



# SAN FRANCISCO PLANNING DEPARTMENT

## Discretionary Review Abbreviated Analysis

HEARING DATE: JANUARY 10<sup>TH</sup>, 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:* January 3<sup>rd</sup>, 2013  
*Case No.:* 2012.0873D  
*Project Address:* 1587 18<sup>th</sup> Avenue  
*Permit Application:* 2011.08.18.2691  
*Zoning:* RH-1 [Residential, House, One-Family] Zoning District  
40-X Height and Bulk District  
*Block/Lot:* 1864/003H  
*Project Sponsor:* Andrew Morrall  
2730 Mission Street  
San Francisco, CA 94110  
*Staff Contact:* Tom Wang – (415) 588-6335  
[thomas.wang@sfgov.org](mailto:thomas.wang@sfgov.org)  
*Recommendation:* **Do not take DR and approve as proposed**

### PROJECT DESCRIPTION

The project is to construct a third-story vertical addition to the existing two-story, single-family dwelling (hereinafter "Project").

The proposed third-story would be within the footprint of the existing dwelling. It would be set back 15 feet from the existing front building wall and 4 feet 3 inches from the existing rear building wall. The proposed third-story would contain a gross floor area of approximately 963 square feet, including three bedrooms and two full-bathrooms. With the third-story addition, the subject dwelling would be approximately 29 feet 8 inches tall at the street and contain a total gross floor area of approximately 3,776 square feet. The third story's rear setback area would be used as a roof deck. A new rear spiral stairway, which would connect the existing second floor and the third floor rear roof deck to grade, would also be part of the Project.

### SITE DESCRIPTION AND PRESENT USE

The Project Site is at 1587 18<sup>th</sup> Avenue, on the west side of 18<sup>th</sup> Avenue between Kirkham and Lawton streets, in the Inner Sunset neighborhood and an RH-1 (Residential, House, One-Family) Zoning District and a 40-X Height and Bulk District. The Subject Property has a lot frontage of 25 feet along 18<sup>th</sup> Avenue and a lot depth of 95 feet. The grade on the Property slopes slightly downward from the front property line. The grade differential between the front and rear property lines is approximately 4 feet.

Currently, the subject lot is occupied by a two-story, single-family dwelling, containing a gross floor area of approximately 2,813 square feet. The existing dwelling measures approximately 60 feet deep and 21 feet 6 inches tall at the street level. It was constructed with a front setback of 3 feet and a rear yard depth of approximately 26 feet 6 inches. The City Assessor's Office records indicate the dwelling was constructed in 1929.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The subject property is in the Inner Sunset neighborhood. Along the subject block-face, almost all of the existing homes are two stories in height at the street level. These homes were completed from 1929 to 1939 with a simple vernacular style, featuring recessed garages and entrances, prominent roof forms and decorative balconies. Along the opposite block-face, existing homes are two or three stories in height at the street level. Those homes were completed from 1928 to 1929 also with a similar style.

Both of the immediately adjacent lots measure twenty five feet wide and ninety five feet deep. Each adjacent lot contains a two-story, single-family dwelling.

**BUILDING PERMIT NOTIFICATION**

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311/312 Notice	30 days	June 5 <sup>th</sup> , 2012 – July 7 <sup>th</sup> , 2012	July 3 <sup>rd</sup> , 2012	January 10 <sup>th</sup> , 2013	190 days from 7/3/2012 101days from 10/1/2012*

\*The Project Sponsor requested that the DR hearing be scheduled after September 30<sup>th</sup>, 2012.

The DR Requestor requested that the DR hearing be scheduled after December 31<sup>st</sup>, 2012.

In October 2012, staff scheduled the DR hearing on January 10<sup>th</sup>, 2013, which was mutually agreed by the Project Sponsor and the DR Requestor.

**HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	December 31 <sup>st</sup> , 2012	December 28 <sup>th</sup> , 2012	13 days
Mailed Notice	10 days	December 31 <sup>st</sup> , 2012	December 28 <sup>th</sup> , 2012	13 days

**PUBLIC COMMENT**

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

Additionally, the Department has received seven e-mails and two letters, all against the Project, from residents of adjacent blocks fronting on 18<sup>th</sup> Avenue and Lawton Street, respectively.

**DR REQUESTOR**

**Dianne Budd**, owner of a two-story, single-family home at 1140 Lawton Street, which is diagonally across the street on the northeast corner of 18<sup>th</sup> Avenue and Lawton Street.

## DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated July 3<sup>rd</sup>, 2012.

## PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated December 14<sup>th</sup>, 2012.

## ENVIRONMENTAL REVIEW

On March 12<sup>th</sup>, 2012 under Case No. 2012.1246E, the Project was determined by the Department to be categorically exempt from the California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption under CEQA as described in the determination contained in the Department files for the Project. The Commission has reviewed and concurs with said determination.

## RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team (RDT) reviewed the Project as well as concerns expressed by the DR Requestor. The RDT determined that the Project does not contain or create any exceptional or extraordinary circumstances and that no further changes to the project were necessary.

Based upon the Residential Design Guidelines, the proposed third-story vertical addition that has been set back fifteen feet from the front building wall would have a limited visibility from the street and appear subordinate to the subject dwelling's two-story, primary façade. The Project would result in no significant impact on the current building scale on the subject block-face of two-story buildings.

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.

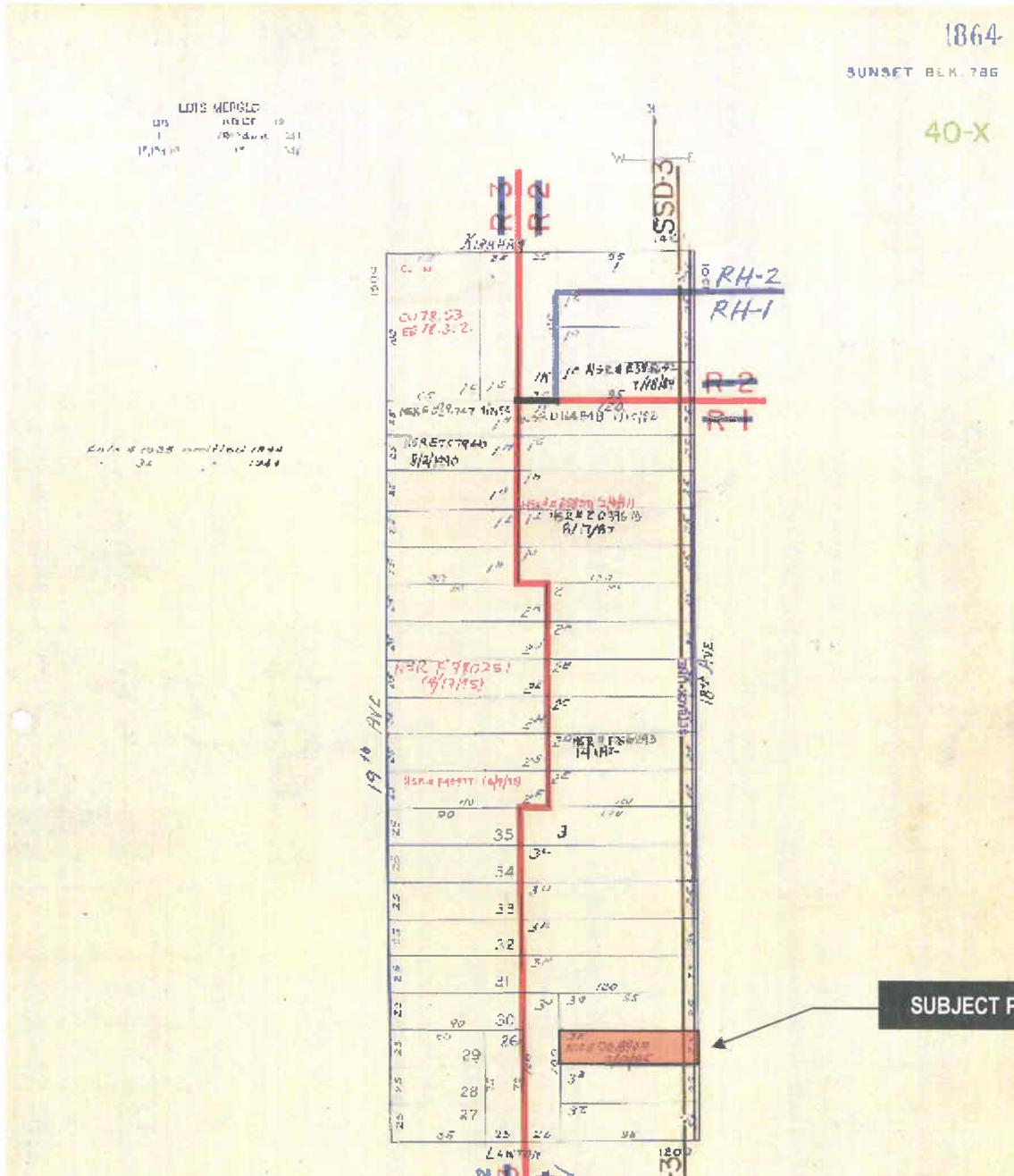
<b>RECOMMENDATION:</b> Do not take DR and approve the Project as proposed
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### Attachments:

- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Context Photos
- Section 311 Notice
- DR Application
- Project Sponsor's Response to DR Application
- Reduced Plans

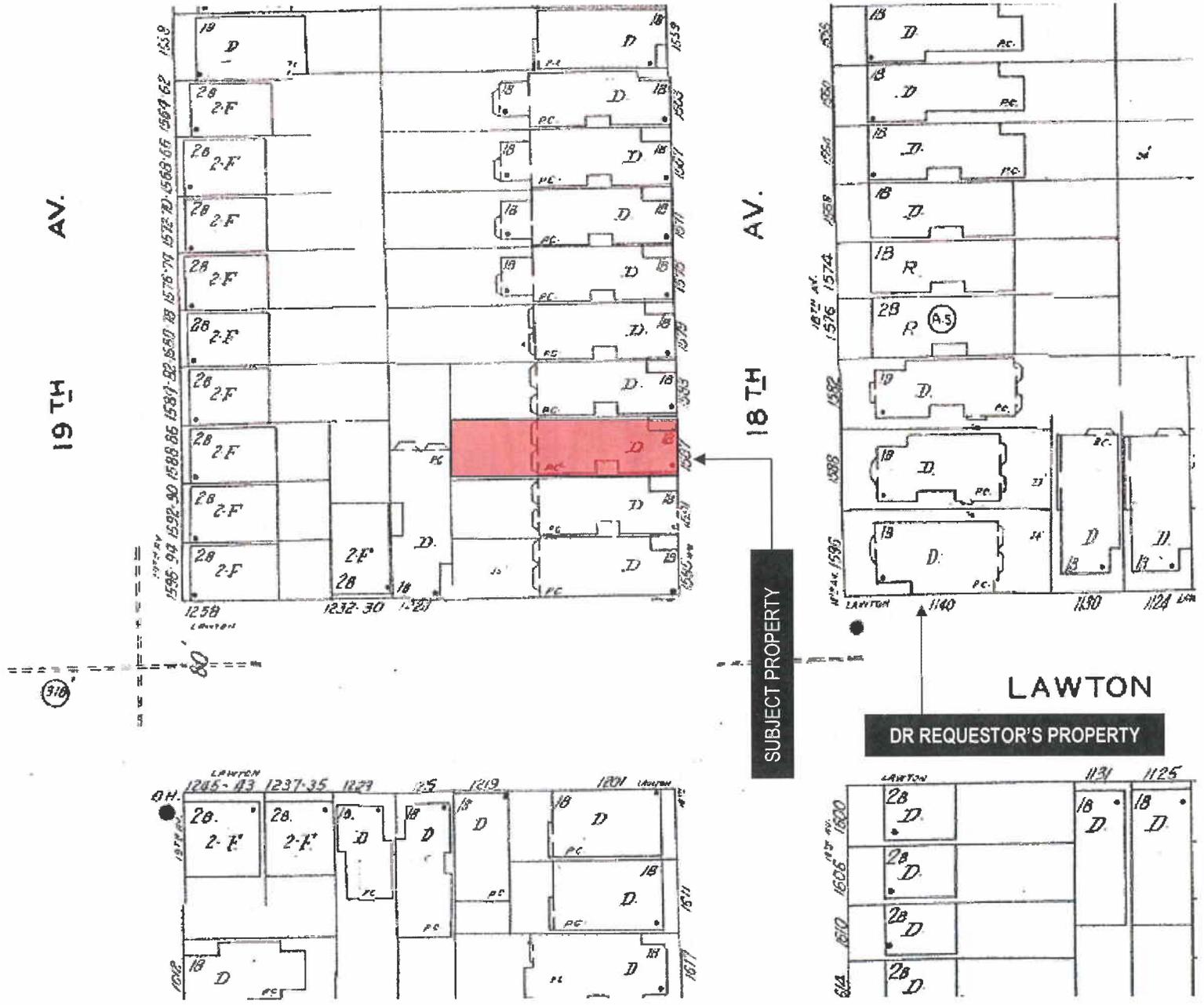
TW: G:\Documents\DRs\1587 18<sup>th</sup> Avenue\DR Analysis - Abbreviated.doc

# Parcel Map



Planning Commission Hearing  
 Case Number 2012.0873D  
 1587 18th Avenue

# Sanborn Map\*

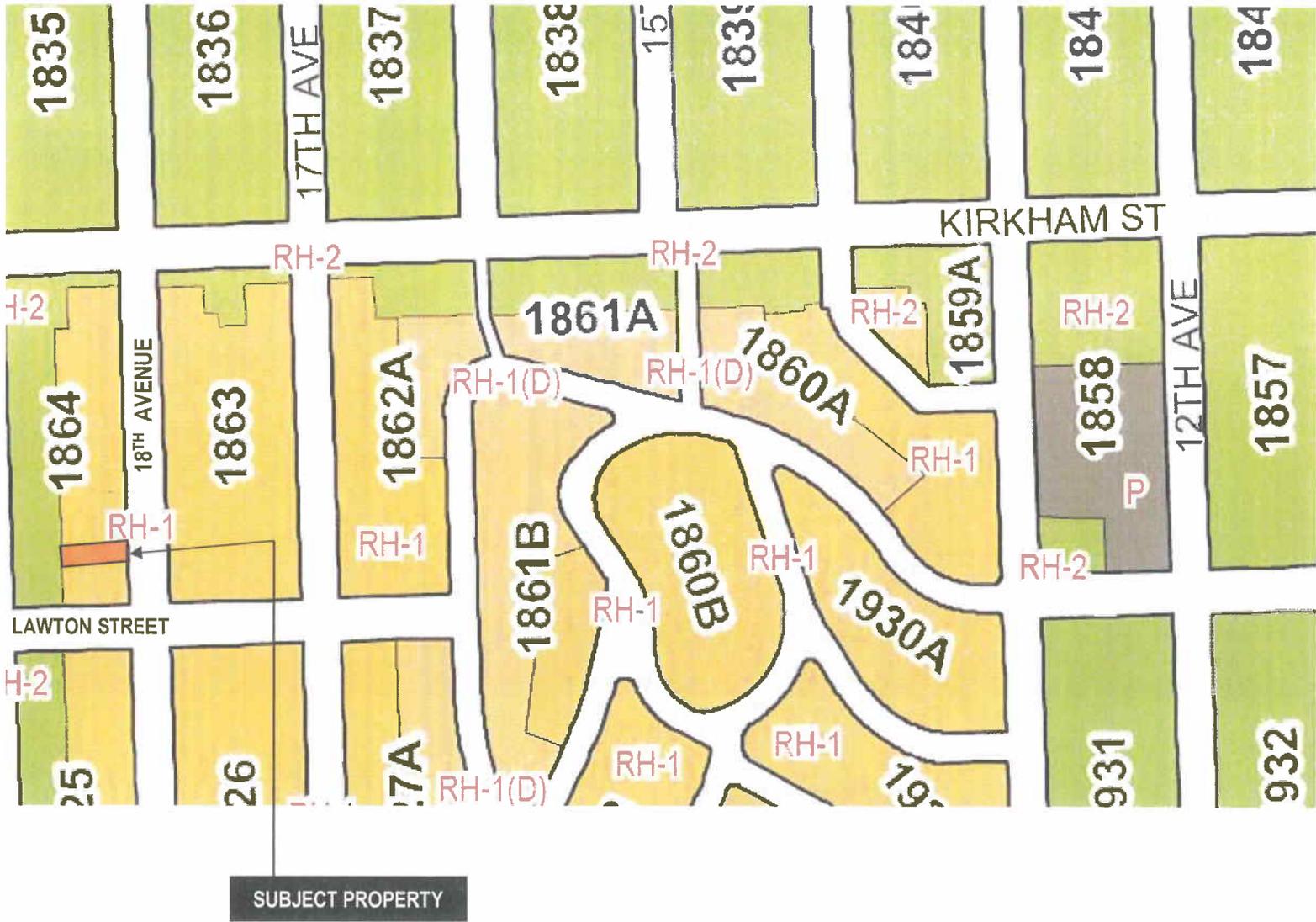


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



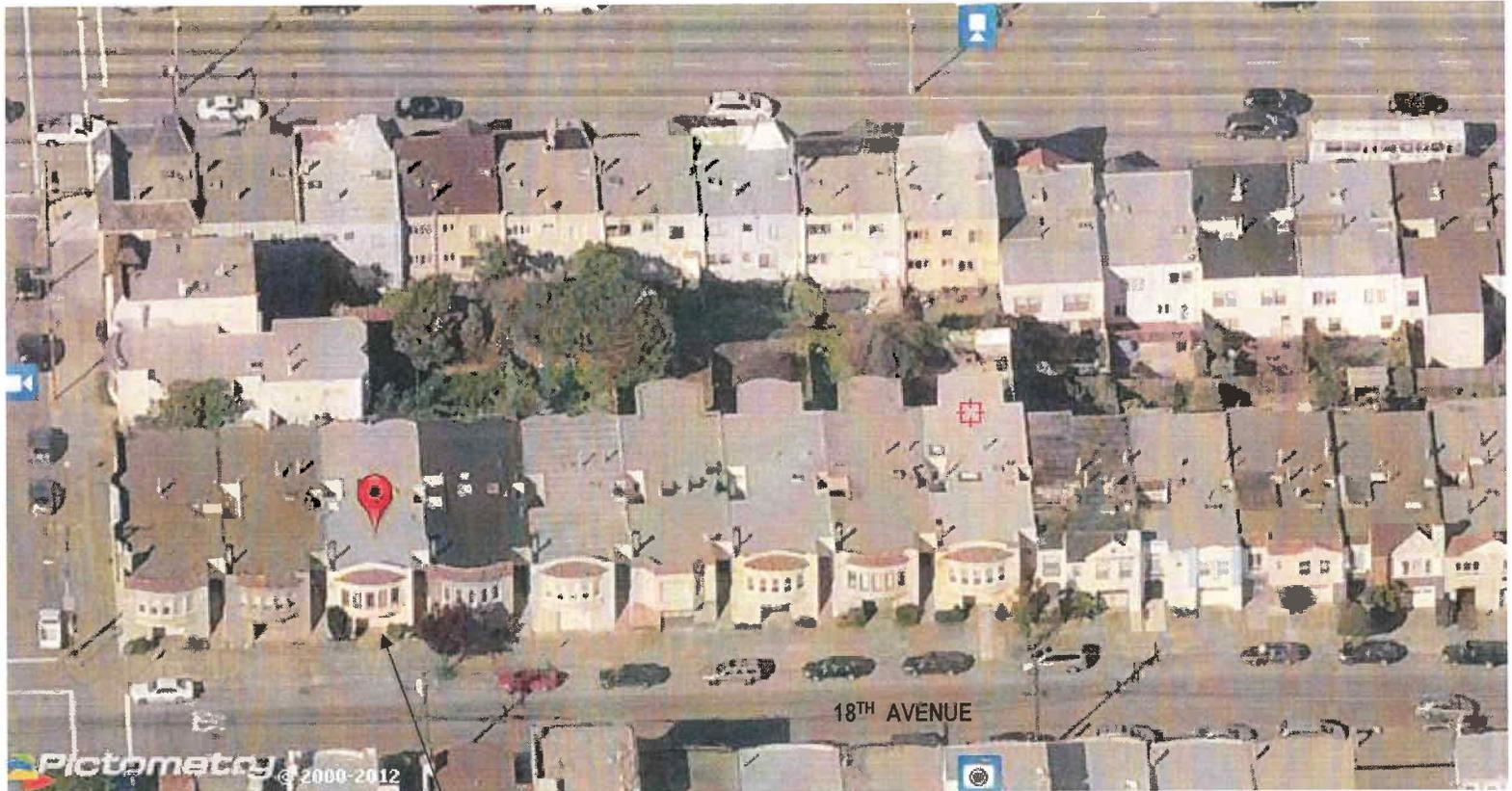
Planning Commission Hearing  
 Case Number 2012.0873D  
 1587 18<sup>th</sup> Avenue

# Zoning Map



Planning Commission Hearing  
Case Number 2012.0873D  
1587 18th Avenue

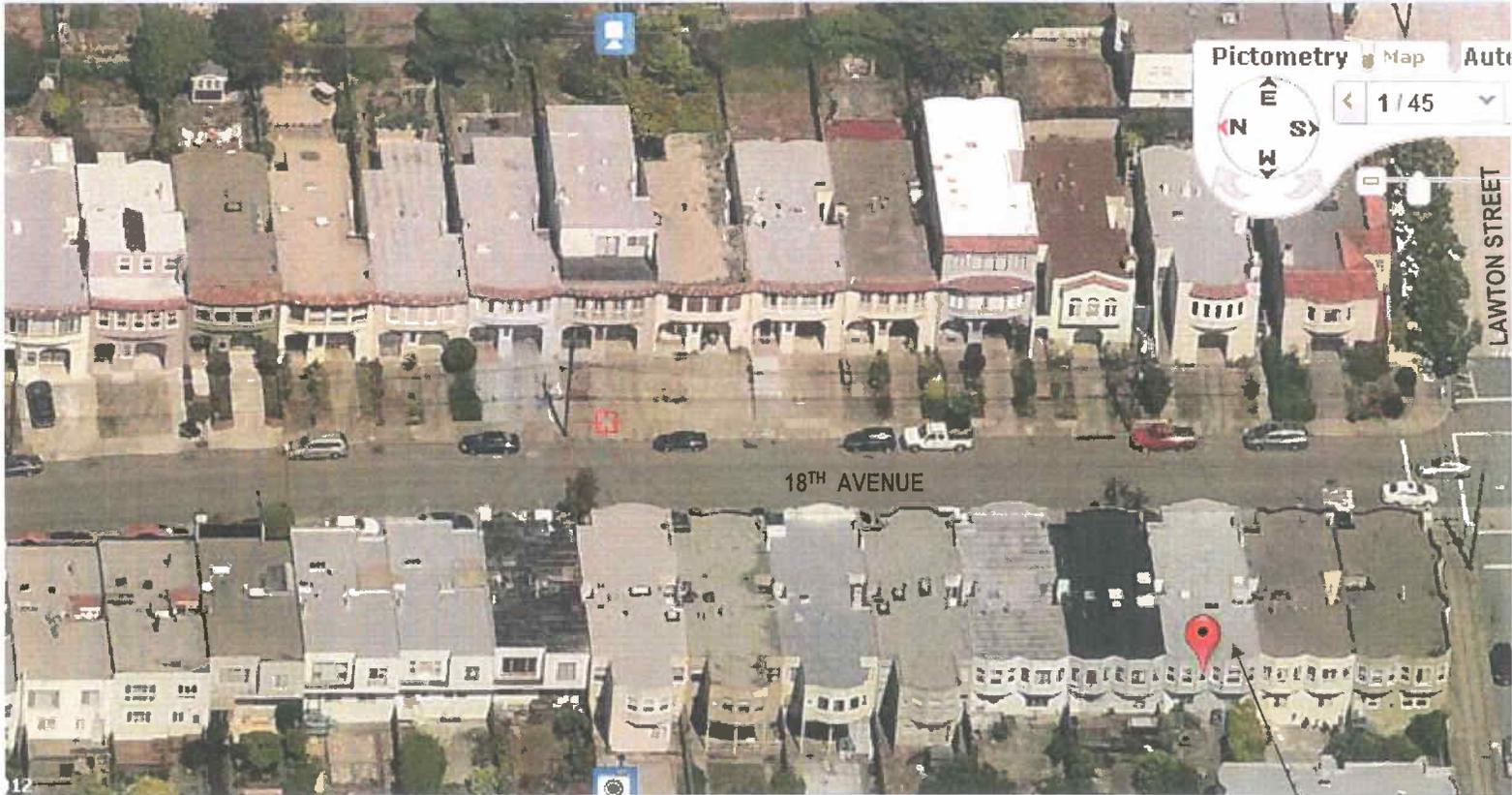
# Aerial Photo



SUBJECT PROPERTY



# Aerial Photo



SUBJECT PROPERTY



Planning Commission Hearing  
Case Number 2012.0873D  
1587 18<sup>th</sup> Avenue



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On August 18<sup>th</sup>, 2011, the Applicant named below filed Building Permit Application No. 2011.08.18.2691 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Andy Morrall Architect	Project Address:	1587 18 <sup>th</sup> Avenue
Address:	2730 Mission Street	Cross Streets:	Between Kirkham & Lawton
City, State:	San Francisco, CA 94110	Assessor's Block /Lot No.:	1864/003H
Telephone:	(415) 282-0616	Zoning Districts:	RH-1/40-X

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

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

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE .....	Single-family dwelling.....	No Change
FRONT SETBACK .....	3 feet .....	No Change
SIDE SETBACKS .....	None.....	No Change
BUILDING DEPTH .....	60 feet .....	No Change
REAR YARD.....	26 feet .....	24 feet
HEIGHT OF BUILDING .....	21 feet 8 inches .....	29 feet 8 inches
NUMBER OF STORIES .....	Two-story .....	Three-story
NUMBER OF DWELLING UNITS .....	One.....	No Change
NUMBER OF OFF-STREET PARKING SPACES .....	Two .....	No Change

### PROJECT DESCRIPTION

The proposed work to the existing two-story, single-family dwelling is to construct a third-story vertical addition. The proposed third-story addition will be set back 15 feet from front building wall and 5 feet 10 inches from the rear building wall.

