



# SAN FRANCISCO PLANNING DEPARTMENT

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## Discretionary Review Abbreviated Analysis

HEARING DATE: DECEMBER 1, 2011

*Date:* November 21, 2011  
*Case No.:* **2011.0861DD**  
*Project Address:* **2478 43<sup>rd</sup> Avenue**  
*Permit Application:* 2010.09.29.1880  
*Zoning:* RH-1(Residential, House, One-Family)  
40-X Height and Bulk District  
*Block/Lot:* 2383/023  
*Project Sponsor:* Roman Rettner  
EDIT  
120 Manor Drive  
San Francisco, CA 94127  
*Staff Contact:* Michael Smith – (415) 558.6322  
[michael.e.smith@sfgov.org](mailto:michael.e.smith@sfgov.org)  
*Recommendation:* **Do not take DR and approve as proposed**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The proposal is to construct a two-story rear horizontal addition and a one-story vertical addition to an existing single-family dwelling. The last 12-feet of proposed building depth would be set back five-feet from the side property lines. The vertical addition would be set back 15-feet from the front of the building and set back 23'-11" from the proposed rear of the building with roof decks within the set back areas. The project includes extensive interior remodeling. The addition would be finished in wood siding. The proposal would add approximately 1,270 gross square feet to the existing dwelling which includes three baths and various common rooms.

### SITE DESCRIPTION AND PRESENT USE

The subject property is the first mid-block lot at the south end of the block. The adjacent properties to the south front on Ulloa Street which runs perpendicular to 43<sup>rd</sup> Avenue. The lot measures 25 feet in width and 120 feet in depth and slopes up at the rear as it abuts the rear yards of the adjacent properties to the east fronting on 42<sup>nd</sup> Avenue. The property is improved with a 1,900 gross square-foot single-family dwelling that was constructed in 1944. The dwelling has three bedrooms and one bath on the primary living level with a small storage room and tandem parking for two cars at the ground floor. The building measures approximately 47 feet in depth with a rear yard that measures approximately 63 feet in depth.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located on the east side of 43<sup>rd</sup> Avenue between Taraval and Ulloa Streets in the Outer Parkside neighborhood. The subject and surrounding properties are within a RH-1 District that is characterized by two-story single-family dwellings that were constructed in the

1940s. On the west side of the 2400 block of 43<sup>rd</sup> Avenue is a row of ten single-story dwellings. The subject block slopes up to the east away from the coast. As a result of the slope, the properties on 42<sup>nd</sup> Avenue are sited well above the properties on 43<sup>rd</sup> Avenue with views of the ocean.

**BUILDING PERMIT NOTIFICATION**

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	July 7, 2011 – August 6, 2011	August 5, 2011 August 8, 2011	December 1, 2011	113 days

**HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	November 21, 2011	November 16, 2011	15 days
Mailed Notice	10 days	November 21, 2011	November 18, 2011	13 days

**PUBLIC COMMENT**

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

Many of the adjacent neighbors on 42<sup>nd</sup> Avenue and Ulloa Street oppose the project’s vertical component.

**DR REQUESTOR**

James Warhol, the owner and occupant of 2467 42<sup>nd</sup> Avenue, is one of the DR requestors. He is opposed to the project’s vertical addition because it is incompatible with the scale of the neighborhood and would set precedence for vertical additions in the neighborhood. His property is located to the northeast of the property on 42<sup>nd</sup> Avenue.

Patricia Morgan-Urrutia, the owner of 4146 Ulloa Street, is the other DR requestor. She is also opposed to the project’s vertical addition because it would create a larger blank wall at her rear property line and a reduction in privacy as a result of the proposed front and rear roof decks. Her property fronts on Ulloa Street, abutting the subject property to the south.

## DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Applications*.

## PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*.

## ENVIRONMENTAL REVIEW

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

## RESIDENTIAL DESIGN TEAM REVIEW

The third floor vertical addition is adequately setback from the front façade to maintain the 2-story massing along the street. The rear wall of the addition aligns with the main rear wall of the adjacent building to the north with the rear of the building stepping down to the rear yard area as the horizontal rear addition is proposed to be 2-stories tall. A minimum of 40 feet separates/buffers the DR requestors' buildings from the project.

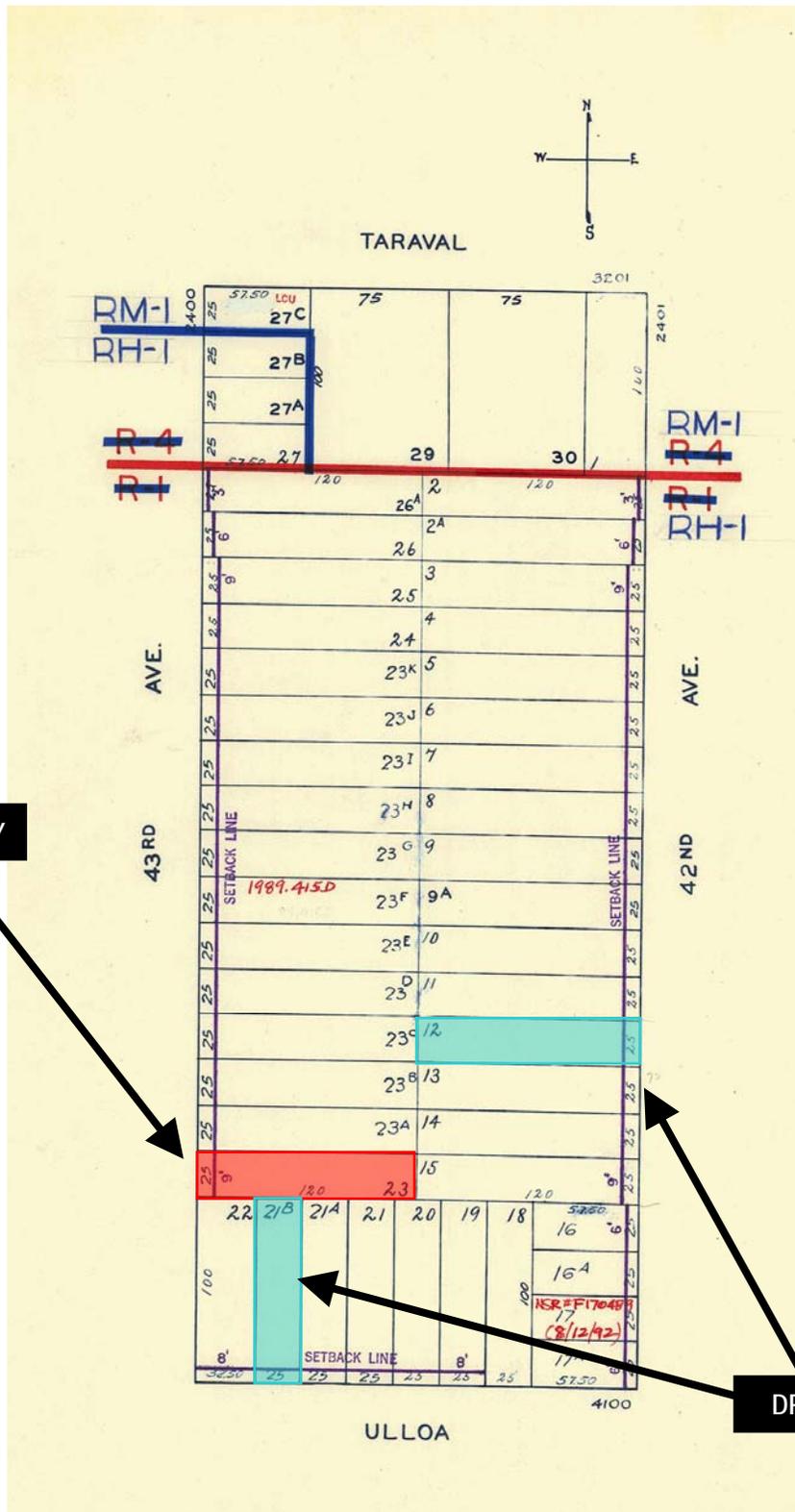
**Under the Commission's pending DR Reform Legislation, this project would not be referred to the Commission as this project does not contain or create any exceptional or extraordinary circumstances.**

<b>RECOMMENDATION:</b> <b>Do not take DR and approve project as proposed</b>
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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 November 8, 2011  
Reduced Plans

# Parcel Map



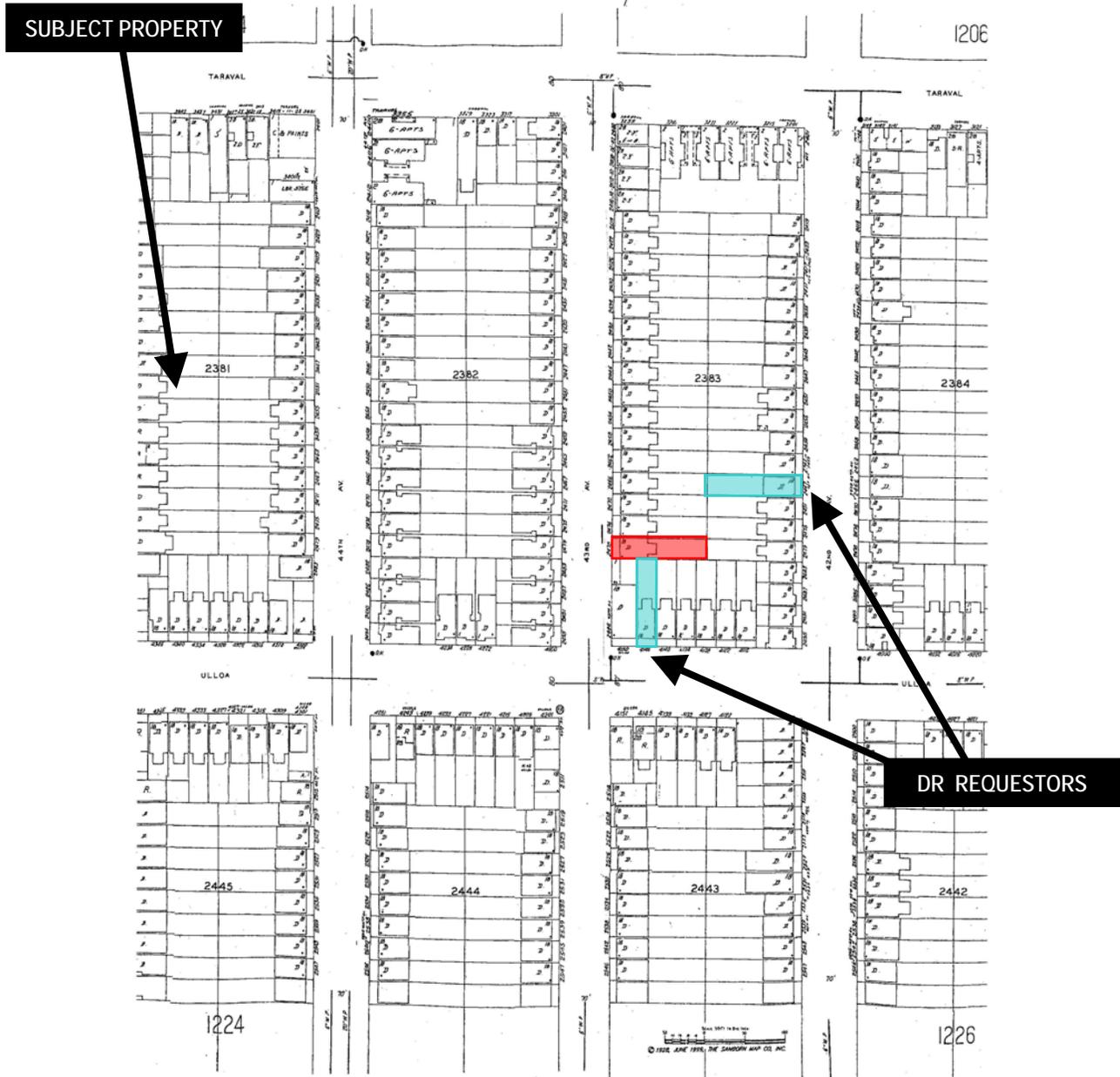
**SUBJECT PROPERTY**

**DR REQUESTORS**



Discretionary Review Hearing  
 Case Number 2011.0861DD  
 2478 43<sup>RD</sup> AVENUE

# Sanborn Map\*



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



Discretionary Review Hearing  
Case Number 2011.0861DD  
2478 43<sup>rd</sup> Avenue

# Aerial Photo

DR REQUESTOR



DR REQUESTOR

SUBJECT PROPERTY



# Aerial Photo

SUBJECT PROPERTY



DR REQUESTORS



# Aerial Photo



**SUBJECT PROPERTY**

**DR REQUESTORS**

Discretionary Review Hearing  
Case Number 2011.0861DD  
2478 43<sup>rd</sup> Avenue



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On September 29, 2010, the Applicant named below filed Building Permit Application No. 2010.09.29.1880 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Roman Rettner	Project Address:	2478 43 <sup>rd</sup> Ave.
Address:	120 Manor Drive	Cross Streets:	Taraval and Ulloa Sts.
City, State:	San Francisco, CA 94127	Assessor's Block /Lot No.:	2383/023
Telephone:	(415) 867.2181	Zoning/Height Districts:	RH-1 /40-X

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

PROJECT SCOPE		
<input type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION or <input checked="" type="checkbox"/> ALTERATION
<input checked="" 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 .....	10 feet, 2 inches .....	No Change
BUILDING DEPTH .....	46 feet, 11 inches .....	58 feet, 11 inches
REAR YARD .....	62 feet, 11 inches .....	50 feet, 11 inches
HEIGHT OF BUILDING .....	18 feet, 6 inches .....	28 feet, 6 inches
NUMBER OF STORIES .....	1 over garage .....	2 over garage
NUMBER OF DWELLING UNITS .....	1 .....	No Change
NUMBER OF OFF-STREET PARKING SPACES .....	1 .....	2 (tandem)

### PROJECT DESCRIPTION

The proposal is construct a two-story horizontal addition at the rear of the building and construct a one-story vertical addition above the existing building. The last 12-feet of proposed building depth would be set back five-feet from the side property lines. The vertical addition would be set back 15-feet from the front of the building and set back 23'-11" from the proposed rear of the building with roof decks within the set back areas. The project includes extensive interior remodeling. The addition would be finished in wood siding. See attached plans.

PLANNER'S NAME: Michael Smith

PHONE NUMBER: (415) 558.6322

EMAIL: michael.e.smith@sfgov.org

DATE OF THIS NOTICE: 7-7-11

EXPIRATION DATE: 8-6-11



# APPLICATION FOR Discretionary Review

## 1. Owner/Applicant Information

DR APPLICANT'S NAME: <b>James Warhol</b>		
DR APPLICANT'S ADDRESS: <b>2467 42nd Avenue</b>	ZIP CODE: <b>94116</b>	TELEPHONE: <b>(415 )806-5462</b>
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: <b>Kyle and Doris Lee</b>		
ADDRESS: <b>2478 43rd Avenue</b>	ZIP CODE: <b>94116</b>	TELEPHONE: <b>(415 ) 314-8230</b>
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ( )
E-MAIL ADDRESS: <b>jymwarhol@gmail.com</b>		

## 2. Location and Classification

STREET ADDRESS OF PROJECT: <b>2478 43rd Avenue</b>		ZIP CODE: <b>94116</b>
CROSS STREETS: <b>43rd Avenue and Ulloa Street</b>		
ASSESSORS BLOCK/LOT: <b>2383 /023</b>	LOT DIMENSIONS: <b>25x120 Feet</b>	LOT AREA (SQ FT): <b>2996 SQ FT</b>
ZONING DISTRICT: <b>RH-1</b>		HEIGHT/BULK DISTRICT: <b>40-X</b>

## 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   
Residential

Present or Previous Use: \_\_\_\_\_

Proposed Use: SameBuilding Permit Application No. 2010.09.29.1880 (Alteration)Date Filed: 09.29.2010

**RECEIVED**  
AUG 05 2011  
CITY & COUNTY OF S.F.  
PLANNING DEPARTMENT  
PIC



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.

See Page 01

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## 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.

See Page 02

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

See Page 03

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

See Page 04

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## Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: \_\_\_\_\_



Date: \_\_\_\_\_

08.09.2011

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

Owner /  Authorized Agent (circle one)



# Discretionary Review Application Submittal Checklist

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

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input type="checkbox"/>
Address labels (original), if applicable	<input type="radio"/>
Address labels (copy of the above), if applicable	<input type="radio"/>
Photocopy of this completed application	<input type="checkbox"/>
Photographs that illustrate your concerns	<input checked="" type="checkbox"/>
Covenant or Deed Restrictions	<input checked="" type="checkbox"/>
Check payable to Planning Dept.	<input type="checkbox"/>
Letter of authorization for agent	<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 checked="" 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: \_\_\_\_\_



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**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.***

A number of neighbors individually contacted Michael Smith of the SF Planning Department to voice concerns about the project. No suggestions, advice or help was offered on how to change or modify the project that would help mitigate concerns of neighbors.

A meeting between neighbors, the property owners Kyle and Doris Lee and their architect Roman Rettner was held on June 26th. The Lee's told us about their project and how they originally wanted to only build out horizontally. After submitting plans and being rejected by the SF Planning Department they were told by the Sf Planning Department to reduce the building envelope horizontally to minimize the impact on open space and increase the building envelope vertically thus shifting the impact to the vertical open space. After redesigning the project, it was eventually tentatively approved by the SF Planning Department. The Lee's also told us that they will not consider modifying their project and that they were proceeding with the project as it currently stands.



**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.**

We neighbors are concerned about the impact this project will have on us and the neighborhood. There is disturbing trend of vertical extensions that has been occurring in the Outer Sunset/Parkside neighborhood. We do not agree with this trend and would prefer to keep building heights where they are to maintain the open space above all the homes, this includes limiting commercial buildings as well.

These vertical extensions conflict with Section II. NEIGHBORHOOD CHARACTER. There is a defined strong visual character that has been long established for both the front and rear of our homes and this project will violate that character because the scale of this project and the impact it will have on vertical open space (See Pages 13, 16, 19, 22). The scale of this project is not compatible and does not relate with the surrounding and adjacent structures. It will violate the neighborhood context and be visually disruptive to the streetscape and surrounding buildings and their interior vertical open space. It will be too high and occupy too much volume vertically, thus adversely impacting and disrupting the block face (See Page 11).

The original integrity of the outer Sunset/Parkside neighborhood character west of Sunset Boulevard is smaller one and two story homes. Most of the neighborhood structures outside of the commercial corridors are two story homes with a many clusters of one story homes.

Any of the renovation projects in the neighborhood that have extended vertically are visually distracting and do not fit proportionally with surrounding homes. Even houses that are set back from the front that are not visible from the street are distraction do not fit the cohesion of the surrounding structures of the residents of that block because they are impacted when utilizing the rear of their homes or back yards. Since they are vertical they have a broader impact then a horizontal extension because they can be seen by many more homes. A horizontal extension mostly impacts neighbors on each side.

We feel that if more property owners wanted to expand their house they would be prompted by the SF Planning Department to build up and not out. We would prefer to not have a Manhattanization of our neighborhood. There is a home 2447 42nd Avenue on our 2383 block that has 3 stories that is set back from the front, but when observed from the back yard in block interior it disrupts the skyline and is distracting and very unappealing because it disrupts the interior block fac. This proposed project will also distract form that interior block face. Also attached are examples of several vertical extensions that help support our contention that the vertical extensions are not compatible with the defined visual character of the neighborhood (See Pages 05-10).



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**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 project will severely have an adverse affect on the community vertical open space, especially for the neighbors to the southern side of the project (4150, 4146, 4140, 4134, 4128, 4122 and 4116 Ulloa Street) and to the east at the back of the project (2487, 2483, 2479, 2475, 2471, 2467, 2463 42nd Avenue). We all enjoy the open space from our properties and it was a major influence for choosing our homes and this neighborhood instead of downtown. Enjoying a lower density and volume of structures and open sky is one of the positive trade offs we get for living farther from the town center, city services and jobs. We are all afraid that this will influence and help establish the precedent or preference for future expansion on the block and in the neighborhood.

The project will also be out of context and is not compatible with the cluster of 10 one story homes that are to the west and across the street from the project (2495, 2491, 2487, 2483, 2479, 2475, 2471, 2467, 2463, 2459 43rd Avenue). The scale of this projects 3 stories in relation to these one story homes will be inappropriate. This height extension will over shadow these homes in proportion and scale.



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

We propose that the structure be only 2 stories to maintain the current vertical open space and to blend vertically with the surrounding homes and not impact the streetscape integrity of the one and two story homes in the adjacent area.

Articulate the horizontal extension by extending the ground floor more than the second floor. See Pages 12-23 for images of current structure, Owner Proposed structure and Discretionary Review Proposed structure from various neighbors vantage point.

1. Extend the ground floor 20 Feet from existing wall with a 5 foot cut away on the northern side. To help bring in light and minimize privacy concerns utilize frosted glass or glass block on the south wall. According to Section 134 of the San Francisco Planning code, the minimum rear yard depth shall be equal to 25 percent of the total depth of the lot. This proposal would maintain more than 25 percent of the rear yard depth.

2. Extend the back of the second floor 5 feet from existing wall and eliminate the side spacing.

According to Section 133 of the San Francisco Planning code, lots less than 28 feet wide do not require any side yard.

3. Eliminate the second parking space in the garage and add to the living area. This would make at least 200 square feet available for living space.

The photos show a general suggestion for the proposed building envelope.

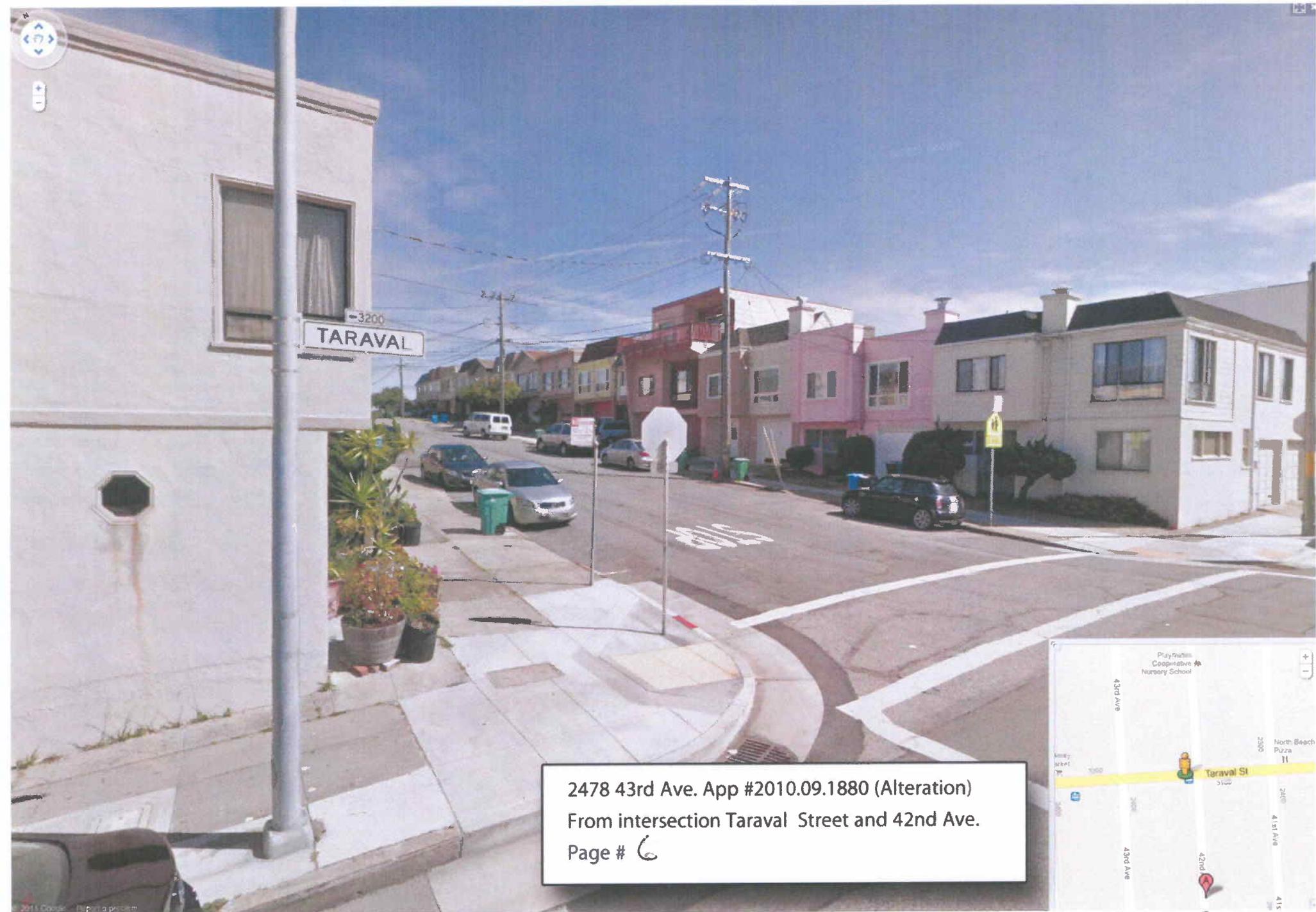




2478 43rd Ave. App #2010.09.1880 (Alteration)  
From intersection Ulloa Street and 43rd Ave.  
Page # 5

