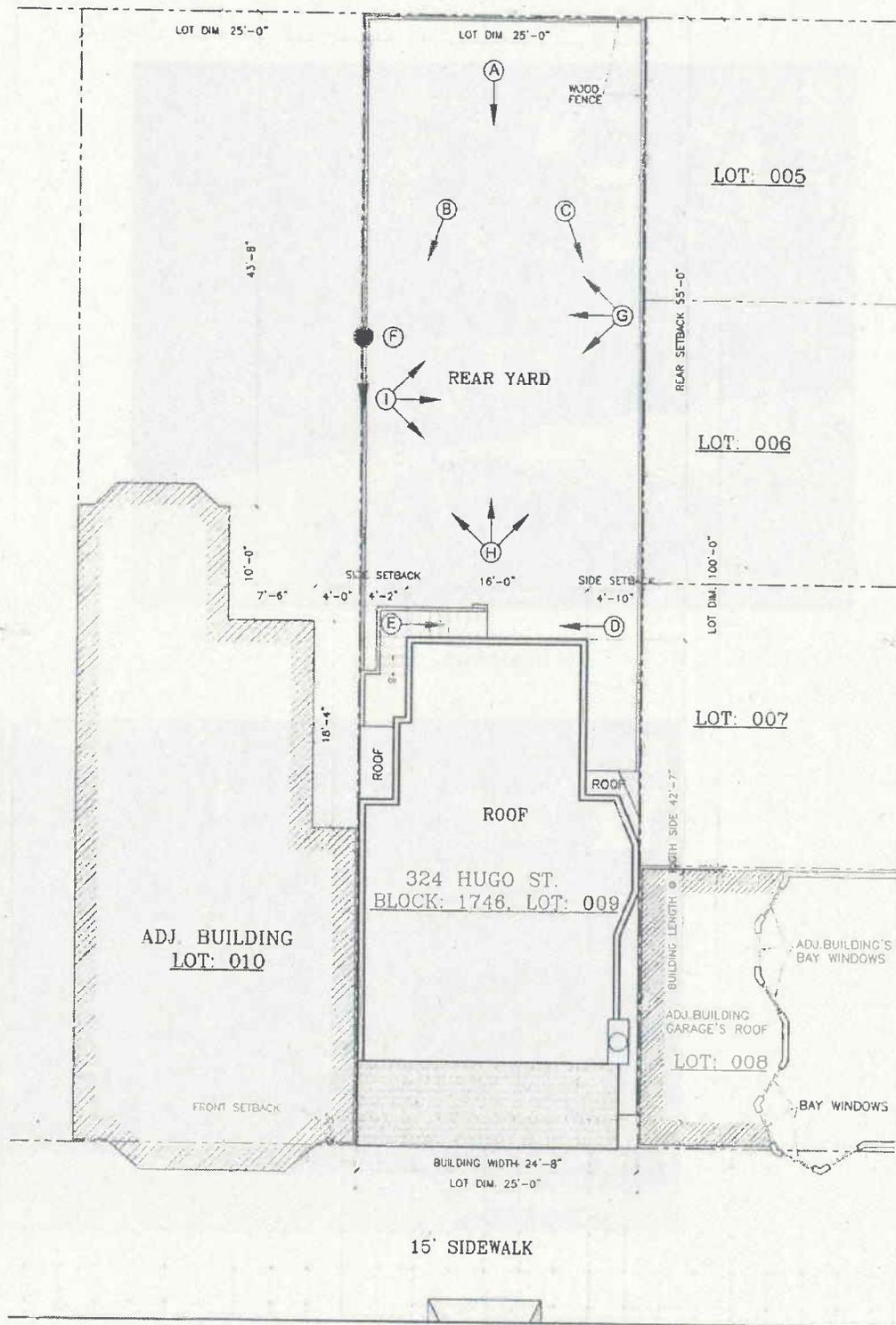
Context Photo



324 Hugo Street



Discretionary Review Hearing
Case Number 2010.1136D
324 Hugo Street



(E) SITE PLAN W/ PHOTO SPOT

(A) SPOT OF TAKING PHOTO





PHOTO TOOK FROM SPOT A



PHOTO TOOK FROM SPOT 5



PHOTO TOOK FROM SPOT C

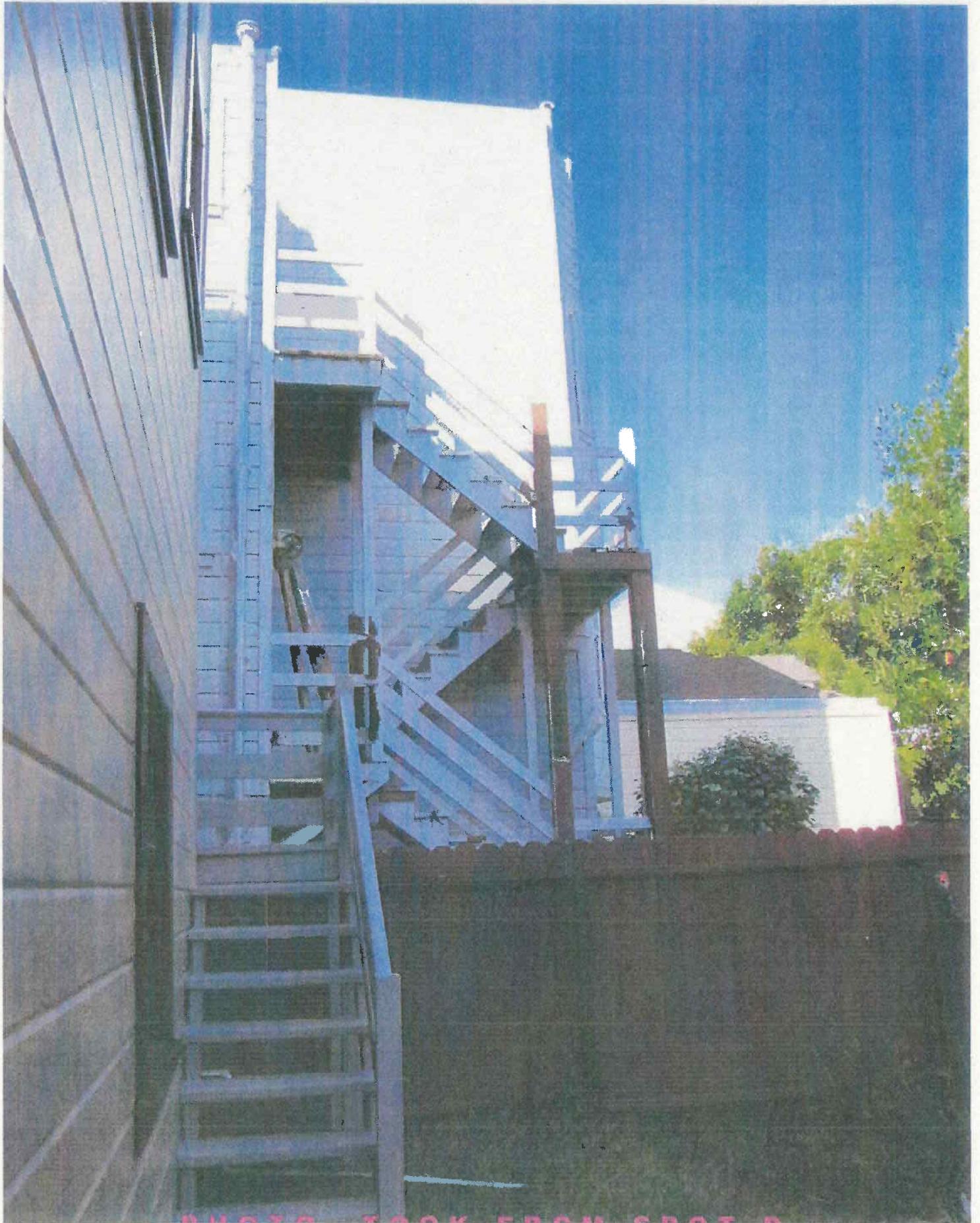




PHOTO TOOK FROM SPOT E

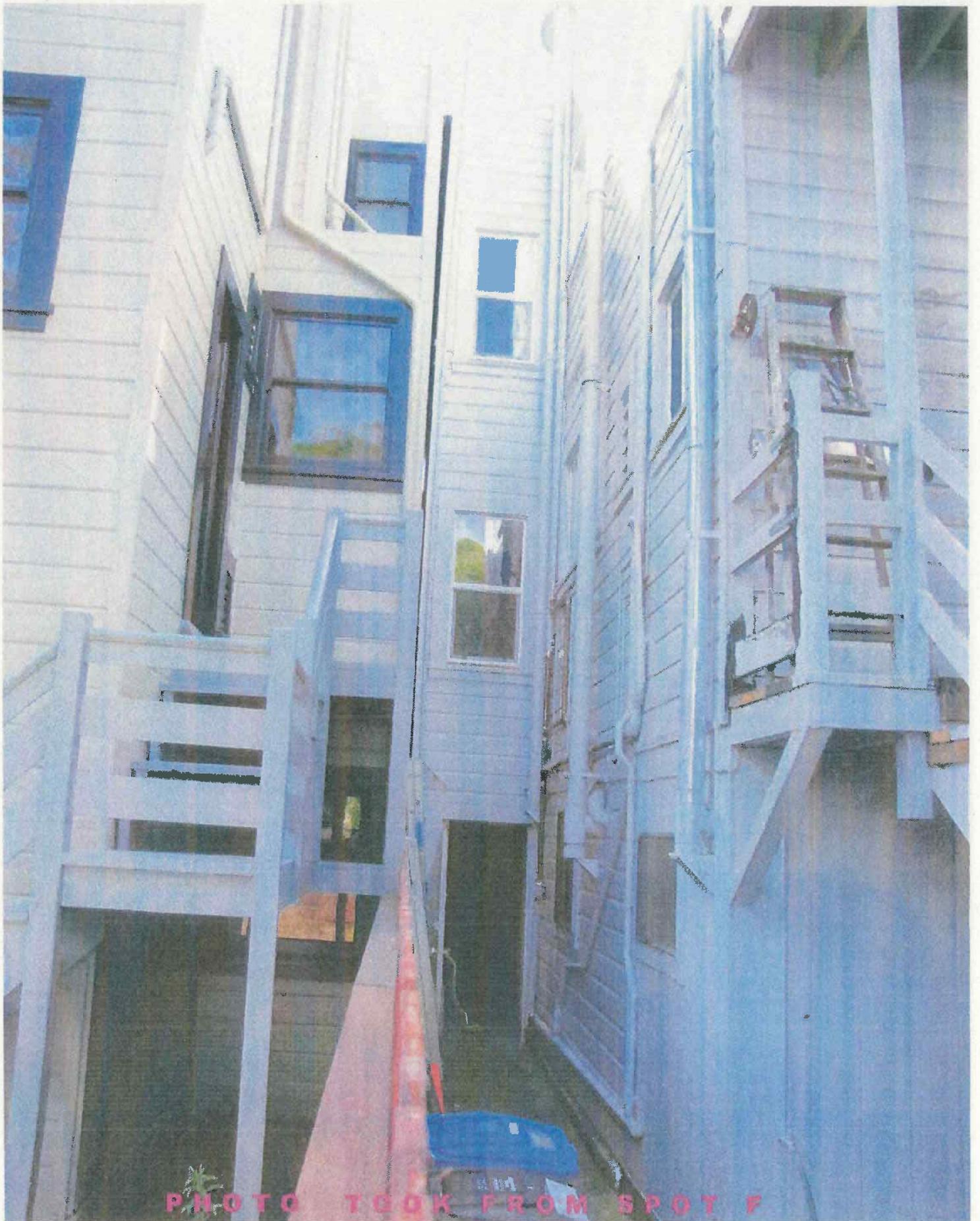


PHOTO TOOK FROM SPOT F

PHOTO TOOK FROM SPOT G

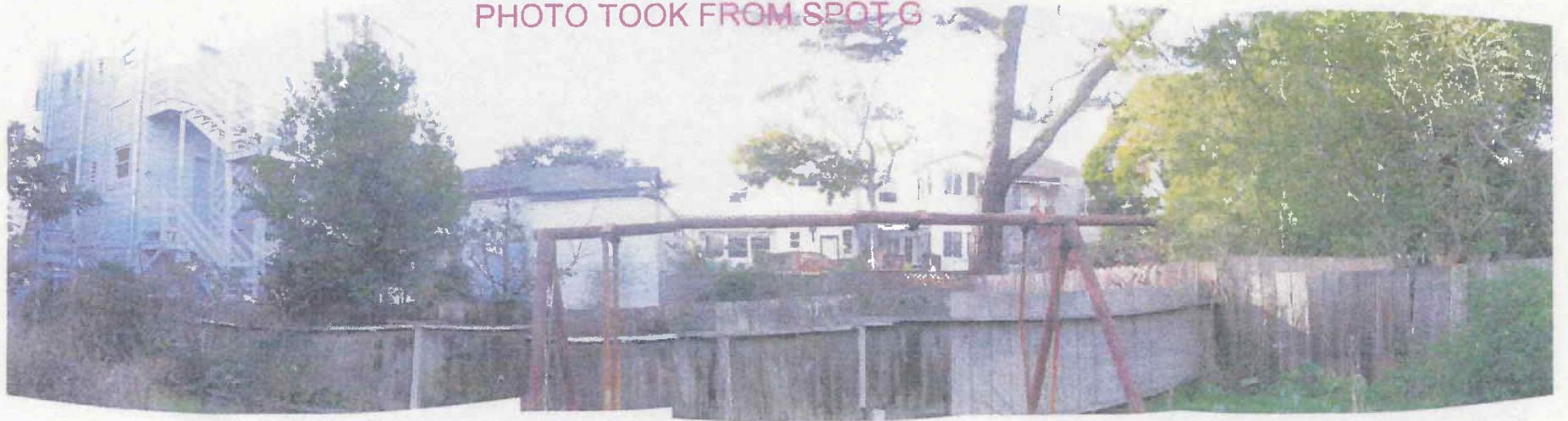


PHOTO TOOK FROM SPOT H

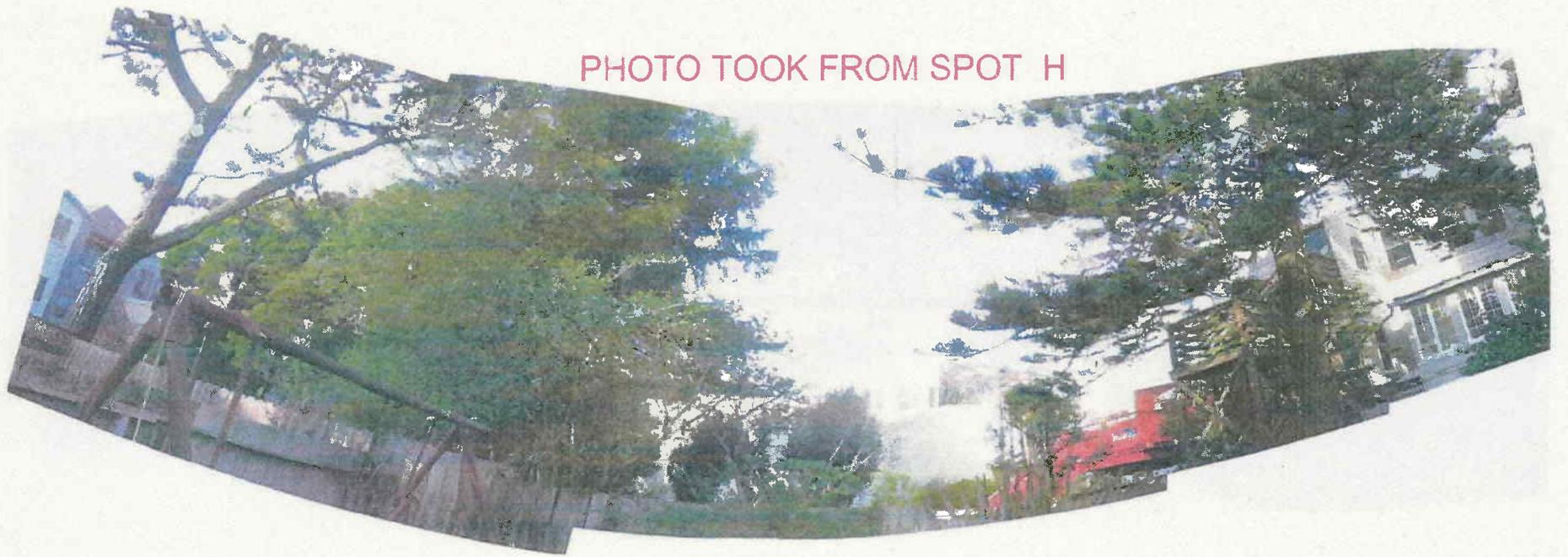




PHOTO TOOK FROM SPOT 1





PLANNING DEPARTMENT

City and County of San Francisco
1660 Mission Street, Suite 500
San Francisco, CA 94103-2414

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On May 4, 2006, the Applicant named below filed Building Permit Application No. 2006.05.04.0670 (Alteration) with the City and County of San Francisco.

APPLICANT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Dickson Consulting Group	Project Address:	324 Hugo Street
Attention:	John Lau	Cross Streets:	4 th /5 th Avenues
Address:	5616 Geary Boulevard	Assessor's Block /Lot No.:	1746/009
City, State:	San Francisco, CA 94121	Zoning District:	RH-2
Telephone:	(415) 831 - 7180	Height-Bulk District:	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 checked="" type="checkbox"/> ALTERATION
<input type="checkbox"/> VERTICAL EXTENSION		<input checked="" type="checkbox"/> CHANGE # OF DWELLING UNITS	<input type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE)	<input checked="" type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
FRONT SETBACK (main bldg)	0' (+/-)	0' (+/-)
SIDE SETBACKS	5' (+/-) East, 4' (+/-) West	0'
BUILDING DEPTH	45' (+/-)	56' (+/-)
REAR YARD	55'	44' to rear building wall
HEIGHT OF BUILDING (from curb)	As Is	31' to rear of stairs
NUMBER OF STORIES	As Is	No Change
NUMBER OF DWELLING UNITS	1	2
NUMBER OF OFF-STREET PARKING SPACES	1+	2

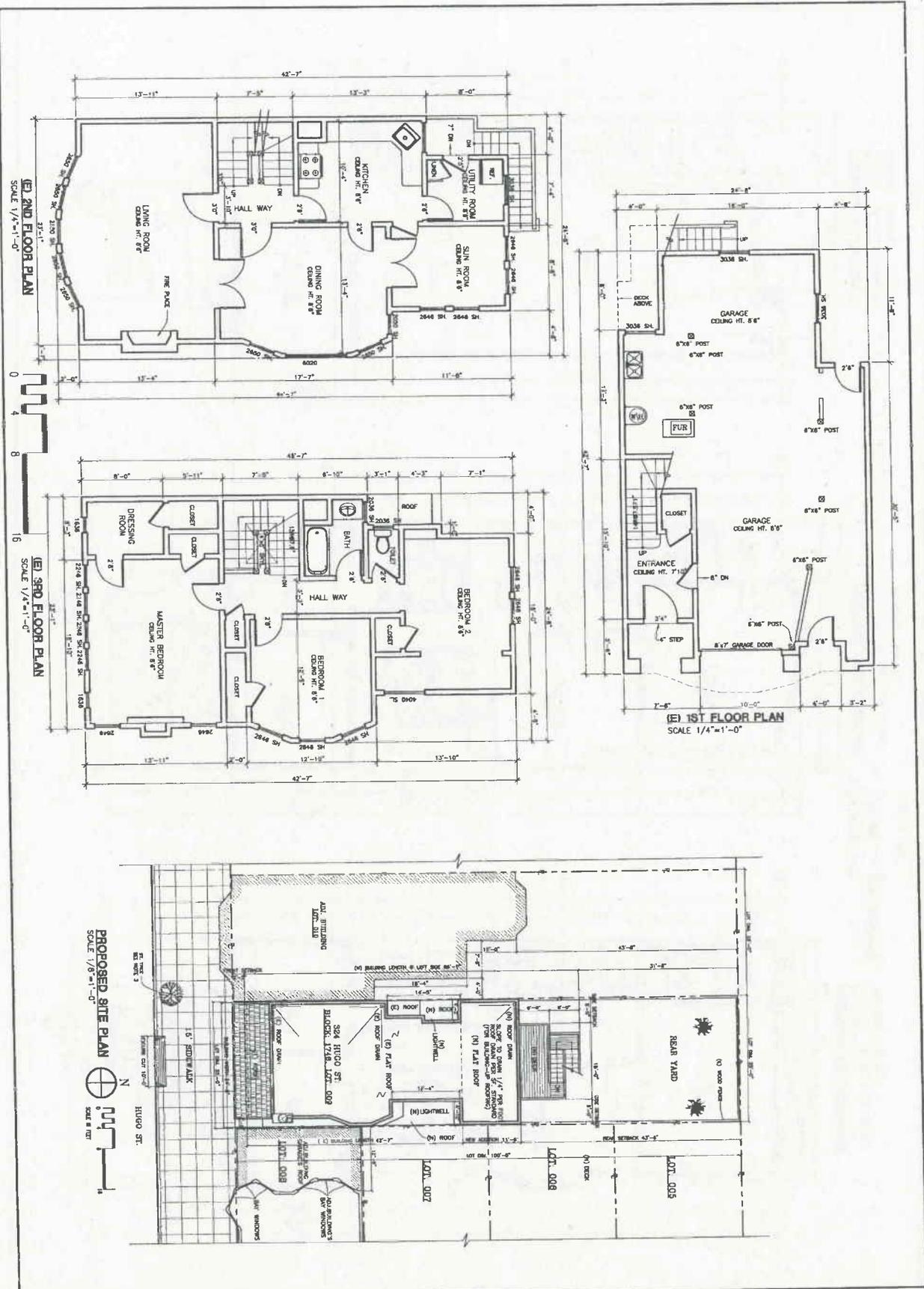
PROJECT DESCRIPTION

The proposal is to construct a rear horizontal addition and add one dwelling unit to the existing single-family dwelling per the enclosed plans. The overall building depth would be increased by approximately 12, and open decks and railings would extend an additional 12 feet.