There will also be a proposed rear spiral stairway, which will provide a roof deck behind the proposed third-story with an access to rear yard.

PLANNER'S NAME: **Thomas Wang**  
 PHONE NUMBER: **(415) 558-6335**  
 EMAIL: **thomas.wang@sfgov.org**

DATE OF THIS NOTICE: 6-5-12  
 EXPIRATION DATE: 7-5-12

# NOTICE OF BUILDING PERMIT APPLICATION GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the site plan and elevations (exterior walls), and floor plans (where applicable) of the proposed project, including the position of any adjacent buildings, exterior dimensions, and finishes, and a graphic reference scale, have been included in this mailing for your information. Please discuss any questions with the project Applicant listed on the reverse. You may wish to discuss the plans with your neighbors and neighborhood association or improvement club, as they may already be aware of the project. Immediate neighbors to the project, in particular, are likely to be familiar with it.

Any general questions concerning this application review process may be answered by the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00 a.m. - 5:00 p.m. Please phone the Planner listed on the reverse of this sheet with questions specific to this project.

If you determine that the impact on you from this proposed development is significant and you wish to seek to change the proposed project, there are several procedures you may use. We strongly urge that steps 1 and 2 be taken.

1. Seek a meeting with the project sponsor and the architect to get more information, and to explain the project's impact on you and to seek changes in the plans.
2. Call the nonprofit organization Community Boards at (415) 920-3820. They are specialists in conflict resolution through mediation and can often help resolve substantial disagreement in the permitting process so that no further action is necessary.
3. Where you have attempted, through the use of the above steps, or other means, to address potential problems without success, call the assigned project planner whose name and phone number are shown at the lower left corner on the reverse side of this notice, to review your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects, which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission over the permit application, you must make such request within 30 days of this notice, prior to the Expiration Date shown on the reverse side, by completing an application (available at the Planning Department, 1660 Mission Street, 1st Floor, or on-line at [www.sfplanning.org](http://www.sfplanning.org)). You must submit the application to the Planning Information Center (PIC) during the hours between 8:00 a.m. and 5:00 p.m., with all required materials, and a check, for each Discretionary Review request payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at [www.sfplanning.org](http://www.sfplanning.org) or at the PIC located at 1660 Mission Street, First Floor, San Francisco. For questions related to the Fee Schedule, please call the PIC at (415) 558-6377. If the project includes multi building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.**

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

## BOARD OF APPEALS

An appeal of the approval (or denial) of the permit application by the Planning Department or Planning Commission may be made to the Board of Appeals within 15 days after the permit is issued (or denied) by the Superintendent of the Department of Building Inspection. Submit an application form in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including their current fees, contact the Board of Appeals at (415) 575-6880.



SAN FRANCISCO  
PLANNING  
DEPARTMENT

# CEQA Categorical Exemption Determination

## Property Information/Project Description

PROJECT ADDRESS 1587 18th Ave.	BLOCK/LOT(S) 1864/003H
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CASE NO. 2012.1246 E	PERMIT NO.	PLANS DATED 3/1/12
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- Addition/ Alteration (detailed below)       Demolition (requires HRER if over 50 years old)       New Construction

### STEP 1 EXEMPTION CLASS

- Class 1: Existing Facilities**  
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.
- Class 3: New Construction**  
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

**NOTE:**  
If neither class applies, an *Environmental Evaluation Application* is required.

### STEP 2 CEQA IMPACTS ( To be completed by Project Planner )

If ANY box is initialed below an *Environmental Evaluation Application* is required.

\_\_\_\_\_ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

\_\_\_\_\_ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

\_\_\_\_\_ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?  
*Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)*

\_\_\_\_\_ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?  
*Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas*

\_\_\_\_\_ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?  
*Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area*

\_\_\_\_\_ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?  
*Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography*

**NOTE:**  
Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed With Categorical Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

**GO TO STEP 3**

*(B)*

**STEP 3** PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

Category A: Known Historical Resource **GO TO STEP 5**

Category B: Potential Historical Resource ( over 50 years of age ) **GO TO STEP 4**

Category C: Not a Historical Resource or Not Age Eligible ( under 50 years of age ) **GO TO STEP 6**

per HRER  
under 2011.1246E

**STEP 4** PROPOSED WORK CHECKLIST ( To be completed by Project Planner )

If condition applies, please initial.

- \_\_\_\_\_ 1. **Change of Use and New Construction** (tenant improvements not included).
- \_\_\_\_\_ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.
- \_\_\_\_\_ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.
- \_\_\_\_\_ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).
- \_\_\_\_\_ 5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.
- \_\_\_\_\_ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.
- \_\_\_\_\_ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.
- \_\_\_\_\_ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.
- \_\_\_\_\_ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:  
Project Planner must check box below before proceeding.

Project is not listed:

**GO TO STEP 5**

Project does not conform to the scopes of work:

**GO TO STEP 5**

Project involves 4 or more work descriptions:

**GO TO STEP 5**

Project involves less than 4 work descriptions:

**GO TO STEP 6**

**STEP 5** CEQA IMPACTS - ADVANCED HISTORICAL REVIEW ( To be completed by Preservation Planner )

If condition applies, please initial.

- \_\_\_\_\_ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)
- \_\_\_\_\_ 2. **Interior alterations to publicly-accessible spaces.**

- 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.
  - 4. **Facade/storefront alterations** that do not remove, alter, or obscure character-defining features.
  - 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
  - 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
  - 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.
  - 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*  
Specify: \_\_\_\_\_
  - \* 9. **Reclassification of property status** to Category C
    - a. Per Environmental Evaluation Evaluation, dated: \_\_\_\_\_  
\* Attach *Historic Resource Evaluation Report*
    - b. Other, please specify: \_\_\_\_\_
- \* Requires initial by Senior Preservation Planner / Preservation Coordinator

**NOTE:**  
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

**Further Environmental Review Required.**

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

**GO TO STEP 6**

Preservation Planner Initials

**Project Can Proceed With Categorical Exemption Review.**

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

**GO TO STEP 6**

Preservation Planner Initials

**STEP 6 CATEGORICAL EXEMPTION DETERMINATION** (To be completed by Project Planner)

- Further Environmental Review Required.**  
Proposed Project does not meet scopes of work in either:  
(check all that apply)
  - Step 2 (CEQA Impacts) or
  - Step 5 (Advanced Historical Review)

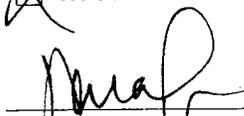
**STOP!**

Must file *Environmental Evaluation Application*.

nota H.R. per attached HREK

**No Further Environmental Review Required.** Project is categorically exempt under CEQA.

2011.1246E

  
 \_\_\_\_\_  
 Planner's Signature  
 Tara Sullivan  
 \_\_\_\_\_  
 Print Name

3/12/12  
Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



# SAN FRANCISCO PLANNING DEPARTMENT

MEMO

## Historic Resource Evaluation Response

*Date* March 1, 2012  
*Case No.:* 2011.1246E  
*Project Address:* 1587 18<sup>th</sup> Avenue  
*Zoning:* RH-1 (Residential, Single-Family)  
40-X Height and Bulk District  
*Block/Lot:* 1864/003H  
*Staff Contact:* Brett Bollinger (Environmental Planner)  
(415) 575-9024  
[brett.bollinger@sfgov.org](mailto:brett.bollinger@sfgov.org)  
Tara Sullivan (Preservation Planner)  
(415) 558-6258  
[tara.sullivan@sfgov.org](mailto:tara.sullivan@sfgov.org)

### PART I: HISTORIC RESOURCE EVALUATION

#### Buildings and Property Description

1587 18<sup>th</sup> Avenue is located on the west side of the street between Lawton and Kirkham Streets in the Golden Gate Heights area of the Inner Sunset neighborhood. The property is located within a RH-1 (Residential, House, Single-Family) Zoning District and a 40 -X Height and Bulk District.

1587 18<sup>th</sup> Avenue is one of nine houses in a row that were constructed in 1929 and 1930 by a builder named Herman Christensen. The building is a one-story-above-garage residence designed in the Marina style, with the garage entrance centrally located on the ground floor and a row of windows in a bowed bay on the upper floor. The main entrance is located to the north side of the building, accessed by open stairs. The building has a raised parapet in a triangle shape, with a large decorative Spanish tile "hood" between the bay window and the top of the parapet. The garage and entrance openings are elliptical in form with decorative tapered corners and are deeply recessed. There are five single-pane casement aluminum windows on the bay, and the window openings all have wood frames and prominent sills. The building is clad in a painted stucco finish. The rear of the building is plain and is clad in horizontal wood siding and has a second-floor pop-out structure. There are a variety of wood windows throughout the rear façade.

#### Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered 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 due to its age (constructed in 1929).

#### Neighborhood Context and Description

1587 18<sup>th</sup> Avenue is located in a residential neighborhood known as Golden Gate Heights in the Sunset District. The area was developed by several prominent developers and builders as speculative housing.

Large portions of the subject and adjacent block contain one-story-over-garage homes in a variety of simple vernacular styles, featuring recessed garages and entrances, prominent roof forms and decorative balconies. Most of the area was constructed at the same time – the block across from the subject property was constructed in 1928 (8 homes) and 1929 (11 homes); and the subject block was constructed in 1929-30 (18 homes) and 1939 (12 homes). There are a few scattered homes that were constructed outside of these dates, mainly in 1941-1944.

It should be noted that the immediate blocks surrounding the site have not been formally surveyed.

**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.*

Individual	Historic District/Context
<p>Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:</p> <p>Criterion 1 - Event:            <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Criterion 2 - Persons:        <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Criterion 3 - Architecture:    <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Period of Significance:</p>	<p>Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:</p> <p>Criterion 1 - Event:            <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Criterion 2 - Persons:        <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Criterion 3 - Architecture:    <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Period of Significance:</p> <p><input type="checkbox"/> Contributor   <input type="checkbox"/> Non-Contributor</p>

Based on the information provided by the applicant and found in the Planning Department, Preservation staff finds that the subject building is not eligible for inclusion on the California Register either individually or as a contributor to a historic district.

**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.**

1587 18<sup>th</sup> Avenue is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1. To be eligible under the event criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant.

The evolution of the Sunset District occurred over a few decades. While the Sunset was largely developed by a handful of builders/developers, including Carl and Fred Gellert, Henry Doleger, Ray Galli, Chris McKeon, and the Stonestown Brothers<sup>1</sup>, as a whole, this prolonged and piecemeal development period does not appear to signify one singular and important event in the history of the City. There may be certain spurts of development within this period that could be considered a significant event(s), but none have been presented to the Department to date, and the neighborhood where the subject property is located is not associated with any particular significant event(s). Further, the subject property is not associated with any significant event to be individually eligible under Criterion 1.

It is therefore determined that there is not a California Register-eligible historic district in the neighborhood, and that the property at 1587 18<sup>th</sup> Avenue is not eligible under this Criterion.

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

Records indicate that the property was originally owned by Arthur and Ruth Kauf and remained in the family until 1950. Subsequent owners include Lloyd and Ella Felling (1950-1956); Frederick and Leach Jackson (1956-1975); and Henry and Wai Ching Woo (1977 – present). Records show that none of the property owners of the building are important to the local, regional or national past.

Therefore, 1587 18<sup>th</sup> Avenue, is not eligible under 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.**

In the early 1920's the Sunset District of San Francisco experienced a boom in residential construction. Mostly built by speculative developers, blocks were constructed in large tracts, and the buildings had similar designs and details. The homes constructed ranged in styles, with a typical "Marina" style prominent in the 1920's (bowed bay at second floor over a ground floor garage); the "Sunset" style prominent in the 1930's (double-bays with a pop-out section at the second floor; recessed garage and entrance on the ground floor, with decorative ironwork, balconies, and front-facing roofs); and a contemporary "mid-century box" style prominent in the 1940's and 1950's (boxy forms with large windows, jutting roofs, brick detailing).

1587 18<sup>th</sup> Avenue was constructed by a builder named Herman Christensen in 1929 as one of nine residences on the block and has characteristics of the Marina style. While Herman Christensen was a prolific builder in the Sunset, he is not considered to be a "master architect", nor does the building at 1587 18<sup>th</sup> Avenue possess high artistic values. Therefore, this structure is not individually eligible for listing in the California Register under Criterion 3.

The neighborhood where the subject property is located contains a high concentration of speculative housing that was constructed in large blocks, mainly during the late 1920's and early 1930's.. Not all of

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<sup>1</sup> LaBounty, Woody. *Doelger City*. Western Neighborhoods Project. <http://www.outsidelands.org/sw2.php>

this speculative housing was constructed by Christensen - there are several different builders who constructed homes in the area, each with a different architectural style. On the subject block, there is a distinct break between building styles and details and there is not a consistent building pattern or style.

A small neighborhood cluster with this type and style of housing would be significant and qualify as a historic district under this Criterion. However, the block where 1587 18<sup>th</sup> Avenue is located does not appear to be the best example of tract home construction - the design of the buildings are not fully developed or the best examples of the Marina style, and the block has a mix of building styles and construction dates. The block directly across the street (block 1863) has a more unified design and cohesiveness and better represents this type of tract housing.

1587 18<sup>th</sup> Avenue is therefore determined not to be eligible under this Criterion in relation to any potential historic district or important context.

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

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

**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.*

The subject property has retained or lacks integrity from the period of significance noted in Step A:

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

Since 1587 18<sup>th</sup> Avenue was determined not to be significant under the California Register of Historical Resources, analysis of integrity was not conducted.

**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.*

Since 1587 18<sup>th</sup> Avenue was determined not to be significant under the California Register of Historical Resources, analysis of character-defining features was not conducted.

**CEQA Historic Resource Determination**

- Historical Resource Present
- Individually-eligible Resource
  - Contributor to an eligible Historic District
  - Non-contributor to an eligible Historic District

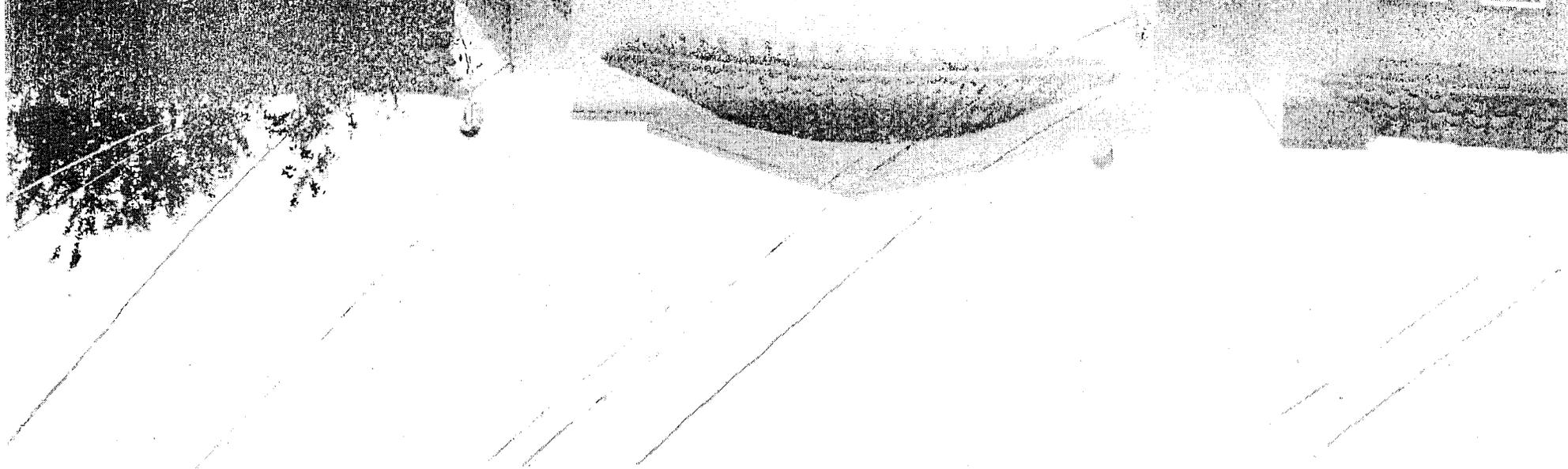
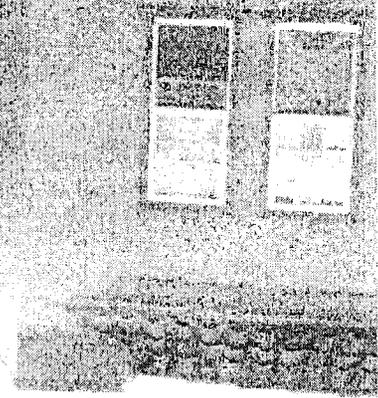
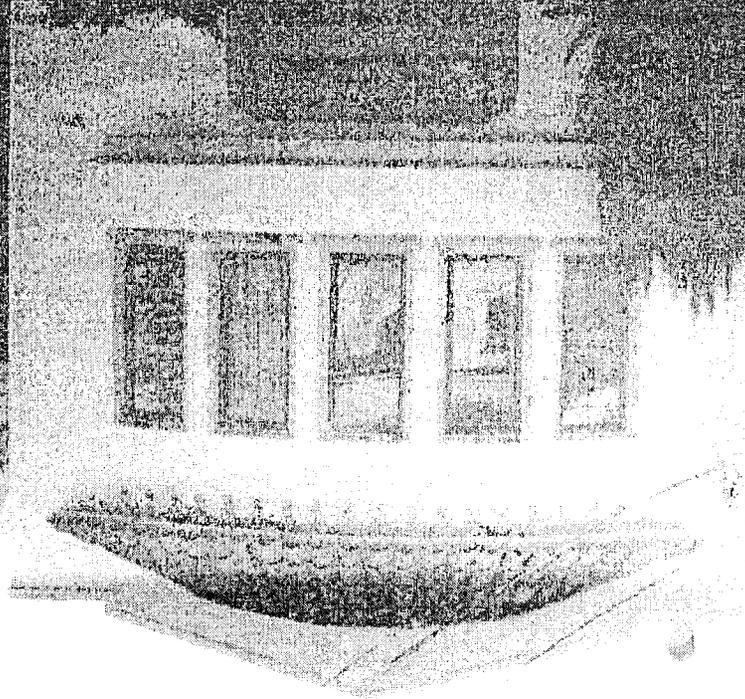
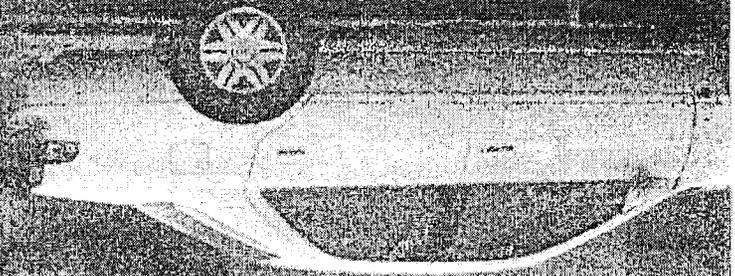
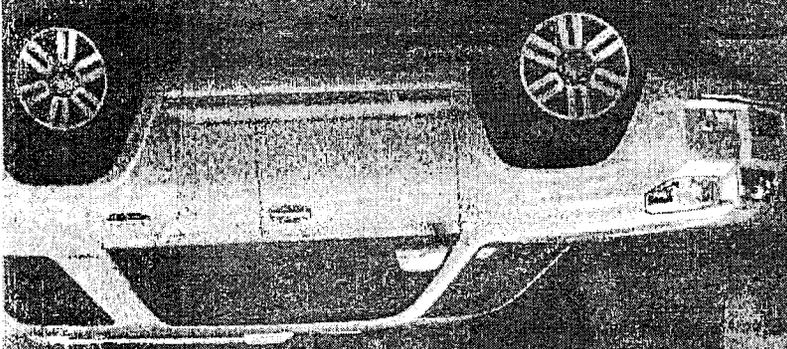
No Historical Resource Present

**PART I: SENIOR PRESERVATION PLANNER REVIEW**

Signature: Tina Tam  
Tina Tam, Senior Preservation Planner

Date: 3-7-2012

1587 1874 Ave



174  
10/21/2013

President Rodney Fong  
San Francisco Planning Commission  
1650 Mission St, Fourth Floor  
San Francisco, CA 94103

**RE: Vertical Extension At 1587-18<sup>th</sup> Avenue Violates Residential Design Guidelines Permit #2011.08.18.2691**

President Fong and Honorable Planning Commissioners,

We represent many concerned residents of the 1500 and 1600 blocks of 18<sup>th</sup> Avenue and sincerely appreciate this opportunity to call your attention to serious impacts on our distinctive neighborhood character, if the proposed 3<sup>rd</sup>-story vertical extension is allowed at 1587-18<sup>th</sup> Ave.

**In considering this application for an inappropriate vertical extension, we ask that Commissioners find non-compliance with San Francisco's Residential Design Guidelines (RDGs), citing six primary violations:**

- 1. Creates the tallest building on the entire block face adjacent to 37-2-story homes**
- 2. Visually disrupts neighborhood character in immediate & broader contexts**
- 3. Disrespects level site topography along block-face**
- 4. Introduces visual elements & proportions clearly inconsistent with streetscape**
- 5. Destroys visual elements & architectural rhythms common to existing structures**
- 6. Impedes major public views of Pacific Ocean**

Allowing such non-compliance with the RDGs would cause serious damage to the distinctive and unique character of our spectacular Grand View neighborhood.

Below, we analyze design elements of the proposed vertical extension which violate the RDG, citing relevant design principals and guidelines and illustrating the impact of the Project with relevant exhibits, before and after visual representations, and illustrations.

We expect that you will hear and appreciate the wisdom of our call for denial of this application. In adopting the RDGs, Commission have expressed their commitment to "protect neighborhood character" from the types of residential development that, for years in the past, have visually disrupted the unique character of San Francisco neighborhoods like ours.

Likewise, we trust that the Commissioners will not allow past inappropriate building alterations—disrespectful of the architectural rhythms common to our neighborhood, but nonetheless approved long ago—to become precedents for repeating such past mistakes.

Thank you so much for your consideration in this important matter which will certainly impact the daily lives of 18<sup>th</sup> Ave residents for years to come.

Dianne Budd and Tim Pearson  
Save 18<sup>th</sup> Ave Neighborhood Committee

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## **Vertical Extension At 1587-18th Ave Disrupts Neighborhood Character Why Residential Design Guidelines?**

***“A single building out of context with its surroundings can be disruptive to the neighborhood character and if repeated often enough, to the image of the City as a whole.”*** (RDG/WHY DO WE HAVE RESIDENTIAL GUIDELINES? Page 3)

***“Ensure that the building scale is compatible with surrounding building’s”***  
(RDG/Design Principals, Page 5)

### **Neighborhood Character / Neighborhood Context**

#### **NEIGHBORHOOD CONTEXT GUIDELINES:**

***“A sudden change in the building pattern can be visually disruptive. Development must build on the common rhythms and elements of architectural expression found in a neighborhood. In evaluating a project’s compatibility with neighborhood character, the buildings on the same block face are analyzed.”***

(RDG/Neighborhood Character/Neighborhood Character Page 7)

#### **ANALYSIS**

#### ***The 18th Avenue 1500-1600 Block of Grand View Neighborhood In Context***

The proposed vertical extension at #1587 is inappropriate because it is visually disruptive in both its immediate and broader neighborhood contexts.

**Exhibits 1 & 2** show *uniform building patterns* along 18<sup>th</sup> Ave as structures conform to site topography. Yet, **Exhibits 1 & 2** also highlight marked contrasts differentiating the overall character of site design on the East-facing block-face (**Exhibits 3, 4 & 5**) from that of the West-facing block-face (**Exhibits 6 + 7**).

In **Exhibit 1**, one immediately notices that the West-facing-block-face has an *elevated uphill topography and a higher grade-level*, with homes that appear to be more massive, set deeply into the hillside, and featuring relatively long and heavily landscaped front setbacks far from pedestrian walkways.

By contrast in **Exhibit 1A**, the East-facing-block-face is characterized by its *street-level profile*, much like small scale Mediterranean-bungalows lacking street setback but offering

elevated, significantly recessed side entries and token landscaping.

Notably, few structures, on either block-face, exceed 2-stories. Yet, 2<sup>nd</sup> story living-levels on the West-facing-block-face actually rise six to ten feet higher than 2<sup>nd</sup>-story living-levels on the opposite side of the street, due to topography and the resulting higher grade-level elevation on the West-facing block face.

As we elaborate below, *differing site topography* is a key distinction that has important ramifications in analyzing the proposed vertical extension at #1587.

### **Locating #1587--18<sup>th</sup> Avenue**

#1587 is located at the Southern end of the East-facing 1500 block of 18<sup>th</sup> Avenue, three houses from the corner of Lawton *along a nearly level section of 18<sup>th</sup> Avenue.* (**Exhibit 4A**)

Thus, the East-facing 1500 block face of 18<sup>th</sup> Avenue, especially immediately adjacent structures along the level section of 18<sup>th</sup> Avenue, provides the immediate context for #1587.

