



# SAN FRANCISCO PLANNING DEPARTMENT

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## Discretionary Review Abbreviated Analysis

HEARING DATE: SEPTEMBER 26, 2013  
Continued from the July 11, 2013 Hearing

*Date:* September 19, 2013  
*Case No.:* **2011.0896DV**  
*Project Address:* **225 Santa Ana Avenue**  
*Permit Application:* 2011.03.17.2277  
*Zoning:* RH-1 (D) (Residential, House, One-Family, Detached) Zoning District  
40-X Height and Bulk District  
*Block/Lot:* 3254/018  
*Project Sponsors:* Johnny DaRosa  
475 El Camino Real #308  
Millbrae, CA 94030  
*Staff Contact:* Adrian C. Putra – (415) 575-9079  
[adrian.putra@sfgov.org](mailto:adrian.putra@sfgov.org)  
*Recommendation:* **Do not take DR and approve**

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 project site contains a one-story single-family building with a crawl space and a garage below. The project is to raise the height of the building by approximately 2'-0" to convert the crawl space into a habitable level, and construct a rear two-story horizontal addition at the southeast corner of the building that would not extend beyond the depth of the existing rear wall.

### BACKGROUND

Since the continuance of the Discretionary Review hearing from the originally scheduled date of July 11, 2013, the proposal has been modified as followed:

- The project no longer proposes reconfiguring the existing front entry staircase,
- An originally proposed 3'-0" by 10'-0" horizontal side addition for the ground floor entry facing the south has been removed, and
- Paving originally proposed within the south-facing side yard area will be replaced with lawn.

### SITE DESCRIPTION AND PRESENT USE

The project site is located on the east side of Santa Ana Avenue between Monterey Boulevard and Darien Way and is developed with a detached one-story, single-family residence with a crawl space and garage below. The garage is located at the rear of the building and is accessed through a 10'-0" wide private street easement. The project site is a slightly trapezoidal shaped lot measuring approximately 40 feet wide by 96 feet deep with approximately 3,846 square-feet of lot area.

## SURROUNDING PROPERTIES AND NEIGHBORHOOD

The adjacent lots to the west and east are both developed with a detached one-story, single-family residence with a habitable basement level or a crawl space below. The neighborhood character of the subject block-face and across the street is a mix of single-family residential buildings that range between one-to-two-stories tall.

## BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	March 26, 2013 – April 25, 2013	April 22, 2013	September 26, 2013	157 days

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	July 1, 2013	July 1, 2013	10 days
Mailed Notice	10 days	July 1, 2013	June 28, 2013	13 days

\*The project was announced for continuance to September 26, 2013 at the July 11, 2013, CPC Hearing.

## PUBLIC COMMENT

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

To date, the Department has received a letter of support for the project from the owners of 1901 Monterey Boulevard, and a letter of opposition from the owner of 210 San Benito Way. Additionally, the Department has received a letter of no objection to the project from the Balboa Terrace Homes Association.

## DR REQUESTOR

**Chan Lo**, owner of 220 San Benito Way, which is the adjacent property to the east and located directly behind the project site.

## DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated April 22, 2013.

## PROJECT SPONSORS' RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated May 23, 2013.

## ENVIRONMENTAL REVIEW

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

## RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team (RDT) reviewed the project following the filing of the DR application and found that the project meets the standards of the Residential Design Guidelines (RDGs) and that the project does not present any exceptional or extraordinary circumstances for the following reasons:

- Private views are not protected.
- The overall 2-foot increase in the building's height would create a building that is still consistent with the neighborhood's overall character in terms of scale and building heights.

**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 Discretionary Review 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 dated April 22, 2013

Response to DR Application dated May 23, 2013

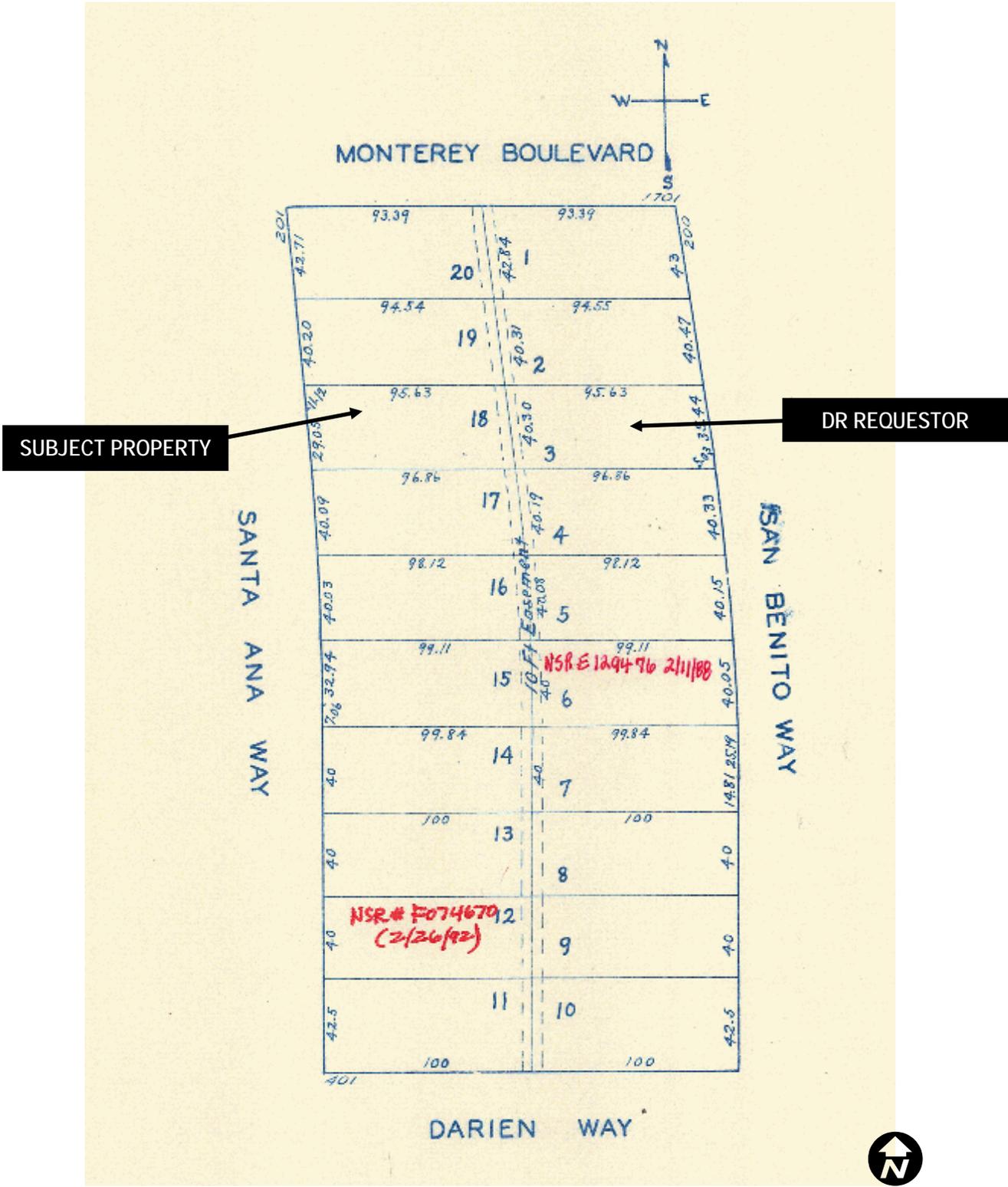
Letter from the Balboa Terrace Homes Association dated June 24, 2013

Letter from the owners of 1901 Monterey Boulevard dated June 24, 2013

Letter from the owner of 210 San Benito Way dated June 3, 2013

Updated Reduced Plans dated July 9, 2013

# Parcel Map



SUBJECT PROPERTY

DR REQUESTOR

Discretionary Review Hearing  
 Case Number 2011.0896 DV  
 Abbreviated Analysis  
 225 Santa Ana Avenue



# Aerial Photo

## View looking North



Discretionary Review Hearing  
Case Number 2011.0896 DV  
Abbreviated Analysis  
225 Santa Ana Avenue

