



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: MAY 12, 2011

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: May 5, 2011
Case No.: **2011.0194D**
Project Address: **4090 26th Street**
Permit Application: 2010.10.05.2258
Zoning: RH-2 [Residential House, Two-units per Lot]
40-X Height and Bulk District
Block/Lot: 6553/020A
Project Sponsor: James Barker
John Lum Architecture Inc.
3246 17th Street
San Francisco, CA 94110
Staff Contact: Sharon Lai – (415) 575-9087
sharon.w.lai@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The project proposes to replace an existing single-story deck and shed structure at the rear of an existing single-family residence with a three-story horizontal rear extension. The addition measures approximately 10 feet deep by 25 feet wide, with a sloped roof that measures 3 feet taller at the highest point than the existing finished roof. The project also includes a rear triangular bay projection, other interior modifications, and window and door changes. The proposed expansion will add approximately 760 square feet of new habitable space. The proposed new rear building wall will be setback 22 feet from the rear property line.

SITE DESCRIPTION AND PRESENT USE

The Subject Property is a downward sloping lot from front to rear and measures 25 feet in width and 88 feet deep. The lot is a key lot where its rear lot line is perpendicular to the side property line of the rear neighbor located at 1275 Noe Street. The subject two-story over basement single-family dwelling was constructed circa 1900. Due to the slope of the lot, the structure appears to be one-story at the front and three-story at the rear. Overall height is measured from curb and is approximately 22 feet. The Project Sponsor indicates that the building has 1,392 square-feet of habitable area. The subject lot is one property removed from the corner of 26th Street and Noe Street and has the same lot depth as the two adjacent lots on either side. However, the subject lot depth is much shallower than the average lot depth for the rest of the block within the same zoning. The existing ground floor is partially developed with storage and utility rooms and is unconditioned towards the rear of the building. The rear property line measures 32 feet to the existing rear building wall and is 22 feet to the existing rear deck.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Subject Property at 4090 26th Street is located on the north side of the street between Noe and Sanchez Streets in the Noe Valley neighborhood. The subject lot is zoned RH-2 and its immediate neighbor to the

west (the DR requestor) is a three-story corner property zoned RH-3 (Residential House, Three Units per Lot). The immediate neighbor to the east is a two-story over basement building zoned RH-2. There is one property located at the northwest corner of the block that is zoned NC-1 (Neighborhood Commercial, Cluster). The neighborhood is architecturally mixed but Edwardian/Victorian architecture is the most predominant design influence. There are 47 buildings within the subject block, a mix of two- and three-family dwellings that are two to three stories in height, with a few exceptions including a Church and a commercial building located along Sanchez Street. There is a relatively well preserved mid-block open space, however the width varies throughout the block.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	January 20, 2011 – February 19, 2011	February 22*, 2011	May 12, 2011	79 days

* DR applications will be accepted on the next business day if the 311 notification expiration falls on a weekend or holiday.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	May 2, 2011	May 2, 2011	10 days
Mailed Notice	10 days	May 2, 2011	May 2, 2011	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)		1	
Other neighbors on the block or directly across the street	2*		
Neighborhood groups			

The DR Requestor, the adjacent neighbor, is concerned about the reduction of light created by the proposed rear addition. Specifically, effects on the stairwell and property line windows on the enclosed room known as the “rear porch”.

* Neighbors in support are from across the street at 4085 and 4077 26th Street.

DR REQUESTOR

Lettie Tomasita Medal, mailing address is P.O. Box 22551, San Francisco, CA 94122, is represented by Sue Hester. The DR Requestor owns the property at 1287-1297 Noe Street, which is the adjacent property west of the Subject property.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated February 22, 2011.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated April 28, 2011.

ENVIRONMENTAL REVIEW

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

RESIDENTIAL DESIGN TEAM REVIEW

The RDT supports the horizontal rear addition as proposed, as it is compatible with the overall building depths of surrounding properties. The DR filer has eliminated (removed or boarded up as per photo documentation) the property line windows in question, alleviating concerns regarding light. Furthermore, the previous RDT review recognized that the property-line windows (specifically those serving "rear porches") are not protected under the Residential Design Guidelines or Planning Code. Additionally, stairwells are not protected under the Residential Design guidelines. The secondary stairs of the adjacent building are roofed-in and are enclosed on all but one-side, thus the construction of the proposed addition against this stairwell will not result in an unusual reduction in light.

The Project does not contain or create any exceptional or extraordinary circumstances and is classified as an abbreviated DR.

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

RECOMMENDATION: Do not take DR and approve project as proposed
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Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
DR Application
Response to DR Application dated April 28, 2011

Discretionary Review – Abbreviated Analysis
May 5, 2011

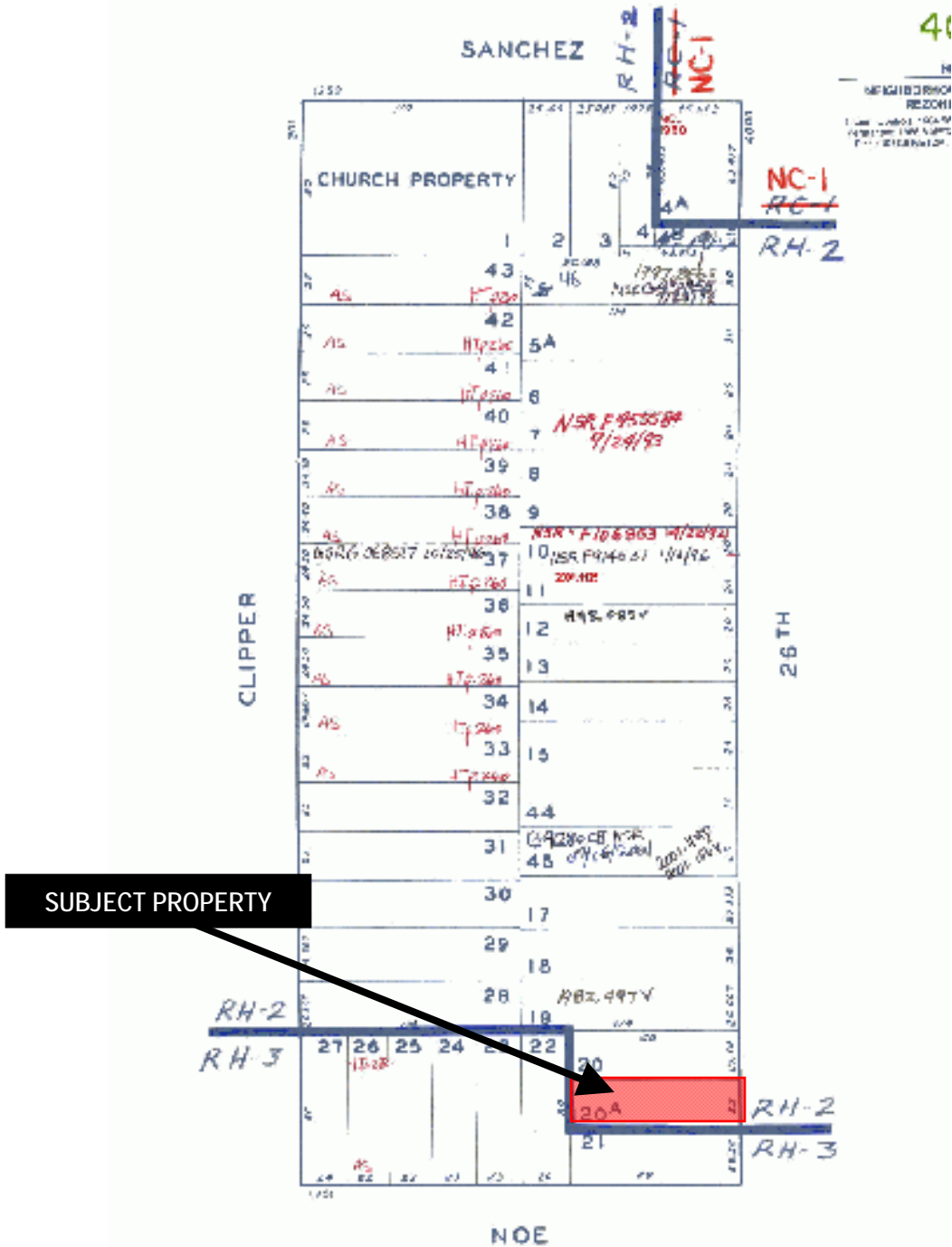
CASE NO. 2011.0194D
4090 26th Street

Reduced Plans
Letters of Support

SL: G:\DOCUMENTS\DRs\4090 26th St\2011.0194D\4090 26th St - Abbreviated Analysis.doc

4090 26th Street

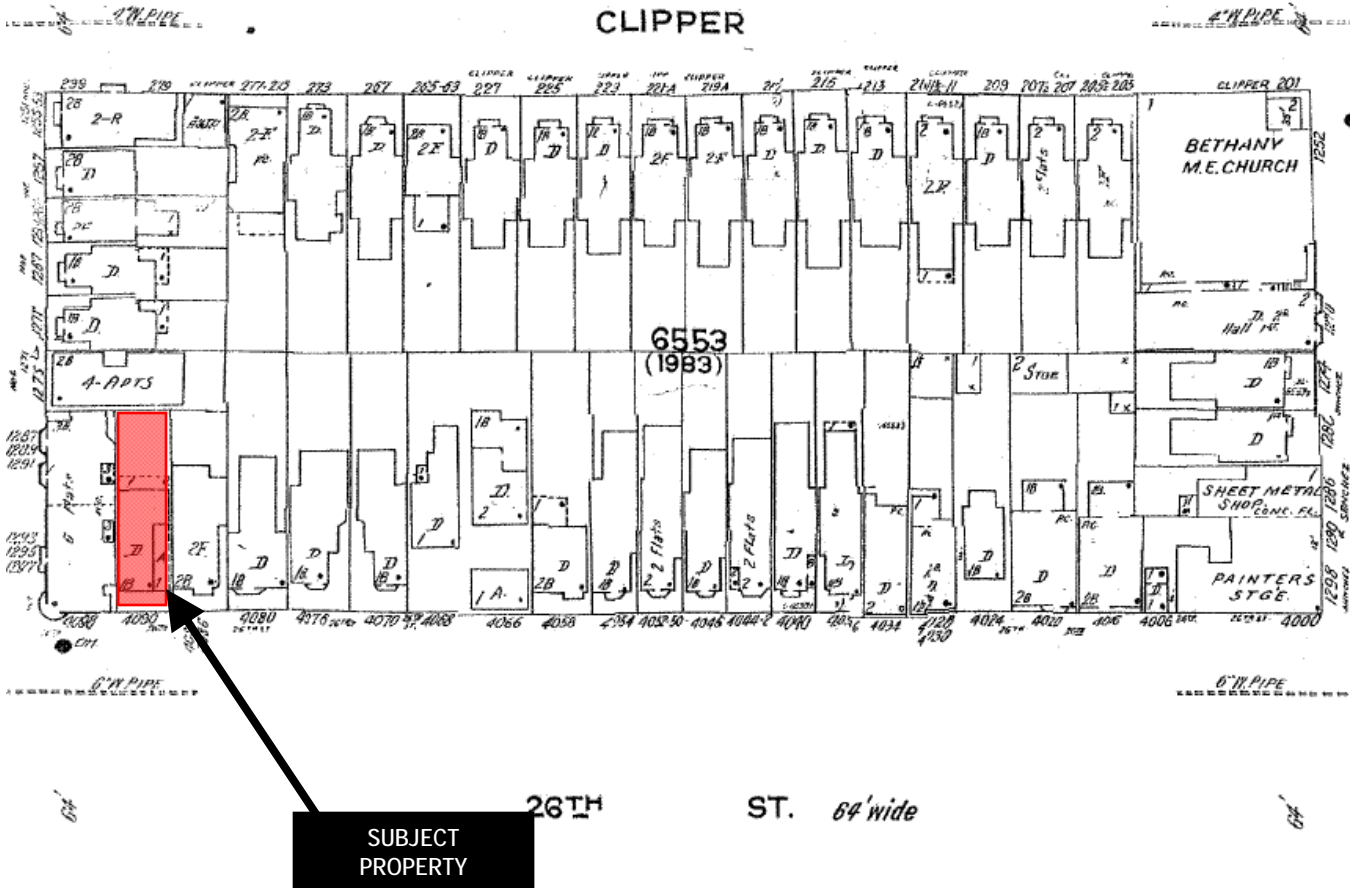
Parcel Map



Conditional Use Hearing
 Case Number 2011.0194D
 4090 26th Street



Sanborn Map*

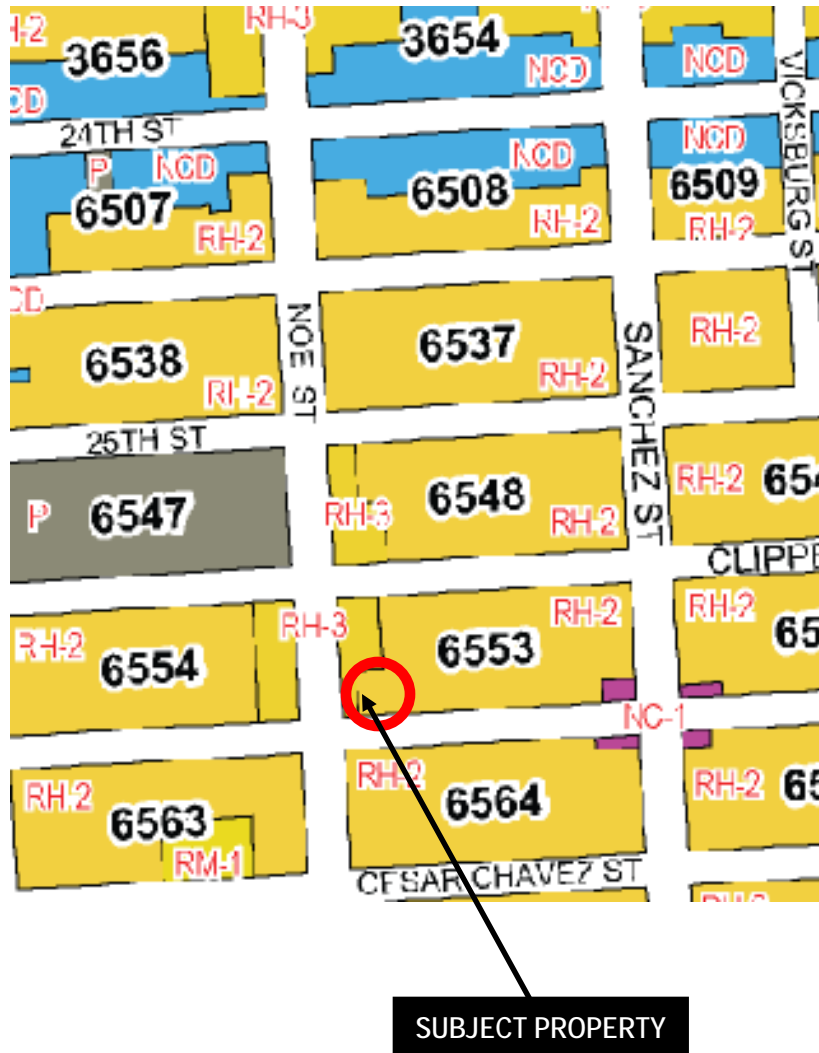


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Hearing
Case Number 2011.0194D
4090 26th Street

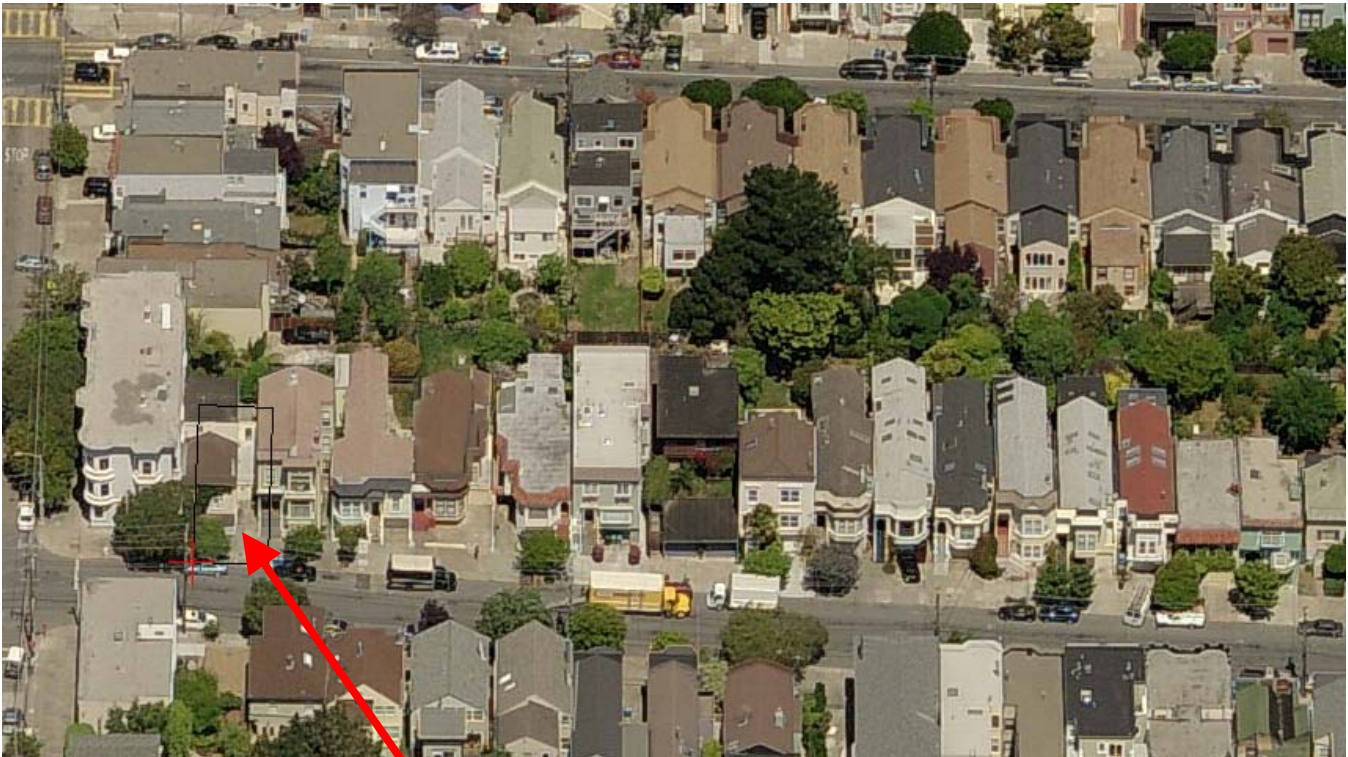
Zoning Map



Conditional Use Hearing
Case Number 2011.0194D
4090 26th Street

Aerial Photo

View from South



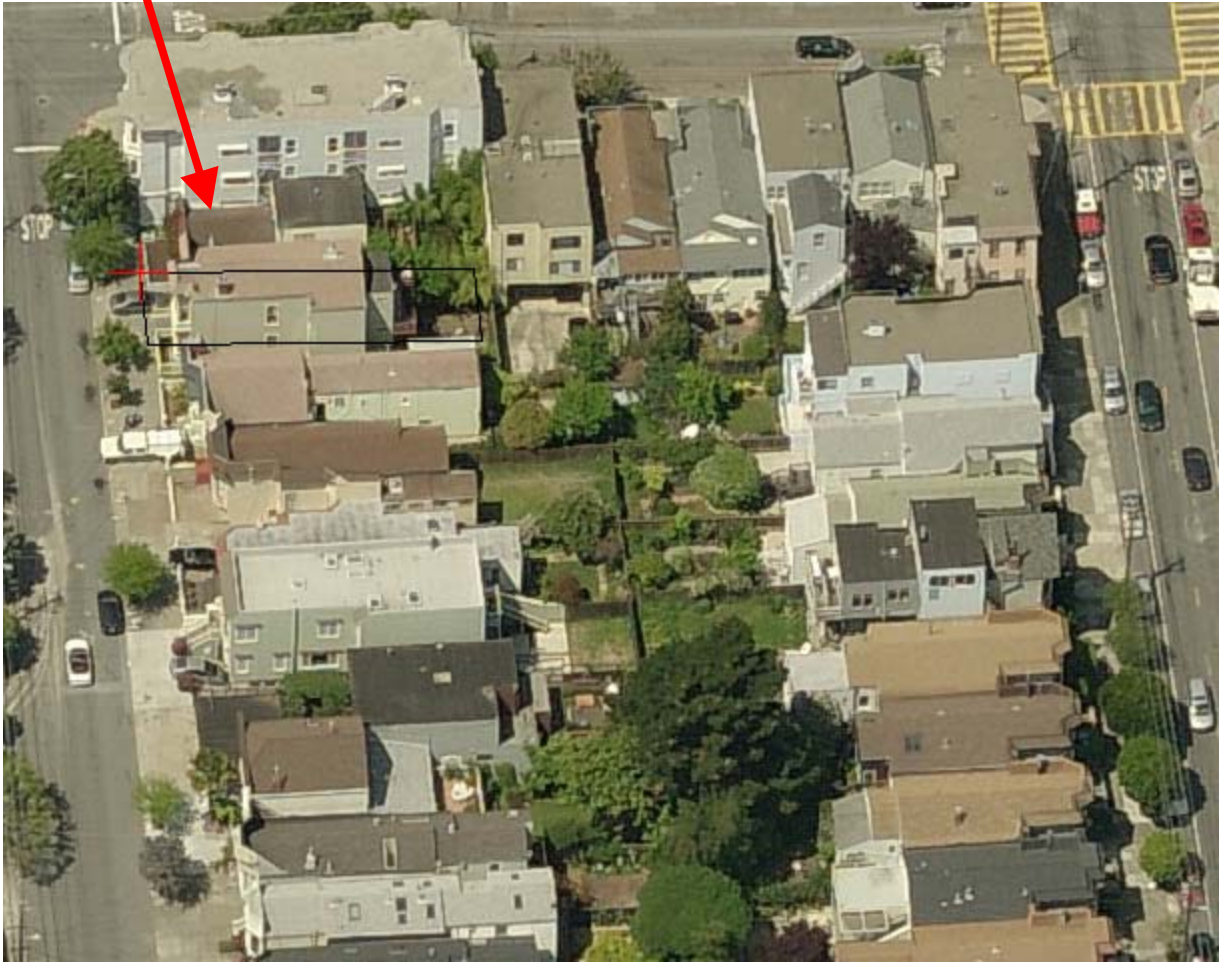
SUBJECT
PROPERTY

Conditional Use Hearing
Case Number 2011.0194D
4090 26th Street

Aerial Photo

View from East

SUBJECT
PROPERTY



Conditional Use Hearing
Case Number 2011.0194D
4090 26th Street

Site Photo

SUBJECT
PROPERTY



Conditional Use Hearing
Case Number 2011.0194D
4090 26th Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **October 5, 2010**, the Applicant named below filed Building Permit Application No. 2010.10.05.2258 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	James Baker	Project Address:	4090 26th Street
Address:	3246 17th Street	Cross Streets:	Noe/Sanchez Streets
City, State:	San Francisco, CA 94110	Assessor's Block /Lot No.:	6553/020A
Telephone:	(415) 558-9550	Zoning Districts:	RH-2/40-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 type="checkbox"/> FACADE ALTERATION(S)	
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE)		<input checked="" type="checkbox"/> HORIZ. EXTENSION (REAR)	

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
FRONT SETBACK (to front building wall).....	9 feet	No Change
SIDE SETBACK (east).....	None.....	No Change
SIDE SETBACK (west).....	None.....	No Change
BUILDING DEPTH	47 feet	57 feet
REAR YARD (to qualifying rear building wall).....	32 feet	22 feet
HEIGHT OF BUILDING (mid. of lot at front)	21 feet, 6 inches.....	24 feet
NUMBER OF STORIES	2 over basement.....	No Change
NUMBER OF DWELLING UNITS	1	No Change

PROJECT DESCRIPTION

The project proposes to replace the existing deck and shed structure with a 3-story horizontal rear extension that measures approximately 10 feet deep by 25 feet wide, with a rear bay projection. The project also includes other interior modifications, and window and door changes. The proposed expansion will add approximately 760 square feet of new habitable space. See attached plans.