#1587's broader neighborhood context includes the West-facing 1500 block face as well as the East-facing 1600 block-face of 18<sup>th</sup> Avenue. (**Exhibits 1, 2, 3, 4, 5, 6, 7 & 8**)

**Table 1** in the Appendix, summarizes the immediate and broader neighborhood contexts of #1587-18<sup>th</sup> Avenue. Useful as a quick reference, **Table 1** highlights specific neighborhood character elements common to both as well as those differentiating the East-facing from the West-facing block faces along the 1500 and 1600 blocks of 18<sup>th</sup> Ave.,

### **#1587 18<sup>th</sup> Avenue In Its Immediate Context**

**GUIDELINE:** *"Immediate Context: When considering the immediate context of a project, the concern is how the proposed project relates to the adjacent buildings."* (RDG/Neighborhood Character/Neighborhood Character Page 8)

### **ANALYSIS**

In it's immediate context, #1587 *already* exceeds by two feet the height of its two immediately adjacent structures (#1583 & #1591). (See **Exhibit 18**) According to Project drawings, the vertical extension at #1587-18<sup>th</sup> Ave would add 8' 2" in height—an increase of nearly 40% over its existing height (21' 8") making its new height just under 30 feet above grade.

If approved, the proposed #1587 would stand more than 10 feet higher than immediately adjacent structures, more than 50% higher than all immediately adjacent neighbor buildings to the North and South on its block-face. In addition, it would become the single tallest building on the entire East-facing 1500 block face of 18<sup>th</sup> Avenue. (See **Exhibits 14, 15 & 16**)

In fact, if vertical extension is approved, #1587-18<sup>th</sup> Ave would become the lone 3-story structure immediately adjacent to sixteen other 2-story structures along the 1500 block face to its immediate North (#1583 through #1523 – 18<sup>th</sup> Ave) as well as an additional twenty one immediately adjacent to the South along the 1600 East-facing block face.

**Excluding #1519--18<sup>th</sup> Avenue:** While one other 3-story vertical extension was allowed long ago, arguably inappropriately, at #1519 on the East-facing 1500 block of 18<sup>th</sup> Avenue, this structure should not be considered a justification for allowing vertical extension at #1587 for three reasons, elaborated more fully in the analysis that follows:

1. #1519 is located on the relatively steep section of 18<sup>th</sup> Ave at the far North end of the East-facing 1500 block face. **Exhibit 9B** shows that, due to its topography, #1519 is not visible along the block-face when standing in front of #1587.
2. The slope of 18<sup>th</sup> Ave helps hide the otherwise visually abrupt vertical extension at #1519. Like other structures on the Northern downhill section of 18<sup>th</sup> Avenue, #1519 conforms to its topography, stepping down this heavily sloped section of the block face, in relative consistency with immediately adjacent structures, at least those to the South. By contrast, given its mostly level site topography at #1587 on the South end of the block face, any vertical extension at #1587 would stick out like a sore thumb as a visually obtrusive mass towering over all immediately adjacent structures on the block face. (See **Exhibits 14, 15 & 16**)
3. Having been approved long in the past, the vertical extension at #1519 does not conform to RDG requirements and would be unlikely to be approved today and should not be considered a model for alteration of any other building in this neighborhood. Expressing inappropriate scale, form, proportions, lack of common architectural features and fenestration, the vertical extension at #1519 violates neighborhood character by adding horizontal mass to the structure, inconsistent with surrounding buildings on this block face, as well as in its broader context. The unfortunate existence of one visually obtrusive structure on a block face does not justify allowing others. **Exhibits 9A & 9B**

**Conclusion:** Vertical extension of #1587 would clearly be inconsistent all surrounding buildings in its immediate context along the East-facing 1500 block face of 18<sup>th</sup> Avenue.

Noting its street-level topography and bungalow scale in its immediate context, in **denying the proposed vertical extension Planning Commissioners will prevent #1587 from becoming the single tallest building on the entire 1500 East-facing block face, more than 50% higher than immediately adjacent structures along this nearly level section of 18<sup>th</sup> Avenue.**

## #1587 18<sup>th</sup> Avenue In Its Broader Neighborhood Context

*“Broader Neighborhood Context: When considering the broader context of a project, the concern is how the proposed project relates to the visual character and scale created by other buildings in the general vicinity.”*

*(RDG/Neighborhood Character/Neighborhood Character Page 8)*

### ANALYSIS

#### Two-Story Visual Character of East-Facing 1600 Block Face of 18<sup>th</sup> Avenue

As with the 1500 block face, two-story architecture also characterizes the 1600 East-facing block of 18<sup>th</sup> Avenue.

Exhibit 5 shows that currently, #1587 18<sup>th</sup> Ave stands midway in an unbroken chain of thirty-eight two-story structures in a row on the East-facing 1500 and 1600 blocks of 18<sup>th</sup> Avenue.

In Exhibit 5, we see twenty-one 2-story structures in a row immediately adjacent to and South of #1587 (#1201 Lawton & #1611 – 1681-18<sup>th</sup> Ave). In Exhibit 5, at the far end of 18<sup>th</sup> Ave in the distance, we can also see the previously cited row of sixteen two story structures characterizing the 1500 East-facing block, beginning at #1523, with Mt Tamalpais and the Marin Headlands in the far distance.

A vertical extension at #1587 would break this thirty-eight building chain of two-story homes right in the middle, adding a visually intrusive, massively high obstruction to these two highly complementary block faces. (See Exhibits 14, 15 & 16)

#### Two-Story Visual Character of West-Facing 1500 Block Face of 18<sup>th</sup> Avenue

Exhibits 6, 7, 8 & 9 show the two-story Mediterranean-Revival architecture typical of most West-facing structures on the 1500 block face of 18<sup>th</sup> Avenue, opposite #1587 18<sup>th</sup> Avenue.

Set back into their steeply sloping hillside to the East, these structures appear to be higher and more massive since they are set on a grade 6-8 feet above street level. Yet, all but six of the twenty-three structures on this block face are just 21'-25' above grade and proportionate at a height-to-width ration of about 1:1, almost equivalent to the height and proportions of structures across the street on the East-facing block face.

It is important to note that the appearance of great mass and scale is due primarily to the topography and siting of these two-story structures, not disproportionate form and scale as shown in Exhibits 1 & 6.

Set back from the pedestrian walkway with 10-15 feet of driveway and heavy landscaping, in most cases, these two-story buildings are well proportioned, with grade-level entries, recessed garages, lot-width rounded bay window projections, and flat-tiled roof-lines with rounded cornice-like projections.

These typical characteristics serve to throw shadows which soften the vertical mass and scale of these structures, creating the common visual rhythm and unimposing feel typical of the neighborhood character in the broader context.

The only exceptions to this common neighborhood character and visual appeal are six vertically extended structures spread out along the West-facing 1500 block face of 18<sup>th</sup> Avenue.

### ***Six Vertically Extended 3-Story Structures Disrupt 18<sup>th</sup> Avenue Neighborhood Character***

Unfortunately, the West-facing 1600 block face of 18<sup>th</sup> Avenue includes six extremely poor quality, visually disruptive vertical extensions which made monstrosities out of previously proportionate two-story homes.

These six were allowed years ago, prior to adoption of modern Planning Commission policies designed to protect the visual character of SF neighborhoods. It's highly unlikely that any of these extensions would meet today's Residential Design Guidelines. In fact, it is precisely these types of intrusive building alterations the RDGs are designed to prevent.

These unwelcoming vertical extensions detract from the 18<sup>th</sup> Avenue neighborhood character, introducing incompatible visual elements not found among the original structures along this block face. Inappropriate architectural features and disproportionate form and scale factors impose incompatible vertical mass on these structures, which visually damages this unique neighborhood characterized by typical two-story Mediterranean style homes.

These six inappropriate vertical extensions should not be seen as model projects that justify other equally inappropriate visual intrusions on the unique neighborhood character of the 1500 block of 18<sup>th</sup> Avenue. Two (or in this case, seven) wrongs do not make a right!

Luckily, four of these six occur on the relatively steep downhill section at the North end of 18<sup>th</sup> Avenue. Here, inappropriate mass is somewhat softened by large setbacks into the hillside topography.

In **Exhibit 10** the damaging visual impact of what is perhaps the worst vertical extension in the neighborhood at #1576 is self-evident. This visually intrusive structure is directly across the street from #1587.

Today, Planning Commissioners would never approve this highly inappropriate vertical extension at #1576. Clearly, it is a severe intrusion on neighborhood character. Yet, what's done is done and cannot be taken back. Commissioners can only prevent a repeat of another

such mistake from taking place immediately across the street.

**Conclusion:** In the broader neighborhood context, vertical extension of #1587 would be inappropriate because it visually disrupts the common rhythms and scale of the vast majority of nearby buildings, irreversibly damaging its special neighborhood character defined by the predominantly two-story homes of the East-facing 1600 block as well as the West-facing 1500 block face of 18<sup>th</sup> Avenue.

Paying particular attention to its location directly opposite the extraordinarily visually intrusive vertical extension at #1576, **by denying the proposed vertical extension at #1587 Planning Commissioners will prevent a new even worse intrusion on neighborhood character along this visually unique, relatively level section of 18<sup>th</sup> Avenue, repeating yet again the damage done by seven other such projects.**

## Neighborhood Character / Defined Visual Character

**DESIGN PRINCIPAL:** *“Design buildings to be responsive to the overall neighborhood context, in order to preserve existing visual character “*  
(RDG/Neighborhood Character Page 7)

**NEIGHBORHOOD CHARACTER GUIDELINE:** *“In areas with a defined visual character, design buildings to be compatible with the patterns and architectural features of surrounding buildings...buildings must be designed to be compatible with the scale, patterns and architectural features of surrounding buildings, drawing from elements that are common to the block.”* (RDG/Neighborhood Character Page 9)

## ANALYSIS

### Distinctive Neighborhood Character

Two-story, Mediterranean-Revival style homes define the visual character of the East-facing 1500-block-face of 18<sup>th</sup> Avenue between Lawton and Kirkham Streets. (See **Exhibit 4**)

The proposed 3<sup>rd</sup> story vertical extension at #1587 would occur on a nearly level section of the Westside / East-facing 18<sup>th</sup> Avenue 1500-block-face, three buildings North from the corner of Lawton at 18<sup>th</sup> Avenue, and immediately adjacent to thirty-eight two-story homes in a chain beginning at #1523 and ending at #1681 18<sup>th</sup> Ave.

Viewing the East-facing block-face from Lawton Street , looking North in **Exhibit 4** one easily observes nineteen two-story Mediterranean-Revival homes in a row (#1595 through #1523) before a single three-story building is located, down a relatively steep slope at #1519. (In fact, the additional height of #1519 is not visible in **Exhibits 4 or 5** due to the slope of the

downhill section of 18<sup>th</sup> Ave beyond #1523)

Likewise, looking to the South from Lawton along the 1600 block-face, one sees an additional nineteen two-story buildings in a row (#1201 Lawton through 1681 - 18<sup>th</sup> Ave).

**CONCLUSION:** The proposed #1587-18<sup>th</sup> Ave would stick out like a sore thumb from all immediately adjacent buildings on its Westside 18<sup>th</sup> Ave block-face. A nearly 30 foot building adjacent to thirty-seven others, all at 19-24 feet in height, would be a sudden change in building pattern which is visually disruptive of neighborhood character, clearly violating the common rhythms of architectural expression found on the East-facing 1500 block-face of 18<sup>th</sup> Ave.

**In denying this application for vertical extension at #1587, the Commissioners will prevent a single 3-story building immediately adjacent to thirty-seven other 2-story homes in a row along a level block face from destroying the distinctive neighborhood character of the 1500-18<sup>th</sup> Avenue block-face.**

### **Site Design: Site Topography At #1587**

**DESIGN PRINCIPAL:** *“Place the building on its site so it responds to the topography of the site, its position on the block, and to the placement of surrounding buildings.”*

**GUIDELINE:** *“Respect the topography of the site and the surrounding area... This can be achieved by designing the building so it follows the topography in a manner similar to surrounding buildings.”* (RDGs / Site Design / Topography Page 11)

### **ANALYSIS**

In the original design, all structures along both sides of 18<sup>th</sup> Avenue in the 1500 & 1600 blocks respect and conform to the topography of their building sites. On level topography, one observes uniform building heights with flat roof lines. On downward sloping topography at the North end of the 1500 block, structures step down the slope, at times deploying gabled or other peaked roof lines. **Exhibits 4 & 5**

As the illustration of building heights and topography in the appendix shows, the only exceptions include inappropriate vertical extensions allowed years ago prior to Planning Commission adoption of modern Residential Design Guidelines to protect the unique character of San Francisco neighborhoods.

Though of highly questionable consistency with the visual character of the block face, #1519 18<sup>th</sup> Ave is the only 3-story structure allowed so far on the entire East-facing block face of

18th Ave between Kirkham and Lawton, seventeen buildings North of #1587 on the downward relatively steeply sloping section of 18<sup>th</sup> Ave. (See Exhibits 9A & 9B)

Its unclear if the vertical extension at #1519 was allowed due to its position on the block and because its 3-story roof-line steps down with the steeply sloping topography at the North end of 18<sup>th</sup> Avenue which begins its descent just North of #1551-18th Ave 18th Ave. In fact, due to its site topography, #1519 is NOT VISIBLE when standing directly in front of #1587-18th Ave and looking Northward down the block face: the slope completely hides #1519 from view.

On the other hand, it is quite clear that #1587-18 Ave sits high on a level section of 18th Ave and most certainly does not share this rationale for vertical extension. (See Exhibits 14, 15 & 16)

**CONCLUSION:** A 3-story #1587 would clearly disrespect its site topography and be visually disruptive of neighborhood character, towering over all immediately adjacent structures. The proposed vertical extension would repeat earlier inappropriate vertical extensions allowed in long past years, adding injury to the visual character of the neighborhood.

**In denying this application for vertical extension, Commissioners will prevent a 3-story #1587 18<sup>th</sup> Avenue from disrespecting its nearly level site topography and disrupting the common visual rhythms of site design in surrounding structures and throughout the neighborhood context.**

## Scale And Proportions

**BUILDING SCALE AND FORM DESIGN PRINCIPAL:** *“Design the scale of the building to be compatible with the height and depth of surrounding buildings, in order to preserve neighborhood character.”*

**BUILDING SCALE GUIDELINE:** *“Design the scale of the building to be compatible with the height and depth of surrounding buildings...It is essential for a building's scale to be compatible with that of surrounding buildings, in order to preserve the neighborhood character...Poorly scaled buildings will seem incompatible (too large or small) and inharmonious with their surroundings.”* (RDG / Building Scale And Form / Building Scale P 23)

**PROPORTIONS GUIDELINE:** *“Design the building's proportions to be compatible with those found on surrounding buildings...Building features must be proportional not only to other features on the building, but also to the features found on surrounding buildings.”* (RDG / Building Scale And Form / Proportions Page 29.)

### ANALYSIS

Considering the forgoing, it's clear that overall neighborhood scale is not respected by a allowing a building designed to be more than 50% higher from grade than ALL of its immediately adjacent neighbors along an almost level section of the Westside 18<sup>th</sup> Ave block-face. (See **Exhibits 14, 15 & 16**)

As built, the existing facade at #1587 expresses features common to most structures along the East-facing 18<sup>th</sup> Ave 1500 block-face, defining the visual proportionality and apparent mass of these architecturally unique structures:

1. A rounded bay window is topped by ornamentation around a rounded clay-tiled roof extension and slightly recessed parapet roof line which extends most of the way across the building to a wall;
2. The wall is the left side of the raised entry staircase, which recedes back away from the pedestrian walkway, but the vertical line formed by that sidewall creates the effect of visually narrowing the ratio of building height to width to 1:0.75, making the structure appear taller, thereby softening the apparent horizontal mass of the facade.
3. The proportions of these features work together to create the look and feel of a small Mediterranean bungalow, which was the designers' intention, given the placement of the structure on the downhill side of 18<sup>th</sup> Avenue.

By contrast, as designed (See A-3.1 Front Elevation Plan Drawing), the proposed 3rd-story vertical extension destroys these proportions adding:

1. An almost blank, unadorned, flat wall spanning the whole front lot width, destroying the

- narrowing effect created by the staircase sidewall
2. Inconsistent windows that fail to mimic or even line up with those on the existing fenestration
  3. An inappropriate shed-style flat roof which spans the whole width of the lot, overshadowing the existing parapet.

In short, this design adds horizontal emphasis even as it adds vertical mass, substantially creating a structure incompatible with surrounding structures in form and scale, both in its immediate and broader context. (See **Exhibits 14, 15 & 16**)

**CONCLUSION:** Far from enhancing neighborhood character, the proposed architectural features disrespect the established neighborhood scale and destroy the architectural proportions of the existing facade at #1587, while visually intruding on the character of the whole neighborhood. |

**In denying the proposed vertical extension at #1587, the Commissioners find that this design disrupts the visual character and architectural rhythms common to all other existing structures along the streetscape, introducing visual elements and proportions clearly inconsistent with the proportions common to virtually ALL surrounding two-story Mediterranean-style buildings.**

### ***Site Design: Impedes Major Public Views***

**GUIDELINE:** *“Protect major public views from public spaces... with particular attention to those of open space and water. Protect major views of the City as seen from public spaces such as streets and parks by adjusting the massing of proposed development projects to reduce or eliminate adverse impacts on public view sheds.”* (RDG / Site Design / Views Page 18)

Little wonder San Franciscans and visitors alike are drawn to this spectacular neighborhood known as Grand View.

Yet, the proposed vertical extension at #1587 would impede major public views of the Farallones, Point Reyes National Seashore, Presidio Heights, Marin Headlands, Mount Tamalpais all currently visible to pedestrians and other travelers from public access areas along the South side of Lawton Street between 17<sup>th</sup> & 18<sup>th</sup> Avenues. (See **Exhibit 17**)

## ***Appendix***

**Table1: Differentiating East & West-Facing Block-Faces on 18<sup>th</sup> Avenue**

Characteristic	East-Facing-Block-Face	West-Facing-Block-Face
<b>Visual Character</b>	<p><b>1500 block:</b> Highly defined visual character; 2-Story Mediterranean-Revival bungalows; no front setback; little landscaping, no driveway; recessed garages, right-side elevated entries; fenestration features curved bay windows &amp; corniced roof lines; ornamentation on stucco facades, mostly with board siding.</p> <p><b>1600 block:</b> Mixed visual character with mostly 2-story Mediterranean-Revival bungalows, some Nautical-themed flat roof lines &amp; gabled roof lines; common unifying details at curved bay windows, cornices; ornamentation on stucco facades, mostly stucco with board siding;</p>	<p><b>1500 block:</b> Defined visual character; 2-Story Mediterranean-Revival homes with significant mass; long setbacks &amp; driveways with heavy landscaping; recessed garages, front-side recessed entries &amp; garages; some raised &amp; recessed entries at South end of 18<sup>th</sup> Ave; fenestration features curved bay windows &amp; corniced roof lines; ornamentation on stucco facades, mostly with board siding; .</p> <p><b>1600 block:</b> Mixed visual character; mostly 3-story with flat facade without significant detail but with significant mass; flat or gabled roof lines; some bay windows; grade-level recessed entries without staircases; recessed garages with long front driveways &amp; some landscaping; some simple bay windows; stucco with board siding.</p>
<b>Topography</b>	<p><b>1500 block:</b> Lots slope gently to West downhill toward 19<sup>th</sup> Ave from 18<sup>th</sup> Ave with basements build into the hillside. Structures respect &amp; conform to topography along 18<sup>th</sup> Ave, stepping down in height from Lawton along a relatively level 18<sup>th</sup> Ave which slopes steeply down at North end of block after #1555 toward Kirkham;</p> <p><b>1600 block:</b> Lots slope gently to West downhill toward 19<sup>th</sup> Ave from 18<sup>th</sup> Ave with structure basements build into the hillside. Structures respect &amp; conform to topography along 18<sup>th</sup> Ave, gabled roof lines stepping down in height from Moraga along 18<sup>th</sup> Ave's gently downward slope to level at Lawton.</p>	<p><b>1500 block:</b> Lots slope steeply up from 18<sup>th</sup> Ave to East toward 17<sup>th</sup> Ave. Structures respect &amp; conform to topography along 18<sup>th</sup> Ave, stepping down in height from Lawton along a relatively level 18<sup>th</sup> Ave, which slopes steeply down at North end of block after #1555 toward Kirkham;</p> <p><b>1600 block:</b> Lots slope steeply up from 18<sup>th</sup> Ave to East toward 17<sup>th</sup> Ave. Structures respect &amp; conform to topography along 18<sup>th</sup> Ave, stepping down in height with some gabled roof lines from Moraga along 18<sup>th</sup> Ave's gently downward slope to the beginning of the level section of 18<sup>th</sup> Ave at Lawton.</p>
<b>Grade Level</b>	<p><b>1500-1600 block:</b> Structures set on grade level even with 18<sup>th</sup> Ave,</p>	<p><b>1500 block:</b> Structures set on grade level approximately 6'-8' above 18<sup>th</sup> Ave</p> <p><b>1600 block:</b> Structures set on grade level even with 18<sup>th</sup> Ave or up to 6' above street</p>
<b>Placement On Lot</b>	<p>1500-1600 block: Structures respect &amp;</p>	<p>1500-1600 block: Structures respect &amp;</p>

Characteristic	East-Facing-Block-Face	West-Facing-Block-Face
	conform to topography along 18 <sup>th</sup> Ave street level, no setback, little landscaping,	conform to topography along 18 <sup>th</sup> Ave, structures set approximately 10'-15' back from pedestrian walkway at street level; driveway & landscaping act as buffer between structures and street level.
<b>Scale &amp; Form</b>	<p><u>1500 block:</u> All 2-story structures 19'-24' high. <u>Note:</u> One visually disruptive 3-story addition about 36 feet high was allowed at #1519 in the distant past— It's downhill on a relatively steep section of 18<sup>th</sup> Ave, but this addition would likely be not allowable today under existing RDG requirements since it clearly visually disrupts scale, proportions &amp; other common neighborhood characteristics on this block-face.</p> <p><u>1600 block:</u> 19'-27' 2-story structures, except for three 3-story homes North from corner of Moraga &amp; 18<sup>th</sup> Ave, all with garage-basement level built down into hillside, minimizing mass &amp; scale of these homes.</p>	<p><u>1500 block:</u> All 2-story structures 21'-25' high; <u>Note:</u> six visually disruptive 3-story additions up to 36 feet high were allowed in the distant past, but would not be allowable today under existing RDG requirements since they are clearly visually disrupts scale, proportions &amp; other key neighborhood characteristics on this block-face.</p> <p><u>1600 block:</u> 27'-36' 3-story structures</p>
<b>Proportions</b>	<p><u>1500 block:</u> Height to width ratio of 1:75 predominates along Southern level section of 18<sup>th</sup> Ave, with a few structures at 1:1 on steeper downhill section to North towards Kirkham, due to pitched roof lines stepping downhill with respect to topography. A visually disruptive 3-story addition (#1519) at 1.5:1 ratio would not likely be approved under today's' RDGs due to its visually disruptive proportions inconsistent with surrounding structures; horizontal emphasis lacking fenestration or facade articulations such as curved bay windows, rounded roof lines, cornices &amp; other details</p> <p><u>1600 block:</u> Height to width ratio of 1:1 with some with gabled roofs at 1.25:1</p>	<p><u>1500 block:</u> Height to width ratio of 1:1 predominate, except for six visually disruptive 3-story extensions at 1.5:1 ratio that would be unlikely to be approved under today's' RDGs since they introduce a visually disruptive proportions inconsistent with surrounding structures such as horizontal emphasis lacking facade articulations such as curved bay windows, rounded roof lines, cornices &amp; other details compatible with immediately adjoining structures.</p> <p><u>1600 block:</u> Height to width rati of 1.5:1; lack of facade articulation</p>
<b>Roof Lines</b>	<u>1500 block:</u> Mostly flat with curved & rounded clay tile projections some with	<u>1500 block:</u> Flat with curved & rounded clay tile projections with ornamentation

Characteristic	East-Facing-Block-Face	West-Facing-Block-Face
	<p>parapets, others with long curved shed clay-tiled, roof-lines with ornamentation, adding rhythm, articulation, and detail to building facades; Some steeply gabled shingle roofs, conforming in steps to steep downhill slope at North end of 18<sup>th</sup> Ave</p> <p><u>1600 block:</u> Mixes flat-tiled &amp; pitched-shingle roof lines, stepping down gentle slope along 18<sup>th</sup> Ave from Moraga</p>	<p>some parapets, others with curved shed &amp; clay-tiled cornice roof lines adding common rhythms, articulations, fenestration, cornices, and other details to building facades; Some steeply gabled or hip shingled roofs, conforming in steps to steep downhill slope at North end of 18<sup>th</sup> Ave</p> <p><u>1600 block:</u> Mixes flat, flat-tiled with rounded-shed or other tiled-cornice-like projections, with flat, hip or Mansard-shingled roof lines, stepping down gentle slope along 18<sup>th</sup> Ave from Moraga</p>
<b>Entrances</b>	<p><u>1500-1600 block:</u> Raised and recessed entries; stair cases up from pedestrian walkways at street side. Side walls along stairways create shadow lines on the building facade, helping to articulate &amp; narrow building mass &amp; scale, defining the building's form.</p>	<p><u>1500-1600 block:</u> Mostly front side entries without stair cases. Arches over recesses on the building facade articulate &amp; enlarge building mass &amp; scale, defining the building's form. Some stair cases up to 2<sup>nd</sup> level on 1600 block.</p>
<b>Windows</b>	<p><u>1500-1600 block:</u> With the notable exception of one 3<sup>rd</sup> story addition at #1519 –which all but lacks fenestration, mostly Craftsman style with some Spanish influences &amp; added details around the windows creating reveals that give depth to building facade, articulating architectural rhythms along the block-face, contributing to bungalow scale &amp; feel.</p>	<p><u>1500 block:</u> Mostly Craftsman style with some Spanish influences &amp; added details around the windows creating reveals that give depth to building facade, articulating architectural rhythms along the block-face, contributing to bungalow scale &amp; feel.</p> <p><u>1600 block:</u> Contemporary style with some craftsman influences</p>

## **Residential Design Guidelines Check List**

### **APPENDIX D – DESIGN REVIEW CHECKLIST**

#### **NEIGHBORHOOD CHARACTER (pages 7-10\*)**

The visual character is: Defined

#### **SITE DESIGN (pages 11 – 21)**

##### **Topography (page 11)**

Does the building respect the topography of the site and the surrounding area? **NO**

Is the building placed on its site so it responds to its position on the block and to the placement of surrounding buildings? **NO**

##### **Views (page 18)**

Does the project protect major public views from public spaces? **NO**

##### **Special Building Locations (pages 19 - 21)**

Is the building facade designed to enhance and complement adjacent public spaces? **NO**

#### **BUILDING SCALE AND FORM (pages 23 - 30)**

##### **Building Scale (pages 23 - 27)**

Is the building's height and depth compatible with the existing building scale at the street? **NO**

##### **Building Form (pages 28 - 30)**

Is the building's form compatible with that of surrounding buildings? **NO**

Is the building's facade width compatible with those found on surrounding buildings? **NO**

Are the building's proportions compatible with those found on surrounding buildings? **NO**

Is the building's roofline compatible with those found on surrounding buildings? **NO**

#### **ARCHITECTURAL FEATURES (pages 31 - 41)**

##### **Bay Windows (page 34)**

Are the length, height and type of bay windows compatible with those found on surrounding buildings? **NO**

##### **Rooftop Architectural Features (pages 38 - 41)**

Are the parapets compatible with the overall building proportions and other building elements? **NO**

#### **BUILDING DETAILS (pages 43 - 48)**

##### **Architectural Details (pages 43 - 44)**

Are the placement and scale of architectural details compatible with the building and the surrounding area? **NO**

##### **Windows (pages 44 - 46)**

Do the windows contribute to the architectural character of the building and the neighborhood? **NO**

Are the proportion and size of the windows related to that of existing buildings in the neighborhood? **NO**

Are the window features designed to be compatible with the building's architectural character, as well as other buildings in the neighborhood? **NO**

CASE NUMBER:  
For Staff Use Only

# APPLICATION FOR Discretionary Review

## 1. Owner/Applicant Information

DR APPLICANT'S NAME:

Dianne Budd, M.D.

