



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Full Analysis

HEARING DATE MAY 17, 2012

Date: May 10, 2012
Case No.: 2011.1439DDD
Project Address: 2539 Vallejo Street
Permit Application: 2010.10.05.2357
Zoning: RH-1 (Residential House, One-Family)
40-X Height and Bulk District
Block/Lot: 0561/022
Project Sponsor: Vida and Craig Campbell
2539 Vallejo Street
San Francisco, CA 94115
Staff Contact: Aaron Starr – (415) 558-6362
aaron.starr@sfgov.org
Recommendation: **Take DR and Approve with Modifications**

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 extend the first and second floors approximately 13.5' into the rear yard and to construct a 1-story vertical addition set back approximately 26' from the front façade of the two-story-over-garage, single-family house. The proposed project also includes a roof deck, patio in the rear yard and interior alterations.

SITE DESCRIPTION AND PRESENT USE

The subject property contains a two-story-over-garage, single-family residence clad in stucco and constructed in 1913. The subject building currently occupies approximately 40% of the lot. The existing building has no front or side setbacks. The subject lot slopes upward from the street and slopes laterally upward from east to west.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located in the City's Cow Hollow neighborhood on the south side of Vallejo Street between Scott and Pierce Streets. The subject building appears to have been constructed by the same developer as the two buildings immediately to the west, as they have the same massing and details. The immediate neighborhood is entirely residential, composed of larger single-family homes rendered in various revival period styles.

BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	2/28/2012 - 3/28/2012	3/23/12 and 3/28/12	May 17, 2012	50 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	May 7, 2012	May 7, 2012	10 days
Mailed Notice	10 days	May 7, 2012	May 7, 2012	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	2	0
Other neighbors on the block or directly across the street	-	-	-
Neighborhood groups	-	1	-

In addition to the Staff Initiated DR, the two adjacent neighbors have filed DR Requests. The Cow Hollow Neighborhood Association is also opposed to the project as noticed. The Department is not aware of any other neighborhood opposition.

DR REQUESTOR

The Planning Department is bringing the proposed project to the Planning Commission as a Staff Initiated Discretionary Review. In addition, the following neighbors filed DRs on the proposed project:

Louise Abeel
 2541 Vallejo Street
 San Francisco, CA 94123
 Western neighbor

Tommy and Marion Moreno
 2537 Vallejo Street
 San Francisco, CA 94123
 Eastern neighbor

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

Ms. Abeel's DR Concerns

Issue #1: The house is too large for the subject lot. The addition will make the subject building disproportionately larger than the surrounding buildings.

Issue #2: Concerns that were brought up during the pre-application meeting were never addressed and no follow-up meetings were ever held to discuss the DR Requestor's concerns.

Issue #3: Requested story poles were never erected so that Ms. Abeel could better understand the impact of the project on her property.

Issue #4: Per the Planning Department's Staff initiated DR, the project does not comply with the Residential Design Guidelines. The project will negatively affect Ms. Abeel's property's access to light, specifically in the kitchen, dining room and family room. In addition, the proposed roof decks would affect the privacy of the master bathroom and the second bedroom.

Issue #5: The proposal will block property line windows, which are currently boarded up but which Ms. Abeel intends to open up again after replacing the damaged windows.

Proposed Alternatives:

- At the proposed rear addition, step the 2nd floor back 4' and the third floor back 8' from the west side property line.
- Reduce the 3rd floor by approximately 6' so that it aligns with the rear wall of Ms. Abeel's property.
- Reduce the 2nd and 3rd floor ceiling heights from 9.5' to 8.5'
- Provide a setback for kitchen clerestory windows at her eastern side property line.
- Set the 3rd floor vertical addition back 4' from the western side property line.

Please see Ms. Abeel's *Discretionary Review Application* for more information. The *Discretionary Review Application* is an attached document.

Mr. and Mrs. Moreno's Concerns

Issue #1: The proposed project does not comply with the Residential Design Guidelines or the Cow Hollow Neighborhood Design Guidelines. Specifically, the proposal does not match the Moreno's adjacent light well as required by Staff.

Issue #2: The proposed project does not provide setbacks at the west side of the property to address the negative effects to Ms. Abeel's property.

Proposed Alternatives:

- Match the Moreno's light well
- Eliminate the proposed vertical addition (The Cow Hollow Design Guidelines Appendix¹)
- Provide matching setbacks to Ms. Abeel's property.

Please see the Moreno's *Discretionary Review Application* for more information. The *Discretionary Review Application* is an attached document.

PROJECT SPONSOR'S RESPONSE

- Staff's requirements are excessive and unjustified by the conditions on the site
- A 30' tall rear addition will have only minimal light obstruction to the property on the west.
- Reducing the proposed project as required by staff would make the project economically unfeasible.
- The project has been pulled in from the side lot lines and the depth of the addition has been shortened. *(Please note that the proposed project was not modified in this manner. The plans on file are the same as ones that were originally submitted; however the project sponsor did propose a revision to the permit approximately 2 weeks before the DR hearing. The plans included in this packet reflect those revisions.)*

PROJECT ANALYSIS

The Department is bringing the proposed project to the Commission as a Staff Initiated DR because the proposed project does not comply with the Residential Design Guidelines or the Cow Hollow Neighborhood Design Guidelines.

Specifically, the Department originally required that the project be modified in the following ways:

1. Revise the proposal so that the light well on the east side of the property is matched in length and has a minimum depth of 3'. (Pages 16-17 of the Residential Design Guidelines and page 35 of the Cow Hollow Neighborhood Design Guidelines)
2. Revise the proposal so that the last 13' 7" of the top two floors of the rear addition are set back 5' from the west side property line. (Pages 25-27 of the Residential Design Guidelines and page 35 of the Cow Hollow Neighborhood Design Guidelines)

After discussing the requirements with the project sponsor, Staff later revised Requirement #2 by reducing the setback length at the western side to 10.5' instead of 13' 7".

Since the DRs were filed, the project sponsor has proposed a revised project that includes a matching light well at the east side of the property and a 3' deep by 10.5' long setback on the western side of the

¹ The Appendix of the Cow Hollow Neighborhood Design Guidelines was not adopted by the Planning Commission and is therefore not considered by the Planning Department when reviewing permits in Cow Hollow.

property. The revised project satisfy #1 of the Department's requirements; however the Department does not find that a 3' set back sufficiently address the negative effects to Ms. Abeel's property.

ENVIRONMENTAL REVIEW

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

RESIDENTIAL DESIGN TEAM REVIEW

The modifications listed above were required by the Residential Design Team (RDT). After the project sponsor declined to comply with the RDT's requirements, the RDT re-reviewed the proposal and reaffirmed their original requirements; however they reduced the required setback at the western side to 10.5'.

Under the Commission's pending DR Reform Legislation, this project would be referred to the Commission, as the RDT has determined that the project does not comply with the Residential Design Guidelines.

BASIS FOR RECOMMENDATION

- The project does not comply with the Residential Design Guidelines or the Cow Hollow Neighborhood Design Guidelines; the revised proposal does not adequately address the negative effects to the adjacent neighbor to the west.

RECOMMENDATION: Take DR and Approve with Modifications
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Attachments:

Block Book, Sanborn and Zoning Maps, Context Photos
Aerial Photographs
Section 311 Notice
DR Applications w/ context photos
Response to DR Application dated December 22, 2011
3-D Rendering
Reduced Plans

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

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

Comments: The proposed project will not have an impact on the visual character of the neighborhood as seen from the public right-of-way.

SITE DESIGN (PAGES 11 - 21)

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

Comments: The Department determined that the originally proposed project would negatively affect the adjacent neighbor to the west because it will create a 3-story blank wall that extends approximately 20.5' feet from the closest rear wall of the adjacent western neighbor. In situations like this the RDGs as well as the Cow Hollow Design Guidelines prescribe setbacks to address negative affects to light and to reduce the negative visual impact that such situations create. The project sponsor has revised the proposal so that there is a 3' setback at the western side of the property; however the Department does

not find that this is sufficient and is still requiring a 5' setback for the last 10.5' of the building. The revised project now matches the eastern neighbors light well.

BUILDING SCALE AND FORM (PAGES 23 - 30)

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

Comments: The Department finds that the height and depth of the proposed rear addition would be appropriate if a 5' deep by 10.5' long setback was provided to address negative effects to the western adjacent neighbor.

ARCHITECTURAL FEATURES (PAGES 31 - 41)

QUESTION	YES	NO	N/A
Building Entrances (pages 31 - 33)			
Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building?			X
Does the location of the building entrance respect the existing pattern of building entrances?			X
Is the building's front porch compatible with existing porches of surrounding buildings?			X
Are utility panels located so they are not visible on the front building wall or on the sidewalk?			X
Bay Windows (page 34)			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?			X
Garages (pages 34 - 37)			
Is the garage structure detailed to create a visually interesting street frontage?			X
Are the design and placement of the garage entrance and door compatible with the building and the surrounding area?			X
Is the width of the garage entrance minimized?			X
Is the placement of the curb cut coordinated to maximize on-street parking?			X

Rooftop Architectural Features (pages 38 - 41)			
Is the stair penthouse designed to minimize its visibility from the street?			X
Are the parapets compatible with the overall building proportions and other building elements?			X
Are the dormers compatible with the architectural character of surrounding buildings?			X
Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?			X

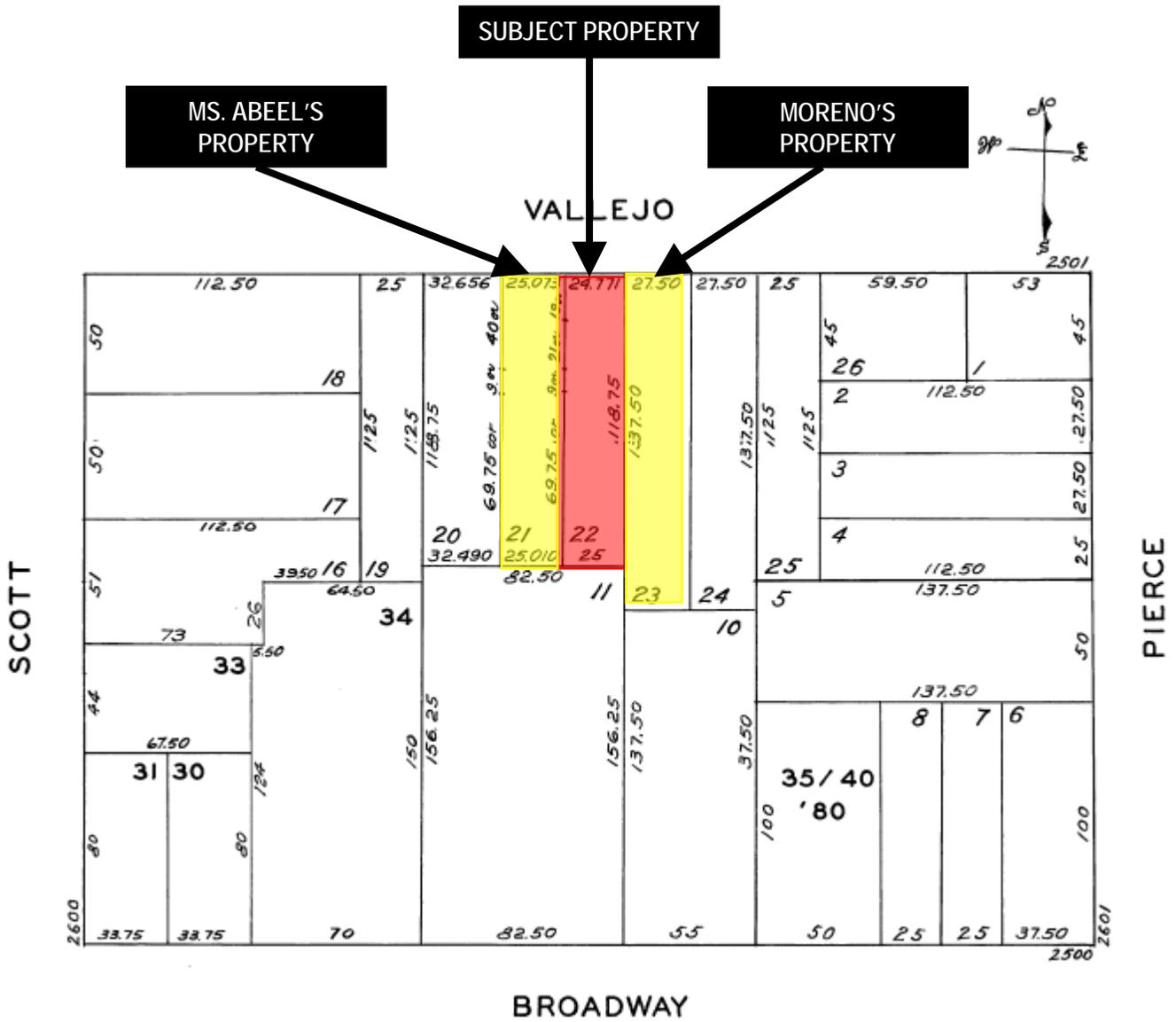
Comments: The proposed vertical addition is sufficiently set back so that it will have very little effect on the street wall or neighborhood character. The front façade of the building will not be altered as part of this project.

BUILDING DETAILS (PAGES 43 - 48)

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

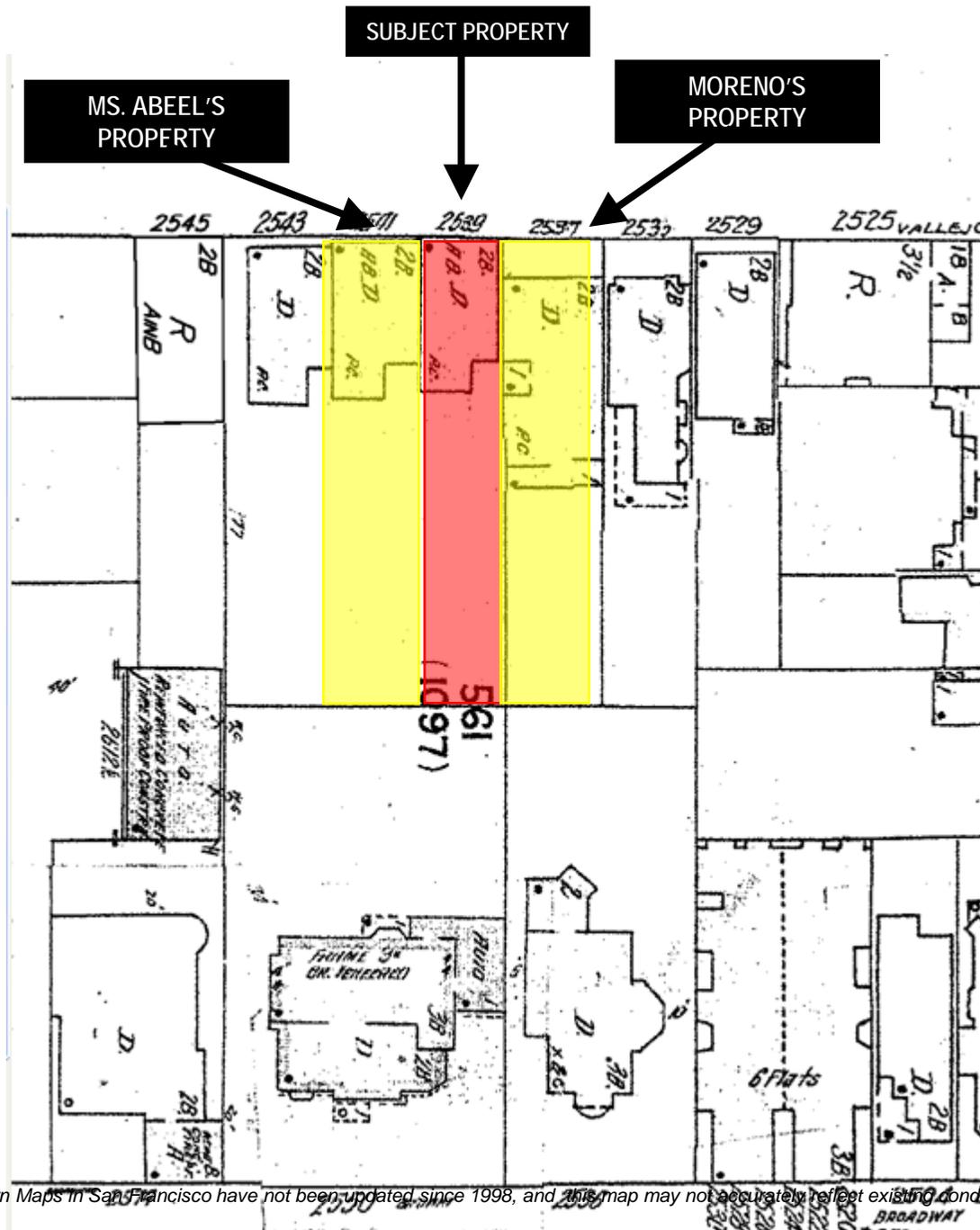
Comments: The front façade of the building will not be altered as part of this project. The rear addition is being covered in a finished material, which is also a requirement of the Cow Hollow Neighborhood Design Guidelines.