11.086 1D

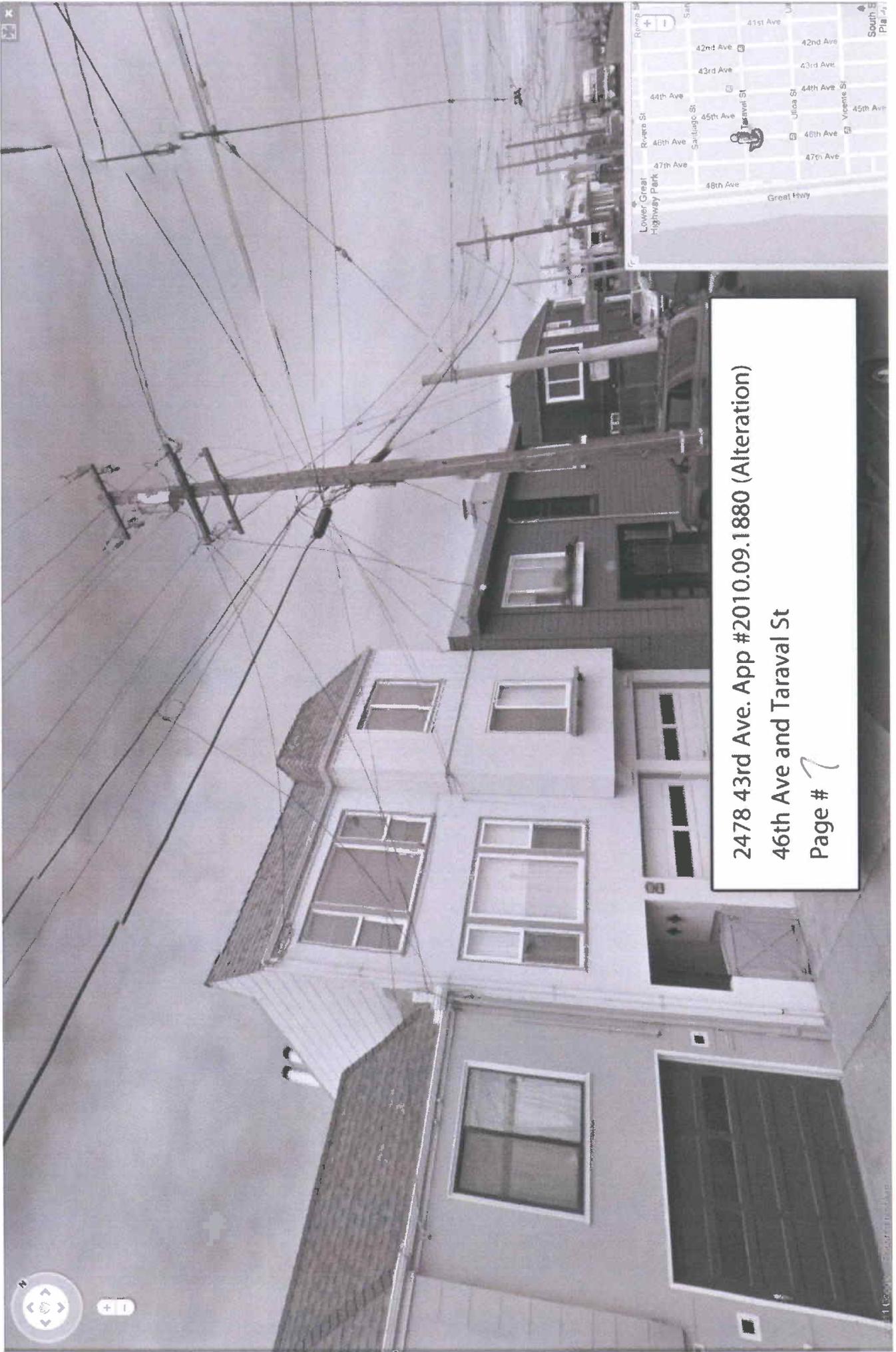




2478 43rd Ave. App #2010.09.1880 (Alteration)  
From intersection Taraval Street and 42nd Ave.  
Page # 6

11.086 10





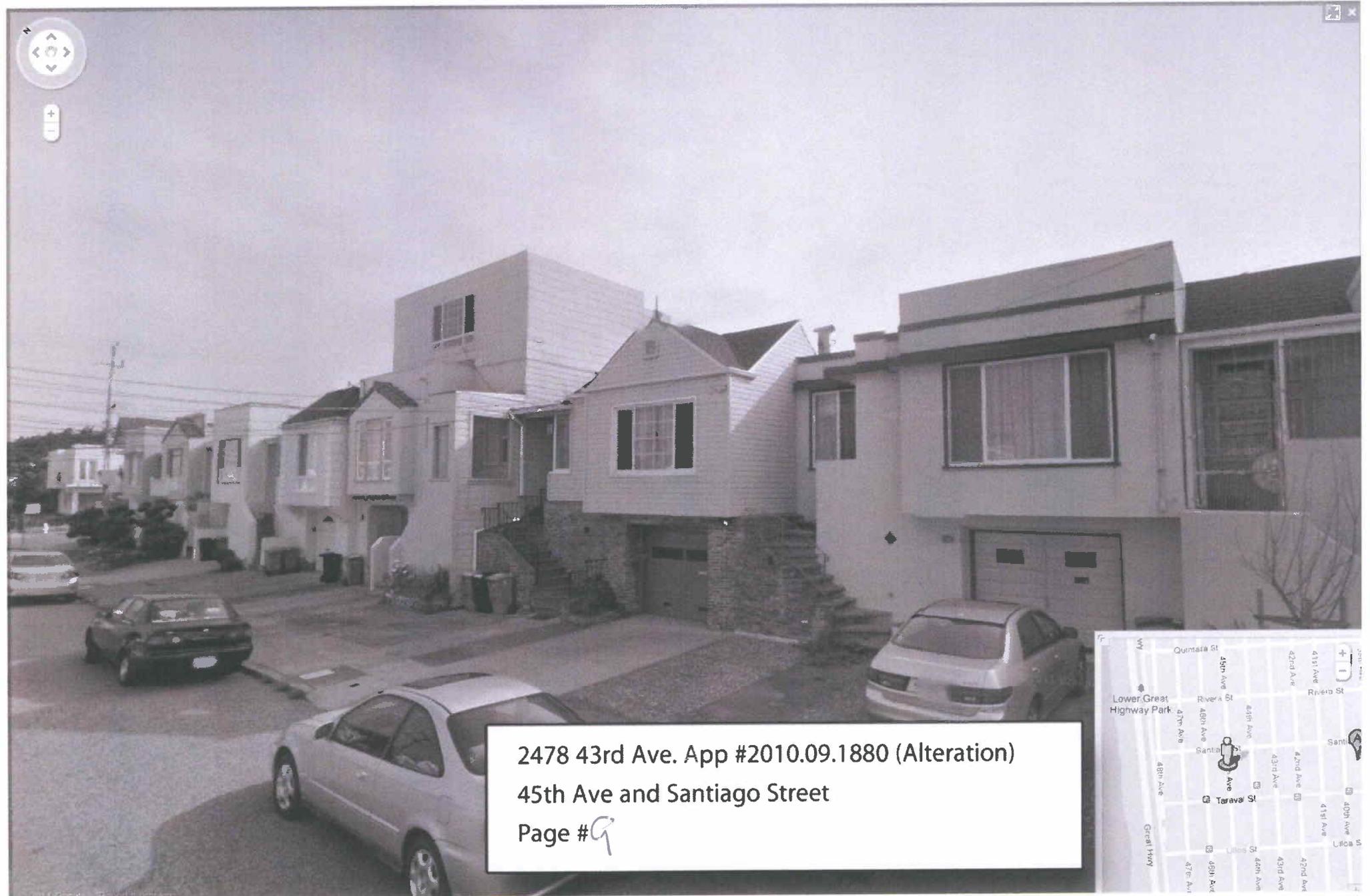
2478 43rd Ave. App #2010.09.1880 (Alteration)  
46th Ave and Taraval St  
Page # 7

11.0861D





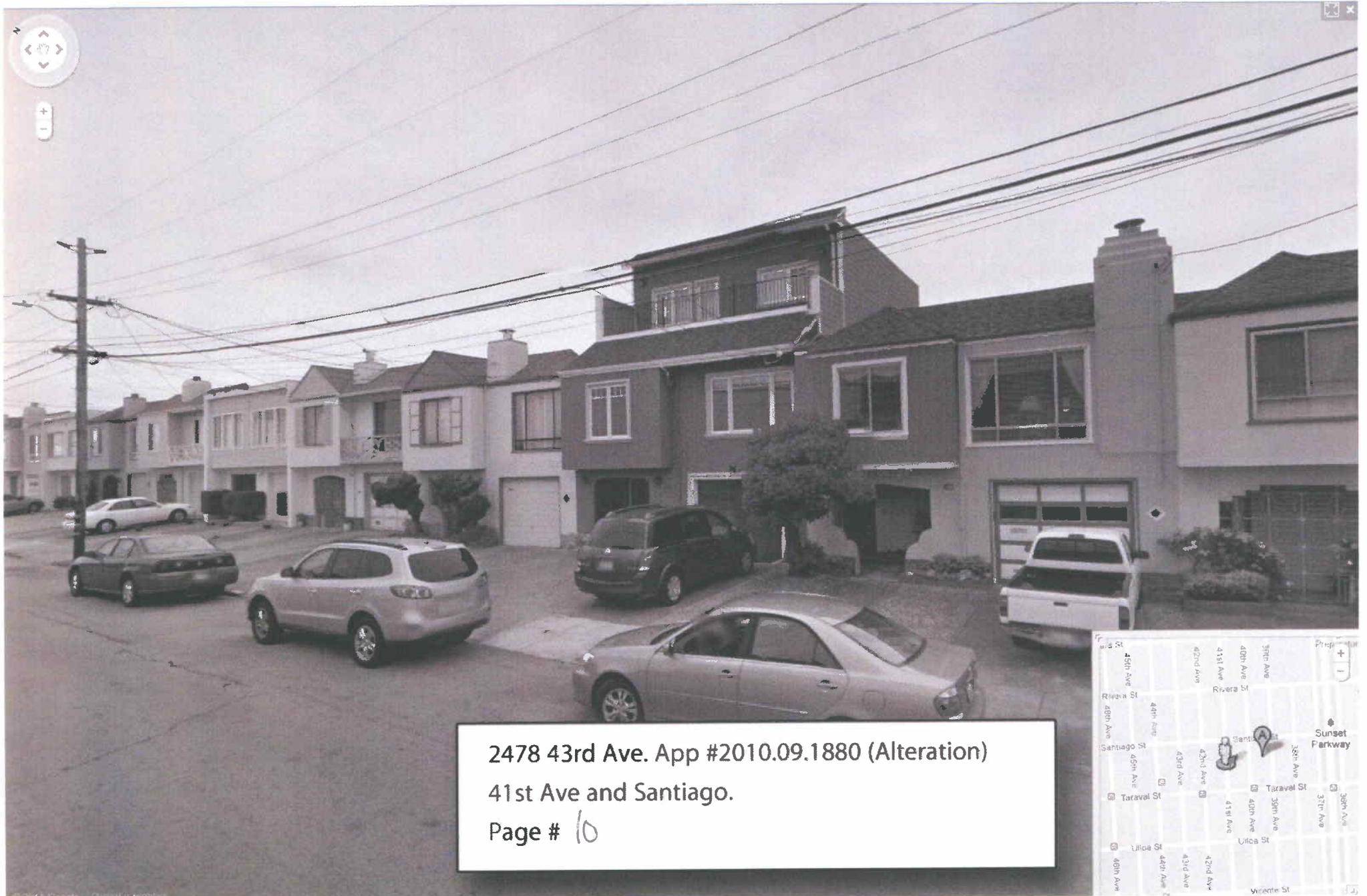




2478 43rd Ave. App #2010.09.1880 (Alteration)  
45th Ave and Santiago Street  
Page #9

11.086 1D





2478 43rd Ave. App #2010.09.1880 (Alteration)  
41st Ave and Santiago.  
Page # 10

11.086 1D

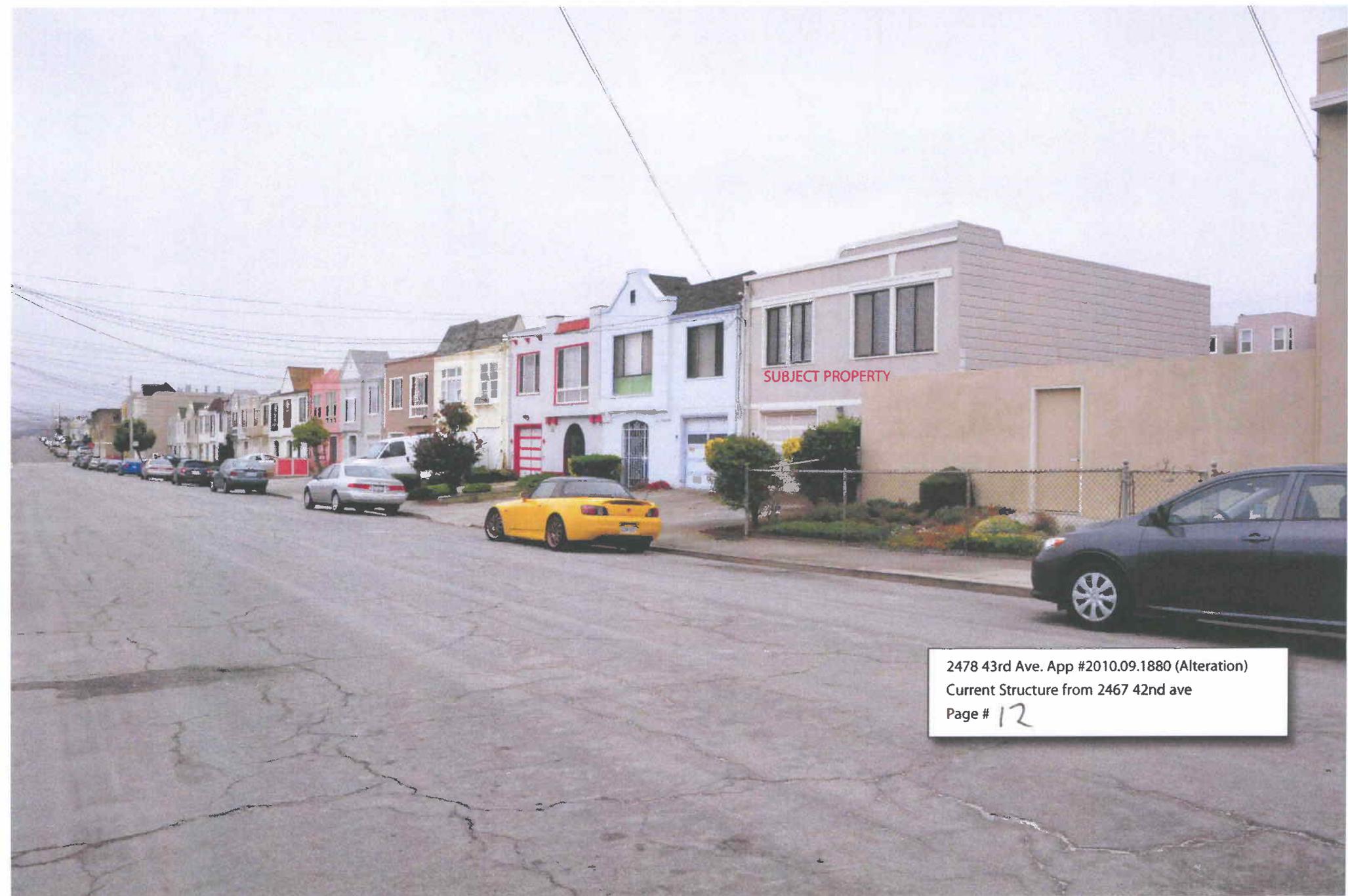




2478 43rd Ave. App #2010.09.1880 (Alteration)  
Blockface 43rd Ave with Subject Property  
Page # 11

11.086 ID

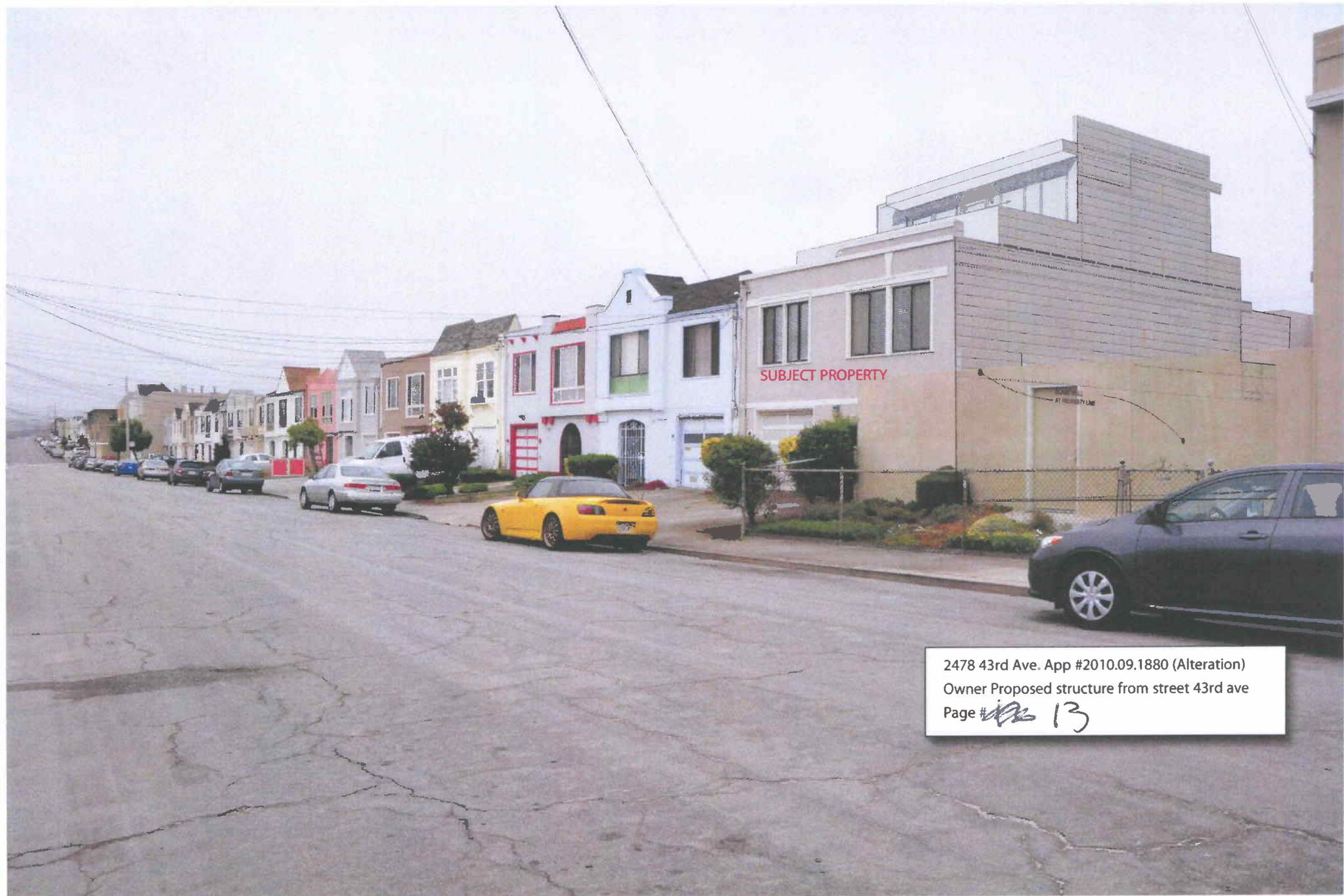




2478 43rd Ave. App #2010.09.1880 (Alteration)  
Current Structure from 2467 42nd ave  
Page # 12

11.086 1D



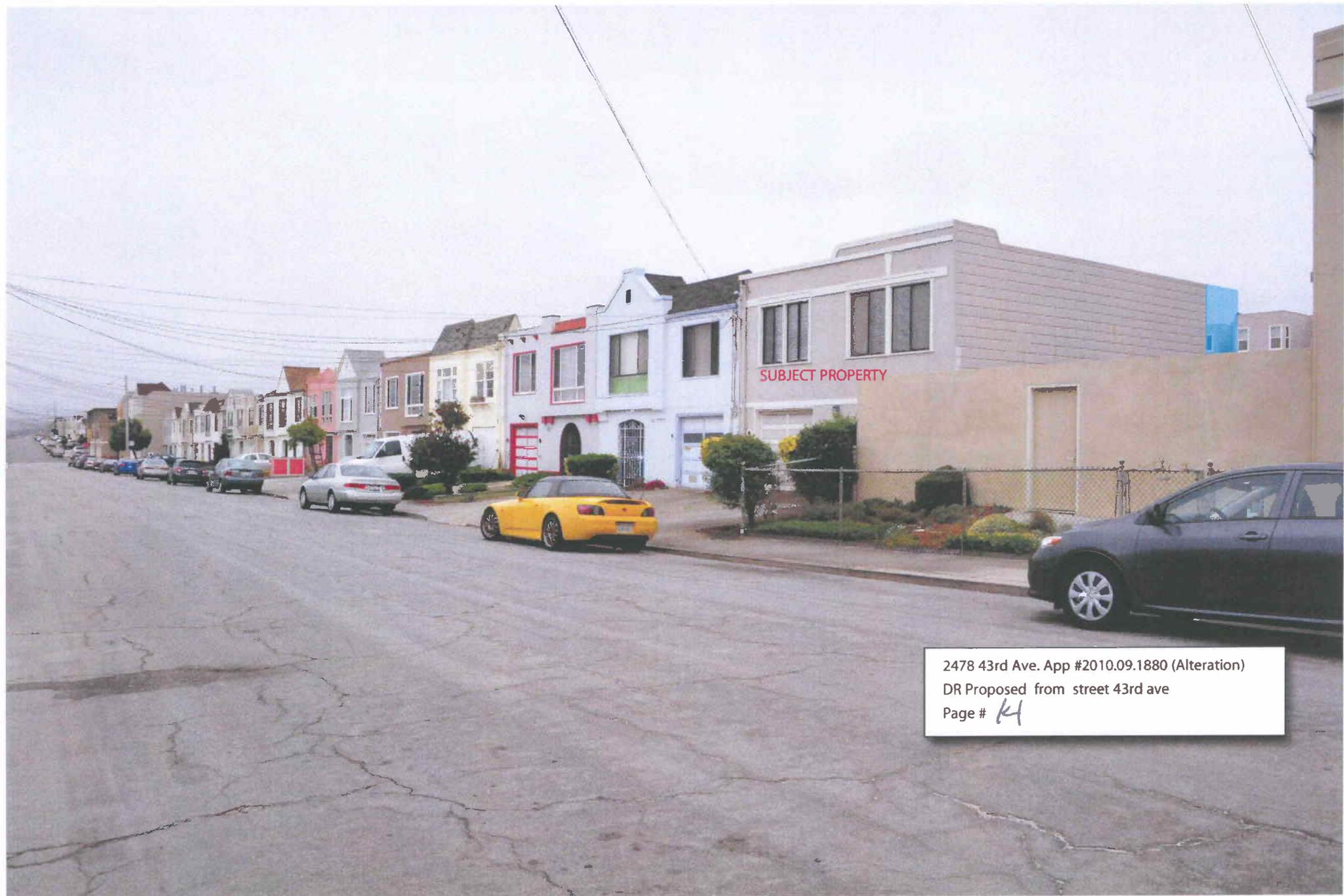


SUBJECT PROPERTY

2478 43rd Ave. App #2010.09.1880 (Alteration)  
Owner Proposed structure from street 43rd ave  
Page # *13*

11.086 1D





SUBJECT PROPERTY

2478 43rd Ave. App #2010.09.1880 (Alteration)  
DR Proposed from street 43rd ave  
Page # *K1*

11.086 10





SUBJECT PROPERTY

2478 43rd Ave. App #2010.09.1880 (Alteration)  
Current Structure from 4140 Ulloa St.  
Page # 15

11.0861D





2478 43rd Ave. App #2010.09.1880 (Alteration)  
Owner Proposed structure from 4140 Ulloa St.  
Page # 16





SUBJECT PROPERTY

2478 43rd Ave. App #2010.09.1880 (Alteration)  
DR Proposed Structure from 4140 Ulloa St.  
Page # 17

11.086 1D





2478 43rd Ave. App #2010.09.1880 (Alteration)  
Current Structure from 2467 42nd ave  
Page # 18

