



# SAN FRANCISCO PLANNING DEPARTMENT

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## Discretionary Review Abbreviated Analysis

HEARING DATE: APRIL 25, 2013

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* April 18, 2013  
*Case No.:* **2012.0596DV**  
*Project Address:* **165 -167 ROOSEVELT WAY**  
*Permit Application:* 2012.05.17.0707  
*Zoning:* RH-2 (Residential, House, Two-Family)  
40-X Height and Bulk District  
*Block/Lot:* 2608/030  
*Project Sponsor:* Nadine Greiner  
167 Roosevelt Way  
San Francisco, CA 94114  
*Staff Contact:* Michael Smith – (415) 558-6322  
[michael.e.smith@sfgov.org](mailto:michael.e.smith@sfgov.org)  
*Recommendation:* **Do not take DR and approve the project as proposed.**

### PROJECT DESCRIPTION

The project proposes a one-story vertical addition, horizontal additions at the west and north elevations of the building, replace the rear stairs with steel spiral stairs, add rear balconies, and alter the building's exterior and interior plan of a two-family dwelling. The vertical addition will be set back 8'-5" from the building's east elevation and four feet from the building's south elevation and add approximately 10'-8" to the height of the building and 1,200 square-feet of habitable area. A rear yard variance has been requested to replace the stairs and add an approximately 4'-6" deep by 15'-5" wide balcony to the east side of the building.

### SITE DESCRIPTION AND PRESENT USE

The project site is located on Roosevelt Way on the east side of the street at the intersection of 15<sup>th</sup> Street within the Corona Heights portion of the Upper Market neighborhood. The subject property is irregularly shaped measuring approximately 2,069 square-feet with 90-feet of frontage on Roosevelt Way to the north and west and 60-feet of frontage on 15<sup>th</sup> Street to the north. The lot slopes down approximately 10-feet from its Roosevelt Way frontage to the west. Overall, there is an approximately 25-foot difference in grade level between Roosevelt Way to the west to Buena Vista Terrace to the east. The subject property is improved with a two-story over garage, approximately 2,350 square-foot, two-family dwelling that was constructed in 1949. The location of the rear yard has been determined to be the area of open space located on the east side of the building. This open area is approximately 7.5-feet in depth which is much less than the 15'-9" that is required by the Planning Code. Therefore, the eastern portion of the existing building including the exterior stairs is legal noncomplying.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The surrounding neighborhood is residential in nature and characterized by a mix of multi-story, single-family and multi-family dwellings. The buildings across the street the south are two-story dwellings.

The properties to the east are developed with three-story, multi-family dwellings with the exception of the Victorian era building at 148 Buena Vista Terrace. To the west of the property across the large intersection of Roosevelt Way, 15<sup>th</sup> Street, and Park Hill Avenue are three-story, multi-family dwellings with the exception of the large Park Hill Condominium complex.

**BUILDING PERMIT NOTIFICATION**

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	Nov. 26, 2012 – Dec. 26, 2012	Dec. 21, 2012	April 25, 2013	124 days

**HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	April 15, 2013	April 8, 2013	17 days
Mailed Notice	10 days	April 15, 2013	April 12, 2013	13 days

**PUBLIC COMMENT**

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

In addition to the DR requestor, the Department received one addition letter in opposition to the project from a neighbor on Buena Vista Terrace, located east of the subject property. Two letters of support were submitted by neighbors to the south across 15<sup>th</sup> Street. Letters of support were also submitted by residents of the subject building including the tenant.

**DR REQUESTOR**

Keith Davey, owner of 160-162 Buena Vista Terrace, one of the adjacent properties to the east of the subject property.

**DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES**

See attached *Discretionary Review Application.*, received December 21, 2012

**PROJECT SPONSOR’S RESPONSE TO DR APPLICATION**

See attached *Response to Discretionary Review*, dated April 11, 2013

## ENVIRONMENTAL REVIEW

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

## RESIDENTIAL DESIGN TEAM REVIEW

RDT reviewed the project in preparation for the DR hearing and determined that minimizing the height of the addition as much as possible would help to reduce the scale of the building. To achieve this objective RDT recommended that the ceiling height within the vertical addition be reduced to a maximum height of 9-feet. In response, the project sponsor reduced the height at the eastern portion of the addition by approximately one-foot but not the two-plus-feet that would have resulted from RDT's recommendation. There is no question about whether the proposed sloped roof form adds visual interest to the building. On balance, the Department determined that a flat roofed addition would minimally benefit the DR requestor but result in an inferior design.

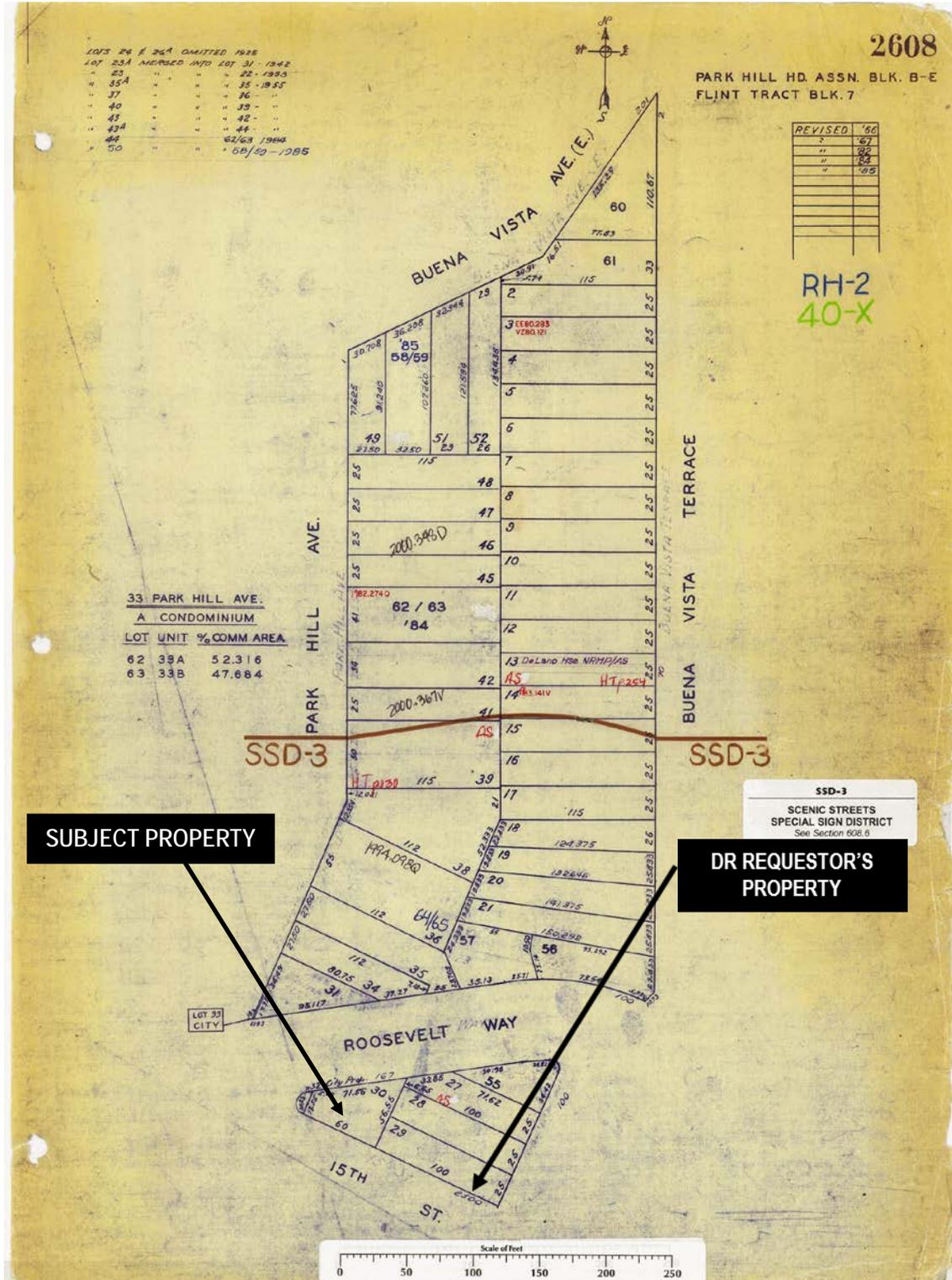
**Under the Commission's pending DR Reform Legislation, this project would not be referred to the Commission as this project does not contain or create any exceptional or extraordinary circumstances.**

<b>RECOMMENDATION:</b> <b>Do not take DR and approve project as proposed</b>
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### Attachments:

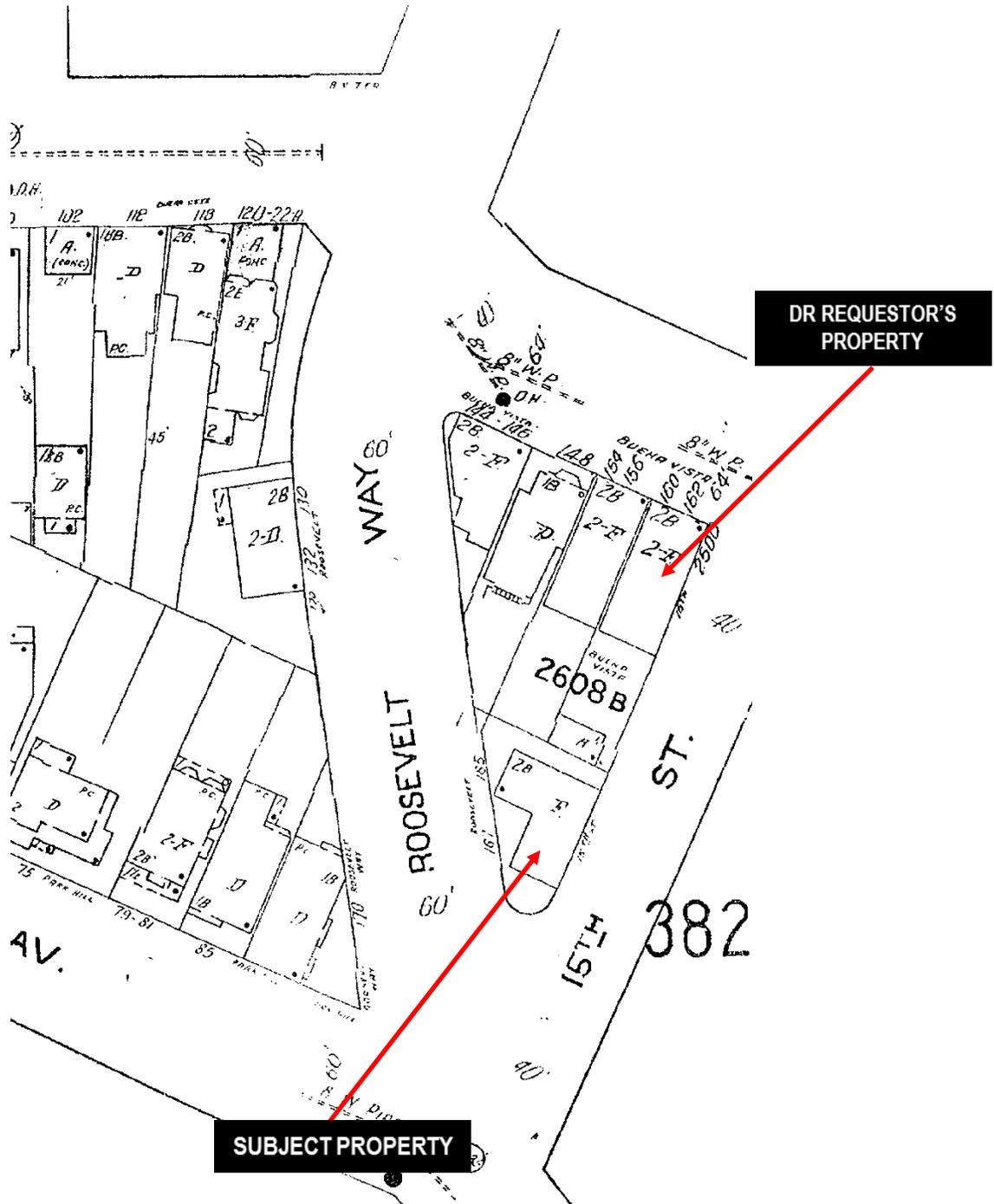
- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Section 311 Notice
- DR Application
- Response to DR Application
- Context Photographs
- Renderings
- Reduced Plans

# Parcel Map



Discretionary Review Hearing  
 Case Number 2012.0596DV  
 165-167 Roosevelt Way

# Sanborn Map\*



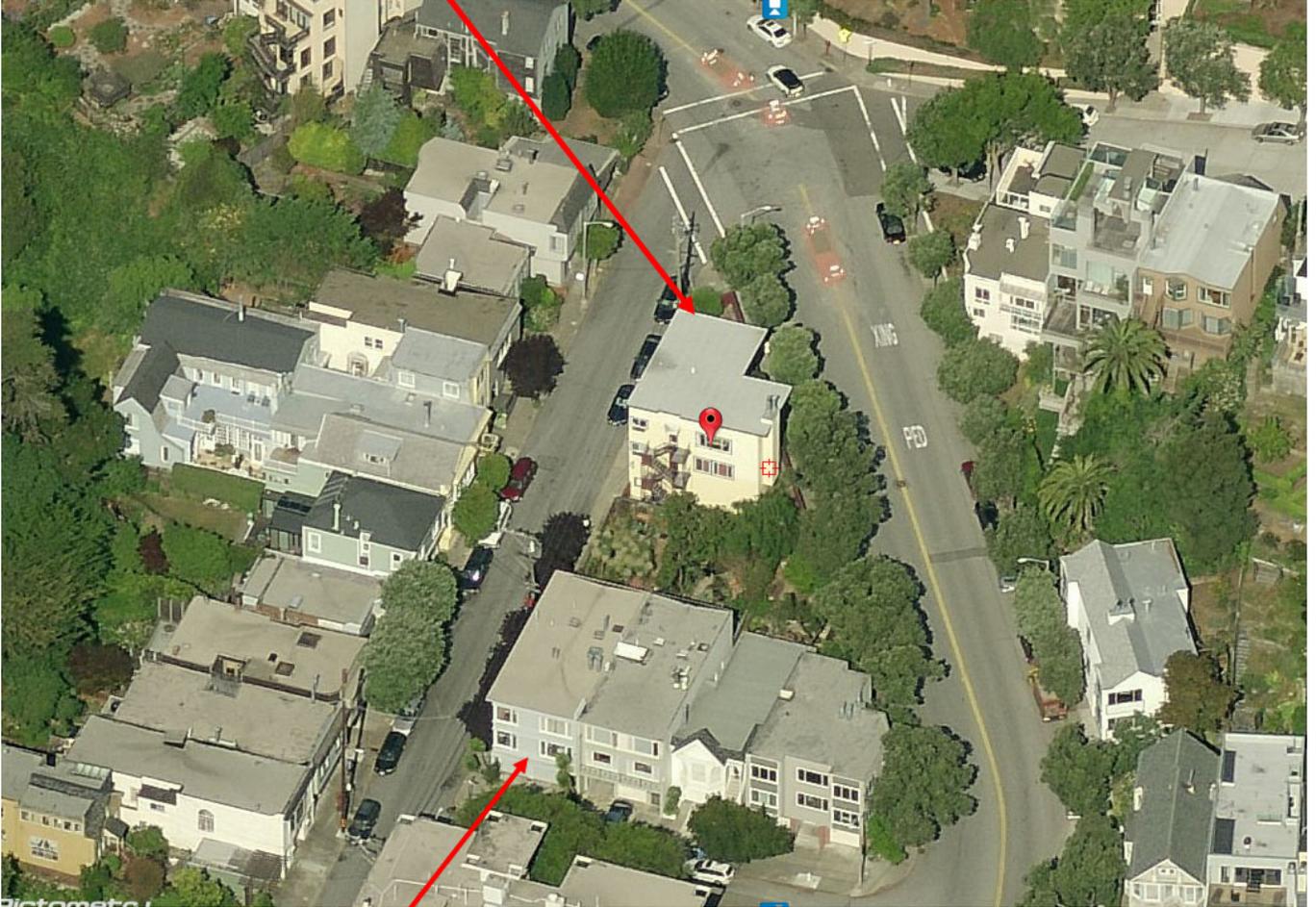
\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing  
Case Number 2012.0596DV  
165-167 Roosevelt Way

# Aerial Photo

SUBJECT PROPERTY



DR REQUESTOR'S  
PROPERTY



Discretionary Review Hearing  
Case Number 2012.0596DV  
165-167 Roosevelt Way

# Aerial Photo

SUBJECT PROPERTY



DR REQUESTOR'S  
PROPERTY



Discretionary Review Hearing  
Case Number 2012.0596DV  
165-167 Roosevelt Way



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On May 17, 2012, the Applicant named below filed Building Permit Application No. 2012.05.17.0707 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Nadine Greiner	Project Address:	165 – 167 Roosevelt Way
Address:	167 Roosevelt Way	Cross Streets:	15 <sup>th</sup> Street
City, State:	San Francisco, CA 94114	Assessor's Block /Lot No.:	2608/030
Telephone:	(415) 861.8383	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 type="checkbox"/> CHANGE # OF DWELLING UNITS <input checked="" type="checkbox"/> FACADE ALTERATION(S)
<input checked="" type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input checked="" type="checkbox"/> HORIZ. EXTENSION (SIDE) <input type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
FRONT SETBACK .....	11 feet, 5 inches .....	0 feet
BUILDING DEPTH .....	41 feet .....	No Change
REAR YARD (measured from the east property line) .....	7 feet, 5 inches .....	No Change
HEIGHT OF BUILDING (measured at western edge).....	27 feet .....	38 feet
NUMBER OF STORIES .....	2 over garage .....	3 over garage
NUMBER OF DWELLING UNITS .....	2 .....	No Change
NUMBER OF OFF-STREET PARKING SPACES .....	2 .....	No Change

### PROJECT DESCRIPTION

The proposal is to construct a one-story vertical addition, construct horizontal additions at the west and north elevations of the building, replace the rear stairs with steel spiral stairs, add rear balconies, and alter the building's exterior and interior plan. The vertical addition would be set back approximately 12 feet from the east property line and over 5 feet from the west property line. See attached plans. The project requires a rear yard variance that will be noticed to the public at a later date for case No. 2012.0596V.

PLANNER'S NAME: Michael Smith  
 PHONE NUMBER: (415) 558-6322  
 EMAIL: michael.e.smith@sfgov.org

DATE OF THIS NOTICE: 11-26-12  
 EXPIRATION DATE: 12-26-12

# APPLICATION FOR Discretionary Review

## 1. Owner/Applicant Information

DR APPLICANT'S NAME: Keith Davey		
DR APPLICANT'S ADDRESS: 160-162 Buena Vista Terrace	ZIP CODE: 94114	TELEPHONE: (415 ) 883-5850
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Nadine Grenier		
ADDRESS: 167 Roosevelt Way	ZIP CODE: 94114	TELEPHONE: (415 ) 861-8383
CONTACT FOR DR APPLICATION: Same as Above <input type="checkbox"/> Keith Davey		
ADDRESS: 236 Marin Oaks, Novato, California	ZIP CODE: 94949	TELEPHONE: (415 ) 883-5850
E-MAIL ADDRESS: kmdavey@gmail.com		

## 2. Location and Classification

STREET ADDRESS OF PROJECT: 165-167 Roosevelt Way		ZIP CODE: 94114
CROSS STREETS: 15th Street		
ASSESSORS BLOCK/LOT: 2608 /030	LOT DIMENSIONS:	LOT AREA (SQ FT): 1750 sq ft
ZONING DISTRICT: RH-2		HEIGHT/BULK DISTRICT: 40-X

## 3. Project Description

Please check all that apply

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

Present or Previous Use: Three-story residential

Proposed Use: Four-story residential with a roof deck and two substantial back decks

Building Permit Application No. 2012.05.17.0707

Date Filed: May 17, 2012

# RECEIVED

DEC 21 2012

CITY & COUNTY OF S.F.  
DEPT. OF CITY PLANNING  
PIC

## Discretionary Review Request

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

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

The massive scale of the proposed project poses extraordinary and exceptional harm to the privacy and quiet enjoyment of the neighboring properties. The proposed project expands the envelope of the existing structure in every conceivable direction, and is of a scale and style that are completely discordant with the existing structures in the neighborhood. The location of the permit applicant's property at the top of a slope and the fact that her residence already stretches to the near-edges of her property only exaggerates these concerns.

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

The existing structure on the permit applicant's property has such a substantial footprint that it does not have room for outdoor space like a back, front or side yard. The permit applicant now seeks to create an even larger residence on her already non-conforming lot by expanding into setbacks intended to protect neighboring properties. This proposed expansion will lead to increased noise & activity impacting the neighbors' properties, as well as an extreme intrusion of privacy via a fourth floor and roof deck looking directly into neighbors homes.

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

The neighbor' greatest concern relates to the proposed fourth level & two back decks. All are excessive in size and will look directly down into the backyards and bedrooms of my property as well as those of neighboring properties. We fail to see fail to see how the permit applicant can't accomplish her stated goal of multigenerational housing for her elderly parents within the existing footprint of her already-towering three-story structure. A palatial master suite and three party decks don't seem necessary under such circumstances.

## 4. Actions Prior to a Discretionary Review Request

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

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

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

I raised my concerns about the project to Ms. Grenier on multiple occasions, and while she was receptive to changing the proposed building materials, she was not willing to modify the scope of the project. I also communicated with Michael Smith at the San Francisco Planning Department, who stated that he hoped the neighbors could work together to find a mutually-acceptable solution.

12.05960

## Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature:  Date: 12/18/2012

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

KEITH M. DAVEY - OWNER  
Owner / Authorized Agent (circle one)



# SAN FRANCISCO PLANNING DEPARTMENT

## RESPONSE TO DISCRETIONARY REVIEW

Case No.: 2012.0596  
Building Permit No.: 2012.05.17.0707  
Address: 165 ROOSEVELT WAY  
167

Project Sponsor's Name: NADINE GREINER

Telephone No.: \_\_\_\_\_ (for Planning Department to contact)

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

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

SEE ATTACHED SHEETS

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

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



# Response to Discretionary Review

**Case # 2012.0596**

**Building Permit # 2012.05.17.0707**

**Address 165-167 Roosevelt Way**

The main reason we are planning this addition to our home is that we have extended family coming to live with us. Currently we use one of the existing two bedrooms as a home office. This project is designed to add a second bedroom and sitting/work and office areas. We are also creating better access to outdoor space for both of the two units. We are not only hoping to provide outdoor space for the upper unit we inhabit, but also for our tenant in the lower unit. Site constraints severely limit the placement of the addition and outdoor spaces. One alternative suggested by a neighbor was to merge the units; this is not only disallowed by City ordinance, but would dislodge a long time tenant and cause us severe financial hardship.

