



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: MARCH 14, 2013

Date: March 7, 2013
Case No.: **2012.1093DDV**
Project Address: **1521-1531 Jones Street**
Permit Application: 2012.07.23.5467
Zoning: RM-3 [Residential, Mixed: Medium-Density]
65-A Height and Bulk District
Block/Lot: 0183/005
Project Sponsor: Edward "Toby" Morris, Architect
Kerman Morris Architects
69A Water Street
San Francisco, CA 94133
Staff Contact: Elizabeth Watty – (415) 588-6620
Elizabeth.Watty@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The Project proposes construction of a partial one-story vertical addition over the existing three-story-over-basement, six-family building; roof decks accessed from the new fourth floor; creation of three off-street parking spaces via a new 8'-6" wide garage door; and minor alterations to the front entry stair to provide access down into the new garage. The vertical addition would be setback 15'-2" from the front façade, 3'-0" from both the north and south side properties lines, and a minimum of 4'-0" from the rear building wall. The height of the fourth floor would be reduced towards the front of the addition, being limited in floor-to-ceiling height to 8'-8", while the rear half of the addition would rise to a floor-to-ceiling height of 11'-0".

The existing building is considered legal noncomplying, since it is constructed partially within the required rear yard; as such, the vertical addition – located above the rear portion of the existing structure – requires the granting of rear yard and noncomplying structure variances (Sections 134 and 188, respectively) from the Zoning Administrator.

SITE DESCRIPTION AND PRESENT USE

The property is developed with a three-story-over-basement, six-unit apartment building (two-units per floor) at 1521-1531 Jones Street, between Jackson Street and Pacific Avenue. The building extends into the required rear yard (leaving a 10'-11" rear yard), and is thus considered a legal, non-complying structure. Five of the units are currently being rented to tenants (and are considered rent-controlled units), and one of the units (on the top floor) is vacant, intended for owner-occupancy, and is the focus of the subject building permit.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The surrounding neighborhood is mixed in character, but with a strong pattern of four-story buildings (or three-story plus basement) holding the street. The two buildings to the south (uphill), including the adjacent building to the south that is owned by one of the DR Requestors (Mr. Low), are both approximately 40'-0" at the street; the two buildings to the north (downhill) that are built to the street are also approximately 40'-0" at the street. The adjacent neighbor immediately to the north is developed with a noncomplying building that is located at the rear of the lot, resulting in a large yard fronting the street. Similarly, many of the properties across the street (four of the seven) are approximately 40'-0" tall at the street.

The property to the south (Mr. Low's property), includes a small fourth floor addition with roof deck access, that is located above the rear of his building. This addition extends approximately above the roofline of the proposed fourth floor addition.

The RM-3 Districts have some smaller structures, but are predominantly devoted to apartment buildings of six, eight, or 10 or more units. Most of these districts are close to downtown and have been developed in this manner for some time. The units vary in size, but tend to be smaller than in RM-1 and RM-2 Districts. Many buildings exceed 40 feet in height, and in some cases additional buildings over that height may be accommodated without disruption of the district character. Although lots and buildings wider than 25 or 35 feet are common, the scale often remains moderate through sensitive facade design and segmentation. Open spaces are smaller, but decks and balconies are used by many units. Supporting nonresidential uses are often found in these areas.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	December 10, 2012 – January 08, 2013	January 7, 2013 January 8, 2013	March 14, 2013	64 days 65 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	March 4, 2013	March 4, 2013	10 days
Mailed Notice	10 days	March 4, 2013	March 1, 2013	13 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	11	1
Other neighbors on the block or directly across	0	3	0

the street			
Neighborhood groups	0	1	0

The two DR Requestors, who are both adjacent neighborhoods, expressed concerns about the project. Several tenants expressed concerns about the proposed construction in the building, and the noise/disruption that would ensue. The Pacific Avenue Neighborhood Association also expressed concerns about the project.

DR REQUESTOR #1

Lindbergh Low, 65 Robinhood Drive, San Francisco, CA 94127. The DR Requestor owns the adjacent property to the south at 1517 Jones Street.

DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated January 8, 2013; February 21, 2013; February 26, 2013; and March 4, 2013.

PROJECT SPONSOR’S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated February 21, 2013.

DR REQUESTOR #2

John Casey, PO Box 11314, Oakland, CA 94611. The DR Requestor owns the property at 1222-1226 Jackson Street (which is perpendicular to, and abuts the subject property along the rear property line).

DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated January 08, 2013; February 13, 2013.

PROJECT SPONSOR’S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated February 21, 2013.

ENVIRONMENTAL REVIEW

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

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team (RDT) reviewed this project twice (once before the Section 311 Notification and once after the two DRs were filed) and concluded on both occasions that the project was appropriate as-designed. Primarily, the RDT felt that the project was approvable and consistent with the Residential Design Guidelines (RDGs), specifically because the RDGs state that one-story vertical additions are typically appropriate if setback in such a manner to be minimally visible from the public right-of-way. The proposed addition is only one-story taller than the prevailing street wall height, and is setback more

than 15'-0" from the street. The addition will be minimally visible from the south and from across the street, and will only become visible when viewed immediately to the north, across the large front yard of the adjacent neighbor. The addition will remain shorter in height than Mr. Low's fourth floor penthouse addition, and is an appropriate addition given the surrounding context.

The RDT also determined that the project did not create any unusual impacts on the interior living spaces of neighboring properties. The RDGs recognize that in dense urban living environments, there is often some loss of light and privacy due to development; however, the RDT did not find that this project would create any unusual circumstances relating to privacy or light. Furthermore, the addition includes 3'-0" setbacks long both the northern and southern sides, as well as a minimum of a 4'-0" setback from the rear building wall, which help to minimize the project's effect on the surrounding properties.

The RDT reiterated that private views are not protected by the City and the loss of any such view does not merit the modification of an otherwise approvable project. In addition, concerns about the building's seismic safety and structural integrity are not the purview of the Planning Department.