11.086 1D



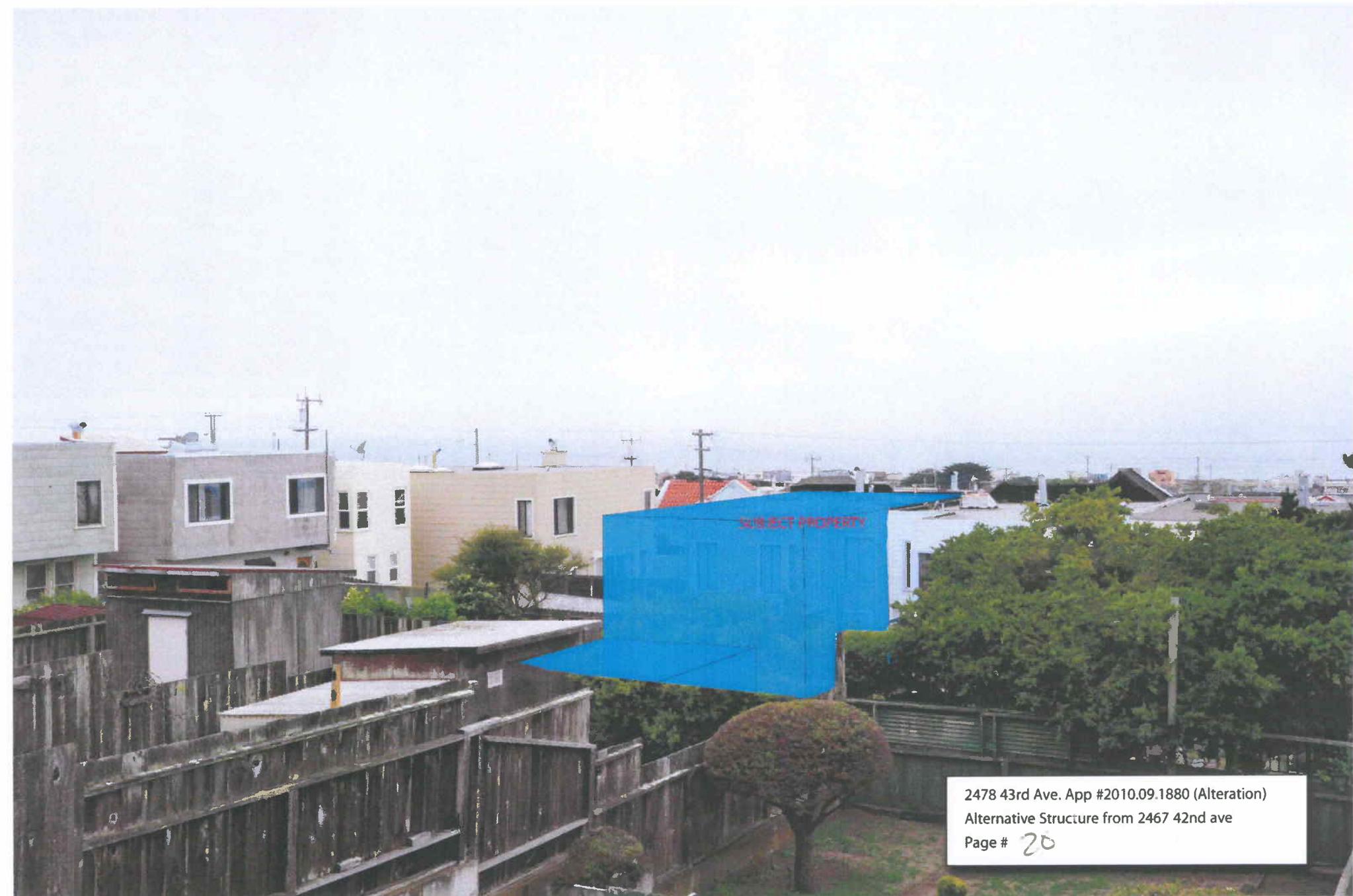


SUBJECT PROPERTY

2478 43rd Ave. App #2010.09.1880 (Alteration)  
Owner Proposed structure from 2467 42nd ave  
Page # 19

11.086 1D





2478 43rd Ave. App #2010.09.1880 (Alteration)  
Alternative Structure from 2467 42nd ave  
Page # 20





2478 43rd Ave. App #2010.09.1880 (Alteration)  
Current Structure from 2479 42nd ave  
Page # 21 revised v2





2478 43rd Ave. App #2010.09.1880 (Alteration)  
Owner Proposed structure from 2467 42nd ave  
Page # 22 revised v2





2478 43rd Ave. App #2010.09.1880 (Alteration)  
DR Propsoed Structure from 2467 42nd ave  
Page # 23 revised v2



11.0861D

# APPLICATION FOR Discretionary Review

## 1. Owner/Applicant Information

DR APPLICANT'S NAME: Patricia Morgan-Urrutia		
DR APPLICANT'S ADDRESS: 85 Cornelia Drive	ZIP CODE: 94010	TELEPHONE: (650 )218-0614

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Kyle and Doris Lee		
ADDRESS: 2478 43rd Avenue	ZIP CODE: 94116	TELEPHONE: (415 ) 314-8230

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

## 2. Location and Classification

STREET ADDRESS OF PROJECT: 2478 43rd Avenue	ZIP CODE: 94116
CROSS STREETS: 43rd Avenue and Ulloa Street	

ASSESSORS BLOCK/LOT: 2383 /023	LOT DIMENSIONS: 25 x 120 ft.	LOT AREA (SQ FT): 3000 sq. ft.	ZONING DISTRICT: RH-1	HEIGHT/BULK DISTRICT: 40-X
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## 3. Project Description

Please check all that apply

Change of Use  Change of Hours  New Construction  Alterations  Demolition  Other

**Additions to Building:** Rear  Front  Height  Side Yard   
Single Family Dwelling

Present or Previous Use:

Proposed Use: Single Family Dwelling

Building Permit Application No. 2010/09/29/1880(Alteration)

Date Filed: 08/29/10

**RECEIVED**

*CA/ST*  
AUG 04 2011

CITY & COUNTY OF S.F.  
PLANNING DEPARTMENT  
P I C



4. Actions Prior to a Discretionary Review Request

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

\* SEE PAGE 1

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

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

See Page 1



## 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.

See Page 2

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

See Page 3

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

See Page 4



## 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: Patricia Morgan-Urrutia Date: 08-05-11

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

Patricia Morgan-Urrutia

Owner / Authorized Agent (circle one)



# Discretionary Review Application Submittal Checklist

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

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input type="checkbox"/>
Address labels (original), if applicable	<input type="radio"/>
Address labels (copy of the above), if applicable	<input type="radio"/>
Photocopy of this completed application	<input type="checkbox"/>
Photographs that illustrate your concerns	<input checked="" type="checkbox"/>
Convenant or Deed Restrictions	<input checked="" type="checkbox"/>
Check payable to Planning Dept.	<input type="checkbox"/>
Letter of authorization for agent	<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 checked="" 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: \_\_\_\_\_



11.086 1D



SAN FRANCISCO  
PLANNING  
DEPARTMENT

FOR MORE INFORMATION:  
Call or visit the San Francisco Planning Department

**Central Reception**  
1650 Mission Street, Suite 400  
San Francisco CA 94103-2479

TEL: **415.558.6378**  
FAX: **415 558-6409**  
WEB: <http://www.sfplanning.org>

**Planning Information Center (PIC)**  
1660 Mission Street, First Floor  
San Francisco CA 94103-2479

TEL: **415.558.6377**  
*Planning staff are available by phone and at the PIC counter.  
No appointment is necessary.*



11.086 1D

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.

---

I was out of town for three weeks in July. Upon my return I received the notification packet from my tenants along with their concerns over this project. I immediately contacted the other concerned neighbors to update me on what had been occurring. I was informed that many of them had contacted Mr. Michael Smith of the San Francisco Planning Department with their concerns over the project and how they might be able to make changes to the project but felt they were given no advice or help on how to go about doing this.

Next a meeting was held on July 26th between the neighbors, the property owners (Kyle and Doris Lee) and their Architect (Roman Rettner). The Lees were asked by the group if they would modify their project addressing the concerns of the neighbors and they said that they will not consider modifying their project and that they were proceeding with the project as it currently stands.

Because of both of these results I felt my only recourse was to request a Discretionary Review.



11.08610

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.

---

I believe that the planner Michael Smith, when approving this project, was unaware that this project was the second house in from the corner and that the south property line abuts five properties. That the large unbroken plane of the property line wall would, with parapet, reach 32 feet (almost doubling the height of the wall) and would not only be viewed by these five neighbors but also from the street (see photos on pages 8, 9 & 10).

What appears to be driving this proposed design is for the Lee's to have three bedrooms and a separate ground floor room. This ground floor room appears to be easily converted into an illegal unit with very little communication between the upper spaces and these garden rooms (see page 7 for proposed plan and modified plan). There is a separate access to the yard and a space for a kitchen. As you are aware illegal units are rampant in the Sunset adding to parking and other social problems and violates the zoning laws. If the Lee's modify the ground floor space they will be able to place their desired living space on two floors and not create this huge property line wall issue.

The character of the south end of the block is all two story structures on the east side and one story on the west side (see pages 5 & 6). The addition of the third story would place this home completely out of character with its surroundings and violates section 101.1 of the planning code. Again the large dead wall would be visible and non-typical and out of proportion for the neighborhood.



11.08610

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 third story would directly impact the five properties adjoining the south side of the property and the streetscape and indirectly affect the other neighbors. The proposed roof decks would further impact the use of these properties because the Lee's would be able to look into our rear yards and directly into our second story windows and would eliminate any sense of privacy. The large blind wall would be an eyesore to all of the adjoining properties. It would make my yard feel like a boxed in prison with a huge 32 foot blind wall sitting at the bottom of my property. This project will have a detrimental effect on the property values of those homes that it directly abuts as well as the other neighbors. Is it fair for this project to have huge impacts on multiple households at the cost of one?

My tenants are so upset that they have pleaded with me to tell you the impact that this will have on them when they look out their back windows starring at a blank wall instead of sky (see page 10). They feel that they will lose any use of their backyard and the privacy that they are now afforded.



11.0861D

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?

---

Two possible alterations to the project:

1. Preferred.

Remove the third story addition and place the project on the lower two floors. Step in the horizontal addition on the south side in order to minimize any impact along the fence line. Remove all parapets and provide a 1 hour roof condition to lessen the height of the property line walls. Rework the two levels in order to provide the master suite on one of them.

2. If No Other Alternative Modified Third Story Addition.

If the planning departments does not agree with alternative #1 as a last resort; set the third story addition and associated roof decks five feet away from the property line. Step in the horizontal addition on the south side in order to minimize the impact along the fence line. Remove all parapets and create a 1 hour roof condition. Provide open rails for the decks to minimize the visual impact (see page 11). Rework the ground floor to make it less desirable for a future illegal unit



11.086 10

43RD AVENUE  
& ULLOA STREET  
LOOKING WEST

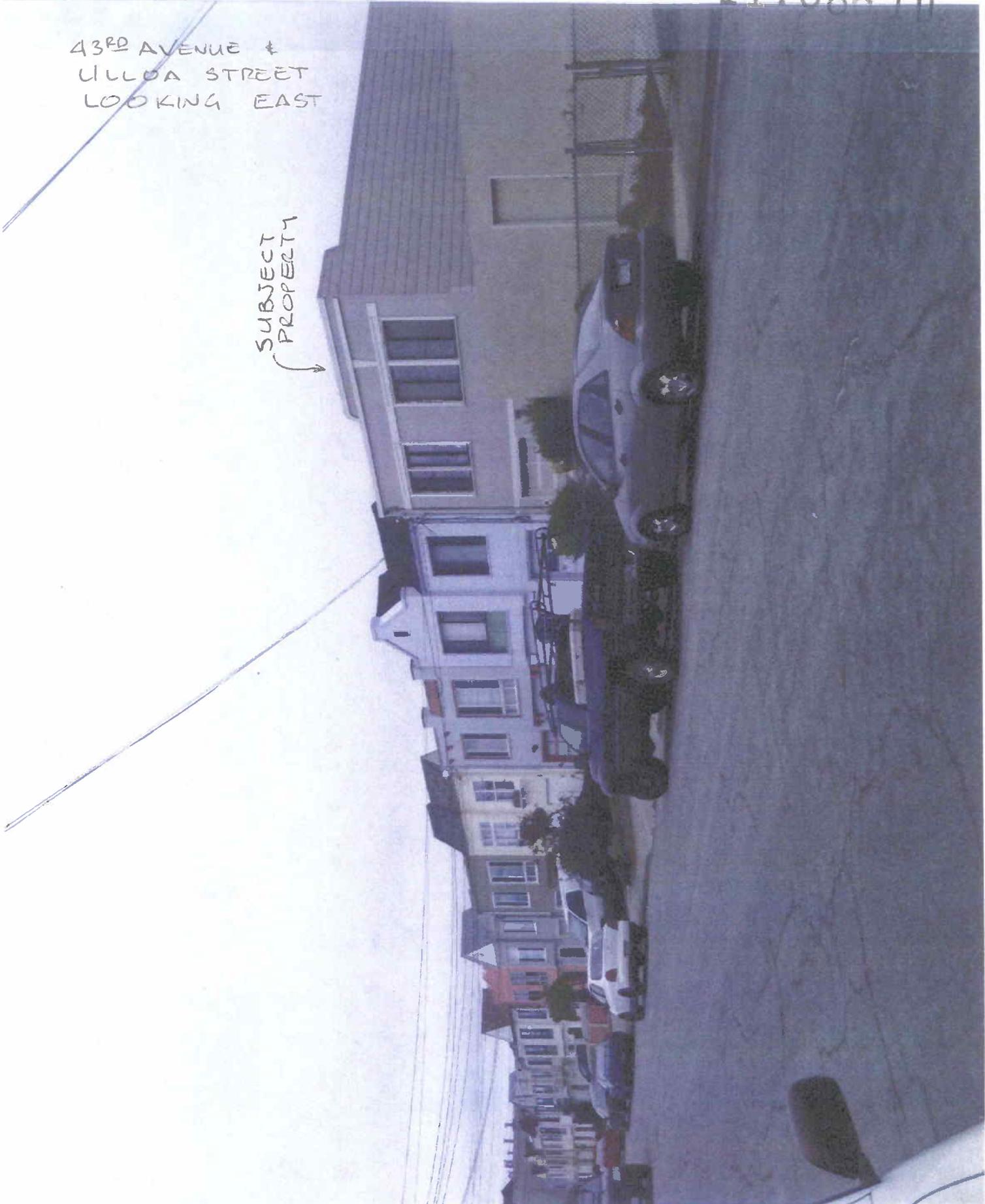




11.086 10

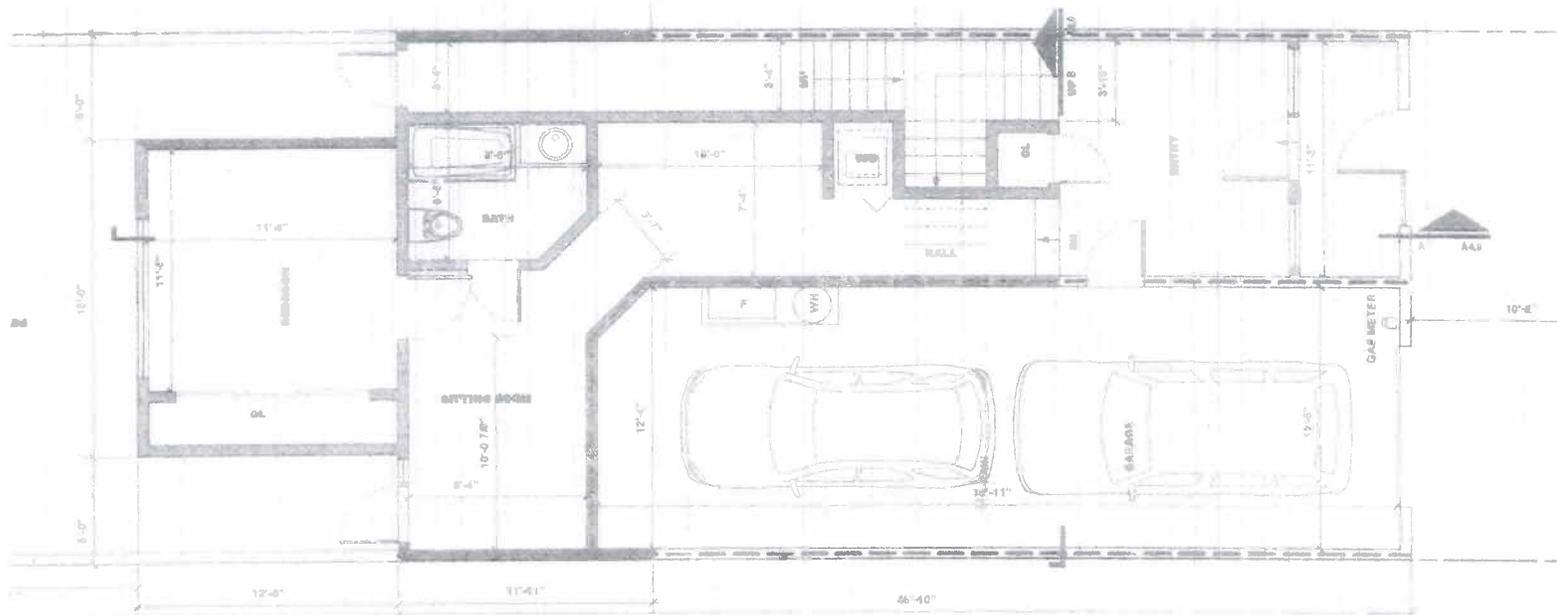
43RD AVENUE &  
ULLOA STREET  
LOOKING EAST

SUBJECT  
PROPERTY





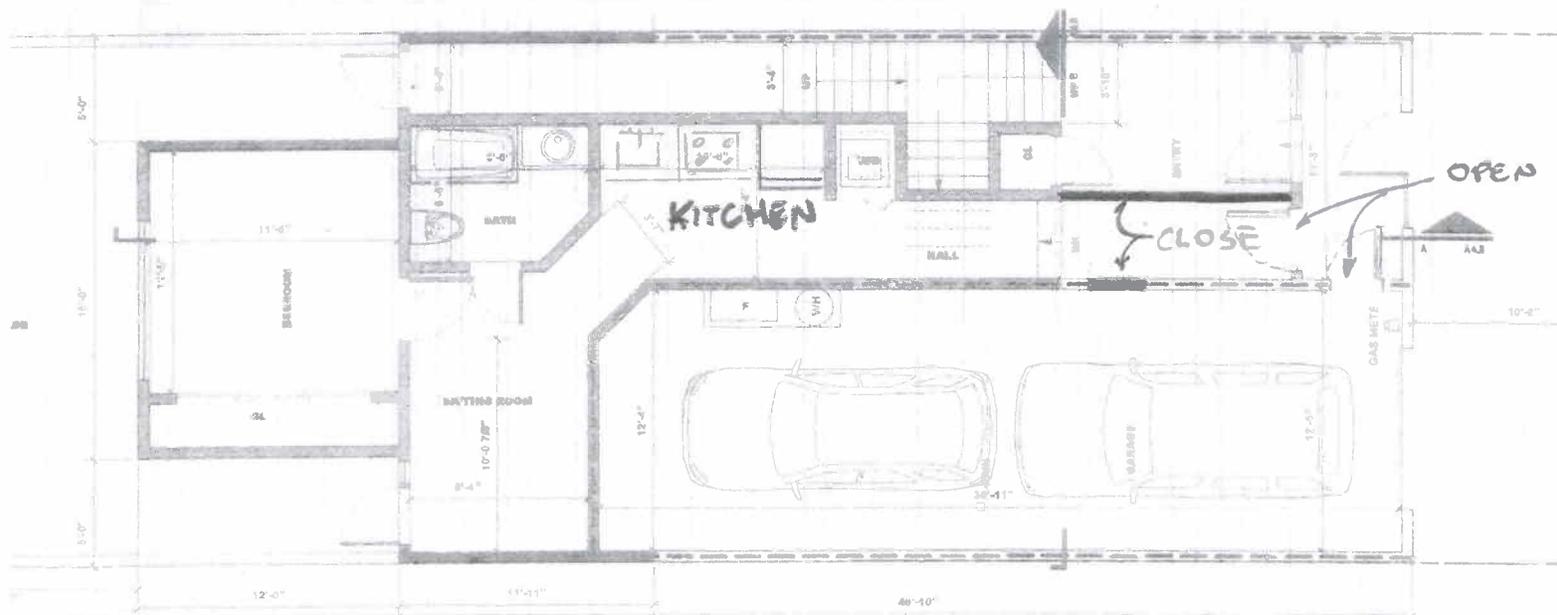
11.086 1D



1ST FLOOR PLAN - PROPOSED

SCALE: 1/8" = 1'-0"

AREA: 1,363 S.F.



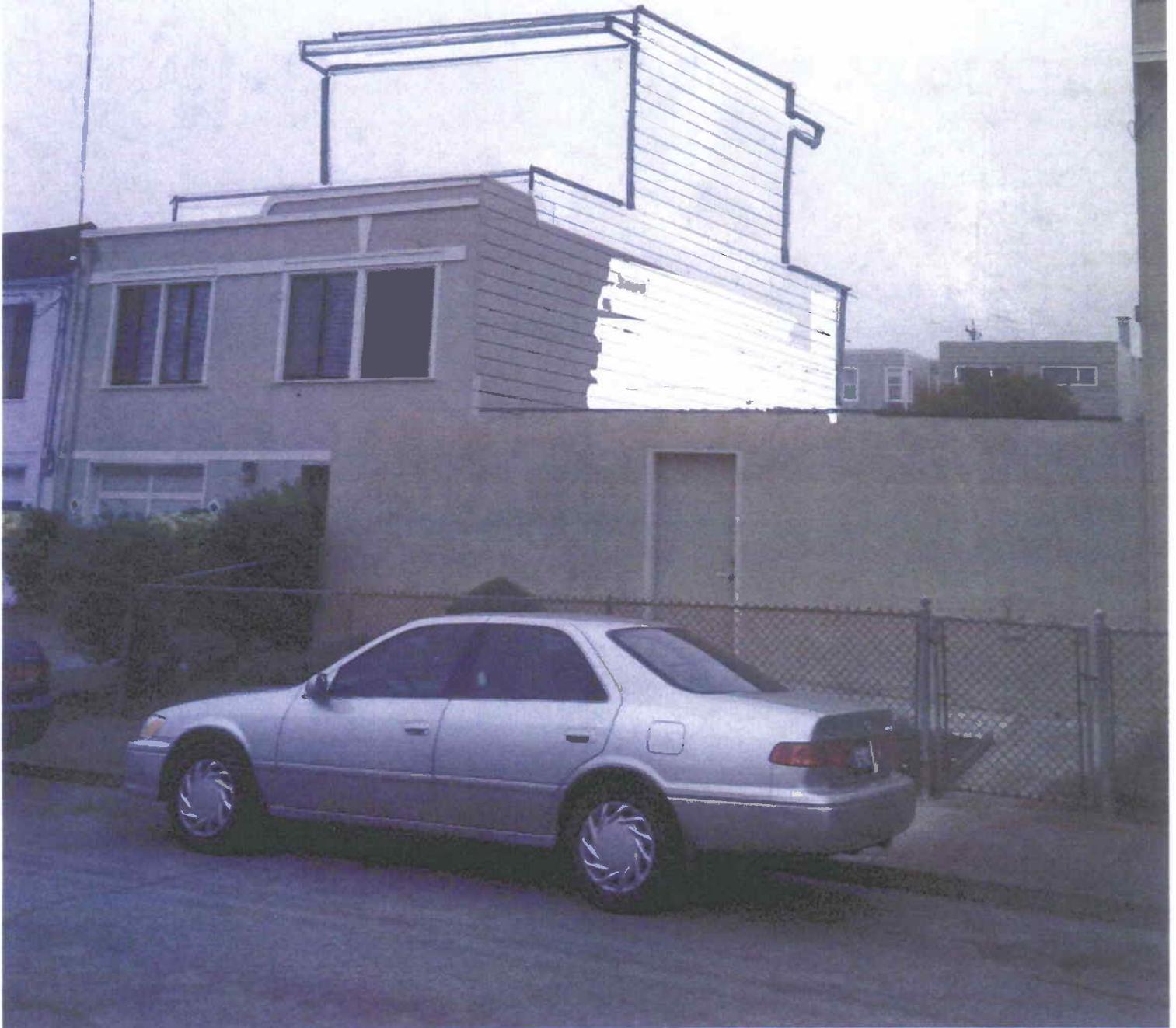
MODIFIED 1ST FLOOR PLAN - PROPOSED

SCALE: 1/8" = 1'-0"

AREA: 1,363 S.F.