Parcel Map



Discretionary Review Hearing
 Case Number 2011.1439DDD
 Staff and Neighbor DR
 2539 Vallejo Street

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 2011.1439DDD
Staff and Neighbor DR
2539 Vallejo Street

Aerial Photo



**MORENO'S
PROPERTY**

**MS. ABEEL'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2011.1439DDD
Staff and Neighbor DR
2539 Vallejo Street

Aerial Photo

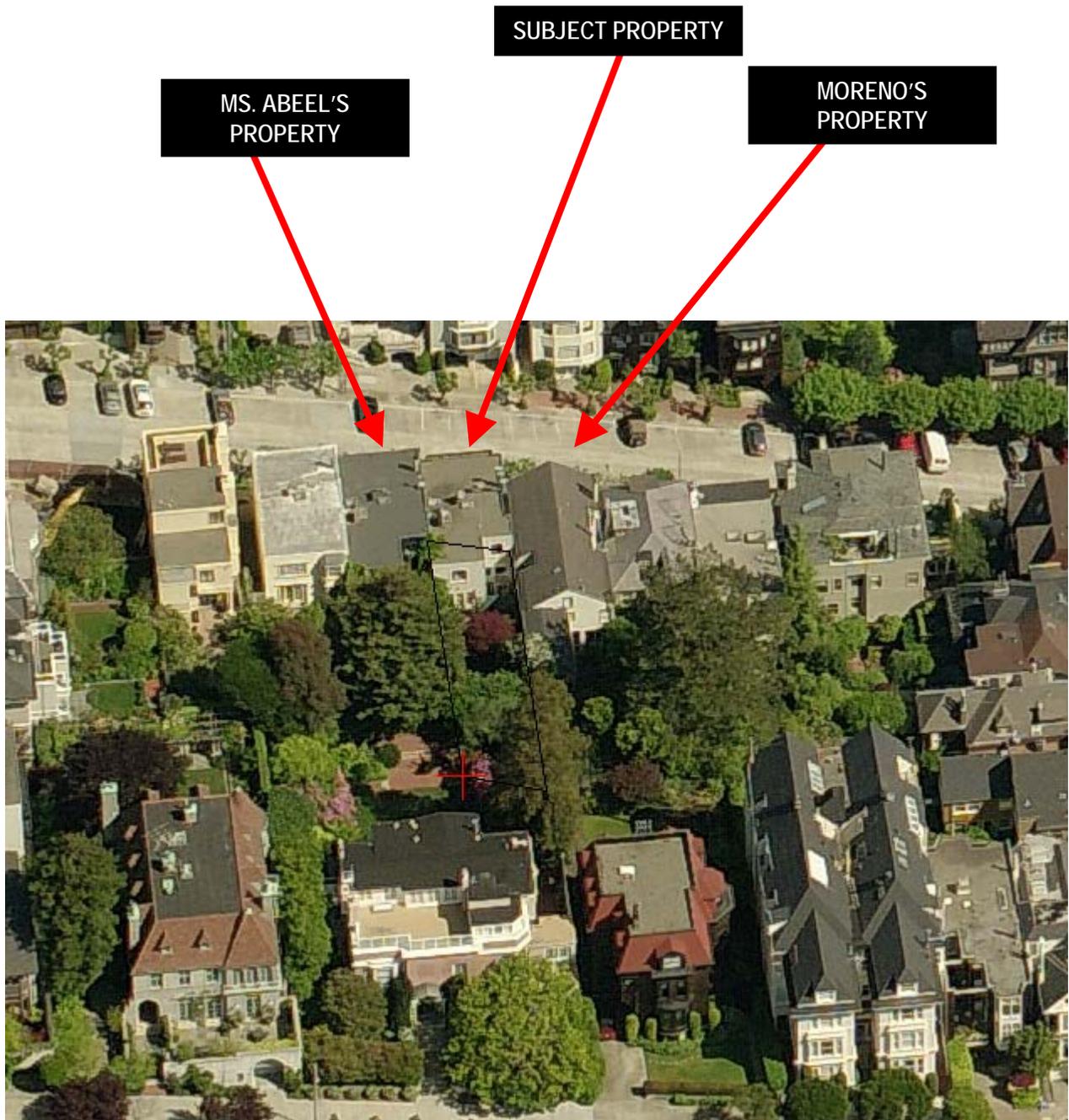
SUBJECT PROPERTY

MS. ABEE'S
PROPERTY

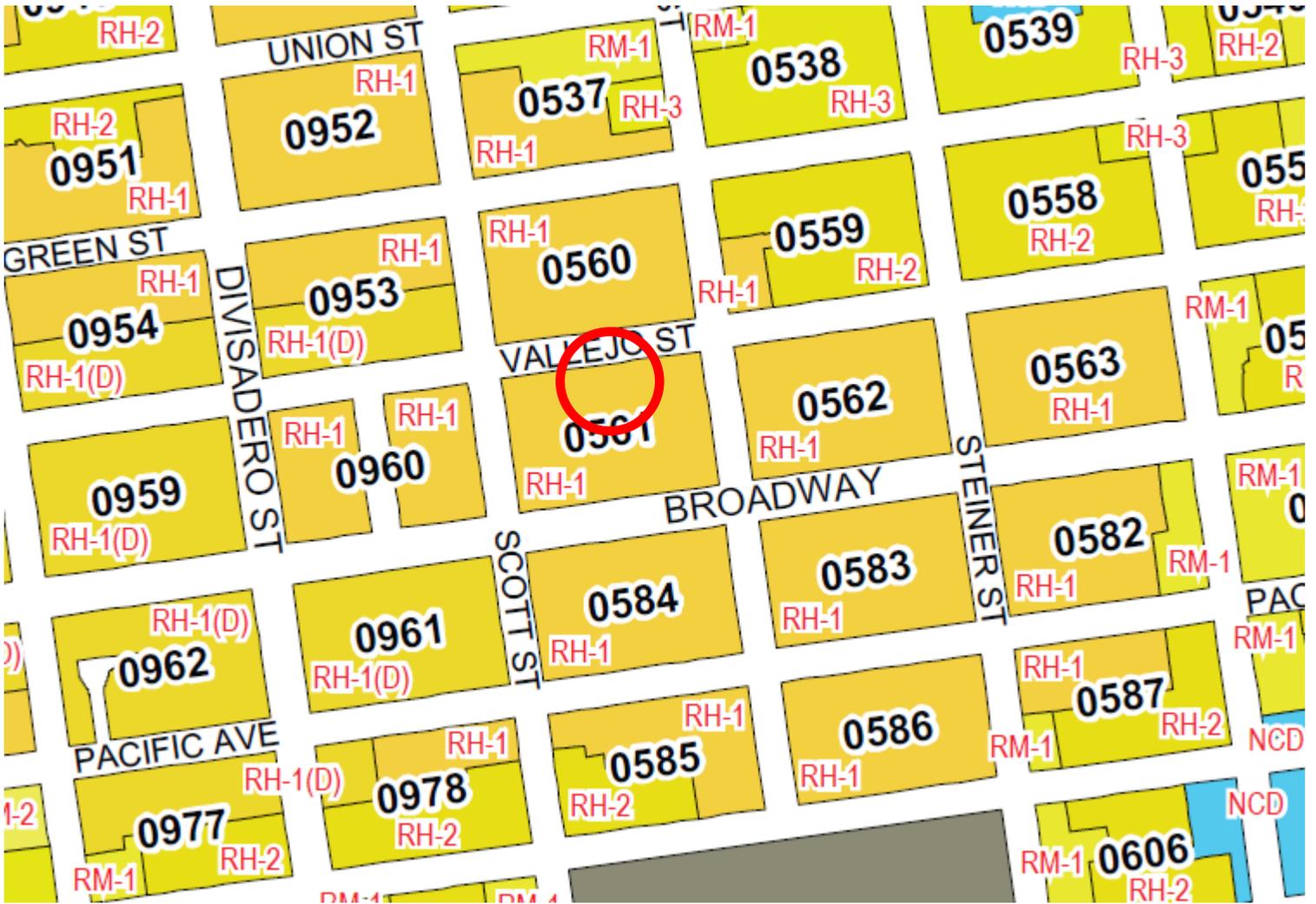
MORENO'S
PROPERTY



Aerial Photo

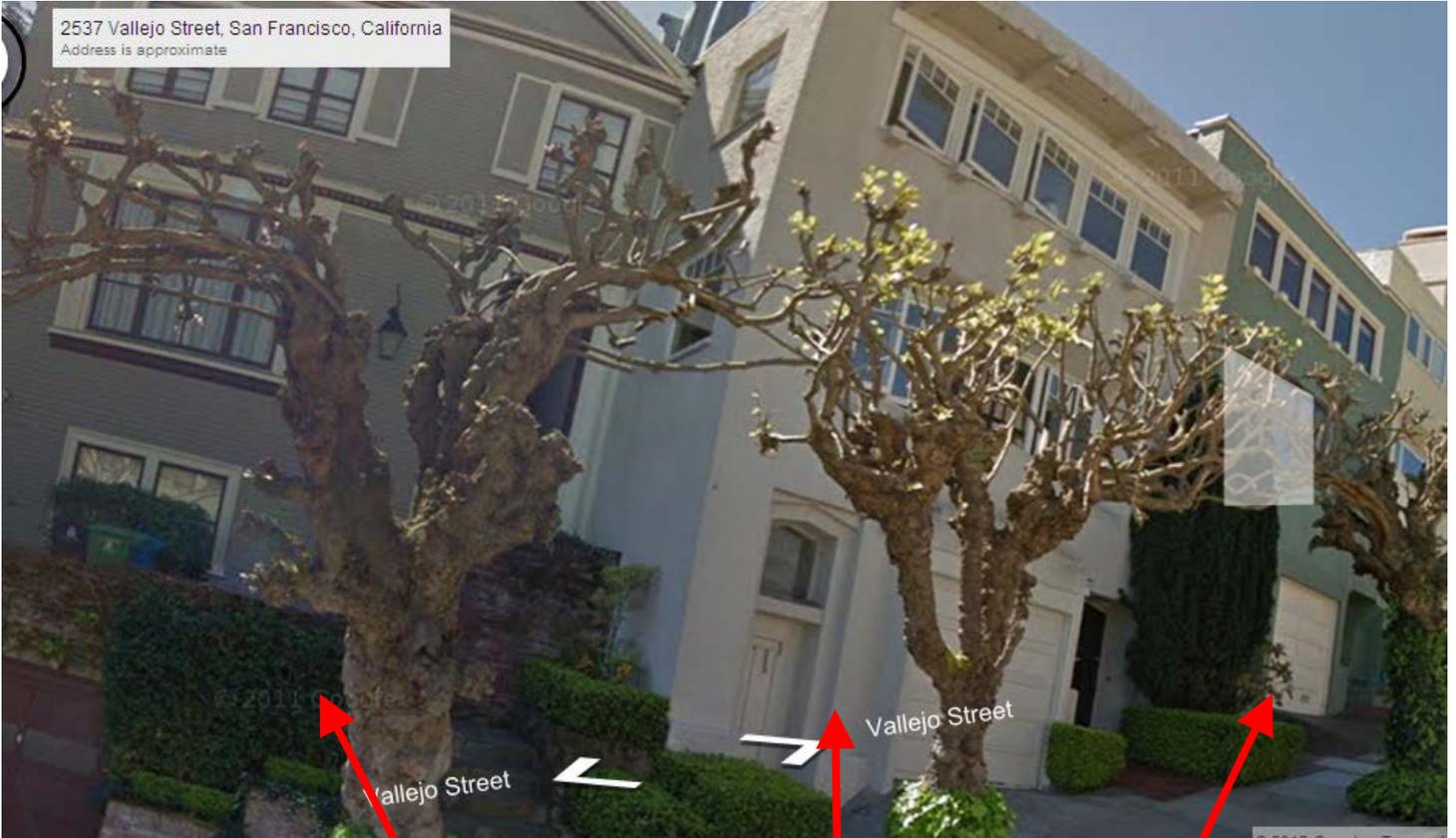


Zoning Map



Discretionary Review Hearing
Case Number 2011.1439DDD
Staff and Neighbor DR
2539 Vallejo Street

Site Photo



2537 Vallejo Street, San Francisco, California
Address is approximate

Vallejo Street

Vallejo Street

**MORENO'S
PROPERTY**

**MS. ABEEL'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2011.1439DDD
Staff and Neighbor DR
2539 Vallejo Street

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: Louise Abeel		
DR APPLICANT'S ADDRESS: 2541 Vallejo Street	ZIP CODE: 94123	TELEPHONE: (415) 706-2380
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Craig & Vida Campbell		
ADDRESS: 2539 Vallejo Street	ZIP CODE: 94123	TELEPHONE: (415) 377-2487
CONTACT FOR DR APPLICATION: Same as Above <input type="checkbox"/> CCS Architecture		
ADDRESS: 44 Mc Lea Ct., San Francisco, CA	ZIP CODE: 94103	TELEPHONE: (415) 864-2800
E-MAIL ADDRESS: skennedy@ccs-architecture.com		

2. Location and Classification

STREET ADDRESS OF PROJECT: 2539 Vallejo Street		ZIP CODE: 94123
CROSS STREETS: Scott St./Pierce St.		
ASSESSORS BLOCK/LOT: 0561 /022	LOT DIMENSIONS: 25 x 118.75 ft	LOT AREA (SQ FT): 2953
ZONING DISTRICT: RH-1		HEIGHT/BULK DISTRICT: 40-X

3. Project Description

Please check all that apply

 Change of Use Change of Hours New Construction Alterations Demolition Other
Additions to Building: Rear Front Height Side Yard
 2 Floor residence

Present or Previous Use:

Proposed Use: **3 Floor addition to an existing 2 Floor residence, vertical extension, alteration, horiz. extension**Building Permit Application No. **2010.10.05.2357**Date Filed: **Oct. 5, 2010**

4. Actions Prior to a Discretionary Review Request

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

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

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

No changes have been made since the initial presentation.

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.

PLEASE SEE ATTACHED PAGE "DISCRETIONARY REVIEW REQUEST ANSWERS"

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:

PLEASE SEE ATTACHED PAGE "DISCRETIONARY REVIEW REQUEST ANSWERS"

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?

PLEASE SEE ATTACHED PAGE "DISCRETIONARY REVIEW REQUEST ANSWERS"

11.1439D

Discretionary Review Answers

1.) There are several reasons why I am requesting a Discretionary Review.

The first reason is that the house is too large for the intended lot. The three houses located at 2539, 2541 and 2543 Vallejo were built at the same time by a father for his two daughters, with similar proportions and equal back gardens. By adding a floor, extending into the back garden, as well as putting on a deck and patio, the building becomes disproportionate to its surroundings (**See photos #1,2**).

The second reason is that I do not believe my concerns have been heard and addressed. After the Pre-Application Meeting, I never heard from 2539 Vallejo again. Although I mentioned my concerns, possible revisions that we discussed never materialized into anything. Additionally, I asked for story poles to be placed so that I, a person who has very little architectural understanding, could begin to grasp how this construction could impact my property. They offered to install story polls, but they were never placed. From the beginning of this process I have felt that 2539 Vallejo wants to push their project forward without respecting the neighbors.

The third reason is that the City reviewed the proposed project and found it to **not** be in compliance with the Residential Design Guidelines. The City requested Minimum changes be made to the proposed design, but 2539 Vallejo refused to make the proposed changes and the 311 was sent out with the original design. So not only did 2539 Vallejo not want to work with the neighborhood, they also did not work with the City.

Additionally, it is unclear from information provided if the maximum building envelope is correct. This needs to be reviewed and verified. The house is on a steep hill which makes calculations complex.

The specific sections of the Residential Design Guidelines that are not in compliance are:

1. III Site Design – Rear Yard – Light
2. III Site Design – Rear Yard – Privacy
3. IV Building Scale and Form – Building Scale at the Mid Block Open Space

2.) The Addition of a Third Floor and horizontal extension to the rear of the 2539 Vallejo causes the following impact to 2541 Vallejo Street:

- A) The Kitchen, an essential family gathering place which currently receives minimal light, would become even darker. The Kitchen's primary windows (**See photo #4,5**) face the area that would receive diminished light. This is the main light source into the Kitchen making it critical to maintain. The other natural light is from a light well (see item D).
- B) The Dining/Family Room, adjacent to the Kitchen, would also become darker in a similar way as the Kitchen.
- C) On the Second Floor, the Master Bedroom, Dressing Room, and Bathroom would lose light.
- D) **Light well** (as indicated on existing plan of 2539 Vallejo) to Kitchen windows on East wall is **eliminated**. The kitchen is long and narrow with the primary windows, that look out to the garden, at the South end. The light well gives light to high windows at the back of the kitchen. (**See photo #6,7**)
- E) The Top Floor of the Proposed Project would block two existing windows that have been boarded up due to dry rot that I have been planning to replace. (**See photo #8**)
- F) From the Proposed Roof Deck there are lines of sight directly into the Master Bathroom and Second Bedroom taking away Privacy.

3.) To address concerns noted in Item 2. above, we suggest the following:

A,B,&C) At a minimum, to address Light concerns, we propose to reshape the Second and Third Floors as follows:

- At the addition, to the rear, step the Second Floor four(4) feet, and the Third Floor eight(8) feet back from the West property line to allow light into the affected area.
- At the Top floor, move the South wall back to align with the rear wall of 2541. This removes about 6 feet.
- Reduce 1st and 3rd floor ceiling heights from the proposed 9 ft. 6 inches to 8 ft. 6 inches.