PLANNER'S NAME: **Sharon Lai**
 PHONE NUMBER: **(415) 575-9087**
 EMAIL: **Sharon.w.lai@sfgov.org**

DATE OF THIS NOTICE: **1-20-11**
 EXPIRATION DATE: **2-19-11**

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.

APPLICATION FOR Discretionary Review Application

1. Owner/Applicant Information

DR APPLICANT'S NAME:
L. Medal

DR APPLICANT'S ADDRESS:
P.O. Box 22551, SF, CA

ZIP CODE:
94122

TELEPHONE:
(415) 242.1144

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:
Eric Engelman & Allison Serrell

ADDRESS: 4090 26th Street, SF

94131

TELEPHONE:
415 642-6469

CONTACT FOR DR APPLICATION:

Same as Above

ADDRESS:

ZIP CODE:

TELEPHONE:
()

E-MAIL ADDRESS:

f.medal @ sbccglobal.net

2. Location and Classification

STREET ADDRESS OF PROJECT:
4090 26th Street

ZIP CODE:
94131

CROSS STREETS:
Noe and Sanchez Street

ASSESSORS BLOCK/LOT:
6553 /

LOT DIMENSIONS:
020A 25 x 88

LOT AREA (SQ FT):
2200 SF

ZONING DISTRICT:
RH-2/40-X

HEIGHT/BULK DISTRICT:
40-X

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: Dwelling

Proposed Use: Dwelling
2010.10.05.2258 (Alteration)

October 5, 2010

Building Permit Application No.

Date Filed:

11.0194D

Discretionary Review Request

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

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

Proposed project is affecting light at adjacent property. Architect for project has not accurately shown windows on elevations.. The Residential Design Guidelines specifically states that

Maintain light to adjacent properties by providing adequate setbacks.

See attached emailform Sue Hestor

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:

The light and ventilation of the occupants of apartment building would be adversely affected.

See attached emailform Sue Hestor

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

No changes have been made to the project. Change to roof line from sloped to flat would mitigate loss of light to affected units.

See attached emailform Sue Hestor

4. Actions Prior to a Discretionary Review Request

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

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

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

NO CHANGES

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: L. Medal

Date: FEBRUARY 22, 2011

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

L. MEDAL
 Owner / Authorized Agent (circle one)

CASE NUMBER:
For Staff Use only

Discretionary Review Application Submittal Checklist

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

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

11 0194E

Victoria Vargas

From: "Sue Hestor" <hestor@earthlink.net>
To: "Allison Serrell - Mindspring" <aserrell@mindspring.com>; <eric.engleman@ask.com>; "John Lum" <john@johnlumarchitecture.com>
Cc: "Tomasita Medal" <t.medal@sbcglobal.net>; "Victoria Vargas" <victoria@mvictoriavargas.com>; <Sharon.Lai@sfgov.org>
Sent: Monday, February 21, 2011 5:04 PM
Subject: Response to draft agreement on 4090 26th St

I am replying on Ms. Medal's behalf to John Lum's February 19 email setting out draft terms of agreement on the proposed addition to 4090 26th Street.

Ms. Medal has retained an architect, Victoria Vargas who manages construction projects, to assist her in understanding the plans she was provided on Friday February 18. Ms. Vargas left messages at Mr. Lum's office and on his cell phone requesting a complete set of the plans that were filed with DBI. The plans provided last Friday are not complete construction plans and omit important details such as excavation and shoring that are needed for Ms. Vargas to advise Ms. Medal. Some of the questions we are raising may be resolved with those plans.

We request that a full set of of the plans that were filed with DBI be provided immediately to Ms. Vargas. She can be reached at 415 467-8097. As you must be aware we can get them with a little difficulty (and delay) from Planning, but wonder why your client is making it so hard for Ms. Medal to get plans that fully identify construction issues so that settlement is possible.

RESPONSE TO THE ISSUES SET OUT IN YOUR PROPOSAL

Paragraphs 1 and 3 address the **plantings** and how they affect 1287-1297 Noe Street, Ms. Medal's building.

Changes/comments to your language are in parentheses. It is understood that "we" refers to Eric Engleman and Allison Serrell and that "your property" refers to 1287-1297 Noe.

We will *(totally and permanently)* remove *(both)* the planting and roots from the northeast corner of your property (1287-1297 Noe) adjacent to our back yard. We will install a (3') 4' to 6' fence of our design with a concrete curb on our property to close off this area. A plastic liner with gravel will be installed on your property to prevent plants from growing. Victoria Vargas shall work with contractor to ensure there is proper drainage and that water not collect on the liner.

The work in the garden *(removal of all planting and roots)* will be completed *(before any construction begins and)* within 3 months of signing this document and will be paid by us.

ADDITIONAL ISSUES ON REAR YARD PLANTINGS AND PROTECTION OF FOUNDATION

- You agree to remove debris from behind the fence whenever you remove same from you own yard.
 As soon as Victoria is able to review the shoring plan on your permit set, additional issues may be identified. WE DO NOT KNOW AT THIS TIME WHETHER THERE ARE ADDITIONAL ISSUES. Given the age of 1287-1297 Noe Ms. Medal wants to be assured that her foundation is protected and adequate shoring provided. The excavation and

shoring is of particular importance.

- To protect the foundation of 1287-1297 from damage, no plantings shall be done within a foot of the property line.
- Is there a landscape plan for the rear of 4090 26th? Is there a drainage plan that assures that water will not come onto the 1287-1297 Noe property? Can we see it? It is imperative that roots be kept away from 1287-1297 and that waterings not be done so that they affect its foundation.

Paragraphs 2 and 4 address **light into the rear porches and stairs** of 1287-1297 Noe Street.

We will pay for the installation of two 3' x 3' (*Victoria needs to measure to verify dimensions*) aluminum decking sections that will replace the wood decking at the second and third floors of the rear units in 1287-1297 Noe. The cost of this installation will be the lowest bid by two licensed contractors verified by the Architect. You will be solely responsible for contracting with the contractor and the installation and the scheduling of this work.

Payment for the grating installation will be issued as a check to you once a bid is awarded to a qualified contractor.

ADDITIONAL ISSUES ON LIGHT INTO REAR PORCHES AND STAIRS

- The addition substantially reduces eastern light into the first and second floor rear porches at 1287-1297 Noe. The work on the two rear decks is an alteration to the required rear exit for 1287-1297 Noe. It requires that a permit application be filed at DBI based on plans drawn by by Ms. Vargas and that those plans be reviewed by appropriate City agencies. It may involve engineering as well, since it is a required exit. We request that the cost of the permit and reasonable professional fees be reimbursed.
- Your second floor bedroom has both a large south facing window at its east end as well as clerestory windows in its sloped roof. The increased height of the slope to accommodate clerestory windows further reduces eastern light into the rear porches at 1287-1297. Ms. Medal requests that the addition have a flat roof at the height of the rear building wall without clerestory windows. There shall be no increased height to accommodate clerestory windows. The bedroom will already have abundant south light.

Access for building maintenance

Access to (*4090 26th Street*) our property for your building maintenance will be granted (*once a year or for emergencies*) at mutually agreeable times.

ADDITIONAL ISSUES/LANGUAGE

The envelop of the building shall not be expanded during construction (conforms to limitations on projects subject to 311 notice).

Ms. Vargas shall be consulted in advance on excavation and shoring. She shall be given reasonable notice of and access to the rear of 4090 26th so that she may inspect any construction impacts on 1287-1297 Noe at appropriate times, including the following -

after excavation
after framing

after finishing.

Ms. Medal shall be reimbursed for Ms. Vargas professional services for these inspections . Any harm to the structure or finishes of 1287-1297 Noe shall be promptly repaired at your cost.

We agree to the hours of construction stated in the draft and wish them to be incorporated into the agreement.

Deficiencies in the plans (those sheets we have seen)

The City requires that all facing windows, including lot line windows, be shown on the plans. The back porch/stair landing windows have been omitted from all but the (unaffected) top floor of 1287-1297 Noe Street. This includes the stair landing from the top floor. Please submit revised plans that show ALL windows.

Elevations incorrectly label rear porches as "storage rooms." These are spaces used by tenants for various functions, including their OFFICES. They are not windowless storage rooms but part of their living spaces. Please correct.

We wish to reach agreement on your plans and avoid a hearing before the Planning Commission. Because of the delay in providing plans, which are still not complete, we may be forced to file for D.R. tomorrow if we don't reach agreement before then. We intend to continue this exchange as soon as Ms. Vargas has had time to review the full construction set and look forward to your reply to the issues identified here.

Sue Hestor
Attorney for L Tomasita Medal

April 25, 2011

SF Planning Commission:
President Christine Olague, Michael Antonini, Gwyneth Borden,
Rodney Fong, Ron Miguel, Kathrin Moore, and Hisashi Sugaya



JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550 FAX 415 558 0554

Re: **BPA/Case No. 2009.03.23.4661: 2209.0716.D**

Two-story + basement addition to
Eric Engleman and Allison Serrell's Residence
4090 26th Street, Noe Valley, San Francisco

Dear President Olague and Commissioners:

Please find attached pertinent information regarding the request for Discretionary Review ("DR") filed against my clients, Eric Engleman and Allison Serrell, whose residence is located in a single family house at 4090 26th Street (Subject Property).

We have been unable to resolve the issues with the DR Applicant, Tomasita Medal, who is the landlord who owns the 6-unit building to the west of the Subject Property.

Ms. Medal's property is a three and a half -story building that is 19'-0" taller than the Subject Property and extends the full length of the west property line. Numerous non-conforming openings and windows face onto the Subject Property.

PROJECT DESCRIPTION

The project is a partial basement build-out and two-story-plus-basement addition onto an existing two-story house. The house is currently 1392sq.ft, three bedrooms with two bathrooms, with a 160sq.ft garage.

The Engleman/Serrells would like to add a master suite and a family room to their house with a guest suite in the basement. The project is modest in scale, expanding the house by 759sq.ft.

The proposed rear addition will be a minor encroachment over an existing, un-protected opening into a stairwell on the adjacent DR Applicant's property.

PROJECT PROCESS & RECORD OF NEGOTIATIONS

- July 22, 2010 Pre-application meeting at the Subject Property. Attending besides the Engleman/Serrells, and John Lum, Project Sponsor, was Ms. Medal, her mother, a tenant from the building, and her lawyer Sue Hestor. The concerns raised at that meeting were about why they had not been given plans before the meeting, the removal of bamboo and plantings on the DR applicant's property, privacy issues, access related to painting Ms. Medal's building, blockage of existing property line windows, the legality of the current second floor on the Subject Property, and a need for a historic resource report.
- The Engleman/Serrells were agreeable to allowing access on their property for Ms. Medal's maintenance as well as removing the bamboo and installing a property line fence at their expense. The legality of the second floor was confirmed after the meeting. The addition was recognized as blocking the existing property line windows, but Ms. Medal was informed that the windows were not protected, and unfortunately they would need to be removed. Ms. Medal asked for a set back for the addition, which subsequently due to the small size of the addition was not acceptable to the Engleman/Serrells.
- 10/5/10 Submitted plans for 311 Notification. Ms. Sharon Lai was assigned as the planner.
- 10/10/10 Ms. Lai requests further information added to the drawings.
- 11/29/10 Architect re-submits drawings to Planning Department, Rev.1
- 12/15/10 Ms. Lai requests further information added to the drawings.
- 12/21/10 Architect re-submits drawings to Planning Department, Rev.2
- Late Dec. or Early Jan. Ms. Medal paints east side of building (access granted by Engleman/Serrell) and removes the two property line windows at the rear porches. (See Exhibit A)
- 01/19/11 311 notification is mailed to neighbors.
- 01/20-28/11 Request from Ms. Medal for full size drawing set.
- 02/08/11 Full-size drawing package mailed to Ms. Medal.
- 02/11-14/11 Architects have a face-to-face meeting with Ms. Medal to review the project. Full-size drawing package given to Ms. Medal as requested. Subsequent three phone calls trying to come up with solutions to address her issues.
- 02/15/11 Ms. Medal sends over photos of her stairwell with a letter requesting terms that would be acceptable to her. These requests are forwarded to the Engleman/Serrells.
- 02/18/11 Ms. Medal emails architect with more detailed requirements. Architect writes email reply with initial concerns and observations.

02/19/11 Architect emails Ms. Medal a draft compromise Agreement prepared by the Engleman/Serrells.

02/21/11 Ms. Medals lawyer, Ms. Hestor, sends an e-mail responding to the Engleman/Serrell draft Agreement. The Response furthers Ms. Medals initial demands to protect her stairwell, accepts the Engleman/Serrells offer to upgrade Ms. Medal's side yard and pay for modifications to Ms. Medals stairway to increase natural light, demands further detailed construction information irrelevant to any Planning concerns and insists that the Engleman/Serrells pay for Ms. Medals construction consultant to review this information and seeks to impose unreasonable restrictions on how the Engleman/Serrells may landscape/plant their property in the future.

All these terms together were seen as unfairly increasing the Engleman/Serrells financial obligations and as an attempt to limit their basic property rights.

In the e-mail, Ms. Hestor also claims that the drawing set is incomplete and inaccurate (See Exhibit B).

02/22/11 The Engleman/Serrells reject Ms. Medals terms. Architect emails Ms. Hestor and Ms. Medal to explain why. A copy is forwarded to Ms. Lai. (See Exhibit B).

DR filed by Ms. Medal.

02/28/11 RDT reviews the project for compliance with the Residential Design Guidelines, and agrees that the project is complying and approvable. The RDT concludes that since the property-line windows have been removed/covered by the DR requestor, the light impacts to her property no longer exist. Furthermore, the previous RDT review recognized that property line windows were not protected.

RDT concludes the project does not contain or create any exceptional or extraordinary circumstances and should be classified as an abbreviated DR.

03/01/10 After architect's phone inquiry to Ms. Lai regarding the nature of Ms. Hestor's claim of incomplete/inaccurate 311 drawings, Ms. Lai emails architect an aerial photo that shows two previously-unseen property-line windows on Ms. Medals property.

The two windows are unaffected by the project.

03/08/11 Architect re-submits drawings to Planning Department, Rev.3.

03/24/11 Ms. Hestor writes to architect to request story poles (See Exhibit C).

04/11/11 Architect writes to Ms. Hestor to deny her request on the basis that there is no Planning requirement for story-poles and that no pertinent information would be gleaned from it in any case.

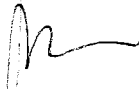
CONCLUSION

We believe that the DR request to alter the design is unreasonable, and that altering the project (such as creating a light well, or lowering the roof) would not gain the DR applicant any measurable increase of natural light or ventilation to her non-conforming staircase.

We agree with the RDT that our project does not create an exceptional or extraordinary circumstance and feel strongly that the Englemen/Serrells are well within their rights to expand their property.

We kindly request that you do not take DR.

Sincerely,

A handwritten signature in black ink, appearing to be 'John Lum', written over a vertical line.

John Lum, AIA

RESPONSE TO DISCRETIONARY REVIEW

Case No.: 2011.0194D
Building Permit No.: 2010.10.2258
Address: 4090 26th Street

Project Sponsor's Name: John Lum, AIA
Telephone No.: 415-558-9550 Ext. 16

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

The DR Applicant is requesting a setback or a roof modification so that the light in one of her rear staircases is not affected by a modest 10'-0" deep , two-story-plus-basement addition on the Subject Property. The staircases in question are not light-wells, but unprotected openings facing onto the Subject Property.

Neither the Residential Design Guidelines, nor the San Francisco Planning Code, protect these openings from blockage.

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

The existing un-protected stairwell is already partially blocked by the Subject Property's building, and therefore the current light conditions in the stairwell are poor from the second floor down. The proposed addition will be obstructing an additional 3'-x 3'- of the stairwell and a small strip of opening below.

The project Owners were willing to pay for modifications to the DR Applicant's two landings to bring in more light, install a fence and remove landscaping on the DR Applicant's property as a good neighbor gesture, but were unable to come to agreement due to additional un-related and unreasonable restrictions requested by the DR Applicant's lawyer, Sue Hestor (See Exhibit B).

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

Although we understand that there will be some further light blockage to the DR Applicant's stairwell, the stairwell is not required by Code to have light, the opening is not a protected opening (and if required to be protected would be inconsistent with the Planning Code in any case) and most importantly, the little natural light that does come into the stairwell does not serve any habitable space.

Pointedly, the DR Applicant has, during 311 Notification period voluntarily removed the property-line windows that serve two of the porch rooms directly off the stairwell in question, and thus has negated her main reason for filing a DR (See Exhibit A).

We believe that the DR request to alter the design is unreasonable, and that altering the project (such as lowering the roof) would not gain the DR Applicant any measurable increase of natural light or ventilation and furthermore would certainly adversely impact the light and air of the Subject Property: The roof for the Subject Property new addition is sloped to allow southern light to enter into the north-facing master bedroom and allow cross breezes to naturally ventilate the room. If this angle is removed, then the project will lose this green feature.

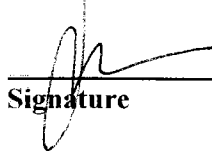
If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.

See attached Cover Letter to Planning Commission, Exhibits, photographs and e-mail logs/negotiation letters to reach a compromise with the DR Applicant's concerns.