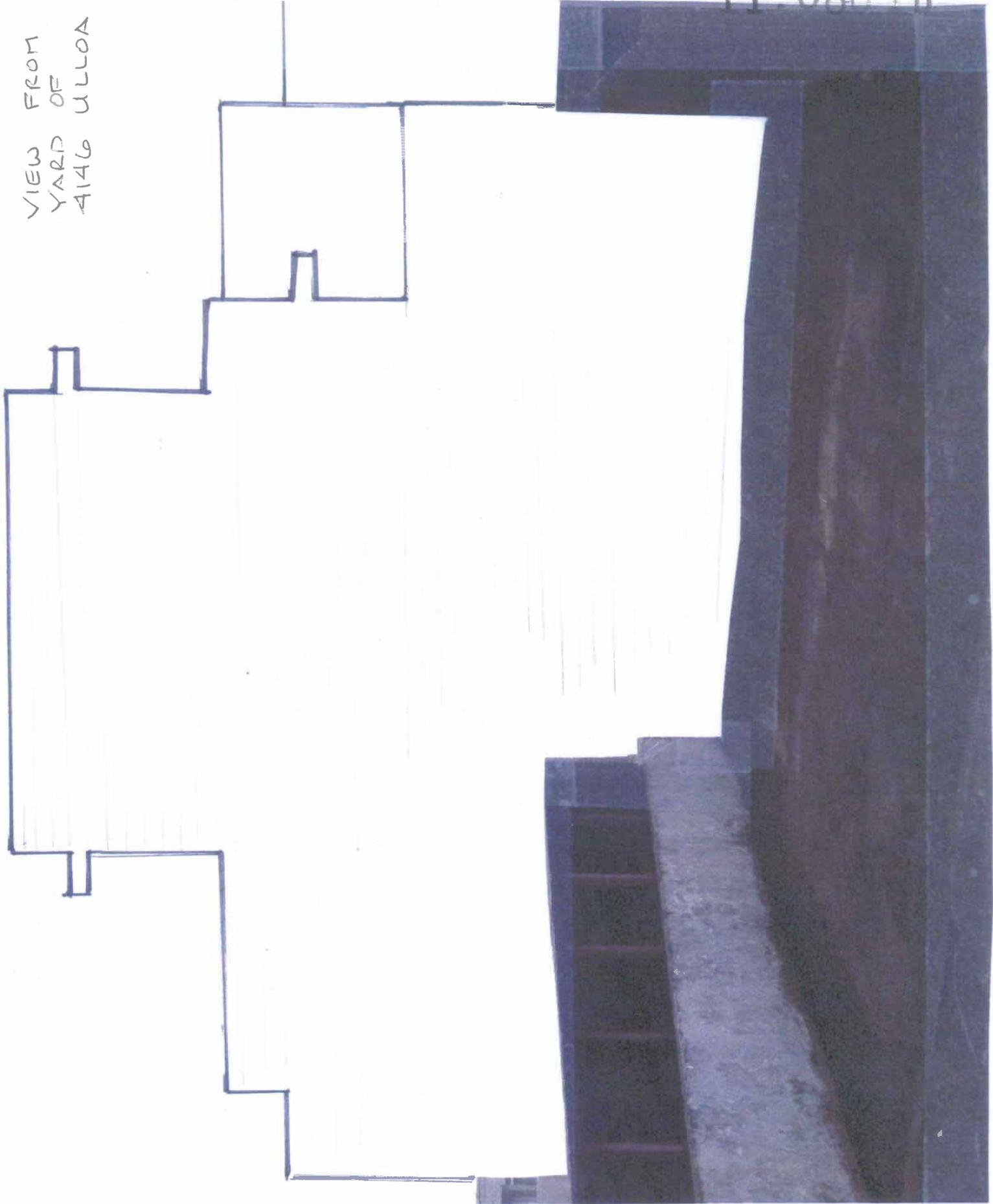
11.086 1D





11 086 10'

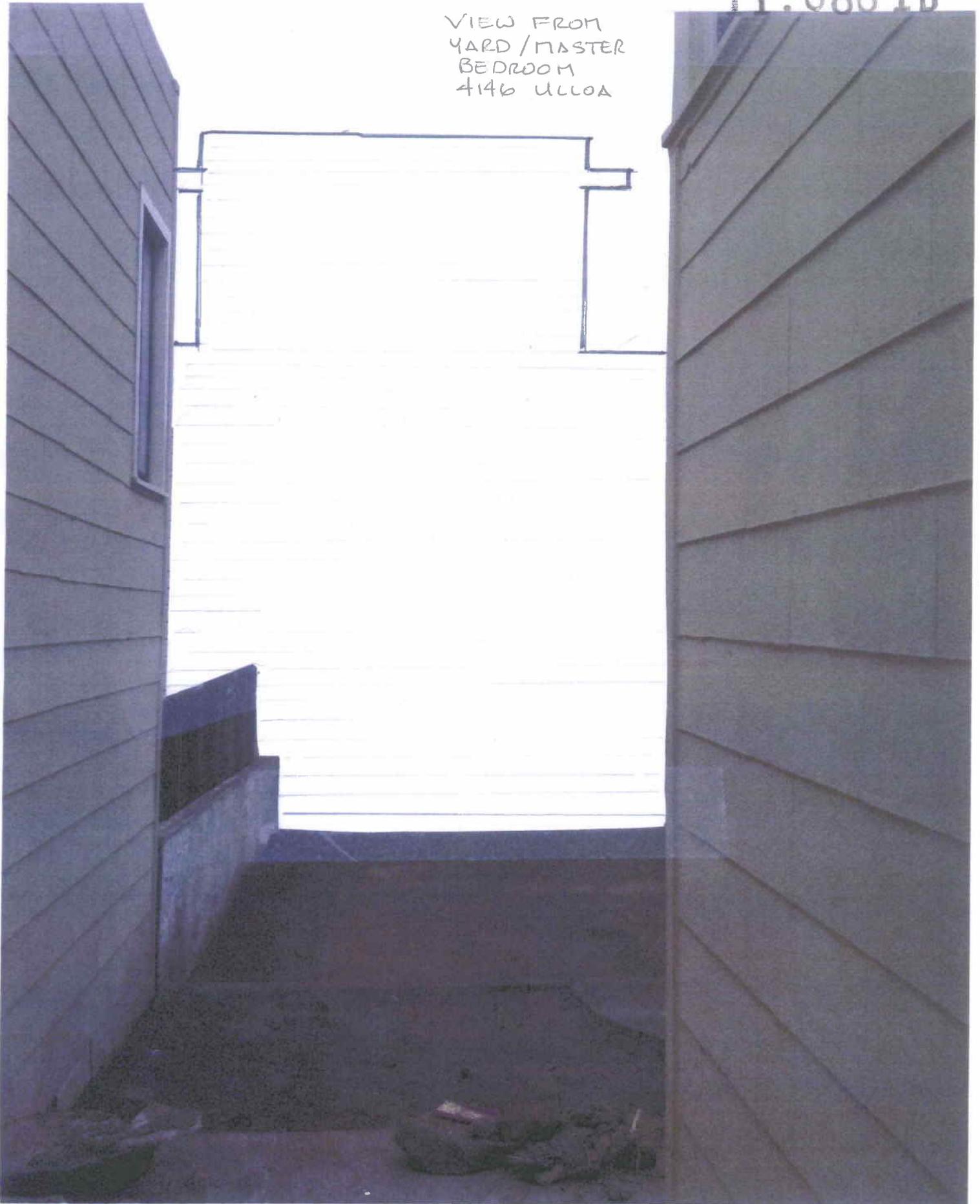
VIEW FROM  
YARD OF  
4146  
ULLOA



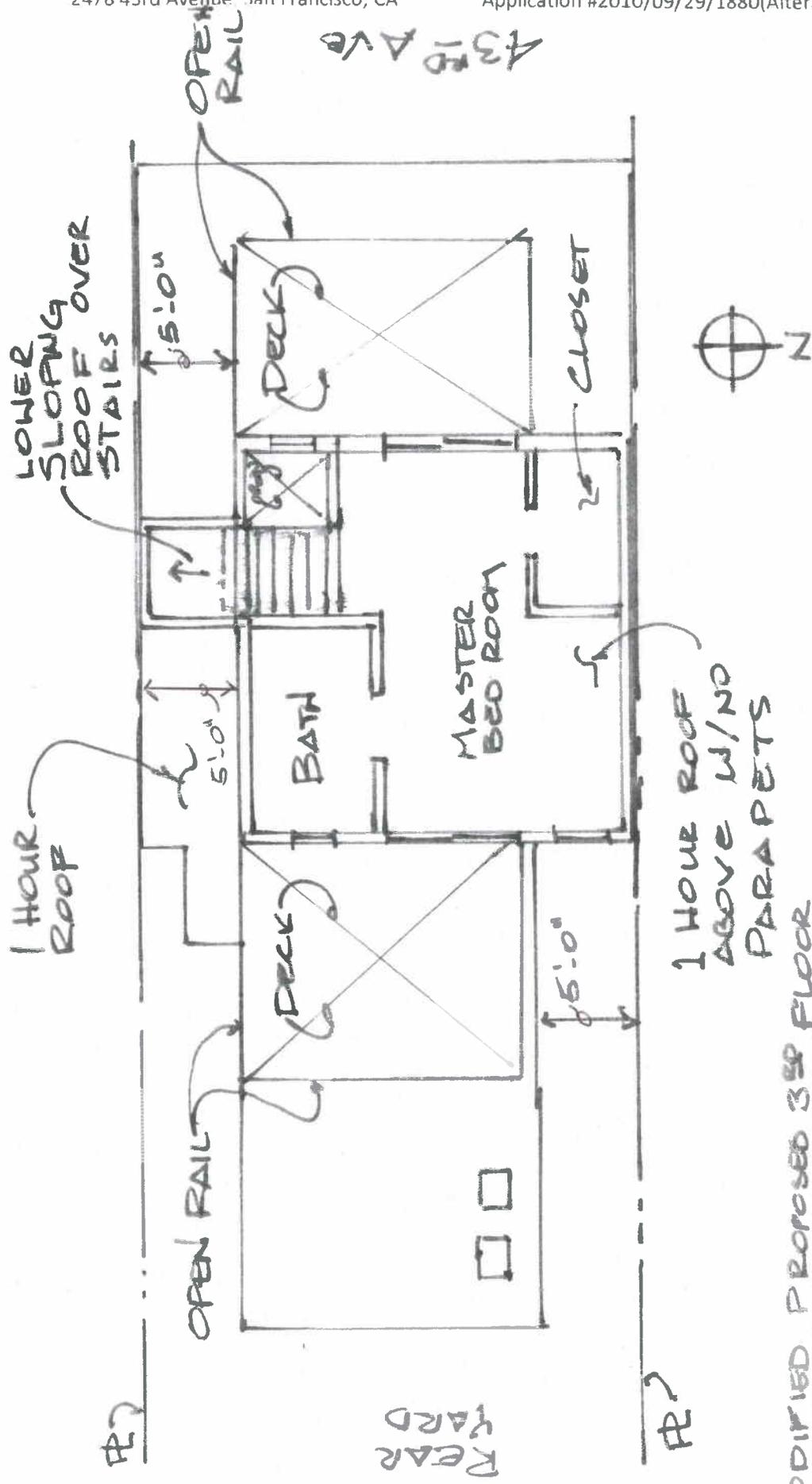


11.08610

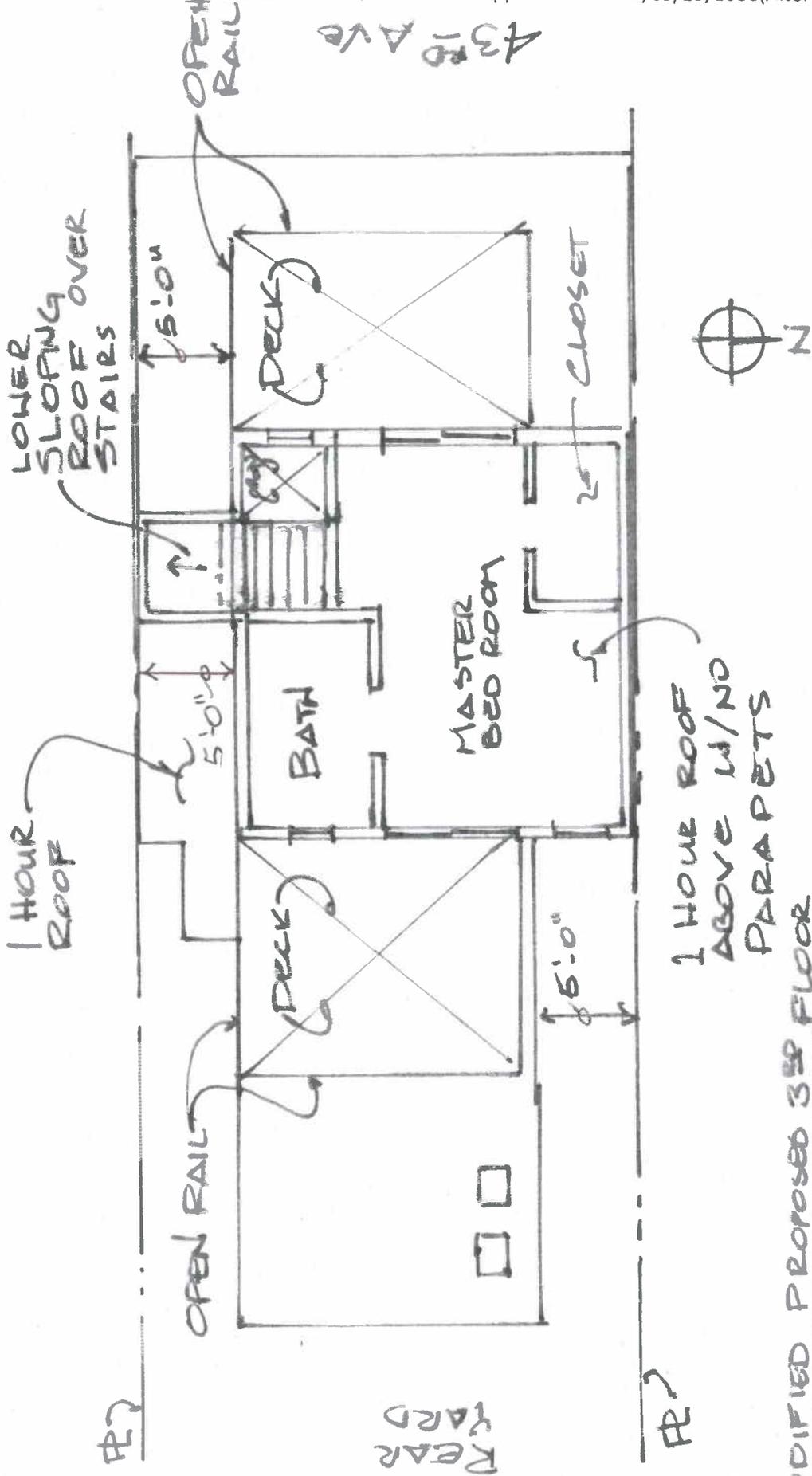
VIEW FROM  
YARD / MASTER  
BEDROOM  
4146 ULLOA



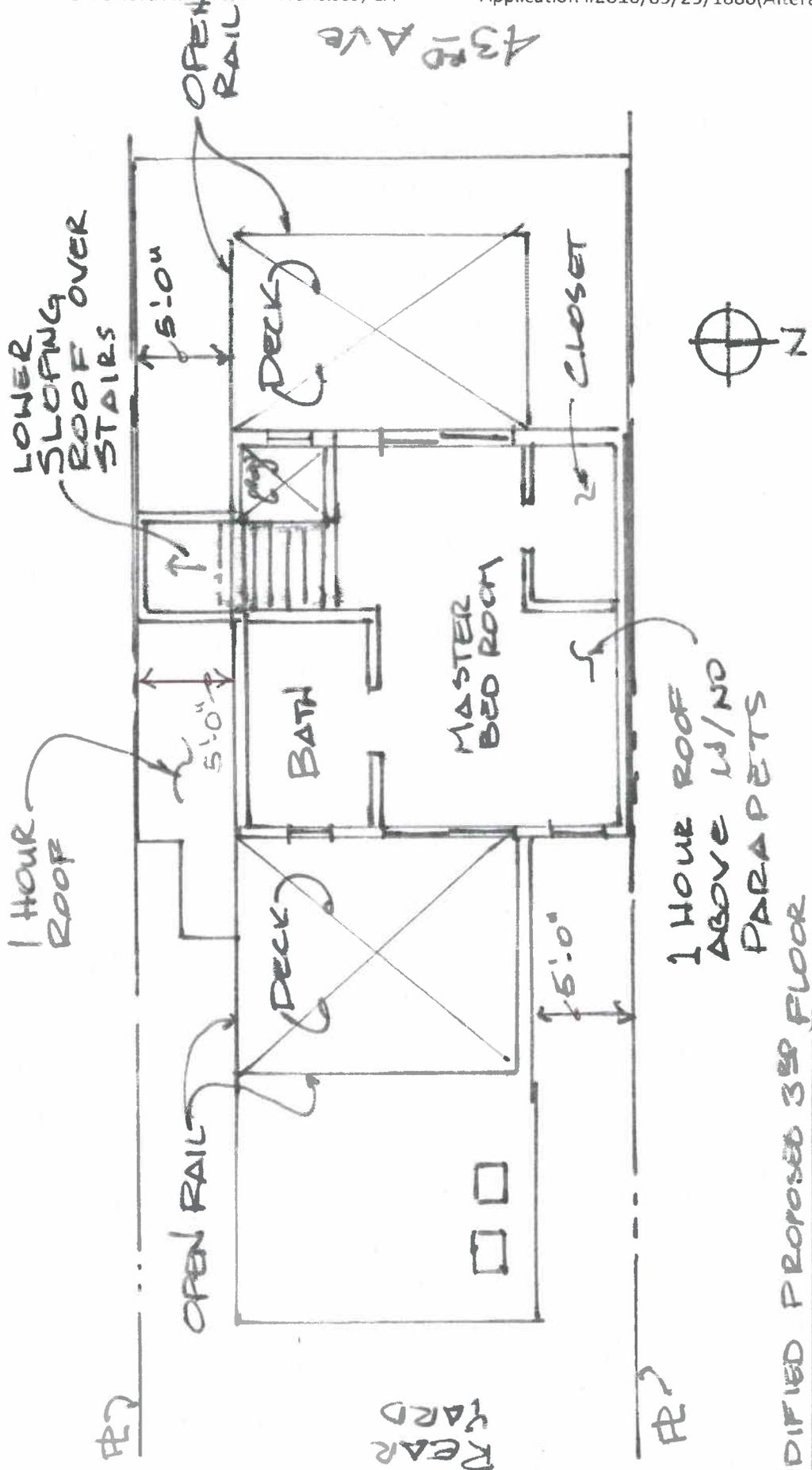
















# SAN FRANCISCO PLANNING DEPARTMENT

## RESPONSE TO DISCRETIONARY REVIEW

Case No.: 11.086 ID  
Building Permit No.: 2010.09.29.1880  
Address: 2478-43rd Avenue

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

Project Sponsor's Name: Kyle and Doris Lee  
Telephone No.: 415-509-0782 (for Planning Department to contact)

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.)

See attached document

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.

See attached document

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.

See attached document



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

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

<u>Number of</u>	<u>Existing</u>	<u>Proposed</u>
Dwelling units (only one kitchen per unit –additional kitchens count as additional units) .....	<u>1</u>	<u>1</u>
Occupied stories (all levels with habitable rooms) ...	<u>1</u>	<u>3</u>
Basement levels (may include garage or windowless storage rooms) .....	<u>1</u>	<u>1</u>
Parking spaces (Off-Street) .....	<u>2</u>	<u>2</u>
Bedrooms .....	<u>3</u>	<u>4</u>
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas....	<u>1428</u>	<u>2613</u>
Height .....	<u>18'6"</u>	<u>28'6"</u>
Building Depth .....	<u>47</u>	<u>59</u>
Most recent rent received (if any) .....	<u>∅</u>	<u>∅</u>
Projected rents after completion of project .....	<u>∅</u>	<u>∅</u>
Current value of property .....	<u>\$530,000.</u>	<u>?</u>
Projected value (sale price) after completion of project (if known) .....	<u>N/A</u>	<u>N/A</u>

*We are not interested in selling the property.*

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

*KL L*                      11.8.11                      KYLE L. WEE  
 Signature                      Date                      Name (please print)



## RESPONSE TO DISCRETIONARY REVIEW

Case Number: 11.086 ID

Address: 2478 – 43<sup>rd</sup> Avenue, San Francisco CA 94116

Page 1 of 3

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

Our original plan consisted of a horizontal extension of the 1<sup>st</sup> and 2<sup>nd</sup> level. We were given 12 ft. extension, which did not meet our needs. We submitted a 2<sup>nd</sup> plan within the guidelines and envelope from the Residential Design Team. The new plans include the 12 ft. horizontal and a 3<sup>rd</sup> floor extension, which is the plan that is supported by SF Planning Department and under DR.

My wife and I are remodeling the house so that we can take care of my mother who has ongoing medical issues. We worked with our architect to design the space for a multi-generational household within the guidelines from RDT. We will have a 75 year old, children ages 13 and 10, and two middle-aged adults living in the house.

**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?**

We met with the DR requester located on 42<sup>nd</sup> Avenue and other interested parties who loosely call themselves the 42<sup>nd</sup> Avenue committee that we build further back horizontally rather than a 3<sup>rd</sup> level. We could not meet their request because it would extend further than the 12ft. of the RDT supported plan.

Based on conversations at the meeting, everybody's concern was the loss of their view. They didn't want us to build the vertical extension, so that they could keep the panoramic view without the obstruction of our house breaking the pattern. In addition, they said that if we build vertically, then we will set the precedence and other homeowners on our block will follow. However, while looking around the neighborhood, we found a home on the block on their street, with a 3<sup>rd</sup> level extension, which we believe have already set the precedence. In addition, on our block on 43<sup>rd</sup> Avenue, there are 4 buildings with 3<sup>rd</sup> levels. Our plan is consistent with the existing pattern of our neighborhood as shown on the photo with the map of area blocks with existing houses with 3<sup>rd</sup> levels. According to page 18 of the SF Residential Design Guidelines, it states that the guidelines "do not provide for protecting views from private property." We are asking that the SF Planning Department and the Commission to protect our private property rights.

Their 2nd request at the meeting was for us to build the 3<sup>rd</sup> level at the height of 6 ft. 7"; we were advised by our architect that that is not a legal height for a bedroom. We couldn't change our plans to meet their 2<sup>nd</sup> request.

In conversation, the subject of adding a story pole was brought up; however, another neighbor dismissed it as saying that she doesn't need a story pole to show her where the building is. She could hold her hand up in front of her face and still see the building. We posed a question to them that if we put the story pole up, would they still file a DR? They agreed amongst themselves that even if we installed the story pole, they would still file the DR.



## RESPONSE TO DISCRETIONARY REVIEW

Case Number: 11.086 ID

Address: 2478 – 43<sup>rd</sup> Avenue, San Francisco CA 94116

Page 2 of 3

One final comment from the DR requester was asking us to move; however, that was a comment and not a request. This has been our family home for 34 years and its our desire is to continue living on the property.

In the end, everyone felt that they had a better understanding of our intention to expand our property and they didn't disagree that we needed the space to accommodate our need. The 42<sup>nd</sup> Avenue committee stated that they needed to do what they needed to do to maintain their view, including filing for a DR to fight for it and for us not to take it personally.

Additionally, I would like to point out that the pictures on pages 21, 22, and 23 provided by the DR requestor on 42<sup>rd</sup> Avenue shows a shed at the end of our lot is actually not on our lot. It is on the property of the homeowner directly behind our house. On pages 22 and 23 the image was manipulated so that the property line look as though our house is up against the property line. In reality, our proposed property will be 51 ft. away from that property line.

In the case of the DR requester on Ulloa Street, she did not attend the meeting and we haven't had any communications with her.

In response to her opposition, we are building a legal in-law on the 1<sup>st</sup> level for my mother's private use without intent of renting out the space or making it illegal. She wasn't at the meeting and doesn't have the full story on the reasons for this expansion. In short, my mother has ongoing medical issues that required a few emergency room visits. In order for her to continue living in the home, my family decided to make a lifestyle change to move onto the property so that she can receive additional care from us. We designed the space so that she can maintain her independence. And with young children living there, she would also have privacy whenever she wanted it.

**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.**

We were surprised that the project plan was opposed. We see the project an improvement to the existing property and see our remodel will bring added value to the neighborhood and not just our home.

Our property line shares the property line of the homes on Ulloa Street. The space between their homes and the shared property line is at least 40 feet. Some of the opposition that we received was not founded, one neighbor located on Ulloa Street said that the home will shadow his property; however, when we studied this, the shadow of our home actually casts away (opposite direction) from his property. Another neighbor is concerned about the loss of privacy, we are not Peeping Toms, nor do we have criminal records. We are just regular people, sometimes maybe even boring people.



## RESPONSE TO DISCRETIONARY REVIEW

Case Number: 11.086 ID

Address: 2478 – 43<sup>rd</sup> Avenue, San Francisco CA 94116

Page 3 of 3

Over the years, we have made repairs to maintain the property. For instance, when the fences blew down, we asked for bids for repair from local contractors and reached out to our neighbors asking to work with them to repair them but we didn't receive any responses.

As to the amount of space that we are asking for, our plans include space for a multi-generational family. We will have, a 75 year old, a teenager, a tween, and two middle-aged adults living in the house.

The living area on the 1<sup>st</sup> level (ground floor) is designed for my mother, who has lived in the house for 34 years. Because of ongoing health issues, we have chosen to move our family into the house and provide care for her. It is her desire to live in the house. We designed the space for her to continue having her privacy and independence as much as possible.

Also on the 1<sup>st</sup> level, there is space for two cars. We actually have two vans, a car and a motorcycle. We are accustomed to parking two vehicles and the motorcycle in the house and would like to continue to do so. We also feel that by doing this, it will not take an extra parking space on the street, which in turn diminishes our impact on the neighborhood.

The 2<sup>nd</sup> level of the house is the main living area for all of us. It includes a living room, kitchen, dining area, a family area for homework and entertainment, and two bedrooms, one for each of the children.

The 3<sup>rd</sup> level of the house is the master bedroom. Not shown in the plan is our intention to furnish the space with bedroom and home office furniture for my wife. My wife works from home a couple of days a week.

We've driven around the neighborhood and we are surrounded by homes with 3<sup>rd</sup> level extensions. We don't think that our proposed plan approved by the Residential Design Team is unreasonable. It is consistent with the planning pattern of existing properties in the neighborhood.



