



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: APRIL 5, 2012

Date: March 29, 2012
Case No.: **2012.0102D**
Project Address: **4324 ANZA STREET**
Permit Application: 2011.01.11.8224
Zoning: RH-2 [Residential House, Two-Family]
40-X Height and Bulk District
Block/Lot: 1510/022
Project Sponsor: Reza Khoshnevisan
SIA Consulting
1256 Howard Street
San Francisco, CA 94103
Staff Contact: Glenn Cabreros – (415) 588-6169
glenn.cabreros@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project proposes construction of a 19-foot deep, two-story rear horizontal addition and a one-story vertical addition containing a new dwelling unit to the existing two-story, single-family residence. The project would result in a three-story, two-unit building.

SITE DESCRIPTION AND PRESENT USE

The subject property, Lot 022 in Assessor's Block 1510, is located on the north side of Anza Street between 34th and 35th Avenues in the RH-2 Zoning District and the 40-X Height and Bulk District. The upsloping subject lot measures 25 feet wide by 100 feet deep with a lot area of 2,500 square feet. The subject lot contains a two-story, single-family residence constructed circa 1922.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project is located in a residential neighborhood. Including the subject property, the subject blockface is developed with four residential buildings. The adjacent lot to the west of the subject property contains a two-story, single-family residence, which is a mirror image of the subject property. The adjacent lot to the east of the subject property is a three-story, five-unit building at the northwest corner of the intersection of Anza Street and 35th Avenue. The fourth building on the blockface is a four-story, nine-unit building located at the northeast corner of the intersection of Anza Street and 34th Avenue. The opposite blockface consists of five, two-story residential buildings containing one or two units each.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	December 12 2012 – January 19, 2012	January 17, 2012	April 5, 2012	79 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	March 26, 2012	March 26, 2012	10 days
Mailed Notice	10 days	March 26, 2012	March 26, 2012	10 days

PUBLIC COMMENT

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

DR REQUESTOR

Boris Levitas, owner of **4330 Anza Street**, directly adjacent and west of the subject property.

DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated January 17, 2012.

ENVIRONMENTAL REVIEW

On August 22, 2011, per Case No. 2011.0762E, the Department 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 (RDT) REVIEW

The RDT did not find exceptional or extraordinary circumstances with regard to the proposed project and the Discretionary Review request. The Discretionary Review request was analyzed as an Abbreviated DR as the concerns of the DR requestor relate to the soil stability and geotechnical issues. Such issues are not

under the purview of the Planning Code or the Residential Design Guidelines, as such issues are related to the Building Code and to the construction of the project.

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

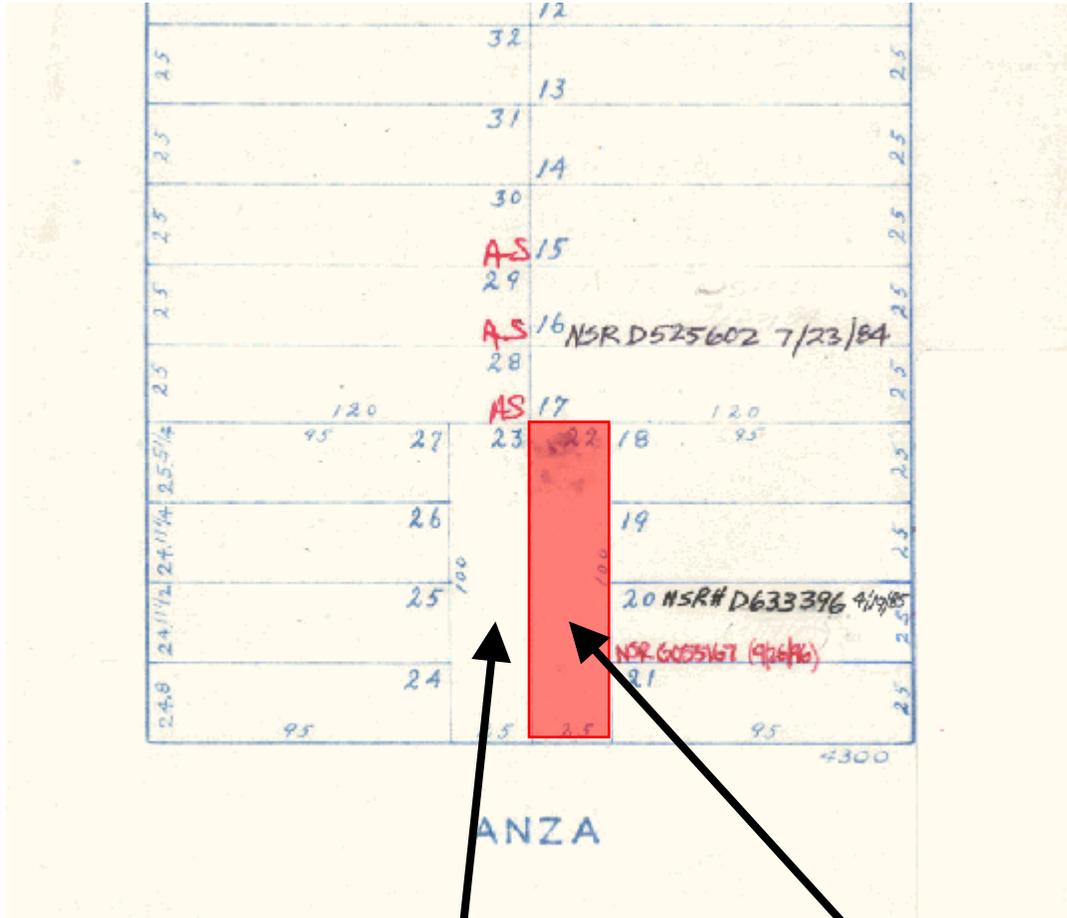
RECOMMENDATION: Do not take DR and approve project as proposed

Attachments:

- Parcel Map
- Sanborn Map
- Zoning Map
- Aerial/Context Photographs
- Categorical Exemption
- Section 311 Notice
- DR Application
- Project Sponsor’s submittal including Reduced Plans

GC: G:\Documents\2012\DR\2012.0102D - 4324 Anza Street\2012.0102D - 4324 Anza- Abbreviated Analysis.doc

Parcel Map

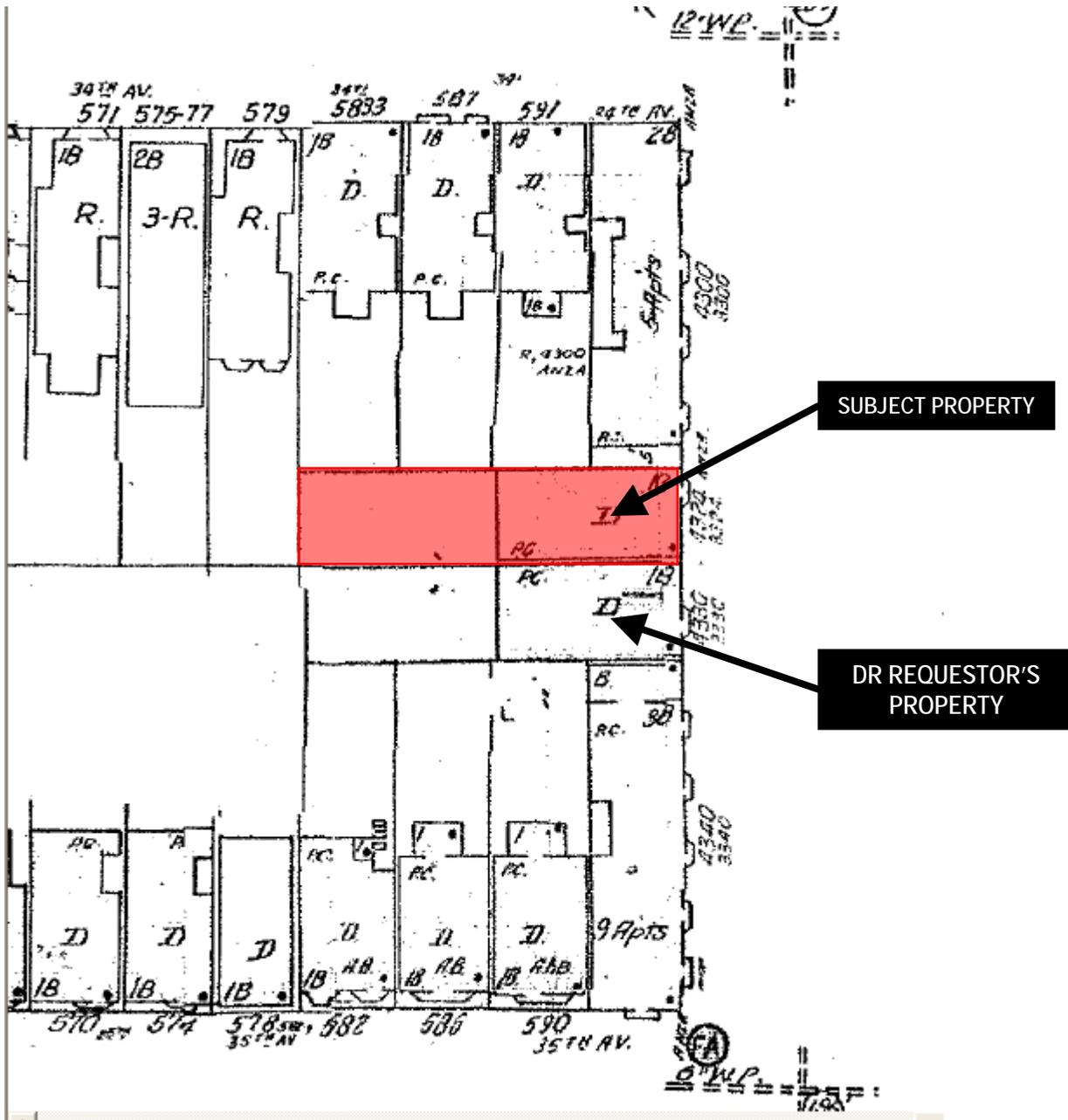


DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



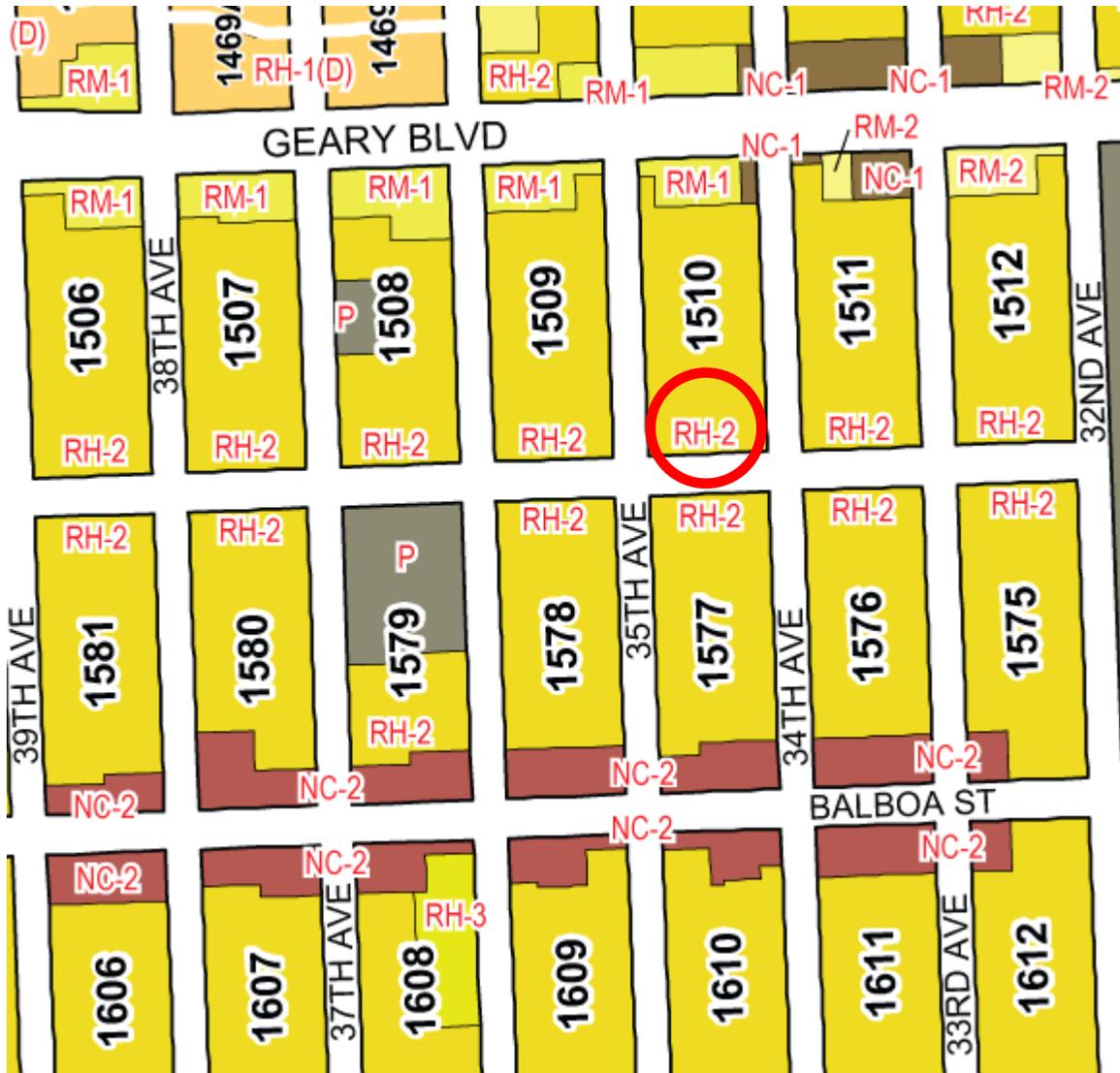
Sanborn Map*



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



Zoning Map



Discretionary Review Hearing
 Case Number 2012.0102D
 4324 Anza Street
 Hearing Date: April 5, 2012