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

RECOMMENDATION:	Do not take DR and approve project as proposed
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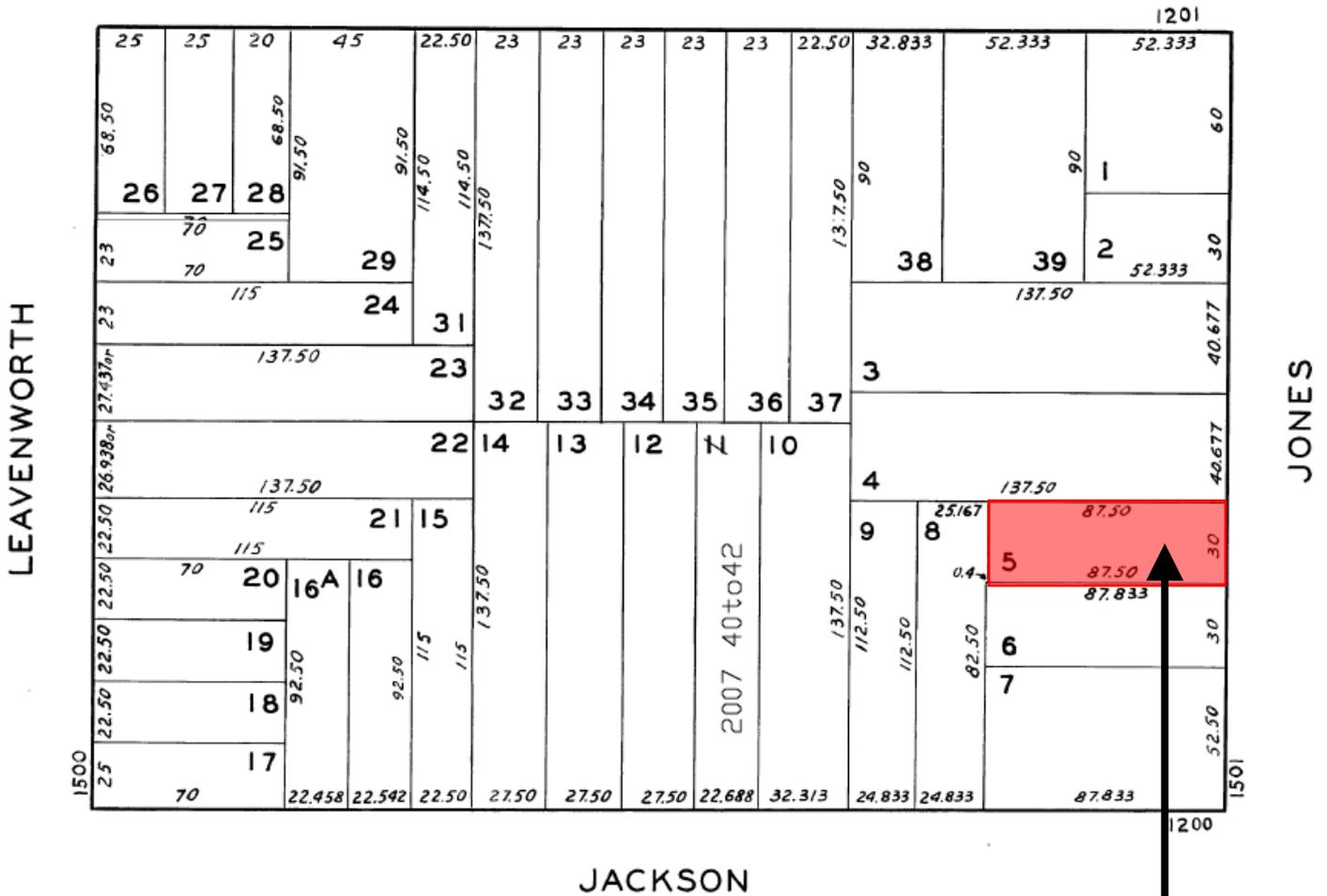
Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
DR Applications
Letter from PANA
Response to DR Application dated February 21, 2013
Reduced Plans

EW: G:\Documents\DRs\1521-1531 Jones Street\DR - Abbreviated Analysis.doc

Block Book Map

PACIFIC

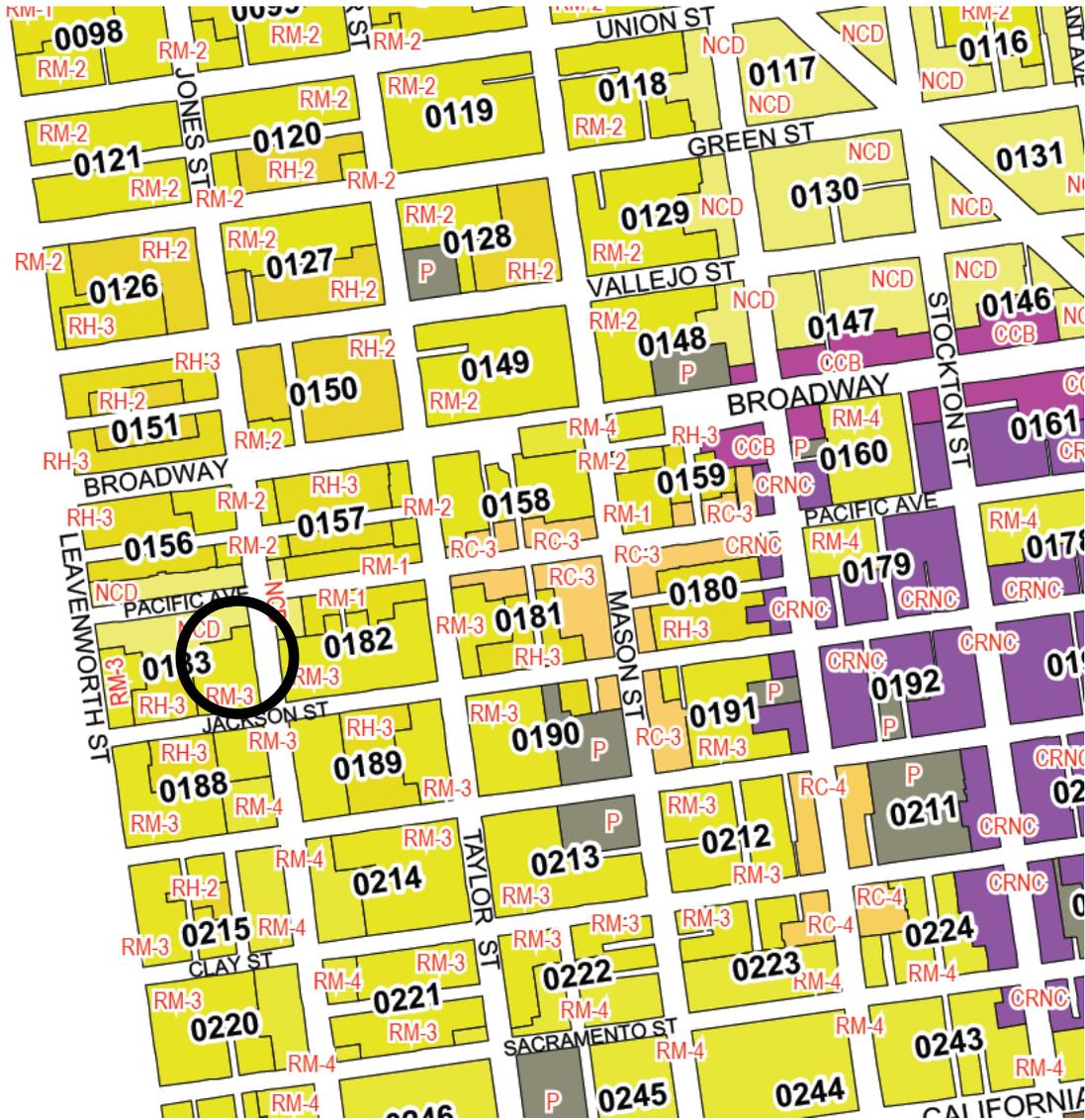


SUBJECT PROPERTY



Abbreviated DR & Variance
 Vertical Addition
 Case Number 2012.1093DDV
 1521-1531 Jones Street