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

<u>Number of</u>	<u>Existing</u>	<u>Proposed</u>
Dwelling units (only one kitchen per unit -- additional kitchens count as additional units).....	1	1
Occupied stories (all levels with habitable rooms).....	2	3
Basement levels (may include garage or windowless storage rooms).....	1	0
Parking spaces (off-street).....	1	1
Bedrooms.....	3	4
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas.....	1392	2206
	square feet	
Height.....	21'-2"	24'-0"
Building depth.....	62'-2"	69'-0"
	from front p.l.	
Most recent rent received (if any).....	Owner Occupied	
Projected rents after completion of project.....	N/A	
Current value of property.....	Unknown	
Projected value (sale price) after completion of project (if known).....	Unknown	

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



 Signature

4/25/11

 Date

John Lum

 Name (please print)

ENGLEMAN•SERRELL RESIDENCE REMODEL

4090 TWENTY SIXTH STREET, SAN FRANCISCO, CA 94114 - BLOCK 6553 / LOT 020A

LUMI
 JOHN LUM ARCHITECTURE INC.
 3248 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
 TEL. 415 558 9550 FAX 415 558 0554

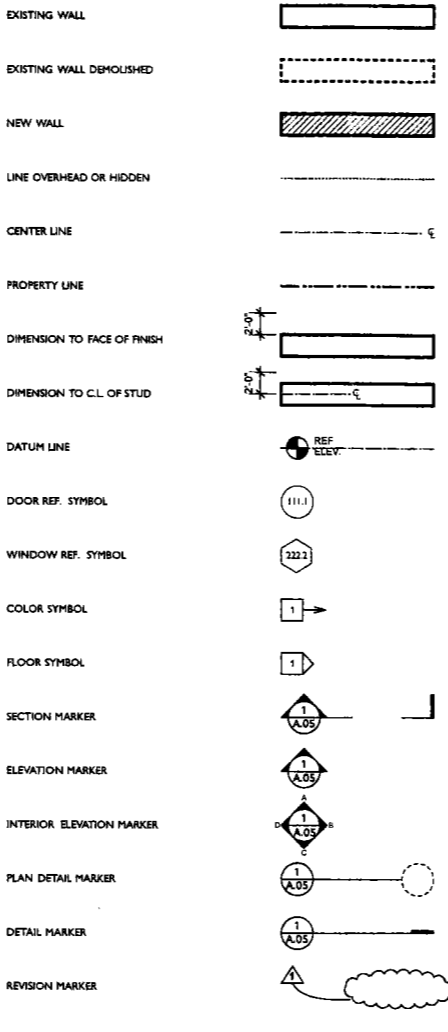
ABBREVIATIONS:

A	AND
∠	ANGLE
AT	AT
#	NUMBER
CL	CENTER LINE
PL	PROPERTY LINE
EX	EXISTING
(N)	NEW
(R)	REPLACE
ABV.	ABOVE
ADJ.	ADJACENT
ALUM.	ALUMINUM
ARCH.	ARCHITECTURE
ASPH.	ASPHALT
BD.	BOARD
BASE BD.	BASE BOARD
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BOT.	BOTTOM
BSAP.	BREAK
BH.	BUILT-UP
B.U.	BUILT-UP
CLG.	CEILING
CNTL.	CONTROL
CONT.	CONTINUOUS
CTR.	CENTER
CLR.	CLEAR
CL	CENTER LINE
DL	DOUBLE
D.F.	DOUGLAS FIR
DM.	DIMENSION
DN.	DOWN
D.F.	DOUBLE POLE
D.S.	DOWN SPOUT
DWG.	DRAWING
E	EAST
EA	EACH
EL. OR ELEV.	ELEVATION
ELEC.	ELECTRICAL
EQ.	EQUAL
EXP.	EXPOSED
EXT.	EXTERIOR
F.A.U.	FORCED-AIR UNIT
F.C.L.	FINISHED CEILING LEVEL
FDN.	FOUNDATION
F.F.	FINISHED FLOOR
F.F.L.	FINISHED FLOOR LEVEL
FIN.	FINISH
F.O.C.	FACE OF CONCRETE
F.O.S.	FACE OF STUD
F.P.	FACE OF PLYWOOD
F.P.	FIRE PLACE
FURN.	FURNACE
GA.	GUAGE
GAUV.	GALVANIZED
GND.	GROUND
GYP.BD.	GYP.SUM BOARD
H.C.	HOLLOW CORE
HDR.	HEADER
HDWD.	HARD WOOD
H.V.A.C.	HEATING, VENTILATION, AIR CONDITIONING
I.D.	INSIDE DIMENSION
INSUL.	INSULATION
INT.	INTERIOR
JT.	JOIST
MAX.	MAXIMUM
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MEMB.	MEMBRANE
MANUF.	MANUFACTURER
MIN.	MINIMUM
MTL.	METAL
N	NORTH
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
O	OVER
O.C.	ON CENTER
OPNG.	OPENING
O.D.	OUTSIDE DIMENSION
P.C.	PUMPING CHASE
PL.	PLATE
PLYWD.	PLYWOOD
P.T.	PRESSURE TREATED
PT.	POINT
R.	RADIUS
RET. AIR	RETURN AIR
RM.	ROOM
REDWD.	REDWOOD
R.W.L.	RAIN WATER LEADER
S	SOUTH
S.S.D.	SEE STRUCTURAL DRAWINGS
SQ. FT.	SQUARE FOOT
SHT.	SHEET
SHTG.	SHEATHING
SIM.	SIMILAR
S.P.	SINGLE POLE
SQ.	SQUARE
S.S.T.	STAINLESS STEEL
ST.	STEEL
STD.	STANDARD
SUP. AIR	SUPPLY AIR
T&G	TONGUE AND GROOVE
THK.	THICK
T.O.P.	TOP OF PLATE
T.O.S.	TOP OF SLAB
T.O.F.F.	TOP OF FINISHED FLOOR
T.O.W.	TOP OF WALL
T.P.	TOILET PAPER HOLDER
T.R.	TOWEL RACK
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VAR.	VARIABLE
V.D.C.	VERIFY DURING CONSTRUCTION
VERT.	VERTICAL
V.F.	VERIFY IN FIELD
W	WEST
WI	WITH
W.C.	WATER CLOSET
WOOD	WOOD
WP	WATER PROOF
W.H.	WATER HEATER

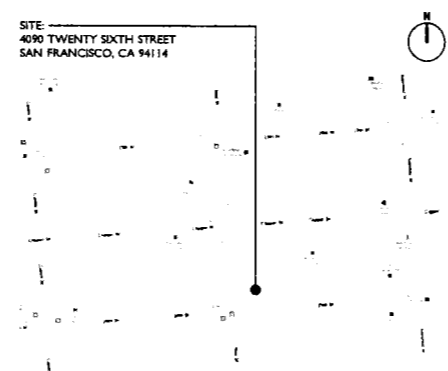
GENERAL NOTES:

- AIA DOCUMENT 310, "GENERAL CONDITIONS FOR THE PERFORMANCE OF A CONTRACT", ARE HEREBY INCORPORATED INTO THESE DRAWINGS AND SHALL BE CONSIDERED AS PART OF THE REQUIREMENTS FOR THE COMPLETION OF WORK. SUPPLEMENTARY CONDITIONS TO THE CONTRACT ALSO APPLY.**
- ALL CONSTRUCTION SHALL CONFORM TO CURRENT SAN FRANCISCO CODES AND ANY OTHER GOVERNING CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY APPLICABLE PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
 - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THE WORK CAN BE BUILT OR DEMOLISHED AS SHOWN BEFORE PROCEEDING WITH THE WORK. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.
 - ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, BEFORE PROCEEDING WITH THE WORK.
 - CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS BID ON THE EXISTING CONDITIONS, NOTWITHSTANDING ANY INFORMATION SHOWN OR NOT SHOWN ON THE DRAWINGS.
 - CONTRACTOR TO MAINTAIN ALL PROPER WORKMAN'S COMPENSATION AND LIABILITY INSURANCE THROUGHOUT THE DURATION OF PROJECT.
 - SUBSTITUTIONS, REVISIONS, OR CHANGES MUST HAVE PRIOR APPROVAL OF THE ARCHITECT.
 - DURING THE BIDDING AND NEGOTIATION PERIOD THE GENERAL CONTRACTOR AND SUBCONTRACTOR(S) SHALL CONFORM IN WRITING APPROX. ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION MATERIALS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY POSSIBLE CONSTRUCTION DELAYS AFFECTING OCCUPANCY THAT MAY ARISE DUE TO THE AVAILABILITY OF THE SPECIFIED PRODUCT.
 - ALL WORK SHALL BE PERFORMED SUCH THAT DAMAGE TO EXISTING LANDSCAPE AND/OR PERSONAL PROPERTY IS PREVENTED OR MINIMIZED.
 - CONTRACTOR SHALL TAKE MEASURES TO PROTECT ADJACENT PROPERTIES. USE VISQUEEN, PLYWOOD, ETC. TO MINIMIZE NOISE, DUST, ETC.
 - IN THE EVENT THAT FOUNDATION EXCAVATION MIGHT AFFECT ADJACENT PROPERTIES, CONTRACTOR SHALL TAKE ALL APPROPRIATE STEPS TO NOTIFY THE PROPERTY OWNER OF THE CONDITION, AND TO ADEQUATELY PROTECT THE ADJACENT STRUCTURE.
 - WRITTEN DIMENSIONS REFER TO FACE OF FINISH OR CENTER-LINE UNLESS OTHERWISE NOTED. EXTERIOR WALLS ARE DIMENSIONED TO FACE OF SHEATHING, U.O.N.
 - DIMENSIONS ARE TO TOP OF FIN. FLOOR, SLAB OR DECK IN SECTION OR ELEVATION, UNLESS OTHERWISE NOTED.
 - "SIM." OR "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE ITEM NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN.
 - "TYP." OR TYPICAL MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
 - DIMENSIONS NOTED "CLR" OR "CLEAR" ARE MINIMUM REQUIRED DIMENSIONS AND CLEARANCES MUST BE ACCURATELY MAINTAINED.
 - CONTRACTOR TO VERIFY DIMENSIONS AND CONDITIONS IN FIELD. IF CONDITIONS ARE SIGNIFICANTLY DIFFERENT THAN REPRESENTED IN DRAWINGS, VERIFY CONDITIONS WITH ARCHITECT.
 - ALL MATERIALS AND EQUIPMENT TO BE NEW UNLESS OTHERWISE NOTED.
 - ALL MATERIALS AND EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
 - WINDOW AND DOOR SIZES ARE NOMINAL DIMENSIONS. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ACTUAL ROUGH OPENINGS.
 - WHERE LOCATIONS OF WINDOWS AND DOORS ARE NOT DIMENSIONED THEY SHALL BE CENTERED IN THE WALL OR PLACED TWO STUD WIDTHS FROM ADJACENT WALL AS INDICATED ON DRAWINGS, UNLESS OTHERWISE NOTED.
 - ALL CHANGES IN FLOOR MATERIAL SHALL OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENING, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
 - SEALANT, CAULKING, FLASHING, ETC. LOCATIONS SHOWN ON DRAWINGS ARE INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES.
 - ALL ATTICS, RAFTER SPACES, SOFFITS, CRAWL SPACES, ETC. TO BE FULLY VENTILATED PER APPLICABLE CODE.
 - PROVIDE WOOD BLOCKING FOR ALL TOWEL BARS, ACCESSORIES, ETC.
 - MEET ALL CALIFORNIA ENERGY CONSERVATION REQUIREMENTS INCLUDING BUT NOT LIMITED TO:
 - MINIMUM ROOF/CEILING INSULATION R-19
 - MINIMUM WALL INSULATION IN FRAMED EXTERIOR WALLS R-13
 - MINIMUM FLOOR INSULATION OVER CRAWL OR UNOCCUPIED SPACES R-13
 - ALL INSULATION TO MEET CEC QUALITY STANDARDS.
 - INTEGRATION CONTROL:
 - DOORS AND WINDOWS WEATHER-STRIPPED
 - EXHAUST SYSTEMS DAMPENED.
 - DOORS AND WINDOWS CEC CERTIFIED AND LABELED.
 - ALL JOINTS AND PENETRATIONS CAULKED AND SEALED.
 - DUCTS CONSTRUCTED AND INSTALLED PER UIC.
 - ELECTRICAL OUTLET PLATE/GASKETS SHALL BE INSTALLED ON ALL RECEPTACLES, SWITCHES AND ELECTRICAL BASES ON EXTERIOR WALLS.
 - SMOKE ALARMS ARE TO BE INSTALLED IN ALL SLEEPING ROOMS. SMOKE ALARMS SHALL BE HARDWIRED TO 110V HOUSE WIRING AND WIRED TOGETHER IN SERIES. MINIMUM ONE ALARM PER STORY. REF. PLANS FOR LOCATIONS.
 - GENERAL CONTRACTOR IS TO COORDINATE INSTALLATION OF N.I.C. ITEMS WITH OTHER TRADES
 - LOCATION/SPECIFICATION OF SAFETY GLAZING (TEMPERED GLASS) ARE SOLE RESPONSIBILITY OF CONTRACTOR. ALL DOORS W/ GLAZING AND ALL GLAZING OF WINDOWS WITHIN 24" OF EDGE OF ANY DOOR SHALL BE WITH TEMPERED GLASS (UBC SECTION 2408)

SYMBOLS:



VICINITY MAP:



PROJECT DATA:

CODES:
 2007 SAN FRANCISCO PLANNING CODE - 2007 SAN FRANCISCO BUILDING CODE INCORPORATING 2007 CALIFORNIA BUILDING CODE - CALIFORNIA MECHANICAL CODE 2007 - CALIFORNIA PLUMBING CODE 2007 - CALIFORNIA ELECTRICAL CODE 2007 - CALIFORNIA ENERGY CODE 2007 - CALIFORNIA FIRE CODE 2007 - CALIFORNIA HISTORICAL BUILDING CODE 2007 - CALIFORNIA EXISTING BUILDING CODE 2007

PROJECT ADDRESS:
 4090 TWENTY SIXTH STREET
 SAN FRANCISCO, CA 94114

BLOCK / LOT:
 6553 / 020A

PROJECT DESCRIPTION:
 REMODEL & ADDITION TO (E) SINGLE-FAMILY DWELLING: 3-STORY ADDITION TO REAR OF (E) HOUSE. TO INCLUDE (N) BEDROOMS & BATHROOMS, (N) FAMILY ROOM, STAIRCASE & CIRCULATION, CONVERSION OF (E) BASEMENT CRAWL-SPACE TO (N) CIRCULATION & STORAGE, MODIFICATION TO (E) PANTRY & LAUNDRY AREAS, MODIFICATION TO (E) BEDROOMS & CLOSETS, RECONFIGURE (E) ENTRY HALL & STAIR, (N) FRONT SETBACK DECK, FENCE & GATE

NOTE: DUE TO LOWERING OF 'GRADE-PLANE' (CBC2007 SEC.502), (E) BASEMENT TO BECOME (N) 1ST FLOOR, (E) 1ST FLOOR TO BECOME (N) 2ND FLOOR, (E) 2ND FLOOR TO BECOME (N) THIRD FLOOR

ZONING:
 ZONE: RH-2
 LOT AREA: 2,200 SQ. FT.

OCCUPANCY GROUP:
 OCCUPANCY: GROUP R, DIVISION 3
 CONSTRUCTION TYPE: (TABLE 5-B) TYPE V-8

BUILDING HEIGHT & FLOOR AREA ANALYSIS:
 (E) BUILDING HEIGHT (SFPC2007): APPROX. 21'-2"
 (E) BUILDING HEIGHT (SIBC2007): APPROX. 25'-3"
 (N) BUILDING HEIGHT (SFPC2007): APPROX. 24'-0"
 (N) BUILDING HEIGHT (SIBC2007): APPROX. 27'-0"

EXISTING HOUSE: 2 STORIES ± BASEMENT

(E) BMNT	1082 SQ.FT. (non-habitable)
(E) 1ST	972 SQ.FT.
(E) 2ND	425 SQ.FT.
TOTAL	1392 SQ.FT.
	+1082 SQ.FT. (non-habitable)

NEW HOUSE: 3 STORIES (SEE NOTE ABOVE RE 'GRADE-PLANE')

(N) 1ST	302 SQ.FT.
(N) 2ND	+1030 SQ.FT. (non-habitable)
(N) 3RD	1207 SQ.FT.
TOTAL	2206 SQ.FT.
	+1030 SQ.FT. (non-habitable)

TOTAL (N) CONSTRUCTION 759 SQ.FT.

PROJECT PARTICIPANTS:

OWNERS:
 ERIC ENGLEMAN & ALLISON SERRELL
 4090 TWENTY SIXTH STREET
 SAN FRANCISCO CA 94114

GENERAL CONTRACTOR:
 T.B.D.

ARCHITECT:
 JOHN LUM ARCHITECTURE, INC.
 3248 17TH STREET
 SAN FRANCISCO, CA 94110
 T. 415. 558. 9550
 F. 415. 558. 0554

PROJECT MANAGER: - JAMES BARKER X12

STRUCTURAL ENGINEER:
 T.B.D.

ENERGY CONSULTANT:
 T.B.D.

DRAWING INDEX:

ARCHITECTURAL:		
01.	A0.00	TITLE SHEET
02.	A0.01	SITE PLAN - EXISTING & PROPOSED
03.	A0.02	SITE PHOTOGRAPHS - EXISTING
04.	A1.01	(E) BASEMENT FLOOR PLAN - EXISTING/DEMOLITION
05.	A1.02	(E) 1ST & (E) 2ND FLOOR PLANS - EXISTING/DEMOLITION
06.	A1.03	(N) 1ST FLOOR PLAN - PROPOSED
07.	A1.04	(N) 2ND & (N) 3RD FLOOR PLAN - PROPOSED
08.	A3.01	EXTERIOR ELEVATIONS 1 - EXISTING/DEMOLITION
09.	A3.02	EXTERIOR ELEVATIONS 2 - EXISTING/DEMOLITION
10.	A3.03	EXTERIOR ELEVATIONS 3 - EXISTING/DEMOLITION
11.	A3.04	EXTERIOR ELEVATIONS 1 - PROPOSED
12.	A3.05	EXTERIOR ELEVATIONS 2 - PROPOSED
13.	A3.06	EXTERIOR ELEVATIONS 3 - PROPOSED

STRUCTURAL ENGINEERING:



ISSUE SCHEDULE:

DATE:	ISSUE:
07.22.2010	311 PRE-APP - NEIGHBOR OUTREACH
09.08.2010	311 SUBMITTAL
11.29.2010	311 SUBMITTAL REV.1

ENGLEMAN•SERRELL RESIDENCE REMODEL
 4090 TWENTY SIXTH STREET
 SAN FRANCISCO, CA 94114
 BLOCK 6553 / LOT 020A

eric engleman & allison serrell
 4090 twenty sixth street
 san francisco ca 94114

client:

date:	issues/ revisions:	by:
07.22.2010	311 pre-app - neighbor outreach	jb
09.08.2010	311 submittal	jb
11.29.2010	311 submittal Rev.1	jb

project name: englemans residence remodel
 project number:
 scale: na
 REDUCED SET SCALE = 45%

TITLE SHEET

A0.00

ENGLEMAN-SERRELL RESIDENCE REMODEL
4090 TWENTY SIXTH STREET
SAN FRANCISCO, CA 94114
BLOCK 6553 / LOT 020A

eric engleman & allison serrell
architects
san francisco ca 94114

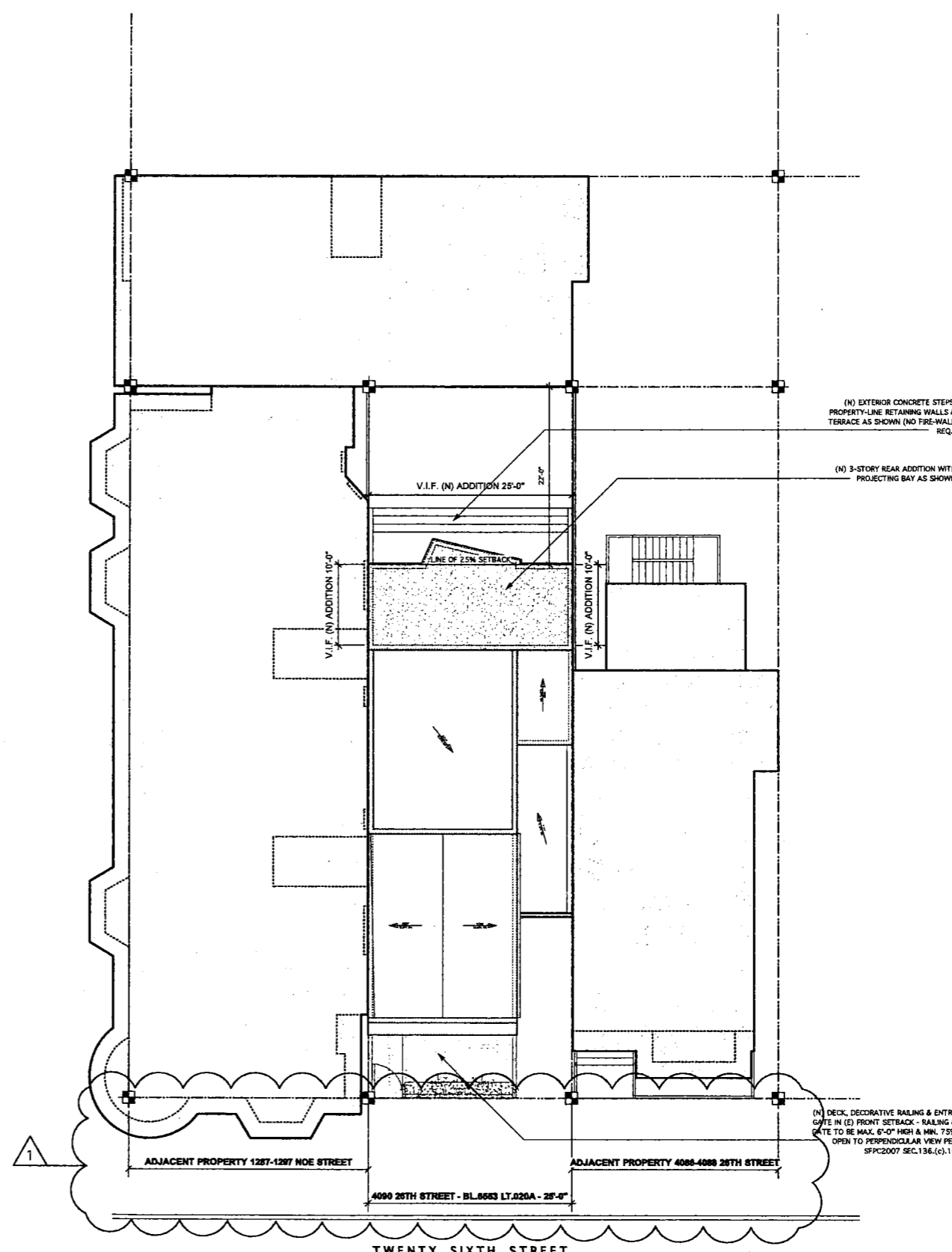
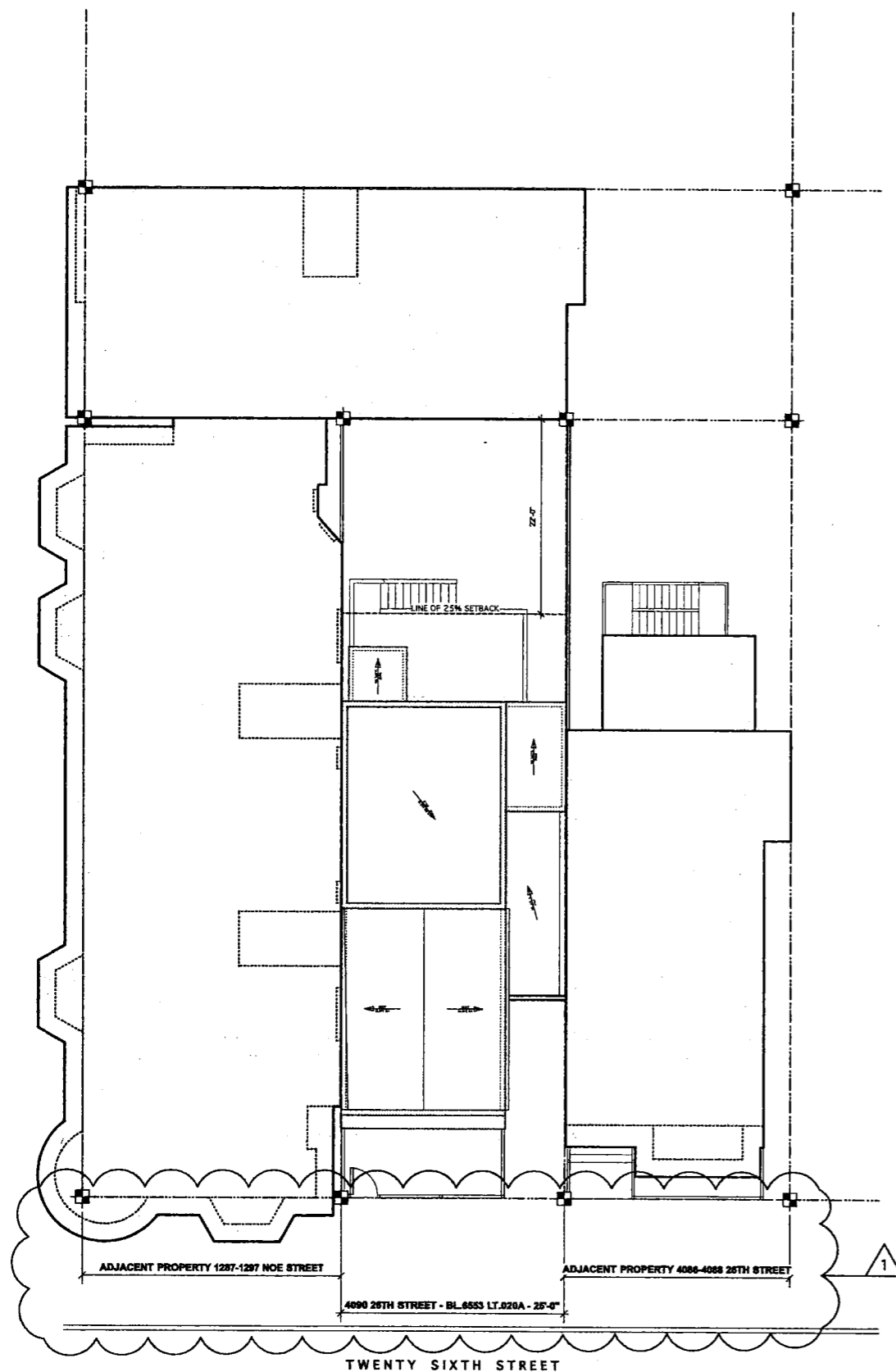
client:

date	issues/ revisions	by:
07.22.2010	311 pre-app - neighbor outreach	jb
09.08.2010	311 submittal	jb
11.29.2010	311 submittal Rev.1	jb