# Aerial Photo

## View looking East

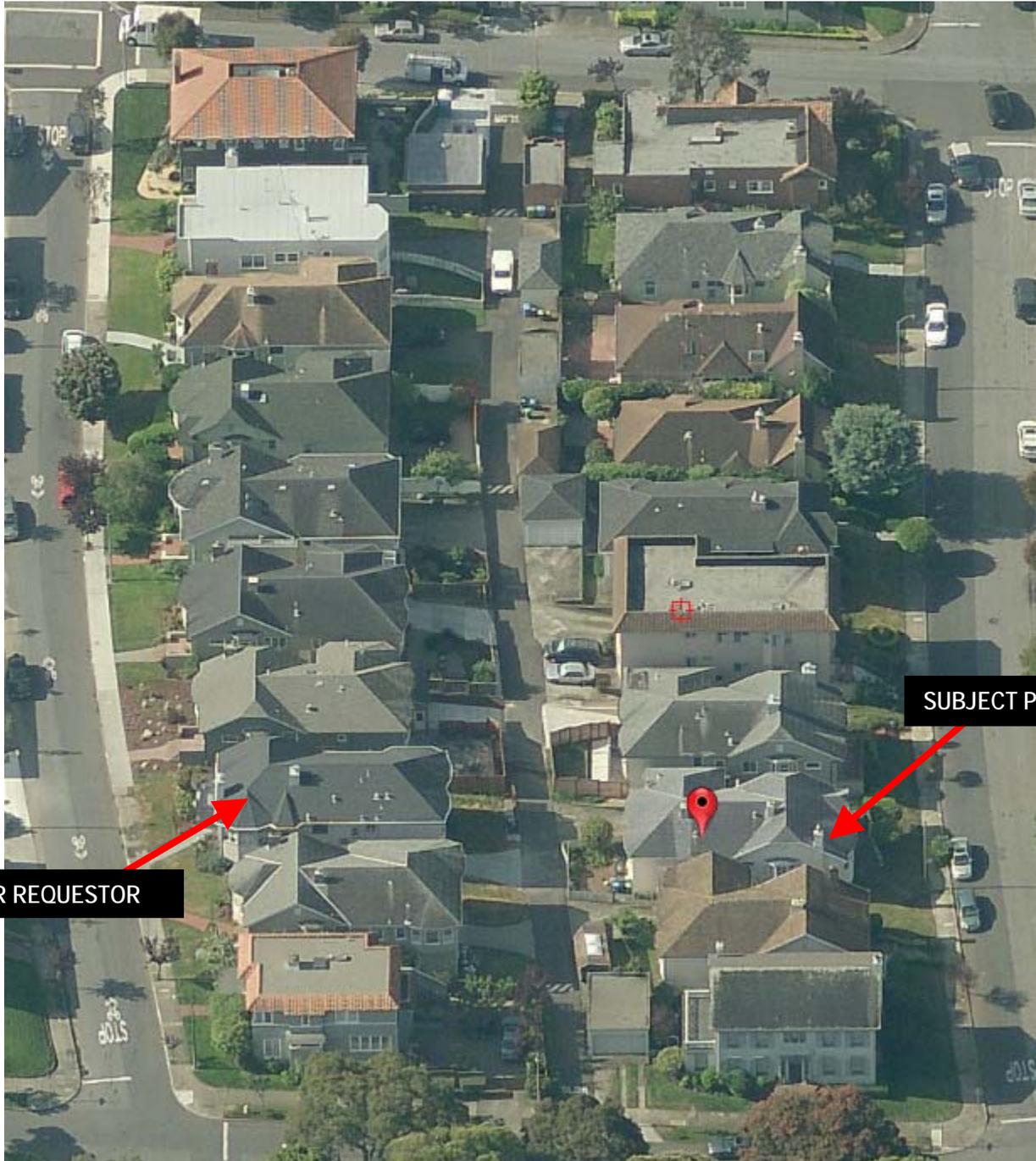
DR REQUESTOR



SUBJECT PROPERTY

# Aerial Photo

## View looking South



SUBJECT PROPERTY

DR REQUESTOR

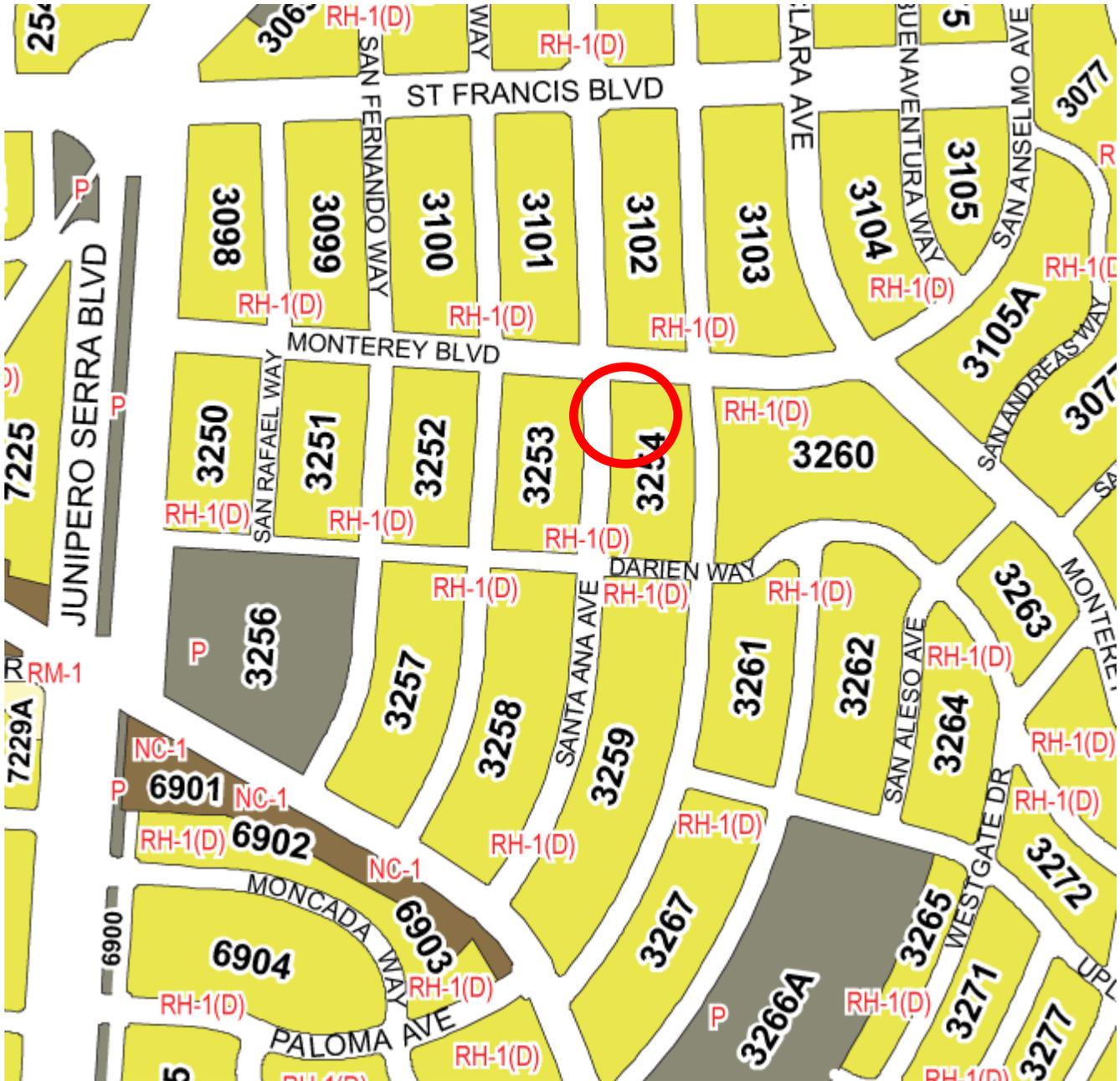
Discretionary Review Hearing  
Case Number 2011.0896 DV  
Abbreviated Analysis  
225 Santa Ana Avenue

# Aerial Photo view looking North



Discretionary Review Hearing  
Case Number 2011.0896 DV  
Abbreviated Analysis  
225 Santa Ana Avenue

# Zoning Map



Discretionary Review Hearing  
Case Number 2011.0896 DV  
Abbreviated Analysis  
225 Santa Ana Avenue

# Google Streetview Photo Image Date – April 2011



**SUBJECT PROPERTY**

Discretionary Review Hearing  
Case Number 2011.0896 DV  
Abbreviated Analysis  
225 Santa Ana Avenue

# APPLICATION FOR Discretionary Review

## 1. Owner/Applicant Information

DR APPLICANT'S NAME: <i>CHAN LO, PUI YUE</i>		
DR APPLICANT'S ADDRESS: <i>220 San Benito Way, San Francisco</i>	ZIP CODE: <i>CA 94127</i>	TELEPHONE: <i>(415) 681 9382</i>
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: <i>CAM V + CYNTHIA H NGUYEN</i>		
ADDRESS: <i>225 Santa Ana Ave, San Francisco</i>	ZIP CODE: <i>CA 94127</i>	TELEPHONE: <i>( )</i>
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS: <i>220 San Benito Way, San Francisco</i>	ZIP CODE: <i>CA 94127</i>	TELEPHONE: <i>(415) 681 9382</i>
E-MAIL ADDRESS:		

## 2. Location and Classification

STREET ADDRESS OF PROJECT: <i>225 Santa Ana Ave, San Francisco CA 94127</i>		ZIP CODE: <i>94127</i>
CROSS STREETS: <i>Monterey BL + Damien Way</i>		
ASSESSORS BLOCK/LOT: <i>3254 1018</i>	LOT DIMENSIONS:	LOT AREA (SQ FT):
ZONING DISTRICT:	HEIGHT/BULK DISTRICT:	

## 3. Project Description

Please check all that apply

Change of Use  Change of Hours  New Construction  Alterations  Demolition  Other

Additions to Building: Rear  Front  Height  Side Yard

Present or Previous Use: *Single Family dwelling*

Proposed Use: *Single Family dwelling*

Building Permit Application No. *2011.0317.2277*

Date Filed: *March 17, 2011*

RECEIVED

APR 22 2011

CITY & COUNTY OF S.F.  
PLANNING DEPARTMENT

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 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.

N.A.

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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 cite specific sections of the Residential Design Guidelines.

Raising the height of the existing building will block the sea view of the houses behind. The proposed project must fulfill but not be limited to per Section 133 and 134 of the Planning Code.

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:

Raising the height of the existing building will distort the characteristic style of this area with uneven height of the houses near by - within 150 feet of the subject property.

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?

The acceptable solution would be to implement the modification to the basement without raising the height but instead should dig the basement to create the space necessary. This has been a solution for several properties in this neighborhood within 5 years:

- a. 235 Santa Ana Ave, which is next door to the property in question.
  - b. 230 San Benito Way. S.F. CA 94127
  - c. 240 San Benito Way S.F. CA 94127
- They were renovated in the similar manner.

# 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: Chan Lo

Date: April 22, 2013

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

CHAN Lo, PUI YUE  
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: \_\_\_\_\_



**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.*

## TO WHOM IT MAY CONCERN

Re Building Permit Application No.2011.03.17.2277  
Project Site 225 Santa Ana Ave

We, undersigned oppose the VERTICAL EXTENSION and height to be raised of the said building of the abovementioned project. We hereby support Mrs Pui Yue Chan Lo, owner of the 220 San Benito Way, to submit the Discretionary Review for opposing the height to be raised of the said Project.

If there is any increase in the roof height.

Don & Arlene Doyle  
OWNERS

200 San Benito Way  
San Francisco 94127  
415 759-0499

4/17/13  
RECEIVED

APR 22 2013  
CITY & COUNTY OF S.F.

11.08960'



225 Santa Ana Ave (Front)

04/21/2013 03:48



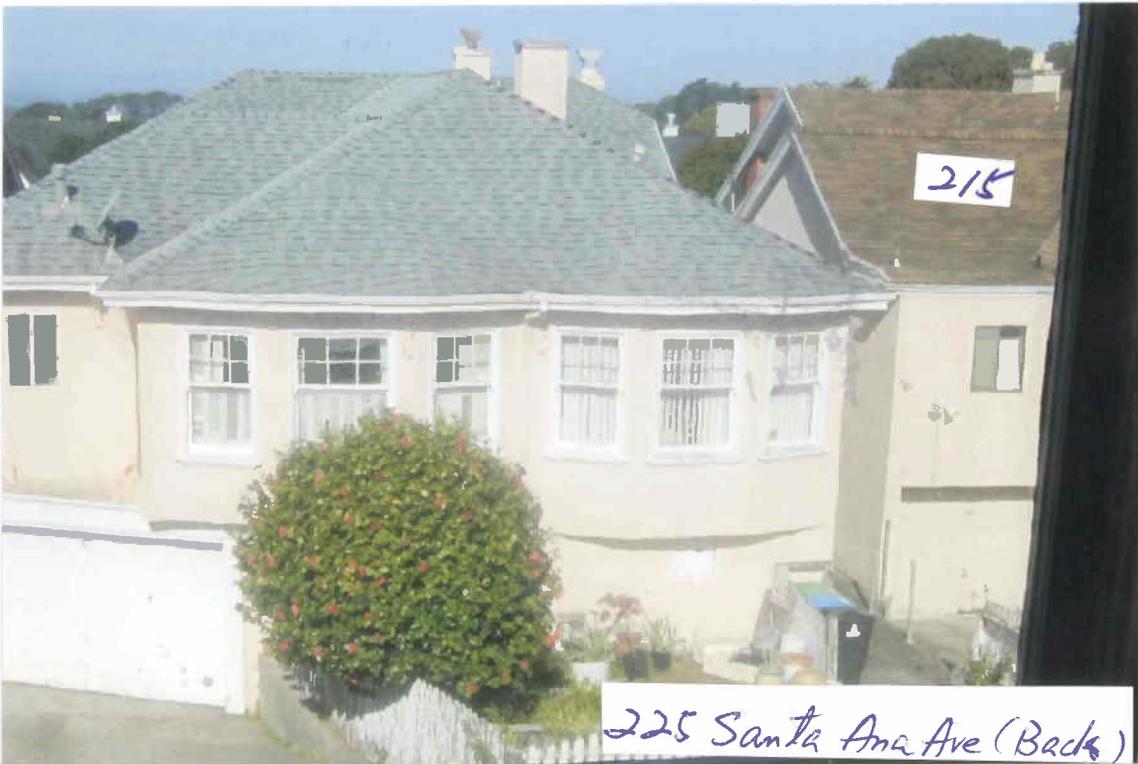
225(L) 235(R) Santa Ana Ave

(2)

11.0896D



225 (L) - 215 (R) Santa Ana Ave  
04/20/2013 18:45



225 Santa Ana Ave (Back)

11.0896D



225 Sante Ana Ave (Back)



225 Sante Ana Ave (Back)

11.0896D



235(L) 225(R) Santa Ana Ave

04/20/2013 18:45



235(L) 225(R) Santa Ana Ave

04/21/2013 03:41

235 Santa Ana Ave had finished alteration without raising the property height to get a full basement

11.08960



230 San Benito Way (Back)

04/21/2013 03:42



230 San Benito Way (N. Side)

04/20/2013 22:33

dig deep + made flat to create a habitable level below the existing first floor

6

11.0896D



235 Santa Ana Ave

04



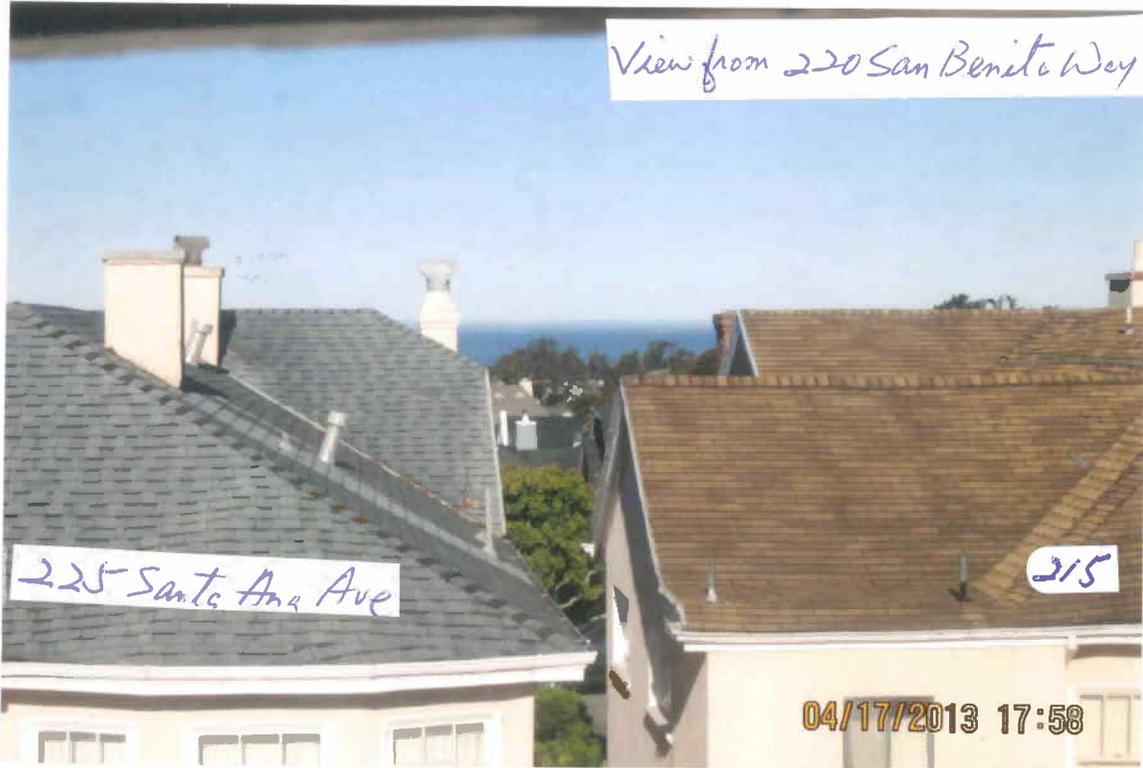
240 San Benito Way

04/21/2013 03:42

Shows the same sea level

7

11.08960'