Zoning Map



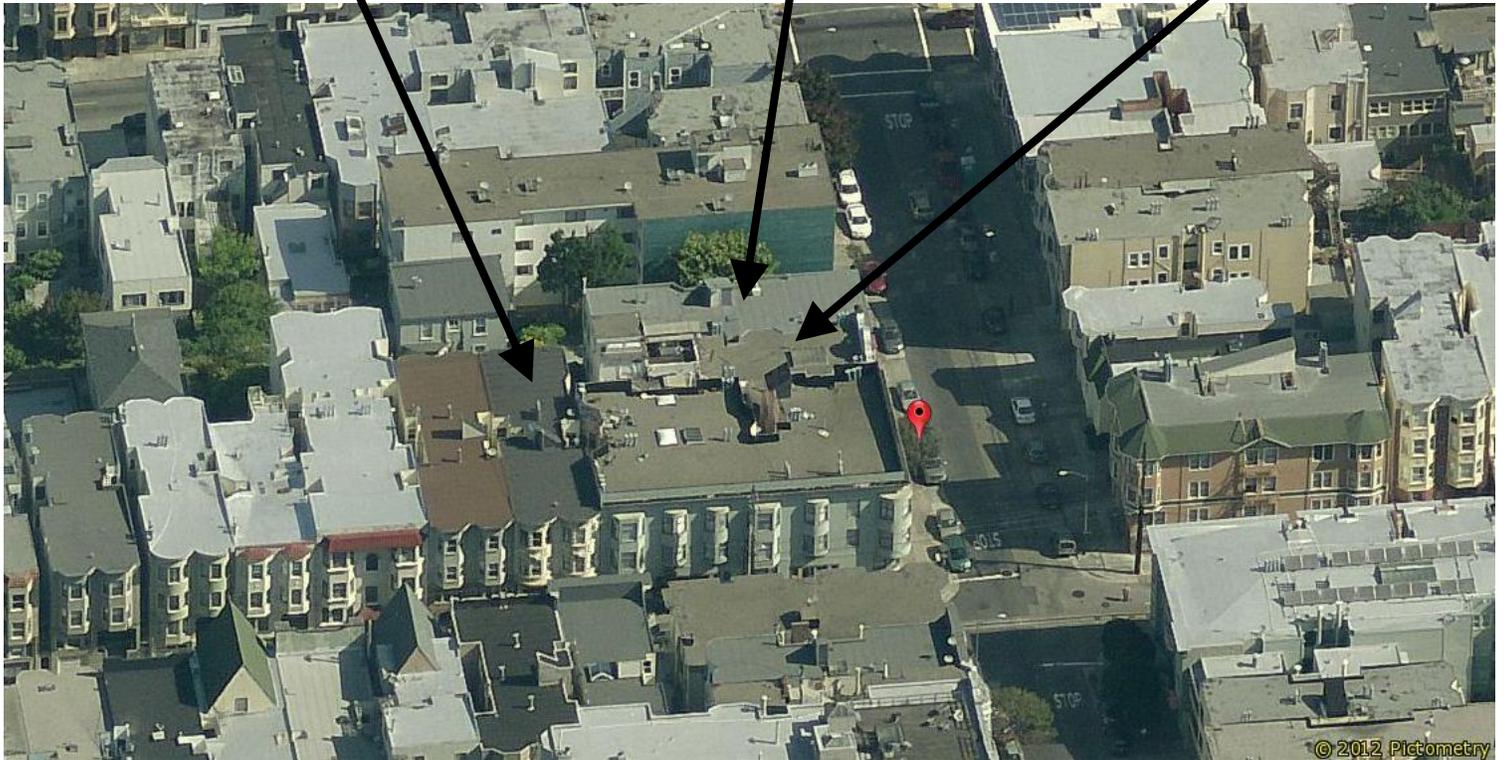
Abbreviated DR & Variance
Vertical Addition
Case Number 2012.1093DDV
1521-1531 Jones Street

Aerial Photo

DR REQUESTOR'S
PROPERTY (MR. CASEY)

SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY (MR. LOW)

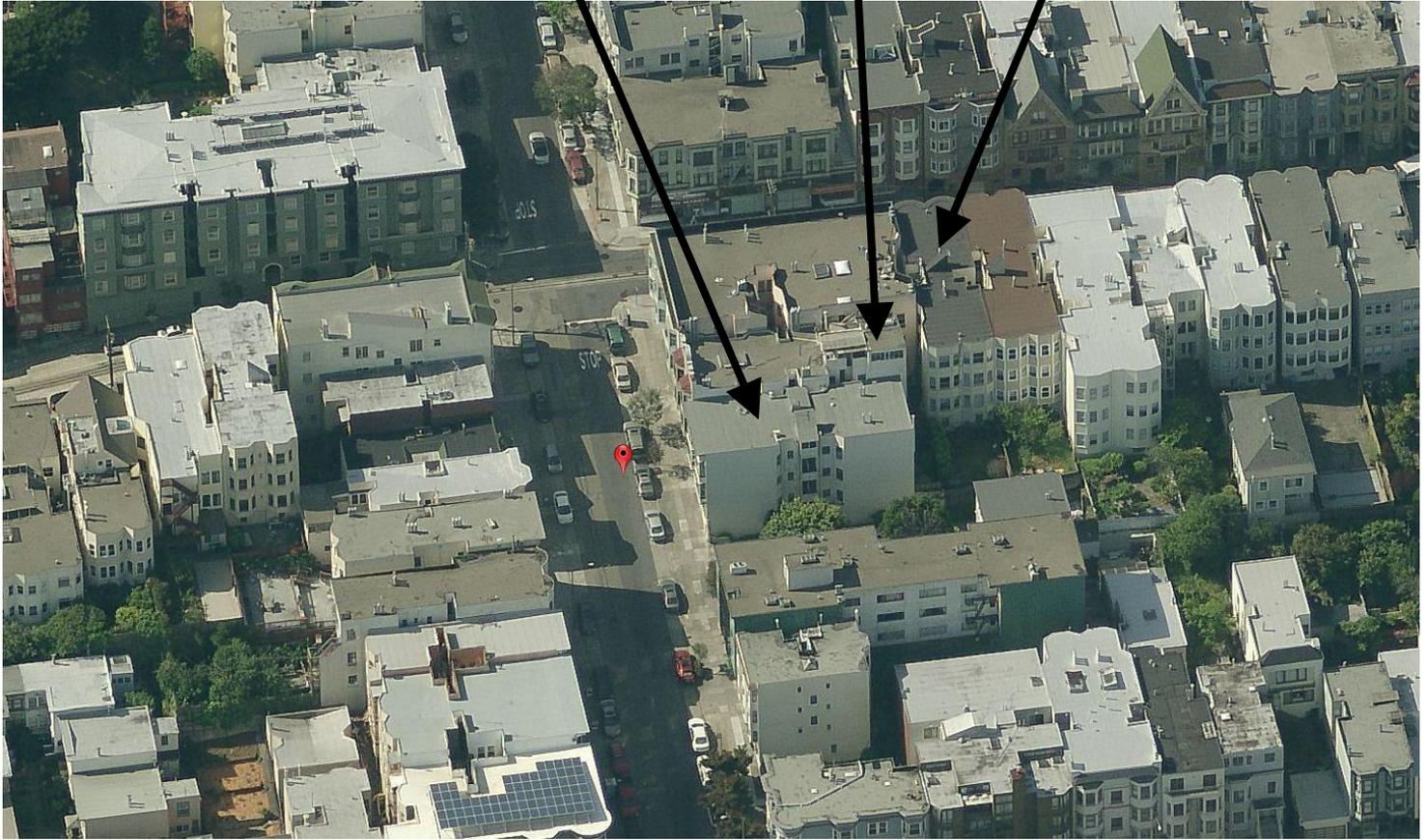


Aerial Photo

SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY (MR. LOW)

DR REQUESTOR'S
PROPERTY (MR. CASEY)



Aerial Photo

DR REQUESTOR'S
PROPERTY (MR. CASEY)

DR REQUESTOR'S
PROPERTY (MR. LOW)

SUBJECT PROPERTY



Aerial Photo

SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY (MR. LOW)