Aerial Photo 1 – Block Face



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2012.0102D
4324 Anza Street
Hearing Date: April 5, 2012

Aerial Photo 2 – Opposite Block Face and Rear Façade of Subject Property



SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY



Discretionary Review Hearing
Case Number 2012.0102D
4324 Anza Street
Hearing Date: April 5, 2012

Aerial Photo 3



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY





SAN FRANCISCO PLANNING DEPARTMENT

Date received:

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

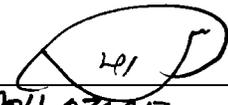
Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	<input checked="" type="checkbox"/>	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	<input checked="" type="checkbox"/>	
Photos of the project site and its immediate vicinity, with viewpoints labeled	<input checked="" type="checkbox"/>	
Fee	<input checked="" type="checkbox"/>	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional studies (list)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner of agent): 
(For Staff Use Only) Case No. 2011.0762E

Date: 3/30/2011
Address: 4324 Anza St.
Block/Lot: 1510/00022

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	<u>Nelson Lum & Pauline Lum</u>	Telephone No.	<u>415-613-6119</u>
Address	<u>4324 Anza St.</u>	Fax No.	<u></u>
	<u>San Francisco, Ca 94121</u>	Email	<u></u>
Project Contact	<u>Reza Khoshnevisan</u>	Telephone No.	<u>415-922-0200</u>
Company	<u>Sia Consulting Corp.</u>	Fax No.	<u>415-922-0203</u>
Address	<u>1256 Howard St.</u>	Email	<u>reza@siaconsult.com</u>
	<u>San Francisco, Ca</u>		

Site Information

Site Address(es):	<u>4324 Anza St.</u>		
Nearest Cross Street(s)	<u>34th Ave.</u>		
Block(s)/Lot(s)	<u>1510/022</u>	Zoning District(s)	<u>RH-2</u>
Site Square Footage	<u>2495 Sq. Ft.</u>	Height/Bulk District	<u>40-X</u>
Present or previous site use Community Plan Area (if any)	<u>Singel Family House</u>		

Project Description - please check all that apply

<input checked="" type="checkbox"/> Addition	<input type="checkbox"/> Change of use	<input type="checkbox"/> Zoning change	<input type="checkbox"/> New construction
<input type="checkbox"/> Alteration	<input type="checkbox"/> Demolition	<input type="checkbox"/> Lot split/subdivision or lot line adjustment	
<input type="checkbox"/> Other (describe)	Estimated Cost		

Describe proposed use Two residential Units

Narrative project description. Please summarize and describe the purpose of the project.

1. Enlarge parking garage @ ground level.
2. Proposed horizontal & vertical addition and interior remodeling to accommodate one new bedroom & bathroom @ existing second floor.
3. Proposed horizontal & vertical addition to accommodate one new residential unit @ new third floor.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center , 1660 Mission Street, First Floor.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1,752 +/- Sq. Ft.	1,783 +/- Sq. Ft.	1,777 Sq. Ft.	3,560 +/- Sq. Ft.
Retail	-	-	-	-
Office	-	-	-	-
Industrial	-	-	-	-
Parking	603 +/- Sq. Ft.	572 +/- Sq. Ft.	-	572 +/- Sq. Ft.
Other (specify use)	-	-	-	-
Total GSF	2,355 +/- Sq. Ft.	2,355 +/- Sq. Ft.	1,777 Sq. Ft.	4,132 +/- Sq. Ft.

Dwelling units	1	1	1	2
Hotel rooms	-	-	-	-
Parking spaces	1	1	1	2
Loading spaces	-	-	-	-
Number of buildings	-	-	-	-
Height of building(s)	20' +/-	20' +/-	10'	30' +/-
Number of stories	2	2	1	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF PLANNING
 CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1

MINOR ALTERATION OF EXISTING PRIVATE STRUCTURE
 INVOLVING NEGLIGIBLE EXPANSION OF EXISTING USE

NW 8/22/11

Approved Planning Dept. Matt Weintraub



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner: Brett Bollinger
(415) 575-9024
brett.bollinger@sfgov.org

Preservation Planner: Matt Weintraub
(415) 575-6812
matt.weintraub@sfgov.org

Project Address: **4324 Anza Street**
Block/Lot: 1510/022
Case No.: **2011.0762E**

Date of Review: August 16, 2011 (Part I)

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

The subject building at 4324 Anza Street is a single-family dwelling that was constructed in 1922, according to the San Francisco Assessor. Construction records for the subject building were not found in Department of Building Inspection files. 4324 Anza Street is a two-story wood-frame house with a concrete foundation and a flat roof, designed with elements of simplified Mission Revival architectural style. Architectural features at the primary façade of the subject building include: plain plaster (stucco) exterior walls; shaped parapet (in deteriorated condition) and plain cornice; bay window at the second story; flat window trim; flattened-arch main entry and garage entry with "permastone" trim; and glazed, multiple-light wood door with divided side-lights within the recessed main entry. The subject building is located at the front of a lot that is 25 feet wide and 100 feet deep, with no front or side yards.

4324 Anza Street is located on the north side of Anza Street, between 34th and 35th Avenues, in the Outer Richmond district, within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The immediate area surrounding the subject property at 4324 Anza Street consists of two-, three-, and four-story residential buildings that were constructed at various times during the 20th century. Residential buildings vary in size and density, including single-family dwellings, flats, and apartments. Architectural influences that are apparent in the area include Queen Anne, Craftsman, Edwardian, Mission Revival, Mediterranean Revival, and Modern, with most buildings characterized as simplified and/or vernacular variations of these architectural styles. The area does not exhibit a single predominant architectural

character, period of development, or unifying pattern of development. The area contains a rectangular block/lot layout. Structures are typically located at the fronts of long narrow lots with no front or side yards.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not included in any historic resource surveys or listed in any local, state or national registries. The subject property is not located within any designated or identified historic districts. Previously, the Department's 1976 Architectural Survey identified several individual properties in the area (not including the subject property) as potential individual architectural resources, none of which are located within visual proximity of the subject property. The 1976 Architectural Survey did not include evaluations of potential historic districts. Also, on August 20, 2009, the Department issued a Historical Resource Evaluation Response (HRER) for a proposed project at 563 34th Avenue, which is located on the same block as the subject property, and which did not identify any potential historic districts in the area.

According to the Planning Department's *San Francisco Preservation Bulletin No. 16: City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources*, the subject building is considered to be a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures, because it is more than 50 years of age (constructed in 1922).

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Based on the California Register of Historical Resources (California Register) criteria, Department staff finds that the subject building at 4324 Anza Street does not appear to be eligible for inclusion in the California Register as an individual historic resource or as a contributor to a historic district, because it is not significant under any of the California Register criteria.

To assist in the evaluation of the subject property, the Project Sponsor has submitted the following report:

- *Supplemental Historical Resource Evaluation for 4324 Anza Street, San Francisco, Ca, Permit Application Number: 201101118224, by SIA Consulting Engineers, dated July 14, 2011.*

Department staff has reviewed the report. In addition, Department staff has conducted additional research and analysis in order to complete the evaluation of the subject building and the project.

Included is an evaluation of the subject property at 4324 Anza Street, which is not eligible for the California Register of Historical Resources, based on the following criteria:

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Period of Significance: none	Period of Significance: none <input type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject building at 4324 Anza Street is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 1 (Events). There is no available information to indicate that the subject building was associated with any event that made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. Construction of the subject building is not known to have been influential or representative of any significant patterns of development in the area. The subject building is not known to have been related to any other important cultural, social, political, or historical events that occurred in the City, the State, or the nation. Therefore, the subject building at 4324 Anza Street is determined not to be eligible under California Register Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject building at 4324 Anza Street is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 2 (Persons). There is no available information to indicate that the subject building was associated with any person(s) who made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. According to information provided by the Project Sponsor, the subject building was owned by various individuals during its history for relatively brief periods of time, with the longest continuous ownerships occurring between 1923 and 1942, and between 1947 and 1965. None of the historic owners of the subject building are known to have been important individuals in the history of the City, the State, or the nation. Therefore, the subject building at 4324 Anza Street is determined not to be eligible under California Register Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject building at 4324 Anza Street is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 3 (Architecture). There is no available information to indicate that the subject building embodies a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values. No architect or builder is known, and visual inspection indicates that the subject building is the work of a commercial builder who employed standard designs, features, materials, and construction methods of the period. High artistic expression is not apparent in the overall design. The subject building does not qualify as an important or representative individual example of architecture from the period. Furthermore, the subject building is not part of any significant grouping of physical properties that may be considered to be a potential historic district. The subject property does not appear to contribute to any significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. Therefore, the subject building at 4324 Anza Street is determined not to be eligible under California Register Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject property at 4324 Anza Street is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 4 (Information Potential), because the subject property is not an example of a rare construction type that might provide information important to understanding the built environment. Also, archaeological resources are not known or believed to be present at the subject property. Therefore, the subject property does not require further investigation in order to determine if it is eligible under California Register Criterion 4

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Location:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Setting:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Association:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Feeling:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Design:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Materials:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Workmanship:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks			

The subject building at 4324 Anza Street was determined not to be significant under the California Register criteria, and therefore an analysis of integrity is not applicable.

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The subject building at 4324 Anza Street was determined not to be significant under the California Register criteria, and therefore an analysis of character-defining features is not applicable.

CEQA HISTORIC RESOURCE DETERMINATION

No Historic Resource Present

If there is no historic resource present, please have the Senior Preservation Planner review, sign, and process for the Environmental Planning Division.

No Historic Resource Present, but is located within a California Register-eligible historic district

If there is a California Register-eligible historic district present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Planning Division.

Historic Resource Present

If a historic resource is present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Planning Division.

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: _____

Tina Tam, Senior Preservation Planner

Date: _____

8/19/2011



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **January 1, 2011**, the Applicant named below filed Building Permit Application No. **2011.01.11.8224** (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Reza Khoshonsivan, SIA Consulting	Project Address:	4324 Anza Street
Address:	1256 Howard Street	Cross Streets:	34 th /35 th Avenues
City, State:	San Francisco, CA 94103	Assessor's Block /Lot No.:	1510/022
Telephone:	(415) 922-0200	Zoning Districts:	RH-2 /40-X

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

PROJECT SCOPE		
<input type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION or <input checked="" type="checkbox"/> ALTERATION
<input checked="" type="checkbox"/> VERTICAL EXTENSION		<input checked="" type="checkbox"/> CHANGE # OF DWELLING UNITS <input checked="" type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE) <input checked="" type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE	Single-Family Dwelling	Two-Family Dwelling
FRONT SETBACK	None	No Change
SIDE SETBACKS	None	No Change
BUILDING DEPTH	48 feet	67 feet
REAR YARD	52 feet	33 feet
HEIGHT OF BUILDING	20 feet	30 feet
NUMBER OF STORIES	2	3
NUMBER OF DWELLING UNITS	1	2
NUMBER OF OFF-STREET PARKING SPACES	1	2

PROJECT DESCRIPTION

The proposal is to construct vertical and rear horizontal additions to alter the existing two-story, single-family residence into a three-story, two-unit building. See attached plans.

PLANNER'S NAME: Glenn Cabrerros
 PHONE NUMBER: (415) 558-6169
 EMAIL: glenn.cabrerros@sfgov.org

DATE OF THIS NOTICE: 12-21-11
 EXPIRATION DATE: 1-19-12

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: **BORIS M. LEVITAS**

DR APPLICANT'S ADDRESS: **4330 ANZA ST., SAN FRANCISCO, CA 94121** ZIP CODE: **94121** TELEPHONE: **(415) 742-0789**

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: **NELSON LUM & PAULINE LUM**

ADDRESS: **4324 ANZA ST., SAN FRANCISCO, CA 94121** ZIP CODE: **94121** TELEPHONE: **()**

CONTACT FOR DR APPLICATION:

Same as Above

ADDRESS: _____ ZIP CODE: _____ TELEPHONE: **()**

E-MAIL ADDRESS: **bmlevitas@earthlink.net**

2. Location and Classification

STREET ADDRESS OF PROJECT: **4324 ANZA ST., SAN FRANCISCO, CA** ZIP CODE: **94121**

CROSS STREETS: **34TH AND 35TH AVENUES**

ASSESSORS BLOCK/LOT: 1510 / 022	LOT DIMENSIONS: 100' x 25'	LOT AREA (SQ FT): 2,500	ZONING DISTRICT: RH-2	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: **TWO-FAMILY DWELLING**

Building Permit Application No. **2011.01.11.8224** Date Filed: **1/17/2012**

RECEIVED
JAN 17 2012
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
P.T.C.

Discretionary Review Request

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

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

SEE ATTACHMENT

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

SEE ATTACHMENT

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

SEE ATTACHMENT

Boris Levitas/Application for Discretionary Review

1. What are 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 of the Residential Design Guidelines.

In this case my reasons to request Discretionary Review is much more serious than the issues of Neighborhood Look, sunlight, ventilation or privacy. I will address those issues later.

My major concerns at this time going beyond standards of the Planning Code of City's General Plan. The problems I have with the proposed development has to do with future direct damage to my property caused by new construction.

The question is not whether damage will occur, but when.