## ***1. The DR requester objected to the scale and size of the project.***

The odd shape of the lot and the existing building are why this is an existing noncomplying structure that requires a variance to make changes. The planning code allows for expansion of an existing noncomplying structure that does not increase the degree of noncompliance. Other than the variance request for 2 balconies on the East side, the proposed project complies with all planning codes.

The proposed project will continue to be a 2 unit building. The lower unit increases by 15 square feet in size with the addition of a bay window on the South. It will also gain a balcony for direct outdoor access. The upper unit gains another level and new entrance stair for a total of 1188 additional square feet.

Analyzing all the properties within the 300' radius of the variance notification area, the neighborhood is a mix of both scale and style, ranging from a 605 square foot Victorian era home to an 8 story former hospital now housing 35 condo residences. In between nearly every architectural style found in San Francisco is represented. Among 2 unit buildings the smallest building is 1,694 square feet, and the largest is 5,141 square feet. Uphill of the project there are at least 6 buildings that consist of 3 stories over parking plus the 8 story apartment building. This is not unusual given San Francisco's topography.

The proposed project is consistent with the City's General Plan, the Planning Code's Priority Policies and Residential Design Guidelines. The project would create a consistent street edge and add emphasis to a prominent flatiron corner. The existing pattern of buildings facing the street will be maintained and enhanced. By adding bay windows, varied fenestration and materials, and increased height on the Roosevelt Way/15<sup>th</sup> Street corner, the design is consistent with the Design Guideline for corner buildings. This project fits the eclectic character of this neighborhood. By providing an adaptable multi-generational family home it increases the diversity of housing options and will help conserve cultural and economic diversity in the City. In addition to other elements, this project enhances the earthquake and fire safety of the neighborhood by updating structural and mechanical systems.

The existing structure's footprint is currently smaller than 3 of the other 4 buildings on the block, and will remain so even with the proposed additions.

***The DR requester fears the project will increase noise and activity, and compromise their privacy.***

Since the project will still be a 2 unit building, there is no reason to expect increased noise and activity. The fourth floor addition and roof deck are within the allowed planning envelope. There are many balconies and roof decks in the neighborhood that overlook neighboring properties. This is a reality of urban life. The existing structure has large living room windows that currently face the neighbor's homes, the proposed lower floor balconies would not exacerbate that situation. The roof deck view will be above the foliage and roofs of the downhill neighbors. These same neighbors did not request the sponsor's approval when they installed backyard balconies, hot tubs and water fountains that run 24 hours a day.

Because of the existing foliage and the materials we have chosen for the balcony railings, we do not agree that privacy will be compromised. The balcony railings will actually create a foreground screen for views out of our existing Living rooms. We do not foresee "party decks" but rather the opportunity to open balcony doors on conducive days for the light and fresh air to enhance the quiet enjoyment of our home. The proposed balconies are pretty small in size (roughly 70 square feet) so they can't hold too many people.

We strongly feel that our request for a Variance conforms to the very situations the Variance rules were designed to address. Our house fronts on two streets and is at the nose of a flatiron shaped block. No two planners could agree on which to call the rear yard until we submitted our Variance request. Our original assumption (and the consensus of planning counter staff) was that the East wall balconies we propose were on a side yard. Now that we know the balconies fall within the rear yard setback, we still feel they are necessary for access to outdoor air and light. Because of our oddly shaped, small lot we do not enjoy the same outdoor access enjoyed by our neighbors with back yards. Most other similar houses in the neighborhood do have accessible outdoor space, ours is an exception. There is very little space that is away from street traffic, and what does exist is difficult to get to. While our neighbors in this district do enjoy this substantial property right, because of the extraordinary siting of our house, we do not. Granting a Variance for the balconies gives us and our tenants access to light, air and views above the street level while not being injurious to the public welfare or anyone else's property or improvements.

2. Since we began working on this project over a year ago, we have made many changes in response to neighbor's concerns and have proposed others.

After the Pre-Application meeting in May of 2012, we responded to neighbor's concerns about our proposed design feeling too tall. For the Variance Application, filed May 17<sup>th</sup>, we moved the bulk of the third floor addition away from the existing East wall of the building. This also reduced the maximum height slightly.

June 28, 2012 we received a written response to our Variance request from our planner Michael Smith. He reported that he had also heard from some neighbors about our project. As a result of discussions with Mr.

Smith, we dramatically reshaped the third floor addition. Despite the zoning envelope allowing us to build to the South edge of the existing building, we pushed the addition 4 feet to the North and also the Southeast corner was pushed to the 15'-9" rear yard setback from the East wall. Having voluntarily given up space to the South, we proposed having the new sitting/work room project 3.5 feet into the rear yard setback. That is the revised plan that we presented at the Variance Hearing on December 5<sup>th</sup>. To allay fears of our home creating excessive shading of adjacent properties, we performed shadow studies and presented those findings at the Variance Hearing. We looked at dynamic shadows throughout the year and found that, due to the orientation of buildings and the stepping back of the third floor addition, the maximum impact is a ten minute earlier shadow line near sunset affecting the two Northernmost neighbors on Buena Vista Terrace on the summer solstice – if the sun has not already dropped behind Buena Vista Hill. On either side of the summer solstice the shading effect rapidly diminishes to the point of making no difference at all from mid-August to mid-April.

At the Variance Hearing, the zoning administrator asked that we push the third floor sitting/work room Westward to the setback line. He also requested that we meet with concerned neighbors about the proposed balconies on the East side (in the rear yard setback). We changed the third floor plans and arranged a meeting with neighbors on December 15<sup>th</sup>. We came prepared with ideas and sketch paper to discuss possible compromises with the balconies. I have attached e-mail strings of the discussions before and after this meeting. Some neighbors were receptive to discussion, the DR requester and a couple others were not. We tried proposing making the balconies smaller and discussing the opacity of the railing material, and were open to any suggestions on how to mitigate any perceived impact. They dismissed our attempt to negotiate a solution, preferring to instead file the DR request objecting to the entire project.

One other change made to the project was changing the originally proposed spiral access stair with a replication of the existing wooden switchback stair. After the zoning administrator advised that we could certainly rebuild the existing stair with the setback, and upon reflection about elderly family members moving in, we decided the switchback stair would be safer for everyone than a spiral. The spiral stair had originally been an effort to reduce the perceived bulk in our rear yard.

3. As stated above, we do not believe our project will have any adverse effect on surrounding properties. To the contrary, we think that making improvements to an ugly duckling house on a prominent corner is not only consistent with the City's Master Plan and Design Guidelines, but will be a visual improvement for the entire neighborhood. We have made many changes to our design in direct response to neighborhood concerns, and have tried to work with them to iron out other concerns. Despite hosting a neighborhood meeting at the neighbors convenience on December 15<sup>th</sup>, and many attempts to discuss the project by email after that meeting, including offering more face to face meetings, we received no feedback on our attempts to negotiate an agreement on the East wall balconies. The only response we have received is that the group of neighbors on Buena Vista Terrace are opposed to any project, preferring that we either evict our tenant or move to achieve the space we need.

We are a multi-generational family and need more space to accommodate our family. We looked at many possible ways to increase the size of our home and, given the site constraints, found that adding a third

story was the only way to get the space we need. We designed the addition to fall within the planning department parameters, with the exception of a rear yard variance. We were encouraged by planning counter staff on several visits to apply for the Variance since our property is so unique. Since we are a multi-generational family, having an option of usable outdoor space, as our neighbors enjoy, becomes more important. The intention behind the balconies is quiet enjoyment of pleasant weather. We strongly feel that the impact on surrounding properties has been exaggerated. We have proven that our project will not increase shading of our neighbors, we have proposed design changes to the size and materials of the balconies, and attempted to discuss any ideas to mitigate privacy concerns. Within the realistic bounds of city life, we too enjoy our privacy.

We have obviously (as suggested by a neighbor) also looked into the possibility of moving to a home that is already large enough for our needs. Besides really loving and being involved in our neighborhood, such a move is not financially feasible.

From: rgeve <rgeve@aol.com>  
To: rgeve <rgeve@aol.com>  
Subject: Fwd: Roosevelt 165-167 Way, Case 2012.0596V  
Date: Thu, Apr 18, 2013 5:35 pm

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

From: Nadine GreinerPhD <[dmadine@yahoo.com](mailto:dmadine@yahoo.com)>  
To: Randy Eveleigh <[rgeve@aol.com](mailto:rgeve@aol.com)>  
Sent: Sat, Apr 6, 2013 10:51 am  
Subject: Fw: Roosevelt 165-167 Way, Case 2012.0596V

Hello Randy,

Can you please include this email string and attachment in the 20 packets? These are our materials from the meetings with the neighbors.

Thank you,  
Nadine

----- Forwarded Message -----

From: Allen Goetsch <[allenwgoetsch@mac.com](mailto:allenwgoetsch@mac.com)>  
To: [scott.sanchez@sfgov.org](mailto:scott.sanchez@sfgov.org)  
Cc: "Nadine Greiner, Ph.D." <[dmadine@yahoo.com](mailto:dmadine@yahoo.com)>; "[michael.e.smith@sfgov.org](mailto:michael.e.smith@sfgov.org)" <[michael.e.smith@sfgov.org](mailto:michael.e.smith@sfgov.org)>  
Sent: Friday, December 21, 2012 7:56 PM  
Subject: Roosevelt 165-167 Way, Case 2012.0596V

Dear Scott,

(Sorry Nadine & Michael for the resend, but I missed putting Scott on my thread to Michael).

I wanted to cc: you on this response to Michael. I know you're the Zoning Administrator and have been so helpful to Nadine navigating the process for her to improve her home and the surrounding neighborhood with this renovation.

Feel free to call me anytime, 312-404-1504 should you need anything.

Best to you and yours for Christmas and New Year's!

Most kindly,  
Allen Goetsch  
312-404-1504

Begin forwarded message:

From: Allen Goetsch <[allenwgoetsch@mac.com](mailto:allenwgoetsch@mac.com)>  
Subject: Fwd: December 15th at 9:00 AM--let's look at new drawings to address light and privacy? Roosevelt 165-167 Way, Case 2012.0596V  
Date: December 21, 2012 7:00:47 PM PST

To: [michael.e.smith@sfgov.org](mailto:michael.e.smith@sfgov.org)  
Cc: "Nadine Greiner, Ph.D." <[dmadine@yahoo.com](mailto:dmadine@yahoo.com)>, "Allen W. Goetsch, PMP" <[allenwgoetsch@mac.com](mailto:allenwgoetsch@mac.com)>

Hello Michael,

No doubt you're already gone for the Holiday break so I wish you the best the Season has to offer.

I wanted to reach out to you to express my input on this project before it gets too late today. As Nadine's tenant, I am most closely affected by this project and as such, feel its important I express my input privately to you. I offered all of this at the meeting but wanted to ensure you got it straight from me.

- I support the renovation and expansion without requesting any reductions to the balconies.
- The agenda for the meeting was sent by Nadine ahead of time and it clearly stated the that the sole purpose of the meeting was to talk about the balconies. Mr. Castleman appears to have some issues retaining facts, and correctly referring to stated goals and objectives we all received them in writing.
- Nadine has followed the 311 process to the 't' and has accommodated the requests brought to her throughout the process.

#### Background info about the meeting

The tone in Mr. Castleman's email exchange with this group has not been collaborative, and his written demeanor is a good example of how he interacted with the rest of the neighbors at Nadine's meeting last Saturday morning. When the meeting started, Nadine was very gracious in thanking everyone for attending the meeting. Nadine also accommodated starting the meeting 15 mins earlier on a request from Mr. Jeffrey Lee who emailed at 9:25 PM Friday night because of a conflict at 8:30 AM. Castleman, me and my partner, Bob the other tenant neighbor behind us, as well as Bill were there on time. Jeffrey didn't show up until 8:30.

#### Discussion

Nadine focused the conversation to be about the balcony and the alternative of reducing them as covered under this email. Mr. Castleman was antagonistic and attacking through the entire meeting. He only would state he's against the whole project and so are his tenants. When I asked him about that, I explained that is not what Danel & David told me. He claims to have something in writing and when I asked to see that couldn't produce it. I'm only aware of his writing he's against any change which just happened to have Danel & David on the thread. It was not sent by them. Furthermore, my friends indeed did meet with Nadine the following morning on their way to France for Christmas. And David and Danel were going to follow up with Nadine personally.

At the meeting, I did ask Mr. Castleman to state what he was objecting to on the balconies and he retorted he would not offer any compromise to any part of the project. Nadine remained positive throughout the meeting as she reiterated the point of the

meeting was for discussion and collaboration on the balconies variance. She stated "I want to be a good neighbor as I approach this renovation, we all live in the neighborhood together, we're a community, etc." I'm paraphrasing but I want you to understand that Nadine has done everything she can to accommodate the input; all-the-while having to deal with a neighbor where his only ability to communicate is to attack, put up a verbal barrier and, frankly, lie in his written correspondence. Mr. Lee said he is in support of this project, and he would support the smaller balconies if their was a majority of people in favor of them. From my last count, the majority are in favor, so I do hope he honor's his word.

For the record, Mr. Castelman's tenants, Danel and David, have been friends of mine long before they moved to my neighborhood. I frequent their restaurant, Baker Street Bistro, and was first introduced to those gentlemen at a sit down brunch over 3 years ago. I only have spoken to Danel once about this project and that was last week. Like me, they support the renovation 100% and are not requesting the balconies be reduced. Mr. Castleman's correspondence in this thread makes it sound like Nadine and I have been hounding them constantly. That's not the truth. I have only reached out twice last week (1 phone call, 1 email) to see if they would be attending with me. They couldn't due to opening the restaurant that morning. Although, they mentioned that Mr. Castleman, Mr. Lee and the Mr. Davie's Brothers have been hounding them since April.

### Conclusion

The foliage between the 42+ foot yards that separates Nadine's building from the neighbors blocks the view of the building looking up & down, with or without the expansion. The same goes for Mr. Jeffrey Lee. The Davies' Brothers are looking forward to the rear stairs being redone behind us since those are to the property line. And the balconies are not even in their area affecting anything in their yard.

Mr. Lee, during his building renovation over the last several years never asked for input on his balcony addition. The addition of an ever running water stream. Nor did tenant Bob and Davies' Brothers get input when they renovated their back yards, putting in a water fountain. Its constant noise 24x7. They now have hot tubs, and entertain. I feel if they were able to build what they wanted and live the way they do, Nadine should be offered the same opportunity. She should also be offered respect when she's extended her hand to collaborate and compromise. Mr. Castleman appears to have missed growing that skill along his path this far in life, which of course I can do nothing about.

I realize you deal with issues like this frequently and will guide Nadine throughout the rest of this process. I just wanted you to know from my perspective what happened, has happened, and that I do support this 100% including the balconies. The larger size is fine as well, though that's between Nadine and you.

Most sincerely,  
Allen Goetsch  
312-404-1504

Begin forwarded message:

From: Nadine GreinerPhD <[drnadine@yahoo.com](mailto:drnadine@yahoo.com)>  
Subject: Re: December 15th at 9:00 AM--let's look at new drawings to address light and privacy? Roosevelt 165-167 Way, Case 2012.0596V  
Date: December 19, 2012 1:48:13 PM PST  
To: "Castleman.John" <[John.Castleman@SunTrust.com](mailto:John.Castleman@SunTrust.com)>  
Cc: "[jeffreyMlee@mac.com](mailto:jeffreyMlee@mac.com)" <[jeffreymlee@mac.com](mailto:jeffreymlee@mac.com)>, "[rhwolters314@gmail.com](mailto:rhwolters314@gmail.com)" <[rhwolters314@gmail.com](mailto:rhwolters314@gmail.com)>, "[michael.e.smith@sfgov.org](mailto:michael.e.smith@sfgov.org)" <[michael.e.smith@sfgov.org](mailto:michael.e.smith@sfgov.org)>, "[allenwgoetsch@mac.com](mailto:allenwgoetsch@mac.com)" <[allenwgoetsch@mac.com](mailto:allenwgoetsch@mac.com)>, "[lwmass@sonic.net](mailto:lwmass@sonic.net)" <[lwmass@sonic.net](mailto:lwmass@sonic.net)>, "Evans, Dan" <[Dan.Evans@chartisinsurance.com](mailto:Dan.Evans@chartisinsurance.com)>, "[cdavey@dwminvestments.com](mailto:cdavey@dwminvestments.com)" <[cdavey@dwminvestments.com](mailto:cdavey@dwminvestments.com)>, Danel de Betelu <[daneldebetelu@gmail.com](mailto:daneldebetelu@gmail.com)>, Dave Sha <[davesha@gmail.com](mailto:davesha@gmail.com)>  
Reply-To: Nadine GreinerPhD <[drnadine@yahoo.com](mailto:drnadine@yahoo.com)>

Hello John,

Thank you for writing.

I understand that you don't like the reduced drawings. I am sorry about that. I have made many reductions to the plans to accommodate the concerns and yet still make room for my family.

I also see you copied your tenants Dave and Danel. I wanted to let you know that Danel came to my home and saw the drawings and the yards on Sunday. Danel let me know that he would like to be left out of the matter, and that the project has no impact on him and Dave. He supports it. He relayed that he had informed you of this many times, and he would like the phone calls, emails, etc. to stop. So, out of respect for them, I am dropping Dave and Danel from my communications.

Thanks,  
Nadine

Nadine Greiner, Ph.D.  
(415) 861-8383

---

From: Castleman.John <[John.Castleman@SunTrust.com](mailto:John.Castleman@SunTrust.com)>  
To: Nadine GreinerPhD <[drnadine@yahoo.com](mailto:drnadine@yahoo.com)>  
Cc: "[jeffreyMlee@mac.com](mailto:jeffreyMlee@mac.com)" <[jeffreymlee@mac.com](mailto:jeffreymlee@mac.com)>; "[rhwolters314@gmail.com](mailto:rhwolters314@gmail.com)" <[rhwolters314@gmail.com](mailto:rhwolters314@gmail.com)>; "[michael.e.smith@sfgov.org](mailto:michael.e.smith@sfgov.org)" <[michael.e.smith@sfgov.org](mailto:michael.e.smith@sfgov.org)>; "[allenwgoetsch@mac.com](mailto:allenwgoetsch@mac.com)" <[allenwgoetsch@mac.com](mailto:allenwgoetsch@mac.com)>

<[allenwgoetsch@mac.com](mailto:allenwgoetsch@mac.com)>; "[lwmass@sonic.net](mailto:lwmass@sonic.net)" <[lwmass@sonic.net](mailto:lwmass@sonic.net)>; "Evans, Dan" <[Dan.Evans@chartisinsurance.com](mailto:Dan.Evans@chartisinsurance.com)>; "[cdavey@dwminvestments.com](mailto:cdavey@dwminvestments.com)" <[cdavey@dwminvestments.com](mailto:cdavey@dwminvestments.com)>; Danel de Betelu <[daneldebetelu@gmail.com](mailto:daneldebetelu@gmail.com)>; Dave Sha <[davesha@gmail.com](mailto:davesha@gmail.com)>; Castleman.John <[John.Castleman@SunTrust.com](mailto:John.Castleman@SunTrust.com)>

Sent: Wednesday, December 19, 2012 6:35 AM

Subject: RE: December 15th at 9:00 AM--let's look at new drawings to address light and privacy? Roosevelt 165-167 Way, Case 2012.0596V

Nadine,

I am responding to your email below, in addition, I will be responding to the City of San Francisco in writing. I want to let you know and be fully aware I do not agree with your email below on many points.

I will say this, the meeting was a waste of time since you invited us all to discuss the new stairs, when we got there you only wanted to discuss choices for the balcony's.

John

John B. Castleman  
Vice President  
Premium Assignment Corporation (A SunTrust Company)  
151 Kalmus Drive, Suite C-220  
Costa Mesa, CA 92626  
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From:Nadine GreinerPhD [[mailto:drnadine@yahoo.com](mailto:mailto:drnadine@yahoo.com)]

Sent: Saturday, December 15, 2012 1:47 PM

To: Castleman.John

Cc: [jeffreyMlee@mac.com](mailto:jeffreyMlee@mac.com); [rhwolters314@gmail.com](mailto:rhwolters314@gmail.com); [michael.e.smith@sfgov.org](mailto:michael.e.smith@sfgov.org); [allenwgoetsch@mac.com](mailto:allenwgoetsch@mac.com)

Subject: Re: December 15th at 9:00 AM--let's look at new drawings to address light and privacy? Roosevelt 165-167 Way, Case 2012.0596V

Hello John, Jeff, and Bob,

Thank you for coming this morning.

I have attached the pictures we reviewed at the meeting. We discussed the following reductions to the balcony:

1. Reduction in length from 19.6 feet to 12 feet (approximately 7.5 feet reduction)
2. Reduction in depth from 4.4 feet to 3.6 feet (approximately 10 inch reduction)

I have also included the original plans and the modified plans, from before and after the pre-meeting. Your concerns are reflected in the drastic design changes--your feelings are important to me, and I have made changes out of respect for them. We reviewed the 2-20 minute light impact at end of day for the far-end property, and I am happy to forward the study please let me know.

Those in support of the project at the meeting (Allen, Derek, Bill, Marie Rose, etc.) thank you for coming as well. We are sorry that you remain unhappy about the balconies. I understand that while you each see things a little differently, for the most part you would prefer no balcony.

But if there were to be a balcony you all agree that you prefer the proposed, reduced version of the balconies. As we saw this morning, the wall on the balcony offers the benefit of increasing the mutual visual privacy we have today.

As always, please feel free to contact me at any time.