DR APPLICANT'S ADDRESS:

1140 Lawton St. SF, CA

ZIP CODE:

94122

TELEPHONE:

(415) 967.8107

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:

Elaine Woo + Family

ADDRESS:

1587. 18<sup>th</sup> Ave, SF, CA

ZIP CODE:

94122

TELEPHONE:

( )

CONTACT FOR DR APPLICATION:

Same as Above

ADDRESS:

ZIP CODE:

TELEPHONE:

( )

E-MAIL ADDRESS:

drbudd@diannebudd.com

## 2. Location and Classification

STREET ADDRESS OF PROJECT:

1587. 18<sup>th</sup> Ave. SF, CA

ZIP CODE:

94122

CROSS STREETS:

Lawton St (and Kirkham)

ASSESSORS BLOCK/LOT:

1864 / 3H

LOT DIMENSIONS:

95'x25'

LOT AREA (SQ FT):

2374

ZONING DISTRICT:

RH-1/40X

HEIGHT/BULK DISTRICT:

Ht: 21' 8"

## 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: SFR

Proposed Use: SFR

Building Permit Application No.

2011.08.18.2691

Date Filed:

8/18/2011

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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

\* We have contacted and followed up with Community Board for mediation. We paid the start up fee. There has been NO RESPONSE from the Woo family despite attempts to contact them on several occasions - even calling the architect.

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.

Our community boards  
Reference # is: 12-0144 SPEC

our community bds case manager  
is Mac McGibray  
415.920.3820 x 103

## 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.

Section II, paragraph 2, page 7 of the Residential Design Guidelines, (Neighborhood Character) specifically states: "A sudden change in the building pattern can be visually disruptive. Development must build on the common rhythms and elements of architectural expression found in a neighborhood. In evaluating a project's compatibility with neighborhood character, the buildings on the same block face are analyzed." This project is visually disruptive in its immediate context, viewed from the West-sides of both the 1500 and 1600 blocks of 18th Avenue (Photos 1-2) EVEN IF a 15' setback of the 3rd story is required. The proposed building's scale adds more than 50% to its existing height, bringing 1587's total height to 31 feet and results in "a sudden change in the building pattern common to the East-facing block face of homes, all of which are less than 20 feet in height (Photos 1-4). Obviously, this is a significant and abrupt change in building height in the middle of thirty-eight 2-story buildings in a row along a nearly level street, and it will seriously disrupt the "common rhythms and elements of architectural expression" now characterizing the existing two-story East-facing block face of the 1500 and 1600 block. In fact, in the immediate context of the East-facing 1500 block face of 18th Ave, the only East-facing 3-story building is found seventeen buildings North at 1519-18th Ave, a building which is NOT VISIBLE when standing in front of 1587-18th Ave and looking North. 1519-18th Ave is NOT VISIBLE because a significant hill begins its descent just North of 1551-18th Ave and the slope completely hides 1519-18th Ave from view. Thus, the only 3-story structure allowed so far on the entire East-facing block face of 18th Ave between Kirkham and Lawton is NOT visually disruptive and does not harm neighborhood character in the immediate context of the East-facing block face of 18th Ave. Why? Because the roof-line at 1519-18th Ave conforms to the sharply-declining-slope of the hill at the North end of 18th Ave. On the other hand, 1587-18 Ave sits high on a long level section of 18th Ave and most certainly would be visually disruptive. It should be quite obvious from the topography (See Illustration A) that any 3-story addition at 1587-18th Ave will stick out like a sore thumb above the existing roof line on the East-facing block face, and should be illegal under the Planning Commission's adopted Residential Design Guidelines. A 3rd-story addition at 1587-18th Ave clearly IS visually disruptive because it would include "architectural features which detract from the neighborhood character" of the 1500 block of 18th Ave in violation of the Residential Design Guidelines. Thus, based on the adopted policy as clearly stated in the RDG, this application to build at 1587-18th Ave MUST BE DENIED approval by the SF Planning Commission.

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:

Allowing a three-story building more than 50 percent higher than thirty-eight adjoining structures in its immediate context as cited above is unreasonable on its face, but it would also be a serious neighborhood design error in violation of San Francisco's adopted residential design guidelines. Allowing this building project to move forward would cause serious harm by visually disrupting the beauty and consistency of our neighborhood, damaging property values for all adjoining properties in both the immediate and broader neighborhood contexts by destroying the architectural consistency of the East-facing 1500 block face. That is why this project is opposed by neighbors who own immediately adjoining properties as well as property owners in the broader context along 18th Ave on both sides of the block, as well as by the grandview neighbor's Association whose members include owners of properties along 18th Avenue on both blocks. (see Attachment 1 for a list of property owners adversely affected by this project.) The project Applicant has refused to even respond to the community board mediation offer on behalf of these property owners. Likewise, at a brief meeting with concerned property owners on August 15 2011, the Project Applicant expressed overt disdain for the concerns of neighbors stating: "I don't care what the neighbors think. What are you going to do about it, key my car??" Clearly this sort of arrogance is already unreasonably disruptive of "neighborhood character" and such bad faith behavior must not be rewarded.

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?

An addition on the rear of their building, similar to additions already made at three adjoining properties immediately South of their property is feasible and would not damage the visual character of our neighborhood because it would not raise the height of their building (1587-18th Ave is already the highest building in its immediate context). This would not disrupt the visual character of the 2-story roof line of the East-facing 1500 block face or alter neighborhood character. Alternatively, Applicant can accommodate additional residents by using the under-utilized room on a lower level in their existing building.

## 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.

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# Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature:           Dianne Budd          

Date:           3 July 2012          

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

          DIANNE BUDD, M.D.          

Owner  Authorized Agent (circle one)

re: Discretionary Review Application OPPOSING permit application #2011.08.18.2691

Concerned Parties / neighbors in opposition to proposed addition:

Izko Poslavsky  
Block 1863 Lot 21 F  
1586 18th Avenue  
San Francisco, CA 94122

Assunta Young  
Block 1926 Lot 36  
1600 18th Ave.  
San Francisco, CA 94122

Jim Krotzer  
Block 1926 Lot 30  
1628 18th Ave.  
San Francisco, CA 94122

Frank Ung  
Block 1926 Lot 29  
1632 18th Ave.  
San Francisco, CA 94122

Bill Klinghoffer  
Block 1926 Lot 28  
1638 18th Ave.  
San Francisco, CA 94122

Dianne Budd, M.D.  
Block 1863 Lot 21 E  
1140 Lawton St.  
San Francisco, CA 94122

Jeff Madynski  
Nancy Madynski  
Block 1926 Lot 25 B  
1656 18th Ave.  
San Francisco, CA 94122

Nina Lucier  
Block 1926 Lot 24  
1668 18th Ave.  
San Francisco, CA 94122

Jeff Haas  
AJ Hass  
Block 1926 Lot 37  
1131 Lawton St.  
San Francisco, CA 94122

Stuart Oppenheim  
Deborah Oppenheim  
Block 1863 Lot 22  
1576 18th Ave.  
San Francisco, CA 94122

Kenneth C. Shaffer  
Block 1926 Lot 36  
1600 18th Ave.  
San Francisco, CA 94122

Julio Quinteros  
Block 1863 Lot 29  
1544 18th Ave.  
San Francisco, CA 94122

Permit Applicant:

Woo Family Trust/ Elaine Woo  
Block 1864 Lot 3H  
1583 18th Ave.

San Francisco, CA 94122

Discretionary Review Applicant:

Dianne Budd, M.D.  
Block 1863 Lot 21 E  
1140 Lawton St.  
San Francisco, CA 94122

Abutting and Across the Street Property Owners:

Izko Poslavsky  
Block 1863 Lot 21 F  
1586 18th Avenue  
San Francisco, CA 94122

Dianne Budd and Tim Pearson  
Block 1863 Lot 21 E  
1140 Lawton St.  
San Francisco, CA 94122

Frank L. Young and Jeannie Mah  
Block 1863 Lot 21 G  
1582 18th Ave.  
San Francisco, CA 94122

Stuart Oppenheim  
Deborah Oppenheim  
Block 1863 Lot 22  
1576 18th Ave.  
San Francisco, CA 94122

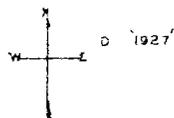
Char Family Revoc Trust of 200  
Block 1864 Lot 3 J  
1224 Lawton St.  
San Francisco, CA 94122

Jian Tang and Khuu Tran Zheng  
Block 1863 Lot 3 B  
1591 18th Ave.  
San Francisco, CA 94122

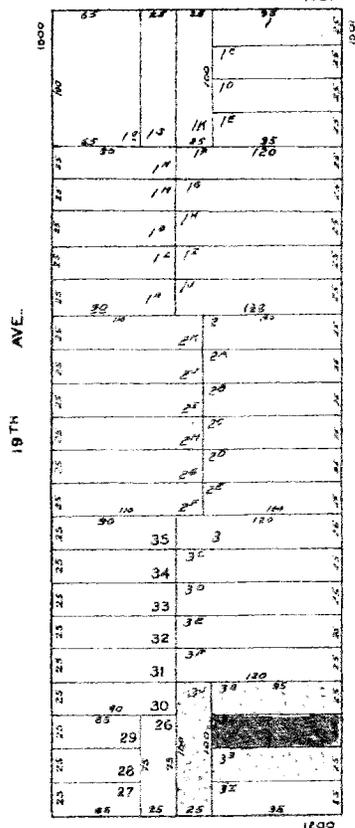
(1587 18th Ave belong to the Woo family Trust (the Permit Applicant))

LOTS MERGED  
 1 15th Ave 15  
 17, 18, 19 17 21

(1864)



KIRKHAM



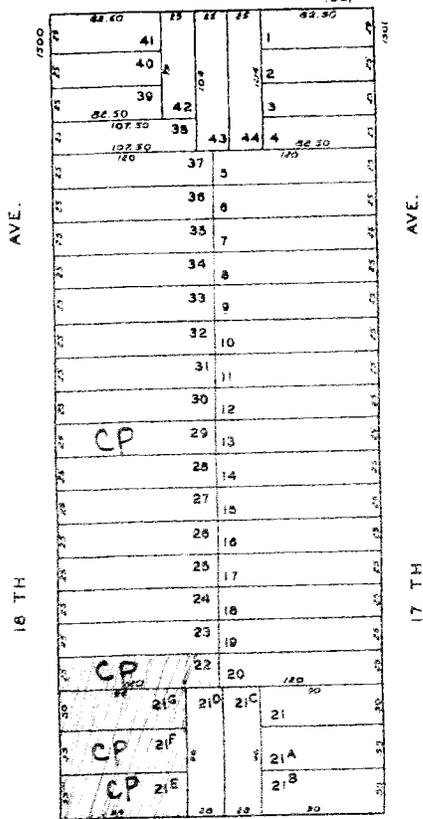
As shown omitted road  
 34 - 1948

☐ = notification parcels  
 ☐ = heath + front of proposed project approved  
 CP = concerned party

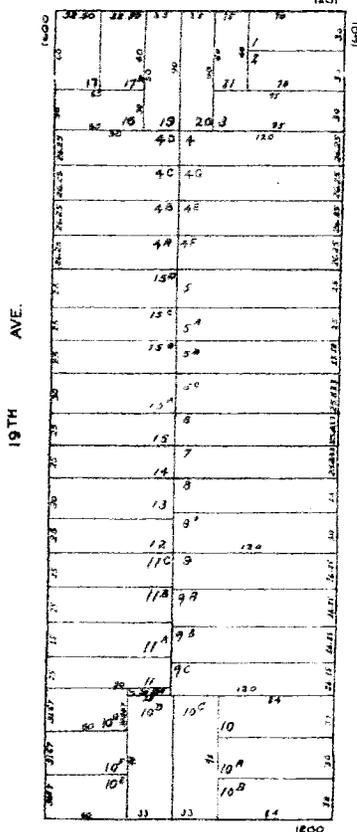
(1863)



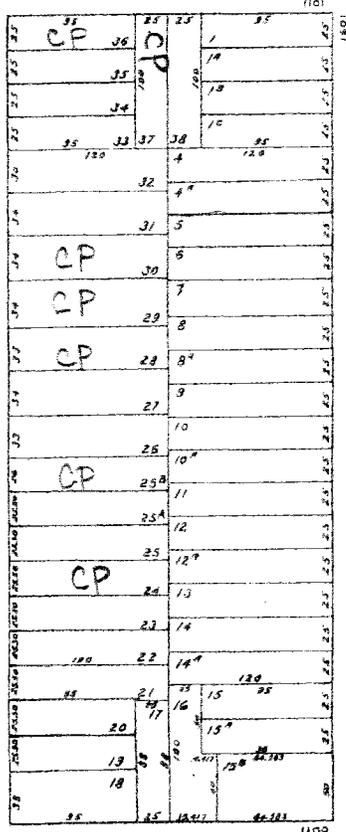
KIRKHAM



LAWTON



LAWTON



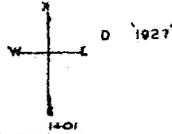
MORAGA

MORAGA

LOTS MERGED  
 1 1 19th Ave N  
 1 1 19th Ave N

LA 4-10-28 unified 1944  
 2A - 1944

(1864)



KIRKHAM

1401

1501	1507	1511	1515	1519	1523	1527	1531	1535	1539	1543	1547	1551	1555	1559	1563	1567	1571	1575	1579	1583	1587	1591	1595
------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------

19 TH AVE.

1200

(1863)



KIRKHAM

1301

1500	1512	1516	1520	1524	1528	1532	1536	1540	1544	1548	1552	1556	1560	1564	1568	1572	1576	1580	1584	1588	1592	1596
------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------

18 TH AVE.

1100

(1925)



LAWTON

1201

1601	1605	1609	1613	1617	1621	1625	1629	1633	1637	1641	1645	1649	1653	1657	1661	1665	1669	1673	1677	1681	1685	1689	1693
------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------

19 TH AVE.

1200

(1926)



LAWTON

1101

1600	1606	1610	1614	1618	1624	1628	1632	1638	1642	1648	1650	1656	1660	1664	1668	1672	1676	1680	1684	1688	1692	1696
------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------

17 TH AVE.

1100

MORAGA

MORAGA

**EXHIBIT 1: Distinguishing Block Face Profiles**

**East-Facing VS West-Facing Block Faces 1500 Block 18th Ave**

**Looking North past #1587 18<sup>th</sup> Ave from the SE corner of 18th and Lawton Street**



2011 08.18.  
2091

**EXHIBIT 1A: Distinguishing Block Face Profiles**  
**East Facing (left) vs West Facing Block face looking North from Lawton**  
**#1587 18<sup>th</sup> Ave Facade Profile**



**EXHIBIT 2: Neighborhood Character**

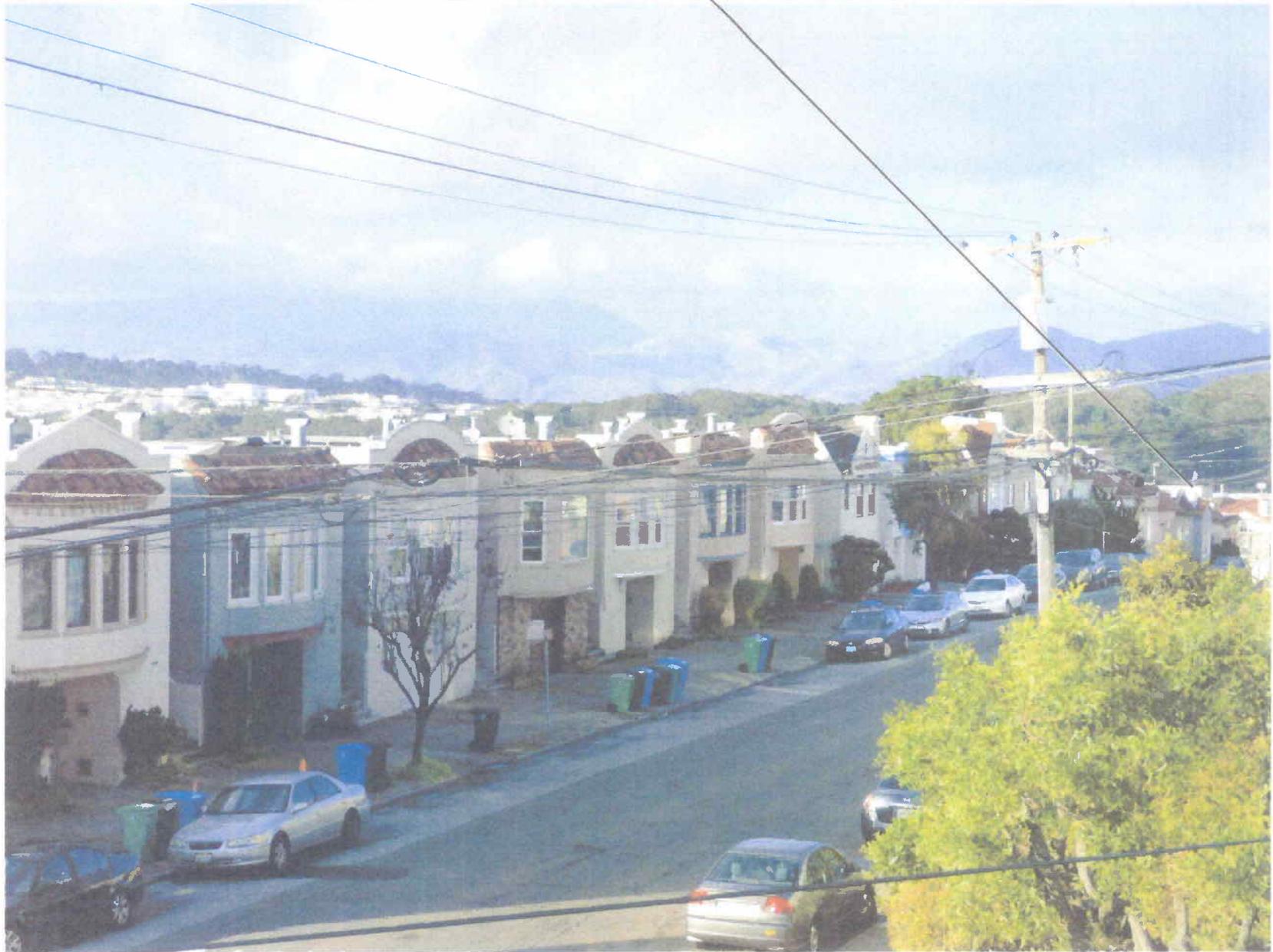
**East-Facing 1500 Block Face of -18th Ave. from 2nd story of 1600 -18th Ave.**

**Looking North across #1587 18<sup>th</sup> Ave with #1519 18<sup>th</sup> Ave barely visible down hill**



**EXHIBIT 3: Neighborhood Character**

**East-Facing 1500 block 18th Ave Looking North from 2nd story of 1140 Lawton Street  
Marin Headlands in background #1587 18<sup>th</sup> Ave with #1519 18<sup>th</sup> Ave down hill**



**EXHIBIT 4: (38) 2-Story Homes In A Row Along Level section of 18<sup>th</sup> Ave  
East Facing block face in front of 1550 18th Ave. looking south along 1500 block to 1600 block.  
1600 Block Face with #1587 18<sup>th</sup> Ave through #1555 18<sup>th</sup> Ave**



**EXHIBIT 4A: 2-Story Neighborhood Character**  
Level section of 18<sup>th</sup> Ave to south on East Facing 1500 Block  
#1587 18<sup>th</sup> Ave



**EXHIBIT 5: 2-Story Neighborhood Character**

Looking North down 1600 & 1500 Block Faces at (38) 2-story homes on East Facing block #1681 through #1547 visible with Marin Headlands in the distance



**EXHIBIT 6: 2-Story Neighborhood Character, Higher Grade-level, 12'-15' Setbacks**  
West Facing- Block Face looking Northeast from #1559 18<sup>th</sup> Ave downhill toward Kirkham



Exhibit 7

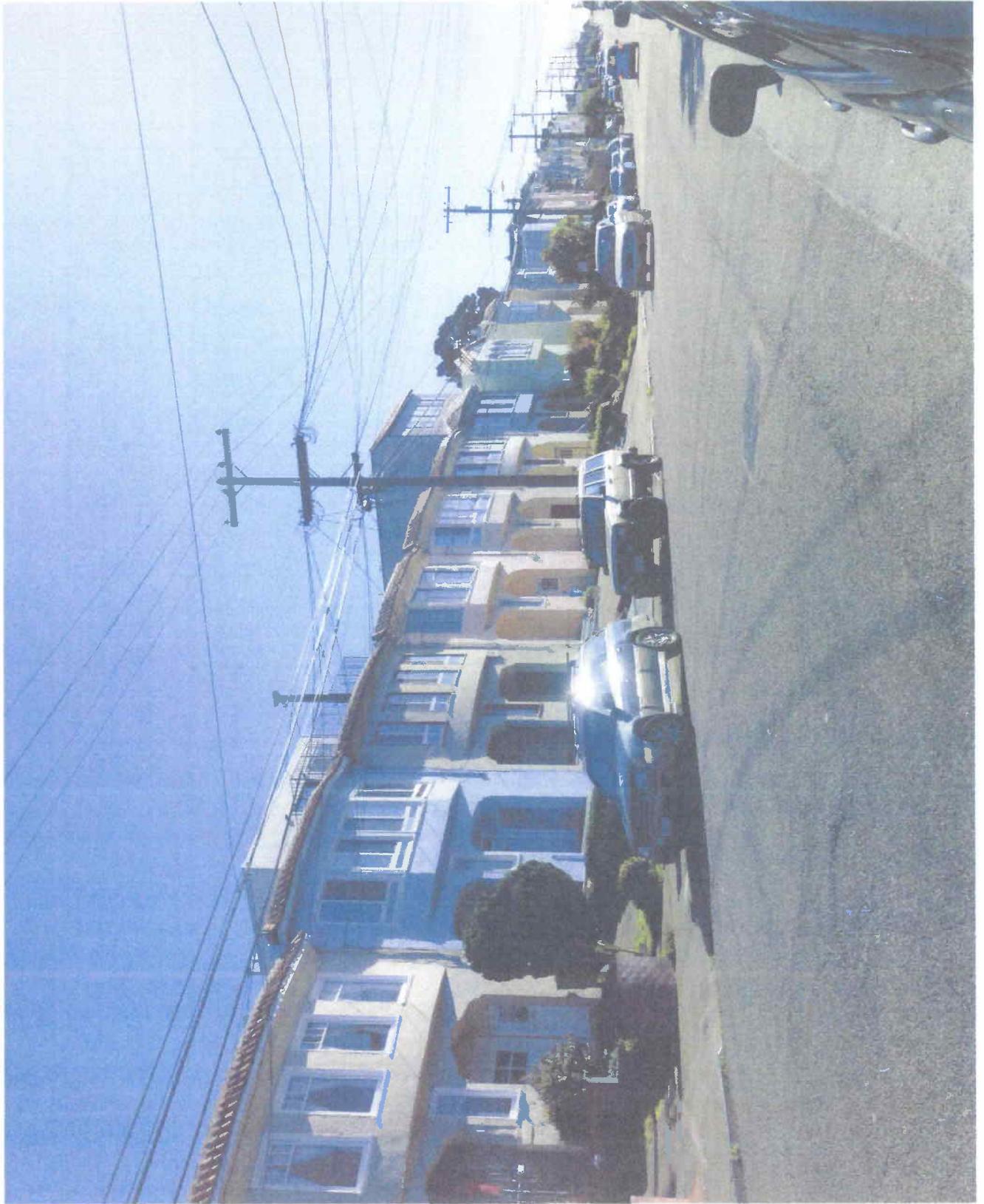


EXHIBIT 8: 18<sup>TH</sup> AVE SLOPE STEEPLY DOWNHILL AFTER # 1555



**EXHIBIT 9A: Vertical Extension Intrudes On Neighborhood Character**

**East Facing Block Face to South**

**#1519 18<sup>th</sup> Ave Visually Disrupts Adding Vertical & Horizontal Mass to Alter Mediterranean Bungalow Style**



**EXHIBIT 9B: This Vertical Extension Violates Modern RDG Policies**

**East Facing Block Face to North**

**#1519 18<sup>th</sup> Ave Towers Over Immediately Adjacent Structures Visually Destroying Mediterranean Bungalow Style**



**EXHIBIT 10: This Vertical Extension is Directly Opposite #1587 18<sup>th</sup> Ave  
West-Facing Block Face to East**



**EXHIBIT 14: Vertical Extension At #1587 Intrudes on Neighborhood Character**

**East-Facing 1500 Block Face to North**

**#1587 18<sup>th</sup> Ave Towers Over Immediately Adjacent Structures Visually Destroying Mediterranean Bungalow Style**



**EXHIBIT 15: Vertical Extension At #1587 Intrudes on Neighborhood Character**

**East-Facing 1500 Block Face to North**

**#1587 18<sup>th</sup> Ave Towers Over Immediately Adjacent Structures Visually Destroying Mediterranean Bungalow Style**



**EXHIBIT 16: Vertical Extension At #1587 Intrudes on Neighborhood Character**

**East-Facing 1500 Block Face to North**

**#1587 18<sup>th</sup> Ave Towers Over Immediately Adjacent Structures Visually Destroying Mediterranean Bungalow Style**



**EXHIBIT 18: Vertical Extension @ #1587 Will Impede On This Public View  
East-Facing 1500 Block Face to North West**



**EXHIBIT 18A: #1587 18th Ave Is Already 2 Feet Higher The Immediately Adjacent Buildings  
East-Facing 1500 Block Face to West #1587**





# REUBEN & JUNIUS<sup>LLP</sup>

December 14, 2012

## **BY HAND DELIVERY**

President Rodney Fong  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Re: 1587 18<sup>th</sup> Avenue – Brief in Opposition to Discretionary Review Request**  
**Our file: 7324.01**

Dear President Fong:

Our office represents Elaine Woo, owner of the property located at 1587 18<sup>th</sup> Avenue (the “Property”). The Property is currently improved with a two-story single family home. Ms. Woo’s parents emigrated from Hong Kong in 1970 and purchased the home in 1977. Ms. Woo grew up in the home.