Block our view

11.08960

8



Block our sea view

9

11.08960





# SAN FRANCISCO PLANNING DEPARTMENT

## RESPONSE TO DISCRETIONARY REVIEW

Case No.: \_\_\_\_\_

Building Permit No.: \_\_\_\_\_

Address: 225 Santa Ana Ave

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: CAM NGUYEN

Telephone No.: 415-566-6830 (for Planning Department to contact)

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

The DR requester wrote 3 points on page ① of the "Discretionary Review Request": ① The height increase (not saying how many inches) will bloc their ocean view, ② It distorts the characteristic style of the area and ③ "dig the basement" in 3 houses.

My proposed project will not create a new blocking of their ocean view. It does not change its facial structural style. It does dig down below the current basement floor. The San Benito houses did not do that. See my attachment "Detailed Response to Discretionary Review by Cam Nguyen". My project should be approved.

- 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.

After filing the application with the city, we consistently submitted various drafts with changes in our request for height increase and our intent to maintain the structural style of our house. Height increase request went from 6'11" down to 2" that the Planning Department suggested and approved. The front windows of the projected first floor are lowered down in their height. The changes should please all people in the neighborhood. Please see our current drawing that we submitted to the Planning Dept.

- 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 have no plan to change our proposed project or to pursue other alternatives because:

- ① The project would not have any adverse effect on the surrounding properties in term of height and look. Please see my attachment.
- ② The proposed project meets minimum requirements for my health inhabitation with wheel chair accessibility to and from the sidewalk and with un-moisturized and non-stagnant air. Please see our submitted drawings.



## DETAILED RESPONSE TO DISCRETIONARY REVIEW

By Cam Nguyen, Owner of 225 Santa Ana Ave., San Francisco, CA 94127

May 23, 2013

This is my response to the three foci as printed on page one of the two-page "Response To Discretionary Review" (RTDR) distributed by the San Francisco Planning Department. Each focus is headed by its numerical counterpart as printed on page one of the RTDR. Details supporting or leading to support of my response are available in the DR requester's "Discretionary Review Request" (DRR), the nine pages of photos submitted to the Planning Department by the DR requester, and the one page of photos and private health issues suffered by Cam Nguyen ("CN1"). I'm willing to include these private items in this response.

### Focus 1: "Given the concerns of the DR requester...,why...your proposed project should be approved?"

The project should be approved because it does not cause adverse effect on my neighbors due to its two-foot increase in height nor does it change its facial architectural style. I believe it'll contribute to the higher value of the neighborhood due to its more pleasant looking in the original old style.

On page one of his/her DRR, the requester lists two concerns and one misinformation.

#### Concern (1): Height increase will block the requester's view of the sea/ocean

This concern has no base of support and the requester should not have it because of these facts:

First, the requester states simply "raising the height..." without mentioning raising the height in how many feet. Our project currently requests an increase of 2 feet, the number suggested and agreed to by the Planning Department. I'll present below the various heights of Santa Ana houses under the height limit approved by the City have no effect to the view of the ocean by residents of San Benito houses immediately behind the Santa Ana Ave. houses.

Secondly, how do requesters have view of the ocean from their San Benito Way (SBW) houses behind Santa Ana Ave. (SAA) houses?

- They currently don't have the view of the ocean with 90 degree straight look from their houses because at the current heights the roofs of SAA houses block their view. The same thing is true to other SBW houses behind SAA houses. Please see photos on pages 7, 8 and 9 that the requester submitted.
- They currently have ocean view from their houses only through inter-building spaces, for example the space between 225 and 235 and/or between 225 and 215. This is sideway ocean view, not straight ocean view. Thus, their ability to have the current sideway ocean view doesn't change as long as there is no change in the inter-building space between 225 and 235 and 225 and 215, and there will be no change in this in our project.
- The various heights of houses on SAA have no effect on sideway ocean view of SBW residents as shown in the photo on the "CN1" attachment I submitted. In this photo, the tall building 245 and its neighbor 235 maintain the inter-building space through which San Benito residents living

-1/4-

behind 245 SAA can see the ocean. The height increase from the current height of any SAA house located between Monterey Blvd and Darian Way does not adversely affect the current sideway ocean view of SBW residents whose houses are immediately behind SAA houses.

**Concern (2): Height increase “...will distort the characteristic style...with uneven height of the houses nearby within 150 feet of the subject property.”**

As we designed the project, we always kept in mind these objectives: providing a healthy living space without stagnant and moisturized air, providing an accessibility to an independent wheelchair movement in and out of the house from the sidewalk, maintaining the look of our facial structural style, and maintaining or enhancing our pleasant mingling with our neighbors.

In order to address the requester’s concern (2), I’d like to bring up the last two objectives now and leave the first two for a discussion later.

- \* **No distortion of our facial architectural style** as can be seen in our current drawings. Please refer to the drawings that my agent, Mr. Johnny DaRosa submitted to you.
- \* **No even height currently exists** in houses located on SAA between Monterey Blvd and Darian Way.

The heights of SAA houses located between Monterey Blvd. and Darian Way currently are very conspicuously uneven. The house at the corner of SAA and Monterey Blvd and facing Monterey Blvd is a **tall 2-story structure**. The house at 245 SAA, as shown in the photo on my “CN1” attachment, is a **tall 2-story with basement building**. They both are **within 150 feet** of “the subject property,” which is my property at 225 SAA! Please see the photo in the top right corner of my attached “CN 1” page in which 235 is on the left and 245 on the right.

- \* The floor of my house is **far below** the floor of my neighbors at 235 SAA. Standing in the 235 kitchen, one can clearly see the floor of my dining room when the curtain is opened! Please view the photo in the top left corner of the “CN1” attachment. The 2 feet increase in the height of my house won’t make our floor taller than that of the 235. The couple of young pharmacists living in 235 SAA, my next door neighbors, have no objection to my project. We are peacefully and friendly mingled!

**Misinformation (3): “...dig the basement... (a) 235 SAA; (b) 230 SBW; (c) 240 SBW...”**

This statement listed as item (3) on page 1 of the DRR requester is a **total misinformation**.

There was digging in the basements of the 3 houses as they were being renovated. The digging is an effort to **level the floor** of the basement. The basement floor at 235 SAA is currently higher than the front lawn. The basements at 230 SBW and at 240 SBW are all much higher (3+ ft) than the surface of the alley that runs between SBW houses and SAA houses.

- \* At 235 SAA, there was an office studio in the basement that the former owner, a more than 6’2” tall financial banker, used to work in. Adjacent to it was the single-car garage. The area from the office studio and the garage space toward the front of the house was higher and uneven. It was left un-used by the then owner. **Leveling the basement floor** was done by the current owner.
- \* 230 and 240 SBW, and the DR requester’s property, lie facing upward the sliding terrain

while houses immediately behind them on SAA lie facing downward the sliding terrain. The vertical height difference between their garage floor and that of SAA houses run between 6ft and 7ft. The basement of many SBW houses immediately behind SAA houses usually had two parts: the flat garage floor with a bedroom on its right side and the “up-and-down hills or tall molds of soil/rock lying in the rest of the basement and toward the front of the house on SBW. The distance between the garage floor and its ceiling in these SBW houses, before renovation was done, was 9ft or more. The **“hills” were dug out and removed**, and the **basement floor was leveled** during renovation. Living space became available more than just the space for one bedroom and one car garage. There was **no digging below the garage floor in order to create livable space in the basement in those SBW houses** . There will be **digging below the current garage floor in my submitted project**.

## **Focus 2: Changes already made in my project**

We have made two types of changes as we progressed toward the current final project. The changes were made with our intent to achieve the four objectives that I presented at the beginning of the “Concern (2)” above.

I’m very much appreciated meaningful suggestions given us by the Planning Department officers.

- **Changes in height increase request:** These changes were made in order to achieve our fourth objective, which is to maintain or enhance **“our present mingling with our neighbors.”** Per suggestion from the Planning Department, we’ve requested for a height increase of 2 feet in our current project, a long downward slide from our original request for an increase of 6’11”. We will dig down under the current garage floor level for our habitable space.

**A neighborhood meeting was organized in our garage** on July 8, 2011. **The DR requester refused to come.** Other neighbors came. They included our **next door neighbors** and the **official representatives of the Balboa Terrace Homeowners Association (BTHA)**, Mr. Roger Ritter who was then-Vice President and currently President of BTHA and Mr. Gerald W. Bernstein, who is the Chair of BTHA Architectural Review Committee. All meeting attendants carefully reviewed our proposed project, asked us informative questions then stated that **they had no objection to our proposed project**, which had a request for a height increase of 6ft 11 in then. Neighbors who attended the meeting experienced the very low ceiling of the garage and the extremely low ceiling of the rest of the basement (4+ft). I had to give advance warning to Mr. Bernstein prior to his coming in that he should please bend down when he gets in in order to protect his head. He did bend down his head!

- **Updating the maintenance of the facial architectural style of our property:** This effort was done with a reduction in the height of the windows of the projected first floor. It aimed at the achievement of our third objective as listed under the above “Concern (2)”, which is “maintaining the look of our facial architectural style”. We deeply appreciated suggestions from the Planning Department officers on this. Please see the current project drawings that we have submitted.

## **Focus 3: “...project would not have any adverse effect on the surrounding properties...explain your needs for space...or personal requirements...”**

We have no plan to make any change in our currently proposed projected concerning its height and its look or to pursue any other alternatives because:

- The current project does **not cause any adverse effect** on the surrounding properties in term of its height and its look. The **height increase of 2feet does not block the sideways ocean view** of the DR requester, **neither does it create an uneven height of the Santa Ana Avenue block**. With a 2-ft increase in height, our dining room floor will be approximately on the same level with that of 235 SAA. It currently is much lower as shown in my “CN1” attachment. For the sideways view of the ocean from the DR requester’s house, please see photos on pages 7, 8 and 9 that the DR requester submitted. For the current uneven heights on the SAA bloc, please see the photo in the top right corner of my “CN1” attachment. The current project also **does not change the facial architectural style** of our property as compared to the change that exists in the photo in the top right corner of “CN1” attachment.
- The proposed project meets **minimum requirements for my healthy inhabitation** with independent **wheelchair accessibility** to and from the sidewalk and with **non-stagnant/non-moisturized air**. My “CN1” attachment shows that I was confined into wheelchair in April 2010. This lasted until after July 2010 and will comeback sooner or later. My spinal lumbar, which control my movement from the area around the navel down to my toes, were internally solidified. I was in spinal surgery on July 29, 2010. During the wheelchair time, I was hand-carried upstairs into the house and again into my bedroom. I was hand-carried downstairs from my bedroom to the main floor and then from my house into the car parked in front of the house. I want my living to be meaningful with minimum assistance and maximum independence. **Self movement in a wheel chair is simply a minimum—not maximum-- independence** that I want to have.

The list of my personal health difficulties in my “CN1” attachment is my personal and private property which I am willing to share with you. It shows that my various health difficulties require me to live in a healthy environment, which cannot be a “dug-deep-down” place that actually keeps the air moisturized and pregnant and keep the wheelchair from accessing the house from the outside and vice-versa. Because of that, all changes I made to my proposed project have to gear toward achieving my four objectives that I listed under “Concern (2)” and am quoting them here: providing a healthy living space without stagnant and moisturized air, providing an accessibility to an independent wheelchair movement in and out of the house from the sidewalk, maintaining the look of our facial architectural style, and maintaining or enhancing our pleasant mingling with our neighbors.

