



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Full Analysis

HEARING DATE MAY 12, 2011

Date: May 5, 2011
Case No.: **2011.0063DD**
Project Address: **135 El Camino del Mar**
Permit Application: 2010.01.07.4358
Zoning: RH-1(D) (Residential House, One-Family, Detached),
Scenic Special Sign District,
40-X Height and Bulk District
Block/Lot: 1334/031
Project Sponsor: Walter & Ramona Yee
135 El Camino del Mar
San Francisco, CA 94121
Staff Contact: Jonas P. Ionin (415) 558-6309
jonas.ionin@sfgov.org
Recommendation: **Do not take DR and approve the project as proposed.**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposal is to legalize horizontal additions to the single-family residence at 135 El Camino del Mar, built without benefit of permit at the southeastern-most rear portion, along the east side and over the garage at the front of the single-family residence. A portion of the addition at the rear encroaches into the required rear yard and is the subject of variance application case number 2010.0868V to be heard by the Zoning Administrator with the DR.

SITE DESCRIPTION AND PRESENT USE

The project site is occupied by a three-story-over-garage/basement single-family residence on an irregularly shaped lot one parcel removed from the west entrance to the Presidio. The subject property has a 46-foot wide frontage on El Camino del Mar with a lot depth that varies from 72 feet on the east side property line to 100 feet on the west side property line and rear property line widths that vary between one foot to 21 feet 6 inches. The lot has a slight downslope from east to west and an upslope from north (front) to south (rear).

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The single-family residence is located on the south side of El Camino del Mar between 25th Avenue and the Presidio in an RH-1(D) zoning district in the Outer Richmond neighborhood across the street from the Sea Cliff neighborhood. The development pattern in this area of the City varies from block to block and lot to lot. There is not a consistent pattern of lot sizes, building placement, height or depth, nor any consistent architectural style.

BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	Dec. 23, 2010 – Jan. 22, 2011	Jan. 25, 2011	May 12, 2011	107 days

The original DR hearing was scheduled for March 17, 2011 (within 50 days of the DR file date). However, the variance had not been continued from its originally scheduled hearing date and required new notice, coupled with the Commission calendar scheduling limitations, pushed the hearings to May 12, 2011.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	March 7, 2011	May 2, 2011	10 days
Mailed Notice	10 days	March 7, 2011	April 21, 2011	21 days

PUBLIC COMMENT

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

Adjacent neighbors to the east and west filed for discretionary review. On March 23, 2011, the Planning Department received a letter via email withdrawing the DR filed by the owners of the adjacent parcel to the east, Zelko & Renee Simoni.

The Department has received three letters in support of the proposed building alterations from neighbors across the street from the subject property (located at 100, 120, & 140 El Camino del Mar).

The Department has not received any correspondence from any neighborhood group regarding the subject building permit application.

DR REQUESTORS

Rodney Grebe, the adjacent neighbor to the west at 145 El Camino del Mar, filed DR on January 25, 2011. Zelko & Renee Simoni, owners of the adjacent parcel to the east at 125 El Camino del Mar, also filed DR on January 25, 2011. The Simoni’s withdrew their DR on March 23, 2011.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

Issue #1: The building scale is not compatible with surrounding buildings.

Issue #2: Light and air to adjacent properties is not provided with adequate setbacks.

Issue #3: The building permit application plans are incomplete.

Issue #4: The project warrants extensive due process.

To mitigate the identified issues, the DR requestor suggests the following:

1. Eliminate the third story addition over the garage;
2. Improve the second story addition over the garage by increasing the ceiling height;
3. Eliminate the setback requirement;
4. Provide a 6.5 foot setback over the garage;
5. Articulate the third story over the garage by 3.5 feet;
6. Lower the third story addition by 4 feet;
7. Eliminate the window looking directly into neighboring master bedroom;
8. Eliminate any construction into the east side setback; and
9. Eliminate any encroachments onto the neighboring property to the east.

The *Discretionary Review Application* is attached as an exhibit to this report.

PROJECT SPONSOR'S RESPONSE

See attached brief.

PROJECT ANALYSIS

The subject property was severely damaged by a sinkhole in the morning of December 11, 1995. Significant runoff burst a 100-year old brick sewer line under 24th Avenue. 125 El Camino del Mar, adjacent and east of the project, was destroyed and 135 El Camino del Mar was badly damaged.

Since that time, the owners of the subject property were able to save, restore and expand their home. Not all of the improvements were completed with a building permit application.

The owners have submitted the subject application to legalize work performed without benefit of a permit. Over the course of two years, significant improvements to the design of the proposed alterations have been made in response to Planning Department Residential Design Team (RDT) review and recommendations, as well as, neighbor meetings and requests. Specifically, a site survey and accurate plans were submitted; the upper floors over the garage have been setback to comply with the Planning Code; the height and massing of the top floor have been reduced with a gable roof in keeping with the roof pitch of the main house and creating similar massing of the adjacent developed property; portions of the side alterations were cut back; and portions of the southeastern most corner have been reduced in depth.

In response to the issues raised by the DR requestor:

Issue #1: The building scale is not compatible with surrounding buildings.

The proposed alterations have been reviewed by the RDT and have been found to be compatible with the scale of development in the surrounding neighborhood. Specifically, the scale and massing is in keeping with the adjacent building to the west.

Issue #2: Light and air to adjacent properties is not provided with adequate setbacks.

The proposed modifications would not significantly impact light and air to the adjacent parcel to the west, however, the proposed horizontal addition over the garage is adequately set back from the west side property line and the neighboring property is set back from its east side property line creating a separation of approximately 31 feet to the main portion of the neighboring building wall and approximately 36 feet to the portion over the neighboring garage structure.

The horizontal additions to the east will provide the required side yard setback of four feet. There is no building on the adjacent parcel to the east.

Issue #3: The building permit application plans are incomplete.

The DR requestor has provided no evidence that the current plans on file are incomplete. The Project Sponsor has provided adequate plans required for Planning Department review.

Issue #4: The project warrants extensive due process.

This project has received significant scrutiny by the Department of Building Inspection; the Planning Department; neighbors and is now before the Planning Commission.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt from environmental review, pursuant to CEQA Guideline Sections 15301(1)(4) and 15303(a).

RESIDENTIAL DESIGN TEAM REVIEW

In general, the RDT found the project to be compatible with the neighborhood and the Residential Design Guidelines. The RDT reviewed the subject building permit application on three separate occasions (May 27, 2009, June 17, 2010 and most recently on March 3, 2011). The final RDT in relation to the DR request included:

1. The RDT supports the horizontal front addition over the garage as proposed, as it is consistent and compatible with the pattern of the development found on the adjacent developed property. (RDG, pg. 23-25)

2. The addition at the southeastern corner of the building does not adversely impact the midblock open space, nor does it adversely affect adjacent neighbors' access to light. (RDG, pg. 25-26)
3. The DR does not demonstrate that the project includes or creates any exceptional or extraordinary circumstances. Due to the complex history and number of violation, this DR would be referred to the Commission under the Commission's pending DR Reform Legislation.

Under the Commission's pending DR Reform Legislation, this project would be referred to the Commission, as this project involves a major alteration to the existing building and is the subject of enforcement actions by the Building Inspection and Planning Departments.

BASIS FOR RECOMMENDATION

The Planning Department recommends the Planning Commission to not take Discretionary Review and approve the project as proposed in its most recent iteration.

- The Project Sponsor has adequately responded to the recommendations made by the Planning Department to come into compliance with the Planning Code and Residential Design Guidelines.
- The Project Sponsor has agreed to requests from neighbors to reduce the depth of portions of the horizontal addition at the southeastern most portion of the subject building.
- The Project Sponsor has agreed to use opaque glass to preserve the privacy of the adjacent neighbor's master bedroom.
- The Project Sponsor has noted on the plans that all encroachments the subject property lines shall be removed and that all improvements to the subject building shall be within the subject property.
- The Project Sponsor has submitted for and is seeking a variance from the rear yard requirement to legalize those portions that extend into the rear yard.

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

Attachments:

Design Review Checklist
Block Book Map
Sanborn Map
Aerial Photographs
Zoning Map
Section 311 Notice
DR Application
Response to DR Application dated May 4, 2011
Reduced Plans

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

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

Comments: The subject property is located at the west entrance to the Presidio and is the first structure on the south side of El Camino del Mar as you approach 25th Avenue. The block and neighborhood do not maintain any defined architectural style and building levels vary from two to four stories. The adjacent building to the west is very similar in architectural style and building height.

SITE DESIGN (PAGES 11 - 21)

QUESTION	YES	NO	N/A
Topography (page 11)			
Does the building respect the topography of the site and the surrounding area?	X		
Is the building placed on its site so it responds to its position on the block and to the placement of surrounding buildings?	X		
Front Setback (pages 12 - 15)			
Does the front setback provide a pedestrian scale and enhance the street?	X		
In areas with varied front setbacks, is the building designed to act as transition between adjacent buildings and to unify the overall streetscape?	X		
Does the building provide landscaping in the front setback?	X		
Side Spacing (page 15)			
Does the building respect the existing pattern of side spacing?	X		
Rear Yard (pages 16 - 17)			
Is the building articulated to minimize impacts on light to adjacent properties?	X		
Is the building articulated to minimize impacts on privacy to adjacent properties?	X		
Views (page 18)			
Does the project protect major public views from public spaces?	X		
Special Building Locations (pages 19 - 21)			
Is greater visual emphasis provided for corner buildings?			X
Is the building facade designed to enhance and complement adjacent public spaces?	X		
Is the building articulated to minimize impacts on light to adjacent cottages?			X

Comments: The subject property requires a three-foot three-inch front setback. There is a non-complying one-story garage that encroaches into the front setback extending to the front property line. The proposed addition over the garage would not encroach into the front setback and would be set back approximately 23-feet from the west side property line, matching the east side setback of the DR

requestor’s property. The front building wall is set back approximately 19-feet from the front property line and approximately 9-feet from the west side property line. At approximately 26-feet from the front property line the subject building does not provide any setback from the west side property line.

Although the subject property is not a corner lot it is the first building that is currently visible as you leave the Presidio toward 25th Avenue. The proposed alterations include finished materials and an articulated east facing building façade.

BUILDING SCALE AND FORM (PAGES 23 - 30)

QUESTION	YES	NO	N/A
Building Scale (pages 23 - 27)			
Is the building’s height and depth compatible with the existing building scale at the street?	X		
Is the building’s height and depth compatible with the existing building scale at the mid-block open space?	X		
Building Form (pages 28 - 30)			
Is the building’s form compatible with that of surrounding buildings?	X		
Is the building’s facade width compatible with those found on surrounding buildings?	X		
Are the building’s proportions compatible with those found on surrounding buildings?	X		
Is the building’s roofline compatible with those found on surrounding buildings?	X		

Comments: The subject property has an irregular shape with varied depths and widths. There is no change to the building height and the horizontal expansions are limited to areas that do not impact any existing buildings. The addition over the garage has been designed to match a similar feature on the DR requestor’s property at the front over his garage. The height of the subject building is almost identical to the adjacent building and would not change. Although the width of the subject building would be increased in certain portions, they are being expanded toward a vacant lot on the opposite side of the DR requestor’s property and is articulated in a way to disrupt the overall mass.

ARCHITECTURAL FEATURES (PAGES 31 - 41)

QUESTION	YES	NO	N/A
Building Entrances (pages 31 - 33)			
Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building?	X		
Does the location of the building entrance respect the existing pattern of building entrances?	X		
Is the building’s front porch compatible with existing porches of surrounding buildings?	X		
Are utility panels located so they are not visible on the front building wall or on the sidewalk?			X

Bay Windows (page 34)			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?	X		
Garages (pages 34 - 37)			
Is the garage structure detailed to create a visually interesting street frontage?	X		
Are the design and placement of the garage entrance and door compatible with the building and the surrounding area?	X		
Is the width of the garage entrance minimized?	X		
Is the placement of the curb cut coordinated to maximize on-street parking?	X		
Rooftop Architectural Features (pages 38 - 41)			
Is the stair penthouse designed to minimize its visibility from the street?			X
Are the parapets compatible with the overall building proportions and other building elements?			X
Are the dormers compatible with the architectural character of surrounding buildings?		X	
Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?			X

Comments: The building entrances are not part of the proposed alterations to the subject building and will remain the same. The addition over the garage does include bay windows and dormers to increase the occupiable floor area within those spaces and are of similar scale to other buildings in the immediate vicinity.

BUILDING DETAILS (PAGES 43 - 48)

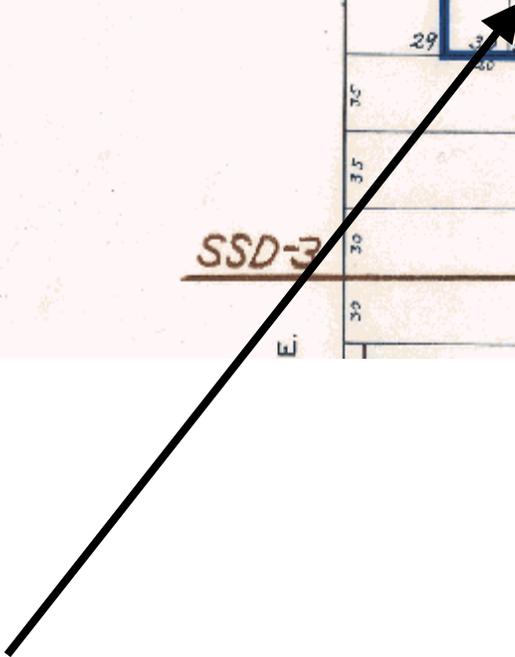
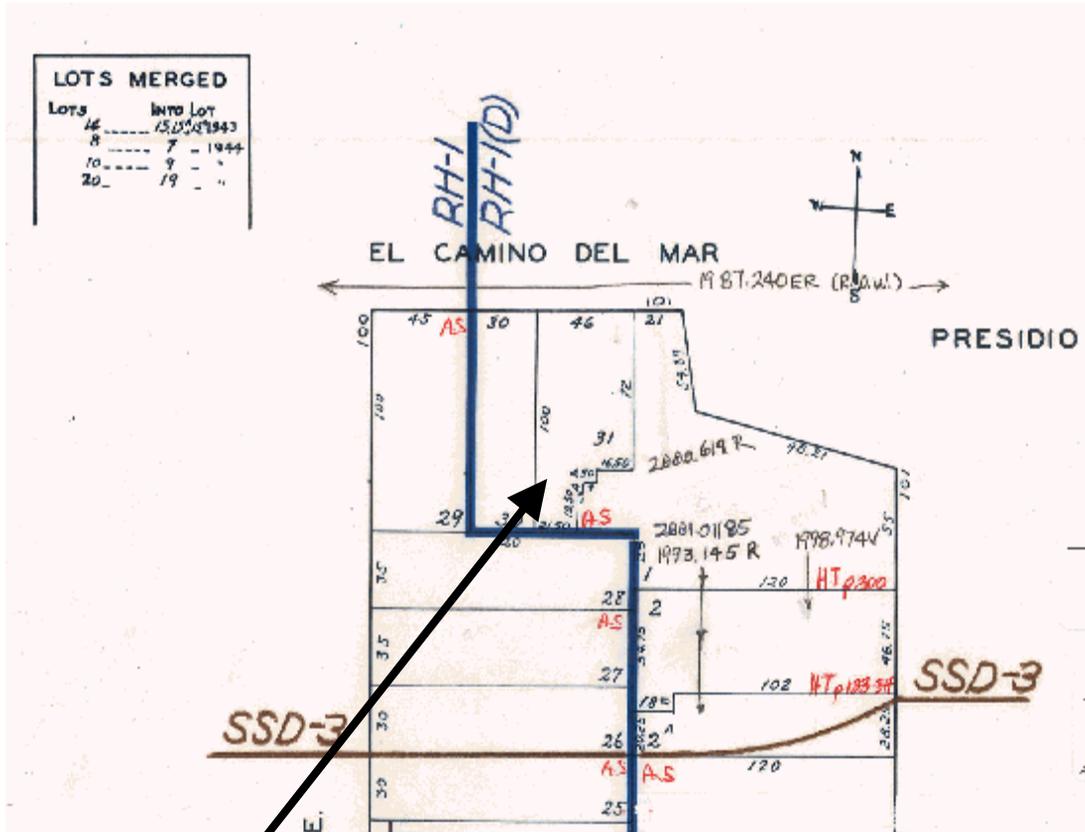
QUESTION	YES	NO	N/A
Architectural Details (pages 43 - 44)			
Are the placement and scale of architectural details compatible with the building and the surrounding area?			X
Windows (pages 44 - 46)			
Do the windows contribute to the architectural character of the building and the neighborhood?	X		
Are the proportion and size of the windows related to that of existing buildings in the neighborhood?	X		
Are the window features designed to be compatible with the building's architectural character, as well as other buildings in the neighborhood?	X		
Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street?	X		
Exterior Materials (pages 47 - 48)			
Are the type, finish and quality of the building's materials compatible with those used in the surrounding area?	X		
Are the building's exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings?	X		

Are the building's materials properly detailed and appropriately applied?	X		
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Comments: Architectural details vary in the neighborhood and are more appropriate to each individual building. The proposed alterations to the subject building incorporate details that are compatible to the style of the building.

JPI: G:\Documents\DR's\135 El Camino del Mar.full

Parcel Map

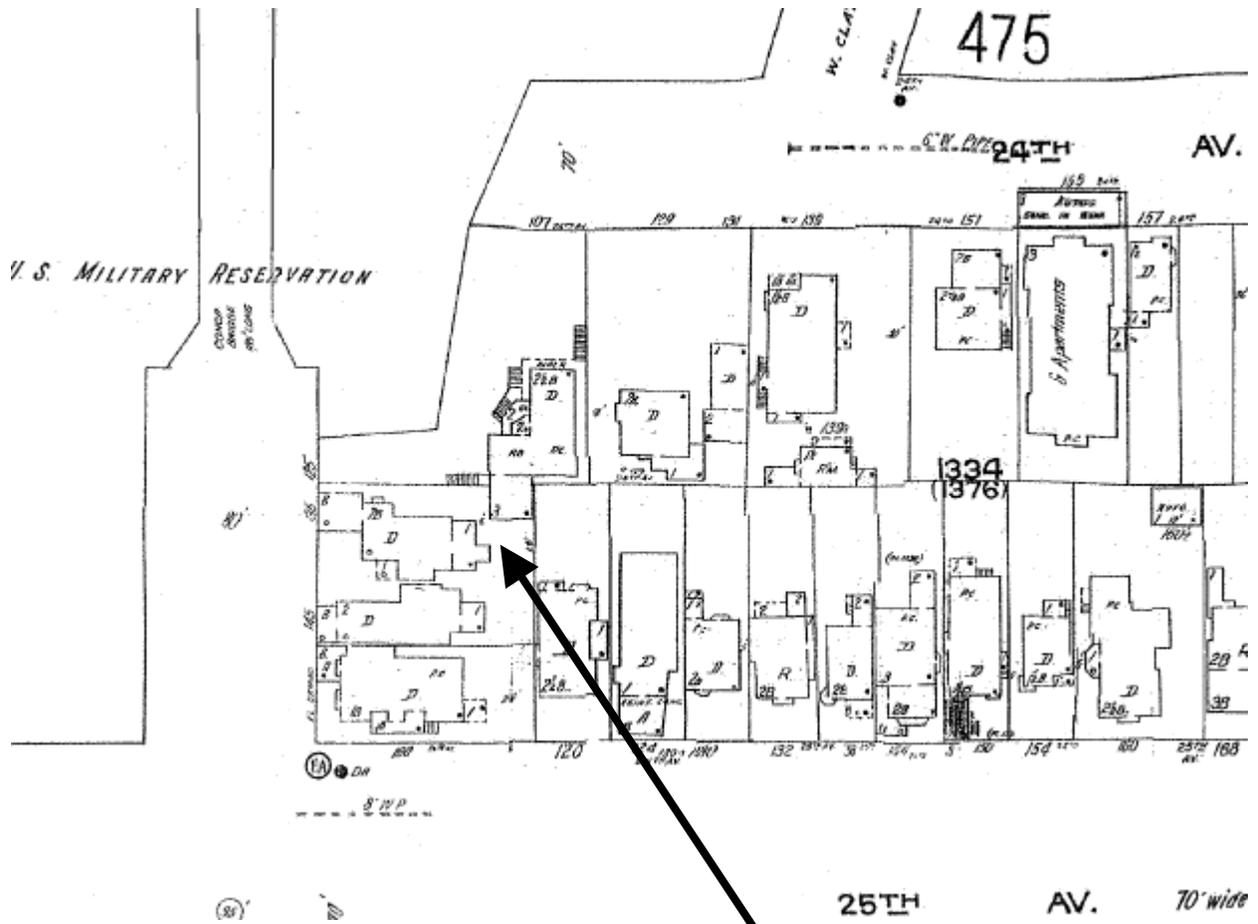


SUBJECT PROPERTY

Discretionary Review
Case Number 2011.0063DDV
 Single-Family Alteration
 135 El Camino del Mar



Sanborn Map*



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

SUBJECT PROPERTY

Discretionary Review
Case Number 2011.0063DDV
Single-Family Alteration
135 El Camino del Mar



Aerial Photo

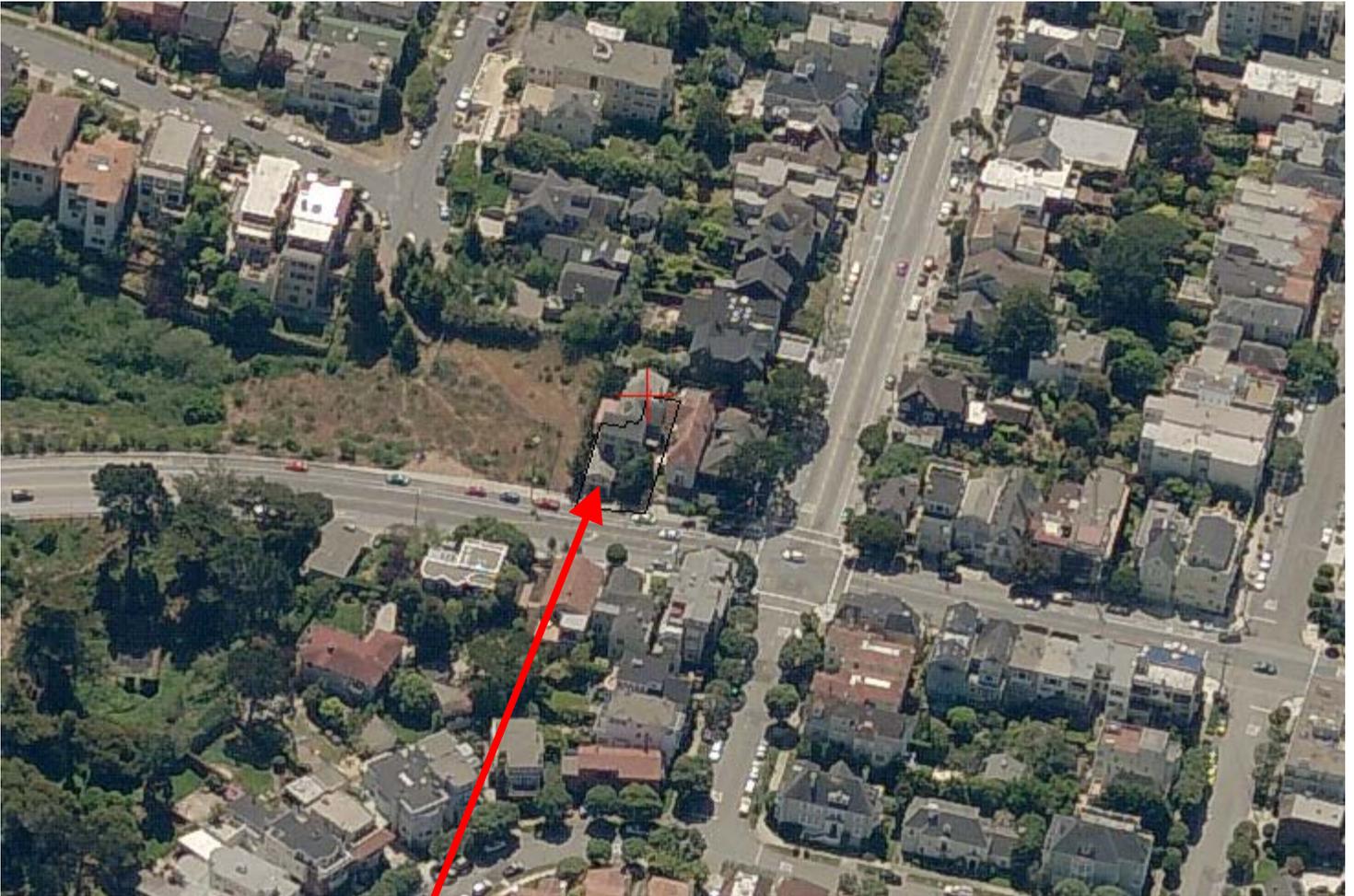


SUBJECT PROPERTY



Discretionary Review
Case Number 2011.0063DDV
Single-Family Alteration
135 El Camino del Mar