Thanks,  
Nadine

Nadine Greiner, Ph.D.  
(415) 861-8383

---

From:Nadine Greiner <[drnadine@yahoo.com](mailto:drnadine@yahoo.com)>  
To: Castleman.John <[John.Castleman@SunTrust.com](mailto:John.Castleman@SunTrust.com)>  
Cc: "[jeffreyMlee@mac.com](mailto:jeffreyMlee@mac.com)" <[jeffreyMlee@mac.com](mailto:jeffreyMlee@mac.com)>; "[daneldebetelu@gmail.com](mailto:daneldebetelu@gmail.com)" <[daneldebetelu@gmail.com](mailto:daneldebetelu@gmail.com)>; "[Dan.Evans@chartisinsurance.com](mailto:Dan.Evans@chartisinsurance.com)" <[Dan.Evans@chartisinsurance.com](mailto:Dan.Evans@chartisinsurance.com)>; "[davesha@gmail.com](mailto:davesha@gmail.com)" <[davesha@gmail.com](mailto:davesha@gmail.com)>;

"[rhwolters314@gmail.com](mailto:rhwolters314@gmail.com)" <[rhwolters314@gmail.com](mailto:rhwolters314@gmail.com)>;  
"michael.e.smith@sfgov.org" <[michael.e.smith@sfgov.org](mailto:michael.e.smith@sfgov.org)>;  
"allenwgoetsch@mac.com" <[allenwgoetsch@mac.com](mailto:allenwgoetsch@mac.com)>

Sent: Saturday, December 15, 2012 8:22 AM

Subject: Re: December 15th at 9:00 AM--let's look at new drawings to address light and privacy? Roosevelt 165-167 Way, Case 2012.0596V

Are you guys coming? I am here waiting.

Thanks,  
Nadine

On Dec 14, 2012, at 9:05 PM, Castleman.John <[John.Castleman@SunTrust.com](mailto:John.Castleman@SunTrust.com)> wrote:

I can be there at 815.

From: Jeffrey Lee [<mailto:jeffreylee@mac.com>]  
Sent: Friday, December 14, 2012 11:30 PM Eastern Standard Time  
To: Nadine GreinerPhD <[drnadine@yahoo.com](mailto:drnadine@yahoo.com)>  
Cc: Castleman.John; Danel de Betelu <[daneldebetelu@gmail.com](mailto:daneldebetelu@gmail.com)>; 'Evans, Dan' <[Dan.Evans@chartisinsurance.com](mailto:Dan.Evans@chartisinsurance.com)>; Dave Sha <[davesha@gmail.com](mailto:davesha@gmail.com)>; '[rhwolters314@gmail.com](mailto:rhwolters314@gmail.com)' <[rhwolters314@gmail.com](mailto:rhwolters314@gmail.com)>; [michael.e.smith@sfgov.org](mailto:michael.e.smith@sfgov.org) <[michael.e.smith@sfgov.org](mailto:michael.e.smith@sfgov.org)>; allen goetsch <[allenwgoetsch@mac.com](mailto:allenwgoetsch@mac.com)>  
Subject: Re: December 15th at 9:00 AM--let's look at new drawings to address light and privacy? Roosevelt 165-167 Way, Case 2012.0596V

Nadine and Neighbors,  
I need to meet at 8:15am as I have a rather important business meeting that I will be attending at 9:00am.  
I hope that will be ok and will stay as long as I can.  
If that time is not convenient for you, Nadine, please let me know and I will arrive at 8:30 promptly and stay for as long as I can.  
Sincerely,

Jeffrey Lee

On Dec 9, 2012, at 12:15 AM, Nadine GreinerPhD wrote:

Hello John (and everybody),

Yes, 8:30 is fine, thank you.

And good thinking on including the others impacted by the balconies. I have Steve and Larry's addresses, so I can pop a note in their mail boxes (or does anybody have their email addresses?). I am ccying my own tenant, as he will be impacted as well. And I was going to write the Davey brothers (Bob's landlords), but they and their attorney told me that they were only interested in meeting if I dropped the matter entirely--also, I would need to get an attorney of my own for the meeting, which is the exact opposite of my intentions.

Best regards and see you then if not before. Please continue to feel free to contact me as you wish.

Nadine

Nadine Greiner, Ph.D.  
(415) 861-8383

[www.linkedin.com/in/nadinegreiner](http://www.linkedin.com/in/nadinegreiner)  
<http://www.drnadine.com/>

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From: Castleman, John <[John.Castleman@SunTrust.com](mailto:John.Castleman@SunTrust.com)>  
To: Nadine Greiner PhD <[drnadine@yahoo.com](mailto:drnadine@yahoo.com)>;  
"jeffreymlee@mac.com" <[jeffreymlee@mac.com](mailto:jeffreymlee@mac.com)>; Castleman, John  
<[John.Castleman@SunTrust.com](mailto:John.Castleman@SunTrust.com)>  
Cc: Danel de Betelu <[daneldebetelu@gmail.com](mailto:daneldebetelu@gmail.com)>; "Evans, Dan"  
<[Dan.Evans@chartisinsurance.com](mailto:Dan.Evans@chartisinsurance.com)>; Dave Sha  
<[davesha@gmail.com](mailto:davesha@gmail.com)>; "rhwolters314@gmail.com"  
<[rhwolters314@gmail.com](mailto:rhwolters314@gmail.com)>; "michael.e.smith@sfgov.org"  
<[michael.e.smith@sfgov.org](mailto:michael.e.smith@sfgov.org)>  
Sent: Saturday, December 8, 2012 8:20 PM  
Subject: RE: December 15th at 9:00 AM--let's look at new drawings to

address light and privacy? Roosevelt 165-167 Way, Case 2012.0596V

Hi Nadine,

I would like to suggest if we are going to have a meeting to review your new drawings and plans everyone be invited who this will affect. Such as all the other surrounding neighbors. I have also copied my tenants in on this email so they can also plan to attend this meeting as it impacts them as well. In addition, you can see, I have copied in some people I feel should be included but do not have everyone's email. Perhaps you might have their contact information.

Will 8:30 a.m. on Saturday the 15th work?

John

John B. Castleman  
Vice President  
Premium Assignment Corporation (A SunTrust Company)  
151 Kalmus Drive, Suite C-220  
Costa Mesa, CA 92626  
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From: Nadine Greiner PhD [<mailto:drnadine@yahoo.com>]  
Sent: Saturday, December 08, 2012 5:33 PM  
To: [jeffreymlee@mac.com](mailto:jeffreymlee@mac.com); Castleman, John  
Subject: December 15th at 9:00 AM--let's look at new drawings to address light and privacy?

Hello Jeff and John,

I hope this finds you both well.

I am writing to confirm the meeting December 15th at 9:00 AM, at my house (same place as the pre-meeting).

I remain committed to continuing to compromise, and to finding a way to

work together.

I heard your concerns about light and privacy at the pre-meeting in April, so I reduced the height of the structure and set it back from the sides of the house so it will be hardly visible from 15th Street. At the hearing December 5th, I understood that the variance on the top floor will be likely be denied -- therefore the remaining item is the balconies.

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[ST:XCL]

From: Nadine GreinerPhD <drnadine@yahoo.com>  
To: Randy Eveleigh <rgeve@aol.com>  
Subject: Fw: Nadine from Roosevelt Way  
Date: Sat, Apr 6, 2013 4:24 pm

---

Hello Randy,

Can you please place in the 20 packets? Michael had recommended having evidence of trying to work it out with the DR filer Keith Davey. Since he refused to meet with us after he filed the DR, the below emails is all we have.

Thanks,  
Nadine

----- Forwarded Message -----

From: Nadine GreinerPhD <drnadine@yahoo.com>  
To: Keith Davey <kmdavey@gmail.com>  
Sent: Tuesday, February 19, 2013 12:25 PM  
Subject: Re: Nadine from Roosevelt Way

Please see my comments inline.

Nadine Greiner, Ph.D.  
(415) 861-8383

[www.linkedin.com/in/nadinegreiner](http://www.linkedin.com/in/nadinegreiner)  
[www.DrNadine.com](http://www.DrNadine.com)

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From: Keith Davey <kmdavey@gmail.com>  
To: 'Nadine GreinerPhD' <drnadine@yahoo.com>  
Sent: Tuesday, February 19, 2013 11:40 AM  
Subject: RE: Nadine from Roosevelt Way

Nadine,

I think you have misunderstood my previous email. I did not say we don't want to meet with you. I said we prefer to wait for the Zoning Administrator's decision letter before we meet again. His decision was expected by February 5<sup>th</sup>, but to my knowledge, it has not been published yet. I don't understand the urgency of spending more time right now discussing additions that may not be allowed without the variance. \*\*\*I think the two items go together, now that a DR has been filed.\*\*\*

As far as the many changes you have made... Can you please outline what specific changes were made to the balconies after the feedback you received at the face to face meeting with my brother on December 15<sup>th</sup>? We can't see any. \*\*\*You asked for the 5th revision, and this is what I provided. The plans show the reduction of the balconies from about 3/4 distance between the windows and the walls to the balconies covering just the windows (they cannot be reduced any further).\*\*\*

We have been very clear about our strong opposition to the addition of balconies of any size that face our rear

yard and would create outside living areas. We also oppose any construction requiring a rear yard variance. We feel your building is so close to our property line already, that additional construction in the setback would hurt the enjoyment and value of our property. In addition, we and several other neighbors have concerns over the 4<sup>th</sup> story addition and the overall size of the remodeled building on such a small lot.

\*\*\*This statement shows that you are opposed to the whole project.\*\*\*

I want to continue to enjoy good relations with you and all of our neighbors as well. Just so you are aware, 160-162 Buena Vista Terrace has been in our family since 1957, and we have always tried to maintain the property even though it has been used as a rental for the past several years. \*\*\*It seems that the courtesy goes only one way...you might have consulted me before placing a loud 24 hour fountain, for example. And you fail to mention that this is your elderly, disabled tenant you are trying to evict.\*\*\*

Best regards,

Keith Davey

---

From: Nadine GreinerPhD [<mailto:drnadine@yahoo.com>]

Sent: Sunday, February 17, 2013 7:52 PM

To: Keith Davey

Subject: Re: Nadine from Roosevelt Way

Hello Keith,

I am sorry to hear you don't want to meet. I don't want to bother you, but would you consider giving me some specific feedback or design ideas (the comments were that the plans were unacceptable)? As you know, I made many changes upon specific comments--I reduced the height, the square footage, and the balconies. If you let me know exactly what it is that bothers you, I can adjust.

I thought I would try asking one last time. I realize you guys live in Pleasanton and Novato, but this is my neighborhood that I have lived in for 13 years, and I have always had good relations with my neighbors.

Thanks,  
Nadine

Nadine Greiner, Ph.D.  
(415) 861-8383

[www.linkedin.com/in/nadinegreiner](http://www.linkedin.com/in/nadinegreiner)  
[www.DrNadine.com](http://www.DrNadine.com)

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From: Keith Davey <[kmdavey@gmail.com](mailto:kmdavey@gmail.com)>  
To: 'Nadine GreinerPhD' <[drnadine@yahoo.com](mailto:drnadine@yahoo.com)>  
Sent: Thursday, February 7, 2013 2:43 PM  
Subject: RE: Nadine from Roosevelt Way

Nadine,

Thank you for sending the plans. Both my brother and I have reviewed them and they appear to be the same plan you presented at the 12/15/2012 meeting at your home. I know my brother, our tenant and other neighbors attended and provided comments as to the new design at that time.

At this point, we would like to wait for the Zoning Administrators final decision letter before we discuss any other new design changes.

Thanks,

Keith Davey

---

From: Nadine GreinerPhD [<mailto:drnadine@yahoo.com>]  
Sent: Thursday, January 31, 2013 7:27 PM  
To: Keith Davey  
Subject: Re: Nadine from Roosevelt Way

Hello Keith,

Thank you for your response. I hope we will come to an agreement via email. My hope was to meet in person so we could have a dynamic exchange to reach the best solution for both of us. But I have answered your questions below, and provided what you requested--and a little more.

Please find the attached document that shows the revision from one of the first drawings to one of the latest revisions. As you can see, contrary to what the DR states, I have made many reductions. To the square footage internally and externally, and to the height.

Please also find the plans. In short the reduction in balconies is as follows:

1. Reduction in length from 19.6 feet to 12 feet (approximately 7.5 feet reduction)
2. Reduction in depth from 4.4 feet to 3.6 feet (approximately 10 inch reduction)

Please let me know if you want the light study. It shows that there is no impact on your property.

I am prepared to make additional reductions, as I mentioned. Please let me know what in particular is your greatest concern. The DR states: "The neighbor greatest concern relates to the proposed fourth level & two back decks." This is the entire project, so again some specificity would help me help you.

Thanks,  
Nadine

Nadine Greiner, Ph.D.  
(415) 861-8383

[www.linkedin.com/in/nadinegreiner](http://www.linkedin.com/in/nadinegreiner)

[www.DrNadine.com](http://www.DrNadine.com)

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From: Keith Davey <[kmdavey@gmail.com](mailto:kmdavey@gmail.com)>  
To: 'Nadine GreinerPhD' <[drnadine@yahoo.com](mailto:drnadine@yahoo.com)>  
Sent: Thursday, January 31, 2013 4:02 PM  
Subject: RE: Nadine from Roosevelt Way

Nadine,

You referred to Revision #5 in your earlier email, so let's go with that set of plans.

As far as your second question, I think the comments we provided in the DR filing are very clear about the aspects of your project that concern us most.

We look forward to seeing your new plans and hope that they incorporate modifications that address our concerns.

Thanks,  
Keith Davey

---

From: Nadine GreinerPhD [<mailto:drnadine@yahoo.com>]  
Sent: Wednesday, January 30, 2013 3:39 PM  
To: Keith Davey  
Subject: Re: Nadine from Roosevelt Way

Hello there Keith,

Yes, of course, I can email you the plans. Which revisions you are referring to please.

In terms of making additional revisions, please let me know which aspects in particular bother you about my project. This way, I can further modify the plans. From the DR, it seemed that it was the entire project. But I would like to go forward with the project even though I have modified it a lot, and will likely some more. I just need to know what in particular bothers you, so I can make additional modifications to the areas that matter the most to you. Would you please let me know what modifications you would like to see?

Thanks,  
Nadine

From: Keith Davey <[kmdavey@gmail.com](mailto:kmdavey@gmail.com)>  
To: 'Nadine GreinerPhD' <[drnadine@yahoo.com](mailto:drnadine@yahoo.com)>  
Sent: Wednesday, January 30, 2013 2:36 PM  
Subject: RE: Nadine from Roosevelt Way

Nadine,

Thanks you for your email. I have discussed it with my brother and we both feel that it would be a better use of everyone's time if we could see your revised architectural plans in advance of a face to face meeting. Could you have your Architect email the plans to me in a PDF file format with a short note highlighting the new revisions? Once we have had time to review the drawings we can discuss a time and date for a meeting.

Thank you,

Keith Davey

---

From: Nadine GreinerPhD [<mailto:drnadine@yahoo.com>]

Sent: Monday, January 28, 2013 10:17 PM

To: [kmdavey@gmail.com](mailto:kmdavey@gmail.com)

Subject: Nadine from Roosevelt Way

Hello Keith,

I hope this email finds you well, and rested after your week-end.

I am writing you in the hopes that we can meet in person to go over the revised plans. I am hopeful that this 5th revision and this 4th meeting will be productive. I have taken into account the feelings you expressed in the discretionary review about your privacy, light, and style.

As you know, I previously reduced the height, shape, and footage of the top floor (so they are now barely visible from the street), as well as shortened the balconies based on the feedback at and after the variance hearing. I changed the colors and textures as well. I am happy to do even more, and have done so. I am looking forward to showing you the 5th revision of the plans.

Perhaps next week-end might work for you? Perhaps in the afternoon so there is no traffic for you from Novato? I will call you on the phone number listed in the DR, (415 )883-5850.

Please let me know what works,

Nadine

Nadine Greiner, Ph.D.

(415) 861-8383

[www.linkedin.com/in/nadinegreiner](http://www.linkedin.com/in/nadinegreiner)

<http://www.drnadine.com/>

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Bill and Wilma Ryan  
2555 15<sup>th</sup> Street  
San Francisco, CA 94114

April 30<sup>th</sup>, 2012

This letter is to support the improvements to the 165-167 Roosevelt Way house. It will be nice to see the neighborhood renovated, and the property updated. Having attended the open house and the reviewed the plans, there is no problem with the work being proposed.

Yours Sincerely,

A handwritten signature in black ink that reads "Bill Ryan". The signature is written in a cursive style with a long horizontal flourish at the end.

Bill and Wilma Ryan

Herve Keiffel  
2533 15<sup>th</sup> Street #2  
San Francisco, CA 94114

May 1<sup>st</sup>, 2012

To Whom it May Concern,

Attending the open house for Nadine's home renovations on April 19<sup>th</sup>, 2012 was informative. Sketches that visually super-imposed the proposed improvements and additions onto the current house showed clearly the functional and aesthetic enhancements. Also looking forward to color and design to blend into with the neighbors' houses.

Hoping the City will approve,

A handwritten signature in black ink, appearing to read 'Herve Keiffel', with a long horizontal stroke extending to the right.

Herve Keiffel

Allen W. Goetsch  
165 Roosevelt Way  
San Francisco, CA 94114  
h (415) 621-6388 or m (312) 404-1504  
allewgoetsch@mac.com

---

May 1<sup>st</sup>, 2012

Manager, Department of Building Inspection  
City & County of San Francisco  
1660 Mission Street  
San Francisco CA 94103-2414

Dear Manager:

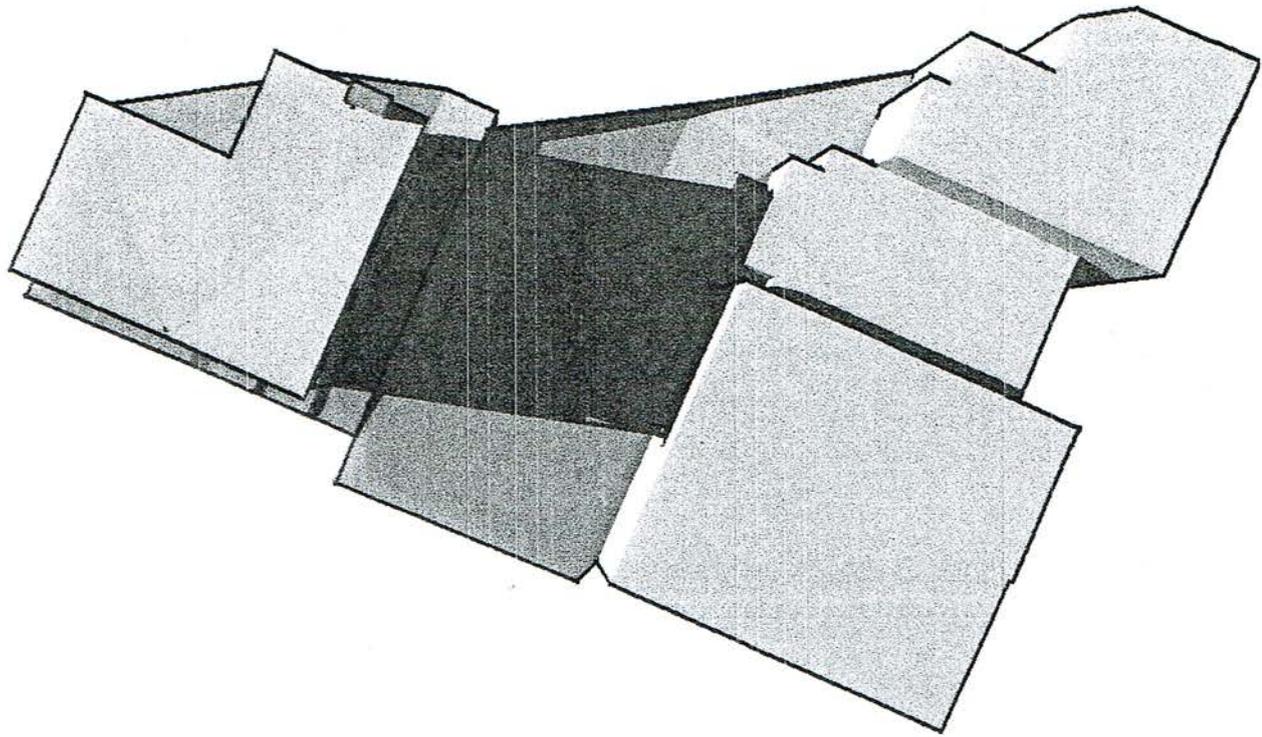
I understand that a letter in support of the home expansion might help the 165-167 Roosevelt Way project. To that end, please know that I am enthusiastically supportive of the effort to improve the building and Corona Heights.

We have some other initiatives such as the traffic calming island and another home being improved that will create a safer and more attractive neighborhood...and this will go a long way to that work as well.