Again, I am respectfully requesting your approval of my currently proposed remodel project.

Sincerely,

Cam Van Nguyen  
 Owner of 225 Santa Ana Ave  
 San Francisco, CA 94127

ATTACHMENT SUBMITTED BY CAM NGUYEN, OWNER OF 225 SANTA ANA AVE., SF., CA 94127



225 dining room (L) is lower than 235 kitchen (R)  
These two photos were taken in 2013.

Height of 245 doesn't block ocean view from a S. Antonio house looking through spaces on each side of 245 S.A.A.



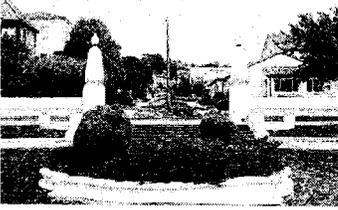
Cam confined in wheelchair from April-Aug. 2010

Cam after spinal surgery of L3, L4, L5 on 7/29/10

Following is a brief report of my health deterioration with 7 surgeries that necessitates my house remodeling plan:

1. **Brain aneurysm:** I fell unconscious at work on October 13, 2004. Dr. Sheridan performed surgery for me at the Brain Unit of the Redwood City Kaiser Hospital. I had a serious heart attack 7 days after the surgery. Heart surgeons had to wait before anything could be done. I was enrolled in the heart transplant program at Stanford Hospital.
2. **Heart Quadruple Bypass:** No donated heart fit my body requirement while my heart declined to a verge of death. Dr. LaBourene did heart surgery for me at SF Kaiser Hospital in the 2<sup>nd</sup> quarter of 2005.
3. **Heart Stopped Beating** while I was at the St. Cecilia church on Vicente Ave. in June 2006. A SF Fire Dept. Ambulance took me to Kaiser Hospital and a defibrillator was installed inside my chest and above my heart.
4. **Left Eye Surgery,** Cataract, December 2009: Dr. Zhang did it at SF Kaiser Hospital. I now have glaucoma.
5. **Right Eye Surgery,** Cataract, January 2010: Dr. Zhang did it at SF Kaiser Hospital. I now have glaucoma.
6. **Spinal Stenosis of Lumbar Region:** Confined me to **clutches, walking wheel bars** and later in **wheelchair** from April through July 2010. I was carried upstairs and downstairs both **inside and outside my house** during this time. Dr. Patrick Suen did surgery on my 3 lumbar, L3, L4, L5 on July 29, 2010. I was hospitalized for 7 more days after the surgery. I will be re-confined in wheelchair at any time even if I don't want it.
7. **Internal intestine surgery:** Dr. Greenstone did surgery on 3/29/12. I was hospitalized until 4/01/12.

**Balboa  
Terrace  
Homes  
Association**



P.O. Box 27642  
San Francisco  
California 94127

BOARD OF DIRECTORS

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June 24, 2013

Zoning Administrator  
Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Re: Case No. 2011.0896DV  
Building Permit 201103172277  
225 Santa Ana Avenue, San Francisco, CA 94127  
Request for Variance (Rear Yard and Side Yard)**

Dear Zoning Administrator,

The Balboa Terrace Homes Association has **NO OBJECTION** to the above-described request for variance. The homeowners who are making this request, Cam and Cynthia Nguyen, and their agent, Johnny DaRosa, have cooperated fully with the association and have submitted to our architectural review process.

If you have any questions, please do not hesitate to contact me at 415-731-9644.

Yours truly,

Roger Ritter,

President, Balboa Terrace Homes Association

THE RITTERS  
1901 MONTEREY BOULEVARD  
SAN FRANCISCO, CA 94127  
(415) 731-9644

roger.ritter@att.net

June 24, 2013

Zoning Administrator  
Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

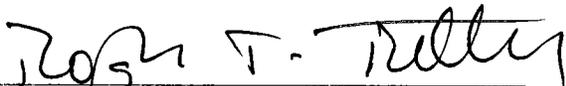
**Re: Case No. 2011.0896DV**  
**Building Permit 201103172277**  
**225 Santa Ana Avenue, San Francisco, CA 94127**  
**Request for Variance (Rear Yard and Side Yard)**

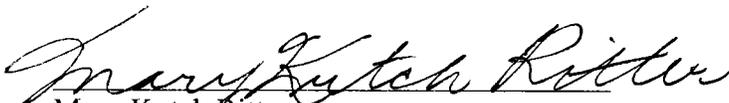
Dear Zoning Administrator,

We the undersigned neighbors of Cam and Cynthia Nguyen, the owners of the property located at 225 Santa Ana Avenue, San Francisco, CA 94127, support their request for a variance (rear yard and side yard). They have cooperated fully with our neighborhood association and have submitted to our architectural review process. Their request is reasonable and the proposed variance is in keeping with the character of our neighborhood.

We respectfully ask that the variance be granted.

Yours truly,

  
\_\_\_\_\_  
Roger T. Ritter

  
\_\_\_\_\_  
Mary Kutch Ritter

  
\_\_\_\_\_  
Jonathan Ritter

# TO WHOM IT MAY CONCERN

Re Building Permit Application No.2011.03.17.2277  
Project Site 225 Santa Ana Ave

We, undersigned oppose the VERTICAL EXTENSION and height to be raised of the said building of the abovementioned project. We hereby support Mrs Pui Yue Chan Lo, owner of the 220 San Benito Way, to submit the Discretionary Review for opposing the height to be raised of the said Project.

MICHAEL SHERWOOD OWNER.  
210 SAN BENITO WAY  
SAN FRANCISCO CA. 94127

*Michael Sherwood*

6-3-13.

REVISIONS	BY
PLANNING COMMISSION	7-9-2011

**d & a**  
**darosa & associates**  
 175 Alameda Street #603  
 Millvale, CA 94030  
 Tel: 650-892-4372 Fax: 650-602-4073

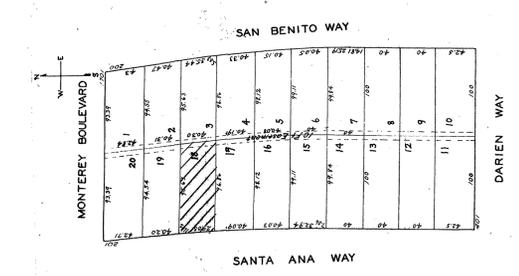
**Cam and Cynthia Nguyen Residence Renovation**  
 225 Santa Ana Ave.  
 San Francisco, CA 94127 (Block 3254 Lot 018)

2011.03.17.2277

DRAWN	JDR
CHECKED	
DATE	3-15-11
SCALE	1/8" = 1'-0"
JOB NO.	3-185
SHEET	1

OF SHEETS

BLOCK PLAN N.T.S.



SCOPE OF WORK:

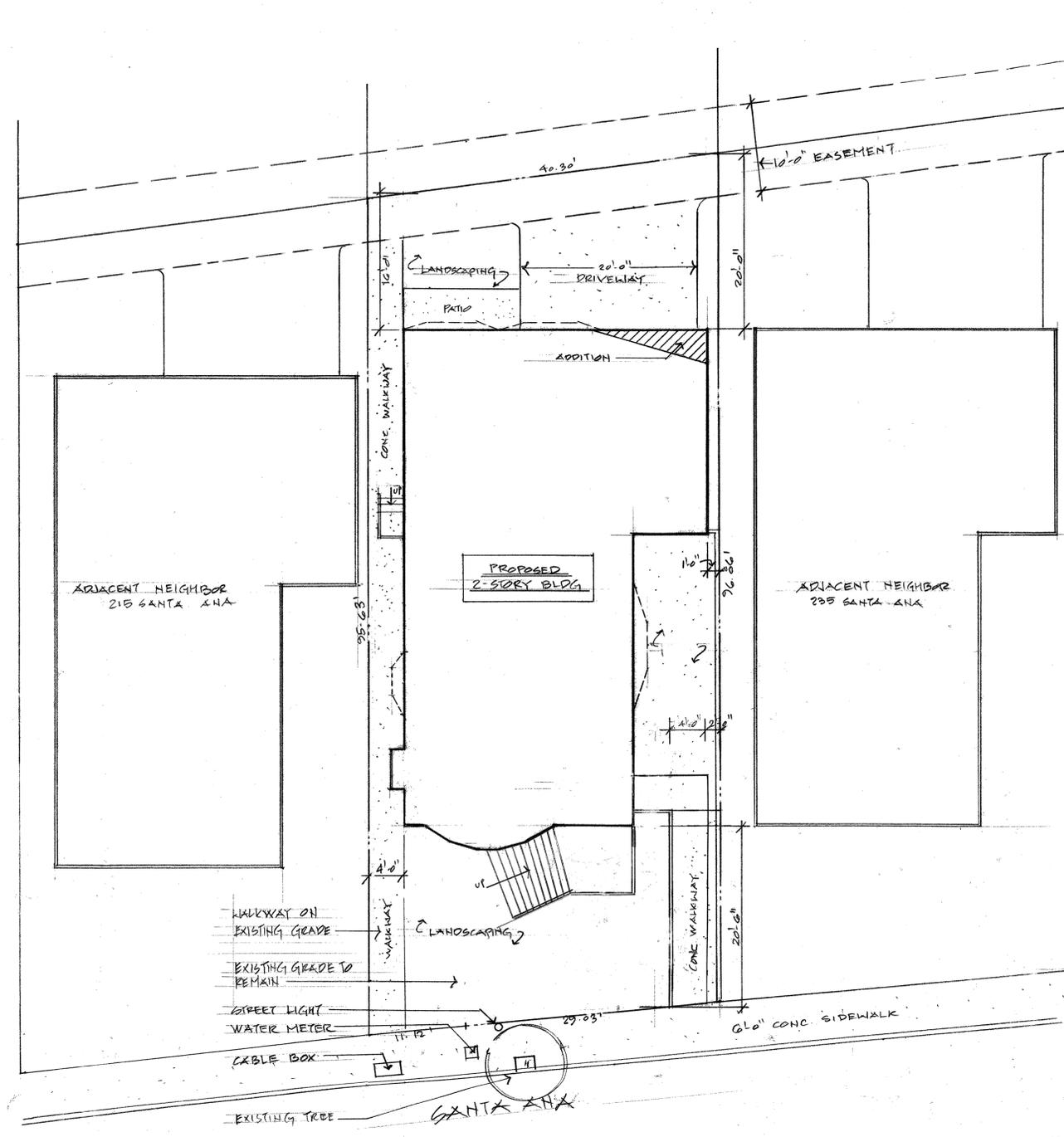
- VERTICAL ADDITION 2'-0"
- 1ST FL: 846 SF ADDITION AT EXISTING CRAWL SPACE FOR LIVING, DEN, 2 BEDROOMS 2 BATHS AND LAUNDRY ROOM
- 2ND FL: RENOVATED EXISTING KITCHEN, STAIR TO 1ST FLOOR
- EXTERIOR: NEW STAIR FOR FRONT ENTRANCE, NEW 1ST FLOOR ENTRANCE & GARAGE DOOR. NEW CONC WALKWAYS AT FRONT & LEFT SIDE

PROJECT DATA:

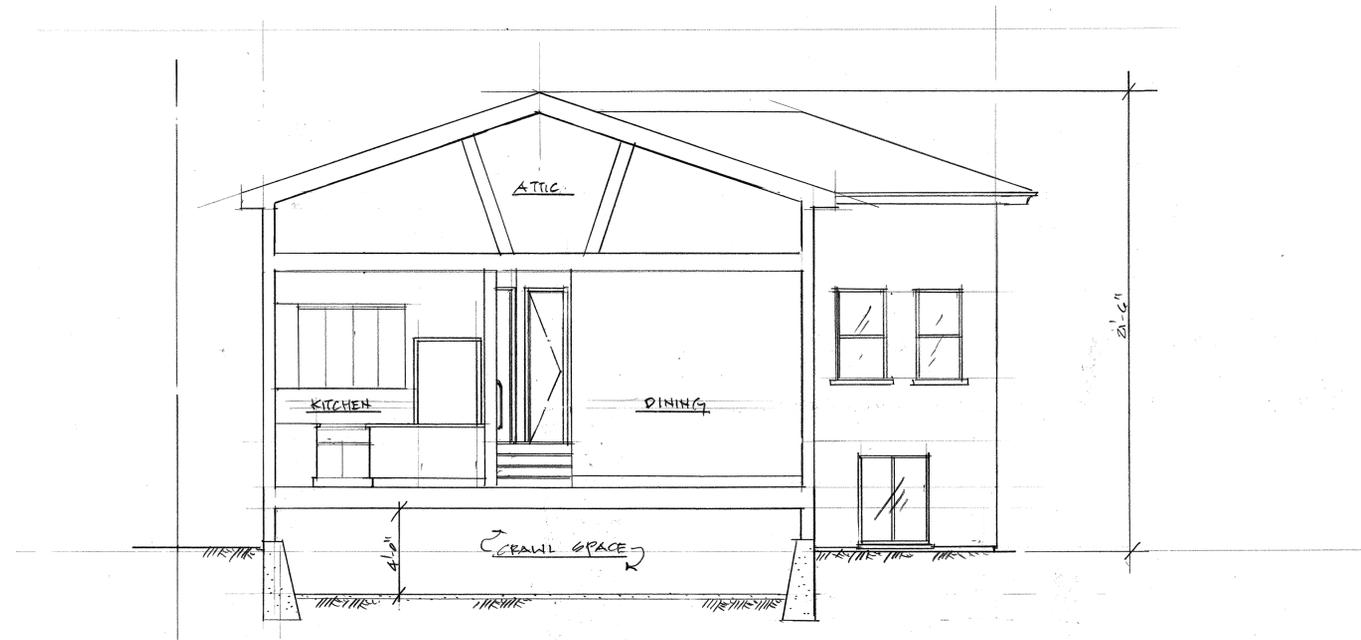
BLOCK 3254 LOT 018 ASSESSOR VOLUME #22  
 LOT AREA : 3846 SF.  
 BLDG AREA : 847 SF < EXISTING 1ST FL >  
 1693 SF < EXISTING 2ND FL >  
 822 SF < 1ST FL ADDITION >  
 17 SF < 2ND FL ADDITION >  
 3379 SF TOTAL ~ 6922.8 SF. < ALLOWED >  
 TOTAL HEIGHT : 26'-6" ~ 35'-0" < ALLOWED >  
 ZONING : RH-1D.

SHEET INDEX:

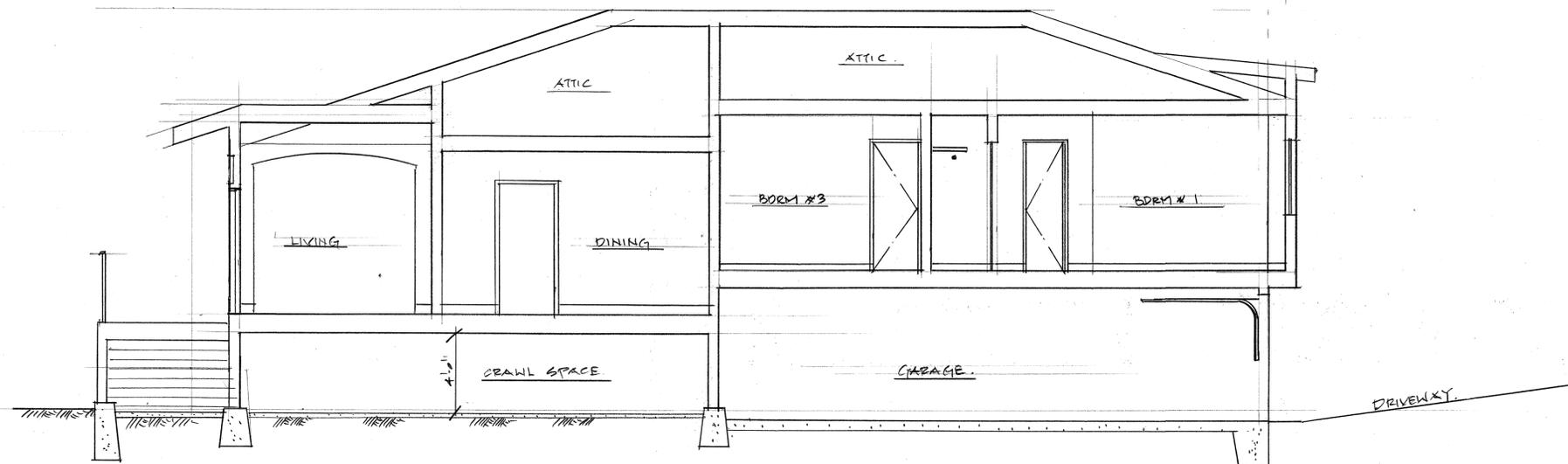
1. SITE PLAN
2. EXISTING FLOOR PLANS
3. FLOOR PLANS
4. ROOF PLAN
5. ELEVATIONS
6. ELEVATIONS
7. SECTIONS
8. EXISTING ELEVATIONS
9. EXISTING ELEVATIONS



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



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



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

REVISIONS	BY
PLANNING COMMENTS	
7-9-2013	

**d & a**  
 darosa & associates  
 425 Alvarado Street #308  
 Millbrae, CA 94030  
 Tel: 650-992-4072 Fax: 650-992-4073

**Cam and Cynthia Nguyen Residence Renovation**  
 225 Santa Ana Ave.  
 San Francisco, CA 94127 (Block 3254 Lot 018)

DRAWN	JDR
CHECKED	
DATE	1-20-2013
SCALE	1/4"=1'-0"
JOB NO.	3185
SHEET	
<b>10</b>	
OF	SHEETS

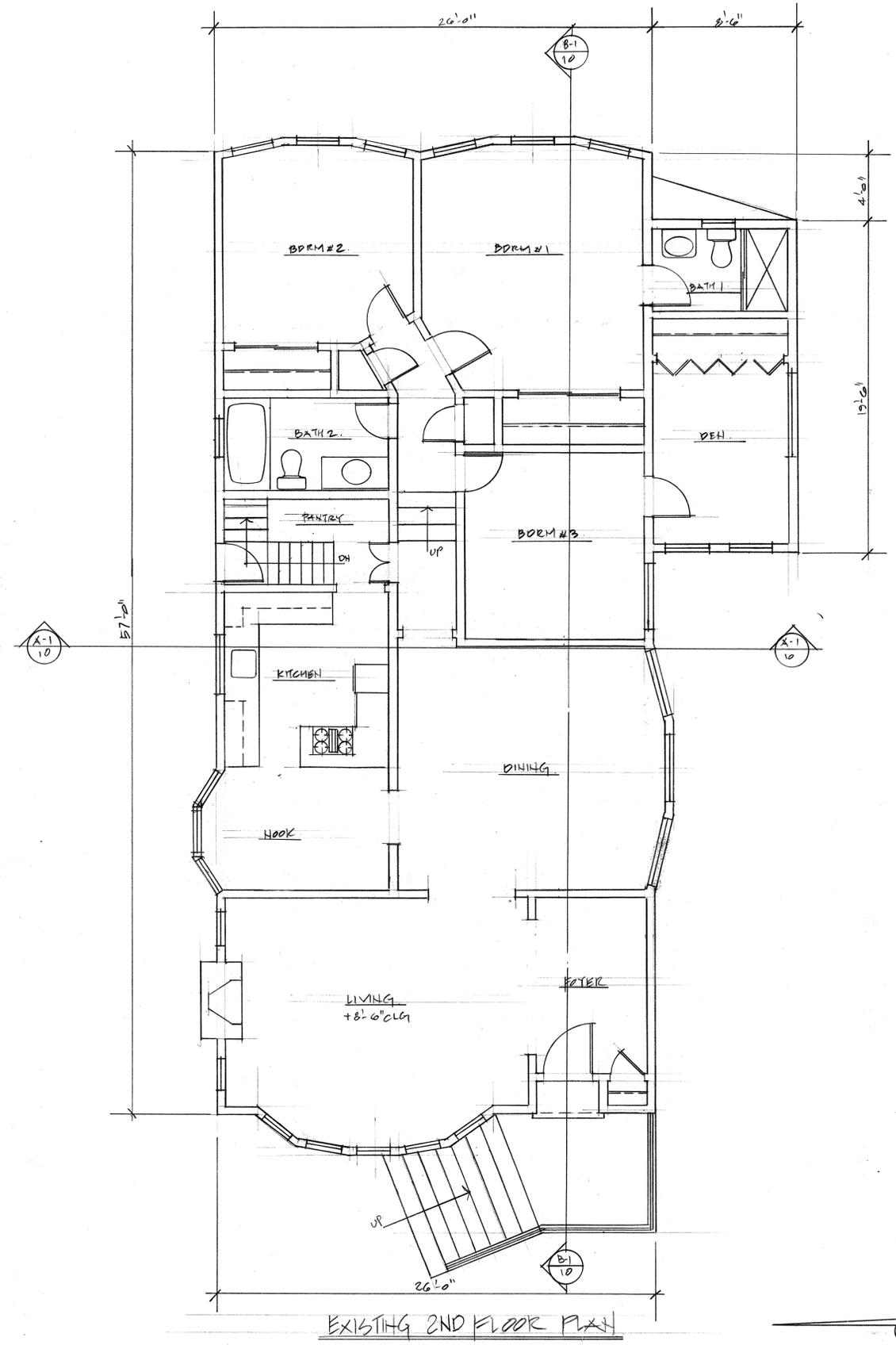
REVISIONS	BY
PLANNING COMMENTS	7-9-2013

**d & a**  
**darosa & associates**  
 475 G. Camino Real, #303  
 San Francisco, CA 94118  
 Tel: 650-432-4072 Fax: 650-692-4073

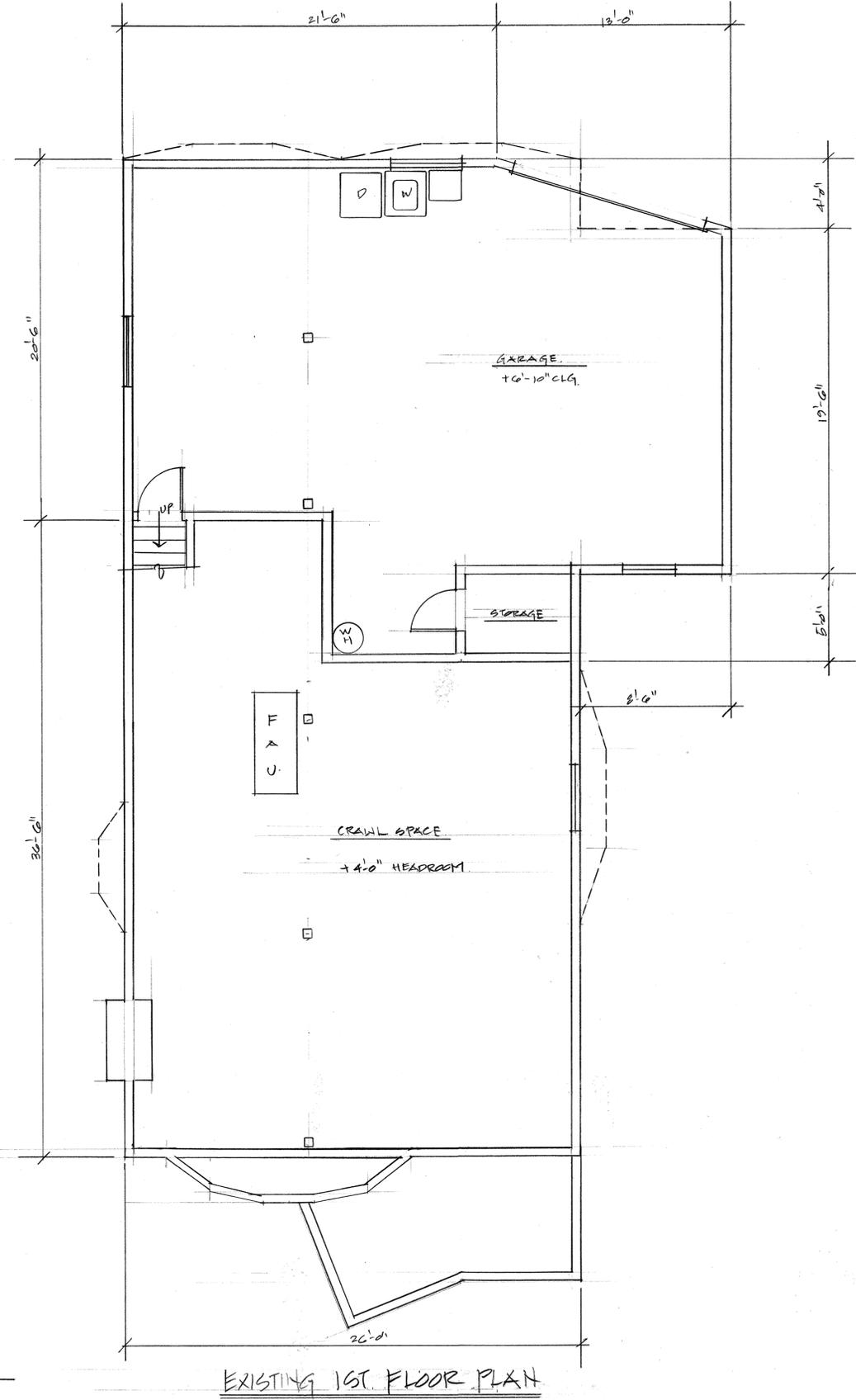
**Cam and Cynthia Nguyen Residence Renovation**  
 225 Santa Ana Ave.  
 San Francisco, CA 94127 (Block 3254 Lot 018)