Houses South of us at 2478 – 43<sup>rd</sup> Avenue

Photo taken from 2<sup>nd</sup> level:  
Ulloa & 43<sup>rd</sup> – 2<sup>nd</sup> house from  
the corner

Photo taken from 2<sup>nd</sup> level:  
Ulloa & 43<sup>rd</sup> - Corner house,  
adjacent to our home on the  
South

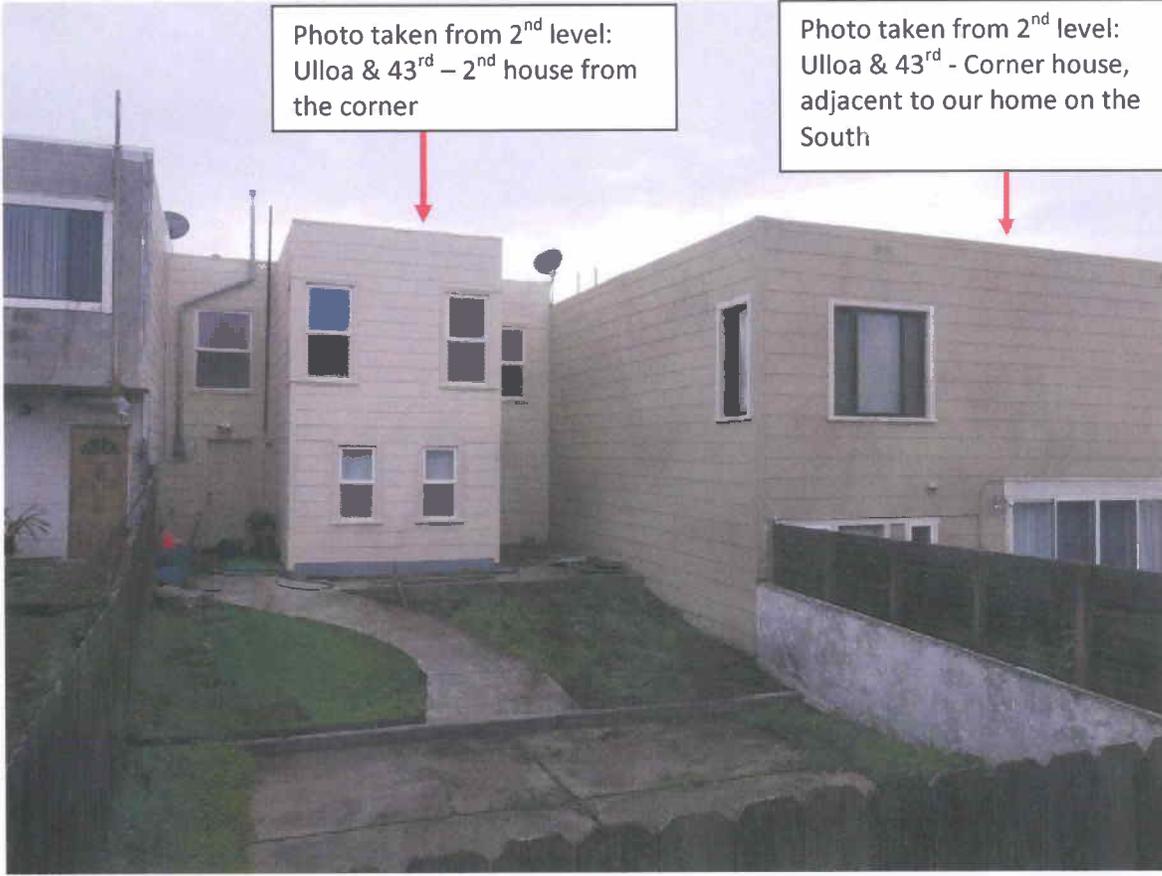


Photo taken from 1<sup>st</sup> level:  
Ulloa & 43<sup>rd</sup> – 2<sup>nd</sup> house from  
the corner. South of our  
property

Photo taken from 1<sup>st</sup> level:  
Ulloa & 43<sup>rd</sup> - Corner house,  
adjacent to our home on the  
South

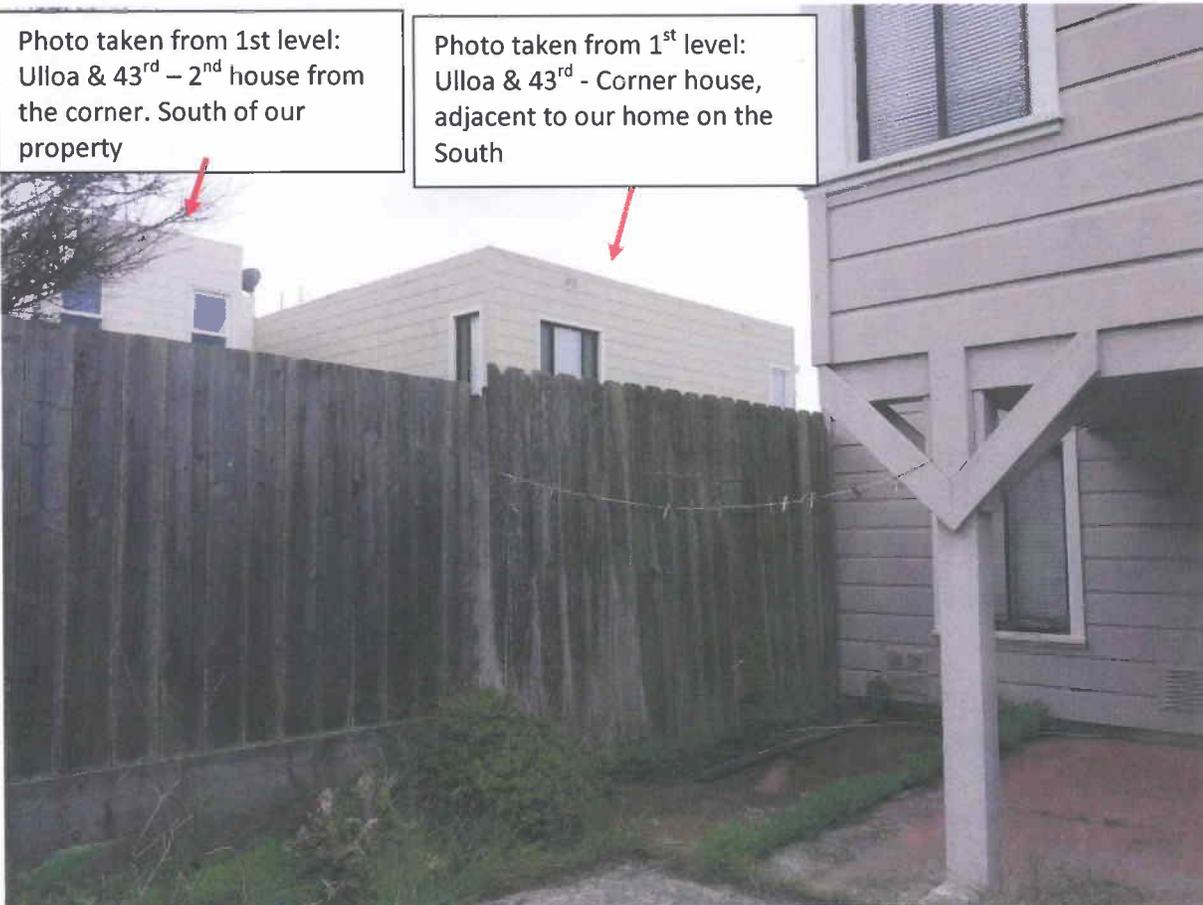




Photo taken from 2<sup>nd</sup> level:  
Ulloa & 43rd - 3<sup>rd</sup> house from corner.  
South of our property.



Photo taken from 1<sup>st</sup> level:  
Ulloa & 43rd - 3<sup>rd</sup> house from corner.  
South of our property.





Photo taken from 2<sup>nd</sup> level:  
Ulloa & 43<sup>rd</sup> – 5th house  
from the corner. South of  
our property.

Photo taken from 2<sup>nd</sup> level:  
Ulloa & 43<sup>rd</sup> – 4th house  
from the corner. South of  
our property.

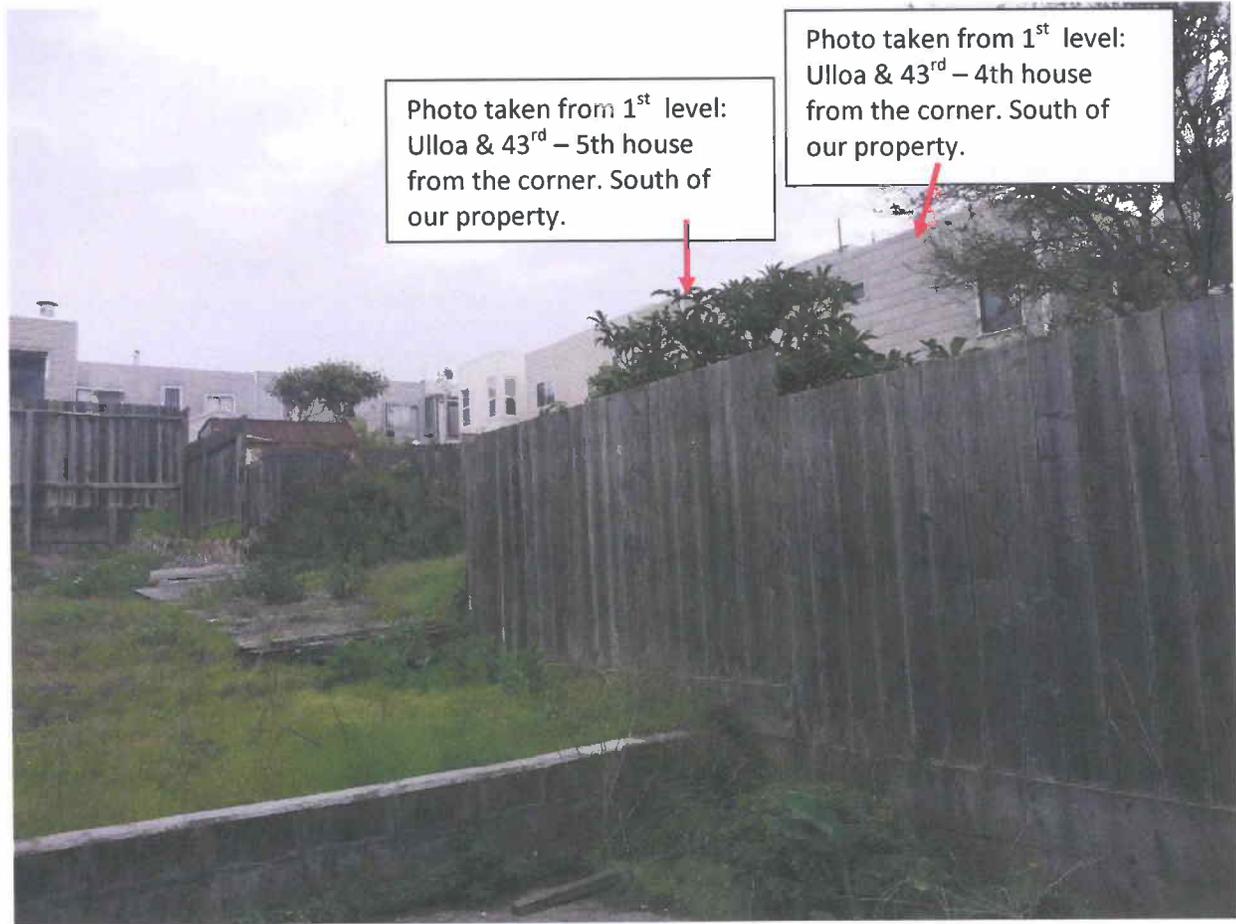
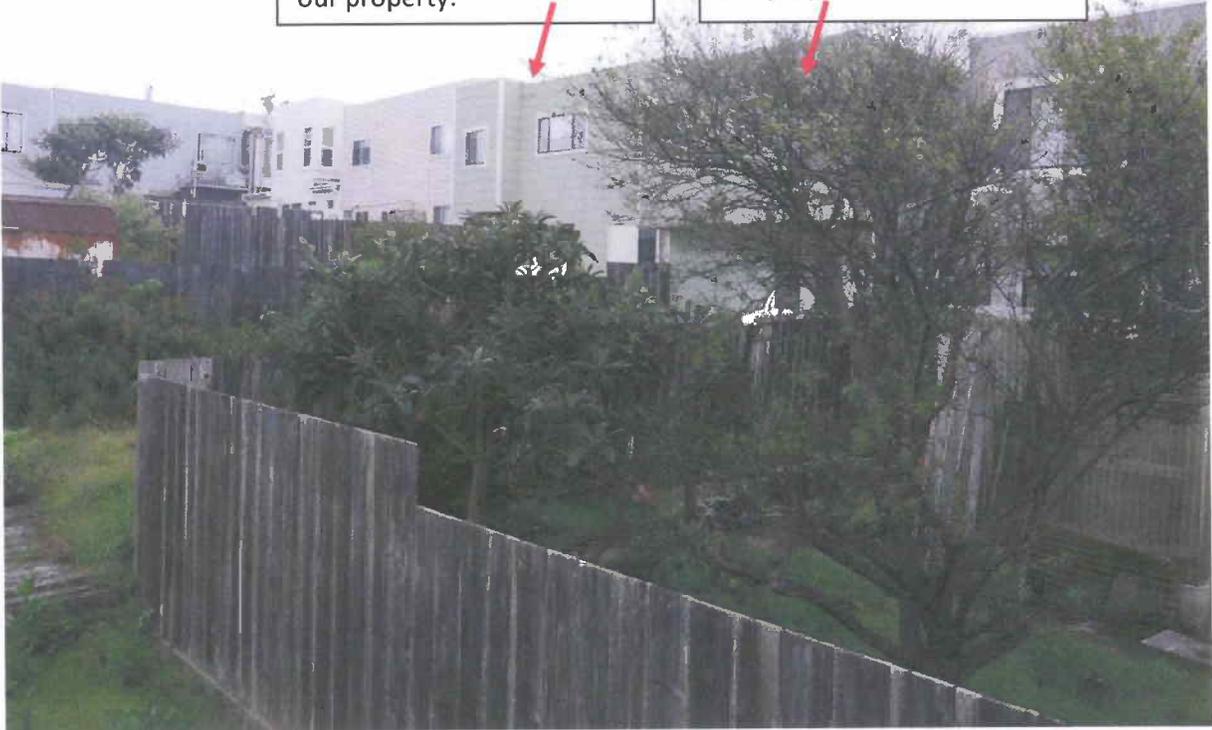


Photo taken from 1<sup>st</sup> level:  
Ulloa & 43<sup>rd</sup> – 5th house  
from the corner. South of  
our property.

Photo taken from 1<sup>st</sup> level:  
Ulloa & 43<sup>rd</sup> – 4th house  
from the corner. South of  
our property.



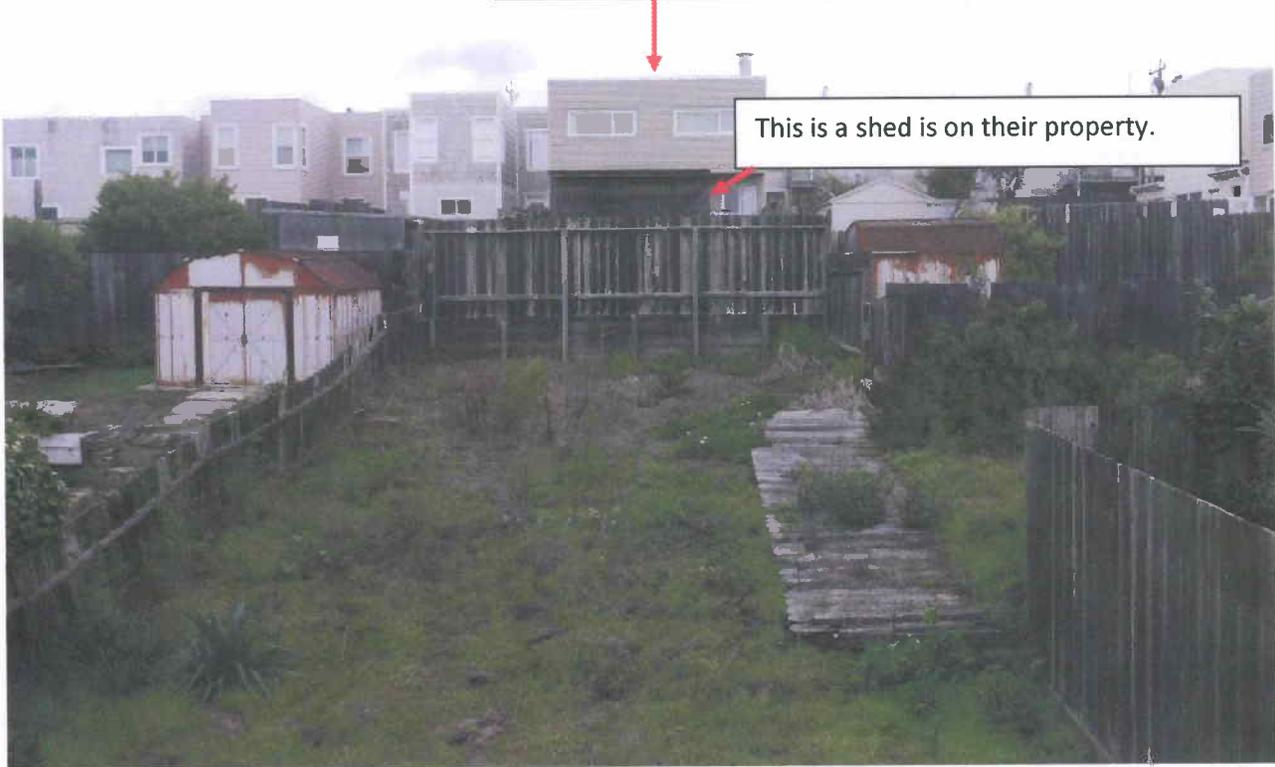
Photo taken from 1<sup>st</sup> level:  
Ulloa & 43<sup>rd</sup> – 5th house  
from the corner. South of  
our property.

Photo taken from 1<sup>st</sup> level:  
Ulloa & 43<sup>rd</sup> – 4th house  
from the corner. South of  
our property.



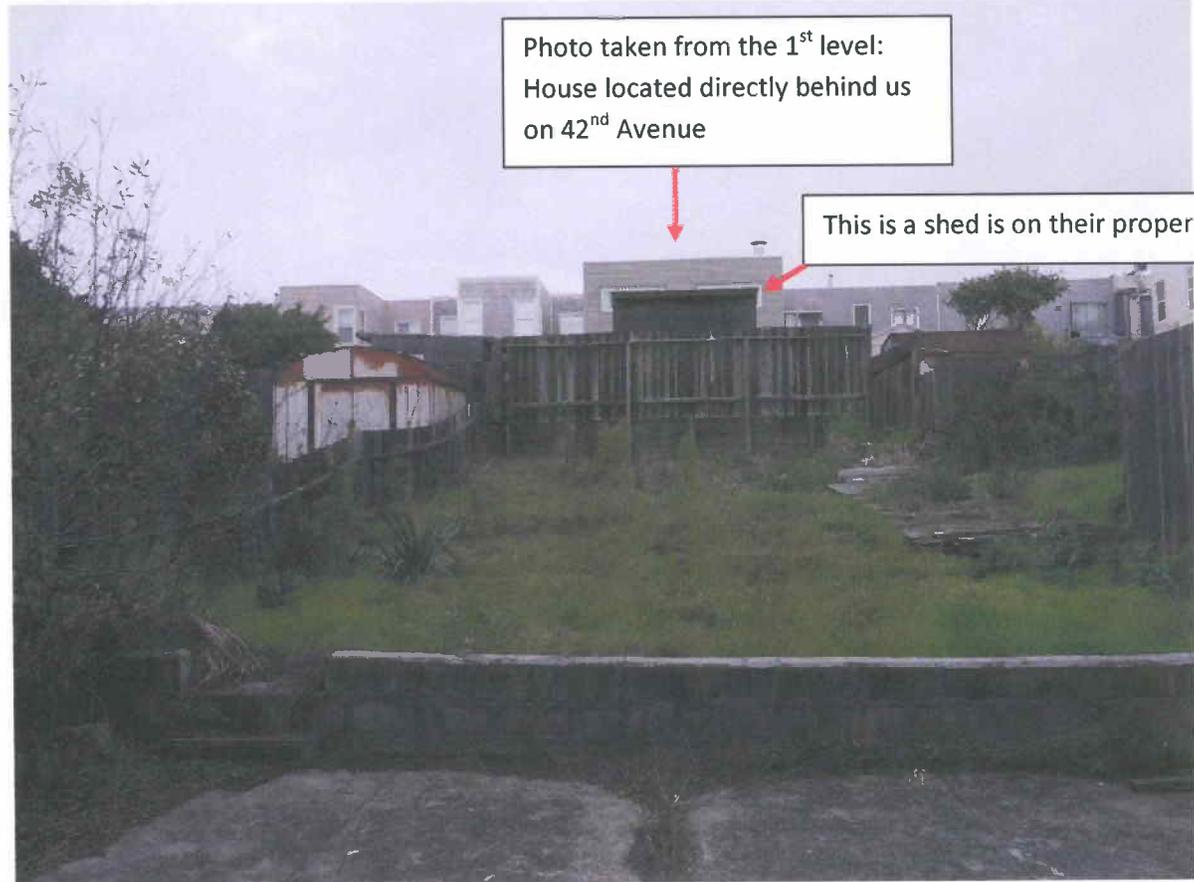


Photo taken from the 2<sup>nd</sup> level:  
House located directly behind us on  
42<sup>nd</sup> Avenue



This is a shed is on their property.

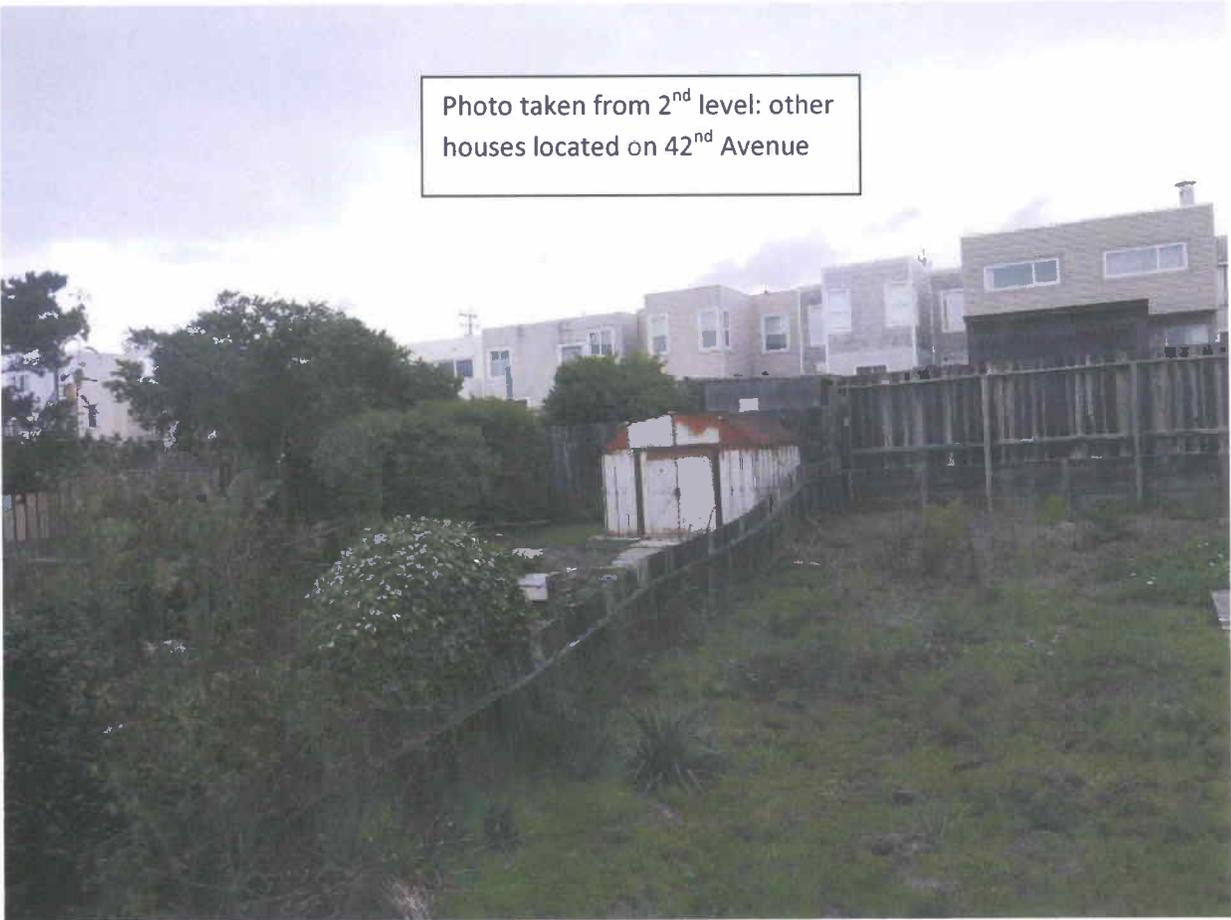
Photo taken from the 1<sup>st</sup> level:  
House located directly behind us  
on 42<sup>nd</sup> Avenue



This is a shed is on their property.