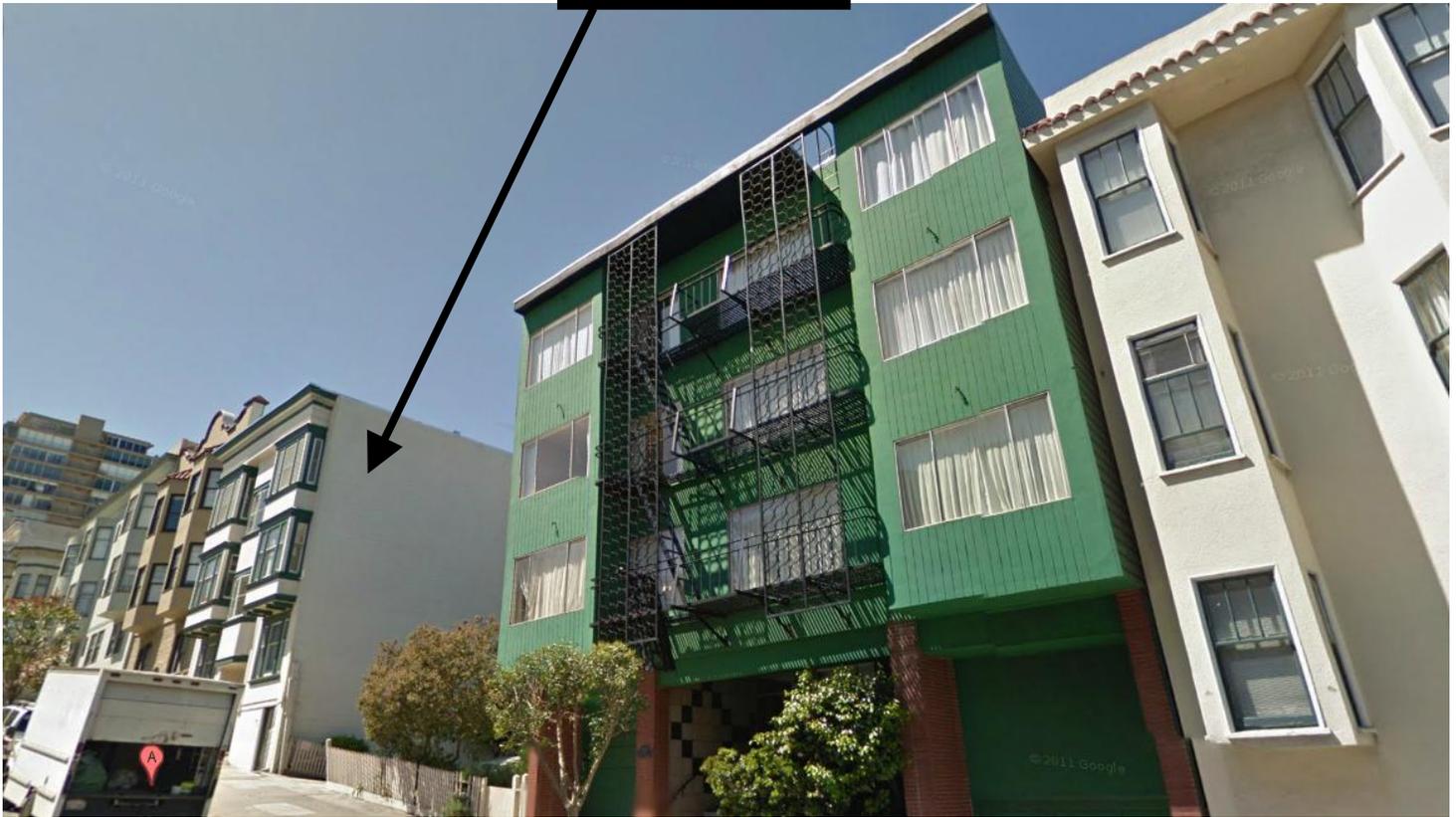
DR REQUESTOR'S
PROPERTY (MR. CASEY)



Site Photo



SUBJECT PROPERTY





SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **July 23, 2012**, the Applicant named below filed Building Permit Application No. **2012.07.23.5467** (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant: Edward "Toby" Morris, Architect		Project Address: 1521-1531 Jones Street	
Address: 69-A Water Street		Cross Streets: Pacifica and Jackson Streets	
City, State: San Francisco, CA 94133		Assessor's Block /Lot No.: 0183/005	
Telephone: (415) 749-0302		Zoning Districts: RM-3/65-A	

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

PROJECT SCOPE		
<input type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION or <input checked="" type="checkbox"/> ALTERATION
<input checked="" type="checkbox"/> VERTICAL EXTENSION		<input type="checkbox"/> CHANGE # OF DWELLING UNITS <input checked="" type="checkbox"/> FACADE ALTERATION(S)
<input 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	Residential.....	No Change
FRONT SETBACK	None	No Change
SIDE SETBACKS	None	No Change
BUILDING DEPTH	+76'-7"	No Change
REAR YARD	+10'-11"	No Change
HEIGHT OF BUILDING	+40'-6"	+50'-0"
NUMBER OF STORIES	3 over basement.....	4 over garage
NUMBER OF DWELLING UNITS	6.....	No Change
NUMBER OF OFF-STREET PARKING SPACES	None.....	3 spaces

PROJECT DESCRIPTION

The proposal includes the construction of a partial one-story vertical addition and façade alterations, which include but are not limited to a new garage door for access to three new off-street parking spaces. Although the proposed vertical addition will be located above the existing building and will not extend any further into the rear yard, the existing building is considered noncomplying, since a portion of the building extends into the required rear yard. Since a portion of the proposed vertical addition is also located within the required rear yard, it requires rear yard and noncomplying structure variances. The variance hearing is tentatively scheduled for January 23, 2012, and will be noticed separately at a later date.

For more information about the project, please contact the staff planner listed below.

PLANNER'S NAME: **Elizabeth Watty**

PHONE NUMBER: **(415) 558-6620**

EMAIL: **Elizabeth.Watty@sfgov.org**

DATE OF THIS NOTICE: **12/10/2012**

EXPIRATION DATE: **01/08/2013**

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: LINDBERGH LOW, CHAIR, 1521 JONES PROJECT
MEMBER OF THE PACIFIC AVENUE NEIGHBORHOOD ASSN.
 DR APPLICANT'S ADDRESS: 65 REINHOLD DR. SAN FRANCISCO ZIP CODE: 94127 TELEPHONE: 415 585-4897

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:
KAUAI HILLS LLC
 ADDRESS: 1545 BROADWAY #201 S.F. ZIP CODE: 94109 TELEPHONE: ()

CONTACT FOR DR APPLICATION:
 Same as Above
 ADDRESS: _____ ZIP CODE: _____ TELEPHONE: _____
 E-MAIL ADDRESS: LRLOW@COMCAST.NET

2. Location and Classification

STREET ADDRESS OF PROJECT: 1521-31 JONES ST. S.F. CA ZIP CODE: 94109
 CROSS STREETS: JACKSON ST. AND PACIFIC AVE.

ASSESSORS BLOCK/LOT: <u>0183 1005</u>	LOT DIMENSIONS: <u>30x87.5</u>	LOT AREA (SQ FT): <u>2,625</u>	ZONING DISTRICT: <u>RM-3</u>	HEIGHT/BULK DISTRICT: <u>65-A</u>
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3. Project Description

Please check all that apply
 Change of Use Change of Hours New Construction Alterations Demolition Other

Additions to Building: Rear Front Height Side Yard

Present or Previous Use: 6 UNIT RESIDENTIAL
 Proposed Use: 6 UNIT RESIDENTIAL
 Building Permit Application No. 2012-0723-5467 Date Filed: 7/23/12

7
 1/11

4. Actions Prior to a Discretionary Review Request

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

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

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

Applicant met with the project sponsor and planner and has exchanged communications with both of them. To date, the project sponsor has not addressed our most serious concerns set forth in Attachment A.

Discretionary Review Request

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

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

Please refer to Attachment A that follows.