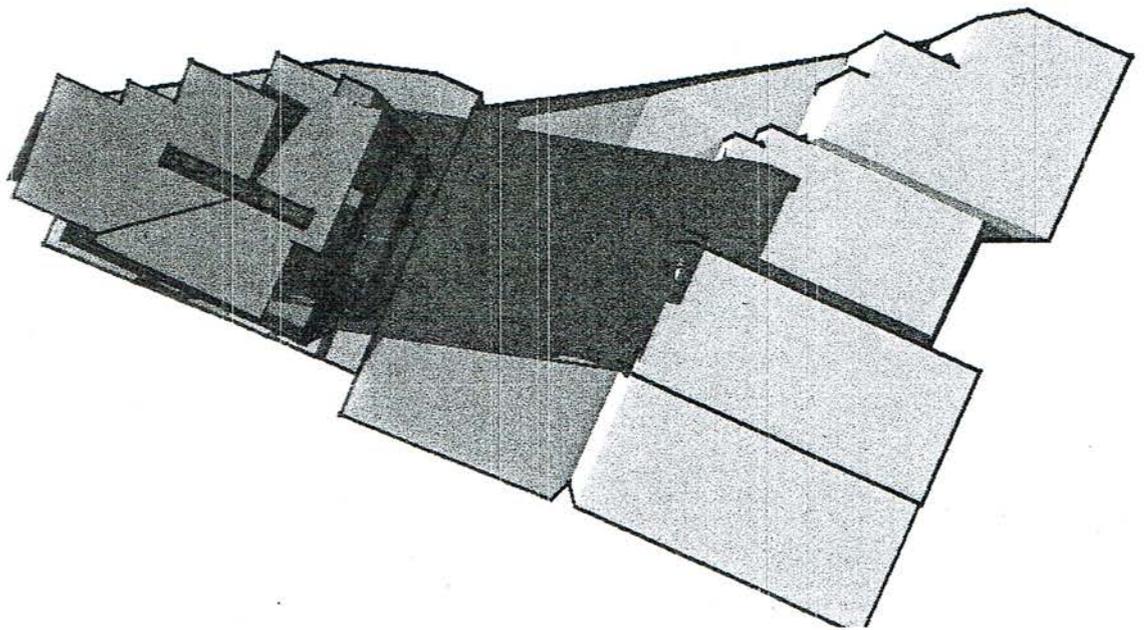
Many thanks for your attention to this matter,

  
Allen W. Goetsch

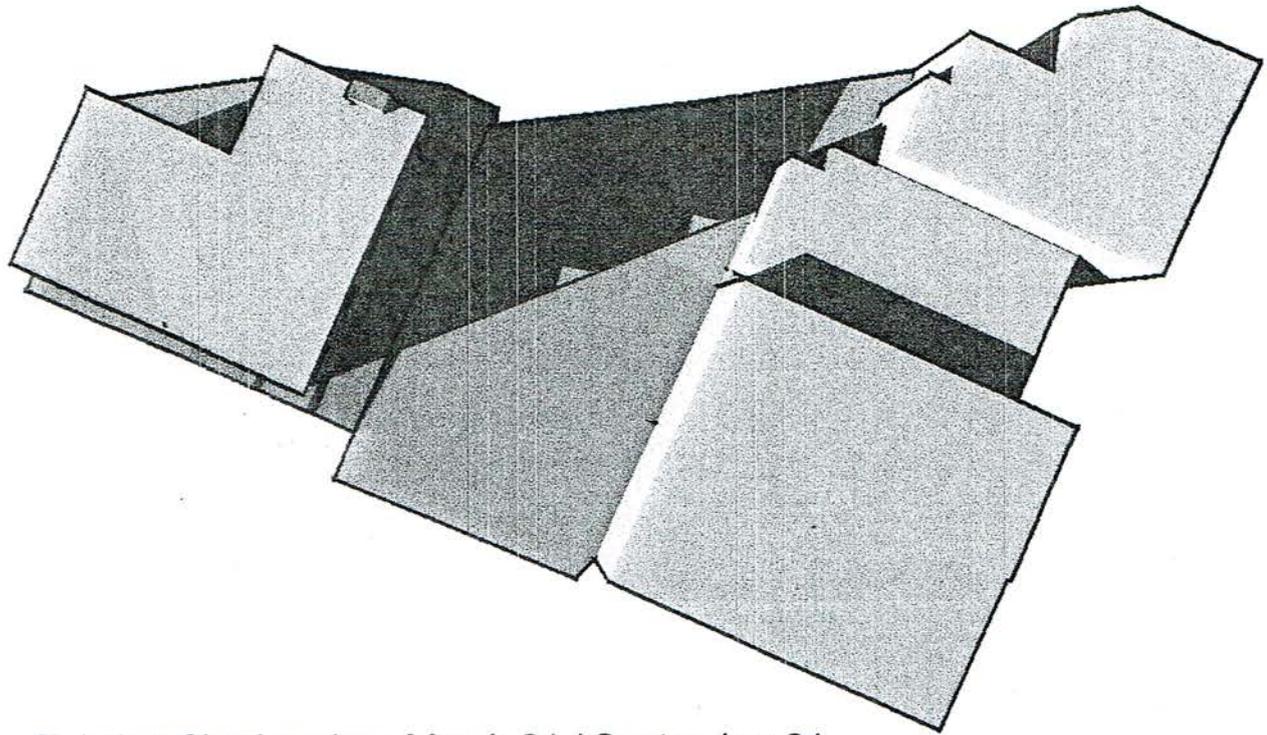
cc: Nadine Greiner, 167 Roosevelt Way



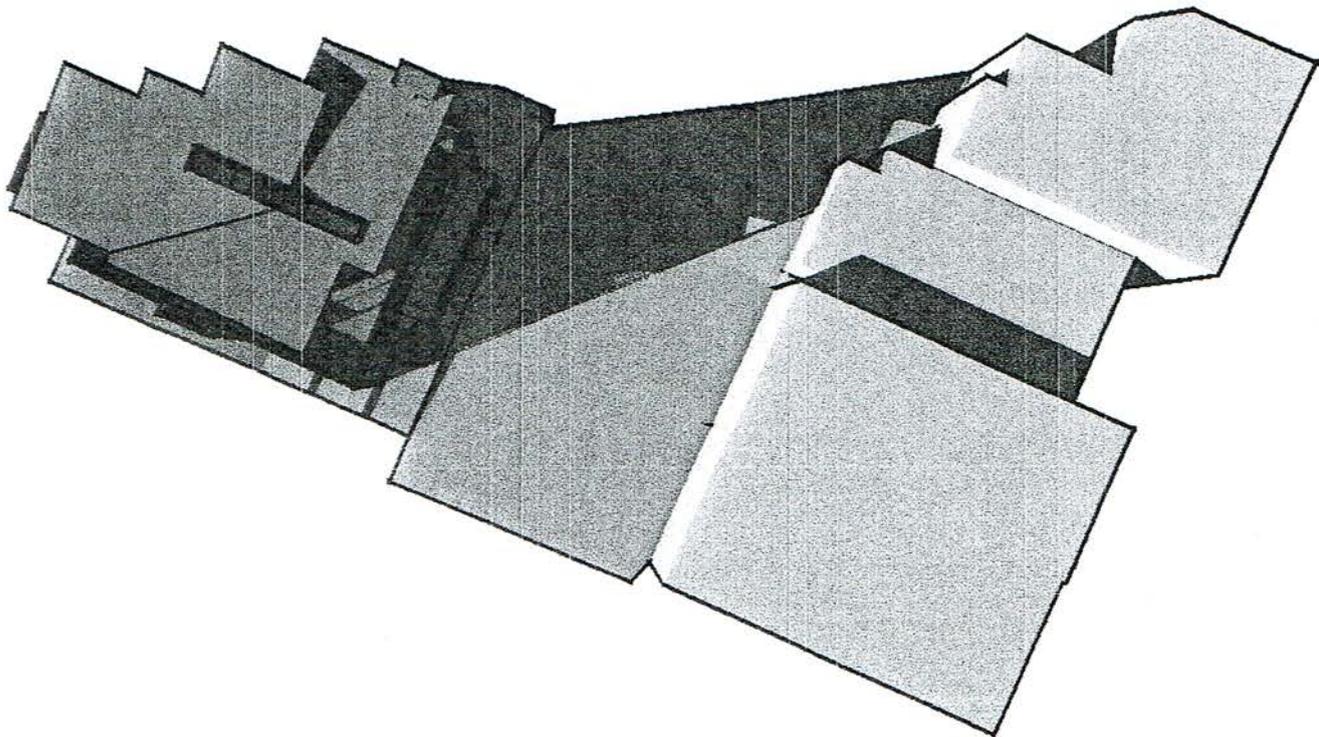
Existing Shadow 6pm June 21



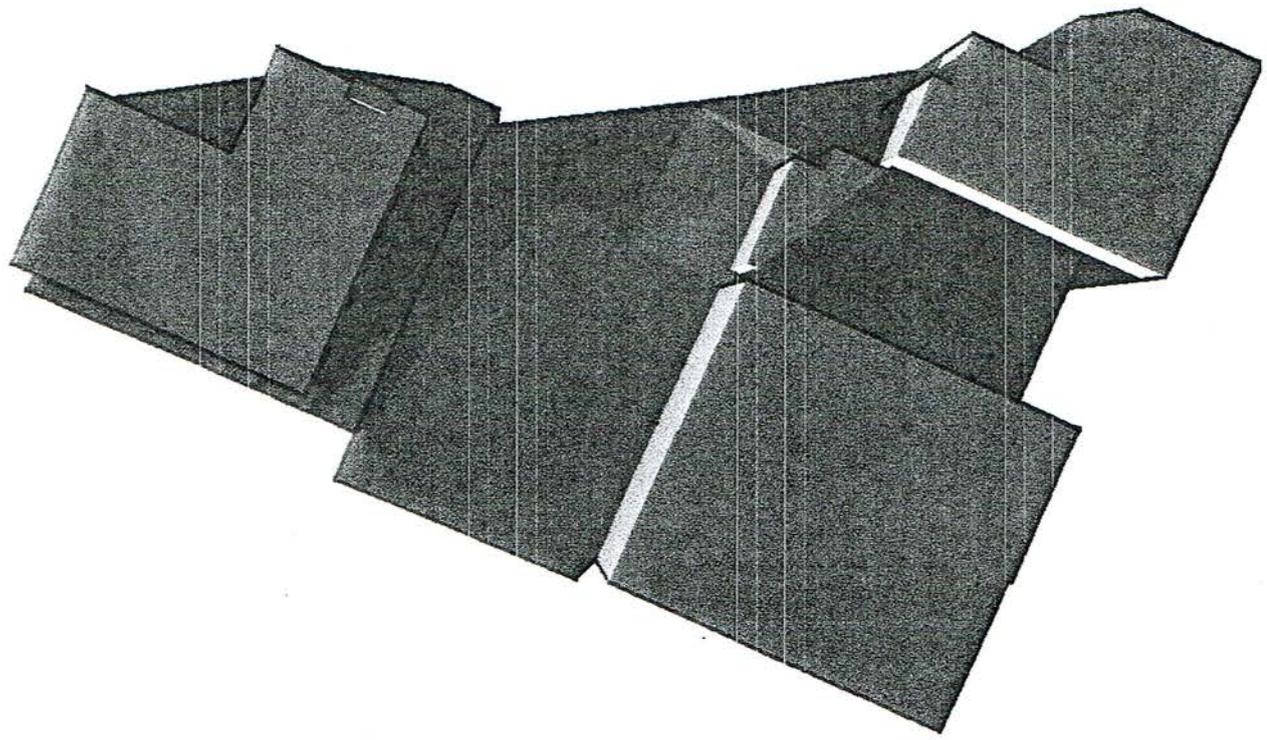
Shadow 6pm June 21



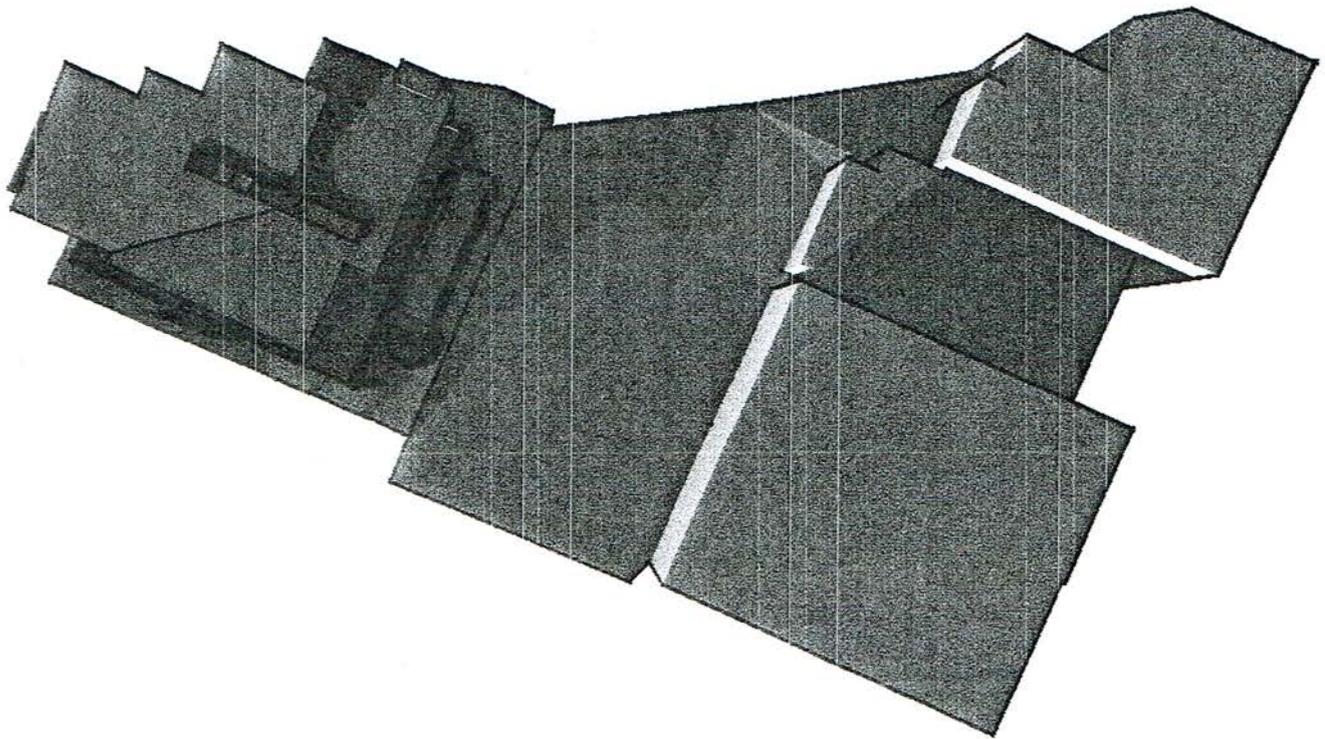
Existing Shadow 4pm March 21 / September 21



Shadow 4pm March 21 / September 21



Existing Shadow 4pm December 21



Shadow 4pm December 21

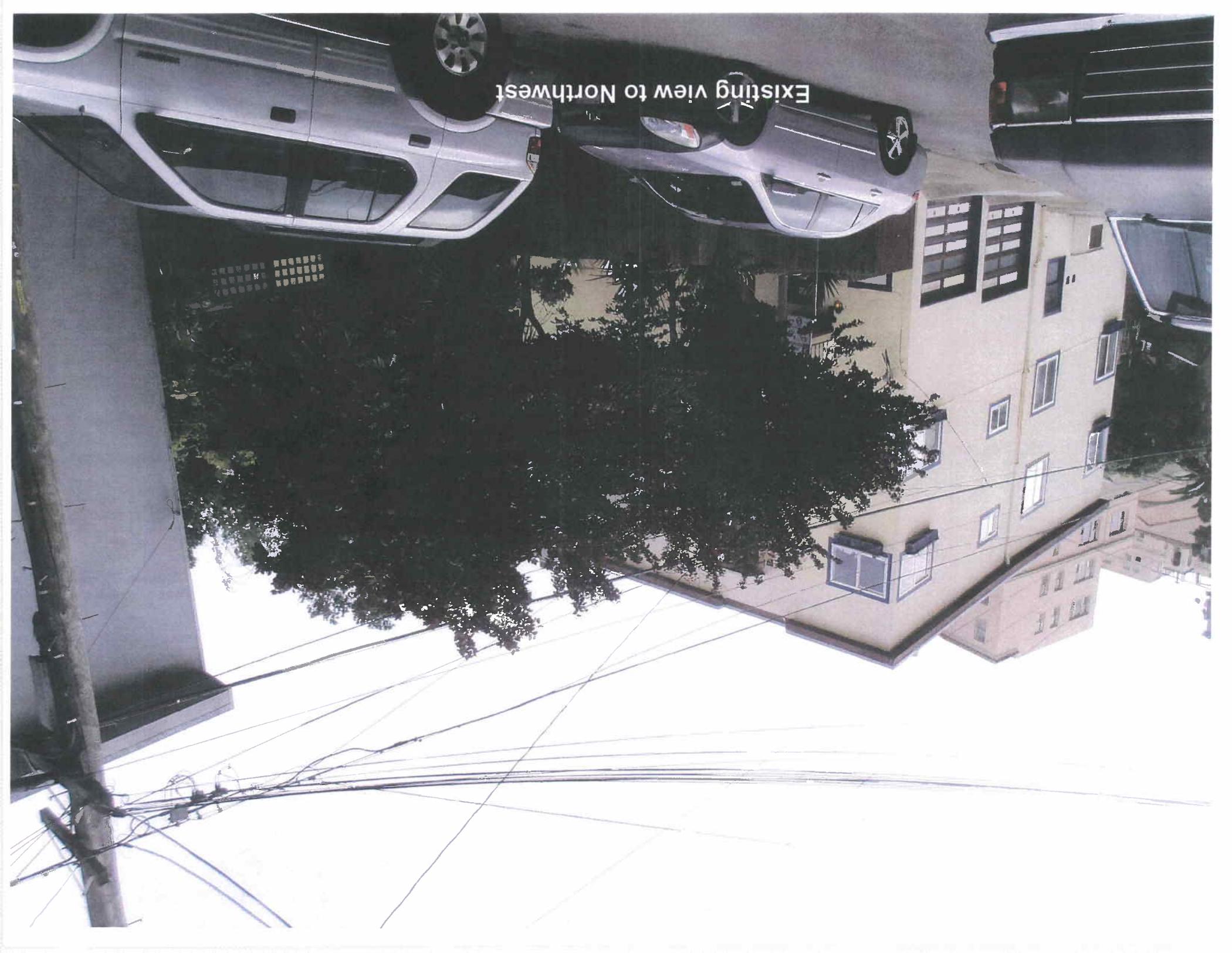


Existing view to East



DR submittal view to East

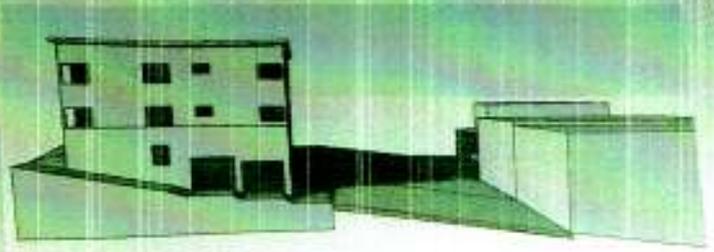
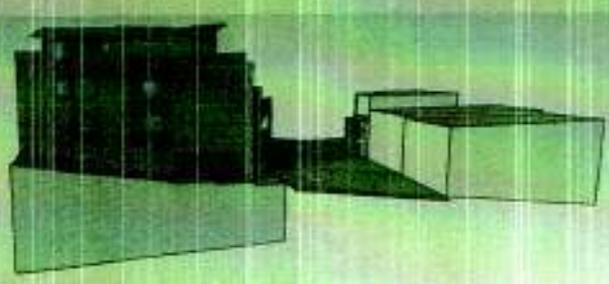
Existing view to Northwest





DR submittal view to Northwest

3 MINUTES



March 21 4:23

March 21 4:26

SHADOW STUDY

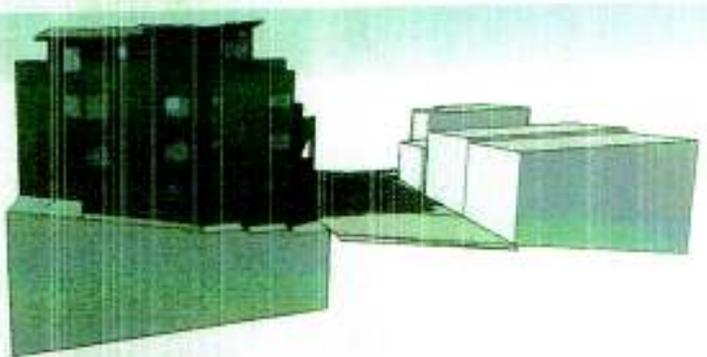
NO IMPACT:

- 160-162 Buena Vista (DR)
- 154-156 Buena Vista

3-10 Minutes in the months of  
 March - June between 4:00 - 4:13  
 at mast. Slight shadow on back  
 yard, and lower unit:  
 - 148 Buena Vista

10

MINUTES



June 21 4:03

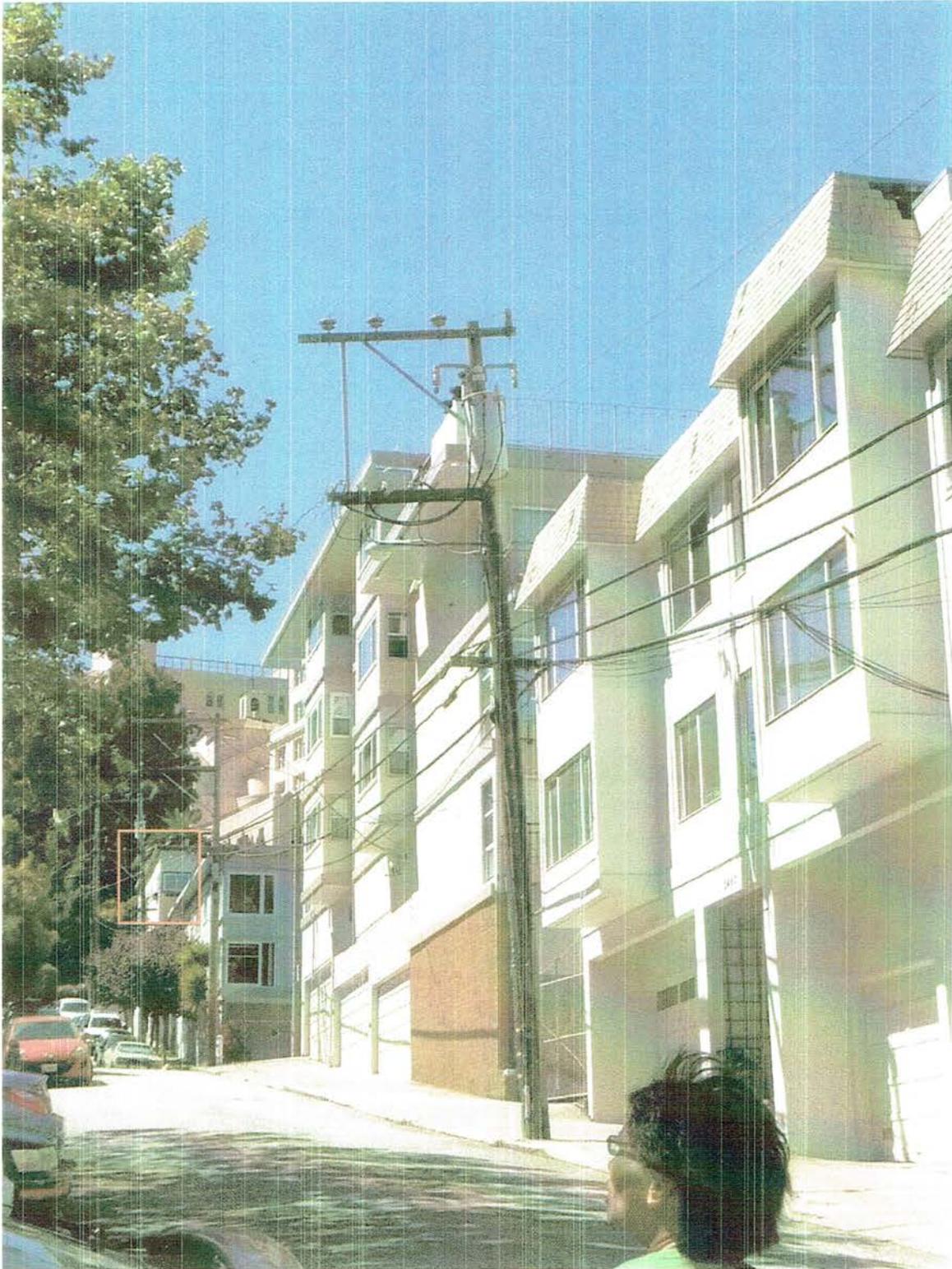
June 21 4:13



Hello ☺ I reduced many items. This morning we reduced the balconies as seen here (by 7.5 feet length, and 10 inches depth). The pending variance is these balconies that span the length of the windows, to the right of the stairs on picture above. The stairs will stay where they are, but nicer, safer, and more muted colors and materials.