Photo taken from 2<sup>nd</sup> level: other houses located on 42<sup>nd</sup> Avenue



House on 42<sup>nd</sup> Avenue with 3<sup>rd</sup> level extension

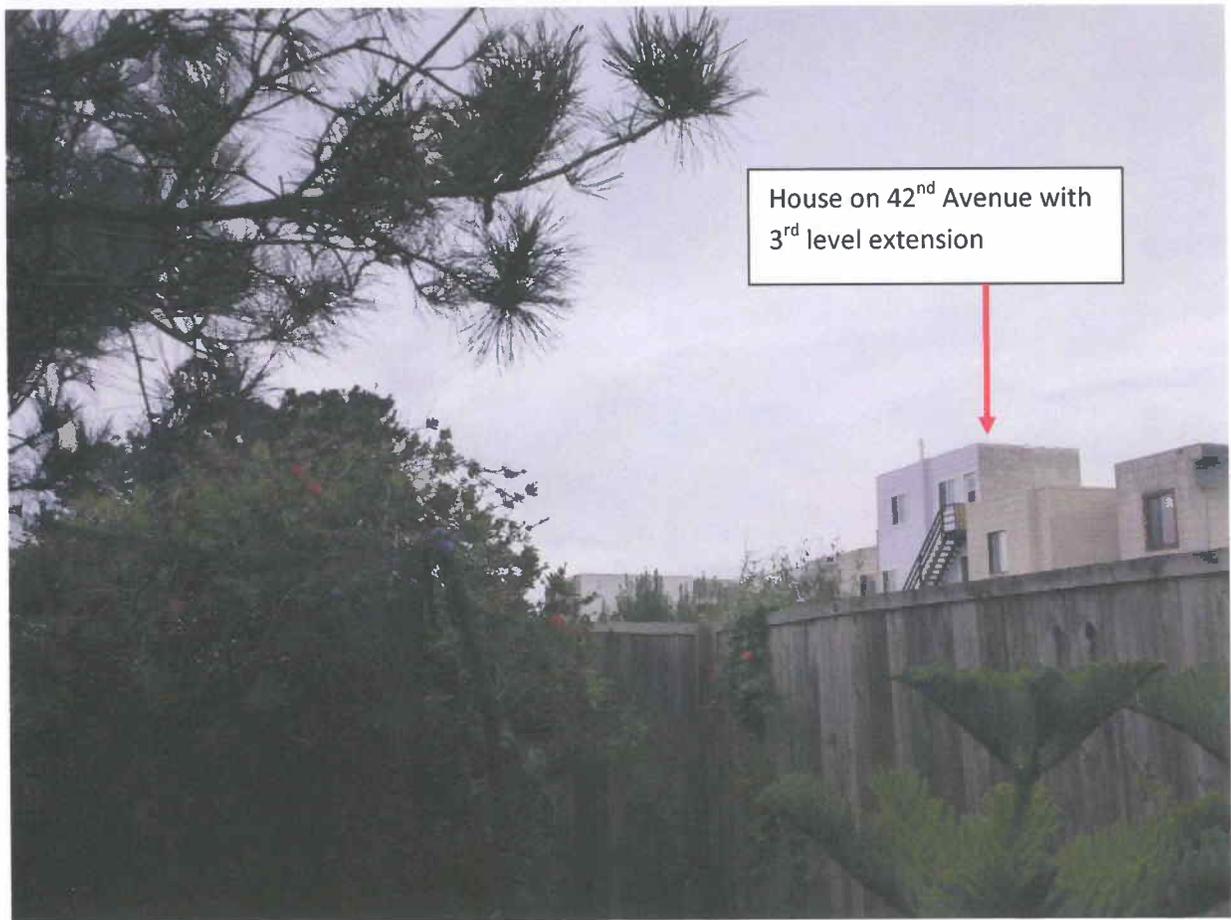




Photo taken from 2<sup>nd</sup> level - Backyard of house adjacent to the North

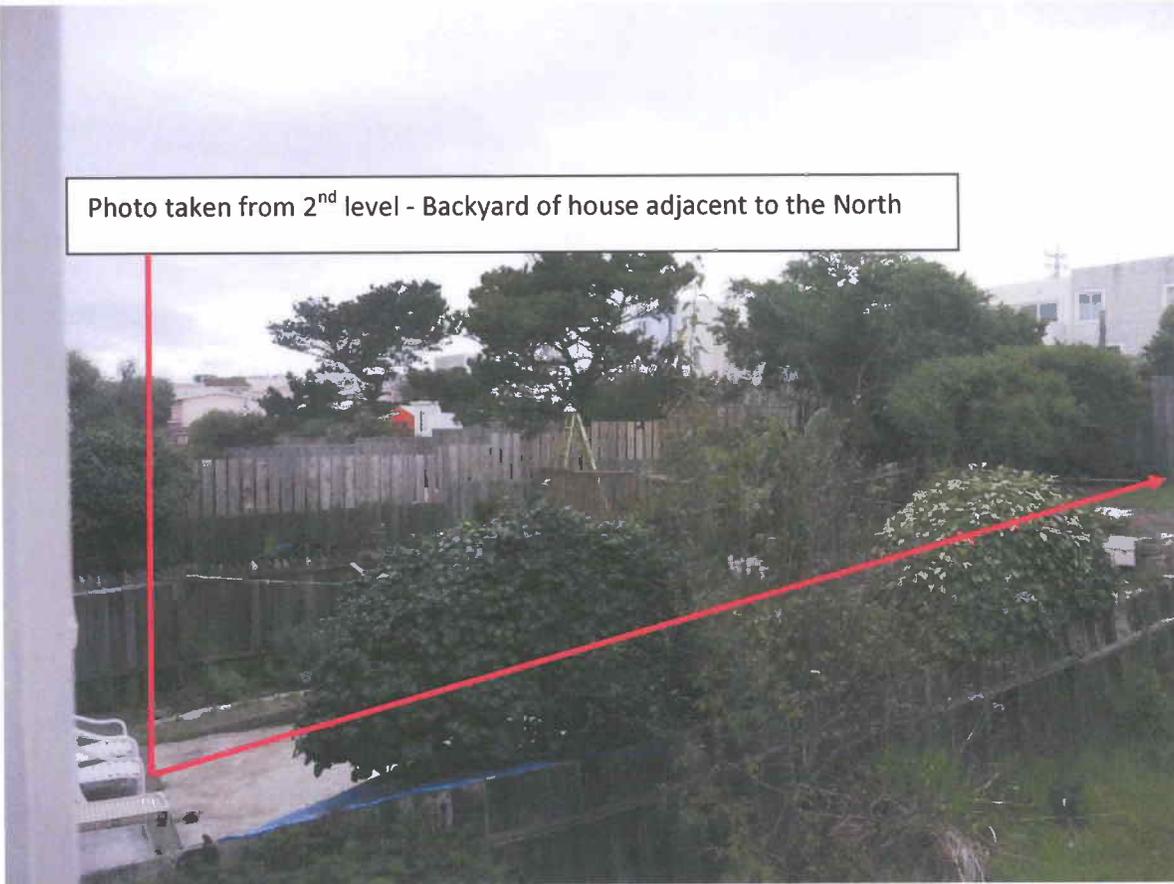


Photo taken from 1<sup>st</sup> level - Backyard of house adjacent to us on North

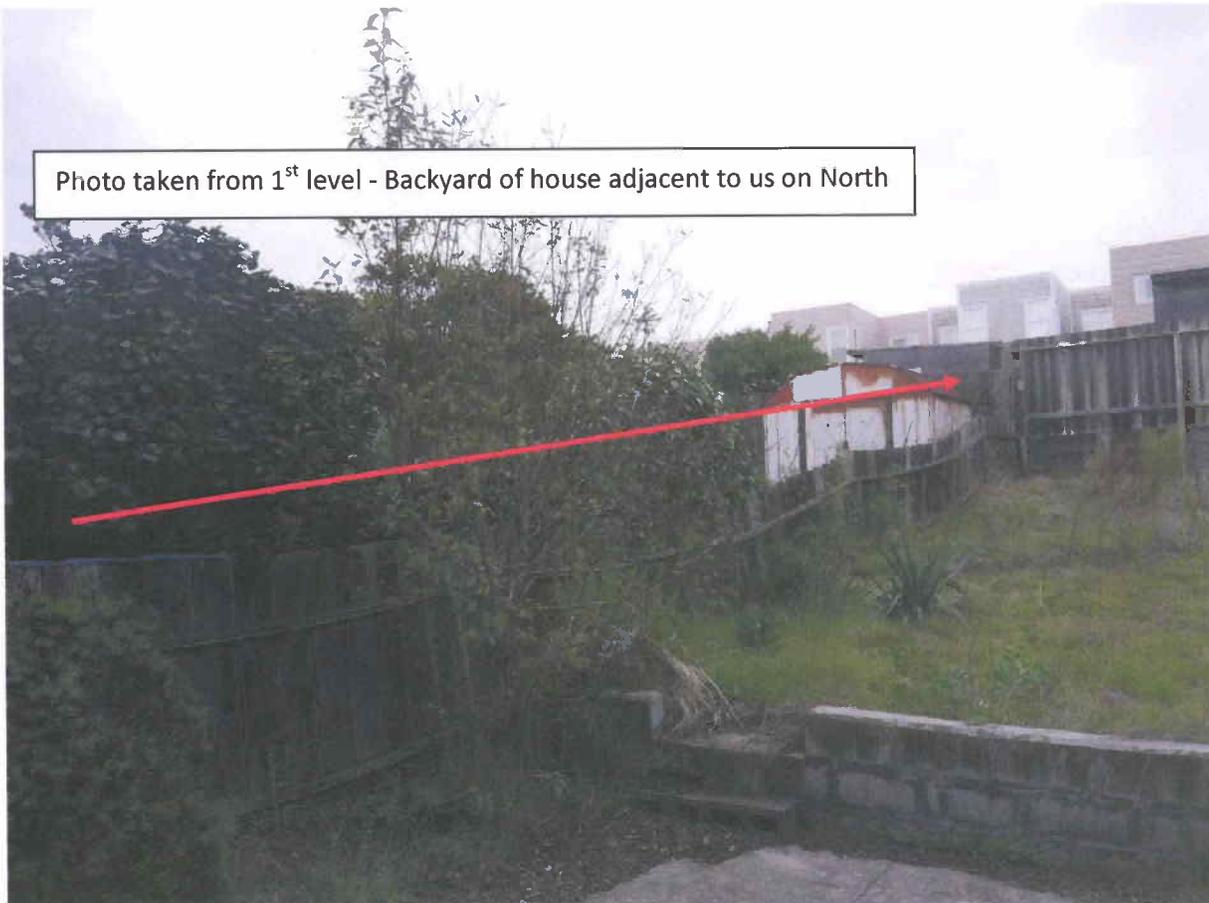




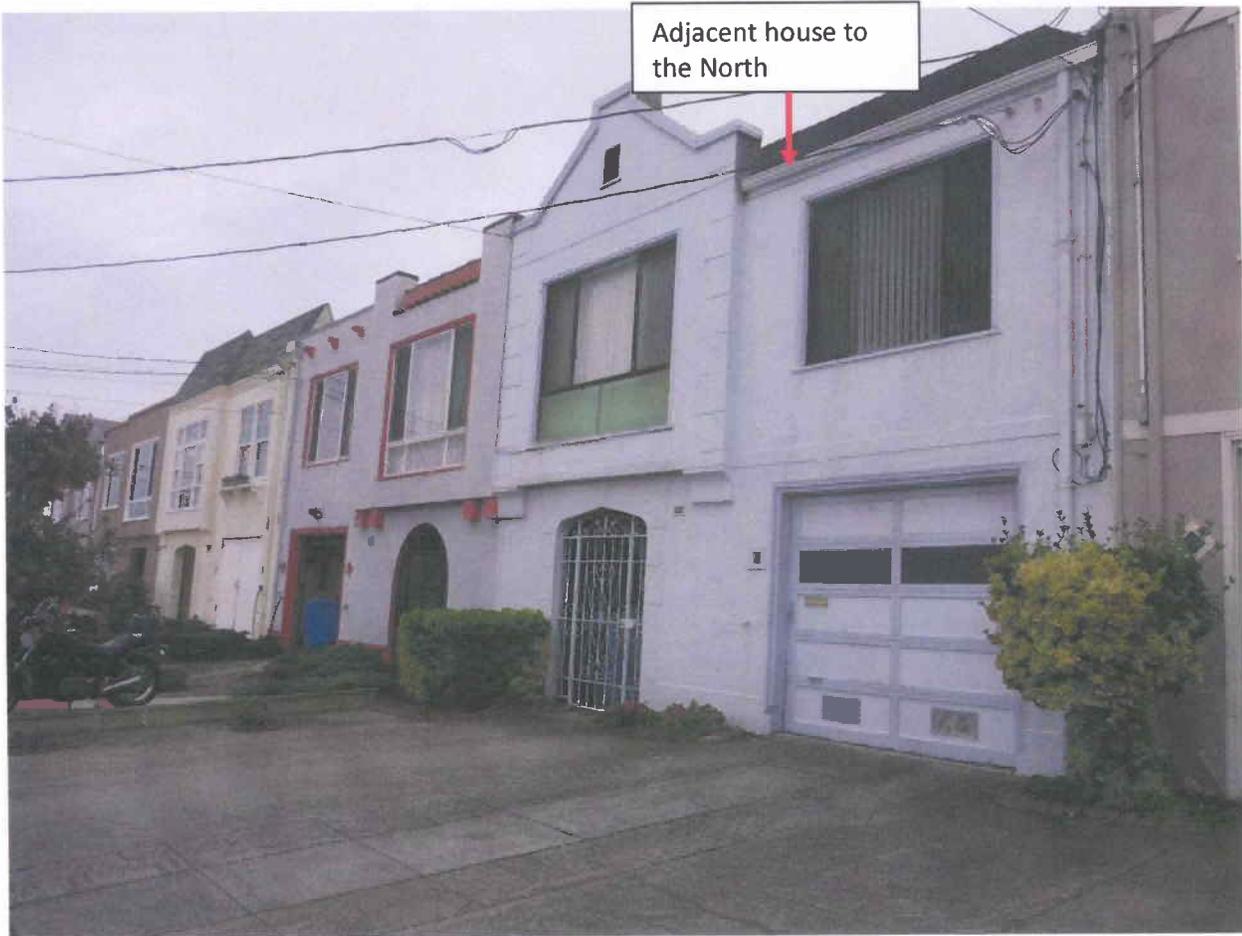
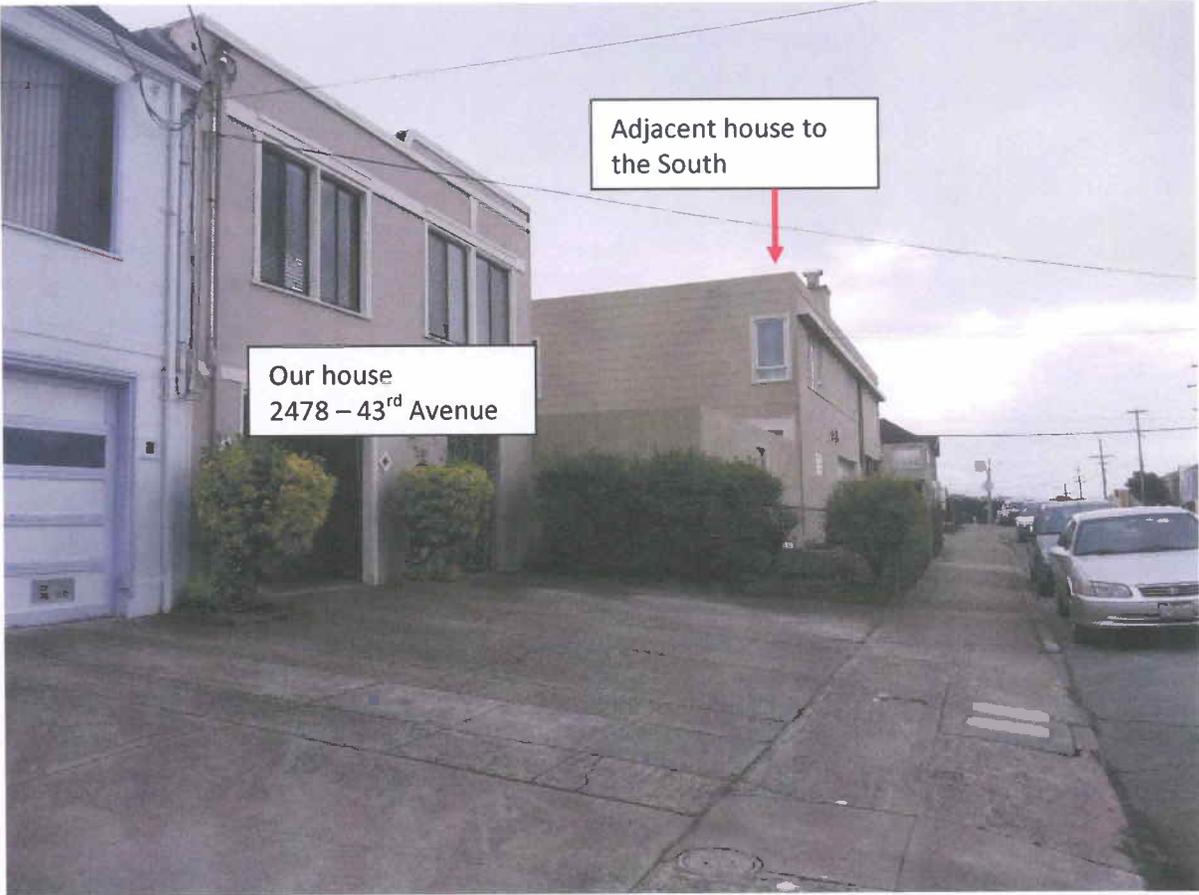
Photo taken from back of our lot: adjacent house to the South

Photo taken from back of our lot: our house

Photo taken from back of our lot: adjacent house to the North

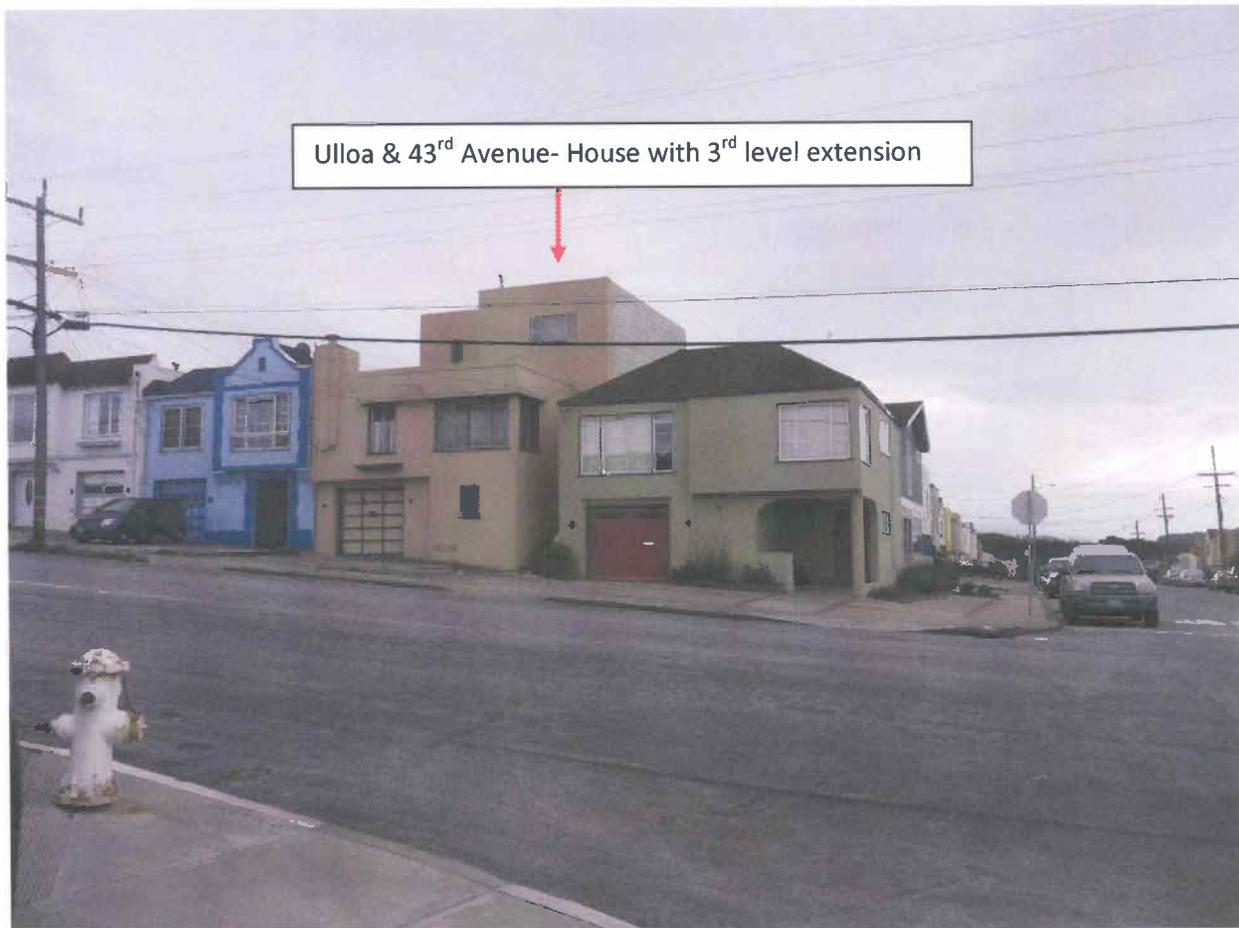






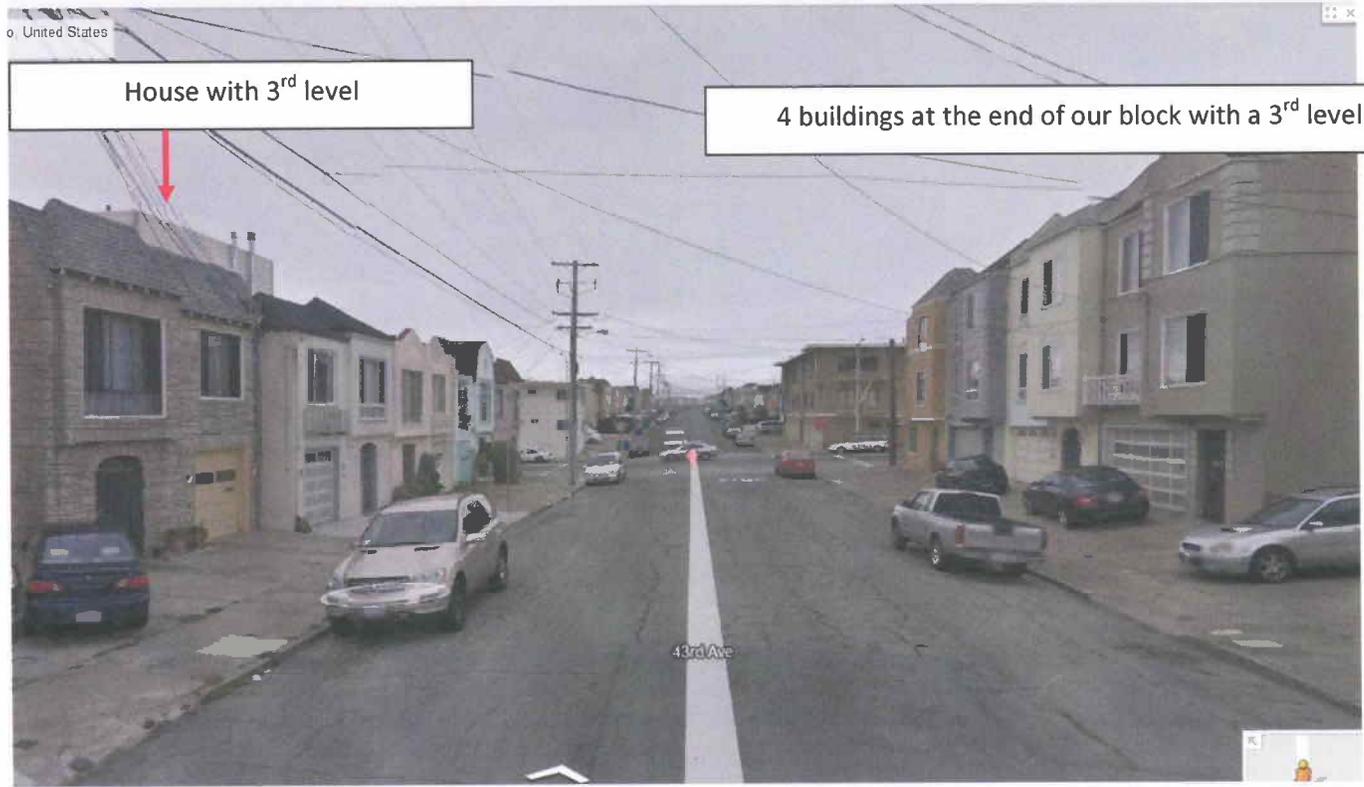
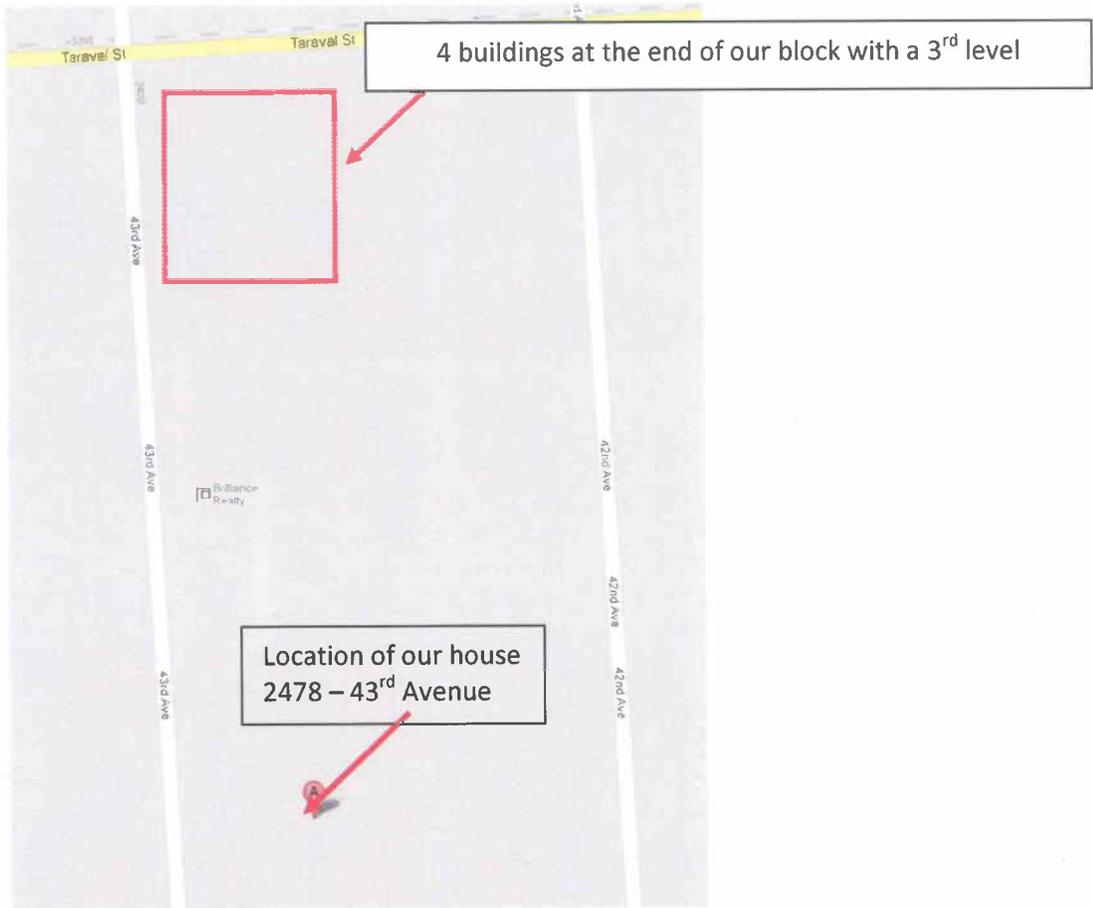


**View of Ulloa Street**





## Area homes with 3<sup>rd</sup> level extension





# Area Houses with 3<sup>rd</sup> level extension

Google 2478 43rd Avenue, San Francisco, CA 94116

Get directions My places

Icons: Car, Wheelchair, Pedestrian, Bicycle

- A 2478 43rd Ave, San Francisco, CA 94116
- B 4145 Ulloa Street San Francisco, CA
- C 2447 42nd Avenue, San Francisco, CA
- D 2422 42nd Avenue, San Francisco, CA
- E 2210 43rd Avenue, San Francisco, CA
- F 2342 43rd Avenue, San Francisco, CA
- G 2415 43rd Avenue, San Francisco, CA
- H 2491 40th Avenue, San Francisco, CA

Go to destination - Show options

GET DIRECTIONS

Walking directions are in beta.  
Use caution - This route may be missing sidewalks or pedestrian paths.