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

Please refer to Attachment A that follows.

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

Please refer to Attachment A that follows.

3/11

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: _____



Date: _____

JAN. 7. 2013

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

LINDBERGH LOW - OWNER 1517 JONES ST.

Owner / Authorized Agent (circle one)

Attachment A
Discretionary Review Request

The reasons for filing the Discretionary Review are as follows:

Our family has owned the adjacent property to the south (1517 Jones Street) for more than 60 years. It is a six unit building in which various family members have resided over the years and which will be passed on to our children. The addition of a new floor to 1521-1531 Jones Street (as presently proposed) will have a dramatic negative impact on our property.

1. The proposed project *does not* comply with the minimal standards of the Planning Code--it requires variances from the Planning Code. There are no extraordinary and exceptional circumstances that would justify approving the project with variances that impact and hurt the neighbors and especially our property. In order for the Commission and the Zoning Administrator to approve this Project, the *Project Sponsor must show extraordinary and exceptional circumstances* that justify granting variances from two different Planning Code Sections. There is no doubt that the variances will directly and dramatically hurt our property and other neighbors.

The proposed fourth floor addition to the existing building does not conform to the neighborhood's current topography

The vertical extensions and alterations proposed at 1521-31 Jones Street **do not** respect the current topography of the site and the surrounding area. The proposed fourth floor addition would result in a building that is at least 50 feet in height. A building this size would compromise the neighborhood's present aesthetic design consisting of 30 to 40 feet height buildings with staggered rooflines on Jones Street from Pacific Avenue to Jackson Street. The staggered roof lines up the slope of Jones Street significantly contributes to our quality of life. This addition would make this building taller than its uphill neighbor. A full floor addition is unprecedented in the neighborhood and most buildings which have an upper floor have only a small "penthouse" addition.

In addition, this addition would benefit only one property owner/resident, while negatively affecting and irreparably harming an entire neighborhood. (Please refer to Residential Design Guideline III. Site Design, *Topography*, p. 11).

a) The proposed fourth floor addition to the existing building does not conform, contribute to or enhance the mixed visual character of the neighborhood

The proposed design of the fourth floor addition is completely out of character from the current 1920 circa building designs along Jones Street between Pacific Avenue and Jackson Street. (Please refer to Residential Design Guideline II. Neighborhood Character, *Mixed Visual Character*, p. 10)

b) The proposed fourth floor addition to the existing building is inconsistent with the scale and form of the current neighborhood buildings

The extensions and alterations proposed are to a building located in the middle of the block. The 50+ feet resulting height proposed at 1521-31 Jones Street with the addition is inconsistent and does not conform to the prevailing scale of the 30 to 40 foot building heights in the neighborhood. The proposed design violates Residential Design Guideline Section IV, which states that the “. . . the scale of the building to be compatible with the height and depth of the surrounding buildings.” (Please refer to Residential Design Guideline Section IV. Building Scale and Form, *Building Scale*, p. 23) Further, despite the setback, the addition will be highly visible from the street because of the steep hill and because the building to the north of the subject site is set far at the rear of the lot, leaving what appears to be a vacant lot on north side of the subject site. The fourth floor addition will be clearly visible from nearly any vantage point on the street.

c) The proposed garage is incompatible with the City's Transit first policies, incompatible with the neighborhood and will remove one-two street spaces. This is a transit rich neighborhood with numerous bus lines and cable cars just steps away. It is also within easy walking distance to downtown, north beach and elsewhere. Of the seven buildings on this block face (all are multifamily) only two have garages. The project gives the impression of changing the housing from rent controlled family housing to luxury condominiums ---with parking. A type of housing that is completely out of character with the neighborhood.

2. The impacts from the proposed Project are not reasonable . It is unreasonable to permit a variance that will directly and negatively affect the neighbors. The extension into the required rear yard will block views, light, and air for the adjacent neighbors. The project is completely unreasonable in

**Discretionary Review Application
1521-1531 Jones Street**

12.10930

that the project sponsors are asking for a variance that will hurt the neighbors. The entire addition should be reduced so as to require no variances and reduced in overall height to 40-45 feet.

The proposed fourth floor addition to the existing building at 1521-31 Jones Street would negatively impact and irreparably harm the current small scale neighborhood character, reduce access to light and air, cause significant shadowing to surrounding properties by extending the length of time of the shadow impact and the number of properties affected. (An estimated 161 properties in a 10-block area from Jackson Street to Broadway and Mason Street to Leavenworth Street would be negatively impacted).

In addition, the proposed additions, extensions and alterations are inconsistent with the City's General Plan and the Residential Design Guidelines. Permitting this project to move forward would cause a serious detrimental impact to this and surrounding neighborhoods by setting a very damaging and dangerous precedent.

3. The proposed project does not comply with the community wide existing use of properties

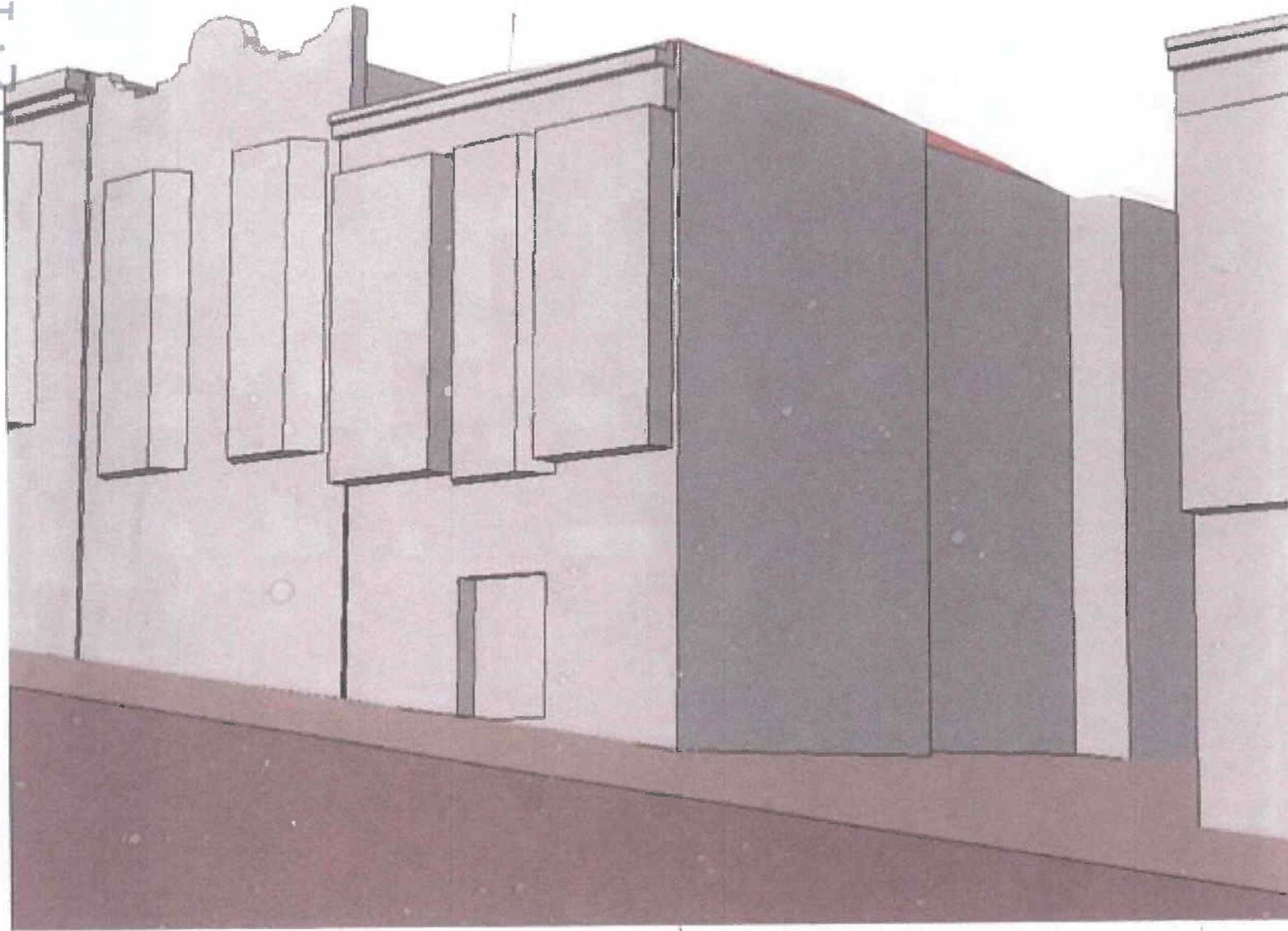
The proposed fourth floor addition to the existing building does not conform to the neighborhood's current small-scale design and character. Any extension to an existing building, especially one that is located in the middle of the block, should be limited to the current smaller scale and prevailing building height of 40 feet and should fit into the design of the current staggered roof lines up the slope.