D) Maintain existing light well from current height up to the proposed roof. (**See photo #7**)

E) Move the portion of the West Wall of the Top Floor abutting 2541 Vallejo four(4) feet from the West property line.

F) We are flexible on this issue and would work it out.

An alternative would be not to build a third story and extend further into the back yard.

11.1439D

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: Louise Abeel

Date: 3/23/12

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

Louise Abeel
Owner / Authorized Agent (circle one)

Discretionary Review Application Submittal Checklist

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

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input type="checkbox"/>
Address labels (original), if applicable	<input type="radio"/>
Address labels (copy of the above), if applicable	<input type="radio"/>
Photocopy of this completed application	<input type="checkbox"/>
Photographs that illustrate your concerns	<input type="checkbox"/>
Covenant or Deed Restrictions	<input 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 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

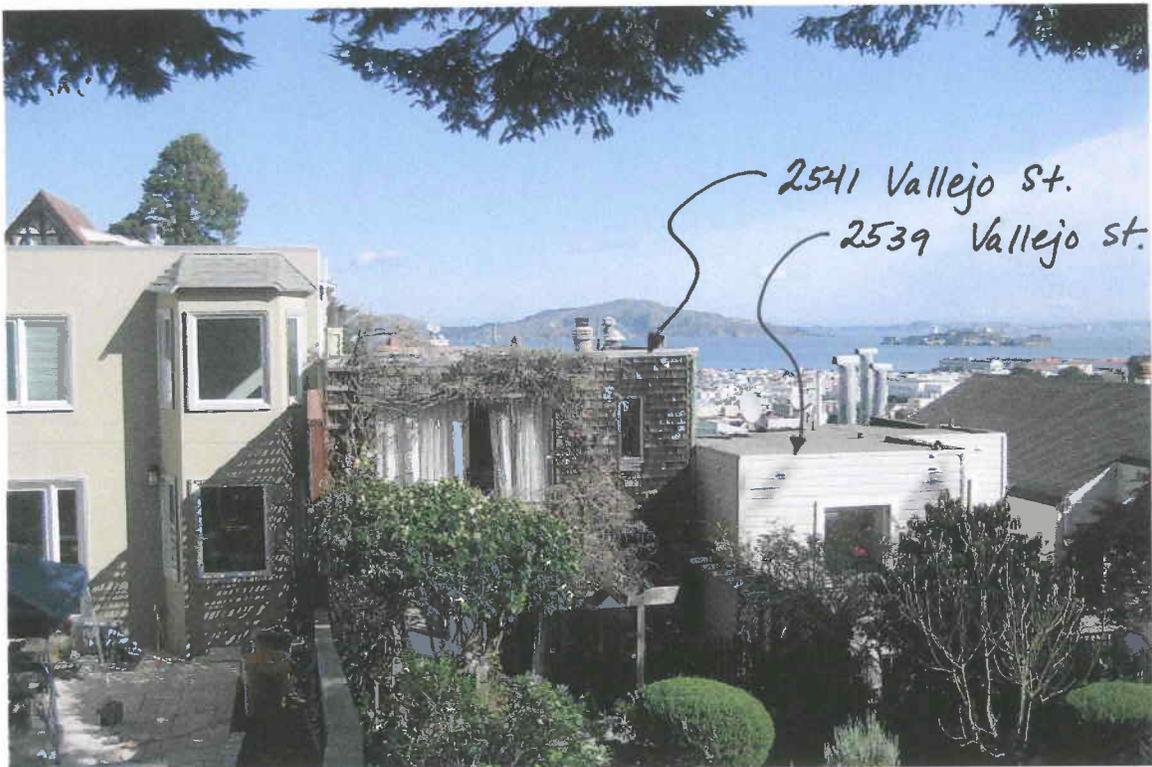
TEL: **415.558.6377**
*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*

11.1439D

2541 Vallejo St.
2539 Vallejo St.



Photo #1 - Front of house



2541 Vallejo St.
2539 Vallejo St.

Photo #2 - Back of house

11.1439D

Photo # 3



Photo #4 Kitchen windows from exterior

11.14390



Photo #5 Kitchen windows from interior



Photo #6 Kitchen light well windows

11.14390

2541 Vallejo st.

2539 Vallejo st.



Photo #7 Light well to Kitchen windows



Photo #8 Covered Windows

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: Tommy and Marion Moreno		
DR APPLICANT'S ADDRESS: 2537 Vallejo Street	ZIP CODE: 94123	TELEPHONE: (415)563-5844

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Craig and Vida Campbell		
ADDRESS: 2539 Vallejo Street	ZIP CODE: 94123	TELEPHONE: (864) 2800

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

2. Location and Classification

STREET ADDRESS OF PROJECT: 2539 Vallejo Street	ZIP CODE: 94123
CROSS STREETS: Scott /Pierce	

ASSESSORS BLOCK/LOT: 0561 /022	LOT DIMENSIONS: 25X 118.75	LOT AREA (SQ FT): 2953	ZONING DISTRICT: RH-1	HEIGHT/BULK DISTRICT: 40X
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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
 Three Level Building of 2620 square feet (Assessor's Records)

Present or Previous Use:

Proposed Use: Four Level Building of 5046 square feet (Project Sponsor's submittal)

Building Permit Application No. 2010.10.05.2357

Date Filed: October 5, 2010

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.

Project Sponsor has rejected all requested changes from the Department and from the neighbors. This is a staff initiated DR as well as DR filed by both adjacent neighbors.

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.....

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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.

The Project does NOT meet the minimum standards of the planning Code. That determination was made by the Department two months after the application was filed. On December 3, 2010, the staff planner Aaron Starr sent a Notice of Planning Department Requirements #1 (Attached as Exhibit 1) asking the Project Sponsor to "match" the light well facing our property by increasing its size and to match an existing setback on the building to the west. Perversely, the Project Sponsors responded by ELIMINATING the lightwell. (continued)

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:

This proposed project does not comply with the Residential Design Guidelines or the Cow Hollow Association Design Guidelines. Accordingly, the impacts on the adjacent neighbors from the proposal are not "reasonable" or what is expected. The impact on our home to the east will be devastating. Walling over the existing light well will deprive the entire west side of our home of any natural light. The light well supplies light to our kitchen at the ground floor as a "skylight" and to the stair and upstairs hall, landing and bedrooms. (Photos Exhibit 4)

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?

Project sponsors, at a minimum, should be required to match the light well on our building to the east. They should also be required to match a setback to match the building to the west. The entire project should be reviewed for compliance with the Cow Hollow Design Guidelines because the Project Sponsor did not present the project to the CHA and the project violates numerous other provisions of the Guidelines, including violation of the height policies and rear yard expansion provisions. The proposed project seeks to (see attached)

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: 

Date: 3-27-2012

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

Tommy Moreno

Owner Authorized Agent (circle one)

11.1439D

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: Marion Moreno

Date: 03/27/2012

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

Marion Moreno

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: _____

**ATTACHMENT TO APPLICATION
REQUESTING DISCRETIONARY REVIEW (D.R.)**

PROPERTY ADDRESS:	2539 Vallejo Street
ASSESSOR'S PARCEL NO:	Block 0561, Lot 022
ZONING DISTRICT:	RH-1/40-X--- <i>COW HOLLOW NEIGHBORHOOD</i>
PERMIT APPLICATION NO.	2010.10.05.2357

INTRODUCTION

In this instance, both adjacent neighbors, the Cow Hollow Association and numerous other immediate neighbors are joining the Department and the staff initiated Discretionary Review and requesting that the proposed project be brought into conformity with the mandatory design guidelines and the subject neighborhood. The Project Sponsors are refusing the requests from the Department and the neighbors to incorporate any "good neighbor gestures" or simple design features such as matching existing light-wells and side setbacks. We are asking the Commission to take discretionary review in this instance because the design, mass and height of the proposed replacement structure is inconsistent with the City's *Residential Design Guidelines* as well as the *Cow Hollow Neighborhood Design Guidelines* which were adopted by the Planning Commission in 2001 and are now contained in, and incorporated as part of, the San Francisco Planning Code.

A. ACTIONS PRIOR TO DISCRETIONARY REVIEW REQUEST

As noted above, after years of work, in 2001, the Cow Hollow Association offered a well researched set of comprehensive neighborhood design guidelines for the forty-two square blocks bounded by Lyon and Pierce Streets on the west and east and Greenwich and Pacific on the north and south. The Cow Hollow Neighborhood Design Guidelines were unanimously approved by the Planning Commission and are now a part of the San Francisco Planning Code. All qualifying projects proposed within the subject land area must be reviewed for compliance with the CHN Design Guidelines.

In the words of the CHA:

"The purpose of the Cow Hollow Neighborhood Design Guidelines is to assist residents, neighbors, community groups and city planners in determining whether the renovation or expansion of an existing building, or the construction of a new building, is visually and physically compatible with the neighborhood character of Cow Hollow."

The CHA offers a detailed Pre-Application Checklist and a Zoning Committee of experienced CHA Board members with expertise in the Cow Hollow Design Guidelines who are available to review project and to "assist project proponents (property owners, architects and developers) avoid some of the common pitfalls that can increase the cost and duration of construction projects in San Francisco."

In this instance, the project sponsors have not contacted the CHA, did not use any of the pre-application materials, did not invite the CHA representatives to the pre-application meeting and, as a result, the proposed project is grossly in violation of numerous provisions of the CHA Design Guidelines as well as the City-wide Residential Design Guidelines.

DISCRETIONARY REVIEW REQUEST

1. Reasons for Requesting Discretionary Review

The Project Sponsors also refused to provide a setback to match the neighbor to the west. The Commission should take Discretionary Review because this is an exceptional and extraordinary circumstance where the project sponsor is being completely unreasonable and refusing to incorporate the most mundane and routine design request used to make a new building addition less objectionable and to reduce loss of light and air to neighboring properties.

This is further an exceptional and extraordinary circumstance in that the project sponsor ignored the Cow Hollow Design Guidelines and the project violates those guidelines for height, design and preservation of light to adjacent buildings.

We further need the Commission's review because the Planning Department's own review and requirements for the project on this site have not been followed:

In a letter dated December 3, 2010, (Exhibit 1) after reviewing the proposal, the project Planner Aaron Starr informed the project architect that:

"In order to proceed with our review of your Building Permit Application, the following is required:

1. Provide an existing site plan.
2. Provide full-proposed side elevation drawings with the outlines of the adjacent buildings and windows on the adjacent buildings that face side property line.
3. Revise the proposal so that the light well on the east side of the property is matched in length and has a minimum depth of 3'. For more information, please see pages 16-17 of the Residential Design Guidelines for more information about this requirement.
4. Revise the proposal so that the last 13' 7" of the rear addition is set back 5' from the west side property line. See pages 25-27 of the Residential Design Guidelines for more information about this requirement." (Exhibit 1)

As with all applications, project sponsor was to provide the requested information within thirty (30) days or application will be sent back to the Department of Building Inspection for cancellation.

Thirty days later on January 6, 2011, the Residential Design Team Review came to the same conclusions and made the same requests. (Exhibit 2—erroneously dated 2010)

The project sponsor did not comply with the requests for a setback and to match our light well on the east side of the proposed building and in fact, completely eliminated both the light well and the setback. The project architect did not provide any further plans and refused the changes requested by the Department.

Accordingly, at some point the application was returned to the Department of Building Inspection for cancelation. As set forth in the Department of Building Inspection print out (Exhibit 3) the project was **CANCELLED** on November 4, 2011 because the project sponsor had not provided any of the requested information to the Department.

The Project Sponsors then hired permit expediter Jeremy Paul who was able somehow to “un-cancel” the permit. A Section 311 Notification containing notice of the project and notice of a staff initiated discretionary review was issued on February 28, 2012.

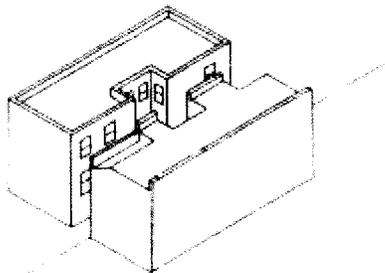
2. Adverse Effects on the Neighborhood

The light well on our west wall is the only source of nature light to that entire side of the building. It is absurd that the project sponsor is refusing such a simple design consideration and is forcing the Dept and the neighbors to challenge this large (2000 square feet) addition via the DR process.

Both sets of Design Guidelines state the “matching” of light wells as a given:

“Incorporate “Good Neighbor” Gestures

Often a small side setback or notch can prevent blockage of a neighbor’s window or light well, or a slight reduction in height can avoid blockage of a view. These kinds of “good neighbor” gestures should be incorporated into the design.



(CHDG page 35.)

The project sponsor did not review or apply any provisions of the CHA Design Guidelines as is required by the Planning Code.

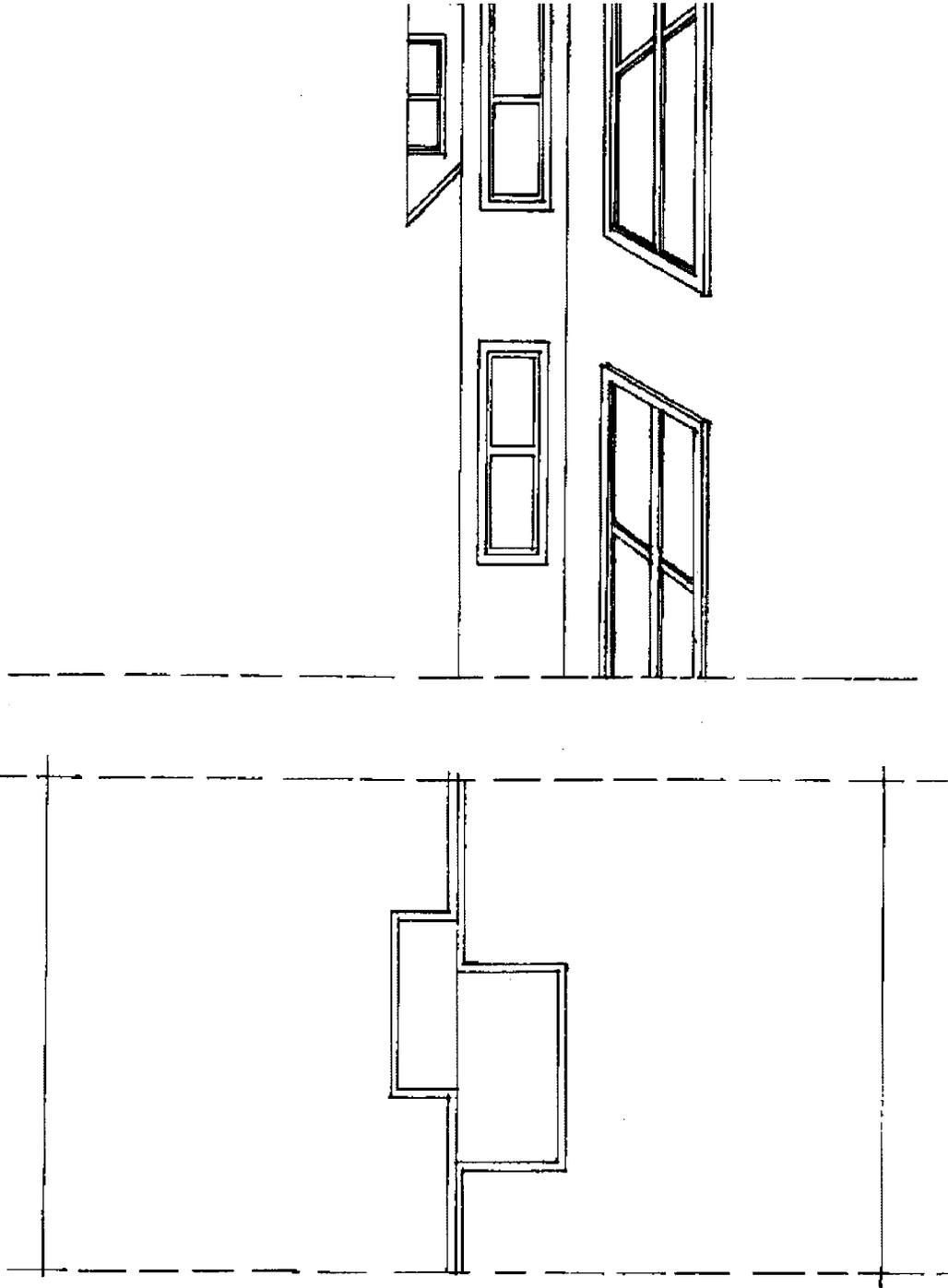
The city-wide Residential Design Guidelines similarly provide at pages 16 & 17 the following statements and illustrations :

“Light

In areas with a dense building pattern, some reduction of light to neighboring buildings can be expected with a building expansion. However, there may be situations where a proposed project will have a greater impact on neighboring buildings. In these situations, the following design modifications can minimize impacts on light; other modifications may also be appropriate depending on the circumstances of a particular project:

- Provide setbacks on the upper floors of the building.
- Include a sloped roof form in the design.
- ***Provide shared light wells to provide more light to both properties.***
- Incorporate open railings on decks and stairs.
- Eliminate the need for parapet walls by using a fire rated roof.

Planning Code Section101 states that one of the purposes of the Planning Code is to provide adequate light, air, privacy and convenience of access to property in San Francisco.”