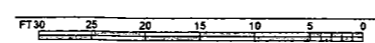
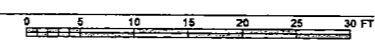
project name: engleman residence remodel
project number:
scale: 1/8" = 1'-0"
REDUCED SET SCALE = 45%

SITE PLAN - EXISTING & PROPOSED

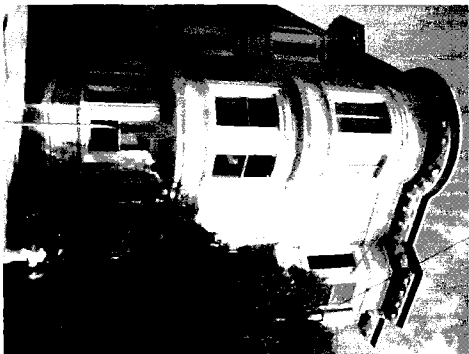
A0.01



1 SITE PLAN - EXISTING
A0.01 Scale: 1/8" = 1'-0"



2 SITE PLAN - PROPOSED
A0.01 Scale: 1/8" = 1'-0"



STREET - ADJACENT PROPERTY WEST



STREET - SUBJECT PROPERTY



STREET - ADJACENT PROPERTY EAST



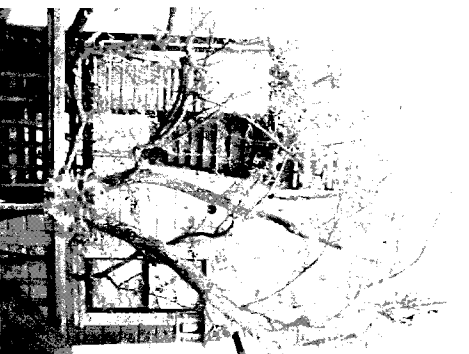
REAR YARD - ADJACENT PROPERTY EAST



REAR YARD - SUBJECT PROPERTY



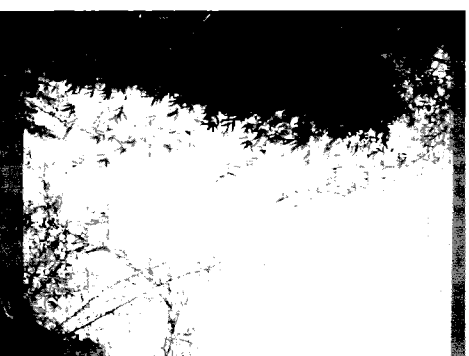
REAR YARD - ADJACENT PROPERTY WEST



REAR YARD - ADJACENT PROPERTY EAST



REAR YARD - ADJACENT PROPERTY NORTH



REAR YARD - ADJACENT PROPERTY WEST



SATELLITE PHOTOGRAPH - GOOGLE MAPS

ENGLEMAN•SERRELL RESIDENCE REMODEL

4090 TWENTY SIXTH STREET
SAN FRANCISCO, CA 94114
BLOCK 6553 / LOT 020A

client : eric engleman & allison serrell
4090 twenty sixth street
san francisco ca 94114

date : 07.22.2010
09.08.2010
11.29.2010
issued / revisions :
311 pre-app - neighbor outreach
311 submitted
311 submitted Rev.1

project name : engleman residence remodel
project number :
scale :
REDUCED SET SCALE = 45%

SITE PHOTOGRAPHS -
EXISTING



JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550 FAX 415 558 0554

ENGLEMAN-SERRELL RESIDENCE REMODEL

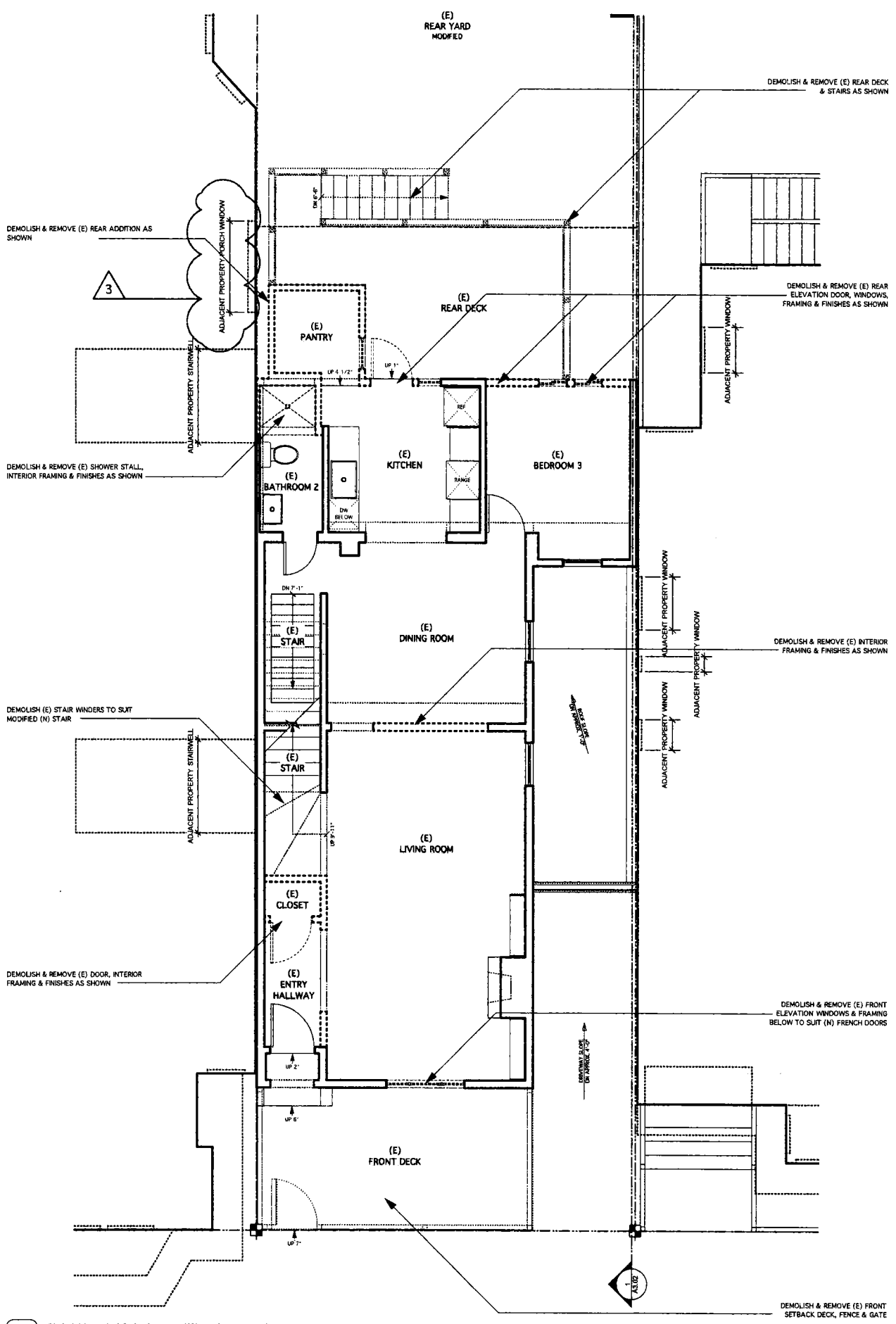
4090 TWENTY SIXTH STREET
SAN FRANCISCO, CA 94114
BLOCK 6553 / LOT 020A

client: eric engleman & allison serrell
4090 twenty sixth street
san francisco ca 94114

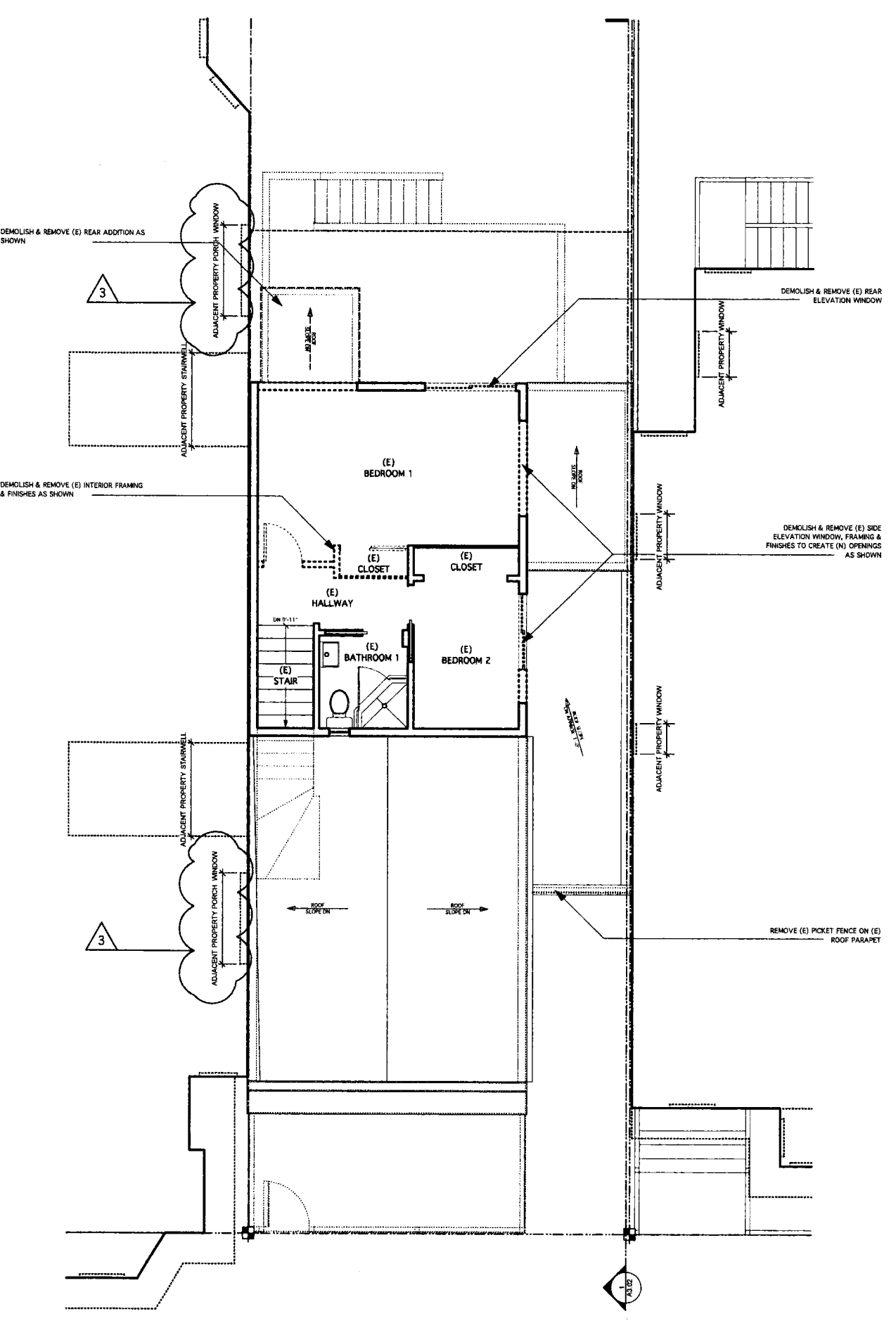
date:	issues/ revisions:	by:
07.22.2010	311 pre-app - neighbor outreach	jb
09.08.2010	311 submittal	jb
11.29.2010	311 submittal Rev.1	jb
03.08.2011	311 submittal Rev.3	jb

project name: englserr residence remodel
project number: *****
scale: 1/4" = 1'-0"
REDUCED SET SCALE = 45%

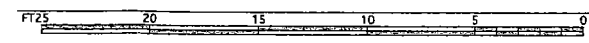
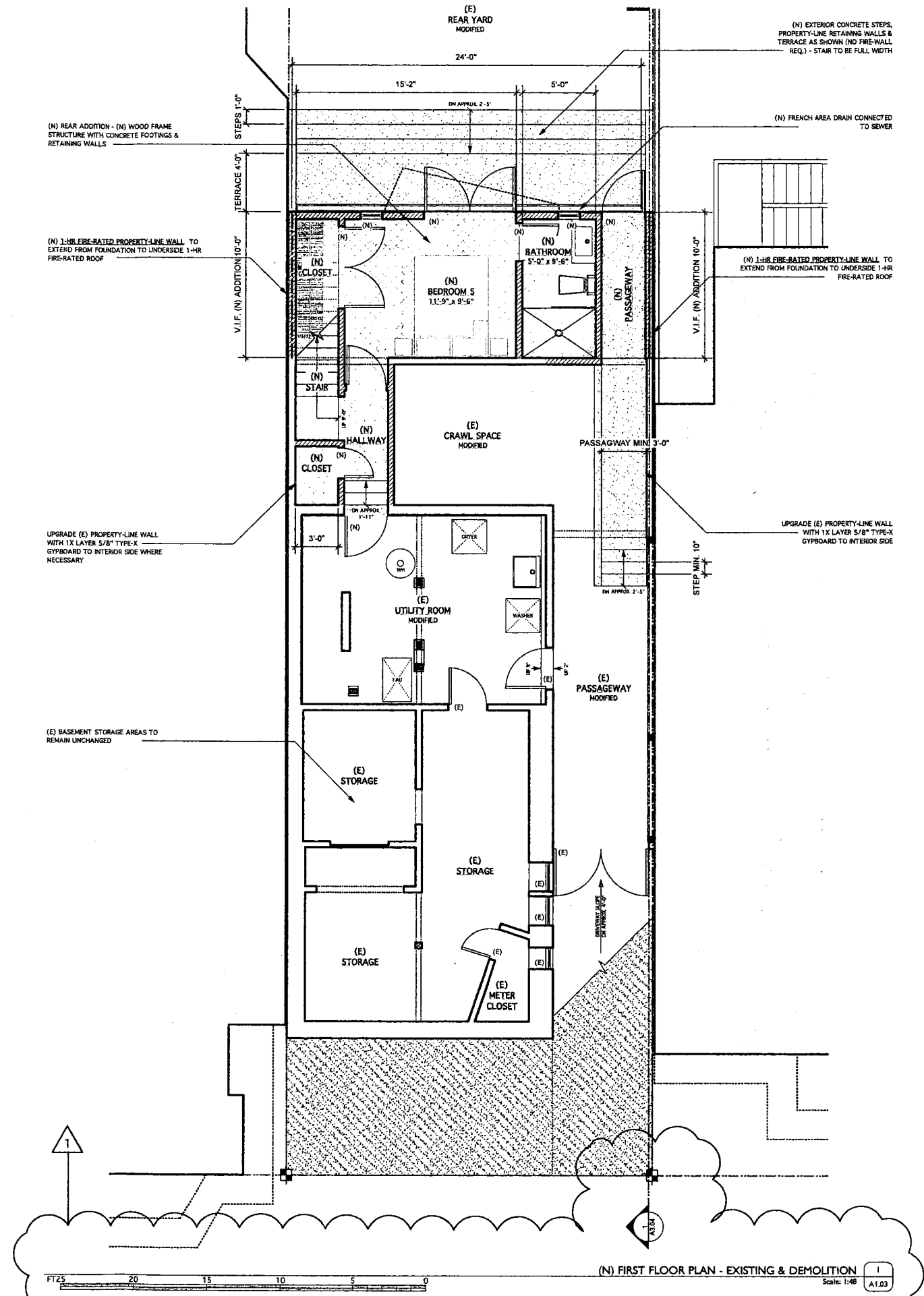
(E) FIRST & (E) SECOND FLOOR PLANS - EXISTING & DEMOLITION



1 (E) FIRST FLOOR PLAN - EXISTING & DEMOLITION
A1.02 Scale: 1/4" = 1'-0"



(E) SECOND FLOOR PLAN - EXISTING & DEMOLITION
2 A1.02 Scale: 1/4" = 1'-0"



(N) FIRST FLOOR PLAN - EXISTING & DEMOLITION
Scale: 1/4" = 1'-0"



JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL. 415 556 8550 FAX 415 556 0554

ENGLEMAN-SERRELL RESIDENCE REMODEL
4090 TWENTY-SIXTH STREET
SAN FRANCISCO, CA 94114
BLOCK 6537 / LOT 020A

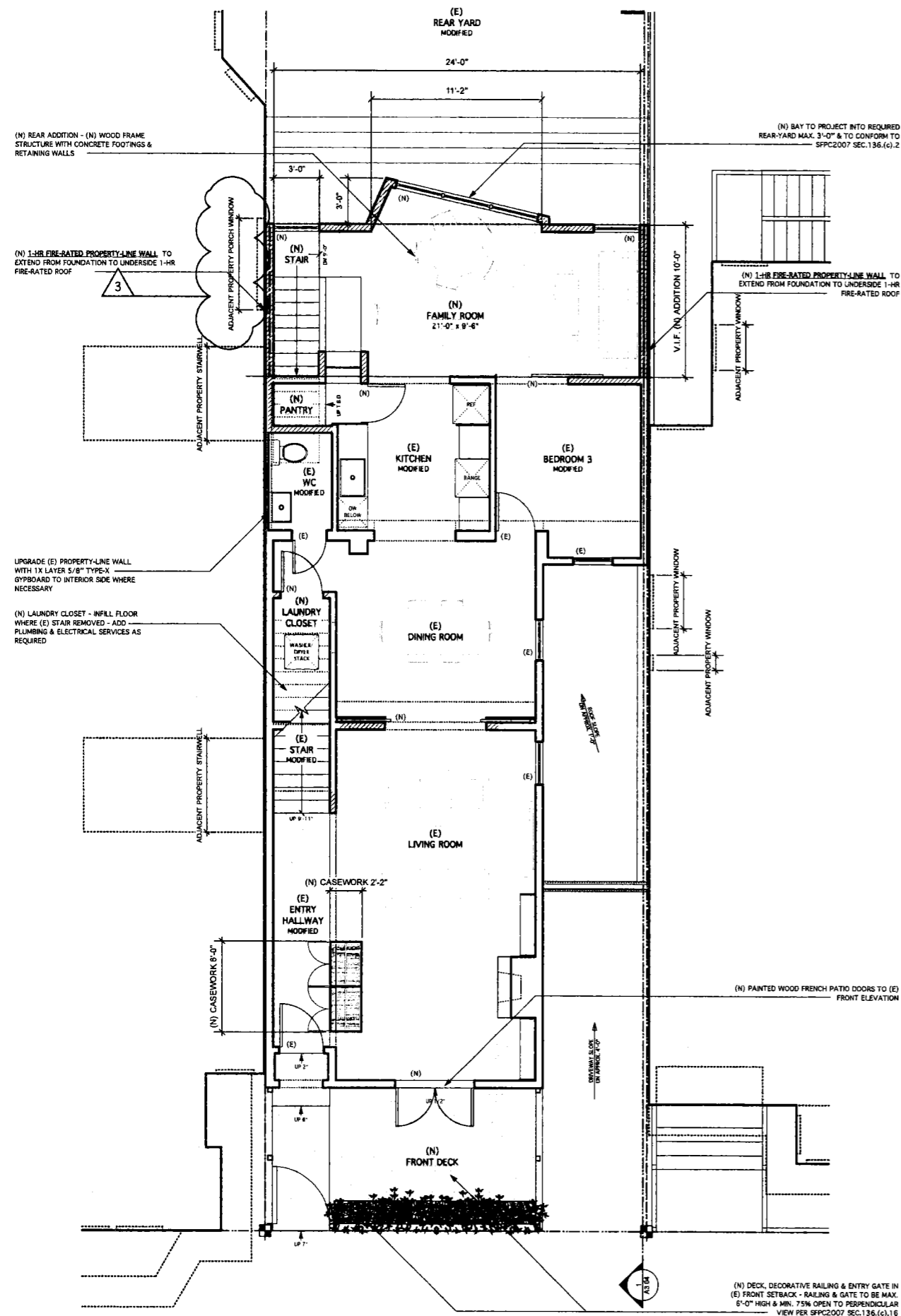
client: eric engleman & sallon serrell
4090 TWENTY-SIXTH STREET
SAN FRANCISCO CA 94114

date:	issues/ revisions:	by:
07.22.2010	311 pre-app - neighbor outreach	js
09.08.2010	311 submittal	js
11.29.2010	311 submittal Rev.1	js