Alternatively, the Project should not be extended into the rear yard by variance. This cannot be justified and dramatically impacts the neighbors. The garage should not be added to this building as it is unnecessary in this transit rich neighborhood and is also incompatible with the neighborhood.



12.1093D

1200 JACKSON ST.



1517

1521-31

1535

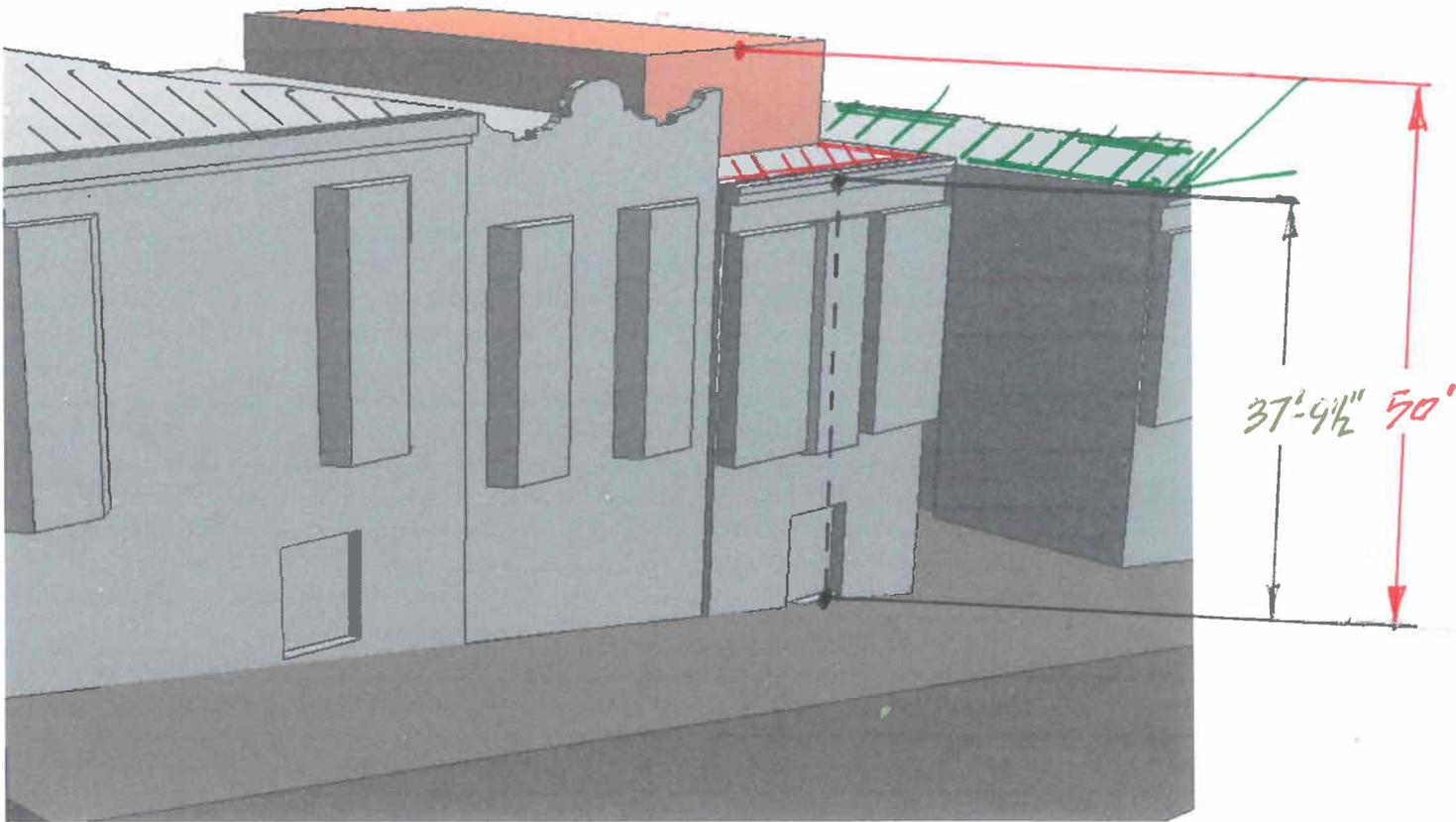
1537

1521-31 Jones 8/11

PACIFIC AVE

12.10930

(A)



JACKSON ST.

JonesSt3b.jpg

JONES ST.

1200-20
JACKSON ST.

1517

1521-31

1535

1537

BUILDING ROOF
HEIGHT 40' EST.

38'-9"

37'-9 1/2"

40'-EST.