(Illustration from RDG page 17)

The Project Sponsors in this instance are refusing to match a light well that is critical to the quality of life for the owners and residents of the neighboring property at 2537 Vallejo. The Design Guidelines are incorporated into the Planning Code at Section 311 and their application to new permit requests is *mandatory*. The Planning Commission should act to impose as a condition on the issuance of the permit the addition of a light well to match the existing light well at 2537 Vallejo.

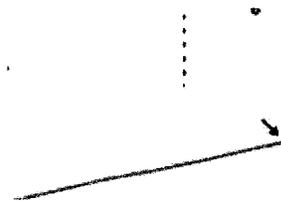
Cow Hollow is a special place that should be protected.

3. Suggested Changes to the Proposed Project

(continued) a *fourth* level of occupancy in an area predominated by three story homes. Further, the lot is steeply sloping and the rear lot line is more than 20 feet higher than the front lot line, therefore, the additional height reductions spelled out in the CHA Design Guidelines apply.

Steep Up-Sloping Lots (Cow Hollow Design Guidelines page 67)

10 foot or greater gain in elevation from front lot line (or front setback) to rear yard setback line



The Guidelines require that the height at the front of the lot be limited to 30 feet and to 20 feet at the rear of the lot.

- (1) **The first and foremost, reduce the proposed building to three stories, eliminating the fourth floor completely.** The elimination of the fourth floor would open up the property to allow more light into the two adjacent properties. Reducing the height and mass would further achieve greater compatibility with the neighboring structures on Vallejo Street and with the scale of this densely developed portion of Cow Hollow.
- (2) **Change the design to make it more compatible with the neighborhood.**



SAN FRANCISCO PLANNING DEPARTMENT

Notice of Planning Department Requirements #1

December 3, 2010

CCS Architecture
44 McLea Court
San Francisco, CA 94103

RE: 2539 Vallejo Street (Address of Permit Work)
0561/022 (Assessor's Block/Lot)
2010.10.05.2357 (Building Permit Application Number)

Your Building Permit Application [#2010.10.05.2357](#) has been received by the Planning Department and has been assigned to planner Aaron Starr. Mr. Starr has begun review of your application but the following information is required before it is accepted as complete and/or is considered Code-complying. Time limits for review of your project will not commence until we receive the requested information or materials and verify their accuracy.

In order to proceed with our review of your Building Permit Application, the following is required:

1. Provide an existing site plan.
2. Provide full proposed side elevation drawings with the outlines of the adjacent buildings and windows on the adjacent buildings that face side property line.
3. Revise the proposal so that the light well on the east side of the property is matched in length and has a minimum depth of 3'. For more information please see pages 16-17 of the Residential Design Guidelines for more information about this requirement.
4. Revise the proposal so that the last 13' 7" of the rear addition is set back 5' from the west side property line. See pages 25-27 of the Residential Design Guidelines for more information about this requirement.
5. Revise the proposal to include a 20 gallon street tree. See Planning Code Section 428 for more information. A street tree permit must be secured from the Department of Public Works Bureau of Urban Forestry.

Please note that further comment may follow review of the requested information.

Please provide the requested information within thirty (30) days. The application will be sent back to the Department of Building Inspection for cancellation if we do not receive the requested information in

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377



SAN FRANCISCO PLANNING DEPARTMENT

RESIDENTIAL DESIGN TEAM REVIEW

DATE: 1/4/10 RDT MEETING DATE: 1/6/10

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT INFORMATION:

Planner: Aaron Starr

Address: 2539 Vallejo Street

Cross Streets: _____

Block/Lot: 0561/022

Zoning: RH-1

Height/Bulk District: 40-X

BPA/Case No. 201010052357

Project Status Initial Review Post NOPDR DR Filed

PROJECT DESCRIPTION:

- Rear horizontal addition

PROJECT CONCERNS (NOTE: IF A DR HAS BEEN FILED, LIST EACH DR CONCERN FOR REVIEW AND COMMENT):

- Sent NPDR asking for a 5' setback, Architect proposes a 3' setback.

RDT COMMENTS:

- Please provide a 5'-0" x 10'-7" side setback along the west side of the rear addition for top two floors, in order to minimize light impacts on the adjacent neighbor's property. (RDG, pg. 16, 25-26)

RECEIVED

DEC 22 2011

**CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK**

Permits, Complaints and Boiler PTO Inquiry

Permit Details Report

Report Date: 3/14/2012 10:28:34 AM

Application Number: 201010052357

Form Number: 3

Address(es): 0561 / 022 / 0 2539 VALLEJOST

Description: 2 STORY REAR YARD HORIZONTAL ADDITION AND 3RD STORY VERTICAL ADDITION TO EXISTING 2 STORY RESIDENCE.

Cost: \$500,000.00

Occupancy Code: R-3

Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
10/5/2010	TRIAGE	
10/5/2010	FILING	
10/5/2010	FILED	

Contact Details:

Contractor Details:

License Number: UNDECIDED

Name: UNDECIDED UNDECIDED

Company Name: UNDECIDED

Address: UNDECIDED * UNDECIDED CA 00000-0000

Phone:

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Phone	Hold Description
1	CPB	10/8/10	10/8/10			10/8/10	YU ZHANG REN	415- 558- 6070	
2	PPC	10/12/10	10/12/10				THAI SYLVIA	415- 558- 6133	1/4/11: BLDG, BSM, PUC sets in PPC HOLD BIN. 10/12/10: Received eight sets from cpb. Routed two sets to dcp and one set each to: bldg, dfu, bsm and sfpuc.gj 11-2-10: Rec'd BSM set; place on hold for customer pick up of all set and final sets. sjf 11/9/10: REC'D SFPUC SET; PLACED ON HOLD FOR CUSTOMER PICK UP OF ALL SETS AND FINAL SETS. RZ 11/10/10: REC'D BLDG SE; PLACED ON HOLD FOR CUSTOMER PICK UP OF ALL SET AND FINAL SETS RZ
3	DFCU	10/12/10	10/12/10				ELLA CORAZON		10-12-10: Planning - Sec. 428, 1 tr required.
4	DPW-	10/12/10	11/1/10				MINIANO	415- 558- 6133	11/01/10 - BSM READY FOR SITE PERMIT APPROVAL, ONLY! Major renovation w/ vertical addition needs SI & MSE permit for (E)

Department of Building Inspection

3	BSM	10/12/10	11/1/10				DANNY	550-6060	warped driveway & planter box PRIOR TO ADDENDUM SIGN OFF Informed Sean Kennedy/applicant via phone.
3	BLDG	10/12/10	11/8/10			11/4/11	SMITH ALAN	415-558-6133	CANCELLED,
3	CP-ZOC	10/12/10		12/3/10			STARR AARON	415-558-6377	sent NPDR 1 on 12/3/10
3	SFPUC	10/12/10	11/5/10	11/5/10			TOM BILL	415-575-6941	Reviewed & assessed. Ready for FINAL STAMP OUT. Return DFU site submittal to PPC 11/5/10.
4	CP-NP						STARR AARON	415-558-6377	Section 311 Mailed: 2/28/2012 Ex 3/28/2012 (Milton Martin)
5	CPB							415-558-6070	

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
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Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
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For information, or to schedule an inspection, call 558-6570 between 8:30 am and 3:00 pm.

[Station Code Descriptions and Phone Numbers](#)

[Online Permit and Complaint Tracking home page.](#)

Technical Support for Online Services

If you need help or have a question about this service, please visit our FAQ area.

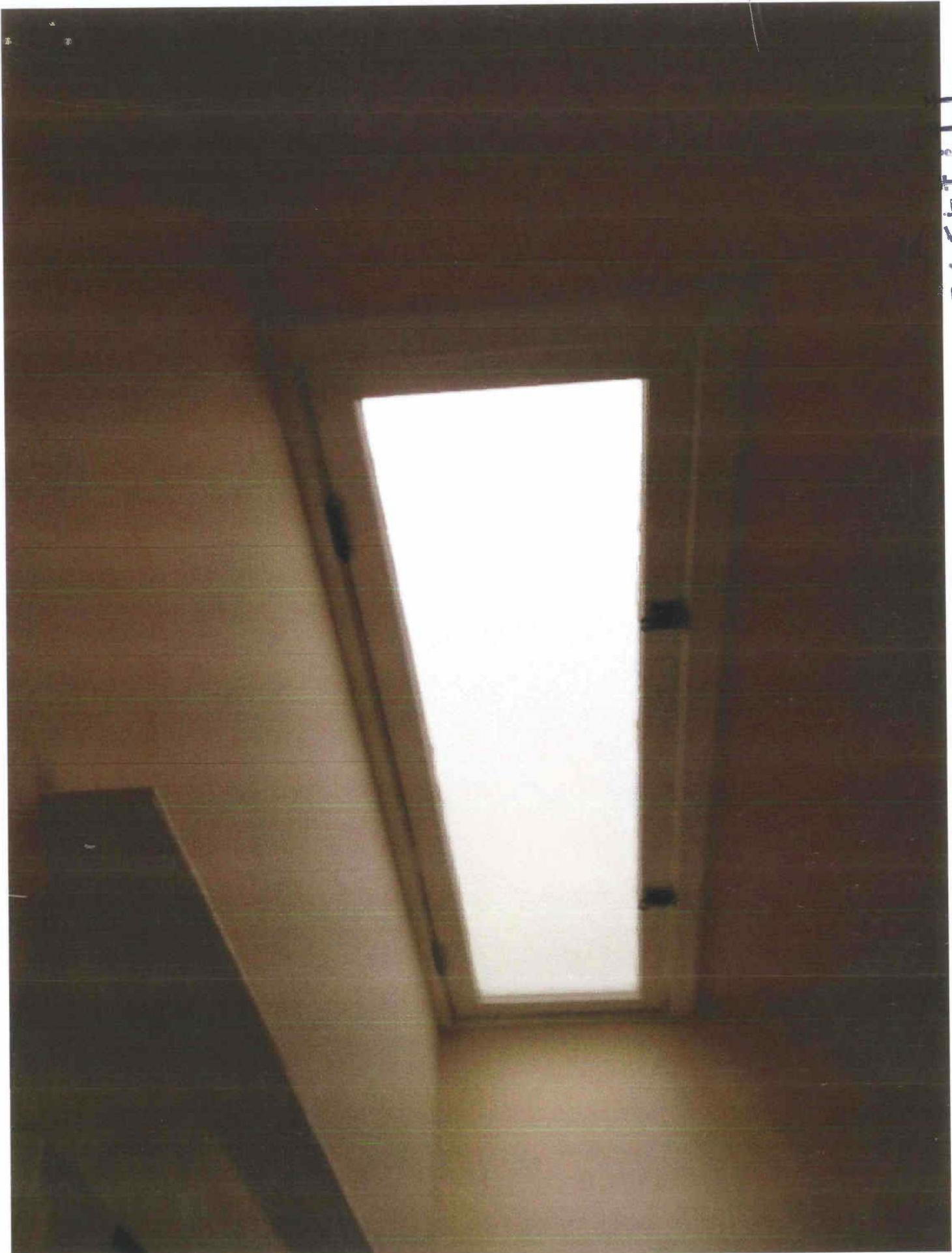
Contact SFGov Accessibility Policies
City and County of San Francisco ©2000-2009

11.1439D



KITCHEN SKYLIGHT

17. 1439D



KITCHEN SKYLIGHT

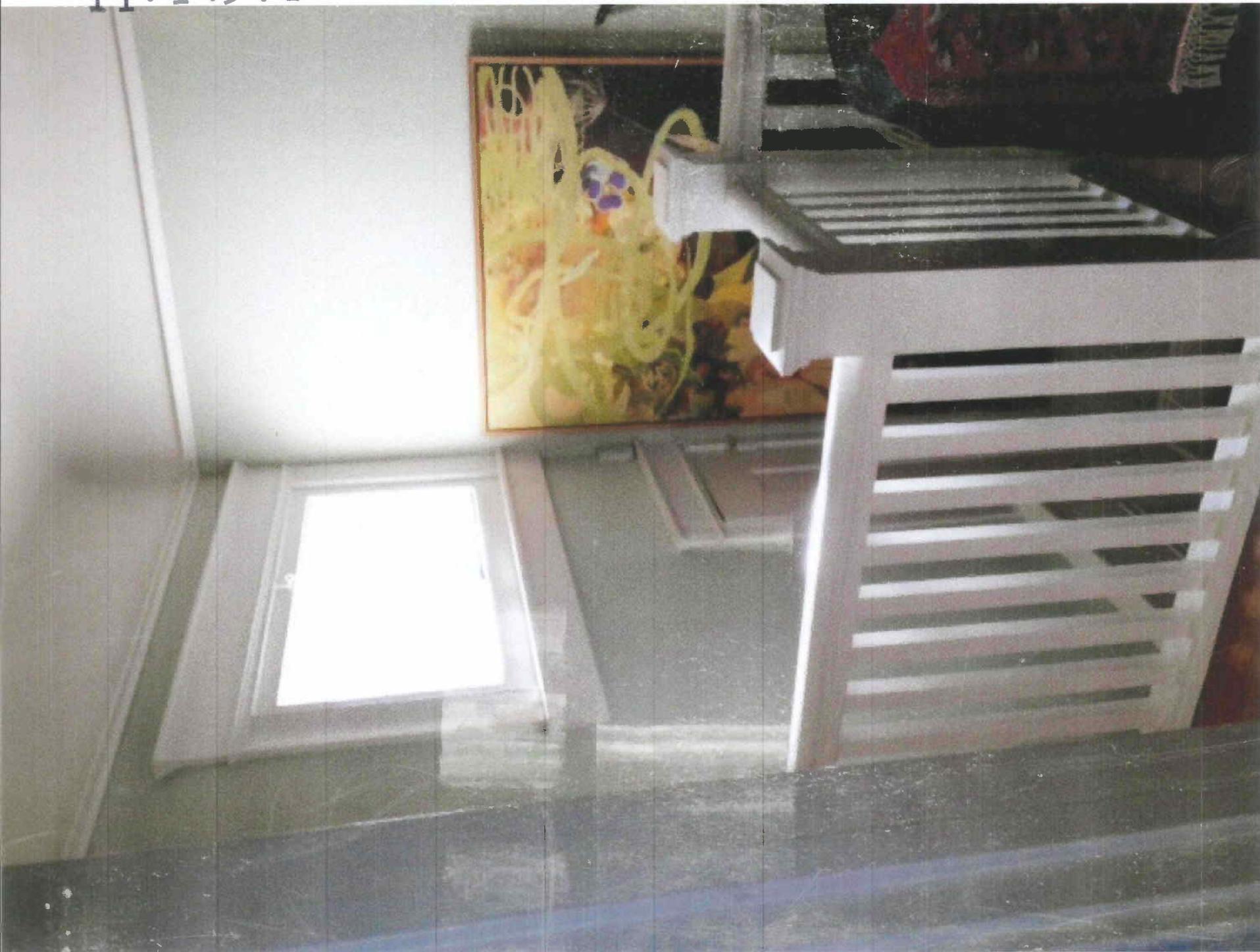
11 1439D



11.1439D



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RESPONSE TO DISCRETIONARY REVIEW

Building Permit Number: 2010.10.05.2357

Address: 2359 Vallejo Street

Project Sponsor's Name: Vida & Craig Campbell

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

This project proposes a well-designed and carefully sited addition to one of the smaller homes on the block. Several similar projects have been approved with similar projections to the rear under current Planning Code and Residential Design Guidelines interpretations.

The Residential Design Team has required a 5' x 10' 7 inch side setback along the west side of the rear addition for the top two floors "in order to minimize light impacts on the adjacent neighbors property", the project sponsor believes that this is excessive and unjustified by the conditions on site.

The adjacent property to the East (lot 23) has a large projection at the rear, extending to within 20 feet of the rear property line. The proposal for the subject property sets back just over 57 feet from the rear property line, where a 53 foot rear yard setback is required. With a fairly low profile of 30 feet above grade the project sponsor believes that only minimal light obstruction to the property on the West will be created with the new addition.

The design of this project was carefully conceived and designed to assure both code compliance and incorporation of all elements of the Residential Design Guidelines. We have met in good faith with our neighbors to the West, yet have been unable to achieve

any meaningful dialogue about this project.

As with every new structure or addition in our neighborhoods, it is inevitable that someone will experience some negative impact - despite compliance with the Residential Design Guidelines, and the Planning Code; removal of such a large portion of the project along the property line, as required by the Residential Design Team, will have greater impact on the subject property and its improvements, then could possibly be justified by the impacts on the adjacent home.

The Campbell family asks that the Planning Commission and approves the current plan. This project should be approved because it is a sensitively designed response to the conditions on a lot with a large blank wall to the East and a notched profile to the West.