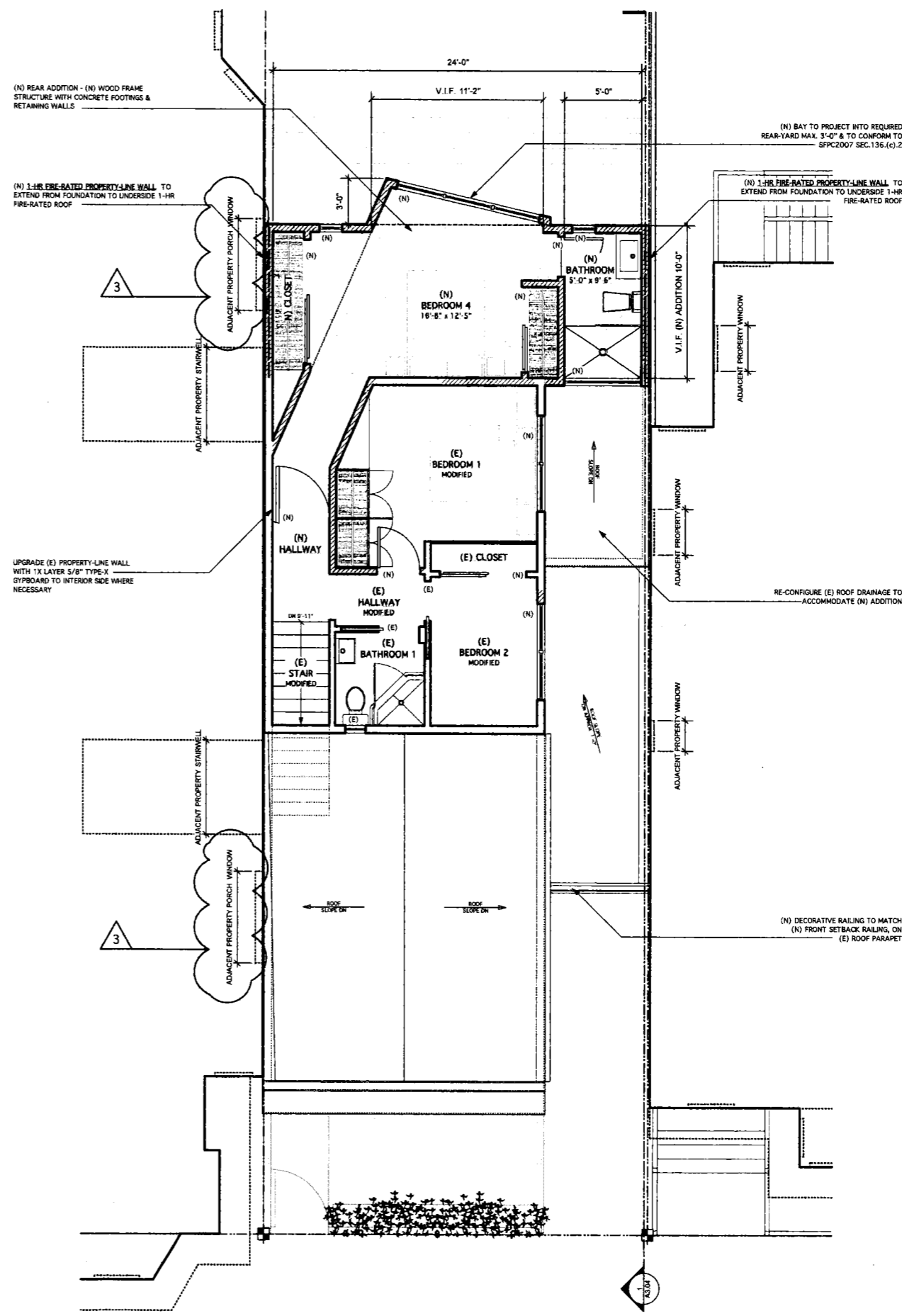
project name: eng/serr residence remodel
project number: 000000
scale: 1/4" = 1'-0"
REDUCED SET SCALE = 45%

BASEMENT FLOOR PLAN - PROPOSED

A1.03



1 (N) SECOND FLOOR PLAN - PROPOSED
A1.04 Scale: 1/4" = 1'-0"



2 (N) THIRD FLOOR PLAN - PROPOSED
A1.04 Scale: 1/4" = 1'-0"



JOHN LUM ARCHITECTURE INC.
3248 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL: 415 558 8550 FAX: 415 558 0554

ENGLEMAN-SERRELL RESIDENCE REMODEL
4090 TWENTY SIXTH STREET
SAN FRANCISCO, CA 94114
BLOCK 6553 / LOT 020A

eric engleman & john serrell
4090 twenty sixth street
san francisco ca 94114
client:

date	issues/ revisions	by
07.22.2010	311 pre-app - neighbor outreach	js
09.08.2010	311 submittal	js
11.29.2010	311 submittal Rev.1	js
03.08.2011	311 submittal Rev.2	js

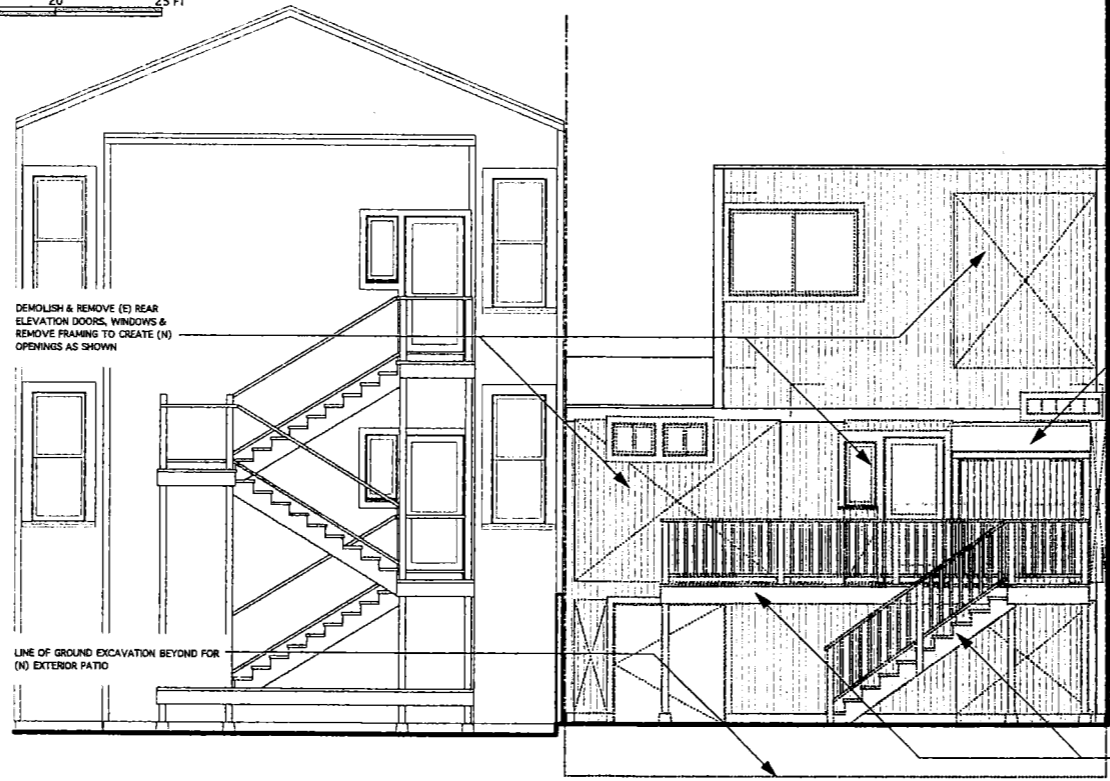
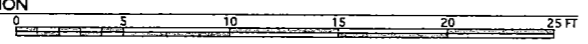
project name: eng+serrell residence remodel
project number:
scale: 1/4" = 1'-0"
REDUCED SET SCALE = 45%

FIRST & SECOND FLOOR
PLANS - PROPOSED



DEMOLISH & REMOVE (E) FRONT SETBACK DECK, FENCE & GATE

1 FRONT (SOUTH) ELEVATION - EXISTING & DEMOLITION
A3.01 Scale: 1/4" = 1'-0"

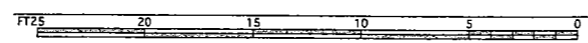


DEMOLISH & REMOVE (E) REAR ELEVATION DOORS, WINDOWS & REMOVE FRAMING TO CREATE (N) OPENINGS AS SHOWN

LINE OF GROUND EXCAVATION BEYOND FOR (N) EXTERIOR PATIO

DEMOLISH & REMOVE (E) REAR DECK & STAIRS AS SHOWN

2 REAR (NORTH) ELEVATION - EXISTING & DEMOLITION
A3.01 Scale: 1/4" = 1'-0"



JOHN LUM ARCHITECTURE INC.
3248 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL: 415 558 8550 FAX: 415 558 0954

ENGLEMAN-SERRELL RESIDENCE REMODEL
4090 TWENTY SIXTH STREET
SAN FRANCISCO, CA 94114
BLOCK 6553 / LOT 020A

Client: eric engleman & alison serrell
4090 twenty sixth street
san francisco ca 94114

date	issues/ revisions	by
07.22.2010	311 pre-app - neighbor outreach	js
09.08.2010	311 submittal	js
11.29.2010	311 submittal Rev.1	js

project name: eng'serr residence remodel
project number:
scale: 1/4" = 1'-0"
REDUCED SET SCALE = 45%

EXTERIOR ELEVATIONS I - EXISTING & DEMOLITION

A3.01

10/31/11

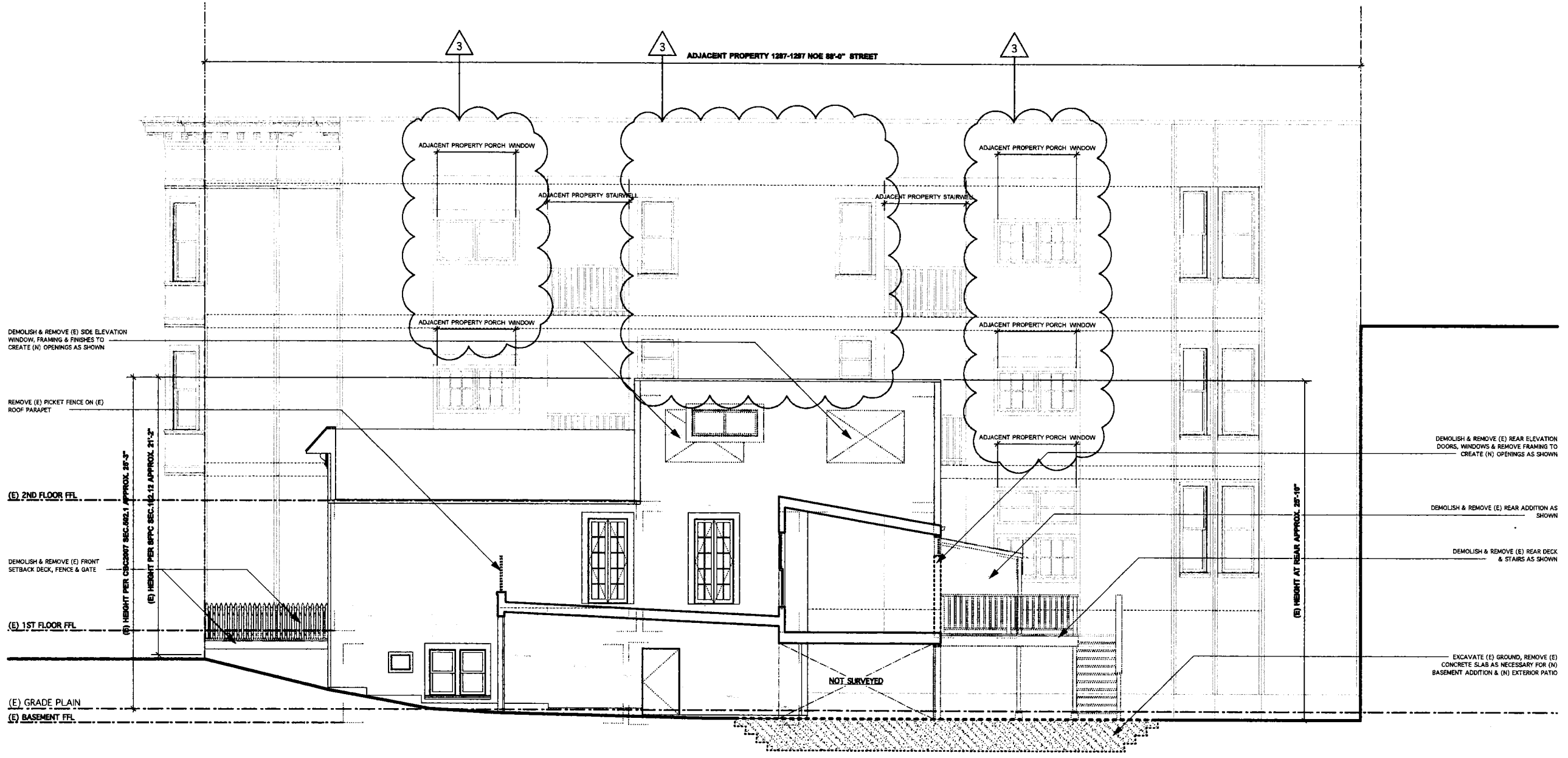
client: eric engleman & julian serrell
4090 twenty sixth street
san francisco ca 94114
BLOCK 6553 / LOT 020A

ENGLEMAN-SERRELL RESIDENCE REMODEL

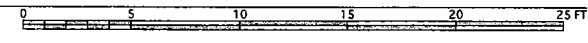
date	issues/ revisions	by
07.22.2010	311 pre-app - neighbor outreach	jb
09.08.2010	311 submittal	jb
11.29.2010	311 submittal Rev.1	jb
03.08.2011	311 submittal Rev.3	jb

project name: engleman residence remodel
project number: *****
scale: 1/4" = 1'-0"
REDUCED SET SCALE = 45%

EXTERIOR ELEVATIONS 2 -
EXISTING & DEMOLITION



1 SIDE (EAST) ELEVATION/SECTION - EXISTING & DEMOLITION
A3.02 Scale: 1/4"



file location:
file name:

↑
 1
 ADJACENT PROPERTY 4086-4088 67-9TH 28TH STREET

HATCHED AREA INDICATES 'BLIND' ELEVATION

DEMOLISH & REMOVE (E) REAR ADDITION AS SHOWN

DEMOLISH & REMOVE (E) REAR DECK & STAIRS AS SHOWN

EXCAVATE (E) GROUND, REMOVE (E) CONCRETE SLAB AS NECESSARY FOR (N) BASEMENT ADDITION & (N) EXTERIOR PATIO

(E) GRADE PLAIN

(E) HEIGHT AT REAR APPROX. 25'-11"

(E) HEIGHT PER BPPC SEC. 102.13 APPROX. 21'-2"

(E) HEIGHT PER CONCERN SEC. 802.1 APPROX. 28'-3"

DEMOLISH & REMOVE (E) FRONT SETBACK DECK, FENCE & GATE

1 SIDE (WEST) ELEVATION/SECTION - EXISTING & DEMOLITION
 A3.03 Scale: 1/4" = 1'-0"



ENGLEMAN-SERRELL RESIDENCE REMODEL

4090 TWENTY SIXTH STREET
 SAN FRANCISCO, CA 94114
 BLOCK 655 / LOT 020A

arch: englema & serrell
 4090 twenty sixth street
 san francisco ca 94114

client:

date	issues/ revisions	by
11.29.2010	311 submittal Rev.1	js

project name: eng-serrell residence remodel
 project number:

scale: 1/4" = 1'-0"

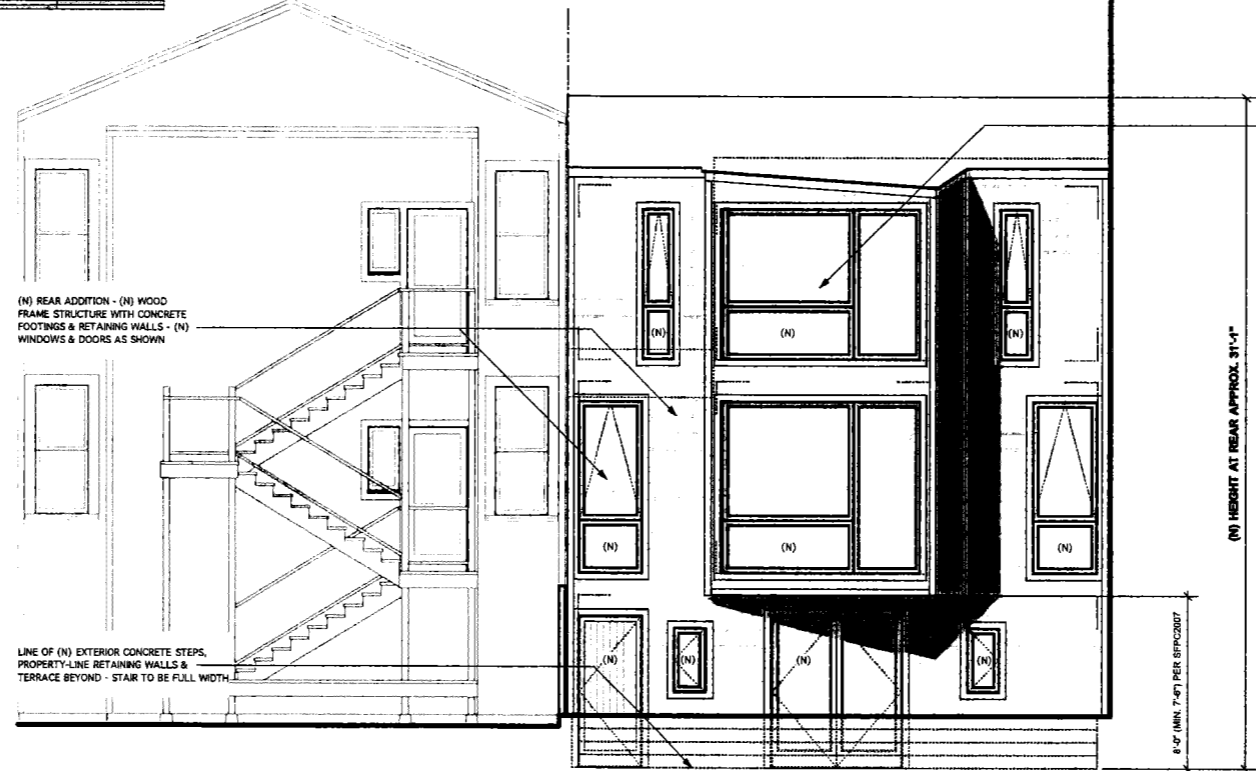
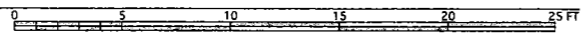
REDUCED SET SCALE = 45%

EXTERIOR ELEVATIONS 3 - EXISTING & DEMOLITION

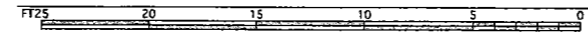
A3.03



1 FRONT (SOUTH) ELEVATION - PROPOSED
A3.04 Scale: 1/48



2 REAR (NORTH) ELEVATION - PROPOSED
A3.04 Scale: 1/48



JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL: 415 558 8550 FAX: 415 558 0554

ENGLEMAN-SERRELL RESIDENCE REMODEL
4090 TWENTY SIXTH STREET
SAN FRANCISCO, CA 94114
BLOCK 6533 / LOT 030A

client: eric engleman & julia serrell
4090 twenty sixth street
san francisco ca 94114

date	issues/ revisions	by
07.22.2010	311 pre-app - neighbor outreach	jb
09.08.2010	311 submittal	jb
11.29.2010	311 submittal Rev.1	jb
12.21.2010	311 submittal Rev.2	jb

project name: eng'serrell residence remodel
project number: *****
scale: 1/4" = 1'-0"
REDUCED SET SCALE = 45%

EXTERIOR ELEVATIONS I - PROPOSED

A3.04



(N) WINDOWS IN (N) OPENINGS ON SIDE ELEVATION AS SHOWN

(N) DECORATIVE RAILING TO MATCH (N) FRONT SETBACK RAILING, ON (E) ROOF PARAPET

(N) 3RD FLOOR FFL

(N) DECK, DECORATIVE RAILING & ENTRY GATE IN (E) FRONT SETBACK - RAILING & GATE TO BE MAX. 6'-0" HIGH & MIN. 75% OPEN TO PERPENDICULAR VIEW PER SFPD2007 SEC.136.(c).16

(N) 2ND FLOOR FFL

(E) GRADE PLAIN

(N) GRADE PLAIN

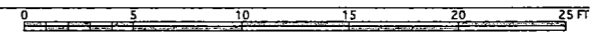
(N) 1ST FLOOR FFL

(N) REAR ADDITION - (N) WOOD FRAME STRUCTURE WITH CONCRETE FOOTINGS & RETAINING WALLS

(N) BAY TO PROJECT INTO REQUIRED REAR-YARD MAX. 3'-0" & TO CONFORM TO SFPD2007 SEC.136.(c).2

(N) EXTERIOR CONCRETE STEPS, PROPERTY-LINE RETAINING WALLS & TERRACE AS SHOWN (NO FIRE-WALL REQ.) - STAIR TO BE FULL WIDTH

1 SIDE (EAST) ELEVATION/SECTION - PROPOSED
A3.05 Scale: 1/4" = 1'-0"



10.31.11

ENGLEMAN-SERRELL RESIDENCE REMODEL

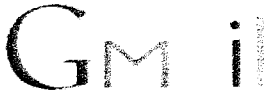
4090 TWENTY SIXTH STREET
SAN FRANCISCO, CA 94114
BLOCK 6557 / LOT 020A

client: eric engleman & julian serrell
4090 twenty sixth street
san francisco ca 94114

date	issues/ revisions	by
07.22.2010	311 pre-app - neighbor outreach	js
09.08.2010	311 submittal	js
11.29.2010	311 submittal Rev.1	js
12.21.2010	311 submittal Rev.2	js
03.08.2011	311 submittal Rev.3	js

project name: engleman-serrell residence remodel
project number:
scale: 1/4" = 1'-0"
REDUCED SET SCALE = 45%

EXTERIOR ELEVATIONS 2 - PROPOSED



James Barker <james@johnlumarchitecture.com>

FW: Photos

Engleman, Eric <Eric.Engleman@ask.com>

Tue, Feb 15, 2011 at 10:58 AM

To: James Barker <james@johnlumarchitecture.com>, John Lum <john@johnlumarchitecture.com>

Cc: Allison Serrell - Mindspring <aserrell@mindspring.com>

Meeting w/ Tomasita. Allison and I are on board with meeting Tomasita Wednesday night. Allison has reached out to Tomasita. John, it would great to do the same. We're thinking 6pm would be good. If that time doesn't work, please tell us. I will definitely make it earlier she needs it to be bit earlier.

Attached are two photos of her building. It took them this morning. As you can see, they removed the windows and replaced it with plywood siding. You can see the top window which remains. In that case, the plywood goes around the window casement. Whereas the lower two windows have been completely removed (e.g., window and window casements). I took another photo showing you a close up of the construction. It appears to be sheets of plywood set back in the porch areas set against the frame of the porch.