Aerial Photo



SUBJECT PROPERTY



Discretionary Review
Case Number 2011.0063DDV
Single-Family Alteration
135 El Camino del Mar

Aerial Photo



SUBJECT PROPERTY



Discretionary Review
Case Number 2011.0063DDV
Single-Family Alteration
135 El Camino del Mar

Aerial Photo

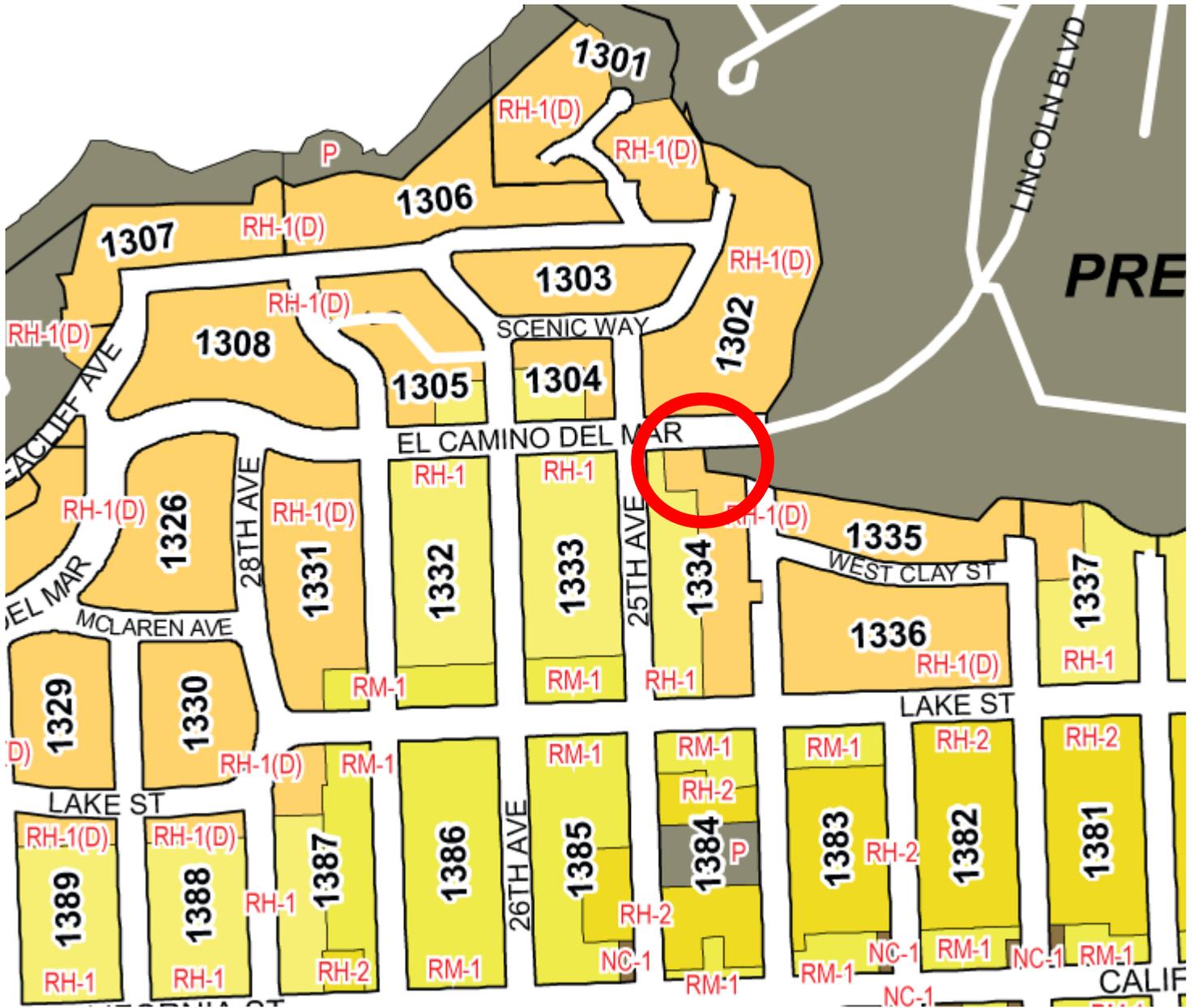


SUBJECT PROPERTY



Discretionary Review
Case Number 2011.0063DDV
Single-Family Alteration
135 El Camino del Mar

Zoning Map



Discretionary Review
Case Number 2011.0063DDV
Single-Family Alteration
135 El Camino del Mar



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On January 8, 2010, the Applicant named below filed Building Permit Application No. 2010.01.07.4358 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Toby Morris	Project Address:	135 El Camino del Mar
Address:	69-A Water Street	Cross Streets:	25 th Avenue
City, State:	San Francisco, CA 94133	Assessor's Block /Lot No.:	1334/031
Telephone:	(415) 749-0302	Zoning Districts:	RH-1(D) /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 type="checkbox"/> CHANGE # OF DWELLING UNITS <input checked="" type="checkbox"/> FACADE ALTERATION(S)
<input checked="" 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
BUILDING USE	Single Family Dwelling	No Change
FRONT SETBACK	Varied (0' - 19')	see plan
SIDE SETBACKS	Varied (0' - 18'-6")	see plan
BUILDING DEPTH	Varied (61' - 79'-6")	see plan
REAR YARD	Varied (3' - 20'-6")	see plan
HEIGHT OF BUILDING	Varied (up to 38 feet)	see plan
NUMBER OF STORIES	3 over garage/basement	see plan
NUMBER OF DWELLING UNITS	1	1
NUMBER OF OFF-STREET PARKING SPACES	1	1

PROJECT DESCRIPTION

The proposal is to legalize additions built without benefit of permit at the southeastern-most rear, along the east side and over the garage at the front of the single-family residence. The subject property has irregular property dimensions, in that it varies in depth (from 72' to 100') and width (from 21'-6" to 46'). The subject building is also irregular, in that it has varied depths (from approximately 61' along the east side to approximately 79'-6" along the west) and varied widths (from approximately 17' at the rear to approximately 41'-6" toward the middle). A portion of the horizontal addition at the rear encroaches into the required rear yard and is the subject of variance application case number 2010.0868V.

PLANNER'S NAME: Jonas P. Ionin
 PHONE NUMBER: (415) 558-6309
 EMAIL: jonas.ionin@sfgov.org

DATE OF THIS NOTICE: 12/23/10
 EXPIRATION DATE: 01/22/2011

NOTICE OF BUILDING PERMIT APPLICATION GENERAL INFORMATION ABOUT PROCEDURES

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

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

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

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

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects, which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission over the permit application, you must make such request **within 30 days of this notice, prior to the Expiration Date shown on the reverse side**, by completing an application (available at the Planning Department, 1660 Mission Street, 1st Floor, or on-line at www.sfplanning.org). You must submit the application to the Planning Information Center (PIC) during the hours between 8:00 a.m. and 5:00 p.m., with all required materials, and a check, for each Discretionary Review request payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org or at the PIC located at 1660 Mission Street, First Floor, San Francisco. For questions related to the Fee Schedule, please call the PIC at (415) 558-6377. If the project includes multi building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.**

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

BOARD OF APPEALS

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



SAN FRANCISCO PLANNING DEPARTMENT

December 23, 2010

The attached notice is provided under the Planning Code. It concerns property located **135 El Camino del Mar, Building Permit Application No. 2010.0107.4358**. A hearing may occur, a right to request review may expire or a development approval may become final unless appealed by **01/22/2011**.

To obtain information about this notice in Spanish, please call (415) 558-5952, or in Chinese, please call (415) 558-5956. Please be advised that the Planning Department will require at least one business day to respond to any call.

附上的是三藩市城市規劃局的通告。

此通告是與位於 **135 El Camino del Mar, Building Permit Application No. 2010.0107.4358** 的建築計劃有關。如果在 **01/22/2011**。

之前沒有人申請聽證會來檢討這一個建築計劃,這計劃可會被核准

如果你需要用華語獲得關於這通告的細節,請電**415-558-5956**。

規劃部門將需要至少一個工作天回應。華語資料提供只是城市規劃局的一項服務,此項服務不會提供額外的權利或延伸任何要求檢討的期限。

El documento adjunto es referente a la siguiente dirección **135 El Camino del Mar, Building Permit Application No. 2010.0107.4358**. Es un requisito del Código de Planeación (Planning Code). La posibilidad de una audiencia puede ocurrir. El derecho para revisar el archivo de este proyecto puede expirar o una decisión puede ser final si usted no presenta un documento de apelación antes de **01/22/2011**.

Para obtener más información en Español acerca de este proyecto, llame al siguiente teléfono (415) 558-5952. Por favor tome en cuenta que le contestaremos su llamada en un periodo de 24 horas. El servicio en Español es proporcionado por el Departamento de Planeación (Planning Department) de la ciudad de San Francisco. Eso no garantiza ningún derecho adicional o extensión del tiempo requerido por la ley.

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Planning
Information:
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RADIUS SERVICES 1221 HARRISON ST #18 SAN FRANCISCO CA 94103 415-391-4775

BLOCK	LOT	OWNER	OADDR	CITY	STATE	ZIP
0001	001	RADIUS SERVICES NO. 1334031N	135 EL CAMINO DEL MAR	KERMAN	10	1012
0001	002	.....	.....	.....	.	..
0001	003	RADIUS SERVICES	1221 HARRISON ST #18	SAN FRANCISCO	CA	94103
0001	004	KERMAN/MORRIS ARCHITECTS	69A WATER ST	SAN FRANCISCO	CA	94133
0001	005	.....	.....	.....	.	..
1334	002	WINKELSTEIN TRS	129 24TH AV	SAN FRANCISCO	CA	94121-1220
1334	002A	WINKELSTEIN TRS	129 24TH AV	SAN FRANCISCO	CA	94121-1220
1334	003	T & P SWINDELLS	139 24TH AV	SAN FRANCISCO	CA	94121-1220
1334	003	OCCUPANT	139A 24TH AV	SAN FRANCISCO	CA	94121-1220
1334	024	B & D MACLEOD	138 25TH AV	SAN FRANCISCO	CA	94121-1107
1334	025	ARNE MAGNUSSEN TRS	PO BOX 26024	SAN FRANCISCO	CA	94126-6024
1334	025	OCCUPANT	132 25TH AV	SAN FRANCISCO	CA	94121-1107
1334	026	DIANE MILLER	130 25TH AV	SAN FRANCISCO	CA	94121-1107
1334	027	BRION & LISA HU	124 25TH AV	SAN FRANCISCO	CA	94121-1107
1334	028	MARK TELLINI	120 25TH AV	SAN FRANCISCO	CA	94121-1107
1334	029	DOUGLAS TRS	100 25TH AV	SAN FRANCISCO	CA	94121-1107
1334	030	RODNEY GREBE	145 EL CAMINO DEL MAR	SAN FRANCISCO	CA	94121-1213
1334	031	YEE TRS	PO BOX 77503	SAN FRANCISCO	CA	94107-0503
1334	031	OCCUPANT	135 EL CAMINO DEL MAR	SAN FRANCISCO	CA	94121-1213
1334	039	ZELKO & RENEE SIMONI	112 TERRA VISTA AV	SAN FRANCISCO	CA	94115-3874
1334	040	HOI POR KWOK	3201 BALBOA ST	SAN FRANCISCO	CA	94121-2731
1302	010	SCAVULLO TRS	130 EL CAMINO DEL MAR	SAN FRANCISCO	CA	94121-1214
1302	011	C & O WERBY	120 EL CAMINO DEL MAR	SAN FRANCISCO	CA	94121-1214
1302	012	ANDREA LEWIN	140 EL CAMINO DEL MAR	SAN FRANCISCO	CA	94121-1214
1302	013	ROSETTI TRS	2228 UNION ST	SAN FRANCISCO	CA	94123-3943
1302	013	OCCUPANT	150 EL CAMINO DEL MAR	SAN FRANCISCO	CA	94121-1214
1302	013	OCCUPANT	98 25TH AV	SAN FRANCISCO	CA	94121-1214
1302	019	ALEXANDER LASKOFF TRS	110 EL CAMINO DEL MAR	SAN FRANCISCO	CA	94121-1214
1302	021	FAYE BERNSTEIN TRS	156 LOMBARD ST #18	SAN FRANCISCO	CA	94111-1124
1302	021	OCCUPANT	100 EL CAMINO DEL MAR	SAN FRANCISCO	CA	94121-1214
9999	999

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Hayes Valley Neighborhood
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San Francisco, CA 94102

Grace Shanahan
President
Residential Builders Association
1717 17th Street, Ste. 200
San Francisco, CA 94103

CASE NUMBER:
For Staff Use only

APPLICATION FOR Discretionary Review Application

1. Owner/Applicant Information

DR APPLICANT'S NAME: Rodney Grebe		
DR APPLICANT'S ADDRESS: 145 EL Camino Del MAR	ZIP CODE: 94121	TELEPHONE: (415)894 8207

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Walter and Norma Yee		
ADDRESS: 135 EL Camino Del MAR	ZIP CODE: 94121	TELEPHONE: ()

CONTACT FOR DR APPLICATION:		
Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE:
		()
E-MAIL ADDRESS: Rodney Grebe Rodney.Grebe@EY.com		

2. Location and Classification

STREET ADDRESS OF PROJECT: 135 EL Camino Del MAR	ZIP CODE: 94121
CROSS STREETS: 25th Avenue	

ASSESSORS BLOCK/LOT: 1334 1031	LOT DIMENSIONS: Irregular	LOT AREA (SQ FT):	ZONING DISTRICT: RH-1(D)/40-X	HEIGHT/BULK DISTRICT:
--	-------------------------------------	-------------------	---	-----------------------

3. Project Description

Please check all that apply
 Change of Use Change of Hours New Construction Alterations Demolition Other

Additions to Building: Rear Front Height Side Yard

Present or Previous Use: **Residential**

Proposed Use: **Residential**

Building Permit Application No. **2010.01.07.4358**

Date Filed: **1/8/10**

11.0063 D

11.0063 D

4. Actions Prior to a Discretionary Review Request

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

BUT NOT Formal Mediation (see below)

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

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

See attached.

Discretionary Review Request

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

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

See attached

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

See attached

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

See attached

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: *Rodney Grebe*

Date: 1/22/11

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

 Rodney Grebe
Owner Authorized Agent (circle one)

Discretionary Review Application Submittal Checklist

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

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

NOTES:

Required Material.

Optional Material.

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

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

Attachment to Discretionary Review Application for 135 El Camino Del Mar

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

The neighborhood has sought to have constructive dialogue with the applicant and/or their representatives. I and other neighbors have participated in approximately 6 meetings with the applicant's architect and daughter and/or the planning staff. I and other neighbors have communicated our specific objectives and offered compromises; however, none of our suggestions were adopted by the applicant. I offered to meet to discuss potential compromises again last week, but my offer to meet was rejected.

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 exceptions and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific section of the Residential Design Guidelines.

The reasons supporting this request for Discretionary Review are as follows:

- A. Several of the projects features conflict with the Residential Design Guidelines (the "RDG")
- B. The plans and drawings supporting the project are incomplete and appear not to be in compliance with applicable guidelines and rules.
- C. The circumstance surrounding the project warrant extensive due process

These items are discussed more thoroughly below.

A. Several of the projects features conflict with the Residential Design Guidelines (the "RDG")

Section 311(c)(1) of the Planning Code provides that the RDG shall be used to review plans for all new construction and alteration. The Design Principles included in the RDG that are not consistent with, and conflict with, the proposed project include:

- Ensure that the building's scale is compatible with the surrounding buildings.
- Maintain light and adjacent properties by providing adequate setbacks.

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

The applicant's building is very large and bulky, and is out of scale with the surrounding buildings. Surrounding areas generally have a good deal of open space and structures that are not as tall as the proposed building. The proposed building:

- Is three stories above the garage level, where the surrounding buildings are no more than two stories above the garage.
- Has approximately 5,000 square feet of living space, while no surrounding building has more than 3,000 square feet of living space.
- Is designed to have only a 3 foot setback from the front property line (with the existing garage having no front setback), where the neighboring property to the west has ~ 6.5 feet (there is no other neighboring building) , and the three properties across the street: (i) the one to the west has more than 50 feet, (ii) the one directly across has ~12 feet, and (iii) the one to the east has a ~5' setback for the first story, but the second story is articulated to a ~12' setback.
- The front of the building is located approximately 10' from the historic Presidio, and increasing the bulk of the building so close to the open spaces of the Presidio is inconsistent with the RDG.
- Furthermore, a proposed front bay window would increase the scale of the structure at the street level further at the window would protrude into the proposed 3' setback.
- Is designed to build on so much of the property that side yard setback requirements established by the Planning Code would not be met.
- The proposed front addition in the front of the building (third story from ground floor; second story above the garage) is less than the recommended 15 feet from the front of the building wall (page 25 of RDG), would not conform to the RDG, and would not not articulated from the front set-back.

The specific sections of the RDG that conflict with the proposed building include:

- Section III Site Design, Front Setback
- Section III Site Design, Side spacing Between Buildings
- Section III Site Design, Light
- Section III Site Design, Privacy
- Section IV Building Scale and Form, Building Scale
- Section IV Building Scale and Form, Building Scale at the Street
- Section IV Building Scale and Form, Building Scale at the Mid-Block Open Space

Maintain light and adjacent properties by providing adequate setbacks.

The proposed building additions take away important light and privacy from neighbors:

- The proposed side addition is to be built into the required side yard setback, taking light and privacy from the east neighbor who is planned to build a house directly parallel to the side yard; leaving very little space between the buildings in a neighborhood where there is generally a significant amount of open space between building.
- The proposed front addition, which is adding a third story (an additional height of approximately 13 feet) in the front of the building, is not articulated and does not conform to the recommended 15 foot setback recommended by the RDG. This addition (i) takes a significant amount of light from the west neighbor, (ii) provides a “closed-in” feeling in the front of the subject building and west neighbor and (iii) provides a window directly in the sightline of the

west neighbor's master bedroom window. I am the west neighbor, and I would not have purchased my home several years ago had these impacts been known.

Planning Code Section 101 states that one of the purposes of the Planning Code is provide adequate light, air, privacy and convenience of access to property in San Francisco; and the proposed building changes the character of the neighborhood by taking away light, air and privacy that are common and exist throughout the neighborhood. The specific sections of the RDG that conflict with the proposed building include:

- Section III Site Design, Front Setback
- Section III Site Design, Side spacing Between Buildings
- Section III Site Design, Light
- Section III Site Design, Privacy

B. The plans and drawings supporting the project are incomplete and appear not to be in compliance with applicable guidelines and rules.

The plans and drawings supporting the building permit application are incomplete in that they do not address the applicant's rear brick patio and stairs which are encroaching on the neighboring property at 125 El Camino Del Mar and which are 32 inches above grade. The measurement was taken by BDI inspector Patrick O'Reardon. Because the encroachment is more than 30 inches above grade, the encroachment is required to be addressed in the permit plans, and since the encroachment is not addressed in the plans, the plans do not comply with the applicable codes. Further, since the purpose of the permit is to legalize the illegal additions, including encroachments onto the neighboring property, the permit is incomplete, and should not be approved.

C. The circumstance surrounding the project warrant extensive due process

Over the past 10 years, the applicant has directed three illegal additions to the building. These additions were not permitted and did not go thru due process. Furthermore, in connection with at least one of these additions, the applicant fraudulently prepared a set of false plans to deceive building inspectors (according to Deputy Director Edward Sweeney).

The neighborhood has had to live with these additions without any voice, and extensive due process is warranted under the circumstances.

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

Please see response to question 1 above.

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

To mitigate the adverse effects, the following changes are suggested:

Regarding the front addition, the preferred compromise would be to eliminate the 3rd story addition entirely, and instead improve the second story to increase ceiling height, eliminate setback requirement, etc. Several other alternatives which would comply with the RDG include:

- Provide a front setback of ~6.5 feet above the existing garage,
- Articulate the third story addition by ~3.5 feet,
- Lower the third story addition by ~4 feet (leaving a ~8 foot ceiling) , and/or
- Eliminate the window looking directly into the west neighbor master bedroom,

Regarding the east addition, the only suggestion is to not build into the side setback and to eliminate the encroachment into the east neighbor's property.

REUBEN & JUNIUS_{LLP}

May 4, 2011

VIA HAND DELIVERY

Ms. Christina Olague
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

RE: 135 El Camino del Mar – Owners Response to DR Application
Our File No.: 6230.01

Dear President Olague and Commissioners:

Our office represents Mr. and Mrs. Walter Yee, owners of the home at 135 El Camino del Mar. In 1995, a massive sinkhole completely destroyed the adjacent home to the east, and severely damaged the Yee's home. In the years since, the Yees have been engaged in the repair and restoration of the home. The matter before you today is what we hope is the last chapter of this disaster.

While not before you, the Commission should also be aware that there was a highly contested property line dispute with the property owner to the east that caused significant delays in proceeding with permits for this project. We are pleased to report that the Yee's have reached a comprehensive settlement with that owner, and that a separate Discretionary Review (DR) request filed by that owner has been withdrawn.

For the reasons set forth below, we ask that the Commission deny the DR request filed by Rodney Grebe and allow this work to move forward.

A. The Project Complies with the Residential Design Guidelines

The two general concerns expressed by the DR Requestor are (1) that the project, as proposed in the subject permit plans, is out of scale with the surrounding neighborhood; and (2) that the project would encroach upon the light and privacy of the DR Requestor's adjacent home. The DR Requestor's reference to various Residential Design Guidelines ("RDG") and Planning Code sections does not change the simple fact that the project's scale will be comparable and consistent with that of the DR Requestor's adjacent home and will not reduce the light and

privacy afforded to their home. Further, the changes at the front of the property (the only portion of the home the DR Requestor can see) are compliant with all Planning Code requirements.

Scale

The RDG are designed to ensure that new development “protect the neighborhood character” of residential areas in the City. The project in no way threatens the character of the surrounding neighborhood. For one, the block on which the property is located consists of a handful of buildings of various size and style, and no uniform character exists. Second, the project simply does not conflict with the character of the DR Requestor’s property – in fact, the styles and sizes of the two buildings are quite similar.

The DR Requestor cites various elements of the project, such as its height, bay windows¹, and front and side setbacks, as evidence that its scale is incompatible with surrounding buildings. What DR Requestor fails to recognize is that a side-by-side view of the property and DR Requestor’s home demonstrates that the two buildings are comparable in their dimensions and bulk. The project’s façade height where the front addition is proposed is significantly lower than the DR Requestor’s home. The Grebe façade is 38’ tall where as the Yee proposal will only be 27’ tall².

¹ Grebe claims that “a proposed front bay window would increase the scale of the structure at the street level further and the window would protrude into the proposed 3’ setback.” To the contrary, the exact opposite is true. Architectural features and building details on the proposed garage structure such as the front bay window, brackets and divided light windows, lend appropriate scale and detail to the façade making it a comfortable addition to the original. As stated in the RDG, “**Architectural features (such as bays) add visual interest to a building, and provide relief by breaking up a building’s mass.**”

² Grebe claims that the Yee proposal “is three stories above the garage level, where the surrounding buildings are no more than two stories above the garage.” 135 El Camino del Mar and 145 El Camino del Mar – the D.R. applicant’s home – are of identical height: the homes ridges virtually align. What distinguishes these homes in terms of their massing is that the façade of the two-story over garage D.R. applicant’s home is 38’ tall (as measured by s. 260(a)(2) to the average height of the rise), where as the proposed addition over the garage at 135 El Camino del Mar will be modest by comparison at 27’ tall.