PLANNER'S NAME: Sara Vellve
PHONE NUMBER: (415) 558-6263
FAX NUMBER: (415) 558-6409
EMAIL: Sara.Vellve@sfgov.org

DATE OF THIS NOTICE: 9/29/06

EXPIRATION DATE: 10/29/06



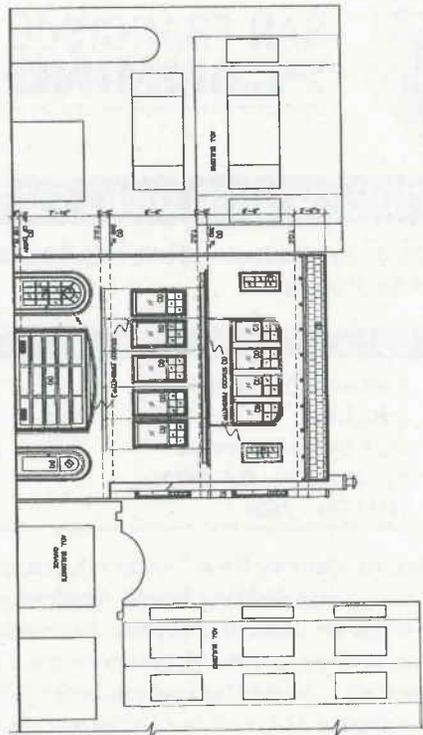
BLOCK 1746, LOT-009
 324 HUGO STREET
 SAN FRANCISCO, CA 94122
 Application #

SITE & ROOF PLAN
EXISTING FLOOR PLANS

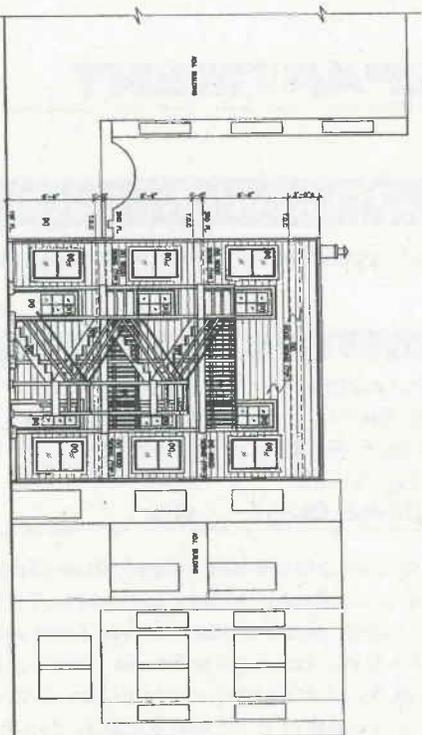
DICKSON CONSULTING GROUP
 5616 Geary Blvd, Suite 201
 San Francisco, Ca 94121
 Phone: (415) 831-7180
 Fax: (415) 831-7781

DATE: 01.24.08
 SCALE: AS SHOWN
 SHEETS: 1
 OF: A-1

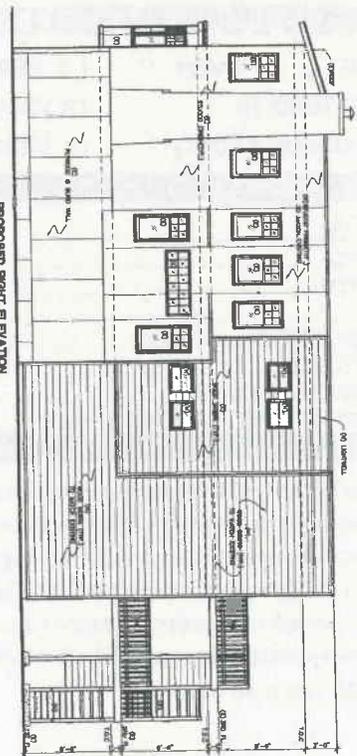
PERSONS: 57



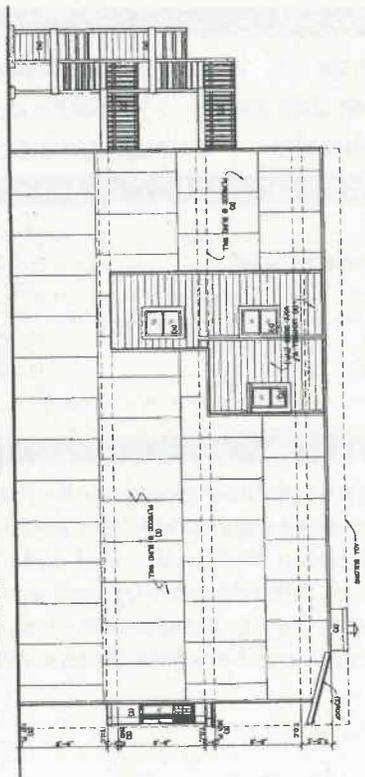
PROPOSED FRONT ELEVATION
SCALE 3/16"=1'-0"



PROPOSED REAR ELEVATION
SCALE 3/16"=1'-0"



PROPOSED RIGHT ELEVATION
SCALE 3/16"=1'-0"



PROPOSED LEFT ELEVATION
SCALE 3/16"=1'-0"





SAN FRANCISCO PLANNING DEPARTMENT

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On May 4, 2006, the Applicant named below filed Building Permit Application No. 2006.05.04.0670 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Dickson Consulting Group	Project Address:	324 Hugo Street
Attention:	John Lau	Cross Streets:	4th/5th Avenues
Address:	5616 Geary Boulevard	Assessor's Block /Lot No.:	1746/009
City, State:	San Francisco, CA 94121	Zoning District:	RH-2
Telephone:	(415) 831 - 7180	Height-Bulk District:	40-X

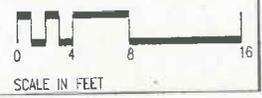
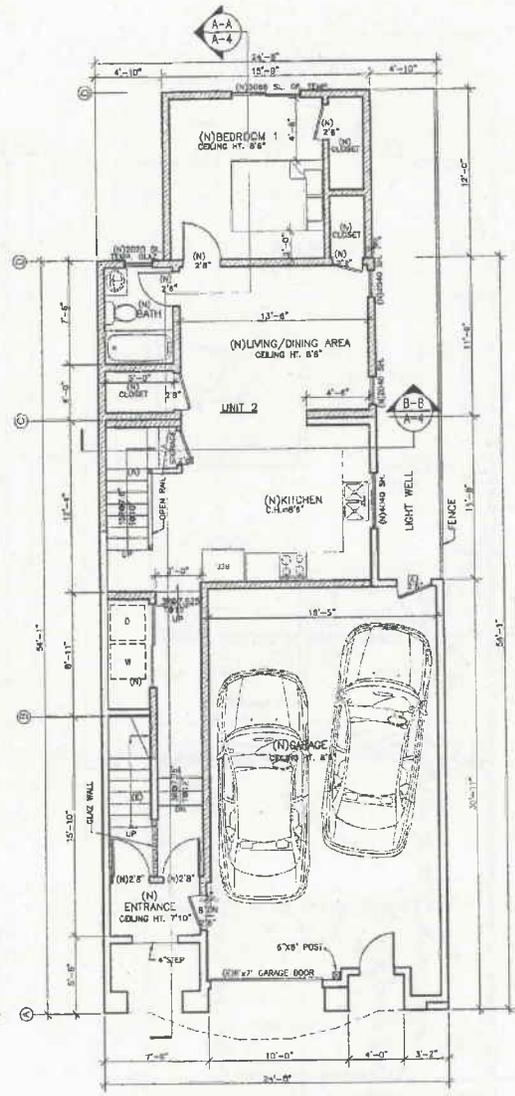
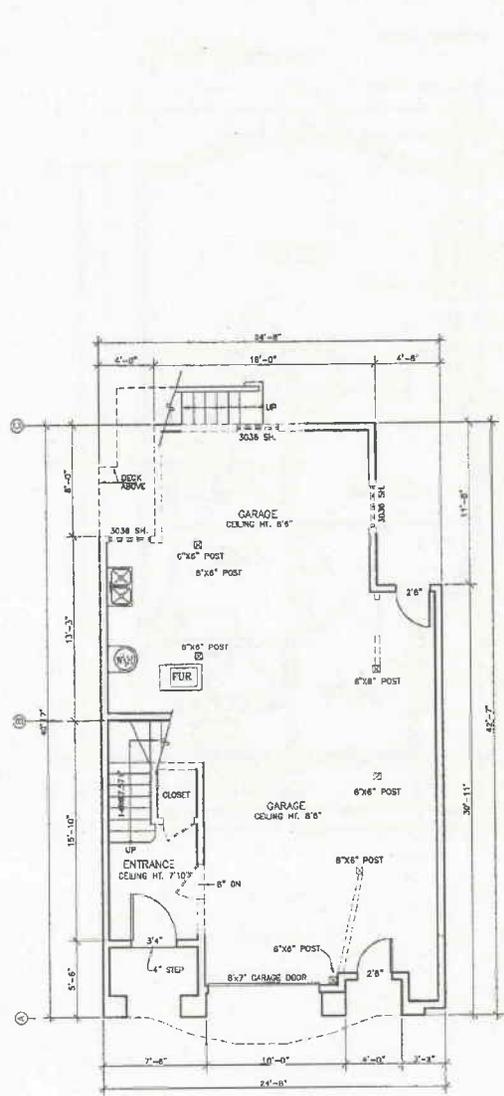
Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about 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 type="checkbox"/> VERTICAL EXTENSION		<input type="checkbox"/> CHANGE # OF DWELLING UNITS <input type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input checked="" type="checkbox"/> HORIZ. EXTENSION (SIDE) <input checked="" type="checkbox"/> HORIZ. EXTENSION (REAR)
PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
FRONT SETBACK.....	±2'	No Change
SIDE SETBACKS	±5' East, ±4' West.....	± 5' East, ± 0' West
BUILDING DEPTH.....	±43'	±66'
REAR YARD.....	±55'	±32'
HEIGHT OF BUILDING (from curb)	As Is.....	No Change
NUMBER OF STORIES	As Is.....	No Change
NUMBER OF DWELLING UNITS	1.....	2
NUMBER OF OFF-STREET PARKING SPACES	1+.....	2
PROJECT DESCRIPTION		

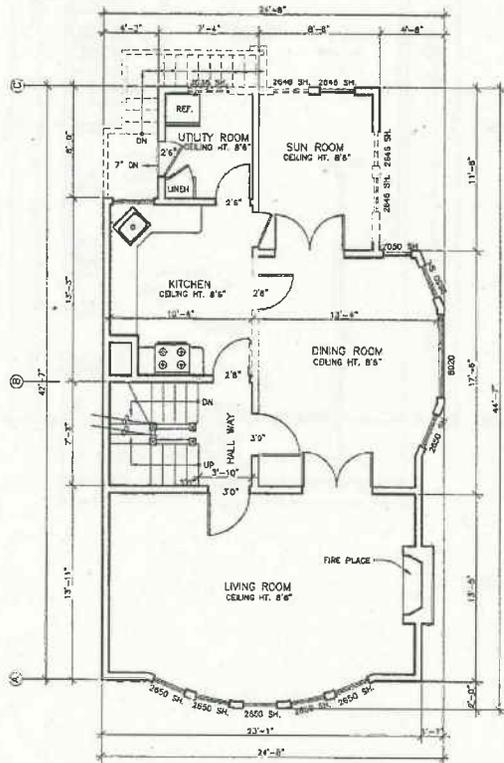
The proposal is to expand the existing single-family dwelling towards the rear property line by approximately 24 feet and add one dwelling unit per the enclosed plans. A three-story addition would be approximately 12 feet in depth and a two-story addition would be approximately 12 feet in depth with a roof deck. The proposal was previously noticed between September 29, 2006 and October 29, 2006 without neighborhood opposition. As the permit was not issued within three years of the original Planning Department approval, re-notice of the project is required. The proposal has been modified to eliminate egress stairs and decks from the rear of the building and the east side setback has been retained.

PLANNER'S NAME: Sara Vellve
 PHONE NUMBER: (415) 558-6263
 EMAIL: sara.vellve@sfgov.org

DATE OF THIS NOTICE: 11-3-10
 EXPIRATION DATE: 12-3-10

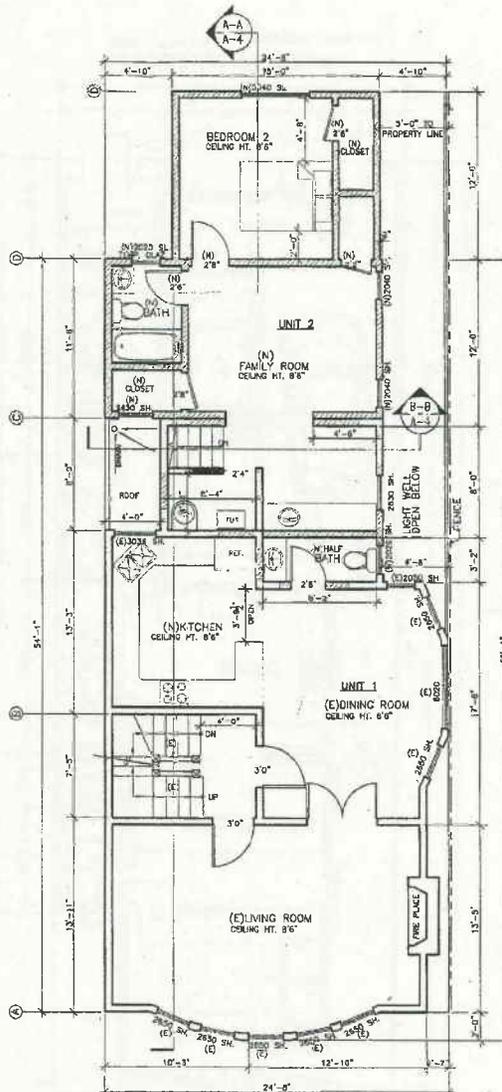


REVISIONS	BY
DICKSON CONSULTING GROUP 2415 Geary St., Suite 201 San Francisco, CA 94115 Phone: (415) 831-7130 Fax: (415) 831-7181	
EXISTING & PROPOSED 1ST FLOOR PLANS	
BLOCK: 1746, LOT: 309 324 HUGO STREET SAN FRANCISCO, CA 94122 Application #:	
DATE	08/20/10
SCALE	AS SHOWN
DRAWN	PL
OF	16
A-2 SHEETS	



(E) 2ND FLOOR PLAN
SCALE 1/4"=1'-0"

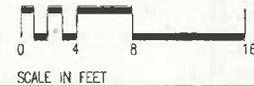
--- WALL OF DEMOLITION



PROPOSED 2ND FLOOR PLAN

SCALE 1/4"=1'-0"

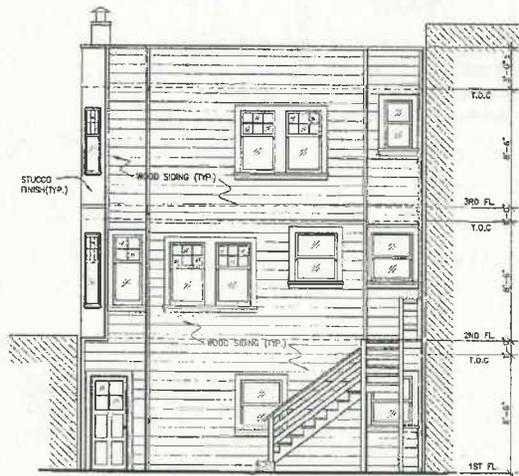
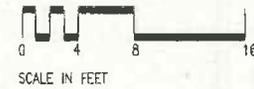
▬ NEW WALL



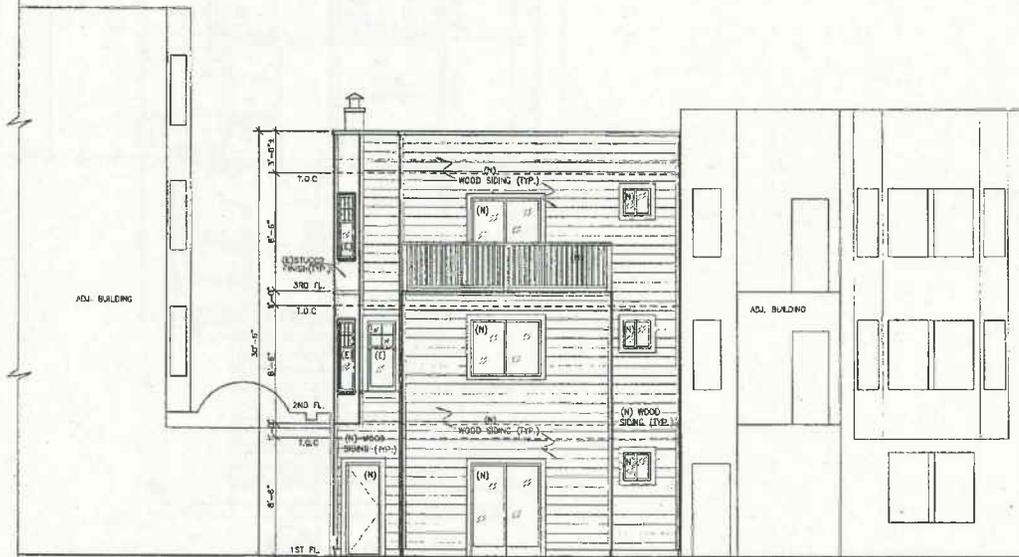
REVISIONS	BY
DICKSON CONSULTING GROUP 5415 Geary Blvd., Suite 400 San Francisco, CA 94132 Phone: (415) 343-7190 Fax: (415) 343-7181	
EXISTING & PROPOSED 2ND FLOOR PLANS	
BLOCK: 1746, LOT: 009 324 HUGO STREET SAN FRANCISCO, CA 94122 Application #:	
DATE	08/20/10
SCALE	AS SHOWN
DRAWN	PL
JOB	
A-3 SHEETS	



EXISTING FRONT ELEVATION
SCALE 1/4"=1'-0" (NO CHANGE)



(E) REAR ELEVATION
SCALE 1/4"=1'-0"



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

REVISIONS 87

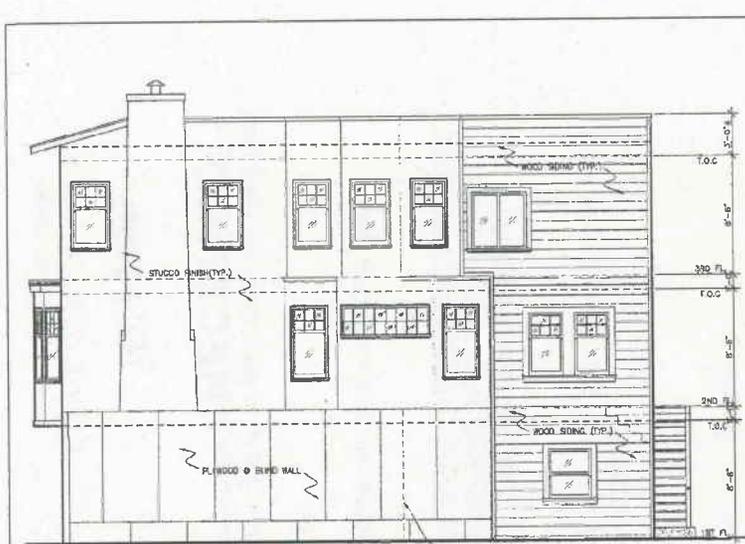
DICKSON
CONSULTING GROUP
3418 Gentry Blvd., Suite 201
Folsom, CA 95630
Phone: (916) 931-7188
Fax: (916) 931-7181