The windows were removed 2 months ago. I can't recall exactly, but I think it was December or early January. I can't recall now.

Eric Engleman

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

From: Engleman, Eric

Sent: Tuesday, February 15, 2011 9:26 AM

To: Engleman, Eric

Subject: Photos

4 attachments

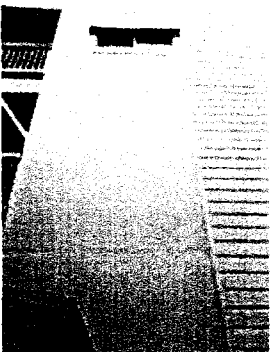
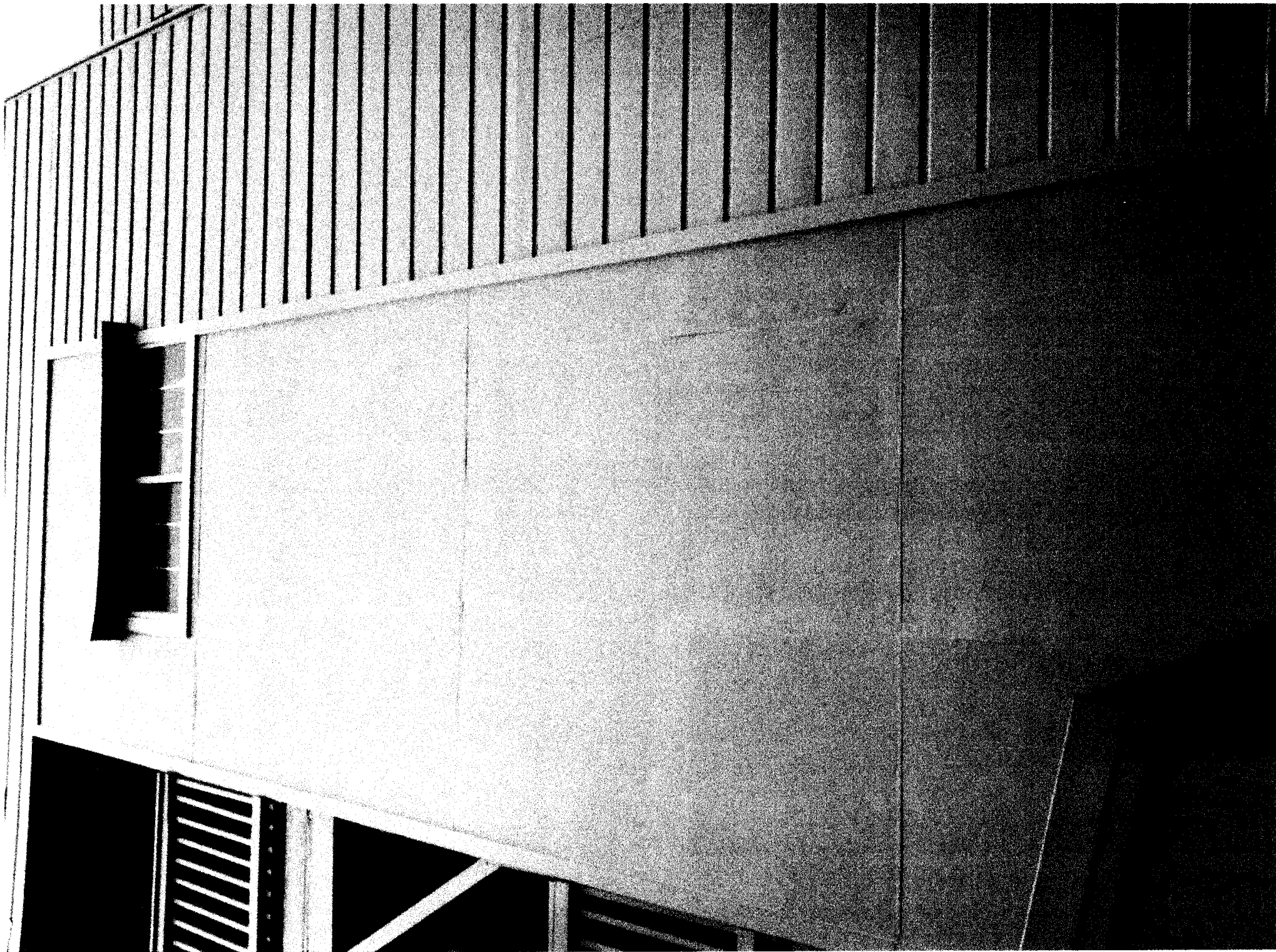
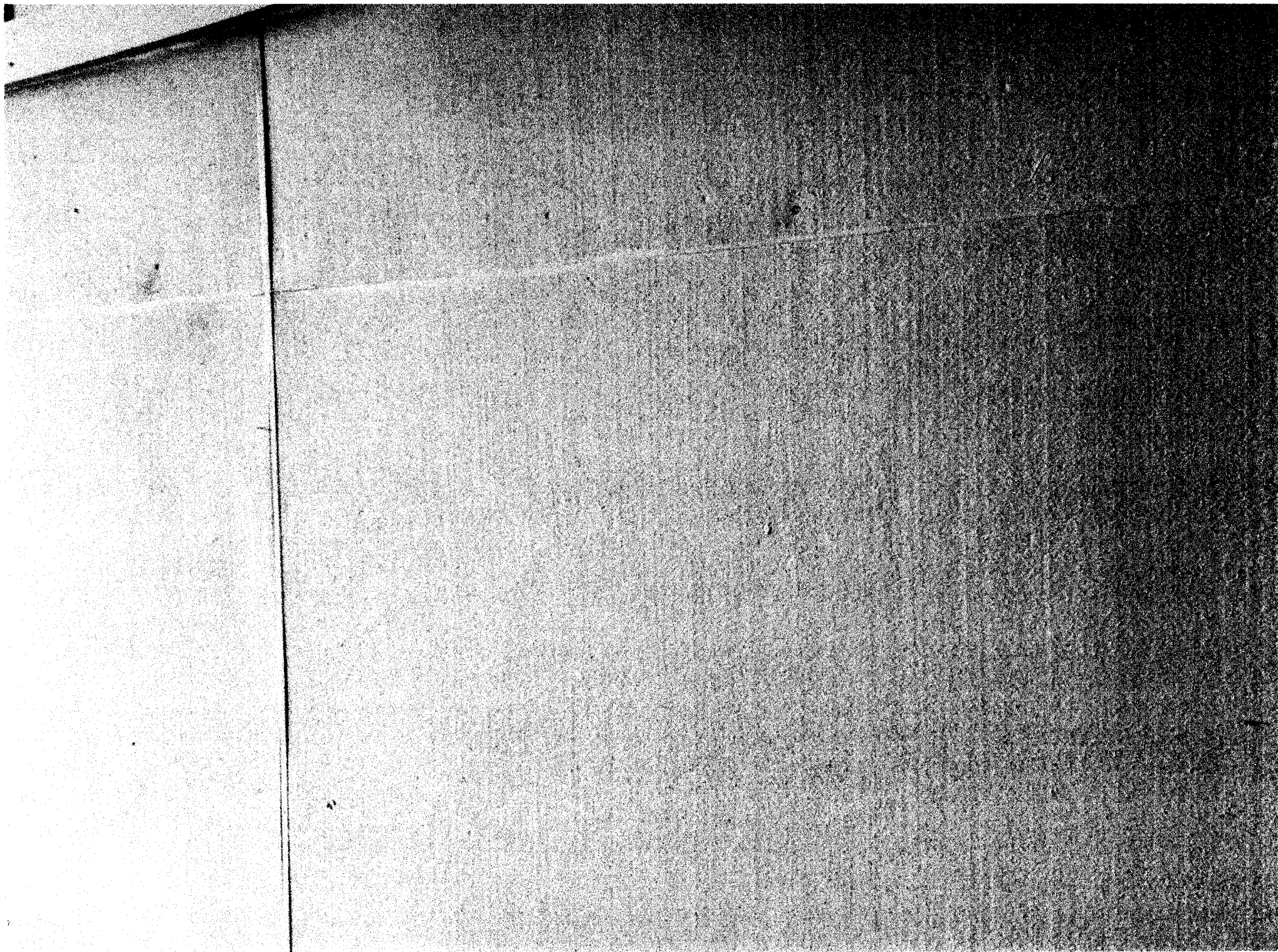


photo 1.JPG
453K

EXHIBIT A





John Lum <john@johnlumarchitecture.com>

Agreement language

February 19, 2011 10:32:53 AM PST

L Tomasita Medal <t.medal@sbcglobal.net>

Eric Engleman <Eric.Engleman@ask.com>, Allison Serrell - Mindspring <aserrell@mindspring.com>

dropbox@36243945.jlarch.highrisehq.com

1 Attachment, 21.5 KB

Hi Tomasita:

Here is a draft of the agreement that has been reviewed by Eric and Allison.

Please let me know if you have any comments or concerns.

If this is acceptable, then we would have everyone sign this, and then forward a copy to Sharon Lai for inclusion into our planning set.

John Lum

[Tomasita Ag...doc \(21.5 KB\)](#)

EXHIBIT B

February 19, 2011

Dear Tomasita:

We agree to the following conditions with your agreement to not oppose or file a Discretionary Review against our house expansion project:

We will remove the planting and roots from the northeast corner of your property (1287-1297 Noe) adjacent to our back yard. We will install a 4' to 6' fence of our design with a concrete curb on our property to close off this area. A plastic liner with gravel will be installed on your property to prevent plants from growing.

We will pay for the installation of two 3' x 3' aluminum decking sections that will replace the wood decking at the second and third floors of the rear units in 1287-1297 Noe. The cost of this installation will be the lowest bid by two licensed contractors verified by the Architect. You will be solely responsible for contracting with the contractor and the installation and the scheduling of this work.

The work in the garden will be completed within 3 months of signing this document and will be paid by us.

Payment for the grating installation will be issued as a check to you once a bid is awarded to a qualified contractor.

Additionally:

Access to our property for your building maintenance will be granted at mutually agreeable times.

Construction will take place at reasonable hours per SF Building Code. All attempts will be made to limit the hours of construction to 8am-5pm, Monday –Friday.

Agreed:

Eric Engleman and Allison Serrell

L. Tomasita Medal

Sue Hestor <hestor@earthlink.net>

Response to draft agreement on 4090 26th St

February 21, 2011 5:04:49 PM PST

Allison Serrell - Mindspring <aserrell@mindspring.com>, eric.engleman@ask.com, John Lum <john@johnlumarchitecture.com>

Tomasita Medal <t.medal@sbcglobal.net>, Victoria Vargas <victoria@mvictoriavargas.com>, Sharon.Lai@sfgov.org

I am replying on Ms. Medal's behalf to John Lum's February 19 email setting out draft terms of agreement on the proposed addition to 4090 26th Street.

Ms. Medal has retained an architect, Victoria Vargas who manages construction projects, to assist her in understanding the plans she was provided on Friday February 18. Ms. Vargas left messages at Mr. Lum's office and on his cell phone requesting a complete set of the plans that were filed with DBI. The plans provided last Friday are not complete construction plans and omit important details such as excavation and shoring that are needed for Ms. Vargas to advise Ms. Medal. Some of the questions we are raising may be resolved with those plans.

We request that a full set of of the plans that were filed with DBI be provided immediately to Ms. Vargas. She can be reached at 415 467-8097. As you must be aware we can get them with a little difficulty (and delay) from Planning, but wonder why your client is making it so hard for Ms. Medal to get plans that fully identify construction issues so that settlement is possible.

RESPONSE TO THE ISSUES SET OUT IN YOUR PROPOSAL

Paragraphs 1 and 3 address the **plantings** and how they affect 1287-1297 Noe Street, Ms. Medal's building.

Changes/comments to your language are in parentheses. It is understood that "we" refers to Eric Engleman and Allison Serrell and that "your property" refers to 1287-1297 Noe.

We will (*totally and permanently*) remove (*both*) the planting and roots from the northeast corner of your property (1287-1297 Noe) adjacent to our back yard. We will install a (3') 4' to 6' fence of our design with a concrete curb on our property to close off this area. A plastic liner with gravel will be installed on your property to prevent plants from growing. Victoria Vargas shall work with contractor to ensure there is proper drainage and that water not collect on the liner.

The work in the garden (*removal of all planting and roots*) will be completed (*before any construction begins and*) within 3 months of signing this document and will be paid by us.

ADDITIONAL ISSUES ON REAR YARD PLANTINGS AND PROTECTION OF FOUNDATION

- You agree to remove debris from behind the fence whenever you remove same from you own yard. As soon as Victoria is able to review the shoring plan on your permit set, additional issues may be identified. WE DO NOT KNOW AT THIS TIME WHETHER THERE ARE ADDITIONAL ISSUES. Given the age of 1287-1297 Noe Ms. Medal wants to be assured that her foundation is protected and adequate shoring provided. The excavation and shoring is of particular importance.
- To protect the foundation of 1287-1297 from damage, no plantings shall be done within a foot of the property line.
- Is there a landscape plan for the rear of 4090 26th? Is there a drainage plan that assures that water will not come onto the 1287-1297 Noe property? Can we see it? It is imperative that roots be kept away from 1287-1297 and that waterings not be done so that they affect its foundation.

Paragraphs 2 and 4 address **light into the rear porches and stairs** of 1287-1297 Noe Street.

We will pay for the installation of two 3' x 3' (*Victoria needs to measure to verify dimensions*) aluminum decking sections that will replace the wood decking at the second and third floors of the rear units in 1287-1297 Noe. The cost of this installation will be the lowest bid by two licensed contractors verified by the Architect. You will be solely responsible for contracting with the contractor and the installation and the scheduling of this work.

Payment for the grating installation will be issued as a check to you once a bid is awarded to a qualified contractor.

ADDITIONAL ISSUES ON LIGHT INTO REAR PORCHES AND STAIRS

- The addition substantially reduces eastern light into the first and second floor rear porches at 1287-1297 Noe. The work on the two rear decks is an alteration to the required rear exit for 1287-1297 Noe. It requires that a permit application be filed at DBI based on plans drawn by Ms. Vargas and that those plans be reviewed by appropriate City agencies. It may involve engineering as well, since it is a required exit. We request that the cost of the permit and reasonable professional fees be reimbursed.
- Your second floor bedroom has both a large south facing window at its east end as well as clerestory windows in its sloped roof. The increased height of the slope to accommodate clerestory windows further reduces eastern light into the rear porches at 1287-1297. Ms. Medal requests that the addition have a flat roof at the height of the rear building wall without clerestory windows. There shall be no increased height to accommodate clerestory windows. The bedroom will already have abundant south light.

Access for building maintenance

Access to (4090 26th Street) our property for your building maintenance will be granted (once a year or for emergencies) at mutually agreeable times.

ADDITIONAL ISSUES/LANGUAGE

The envelop of the building shall not be expanded during construction (conforms to limitations on projects subject to 311 notice).

Ms. Vargas shall be consulted in advance on excavation and shoring. She shall be given reasonable notice of and access to the rear of 4090 26th so that she may inspect any construction impacts on 1287-1297 Noe at appropriate times, including the following -

- after excavation
- after framing
- after finishing.

Ms. Medal shall be reimbursed for Ms. Vargas professional services for these inspections. Any harm to the structure or finishes of 1287-1297 Noe shall be promptly repaired at your cost.

We agree to the hours of construction stated in the draft and wish them to be incorporated into the agreement.

Deficiencies in the plans (those sheets we have seen)

The City requires that all facing windows, including lot line windows, be shown on the plans. The back porch/stair landing windows have been omitted from all but the (unaffected) top floor of 1287-1297 Noe Street. This includes the stair landing from the top floor. Please submit revised plans that show ALL windows.

Elevations incorrectly label rear porches as "storage rooms." These are spaces used by tenants for various functions, including their OFFICES. They are not windowless storage rooms but part of their living spaces. Please correct.

We wish to reach agreement on your plans and avoid a hearing before the Planning Commission. Because of the delay in providing plans, which are still not complete, we may be forced to file for D.R. tomorrow if we don't reach agreement before then. We intend to continue this exchange as soon as Ms. Vargas has had time to review the full construction set and look forward to your reply to the issues identified here.

Sue Hestor
Attorney for L Tomasita Medal

John Lum <john@johnlumarchitecture.com>

Response to e-mail from Sue Hestor

February 22, 2011 8:06:35 AM PST

Allison Serrell - Mindspring <aserrell@mindspring.com>, eric.engleman@ask.com, Sharon.Lai@sfgov.org, Victoria Vargas <victoria@mvictoriavargas.com>, Tomasita Medal <t.medal@sbcglobal.net>, Sue Hestor <hestor@earthlink.net>

JOHN LUM <john@johnlumarchitecture.com>

Dear Ms. Hestor:

As you may be aware, when one files a 311 site permit, the construction documents are normally not ready for building permit submittal.

We are not ready to submit for a shoring plan as we do not have a structural engineer yet on board. Concerns about excavation and a new foundation are always issues that one has to deal with given the zero-lot lines in San Francisco, but these issues do not fall under the purview of the Planning Department, but rather the Building Department, and therefore, I am surprised that you are requesting this information at this time and using this as a threat to file a DR on our project.

I do not understand your comment about "why my clients are making this difficult", as this is the first time (one day before the expiration of the 311 notification) that we have heard that there were concerns about excavation and shoring. Your client, Ms. Medal, received not only the official 30 day notification, but we provided her with two additional sets of scaled drawings. I met with her twice as well as had numerous phone conversations with her and her architect in the last week explaining the drawings, and considering design solutions that would be acceptable.

Regarding your e-mail, here are our responses:

We do not agree that the garden work should be done before any construction commences. There is no garden design at this time, and my clients would like to do this work after the addition is completed at their discretion as to do garden work before major construction is not logical as it would be subject to damage.

My clients are offering to do this work, not out of any obligation, but to be a good neighbor to Ms. Medal. The maintenance and drainage of Ms. Medal's property is her responsibility and it is unfortunate that her building does not offer her access to that section of her property. Note that my clients have always granted Ms. Medal access to on their property when she wanted to paint or maintain her building wall.

My clients have offered to install a fence and gravel with a liner at their expense, even though this is not on their property. That is the extent of their offer. Further restrictions/requests on their property are not acceptable.

Regarding the staircase alterations: this idea came about to address Ms. Medal's concern about potential light blockage to her stairwell. The idea was to replace the existing decking (not the structure) with an inset of grating. Requiring a building permit is problematic as Ms. Medal's staircase is non-code complying, as it lacks a firewall at the property line.

Therefore, my clients have decided to rescind this offer to replace the stair landings with grating, as the potential liability and undiscovered issues surrounding the alterations of a non-code complying exit staircase are not something they are willing to take on, especially given the additional level of oversight that you will require.

Regarding Ms. Medal's request for a flat roof to provide additional light to her staircase: we do not agree with this idea as 1) this is a secondary staircase, 2) the existing opening is not code complying 3) the staircase does not give light to an actual living space. The two porches that will be affected by the addition have had their property line windows removed by Ms. Medal's contractor, so the argument that these rooms must have natural light is not valid, given that they don't have any now.

My clients do not have issues with agreeing to access nor the construction hours. We don't believe that the restriction to the envelope is necessary as any further growth would require a new 311 notification. Having Ms. Vargas review the engineering drawings and observe the construction is acceptable as well.

In respect to your comment about deficiency in our plans, I would suggest that you go to the site to see how Ms. Medal's building has been altered. We don't think that the labeling of the rooms is inaccurate, as habitable rooms need natural light and air per the building code.

I would also suggest that you speak to the planner, Sharon Lai, on your chances of succeeding with a DR, as I believe the concerns that are germane to the Planning Departments review are not exceptional and extraordinary.

We were looking forward to reaching an agreement with Ms. Medal as well, but it's clear from your communication that you are prepared to file a DR regardless.

We're sorry to hear that.

Sincerely,

John Lum

On Feb 21, 2011, at 5:04 PM, Sue Hestor wrote:

I am replying on Ms. Medal's behalf to John Lum's February 19 email setting out draft terms of agreement on the proposed addition to 4090 26th Street.

Ms. Medal has retained an architect, Victoria Vargas who manages construction projects, to assist her in understanding the plans she was provided on Friday February 18. Ms. Vargas left

SUE C. HESTOR

Attorney at Law

870 Market Street, Suite 1128 · San Francisco, CA 94102
(415) 362-2778 · FAX (415) 362-8048

March 24, 2011

John Lum Architecture
3246 17th Street
San Francisco CA 94110

RE: 4090 26th Street Request for Story Pole

Dear Mr. Lum:

This is a request that a story pole or poles be constructed to show the slanted roof of the proposed extension of 4090 26th Street where it is adjacent to the exterior stairwell of Ms. Medal's building at 1287-1297 Noe Street. The Planning Commission encourages story poles to give an accurate portrayal of the impact of a proposed addition. In this case only one location is requested - the corner abutting the stairwell - and it should be easily attached to the existing addition.

Light into that stairwell has been substantially reduced by the existing addition to 4090 26th Street. The photos attached show the wall of that addition. There are windows in the stairwell's west wall that transmit light into the apartments next to the stairwell. In addition the first and second floor lot-line windows in the rear porches, which Ms. Medal recently removed because of your clients' addition, formerly provided light into bathrooms of those apartments through a second interior window.

A story pole that shows the outline and exact location of the slanted roof for the clerestory windows would give accurate information on how much light will remain into the stairwell and rear of the Noe Street apartments. Ms. Medal is trying to preserve as much light into the apartments which already lost the window into their rear porches.

Would you please inform Ms. Vargas when the story pole could be installed. Her number is 672-5418.