DRAWN	JPR
CHECKED	
DATE	3-15-11
SCALE	1/8" = 1'-0"
JOB NO.	3-135
SHEET	2

OF SHEETS



EXISTING 2ND FLOOR PLAN



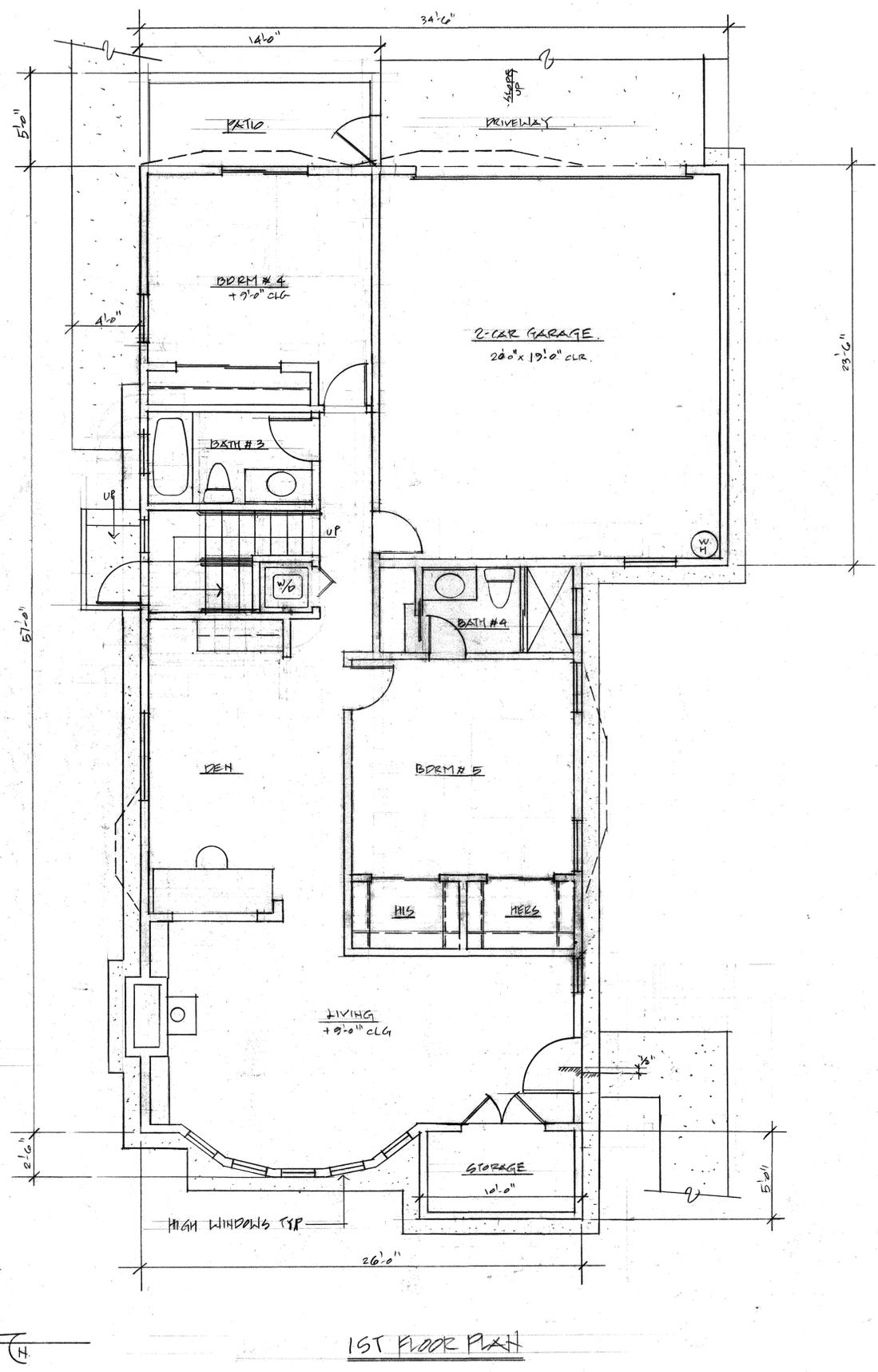
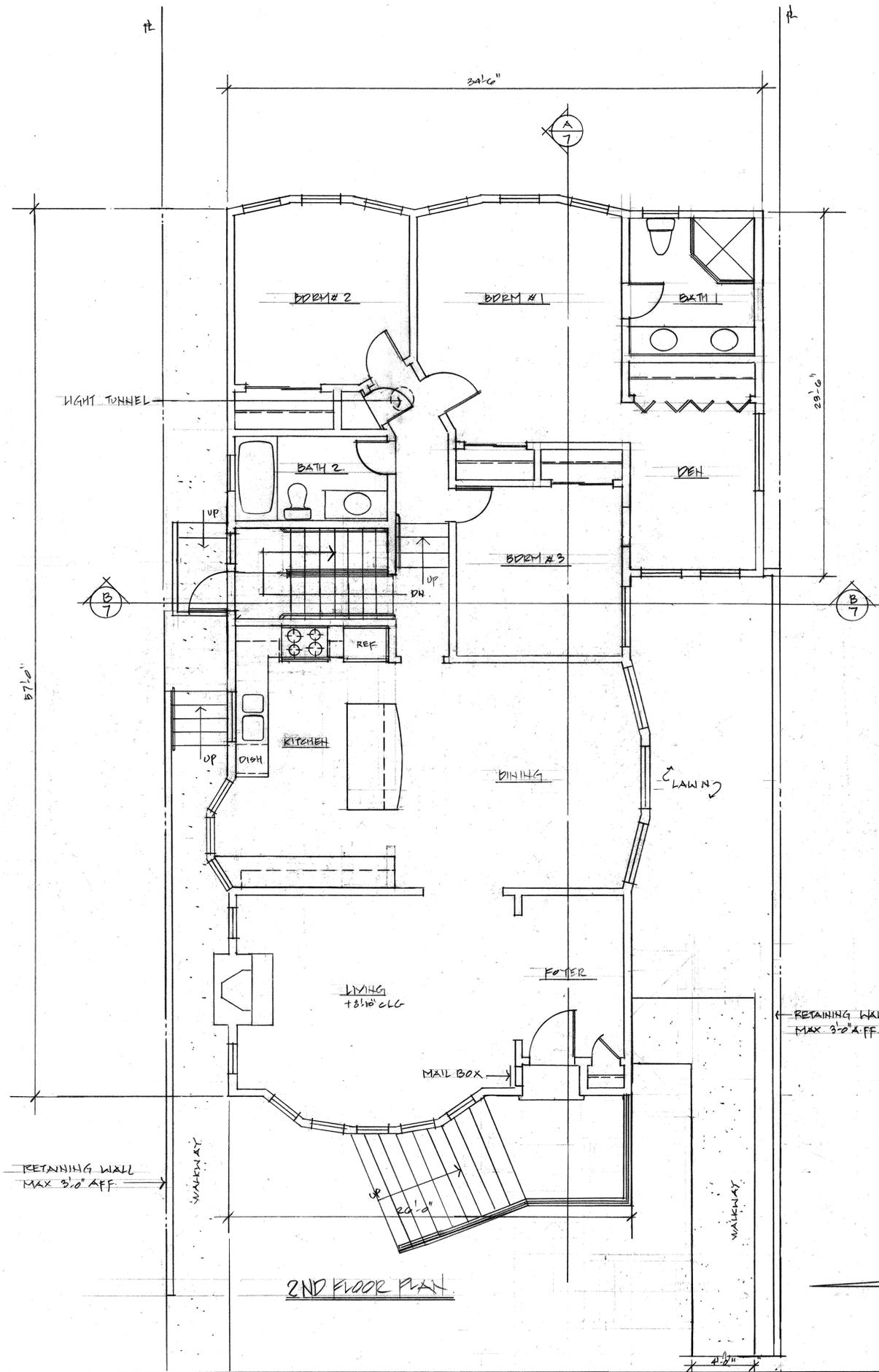
EXISTING 1ST FLOOR PLAN

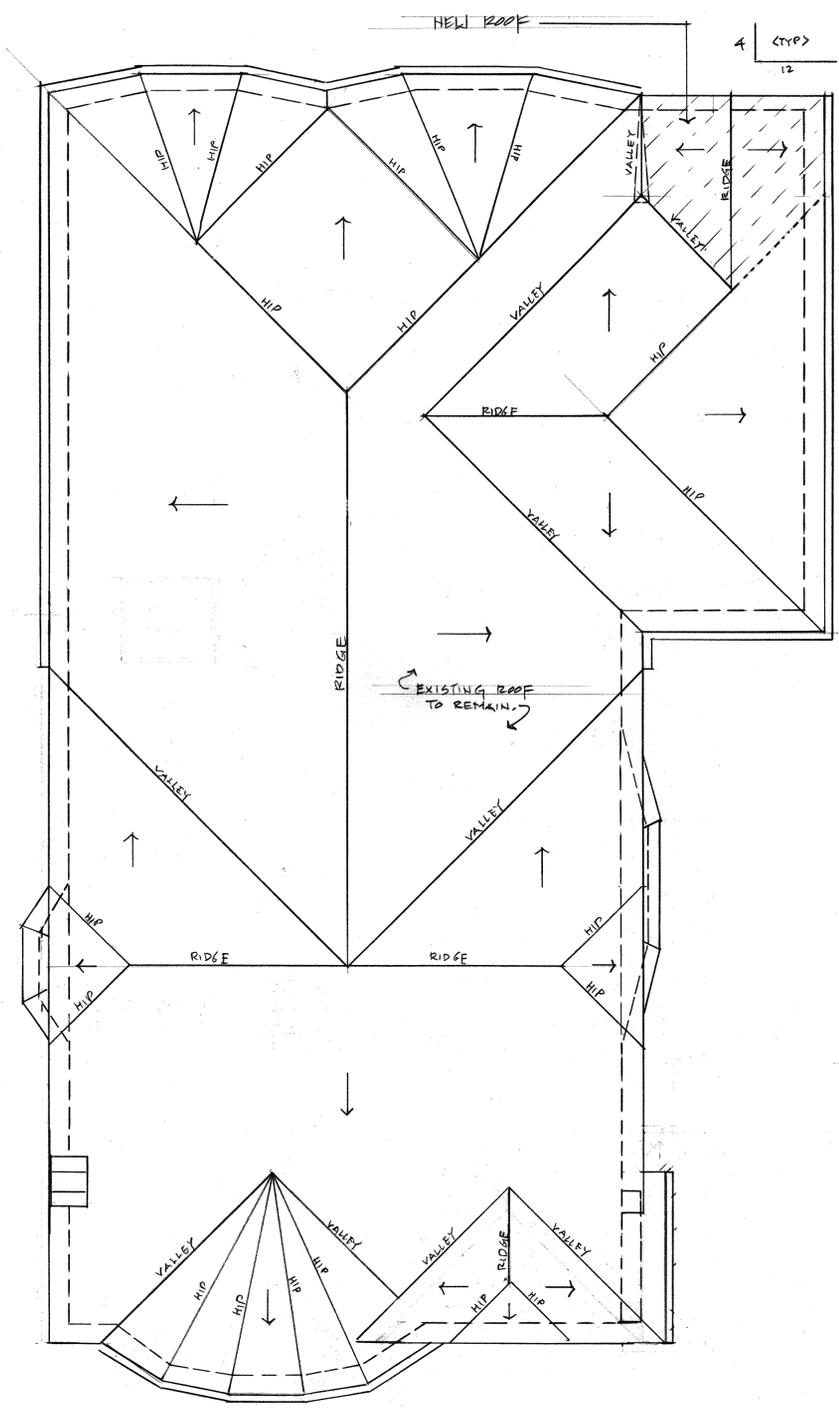
REVISIONS	BY
PLANNING COMMENTS 7-9-2019	

**d & a**  
**darosa & associates**  
 475 el camino real, #308  
 millbrae, ca 94030  
 tel: 650-650-4070 fax: 650-650-4073