EXISTING FRONT ELEVATION
EXISTING & PROPOSED REAR ELEVATIONS

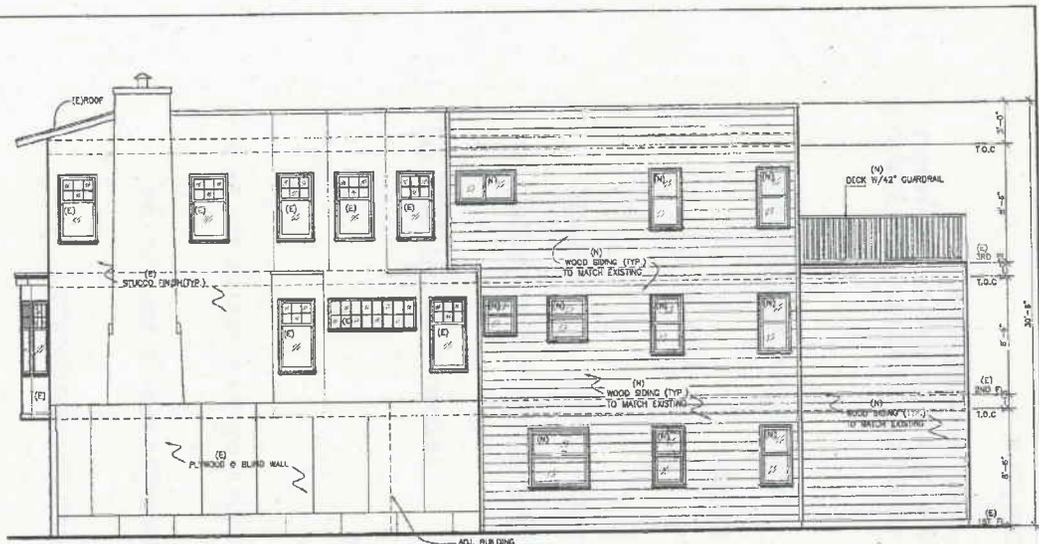
BLOCK 1746, LOT 009
324 HUGO STREET
SAN FRANCISCO, CA 94122
Application #:

DATE: 08/30/10
SCALE: AS SHOWN
DRAWN: FL
JOB:

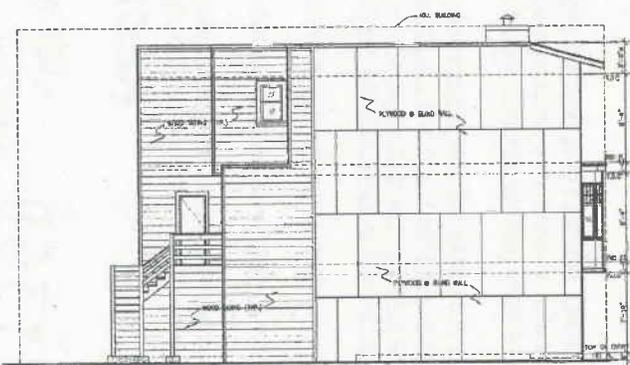
A-5
OF SHEETS



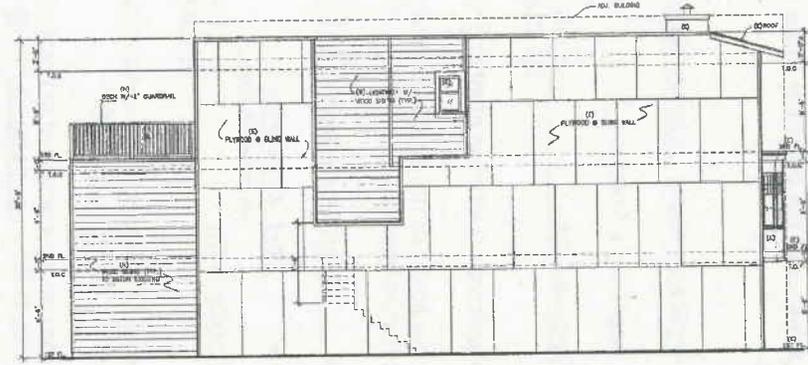
(E) RIGHT ELEVATION
SCALE 1/4"=1'-0"



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



(F) LEFT ELEVATION
SCALE 3/16"=1'-0"



PROPOSED LEFT ELEVATION
SCALE 3/16"=1'-0"



REVISIONS	
NO.	BY

DICKSON CONSULTING GROUP
345 S. GARDEN STREET, SUITE 200
SAN FRANCISCO, CA 94122
PHONE: (415) 831-1200
FAX: (415) 393-1351

EXISTING & PROPOSED RIGHT & LEFT ELEVATIONS

BLOCK: 1746, LOT: 009
324 HUGO STREET
SAN FRANCISCO, CA 94122
Application #:

DATE: 05/20/10
SCALE: AS SHOWN
DRAWN: PL
JOB: A-6
OF SHEETS

Discretionary Review Application
Page 1 of 4

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

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

D.R. Applicant's Name Stephen Williams Telephone No : (415) 292-3656

D.R. Applicant's Address 1934 Divisadero Street
Number & Street (Apt. #)
San Francisco, CA 94115
City Zip Code

D.R. Applicant's telephone number (for Planning Department to contact): (415) 292-3656

If you are acting as the agent for another person(s) in making this request please indicate the name and address of that person(s) (if applicable):

Name Fourth and Hugo Neighbors Telephone No : (415)-661-7222

Address: 1231 4th Avenue
Number & Street (Apt. #)
San Francisco, CA 94122
City Zip Code

Address of the property that you are requesting the Commission consider under the Discretionary Review: 324 Hugo Street

Name and phone number of the property owner who is doing the project on which you are requesting D.R.: John Lau 831-7180

Building Permit Application Number of the project for which you are requesting D.R.: 2006.05.04.0670(Alteration)

Where is your property located in relation to the permit applicant's property?
Directly adjacent to the east.

A. ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

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

1. Have you discussed this project with the permit applicant? Yes, extensive e-mails from numerous concerned neighbors to the architect John Lau---HOWEVER, for unknown reasons, the Dept did not require the mandatory community outreach and Mr. Lau ignored the directives from the Planner to meet with the neighbors..
2. Did you discuss the project with the Planning Department permit review planner? Yes
3. Did you participate in outside mediation on this case? No
4. If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the results, including any changes that were made to the proposed project so

RECEIVED

RECEIVED

10.1136D

DEC 03 2010
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT

DEC 03 2010
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

Discretionary Review Application
Page 2 of 4

far. No changes.

B. DISCRETIONARY REVIEW REQUEST

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

The proposed project is in direct violation of the General Plan and Priority Policies to retain the small, affordable, rent-controlled homes in the City's residential neighborhoods. The building was purchased by professional developers--left vacant and abandoned for more than four years--with the sole intent of greatly expanding it at the expense of the surrounding buildings. The project proposes a startling three story, twenty-four (24') extension into the rear yard. The project site is a "key" lot and is a substandard size lot, accordingly, the proposed "maximum" build out in the shared mid-block green space has a disproportionate negative impact on the surrounding lots and residents.

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

We are all diminished when the General Plan and Priority Policies are ignored or skirted. Negative impacts include loss of light and shadows from the large new building addition planned for the lot. The large new proposed building addition is inappropriate to the neighborhood, stark and modern and will add some 50% additional square footage to the existing building. Because this is a "key" lot, shadow from the over whelming bulk and size are negative impacts on the adjacent homes and the stark modern design impacts the entire neighborhood. The new maximum rear yard extension with an added "pop-out" is not compatible with the neighborhood and the character of the existing buildings. At least five other adjacent lots will be impacted by the new structure and a closer review is warranted. This is an issue which has come up time and time again in the Department but has never been answered. What is the policy with development of "key lots?" It has been repeatedly acknowledged by staff and the Department that these lots often raise important questions of development for an entire block. Recently, a staff memo which accompanied the Residential Design Checklist phrased the question as follows:

"Treatment of "key" lots - If you are adjacent to a key lot, does that mean you need to make more adjustments to accommodate your neighbor's key lot than if you were located near the middle of the block? If so, is that fair?"

This is a recurring issue of policy that has not been addressed in the Department. The proposed project treats the subject site as any other development lot and does not acknowledge its unique position as a key lot on this small block. The block has a strong mid-block open space and the proposed project violates the Residential Design Guidelines in that respect. The RDG's states on page 25:

Building Scale at the Mid-Block Open Space

GUIDELINE: Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space.

Rear yards provide open space for the residences to which they are attached, and they collectively contribute to the mid-block open space that is visible to most residents of the block. This visual open space can be a significant community amenity.

10.1136D

Discretionary Review Application
Page 3 of 4

The height and depth of a building expansion into the rear yard can impact the mid-block open space. Even when permitted by the Planning Code, building expansions into the rear yard may not be appropriate if they are uncharacteristically deep or tall, depending on the context of the other buildings that define the mid-block open space. An out-of-scale rear yard addition can leave surrounding residents feeling "boxed-in" and cut-off from the mid-block open space. The following design modifications may reduce the impacts of rear yard expansions; other modifications may also be appropriate depending on the circumstances of a particular project.

- Set back upper floors to provide larger rear yard setbacks.
- Notch the building at the rear or provide setbacks from side property lines.
- Reduce the footprint of the proposed building or addition.

The proposed project literally "boxes off" the buildings at 1249 4th Avenue and 1239-1241 4th Avenue (and 1235-1237 4th Avenue partially) from the mid-block open space and the rest of the block. A thirty foot tall wall will now be at the rear fence line of these buildings. The architect's drawings do not depict any of these impacts and do not show the adjacent buildings which are located on 4th Avenue.

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

If a new project is built, the size and depth (which is at the absolute max of 55% *plus* a two story "pop-out") of the building must be reduced. A smaller rear yard extension with a one-story pop-out should be designed to have some compatibility with the neighborhood. The key lot situation should be addressed and a new building addition placed on its site so it responds to its position on the block and to the placement of surrounding buildings. The rear yard should be much larger and the new building much shorter and stepping down to the rear with perhaps some side setbacks to the west to reduce the "looming" effect of a new building in the rear yards of the buildings lining 4th Avenue.

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

CHECKLIST FOR APPLICANT:

Indicate which of the following are included with this Application:

REQUIRED:

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

OPTIONAL:

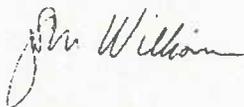
- Photographs that illustrate your concerns.
- Covenants or Deed Restrictions.
- Other Items (specify).

10-11500

Discretionary Review Application
Page 4 of 4

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

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



Signed

Stephen Williams--Applicant _____

Date: December 3, 2010

10.11360

RESPONSE TO DISCRETIONARY REVIEW
Case Number: 10.1136 D

Building Permit Number: 2006.05.04.0670
Address: 324 Hugo Street
Project Sponsor's Name: Peter Tong



1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved?

This application was previously approved by the Planning Department on October 31, 2006, with a substantially larger project proposed. At that time there was no neighborhood response to the Section 311 mailing. Due to unfortunate circumstances with the Tong family, they were not able to proceed with the project at that time, and the Tongs had to divert their attention and resources to other matters. It was not until 2010 that the family was able to refocus on their plans for making a home at 324 Hugo.

The redesign and resubmittal of this project was carefully conceived and designed in close consultation with Planning staff to assure both code compliance and incorporation of all elements of the Residential Design Guidelines. We have met in good faith many times with our neighbors and made respectful and responsive modifications to our project for the benefit of this DR requester.

This summer, Planning Staff and the Residential Design Team had given the recommendation that the Planning Commission NOT take Discretionary Review and approve the project as submitted. Neighbors, however, were still quite dissatisfied, especially with the rear extension of the building. In discussing the project in the hallway outside of room 400 as we were going to the Planning Commission for our hearing, Mr. Tong decided that it would be best to further modify the plans and try to ameliorate some of the concerns of the adjacent neighbors. We asked for and were granted a continuance.

We had hoped to have this resolved prior to the necessity of a hearing before the Commission, and as of this writing, we still hope that will occur. In addition to other changes, we have removed an entire floor of the rear horizontal extension; but as with every new structure or addition in our neighborhoods, it is inevitable that someone will experience some negative impact - despite compliance with the Residential Design Guidelines, and the Planning Code.

The Tong family asks that the Planning Commission and approves the currently modified plan. This plan includes a modest 2.5' foot extension to the width of the extension, creating the opportunity for a second small bedroom where there otherwise would be no space. Planning Staff prefers a plan with a larger extension to the rear with no expansion to the width; however, it is clear from the input we have had from our neighbors that this new plan is significantly less impactful.

This project should be approved because it is a sensitively designed response to the need for an additional dwelling unit and increased living space at 324 Hugo Street.

2. 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.

We have reduced the projection and the mass of our rear yard addition to the point where it cannot be further reduced and still be economically viable for the Tong family. We are well within the buildable area of this lot.

We have pulled in from the side lot lines, we have shortened the depth, we have firerated the roof and eliminated the parapet, we have improved the siding etc. all after

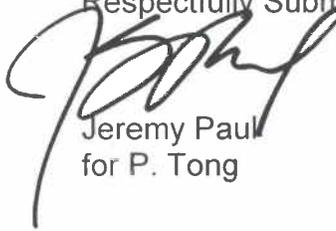
the filing of this application. As we currently propose this project is significantly less impactful on all surrounding neighbors, then as previously approved in 2006 and as resubmitted in 2010.

3. 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.

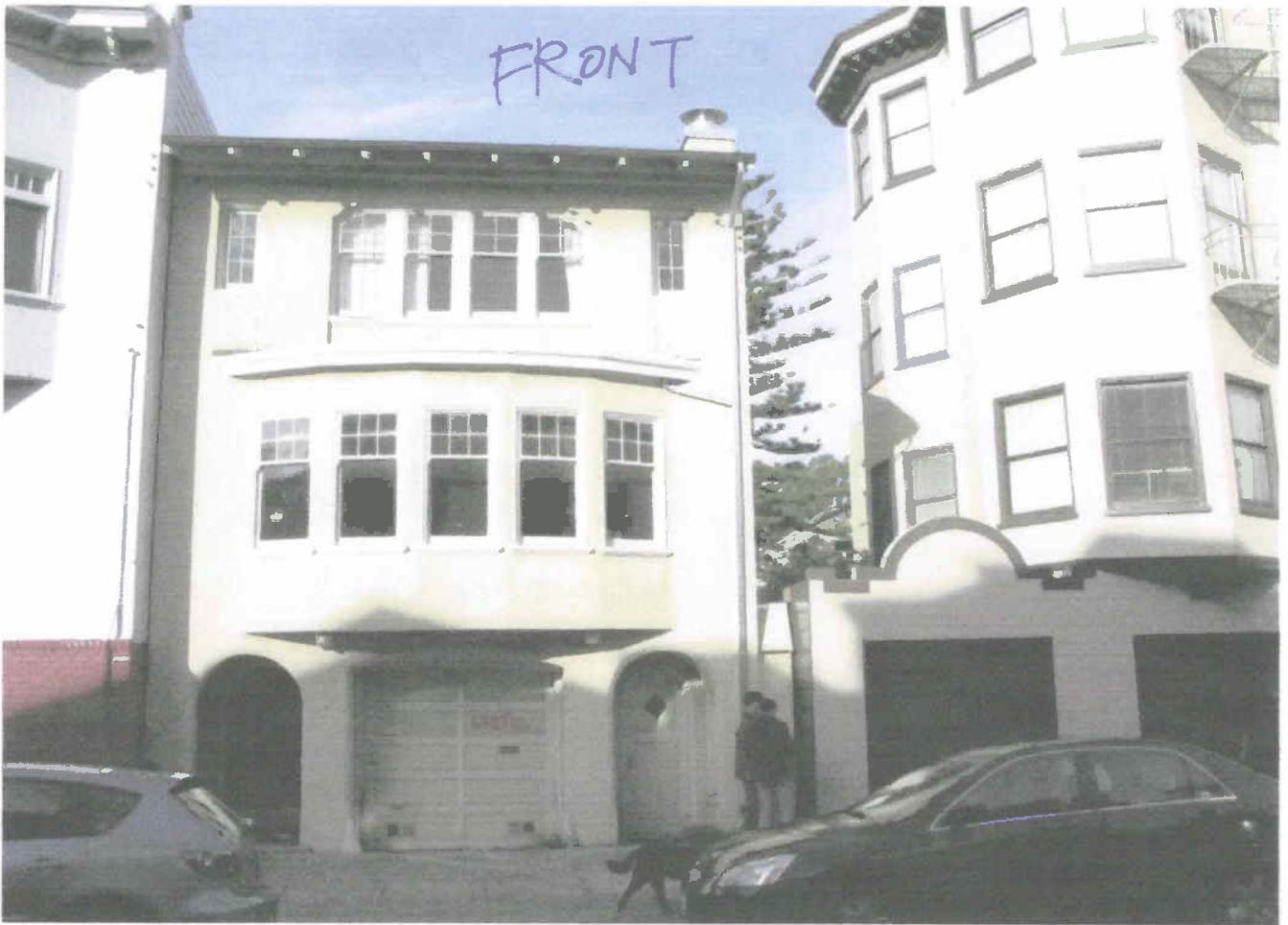
There are 2 structures to the west which shade the subject property and the properties to the east. Despite concerns expressed by the DR requestor there will not be significant additional shading by this project.

We are creating substantial new housing at 324 Hugo, by adding a unit and expanding, two family sized units will be added to the housing stock. Please take discretionary review of this application and approve the project as currently proposed.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Jeremy Paul', is written over the typed name.

Jeremy Paul
for P. Tong



GENERAL NOTES

Verify all dimensions of the lot, easement, and soil conditions including excavation, underpinning, drainage and utility lines at this property, as well as, of adjacent properties. All construction work shall conform to local building code.

The drawings are intended to describe and provide for a finished piece of work. The contractor shall understand that the work herein described shall be completed in every detail although every necessary item involved is not particularly mentioned. The contractor will be held responsible to provide all the materials and labor necessary for the entire completion of the work intended to be described and shall not avail himself manifestly of any unintentional error or omission should such exist.

Should any error or inconsistency appears or occurs in the drawing, the contractor shall notify the owner and Architect/Engineer for proper adjustment before proceeding with the work, and in no case, shall proceed with the work in uncertainty.

Work included:
Except as otherwise specifically stated, the contractor shall provide and pay all materials, labor, tools equipment, and building permits including encroachment and hauling permits.

Alterations:
If alterations of design or plan are made without the written consent of the Architect/Engineer, the Architect/Engineer shall not be responsible for such alterations made by or agreed upon between owner and contractor.

Information confidential
All plans, drawings, specifications and/or information furnished herewith are and shall remain the property of the Architect/Engineer & be held confidential and not be used for any purposes other than those for which they have been supplied and prepared. These drawings are not to be copied or duplicated without the Architect's/Engineer's written permission. Sprinkler head

NOTE 1:
Built-Up roofing (Typical)

2-Ply tar and gravel over 1-ply fiber glass base sheet over 1 1/8" w.p. plysheathing. Install R-30 insulation with vapor barrier between roof joists. Slope roof 1/4" per foot to drain (draining to sewer line).

Roofing installation shall be as per approved practice and MFR's spec. and recommendations. Roofing contractor shall submit a notarized affidavit of installation to Building inspector.

All roof penetrations, such as roof drains, skylights, chimneys, exhaust fans, vent stacks, etc. shall be properly flashed to assure water tightness. Provide roof overflow drainage as per sect. 3207C of UBC. Roofing Material to be Class "B" fire rated roof assembly or better.

NOTE 2:
Street trees: 24" box tree per PW street tree permit requirement.