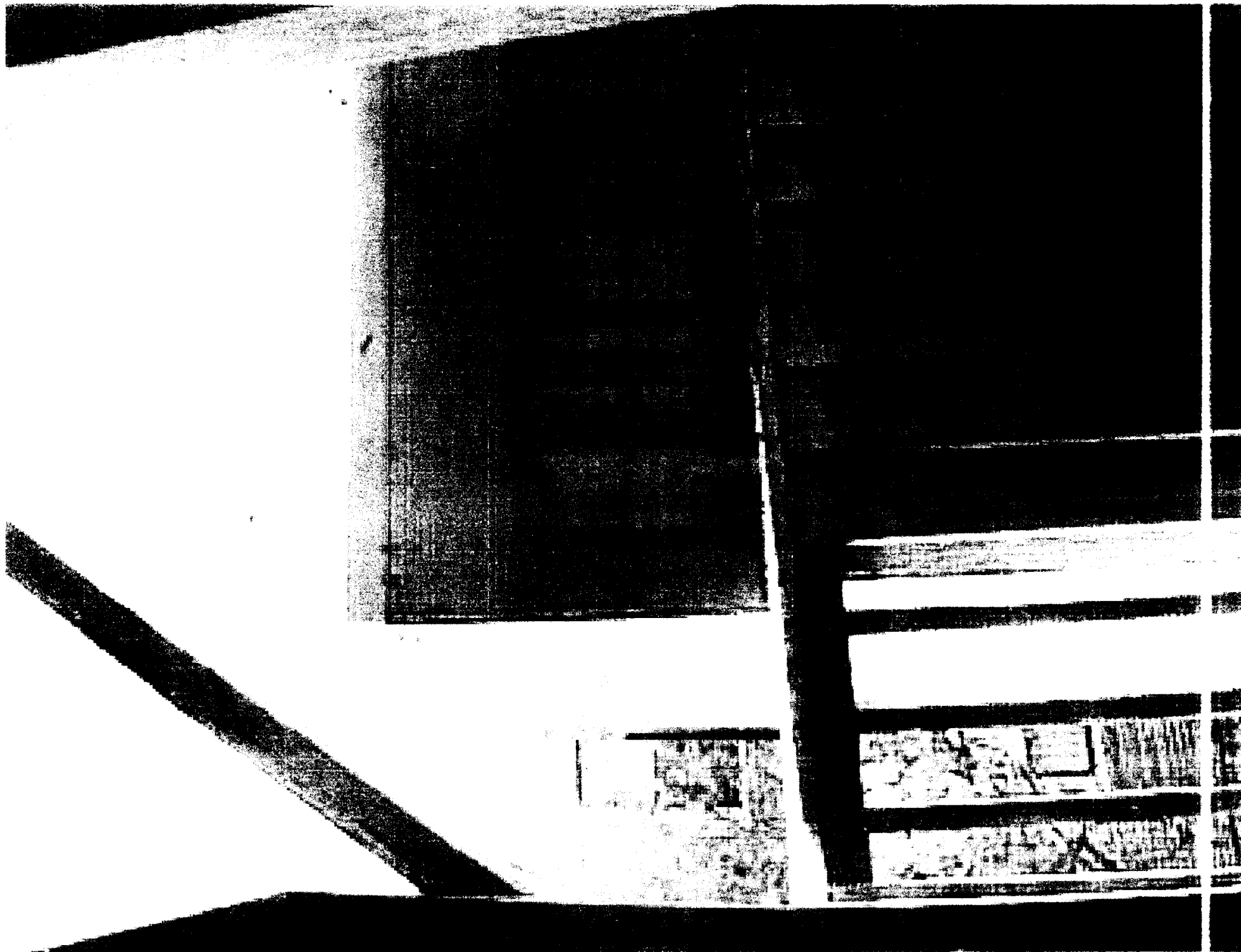
Sincerely,

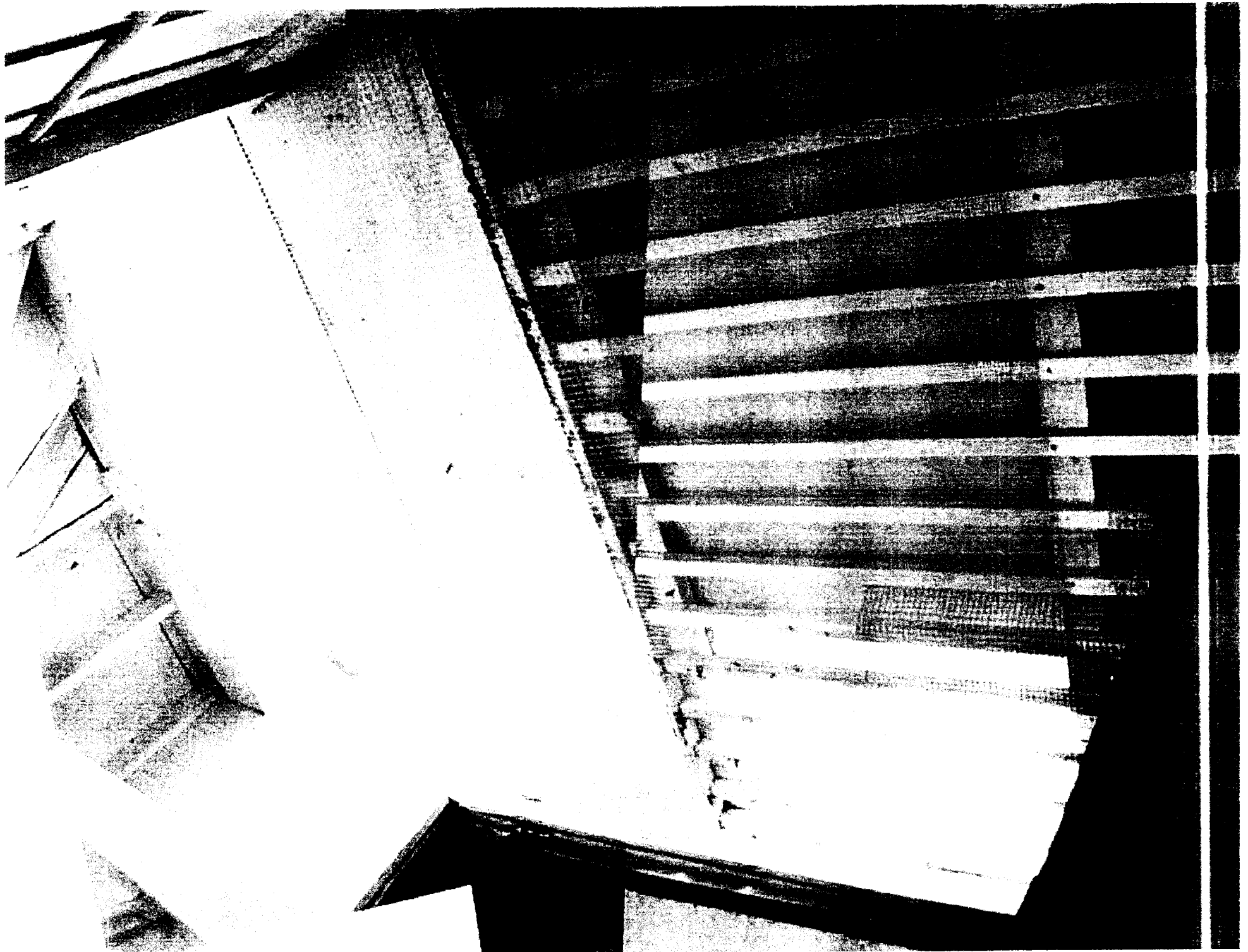
Sue C. Hestor
Attorney for Tomasita Medal

Attached photos of stairwell

cc: Sharon W. Lai, Planning Department
Allison Serrell & Eric Engleman
Tomasita Medal
Victoria Vargas

EXHIBIT C





April 8, 2011

Sue Hestor, Esq.
870 Market Street, Suite 1128
San Francisco, CA 94102

Via e-mail: Sue Hestor <hestor@earthlink.net>

Re: 4090 26th Street, San Francisco, CA



JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550 FAX 415 558 0554

Dear Ms. Hestor,

We received your March 24, 2011 letter requesting the installation of story poles, and will not be able to abide by your request.

There is no planning requirement for story poles, and we believe that the installation would not yield any pertinent information, as story poles are typically used to visualize the height of a new addition. Since Ms. Medal's property looms 1 1/2 stories over the Engleman/Serrell's property, it appears this request is perfunctory.

We understand that the addition will affect some of the light that enters the stairwell. However, since the stairwell appears to service only rear porches, there is no code requirement for natural light to these areas. Additionally, openings along property lines are not protected from the planning code, as this would be a construed easement.

If demonstrating the effect of the new addition is important to your client, I would suggest that mounting a piece of cardboard in her stairwell would be an easy way to understand the impact. As the triangulated portion of the addition protrudes approximately 3'-0" x 3'-0" above the Engleman/Serrell's existing roof, this mock-up could easily be achieved by Ms. Medal from her second floor landing.

Sincerely,

John Lum, AIA

Cc: Sharon Lai, Planning Department
Allison Serrell and Eric Engleman
James Barker, JLA

From: Andrew Keeler <ak@keelerkom.com>
Subject: **Note on proposed extension of 4090**
Date: May 2, 2011 8:53:54 PM PDT
To: james@johnlumarchitecture.com
Cc: eric engleman <buzzby@yahoo.com>

To whom it may concern,

We are writing to say that the extension proposed by my neighbors at 4090 26th street would be fine by us and do not see it as any detracton from our neighborhood. The design seems very appropriate to the style of our neighborhood and from the street there would be no noticeable change.