PACIFIC AVE

1521-31 JONES ST

11/4/2012 9/4

12.10930

JONES ST

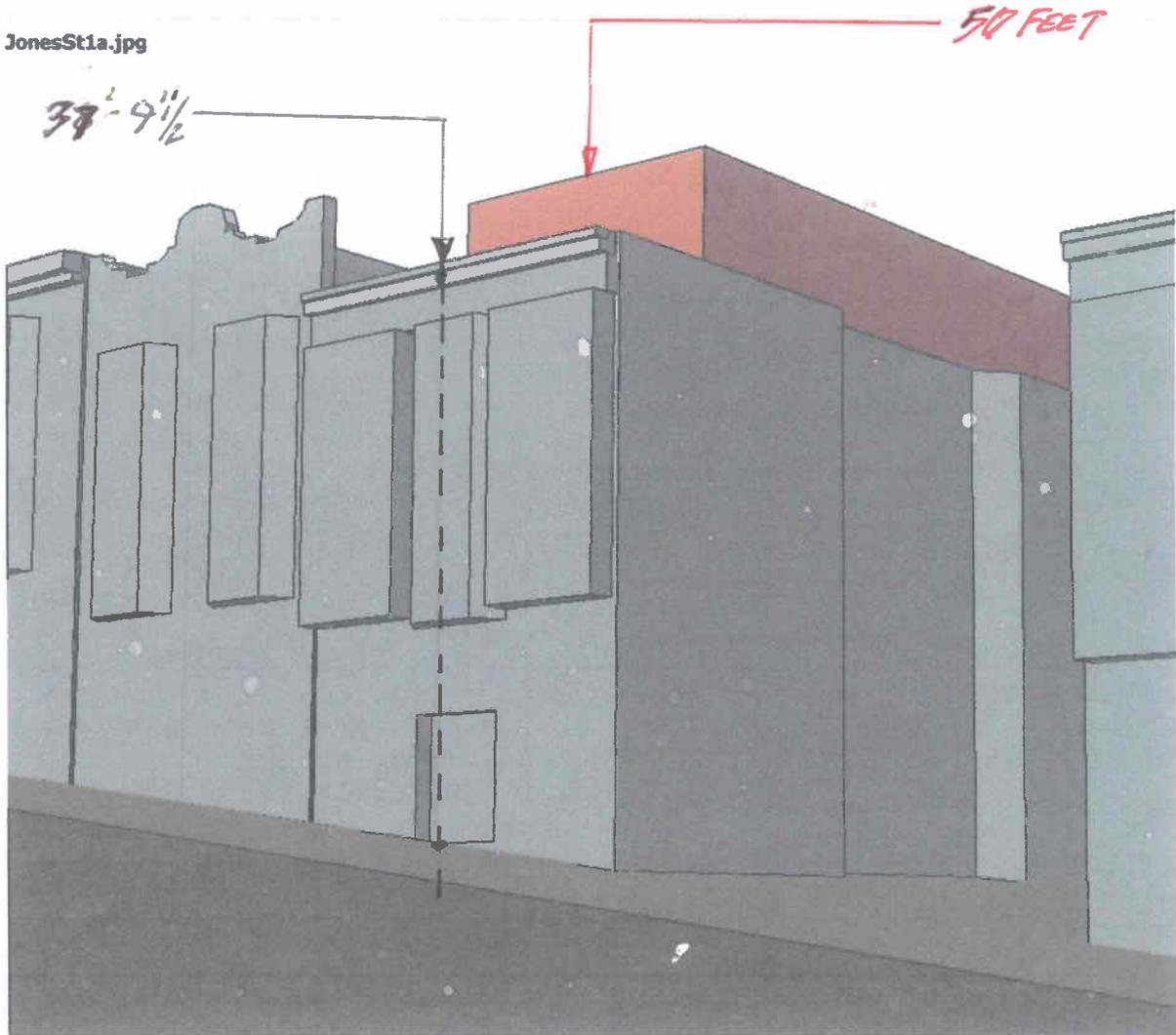
EV

rlow@comcast.net

XFINITY Connect

EAST / LOOKING WEST

JonesSt1a.jpg



38'-9 1/2"

50 FEET

JonesSt1b.jpg

1200-20	1517	1521-31	1535	1537
JACKSON ST	38'-9"	37'-9 1/2"	N.A.	40' EST.
40' EST.		EXISTING ROOF HEIGHTS		1521-31 JONES ST

11/4/2012 10/11

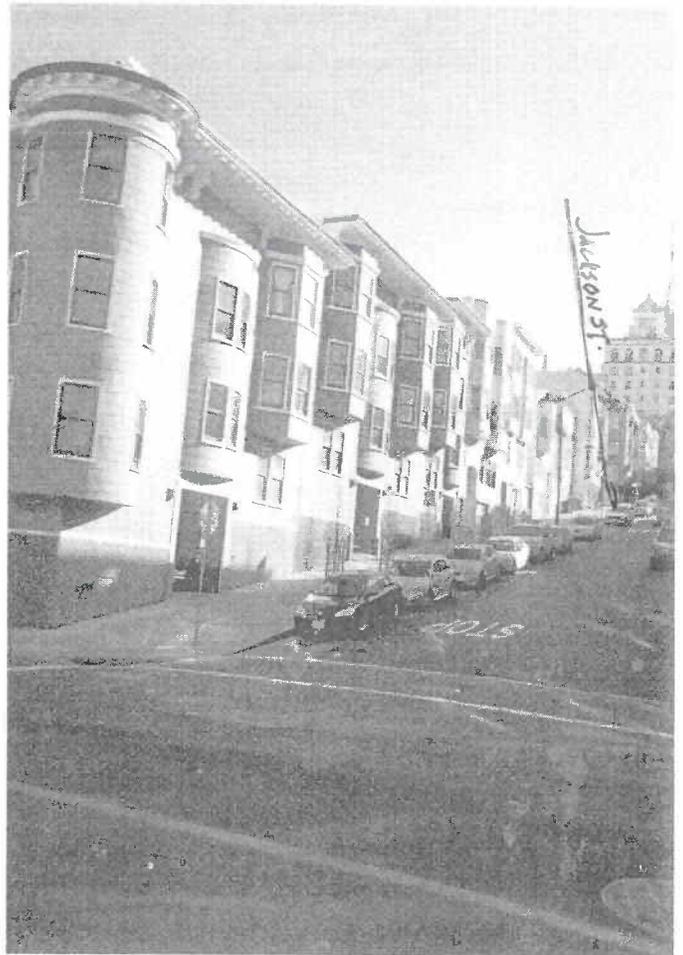
12-1093D

Illustrations of existing buildings on Jones Street.

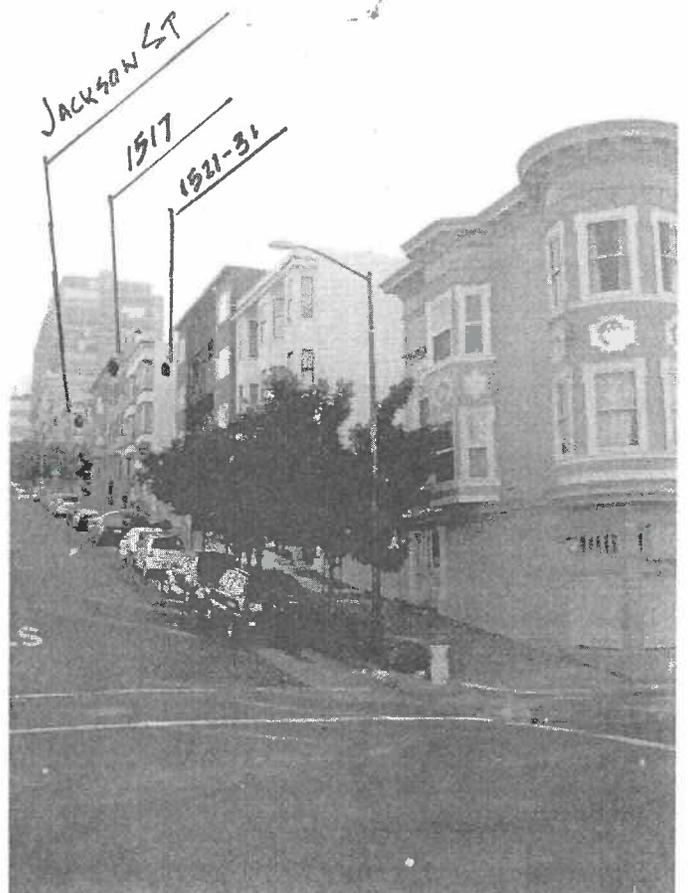
View of block from Pacific Ave. up to Jackson St.

- (1) All building heights are 30ft. to 40ft.
- (2) Proposed 4th floor addition to mid-block 1521-31 Jones destroys the existing staggered consistency.
- (3) The 4th floor addition will also negatively affect the environment, sun, light and air qualities currently enjoyed by all residents in this neighborhood.
- (4) The proposed 4th floor addition to the existing building is inconsistent with the scale and form of the current neighborhood buildings.