SCOPE OF WORK

CONVERT A 3 STORY SINGLE FAMILY HOME INTO A 2 UNITS RESIDENTIAL BUILDING WITH HORIZONTAL EXTENSION, AND INTERIOR REMODELING

APPLICABLE CODES:

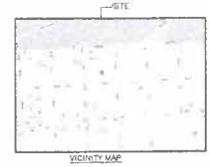
- CURRENT SAN FRANCISCO ZONING ORDINATES
- CALIFORNIA BUILDING CODE, 2007 EDITION
- CALIFORNIA MECHANICAL CODE, 2007 EDITION
- CALIFORNIA PLUMBING CODE, 2007 EDITION
- CALIFORNIA ELECTRIC CODE, 2007 EDITION
- THE SAN FRANCISCO HOUSING CODE, 2007 EDITION
- CALIFORNIA ENERGY CODE, 2008 EDITION
- CURRENT SAN FRANCISCO AMENDMENTS FOR ALL CODES

DRAWING INDEX

- A-1: GENERAL NOTES, VICINITY MAP
- EXISTING & PROPOSED SIDE/ROOF PLANS
- A-2.1: EXISTING & PROPOSED FIRST FLOOR PLANS
- A-2.2: EXISTING & PROPOSED SECOND FLOOR PLANS
- A-2.3: EXISTING & PROPOSED THIRD FLOOR PLANS
- A-3.1: EXISTING FRONT ELEVATIONS
- EXISTING/PROPOSED LEFT ELEVATIONS
- A-3.2: EXISTING/PROPOSED REAR & RIGHT ELEVATIONS
- A-4: PROPOSED SECTIONS

PROJECT DATA

JOB ADDRESS: 324 HUGO STREET
SAN FRANCISCO, CA 94122
BLOCK: 1746
LOT: 009
ZONING: RH-2
TYPE OF CONSTRUCTION: V-N
OCCUPANCY: R-3

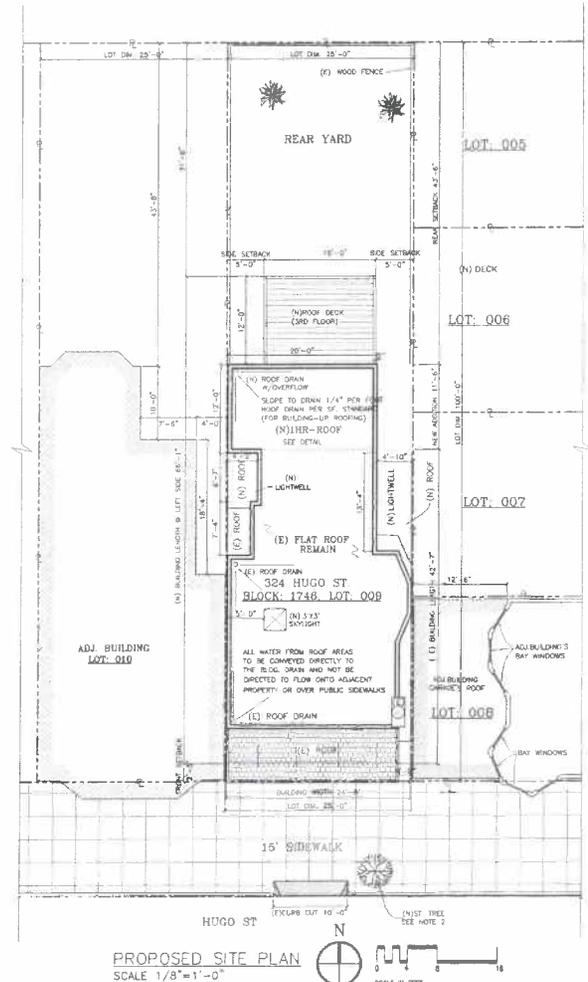
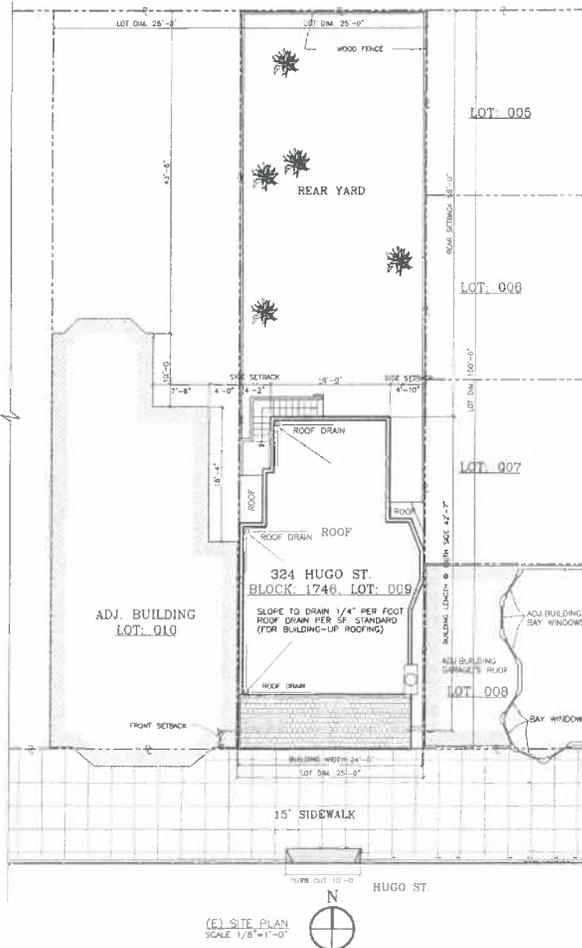


Current Permit Set under 311 notification

LEGEND:

SYMBOLS	
	Smoke detector
	Sprinkler head
	Fluorescent light
	Three way switch
	Switch w/ dimmer
	Switch w/ sensor
	Ceiling outlet
	Wall outlet
	Wall outlet 110V
	Wall outlet 220V
	Exhaust fan

SYMBOLS	
	SECTION NO.
	SHEET NO.
	DETAIL SHEET NO.
	REVISION NO.



REVISIONS BY

DICKSON CONSULTING GROUP
2616 Geary Blvd., Suite 201
San Francisco, CA 94118
Phone: (415) 831-7100
Fax: (415) 831-7181

REGISTERED PROFESSIONAL ARCHITECT
No. 18581
STATE OF CALIFORNIA

GENERAL NOTES, VICINITY MAP
EXISTING & PROPOSED SITE/ROOF PLANS

BLOCK 1746, LOT: 009
324 HUGO STREET
SAN FRANCISCO, CA 94122
Application #

DATE: 08/20/10
SCALE: AS SHOWN
DRAWN: PL
JOB

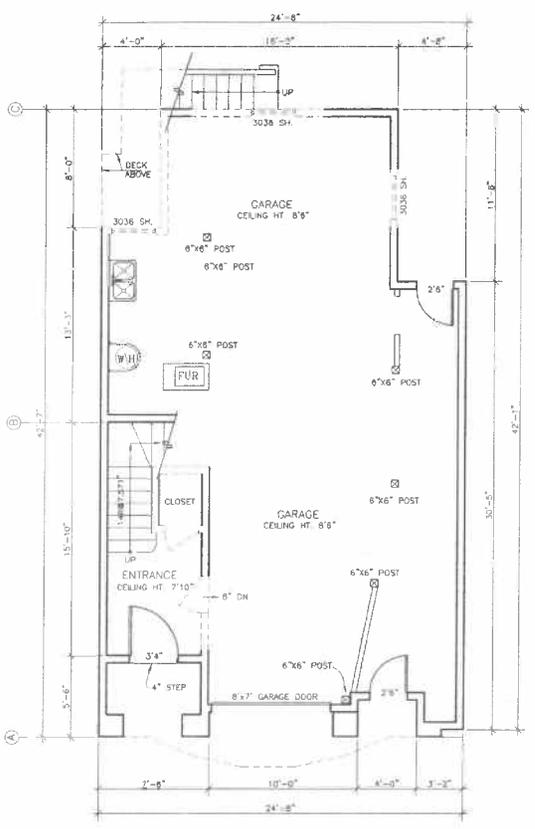
A-1 OF SHEETS



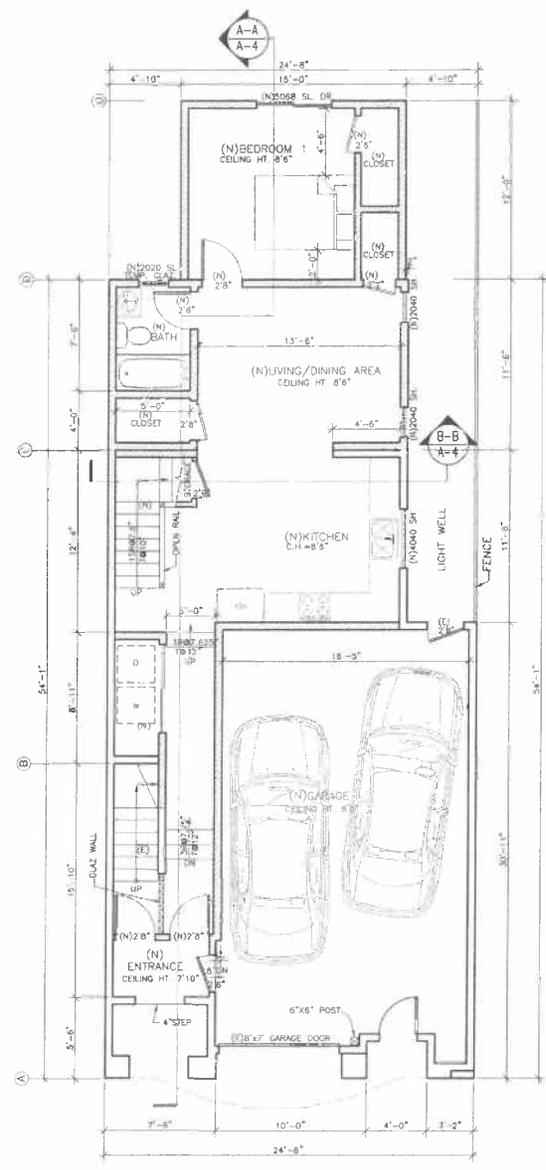
EXISTING & PROPOSED FIRST FLOOR PLANS

BLOCK-1746 LOT-009
 324 HUGO STREET
 SAN FRANCISCO, CA 94122
 Application #:

DATE: 08/20/10
 SCALE: AS SHOWN
 DRAWN: PL
 JOB:
 OF SHEETS: A-2.1



EXISTING 1ST FLOOR PLAN
 SCALE 1/4"=1'-0" WALL OF DEMOLITION



PROPOSED 1ST FLOOR PLAN
 SCALE 1/4"=1'-0" NEW WALL

NOTE:

- No plastic plumbing pipe allowed for domestic water supply and sanitary waste system.
- Water closet shall have a 1.6 gallons per flush per water flush.
- Shower heads shall not exceed a water supply flow rate of 2.5 gallons per minute and the faucets have a maximum flow of 2.2 gallons per minute.
- Shower and tub-shower combinations shall be provided with individual control valves of the pressure balance or thermostatic mixing type valve.
- All branch circuits that supply 125V single phase 15- and 20- ampere receptacles outlets installed in bedrooms shall be protected by an arc-fault interrupter.
- All windows shall have a minimum U-factor of 0.55. NFRC temporary labeling on windows shall not be removed until inspected by the enforcement agency.
- Ceramic tile shower stall wall extended a minimum of 70 inches above the drain inlet. For all bathrooms.

MECHANICAL REQ'T (TYPICAL BATHROOMS)

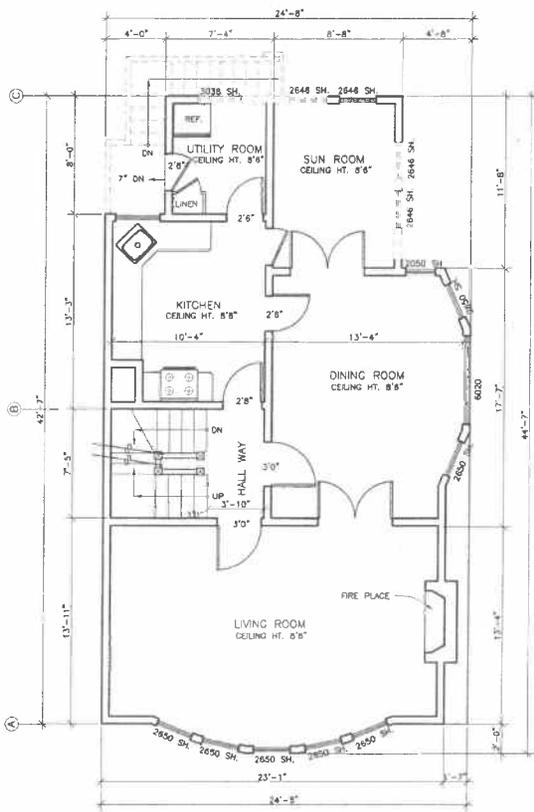
TERMINATE EXH FAN OUTLET OUTSIDE MIN 3'0" FROM P.L. AND BLDG OPENINGS W/ BACK-DRAFT DAMPER
 SPECIFY FLUORESCENT LIGHT PER 1-24 REQ'T.

MECHANICAL REQ'T

PROVIDE COMBUSTION AIR OPENINGS FROM OUTSIDE PER CMC - CHAPTER 7 REQ'T
 PROVIDE 18" HT PLATFORM PROVIDE CERAMIC ANCHOR ON TIE FOR FURNACE & WATER HEATER

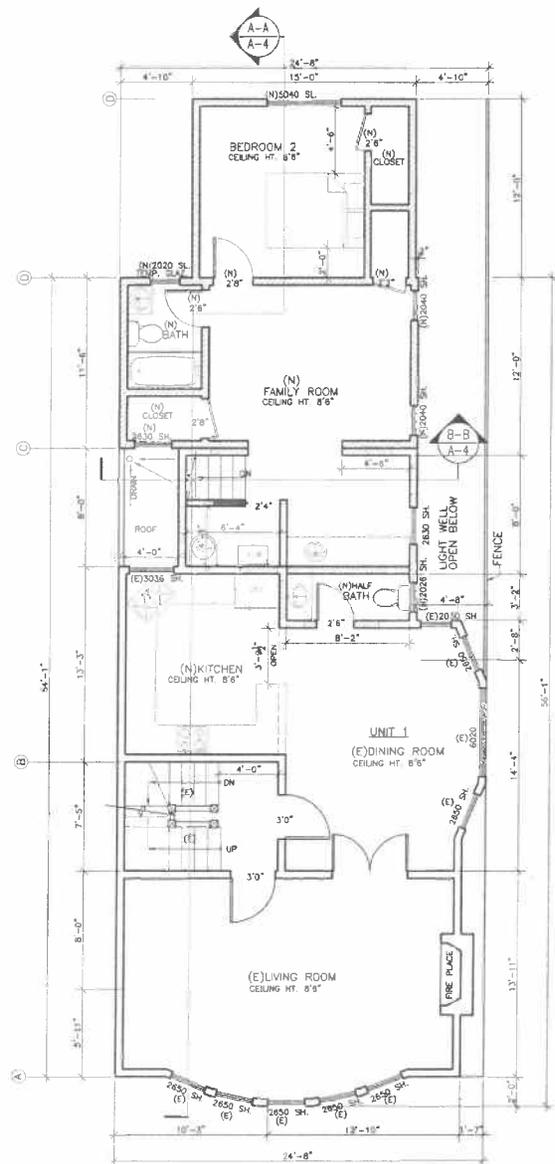
TERMINATE GAS VENT MIN 4'0" FROM P.L. MIN 8'0" FROM A VERTICAL WALL OR SIMILAR RESTRICTION & IN ACCORDANCE W/ TABLE B-1 & 3'0" ABOVE INTL OUTSIDE AIR INTAKE WITHIN 10'0" PER CMC - 808 REQ'T.





(E) 2ND FLOOR PLAN
SCALE 1/4"=1'-0"

--- WALL OF DEMOLITION



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

== NEW WALL



REVISIONS	BY

DICKSON CONSULTING GROUP
 3018 Camp Hill, Suite 201
 San Francisco, CA 94127
 Phone: (415) 831-7180
 Fax: (415) 831-7181

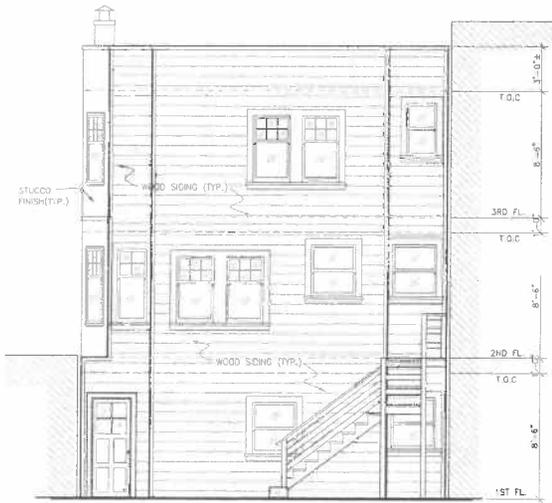
PROFESSIONAL SEAL
 No 18881
 STATE OF CALIFORNIA

EXISTING/PROPOSED SECOND FLOOR PLAN

BLOCK-1746 LOT-009
 324 HUGO STREET
 SAN FRANCISCO, CA 94122
 Application #:

DATE: 06/20/10
 SCALE: AS SHOWN
 DRAWN: PL
 JOB:

A-2.2
 OF SHEETS



(E) REAR ELEVATION
SCALE 1/4"=1'-0"



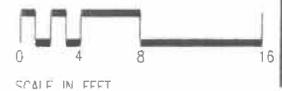
PROPOSED REAR ELEVATION



(E) RIGHT ELEVATION
SCALE 1/4"=1'-0"



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



REVISIONS BY

DICKSON
CONSULTING GROUP
5615 Geary Blvd., Suite 201
San Francisco, CA 94122
Phone: (415) 331-7160
Fax: (415) 331-7181



EXISTING/PROPOSED
REAR & RIGHT ELEVATIONS

BLOCK 1746 LOT 009
324 HUGO STREET
SAN FRANCISCO, CA 94122
Application #

DATE 08/20/10
SCALE AS SHOWN
DRAWN FL
JOB

A-3.2



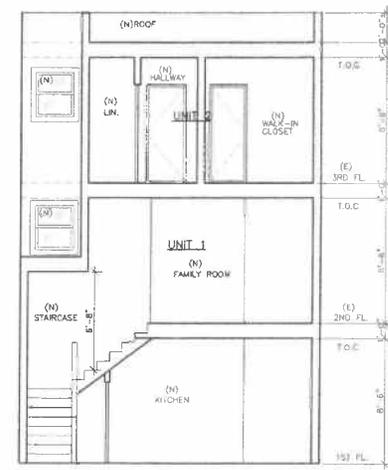
PROPOSED SECTIONS

BLOCK 1746 LOT 009
324 HUGO STREET
SAN FRANCISCO, CA 94122
Application #

DATE 08/20/10
SCALE AS SHOWN
DRAWN PL
JOB
A-4
CH/ETC



SECTION A-A
SCALE 1/4"=1'-0"



SECTION B-B
SCALE 1/4"=1'-0"



GENERAL NOTES

Verify all dimensions of the lot, easement, and soil conditions including excavation, underpinning, drainage and utility lines at this property, as well as, at adjacent properties. All construction work shall conform to local building code.

The drawings are intended to describe and provide for a finished piece of work. The contractor shall understand that the work herein described shall be completed in every detail although every necessary item involved is not particularly mentioned. The contractor will be held responsible to provide all the materials and labor necessary for the entire completion of the work intended to be described and shall not avail himself manifestly of any unintentional error or omission should such exist.

Should any error or inconsistency appears or occurs in the drawing, the contractor shall notify the owner and Architect/Engineer for proper adjustment before proceeding with the work, and in no case, shall proceed with the work in uncertainty.

Work included: Except as otherwise specifically stated, the contractor shall provide and pay all materials, labor, tools, equipment, and building permits including encroachment and hauling permits.

Alterations: If alterations of design or plan are made without the written consent of the Architect/Engineer, the Architect/Engineer shall not be responsible for such alterations made by or agreed upon between owner and contractor.

Information confidential: All plans, drawings, specifications and/or information furnished herewith are and shall remain the property of the Architect/Engineer & be held confidential and not be used for any purposes other than those for which they have been supplied and prepared. These drawings are not to be copied or duplicated without the Architect's/Engineer's written permission. Sprinkler head

NOTE 1:
Build-Up roofing (Typical)

2-Ply tar and gravel over 1-ply fiber glass base sheet over 1 1/8" w.p. sheathing. Install R-30 insulation with vapor barrier between roof joists. Slope roof 1/4" per foot to drain (draining to sewer line).

Roofing installation shall be as per approved practice and MFR's spec. and recommendations. Roofing contractor shall submit a notarized affidavit of installation to Building Inspector.

All roof penetrations, such as roof drains, skylights, chimneys, exhaust fans, vent stacks, etc. shall be properly flashed to assure water tightness. Provide roof overflow drainage as per sec. 3207C of UBC. Roofing Material to be Class "B" fire rated roof assembly or better.