Thank you,

Andrew Keeler & Sharon Gillenwater
4085 26th Street

~~~~~  
ANDREW KEELER, KREATIVE DIRECTOR  
"the kat with a hat"

keeler kommunikations  
tel 415-643-4600 fax 415-643-4500  
mobile 415-699-5435  
email [ak@keelerkom.com](mailto:ak@keelerkom.com)

award-winning online design  
<http://www.keelerkom.com>

---



From: Susanne Pierce Maddux <susiemaddux@comcast.net>  
Subject: **4090 26th Street**  
Date: May 4, 2011 8:18:36 PM PDT  
To: <james@johnlumarchitecture.com>, <buzzby@yahoo.com>

---

To Whom It May Concern:

I wanted to write my feedback on the proposed extension at 4090 26th Street for the planning commission. I support the project which will extend a few feet above the current roofline and well below the buildings on either side. The extension will blend into the neighborhood and the other houses on the block. It will not impact the neighborhood.

Susanne and Scott Maddux  
4077 26th St  
SF, CA 94131

SUE C. HESTOR

Attorney at Law

870 Market Street, Suite 1128 · San Francisco, CA 94102  
(415) 362-2778 · FAX (415) 362-8048

May 5, 2011

President Christina Olague  
Planning Commission  
1650 Mission Street 4<sup>th</sup> fl  
San Francisco CA 94103

2011. 0194D 4090 26<sup>th</sup> Street Discretionary Review  
May 12, 2011

Dear President Olague:

Tomasita Medal, owner of the flats at 1287-1297 Noe Street, asks the Commission to take Discretionary Review and modify the roof line of the proposed rear addition to 4090 26<sup>th</sup> Street. The 3' high clerestory window should be removed so that some eastern light can be preserved into 2 lower flats which lose light because of this project.

The proposed 3-story rear addition to 4090 26<sup>th</sup> Street already triggered *removal of lot-line windows* in the rear porches of the first floor (1287 Noe) and second floor (1289 Noe) flats.

This addition blocks light the entire width of rear staircase opening at the second floor (1289).

It thereby will block light that would otherwise flow thru the east-facing window in the open staircase and provide light into the interior of 1289 Noe.

Further walling off light coming into the stairwell also decreases the amount of light that can flow into the interior of (first floor) 1287 Noe. The horizontal extension of 4090 26<sup>th</sup> Street will eliminate substantial light into the stairwell. If the additional height from a 3' tall clerestory window extending most of the width of the addition was eliminated, the flat roof would give the chance to recapture some eastern light for the interior of those flats. Given the required removal of the porch windows in 1287 and 1289 Noe necessitated by this addition, AND given the expansive southeast facing window already provided in the same bedroom, that is a reasonable and equitable request of this Commission.

Ms. Medal is not asking that the addition be denied, merely that the additional height from the clerestory window be disapproved because of the additional light the clerestory cuts off to the 1287 and 1289 Noe flats.

4090 26<sup>th</sup> Street and 1287-1297 Noe Street are abutting properties at the northeast corner of 26<sup>th</sup> and Noe Streets. A one story cottage was built at 4090 26<sup>th</sup> Street at some point prior to 1893. Exhibit 1 is

the 1886-1893 Sanborn map.<sup>1</sup> 10/15 years later the 3-story over half basement 1287-1289 Noe Street was built along the west side of the 4090 26<sup>th</sup> Street lot. **Exhibit 2** is the 1900-1905 Sanborn map. There are two stacks of 3 flats, each with its own entry stair. The northern flats (which use a common rear stairway) are **1287 Noe** (1<sup>st</sup> floor), **1289 Noe** (2<sup>nd</sup> floor), **1291 Noe** (3<sup>rd</sup> floor). The southern flats (also using a different common rear stairway) are 1293 Noe (3<sup>rd</sup> floor), 1295 Noe (2<sup>nd</sup> floor), 1297 Noe (1<sup>st</sup> floor.)

The east wall of the 1287-1297 Noe building comes to the 4090 26<sup>th</sup> Street west lot line - except for the northernmost 15' where the building is notched and pulled back from the lot line AND for about 12' at the southern end where it is also pulled back to acknowledge its neighbor's front setback. Exhibit 2 shows the relation of these buildings when 1287-1297 Noe was built.

It is evident from the layout of spaces and placement of windows over the 4090 26<sup>th</sup> cottage that the Noe Street building was constructed taking into account the existing cottage at 4090. Because of the slope of the block, each of the 3 levels of flats had direct eastern sunlight into the rear of their units over the one story 4090 26<sup>th</sup> cottage.

The east facing rooms in the Noe Street flats are kitchens and rear porches - rooms that can benefit from direct sunlight. The substantial rear porch windows and windows which open into the open rear staircase allow light to flow into the INTERIOR of these flats - specifically into the bathroom and onto the entry staircase, and when the door to the porch is open, into the kitchen.

The following page is the **layout of the 2<sup>nd</sup> floor flat at 1289 Noe Street when it was built**. It shows how east light was able to flow into the rear of that flat through the porch window into the bathroom, pantry and kitchen. **AND** from the open rear staircase through the window in the rear wall of the staircase into the interior stairs and hallway.

Stairs take up a substantial amount of space in the rear of the building. This graphic shows the final flight of stairs to the 2<sup>nd</sup> floor unit. Immediately adjacent is the area for the stairs to the 3<sup>rd</sup> floor flat. Along with the 1<sup>st</sup> floor flat, both units have access to the open rear staircase.

NOTE: The 1988 2-story addition blocked a substantial amount of light into the open staircase. But it did not extend the full width of the opening for the staircase, and the height of the addition it was not so high as to block off light VERTICALLY. The height and mass of the existing addition is shown on photos following.

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<sup>1</sup> A small out-building at the rear of the 4090 26<sup>th</sup> Street lot is also shown on early Sanborns.

← 4090 26th Street  
Existing Two Story Addition (built in 1988)

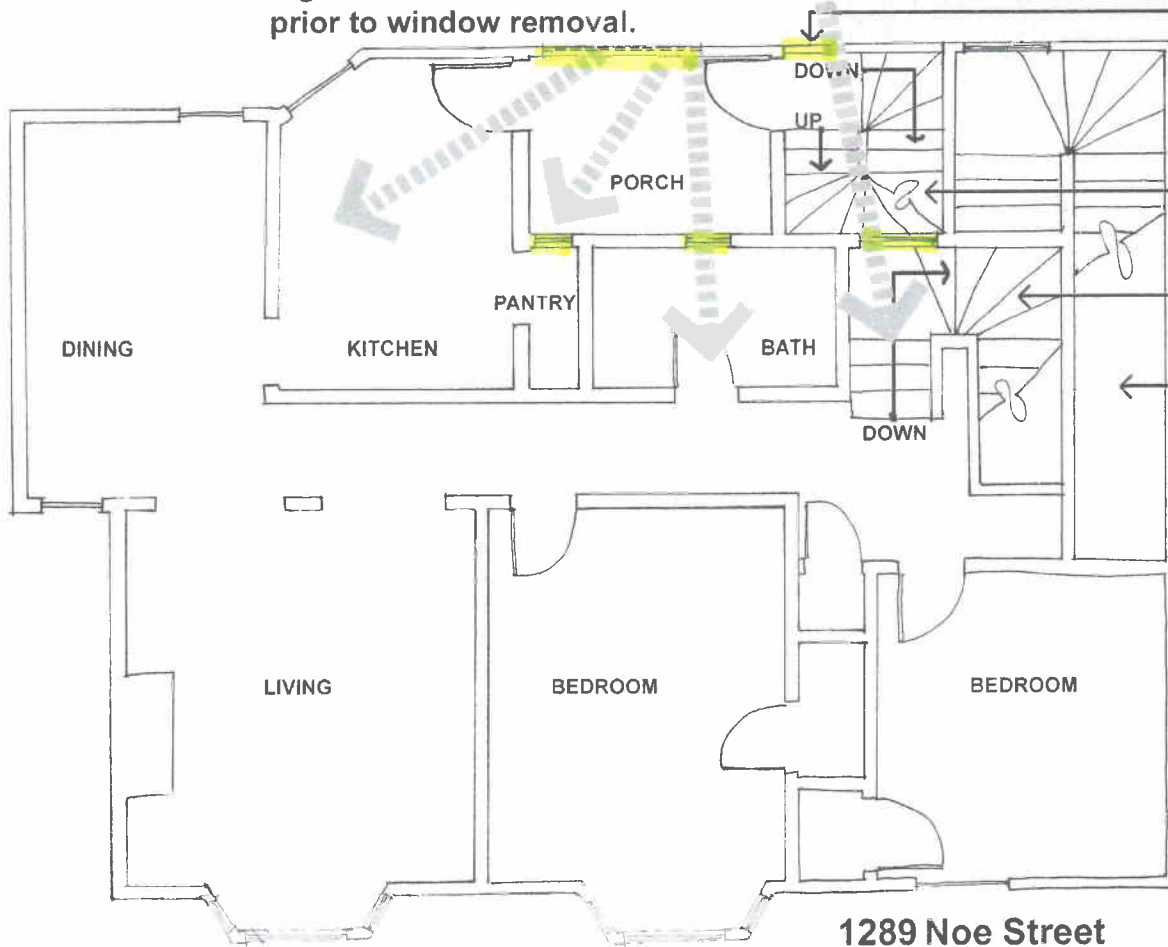
Light flows into unit  
through exterior rear stair.  
Light flows into unit  
prior to window removal.

← Railing and open area

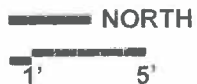
← Exterior rear stair

← Interior entry stairs to second level

← Entry stair from street to third level



1289 Noe Street  
(Second Level Unit)



3

At the July 22, 2010 pre-application meeting Sponsors made it very clear that they were unwilling to pull their building back from the property line to allow the 1287 and 1289 Noe porch windows to remain. To the contrary they were explicit that their construction would REQUIRE Ms. Medal to close off the windows in second floor flat at 1289 and in the first floor flat at 1287 Noe. When the rear of her building was repaired and painted last fall Ms. Medal had those windows closed off to show good faith.

The following page shows the layout of the 2<sup>nd</sup> floor 1289 flat if the proposed rear addition is built. The cross-hatched area is the new addition which extends the width of the lot. The clerestory window rises 3' feet at the juncture of the existing and proposed rear additions. This is directly in front of the remaining opening in the open rear staircase - and closes off light another 3 feet higher.

This graphic illustrates shows how light has been lost through removing the rear porch window and blocking the entire width of the open staircase. The entire width of the open staircase is blocked by the horizontal expanse of the new 3-story addition.

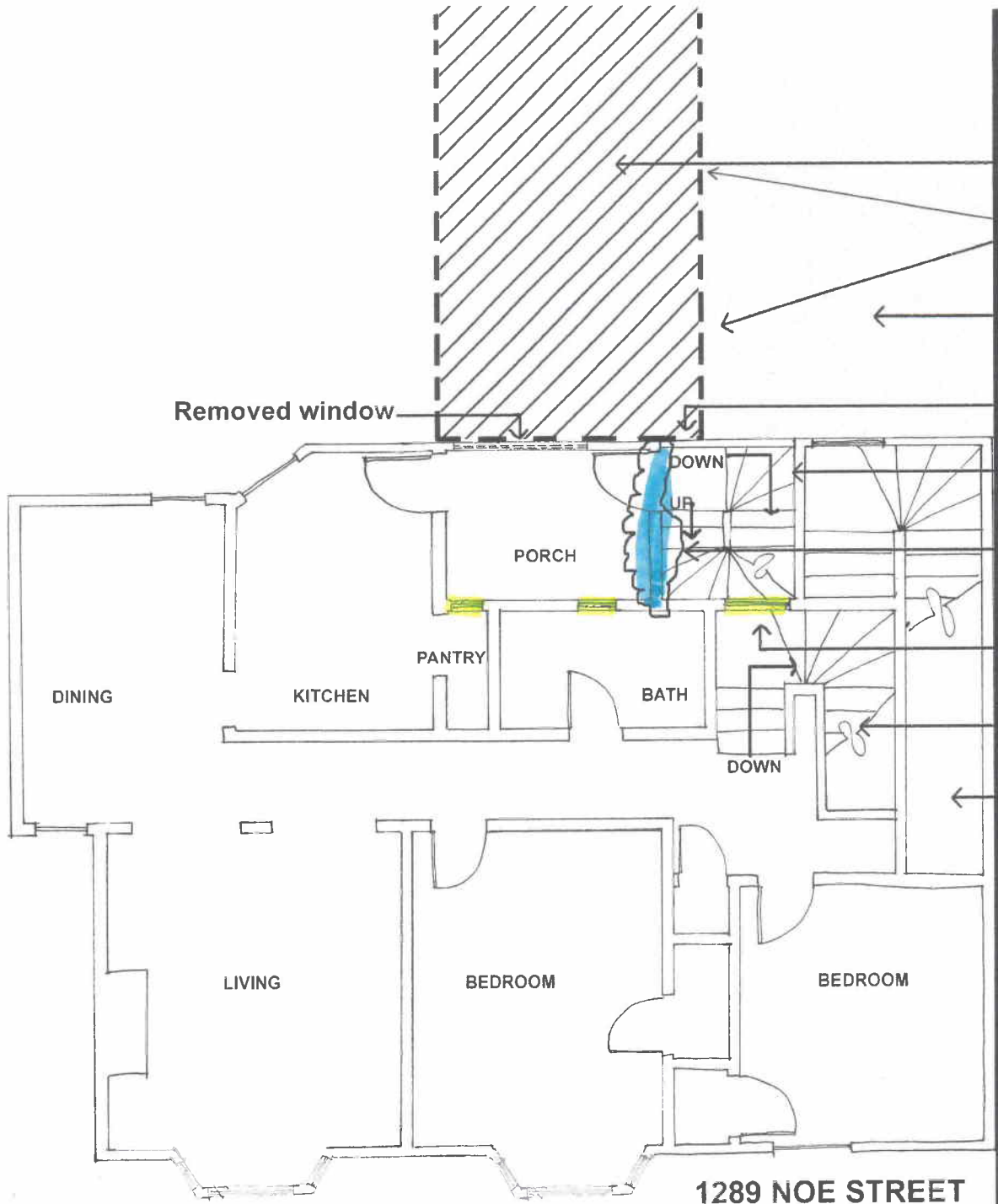
*But light into the stairway remains possible -- as well as light in the stairway flowing through the window at the west, into the interior of the 1289 flat.* If windows are added in the north wall of the staircase, light could still come through the window into the bathroom. This can be accomplished by (a) installing a glass door or window between the rear porch and the rear staircase, and (b) not allowing additional height against the open staircase which would impede that light.

Ms. Vargas is working with Ms. Medal to calculate how light coming through the opening in the staircase can be amplified: Adding glass in the door or wall of the rear porch. Changing the glass in the window between the staircases. Changing the opacity of the staircase window.

***To do this it is necessary to disallow the 3' additional height at the south end of the new addition. By eliminating the 3' clerestory window, light into the open staircase and into the interior of these flats can be increased. That is the issue before this Commission.***<sup>2</sup>

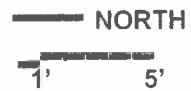
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<sup>2</sup> It has been frustrating that the Planning Department only considers a lightwell/stairwell protected if it is open to the sky at the roof level. A substantial east-facing open staircase - with a window providing light to the interior of the dwelling unit in it - should also be a protected source of light PARTICULARLY when the Code requires removal of lot line windows in the same area. East sun comes laterally. "Rules" that a stairwell is not a protected source of light in this situation are hard to understand.



- Proposed addition at 4090 26th Street
- Proposed addition clerestory windows projects above existing two story addition
- 4090 26th Street Existing Two Story Addition (built in 1988)
- Railing and open area
- Exterior rear stair
- Wall to be altered/possible glass in door or install window
- Window providing light to second level entry stair
- Interior entry stairs to second level
- Entry stair from street to third level

1289 NOE STREET  
(Second Level Unit)



5

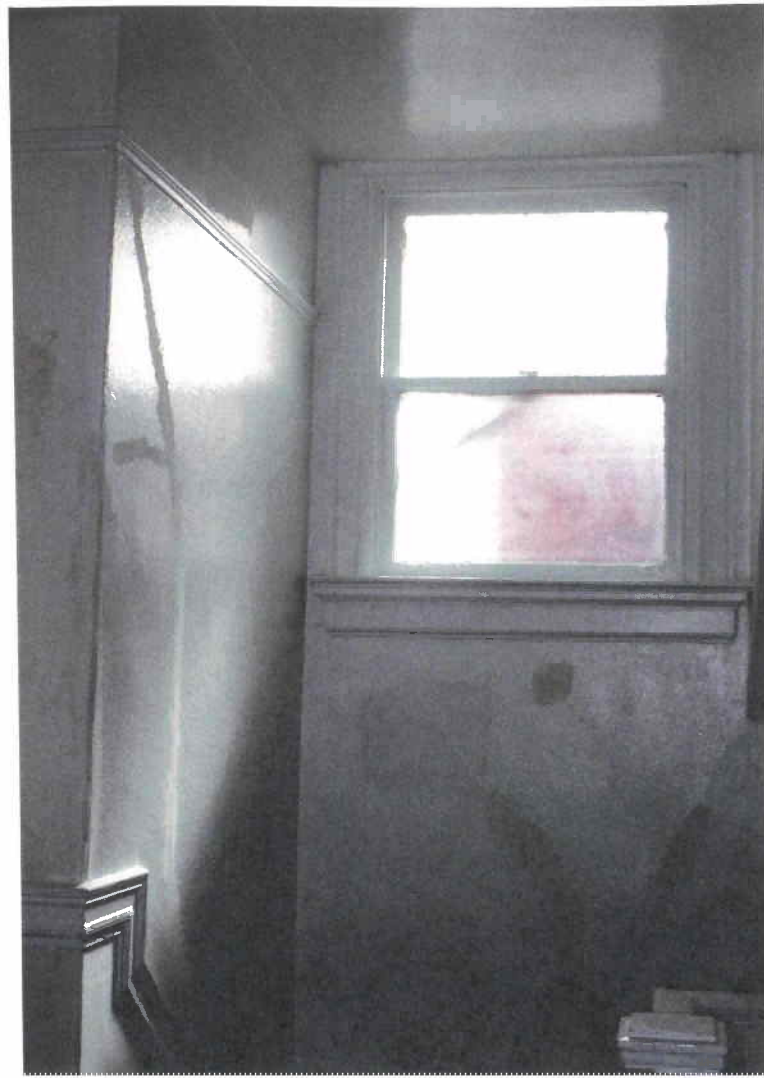
The top right photo shows the window at the west end of the open rear stairway. The stairway which is already walled off by the 1988 rear addition. (The diagonal line is a handrail for the stairway.) The perspective in that photo is looking up from the landing outside the 1289 Noe rear porch.



The bottom right photo shows the SAME WINDOW from the inside - the hallway at the top of the entry stairs into 1289 Noe Street. The handrail is visible across the window. What appears as a "red" area in the lower half of the window for about 60% of its width, is the existing 1988 rear addition.

The glass is obscured, but the level could be adjusted if light continues to come into the top of the open area of the rear staircase.

Removing the 3' additional height from the clerestory window would help accomplish that.





The photo opposite is of the same open stairway one level down, between the 2<sup>nd</sup> floor flat at 1289 Noe and the 1<sup>st</sup> floor flat at 1287 Noe.

At this point you see both the 1988 2-story rear addition and the one story extension behind it in the lower area of the photo. The one-story building will be demolished and replaced by new 2-story addition.

There appears to be a ventilation stack at this location. It is not clear from the plans whether it will still be needed and simply extended two stories higher outside the 3<sup>rd</sup> floor flat at 1291 Noe.



The east wall windows in the entry stair for the 3<sup>rd</sup> floor flat at 1291 Noe are shown in the photo at the bottom of the page.





## STORY POLE ISSUE

Ms. Medal attempted to accurately understand and portray the impacts of the proposed slanted clerestory roof on light for her tenants. On March 24 sponsors' architect was given photos showing the opening at the rear stairs that would be affected by the addition and clerestory window, along with a request that a story pole be constructed to show the exact location and angle of the clerestory roof.<sup>3</sup>

The request for a story pole was denied by Sponsor's architect and reaffirmed by Planning Department staff. It is unfortunate that this deep into reevaluation of the DR process the issue of "story poles" is still unresolved.

Ms. Vargas will bring photos of her "test" in lieu of a measured story pole to the Commission. It is hard to provide photos that can be readily understood in the format of this brief.

## ISSUES OUTSIDE PLANNING COMMISSION JURISDICTION THAT HAVE COME UP

At the July 22 Pre-Application meeting, agreement was reached allowing Ms. Medal to have access to the rear of the Noe Street building so that the building could be painted and associated repairs made. It should be noted that has been difficult to get photos of the rear of the Noe Street building because sponsor's control access to the rear of the building.

Since the rear of the Noe Street flats needed to be painted and damage repaired, and because of sponsor's insistence that the porch windows in 1287 and 1289 must be closed off, Ms. Medal acted in good faith to close off those windows at the time of the paint job.

There was also substantial discussion about the forest of **bamboo** that had been planted by Sponsors and which extended to the 3<sup>rd</sup> floor of Ms. Medal's building, blocking her tenant's windows. A photo of part of that bamboo stand taken by project architect is at **Exhibit 4**. When the painters were given access, it was discovered that a substantial amount of the bamboo had been planted on Ms. Medal's property. **Exhibit 5** shows bamboo plantings in the notched area of Ms. Medal's lot. Compare to building/property lines on Exhibit 2 and site plan for THIS project.

Significant time was spent discussing the issue of whether and whose responsibility it was to remove the bamboo.

## CONCLUSION

This Commission does not have jurisdiction over access for painting or bamboo planting issues. You DO have jurisdiction over the mass of this building. We ask that the Commission to exercise it by removing the clerestory window and requiring a flat roof.<sup>4</sup>

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<sup>3</sup> The letter and the Photos provided are at Exhibit 3.

<sup>4</sup> Attached as Exhibit 6 is a copy of the photo on A0.02 showing the rear of 4060 as seen from 26<sup>th</sup> Street public right of way. A 3' high clerestory may well be visible from that perspective.

These two buildings - which have stood next to each other for well over 100 years - should continue to respect each other's light. An interpretation that light into an open stairway is not protected because it is *only* eastern light, not overhead light because there is a roof several stories up, is unsupportable given the facts of this case. The bedroom for which the clerestory window was designed has a huge northeast facing window. The interior of 1287 and 1289 Noe Street deserves a little compensation for the substantial light they lost by the removal of the rear porch windows.

Removal of the clerestory window is required given all of the facts of this matter.

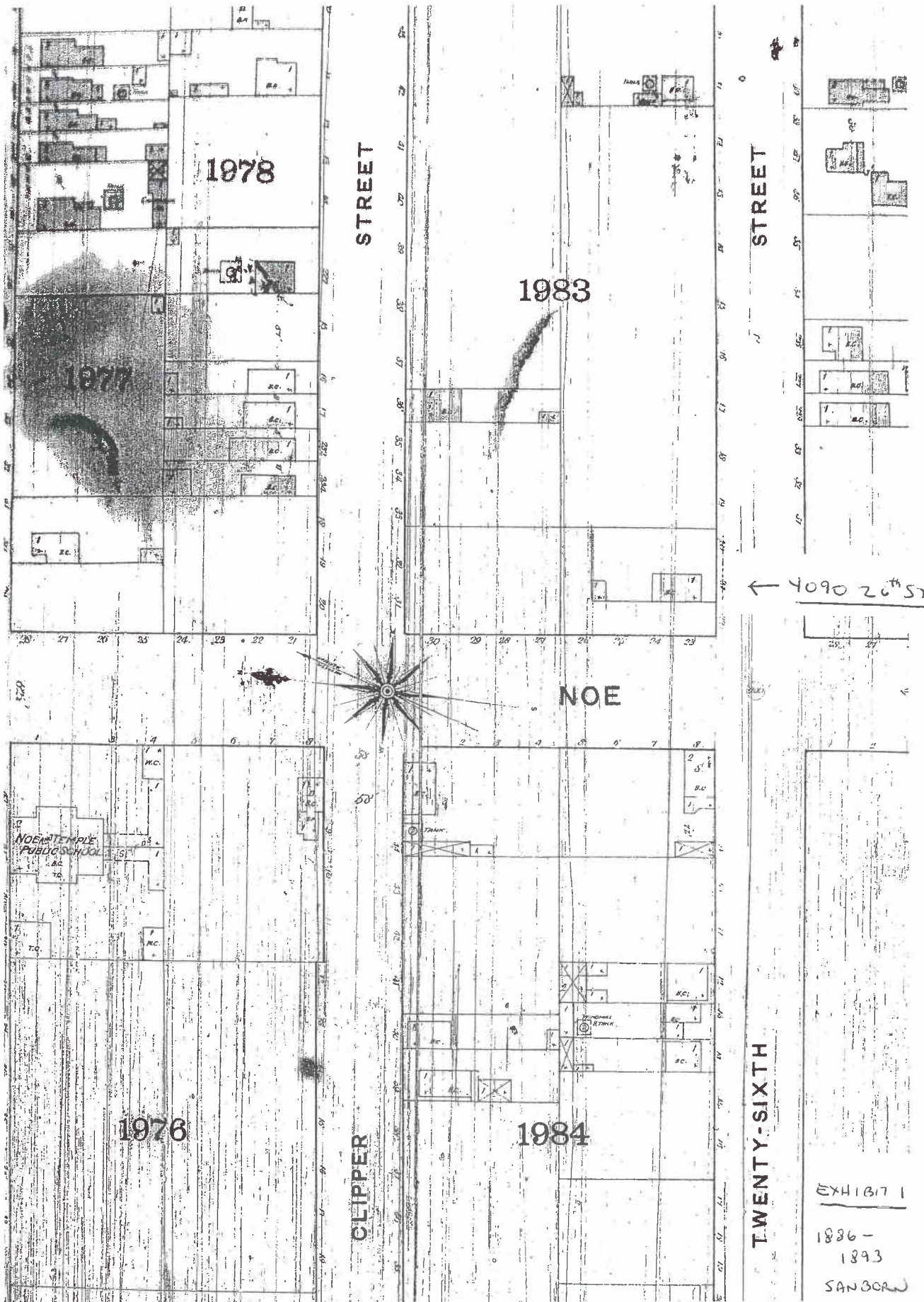
Respectfully submitted,



Sue C. Hestor

Attorney for L Tomasita Medal

cc: Members of the Planning Commission  
Sharon W Lai, Planning Department  
Linda Avery  
Allison Serrell & Eric Engleman  
L Tomasita Medal  
Victoria Vargas



1886-1893 SHEET 128 VS REEL 2

EXHIBIT 1  
 1886 -  
 1893  
 SANBORN



SANBORN - 1905  
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1983



26

← 4090 26 D 57

← 1287-1297 NOE ST

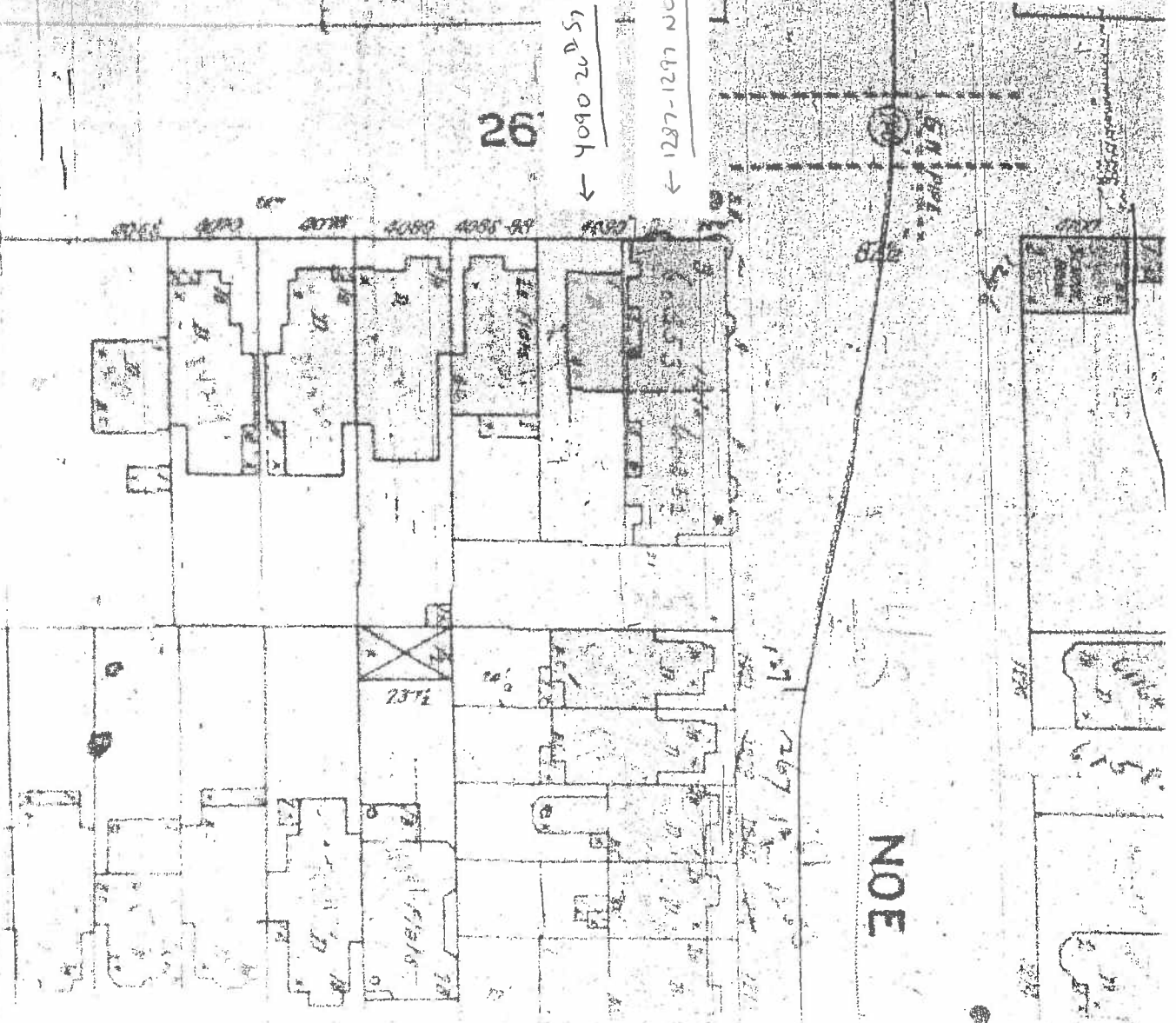
662

EXHIBIT 2

1900 -  
1905

SANBORN

NOE



SUE C. HESTOR

Attorney at Law

870 Market Street, Suite 1128 • San Francisco, CA 94102  
(415) 362-2778 • FAX (415) 362-8048

March 24, 2011

John Lum Architecture  
3246 17<sup>th</sup> Street  
San Francisco CA 94110

RE: 4090 26<sup>th</sup> Street Request for Story Pole

Dear Mr. Lum:

This is a request that a story pole or poles be constructed to show the slanted roof of the proposed extension of 4090 26<sup>th</sup> Street where it is adjacent to the exterior stairwell of Ms. Medal's building at 1287-1297 Noe Street. The Planning Commission encourages story poles to give an accurate portrayal of the impact of a proposed addition. In this case only one location is requested - the corner abutting the stairwell - and it should be easily attached to the existing addition.

Light into that stairwell has been substantially reduced by the existing addition to 4090 26<sup>th</sup> Street. The photos attached show the wall of that addition. There are windows in the stairwell's west wall that transmit light into the apartments next to the stairwell. In addition the first and second floor lot-line windows in the rear porches, which Ms. Medal recently removed because of your clients' addition, formerly provided light into bathrooms of those apartments through a second interior window.

A story pole that shows the outline and exact location of the slanted roof for the clerestory windows would give accurate information on how much light will remain into the stairwell and rear of the Noe Street apartments. Ms. Medal is trying to preserve as much light into the apartments which already lost the window into their rear porches.

Would you please inform Ms. Vargas when the story pole could be installed. Her number is 672-5418.

Sincerely,

Sue C. Hestor  
Attorney for Tomasita Medal

Attached photos of stairwell

cc: Sharon W. Lai, Planning Department  
Allison Serrell & Eric Engleman  
Tomasita Medal  
Victoria Vargas

EXHIBIT  
3









EXHIBIT Y







EXH. 1317 5

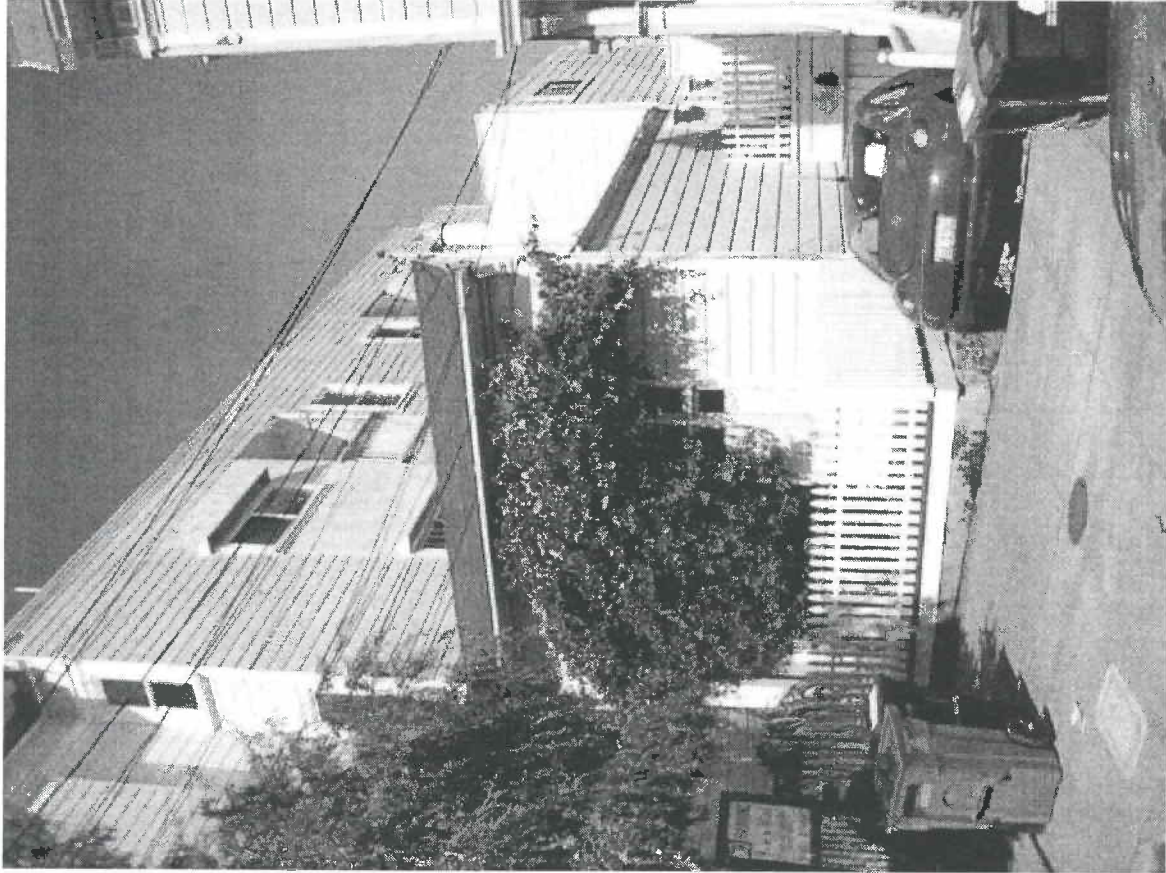


EXHIBIT 6