Ms. Woo, her immediate family, her parents, and her mother-in-law now intend to move back in together at the Property. Ms. Woo has two young children and is proposing the current project (the “Project”) to accommodate her growing, multi-generational family. The Project consists of a modest third story addition to the existing single-family home. The new third floor will accommodate the bedrooms of Ms. Woo and her husband, and her two small children; the second floor will accommodate a bedroom for her parents and her mother-in-law, with communal space on the remainder of the second floor and the ground floor. Ms. Woo’s father and mother-in-law are handicapped, and are especially in need of moving into Ms. Woo’s home so they can have additional support. The addition of a third floor is integral to the Project. The third floor will incorporate the living quarters for Ms. Woo, her husband and her children. Locating Ms. Woo’s parents and mother-in-law at the second floor allows for appropriate separation and privacy between Ms. Woo’s immediate family and her parents.

The new third floor consists of 963 square feet. It will have a significant front setback of 15 feet and a rear setback of 5 feet, 10 inches. Ms. Woo has reduced the height of the third story to the shortest height feasibly possible, 10 feet, which effectively extends only 5.5 to 8 feet above the existing second story parapet. The architectural style of the proposed third story is completely consistent with the architectural style of the existing home.

As will be detailed in this letter, Ms. Woo has worked hard and in good faith to consult her neighbors and the Planning Department to craft a project that the neighborhood is comfortable with and the Planning Department can support. This has resulted in a project that proposes a modest expansion of the home, increases the building area by 984 square feet,

increases the effective height by 8 feet at the most, and significantly sets back the new third story from both the front and the rear of the lot. Despite working diligently with the Planning Department and extensively reaching out to neighbors to achieve a design that (1) worked for her family, (2) was supported by the entire neighborhood, and (3) was supported by the Department, Ms. Woo has been unable to satisfy all of her neighbors, one of which, the owner of 1140 Lawton Street, requested a discretionary review hearing at the Planning Commission (the "DR Requestor").

The Project will allow Ms. Woo's parents to move into an accessible and comfortable living area on-site along with Ms. Woo's growing family. The Project will allow her family to live under one roof and is either supported or not opposed by the immediate adjacent property owners. We respectfully request that you deny the request for discretionary review and approve the modest home expansion as proposed.

**A. Neighborhood Outreach and Design Development**

Throughout the entire entitlement process to date, Ms. Woo has strived to design a project that meets her and her family's needs that also fulfills the aesthetic and design considerations of the neighborhood and the Planning Department. On August 15, 2011, Ms. Woo held a pre-application meeting at the Property, which was attended by six neighbors. From the start, these neighbors did not support a vertical addition to the home and suggested Ms. Woo conduct an internal remodel of the home. Ms. Woo held a second neighborhood meeting on November 5, 2011 for neighborhood organizations, but no organization representatives attended.

The Project then began the design review process at the Planning Department. Ms. Woo has shown her willingness to cooperate with the Department by going through three rounds of design review and agreeing to all design changes requested by the Residential Design Team. These include:

1. The height of the third story was reduced by 3 feet, 8 inches, to its current 10 feet;
2. The front setback of the third story was increased by 2 feet, 6 inches, to its current 15 feet from the front façade of the existing home and 18 feet from the front lot line;
3. The floor area of the third story was reduced by 70 square feet, to its current 963 square feet;
4. A proposed bay window and other decorative treatment on the third floor was removed in order to make the addition less conspicuous.

Once the Planning Department determined that the Project was in compliance with the Planning Code, proposed a design that they were in support of, and was consistent with the Residential Design Guidelines, 311 notice was mailed and the DR Requestor filed this DR. The

DR Requestor indicated they were interested in pursuing a mediation session, Ms. Woo agreed, and a mediation session was held on Friday, July 27, 2012. No resolution was achieved as a result.

Neighbors opposed to the Project continue to communicate to Ms. Woo that they are simply not supportive of a vertical addition to the Property. Over this entire process, they have suggested two alternatives to the Project: (1) build horizontally into the rear yard, or (2) conduct an internal remodel and reconfiguration of the home. Unfortunately, neither suggestion is feasible. A horizontal addition into the rear of the lot would encroach into the required 25% rear yard. This would require a variance and would be in contravention of the basic principles and policies of San Francisco's land use regulatory scheme. A variance would be difficult to justify here, and beyond that, the effects of an encroachment into the rear yard – directly affecting the privacy, light and air access to adjacent neighbors – would far exceed the effects of the modest third story addition proposed, as is discussed in greater detail in Section B, below.

The second suggestion, conducting an internal remodel and reconfiguration, is unable to meet the reasonable goals of the Project – which is to allow Ms. Woo and her immediate family to live on-site with her parents and mother-in-law. By limiting the project to an interior renovation, Ms. Woo's elderly, handicapped parents would be forced to have a bedroom on the ground floor – on the same level as the two-car garage. The ground floor also consists of a thin concrete slab on grade, creating a damp environment with limited light and air access. Clearly, this is not an appropriate place for elderly parents to relocate. Further, limiting Ms. Woo, her husband, and her two children to the second floor would put a four person household in a space with only two bedrooms and one bathroom. An internal remodel and reconfiguration is simply not adequate to meet the needs of Ms. Woo's growing family.

Ms. Woo's goal of providing a single home for her multi-generational and growing family is reasonable and the Project she proposes is modest in scale. Ms. Woo has shown she is flexible and responsive to design requests that still allow her to achieve that goal. During the course of her neighborhood outreach, 13 neighbors within a roughly one-block radius of the Property have expressed their support for the Project. The neighbor adjacent to the north is supportive of the Project, and the neighbor adjacent to the south is neutral. (A map of Project supporters is attached as Exhibit A and a list of support letters are attached as Exhibit B.) Ms. Woo has demonstrated good faith in reaching out and attempting to accommodate neighbors.

#### **B. The Project Complies with Residential Design Guidelines**

The DR Requestor cites only one area of inconsistency between the Project and the Residential Design Guidelines: neighborhood character. However, the focus of the DR Requestor's argument is really on the height of the Project. The DR Requestor's argument is essentially this: there are no other nearby three-story residences on the same block face and therefore the Project disrupts neighborhood character and is not consistent with the Residential

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Design Guidelines. This is a far too narrow application of the Guidelines and does not in fact express their actual intent.

The Residential Design Guidelines include specific guidance on how to provide appropriate building scale at the street when adding height to a building. The general guideline is:

Design the height and depth of the building to be compatible with the existing building scale at the street. (Residential Design Guidelines, Page 24.)

The Guidelines go on to say that when “a new floor is being added to an existing building, it may be necessary to modify the building height or depth to maintain the existing scale at the street.” The Guidelines then go on to recommend four specific modifications to make the new story compatible with and sensitive to the surrounding neighborhood, three of which the Project fully incorporates:

- Setback the upper story by 15 feet from the front building wall. The Project has incorporated a 15 foot setback from the existing building’s front wall, which is already setback three feet from the front property line.
- Eliminate the building parapet. The new third story has no parapet, and is as short as feasibly possible at 10 feet. The height of the third story is further mitigated by the existing parapet at the second story, which ranges from 2.5 to 4.5 feet in height.
- Provide a sloping roofline. The front-facing roofline of the proposed third story slopes at a 45 degree angle for the first 2 feet, 6 inches of depth. This slope will be covered with Spanish tiles, consistent with the architectural style of the existing building, the adjacent buildings on this block face, and the vast majority of other homes in the neighborhood.

DR Requestor asserts that the proposed third story would add more than 50% to the existing height of the building. To be clear, the Project would increase the Planning Code-defined height of the existing home from 19 feet, 8 inches to 29 feet, 10 inches (just over 50%). The effective height increase is significantly smaller than this, due to an existing parapet at the second story ranging from 2.5 to 4.5 feet in height.

The effects of applying these Guidelines to the Project have a significant impact at the street. As illustrated in the renderings attached as Exhibit C the new third floor would be barely visible at street level from across the street from the Property and from the corner of Lawton

Street and 18<sup>th</sup> Avenue. When viewed from the middle of the street from these locations, the impact is even smaller.

With respect to neighborhood character, the DR Requestor doesn't provide a full picture of the neighborhood. While the adjacent and nearby homes on the same block face are two stories, there is a three story building at the northern end of this block of 18<sup>th</sup> Avenue and a two story building with a tall, pitched roof with a height equivalent to an additional floor half way up the block. There are also six three story buildings on the opposite side of the street (including one with no third-story setback almost directly across the street from the Property). (The neighborhood map, attached as Exhibit A, also indicates where the three-story homes in the vicinity are located.) The Planning Department itself stated in the historic resource evaluation response for the Project that "[o]n the subject block, there is a distinct break between building styles and details and there is not a consistent building pattern or style." (See Exhibit D, page 4, first paragraph, last sentence.)

Contrary to the DR Requestor's claims, the nearby buildings on the same block face have an average height of around 23 feet. The Guidelines expressly state that "a building that is larger than its neighbors can still be in scale and compatible with smaller buildings in the area." (Residential Design Guidelines, Page 23.) The Project does everything possible to minimize the impact of the new third floor, and will not change the character of the neighborhood, which already has dozens of three story homes.

The architectural style of the Project will also ensure that the third story addition will not change the character of the existing home. The existing building at the Property can be described in an eclectic California bungalow vernacular style, with stucco exterior walls and Spanish tiles at the roof. The design of the Project will maintain this style at the third floor addition. Stucco surfaces and Spanish tiles along the third floor roof will be used to match the style of the existing home, which will leave the third floor architecturally indistinguishable from the existing first two floors.

When considering neighborhood character, it's less important to put together a google maps rendering of a block face (in effect an artificial view that does not exist) than it is to consider the character in the context of someone living in or walking through the neighborhood. As discussed above, the third story addition is designed in a way that has minimal effect on someone at street level. Even the impact on those occupying the second or third floors of buildings across the street would be limited due to the modest scale of the proposed addition.

And that gets to what appears to be the source of much of the opposition to the Project. While the DR Requestor doesn't expressly say it in her brief, all of the Project opponents that we are aware of are on the opposite side of 18<sup>th</sup> Avenue, whose views would be affected (albeit minimally) by the Project. In fact, one of the opposition letters expressly refers to the impact the Project will have on their private views ("all of the beautiful view will disappear behind the wall of their house," and, "without the view, this house would become nothing special.") The

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Residential Design Guidelines are very clear with respect to a project's effect on private views: **"The General Plan, Planning Code and these Guidelines do not provide for protecting views from private property."** (Residential Design Guidelines, Page 18.)

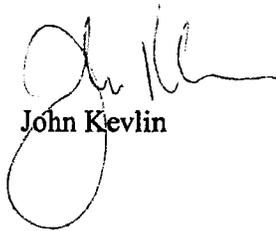
**C. Conclusion**

Ms. Woo and her family are excited to return to the neighborhood where she grew up to raise her family, and are thrilled to have the opportunity to create a situation where her children's grandparents will be able to live on site with them. The Project design has been modified over the course of three rounds of Planning Department design review. The Project has the support of the Planning Department, which has expressly recognized that the Project is consistent with the neighborhood character.

Ms. Woo has reached out to the neighborhood in a good faith attempt to design the Project in a way that will assuage their concerns. Having realized that the remaining opponents will not accept a third story in any case, and since the third story is the only way to accommodate Ms. Woo's family and parents, Ms. Woo now appeals to the Planning Commission to confirm that the Project is reasonable and modest in nature, and does not rise to the threshold of "exceptional and extraordinary circumstances" that are required to approve the DR request. We respectfully request the Planning Commission to deny the discretionary review request and to allow the Project to move forward. Thank you for your consideration.

Very truly yours,

REUBEN & JUNIUS, LLP



John Kevlin

cc: Vice President Cindy Wu  
Commissioner Michael Antonini  
Commissioner Gwen Borden  
Commissioner Rich Hillis  
Commissioner Kathrin Moore  
Commissioner Hisashi Sugaya  
Jonas Ionan - Commission Secretary  
Tom Wang - Neighborhood Planner  
Elaine Woo - Project Sponsor  
Andrew Morrall - Project Architect

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# Sanborn Map of 16<sup>th</sup> Ave to 19<sup>th</sup> ave, Between Kirkham & Lawton to Partial Moraga Street

Current 3 story additions  
(1990 and later) ●

3<sup>rd</sup> story addition ●

3 Story Houses ●

1587 18<sup>th</sup> Avenue ★

●

◆ Supports Project

▲ Objects Project

■ Flat

1039

1032

KIRKHAM

1587 18<sup>th</sup> Ave

neutral

Resident Filing DR

LAWTON

1041



1040

Scale 1" = 100'

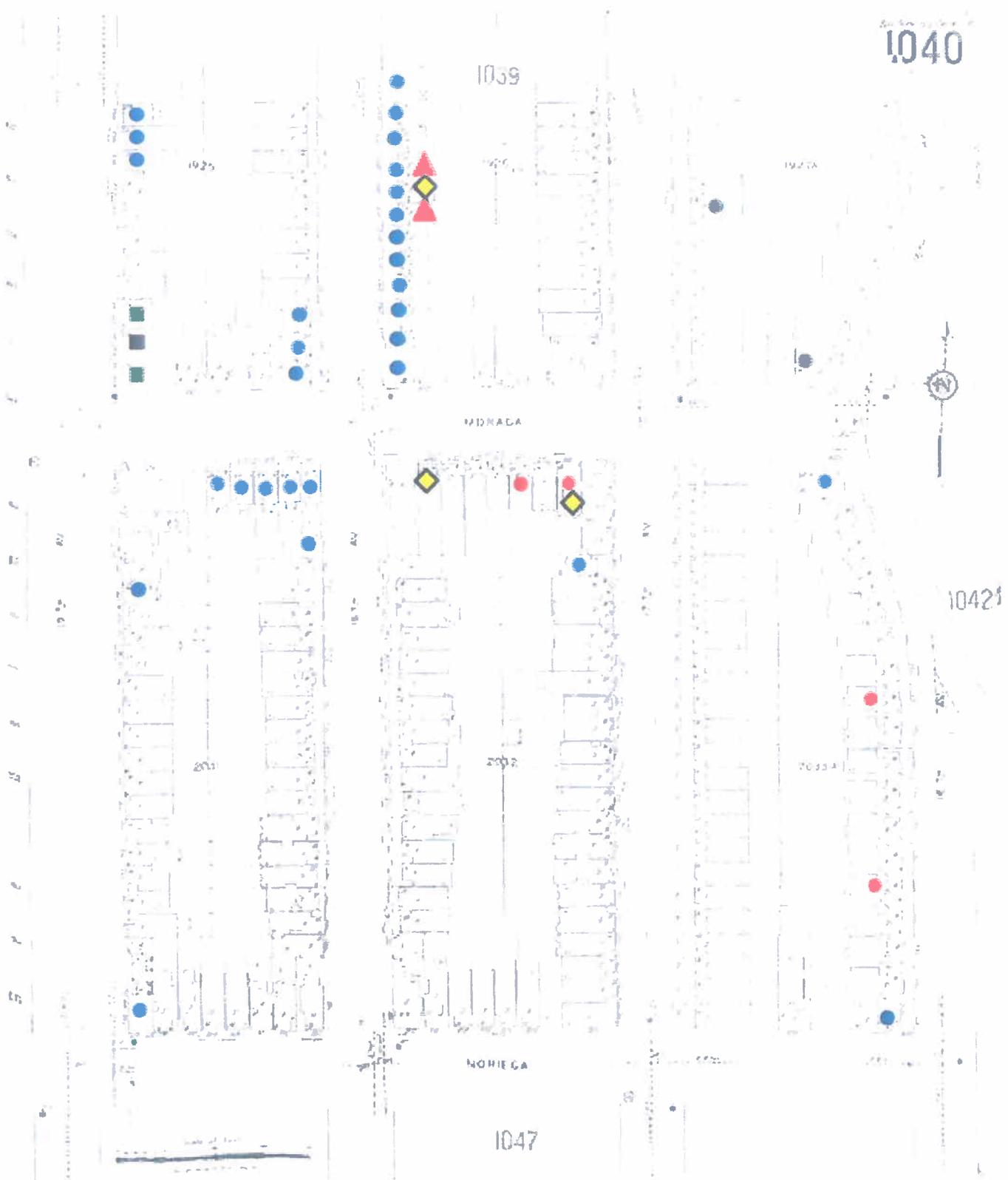
# Sanborn Map of 16<sup>th</sup> Ave to 19<sup>th</sup> ave, Between & Partial Moraga to Noriega Street

Current 3 story additions  
(1990 and later) ●

3<sup>rd</sup> story addition ●

Flat ■

3 Story Houses ●



To The San Francisco Planning Department:

My name is BENJAMIN WONG, and I live at  
1109 MONAGA ST. In hearing about the proposal to add  
a third story addition at 1587-18th Ave, and after seeing their architectural plans, I am writing to  
express my support for the project. I believe the addition maintains the architectural consistency  
of the neighborhood and further enhances the neighborhood character.

Sincerely,

Name: Ben-W

Address: 1109 Monaga St.

San Francisco, CA 94122

To The San Francisco Planning Department:

My name is BOCK LOO, and I live at

1630 17<sup>TH</sup> AVE. In hearing about the proposal to add a third story addition at 1587-18th Ave, and after seeing their architectural plans, I am writing to express my support for the project. I believe the addition maintains the architectural consistency of the neighborhood and further enhances the neighborhood character.

Sincerely,

Name: BOCK LOO

Address: 1630 17<sup>TH</sup> AVE

San Francisco, CA 94122

To Whom This May Concern:

My name is Connie Lee, and my family have lived at 1556 18th Ave for over 25 years. In hearing about the intention to add a third story addition at 1587-18th Ave, and after seeing their architectural plans, I am writing to express my support for the project. I believe the addition maintains the architectural consistency of the neighborhood and further enhances the neighborhood character.

Sincerely,

A handwritten signature in black ink, appearing to be 'Connie Lee', written in a cursive style.

Connie Lee  
Stephen Lee  
1556 18th Avenue  
San Francisco, CA 94122

To The San Francisco Planning Department:

My name is Ed Churn, and I live at

1560 18<sup>th</sup> Ave. In hearing about the proposal to add a third story addition at 1587-18th Ave, and after seeing their architectural plans, I am writing to express my support for the project. I believe the addition maintains the architectural consistency of the neighborhood and further enhances the neighborhood character.

Sincerely,

Name: Ed Churn

Address: 1560 18<sup>th</sup> Ave

San Francisco, CA 94122

To The San Francisco Planning Department:

My name is ANDREW GIN, and I live at

1568 - 18 AVE. In hearing about the proposal to add a third story addition at 1587-18th Ave, and after seeing their architectural plans, I am writing to express my support for the project. I believe the addition maintains the architectural consistency of the neighborhood and further enhances the neighborhood character.

Sincerely,

Name: Andrew Gin

Address: 1568 - 18 AVE.

San Francisco, CA 94122

Dear Planning Department:

My name is Henry Woo, and my family have lived in the Sunset neighborhood on 18th and Lawton for over 30 years. I am writing to express my support for the third story addition and major renovation of 1587 18th Avenue. I believe the addition maintains the architectural consistency of the neighborhood and enhances the neighborhood character.

Sincerely,

A handwritten signature in black ink, appearing to read "Henry Woo", written in a cursive style.

Henry Woo

1583 18th Avenue  
San Francisco, CA 94122

8-19-2011

Dear Neighbor:

We are invited to a neighborhood The Application meeting to review and discuss the development proposal at 1587 18th Ave cross street: LAWTON ST. (back lot of 1864/1003H zoning RHI) in accordance with the San Francisco Planning Department's Pre-Application procedures. The Pre-Application meeting is intended as a way for the Project sponsors to discuss the project and review the proposed plans with adjacent neighbors and neighbors of the neighborhood before the submission of an application to the City. This provides neighbors an opportunity to raise questions and discuss concerns about the impacts of the project. It is not intended for the Planning Department's review. A time and date for the Pre-Application meeting has been substantiated by the City's community trail assistance at 1587 18th Ave.

The pre-application meeting requested increase the maximum height of the building to 40 feet. Check all that apply:

None (construction subsequent to demolition) on an undeveloped portion of the lot

Vertical addition that adds seven or more feet to the existing building height

The total additional height addition is more than 100% to the existing building height at any level

New Downside Retention Slope to be installed on lot with adjacent

Check the appropriate Section III or IIII Notation on:

**ADD 2 THIRD STORIES TO AN EXISTING TWO STORY SINGLE FAMILY RESIDENCE**

Existing flat roof height	1	Proposed	1	Permitted	1
Existing building square footage	2,250	Proposed	3,243	Permitted	NA
Existing flat stories	2	Proposed	3	Permitted	4
Existing bldg. height	19'-8"	Proposed	30'-6"	Permitted	40'
Existing bldg. depth	43'-5"	Proposed	43'-5"	Permitted	68'

MEETING INFORMATION

Project sponsor's name: **ELWINE WOO**  
 Project sponsor's: **ANDREW MURRAY ARCHITECT**  
 Contact information (email, phone): **ANDY@MURRAYARCH.COM**  
 Meeting Address: **1587 18th Ave**  
 Date of meeting: **8/19/11**  
 Time of meeting: **6pm**

\*The meeting should be conducted at the project site or with the aid of a radio, since 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 1440 Mission Street, Suite 4)

\*\*Weekend meetings start now between 8:00 pm - 9:00 pm. Weekend meetings will be between 10:00 pm - 9:00 pm. (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 other development process in our City, please call the Planning Information Center at 415-558-8376 or contact the Planning Department at 1440 Mission Street, Suite 4, San Francisco, CA 94103. We are also available at 1440 Mission Street, Suite 4, San Francisco, CA 94103.

**I support the addition for 1587 18th Avenue**

*Handwritten signature*  
 1587 18th Ave S.F. CA 94116

To The San Francisco Planning Department:

My name is Nelson Cheung, and I live at  
1548 - 18<sup>th</sup> Ave. In hearing about the proposal to add  
a third story addition at 1587-18th Ave, and after seeing their architectural plans, I am writing to  
express my support for the project. I believe the addition maintains the architectural consistency  
of the neighborhood and further enhances the neighborhood character.

Sincerely,

*N. Cheung*

Name: NELSON CHEUNG

Address: 1548 - 18<sup>th</sup> Ave

San Francisco, CA 94122

To The San Francisco Planning Department:

My name is Shannon Mufarreh, and I live at

\_\_\_\_\_. In hearing about the proposal to add a third story addition at 1587-18th Ave, and after seeing their architectural plans, I am writing to express my support for the project. I believe the addition maintains the architectural consistency of the neighborhood and further enhances the neighborhood character.