NOTE 2:
Concrete Sidewalk(Typical)

Slope finish surface between 1.67% and 2% from top of curb to property line. Provide dummy joints or scored lines as shown. (Must comply with city requirements)

NOTE 3:
Street tree (Typical 15-gal. London tree) in 4'x4' min. brown brick planter w/2x2 redwood stakes.

Previous Approved Permit Set

LEGEND:

SYMBOLS		SYMBOLS	
→ HB	Hose bibb	◇ E.L.	Emergency light
⊕ 110V	Smoke detector	⊕	Ceiling outlet
⊕ SPKR.	Sprinkler head	→	Wall outlet
⊕ FA	Fire alarm system	⊕	Recessed outlet
⊕ OR	Fluorescent light	⊕	Recessed outlet
⊕	Fluorescent light	⊕ WF	Weatherproof outlet
⊕	Telephone	⊕	Wall outlet 110V
⊕	Single switch	⊕	Wall outlet 220V
⊕	Three way switch	⊕	Wall TV antenna
⊕	Switch w/ dimmer	⊕	Doorbell
⊕	Vacuum outlet	⊕	Speaker
⊕	Drop chord light	⊕	Time clock
⊕	Elec garage dr. operator	⊕	Heat lamp
⊕	Heating duct register	⊕	Exhaust fan
⊕ C	CEILING REGISTER	⊕	Thermostat
⊕ W	WALL REGISTER	UP →	UP-FLOW
⊕ F	FLOOR REGISTER	DN →	DOWN FLOW

DRAWING INDEX

- A-1: GENERAL NOTES & EXISTING, PROPOSED SIDE PLAN
- A-2.1: EXISTING & PROPOSED FIRST FLOOR PLAN
- A-2.2: EXISTING & PROPOSED SECOND FLOOR PLAN
- A-2.3: EXISTING & PROPOSED THIRD FLOOR PLAN
- A-3.1: EXISTING/PROPOSED FRONT & LEFT ELEVATIONS
- A-3.2: EXISTING/PROPOSED REAR & RIGHT ELEVATIONS
- A-4: PROPOSED SECTIONS
- A-5: ARCHITECTURAL DETAILS
- EN 1: UNIT #1 ENERGY CALCULATION
- EN 2: UNIT #2 ENERGY CALCULATION
- S-1: STRUTURAL NOTES AND DETAILS
- S-2: PROPOSED FOUNDATION PLAN & SECOND FL FRAMING PLAN
- S-3: PROPOSED THIRD FL FRAMING PLAN & NEW ROOF FRAMING PLAN
- S-4: FOUNDATION DETAILS
- S-5: DETAILS

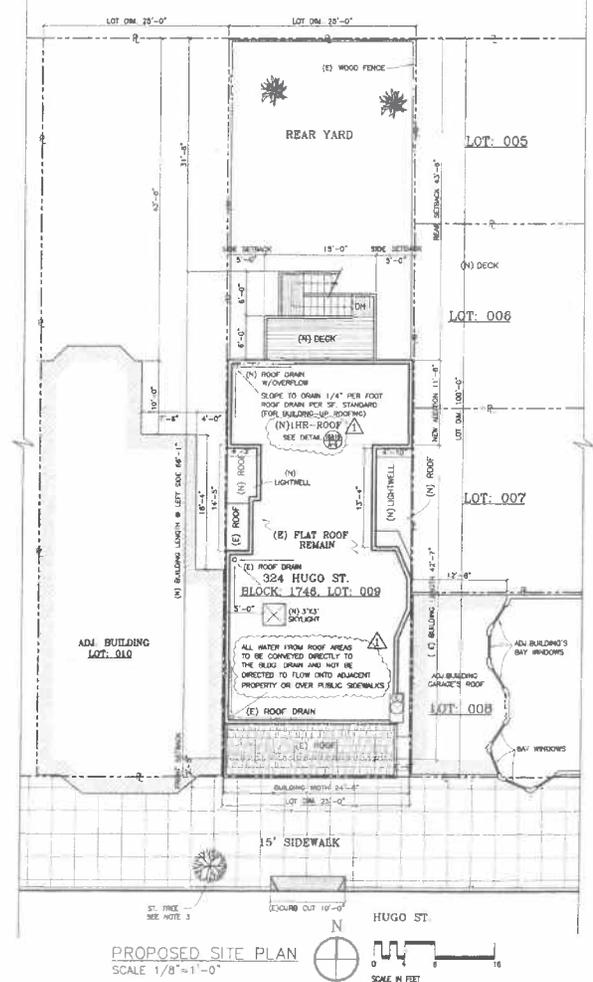
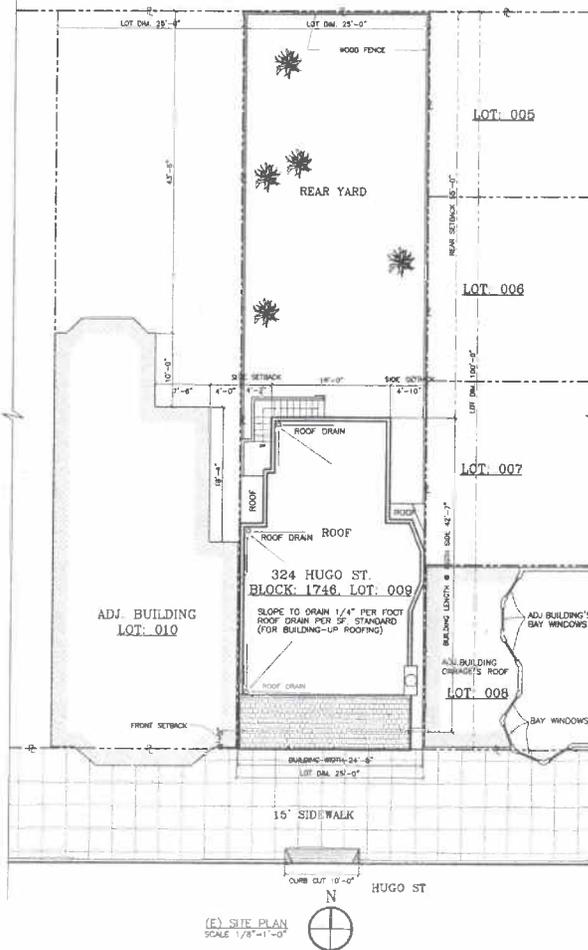
PROJECT DATA

JOB ADDRESS: 324 HUGO STREET
SAN FRANCISCO, CA 94122

BLOCK: 1746
LOT: 009
ZONING: RH-2
TYPE OF CONSTRUCTION: V-N
OCCUPANCY: R-3

SCOPE OF WORK

CONVERT A 3 STORY SINGLE FAMILY HOME INTO A 2 UNITS RESIDENTIAL BUILDING WITH HORIZONTAL EXTENSION, AND INTERIOR REMODELING



REVISIONS	BY
01.29.07	FL

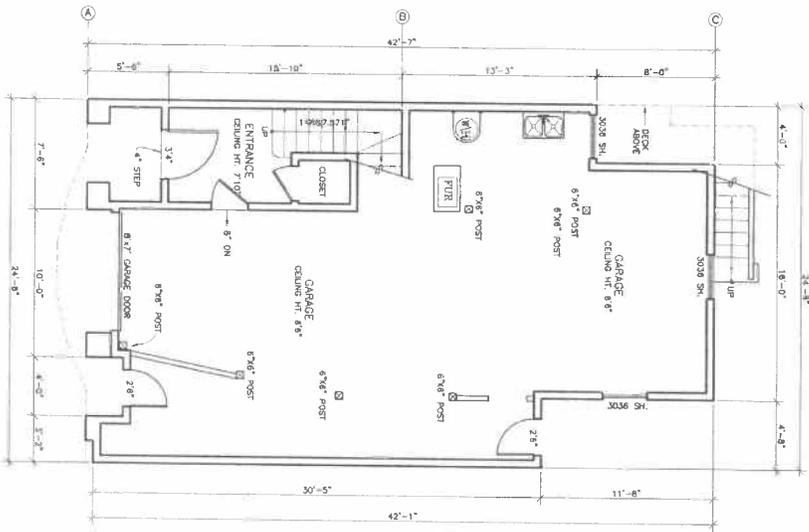
DICKSON CONSULTING GROUP
1600 California St., Suite 941.7
San Francisco, CA 94117
Phone: (415) 331-7100
Fax: (415) 331-7101

GENERAL NOTES
SITE & ROOF PLAN

BLOCK 1746, LOT 008
324 HUGO STREET
SAN FRANCISCO, CA 94122
Application #:

DATE 01.23.06
SCALE AS SHOWN
DRAWN: FL
JOB:

A-1
CUTTEE

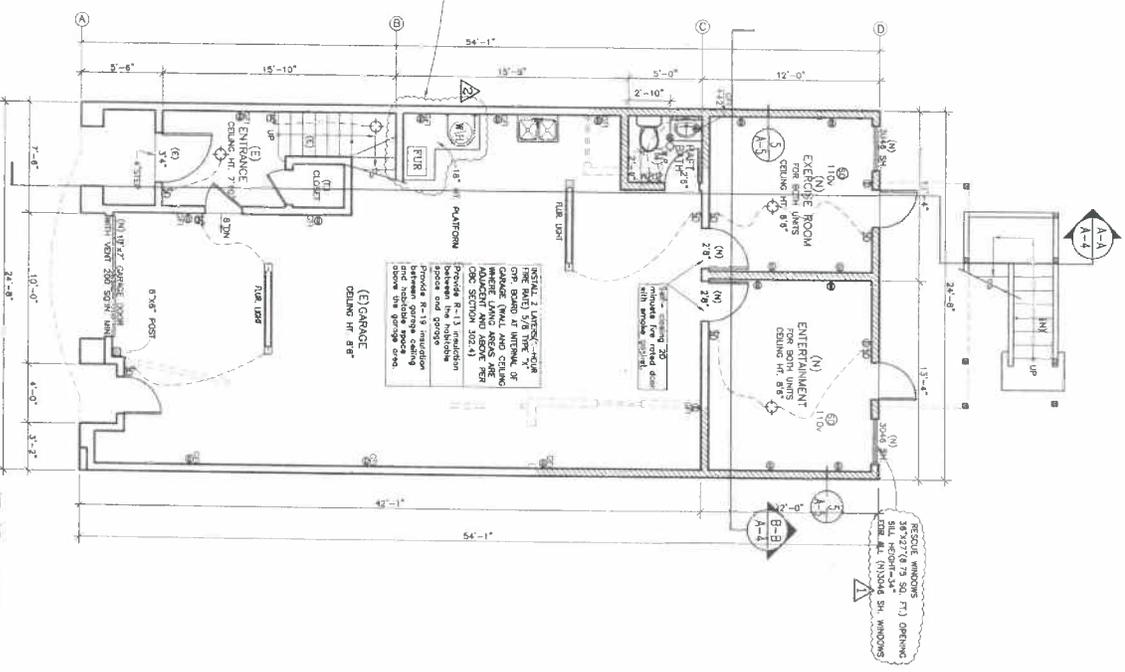


(E) 1ST FLOOR PLAN
SCALE 1/4"=1'-0"

- NOTE:**
- The public planning sign should be removed from the property and replaced with a "No Parking" sign.
 - Water closet shall have a 1/8" slope toward the floor drain.
 - Shower head shall be centered on the shower pan.
 - Water closet shall have a minimum flow of 2.5 gpm per fixture.
 - Water closet shall have a minimum flow of 2.5 gpm per fixture.
 - Water closet shall have a minimum flow of 2.5 gpm per fixture.
 - Water closet shall have a minimum flow of 2.5 gpm per fixture.
 - Water closet shall have a minimum flow of 2.5 gpm per fixture.

MECHANICAL NOTE

REMOVE CONSTRUCTION FROM GARAGE. RELOCATE MECHANICAL EQUIPMENT TO GARAGE. PROVIDE 10" AIR SPACE ABOVE MECHANICAL EQUIPMENT. PROVIDE 10" AIR SPACE ABOVE MECHANICAL EQUIPMENT. PROVIDE 10" AIR SPACE ABOVE MECHANICAL EQUIPMENT.



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



NEW WALL
REMOVED WALL

DATE: 01.23.08
SCALE: AS SHOWN
DRAWN: JL
JOB: 208

BLOCK 1746, LOT 009
324 HUGO STREET
SAN FRANCISCO, CA 94122
Application #:

EXISTING/PROPOSED FIRST FLOOR PLAN

DICKSON CONSULTING GROUP

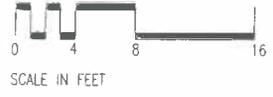
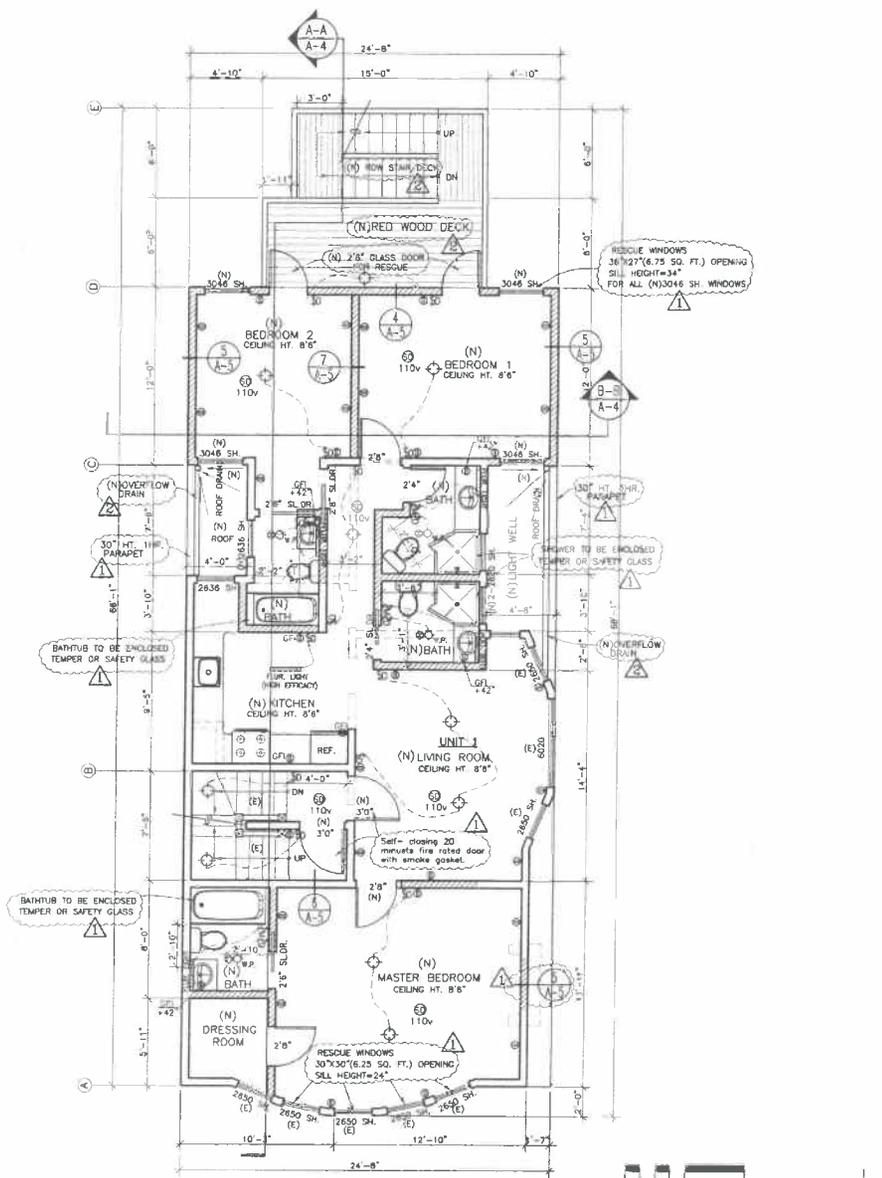
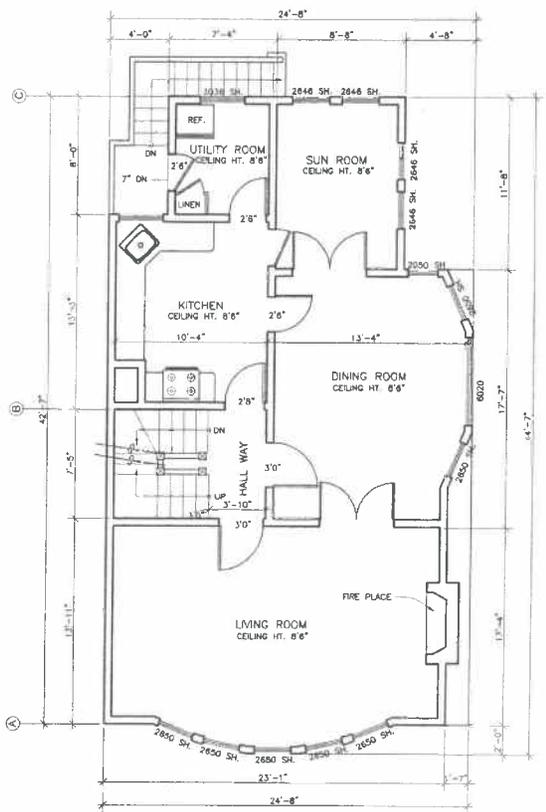
5616 Geary Blvd. Suite 201
San Francisco, Co. 94121
Phone: (415) 831-7180
Fax: (415) 831-7181

REVISIONS	BY
1. 01/23/08	JL
2. 03/15/07	JL

A-2.1

NOTE:

- 1- All exterior deck & stairs shall be redwood of P.T. lumber brown brick planter w/2x2 redwood stakes.
- 2- Use only hot-dipped galvanized or stainless steel connectors when in contact with pressure treated wood.



REVISIONS	BY
01.29.07	TL
03.15.07	TL

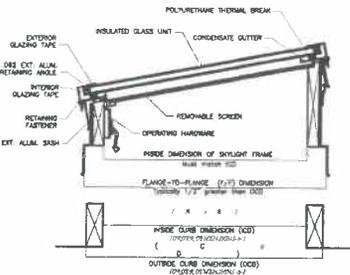
DICKSON CONSULTING GROUP
3616 Geary Blvd., Suite 201
San Francisco, CA 94112
Phone: (415) 831-7180
Fax: (415) 831-7181

EXISTING/PROPOSED SECOND FLOOR PLAN

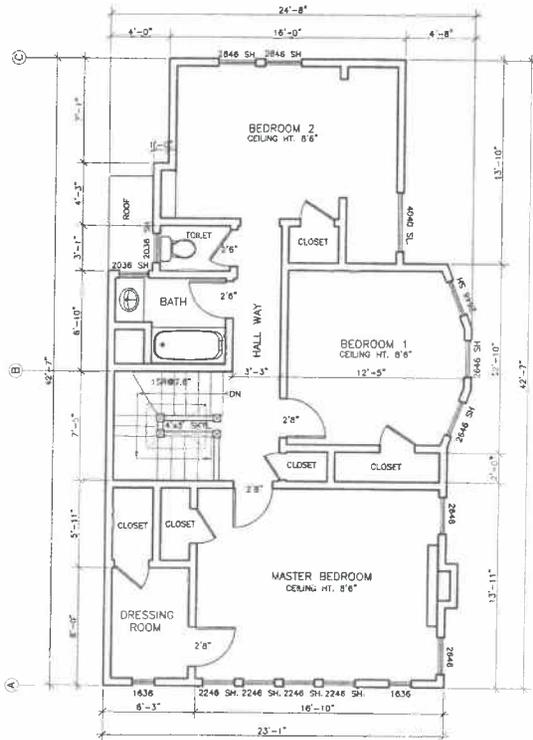
BLOCK 1746, LOT 009
324 HUGO STREET
SAN FRANCISCO, CA 94122
Application #

DATE 01.23.06
SCALE AS SHOWN
DRAWN: TL
JOB

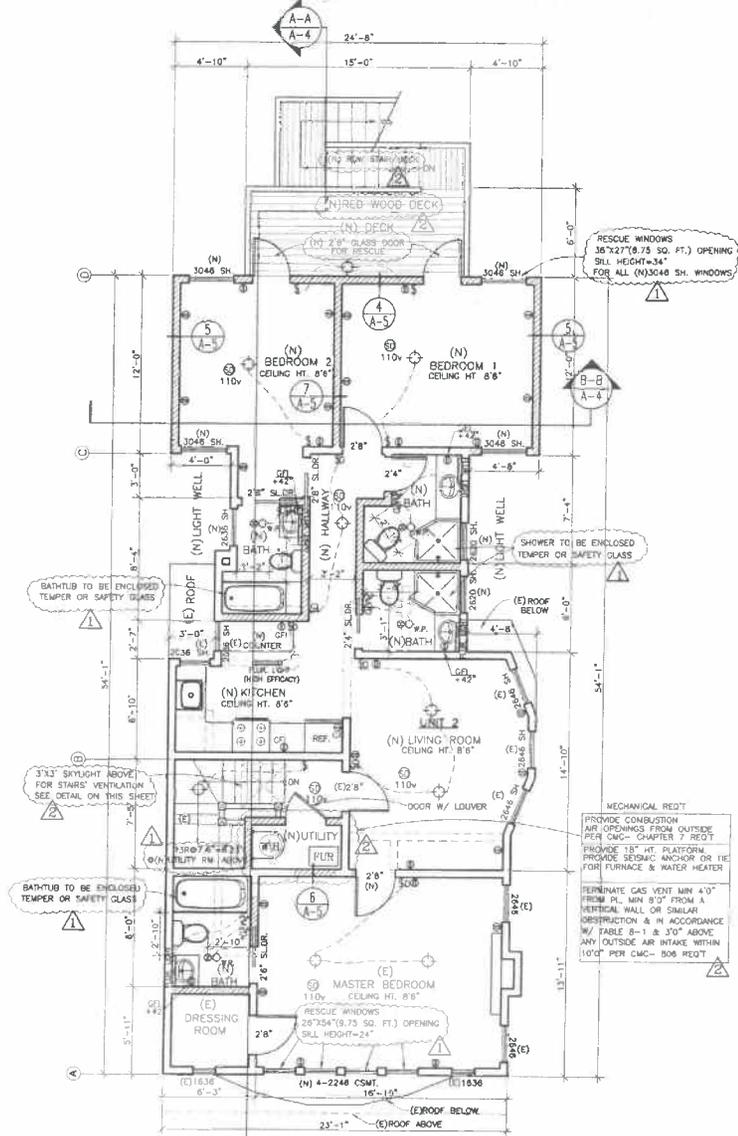
A-2.2



VENTING SKYLIGHT DETAIL
TYP.