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 neighborhood would be adversely affected, please state who would be affected, and how.

The proposed development is located in the area where all the buildings along north side of Anza Street between 34th and 35th Avenues build over loose dune sand deposits with upslope to the north toward Geary Boulevard. For whatever reason, the soil in this area is unstable and still moving and settling, just with various rate of settlement at different period of time. All the properties on the block will be affected by proposed development. That also includes City of San Francisco. San Francisco Department of Public Works in past 3 years had twice repaired the street sinkhole in front of 4300 Anza Street and 30 feet from 4324 Anza Street, the site of proposed project. Last repair as recent as January of 2011.

I own my property since 1983. During this time I have observed constant deterioration of the house and the adjacent properties.

An overwhelming amount of evidences to support this. There are sinkholes in the street, cracked and settled sidewalks, cracks in the building facads, cracks in foundation and concrete slabs, water seepage through those cracks, extensive building foundation structural repairs, whorped windows and doors, slanted floors just to name a few.

The only conclusion on what causing all that damage is that the soil on the block unstable and still constantly settling.

The proposed development will further destabilize already fragile ground condition and lead to more damages and costly repairs.

12.0102D

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?

As I mentioned before my concerns has not been addressed, and no changes to the original plans has been made.

Based on overwhelming amount of evidences, this site is not suited for this type of development.

New construction and the damage it will cause present itself as an exceptional and extraordinary circumstances. In order to reduce adverse affects is to for the owner and sponsor of this project come up with development which does not involve any additional loads, excavation, shoring and foundation work.

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 checked="" 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.

At the neighborhood pre-application meeting on January 10, 2011 I expressed my strong concerns to the Mr. Lum (owner) and Mr. Khoshnevisan (project architect) regarding severe impact that new development will have upon my property.

Mr. Khoshnevisan tried to down play the seriousness of these concerns and since than never got back to me to address them.

I also contacted twice on 3/30/2011 and 1/9/2012 via e-mailed assigned project City Planer, but did not got satisfactory result.

12.0102D

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: Boris Levitas

Date: 1/17/2012

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

BORIS M. LEVITAS

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 checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns	<input type="checkbox"/>
Convenant or Deed Restrictions	<input type="checkbox"/>
Check payable to Planning Dept.	<input checked="" 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.

Louis Perita

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

ATTENTION:

SAN FRANCISCO PLANNING COMMISSION

**PROJECT SPONSOR'S SUBMITTAL IN RESPONSE TO REQUEST FOR
DISCRETIONARY REVIEW**

FOR

**PROPOSED HORIZONTAL & VERTICAL EXTENSION FOR EXISTING TWO
STORY FAMILY HOME**

Building Permit Application No.: 2011.01.11.8224

Home Owner:

**Nelson & Pauline Lum
4324 Anza St., San Francisco**

Consultants:

**SIA Consulting
1256 Howard St.
San Francisco, CA 94103**

Lum Family

March 19, 2012

1600 Mission Street, Suite 400
San Francisco, CA 94114

Dear Honorable Members of the Commission,

My sister and I inherited the real property at 4324 Anza Street from our parents in 2009 and always had the intention of retaining the home we were raised in. Coming from a family that decided to stay in San Francisco despite the persistently rising and astronomical cost of living and property, it has been our aspiration to carry on our family's connection to the property. 4324 Anza Street is the only means which allows our family to maintain our residence in San Francisco; without it, we will be forced out of the City. Moreover, as the property is zoned as RH-2, we dreamed that one day our children and their respective families would be able to reside in our childhood home, creating new memories of their own. All we wanted was to afford our family and our future children with the same opportunity to raise a family in San Francisco, in the same house and neighborhood that we loved and grew up in.

4324 Anza Street is neither a real estate investment, nor is it a property to be 'flipped' and sold merely for profit. The property has a sentimental value that is beyond any monetary payout. It is for these reasons that we acted as if the stakes were high, and why from the moment we submitted the permit application, we proactively and diligently communicated with the surrounding community and interested neighbors in an attempt at addressing concerns in a cordial and prompt fashion. However, despite our best efforts to alleviate any and all anxieties, Mr. Levitas filed a D.R. citing specious grounds related to city planning as a cause to permanently block all renovations and upgrades. It is evident that Mr. Levitas's true motive does not, as disclosed in his D.R. application response, relate to the Standards of the Planning Code nor the city's General Plan. The fact is that Mr. Levitas is opposed to all construction, however minor.

The proposed scope of work is well within the standards and guidelines of the City and County of San Francisco's Planning Code. Our building design height is much lower than what we are allowed. We have numerous correspondences with our neighbors and have modified our design according to their concerns. To no avail, we have tried to address and to mitigate Mr. Levitas's concerns. Unfortunately, we have come to the conclusion that Mr. Levitas simply does not want any work, at any level to be done to our family home. His position is one that negates any chance at negotiation.

We hope that the honorable members of the Committee understand that we have made every effort at mediation with Mr. Levitas. We also hope that the members of the Committee understand that we have made every effort throughout the planning process to be mindful, and that the Committee will support our plan as presented. Thank you for your time and consideration.

Respectfully,


The Lum Family



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EXHIBITS

- A. Notice of Pre-Application Meeting Packet
- B. Residential Design Team Review
- C. Discretionary Review Application
- D. E-mails
- E. Photos
- F. Plans with Foundation Details



A. INTRODUCTION

The Property Owners, Nelson and Pauline Lum (hereinafter, The Lums) proposed to renovate their inherited childhood home. 4324 Anza Street (hereinafter, The House) is a two story wood frame home with a concrete foundation and a flat roof. It is located on the north side of Anza St. between 34th and 35th Avenues on a lot that is 25' wide by 100' deep.

The proposed project is to convert the single family home to a legal two unit building, providing private habitable space for The Lums and their future family growth. The proposed project would create conditioned space at the rear of the garage as part of the existing second floor, with a proposed horizontal and vertical addition, interior remodeling to accommodate one new bedroom and bathroom at the existing second floor with one residential unit at the new third floor.

On April 14th, 2011, The San Francisco Planning Department's Design Team (RDT) issued comments in support of the design's proposed depth and the proposed scale of the building at the street. (SEE EXHIBIT-B)

On January 10, 2011 the Project Sponsors (SIA Consulting) held a Pre-Application Neighborhood Meeting, during which concerns were addressed from the Eastern Neighbor, Irene Lee and Boris Levitas. At the aforementioned meeting, the Project Sponsor responded to both Ms. Lee's and Mr. Levitas's concerns. (SEE EXHIBIT-A & D)

Both neighbors concerns were addressed. Pursuant to Ms. Lee's reservations, design modifications were made by the Project Sponsor by relocating the proposed light-well to match neighboring windows, providing light for the kitchen in the unit located at the northwest corner of her building. (SEE EXHIBIT-A & D) Evidence of cordial and professional exchanges between the Project Sponsor and Ms. Lee are available. (SEE EXHIBIT-D)

The Project Sponsor attempted to lessen Mr. Levitas's anxieties related to foundation stability by assuring that any design and construction would be in accordance with the provisions of the latest governing codes and that only minor excavation will take place. However, Mr. Boris Levitas of 4330 Anza Street on January 17, 2012 filed an application for Discretionary Review. And although it is not required, the Project Sponsor, nevertheless, hired a soils engineer who met with Mr. Levitas and reiterated that the proposed project will not damage his property. The hiring of a soils engineer has placed an extra burden on The Lums already strained budget. (SEE EXHIBIT-D)

Mr. Levitas provides no professional insight to bolster the credibility of his unfounded claims which are structural in nature and not related to city planning issues, and are therefore not suitable for Discretionary Review. At no point, in any form of correspondence did Mr. Levitas cite concerns regarding loss of view, light, architectural design, and incompatibility with the City's General Plan, Residential Design Guidelines, and/or Planning Code.

The Lums implore the Planning Commission to deny the request for Discretionary Review and to approve the plans. The Project Sponsor has conceded every reasonable demand made by Mr. Levitas, despite considerable financial loss to the Lums.



B. PROJECT DATA (EXHIBIT-F)

Street Address: 4324 Anza Street

Permit Application: 2011.01.11.8224

Cross Streets: 34th Ave. & 35th Ave.

Assessor's Block/Lot: 1510/022

Lot Size: 25 feet x 100 feet = 2,500 sq. ft.

Zoning District: RH-2

Height & Bulk District: 40-X

Existing Use: Single Family Home

Proposed Use: Two Unit Building

Proposed Height: 30'3" +/-

Proposed Parking Spaces: (E) 2 Car Garage

C. PROJECT CHRONOLOGY

January 10, 2011 Pre Application Meeting (See Exhibit ????)

January 17, 2012 Discretionary Review Application Filed (See Exhibit???)

April 14, 2011 Residential Design Team Review Issued (See Exhibit???)

February 27, 2012 Soils Engineer Hired

March 1, 2012 Soils Engineer Meets with Discretionary Review Applicant



D. PROJECT SPONSOR HAS MADE GOOD NEIGHBOR GESTURES

The Project Sponsor, Reza Khoshnevisan of SIA Consulting Corporation and his design team have studied the site and the neighbors' concerns and have made the following modifications to make sure that the proposal fits in the neighborhood.

1. Adjusted the design's eastern light-well to match neighboring windows.
(SEE EXHIBIT-D & F)
2. Cordial and professional correspondences with Discretionary Review Applicant
(SEE EXHIBIT-D)
3. Hired soils engineer to alleviate Discretionary Review Applicants worries.
4. Had soils engineer meet with Discretionary Review Applicant. (SEE EXHIBIT-D)

E. THE PROJECT IS WELL DESIGNED

The project was carefully designed to complement the surrounding neighborhood and to remain consistent with its character and scale. The proposed project allows for a compatible height that is modest in size and bulk, similar to the bulk and massing of other neighborhood developments. The humble design requires no variance. Furthermore, the height and bulk of the proposed design is far less than what is allowed and permitted by the San Francisco Planning Code.

In conclusion, the architecture and bulk of the proposed project is consistent with Residential Design Guidelines, and all other applicable codes. The project's design is thoughtful, carefully tailored to suit the site, the neighborhood and its inhabitants.



F. THE DISCRETIONARY REVIEW APPLICANT’S OBJECTIONS HAVE NO MERIT

The Discretionary Review Applicant raised the following objections, which have no basis for the reasons indicated: (EXHIBIT-B)

Objection 1:

- “...my reasons to request Discretionary Review is much more serious than the issues of Neighborhood Look, sunlight, ventilation or privacy. I will address those issues later [sic].”
- “My major concerns at this time going beyond standards of the Planning Code of City’s General Plan [sic].”

Response:

The basis of a Discretionary Review is limited to Planning Code and the City’s General Plan. Therefore, any other objection is not within the scope of a Planning Approval.

And although the Discretionary Review Applicant writes that concerns regarding Planning Code and the City’s General plan will be “addressed later”, they are never brought up at any point in the Discretionary Review Application.

In an email exchange to D.R. Applicant and Project Sponsor, City Planner Glenn Cabrerros writes, “...Please note that while there are soil/foundation concerns, these issues do not fall within the purview of the Planning Code and the Planning Department's review.” (SEE EXHIBIT-D)

Objection 2:

- “The proposed development is located in the area where all the buildings along north side of Anza Street between 34th and 35th Avenues build over loose dune sand deposits with upslope to the north toward Geary Boulevard.[sic]”
- “San Francisco Department of Public Works in past 3 years had twice repaired the street sinkhole in front of 4300 Anza Street and 30 feet from 4324 Anza Street...[sic]”
- “I own my property since 1983. During this time I have observed constant deterioration of the house.[sic]”
- “The proposed development will further destabilize already fragile ground condition and lead to more damages and costly repairs.[sic]”



Response:

Within the surrounding areas, there have been many similar developments, with similar designs, scopes and sizes that, with sound building guidelines have retained their structural integrity.

The Discretionary Review applicant is alluding that there should be no construction, whatsoever, anywhere in the neighborhood. The City's failure to permanently repair sinkholes is no justification to eternally impede a family's wish at renovating their home.

The Discretionary Review Applicant's failure at preventing his property's deteriorating condition is no ground at preventing his neighbor from repairing and renovating theirs.

Lastly, even if there was any merit to these claims, which there aren't, it is still outside the scope of a Discretionary Review.

Objection 3:

- "...my concerns has not been addressed...[sic]"
- "...this site is not suited for this type of development.[sic]"
- "the owner and sponsor of this project come up with development which does not involve any additional loads, excavation, shoring and foundation work.[sic]"

Response:

Discretionary Review Applicant's concerns were addressed by City Planner Cabrerros—that concerns regarding foundation are not within the scope of a Discretionary Review. Concerns were also addressed by Project Sponsor, Reza Khoshnevisan and further alleviated by consultation from a professional Soils Engineer.

The Discretionary Review Applicant's assertion that the site is not suitable can only be mandated by licensed professionals and the City and County of San Francisco's Building Department. Discretionary Review Applicant is not a licensed soils engineer, has not provided evidence from a licensed professional soils engineer and has not provided documentation supporting his claims from any City department.

Additionally, we requested the D.R. applicant to hire and provide a professional soils engineer to corroborate his claims. The D.R. applicant never fulfilled this obligation.



If there are no additional loads, then the home owners cannot build their second unit, which is legally allowed by their zoning (RH-2). Moreover, there will not be, nor was there ever any intention to do any shoring and any scale of excavation will be minor, with zero adverse effect to neighboring structures.