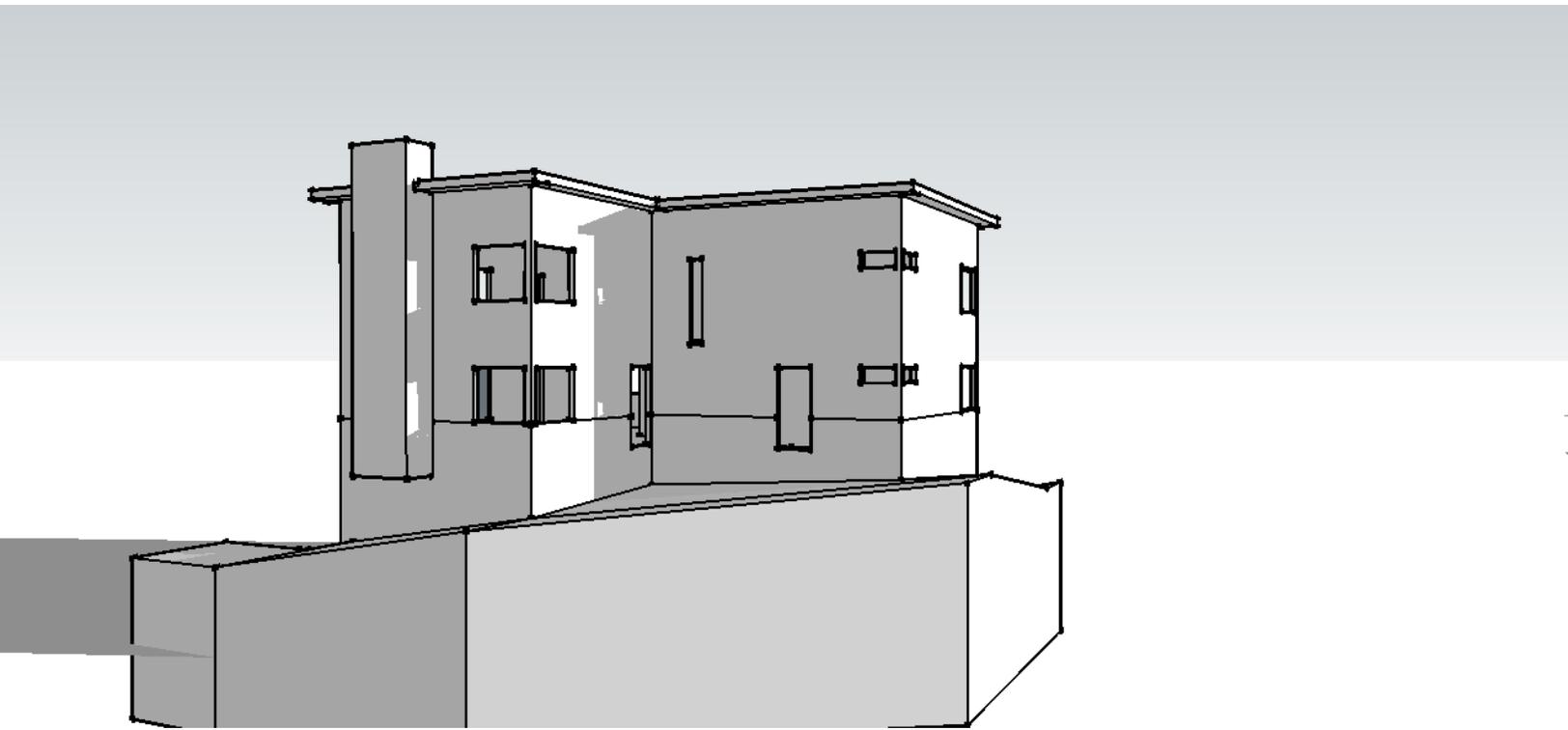
Home is between 8 level, 2 level, 3 level, and 4 level buildings. Newly remodeled homes are contemporary and grey/browns, so we are looking to match their style, color, and design.



Our home is in the red square. The concerned neighbors are in the blue home, with 42 feet long back yards up to my house. The balcony in question is not visible from this view. Thank you Scott and Michael. Nadine 415 861 8383. DrNadine@Yahoo.com



Proposed Roosevelt Way view



Existing Roosevelt Way view



INTERSECTION WITH  
BUENA VISTA TERRACE

BLOCK 2608  
LOT 55  
SIDE YARD



BLOCK 2608  
LOT 55  
SIDE & BACK YARD



PROJECT HOUSE  
BLOCK 2608  
LOT 30

BUILDINGS ON SAME SIDE OF ROOSEVELT WAY



SW CORNER OF  
PROJECT HOUSE  
INTERSECTION  
WITH 15TH STREET



ROOSEVELT WAY  
ABOVE 15TH  
STREET



PROJECT HOUSE  
BLOCK 2608  
LOT 30

BUILDINGS ON SAME SIDE OF ROOSEVELT WAY



PROJECT HOUSE  
SIDEYARD  
BLOCK 2608  
LOT 29  
BACKYARD



BLOCK 2608  
LOT 29  
BACKYARD-SIDEYARD



BLOCK 2608  
LOT 29  
SE CORNER

INTERSECTION WITH  
BUENA VISTA  
TERRACE

BUILDINGS ON SAME SIDE OF 15TH STREET



INTERSECTION OF  
15TH STREET,  
ROOSEVELT WAY,  
& PARK HILL AVE.



PROJECT HOUSE  
SW CORNER  
SIDEYARD - BACKYARD



BLOCK 2608 LOT 30:  
PROJECT HOUSE  
SE CORNER  
BACKYARD - SIDEYARD

BUILDINGS ON SAME SIDE OF 15TH STREET



BLOCK 2608  
LOT 34 (ABOVE)

BLOCK 2608  
LOT 31 BACKYARD

BLOCK 2608  
LOT 34 BACKYARD



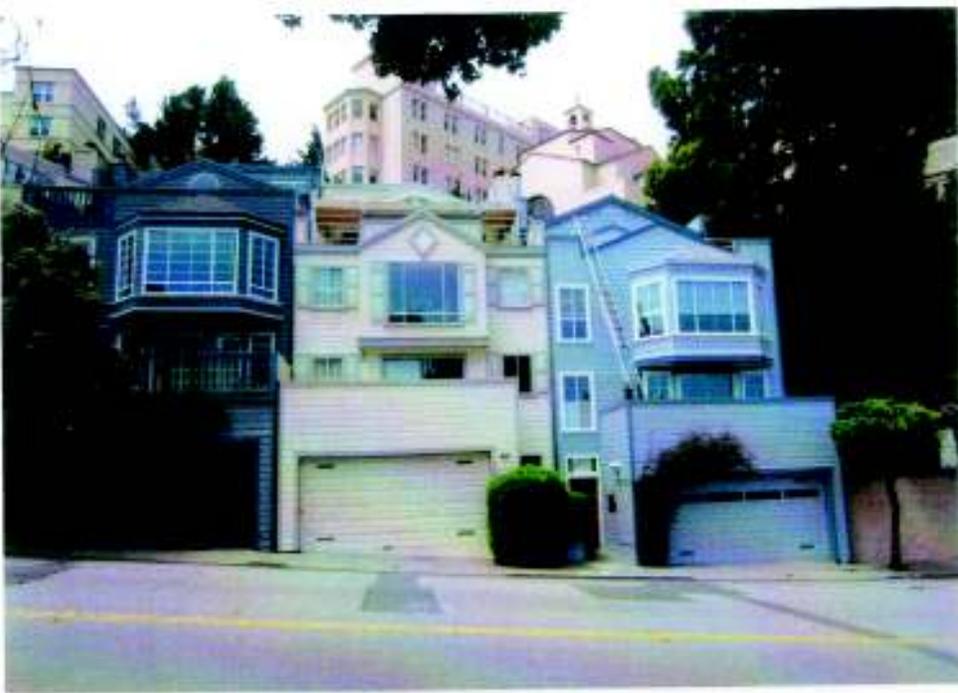
BLOCK 2608    BLOCK 2608  
LOT 57        LOT 56



BLOCK 2608  
LOT 56

INTERSECTION WITH  
BUENA VISTA TERRACE

BUILDINGS ON FACING SIDE OF ROOSEVELT WAY



BLOCK 2607  
LOTS 258-253



BLOCK 2607  
LOTS 218-252

INTERSECTION  
WITH PARK HILL AVE,



BLOCK 2608  
LOT 31  
SIDE YARD

BUILDINGS ON FACING SIDE, NE DRINGENHEIT WAY



BLOCK 2614  
LOT 63 LOT 114



LOT 67 LOT 66 LOT 65 LOT 64 LOT 63



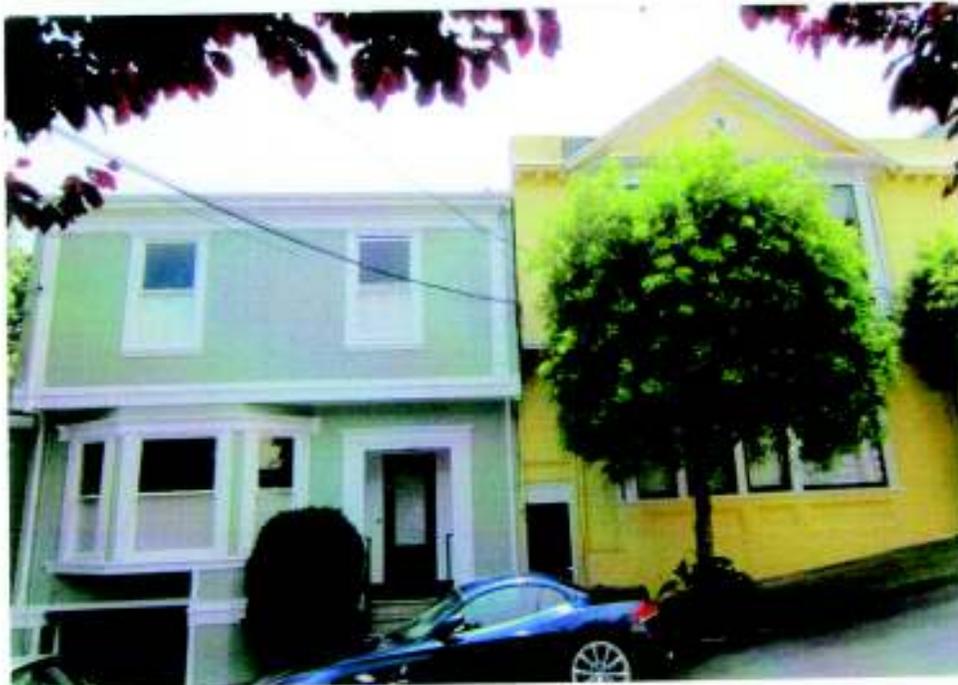
LOT 65 LOT 64 LOT 63

BUILDINGS ON FACING SIDE OF 15TH STREET



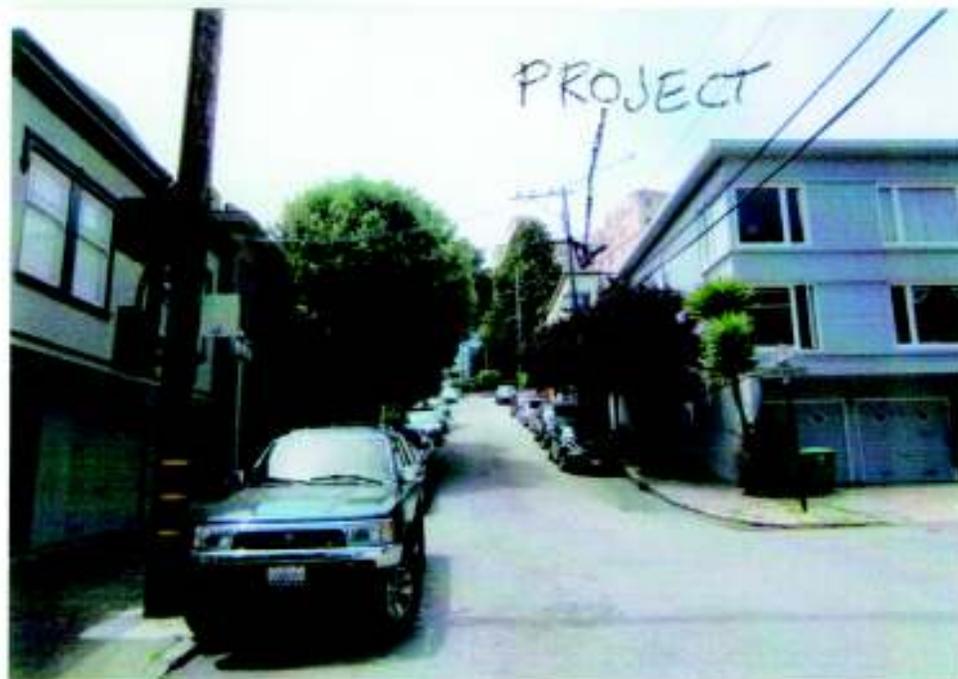
BLOCK 2614

LOT 67 LOT 66 LOT 65 LOT 64



BLOCK 2614

LOT 68 LOT 67

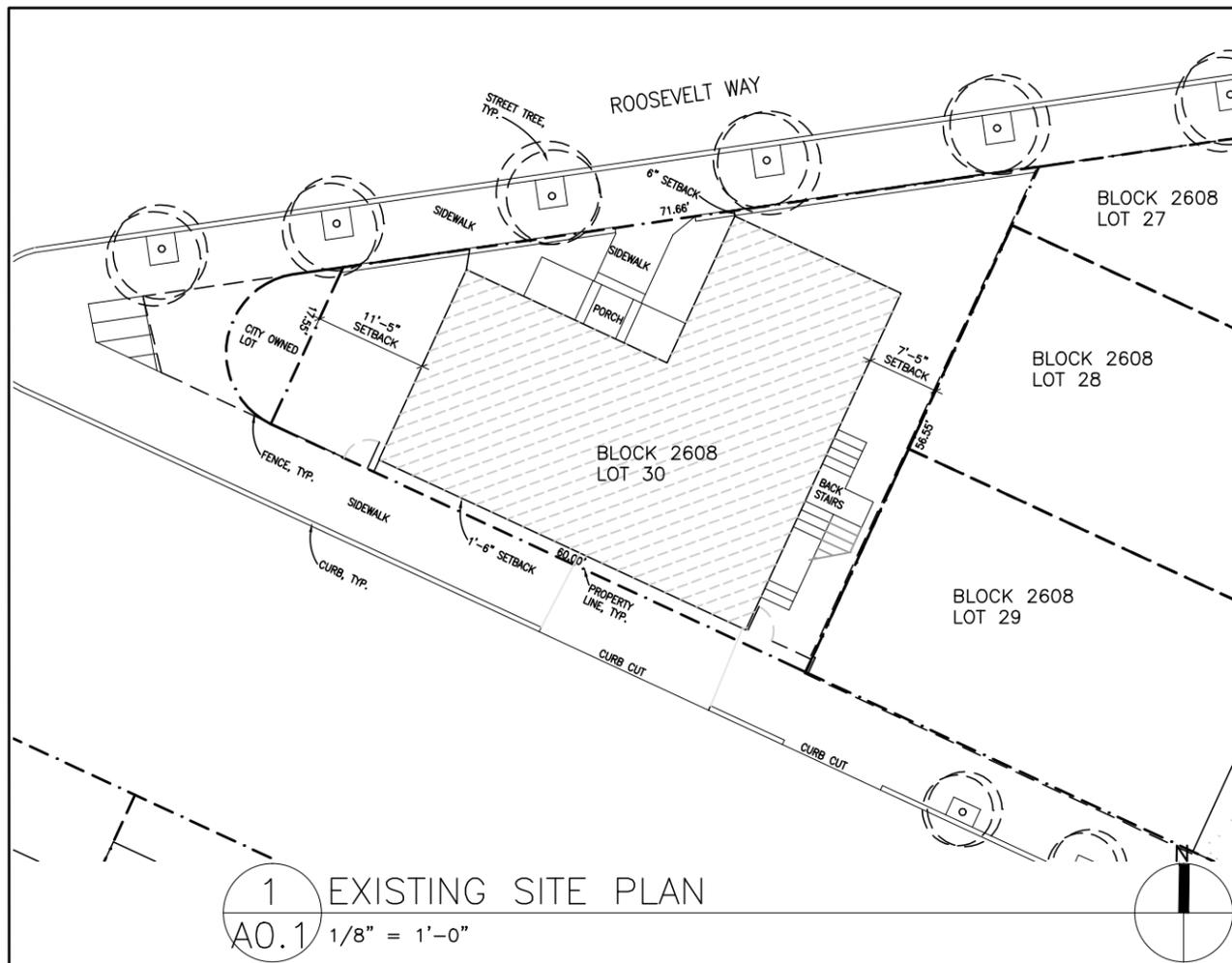


PROJECT

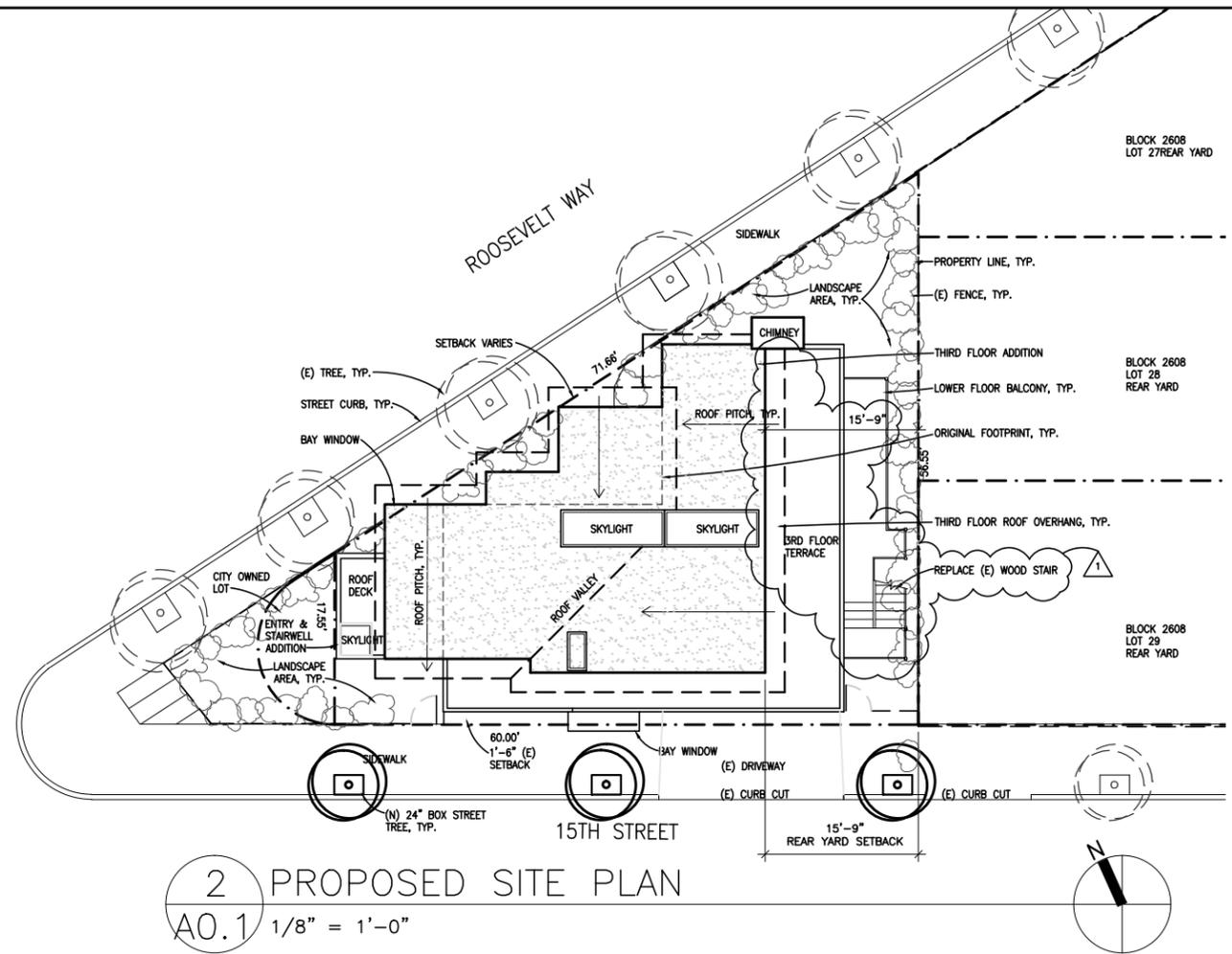
LOOKING UP 15th  
FROM BUENA VISTA  
TERRACE

← BLOCK 2608  
LOT 29

BUILDINGS ON FACING SIDE OF 15TH STREET



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



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

SCOPE OF WORK

- ENTRY AND STAIR ADDITION AT GROUND LEVEL FOR EXISTING 2nd FLOOR FLAT (#167)
- CONCRETE FRONT PORCHES AT GROUND LEVEL FOR BOTH FLATS (#165 & #167)
- BAY WINDOW ADDITION ON SOUTH WALL FOR BOTH FLATS (#165 & #167)
- SECOND FLOOR ADDITION OF ENTRY STAIR AND DINING AREA (#167)
- THIRD FLOOR MASTER BEDROOM SUITE, AND SITTING ROOM ADDITION (#167)
- NEW BALCONIES FOR EACH FLAT ON EAST SIDE (#165 & #167)