Grebe claims that "The front of the building is located approximately 10' from the historic Presidio, and increasing the bulk of the building so close to the open spaces of the Presidio is inconsistent with the RDG." We have no idea where this number comes from. There is a private lot directly adjacent to the Yee home, where there was once a home that was destroyed by the sink hole. The lot is vacant now, but there is likely to be a home there again someday. The property does not abut the Presidio.

The property's bulk and interior space are indistinguishable with those of the DR Requestor's home, considering the larger size of the property's lot. The DR Requestor alleges the project will not meet the side setback requirements when in fact the proposed alterations would bring the project into conformance of those requirements³.

Finally, the DR Requestor cites the project's Code-compliant front setback as inconsistent with the RDG – but the RDG only recommends greater setbacks when the subject building is taller than adjacent buildings, in order to protect adjacent buildings from being overwhelmed by the scale of a new addition or building. Here, the DR Requestor's home is still slightly taller than the project. In short, the project is Code-compliant, and does not conflict with the character of the surrounding neighborhood or DR Requestor's home.

Light and Air

The DR Requestor's other main critique of the project is that it would not maintain the light and privacy that is currently afforded to the DR Requestor's home. The RDG recommendations that the DR Requestor cites, however, are not applicable to the project. The recommended 15-foot front setback only applies when the height of the subject building increases above adjacent buildings, which does not apply here. The light and privacy recommendations of the RDG that the DR Requestor cites apply only in the context of rear yard and lightwell design. Further, the RDG recommendations regarding privacy call for maintaining existing side spacing between buildings. The alterations to the project do not affect the spacing between the property and the DR Requestor's home. All alterations are on the **east side** of the property. Finally, the DR Requestor's concern about privacy due to a **west-facing** window directed towards his master bedroom is simply not reasonable, considering the fact that the DR

³ Grebe claims that the Yee proposal "is designed to build on so much of the property that side yard setback requirements established by the Planning Code would not be met." All side yard setbacks are to Code: Per SFPC Section 133, the rear portion of lot (where the lot is less than 28') has no setback requirement; the "middle" section of the lot (where greater than 28' wide but less than 31') has the required two side yard setbacks exceeding requirements: the front section of the lot (where the lot is the full width of 46') has the two required 4' side yard setbacks. The only exception is on the west side where the original house is existing, non-conforming without a side yard for about 29'.

Requestor's master bedroom window is located **one story above the Yee's window**, and is separated by a tree that prevents any sight line between the two windows⁴.

Conclusion

In short, the project will not be incompatible with the DR Requestor's home nor the surrounding neighborhood, nor will it substantially affect light and privacy afforded to the DR Requestor's home. The project is compliant with the Planning Code and follows the policies of the RDG.

B. Background - the Sea Cliff Sewer Incident

On the morning of December 11, 1995, a heavy rainstorm in San Francisco caused a sewer drain, which was six feet in diameter, to fail in the Sea Cliff neighborhood (the "Sea Cliff Incident"), resulting in a massive sinkhole that destroyed one home and severely damaged the east side and the front of the property. See attached Exhibit. Specifically, the east side terrace, home office and garage and portions of the storage areas on the property were destroyed. The Yees were forced to leave their home, since the property suffered such severe structural and nonstructural damage that they could not safely occupy the property. A report issued by a geological and geotechnical engineering consultant hired by the City and County of San Francisco (the "City") to investigate the incident determined that the failure of the 100 year old brick sewer, which was partially located under the Yee's home, was caused by the City's recent construction of the transport tunnel and the outfall overflow structure and excavation of the 24th Avenue Connector audit.⁵

In the spring of 1996, the City began the work of replacing the sewer line and restoring the area to its original condition. The Yees executed a license agreement with the City giving it permission to install and perform work on the property to replace all the foundations, piers,

⁴ Grebe claims that *"The proposed front addition, which is adding a third story (an additional height of approximately 13 feet) in the front of the building, is not articulated and does not conform to the recommended 15-foot setback recommended by the RDG. This addition (i) takes a significant amount of light from the west neighbor, (ii) provides a "closed-in" feeling in the front of the subject building and west neighbor, and (iii) provides a window directly in the sightline of the west neighbor's master bedroom window. I am the west neighbor, and I would not have purchased my home several years ago had these impacts been known."*

A 15-foot setback is neither recommended nor required. Privacy is not an issue as DR applicant's master bedroom window is 32 feet from the proposed addition and higher than the addition. The window will not be visible due to the existing mature evergreen tree to remain between said improvements. The proposed addition is east of the DR applicant's home, so only early morning direct light (when the sun is low) will be affected, however, because the DR applicant's bedroom window is the same height as the proposed roof of the garage addition, no loss of light will result.

⁵ Failure Analysis Associates, Report on the Investigation of the Sea Cliff Incident. 16 (April 4, 1996).

shoring, and retaining walls. This work did not commence for several months. Unfortunately, the Yees were forced to file a lawsuit against the City to compel the timely completion of the repair and restoration work the City had agreed to perform.

The City's restoration work was finally completed in January of 1998, over two years after the Sea Cliff Incident. However, the City informed the Yees that the City would not rebuild the grade along the east side of the property and east side terrace that was destroyed during the Sea Cliff Incident. The Yees had to rebuild the terrace elevated above the final finished grade as completed by the City without a compacted backfill support pad.

As a result of the sinkhole and the manner in which the City restored the adjoining lot and property line, the Yees lost their original terrace, mature trees, a twenty-foot palm tree and portions of the home, including storage areas and rooms under the living and dining rooms. Note that the storage areas and rooms at the garage level were *filled in* by the City as part of the retaining wall work done to stabilize the lot. In other words, as a result of the sinkhole and City's repair work, the Yees permanently lost significant habitable floor area within their home. This space could never be replaced in its original location.

In March of 1998, the Yees were finally in a position to apply for a building permit to repair and restore the property to its original condition, and adjust it to include the City's final grading plan. This permit was issued by DBI on March 23, 1998. DBI did expedite the issuance of the permit. Because of personal and financial reasons, the work was not able to be completed quickly. Work continued on and off during the next period of years, and was finally completed in 2008.

There were a number of changes in the field to the 1998 permit and the drawings. It was these changes that later became controversial and the Department of Building Inspection ("DBI") ultimately found that portions of the work that was completed exceeded the scope of the approved 1998 building permit. The property has since been the subject of several Notices of Violation issued by DBI, and Abatement Orders have been issued and recorded against the property⁶. The Yees have cooperated with DBI at every juncture, and timely filed building permit applications to legalize work, and appeared at a number of Director's Hearings and hearings before the Building Inspection Commission ("BIC") and Abatement Appeals Board.

⁶ We note that the NOV and Abatement process at DBI moves much quicker than the process of getting plans prepared and reviewed by the Planning Department for a significant modification of a home to bring it into compliance with both the Planning Code and the Residential Design Guidelines. Ultimately the abatement orders were issued and recorded because the time it takes to process a building permit in this situation is significant.

After literally years of pushing these permits through the system, the Yees are finally in a position to correct the problems of the past and complete work that will significantly improve the appearance of this home, to the benefit of the entire neighborhood.

C. Conclusion

Mr. Yee is almost 80 years old. He and his wife have owned the residence for more than 35 years. They would very much like to restore and complete the home so that they can return and live out their remaining years in this house.

Very truly yours,

REUBEN & JUNIUS, LLP



Andrew J. Junius

Exhibit

cc: Commissioner Ron Miguel
Commissioner Michael Antonini
Commissioner Gwyneth Borden
Commissioner Kathrin Moore
Commissioner Hisashi Sugaya
Commissioner Rodney Fong
John Rahaim – Planning Director
Linda Avery – Commission Secretary
Jonas Ionin – Planner
Toby Morris
Walter and Ramona Yee

One Bush Street, Suite 600
San Francisco, CA 94104

tel: 415-567-9000
fax: 415-399-9480

REUBEN & JUNIUS, LLP

www.reubenlaw.com





← ADJACENT PROPERTY
(VACANT LOT)
BLOCK 1334/ LOT 001

SUBJECT PROPERTY
BLOCK 1334/ LOT 031

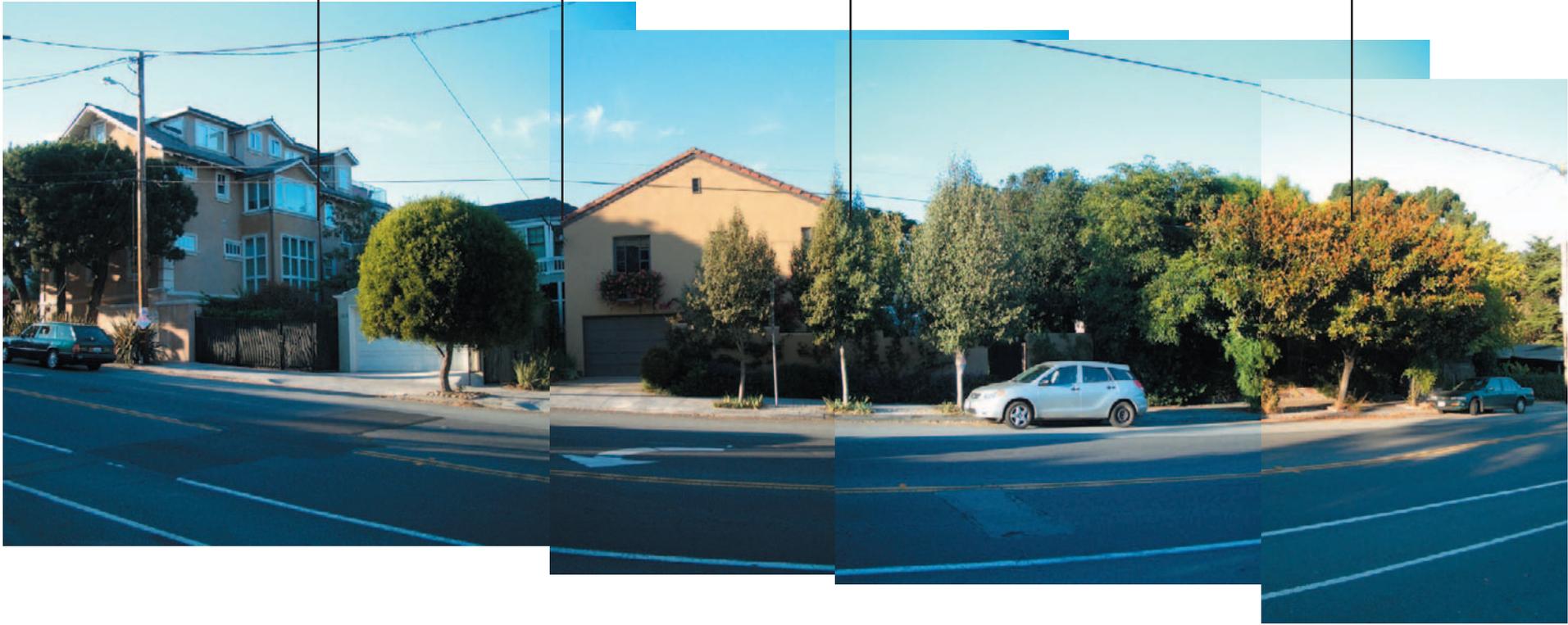
ADJACENT NEIGHBOR
BLOCK 1334/ LOT 030



← EL CAMINO DEL MAR →

135 EL CAMINO DEL MAR
KERMAN MORRIS ARCHITECTS
5/12/2010

BLOCK 1302/
LOT 012 BLOCK 1302/
LOT 010 BLOCK 1302/
LOT 011



← EL CAMINO DEL MAR →

(BUILDINGS ACROSS THE STREET)

135 EL CAMINO DEL MAR
KERMAN MORRIS ARCHITECTS
5/12/2010

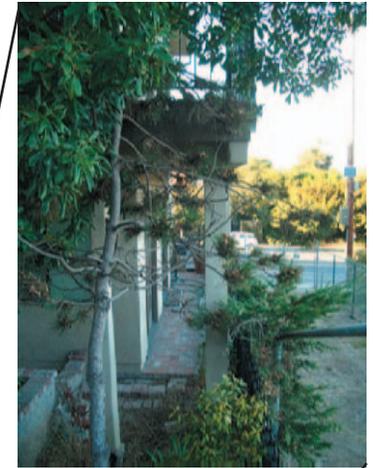
← ADJACENT NEIGHBOR
BLOCK 1334/ LOT 030

SUBJECT
PROPERTY →



ADJACENT PROPERTY
(VACANT LOT)
BLOCK 1334/ LOT 001

← SUBJECT
PROPERTY →



SUBJECT PROPERTY@ REAR

135 EL CAMINO DEL MAR
KERMAN MORRIS ARCHITECTS
5/12/2010



RENDERING "A"

135 EL CAMINO DEL MAR
KERMAN MORRIS ARCHITECTS
5/12/2010



RENDERING "B"

135 EL CAMINO DEL MAR
KERMAN MORRIS ARCHITECTS
5/12/2010



RENDERING "C"

135 EL CAMINO DEL MAR
KERMAN MORRIS ARCHITECTS
5/12/2010

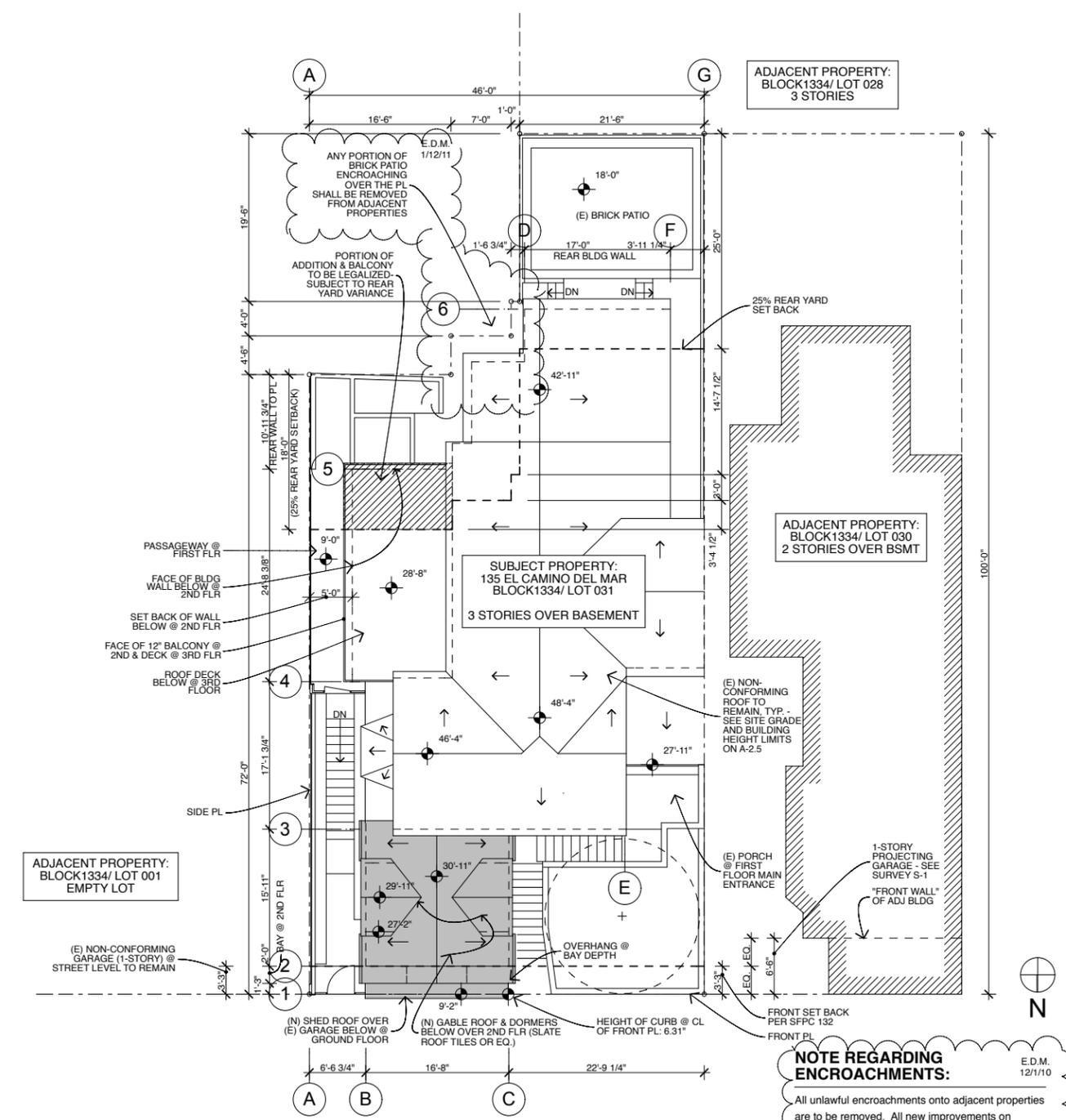


RENDERING "D"

135 EL CAMINO DEL MAR
KERMAN MORRIS ARCHITECTS
5/12/2010

135 EL CAMINO DEL MAR

ALTERATION:
SINGLE FAMILY RESIDENCE



1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

PLANNING R4 -
11/15/2010

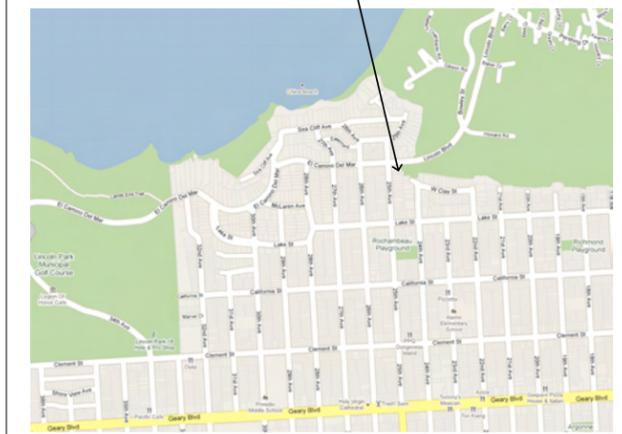
ABBREVIATIONS:

#	NUMBER	JT	JOINT
@	AT	LAV	LAVATORY
AB	ANCHOR BOLT	MAX	MAXIMUM
ADJ	ADJACENT	MIN	MINIMUM
ALT	ALTERNATE	MFR	MANUFACTURER
APPROX	APPROXIMATE	MTL	METAL
ASPH	ASPHALT	(N)	NEW
BLDG	BUILDING	NO/C	NOT IN CONTRACT
BTWN	BETWEEN	NO#	NUMBER
BOT	BOTTOM	NTS	NOT TO SCALE
CAB	CABINET	OC	ON CENTER
CEM	CEMENT	OPNG	OPENING
CLR	CLEAR	OPP	OPPOSITE
CMU	CONCRETE MASONRY UNIT	PL	PROPERTY LINE
COL	COLUMN	PLY	PLYWOOD
CONT	CONTINUOUS	PTDF	PRESSURE TREATED DOUGLAS FIR
CTR	CENTER	PLAM	PLASTIC LAMINATE
CL	CENTER LINE	PTD	PAINTED PARTITION
CER	CERAMIC	R	RISER
CLG	CEILING	REF	REFERENCE
CONC	CONCRETE	REFR	REFRIGERATOR
DBL	DOUBLE	RWD	REDWOOD
DEPT	DEPARTMENT	REINF	REINFORCED
DIA	DIAMETER	RO	ROUGH OPENING
DF	DOUGLAS FIR	RWL	RAIN WATER LEADER
DH	DOUBLE HUNG	REQ	REQUIRED
DIM	DIMENSION	SIM	SIMILAR
DN	DOWN	SHT	SHEET
DS	DOWNSPOUT	SOG	SLAB ON GRADE
DTL	DETAIL	SPEC	SPECIFICATION
DWG	DRAWING	STD	STANDARD
(E)	EXISTING	STRL	STRUCTURAL
EA	EACH	SUSP	SUSPENDED
ELEC	ELECTRICAL	SYM	SYMMETRICAL
EL	ELEVATION	TRD	TREAD
EQ	EQUAL	T&G	TONGUE AND GROOVE
EXT	EXTERIOR	TRICK	TRICK
FDN	FOUNDATION	TOS	TOP OF SLAB
FIN	FINISH	TP	TOILET PAPER
FLR	FLOOR	TB	TOWEL BAR
FLUOR	FLUORESCENT	TYP	TYPICAL
FOC	FACE OF CONCRETE	UNON	UNLESS OTHERWISE NOTED
FOS	FACE OF STUD	VERT	VERTICAL
FTG	FOOTING	VF	VERIFY IN FIELD
FOF	FACE OF FINISH	W	WITH
GALV	GALVANIZED	W/O	WITHOUT
GFC	GROUND FAULT INTERRUPT CIRCUIT	WC	WATER CLOSET
GND	GROUND	WDW	WINDOW
GYP	GYPSPUM	WP	WATERPROOF
GWB	GYPSPUM WALL BOARD	WT	WEIGHT
HORZ	HORIZONTAL	WD	WOOD
HT	HEIGHT	WH	WATER HEATER
INSUL	INSULATION		
INT	INTERIOR		

LEGEND:

	(E) NON-RATED WALL
	(N) NON-RATED WALL
	BLDG/WALL SECTION
	EXTERIOR ELEVATION
	COLUMN LINE
	ELEVATION MARKER
	RECESSED COMPACT FLOURESCENT
	RECESSED DOWNLIGHT
	RECESSED ADJ. DOWNLIGHT
	RECESSED WALL WASHER
	SURFACE MTD. CEILING FIXTURE/PENDANT
	CEILING MOUNTED PULL CHAIN
	WALL MTD. FIXTURE
	UNDER CABINET FIXTURE
	UNDER CABINET FLUORESCENT
	CEILING MTD. FLUORESCENT
	SURFACE MTD. FLUORESCENT FIXTURE
	SURFACE MTD. TRACK FIXTURE
	SURFACE MTD. FIXTURE W/PULL CHAIN
	EXTERIOR PATH LIGHT
	WALL MOUNTED FAN
	CEILING EXHAUST FAN
	RECESSED FAN/ LIGHT COMBO
	SINGLE POLE AND MULTI-LOCATION SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	SINGLE POLE AND MULTI-LOC. WALL DIMMER
	REMOTE TRANSFORMER
	DUPLEX RECEPTACLE
	WATERPROOF DUPLEX RECEPTACLE
	DUPLEX RECEP. GROUND FAULT CIRCUIT INTERRUPTER
	FLOOR DUPLEX RECEP. W/ REMOVABLE FLUSH COVER
	TELEPHONE OUTLET
	CHIME W/LOW VOLTAGE TRANSFORMER
	CABLE TV
	DOOR BUZZER
	THERMOSTAT
	INTERCOM
	IN SINK DISPOSAL
	SMOKE DETECTOR (AC POWERED W/ BATTERY BACK UP)
	LIGHTED EXIT SIGN W/ BATTERY BACK-UP PER UBC SEC. 1013
	HOSE BIB

LOCATION MAP:



TITLE 24 COMPLIANCE:

Title-24 Mandatory Measures:
All work to comply with Title-24 Mandatory Measures including but not limited to: R-13 min. insulation in all new/rebuilt exterior walls; R-19 min. insulation in all new/rebuilt roofs; R-13 raised floor insulation in all new/rebuilt wood framed floors; double insulated doors and window products with certified U-value and infiltration certification; exterior doors and windows weatherstripped; all joints and penetrations caulked and sealed; 50% minimum high efficacy lighting in kitchens (separately switched); high efficacy lighting in bathrooms, garage, laundry room and utility rooms (or manual-on occupancy sensor); all other rooms, lighting to be high efficacy, manual-on occupancy sensor, or dimmer. All recessed incandescent ceiling fixtures to be IC approved. All recessed fluorescents to be ICAT rated. Outdoor lighting to be high efficacy or motion sensor with photocell. All exterior lights to be high efficacy or to be controlled by a motion sensor with photo cell per CEC 150(k)6. See attached compliance sheets on A-0.2, project notes, product information and drawings for project specific insulation levels and energy efficiency provisions.