**Cam and Cynthia Nguyen Residence Renovation**  
**225 Santa Ana Ave.**  
**San Francisco, CA 94127 (Block 3254 Lot 018)**

DRAWN LDR
CHECKED
DATE
SCALE 1/8" = 1'-0"
JOB NO. 2-185
SHEET <b>3</b>
OF SHEETS





REVISIONS	BY
PLANNING COMMENTS 7-9-2017	

**d & a**  
**darosa & associates**  
 475 el camino real, #208  
 millbrae, ca 94030  
 tel: 650-992-4072 fax: 650-992-4073

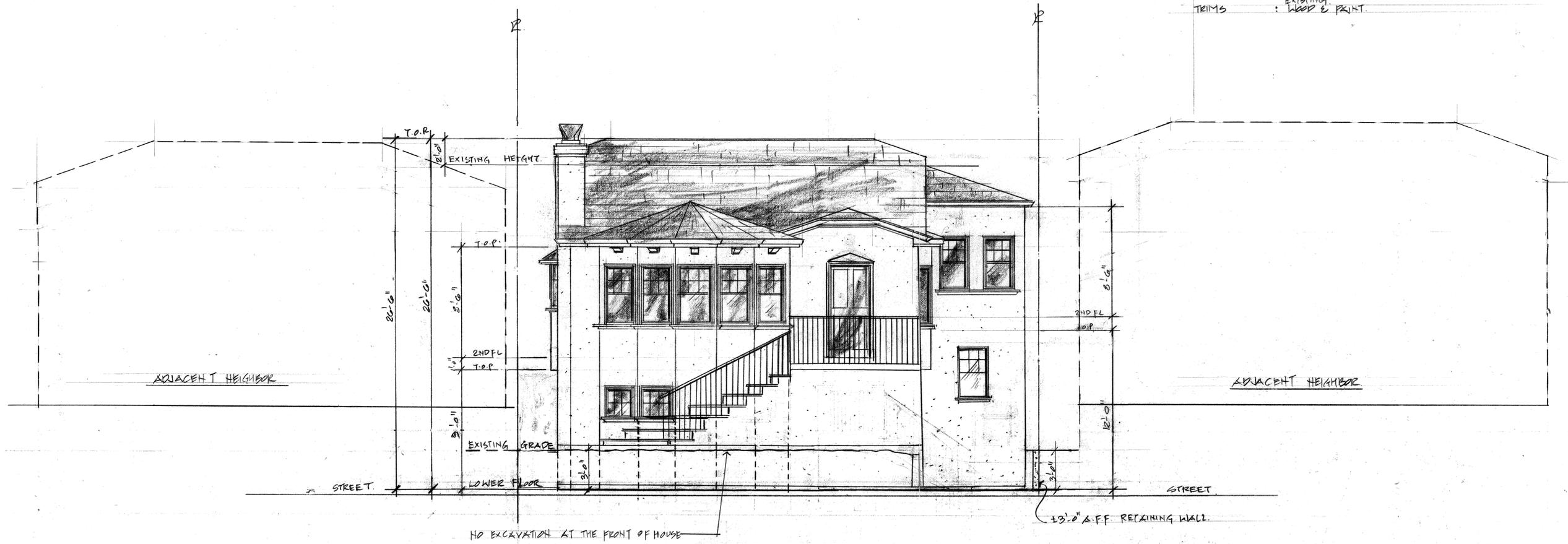
**Cam and Cynthia Nguyen Residence Renovation**  
**225 Santa Ana Ave.**  
**San Francisco, CA 94127 (Block 3254 Lot 018)**

DRAWN JDR
CHECKED
DATE 3-15-11
SCALE 1/8" = 1'-0"
JOB NO. 3-185
SHEET <b>4</b>
OF SHEETS

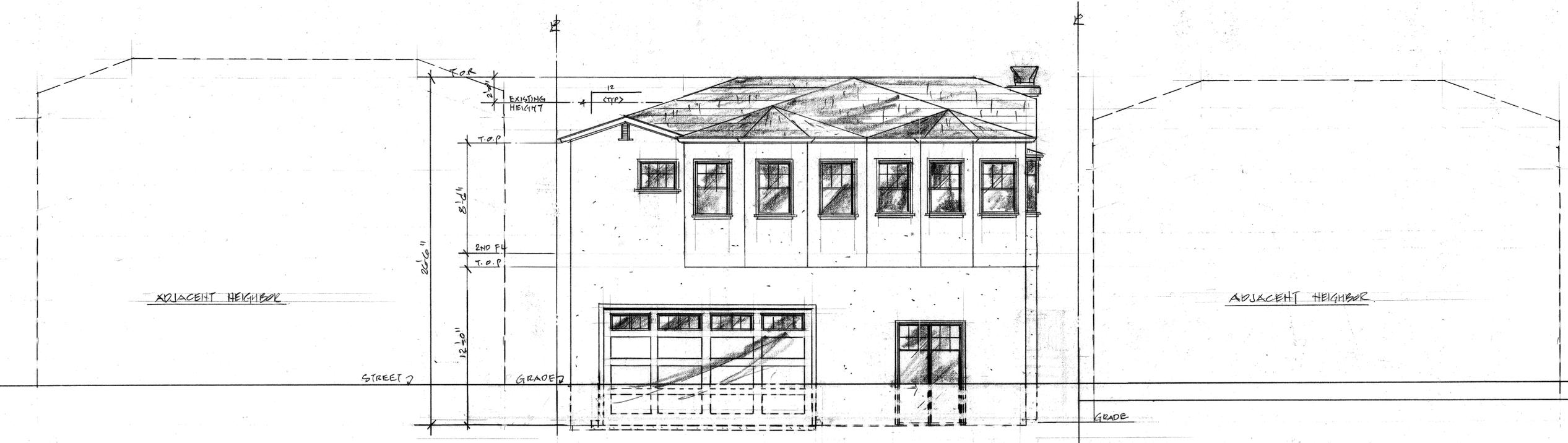
EXTERIOR FINISHES

ROOF : COMPOSITION SHINGLES  
 WALLS : STUCCO & PAINT  
 WINDOWS : WOOD CLAD WINDOW FRAME W/DOUBLE GLAZED TO MATCH EXISTING  
 TRIMS : WOOD & PAINT

REVISIONS	BY
PLANNING COMMENTS	
7-9-2013	



FRONT ELEVATION

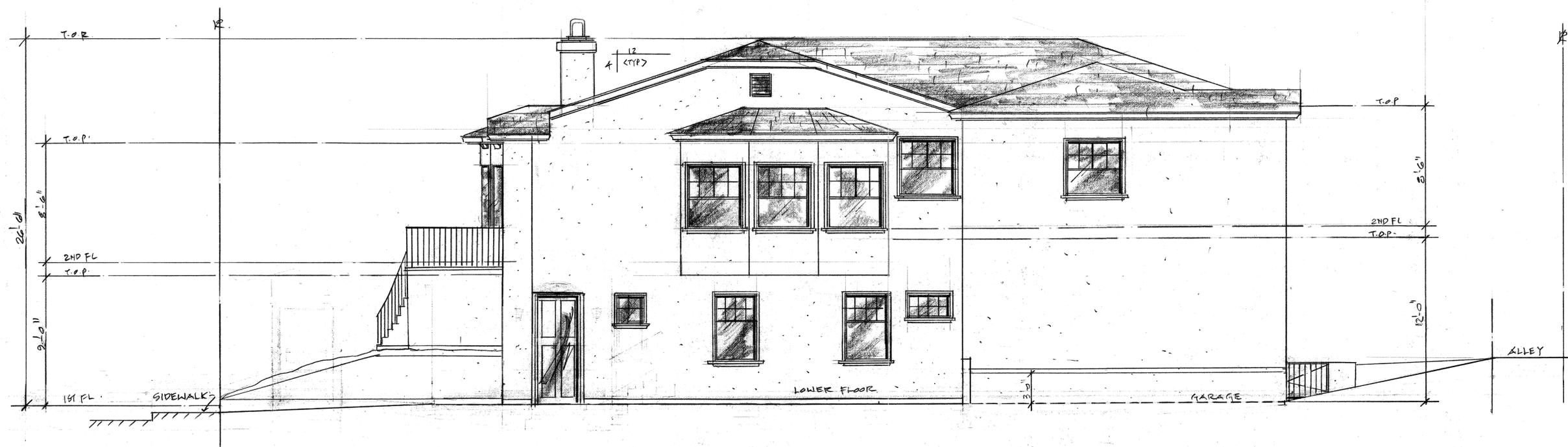


REAR ELEVATION

**d & a**  
**darosa & associates**  
 475 el camino real #308  
 san francisco, ca 94118  
 tel: 650-552-4072 fax: 650-692-4073

**Cam and Cynthia Nguyen Residence Renovation**  
 225 Santa Ana Ave.  
 San Francisco, CA 94127 (Block 3254 Lot 018)

DRAWN	JDR
CHECKED	
DATE	3-15-11
SCALE	1/4" = 1'-0"
JOB NO.	3-185
SHEET	5



RIGHT ELEVATION



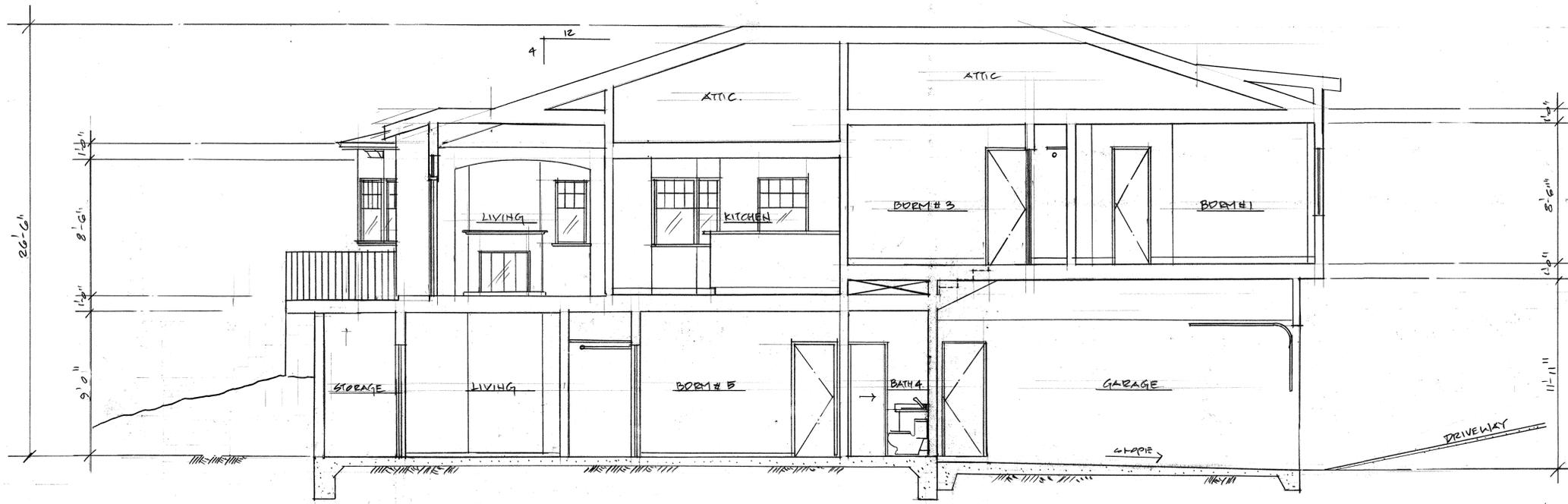
LEFT ELEVATION

REVISIONS	BY
PLANNING COMMENTS	7-9-2013

**d & a**  
**darosa & associates**  
 475 el camino real #308  
 SF 94102-4072 fax: 650-892-4073

**Cam and Cynthia Nguyen Residence Renovation**  
 225 Santa Ana Ave.  
 San Francisco, CA 94127 (Block 3254 Lot 018)

DRAWN	JDR
CHECKED	
DATE	3-15-11
SCALE	1/8"=1'-0"
JOB NO.	0-185
SHEET	6



SECTION 'A-A'



SECTION 'B-B'