(E) 3RD FLOOR PLAN
SCALE 1/4"=1'-0"



PROPOSED 3RD FLOOR PLAN
SCALE 1/4"=1'-0"

(E) WALL TO BE REMOVED
NEW WALL



SCALE IN FEET

REVISIONS	BY
01.23.07	TL
03.15.07	TL

**DICKSON
CONSULTING GROUP**
340 Gentry Blvd., Suite 201
San Francisco, CA 94102
Phone: (415) 331-7180
Fax: (415) 831-7180

EXISTING/PROPOSED THIRD FLOOR PLAN

BLOCK 1746, LOT 009
324 HUGO STREET
SAN FRANCISCO, CA 94122
Application #:

DATE 01.23.08
SCALE AS SHOWN
DRAWN TL
JOB

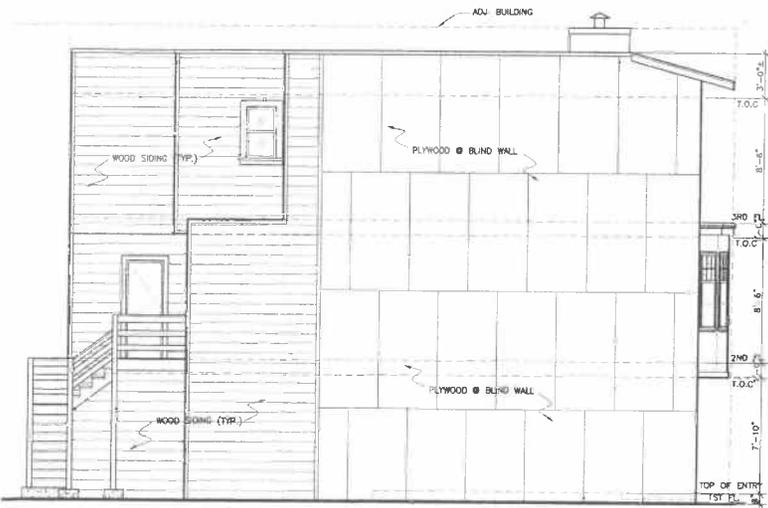
A-2.3



(E) FRONT ELEVATION
SCALE 1/4"=1'-0"



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



(E) LEFT ELEVATION
SCALE 1/4"=1'-0"



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



REVISIONS	BY
1	TL

**DICKSON
CONSULTING GROUP**
2616 Geary Blvd., Suite 201
San Francisco, CA 94115
Phone: (415) 831-7100
Fax: (415) 831-7181

**EXISTING/PROPOSED
FRONT & LEFT ELEVATIONS**

BLOCK 1746 LOT 009
324 HUGO STREET
SAN FRANCISCO, CA 94122
Application #:

DATE: 01.23.06
SCALE: AS SHOWN
DRAWN: TL
JOB:

A-3.1

REV	DATE	BY
01	29.07	TL

DICKSON CONSULTING GROUP
 1515 California Street, Suite 201
 San Francisco, CA 94111
 Phone: (415) 331-7180
 Fax: (415) 331-1161

EXISTING/PROPOSED REAR & RIGHT ELEVATIONS

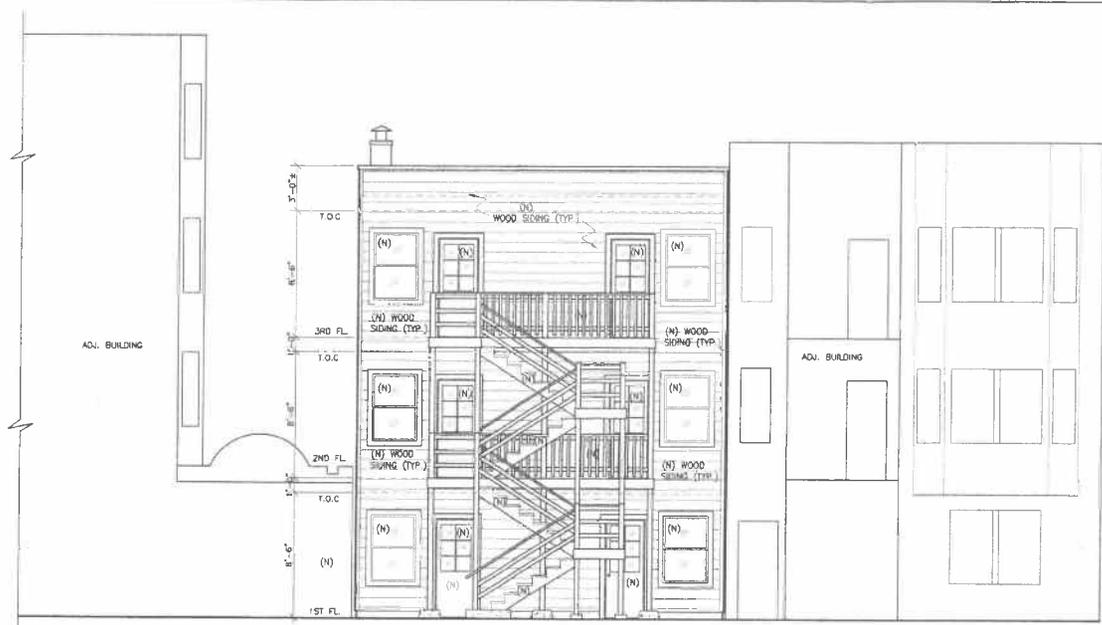
**BLOCK 1746, LOT 009
 324 HUGO STREET
 SAN FRANCISCO, CA 94122**
 Application #

DATE 01.23.08
 SCALE AS SHOWN
 DRAWN TL
 JOB

A-3.2



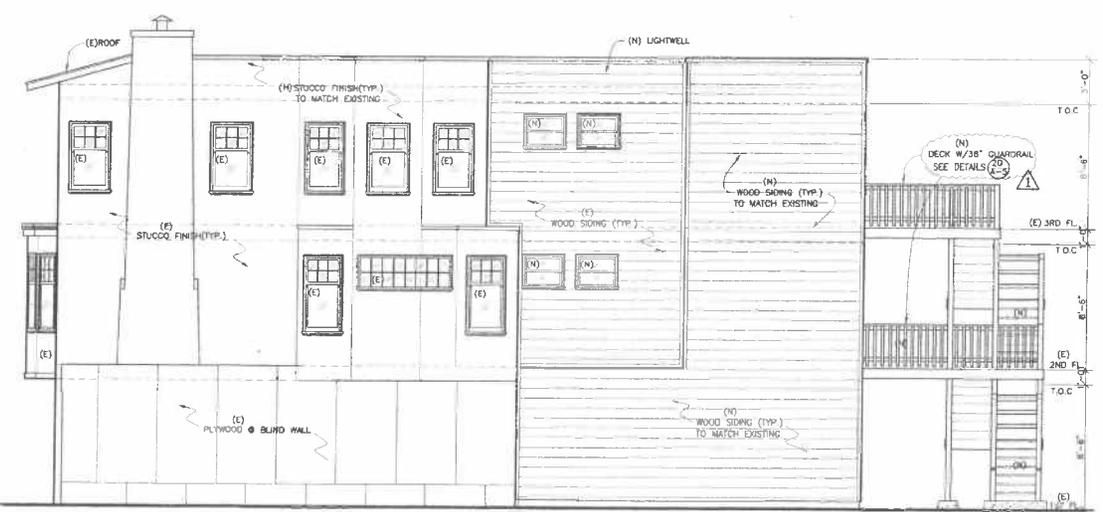
(E) REAR ELEVATION
 SCALE 1/4"=1'-0"



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



(E) RIGHT ELEVATION
 SCALE 1/4"=1'-0"



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



REVISIONS	BY

**DICKSON
CONSULTING GROUP**
 2615 Geary Blvd., Suite 201
 San Francisco, CA 94115
 Phone: (415) 331-7180
 Fax: (415) 331-7181

PROPOSED SECTIONS

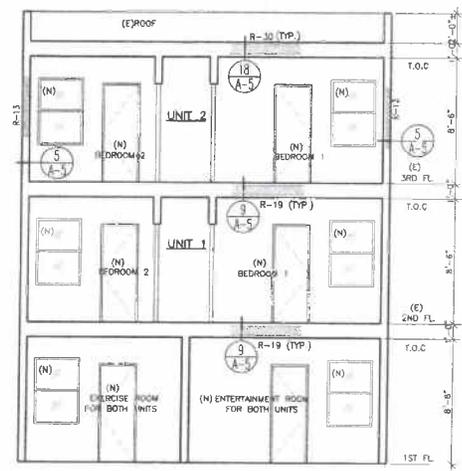
BLOCK: 1746, LOT: 009
 324 HUGO STREET
 SAN FRANCISCO, CA 94122
 Application #

DATE: 01.23.08
 SCALE: AS SHOWN
 DRAWN: TL
 JOB:

A-4



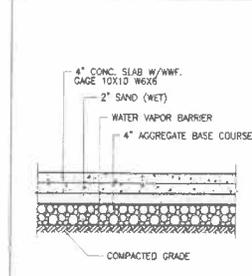
SECTION A-A
 SCALE 1/4"=1'-0"



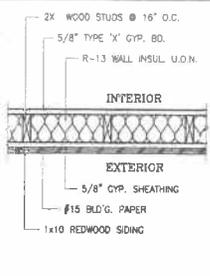
SECTION B-B
 SCALE 1/4"=1'-0"



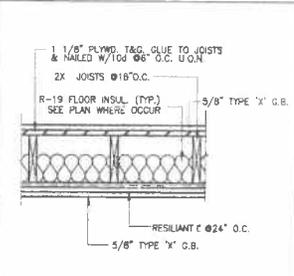
SCALE IN FEET



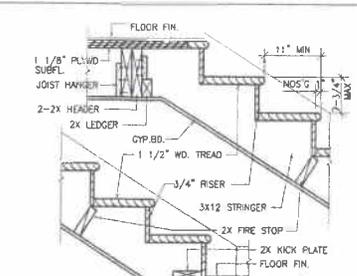
1 CONC. SLAB
TYP.



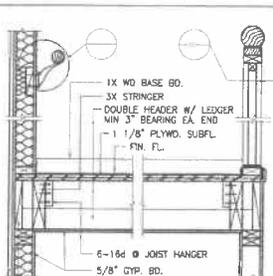
5 EXTERIOR WALL
ONE HOUR RATED (FOR EXPOSED WALL)



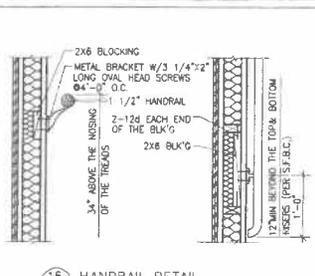
9 TYP. FLOOR/CEILING DETAIL
STC 55 TO 59 SOUND 1-HOUR RATED



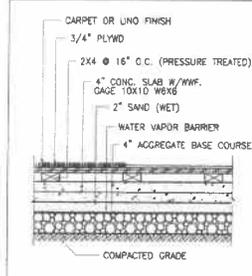
13 STAIR DETAIL
TYP.



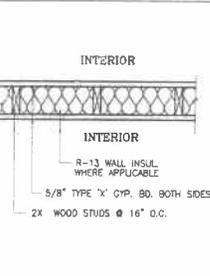
15 LANDING DETAIL
TYP.



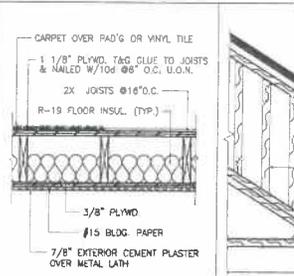
16 HANDRAIL DETAIL
TYP.



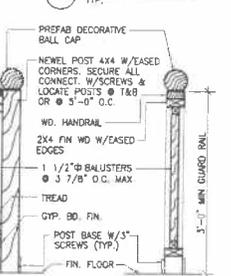
2 CONC. SLAB & FINISH
TYP.



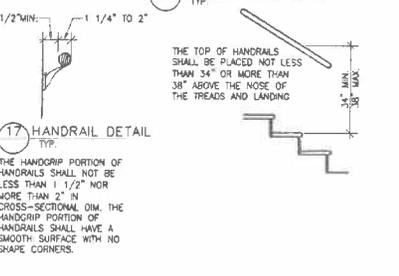
6 INTERIOR WALL
ONE HOUR RATED



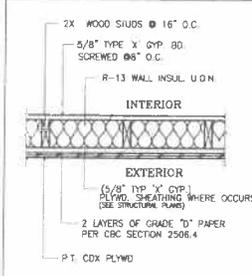
10 FLOOR DETAIL
TYP. (W/PLASTER CEILING)



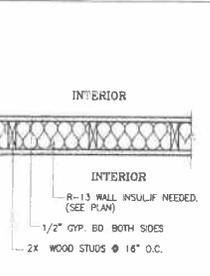
14 GUARD RAIL DETAIL
TYP.



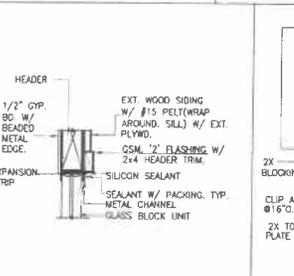
17 HANDRAIL DETAIL
TYP.



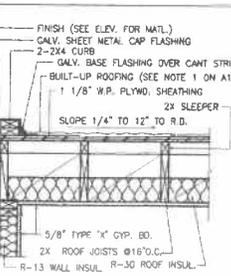
3 EXTERIOR WALL
ONE HOUR RATED (FOR BLIND WALL)



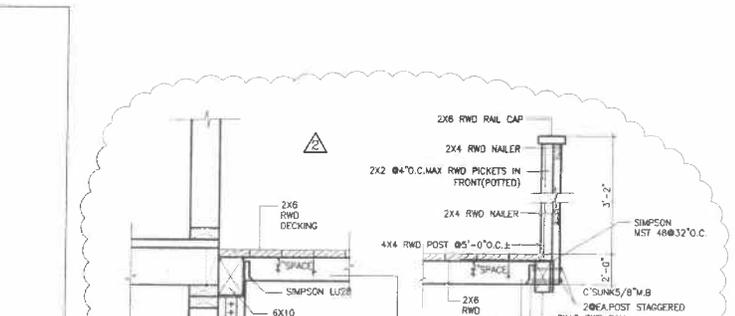
7 INTERIOR WALL
NON RATED



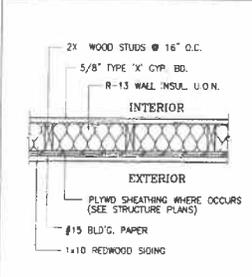
11 HEADER DETAIL
NOT TO SCALE



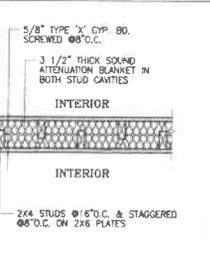
18 1-HOUR ROOF DETAIL
TYP.



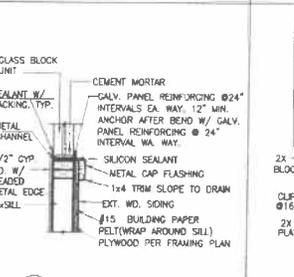
20 DECK DETAIL & RAIL/POST @ DECK
TYP.



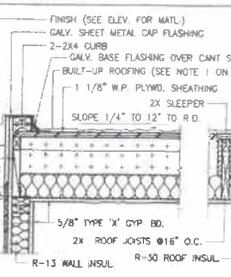
4 EXTERIOR WALL
NON RATED



8 SOUND RATED WALL (TYP.)
STC 51 ONE HOUR RATED



12 SILL DETAIL
NOT TO SCALE



19 1-HOUR ROOF DETAIL
TYP.

REVISIONS	BY
03.15.07	TL

DICKSON
CONSULTING GROUP
3616 Geary Blvd., Suite 201
San Francisco, CA 94121
Phone: (415) 761-1111
Fax: (415) 761-7181

ARCHITECTURE DETAILS

324 HUGO ST
SAN FRANCISCO, CA
BLOCK: 1746 LOT: 009

DATE	01/04/01
SCALE	N.T.S.
DRAWN	
CHECKED	
DATE	

A-5

PROJECT DATA

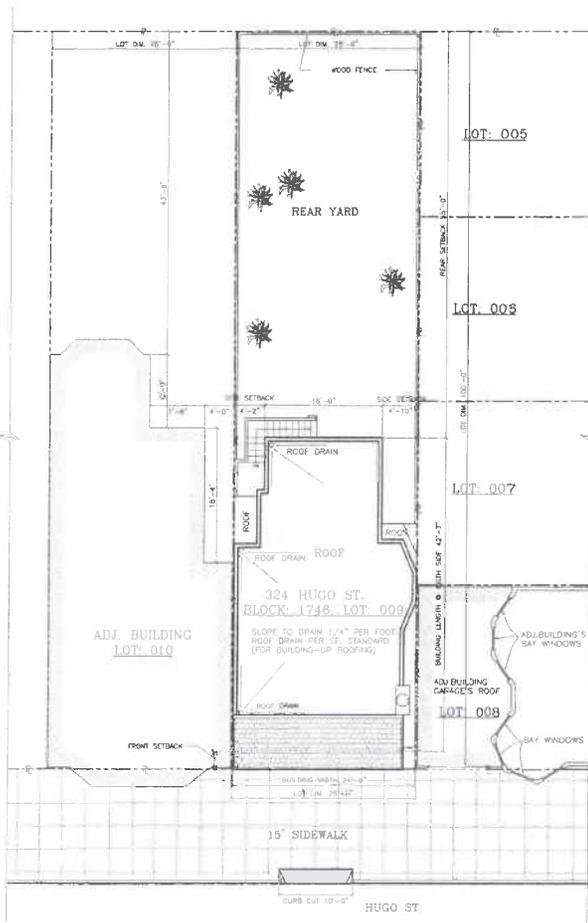
JOB ADDRESS: 324 HUGO STREET
SAN FRANCISCO, CA 94122

BLOCK: 1746
LOT: 009
ZONING: RH-2
TYPE OF CONSTRUCTION: V-N
OCCUPANCY: R-3

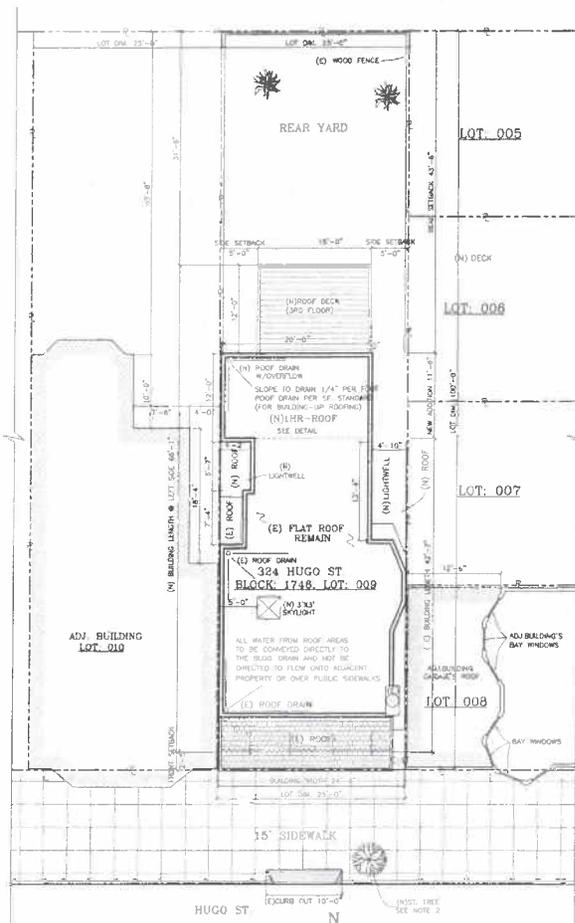
Modified Plans in response to DR.