DESCRIPTION OF WORK:

This work consists of an alteration to a single family dwelling in order to correct/update additions built without proper permits and Planning Dept. review. Scope of work includes: 1) Remove/rebuild portions of Veranda, Dining Terrace, and balconies at East building wall. 2) Remove/rebuild portion of building encroaching over the property line at the rear (southeast) corner of building 3) Removal of front portion of building over garage and rebuilding of second and third floors under new gable roof behind front setback (No Front Variance req'd.) 4) New gable roof and dormers above Study at second floor. Minor electrical work to be included. Variance required for Rear Yard requirements per SFPC Sec. 134 @ Southeast corner of building.

All work to comply with current local and state codes including, but not limited to: the 2007 Edition of the California Building Code, the California Plumbing Code, the California Mechanical Code, the California Electrical Code and the California Fire Code, the current editions of the San Francisco Building and Planning Codes, Title-24 Energy Standards, etc...

BUILDING DATA:

OWNERS:	WALTER & RAMONA YEE
ADDRESS:	135 EL CAMINO DEL MAR SAN FRANCISCO, CA 94121
BLOCK/LOT:	BLOCK 1334/ LOT 031
ZONING DISTRICT:	RH-1 (D)/ 40-X
LOT SIZE:	3,955 SQ. FT.
SFBC OCCUPANCY CLASS:	R-3
CONSTRUCTION TYPE:	TYPE-VB (NON-RATED)
OWNER'S AGENT/DESIGN:	KERMAN MORRIS ARCHITECTS 69A WATER STREET SAN FRANCISCO, CA 94133 T: (415) 749-0302 F: (415)928-5152

INDEX OF DRAWINGS

T-1	SITE PLAN
S-1	SURVEY
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A-1.2	FIRST FLOOR PLANS
A-1.3	SECOND FLOOR PLANS
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A-1.5	ROOF PLANS
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A-3.1	BUILDING SECTION



69A WATER STREET
SAN FRANCISCO
CALIFORNIA 94133
TEL. 415.749.0302
FAX. 415.928.5152

Revisions:

PLNG R1	6/11/2010
PLNG R2	7/2/2010
PLNG R3	9/3/2010
PLNG R4 - 11/15/2010	
311 NOTICE - 11/22/10	

135 EL CAMINO DEL MAR

SINGLE-FAMILY RESIDENCE:
ALTERATION

BLOCK 1334/ LOT 031
2010.01.07.4358

SITE PLAN

NOTICE
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The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement of any work.

These drawings are an industry standard builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative typical details. SPECIFICALLY EXCLUDED FROM THE SCOPE OF DESIGN SERVICES AND AS INDICATED IN THESE PLANS ARE ALL WATERPROOFING DETAILS/ DESIGN, WHICH ARE THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER.

All attachments, connections, fastenings, etc. are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

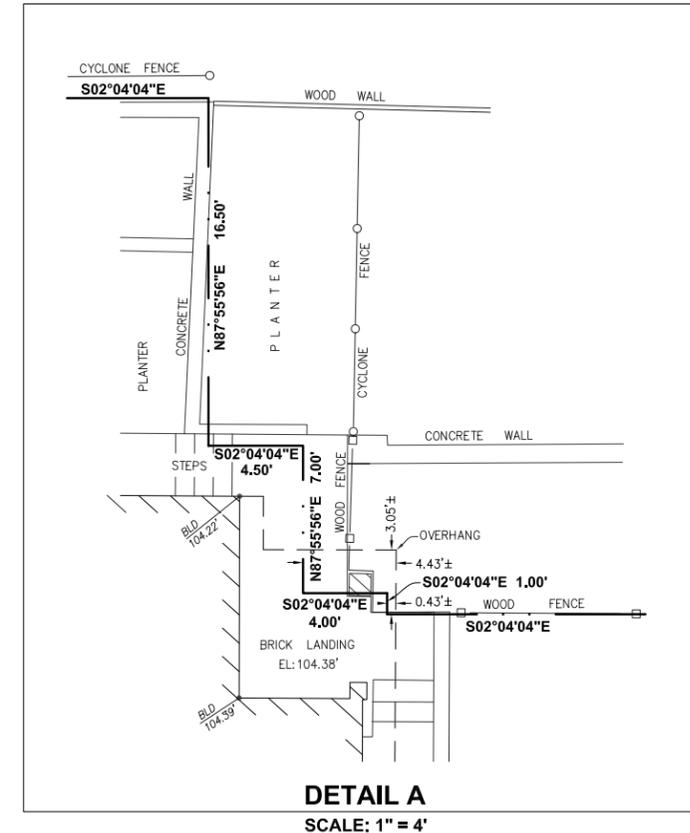
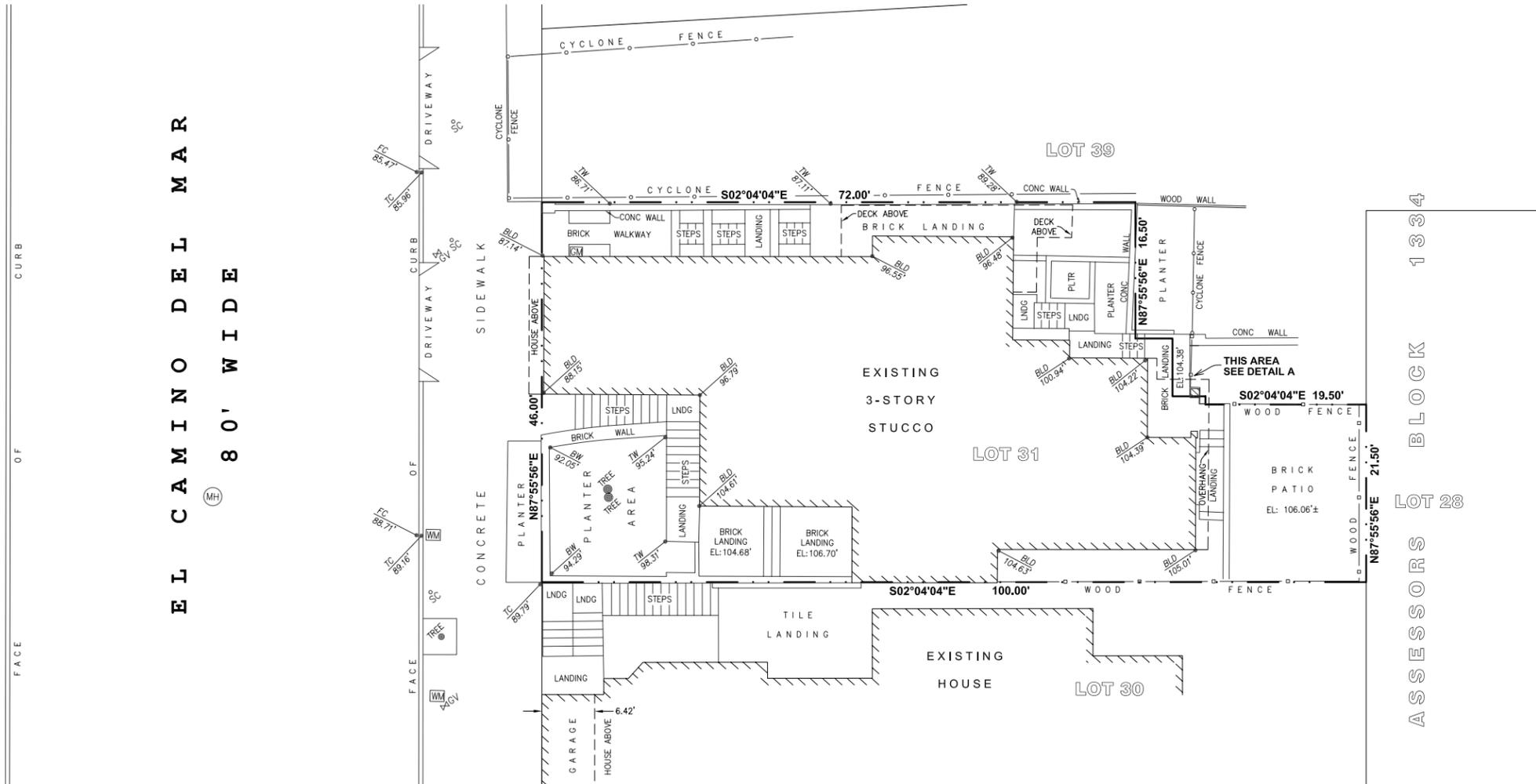
DATE:	11/15/2010
SCALE:	AS NOTED
DRAWN BY:	JLL
CHECKED BY:	TM
JOB NO.:	1005

DRAWING
T-1
1 of 19 sheets

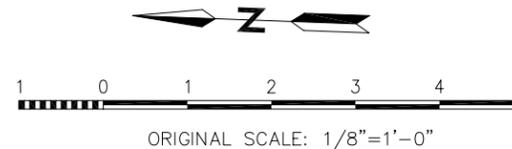
1005 135 EL CAMINO DEL MAR 11/15/2010 PLANNING R4

LEGEND

---	SUBJECT PROPERTY LINE
---	ADJOINER PROPERTY LINE
—○—	WOOD FENCE
—○—	CYCLONE FENCE
▨	BUILDING LINE
BLD	BUILDING CORNER
BW	BACK OF WALL
CONC	CONCRETE
EL	ELEVATION
FC	FACE OF CURB
GM	GAS METER
GV	GAS VALVE
LNDG	LANDING
MH	SEWER MANHOLE
PLTR	PLANTER
PP	POWER POLE
SD	STORM DRAIN
SC	SEWER CLEANOUT
TC	TOP OF CURB
TW	TOE OF WALL
WM	WATER METER



- Survey Notes:**
1. Distances are in feet and decimals thereof.
 2. The basis of measurements for this survey is based upon found standard city monuments along Lake St at 24th Ave and 23rd Ave, per Parcel Map in Book 46 at Page 30, City and County of San Francisco Surveying and Mapping Dept.
 3. This does not constitute a complete boundary survey and is not sufficient for the setting of property corners. Final boundary reestablishing requires the filing of recorded survey.
 4. Benchmark elevation established per found crow cut on rim of storm drain at the Southeasterly corner for the intersection of El Camino Del Mar and 25th Ave.
 5. The location and character of utilities as shown is per records of controlling agencies and is approximate. The contractor shall verify the location of all utilities prior to construction. Additional utilities may exist. Call USA at (800) 642-2444 prior to any construction.



**TOPOGRAPHIC MAP
 YEE RESIDENCE**

135 EL CAMINO DEL MAR
 BEING ASSESSORS LOT 31 OF BLOCK 1334
 CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
 SCALE: 1/8"=1'-0" APN: 1334-031 MAY 3, 2010

NOTICE OF VIOLATION
of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION
City and County of San Francisco
1660 Mission St. • San Francisco, CA 94103 - 2414

ADDRESS: 135 EL CAMINO DEL MAR
OCCUPANCY / USE: R3 SINGLE FAM.
CONST. TYPE: V.N.R.
OWNER / AGENT: WALTER YEE / YEE TRUST
Mailing Address: _____ City: _____ Zip: _____
Person Contacted @ Site: _____ Phone #: _____

COMPLAINT NUMBER: 200865117
DATE: 7/18/08
BLOCK: 1334 LOT 031
STORIES: _____ BASEMENT: _____
PHONE #: _____

VIOLATION DESCRIPTION:
 WORK WITHOUT PERMIT (SFBC 106.1.1); ADDITIONAL WORK-PERMIT REQUIRED (SFBC 106.4.7);
 EXPIRED PERMIT (SFBC 106.4.4); CANCELLED PERMIT (SFBC 106.3.7) PA# _____;
 UNSAFE BUILDING (SFBC 102); SEE ATTACHMENTS

NEW THIRD LEVEL ADDED ABOVE GARAGE W/O OBTAINING BUILDING PERMIT.

CORRECTIVE ACTION:
 STOP ALL WORK SFBC 104.2.4
 FILE BUILDING PERMIT APPLICATION WITHIN 30 DAYS (WITH PLANS). Copy of This Notice Must Accompany the Permit Application.
 OBTAIN PERMIT WITHIN 60 DAYS AND COMPLETE ALL WORK WITHIN 90 DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF.
 CORRECT VIOLATIONS WITHIN _____ DAYS. NO PERMIT REQUIRED.
 YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED _____, THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.
 FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE REVERSE SIDE FOR ADDITIONAL WARNINGS.

INVESTIGATION FEE OR OTHER FEE WILL APPLY See reverse side for further explanation
 9x Fee (Work w/o Permit after 9/1/60) 2x Fee (Work Exceeding Scope of Permit) No penalty (Work w/o permit prior to 9/1/60)
Other: _____ Reinspection Fee \$ _____
APPROX. DATE OF WORK W/O PERMIT: 1999 + VALUE OF WORK PERFORMED WITHOUT PERMITS: \$20,000.00

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION
CONTACT INSPECTOR: STEVE HATTAN (Inspector - Print Name)
OFFICE HOURS: 7:30 TO 8:30 AM AND 3:00 TO 4:00 PM
PHONE #: 558-6154
By (Inspector's Signature): _____ DISTRICT # 5
CC: DCP EID PID BID HIS CED CPC DAD SFFD DPH RPC

NOTICE OF VIOLATION
of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION
City and County of San Francisco
1660 Mission St. • San Francisco, CA 94103 - 2414

ADDRESS: 135 EL CAMINO DEL MAR
OCCUPANCY / USE: R3 - SINGLE FAM. RESIDENCE
CONST. TYPE: TYPE IV
OWNER / AGENT: YEE TRUST
Mailing Address: _____ City: _____ Zip: _____
Person Contacted @ Site: _____ Phone #: _____

COMPLAINT NUMBER: 200864297
DATE: 7/11/08
BLOCK: 1334 LOT 031
STORIES: 3 BASEMENT: _____
PHONE #: _____

VIOLATION DESCRIPTION:
 WORK WITHOUT PERMIT (SFBC 106.1.1); ADDITIONAL WORK-PERMIT REQUIRED (SFBC 106.4.7);
 EXPIRED PERMIT (SFBC 106.4.4); CANCELLED PERMIT (SFBC 106.3.7) PA# _____;
 UNSAFE BUILDING (SFBC 102); SEE ATTACHMENTS

A HORIZONTAL BLDG. ENLARGEMENT HAS BEEN CONSTRUCTED @ THE SOUTH EAST (LEFT SIDE TOWARDS ROAD) PORTION OF THE (E) BLDG. A PERMIT HISTORY SEARCH PRODUCED NO BUILDING THAT THIS CONSTRUCTION TOOK PLACE PER AN APPROVED BLDG PERMIT AND DRAWINGS.

ALSO NOTE: P.A.# 960211 HAS EXPIRED W/O PERMITAL & W/O E.I.V.S (2) BEING CLEARED. REVISION P.A.# 9622454 HAS ALSO EXPIRED W/O PERMITAL. ANOTHER REVISION P.A.# 9600923 HAS BEEN FINISHED.

CORRECTIVE ACTION:
 STOP ALL WORK SFBC 104.2.4
 FILE BUILDING PERMIT APPLICATION WITHIN 30 DAYS (WITH PLANS). Copy of This Notice Must Accompany the Permit Application.
 OBTAIN PERMIT WITHIN 60 DAYS AND COMPLETE ALL WORK WITHIN 90 DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF.
 CORRECT VIOLATIONS WITHIN _____ DAYS. NO PERMIT REQUIRED.
 YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED _____, THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.
 FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE REVERSE SIDE FOR ADDITIONAL WARNINGS.

INVESTIGATION FEE OR OTHER FEE WILL APPLY See reverse side for further explanation
 9x Fee (Work w/o Permit after 9/1/60) 2x Fee (Work Exceeding Scope of Permit) No penalty (Work w/o permit prior to 9/1/60)
Other: _____ Reinspection Fee \$ _____
APPROX. DATE OF WORK W/O PERMIT: AFTER 1998 + VALUE OF WORK PERFORMED WITHOUT PERMITS: \$30,000.00

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION
CONTACT INSPECTOR: STEVE HATTAN (Inspector - Print Name)
OFFICE HOURS: 7:30 TO 8:30 AM AND 3:00 TO 4:00 PM
PHONE #: 558-6154
By (Inspector's Signature): _____ DISTRICT # 5
CC: DCP EID PID BID HIS CED CPC DAD SFFD DPH RPC

NOTICE OF VIOLATION
of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION
City and County of San Francisco
1660 Mission St. • San Francisco, CA 94103 - 2414

ADDRESS: 135 EL CAMINO DEL MAR
OCCUPANCY / USE: R-3 S.F.D.
CONST. TYPE: V.B.
OWNER / AGENT: YEE TRUST
Mailing Address: P.O. Box 77503 City: S.F. Zip: 94107
Person Contacted @ Site: Walter Yee Phone #: _____

COMPLAINT NUMBER: 200989665
DATE: 2/6/09
BLOCK: 1334 LOT 031
STORIES: 3 BASEMENT: _____
PHONE #: _____

VIOLATION DESCRIPTION:
 WORK WITHOUT PERMIT (SFBC 103A); ADDITIONAL WORK-PERMIT REQUIRED (SFBC 106A.4.7);
 EXPIRED PERMIT (SFBC 106A.4.4); CANCELLED PERMIT (SFBC 106A.3.7) PA# 9802662;
 UNSAFE BUILDING (SFBC 102A); SEE ATTACHMENTS

The most recently approved building permit documents with plans (P.A. 9802662) are not reflective of the current as built conditions for the rear (south) portion of the building. The site conditions revealed the south wall to be 19 feet 5 inches long which is approximately 2 feet 5 inches more than shown on the latest city approved drawings (PA9802662). The east, west and south elevations are not indicative of what the approved drawings PA9802662 show for this rear area.

CORRECTIVE ACTION:
 STOP ALL WORK SFBC 104A.2.4
 FILE BUILDING PERMIT APPLICATION WITHIN 30 DAYS (WITH PLANS). Copy of This Notice Must Accompany the Permit Application.
 OBTAIN PERMIT WITHIN 60 DAYS AND COMPLETE ALL WORK WITHIN 90 DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF.
 CORRECT VIOLATIONS WITHIN _____ DAYS. NO PERMIT REQUIRED.
 YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED _____, THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.
 FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE REVERSE SIDE FOR ADDITIONAL WARNINGS.

INVESTIGATION FEE OR OTHER FEE WILL APPLY See reverse side for further explanation
 9x Fee (Work w/o Permit after 9/1/60) 2x Fee (Work Exceeding Scope of Permit) No penalty (Work w/o permit prior to 9/1/60)
Other: _____ Reinspection Fee \$ _____
APPROX. DATE OF WORK W/O PERMIT: _____ VALUE OF WORK PERFORMED WITHOUT PERMITS: _____

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION
CONTACT INSPECTOR: PATRICK O'RIBEDAN (Inspector - Print Name)
OFFICE HOURS: 7:30 TO 8:30 AM AND 3 TO 4 PM
PHONE #: 558-6154
By (Inspector's Signature): Patrick O'Ribedan DISTRICT # 5
CC: DCP EID PID BID HIS CED PRS DAD SFFD DPH PS

KERMAN MORRIS
Architects

68A WATER STREET
SAN FRANCISCO
CALIFORNIA 94133
TEL. 415.749.0302
FAX. 415.928.5152

Revisions:

PLNG R1 6/11/2010
PLNG R2 7/2/2010
PLNG R3 9/3/2010
PLNG R4 - 11/15/2010
311 NOTICE - 11/22/10



135 EL CAMINO DEL MAR

SINGLE-FAMILY RESIDENCE: ALTERATION

BLOCK 1334/ LOT 031
2010.01.07.4358

NOTICE OF VIOLATIONS

NOTICE

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All attachments, connections, fastenings, etc., are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

DATE: 3/15/2011
SCALE:
DRAWN BY: JLL
CHECKED BY: TM
JOB NO.: 1005
DRAWING
0.1
3 of 19 sheets

1005 135 EL CAMINO DEL MAR 11/15/2010 PLANNING 04

Revisions:

PLNG R1	6/11/2010
PLNG R2	7/2/2010
PLNG R3	9/3/2010
PLNG R4	11/15/2010
311 NOTICE - 11/22/10	



135 EL CAMINO DEL MAR

SINGLE-FAMILY RESIDENCE:
ALTERATION

BLOCK 1334/ LOT 031
2010.01.07.4358

BASEMENT PLANS

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All attachments, connections, fastenings, etc., are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