PROJECT DATA:

BLOCK 2608 LOT 30  
ZONING USE DISTRICT RH-2  
TYPE VB NON RATED CONSTRUCTION,  
R-3 OCCUPANCY  
2 FLAT BUILDING  
LOT AREA: 1,750 SQUARE FEET

	EXISTING:	PROPOSED:
STORIES:	2 PLUS GARAGE LEVEL	3 PLUS GARAGE LEVEL
FOOTPRINT SQUARE FEET:	1181 SQUARE FEET	1300 SQUARE FEET
#165 FLAT SQUARE FEET:	1175 SQUARE FEET	1190 SQUARE FEET
#167 FLAT SQUARE FEET:	1175 SQUARE FEET	2363 SQUARE FEET
BUILDING HEIGHT:	25 FEET	35'-8"

DRAWING INDEX:

- A0.1 SITE PLANS
- A0.2 EXISTING FLOOR PLANS & ELEVATIONS
- A0.3 CONTEXT ELEVATIONS 15th STREET
- A0.4 CONTEXT ELEVATIONS ROOSEVELT WAY
- A1 PROPOSED BASEMENT & 1st FLOOR PLANS
- A2 PROPOSED 2nd & 3rd FLOOR PLANS
- A3 PROPOSED NORTH & EAST EXTERIOR ELEVATIONS
- A4 PROPOSED SOUTH & WEST EXTERIOR ELEVATIONS
- A5 PROPOSED BUILDING SECTIONS

ARCHITECT  
RANDALL EVELEIGH  
510.595.1295  
randall@eol.com

RANDALL EVELEIGH

REVISIONS:  
1 APRIL 10, 2013

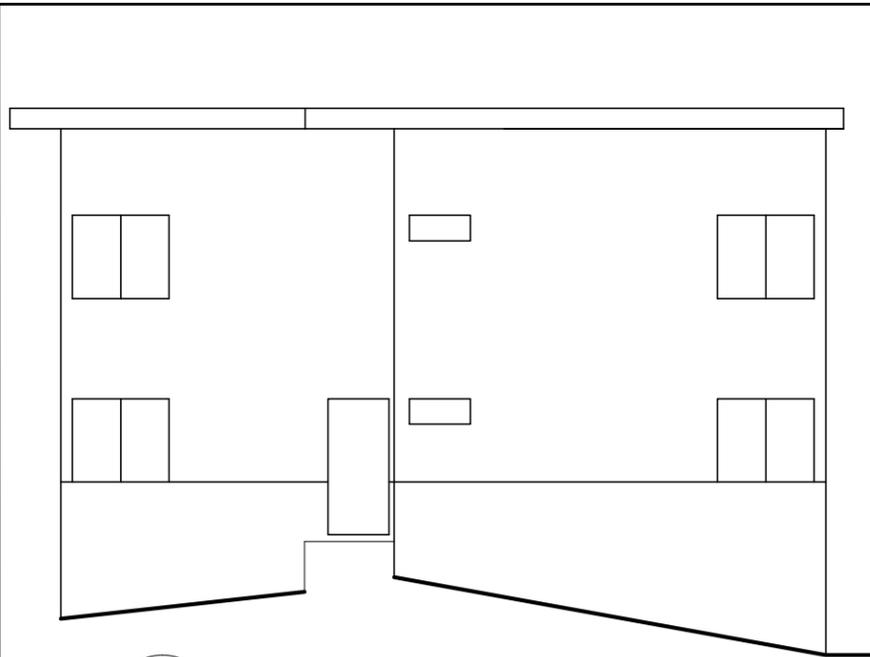
DR. NADINE GREINER RESIDENCE  
167 ROOSEVELT WAY  
SAN FRANCISCO, CA 94114

BLOCK 2608  
LOT 30

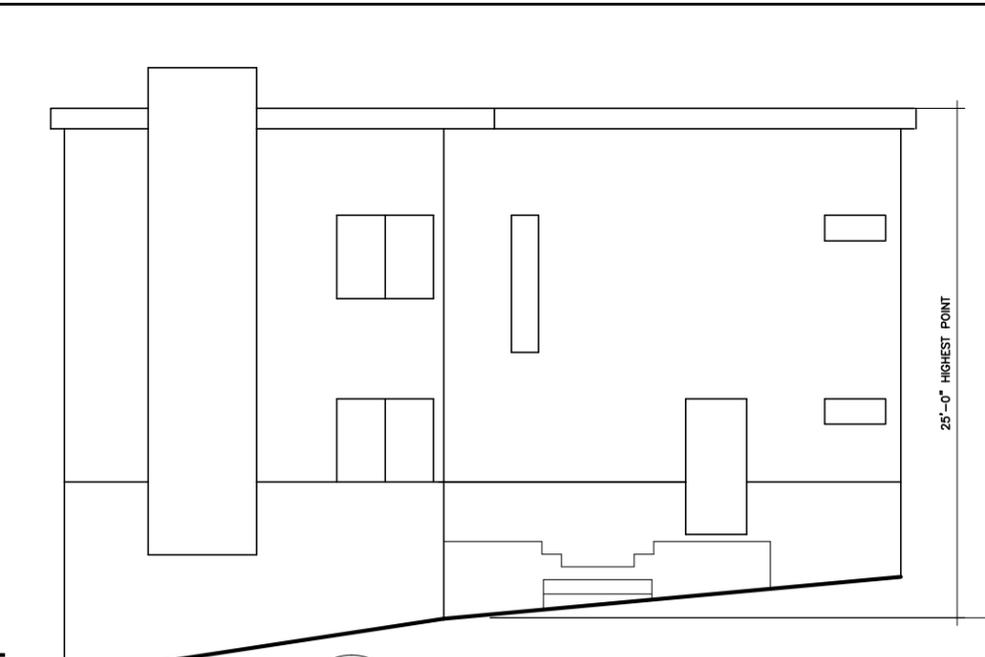
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EXISTING  
SITE PLAN,  
PROPOSED  
SITE PLAN,  
EXISTING  
BLOCK PLAN

SEPT 4 2012

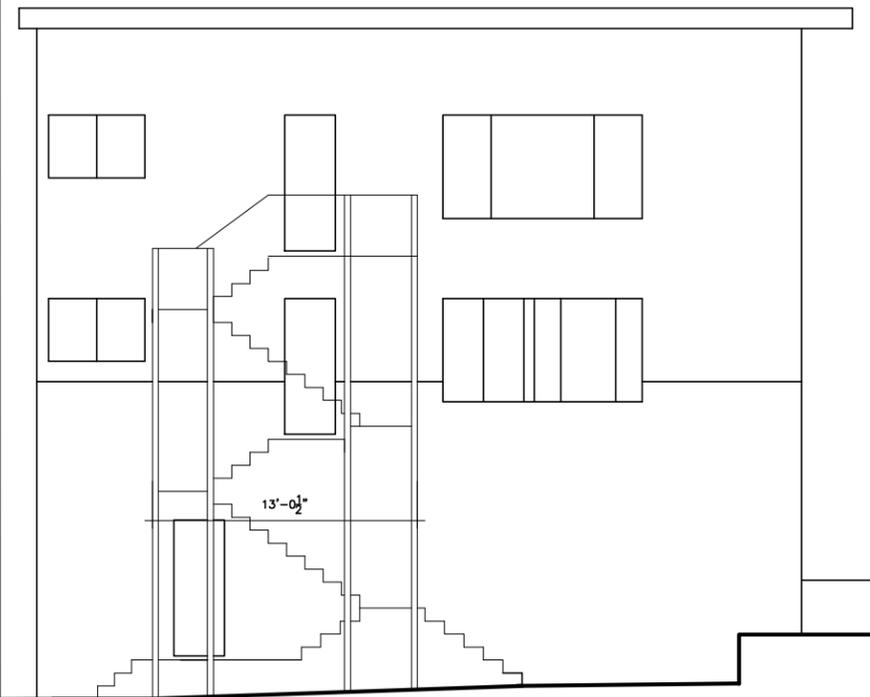
A0.1



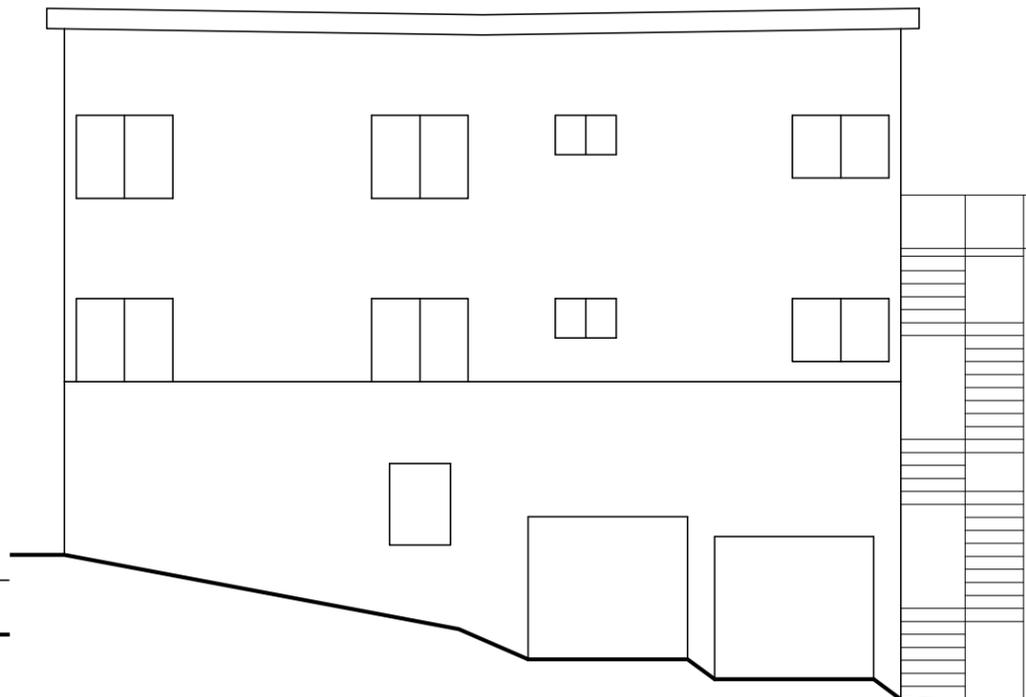
5 EXISTING WEST ELEV.  
A0.2 1/4" = 1'-0"



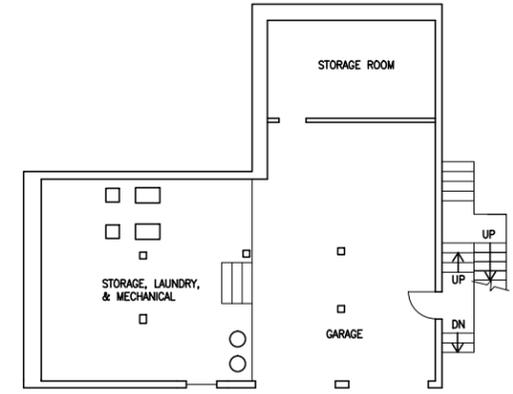
4 EXISTING NORTH ELEV.  
A0.2 1/4" = 1'-0"



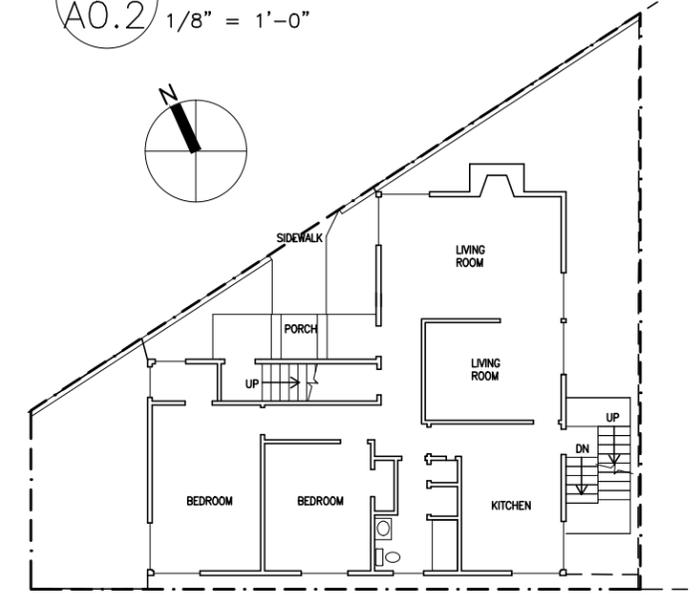
7 EXISTING EAST ELEV.  
A0.2 1/4" = 1'-0"



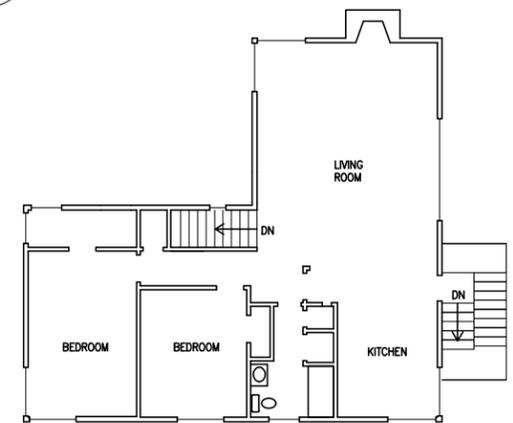
6 EXISTING SOUTH ELEV.  
A0.2 1/4" = 1'-0"



1 EXISTING BASEMENT PLAN  
A0.2 1/8" = 1'-0"



2 EXISTING 1st FLOOR PLAN  
A0.2 1/8" = 1'-0"



3 EXISTING 2nd FLOOR PLAN  
A0.2 1/8" = 1'-0"

ARCHITECT  
RANDALL EVELEIGH  
5873 SKYLINE BLVD.  
OAKLAND, CA 94611  
rande@aol.com

RANDALL EVELEIGH

REVISIONS:  
AUGUST 27 2012

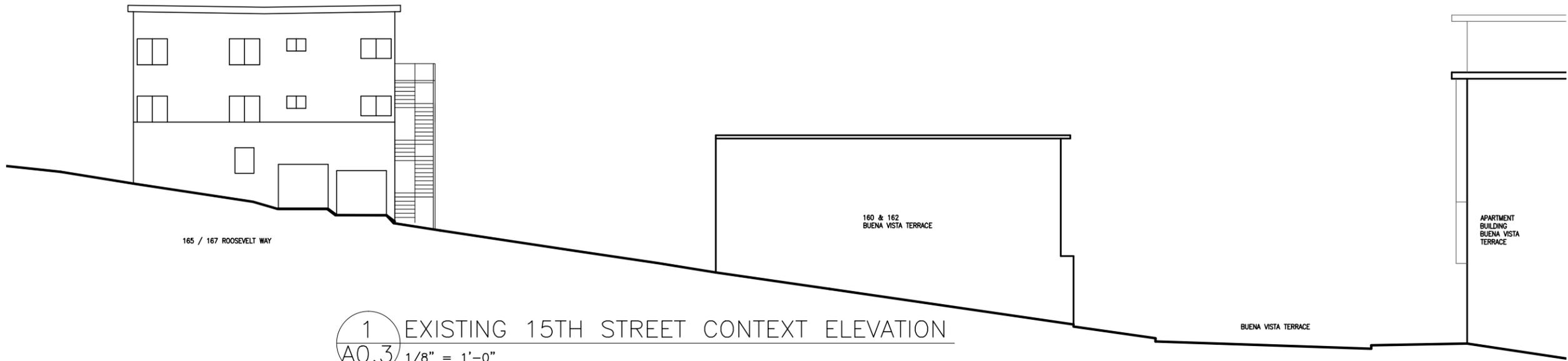
DR. NADINE GREINER RESIDENCE  
167 ROOSEVELT WAY  
SAN FRANCISCO, CA 94114

BLOCK 2608  
LOT 30

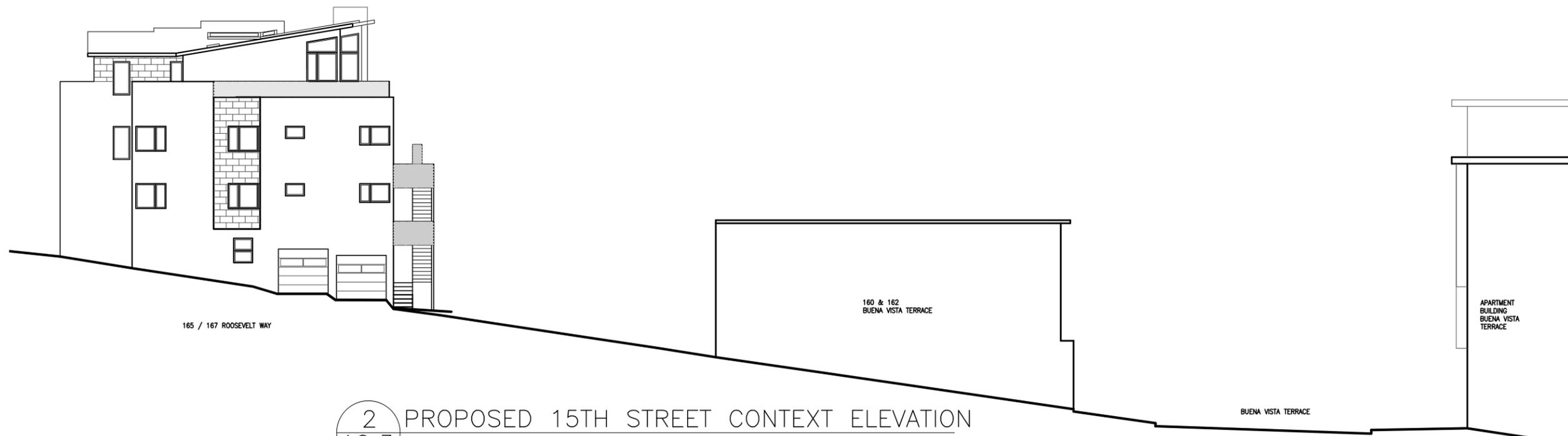
SHEET TITLE:  
EXISTING  
FLOOR  
PLANS &  
ELEVATIONS

SEPT 4 2012

A0.2



1 EXISTING 15TH STREET CONTEXT ELEVATION  
 A0.3 1/8" = 1'-0"



2 PROPOSED 15TH STREET CONTEXT ELEVATION  
 A0.3 1/8" = 1'-0"

ARCHITECT  
 5679 SKYLINE BLVD.  
 SUITE 100  
 SAN FRANCISCO, CA 94114  
 (415) 595-1295  
 r@aeve.com aeve.com

RANDALL EVELEIGH

REVISIONS:

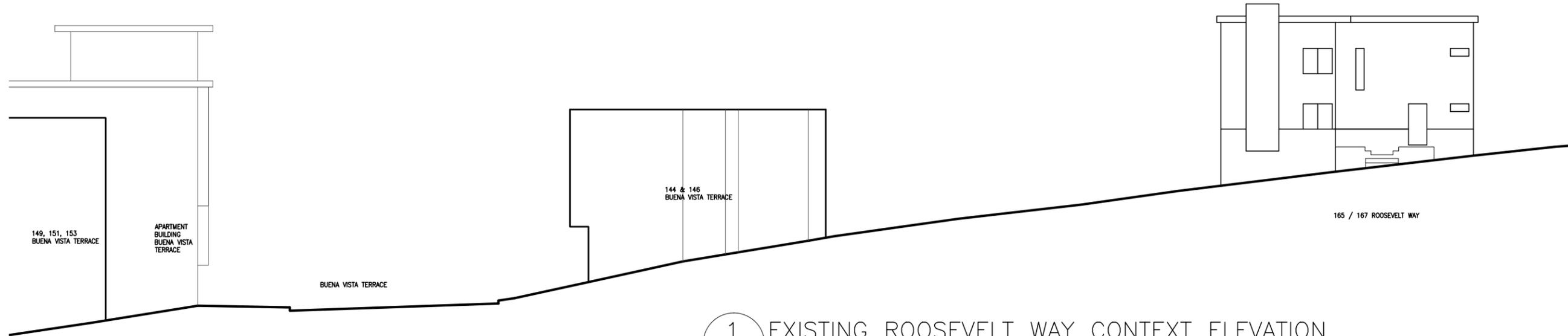
DR. NADINE GREINER RESIDENCE  
 167 ROOSEVELT WAY  
 SAN FRANCISCO, CA 94114

BLOCK 2608  
 LOT 30

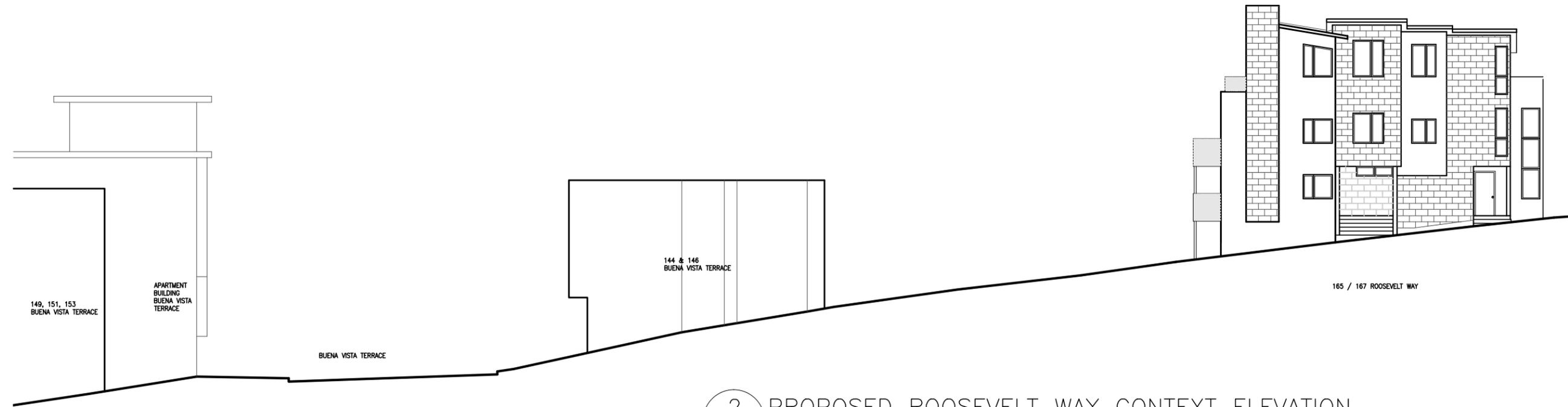
SHEET TITLE:  
 CONTEXT  
 ELEVATIONS

SEPT 4 2012

A0.3



1 EXISTING ROOSEVELT WAY CONTEXT ELEVATION  
 A0.4 1/8" = 1'-0"



2 PROPOSED ROOSEVELT WAY CONTEXT ELEVATION  
 A0.4 1/8" = 1'-0"

ARCHITECT  
 RANDALL EVELEIGH  
 5879 SKYLINE BLVD.  
 SUITE 100  
 SAN FRANCISCO, CA 94114  
 r@eve.com

RANDALL EVELEIGH

REVISIONS:

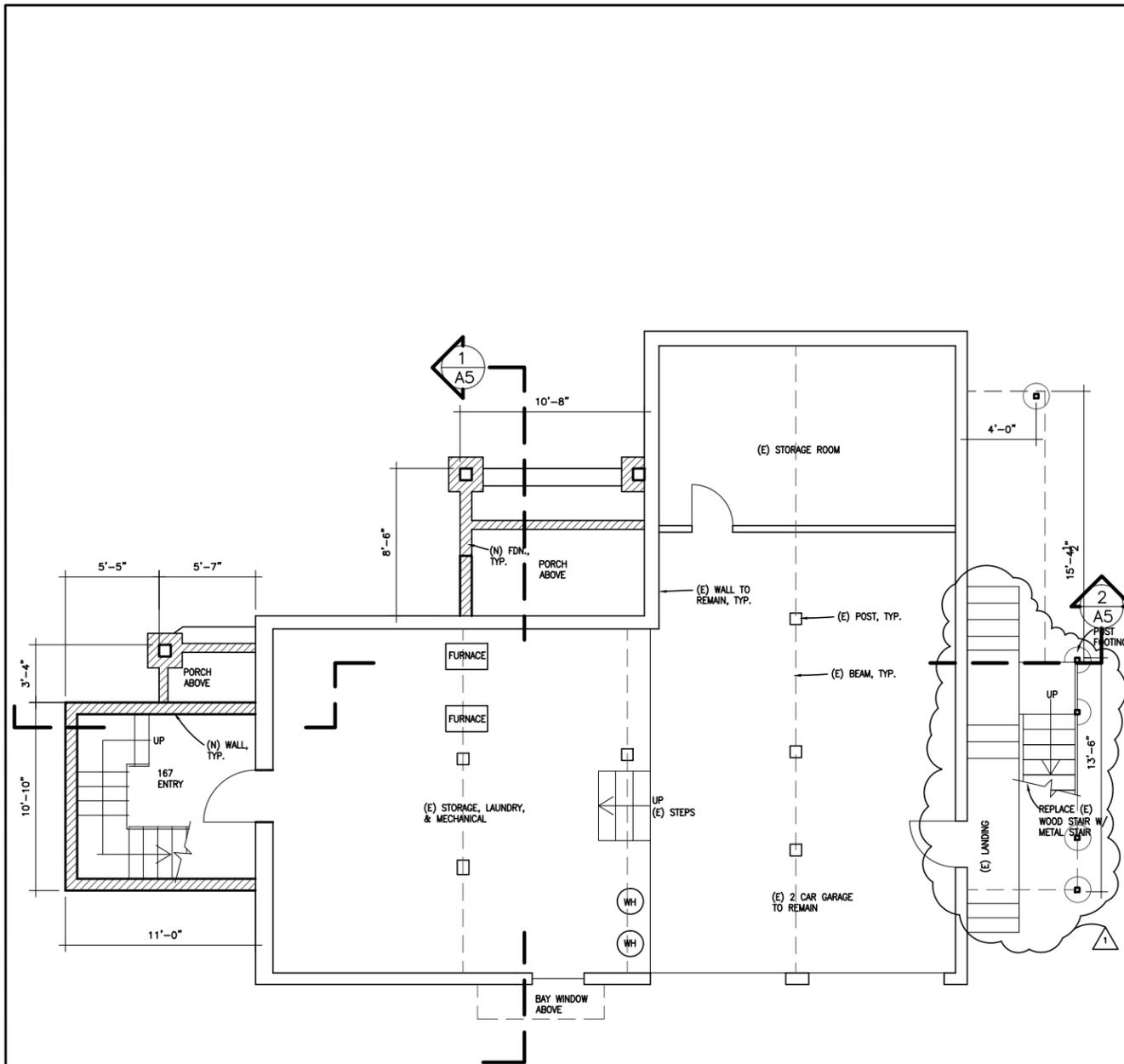
DR. NADINE GREINER RESIDENCE  
 167 ROOSEVELT WAY  
 SAN FRANCISCO, CA 94114

BLOCK 2608  
 LOT 30

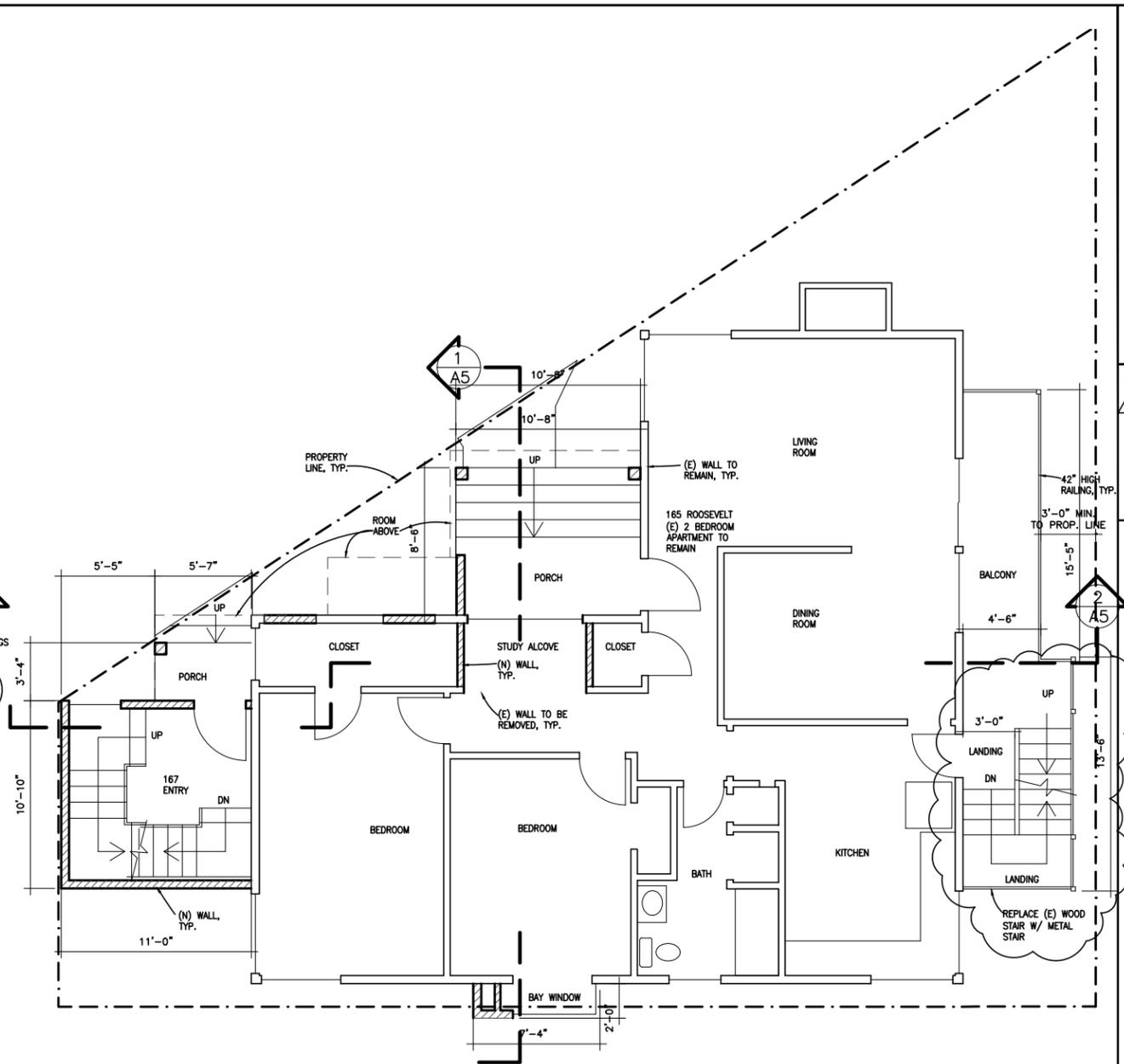
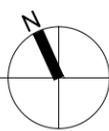
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 CONTEXT  
 ELEVATIONS

SEPT 4 2012

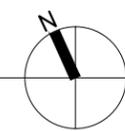
A0.4



1 PROPOSED BASEMENT PLAN  
A1 1/4" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN  
A1 1/4" = 1'-0"



ARCHITECT  
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SAN FRANCISCO, CA 94114  
rgrve @ aol.com

RANDALL EVELEIGH

REVISIONS:  
1 APRIL 10, 2013

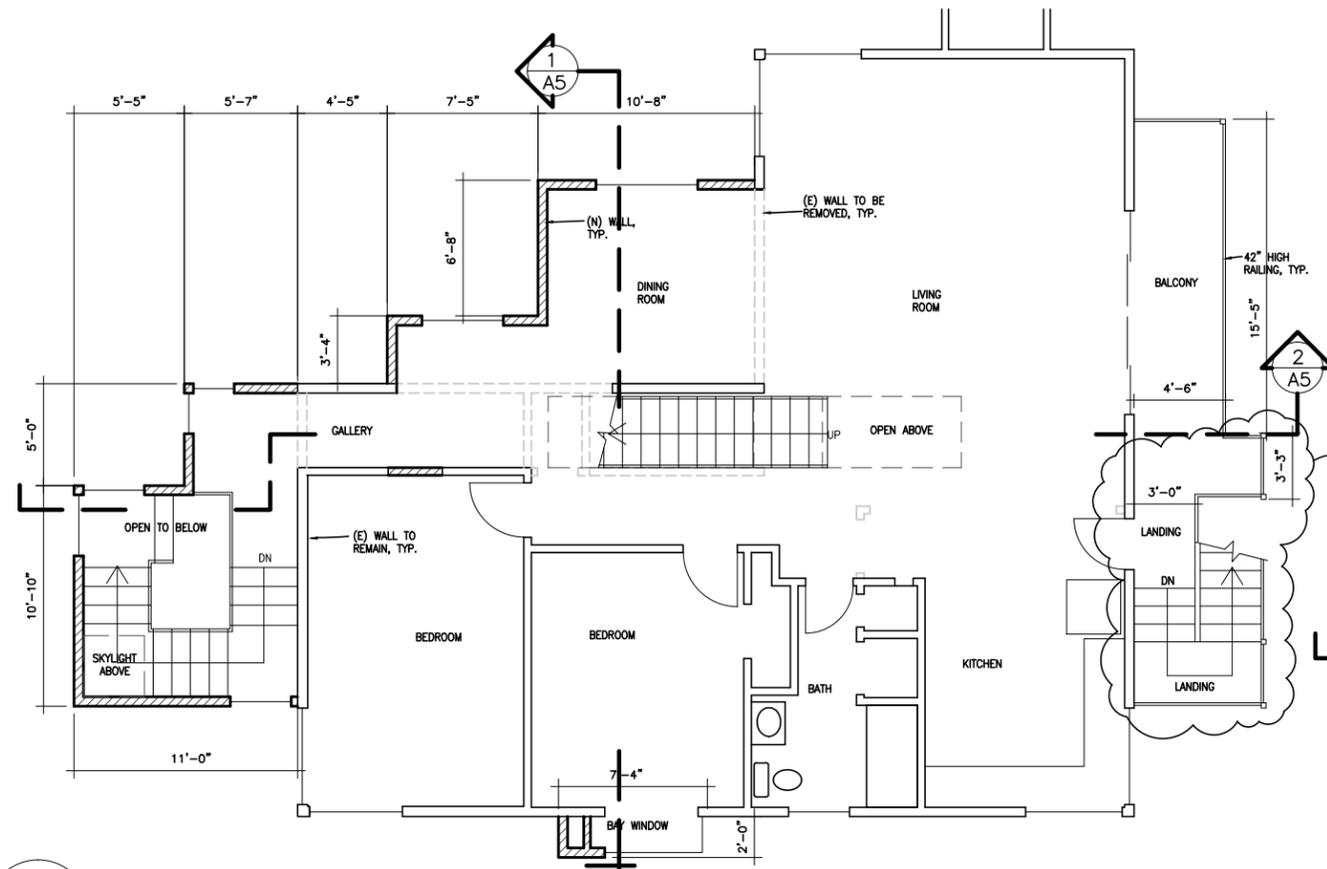
DR. NADINE GREINER RESIDENCE  
167 ROOSEVELT WAY  
SAN FRANCISCO, CA 94114

BLOCK 2608  
LOT 30

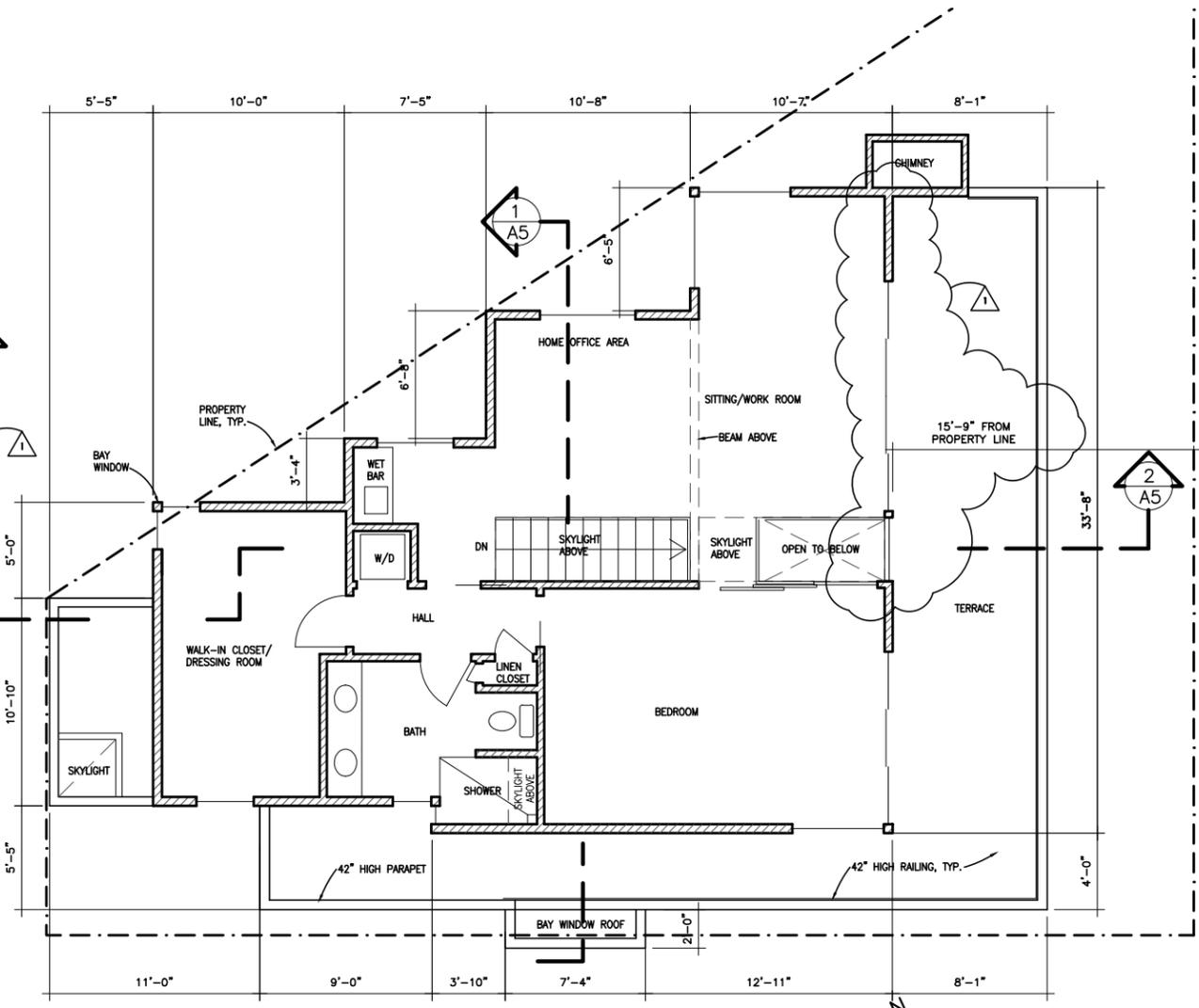
SHEET TITLE:  
PROPOSED  
BASEMENT  
& FIRST  
FLOOR  
PLANS

SEPT 4 2012

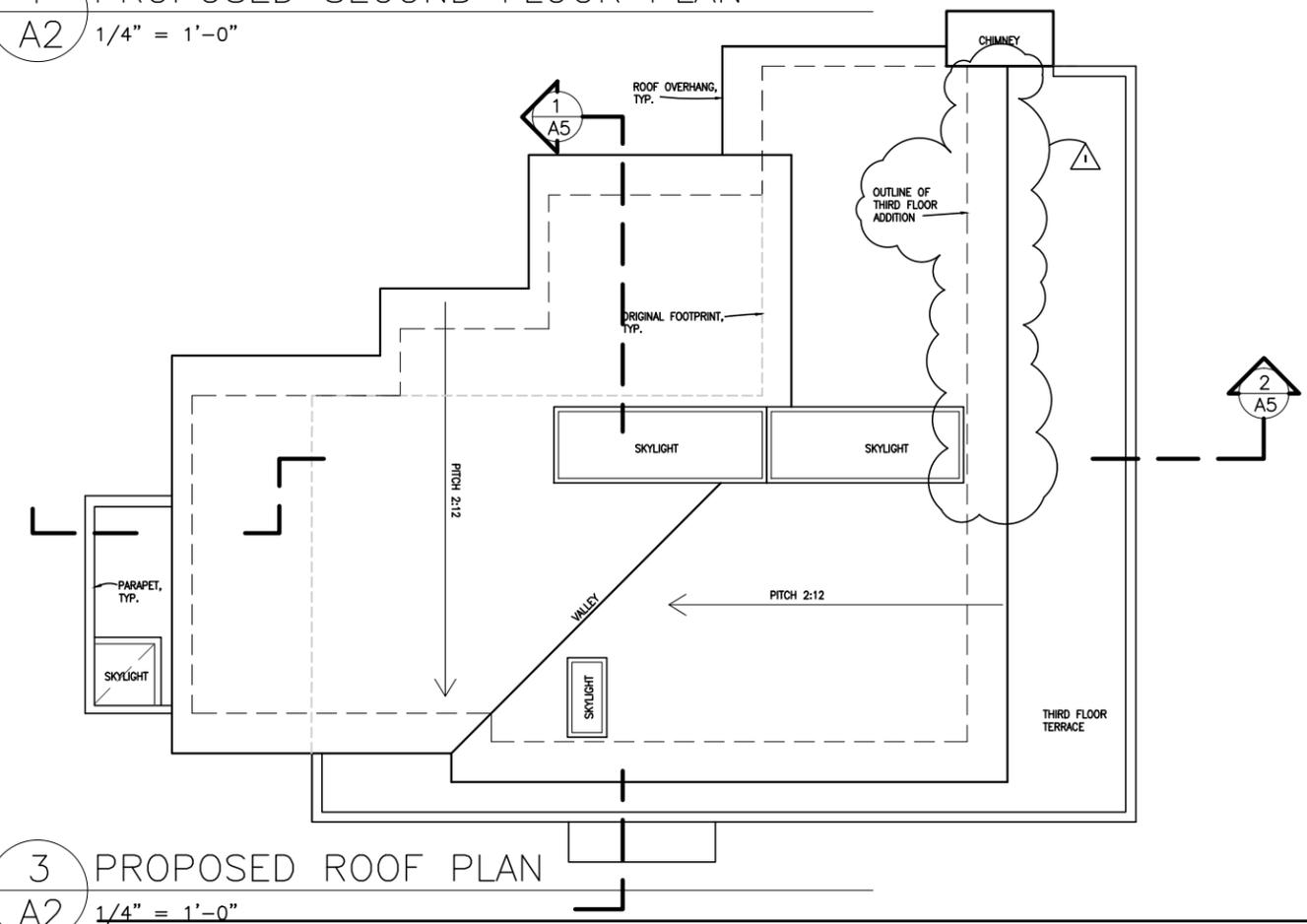
A1



1 PROPOSED SECOND FLOOR PLAN  
A2 1/4" = 1'-0"



2 PROPOSED THIRD FLOOR PLAN  
A2 1/4" = 1'-0"



3 PROPOSED ROOF PLAN  
A2 1/4" = 1'-0"

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5879 SKYLINE BLVD.  
EMERYVILLE, CA 94608  
925.557.1252  
rve@eef.com