DRAWING INDEX

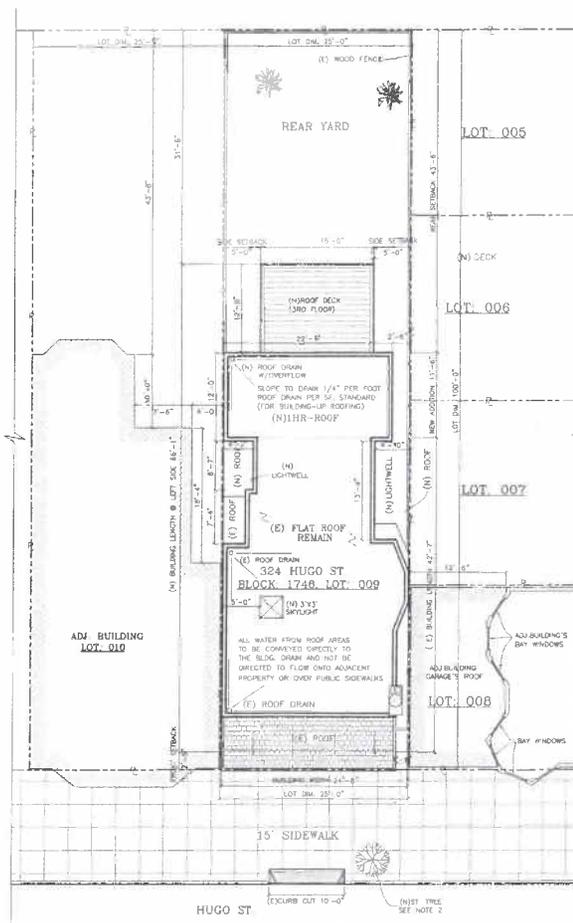
- A-1: EXISTING, BEING REVIEWED & REVISE SIDE/ROOF PLANS
- A-2: EXISTING, BEING REVIEWED & REVISE 1ST FLOOR PLANS
- A-3: EXISTING, BEING REVIEWED & REVISE 2ND FLOOR PLANS
- A-4: EXISTING, BEING REVIEWED & REVISE 3RD FLOOR PLANS
- A-5: EXISTING FRONT ELEVATIONS
- A-6: EXISTING, BEING REVIEWED & REVISE RIGHT ELEVATIONS
- A-7: EXISTING, BEING REVIEWED & REVISE LEFT ELEVATIONS
- A-8: EXISTING, BEING REVIEWED & REVISE REAR ELEVATIONS



(E) SITE PLAN
SCALE 1/8"=1'-0"



BEING REVIEWED SITE PLAN
SCALE 1/8"=1'-0"



REVISE SITE PLAN
SCALE 1/8"=1'-0"

REVISIONS BY
DICKSON CONSULTING GROUP
2900 Geary Blvd., Suite 201
San Francisco, CA 94132
Phone: (415) 831-7190
Fax: (415) 831-7181

EXISTING, BEING REVIEWED & REVISE
SITE & ROOF PLANS

BLOCK 1746, LOT 009
324 HUGO STREET
SAN FRANCISCO, CA 94122

DATE: 09/09/2011
SCALE: AS SHOWN
DRAWN: PL
JOB: A-1
OF SHEETS

Date: June 1, 2011

To: San Francisco Planning Commission

From: 4th and Hugo Neighbors

Re: Submittal of Documents for Discretionary Review
Proposed development at 324 Hugo Street
Building Permit Application Number 2006.05.04.0670(Alteration)

The position of the "4th and Hugo Neighbors" was succinctly and forcefully summarized in the request for DR submitted on our behalf by Stephen Williams, Esq. on December 3, 2010, pertinent paragraphs of which are attached below.

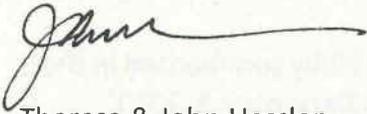
We are also submitting at this time the following additional documentation:

- 1) Copies of expressions of concern sent by members of the neighborhood from around the block.
- 2) A Google aerial view of the block showing the current mid-block open space side-by-side with an aerial view on which has been superimposed the footprint of the proposed structure (scaled from permit plans). This graphically demonstrates the extent to which the proposed structure will encroach on the mid-block open space, extend into that space well beyond any other structure on the block, "disrupt the neighborhood character," and establish a dangerous precedent for further erosion of that character.
- 3) A photo of the existing structure at 324 Hugo taken from the rear window of 1241 4th Avenue showing current access to the mid-block open space, side-by-side with that photo, on which has been superimposed the right elevation of the proposed structure (scaled from permit plans). This graphically demonstrates the extent to which the proposed structure is "an out-of-scale rear yard addition" that will be perceived from all sides of the block as "uncharacteristically deep [and] tall," and that will leave the residents of lots 006 and 007 "feeling 'boxed-in' and cut-off from the mid-block open space."
- 4) A composite of the permit drawings redlined to show a possible scale-back of the proposed development at the second and third levels. As stated in our request for a DR, we believe that the size and depth of the proposed structure should both be reduced. We believe that in order to maintain compatibility with the neighborhood, a smaller rear yard extension overall, with step-downs to a one-story pop-out, would be optimal. The redline attached here is, therefore, a quick conceptual suggestion that falls short of that optimum. Since we are not architects, it was easier, for the purposes of this demonstration, to retain the original footprint of the first floor and show step-downs to

a one-story pop-out from there. In this quick concept, each unit retains its integrity but loses a bedroom, and the deck drops down one story, shifting from Unit 1 to Unit 2.

- 5) A redline of the right elevation showing how the scale-back described above would affect the profile of the building, and, as an example, how that scale-back would affect the view from 1241 4th Avenue.

Respectfully submitted,



Theresa & John Hessler
for the "4th and Hugo Neighbors"

Summary of arguments made in the Request for a Discretionary Review

(submitted by Stephen Williams, Esq. on behalf of the "4th and Hugo Neighbors"
December 3, 2010)

The proposed project is in direct violation of the General Plan and Priority Policies to retain the small, affordable, rent-controlled homes in the City's residential neighborhoods. The building was purchased by professional developers---left vacant and abandoned for more than four years-- with the sole intent of greatly expanding it at the expense of the surrounding buildings. The project proposes a startling three story, twenty-four (24') foot extension of the existing building into the rear yard. The project site is a "key" lot and is a substandard size lot, accordingly, the proposed "maximum" build out in the shared mid-block green space has a disproportionate negative impact on the surrounding lots and residents.

We are all diminished when the General Plan and Priority Policies are ignored or skirted. Negative impacts include loss of light and shadows from the large new building addition planned for the lot. The large new proposed building addition is inappropriate to the neighborhood, stark and modern and will increase by 50% the square footage to the existing building. Because this is a "key" lot, shadow from the over whelming bulk and size are negative impacts on the adjacent homes and the stark modern design impacts the entire neighborhood. The new maximum rear yard extension with an added "pop-out" is not compatible with the neighborhood and the character of the existing buildings. At least five other adjacent lots will be impacted by the new structure and a closer review is warranted.

This is an issue which has come up time and time again in the Department but has never been answered. What is the policy with development of "key lots?" It has been repeatedly acknowledged by staff and the Department that these lots often raise important questions of development for an entire block. Recently, a staff memo which accompanied the Residential Design Checklist phrased the question as follows:

"Treatment of "key" lots If you are adjacent to a key lot, does that mean you need to make more adjustments to accommodate your neighbor's key lot than if you were located near the middle of the block? If so, is that fair?"

The proposed project treats the subject site as any other development lot and does not acknowledge its unique position as a key lot on this small block. The block has a strong mid-block open space and the proposed project violates the Residential Design Guidelines in that respect. The RDG's states on page 25:

Building Scale at the Mid-Block Open Space

GUIDELINE: Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space.

Rear yards provide open space for the residences to which they are attached, and they collectively contribute to the mid-block open space that is visible to most residents of

the block. This visual open space can be a significant community amenity. The height and depth of a building expansion into the rear yard can impact the mid-block open space. Even when permitted by the Planning Code, building expansions into the rear yard may not be

appropriate if they are uncharacteristically deep or tall, depending on the context of the other buildings that define the mid-block open space. An out-of-scale rear yard addition can leave surrounding residents feeling “boxed-in” and cut-off from the mid-block open space. The following design modifications may reduce the impacts of rear yard expansions; other modifications may also be appropriate depending on the circumstances of a particular project:

- Set back upper floors to provide larger rear yard setbacks.
- Notch the building at the rear or provide setbacks from side property lines.
- Reduce the footprint of the proposed building or addition.

The proposed project literally “boxes off” the buildings at 1249 4th Avenue and 1239-1241 4th Avenue (and 1235-1237 4th Avenue partially) from the mid-block open space and the rest of the block. A thirty foot tall wall will now be at the rear fence line of these buildings. The architect’s drawings do not depict any of these impacts and do not show the adjacent buildings which are located on 4th Avenue.

If a new project is built, the size and depth (which is at the absolute max of 55% a two story “pop-out”) of the building must be reduced. A smaller rear yard extension with a one-story pop-out should be designed to have some compatibility with the neighborhood. The key lot situation should be addressed and a new building addition placed on the site so as to respond to its position on the block and to the placement of surrounding buildings. The rear yard should be much larger and the new building much shorter and stepping down to the rear with perhaps some side setbacks to the west to reduce the “looming” effect of a new building addition in the rear yards of the buildings lining 4th Avenue.

bridey

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From: Kevin Hart <kevin@hart-architecture.com>

Date: Sun, Nov 21, 2010 at 8:21 PM

Subject: Your proposed enlargement of 324 Hugo

To: dicksongroup@yahoo.com

Cc: sara.velve@sfgov.org

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Dear Mr. Lau,

Thanks to you and the Planning Department for circulating the permit application for your project at 324 Hugo. I own and reside at 1248 5th Avenue, three lots to the west.

I do not believe I will be able to see your expansion from my house; but the size of your project is, I believe, an unfortunate and uncivil intrusion on the mid-block open space. At least two of your neighbors, to the east, will have their views and daylight reduced by your expansion, because it will extend farther into the mid-block open space than any other multi-story building on the block.

The mid-block open spaces are an important part of the neighborhood character. They are a kind of commons, tended on the ground by individual owners, but open above fence-level for the enjoyment of all of us residents whose houses can see the sky, and trees, on account of them. By expanding your structure beyond the adjacent structure, you are in effect claiming part of this commons for your own enjoyment, at your neighbors' expense.

I would not object if your expansion was equal in depth to that of your western neighbor. This would still allow you some expansion; and it would still somewhat reduce the size of the commons and the daylight accessible from your neighbors to the east; but it would be a more neighborly proposal.

The history of the building at 324 Hugo is clouded by the neglect it suffered for several years, but the recent improvements, painting and securing the entry, show a more neighborly attitude that we have all welcomed. I hope your proposed expansion can be modified in that same spirit of respect for the local community.

Sincerely,

Kevin Hart

KEVIN HART ARCHITECTURE
98 Battery Street Suite 202
San Francisco California 94111
[415.391.0530](tel:415.391.0530)
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dsparks to dicksongroup, sara.velve, me, brideynewman, mary.l.oconnor [show details](#) 12/3/10 [Reply](#)

Dear Sir and Madam:

My wife and I own the property at 1223-1225 4th Avenue. From the rear of the building we can clearly see the mid-block open space, including the rear of 324 Hugo St. After reviewing the planned expansion of that building, we must register our opposition to this project.

In our opinion, the proposed expansion represents a significant, and detrimental, incursion into the mid-block open space. We believe it would be clearly out of character for the block as a whole, and significantly disrupt the pattern of buildings and space existing in this block.

The mid-block open space has been described in Planning Commission literature as a "significant community amenity". We agree. Before we purchased this building in 1981, we also considered a corner building in the Inner Richmond, and another on Baker Street. The deciding factor was the sense of openness available with this building, due to the mid-block open space. This was a dramatic difference, compared to the cramped, dark and nearly dank back yards of the other two buildings.

This expansion will sentence the two short lots on 4th Avenue to the same conditions that led us to reject the Richmond and Baker Street properties. We also worry that it will have a pernicious effect in the future, by establishing a precedent for other out-of-scale projects on other lots contributing to the mid-block open space.

We have direct reason to be concerned about such possibilities. The building next to us, 1217-1219 4th Avenue, was allowed to expand backward into the lot some years past. That expansion was more modest than that proposed at 324 Hugo St.; it was two stories high, with a flat roof and setbacks from the property line, and did not include the backyard space bound by the concrete pathways poured (presumably) when the building was erected. In an effort to be neighborly, we met with the architect and owners, and did not oppose the expansion.

We now regret that decision. Being two stories high, that expansion did not affect the light and air available to our upper flat. But by extending a few feet beyond the end of our building, it noticeably reduced the light in our lower flat. We were also worried about drainage issues when the neighbor's drains are clogged, now that the flat roof is level with the floor of our upper flat. There are other concerns that we did not foresee when we saw the plans, but we did not ask for modification and must live with that.

The expansion at 324 Hugo St. has the potential to exert a much more significant effect on the light and air available to the short lots on 4th Avenue. If they are closed in, what is to prevent those property owners from proposing, in the future, expansion into those dead areas? Having allowed them to be closed in, it would be hypocritical of planning officials to deny them use of this suddenly restricted space.

It also represents a restriction of the mid-block open space for all of us. It is not just a matter of light and air, as important as that is. It also promotes interaction and discourse among neighbors. We know, and have become friends with, people on Lincoln and 5th Ave. by talking over the fences and across the yards, people with whom we probably would have had no other contact.

When we had our roof rebuilt, for example, a neighbor on Lincoln kept us apprised of the progress and work quality, which we could not see ourselves, and later they decided to use the same roofing contractor for their building. This sense of contact and community is a critical amenity for residents of urban San Francisco, and it derives directly from the mid-block open space.

It has also helped upgrade the open space itself, to everyone's benefit. When we moved here, in 1981, the back yard was overrun with weeds, as were several other of the back yards. Over the years, we have worked to improve our back yard, as have our neighbors. It is now a more pleasant setting, with, ironically, the exception of 324 Hugo St.

We do not believe that converting the back yard at that address into building is an improvement.

We are not attorneys, and so we leave the legal issues to others. The planning issues are, however, of direct import to us, and so in closing we will cite the first three bullet points under Design Principles (p. 5, Introduction, Residential Design Guidelines):

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

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

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

In our opinion, this proposed expansion violates all three of these fundamental Design Principles.

Douglas E. and Katsuko Y. Sparks
1223-1225 4th Avenue

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Proposed Project: 324 Hugo Street Inbox X

Chrissy Holland Hessler to dicksongroup, sara.velve, theresa, me, mary.l. [show details](#) 11/16/10 [Reply](#)

Dear Sara Velve and John Lau,

I am a very concerned resident and owner of a property affected by the proposed development of 324 Hugo Street, and I'd like to add my input. As a medical student at UCSF, I enjoy living close to the hospital in a neighborhood with a true sense of community. My husband and I are very happy in this apartment, this neighborhood, and this city, and we are excited about growing a family and contributing to this community. Imagine our anger and disappointment when we hear that the very things that we loved most about this apartment and this neighborhood are now in danger of being taken away by the wishes of one person. Specifically, I am very concerned about the impact of the proposal to extend the rear building by 24 feet. I truly believe that this proposal would have the following effects:

1. This 24' extension would separate the backyards so that the unity of the neighborhood is destroyed. No longer would it be a union of neighbors but merely boxes of yard separated by buildings. This would result in incalculable damage to the character of the neighborhood. If your intention is to turn the neighborhood into sterile, unfriendly environment, this proposal should help you do just that.
2. The extension will also greatly affect the amount of light that falls on the back of our house and on our yard. One of the first things my husband and I noticed about the apartment was the wonderful afternoon sunlight that streams in the rear of the apartment. This proposal would completely ruin this joy for us.
3. The extension would effectively isolate our yard from the rest of the neighbors. This simply annihilates the shared mid-block open space, an aspect of this neighborhood that we enjoy so much about living here.
4. Not only will this proposal affect our apartment and our current neighbors, it will negatively affect the historical nature of the open-space of the backyards. To cut off communication between houses in a neighborhood does not hold true to the values and ideals of this neighborhood or the great city of San Francisco.

This proposed 24' extension demolishes the unity of the neighborhood, vastly reduces the amount of light that falls on our apartment, isolates each house from one another, and obliterates the historical integrity of the open-space backyards. This proposal *does not* align with the spirit of San Francisco. Please do not make the mistake of allowing one person's desire to destroy what the community holds most dear.

Sincerely,

Christine Hessler
1241 4th Avenue (Lot number 007)
San Francisco, CA 94122

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Carl Hessler to dicksongroup, sara.velve, mary.l.oconnor, brideynewman, r [show details](#) 11/17/10 Reply

Dear Mr. Lau,

As an owner-occupant of 1241 4th Avenue (Lot 007) in San Francisco, I write to express my concern regarding the proposed development at 324 Hugo.

Your proposed development threatens to completely box in our property, impeding our access to natural light and cutting us off from the shared open space. Each of these unique characteristics -- the afternoon light in the backyard, and the view of the shared community open space -- are attributes that attracted us to this particular piece of property in the first place. The development will block out light and severely restrict the view from our apartment, thereby infringing on the use and enjoyment of our property.

Furthermore, it is my belief that the proposed development runs counter to the principles espoused by the San Francisco General Plan and San Francisco Planning Code, principles which seek to preserve the character and integrity of the neighborhood. While true that these principles are not meant to prohibit all development, your proposed development appears especially intrusive when compared to the other properties in the neighborhood. I believe your intrusion is exactly the type of development that the General Plan and Planning Code seek to prevent.

I sincerely request that you reconsider your proposed development. Both the distinctive character of the neighborhood and our use and enjoyment of our property are put at risk. Thank you for your attention.

Respectfully,

Carl Hessler
1241 4th Ave.
San Francisco, CA 94122
(650) 387-6102

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expression of concerns: 324 Hugo Street

John Hessler to dicksongroup, sara velve, Mary, Bridey

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Dear Mr. Lau,

My wife and I are co-owners of the property at 1239-1241 4th Avenue. I read with interest your response to my neighbor Bridget Newman, which you suggested she share, particularly the citation to paragraph 136(a)(25)(B)(ii), which you say provides the basis for the exception invoked in your proposed development. While that may be, I was struck by the diagram accompanying that clause, where the scale of the "extension," in proportion to the building from which it "extends," suggests that extensions covered by the clause are intended to be rather more incidental to the footprint of the building, than *integral to it*, as your proposed extension is.

I am no expert, of course, and so must leave the parsing of the language to those who are. But the basis of my concerns about the proposed development has less to do with this-or-that clause of the code than with the character of the neighborhood itself, which, as I understand, is what the code is designed to protect. And it does not seem to me that your proposal shows adequate care for a number of the particular characteristics of the existing block.

I am concerned, of course, about how the proposed development will impact my property in particular, but more broadly, about how it will impact the historic character of the block of which the subject property is a part.