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

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

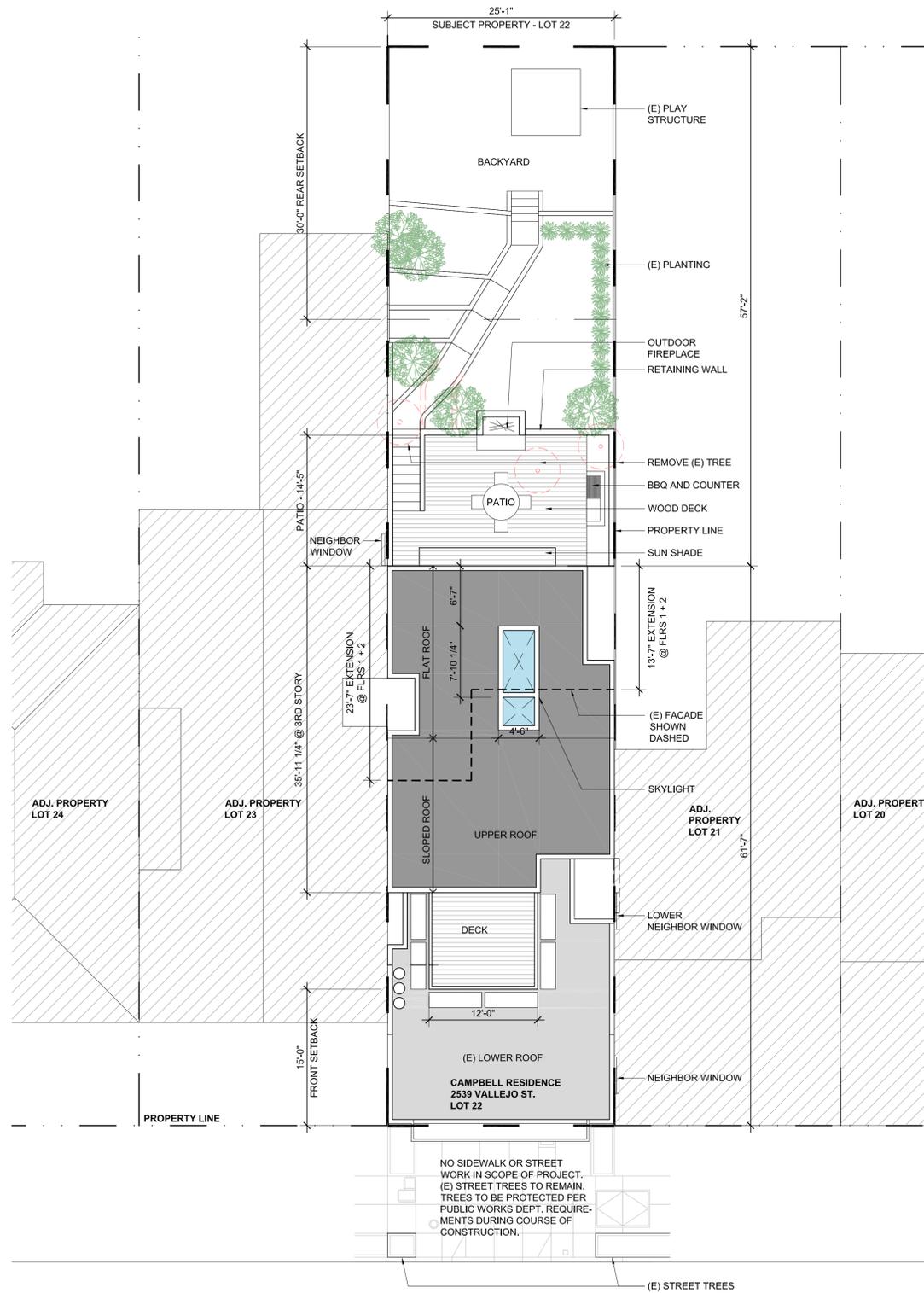
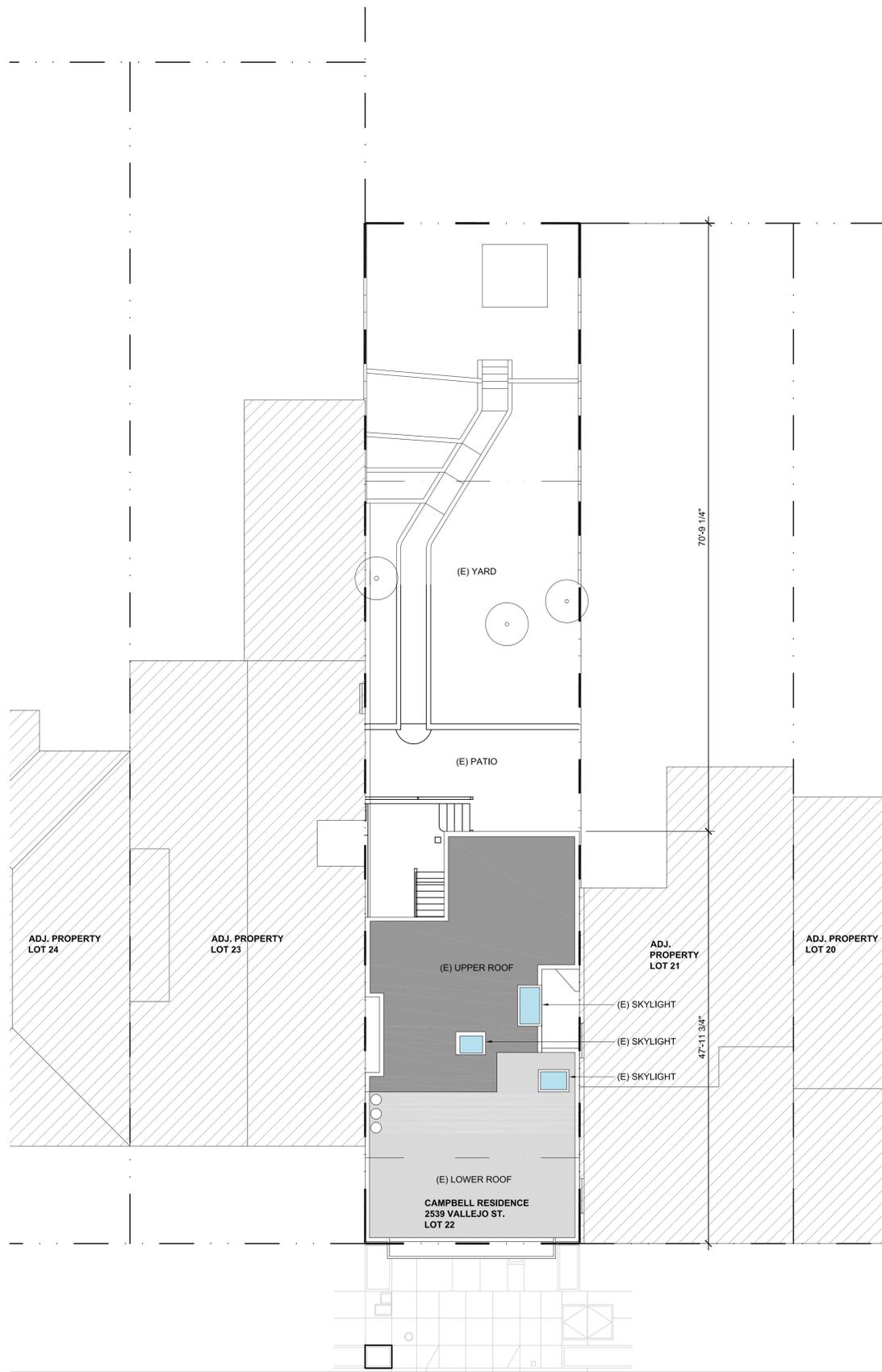
We have pulled in from the side lot lines, we have shortened the depth, we have firerated the roof and eliminated the parapet. As currently proposed this project is significantly less impactful on all surrounding neighbors then what a plan maximizing the buildable area permitted by code at this site.d

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.

The blank wall to the East shades the subject property rear yard and this project will only shade the property to the West to a small degree. The Campbells and their small children wish to create a home for themselves and for their future. Pushing the interior stairs away from the property line significantly reduces the interior habitable space to the extent that the house will support fewer bedrooms and require reduced access to light and air throughout the home.

Despite concerns expressed by the Residential Design Team there will not be significant additional shading by this project.



PROJECT INFORMATION

PROJECT ADDRESS:	2539 VALLEJO STREET, SAN FRANCISCO, CA 94123														
TYPE OF CONSTRUCTION:	TYPE V														
NUMBER OF STORIES:	2 (3)														
OCCUPANCY TYPE:	RH-1 RESIDENTIAL														
BLOCK / LOT:	0561-22														
LOT AREA:	2979 SF (ALLOWABLE FAR 5362 SF)														
CONSTRUCTION AREA:	<table border="0"> <tr> <td>EXISTING</td> <td>NEW</td> </tr> <tr> <td>1105 SF Basement</td> <td></td> </tr> <tr> <td>1084 SF 1st floor</td> <td>433 SF</td> </tr> <tr> <td>1090 SF 2nd floor</td> <td>433 SF</td> </tr> <tr> <td>0 SF 3rd floor</td> <td>901 SF</td> </tr> <tr> <td>3279 SF Total Existing</td> <td>1767 SF Total New</td> </tr> <tr> <td>5046 SF Total</td> <td></td> </tr> </table>	EXISTING	NEW	1105 SF Basement		1084 SF 1st floor	433 SF	1090 SF 2nd floor	433 SF	0 SF 3rd floor	901 SF	3279 SF Total Existing	1767 SF Total New	5046 SF Total	
EXISTING	NEW														
1105 SF Basement															
1084 SF 1st floor	433 SF														
1090 SF 2nd floor	433 SF														
0 SF 3rd floor	901 SF														
3279 SF Total Existing	1767 SF Total New														
5046 SF Total															