G. THE PROJECT IS CONSISTENT WITH THE CITY'S GENERAL PLAN

The project furthers the relevant objectives and policies of the General Plan and will be a positive and harmonious proposal for the neighborhood. The proposed RH-2 dwellings will complement the character of the neighborhood and will comply with the Residential Design Guidelines. (SEE EXHIBIT-F). In addition, the proposed scope of work will add to the much needed family-size housing for the City and County of San Francisco.

H. CONCLUSION

The proposed project has been carefully designed to be consistent with the neighborhood character.

In conclusion, we are asking the Planning Commission to deny the request for Discretionary Review for the following reasons:

- The San Francisco Planning Department's Residential Design Review Board supported the scale and depth of the building at the street and the rear.
- The project design is consistent with all zoning requirements and is modest in nature when compared to what is allowed.
- The project sponsor has hired a professional soils engineer who has assured the Discretionary Review Applicant that the proposed project is safe and without hazard to his property.
- The Discretionary Review Applicant's complaints are meritless and fall outside the perimeters of the Discretionary Review Application.



For all the reasons set forth in this document and the evidences provided, we respectfully request that the Planning Commission not take discretionary review of this project. Thank you for your time and consideration.

March 23, 2012

Respectfully Submitted,

Reza Khoshnevisan
SIA Consulting Corporation

Exhibit-A

Notice of Pre-Application Meeting Packet



NOTICE OF PRE-APPLICATION MEETING

December 23, 2010

Dear Neighbor:

You are invited to a neighborhood pre-application meeting to review and discuss the development of proposal at **4324 Anza Street**, cross streets 34th St & 35th St. (Block/Lot #: 1510 / 022; Zoning: RH-2), in accordance with the San Francisco Planning Department's Pre-Application procedures. The Pre-Application meeting is intended as a way for the Project Sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the City. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department's review. Once this project has been submitted as a Building Permit Application to the City, you may track its status on-line at www.sfgov.org/dbi.

The pre-application meeting is required because this project includes (check all that apply):

- New construction (subsequent to demolition or an underdeveloped portion of the lot)
- Vertical additions that add seven or more feet (7') to the existing building height
- Horizontal additions that add more than ten feet (10') to the existing building depth at any level
- Decks that are subject to Section 311 or 312 Notification

The development proposal is to: Proposed horizontal & vertical addition to accommodate one more residential unit.

Existing # of Dwelling Units:	<u>1</u>	Proposed:	<u>2</u>	Permitted:	<u>2</u>
Existing bldg square footage:	<u>2,355 sf +/-</u>	Proposed:	<u>4,132 sf +/-</u>	Permitted:	<u>5,635 sf +/-</u>
Existing # of stories:	<u>2</u>	Proposed:	<u>3</u>	Permitted:	<u>4</u>
Existing bldg height:	<u>20' +/-</u>	Proposed:	<u>30' +/-</u>	Permitted:	<u>40'</u>
Existing bldg depth:	<u>48' +/-</u>	Proposed:	<u>67'</u>	Permitted:	<u>67'</u>

MEETING INFORMATION:

Property Owner's Name: Nelson Lum & Pauline Lum

Project Sponsor: Reza Khoshnevisan of SIA Consulting Corp.

Contact Information (email/phone): reza@siaconsult.com/(415) 922-0200 ext. 108

Meeting Address: 4324 Anza Street, San Francisco, CA 94110

Date of Meeting: January 10, 2010

Time of Meeting: 6:00pm

Affidavit of Conducting a Pre-Application Meeting, Sign-in Sheet and Issues/Responses submittal

I, Reza Khoshnevisan, do hereby declare as follows:
(print name)

1. I have conducted a **Pre-Application Meeting** for the proposed new construction or alteration prior to submitting any entitlement (Building Permit, Variance, Conditional Use, etc.) in accordance with Planning Commission Pre-Application Policy.
2. The meeting was conducted at 4324 Anza St. (location/address)
on January 10, 2011 (date) from 6:00 pm (time).
3. I have included the **mailing list, meeting invitation, sign-in sheet, issue/response summary, and reduced plans** with the entitlement Application. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.
4. I have prepared these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

EXECUTED ON THIS DAY, January 10, 20 11 IN SAN FRANCISCO



Signature

Reza Khoshnevisan
Name (type or print)

Agent
Relationship to Project, e.g., Owner, Agent
(if Agent, give business name and profession)

4324 Anza St.
Project Address

Pre-Application Meeting Sign-in Sheet

Meeting Date: January 10, 2011
 Meeting Time: 6:00 pm
 Meeting Address: 4324 Anza St.
 Project Address: 4324 Anza St.
 Property Owner Name: Nelson Lum & Pauline Lum
 Project Sponsor/Representative: Reza Khoshnevisan

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1. IRENE LEE	4300 ANZA	415-939-3339	irene8888@gmail.com	<input checked="" type="checkbox"/>
2. BR BORIS LEVITAS	4330 ANZA	415-742-0789	bmlevitas@earthlink.net	<input checked="" type="checkbox"/>
3. BEN KWAN	583 34th AVE.	415-728-5408	benkwan@yahoo.com	<input checked="" type="checkbox"/>
4. SHIRLEY WONG	587 34th AVE.	415-668-3328		<input checked="" type="checkbox"/>
5.				<input type="checkbox"/>
6.				<input type="checkbox"/>
7.				<input type="checkbox"/>
8.				<input type="checkbox"/>
9.				<input type="checkbox"/>
10.				<input type="checkbox"/>
11.				<input type="checkbox"/>
12.				<input type="checkbox"/>
13.				<input type="checkbox"/>
14.				<input type="checkbox"/>

Summary of discussion from the Pre-Application Meeting

Meeting Date: January 10, 2011
Meeting Time: 6:00 pm
Meeting Address: 4324 Anza St.
Project Address: 4324 Anza St.
Property Owner Name: Nelson Lum & Pauline Lum
Project Sponsor/Representative: Reza Khoshnevisan

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/how the project has been modified in response to any concerns.

Question/Concern #1 by (name of concerned neighbor/neighborhood group): Boris Levitas
Concerned about foundation stability during & after construction

Project Sponsor Response: Assured the neighbor that the building will be designed and constructed in accordance with the provisions of the latest governing codes and specially due to the fact that no excavation is proposed, his building will not be damaged during or the construction.

Question/Concern #2: _____
Irene Lee was concerned about the potential loss of view & light for the kitchen of the unit located at the north west corner of her building.

Project Sponsor Response: _____
We told her that we would consider her concern and study how we could accommodate her, She mentioned that she might be o.k. with us proving a skylight at kitchen area. Please note that there is an existing 5' setback between the two buildings.

Question/Concern #3: _____

Project Sponsor Response: _____

Question/Concern #4: _____

RENE LEE /RENE888 @ GMAIL.COM
4300 ANZA
415 939-3339

BORIS LEVITAS
4330 ANZA ST.
415-742-0789
bmlvitas @ earthlink.net

Ben Kwam
583 34th Ave.
415-728-5408
benkwam @ yahoo.com

SHIRLEY WOLFE
587 34th Ave
415-668-3378
3378

Exhibit-B

Residential Design Team Review



SAN FRANCISCO PLANNING DEPARTMENT

RESIDENTIAL DESIGN TEAM REVIEW

DATE: April 14, 2011 RDT MEETING DATE: 4/20/11

PROJECT INFORMATION:

Planner: Cabreros
 Address: 4324 Anza Street
 Cross Streets: 34th / 35th Avenues
 Block/Lot: 1510/022
 Zoning: RH-2
 Height/Bulk District: 40-X
 BPA/Case No. 2011.01.11.8224
 Project Status Initial Review Post NOPDR DR Filed

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:

Vertical addition (new third floor) and two-story rear addition. 1 to 2 units. Façade alterations.

PROJECT CONCERNS:

Appropriateness of depth of rear addition and general design/massing.

RDT COMMENTS:

- The RDT supports the scale/depth of the building at the rear yard (RDG, pg. 25-26)
- The RDT supports the scale of the building at the street (RDG, pg. 23-25)
- Please simplify the façade design; consider eliminating the belt course /horizontal projections (RDG< pg. 43, 47-48)
- Please specify the use of bird friendly glass for any glass railings.

Exhibit-C

Discretionary Review Application

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME:		
BORIS M. LEVITAS		
DR APPLICANT'S ADDRESS:	ZIP CODE:	TELEPHONE:
4330 ANZA ST., SAN FRANCISCO, CA	94121	(415) 742-0789
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:		
NELSON LUM & PAULINE LUM		
ADDRESS:	ZIP CODE:	TELEPHONE:
4324 ANZA ST., SAN FRANCISCO, CA	94121	()
CONTACT FOR DR APPLICATION:		
Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE:
		()
E-MAIL ADDRESS:		
bmlevitas@earthlink.net		

2. Location and Classification

STREET ADDRESS OF PROJECT:		ZIP CODE:		
4324 ANZA ST., SAN FRANCISCO, CA		94121		
CROSS STREETS:				
34 TH AND 35 TH AVENUES				
ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
1510 / 022	100' x 25'	2,500	RH-2	

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: TWO-FAMILY DWELLING

Building Permit Application No. 2011.01.11.8224

Date Filed: 1/17/2012

RECEIVED

JAN 17 2012

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

Discretionary Review Request

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

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

SEE ATTACHMENT

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

SEE ATTACHMENT

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

SEE ATTACHMENT

Boris Levitas/Application for Discretionary Review

1. What are 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 of the Residential Design Guidelines.

In this case my reasons to request Discretionary Review is much more serious than the issues of Neighborhood Look, sunlight, ventilation or privacy. I will address those issues later.

My major concerns at this time going beyond standards of the Planning Code of City's General Plan. The problems I have with the proposed development has to do with future direct damage to my property caused by new construction.

The question is not whether damage will occur, but when.

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 neighborhood would be adversely affected, please state who would be affected, and how.

The proposed development is located in the area where all the buildings along north side of Anza Street between 34th and 35th Avenues build over loose dune sand deposits with upslope to the north toward Geary Boulevard. For whatever reason, the soil in this area is unstable and still moving and settling, just with various rate of settlement at different period of time. All the properties on the block will be affected by proposed development. That also includes City of San Francisco. San Francisco Department of Public Works in past 3 years had twice repaired the street sinkhole in front of 4300 Anza Street and 30 feet from 4324 Anza Street, the site of proposed project. Last repair as recent as January of 2011.

I own my property since 1983. During this time I have observed constant deterioration of the house and the adjacent properties.

An overwhelming amount of evidences to support this. There are sinkholes in the street, cracked and settled sidewalks, cracks in the building facads, cracks in foundation and concrete slabs, water seepage through those cracks, extensive building foundation structural repairs, whorped windows and doors, slanted floors just to name a few.

The only conclusion on what causing all that damage is that the soil on the block unstable and still constantly settling.

The proposed development will further destabilize already fragile ground condition and lead to more damages and costly repairs.

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?

As I mentioned before my concerns has not been addressed, and no changes to the original plans has been made.

Based on overwhelming amount of evidences, this site is not suited for this type of development.

New construction and the damage it will cause present itself as an exceptional and extraordinary circumstances. In order to reduce adverse affects is to for the owner and sponsor of this project come up with development which does not involve any additional loads, excavation, shoring and foundation work.

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 checked="" 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.

At the neighborhood pre-application meeting on January 10, 2011 I expressed my strong concerns to the Mr. Lum (owner) and Mr. Khoshnevisan (project architect) regarding severe impact that new development will have upon my property.

Mr. Khoshnevisan tried to down play the seriousness of these concerns and since than never got back to me to address them.

I also contacted twice on 3/30/2011 and 1/9/2012 via e-mailed assigned project City Planer, but did not got satisfactory result.

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: Boris Levitas

Date: 1/17/2012

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

BORIS M. LEVITAS

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 checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns	<input type="checkbox"/>
Convenant or Deed Restrictions	<input type="checkbox"/>
Check payable to Planning Dept.	<input checked="" 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.

Lois Savita

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

Notice of Pre-Application Meeting

2/6/2012

Date

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at 437 Duncan St., cross street(s) Sanchez/28th St. (Block/Lot#: 6602/035; Zoning: RH-2), in accordance with the San Francisco Planning Department's Pre-Application procedures. The Pre-Application meeting is intended as a way for the Project Sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the City. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department's review. Once a Building Permit has been submitted to the City, you may track its status at www.sfgov.org/dbi.

The Pre-Application process is only required for projects subject to Planning Code Section 311 or 312 Notification. It serves as the first step in the process prior to building permit application or entitlement submittal. Those contacted as a result of the Pre-Application process will also receive a formal entitlement notice or 311 or 312 notification when the project is submitted and reviewed by Planning Department staff.

A Pre-Application meeting is required because this project includes (check all that apply):

- New Construction;
- Any vertical addition of 7 feet or more;
- Any horizontal addition of 10 feet or more;
- Decks over 10 feet above grade or within the required rear yard;
- All Formula Retail uses subject to a Conditional Use Authorization.

The development proposal is to: _____

New construction of a single family home.

Existing # of dwelling units: <u>1</u>	Proposed: <u>1</u>	Permitted: <u>2</u>
Existing bldg square footage: <u>828 sf</u>	Proposed: <u>2800 SF</u>	Permitted: <u>6200 SF</u>
Existing # of stories: <u>1</u>	Proposed: <u>4</u>	Permitted: <u>4</u>
Existing bldg height: <u>15'</u>	Proposed: <u>40'</u>	Permitted: <u>40'</u>
Existing bldg depth: <u>35'</u>	Proposed: <u>66'</u>	Permitted: <u>66'</u>

MEETING INFORMATION:

Property Owner(s) name(s): Risteard O'Sulleabhain & Finbar Collins

Project Sponsor(s): SIA Consulting Corp.