Sincerely,



Name: Shannon Mufarreh

Address: 1589 17th Ave

San Francisco, CA 94122

To The San Francisco Planning Department:

My name is STEVE NG, and I live at

1664-18<sup>th</sup> Ave, San Francisco. In hearing about the proposal to add a third story addition at 1587-18th Ave, and after seeing their architectural plans, I am writing to express my support for the project. I believe the addition maintains the architectural consistency of the neighborhood and further enhances the neighborhood character.

Sincerely,

Name: Steve NG

Address: 1664-18<sup>th</sup> Ave

San Francisco, CA 94122

To The San Francisco Planning Department:

My name is THOMAS BUCHANAN, and I live at

1250 KIRKHAM ST.. In hearing about the proposal to add a third story addition at 1587-18th Ave. and after seeing their architectural plans, I am writing to express my support for the project. I believe the addition maintains the architectural consistency of the neighborhood and further enhances the neighborhood character.

Sincerely,

Name:  \_\_\_\_\_

Address: 1250 KIRKHAM ST.

San Francisco, CA 94122

To The San Francisco Planning Department:

My name is Yang Cao, and I live at

1229 Lawton St.. In hearing about the proposal to add a third story addition at 1587-18th Ave, and after seeing their architectural plans, I am writing to express my support for the project. I believe the addition maintains the architectural consistency of the neighborhood and further enhances the neighborhood character.

Sincerely,

Name: Yang Cao

Address: 1229 Lawton St.

San Francisco, CA 94122

To The San Francisco Planning Department:

My name is ELAINE YU, and I live at

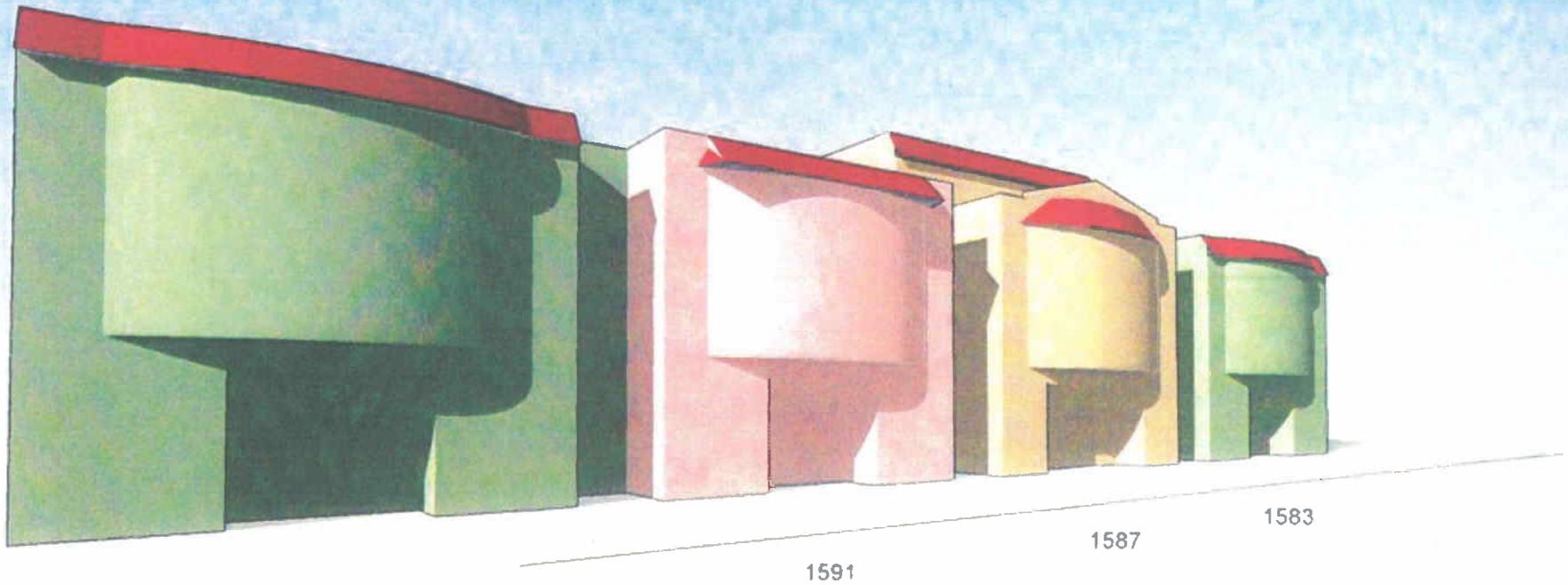
1145 MORAGA ST. In hearing about the proposal to add a third story addition at 1587-18th Ave, and after seeing their architectural plans, I am writing to express my support for the project. I believe the addition maintains the architectural consistency of the neighborhood and further enhances the neighborhood character.

Sincerely,

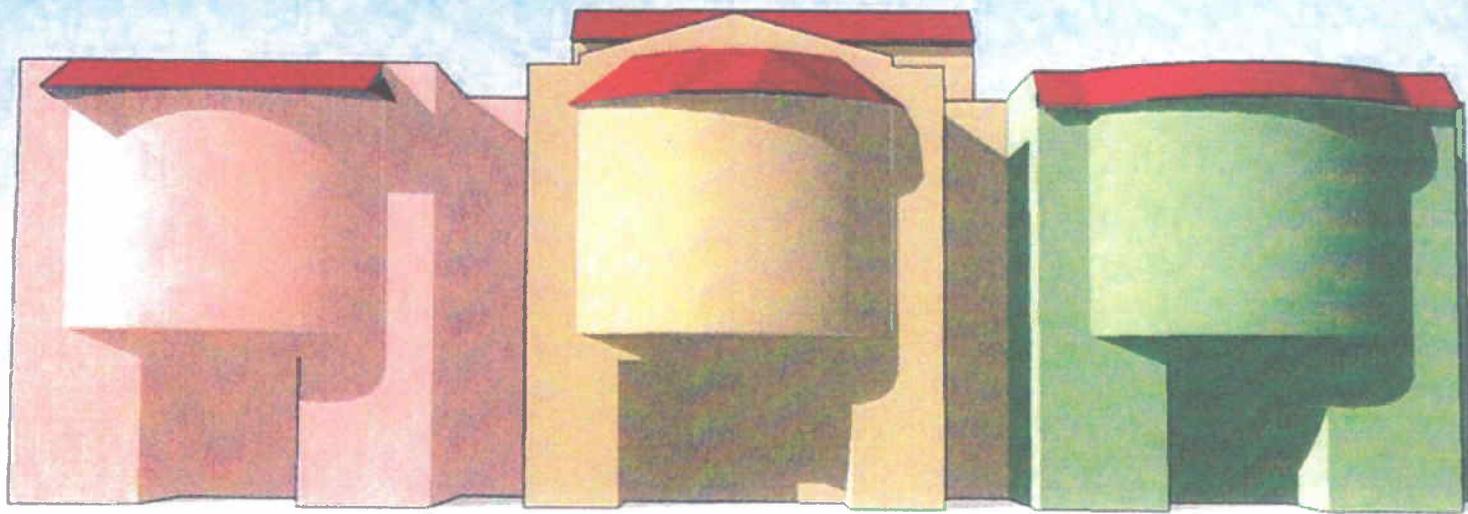
Name: Elaine Yu

Address: 1145 MORAGA ST

San Francisco, CA 94122



VIEW OF 1587 18TH AVE.  
STANDING 75 FEET AWAY  
NEAR THE INTERSECTION OF LAWTON AND 18TH  
(AT THE SOUTHEAST CORNER ON THE SIDEWALK)

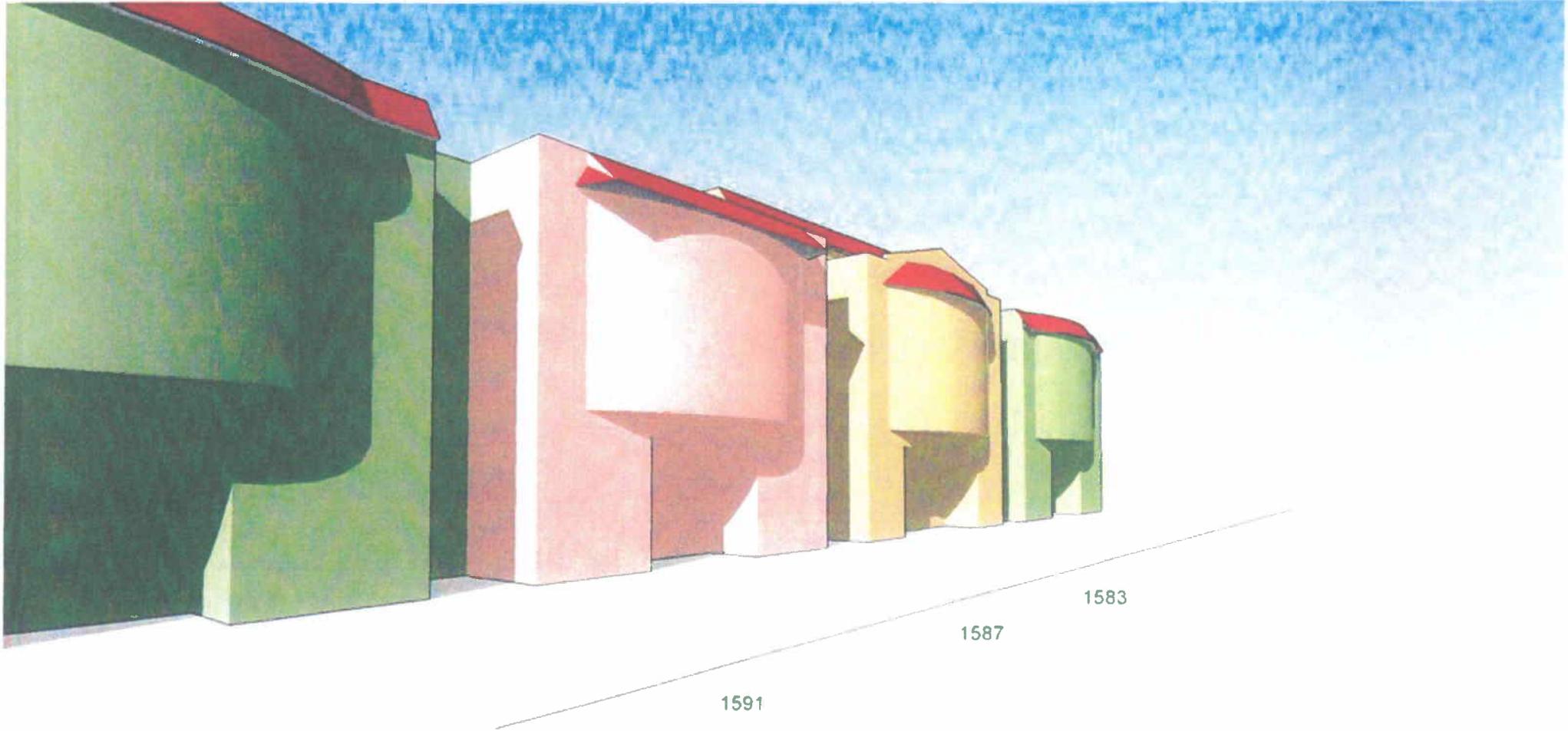


1591

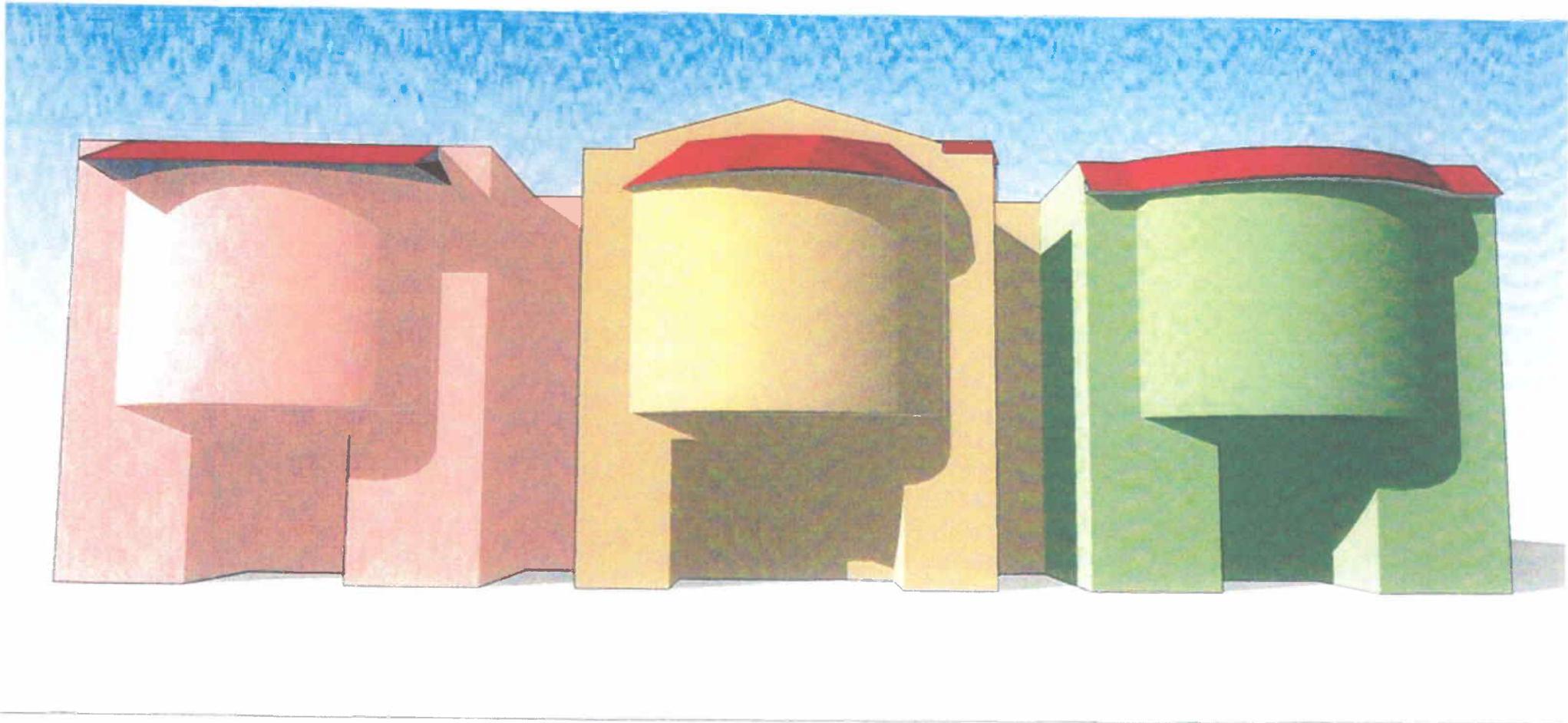
1587

1583

VIEW OF 1587 18TH AVE.  
STANDING 57 FEET AWAY  
DIRECTLY ACROSS THE STREET  
(ON THE SIDE WALK)



VIEW OF 1587 18TH AVE.  
STANDING 60 FEET AWAY  
NEAR THE INTERSECTION OF LAWTON AND 18TH  
(AT THE MIDDLE OF THE ROAD)



1591

1587

1583

VIEW OF 1587 18TH AVE.  
STANDING 36 FEET AWAY  
DIRECTLY ACROSS THE STREET  
(AT THE MIDDLE OF THE ROAD)



# SAN FRANCISCO PLANNING DEPARTMENT

MEMO

## Historic Resource Evaluation Response

*Date* March 1, 2012  
*Case No.:* 2011.1246E  
*Project Address:* 1587 18<sup>th</sup> Avenue  
*Zoning:* RH-1 (Residential, Single-Family)  
40-X Height and Bulk District  
*Block/Lot:* 1864/003H  
*Staff Contact:* Brett Bollinger (Environmental Planner)  
(415) 575-9024  
[brett.bollinger@sfgov.org](mailto:brett.bollinger@sfgov.org)  
Tara Sullivan (Preservation Planner)  
(415) 558-6258  
[tara.sullivan@sfgov.org](mailto:tara.sullivan@sfgov.org)

### PART I: HISTORIC RESOURCE EVALUATION

#### Buildings and Property Description

1587 18<sup>th</sup> Avenue is located on the west side of the street between Lawton and Kirkham Streets in the Golden Gate Heights area of the Inner Sunset neighborhood. The property is located within a RH-1 (Residential, House, Single-Family) Zoning District and a 40-X Height and Bulk District.

1587 18<sup>th</sup> Avenue is one of nine houses in a row that were constructed in 1929 and 1930 by a builder named Herman Christensen. The building is a one-story-above-garage residence designed in the Marina style, with the garage entrance centrally located on the ground floor and a row of windows in a bowed bay on the upper floor. The main entrance is located to the north side of the building, accessed by open stairs. The building has a raised parapet in a triangle shape, with a large decorative Spanish tile "hood" between the bay window and the top of the parapet. The garage and entrance openings are elliptical in form with decorative tapered corners and are deeply recessed. There are five single-pane casement aluminum windows on the bay, and the window openings all have wood frames and prominent sills. The building is clad in a painted stucco finish. The rear of the building is plain and is clad in horizontal wood siding and has a second-floor pop-out structure. There are a variety of wood windows throughout the rear facade.

#### Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered 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 due to its age (constructed in 1929).

#### Neighborhood Context and Description

1587 18<sup>th</sup> Avenue is located in a residential neighborhood known as Golden Gate Heights in the Sunset District. The area was developed by several prominent developers and builders as speculative housing.

Large portions of the subject and adjacent block contain one-story-over-garage homes in a variety of simple vernacular styles, featuring recessed garages and entrances, prominent roof forms, and decorative balconies. Most of the area was constructed at the same time – the block across from the subject property was constructed in 1928 (8 homes) and 1929 (11 homes); and the subject block was constructed in 1929-30 (18 homes) and 1939 (12 homes). There are a few scattered homes that were constructed outside of these dates, mainly in 1941-1944.

It should be noted that the immediate blocks surrounding the site have not been formally surveyed.

**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.*

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:	Period of Significance: <input type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor

Based on the information provided by the applicant and found in the Planning Department, Preservation staff finds that the subject building is not eligible for inclusion on the California Register either individually or as a contributor to a historic district.

**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.

1587 18<sup>th</sup> Avenue is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1. To be eligible under the event criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant.

The evolution of the Sunset District occurred over a few decades. While the Sunset was largely developed by a handful of builders/developers, including Carl and Fred Gelleri, Henry Doleger, Ray Gall, Chris McKeon, and the Stonestown Brothers<sup>1</sup>, as a whole, this prolonged and piecemeal development period does not appear to signify one singular and important event in the history of the City. There may be certain spurts of development within this period that could be considered a significant event(s), but none have been presented to the Department to date, and the neighborhood where the subject property is located is not associated with any particular significant event(s). Further, the subject property is not associated with any significant event to be individually eligible under Criterion 1.

It is therefore determined that there is not a California Register-eligible historic district in the neighborhood, and that the property at 1587 18<sup>th</sup> Avenue is not eligible under this Criterion.

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

Records indicate that the property was originally owned by Arthur and Ruth Kauf and remained in the family until 1950. Subsequent owners include Lloyd and Ella Felling (1950-1956); Frederick and Leach Jackson (1956-1975); and Henry and Wai Ching Woo (1977 – present). Records show that none of the property owners of the building are important to the local, regional or national past.

Therefore, 1587 18<sup>th</sup> Avenue, is not eligible under 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.**

In the early 1920's the Sunset District of San Francisco experienced a boom in residential construction. Mostly built by speculative developers, blocks were constructed in large tracts, and the buildings had similar designs and details. The homes constructed ranged in styles, with a typical "Marina" style prominent in the 1920's (bowed bay at second floor over a ground floor garage); the "Sunset" style prominent in the 1930's (double-bays with a pop-out section at the second floor; recessed garage and entrance on the ground floor, with decorative ironwork, balconies, and front-facing roofs); and a contemporary "mid-century box" style prominent in the 1940's and 1950's (boxy forms with large windows, jutting roofs, brick detailing).

1587 18<sup>th</sup> Avenue was constructed by a builder named Herman Christensen in 1929 as one of nine residences on the block and has characteristics of the Marina style. While Herman Christensen was a prolific builder in the Sunset, he is not considered to be a "master architect", nor does the building at 1587 18<sup>th</sup> Avenue possess high artistic values. Therefore, this structure is not individually eligible for listing in the California Register under Criterion 3.

The neighborhood where the subject property is located contains a high concentration of speculative housing that was constructed in large blocks, mainly during the late 1920's and early 1930's. Not all of

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<sup>1</sup> LaBounty, Woody. *Doelger City*. Western Neighborhoods Project. <http://www.outsidelands.org/sw2.php>

this speculative housing was constructed by Christensen - there are several different builders who constructed homes in the area, each with a different architectural style. On the subject block, there is a distinct break between building styles and details and there is not a consistent building pattern or style.

A small neighborhood cluster with this type and style of housing would be significant and qualify as a historic district under this Criterion. However, the block where 1587 18<sup>th</sup> Avenue is located does not appear to be the best example of tract home construction - the design of the buildings are not fully developed or the best examples of the Marina style, and the block has a mix of building styles and construction dates. The block directly across the street (block 1863) has a more unified design and cohesiveness and better represents this type of tract housing.

1587 18<sup>th</sup> Avenue is therefore determined not to be eligible under this Criterion in relation to any potential historic district or important context.

**Criterion 4:** It yields, or may be likely to yield, information important in prehistory or history. Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

#### 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.*

The subject property has retained or lacks integrity from the period of significance noted in Step A:

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			

Since 1587 18<sup>th</sup> Avenue was determined not to be significant under the California Register of Historical Resources, analysis of integrity was not conducted.

#### 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.*

Historic Resource Evaluation Response  
March 1, 2012

CASE NO. 2011.1246E  
1587 18<sup>th</sup> Avenue

Since 1587 18<sup>th</sup> Avenue was determined not to be significant under the California Register of Historical Resources, analysis of character-defining features was not conducted.