REVISIONS:  
1 APRIL 10, 2013

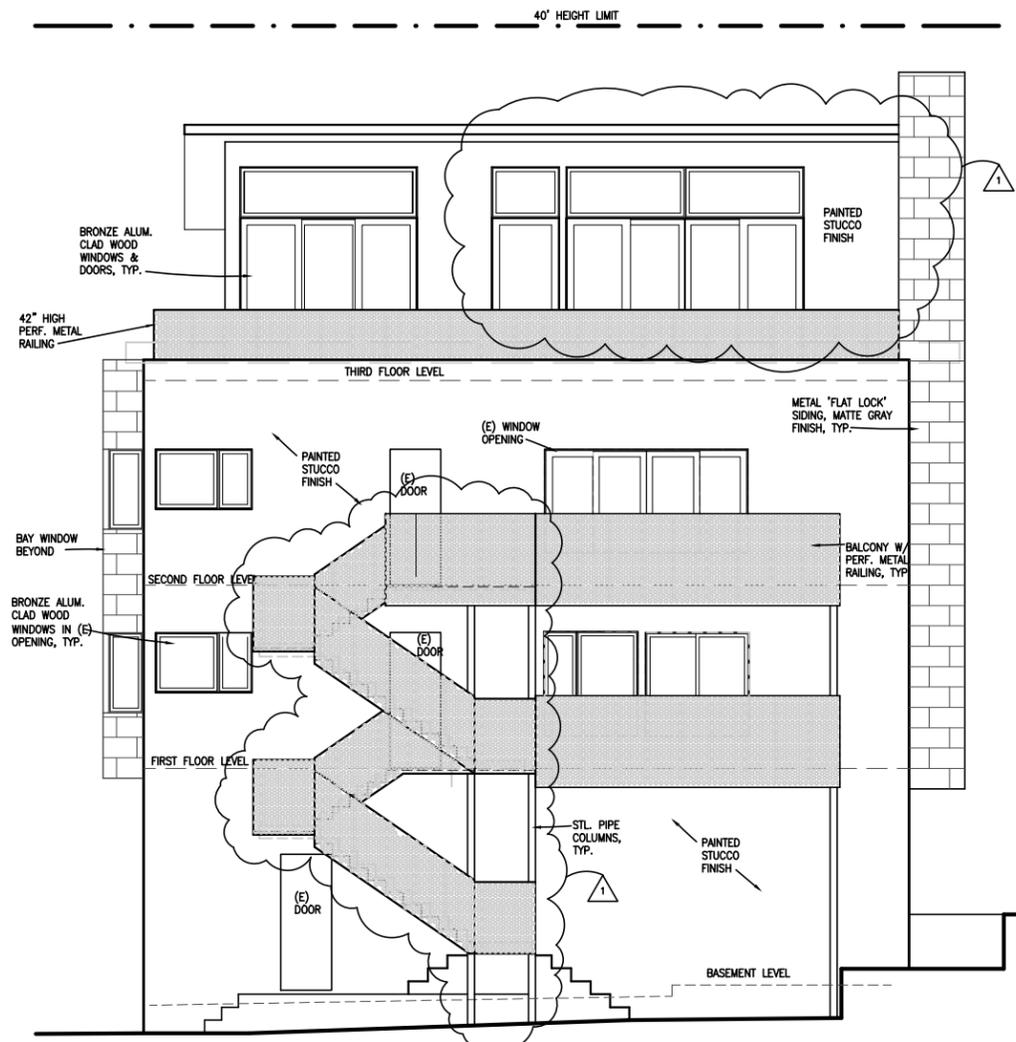
DR. NADINE GREINER RESIDENCE  
167 ROOSEVELT WAY  
SAN FRANCISCO, CA 94114

BLOCK 2608  
LOT 30

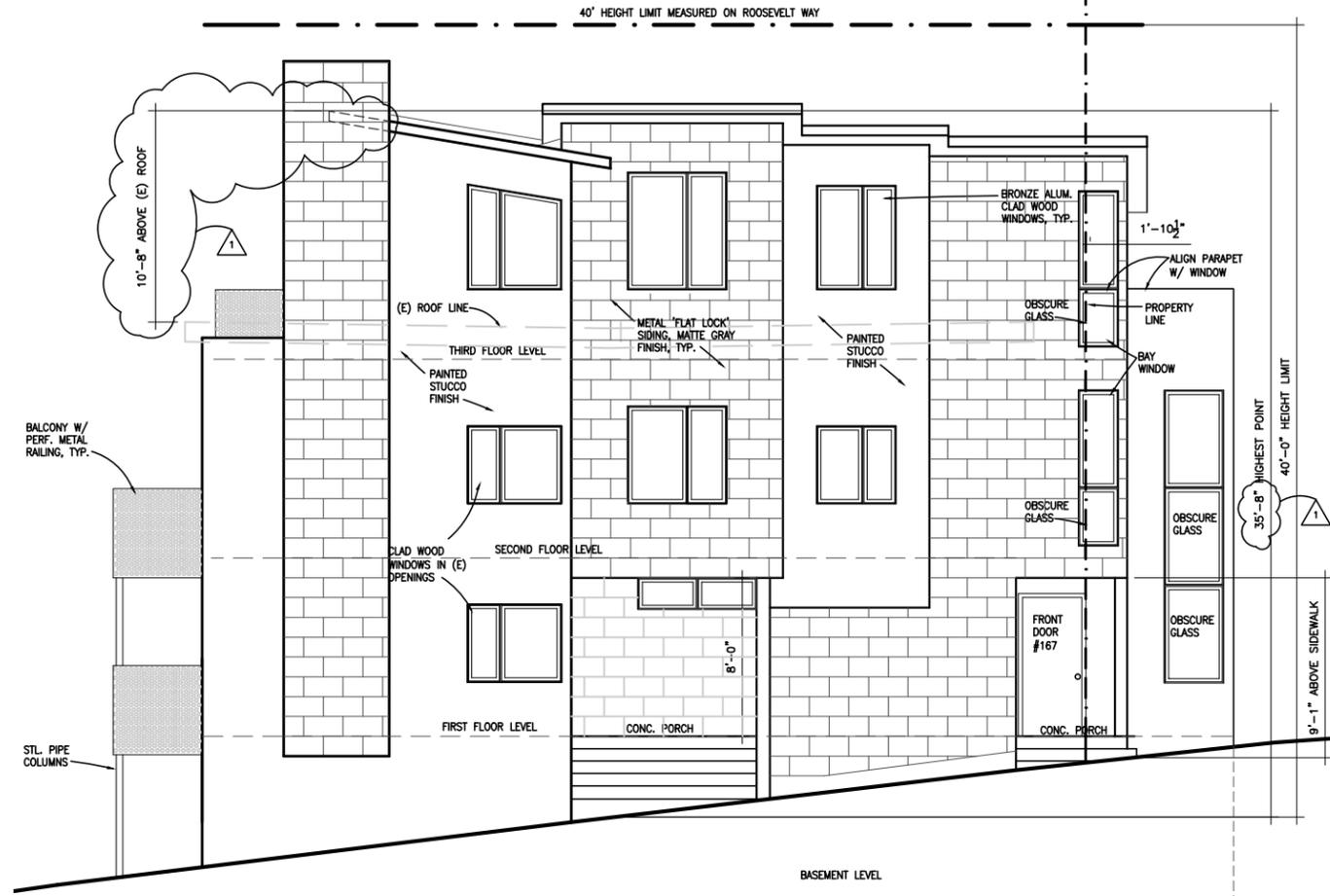
SHEET TITLE:  
PROPOSED SECOND,  
THIRD &  
ROOF  
PLANS

SEPT 4 2012

A2



1 PROPOSED EAST ELEVATION  
 A3 1/4" = 1'-0"



2 PROPOSED NORTH (ROOSEVELT WAY) ELEVATION  
 A3 1/4" = 1'-0"

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 5875 SKYLINE BLVD.  
 510.595.1235  
 reve @ aei.com

RANDALL EVELEIGH

REVISIONS:  
 1 APRIL 10, 2013

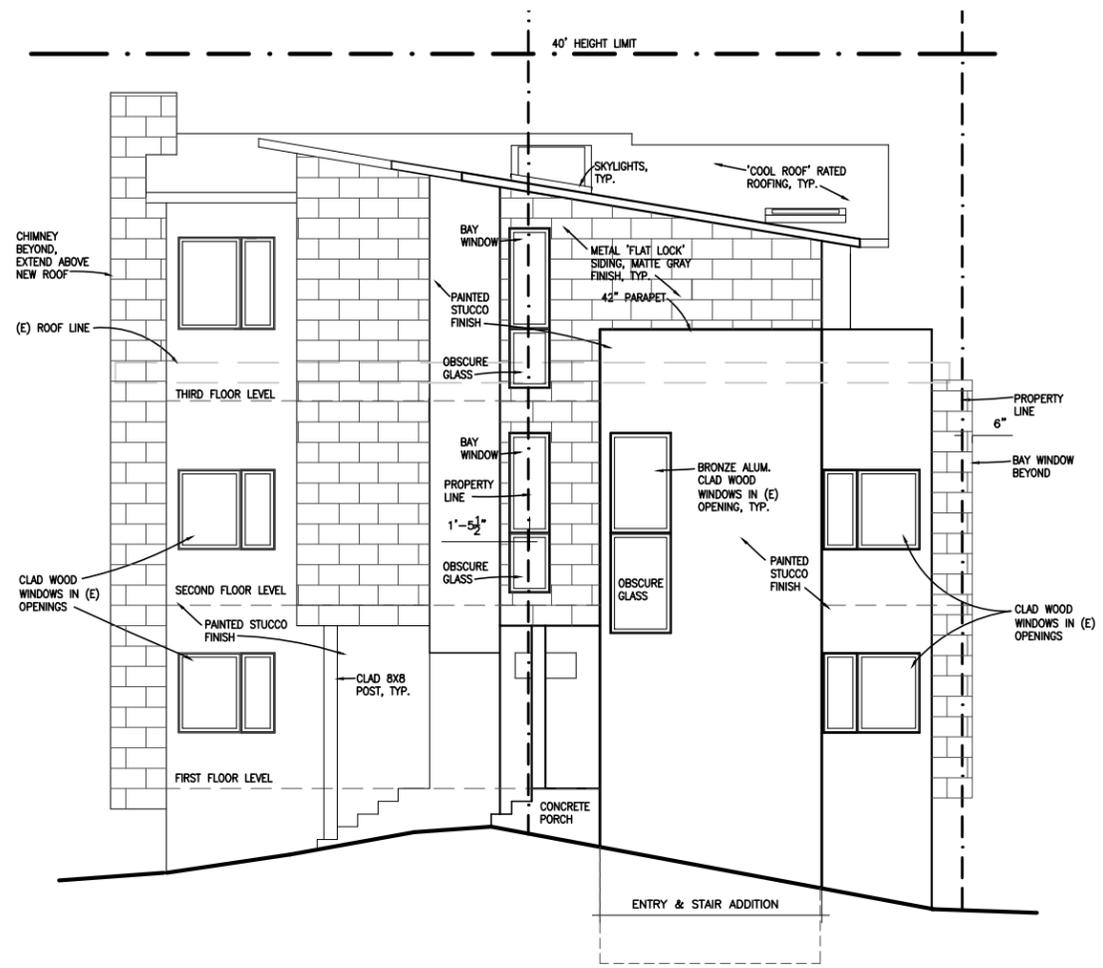
DR. NADINE GREINER RESIDENCE  
 167 ROOSEVELT WAY  
 SAN FRANCISCO, CA 94114

BLOCK 2608  
 LOT 30

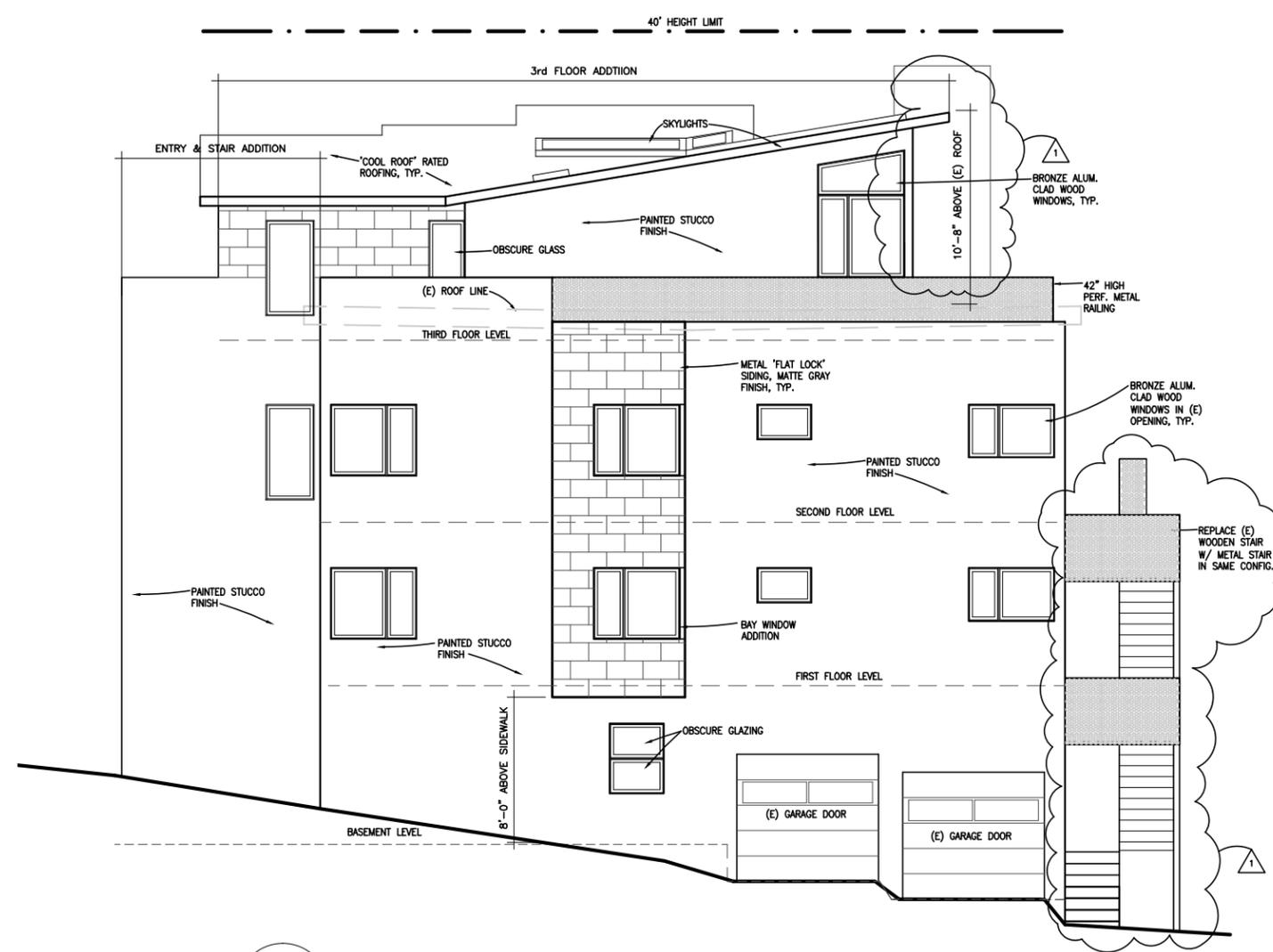
SHEET TITLE:  
 PROPOSED  
 NORTH &  
 EAST  
 ELEVATIONS

SEPT 4 2012

A3



1 PROPOSED WEST ELEVATION  
 A4 1/4" = 1'-0"



2 PROPOSED SOUTH (15TH STREET) ELEVATION  
 A4 1/4" = 1'-0"

ARCHITECT  
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 415.598.1295  
 rve@rad.com

REVISIONS:  
 1 APRIL 10, 2013

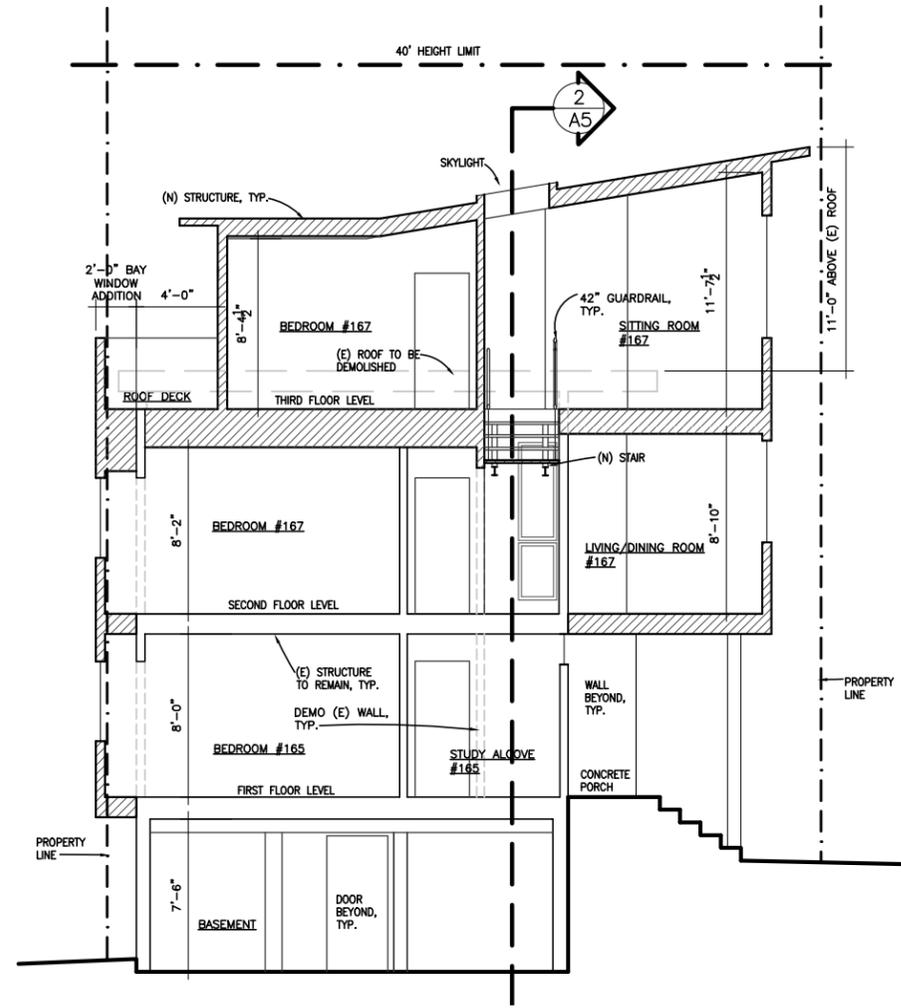
DR. NADINE GREINER RESIDENCE  
 167 ROOSEVELT WAY  
 SAN FRANCISCO, CA 94114

BLOCK 2608  
 LOT 30

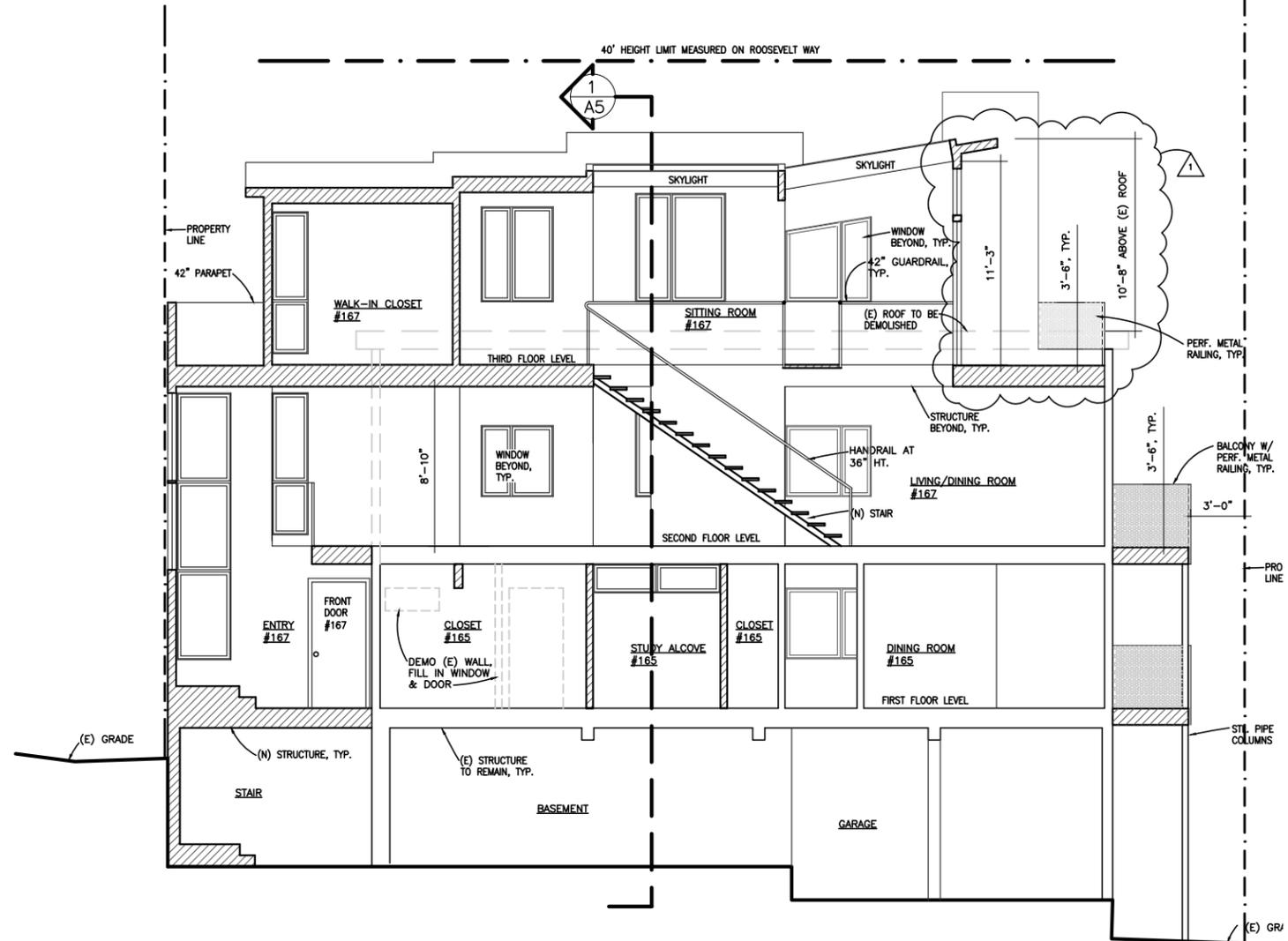
SHEET TITLE:  
 PROPOSED  
 WEST &  
 SOUTH  
 ELEVATIONS

SEPT 4 2012

A4



1 SOUTH - NORTH SECTION  
 A5 1/4" = 1'-0"



2 WEST - EAST SECTION  
 A5 1/4" = 1'-0"

ARCHITECT  
 RANDALL EVELEIGH  
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 randall@aei.com

RANDALL EVELEIGH

REVISIONS:  
 1 APRIL 10, 2013

DR. NADINE GREINER RESIDENCE  
 167 ROOSEVELT WAY  
 SAN FRANCISCO, CA 94114

BLOCK 2608  
 LOT 30

SHEET TITLE:  
 BUILDING  
 SECTIONS

SEPT 4 2012

A5