PROJECT NAME
CAMPBELL RESIDENCE
2539 VALLEJO ST.
SAN FRANCISCO
CA 94123

ISSUED	DESCRIPTION
09.27.10	SITE PERMIT
05.02.12	MODIFIED SITE PERMIT

SHEET TITLE
 SITE PLAN

FILE	1.10164_A1.00.dwg
BY	BJS
SCALE	1/8" = 1'-0"
SHEET	

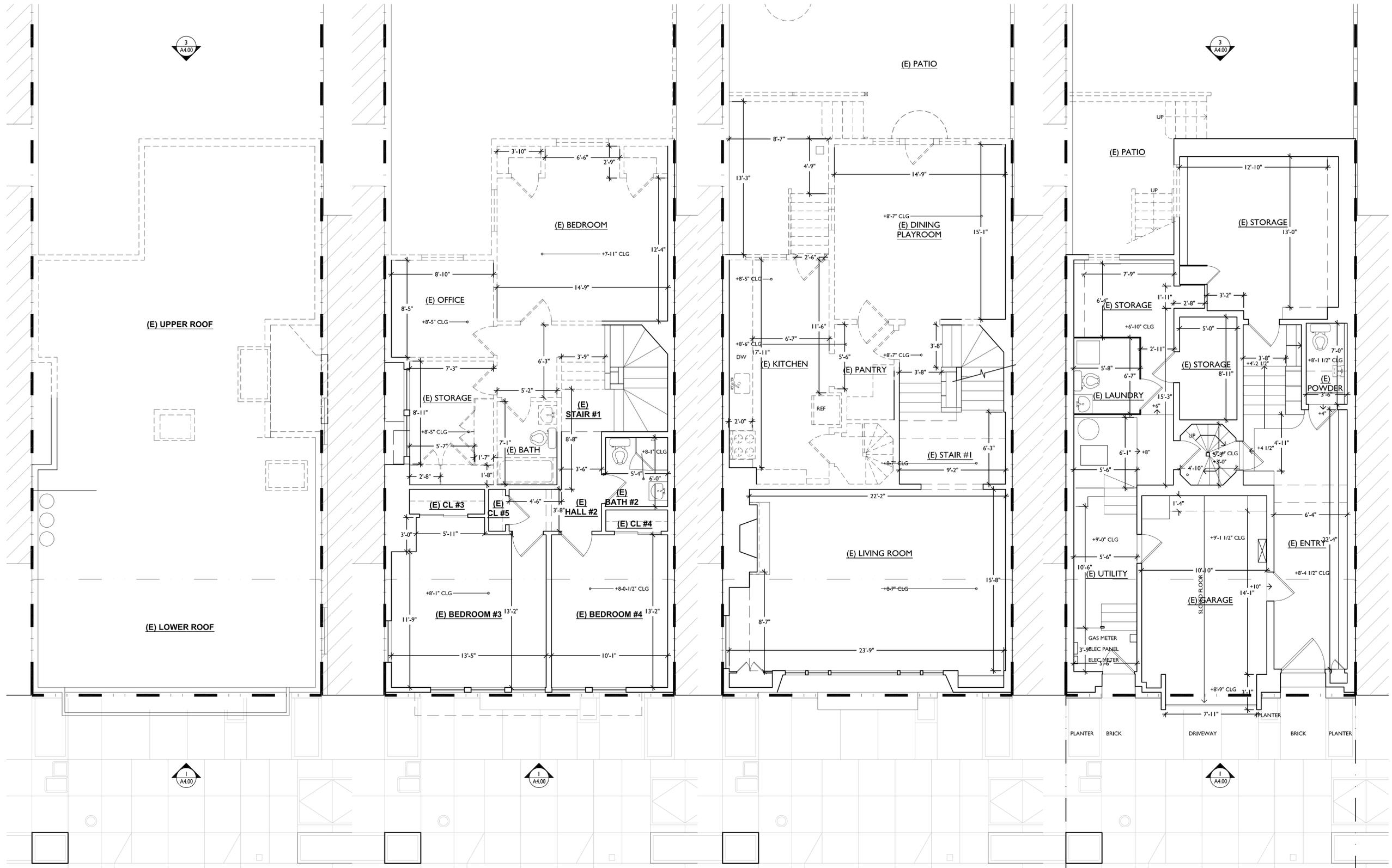


PROJECT NAME
CAMPBELL RESIDENCE
2539 VALLEJO ST.
SAN FRANCISCO
CA 94123

ISSUED	DESCRIPTION
09.01.10	SITE PERMIT
05.02.12	MODIFIED SITE PERMIT

SHEET TITLE
 EXISTING FLOOR PLANS

FILE	1.10164_E2.00.dwg
BY	BJS
SCALE	1/4" = 1'-0"
SHEET	



4 EXISTING ROOF PLAN
 E2.00 1/4" = 1'-0"



3 EXISTING LEVEL 2 - FLOOR PLAN
 E2.00 1/4" = 1'-0"

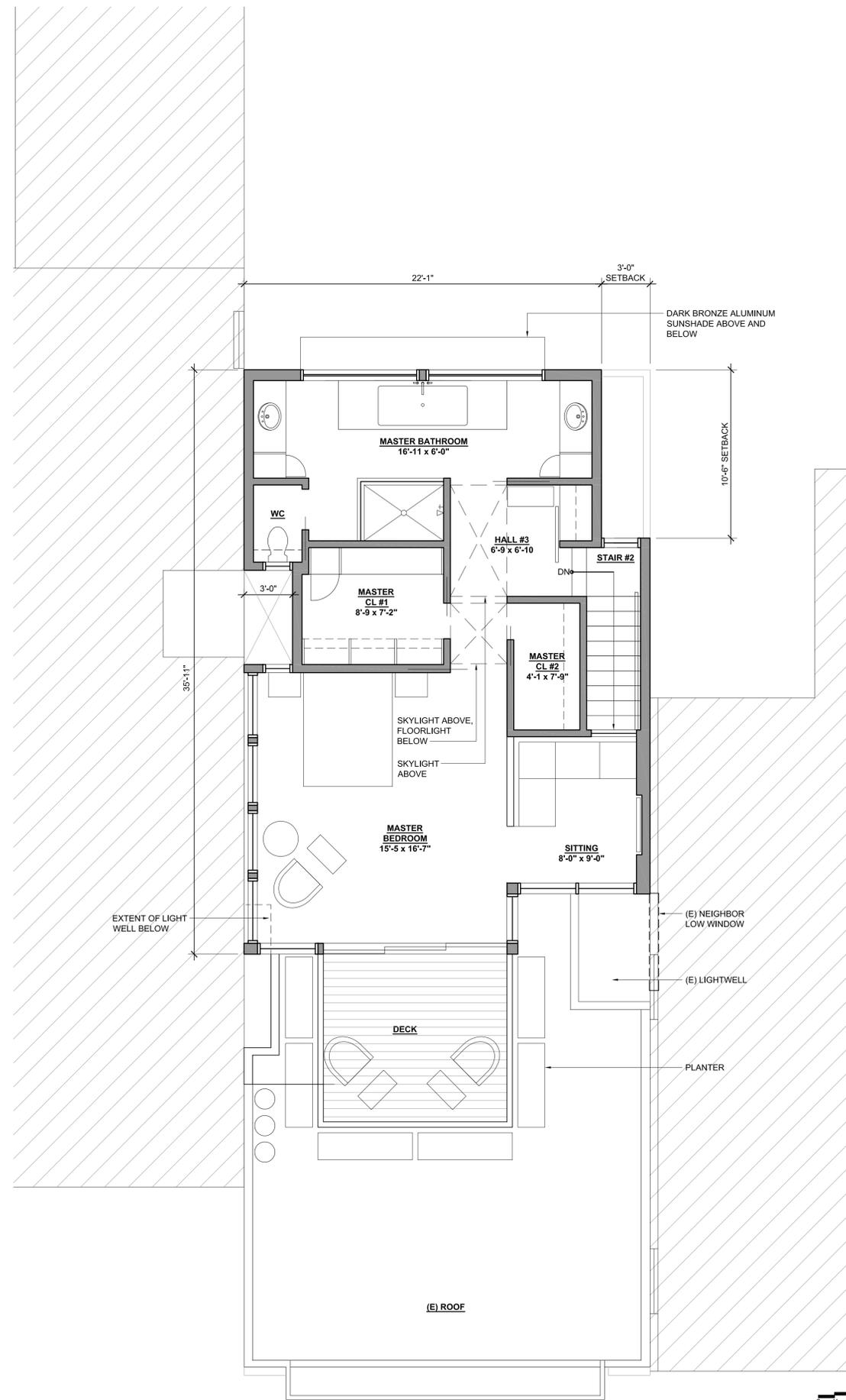
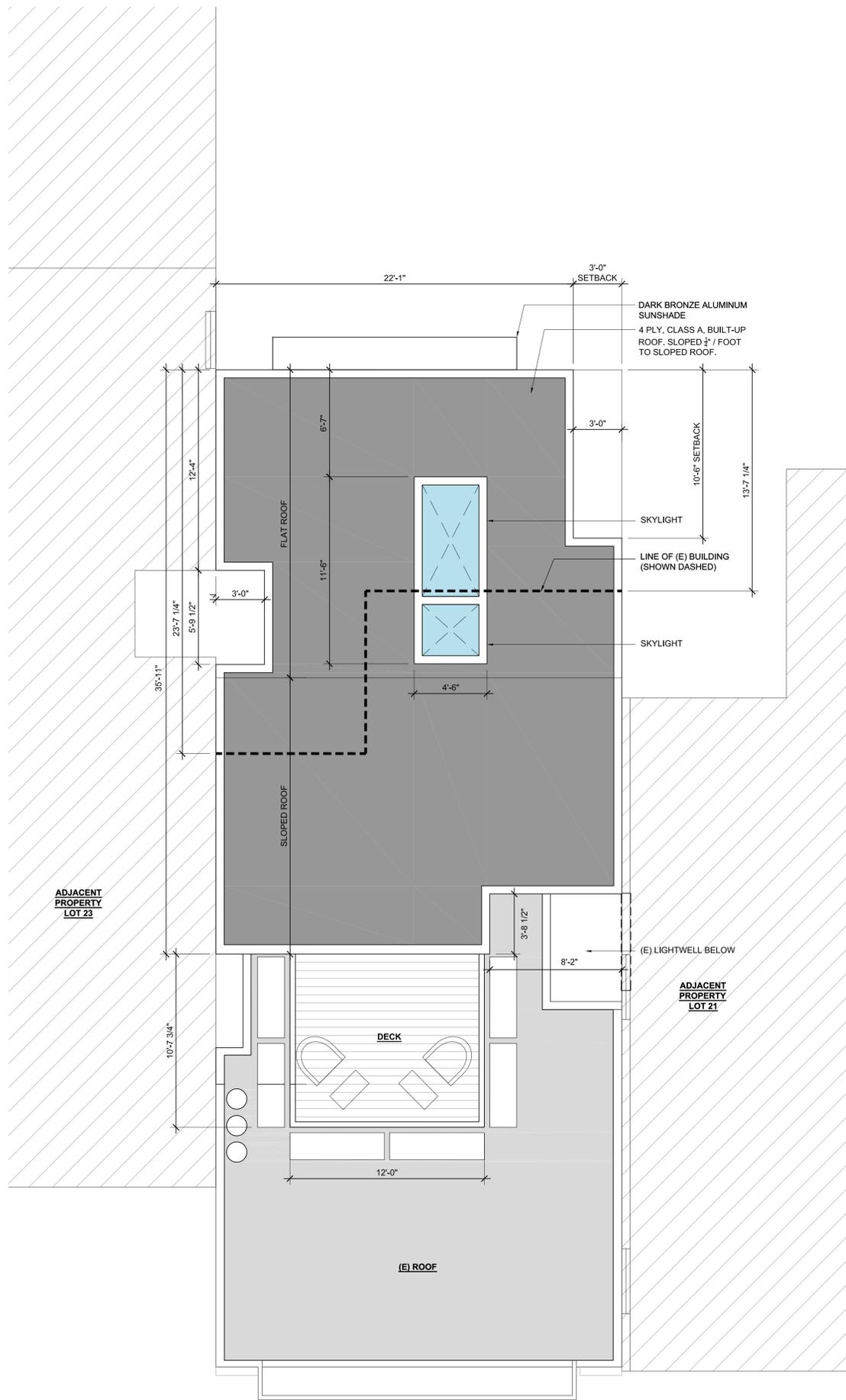


2 EXISTING LEVEL 1 - FLOOR PLAN
 E2.00 1/4" = 1'-0"



1 EXISTING LEVEL 0 - FLOOR PLAN
 E2.00 1/4" = 1'-0"





LEGEND

- (E) WALL
- (N) WALL - FULL HEIGHT

PROJECT NAME
CAMPBELL RESIDENCE
2539 VALLEJO ST.
SAN FRANCISCO
CA 94123

ISSUED	DESCRIPTION
06.21.10	NEIGHBOR MEETING
08.11.10	PROGRESS PRINT
09.27.10	SITE PERMIT
05.02.12	MODIFIED SITE PERMIT

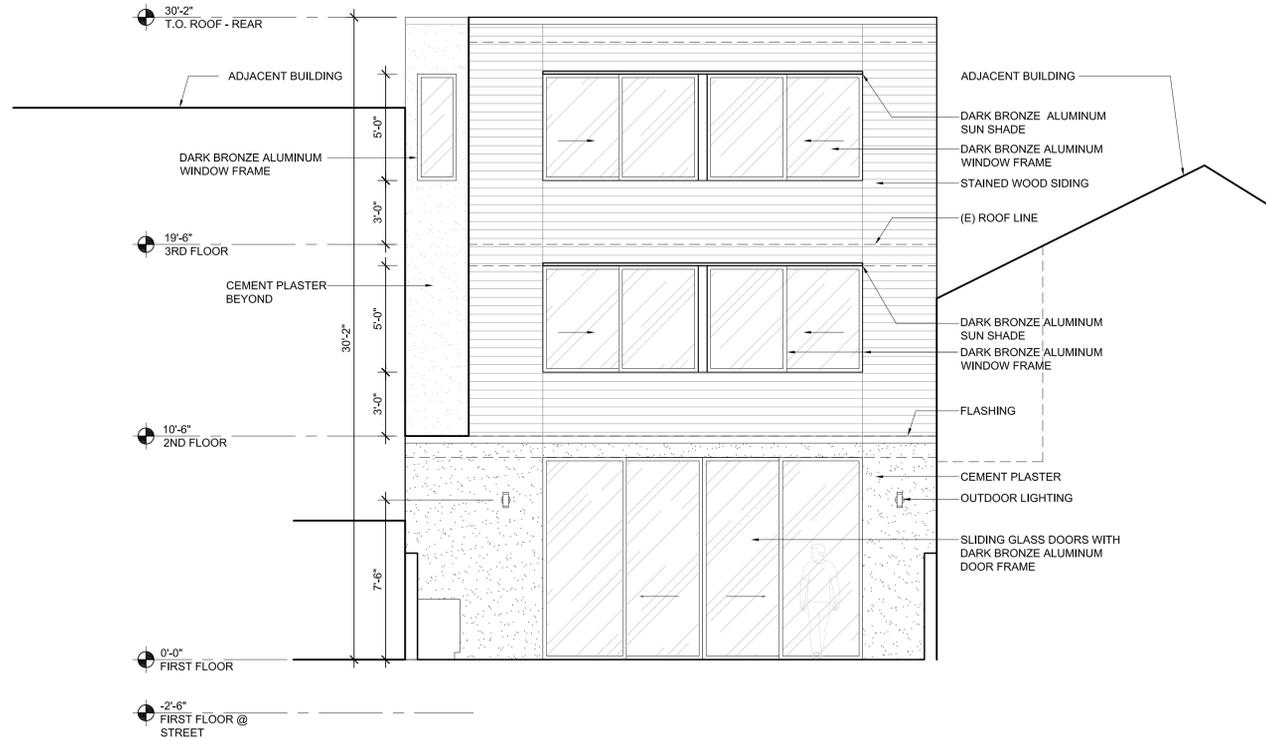
SHEET TITLE
 FLOOR PLANS
 LEVEL 3 AND ROOF

FILE	1.10164_A2.00.dwg
BY	BJS
SCALE	1/4" = 1'-0"
SHEET	

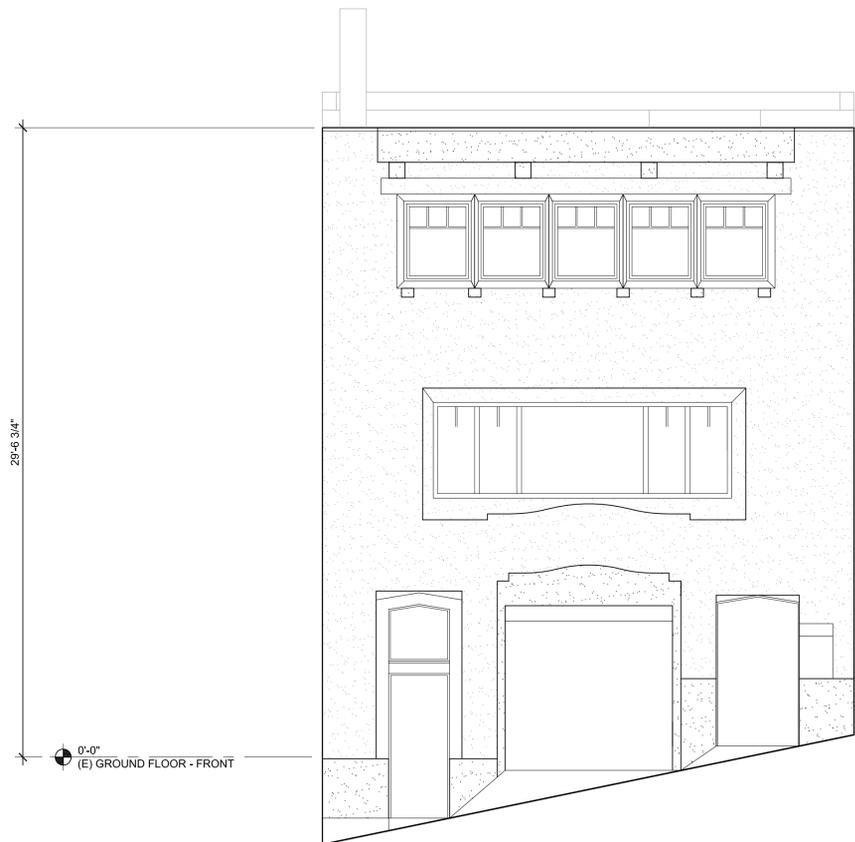




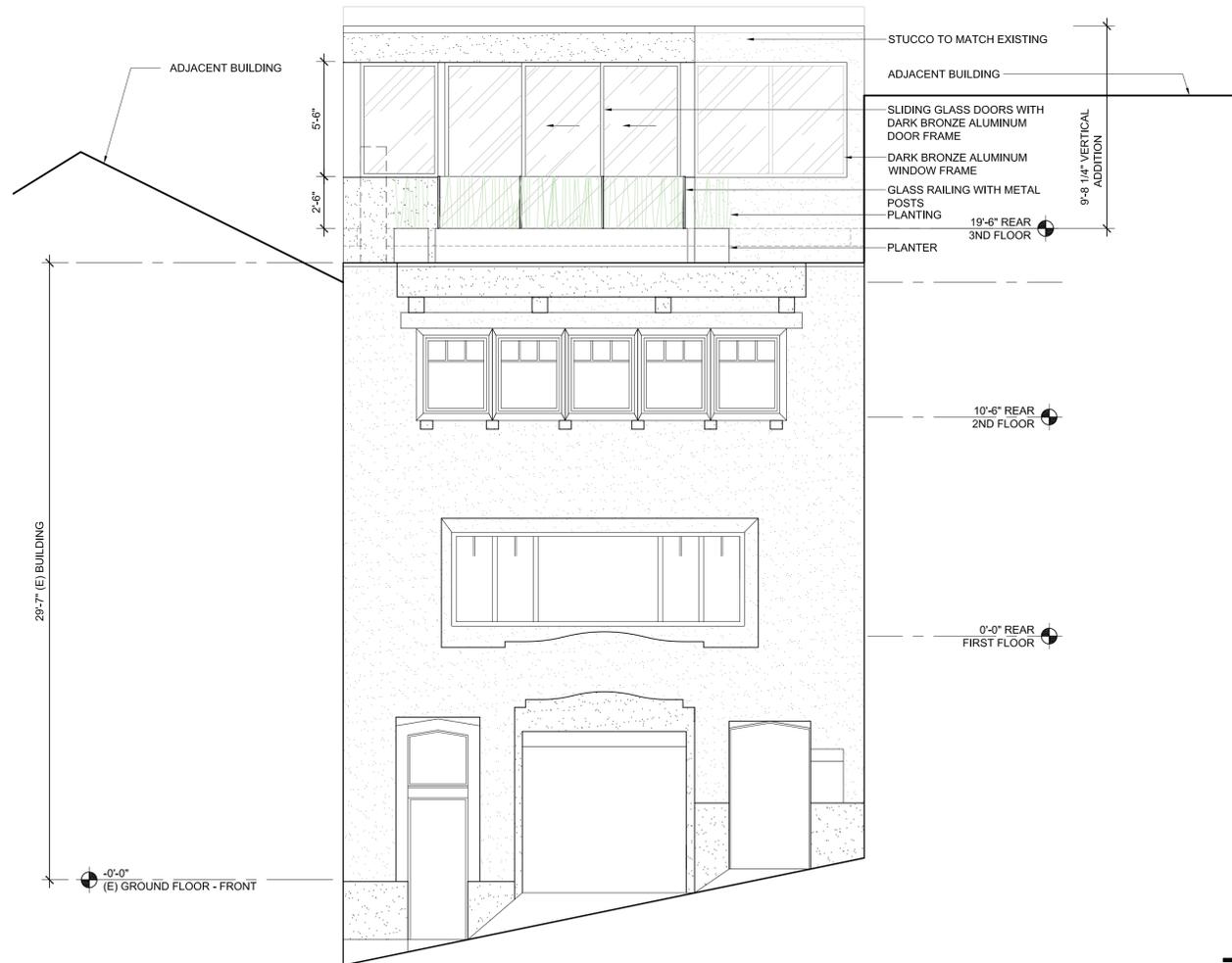
3 EXISTING SOUTH ELEVATION - REAR FACADE
 A4.00 1/8" = 1'-0"