Suggested routes

**Walking directions to 2491 40th Ave, San Francisco, CA 94116**

- Head south on 43rd Ave toward Ulloa St
- Turn left onto Ulloa St  
Destination will be on the right



4145 Ulloa Street (Between 42<sup>nd</sup> & 43<sup>rd</sup> Avenues)



2447 – 42<sup>nd</sup> Avenue (Between Ulloa & Taraval Streets) – Street behind our house.





2422 – 42<sup>nd</sup> Avenue (Between Ulloa & Taraval Streets) – Street behind our house



2210 – 43<sup>rd</sup> Avenue (Between Santiago & Rivera Streets)





2342 – 43<sup>rd</sup> Avenue (Between Taraval & Santiago Streets)



2415 – 43<sup>rd</sup> Avenue (Between Ulloa & Taraval Streets) – Down the street from our house



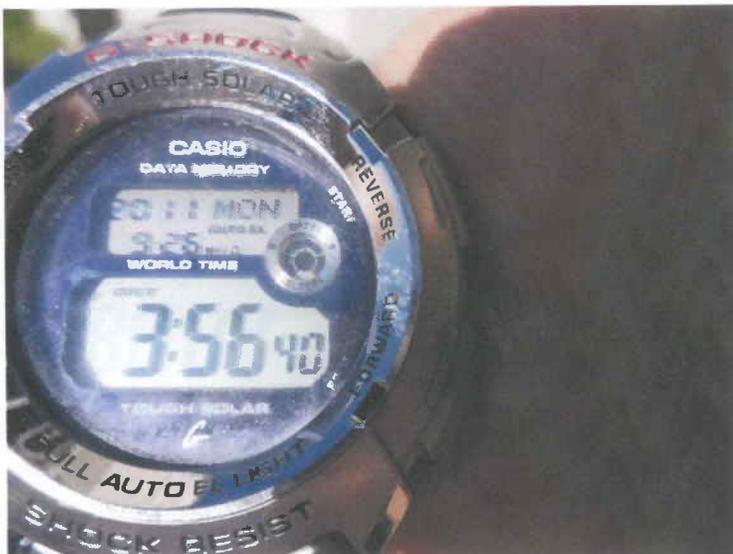
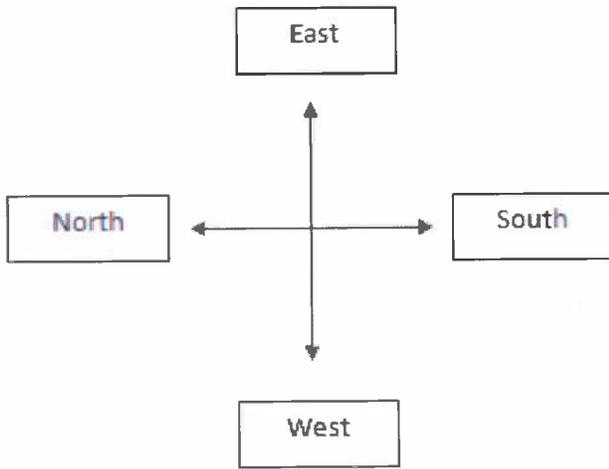


2491 – 40<sup>th</sup> Avenue (Between Ulloa & Taraval Streets)

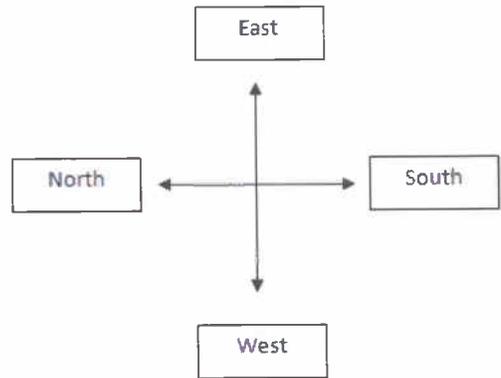
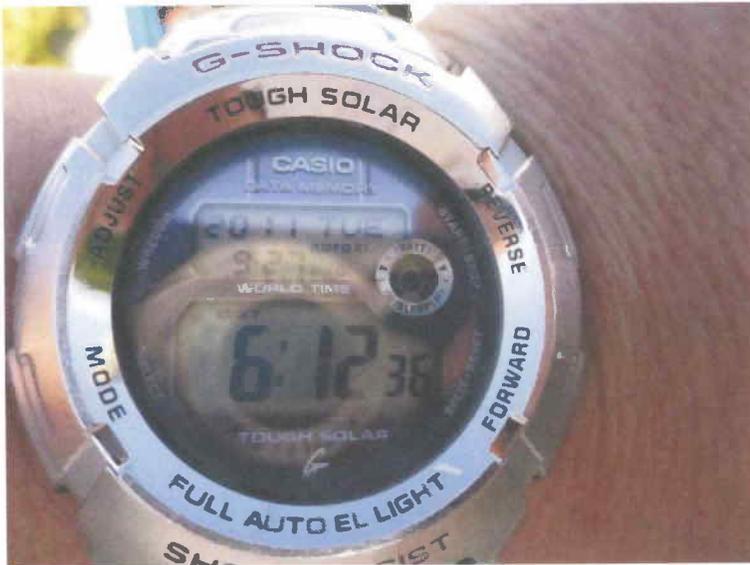




**Shadowing:**







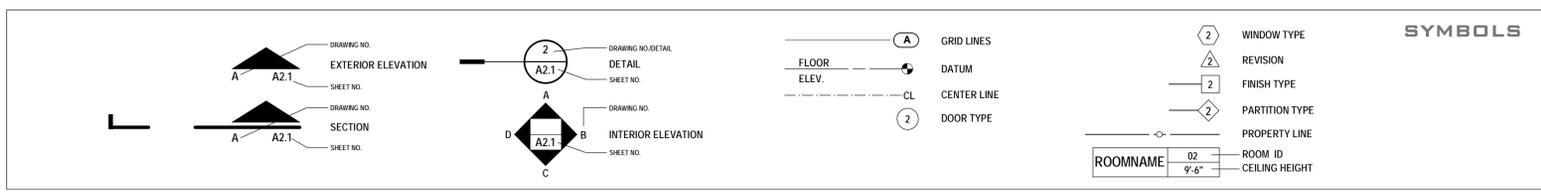
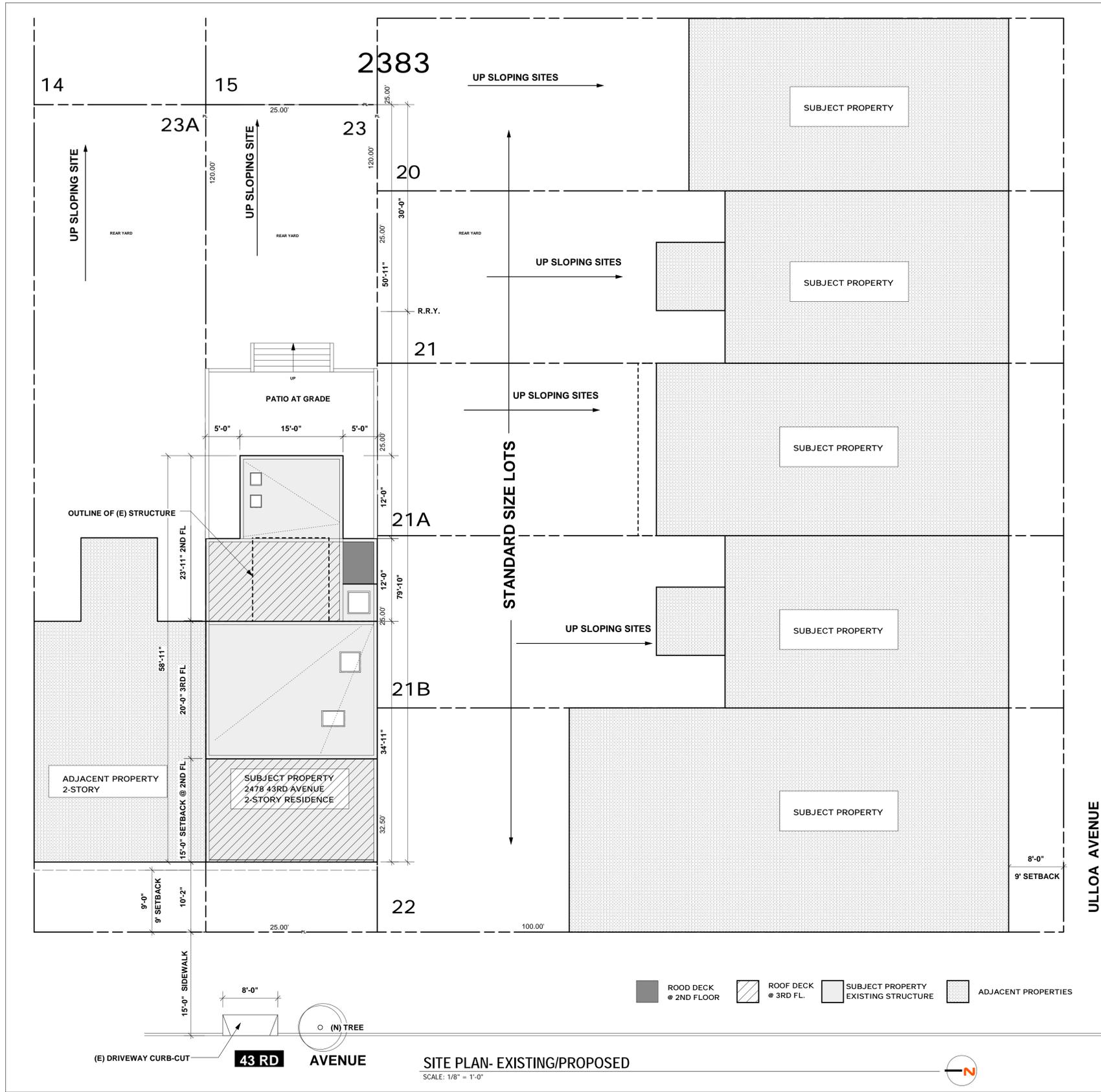






**ABBREVIATIONS**

&	AND	LAV.	LAVATORY
<	ANGLE	LBS.	POUNDS
@	AT	LKR.	LOCKER
A.B.	ANCHOR BOLT	LOC.	LOCATION
ABV.	ABOVE	LTG.	LIGHTING
ACOUS.	ACOUSTICAL	MACH.	MACHINE
A.D.	AREA DRAIN	MAG.	MAGNETIC
ADJ.	ADJUSTABLE	MATL.	MATERIAL
A.F.F.	ABOVE FINISH FLOOR	MAX.	MAXIMUM
AGGR.	AGGREGATE	M.B.	MACHINE BOLT
ALUM.	ALUMINUM	M.C.	MEDICINE CABINET
ALT.	ALTERNATE	M.D.F.	MEDIUM DENSITY FIBERBD.
APPROX.	APPROXIMATE	M.D.O.	MEDIUM DENSITY OVERLAY (BD)
ARCH.	ARCHITECT	M.E.C.H.	MECH.
ARCHT.	ARCHITECTURAL	MEMB.	MEMBRANE
ASPH.	ASPHALT	MFR.	MANUFACTURER
B.	BATHROOM	MH.	MANHOLE
BD.	BOARD	MN.	MINIMUM / MINUTE
B.H.C.S.	BUTTON HEAD CAP SCREW	MISC.	MISCELLANEOUS
BITUM.	BITUMINOUS	M.P.	MEASURING POINT
BLDG.	BUILDING	MTD.	MOUNTED
BLK.	BLOCKING	MTL.	METAL
BM.	BEAM	MUL.	MULLION
B.O.	BOTTOM OF	(N)	NEW
BR.	BEDROOM	N.	NORTH
BTM.	BOTTOM	NAT.	NATURAL
B.U.	BUILT UP	N.I.C.	NOT IN CONTRACT
CAB.	CABINET	NO.	NUMBER
CARP.	CARPET	NOM.	NOMINAL
C.B.	CATCH BASIN	N.T.S.	NOT TO SCALE
CHAN.	CHANNEL	OB.S.	OBSCURE
C.H.	CEILING HEIGHT	O.C.	ON CENTER
C.I.	CAST IRON	O.D.	OUTSIDE DIAMETER (DIM)
C.J.	CONTROL JOINT	OFF.	OFFICE
C.L.	CENTER LINE	OPER.	OPERABLE
C.G.	CORNER GUARD	OPNG.	OPENING
CLG.	CEILING	OPP.	OPPOSITE
CLKG.	CAULKING	OPP.HD.	OPPOSITE HAND
CLO.	CLOSET	PAV.	PAVING
C.O.	CLEAN OUT	PERF.	PERFORATED
CLR.	CLEAR	PERP.	PERPENDICULAR
COL.	COLUMN	PL.	PLATE
COMP.	COMPOSITION	PROP.	PROPERTY LINE
CONC.	CONCRETE	PLAM.	PLASTIC LAMINATE
CONN.	CONNECTION	PLAS.	PLASTER
CONSTR.	CONSTRUCTION	PLYWD.	PLYWOOD
CONSTR.	CONTINUOUS	PR.	PAIR
C.M.U.	CONCRETE MASONRY UNIT	PROP.	PROPERTY
C.T.	CERAMIC TILE	PT.	PAINT
CTR.	CENTER	P.T.	PRESSURE TREATED
CTSK.	COUNTERSINK	PTD.	PAINTED
C.W.	COLD WATER	P.V.C.	POLY VINYL CHLORIDE
DBL.	DOUBLE	Q.T.	QUARRY TILE
DEPT.	DEPARTMENT	QTY.	QUANTITY
DET.	DETAIL	R.	RISER
D.F.	DRINKING FOUNTAIN	RAD.	RADIUS
DIA.	DIAMETER	R.C.	RESILIENT CHANNEL /
DIM.	DIMENSION	R.C.F.	REINFORCED CONCRETE
DISP.	DISPENSER	R.D.	REFLECTED CEILING PLAN
DN.	DOWN	REF.	REFERENCE
D.O.	DOOR OPENING	REFR.	REFRIGERATOR
DR.	DOOR	RGR.	REGISTER
DS.	DOWNSPOUT	RENF.	REINFORCED
DWG(S).	DRAWING(S)	REQU.	REQUIRED
DWR.	DRAWER	REQMT (S)	REQUIREMENT(S)
(E)	EXISTING	RESIL.	RESILIENT
E.	EAST	REV.	REVISION
EA.	EACH	R.H.W.S.	ROUND HEAD WOOD SCREW
E.F.	EXHAUST FAN	R.H.M.S.	ROUND HEAD MACHINE SCREW
E.J.	EXPANSION JOINT	RM.	ROOM
EL.	ELEVATION	R.O.	ROUGH OPENING
ELEC.	ELECTRICAL	RWD.	REDWOOD
ELEV.	ELEVATOR	R.W.L.	RAIN WATER LEADER
EMER.	EMERGENCY	S.	SOUTH
ENG.	ENGINEER	S.A.D.	SEE ARCHITECTURAL DWGS.
EQ.	EQUAL	S.C.	SOLID CORE
EQPT.	EQUIPMENT	SCHED.	SCHEDULE
E.S.	EACH SIDE	S.E.D.	SEE ELECTRICAL DWGS
EXT.	EXTERIOR	SECT.	SECTION
F.A.	FIRE ALARM	S.H.C.S.	SOCKET HEAD CAP SCREW
F.A.U.	FORCED AIR UNIT	SHT.	SHEET
F.B.	FLAT BAR	SHTG.	SHEATHING
F.D.	FLOOR DRAIN	SIM.	SIMILAR
F.E.	FIRE EXTINGUISHER	S.J.	SEISMIC JOINT
F.E.C.	FIRE EXTINGUISHER CABINET	S.L.D.	SEE LANDSCAPE DWGS
F.C.O.	FLOOR CLEAN OUT	S.M.D.	SEE MECHANICAL DWGS.
F.F.	FINISH FLOOR	SPEC.	SPECIFICATION
F.F.C.S.	FLAT HEAD CAP SCREW	SO.	SQUARE
F.H.M.S.	FLAT HEAD MACHINE SCREW	S.S.D.	SEE STRUCTURAL DWGS.
F.H.W.S.	FLAT HEAD WOOD SCREW	S.S.	STAINLESS STEEL
FIN.	FINISH	STA.	STATION
FIXT.	FIXTURE	STL.	STEEL
FLR.	FLOOR	STD.	STANDARD
FLUOR.	FLUORESCENT	STOR.	STORAGE
FND.	FOUNDATION	STRUC.	STRUCTURAL
F.O.	FACE OF	SUSP.	SUSPENDED
F.O.C.	FACE OF CONCRETE	T.	TREAD
F.O.F.	FACE OF FINISH	TEL.	TELEPHONE
F.O.M.	FACE OF MASONRY	TEMP.	TEMPERED
F.O.S.	FACE OF STUDS	T & G	TONGUE AND GROOVE
F.PRF.	FIREPROOF	THK.	THICK
F.S.	FIRE SPRINKLER	THRU.	THROUGH
F.T.	FIRE TREATED	TN.	TENAIL
FT.	FOOT OR FEET	T.O.	TOP OF
FTG.	FOOTING	T.O.P.	TOP OF PLATE
FR.	FRAME	T.O.S.	TOP OF SLAB / SHEATHING
GA.	GAUGE	TELEVISION	TELEVISION
GALV.	GALVANIZED	T.O.W.	TOP OF WALL
G.B.	GRAB BAR	TYP.	TYPICAL
G.F.R.C.	GLASS FIBER REINFORCED CONCRETE	UNF.	UNFINISHED
GL.	GLASS	U.O.N.	UNLESS OTHERWISE NOTED
GND.	GROUND	UR.	URINAL
GR.	GRADE	VAR.	VARIES
G.S.M.	GALVANIZED SHEET METAL	V.C.T.	VINYL COMPOSITION TILE
GYP.BD.	GYPSUM BOARD	VER.	VERIFY
H.B.	HOSE BIB	VERT.	VERTICAL
H.C.	HOLLOW CORE	V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
H.D.G.	HOT DIPPEP GALVANIZED	V.I.F.	VERIFY IN FIELD
HDR.	HEADER	W.	WEST
HDWD.	HARDWOOD	WI	WITH
HGT.	HEIGHT	WC.	WATER CLOSET
H.H.B.	HEX HEAD BOLT	WD.	WOOD
H.H.C.S.	HEX HEAD CAP SCREW	WD.	WASHER / DRYER
H.M.	HOLLOW METAL	WDW.	WINDOW
HORIZ.	HORIZONTAL	W.G.	WIRE GLASS
H.R.	HAND RAIL	W.H.	WATER HEATER
HR.	HOUR	WM.	WALL MOUNT
H.W.	HOT WATER	W.O.	WHERE OCCURS
I.D.	INSIDE DIAMETER	W/O	WITHOUT
INSUL.	INSULATION	WP.	WATERPROOF(ING)
INT.	INTERIOR	W.R.	WATER RESISTANT
INV.	INVERT	W.SCT.	WAINSCOT
JAN.	JANITOR	WT.	WEIGHT
JOINT.	JOINT	W.W.F.	WIRE WELDED FABRIC
KIT.	KITCHEN	W.W.M.	WOVEN WIRE MESH
LAM.	LAMINATE		



**PROJECT DATA**

**PROJECT DESCRIPTION:**  
HORIZONTAL ADDITION - GROUND FLOOR: ADD BATHROOM AND BEDROOM. ENLARGE (E) GARAGE. ADD HALF BATH AND LAUNDRY ROOM  
2ND FLOOR: INTERIOR ALTERATIONS: ADD ROOF DECK. ADD BATH AND FIREPLACE  
VERTICAL ADDITION - ADD NEW BEDROOM AND BATHROOM @ NEW 3RD FLOOR

**PROJECT DATA:**

OCCUPANCY TYPE:	R3 (RESIDENCE)
CONSTRUCTION TYPE:	TYPE V, NON-RATED, NON-SPRINKLERD
ZONING:	RH-1
BLOCK:	2383
LOT:	023
CENSUS TRACT:	352
CENSUS BLOCK:	507
LOT AREA:	2,996.00 S.F.

**SHEET INDEX**

A1.0	SITE PLAN
A1.1	GENERAL NOTES
A2.0	FLOOR PLANS EXISTING
A2.1	FLOOR PLANS PROPOSED
A3.0	ELEVATIONS
A3.1	ELEVATIONS
A3.2	ELEVATIONS

**OWNER:** LEE WAI KAM & KYLE LEE  
2478 43RD AVE  
SAN FRANCISCO, CA 94116

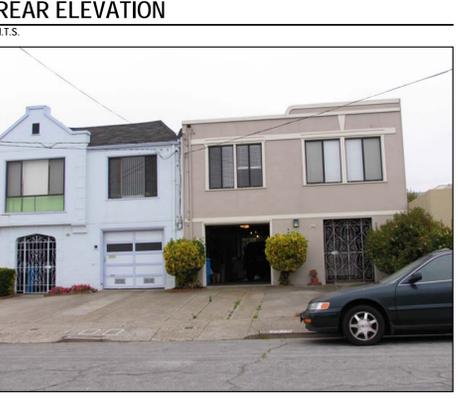
**DESIGNER:** EDIT LLC  
120 MANOR DRIVE  
SAN FRANCISCO, CA 94127  
TL. 415.867.2181  
FX. 415.587.8025

**ROMAN RETNER**  
E-MAIL: RN4M@HOTMAIL.COM

**STRUCTURAL CONSULTANT:** NOT SELECTED

**BUILDING DEPARTMENT:** CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF BUILDING INSPECTION  
1660 MISSION STREET  
SAN FRANCISCO, CA 94103  
TL. 415.558.6649  
FX. 415.558.6041

**PLANNING DEPARTMENT:** CITY AND COUNTY OF SAN FRANCISCO  
PLANNING DEPARTMENT  
1650 MISSION STREET  
SAN FRANCISCO, CA 94103



**EDIT**

**BLOCK/LOT 2383/23**

**LEE RESIDENCE**  
2478 43RD AVENUE, CALIF.  
HORIZONTAL ADDITION

**SITE PLAN**

**REVISIONS**

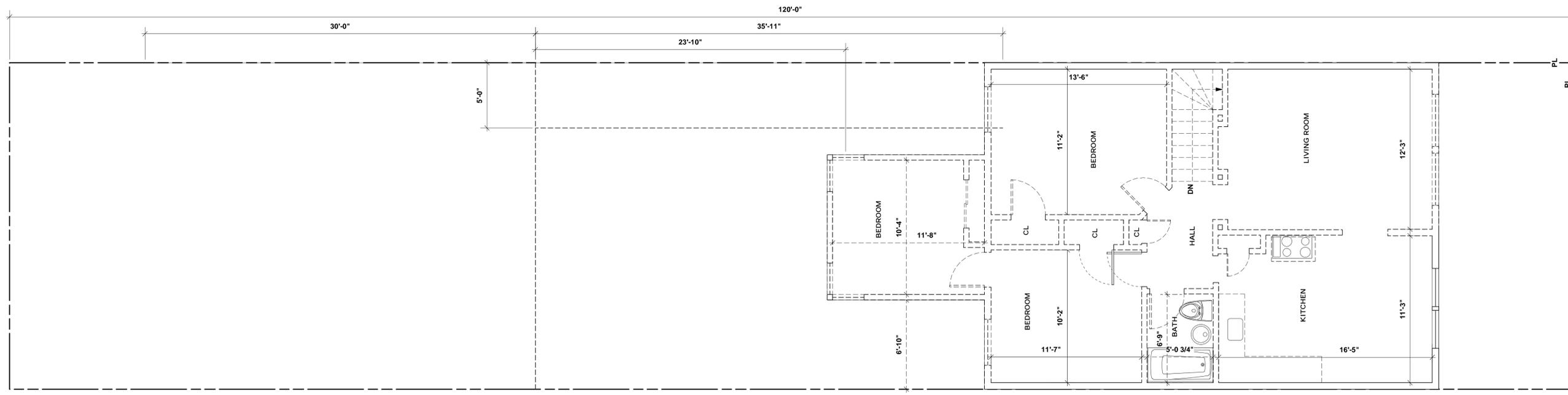
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BY	RR
PROJECT NO.	0020
SCALE	AS NOTED

**SEPTEMBER 22, 2010**

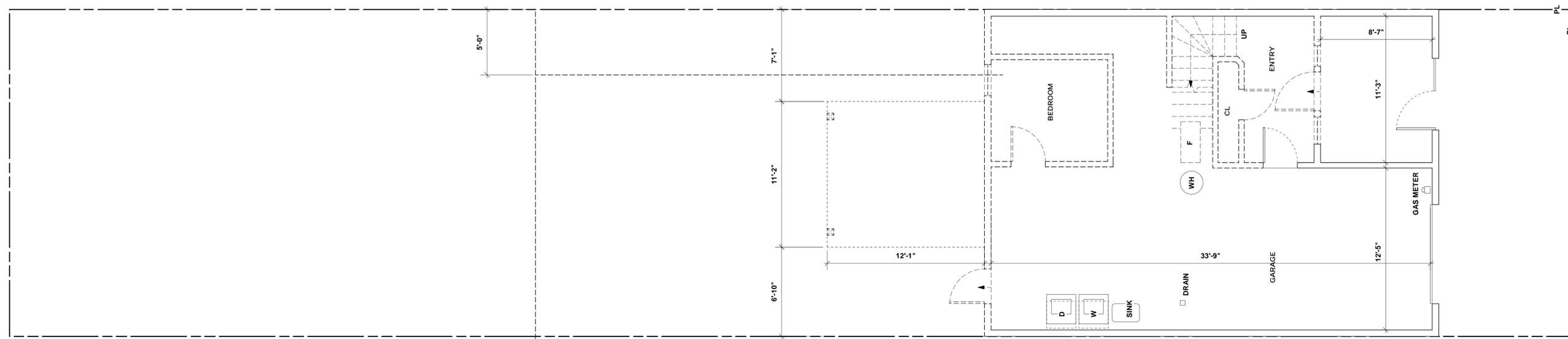
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2ND FLOOR PLAN - EXISTING  
SCALE: 1/4" = 1'-0" AREA: 1,007 S.F.