DATE: 3/15/2011

SCALE: AS NOTED

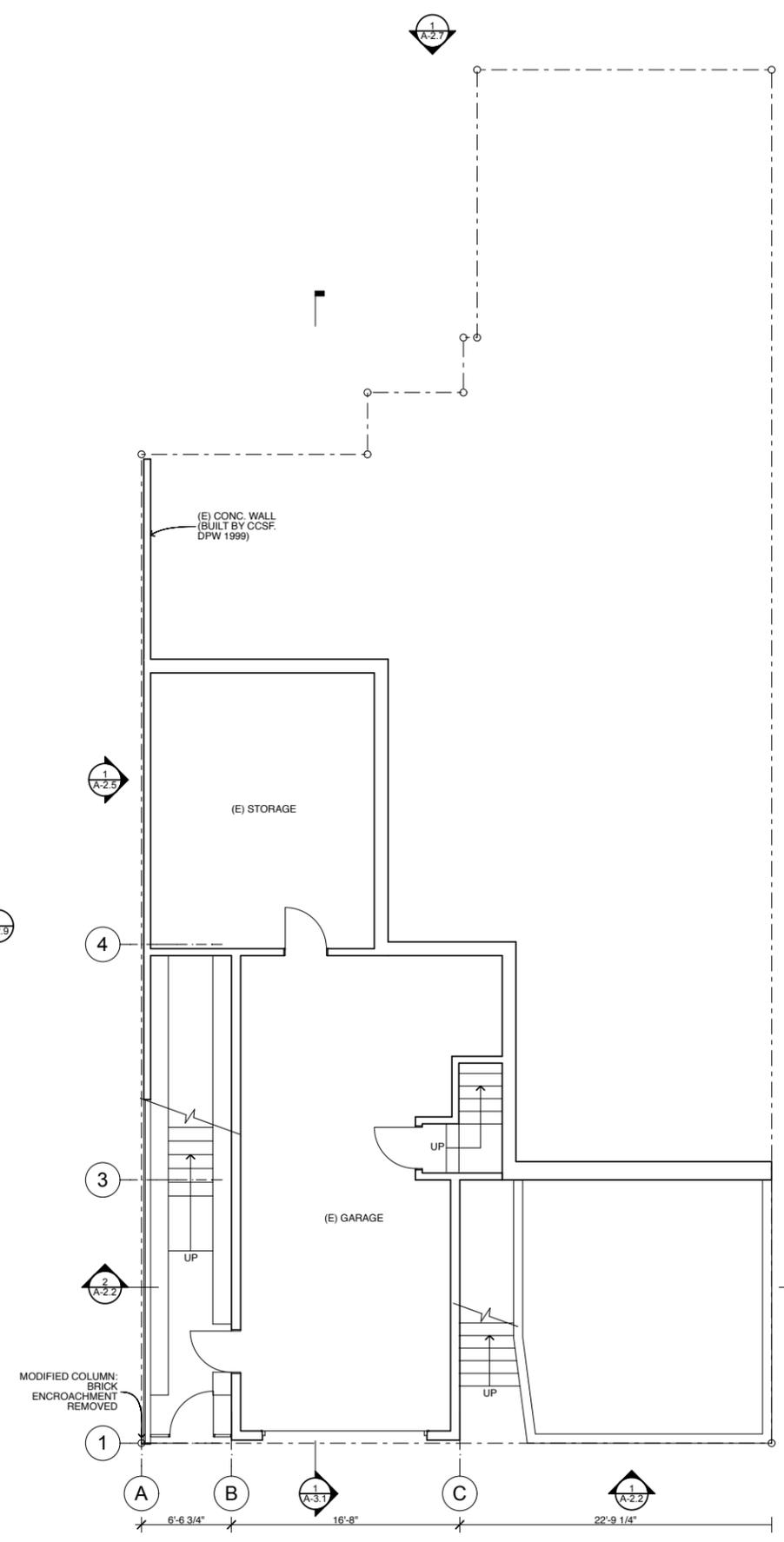
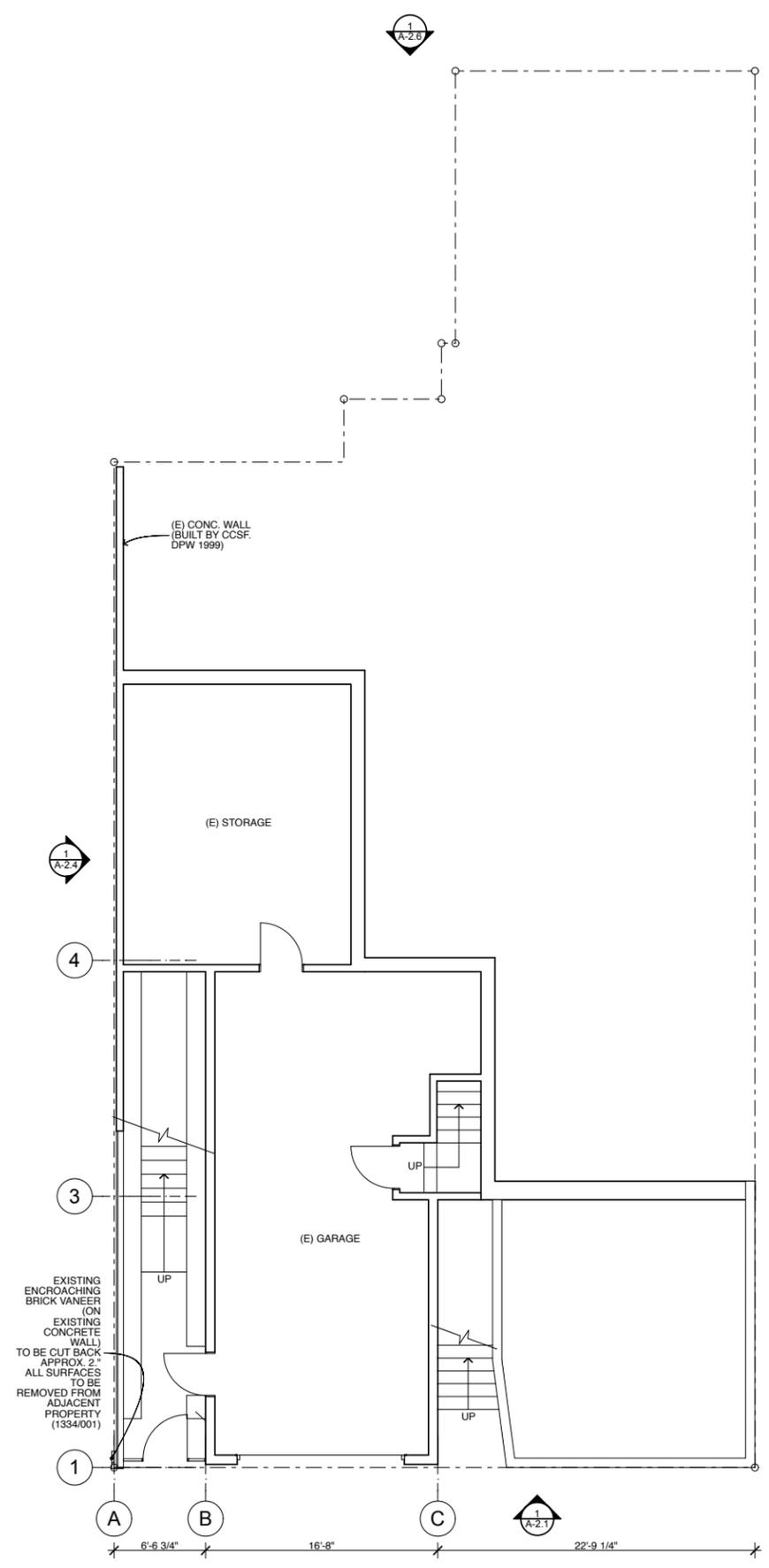
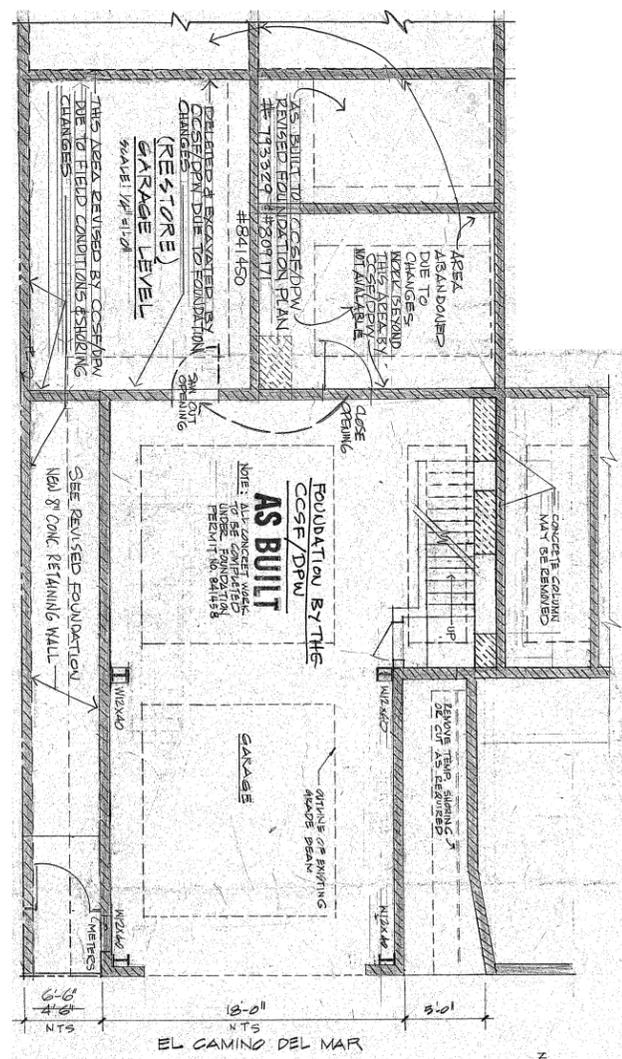
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CHECKED BY: TM

JOB NO.: 1005

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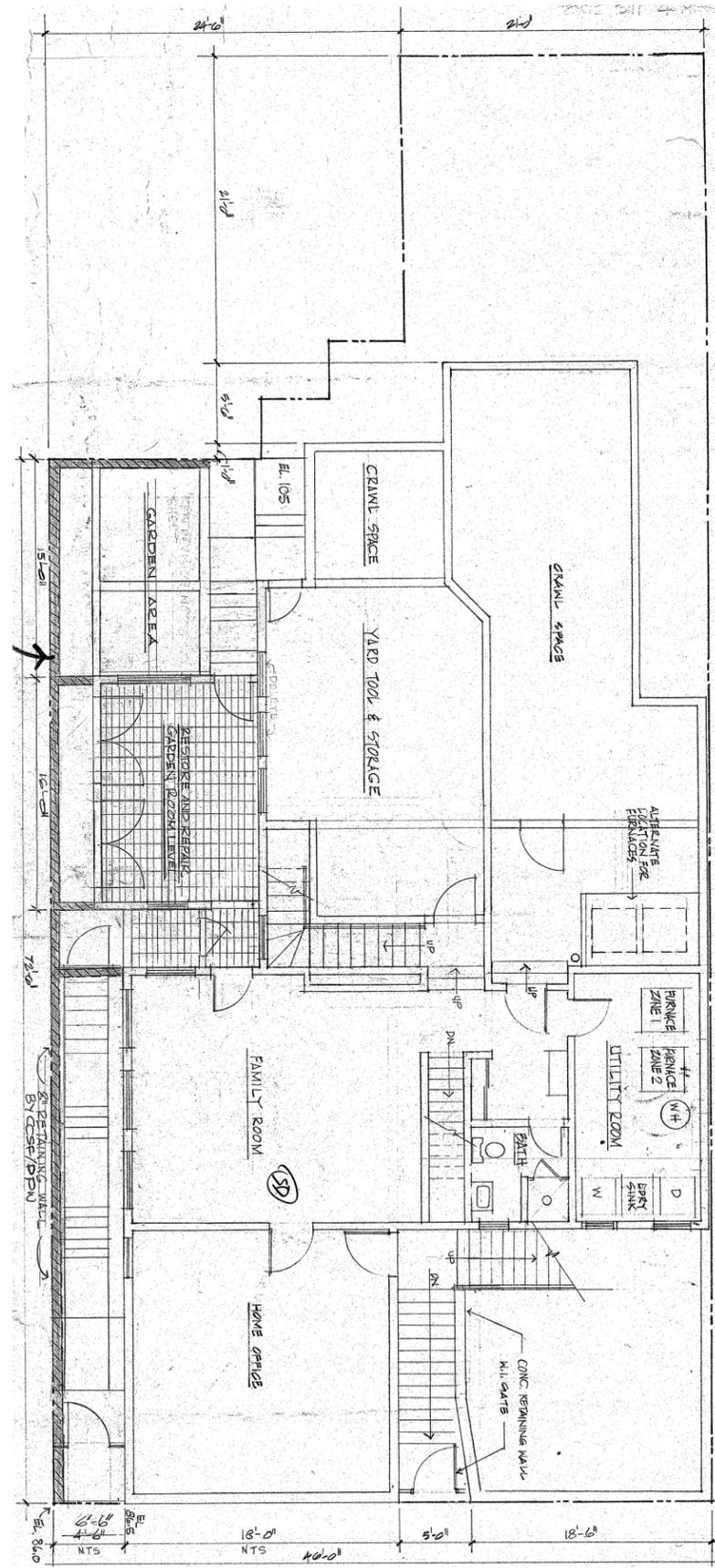
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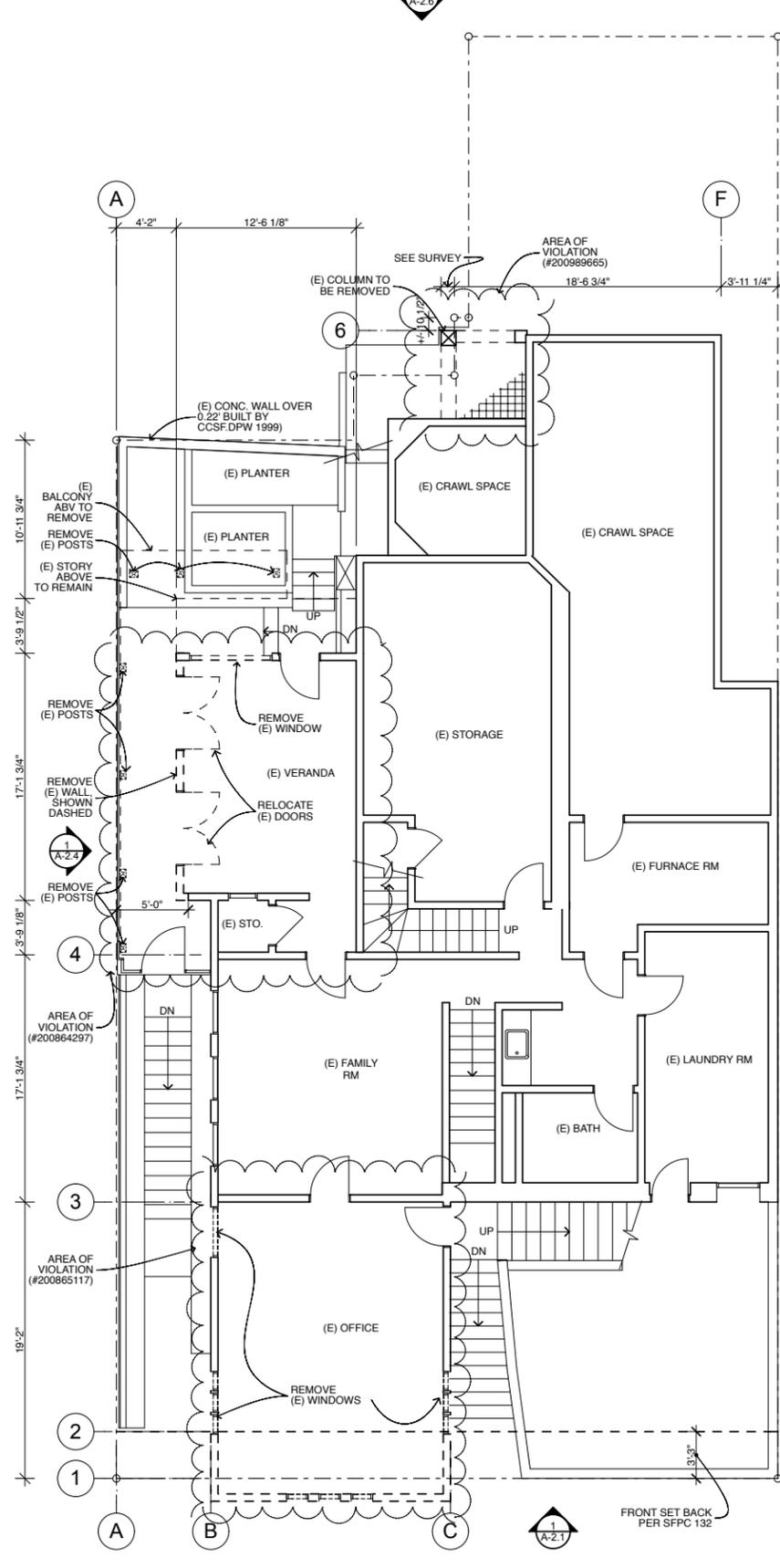
3 APPROVED BASEMENT PLANS
SCALE: 3/16" = 1'-0" APPROVED PER PERMIT APP. #9802662

2 AS-BUILT BASEMENT/ DEMO PLAN
SCALE: 3/16" = 1'-0"

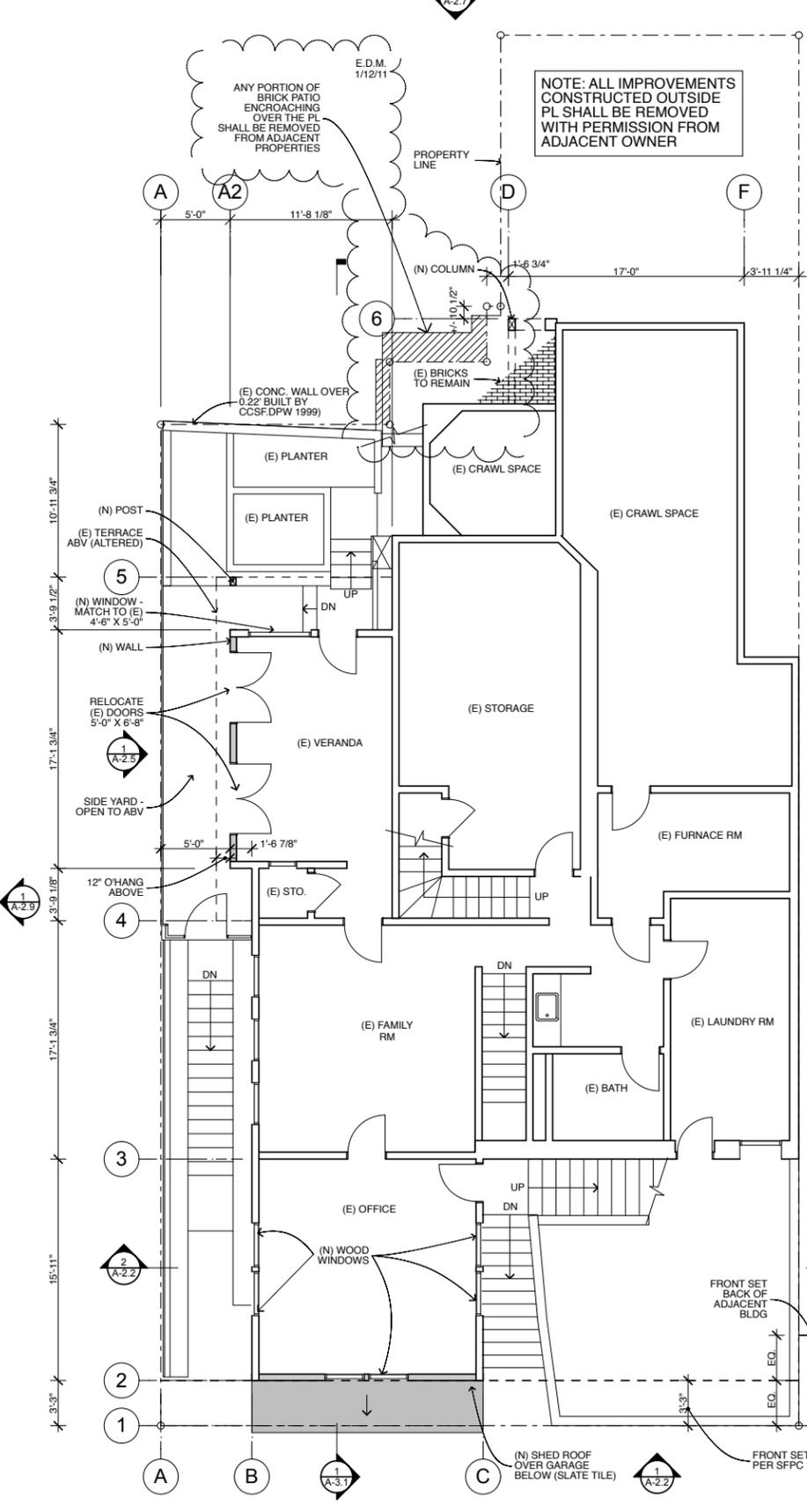
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SCALE: 3/16" = 1'-0"



3 APPROVED FIRST FLOOR PLANS
SCALE: 3/16" = 1'-0" APPROVED PER PERMIT APP. #9802662



2 AS-BUILT FIRST FLOOR/ DEMO PLAN
SCALE: 3/16" = 1'-0"



1 PROPOSED FIRST FLOOR
SCALE: 3/16" = 1'-0"

Revisions:

PLNG R1 6/11/2010
PLNG R2 7/2/2010
PLNG R3 9/3/2010
PLNG R4 - 11/15/2010
311 NOTICE - 11/22/10



135 EL CAMINO DEL MAR

SINGLE-FAMILY RESIDENCE: ALTERATION

BLOCK 1334/ LOT 031
2010.01.07.4358

FIRST FLOOR PLANS

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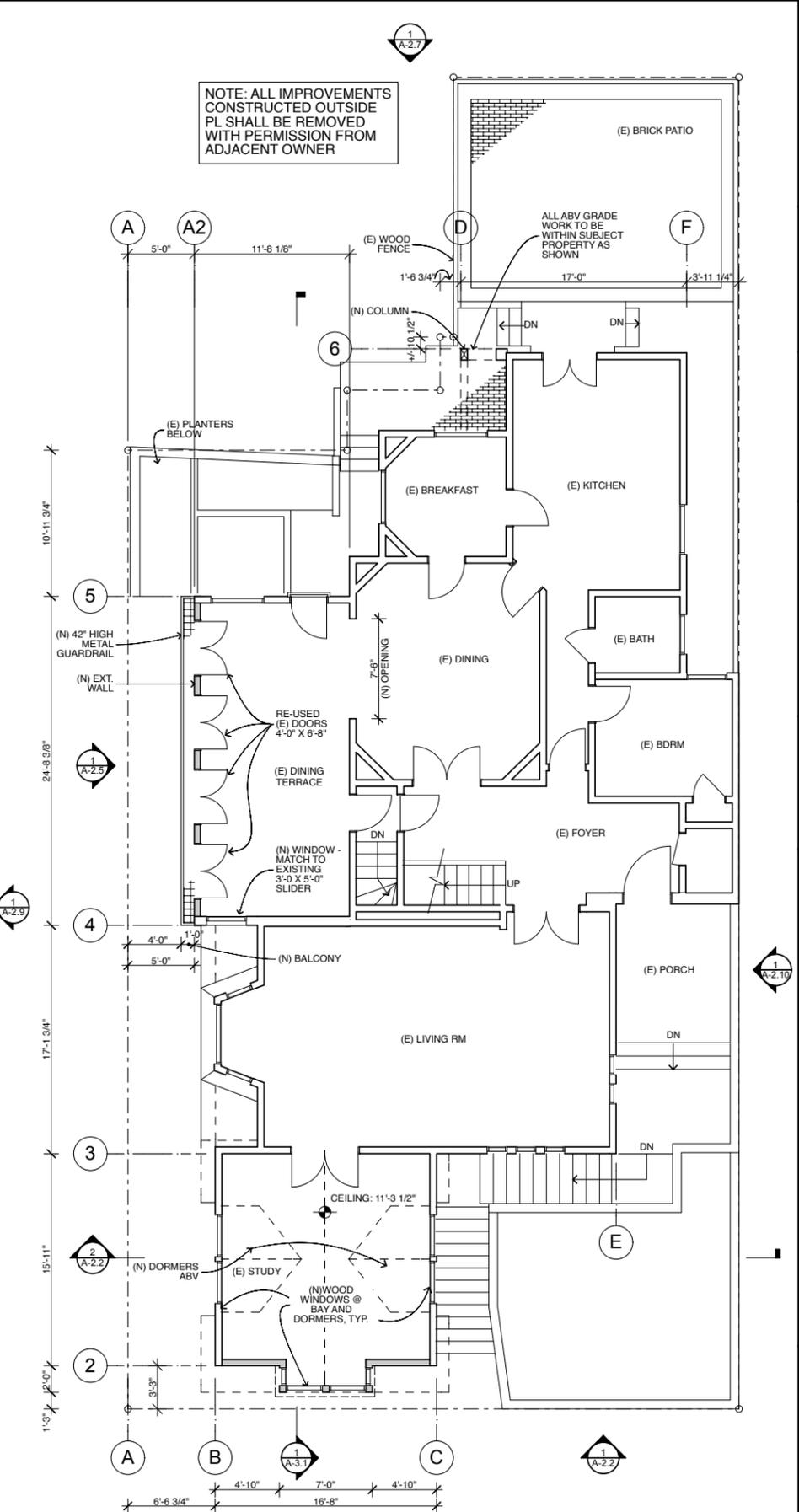
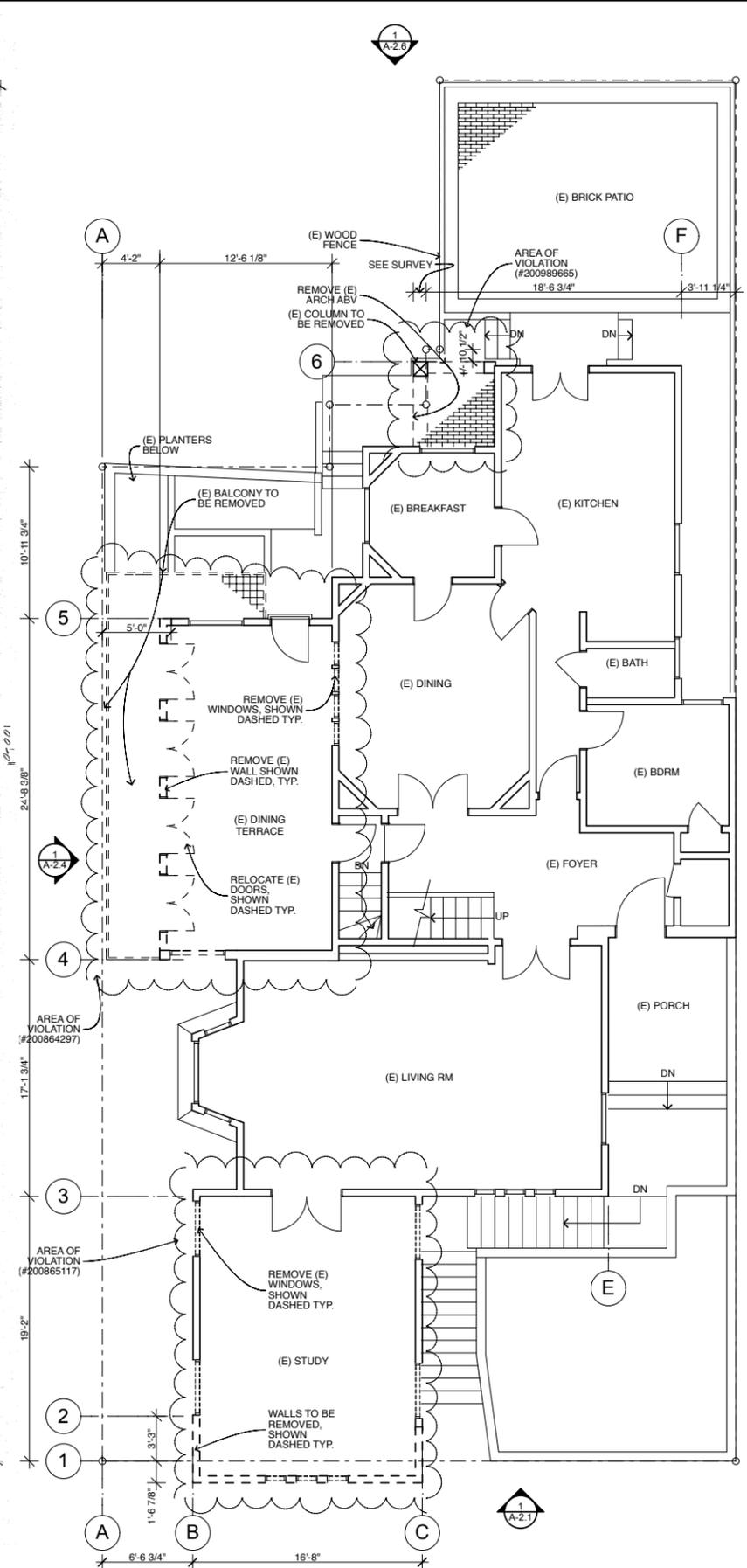
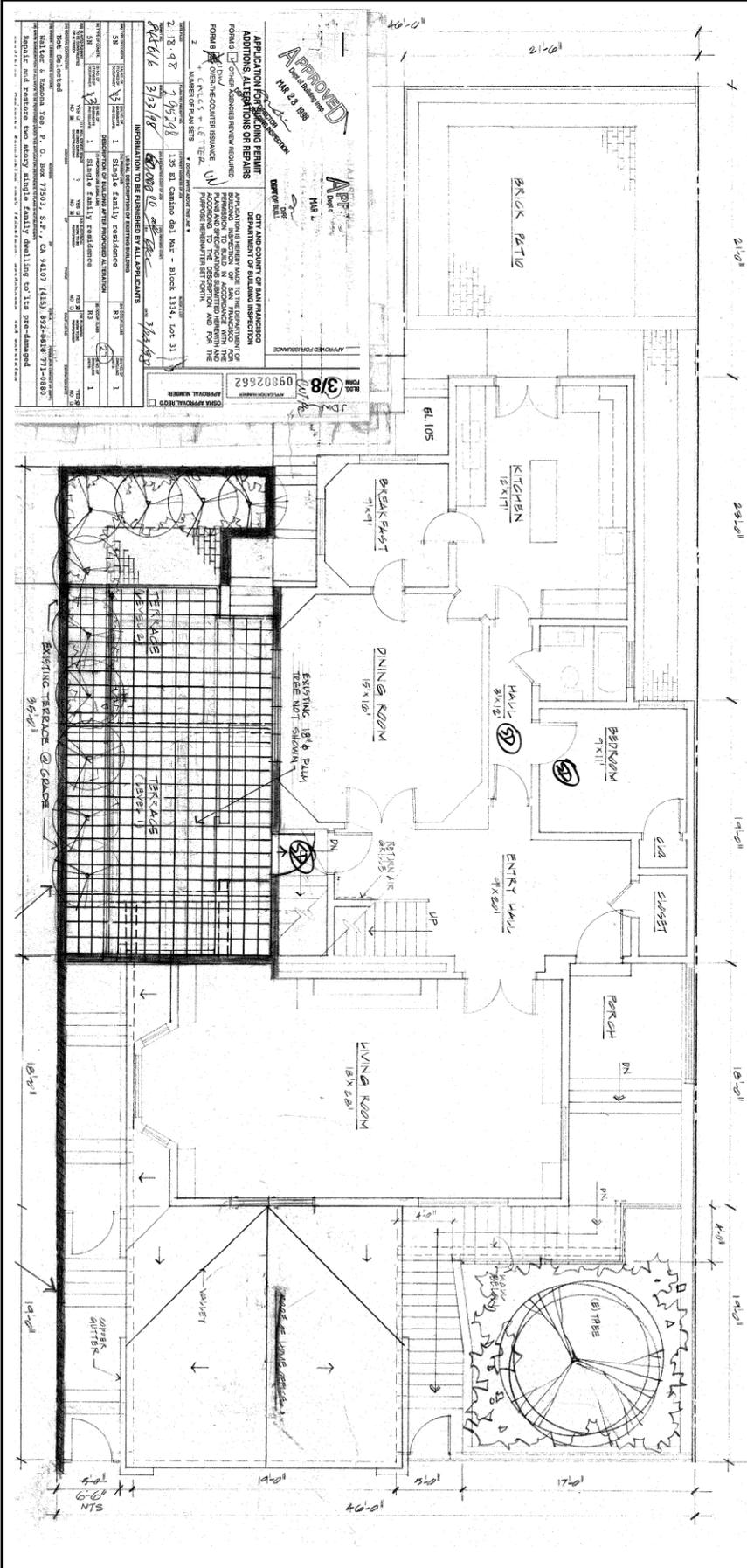
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DATE:	3/15/2011
SCALE:	AS NOTED
DRAWN BY:	JLL
CHECKED BY:	TM
JOB NO.:	1005