4 SOUTH ELEVATION - REAR FACADE
 A4.00 1/8" = 1'-0"



1 EXISTING NORTH ELEVATION - STREET FACADE
 A4.00 1/8" = 1'-0"



2 NORTH ELEVATION - STREET FACADE
 A4.00 1/8" = 1'-0"

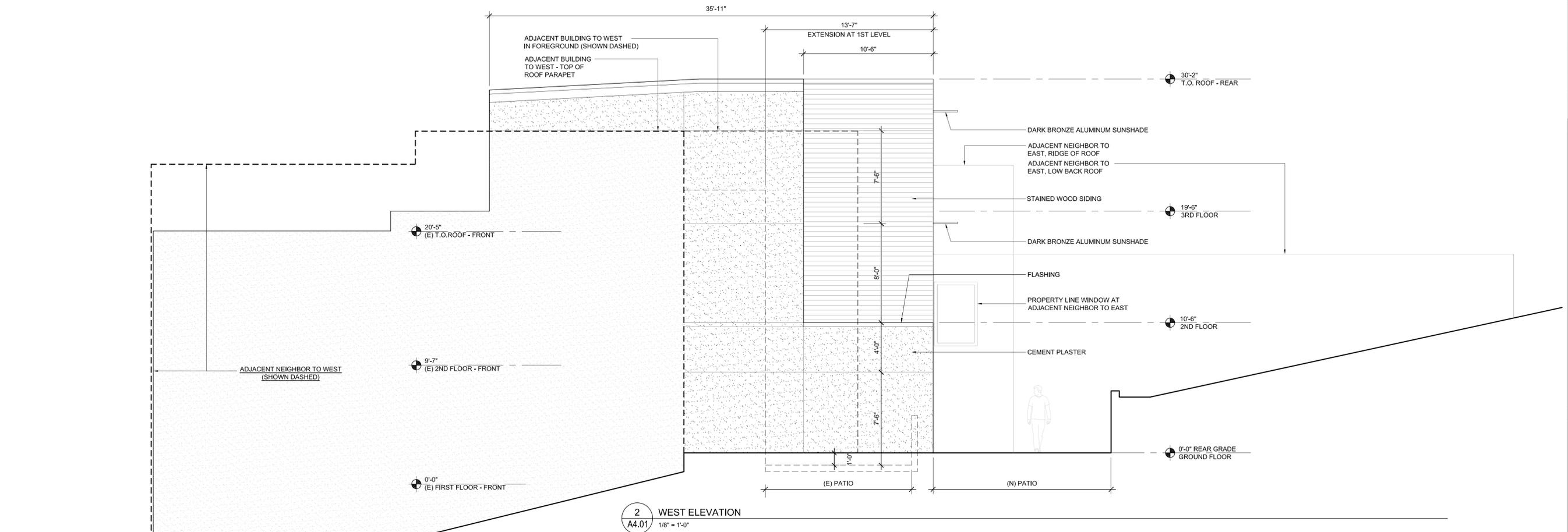


PROJECT NAME
CAMPBELL RESIDENCE
2539 VALLEJO ST.
SAN FRANCISCO
CA 94123

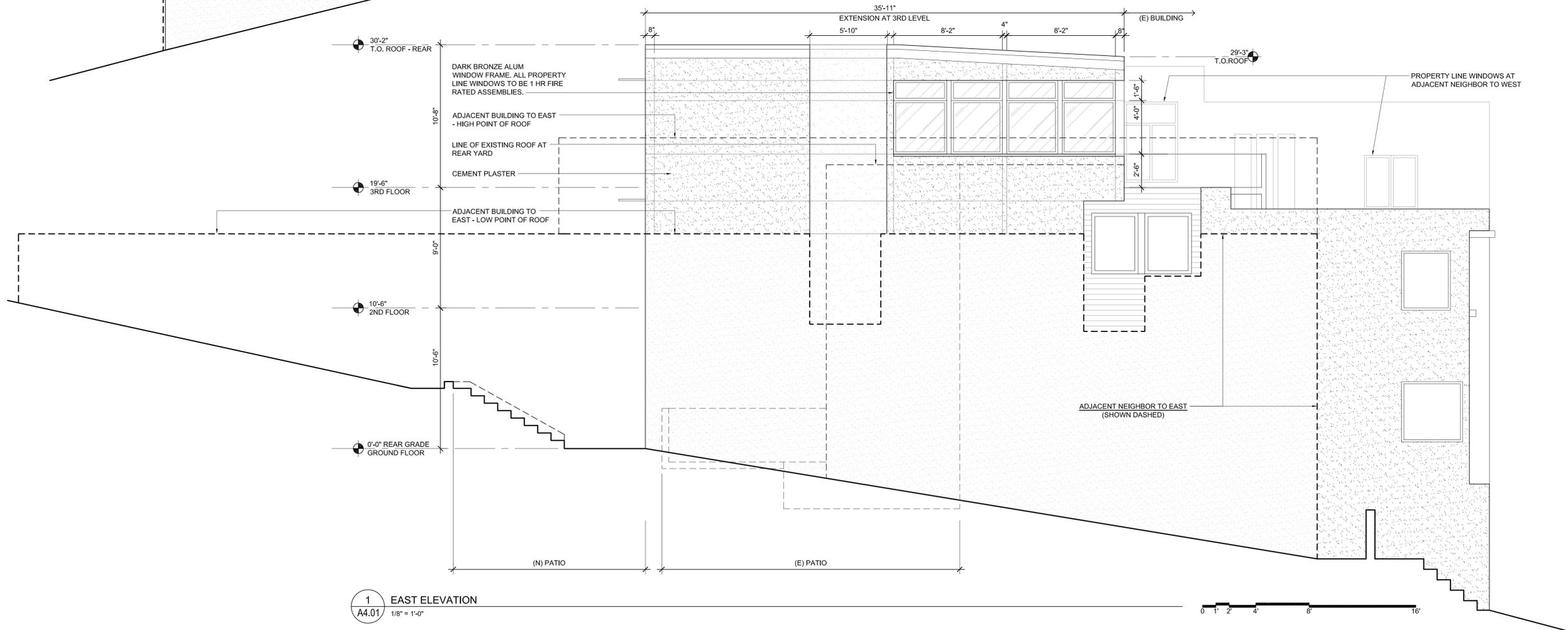
ISSUED	DESCRIPTION
06.21.10	NEIGHBOR MEETING
08.11.10	PROGRESS PRINT
09.27.10	SITE PERMIT
05.02.12	MODIFIED SITE PERMIT

SHEET TITLE
 EXTERIOR ELEVATIONS
 EXISTING AND NEW
 NORTH AND SOUTH

FILE 1.10164_A4.00.dwg
 BY BJS
 SCALE 1/4" = 1'-0"
 SHEET



2 WEST ELEVATION
 A4.01 1/8" = 1'-0"



1 EAST ELEVATION
 A4.01 1/8" = 1'-0"

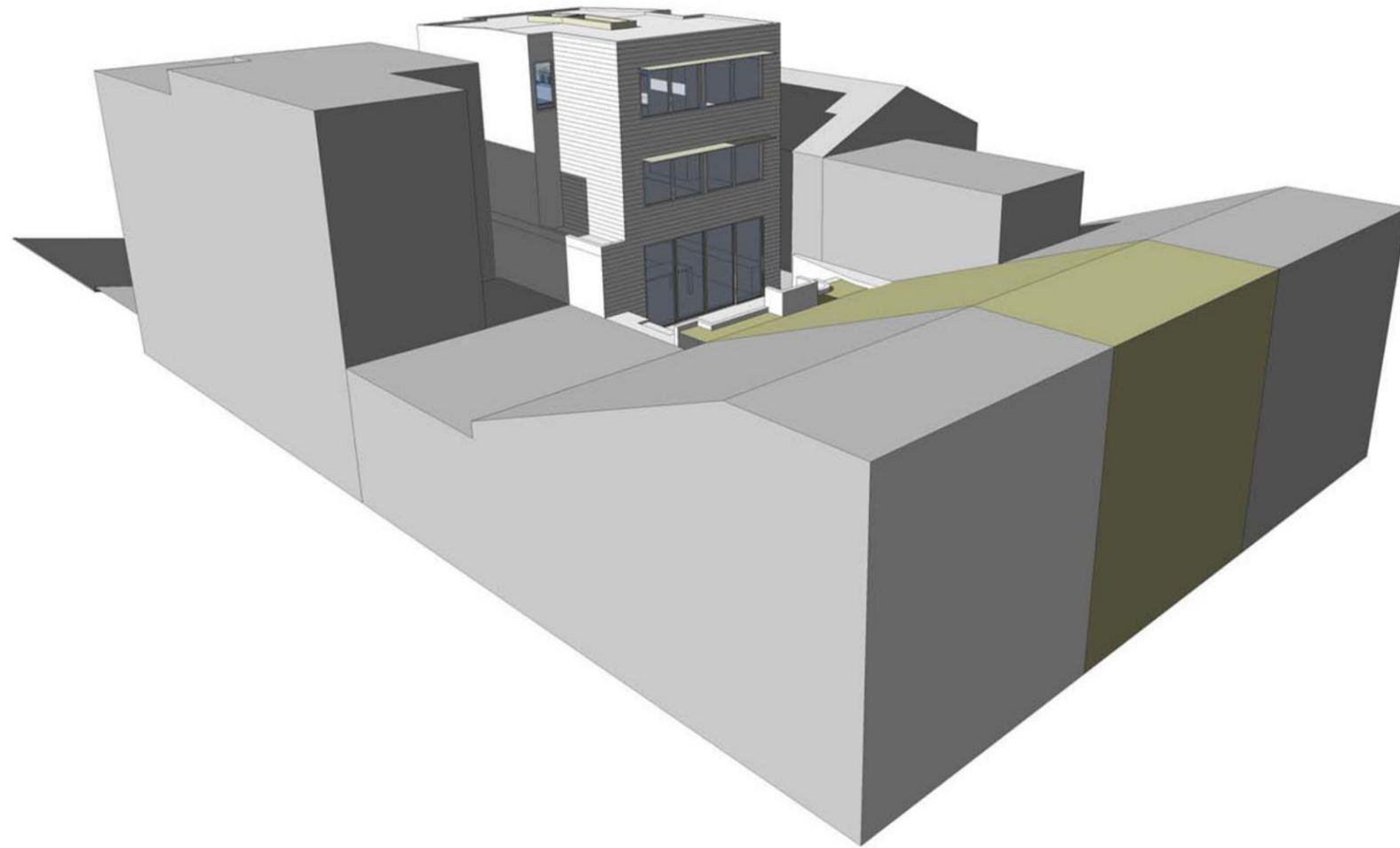


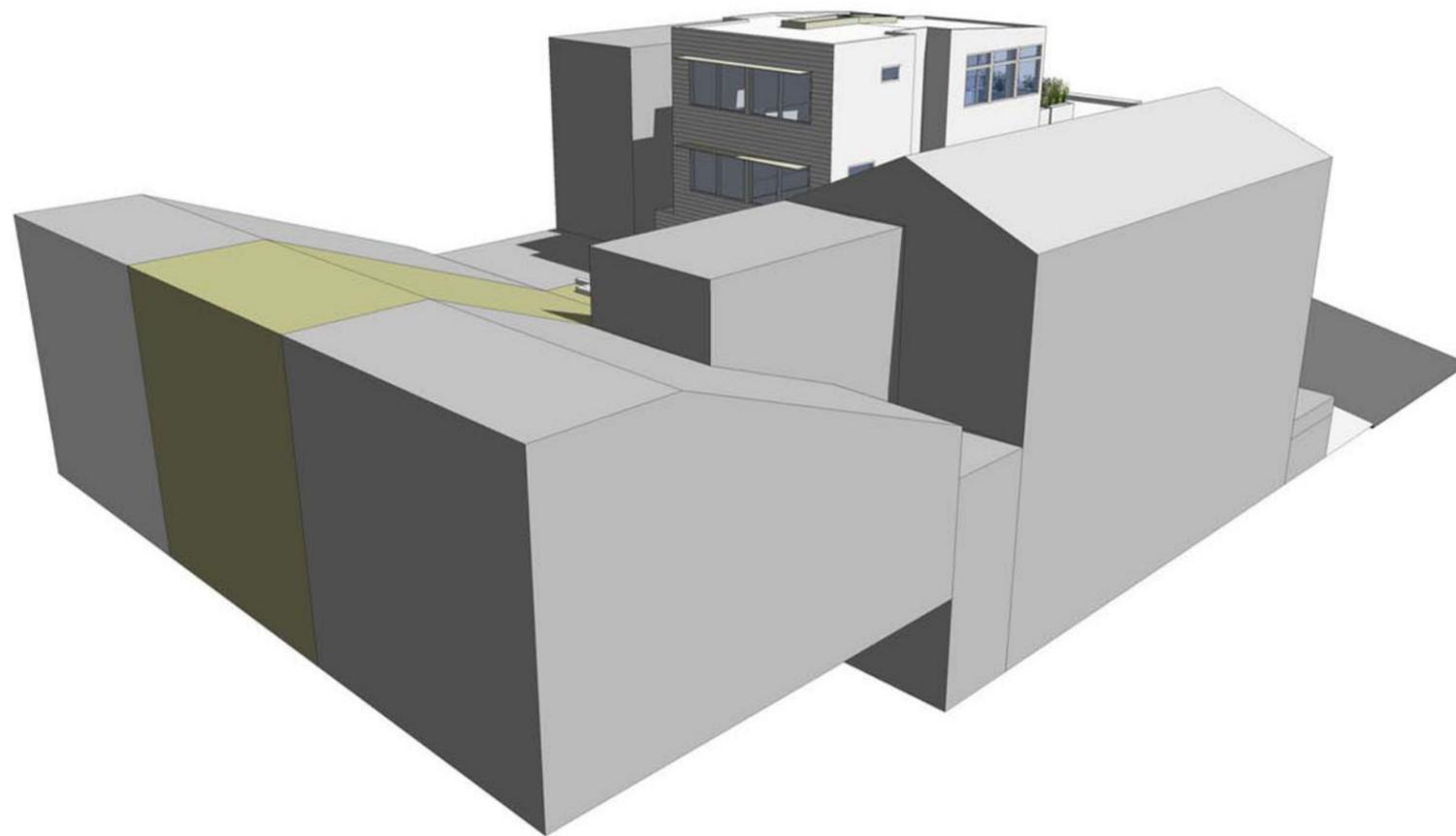
PROJECT NAME
CAMPBELL RESIDENCE
2539 VALLEJO ST.
SAN FRANCISCO
CA 94123

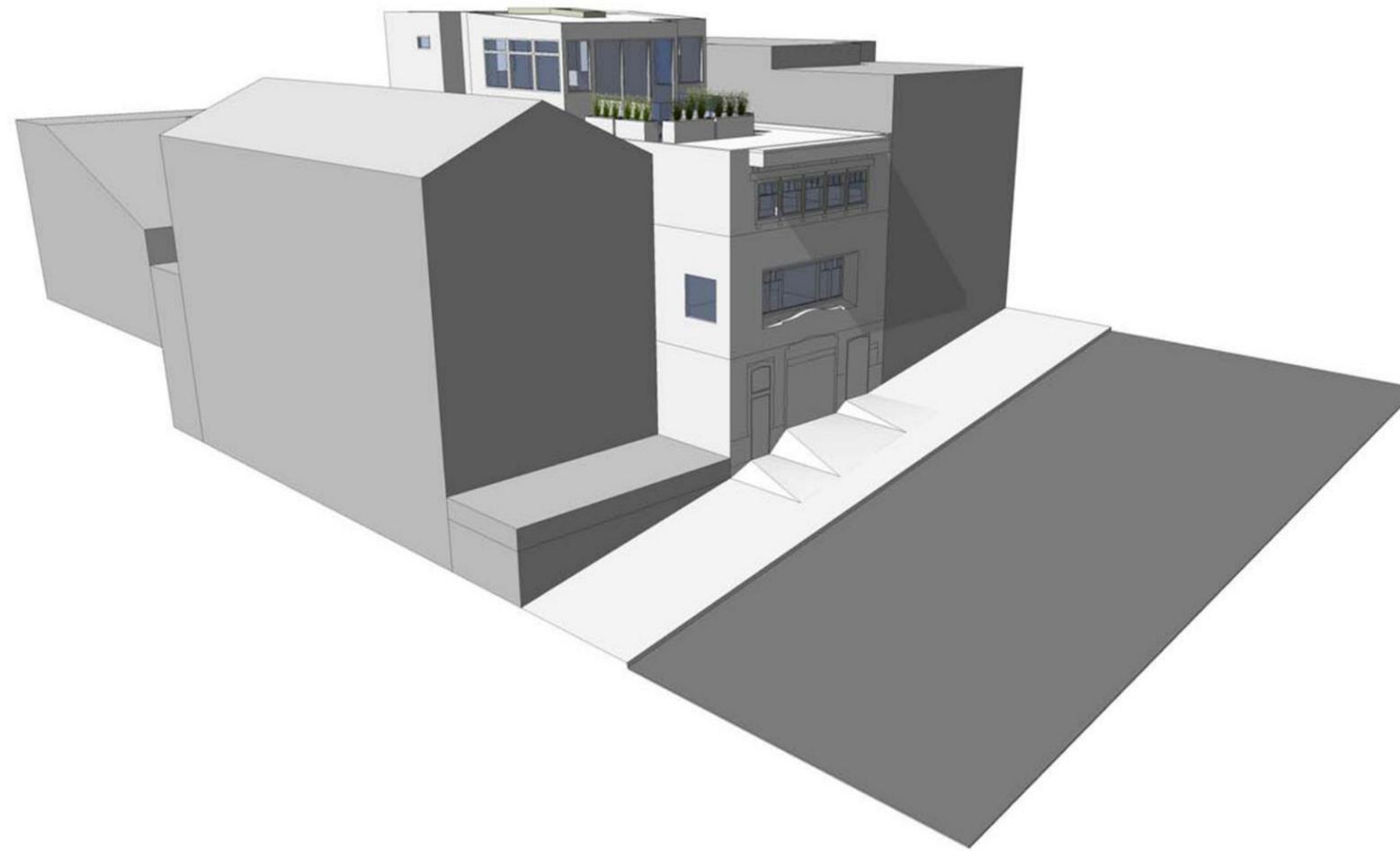
ISSUED	DESCRIPTION
06.21.10	NEIGHBOR MEETING
08.11.10	PROGRESS PRINT
09.27.10	SITE PERMIT
05.02.12	MODIFIED SITE PERMIT

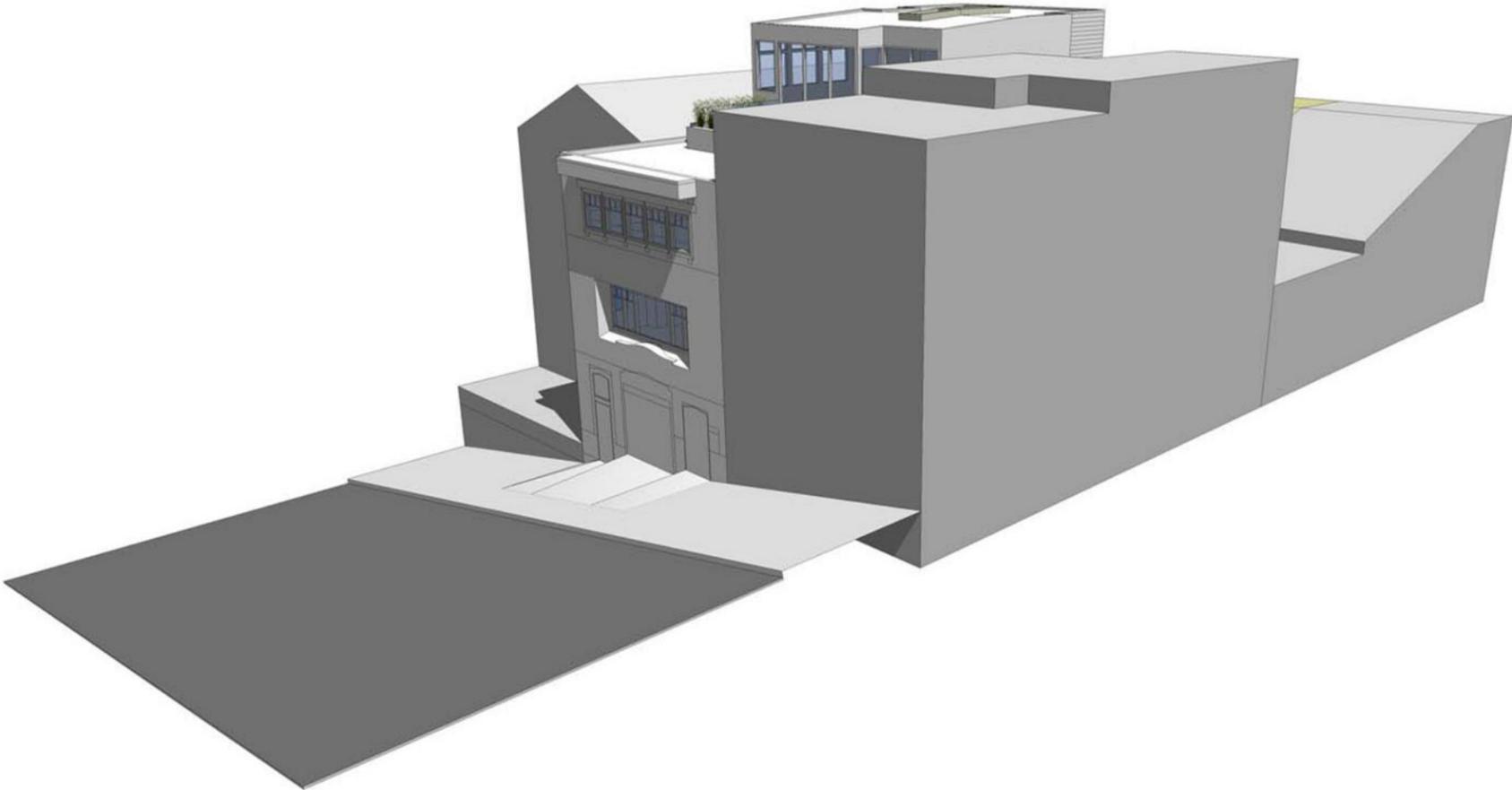
SHEET TITLE
 EXTERIOR ELEVATIONS
 EAST AND WEST