**CEQA Historic Resource Determination**

- Historical Resource Present
- Individually-eligible Resource
  - Contributor to an eligible Historic District
  - Non-contributor to an eligible Historic District

No Historical Resource Present

**PART I: SENIOR PRESERVATION PLANNER REVIEW**

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

*Tina Tam*  
Tina Tam, Senior Preservation Planner

Date: 3-7-2012

1587 18<sup>th</sup> Avenue



1587 18<sup>th</sup> Avenue



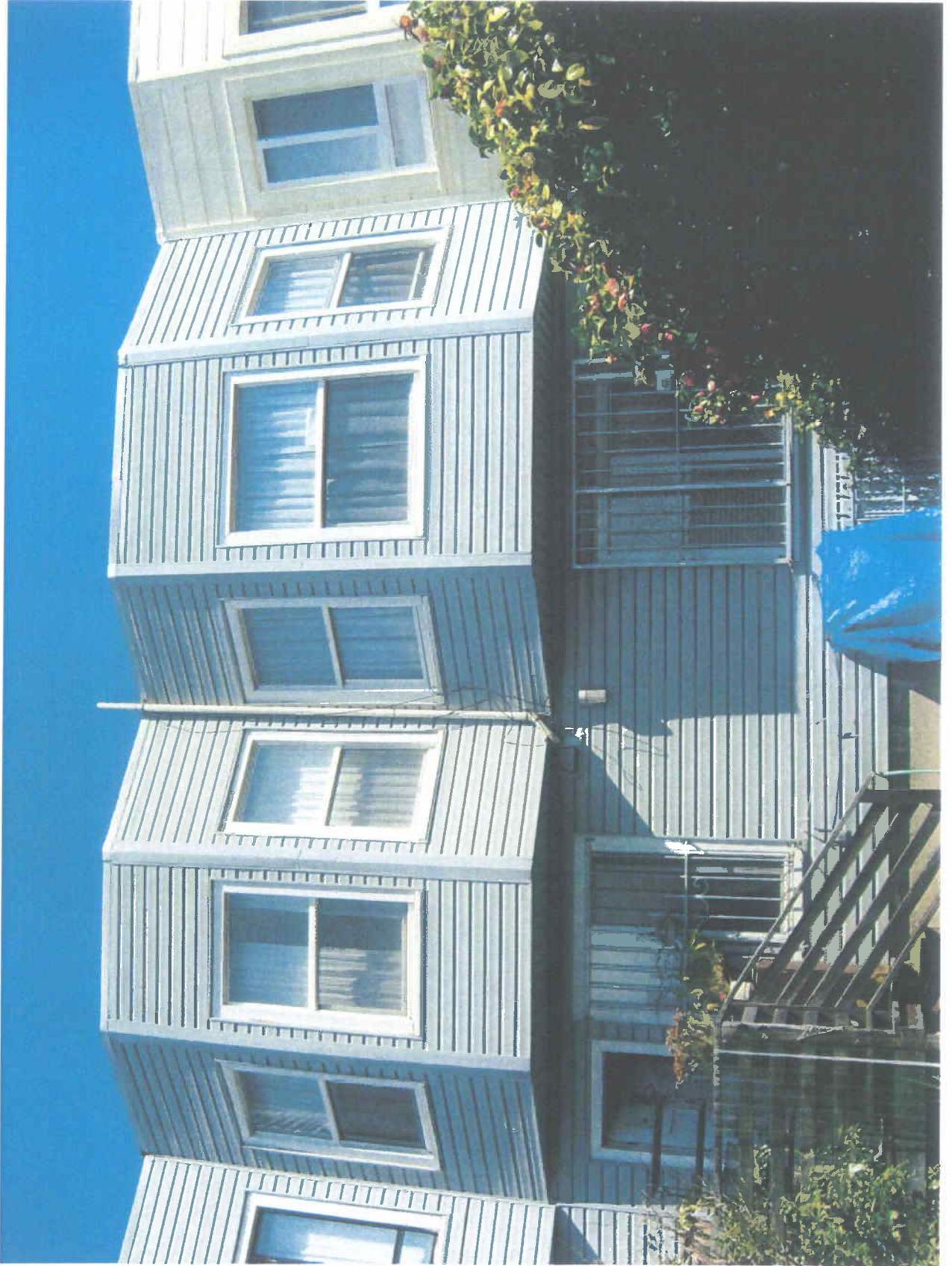
1587 18<sup>th</sup> Avenue



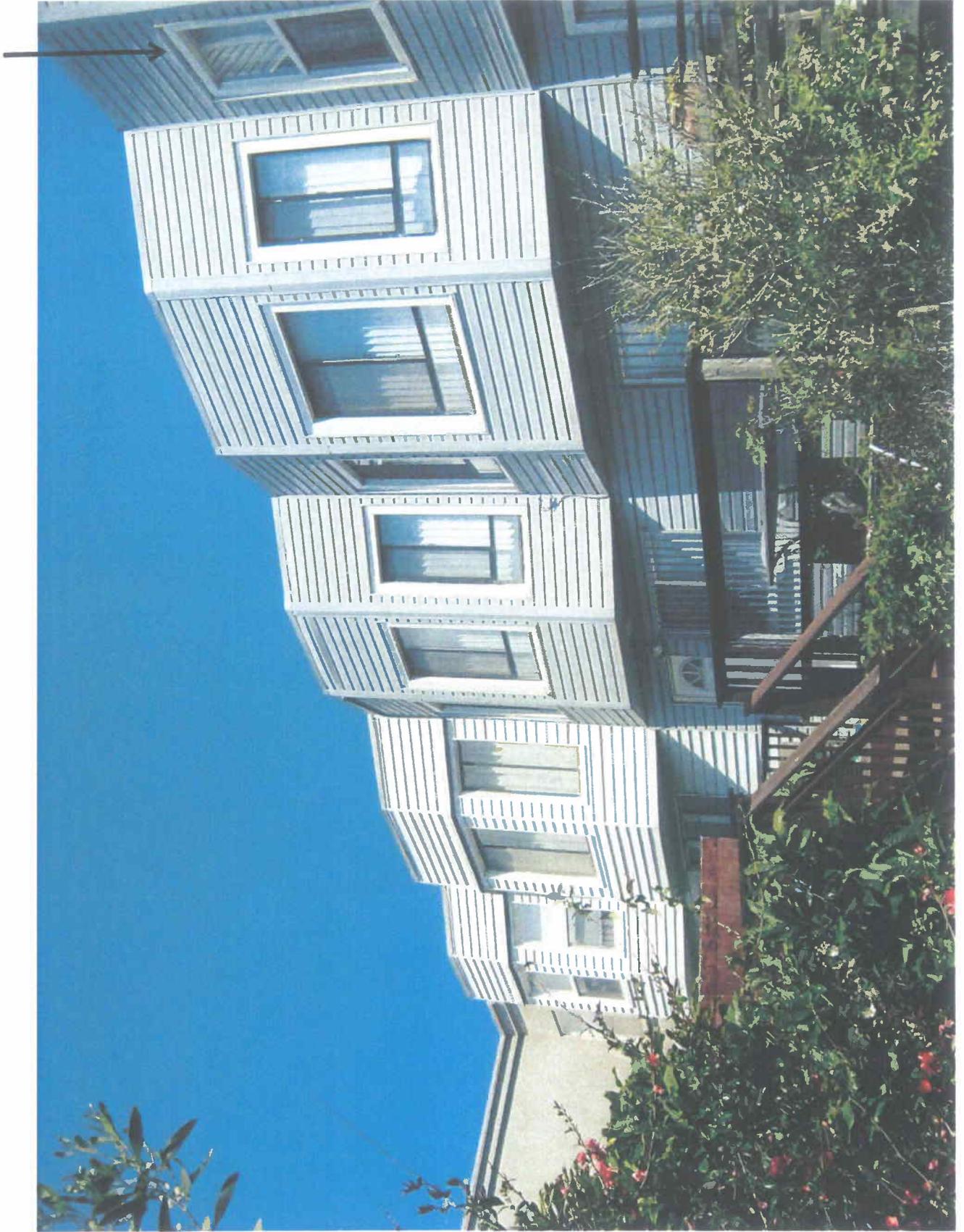
Rear of 1587 18<sup>th</sup> Avenue



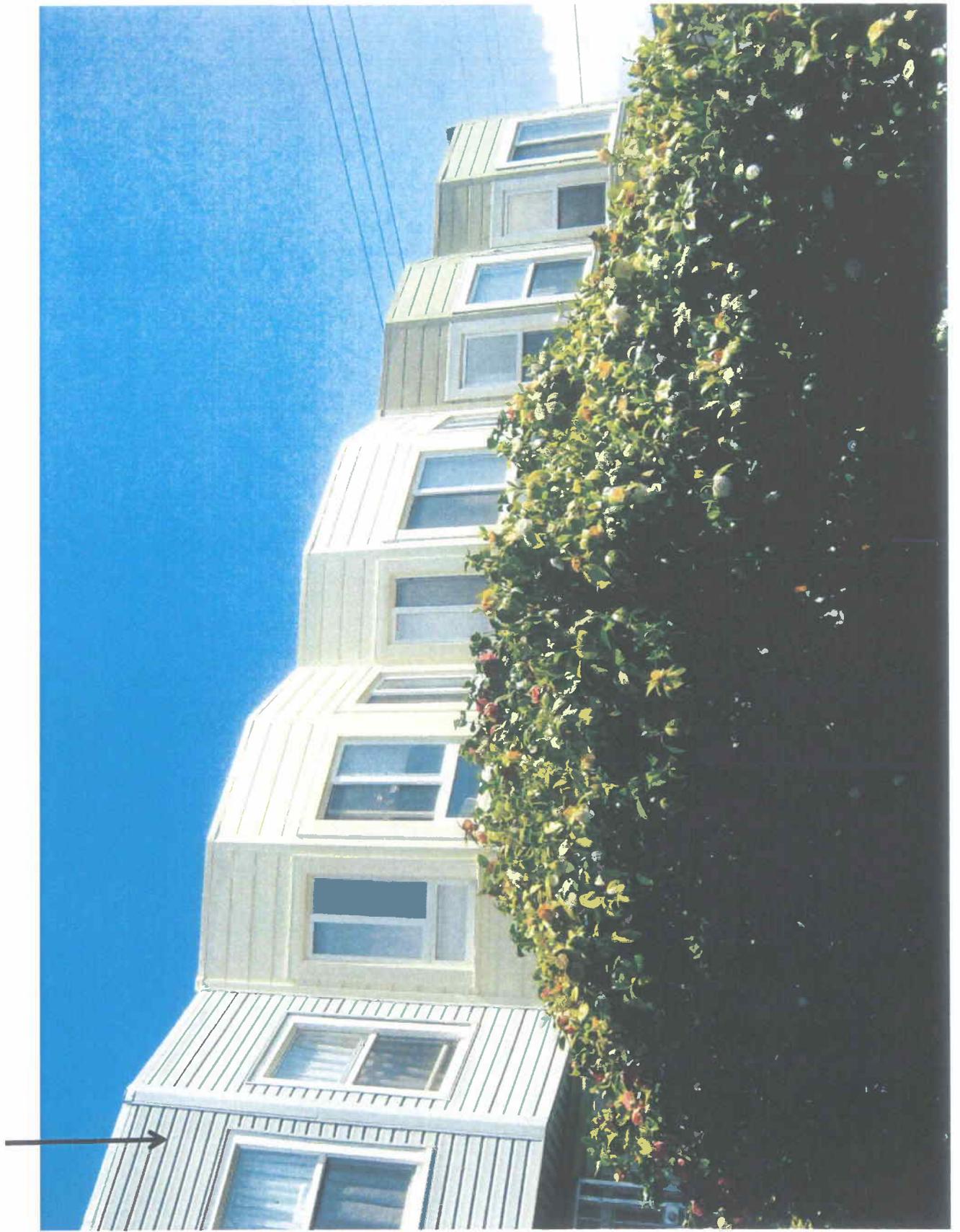
Rear of 1587 18<sup>th</sup> Avenue



Rear of 1587 18<sup>th</sup> Avenue



Rear of 1587 18<sup>th</sup> Avenue



View from rear yard of 1587 18<sup>th</sup> Avenue



Rear of 1230 Lawton Street

## Subject Block Face



## Opposite Block Face

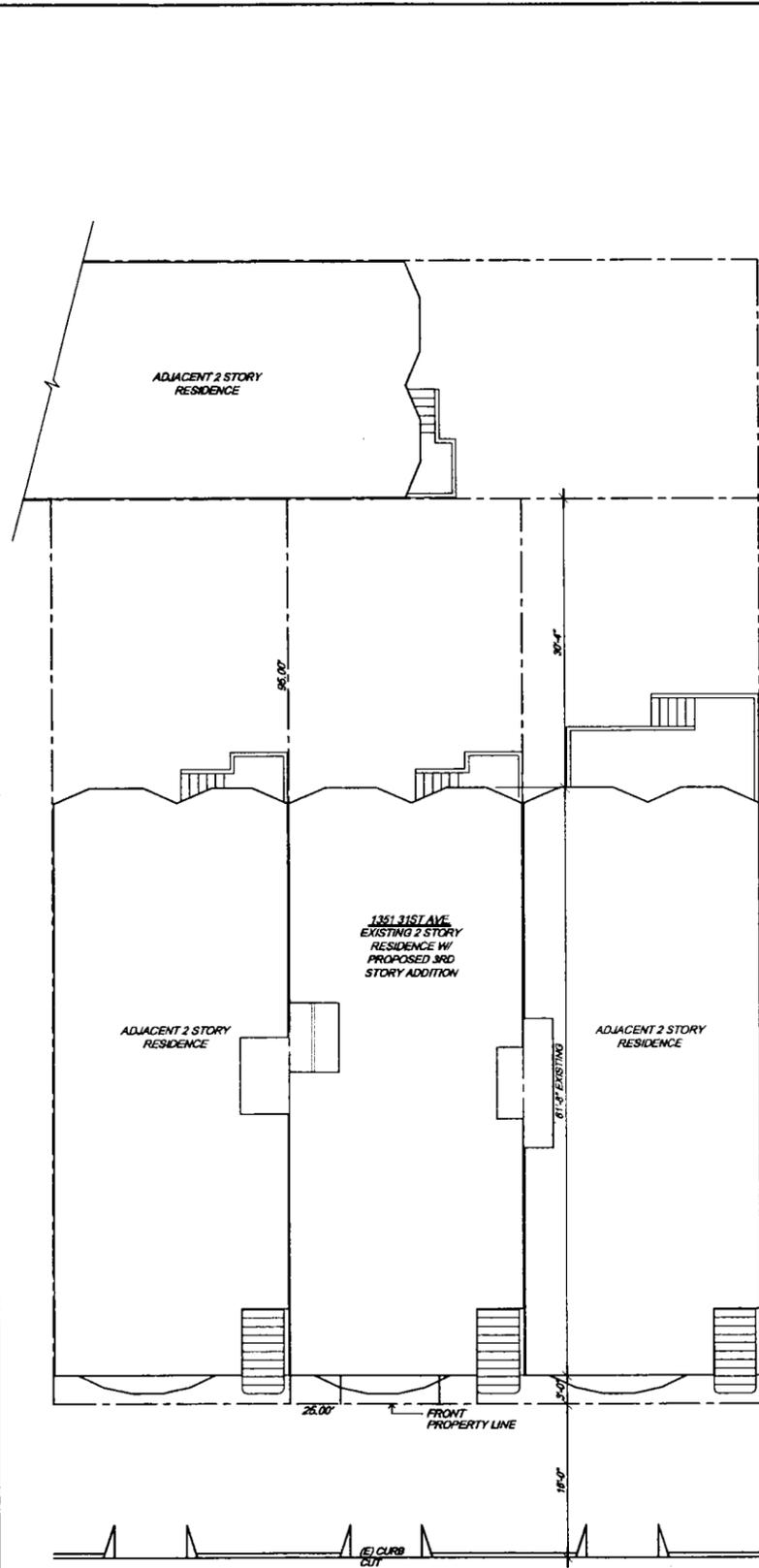


DR Requestor's Home  
1140 Lawton Street



DR Requestor's Home  
1140 Lawton Street

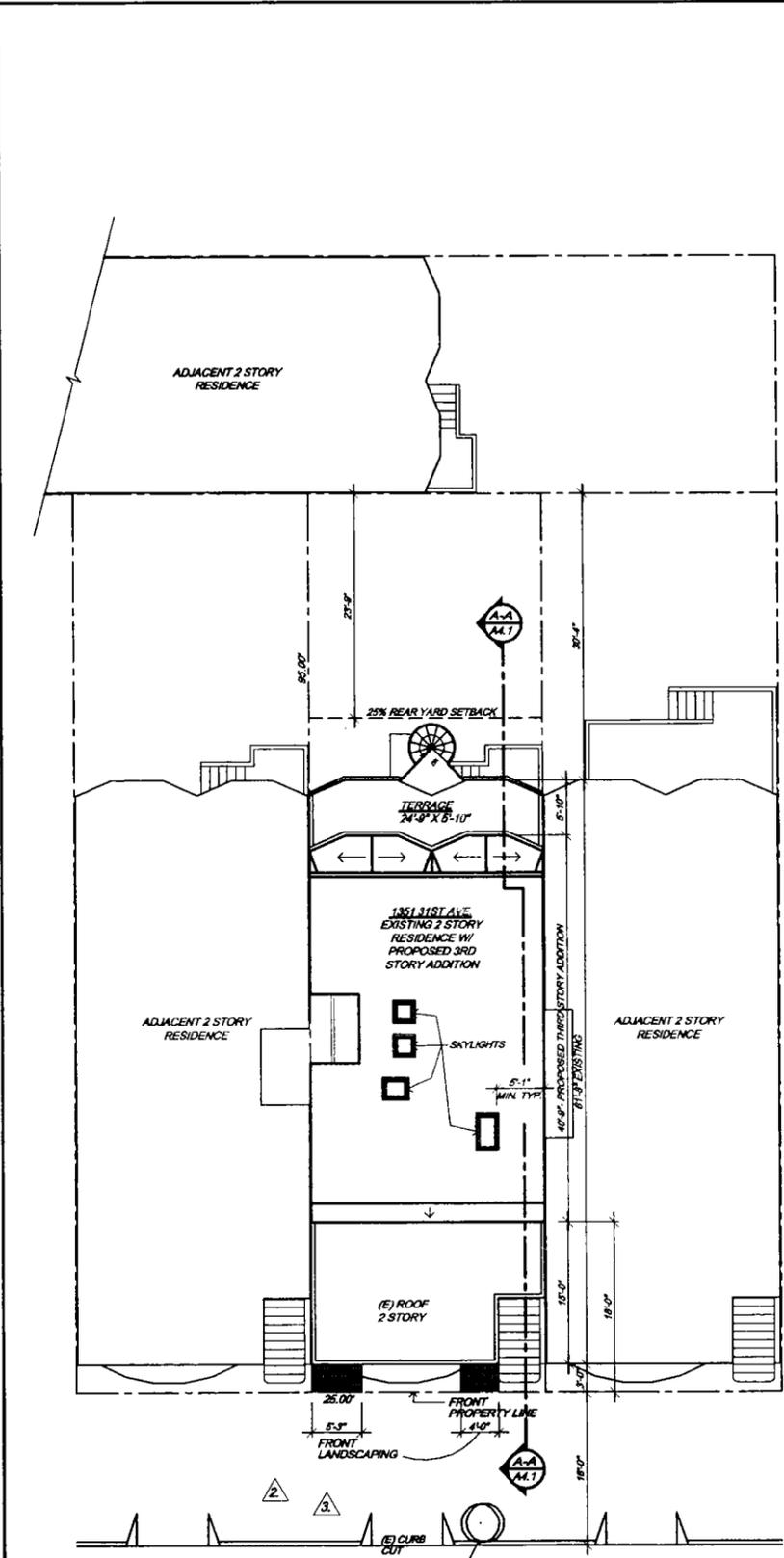




**EXISTING SITE PLAN**

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

PROJECT NORTH



**PROPOSED SITE PLAN**

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

PROJECT NORTH

**PROJECT DATA**

ALL WORK HEREIN SHALL BE ACCORDING TO THE MOST CURRENT CODES, THE 2010 CALIFORNIA BUILDING CODE WITH SAN FRANCISCO AMENDMENTS, ELECTRICAL CODE, PLUMBING CODE, AND MECHANICAL CODE.

PROJECT ADDRESS: 1587 18TH AVE., SAN FRANCISCO CA 94122

ZONING: RH1

BLOCK/LOT NO: 1884/0234

OCCUPANCY TYPE: R3

BUILDING TYPE: V4B

EXISTING SQ. FT.: 2,280 SQ. FT. LIVING (1,416 SQ. FT. 2ND LVL., 864 SQ. FT. FIRST LVL.) 880 SQ. FT. GARAGE

REVISED SQ. FT.: 3,155 SQ. FT. LIVING ((N) 863 SQ. FT. 3RD LVL., (N) 21 SQ. FT. 2ND LVL. + (E) 1,415 SQ. FT. 2ND LVL., (E) 756 SQ. FT. FIRST LVL.) 821 SQ. FT. GARAGE

DESCRIPTION OF PROJECT:  
ADD A 3RD STORY ADDITION TO AN EXISTING 2 STORY RESIDENCE. RECONFIGURE FRONT GARAGE DOOR. REMODEL EXISTING KITCHEN AND BATHS.

OWNER CONTACT:

ELAINE WOO  
1587 18TH AVENUE  
SAN FRANCISCO CA 94122  
415-420-7080

ARCHITECT:  
ANDREW MORRALL  
2730 MISSION STREET  
SAN FRANCISCO CA 94110  
415-282-0616

**SHEET INDEX**

- A-1.1 COVER SHEET, SITE PLAN
- A-2.1 REVISED PLANS
- A3.1 REVISED EXTERIOR ELEVATIONS
- A-3.2 REVISED EXTERIOR ELEVATIONS WITH ADJACENT BUILDINGS
- A-4.1 BUILDING SECTION
- A-4.2 SITE LINES
- A-5.1 EXISTING PLANS
- A5.2 EXISTING EXTERIOR ELEVATIONS

**ANDREW MORRALL ARCHITECT**

www.andrewmorrallarchitect.com

2730 MISSION STREET  
SAN FRANCISCO CA 94110  
PHONE: 415-282-0616

IMPROVEMENTS FOR THE RESIDENCE OF:

**ELAINE WOO & FAMILY**  
1587 18TH AVE.  
SAN FRANCISCO, CA. 94122

SHEET TITLE:

**COVER SHEET, SITE PLAN**

DATE: ISSUANCE:

01.04.10 PERMIT SUBMITTAL

08.16.11 SITE PERMIT SUBMITTAL

10.10.11 1. RESPONSE TO RDT COMMENTS

04.05.12 2. RESPONSE TO RDT COMMENTS

05.08.12 3. RESPONSE TO RDT COMMENTS

SHEET NUMBER:

**A-1.1**

IMPROVEMENTS FOR THE RESIDENCE OF:  
**ELAINE WOO & FAMILY**  
1587 18TH AVE.  
SAN FRANCISCO, CA. 94122

SHEET TITLE:

**PROPOSED PLANS**

DATE: ISSUANCE:

08.16.11 SITE PERMIT SUBMITTAL

10.10.11 1. RESPONSE TO RDT COMMENTS

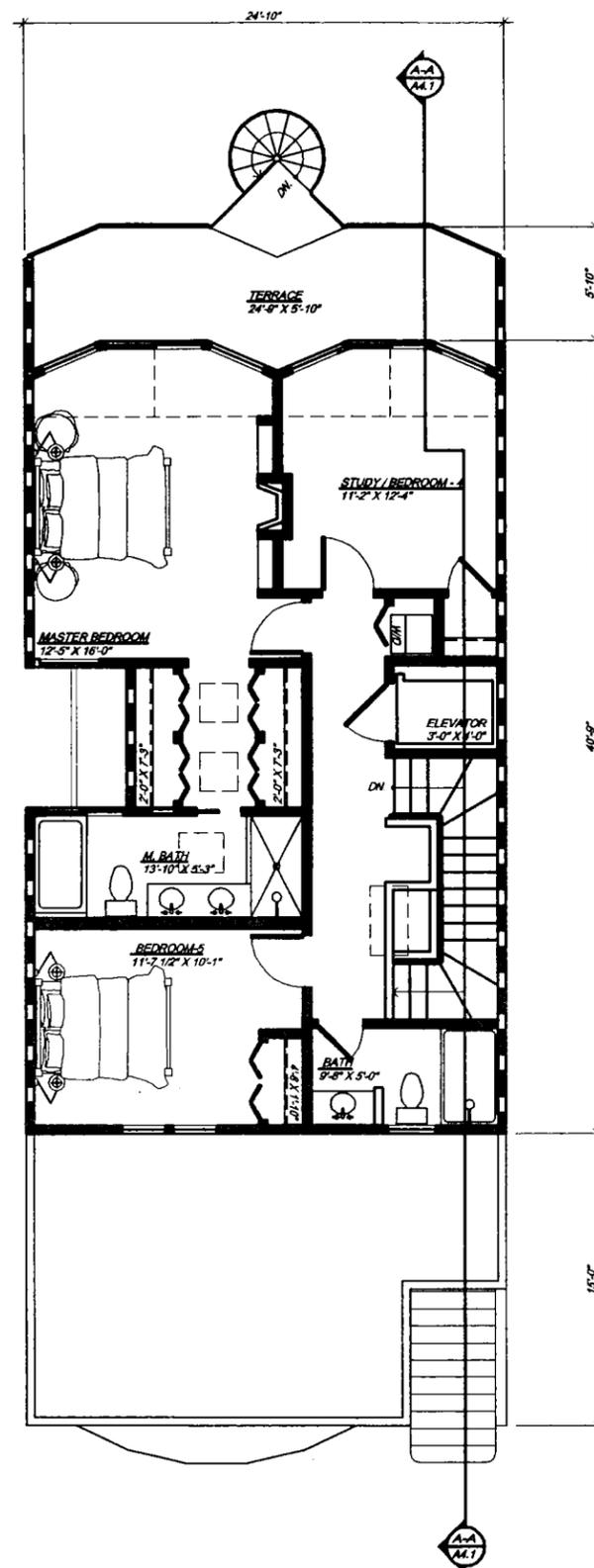
04.05.12 2. RESPONSE TO RDT COMMENTS

05.08.12 3. RESPONSE TO RDT COMMENTS

3.

SHEET NUMBER:

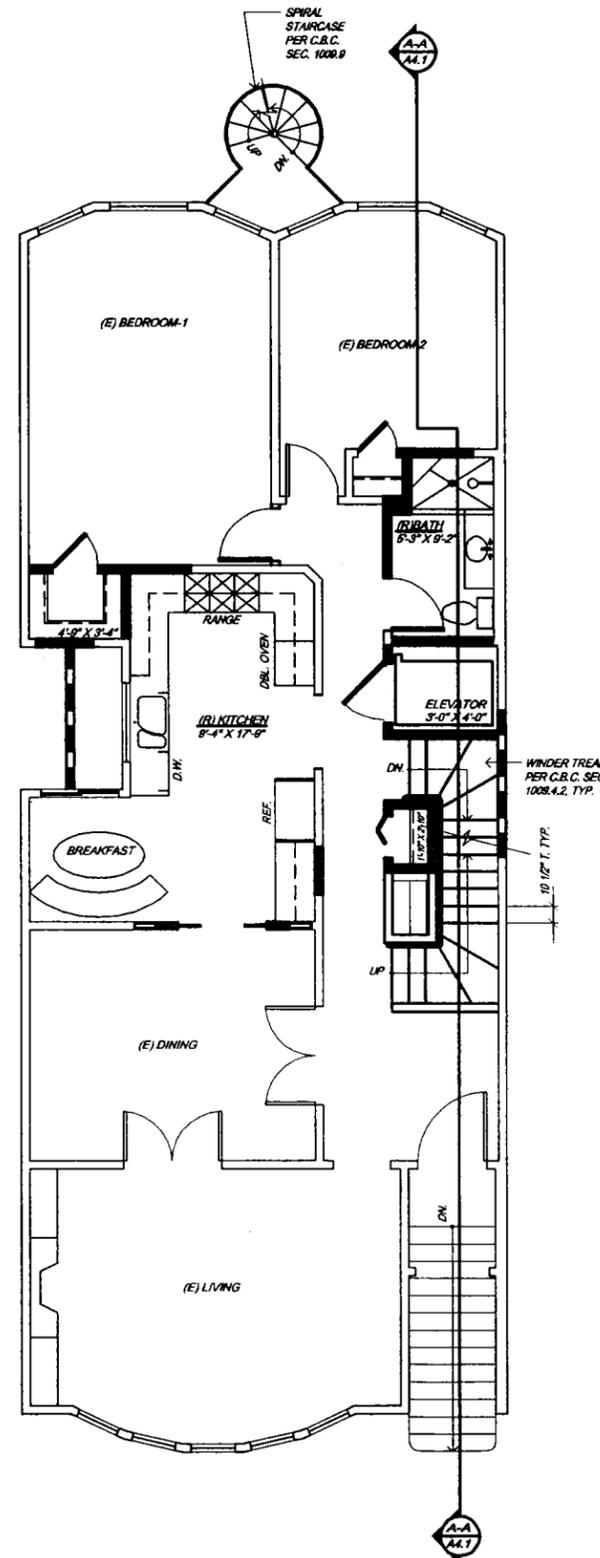
**A-2.1**



**PROPOSED THIRD LEVEL**

863 GROSS S.F.

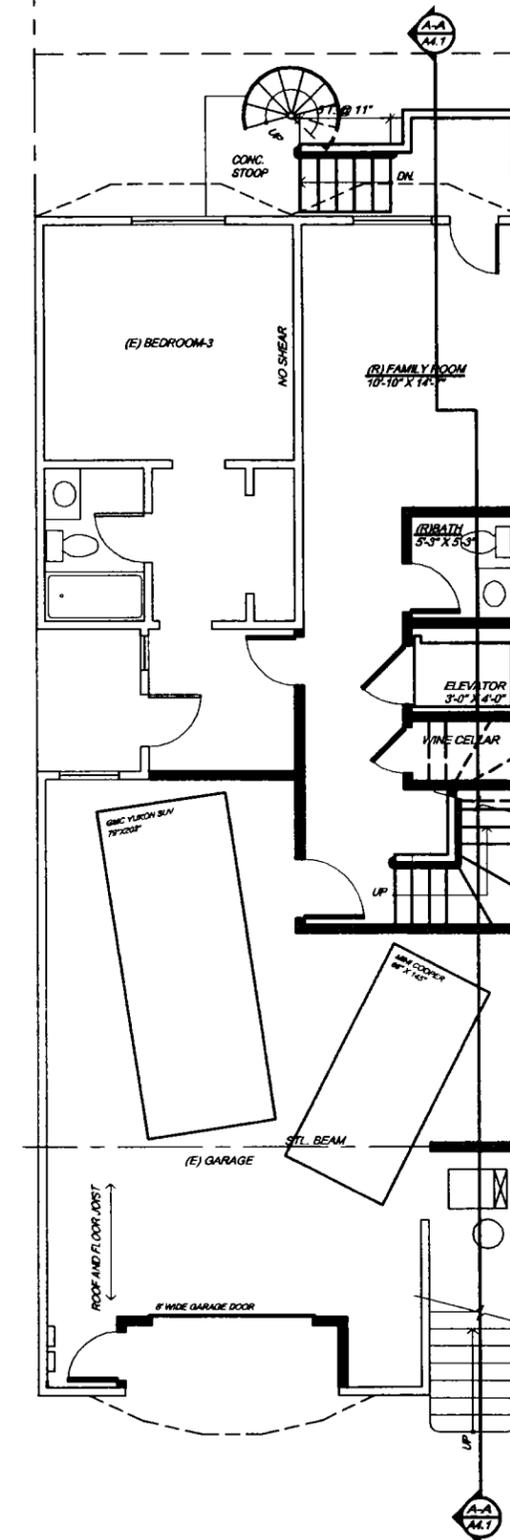
1/4" = 1'-0"



**PROPOSED SECOND LEVEL**

1,439 GROSS S.F.