DRAWING

A-1.2



3 APPROVED FIRST FLOOR PLANS
 SCALE: 3/16" = 1'-0" APPROVED PER PERMIT APP. #9802662

2 AS-BUILT SECOND FLOOR/ DEMO PLAN
 SCALE: 3/16" = 1'-0"

1 PROPOSED SECOND FLOOR
 SCALE: 3/16" = 1'-0"

KERMAN MORRIS Architects
 68A WATER STREET
 SAN FRANCISCO
 CALIFORNIA 94133
 TEL. 415.749.0302
 FAX. 415.928.5152

Revisions:
 PLNG R1 6/11/2010
 PLNG R2 7/2/2010
 PLNG R3 9/3/2010
 PLNG R4 - 11/15/2010
 311 NOTICE - 11/22/10

LICENSED ARCHITECT
 EDWARD DAVIS MORRIS
 C-24585
 STATE OF CALIFORNIA

135 EL CAMINO DEL MAR
 SINGLE-FAMILY RESIDENCE:
 ALTERATION

BLOCK 1334/ LOT 031
 2010.01.07.4358

SECOND FLOOR PLANS

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DATE: 3/15/2011
 SCALE: AS NOTED
 DRAWN BY: JLL
 CHECKED BY: TM
 JOB NO.: 1005

DRAWING
A-1.3
 6 of 19 sheets

Revisions:

PLNG R1	6/11/2010
PLNG R2	7/2/2010
PLNG R3	9/3/2010
PLNG R4	11/15/2010
311 NOTICE	11/22/10



135 EL CAMINO DEL MAR

SINGLE-FAMILY
RESIDENCE:
ALTERATION

BLOCK 1334/ LOT 031
2010.01.07.4358

THIRD FLOOR PLANS

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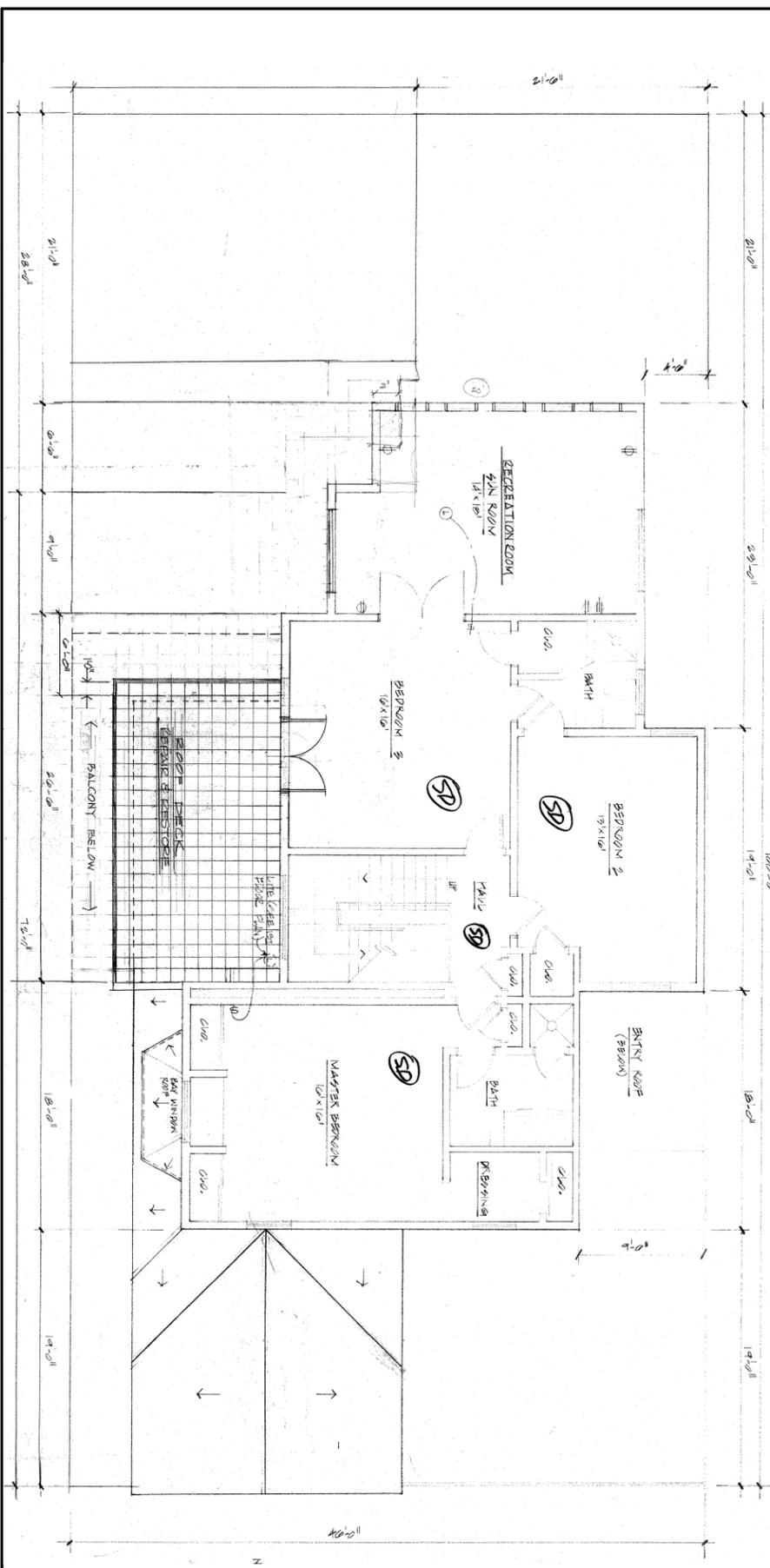
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CHECKED BY: TM

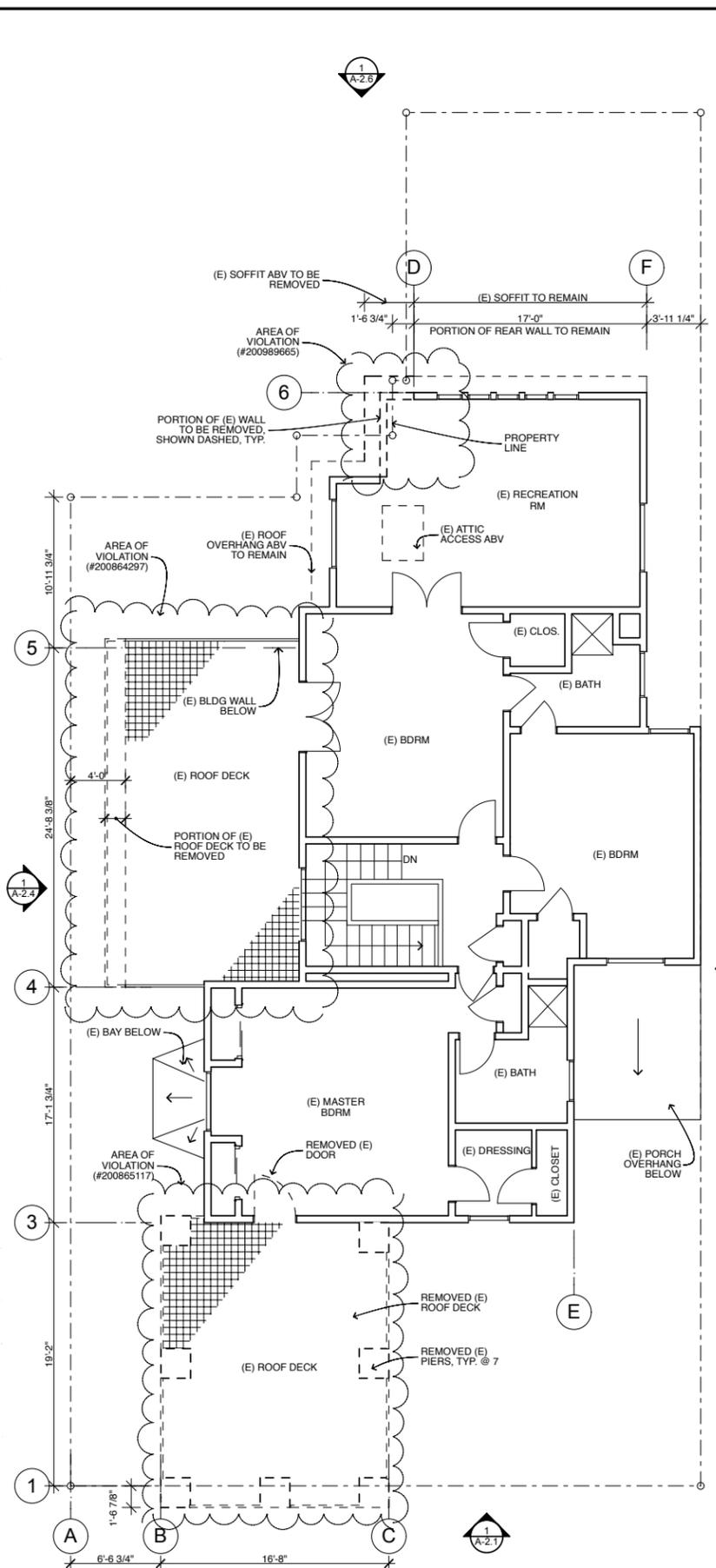
JOB NO.: 1005

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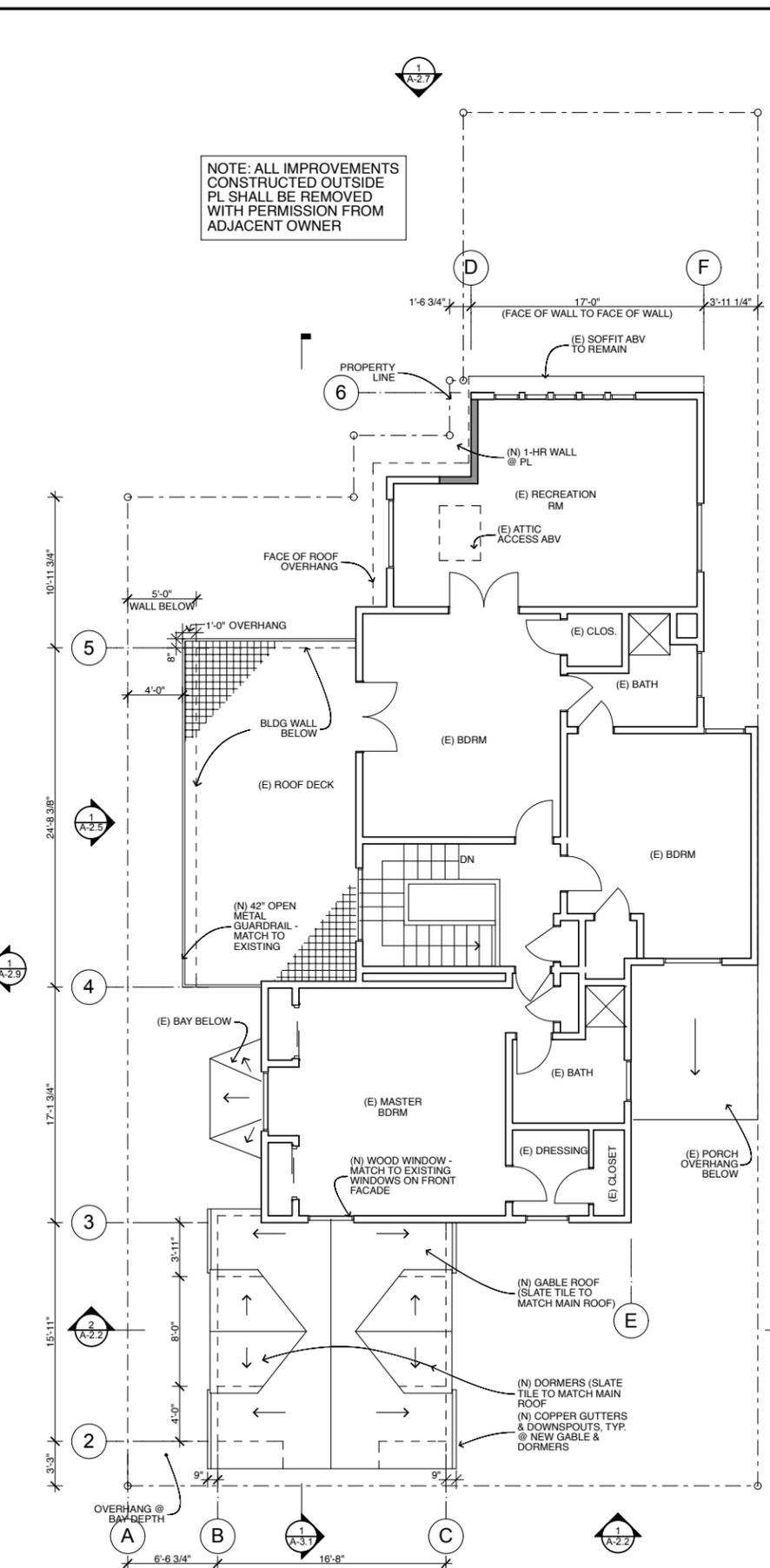
A-1.4



3 APPROVED FIRST FLOOR PLANS
SCALE: 3/16" = 1'-0" APPROVED PER PERMIT APP. #9802662



2 AS-BUILT THIRD FLOOR/DEMO PLAN
SCALE: 3/16" = 1'-0"



1 PROPOSED THIRD FLOOR
SCALE: 3/16" = 1'-0"

NOTE: ALL IMPROVEMENTS
CONSTRUCTED OUTSIDE
PL SHALL BE REMOVED
WITH PERMISSION FROM
ADJACENT OWNER

Revisions:

PLNG R1	6/11/2010
PLNG R2	7/2/2010
PLNG R3	9/3/2010
PLNG R4	11/15/2010
311 NOTICE - 11/22/10	



135 EL CAMINO DEL MAR

SINGLE-FAMILY RESIDENCE:
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BLOCK 1334/ LOT 031
2010.01.07.4358

ROOF PLANS

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DATE: 3/15/2011

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DRAWN BY: JLL

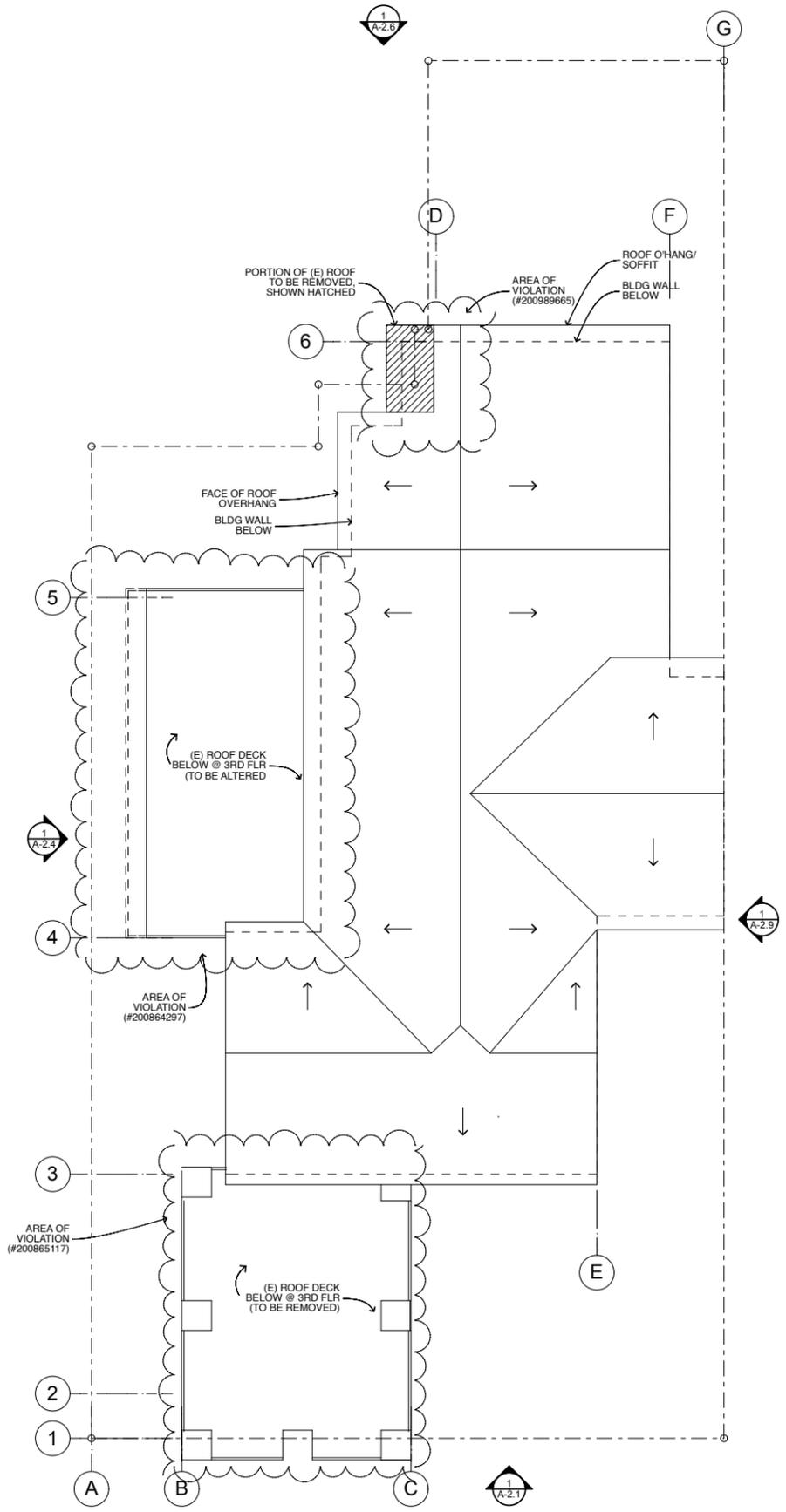
CHECKED BY: TM

JOB NO.: 1005

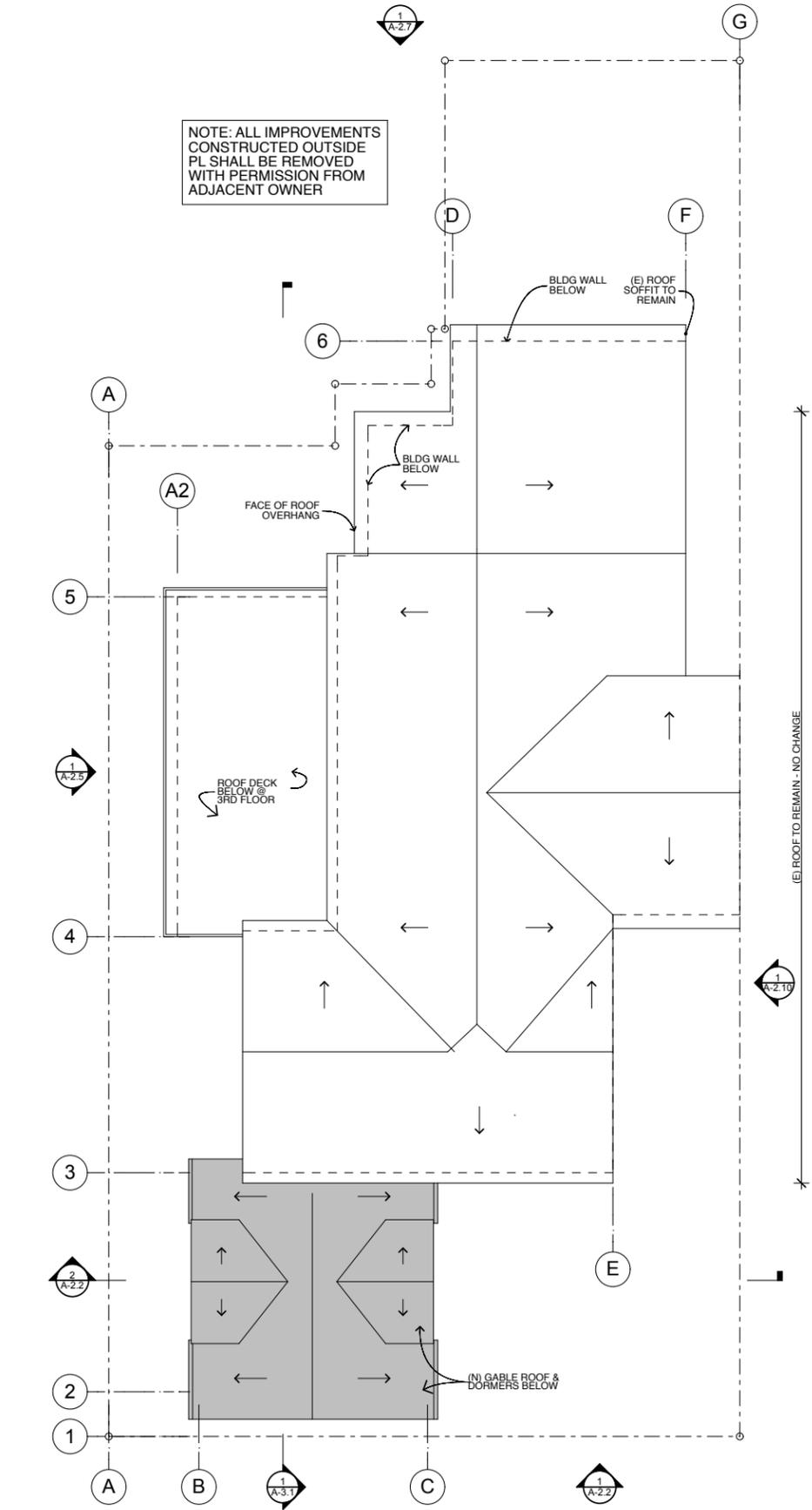
DRAWING

A-1.5

8 of 19 sheets



2 AS-BUILT ROOF/ DEMO ROOF PLAN
SCALE: 3/16" = 1'-0"



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

1005 135 EL CAMINO DEL MAR 11/15/2010 PLANNING 04

Revisions:

PLNG R1	6/11/2010
PLNG R2	7/2/2010
PLNG R3	9/3/2010
PLNG R4	11/15/2010
311 NOTICE	11/22/10



135 EL CAMINO DEL MAR

SINGLE-FAMILY RESIDENCE:
ALTERATION

BLOCK 1334/ LOT 031
2010.01.07.4358

APPROVED AS-BUILT
NORTH (FRONT)
ELEVATION

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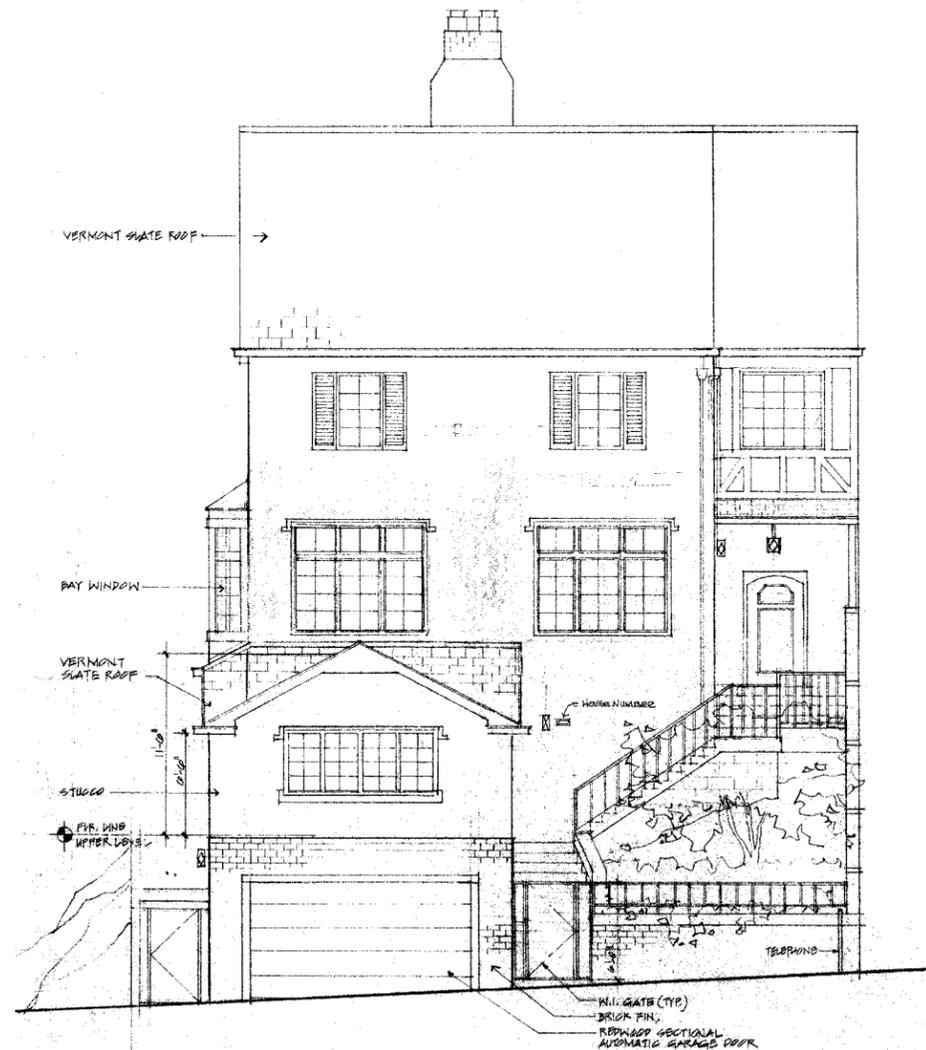
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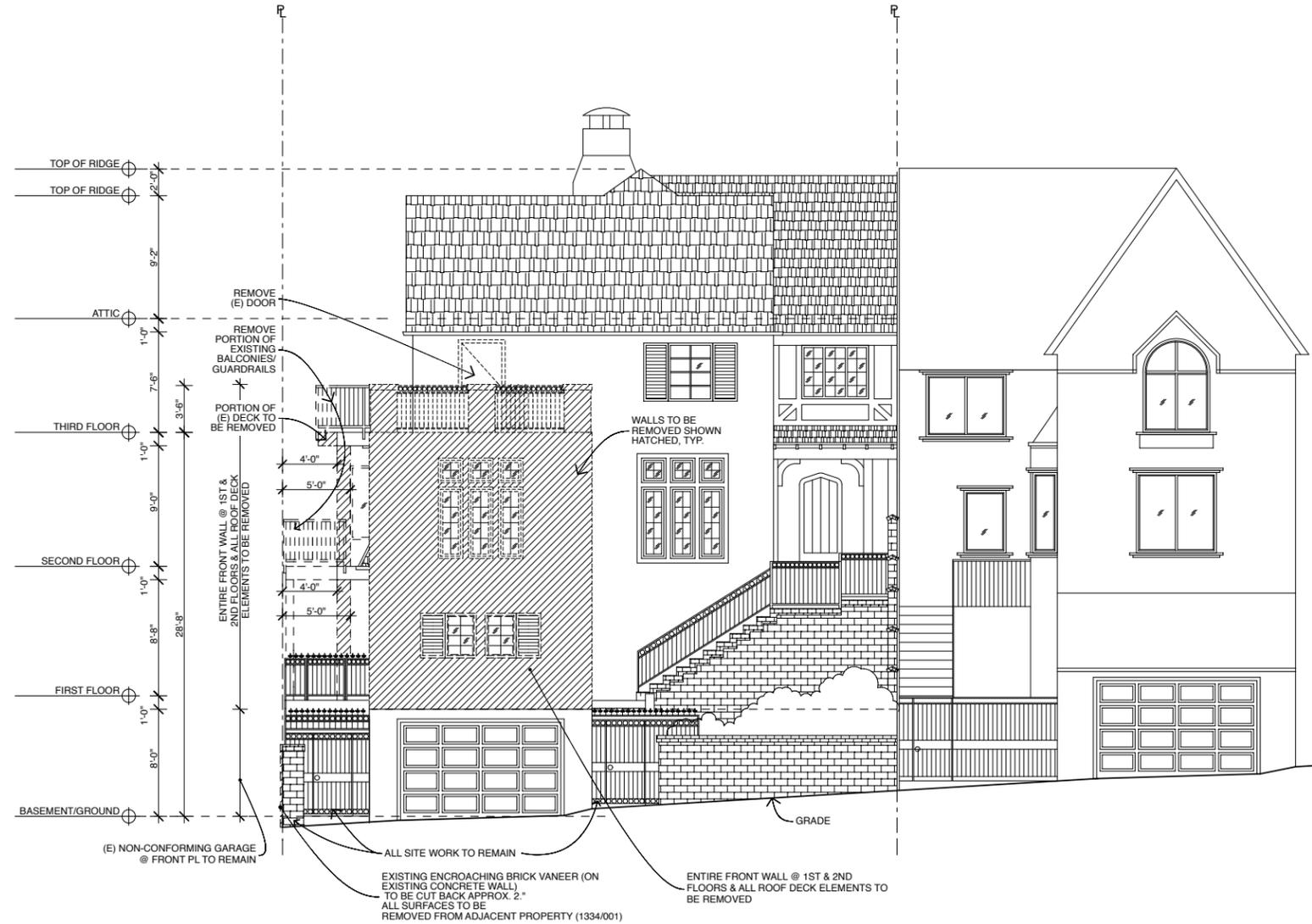
DATE:	3/15/2011
SCALE:	AS NOTED
DRAWN BY:	JLL
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DRAWING

A-2.1



2 APPROVED NORTH (FRONT) ELEVATION
SCALE: 3/16" = 1'-0"
PER APPROVED PERMIT #9802662



1 AS-BUILT/DEMO NORTH ELEVATION
SCALE: 3/16" = 1'-0"

Revisions:

PLNG R1	6/11/2010
PLNG R2	7/2/2010
PLNG R3	9/3/2010
PLNG R4	11/15/2010
311 NOTICE - 11/22/10	



135 EL CAMINO DEL MAR

SINGLE-FAMILY RESIDENCE:
ALTERATION

BLOCK 1334/ LOT 031
2010.01.07.4358

APPROVED EAST ELEVATION

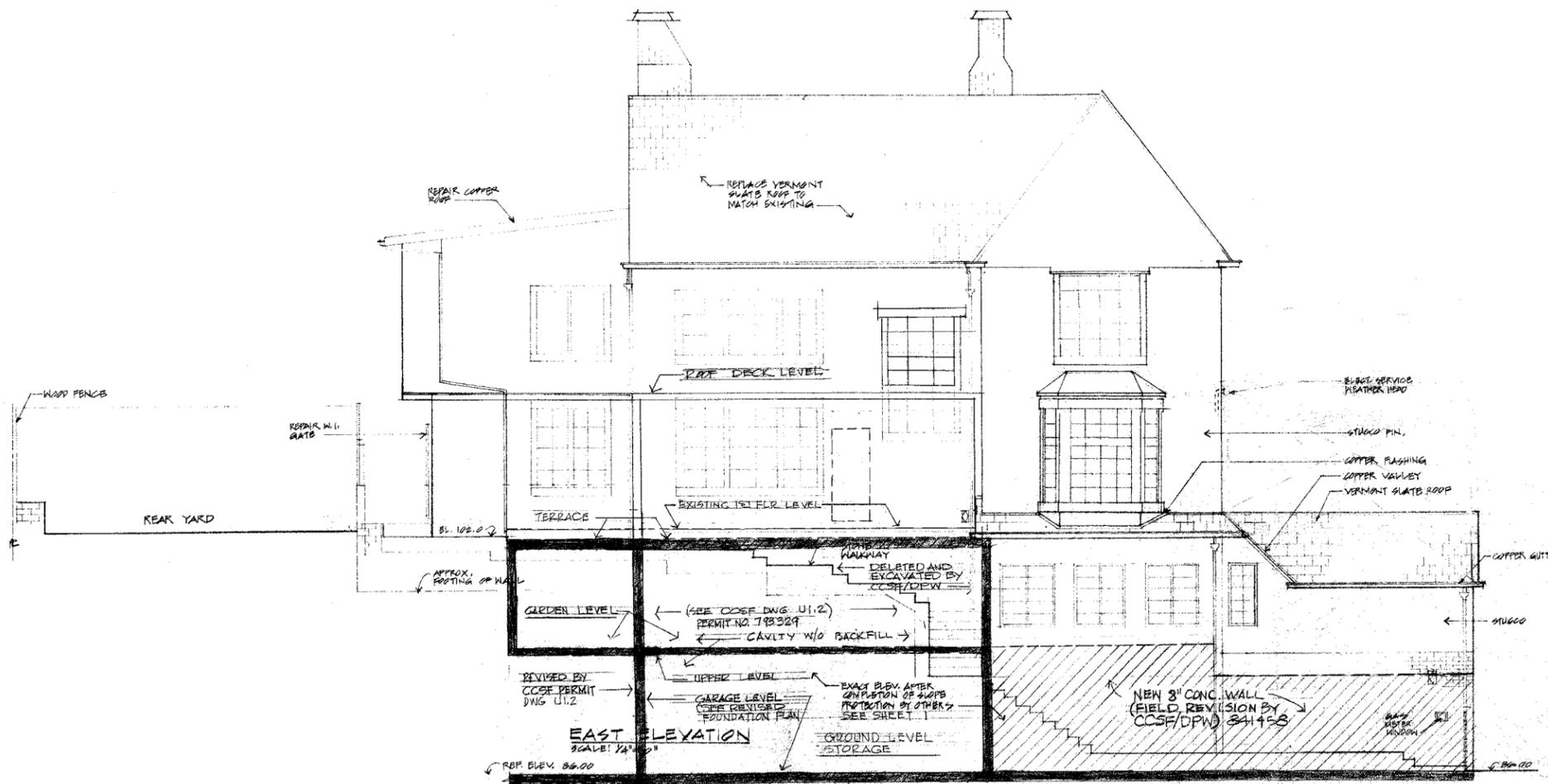
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1 APPROVED EAST ELEVATION
SCALE: 3/16" = 1'-0"

PER APPROVED PERMIT #9802662

DATE: 3/15/2011

SCALE: AS NOTED

DRAWN BY: JLL

CHECKED BY: TM

JOB NO.: 1005

DRAWING

A-2.3

Revisions:

PLNG R1	6/11/2010
PLNG R2	7/2/2010
PLNG R3	9/3/2010
PLNG R4	11/15/2010
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135 EL CAMINO DEL MAR

SINGLE-FAMILY RESIDENCE:
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BLOCK 1334/ LOT 031
2010.01.07.4358

AS-BUILT EAST ELEVATION

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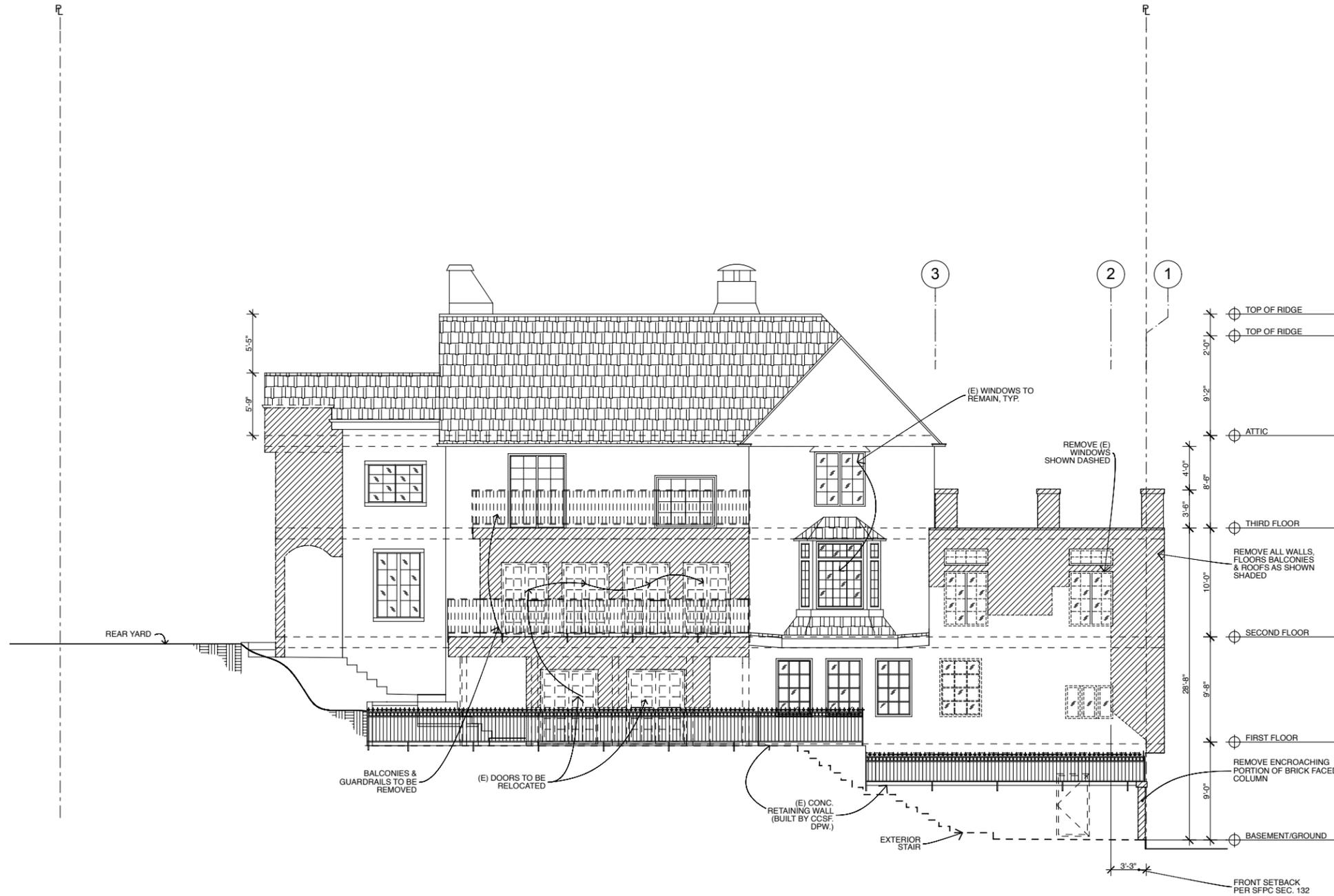
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JOB NO.:	1005

DRAWING

A-2.4



1 AS-BUILT/ DEMO EAST ELEVATION
SCALE: 3/16" = 1'-0"

1005 135 EL CAMINO DEL MAR 11/15/2010 PLANNING 04

Revisions:

PLNG R1	6/11/2010
PLNG R2	7/2/2010
PLNG R3	9/3/2010
PLNG R4	11/15/2010
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135 EL CAMINO DEL MAR

SINGLE-FAMILY RESIDENCE:
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BLOCK 1334/ LOT 031
2010.01.07.4358

PROPOSED EAST ELEVATION

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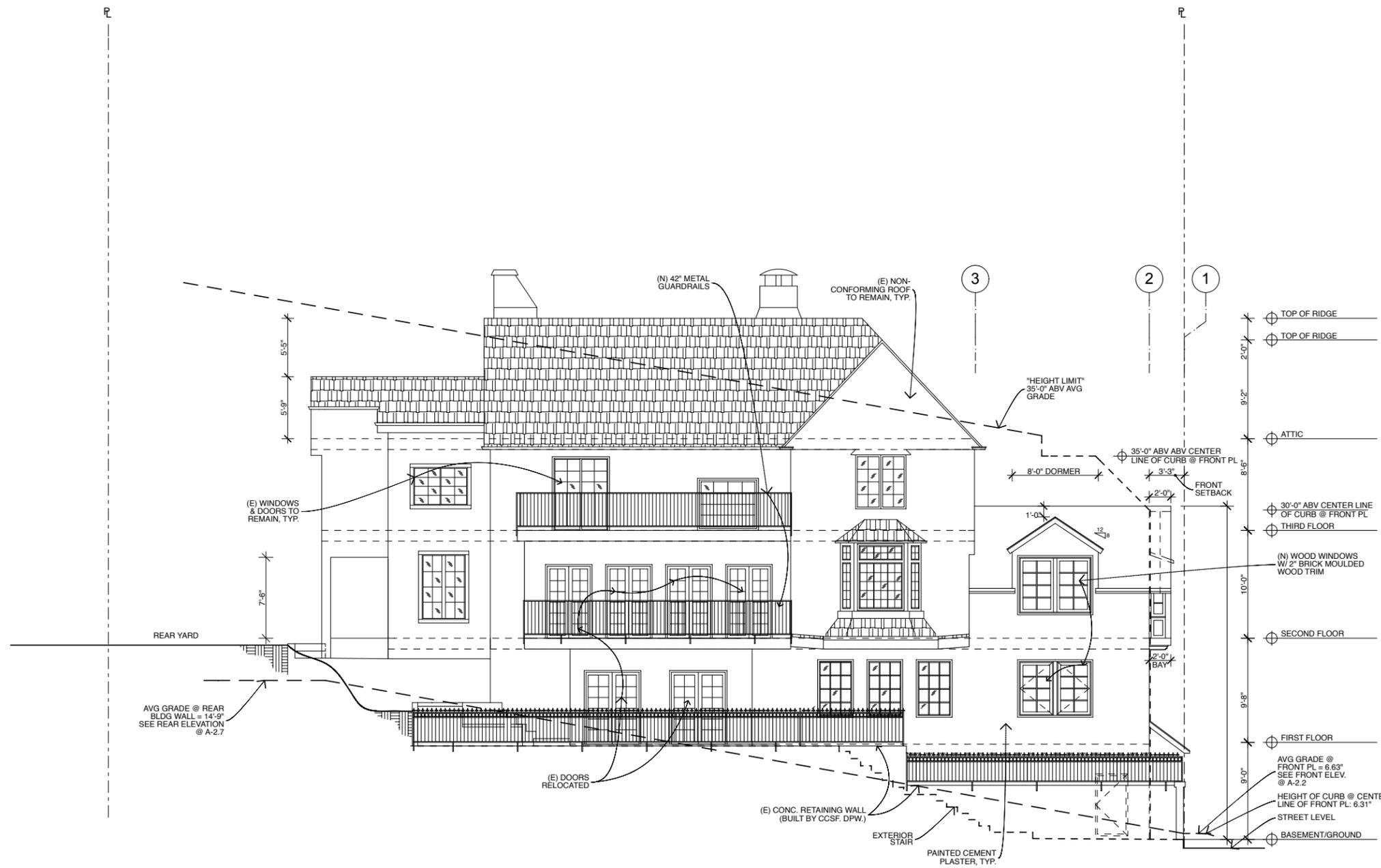
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JOB NO.:	1005

DRAWING

A-2.5



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

1005 135 EL CAMINO DEL MAR 11/15/2010 PLANNING 04

Revisions:

PLNG R1	6/11/2010
PLNG R2	7/2/2010
PLNG R3	9/3/2010
PLNG R4	11/15/2010
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135 EL CAMINO DEL MAR

SINGLE-FAMILY RESIDENCE:
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BLOCK 1334/ LOT 031
2010.01.07.4358