1. The proposed development at 324 Hugo will have a dramatic impact on the light falling on my property. The Hugo property is one of two parcels on that short side of the block that extend deeply into, and contribute to, the mid-block open space. My parcel is already blocked on the south by the building on the corner, whose footprint - I presume from allowances at one time granted to such corners - covers virtually the entire surface area of the lot and presents me on that side with a solid wall at the property line, which blocks the southern exposure. Your proposed development, on the first of the two Hugo lots, which immediately abuts the back boundary of my lot, will effectively block the western exposure, leaving me with only what little indirect light can be had from the north. To a significant extent, the proposed development will have a similar impact on the two properties adjacent to mine, which also share back boundaries with your side boundary.
2. The proposed development will also effectively cut my property off from the mid-block open space, which has historically existed as a commonly contributed-to, and commonly shared amenity of this urban landscape. When the parcels were first plotted, lots 007 (mine), 006, and 005 were drawn significantly shorter than the next three along 4th Avenue, in large part I would assume, considering the block as a whole, to allow the property at 324 Hugo (and the one next to it) deep enough lots to share in the mid-block open space. For your development to now extend significantly into that space - far deeper than any other building on the block - simply to allow the owner to maximize return on value, is a direct contradiction of the over-arching goal of the Planning Code, priority policy #2, "that existing housing and neighborhood character be conserved and protected."
3. I refer you to a casual look at the Google satellite image of our block, which shows quite clearly how, up until this time, the historic integrity of the mid-block green space has been conserved.

http://maps.google.com/maps?f=q&source=s_q&hl=en&geocode=&q=324+Hugo+Street+San+Francisco+CA&sl=37.387108,-122.022475&sspn=0.179494,0.321007&ie=UTF8&hq=&near=324+Hugo+St,+San+Francisco,+California+94122&ll=37.765652,-122.461491&spn=0.000778,0.001275&t=h&z=20

Your proposed development will protrude in an un-neighborly way into that commonly enjoyed space. You would, in effect, be elbowing your way to the head of the line, claiming the panoramic view for yourself and treating the rest of us to an unceremonious view of your backside. Such spontaneous behavior in a crowd is universally frowned on as vulgar and boorish; how much worse is such behavior when it results in a lasting structure that destroys character, infringes on privileges historically enjoyed, and cannot easily be undone. As the General Plan (1.05) states: "Once lost, the existing resources in any neighborhood can be restored only through great expense and dislocation." The Residential Design Guidelines (p 3) confirm this intent of the General Plan: "A single building out of context with its surroundings can be disruptive to the neighborhood character and, if repeated often enough, to the image of the City as a whole." Your proposed development is that building.

4. The Residential Design Guidelines (p 26) make it quite clear that simple conformance to the code is not determinative: "Even when permitted by the Planning Code, building expansions into the rear yard may not be appropriate if they are uncharacteristically deep or tall, depending on the context of the other buildings that define the mid-block open space. An out-of-scale rear yard addition can leave surrounding residents feeling 'boxed-in' and cut-off from the mid-block open space." This is how my wife and I already feel, just contemplating the impacts of your proposed development. Should it be approved and become a *fait accompli*, it will do irreparable damage to the historic integrity of our block.

Sincerely,

Theresa & John Hessler
1239 4th Avenue
San Francisco 94122
650-714-2130

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Date: Sun, Nov 21, 2010 at 4:49 PM

Subject: Planned expansion of 324 Hugo Street

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We are long-term 11-year residents of 1249 Fourth Avenue, on the corner of Hugo Street, and have received the notice of the plans for the proposed expansion of 324 Hugo Street, the building next to ours.

We have read the notes by some of our neighbors expressing their concerns about the extension plan as it would impact the open space within the area of the block both in terms of the reduction of the footprint of the open space and the obstruction of light and view from some of the adjacent buildings.

We have also looked at many of the pages of the San Francisco Planning Code as it applies to such open spaces and while there are many details which may be argued on either side, the Planning Code's main thrust, as we understand it, is to retain as much open space within residential blocks as possible.

Allowing the full expansion proposed for 324 Hugo Street would certainly curtail the light and view of certain adjacent buildings, but more troubling to us is the precedent this proposal, if approved, would have on the future of the interior space of this block. What would prevent other owners of other buildings on this block from expanding their structures into the interior open space? If even half the buildings were expanded to a similar depth and height the open space would shrink to a point that even the new residents of 324 Hugo Street would deplore.

We hope that the owners and developers of this project will consider the letter and spirit of the San Francisco Planning Code as well as the legitimate concerns of the neighbors, scale back their plans, and not provide a field day for lawyers and neighborhood animosity.

Peter and Ruth C. Veres
1249 Fourth Avenue
San Francisco, CA 94122

Note: The Veres' have asked me to send this for them to protect their internet privacy, but have included their street address.

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Proposed Project -324 Hugo St. Inbox X

Mary O'Connor to sara.velve, dicksongroup, me, David, Chrissy, Bridey [show details](#) 11/13/10 [Reply](#)

Dear John and Sara,

As both of you already know, I and a group of many neighbors are in opposition to the planned project at 324 Hugo St. First, the Residential Design Guidelines define the conditions required to request a Discretionary Hearing "exceptional" and "extraordinary" in the following way:

"Exceptional and extraordinary circumstances occur where the common-place application of adopted design standards to a project does not enhance or conserve neighborhood character, or balance the right to develop the property with impacts on near-by properties or occupants."

Certainly, this proposed project would impact us adversely in a number of ways:

1. It would have a major negative impact on the light and privacy of our buildings and all the residents.
2. The proposed addition to the 324 Hugo property is not in keeping with the character and identity of the neighborhood.
3. The project would impinge upon the open space area by expanding beyond all other structures.

There has been no attempt to communicate with the neighbors in any way which impedes the process of open discussion. San Francisco has always been a city which values the participatory process of people coming together to debate issues and make decisions together.

These are new plans, and the previous plans had expired before any request for an extension was requested. We are in opposition to these plans. If there is no open discussion of compromise possible then we will ask for a Discretionary Hearing on the issues.

Thank you for your kind consideration.

Mary O'Connor
1235 4th Ave.
San Francisco, CA 94122

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Sara.Velve@sfgov.org to Mary, Bridey, Chrissy, David, dicksongroup, me [show details](#) 11/15/10 [Reply](#)

Mary - Thanks for your comments. Could you please let me know where everyone lives so I map it out?

John - Please meet with the neighborhood to discuss their concerns.

Thanks.

Sara

Sara Velve, Northwest Team
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103
P: 415.558.6263
F: 415.558.6409
Hours: M-W 8:45 to 1:00, Th 8:45 to 4:00

Mary O'Connor
<mary.i.oconnor@sbcglobal.net>
To
sara.velve@sfgov.org,
dicksongroup@yahoo.com
11/13/2010 11:06 PM
cc
John Hessler <JGHessler@gmail.com>,
David Gruber <DGruber@ggprop.com>,
Chrissy <cholland03@gmail.com>,
Bridey Neuman

Sara.Velve@sfgov.org

sara.vellve@sfgov.org

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Planned Change in Use of 324 Hugo Street Inbox X

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Bridey Newman to Mary, DGruber, me, cholland03

[show details](#) 11/11/10

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Dear Neighbors,

When I spoke with the City Planner assigned to this project, Sara Vellve, she suggested that each concerned neighbor, owner and tenant alike, e-mail Project Contact, John Lau (DicksonGroup@yahoo.com), copying sara.vellve@sfgov.org, as soon as possible, so that he (and she) could understand the breadth of neighborhood opinion. In preparing my e-mail, I spoke with a friend retired from the Planning Commission who additionally suggested that the affected property owners hire legal counsel as soon as possible. David Gruber had mentioned to me this morning an attorney he trusts that he has used in past property issues.

Here is the e-mail that I intend to send. My sources were <http://library.municode.com/index.aspx?clientid=14139&stateid=5&stateName=California> for the Planning Code and www.sfplanning.org/Modules/ShowDocument.aspx?documentid=5356, for a PDF Booklet of the Planning Commission's Residential Design Guidelines. You may wish to scan the Table of Contents for relevant issues that I missed. An additional document that may be helpful is the section of the General Plan addressing Urban Design at: http://www.sf-planning.org/ftp/General_Plan/15_Urban_Design.htm. In theory, the Planning Code implements the Master Plan.

Attn: John Lau
Dear Mr. Lau,

I am a 14-year resident in a property abutting 324 Hugo Street who has been noticed with plans for your proposed development at that location. Below are my concerns in regard to your proposed project. This planned development appears to be in violation of Sec. 134(a)(2) of the Planning Code, requiring, in an RH-2 Zone, a rear yard depth of 45% of the total depth of the lot. In a 100' lot, this is a yard depth of 45', which would accommodate your initial, 3-story 12' extension, but not the subsequent 2-story 12' extension.

In addition, the proposed development appears not to be in keeping with key elements of the Residential Design Guidelines which Sec. 311(c)(1) of the Planning Code provides "shall be used to review plans for all new construction and alterations." Specifically, your proposed extension is *not* of a scale compatible with surrounding buildings, it *does not* respect mid-block open space and, although no shadow analysis has been undertaken at this time, it seems fairly obvious that it *will not* maintain light to lots 006, 007, 008, 010 or 011 of Assessor's Block 1746 and will certainly box in residents of lots 006, 007 and 008. Your proposed 24' extension extends 12' further into the mid-block open space than the very furthest incursion from a lot on the Hugo Street face of the block, and 30' further into the mid-block open space than the building on this face with the least incursion.

Finally, this excessive incursion into mid-block open space affects not only the residents of lots 006-011, but impinges significantly on the visual open space that is a community amenity to the entire Assessor's Block 1746, disrupting the neighborhood character.

I appreciate that the investors in 324 Hugo Street want financial return on property that has been left vacant for in excess of 4 years, however, a significantly smaller footprint is much more in keeping with neighborhood character.

Very truly yours,
Bridget Newman

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324 Hugo Street Development X [Inbox](#) X

teresa swift to me [show details](#) [May 29 \(1 day ago\)](#) [Reply](#)

For several years the 324 Hugo Street property has been a blight on our neighborhood--abandoned, filled with trash and weeds, festooned with different test patches of house paint and a haven for the homeless. Now the owner wants to foist on us a grotesquely out-sized addition that will forever alter the shared interior green space of our block. Instead of trees and green space we'll enjoy this looming ugliness from our windows and deck. It's a disgrace, and the City shouldn't allow him to get away with it.

Sincerely,

Teresa Swift & Thomas R Bennett
1234 5th Avenue
San Francisco CA 94122

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Inbox (647)

Peter Veres to me

[show details](#) 2:08 PM (19 hours ago) [Reply](#)

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John and Theresa Hessler,

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The addition to 324 Hugo Street, if built, will take a bite out of the "common space" in the center of the block, which the Residential Design Guidelines of San Francisco seeks to protect and preserve. If even half of the rest of the property owners on this block were to take this addition to 324 Hugo as a precedent and extend their own buildings into the central "common space", there would be almost no open space left. We think this is an undesirable precedent and would like to see a less intrusive design.

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Peter and Ruth Veres
1249 4th Ave.
SF 94122

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(current aerial view of block)

Residential Design Guidelines (p 3)

"A single building out of context with its surroundings can be disruptive to the neighborhood character and, if repeated often enough, to the image of the City as a whole."

General Plan (Sec. 1.05)

"Neighborhood quality is of over-riding importance ... Once lost, the existing resources in any neighborhood can be restored only through great expense and dislocation."

(emphasis added)



(after proposed development – scaled from permit drawings)

For several years the 324 Hugo Street property has been a blight on our neighborhood--abandoned, filled with trash and weeds, festooned with different test patches of house paint and a haven for the homeless. Now the owner wants to foist on us a grotesquely out-sized addition that will forever alter the shared interior green space of our block. Instead of trees and green space we'll enjoy this looming ugliness from our windows and deck. It's a disgrace, and the City shouldn't allow him to get away with it.

– Teresa Swift & Thomas R Bennett
1234 5th Avenue

Allowing the full expansion proposed for 324 Hugo Street would certainly curtail the light and view of certain adjacent buildings, but more troubling to us is the precedent this proposal, if approved, would have on the future of the interior space of this block. What would prevent other owners of other buildings on this block from expanding their structure into the interior open space? If even half the buildings were expanded to a similar depth and height, the open space would shrink to a point that even the new residents of 324 Hugo Street would deplore.

– Peter & Ruth C. Veres
1249 4th Avenue



(current view from 1241 4th Avenue)

Residential Design Guidelines (p 26)

"Even when permitted by the Planning Code, building expansions into the rear yard may not be appropriate if they are uncharacteristically deep or tall, depending on the context of the other buildings that define the mid-block open space. An out-of-scale rear yard addition can leave surrounding residents feeling 'boxed-in' and cut-off from the mid-block open space."

(emphasis added)



(after proposed development – scaled from permit drawings)

The mid-block open spaces are an important part of the neighborhood character. They are a kind of commons, tended on the ground by individual owners, but open above fence-level for the enjoyment of all of us residents whose houses can see the sky, and trees, on account of them. By expanding your structure beyond the adjacent structure, you are in effect claiming part of the commons for your own enjoyment, at your neighbors' expense.

– Kevin Hart
Kevin Hart Architecture
1248 5th Avenue

After reviewing the planned expansion [at 324 Hugo Street], we must register our opposition to this project. In our opinion, the proposed expansion represents a significant, and detrimental, incursion into the mid-block open space. We believe it would be clearly out of character for the block as a whole, and significantly disrupt the pattern of buildings and space existing in this block. The mid-block open space has been described in Planning Commission literature as a "significant community amenity." We agree.

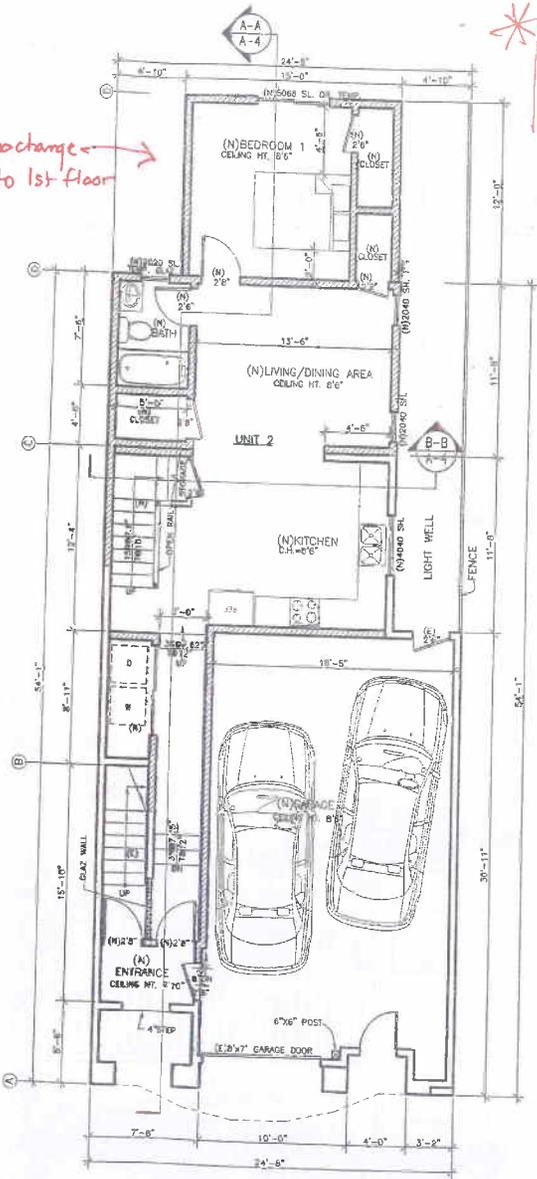
– Douglas E. & Katsuko Y. Sparks
1223-1225 4th Avenue

rechange
to 1st floor

Concept for
Scale-back of
2nd & 3rd
levels.

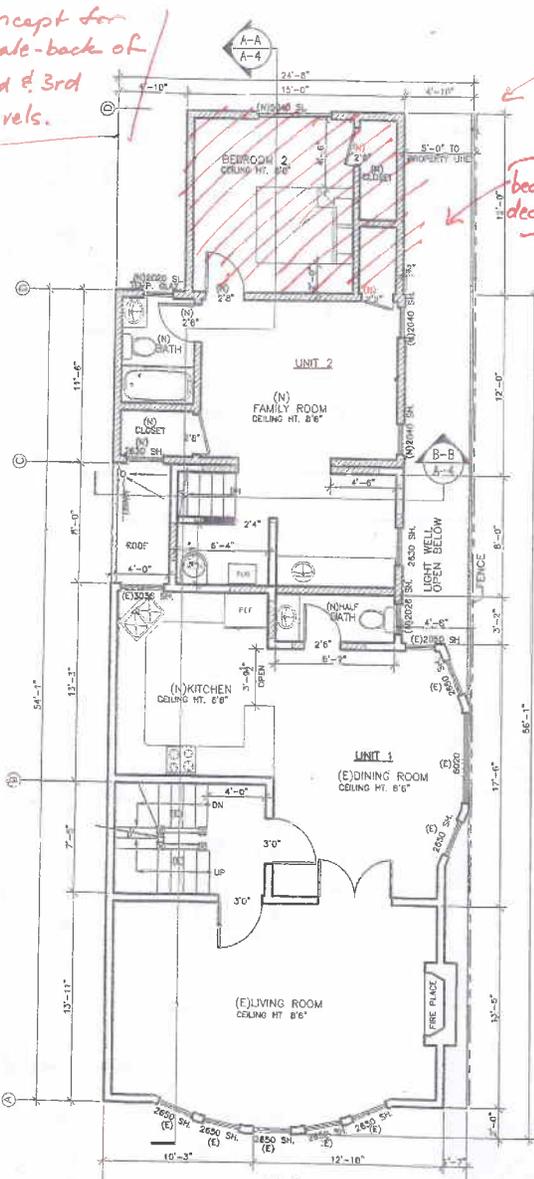
Unit 2 loses
bedroom;
gains deck.
Current family
room w/ full bath
could be reconfigured
as bedroom.
Separate living &
dining rooms
could be reconfigured
as living/dining/
family rooms.

Unit 1
loses deck
and 2nd
master
bedroom.
Current family
room could be
reconfigured
as bedroom
(already has
full bath).
Separate living/
dining rooms
could be
reconfigured
as living/dining
family rooms



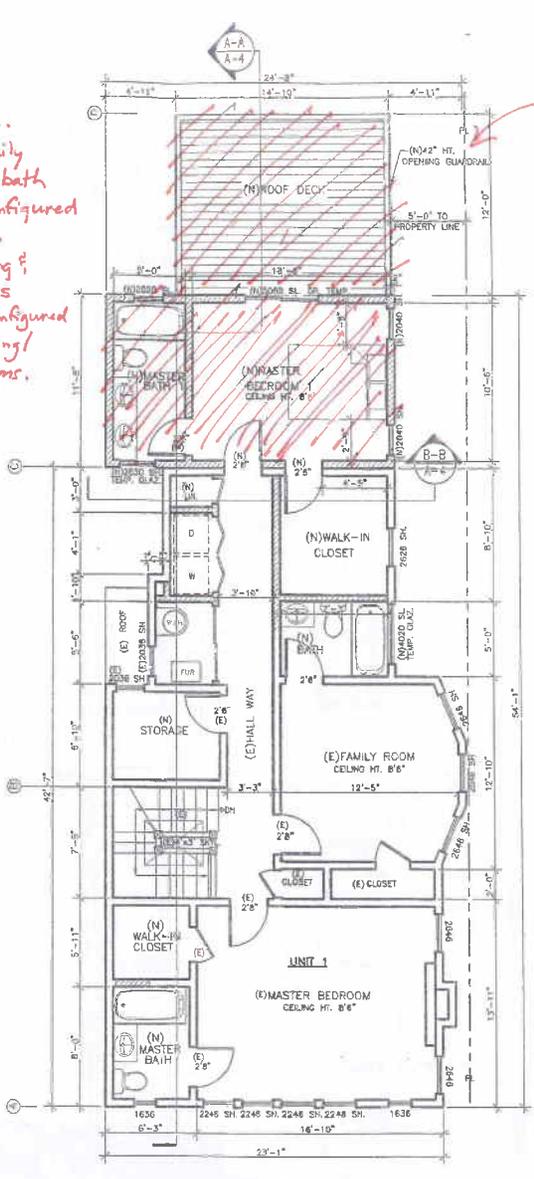
PROPOSED 1ST FLOOR PLAN
SCALE 1/4"=1'-0"

NEW WALL



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

NEW WALL



PROPOSED 3RD FLOOR PLAN
SCALE 1/4"=1'-0"

NEW WALL



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

proposed project -
view from 1241 4th Avenue

Scale-back of 2nd & 3rd
levels of project -
Impact on proposed
building profile
(deck would drop
down one level)

view with
scale-back