Contact information (email/phone): 415.922.0200

Meeting Address*: 437 Duncan

Date of meeting: February 22, 2012

Time of meeting**: 6 p.m.

*The meeting should be conducted at the project site or within a one-mile radius, unless the Project Sponsor has requested a Department Facilitated Pre-Application Meeting, in which case the meeting will be held at the Planning Department offices, at 1650 Mission Street, Suite 400.

**Weeknight meetings shall occur between 6:00 p.m. - 9:00 p.m. Weekend meetings shall be between 10:00 a.m. - 9:00 p.m., unless the Project Sponsor has selected a Department Facilitated Pre-Application Meeting.

If you have any questions about the San Francisco Planning Code, Residential Design Guidelines, or general development process in the City, please call the Public Information Center at 415-558-6378, or contact the Planning Department via email at pic@sfgov.org. You may also find information about the San Francisco Planning Department and on-going planning efforts at www.sfplanning.org.

Exhibit-D

Emails

Reza Khoshnevisan

From: Glenn.Cabreros@sfgov.org
Sent: Thursday, March 08, 2012 9:54 AM
To: Reza Khoshnevisan; bmlevitas@earthlink.net
Cc: JEAN DUGGAN; Pauline Lum; Lum, Nelson
Subject: RE: 4324 Anza St. Soil Report

Boris and Reza-

Thanks for your continued efforts to communicate with each other. Please note that while there are soil/foundation concerns, these issues do not fall within the purview of the Planning Code and the Planning Department's review. These concerns are better addressed by the Building Department's review, which would occur after the Planning approvals. I just wanted to let everyone know this in light of the upcoming hearing before the Planning Commission.

Thank you.

Glenn Cabreros, LEED AP
Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103
t: 415-558-6169
f: 415-558-6409

Reza Khoshnevisan <reza@siaconsult.com>

03/07/2012 06:20 PM

To "Lum, Nelson" <Nelson.Lum@ucsf.edu>, "bmlevitas@earthlink.net" <bmlevitas@earthlink.net>, JEAN DUGGAN <duggani@msn.com>

cc Glenn Cabreros <Glenn.Cabreros@sfgov.org>, Pauline Lum <lumpauline@aol.com>

Subject RE: 4324 Anza St. Soil Report

Hi Boris;

Would it be ok for me and Philip to do a walkthrough of your house, he would like to write his report considering the condition of your foundation. Please let me know

Thanks;

Reza Khoshnevisan
SIA Consulting Corp.
1256 Howard Street
San Francisco, Ca. 94103
Tel: 415.922.0200, ext.108
Fax: 415.922.0203

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

From: Lum, Nelson [<mailto:Nelson.Lum@ucsf.edu>]
Sent: Monday, March 05, 2012 7:01 PM
To: bmlevitas@earthlink.net; JEAN DUGGAN
Cc: Glenn Cabreros; Reza Khoshnevisan; Pauline Lum
Subject: Re: 4324 Anza St. Soil Report

Hi Philp,

Yes, please share the soil report with Boris Levitas.

Best,

Nelson

--

From: Boris Levitas <bmlevitas@earthlink.net<<mailto:bmlevitas@earthlink.net>>>
Reply-To: <bmlevitas@earthlink.net<<mailto:bmlevitas@earthlink.net>>>
Date: Mon, 5 Mar 2012 17:57:38 -0800
To: JEAN DUGGAN <dugganj@msn.com<<mailto:dugganj@msn.com>>>
Cc: Glenn Cabreros <Glenn.Cabreros@sfgov.org<<mailto:Glenn.Cabreros@sfgov.org>>>, Reza Khoshnevisan <reza@siaconsult.com<<mailto:reza@siaconsult.com>>>, Nelson Lum <Nelson.Lum@ucsf.edu<<mailto:Nelson.Lum@ucsf.edu>>>
Subject: 4324 Anza St. Soil Report

Hello Mr. Whitehead,

Thank you for the meeting with me the other day.

Could you please send me the copy of your soil report.

Thank you.

Boris Levitas

Boris Levitas
bmlevitas@earthlink.net<<mailto:bmlevitas@earthlink.net>>
EarthLink Revolves Around You.

Reza Khoshnevisan

From: Reza Khoshnevisan
Sent: Monday, February 27, 2012 5:33 PM
To: 'bmlevitas@earthlink.net'
Cc: Glenn Cabrerros; 'lumpauline@aol.com'; 'Lum, Nelson'; 'JEAN DUGGAN'; 'johnodonoghue@sbcglobal.net'
Subject: RE: 4324 Anza Street - meeting

Hi Boris;

I arranged Thursday afternoon at 4 pm with the owner, contractor & the soils engineer (@ my office). Please let me know if this is still ok. As far as the purpose of this meeting, you can be assured that we have every intention to resolve this matter and not to go to the planning commission. The reason for getting a hearing date is so that just in case we can't come up with a reasonable solution that we have a date set up. My clients have been going through this process for a year now and they are really anxious to start the construction.

Kindest regards;

Reza Khoshnevisan
SIA Consulting Corp.
1256 Howard Street
San Francisco, Ca. 94103
Tel: 415.922.0200, ext.108
Fax: 415.922.0203

From: Boris Levitas [<mailto:bmlevitas@earthlink.net>]
Sent: Friday, February 24, 2012 6:05 PM
To: Reza Khoshnevisan
Cc: Glenn Cabrerros
Subject: Re: 4324 Anza Street - hearing date

Hi Reza,

I checked my calendar and I can meet with you on Monday 2/27/12; Wednesday 2/29/12 and Thursday 3/1/12. All of these days at 4:00 pm at your office, if its O.K with you. .
Let me know which day is works for you.

Reza, I just responded to Glenn that April 5, 2012 is also fine with me for the hearing, so what is the purpose for this meeting.

Thanks.

Boris Levitas

From: [Reza Khoshnevisan](#)
To: Glenn.Cabreros@sfgov.org
Cc: bmlevitas@earthlink.net; [Pauline Lum](#); [Nelson Lum](#)
Sent: 2/23/2012 10:56:38 AM
Subject: Re: 4324 Anza Street - hearing date

Thank you Glenn, April 5th works for us. Also I talked to Boris, he is going to call me back to give me an appointment for next week.

Regards
Reza

Sent from my iPhone

On Feb 23, 2012, at 9:55 AM, "Glenn.Cabreros@sfgov.org" <Glenn.Cabreros@sfgov.org> wrote:

Boris and Reza-

I would like to set a hearing date for this project on April 5. Please let me know if you are both available that day. Hearing are held in City Hall typically starting at 12:00. A formal agenda is published 1 week prior to the hearing.

Thank you.

Glenn Cabreros, LEED AP
Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103
t: 415-558-6169
f: 415-558-6409

Exhibit-E

Photos



SUBJECT PROPERTY



D.R. APPLICANT PROPERTY



EXISTING RETAINING WALL

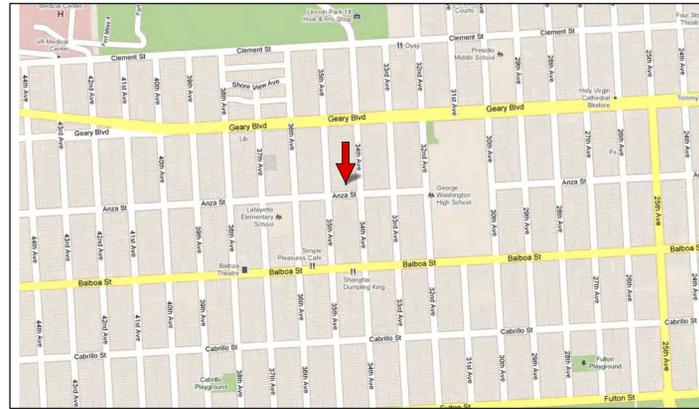


Exhibit-F

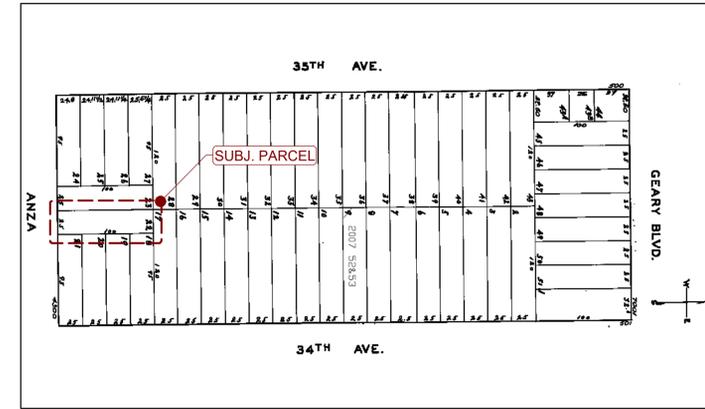
Plans with Foundation Details

SCOPE OF WORK:

1. ENLARGE PARKING GARAGE @ GROUND LEVEL
 2. PROPOSED HORIZONTAL ADDITION AND INTERIOR REMODELING TO ACCOMMODATE ONE NEW BEDROOM & BATHROOM @ EXISTING SECOND FLOOR
 3. PROPOSED HORIZONTAL & VERTICAL ADDITION TO ACCOMMODATE ONE NEW RESIDENTIAL UNIT @ NEW THIRD FLOOR.
- @ 4324 ANZA ST., SAN FRANCISCO, CA



AREA MAP



ASSESSOR'S MAP

PROJECT NAME
**4324 ANZA ST.
SAN FRANCISCO, CA**



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 922.0200
FAX: (415) 922.0203
WEBSITE: WWW.SIACONSULT.COM

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN COMPLETE COMPLIANCE WITH ALL APPLICABLE CODES, LAWS, ORDINANCES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK. ALL CONTRACTORS SHALL HOLD HARMLESS THE ARCHITECT/ENGINEER AND THE OWNER FROM ALL DAMAGES AND/OR PENALTY ARISING OUT OF VIOLATION THEREOF.
2. ALL ATTACHMENTS, CONNECTIONS OR FASTENING OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH THE BEST PRACTICE OF THE BUILDING INDUSTRY. DRAWINGS SHOWS ONLY SPECIAL REQUIREMENTS TO ASSIST THE CONTRACTOR AND DO NOT ILLUSTRATE EVERY DETAIL.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, MEASUREMENTS AND CONDITIONS IN THE FIELD BEFORE BEGINNING WORK. ANY DISCREPANCIES, ERROR OR OMISSIONS SHALL BE BROUGHT TO THE ARCHITECT/ENGINEER'S ATTENTION IMMEDIATELY.
4. UNLESS OTHERWISE NOTED, ALL ANGLES SHALL BE RIGHT ANGLES, ALL LINES WHICH APPEAR PARALLEL SHALL BE PARALLEL, AND ALL ITEMS WHICH APPEAR CENTERED SHALL BE CENTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL LINES TRUE LEVEL, PLUMB AND SQUARE.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND PROTECTION DURING CONSTRUCTION. ALL EXISTING IMPROVEMENTS TO REMAIN SHALL BE PROTECTED. ALL MATERIALS DELIVERED TO THE SITE SHALL BE PROPERLY STORED AND PROTECTED UNTIL INSTALLATION. ALL LUMBER SHALL BE PROTECTED FROM MOISTURE AND STORED ABOVE GROUND.
6. DETAILED AND/OR LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL AND SMALLER SCALE DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL SCALED DIMENSIONS SHALL BE VERIFIED.
7. ALL WORK SHALL BE DONE UNDER PERMIT. PLANS AND CALCULATIONS, IF REQUIRED, SHALL BE SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.