1ST FLOOR PLAN - EXISTING  
SCALE: 1/4" = 1'-0" AREA: 893 S.F.



**DEMO NOTES**

1. DEMOLISH AND/OR REMOVE ALL DASHED ITEMS AS SHOWN ON PLAN
2. DISCONNECT AND REMOVE EXISTING ELECTRICAL FIXTURES AND LINES ATTACHED TO PARTITIONS. CAP OR RELOCATE LINES AS REQUIRED.
3. PROTECT FROM DAMAGE ALL FIXTURES, UTILITIES AND CONSTRUCTION THAT ARE TO REMAIN.
4. CAP ALL PLUMBING LINES AS REQUIRED. MAINTAIN ANY EXISTING SUPPLY, WASTE AND VENT LINES FOR FUTURE CONNECTIONS.
5. REMOVE AND/OR RECYCLE (E) FINISHES IN AREA OF WORK AS DIRECTED BY THE OWNER.

WALL LEGEND	
	(E) WALLS TO REMAIN
	DEMO WALLS

LEE RESIDENCE  
2478 43RD AVENUE  
SAN FRANCISCO, CALIF.  
HORIZONTAL ADDITION

REVISIONS	TITLE
SUBMITTAL- 09-30-10	
REV- 05-11-11 3RD FL.	

DATE: SEPTEMBER 22, 2010  
DRAWN BY: RR  
PROJECT NO: 0209  
SCALE: AS NOTED

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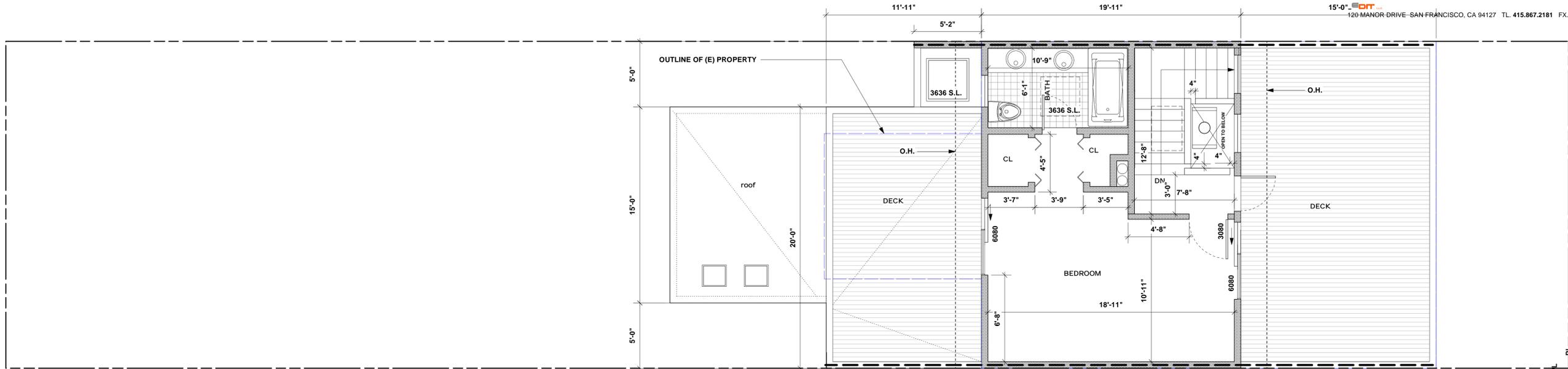
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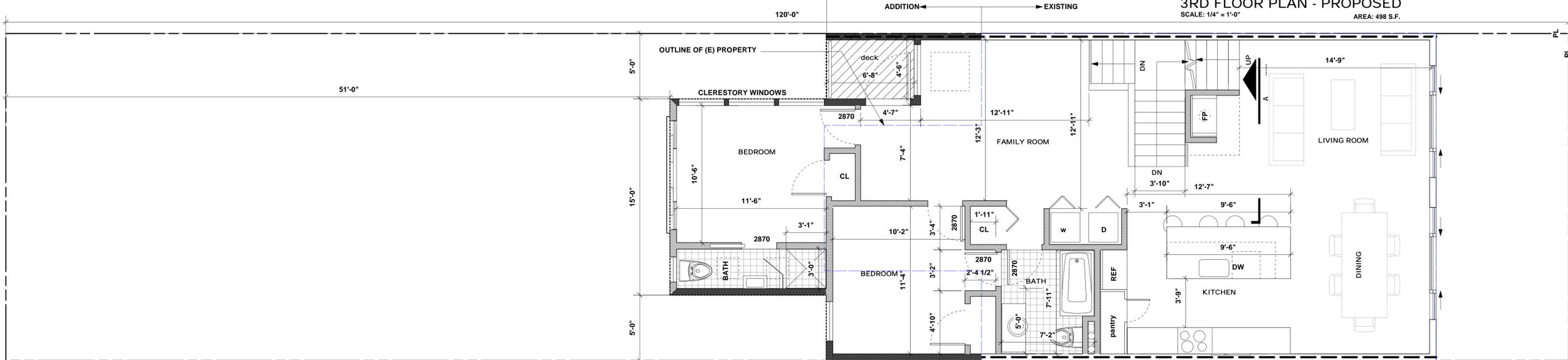
BLOCK/LOT 2383/23

PROJECT

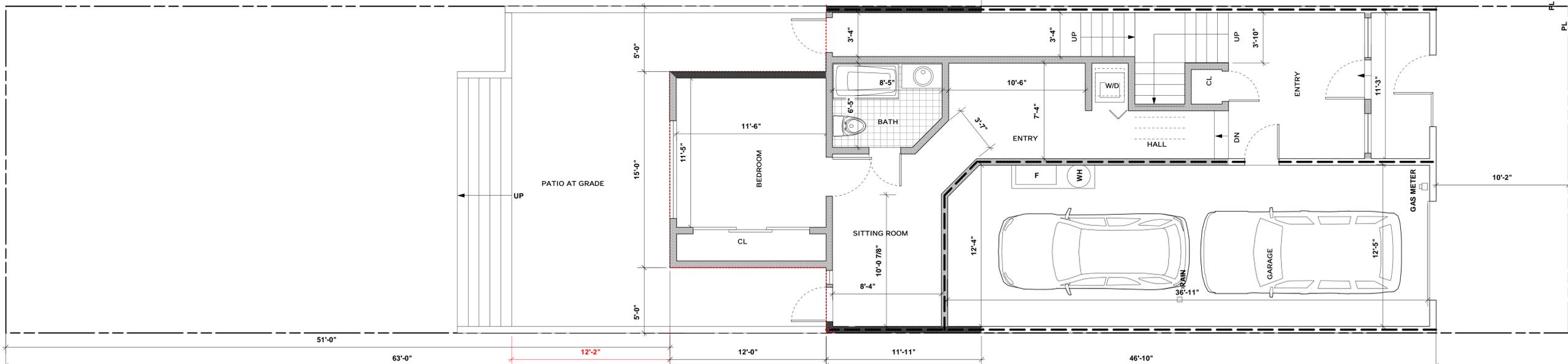
FLOOR PLANS



**3RD FLOOR PLAN - PROPOSED**  
 SCALE: 1/4" = 1'-0"  
 AREA: 498 S.F.



**2ND FLOOR PLAN - PROPOSED**  
 SCALE: 1/4" = 1'-0"  
 AREA: 1,317 S.F.



**1ST FLOOR PLAN - PROPOSED**  
 SCALE: 1/4" = 1'-0"  
 AREA: 1,353 S.F.



BLOCK/LOT 2383/23

**LEE RESIDENCE**  
 2478 43RD AVENUE, CALIF.  
 SAN FRANCISCO, CALIF.  
 HORIZONTAL ADDITION

REVISIONS

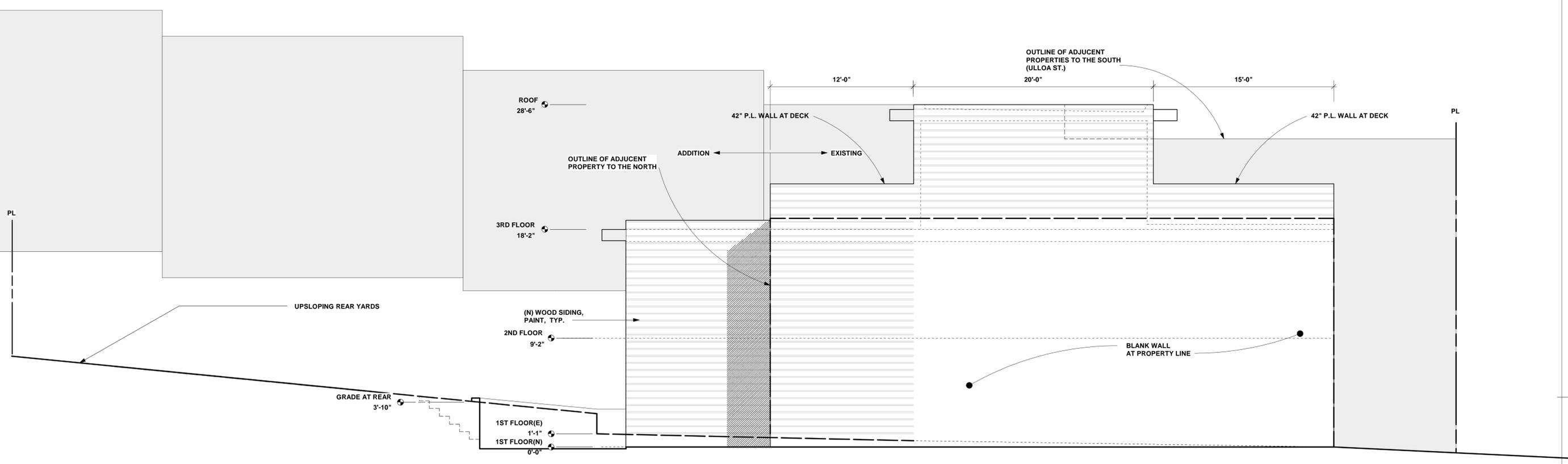
DATE	DESCRIPTION
SEPTEMBER 22, 2010	RR
09-30-10	0209
05-11-11	3RD FL.

DATE: SEPTEMBER 22, 2010  
 DRAWN BY: RR  
 PROJECT NO: 0209  
 SCALE: AS NOTED

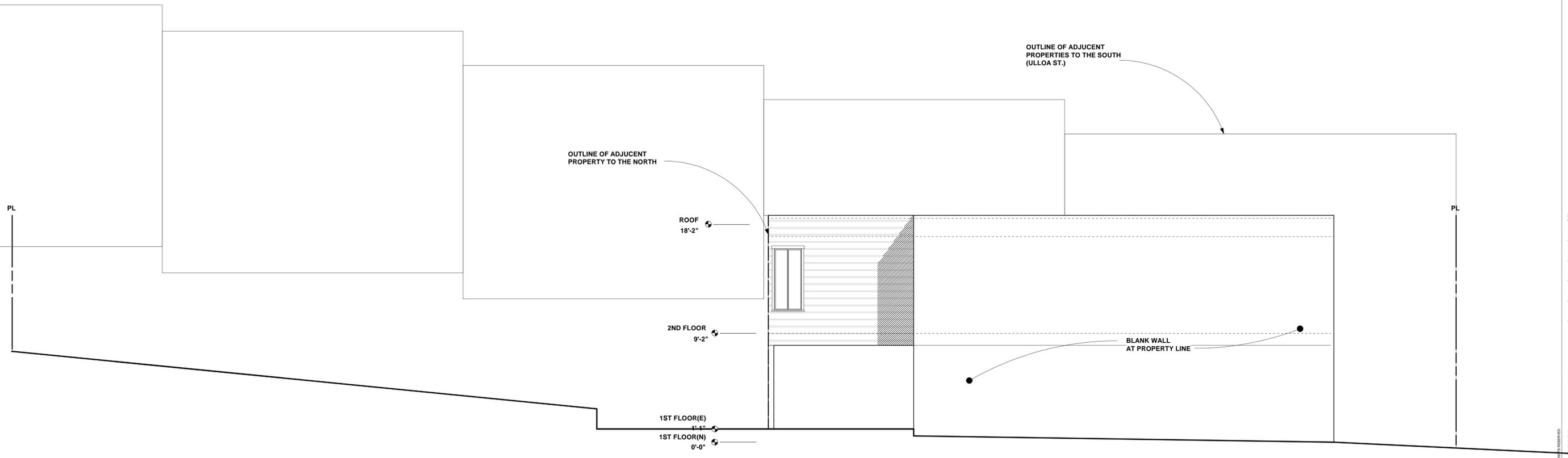
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 DRAWN BY: RR  
 PROJECT NO: 0209  
 SCALE: AS NOTED

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



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



BLOCK/LOT 2383/23

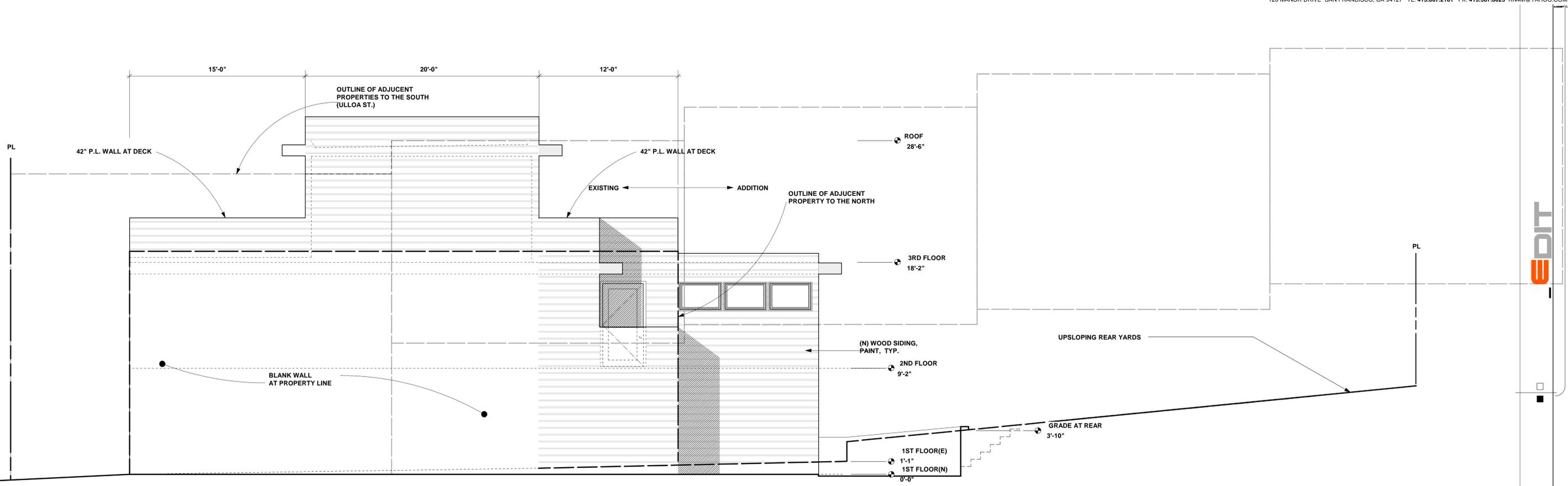
**LEE RESIDENCE**  
2478 43RD AVENUE, CALIF.  
SAN FRANCISCO, CALIF.  
HORIZONTAL ADDITION

REVISIONS

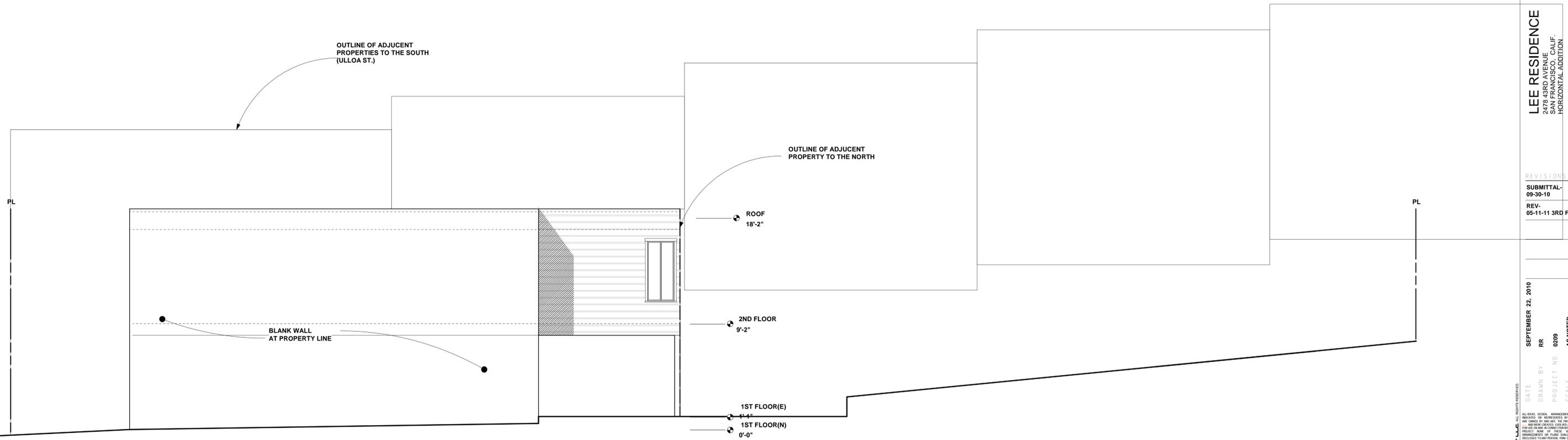
NO.	DATE	DESCRIPTION
SUBMITTAL-	09-30-10	
REV-	05-11-11	3RD FL.

DATE	SEPTEMBER 22, 2010
DRAWN BY	RR
PROJECT NO	0209
SCALE	AS NOTED

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



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

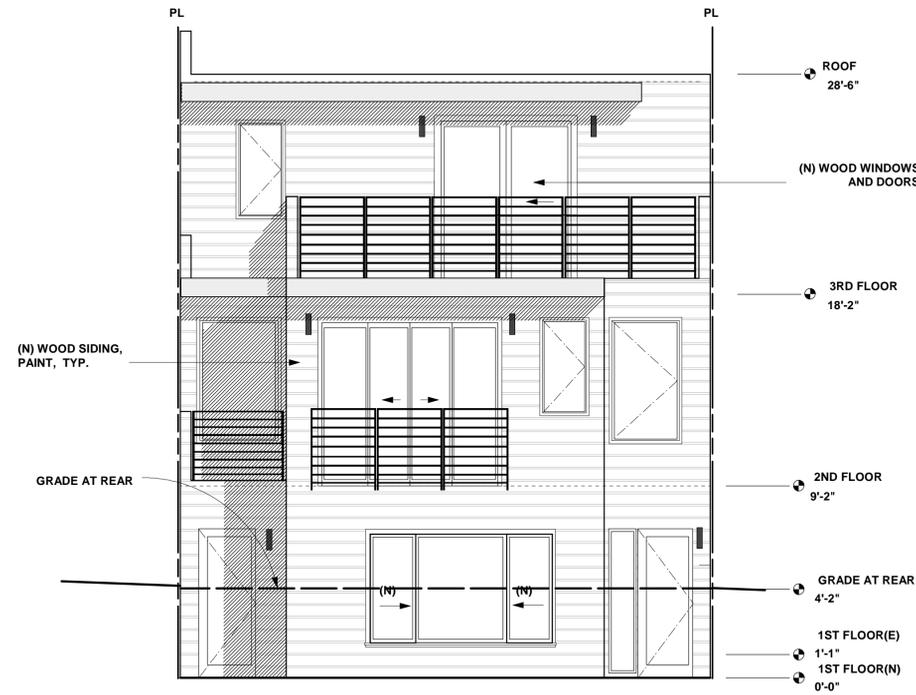
BLOCK/LOT 2383/23

**LEE RESIDENCE**  
2478 43RD AVENUE, CALIF.  
SAN FRANCISCO, CALIF.  
HORIZONTAL ADDITION

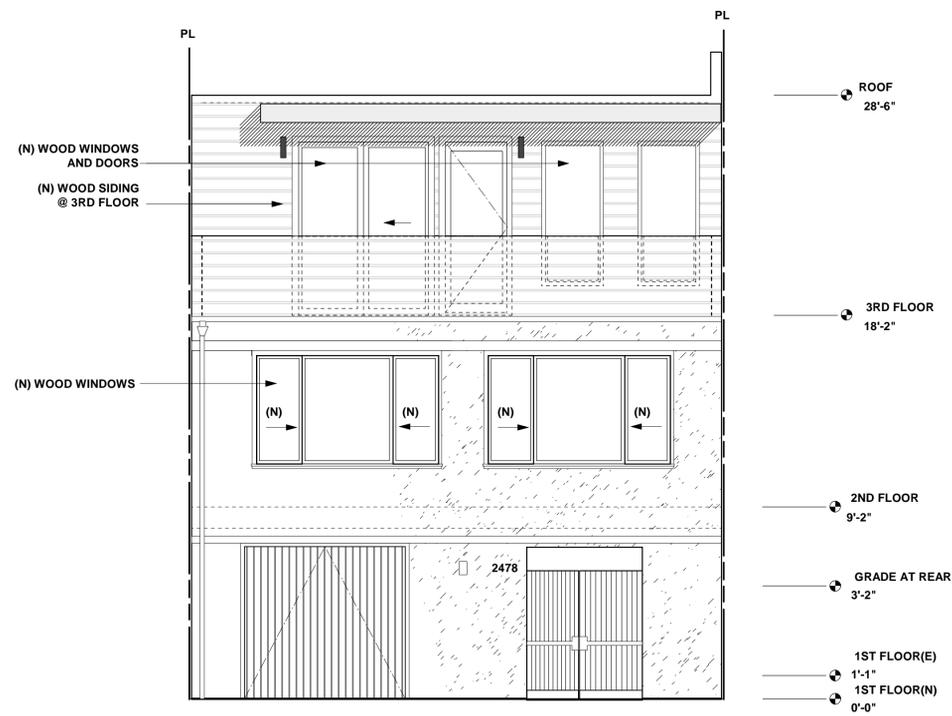
REVISIONS	TITLE
SUBMITTAL-09-30-10	
REV-05-11-11 3RD FL.	

DATE: SEPTEMBER 22, 2010  
DRAWN BY: RR  
PROJECT NO: 0209  
SCALE: AS NOTED

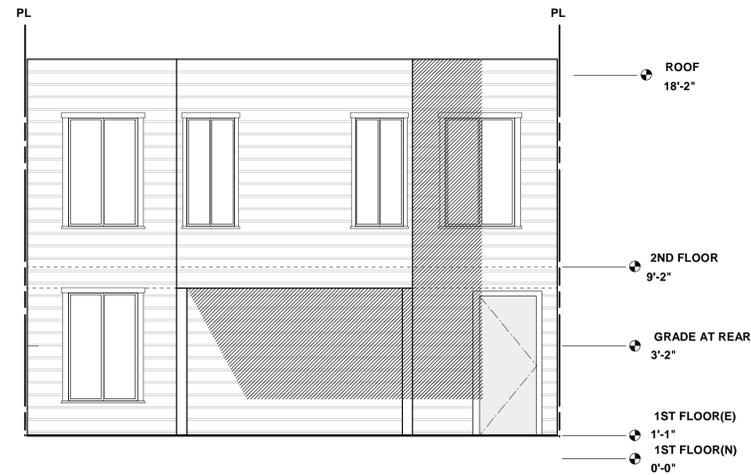
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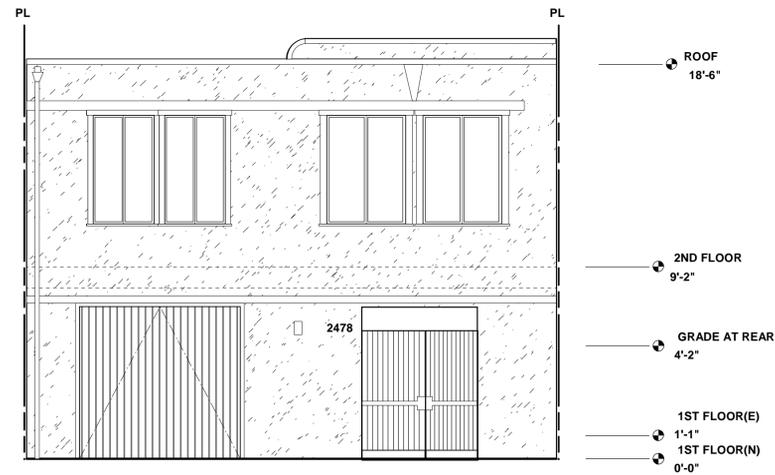
EAST ELEVATION - PROPOSED  
SCALE: 1/4" = 1'-0"



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



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



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

EDT  
BLOCK/LOT 2383/23

PROJECT  
LEE RESIDENCE  
2478 43RD AVENUE, CALIF.  
SAN FRANCISCO, CALIF.  
HORIZONTAL ADDITION  
ELEVATIONS

REVISIONS

SUBMITTAL-	09-30-10	TITLE
REV-	05-11-11 3RD FL.	

DATE: SEPTEMBER 22, 2010  
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PROJECT NO: 0209  
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SHEET  
A3.2