REVISIONS	BY
PLANNING COMMENTS	
7-9-2013	

**d & a**  
 darosa & associates  
 225 of Market Street #208  
 San Francisco, CA 94102  
 Tel: 650-892-4072 Fax: 650-892-4073

**Cam and Cynthia Nguyen Residence Renovation**  
 225 Santa Ana Ave.  
 San Francisco, CA 94127 (Block 3254 Lot 018)

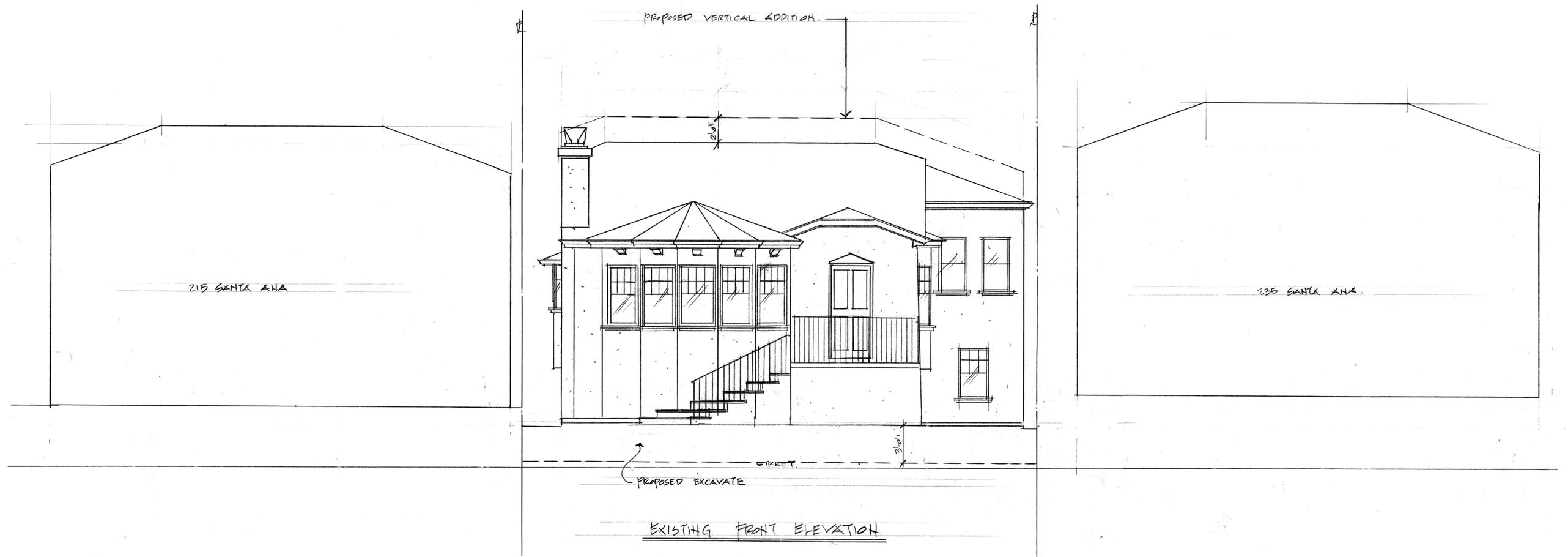
DRAWN	JDR
CHECKED	
DATE	3-15-11
SCALE	1/4" = 1'-0"
JOB NO.	3-185
SHEET	7

REVISIONS	BY
PLANNING COMMENTS 7-9-2012	

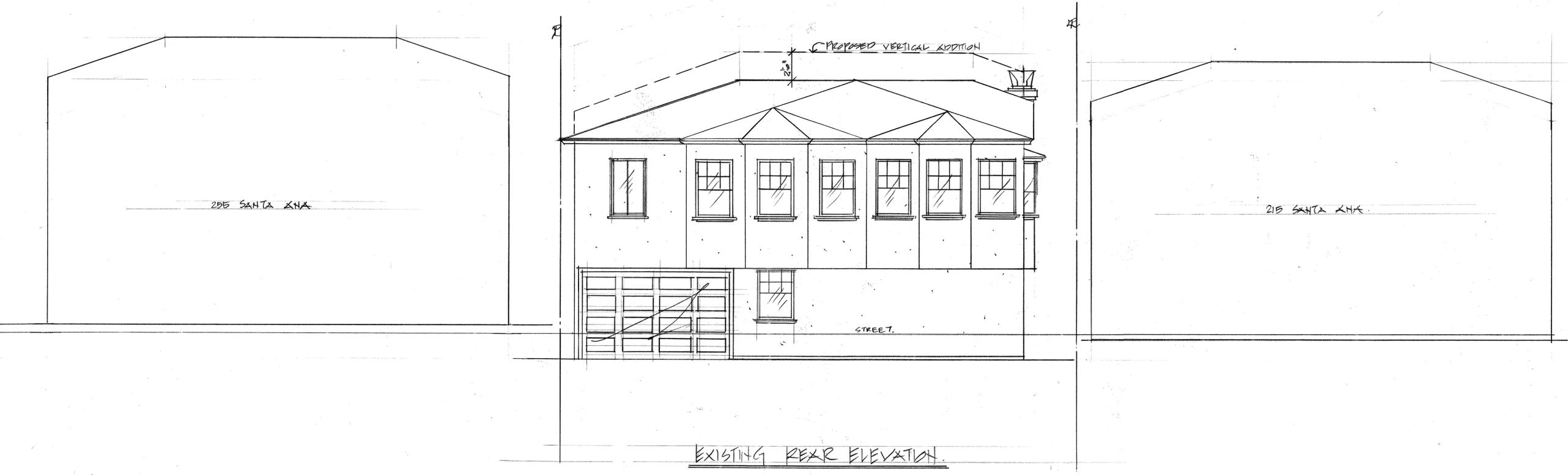
**d & a**  
**darosa & associates**  
 475 el camino real, #308  
 millbrae, ca 94030  
 tel: 650-952-4072 fax: 650-952-4073

**Cam and Cynthia Nguyen Residence Renovation**  
**225 Santa Ana Ave.**  
**San Francisco, CA 94127 (Block 3254 Lot 018)**

DRAWN  
JDR  
 CHECKED  
 DATE  
3-15-11  
 SCALE  
1/4" = 1'-0"  
 JOB NO  
3-1185  
 SHEET  
**8**  
 OF SHEETS

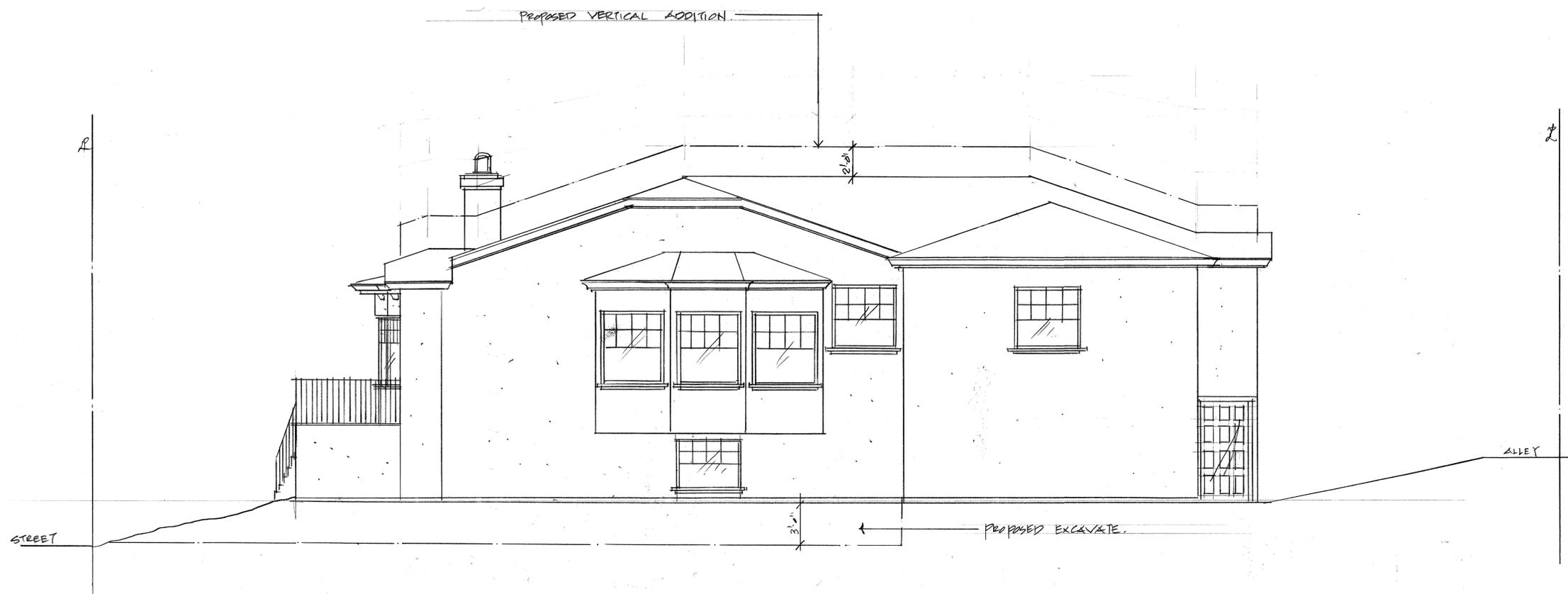


EXISTING FRONT ELEVATION

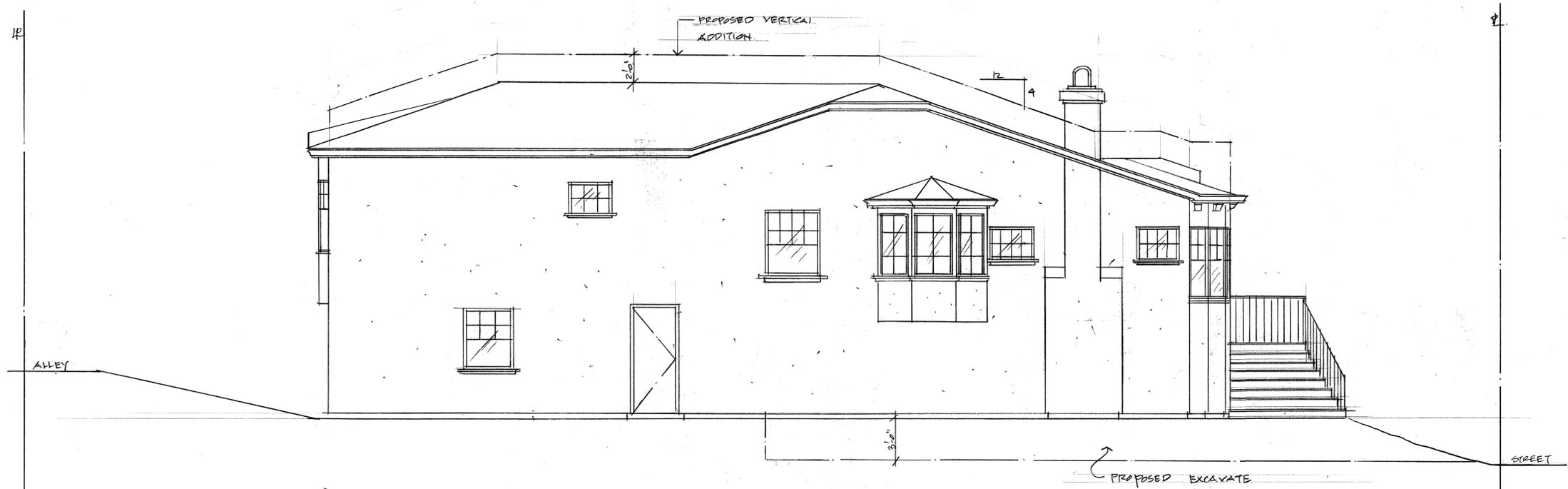


EXISTING REAR ELEVATION

REVISIONS	BY
PLANNING COMMENTS 7-9-2013	



EXISTING RIGHT ELEVATION



EXISTING LEFT ELEVATION

**d & a**  
**darosa & associates**  
 475 el camino real #208  
 millbrae, ca 94030  
 tel: 650-992-4072 fax: 650-992-4073

**Cam and Cynthia Nguyen Residence Renovation**  
**225 Santa Ana Ave.**  
**San Francisco, CA 94127 (Block 3254 Lot 018)**

DRAWN  
 JDR  
 CHECKED  
 DATE  
 3-15-11  
 SCALE  
 1/4"=1'-0"  
 JOB NO.  
 3185  
 SHEET