DRAWING INDEX

- A-0.0 COVER SHEET
- A-1.0 (E) & (N) SITE PLANS
- A-2.0 (E) & (N) FIRST FLOOR PLANS
- A-2.1 (E) & (N) SECOND FLOOR PLANS
- A-2.2 (N) THIRD FLOOR PLAN, & NOTES
- A-3.0 (E) & (N) SOUTH (FRONT) & NORTH (REAR) ELEVATIONS
- A-3.1 (E) & (N) WEST (LEFT) ELEVATIONS
- A-3.2 (E) & (N) EAST (RIGHT) ELEVATIONS
- A-4.0 (E) & (N) SECTION A-A
- A-4.1 SCOPE OF EXCAVATION DETAIL

PROJECT DATA

LOT AREA:	2,495 S.F.
(E) FIRST FLOOR AREA (INCL. GARAGE):	1,200 ± S.F. (NO CHANGE)
(E) SECOND FLOOR AREA:	1,155 ± S.F.
(E) TOTAL BUILDING GROSS FLOOR AREA:	2,355 ± S.F.
(N) SECOND FLOOR AREA:	1,475 ± S.F.
(N) THIRD FLOOR AREA:	1,445 ± S.F.
(N) TOTAL FLOOR AREA (INCL. GARAGE):	4,120 ± S.F.
UNIT #201 FLOOR AREA:	1,779 ± S.F.
UNIT #301 FLOOR AREA:	1,385± S.F.
(E) NUMBER OF UNIT(S):	1
(N) NUMBER OF UNIT(S):	2
(E) NUMBER OF COVERED PARKING:	1
(N) NUMBER OF COVERED PARKING:	2
(E) NUMBER OF STORIES:	2
(N) NUMBER OF STORIES:	3
(E) BUILDING HEIGHT:	20'-0" ±
(N) BUILDING HEIGHT:	30'-0" ±
OCCUPANCY GROUP:	R-3 (NO CHANGE)
ZONING:	RH2
TYPE OF CONSTRUCTION:	V-B
BLOCK AND LOT :	1510-022
APPLICABLE CODES:	2007 CALIFORNIA CODE EDITIONS W/ SAN FRANCISCO AMENDMENTS

SHEET TITLE

Cover Sheet

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN	R.L.
CHECKED	R.K.
DATE	10/06/2010
REVISED DATE	11/23/2011
JOB NO.	10-1447
SHEET NO.	A-0.0

ABBREVIATION

&	AND	F.D.	FLOOR DRAIN
@	A T	FDN	FOUNDATION
A.B.	ANCHOR BOLT	FL	FLOOR
ABV	ABOVE	FLUOR	FLUORESCENT
A.F.F.	ABOVE FINISHED FLOOR	F.O.F.	FACE OF FINISH
ALT	ALTERNATE	FURR	FURRING
ALUM	ALUMINUM	G.B.	GRAB BAR
APPROX	APPROXIMATE	GND	GROUND
ASPH	ASPHALT	GRP	GROUP
BD	BOARD	G YP	GYPSUM
BLDG	BUILDING	H.C.	HANDICAPPED
BLKG	BLOCKING	HR	HOUR
BOT	BOTTOM	MAX	MAXIMUM
CLG	CEILING	MIN.	MINIMUM
CLO	CLOSET	(N)	NEW
CLR	COUNTER	N.T.S.	NOT TO SCALE
CNTR	CLEAR	O.C.	ON CENTER
CONC	CONCRETE	OFF	OFFICE
CORR	CORRIDOR	P.L.	PROPERTY LINE
CTR	CENTER	PLYWD	PLYWOOD
DBL	DOUBLE	RDWD	REDWOOD
DET	DETAIL	REQD	REQUIRED
D.F.	DRINKING FOUNTAIN	SF	SQUARE FOOT
DIA	DIAMETER	STD	STANDARD
DN	DOWN	STRUCT	STRUCTURAL
DR	DOOR	SQ	SQUARE
DWR	DRAWING	TC	TOP OF CURB
(E)	EXISTING	TYP	TYPICAL
EA	EACH	U.N.O	UNLESS NOTED OTHERWISE
EL	ELEVATION	V.I.F.	VERIFY IN FIELD
ELEC	ELECTRICAL	W.H.	WATER HEATER
EQ	EQUAL	W/	WITH
EXT.	EXTERIOR	WD	WOOD

SYMBOLS

	GRID LINES LETTERS HORIZONTAL NUMBERS VERTICAL
	DOOR TYPE
	WINDOW TYPE
	WORK POINT
	DETAIL DETAIL NUMBER SHEET NUMBER
	SECTION DETAIL NUMBER SHEET NUMBER
	EXTERIOR ELEVATION ELEVATION NUMBER SHEET NUMBER
	INTERIOR ELEVATION ELEVATION NUMBER SHEET NUMBER
	PROPERTY LINE



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 922.0200
FAX: (415) 922.0203
WEBSITE: WWW.SIACONSULT.COM

SHEET TITLE

**Existing & New
Second Floor Plans**

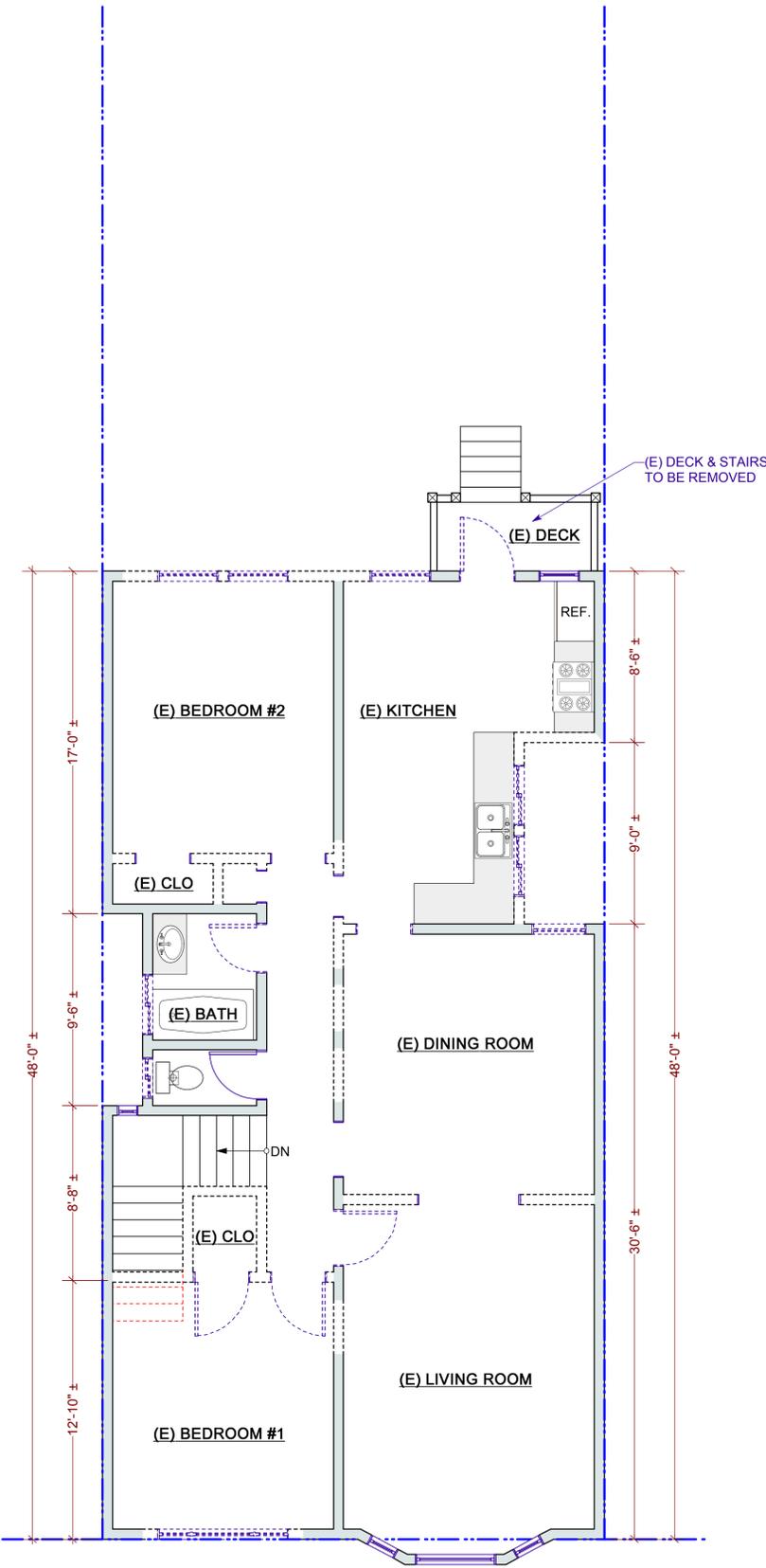
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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

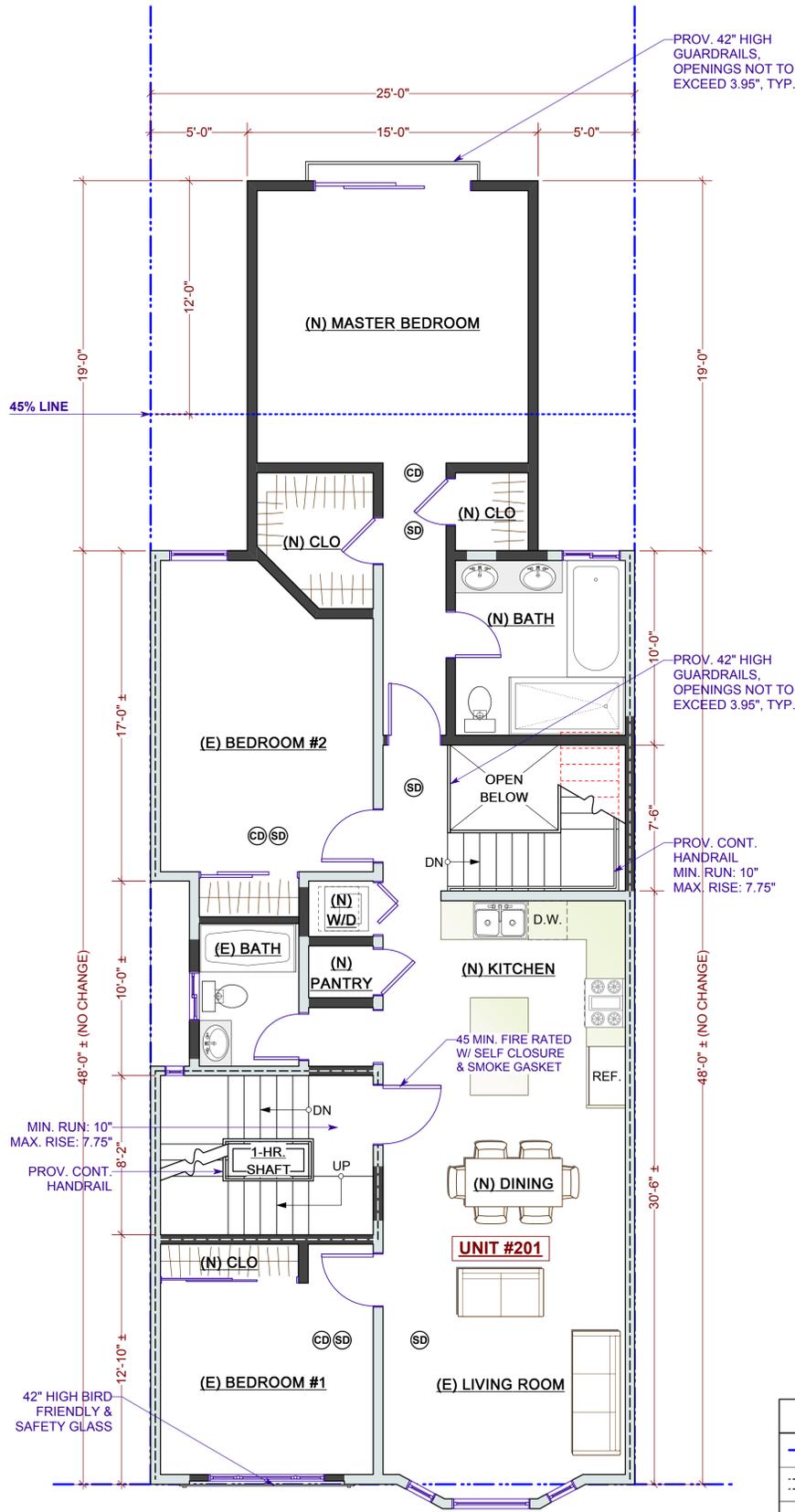
DRAWN	R.L.
CHECKED	R.K.
DATE	10/06/2010
REVISED DATE	11/23/2011
JOB NO.	10-1447
SHEET NO.	

A-2.1



(E) SECOND FLOOR PLAN

1/4" = 1'-0"



(N) SECOND FLOOR PLAN

1/4" = 1'-0"



(SD)	SMOKE DETECTOR, 110-V INTERCONNECTED WITH BATTERY BACKUP
---	PROPERTY LINE
----	(E) WALL TO BE REMOVED
=====	(E) WALL TO REMAIN
=====	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED, SEE DET. W-1/A2.2
=====	(N) WALL TO BE CONSTRUCTED
=====	(N) WALL TO BE 1-HR. FIRE RATED, SEE DETAIL W-2 & W-3/A2.2

PROJECT NAME

4324 ANZA ST.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 922.0200
FAX: (415) 922.0203
WEBSITE: WWW.SIACONSULT.COM

SHEET TITLE

**Existing & New
South & North
Elevations**

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ISSUES / REVISIONS

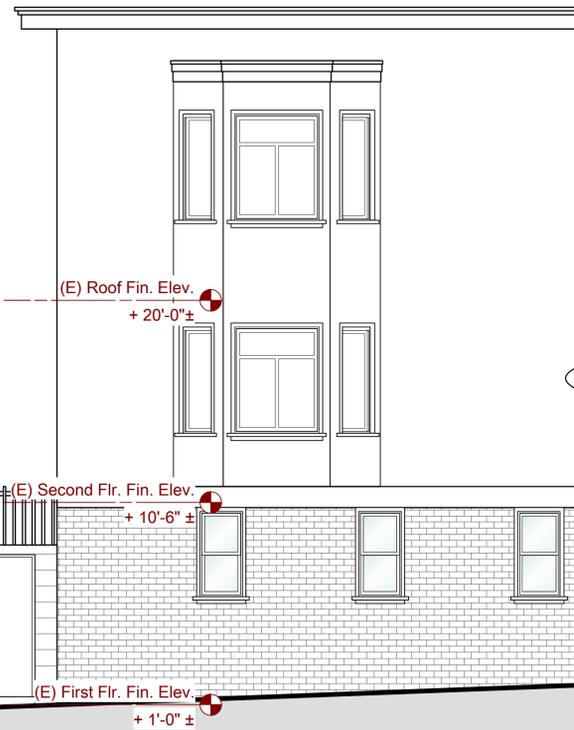
NO. DATE DESCRIPTION

DRAWN	R.L.
CHECKED	R.K.
DATE	10/06/2010
REVISED DATE	11/23/2011
JOB NO.	10-1447

SHEET NO.