APPROVED AS-BUILT SOUTH (REAR) ELEVATION

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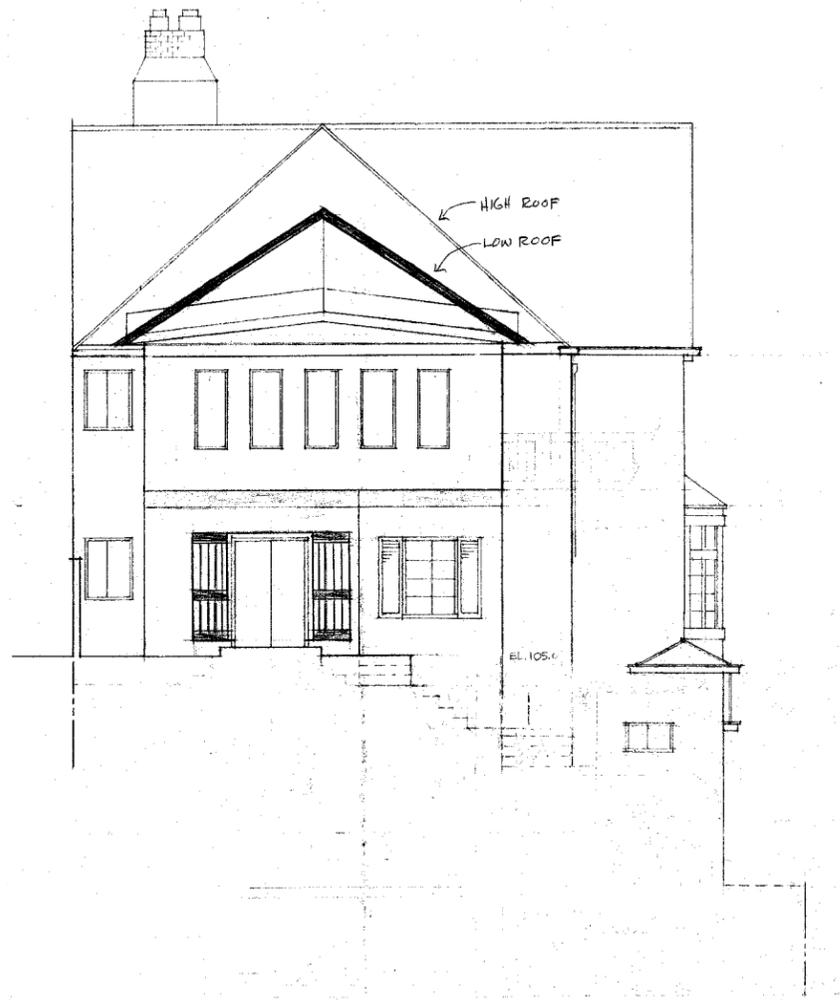
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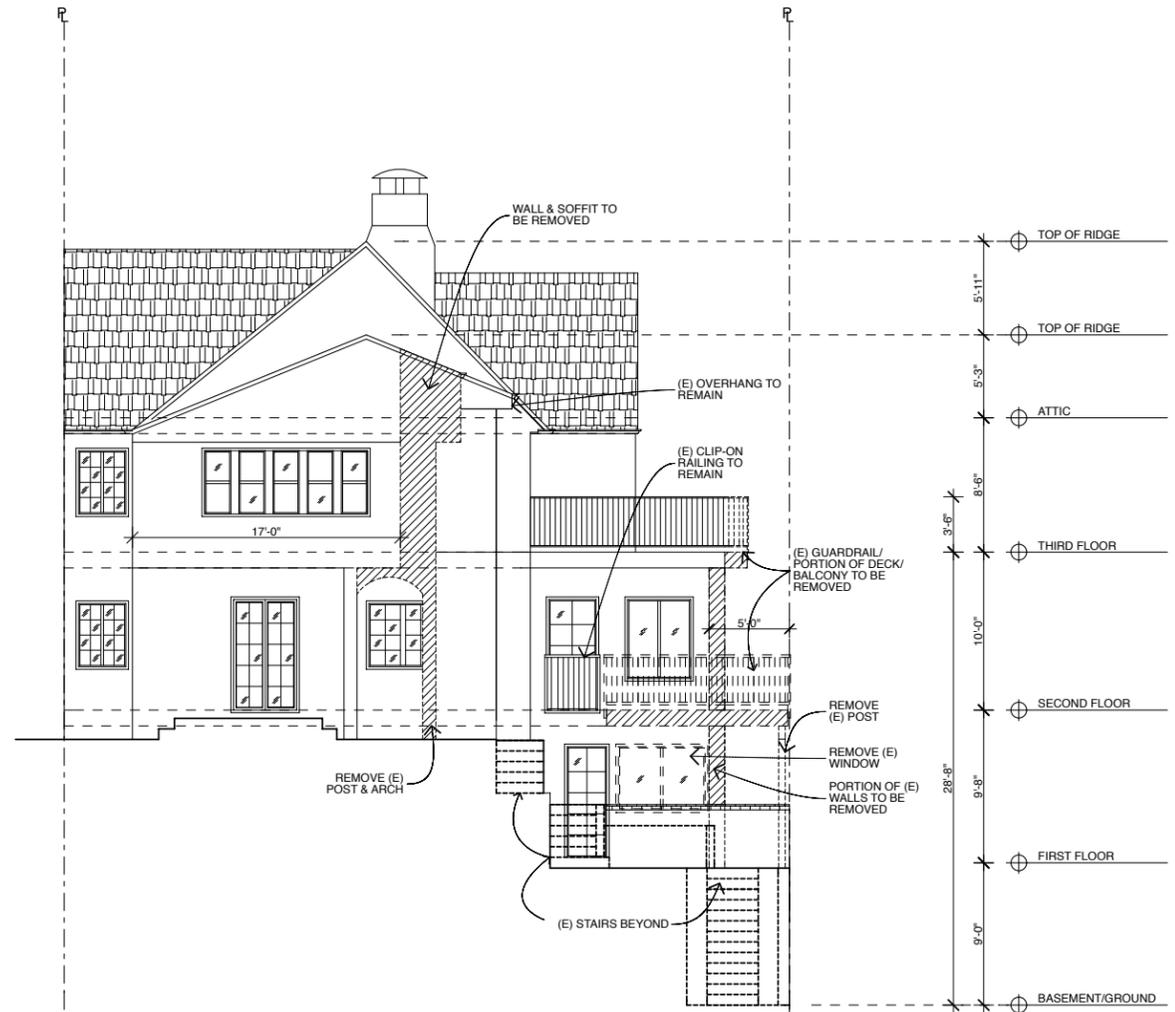
DATE:	3/15/2011
SCALE:	AS NOTED
DRAWN BY:	JLL
CHECKED BY:	TM
JOB NO.:	1005

DRAWING

A-2.6



2 APPROVED SOUTH (REAR) ELEVATION
SCALE: 3/16" = 1'-0" PER APPROVED PERMIT #9802662



1 AS-BUILT/DEMO SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

Revisions:

PLNG R1	6/11/2010
PLNG R2	7/2/2010
PLNG R3	9/3/2010
PLNG R4	11/15/2010
311 NOTICE	11/22/10



135 EL CAMINO DEL MAR

SINGLE-FAMILY RESIDENCE:
ALTERATION

BLOCK 1334/ LOT 031
2010.01.07.4358

PROPOSED SOUTH (REAR) ELEVATION

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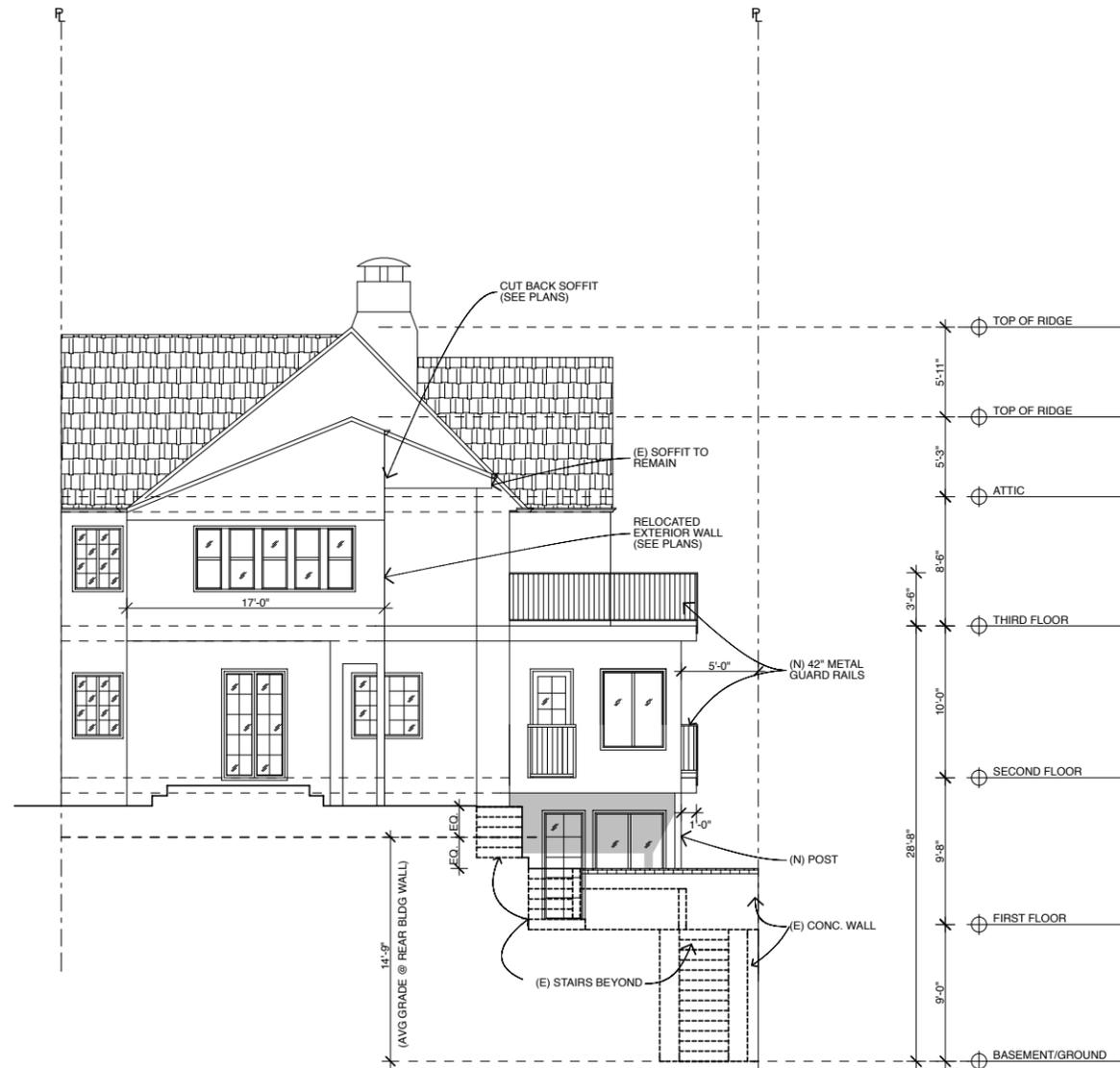
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CHECKED BY:	TM
JOB NO.:	1005

DRAWING

A-2.7



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

Revisions:

PLNG R1	6/11/2010
PLNG R2	7/2/2010
PLNG R3	9/3/2010
PLNG R4	11/15/2010
311 NOTICE	11/22/10



135 EL CAMINO DEL MAR

SINGLE-FAMILY RESIDENCE:
ALTERATION

BLOCK 1334/ LOT 031
2010.01.07.4358

APPROVED WEST ELEVATION

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1 APPROVED WEST ELEVATION
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PER APPROVED PERMIT #9802662

DATE:	3/15/2011
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JOB NO.:	1005

DRAWING

A-2.8

Revisions:

PLNG R1	6/11/2010
PLNG R2	7/2/2010
PLNG R3	9/3/2010
PLNG R4	11/15/2010
311 NOTICE	11/22/10



135 EL CAMINO DEL MAR

SINGLE-FAMILY RESIDENCE:
ALTERATION

BLOCK 1334/ LOT 031
2010.01.07.4358

AS-BUILT WEST ELEVATION

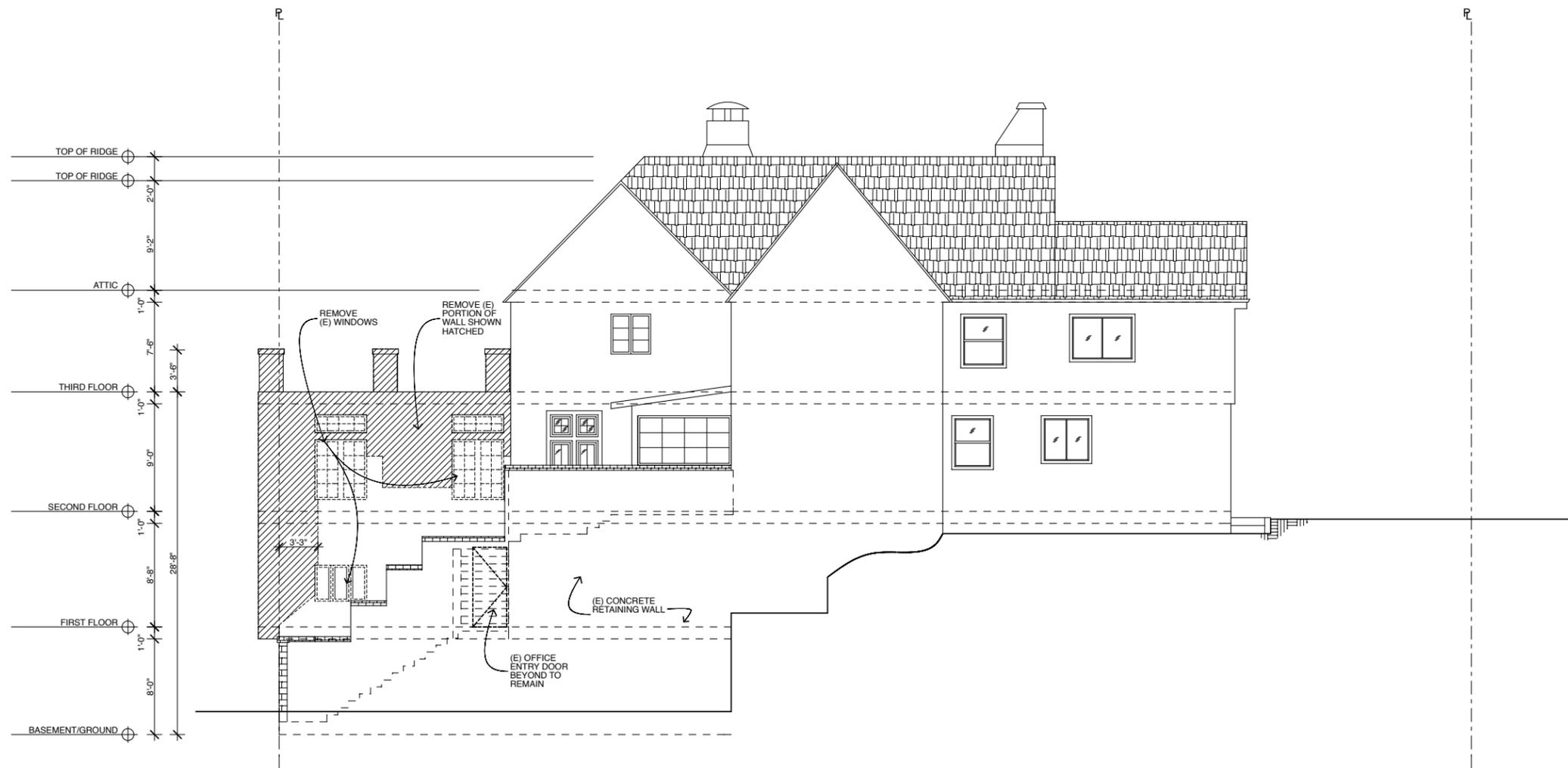
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1 AS-BUILT/DEMO WEST ELEVATION
SCALE: 3/16" = 1'-0"

DATE:	3/15/2011
SCALE:	AS NOTED
DRAWN BY:	JLL
CHECKED BY:	TM
JOB NO.:	1005

DRAWING
A-2.9

Revisions:

PLNG R1	6/11/2010
PLNG R2	7/2/2010
PLNG R3	9/3/2010
PLNG R4	11/15/2010
311 NOTICE	11/22/10



135 EL CAMINO DEL MAR

SINGLE-FAMILY RESIDENCE:
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BLOCK 1334/ LOT 031
2010.01.07.4358

PROPOSED WEST ELEVATION

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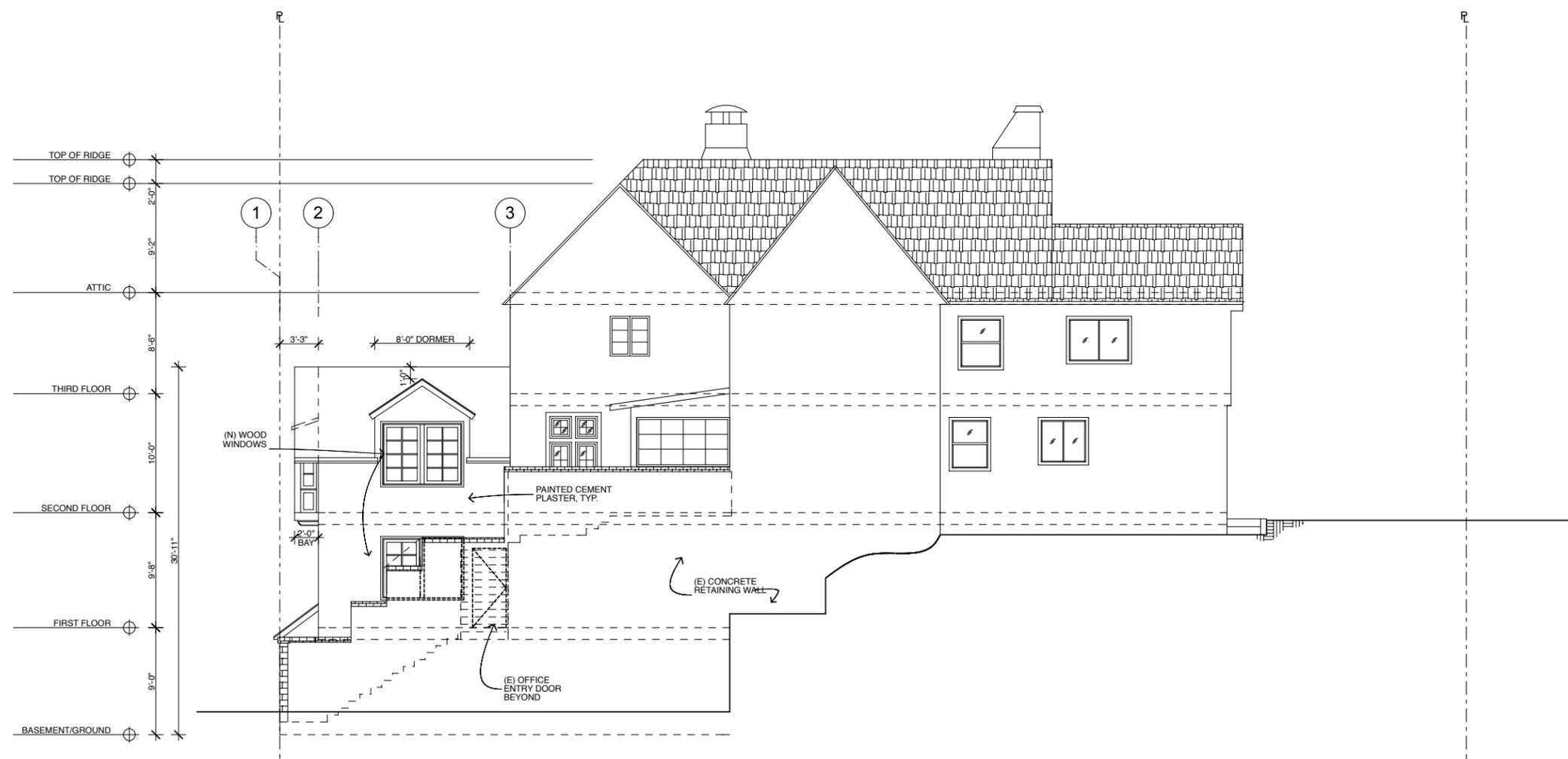
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JOB NO.:	1005

DRAWING

A-2.10



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

Revisions:

PLNG R1	6/11/2010
PLNG R2	7/2/2010
PLNG R3	9/3/2010
PLNG R4	11/15/2010
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135 EL CAMINO DEL MAR

SINGLE-FAMILY RESIDENCE:
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BLOCK 1334/ LOT 031
2010.01.07.4358

BUILDING SECTION

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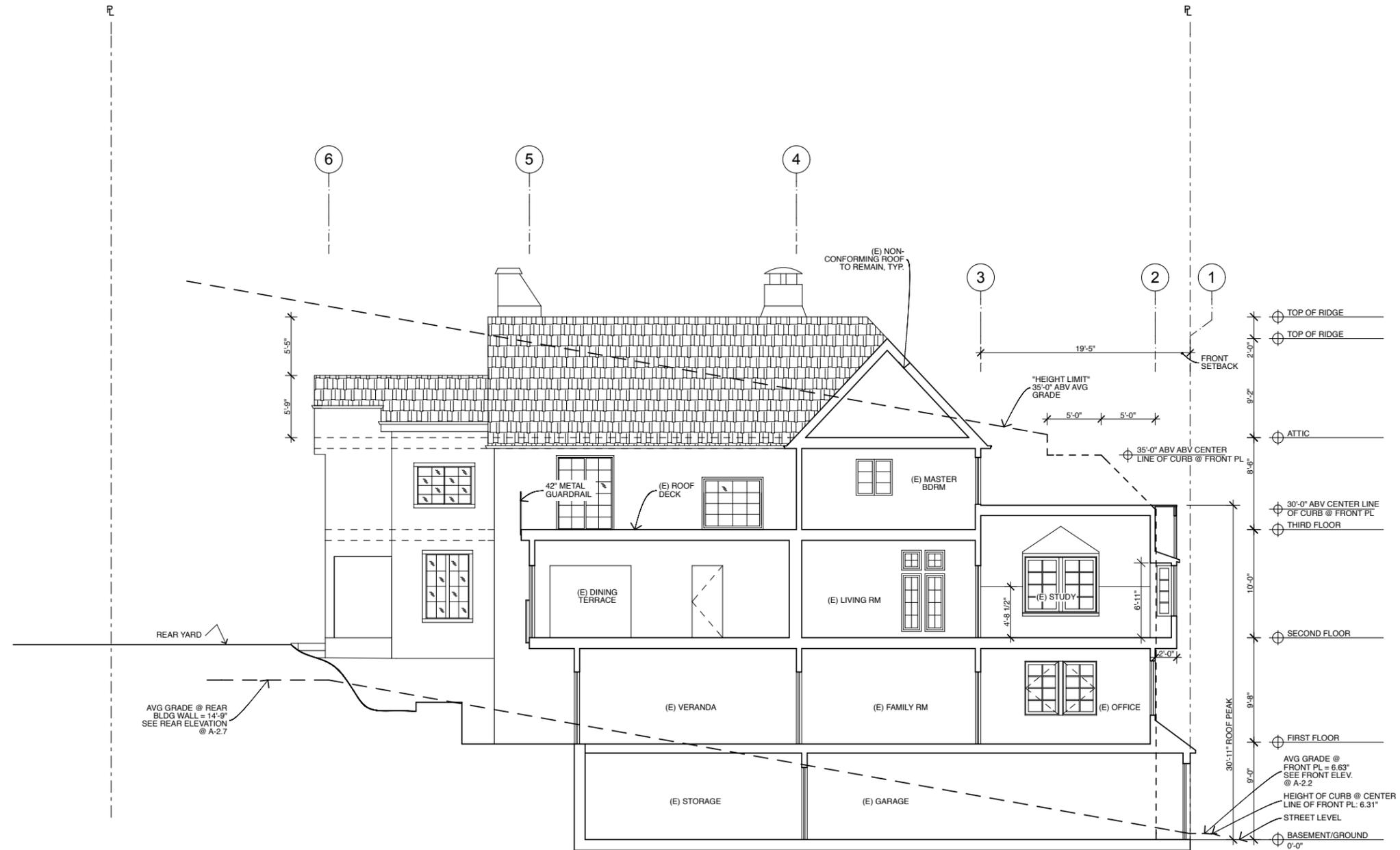
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DRAWING

A-3.1



1 BUILDING SECTION
SCALE: 3/16" = 1'-0"