1/4" = 1'-0"



**PROPOSED FIRST LEVEL**

1,377 GROSS S.F. (614 S.F. GARAGE + 763 S.F. CONDITIONED SPACE)

1/4" = 1'-0"

- EXISTING WALL
- NEW WALL
- NEW 1 HOUR RATED WALL

PROJECT NORTH

IMPROVEMENTS FOR THE RESIDENCE OF:  
**ELAINE WOO & FAMILY**  
1587 18TH AVE.  
SAN FRANCISCO, CA. 94122

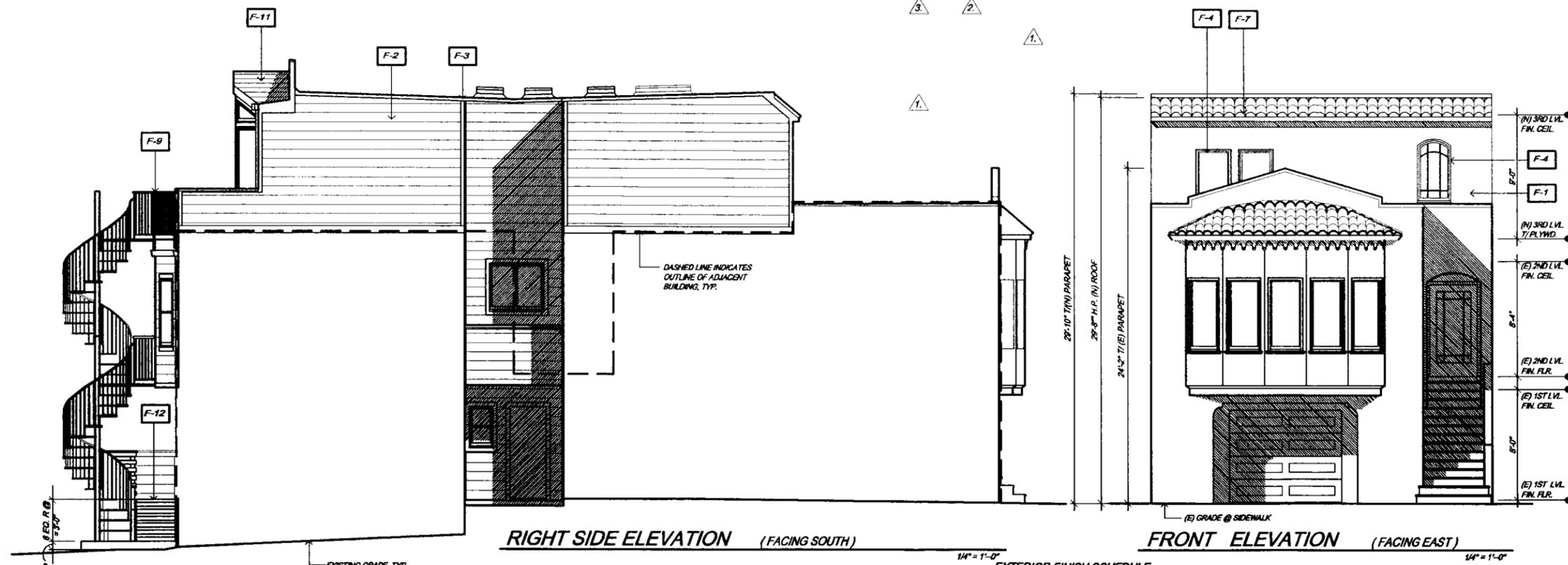
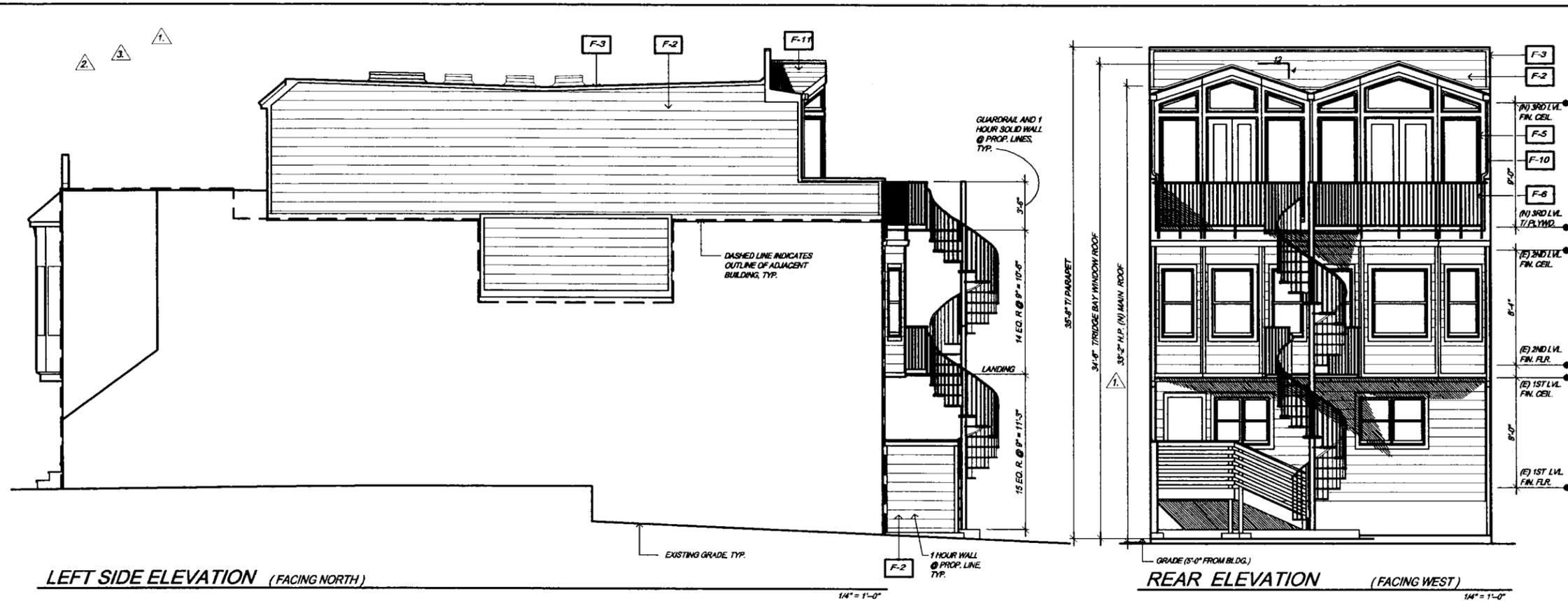
SHEET TITLE:

**REVISED EXTERIOR ELEVATIONS**

DATE:	ISSUANCE:
07.07.11	CLIENT REVIEW
08.16.11	SITE PERMIT SUBMITTAL
10.10.11	⚠️ RESPONSE TO RDT COMMENTS
04.05.12	⚠️ RESPONSE TO RDT COMMENTS
05.08.12	⚠️ RESPONSE TO RDT COMMENTS

SHEET NUMBER:

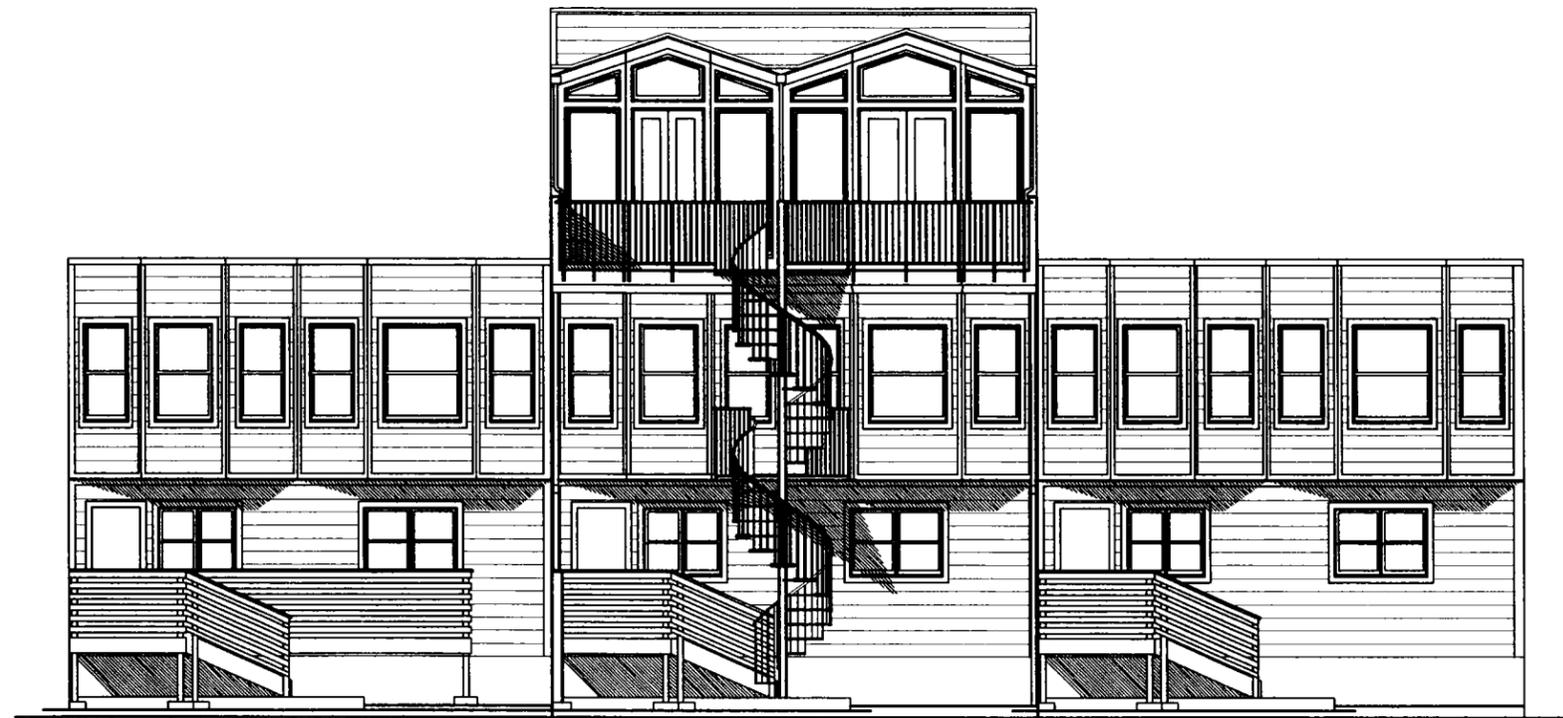
**A-3.1**



**EXTERIOR FINISH SCHEDULE**

F-1 CEMENT PLASTER - FINISH AND COLOR TO MATCH (E)	F-4 WOOD CLAD WINDOWS	F-7 CLAY ROOF TILE TO MATCH (E)	F-10 PTD. BSM GUTTER & DOWNSPOUT
F-2 1" SMOOTH HARDI PLANK	F-5 VINYL WINDOWS	F-8 NOT USED	F-11 40 YR. ASPHALT TAB SHAKE SHINGLES
F-3 SMOOTH HARDI TRIM	F-6 PTD. MTL. GUARDRAIL	F-9 PTD. MTL. SPIRAL STAIR	F-12 SUSTAINABLY HARVESTED REDWOOD DECK @ RAIL

IMPROVEMENTS FOR THE RESIDENCE OF:  
**ELAINE WOO & FAMILY**  
1587 18TH AVE.  
SAN FRANCISCO, CA. 94122



REAR ELEVATION WITH ADJACENT BUILDINGS

(FACING WEST)  
1/4" = 1'-0"

SHEET TITLE:

REVISED EXTERIOR  
ELEVATIONS  
WITH ADJACENT BUILDINGS



1587 18TH AVE.

FRONT ELEVATION WITH ADJACENT BUILDINGS

(FACING EAST)  
1/4" = 1'-0"

DATE:	ISSUANCE:
07.22.11	CLIENT REVIEW
08.16.22	SITE PERMIT SUBMITTAL
10.10.11	1. RESPONSE TO RDT COMMENTS
04.05.12	2. RESPONSE TO RDT COMMENTS
05.08.12	3. RESPONSE TO RDT COMMENTS

SHEET NUMBER:

A-3.2

IMPROVEMENTS FOR THE RESIDENCE OF:  
**ELAINE WOO & FAMILY**  
1587 18TH AVE.  
SAN FRANCISCO, CA. 94122

SHEET TITLE:

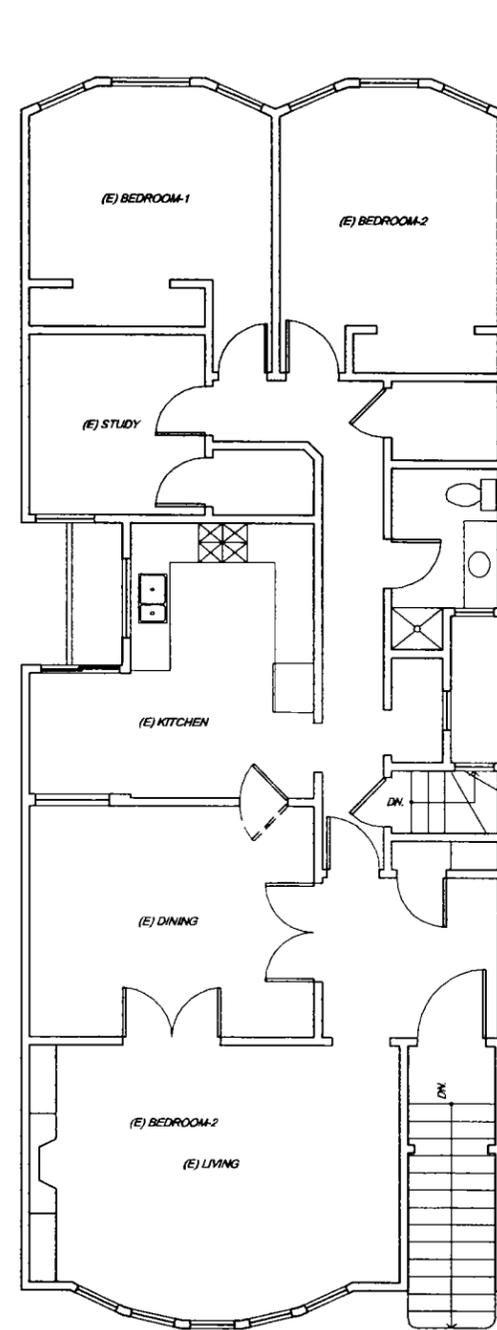
**EXISTING PLANS**

DATE: 04.15.11 ISSUANCE: CLIENT REVIEW

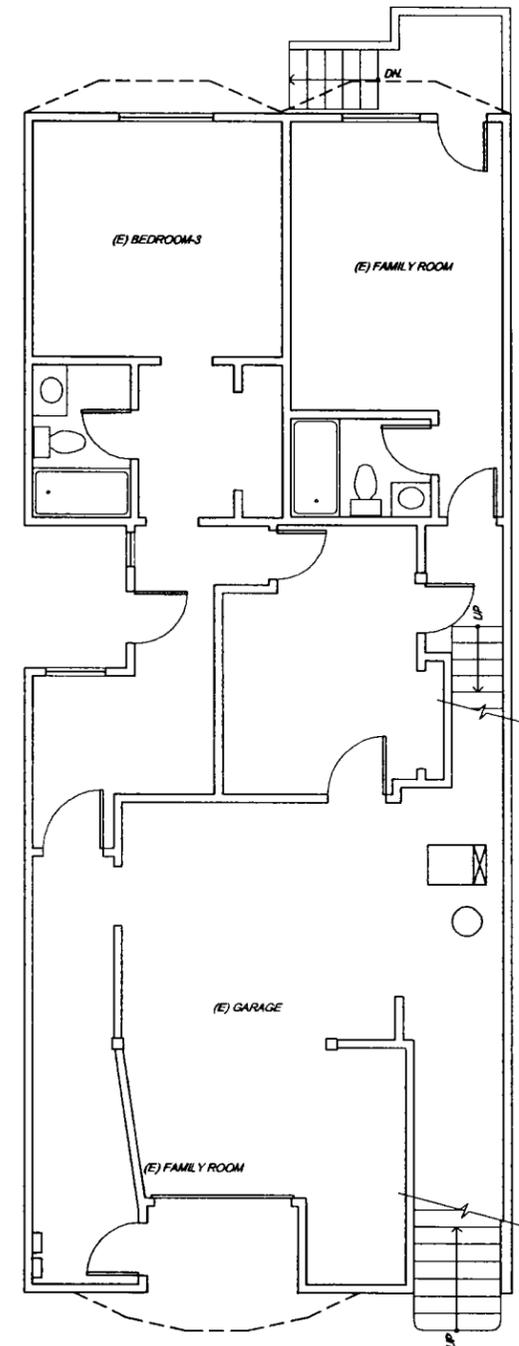
08.16.22 SITE PERMIT SUBMITTAL

SHEET NUMBER:

**A-5.1**



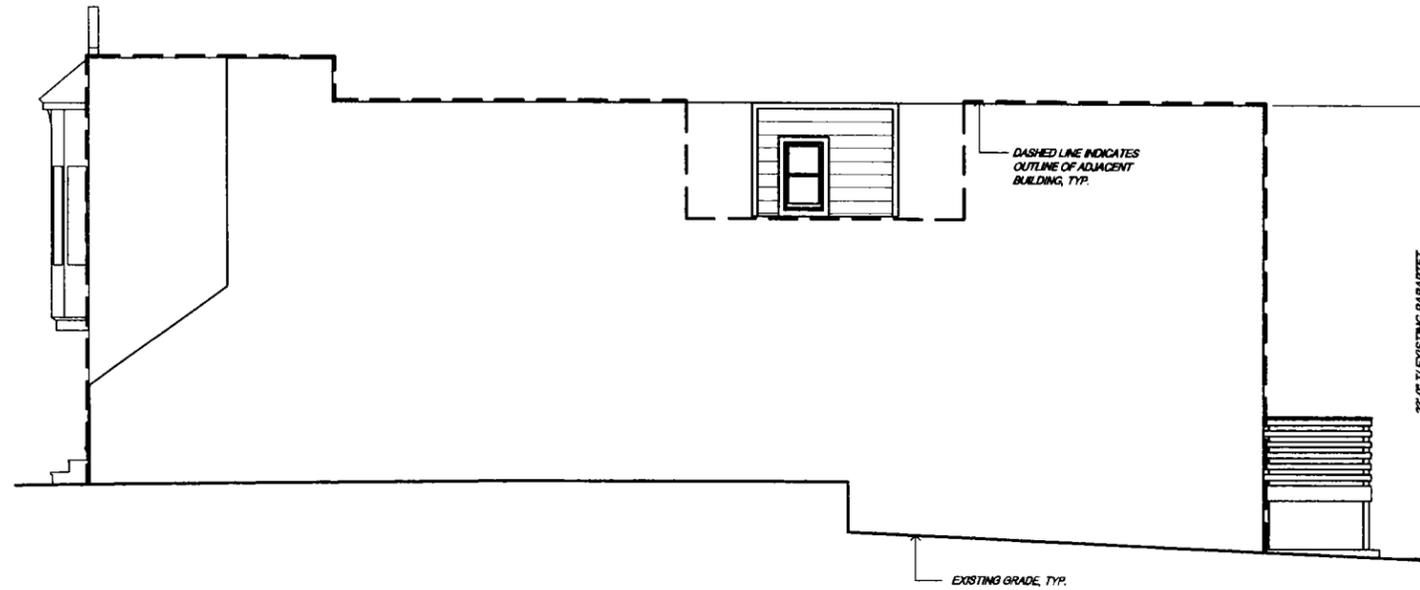
**EXISTING SECOND LEVEL**  
1,415 GROSS S.F. 1/4" = 1'-0"



**EXISTING FIRST LEVEL**  
1,385 GROSS S.F. (550 S.F. GARAGE + 835 S.F. CONDITIONED SPACE) 1/4" = 1'-0"



IMPROVEMENTS FOR THE RESIDENCE OF:  
**ELAINE WOO & FAMILY**  
1587 18TH AVE.  
SAN FRANCISCO, CA. 94122



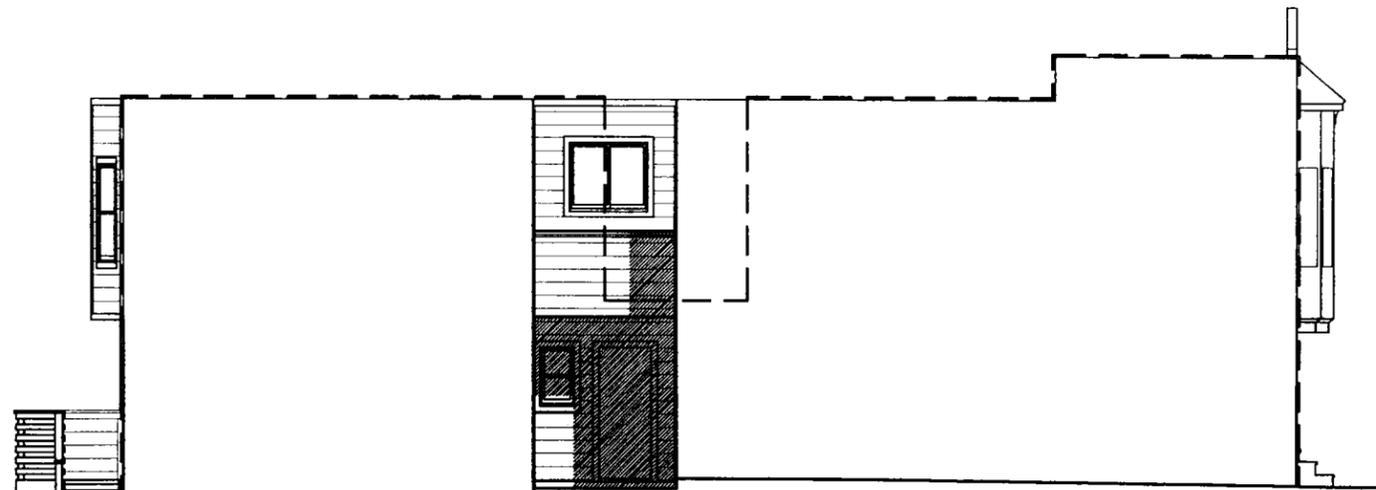
LEFT SIDE ELEVATION (FACING NORTH)

1/4" = 1'-0"



REAR ELEVATION (FACING WEST)

1/4" = 1'-0"



RIGHT SIDE ELEVATION (FACING SOUTH)

1/4" = 1'-0"



FRONT ELEVATION (FACING EAST)

1/4" = 1'-0"

SHEET TITLE:

EXISTING EXTERIOR  
ELEVATIONS

DATE:	ISSUANCE:
07.22.11	CLIENT REVIEW
08.16.22	SITE PERMIT SUBMITTAL

SHEET NUMBER:

**A-5.2**