A-3.0

4300 Anza Street



Existing South Elevation @ Anza Street

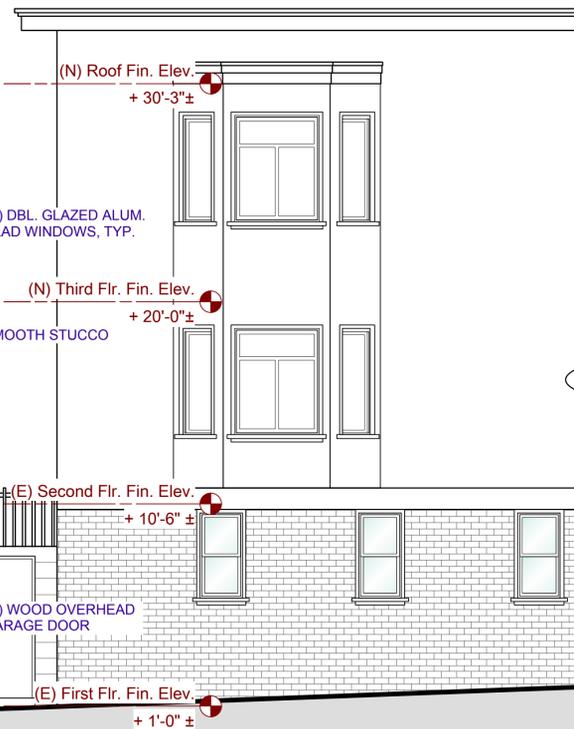
1/4" = 1'-0"

Existing North (Rear) Elevation

1/4" = 1'-0"

4324 Anza Street

4300 Anza Street



New South Elevation @ Anza Street

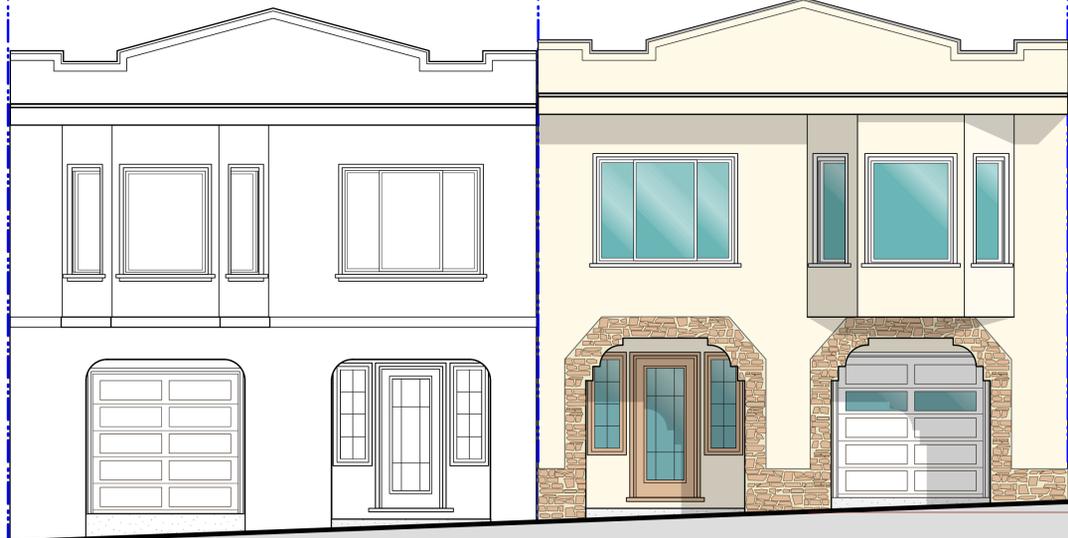
1/4" = 1'-0"

New North (Rear) Elevation

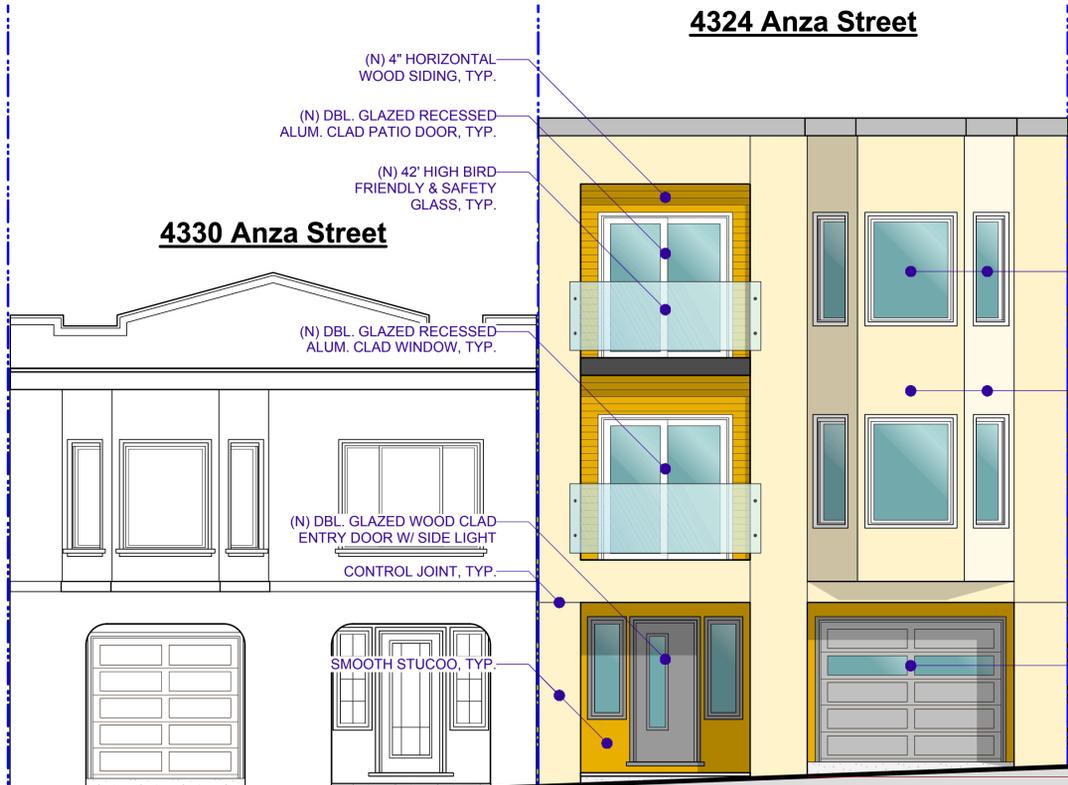
1/4" = 1'-0"

4330 Anza Street

4324 Anza Street



4330 Anza Street



PROJECT NAME

4324 ANZA ST.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
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SHEET TITLE

Existing & New West Elevations

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ISSUES / REVISIONS

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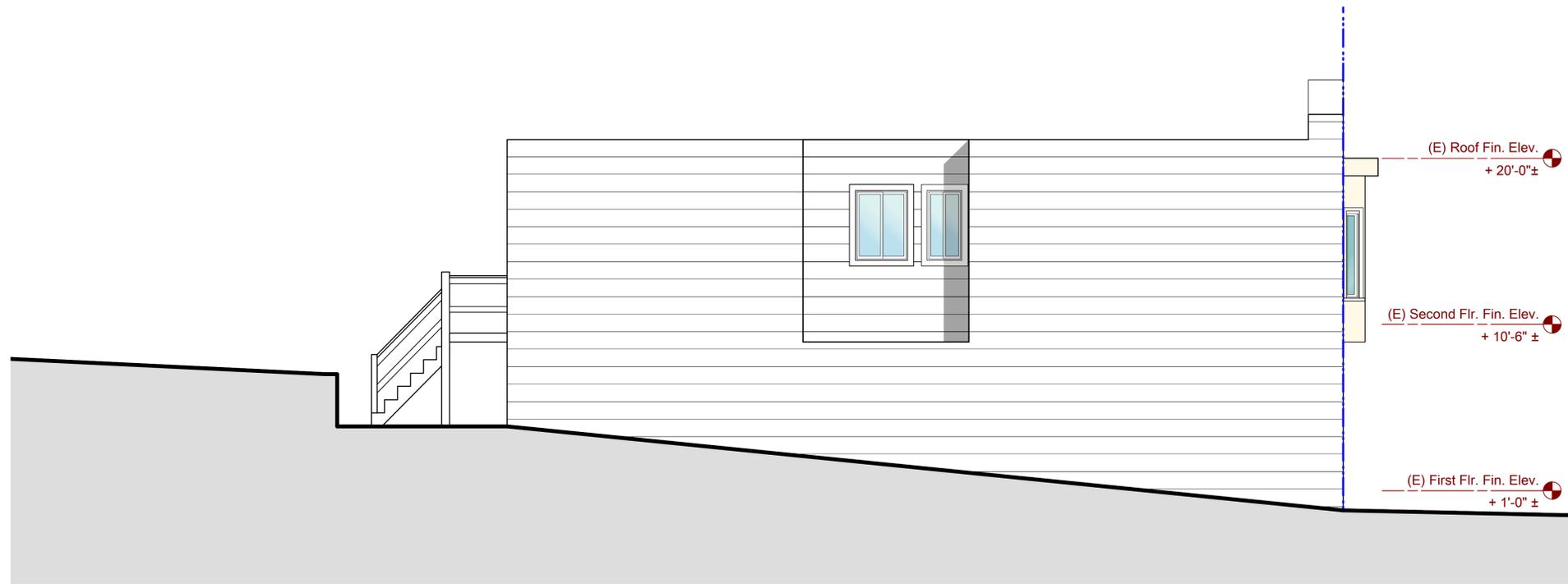
DATE 10/06/2010

REVISED DATE 11/23/2011

JOB NO. 10-1447

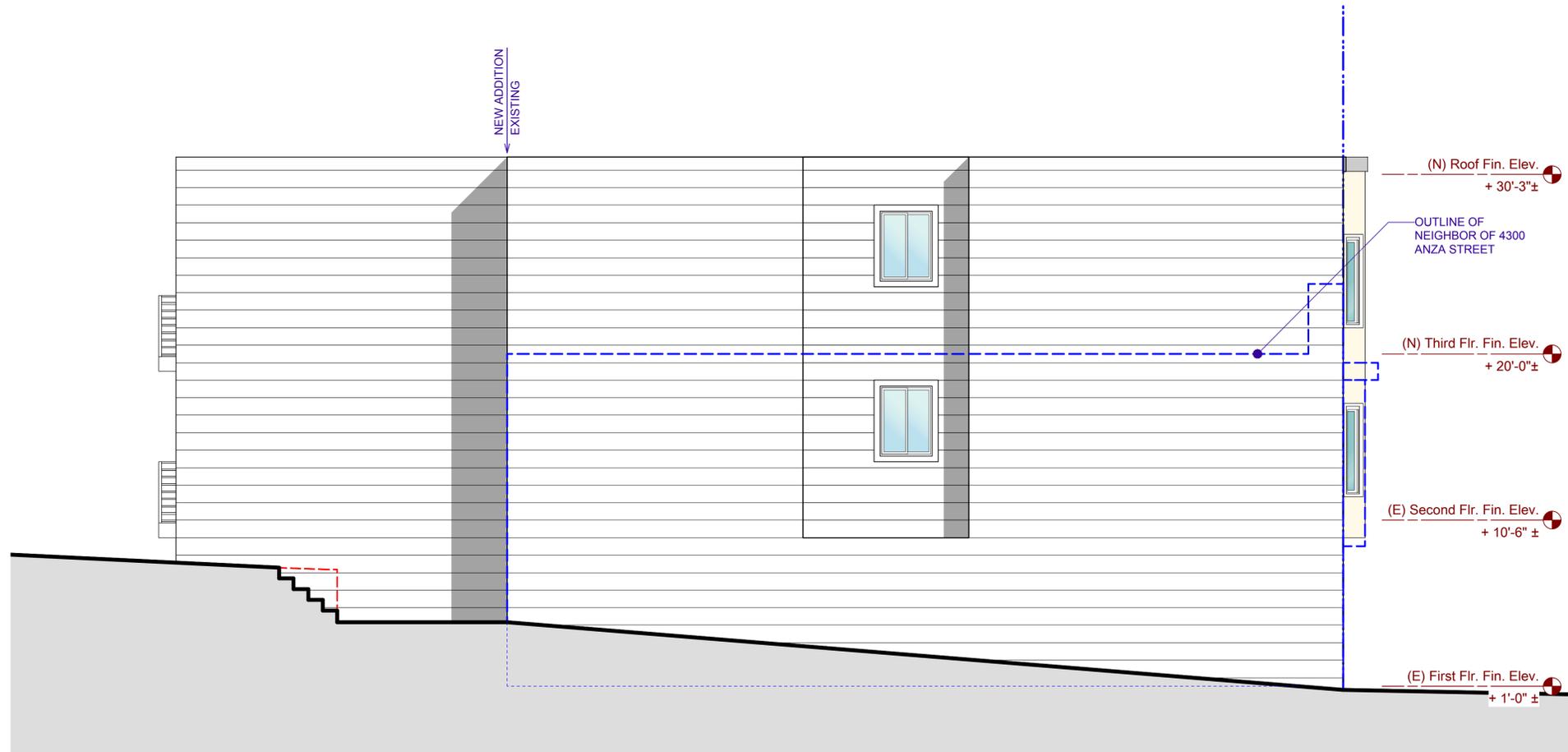
SHEET NO.