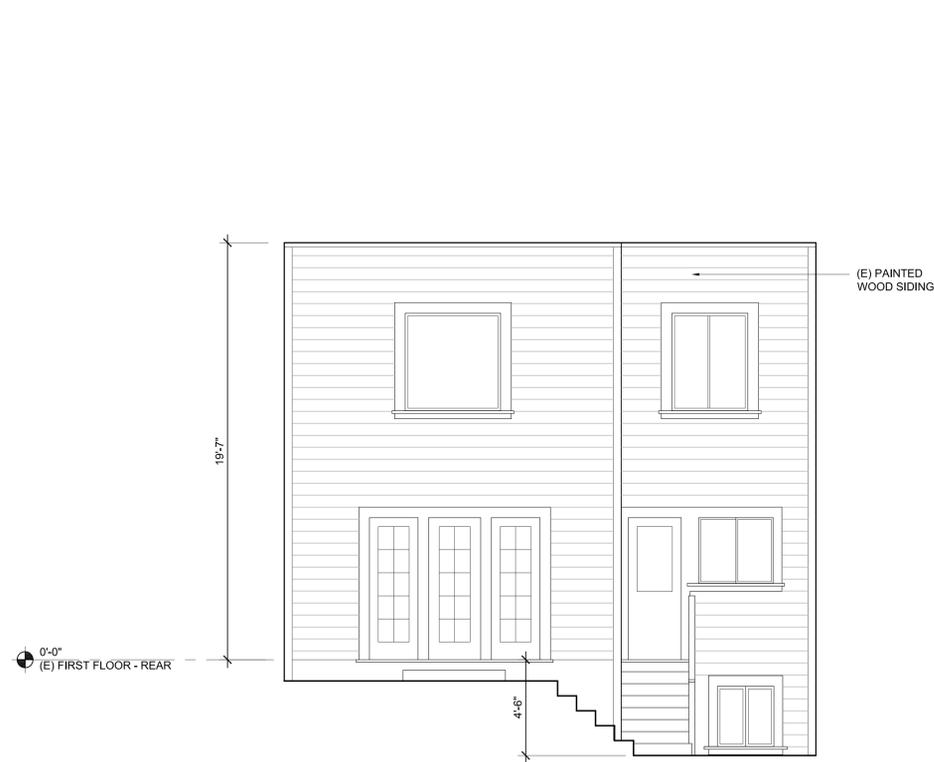
FILE 1.10164_A4.00.dwg
 BY BJS
 SCALE 1/4" = 1'-0"
 SHEET



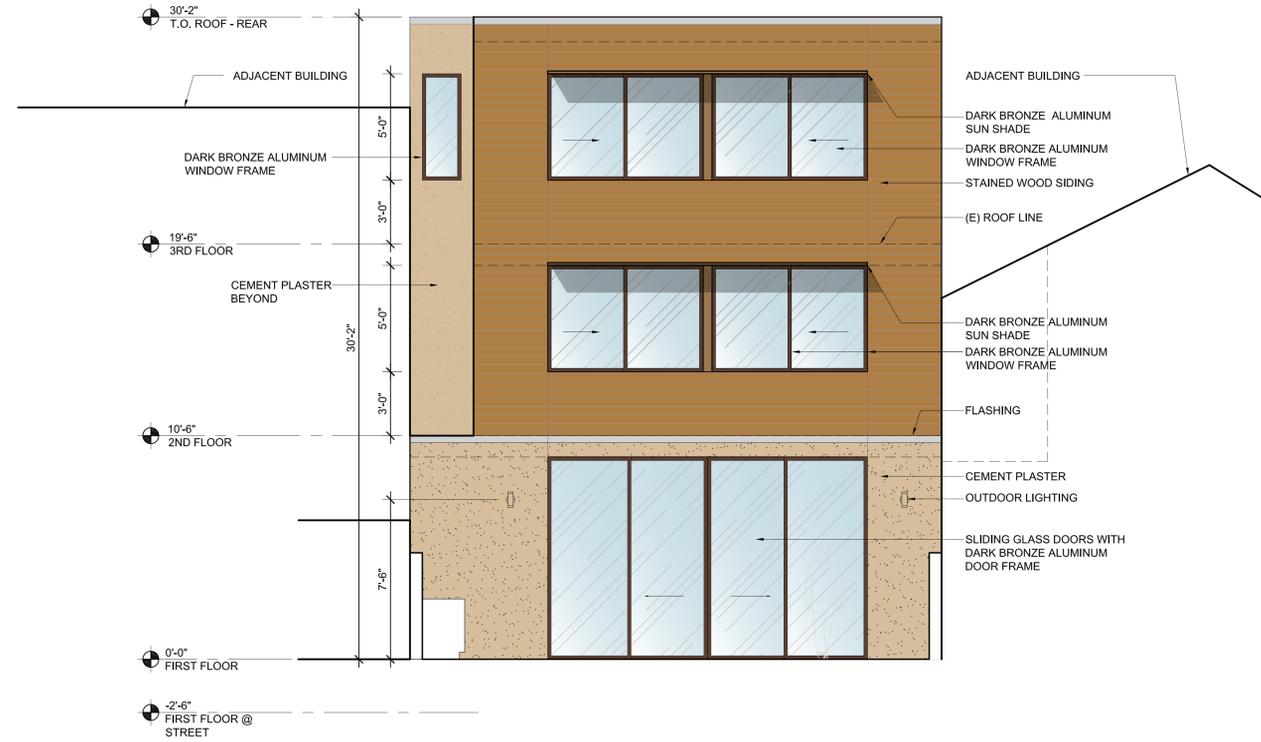








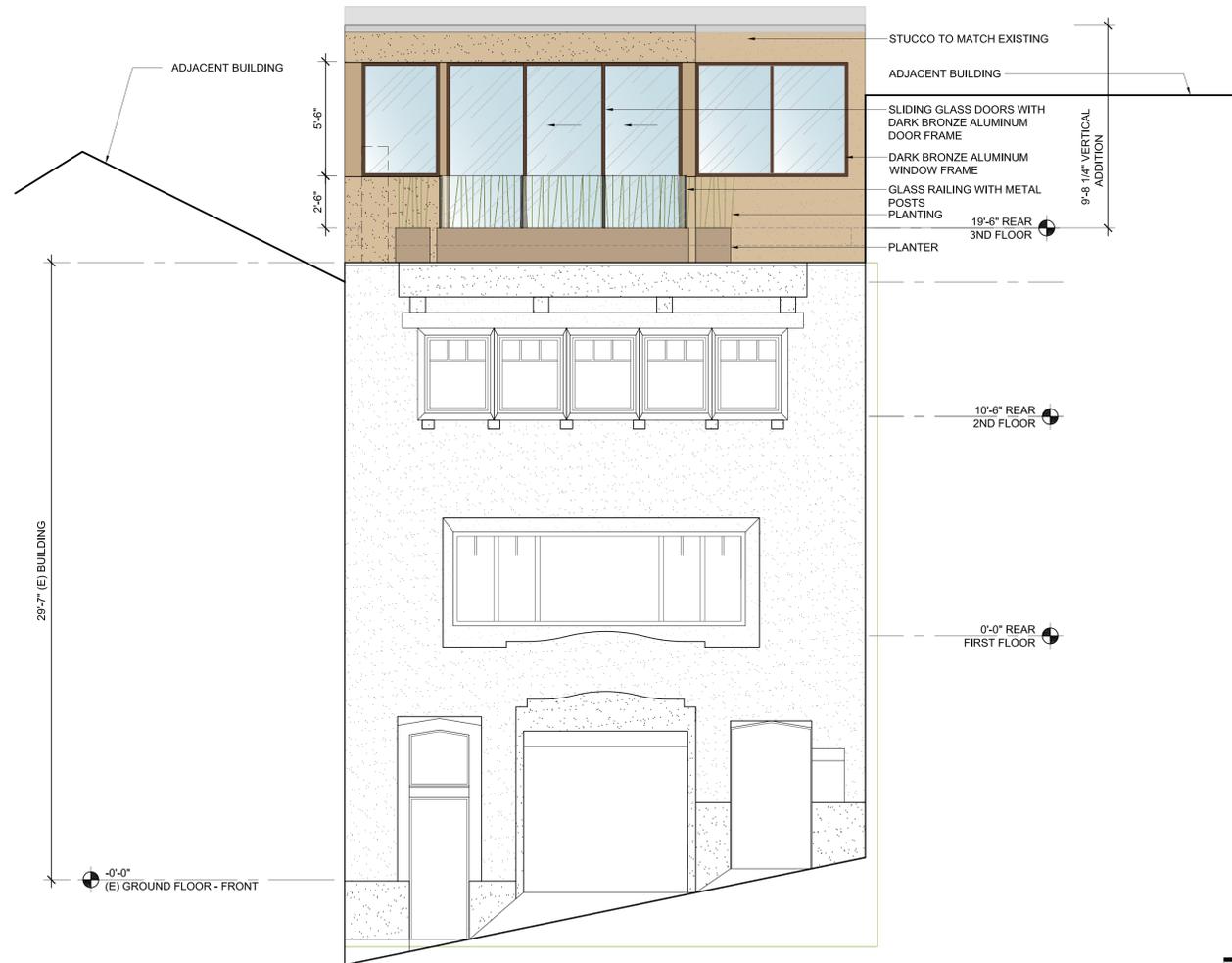
3 EXISTING SOUTH ELEVATION - REAR FACADE
A4.00 1/8" = 1'-0"



4 SOUTH ELEVATION - REAR FACADE
A4.00 1/8" = 1'-0"

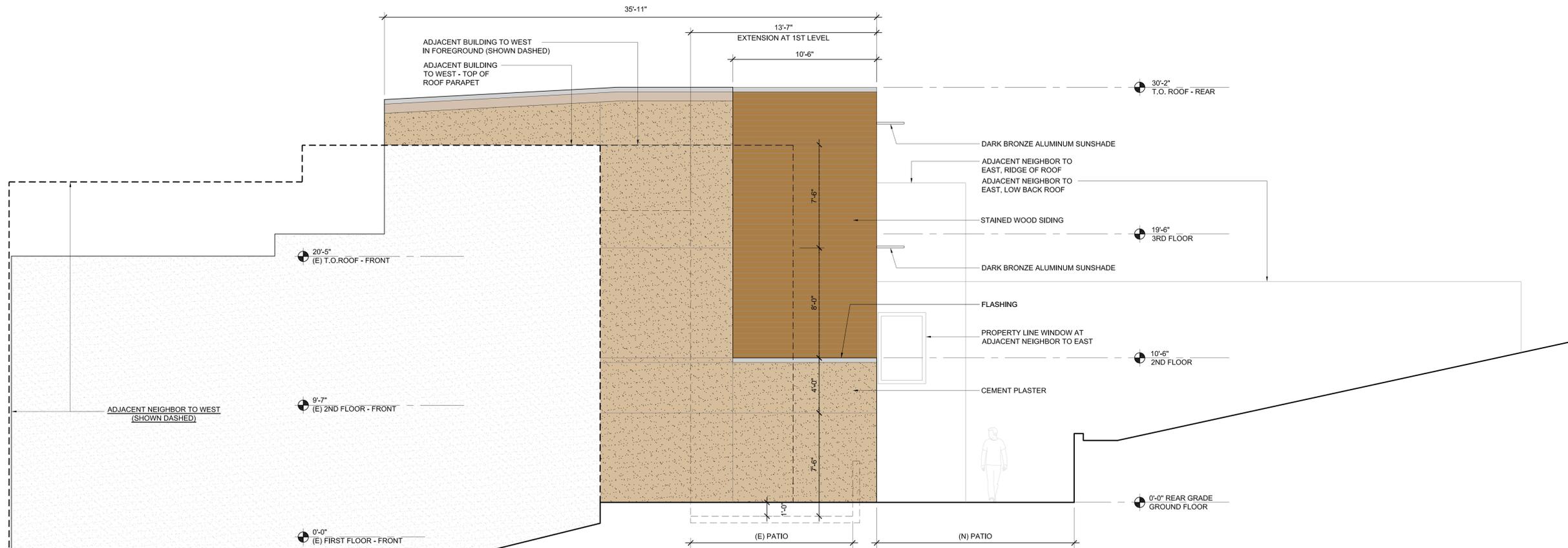


1 EXISTING NORTH ELEVATION - STREET FACADE
A4.00 1/8" = 1'-0"

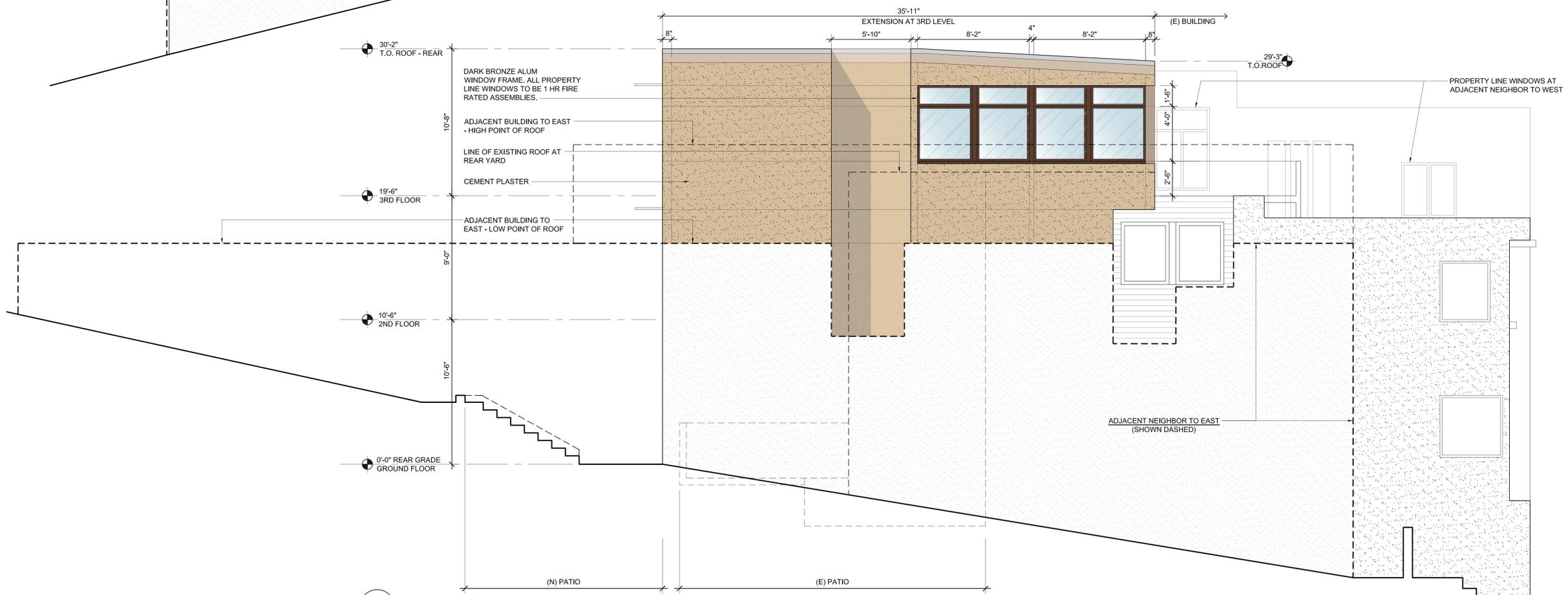


2 NORTH ELEVATION - STREET FACADE
A4.00 1/8" = 1'-0"





2 WEST ELEVATION
A4.01 1/8" = 1'-0"



1 EAST ELEVATION
A4.01 1/8" = 1'-0"