A-3.1



Existing West Elevation

1/4" = 1'-0"



New West Elevation

1/4" = 1'-0"

PROJECT NAME

**4324 ANZA ST.
SAN FRANCISCO, CA**



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SHEET TITLE

Existing & New East Elevations

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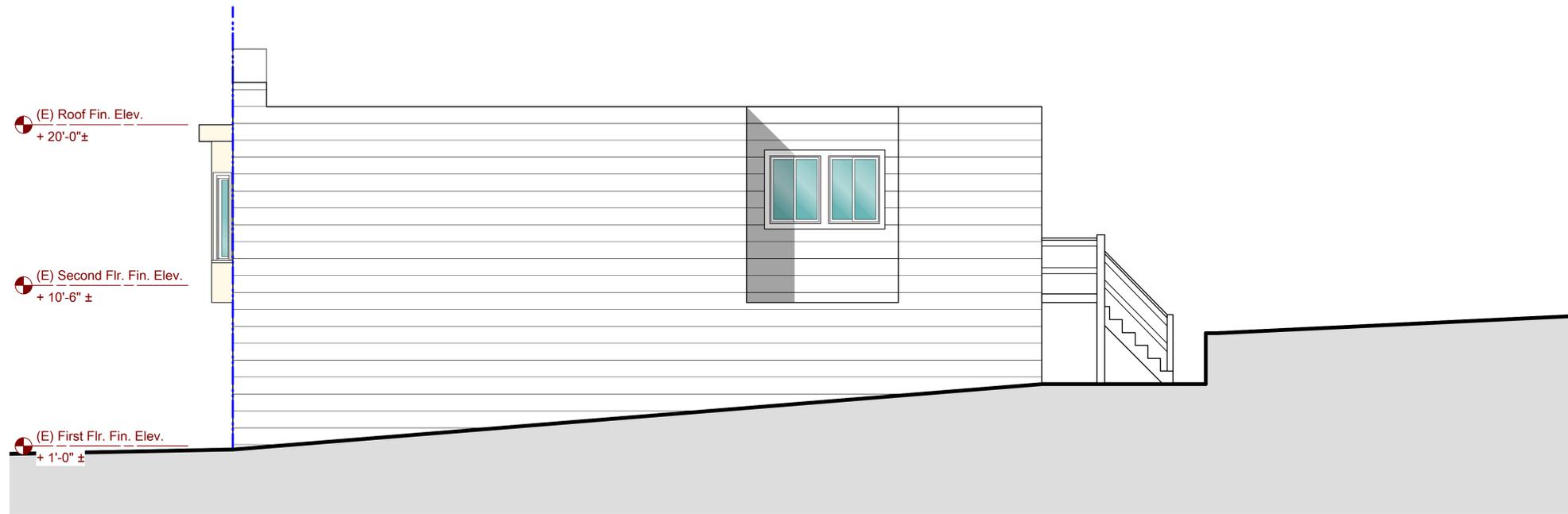
ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

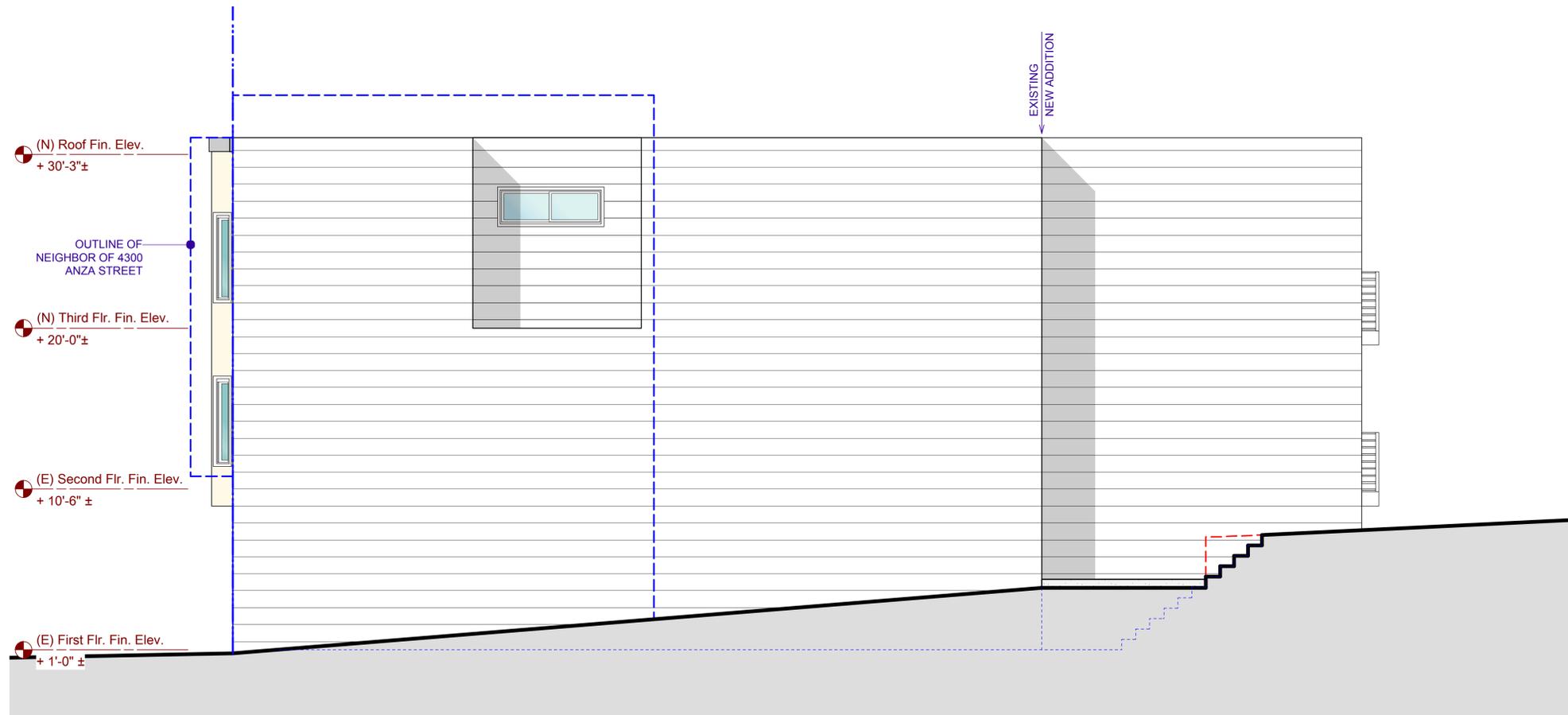
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SHEET NO.

A-3.2



Existing East Elevation
1/4" = 1'-0"



New East Elevation
1/4" = 1'-0"

PROJECT NAME

4324 ANZA ST.
SAN FRANCISCO, CA



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SHEET TITLE

Existing & New Section A-A

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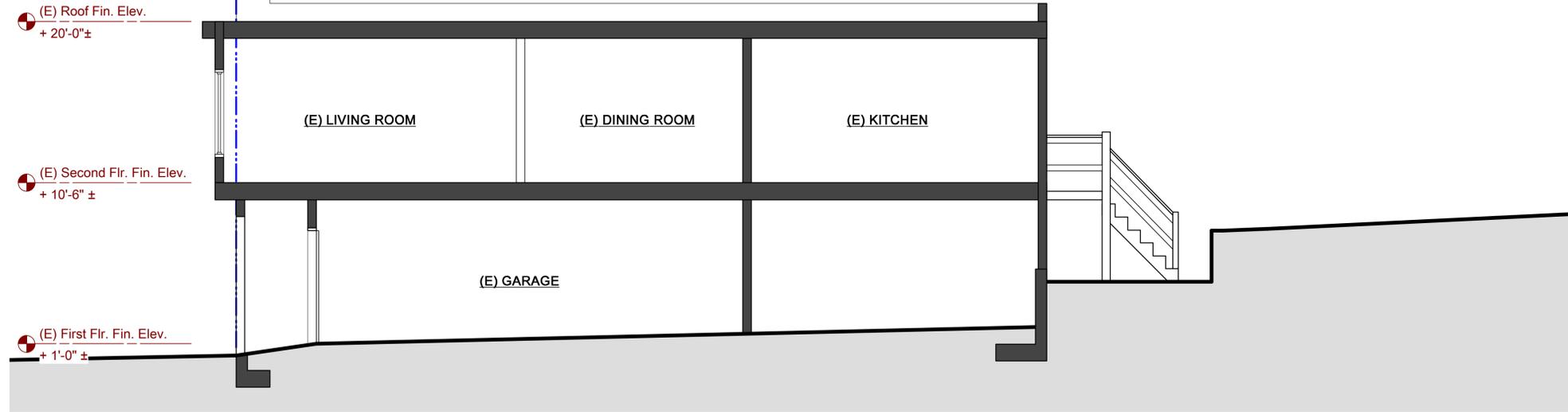
ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

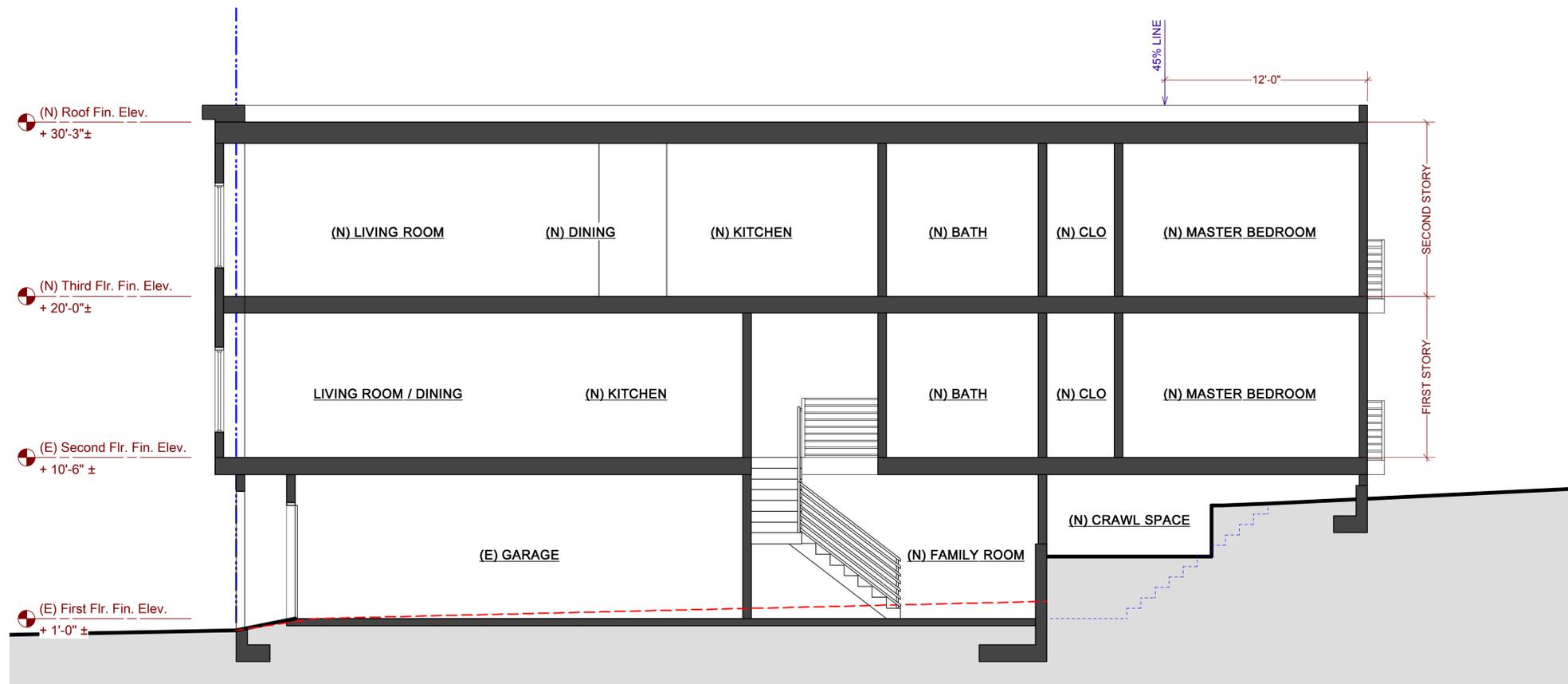
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SHEET NO.

A-4.0



Existing Section A-A
1/4" = 1'-0"



New Section A-A
1/4" = 1'-0"

PROJECT NAME

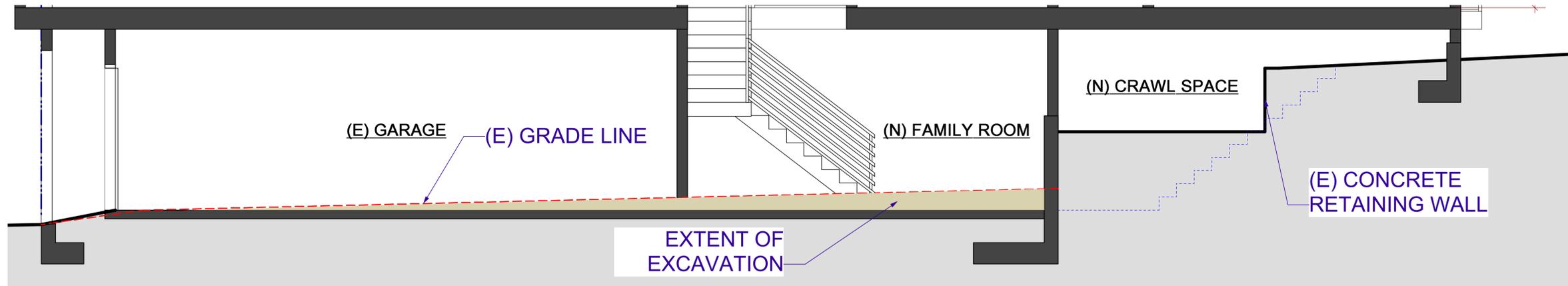
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SHEET TITLE

SCOPE OF EXCAVATION



SCOPE OF EXCAVATION DETAIL

3/8" = 1'-0"

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A-4.1