JONES ST WEST



PACIFIC AVE



1521-31 JONES 11/11

JONES ST

PACIFIC AVE ▲

12.10930

#0182 / #015
CHEUNG TRS
765 MARKET ST. #29G
SAN FRANCISCO, CA 94103-2039

#0183 / #004
CLIFFORD M YEE & CHRISTINE S
2479 WILLIAM CT
SO. SAN FRANCISCO, CA 94080

#0183 / #034
JOHN CASEY
PO BOX 11314
OAKLAND, CA 94611-0314

#0182 / #016
MELVIN WONG TRUST
1506 JONES STREET
SAN FRANCISCO, CA 94109

#0183 / #005
KAURI HILLS LLC
1545 BROADWAY #201
SAN FRANCISCO, CA 94109

#0183 / #035
SO SHUNG CHEE & YIM CHUN CHIU
1247 PACIFIC AVE
SAN FRANCISCO, CA 94109-3212

#0182 / #017
CAROL A LEE 2011 LVG TR
73 CRAGMONT AVE
SAN FRANCISCO, CA 94116

#0183 / #006
CHAN MARITAL TRUST
136 TURQUOISE WAY
SAN FRANCISCO, CA 94131

#0183 / #036
FLORENCE MAK EST
1243 PACIFIC AVE
SAN FRANCISCO, CA 94109-2715

#0182 / #018
EDMUND Y & NORA D QUAN FMLY TR
1514 JONES STREET
SAN FRANCISCO, CA 94109

#0183 / #007
BING HONG & JEAN B MAH TR 1984
999 GREEN ST. #1201
SAN FRANCISCO, CA 94133

#0183 / #037
SHEILA TSANG
797 BUSH ST #509
SAN FRANCISCO, CA 94108-3439

#0182 / #019
MADVIG IAN ROBERT
1530 JONES STREET #5
SAN FRANCISCO, CA 94109

#0183 / #008
CASEY, SABRINA LUI & JOHN STARK
P.O. BOX 11314
OAKLAND, CA 94611

#0183 / #038
KWONG CHEW HEP & LI RUI YING
1229 PACIFIC AVE
SAN FRANCISCO, CA 94109-2715

#0182 / #020
LEONARD LEW TRS
32 UNDERHILL RD
MILL VALLEY, CA 94941-1459

#0183 / #009
YOUNG GEORGE D & REGINA W REVOC T
5601 DENTON PL
OAKLAND, CA 94619

#0183 / #039
HAROLD FONG TRS
1215 PACIFIC AVE #303
SAN FRANCISCO, CA 94109-2757

#0182 / #021
NOB HILL VISTAS LLC
268 BUSH ST #1688
SAN FRANCISCO, CA 94104-3503

#0183 / #010
KIM OI CHAN GIN TRUST
82 NIDO AVE
SAN FRANCISCO, CA 94115

#0183 / #040
FARRIS TRS
1244 JACKSON ST
SAN FRANCISCO, CA 94109-3212

#0183 / #001
B & E WANG
8412 BEVERLY DR
SAN GABRIEL, CA 91775-2502

#0183 / #012
MARK SHAT TRS
1248 JACKSON ST.
SAN FRANCISCO, CA 9109-3212

#0183 / #041
FARRIS TRS
1244 JACKSON ST
SAN FRANCISCO, CA 94109-3212

#0183 / #002
ANSON KWAN
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SAN FRANCISCO, CA 94104-0431

#0183 / #013
G & E WOONG
1254 JACKSON ST.
SAN FRANCISCO, CA 94109-3212

#0183 / #042
S & G CHANDRATILLAKE
1246 JACKSON ST
SAN FRANCISCO, CA 94109-3212

#0183 / #003
JIMMY CHUN & SHUK YING TRS
1354 SACRAMENTO ST. #A
SAN FRANCISCO, CA 94109

#0183 / #033
POR TRS
91 GILLETTE AVE
SAN FRANCISCO, CA 94134-2413

#0188 / #001
LEE TRS
47 MAGELLAN AVE
SAN FRANCISCO, CA 94116-1414

12.1093D

#0188 / #026
CHIU & TERESA LUK
1231 JACKSON ST #33
SAN FRANCISCO, CA 94109-8507

MICHELLE MURRAY, CO-CHAIR
PACIFIC AVENUE NEIGHBORHOOD ASSN
1523 PACIFIC AVE
SAN FRANCISCO, CA 94109

#0188 / #027
MAXINE LAIDLAW
1120 FERRIS DR
NOVATO, CA 94945-1722

JONATHAN M. WILSON &
SARAH A. ROARTY
1517 JONES ST. #4
SAN FRANCISCO, CA 94109

#0188 / #028
GREGORY WIMMER TRS
1169 PACIFIC AVE
SAN FRANCISCO, CA 94133-4231

JASMINE BOLOORIAN
1517 JONES ST. #5
SAN FRANCISCO, CA 94109

#0189 / #018
HAL 1456 JONES SF LLC
6922 HOLLYWOOD BL # 9TH
LOS ANGELES, CA 90028-6129

EDWARD "TOBY" MORRIS, ARCHITECT
69-A WATER ST.
SAN FRANCISCO, CA 94133

ROBYN TUCKER, CO-CHAIR
PACIFIC AV NEIGHBORHOOD
ASSN.
7 McCORMICK ST.
SAN FRANCISCO, CA 94109

JENNIFER MEI
1146 PACIFIC AVE.
SAN FRANCISCO, CA 94133

KATHLEEN COURTNEY, CHAIR
RUSSIAN HILL COMMUNITY ASSN
1134 GREEN ST
SAN FRANCISCO, CA 94109

STEPHEN WILLIAMS
1934 DIVISADERO ST.
SAN FRANCISCO, CA 94115

DAWN TRENNERT, CHAIR
MIDDLE POLK NEIGHBORHOOD ASSN
P.O. BOX 640918
SAN FRANCISCO, CA 94164-0918

PHIL HOGAN
1655 JONES ST. #3
SAN FRANCISCO, CA 94109

JIMMY CHUN
1354 SACRAMENTO ST #A
SAN FRANCISCO, CA 94109

LINDBERGH LOW, CHAIR,
JONES PROJECT
65 ROBINHOOD DR.
SAN FRANCISCO, CA 94127

February 21, 2013

Hand deliver

**San Francisco Planning Department
1650 Mission Street Suite 400
San Francisco, CA 94103-1414**

Attention: Ms. Elizabeth Watty, City Planner

Dear Ms. Watty:

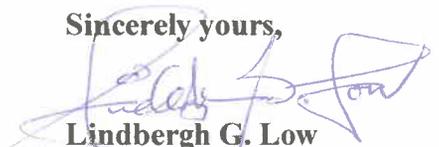
**Subject: SUPPLEMENTARY MATERIALS to
DR No. 2012-0723-5467, 1521-1531 Jones Street**

Pursuant to your instructions, we are transmitting the supplementary materials to be incorporated into our DR packet on the subject permit for the Planning Commissioners' consideration as follows:

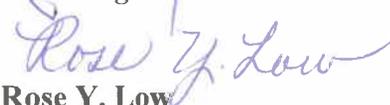
- 1. Letters from adjacent property owners of subject project;**
- 2. Photographs of captioned property and block;**
- 3. Massing Studies;**
- 4. Petition Folder:**
 - a. Petition and details,**
 - b. Illustrations explaining Petition,**
 - c. Signatures – 400 plus Nob Hill/Russian Hill properties owners and residents.**
- 5. Alternative.**

Thank you for your kind assistance and cooperation throughout this process.

Sincerely yours,



Lindbergh G. Low



Rose Y. Low



Eva Low Chan

Enclosures - 5

**To: Mr. Rodney Fong, President
San Francisco Planning Commission**
Date: February 21, 2013
**From: Lindbergh Low, PANA Chair against
Permit Application No. 2012-0723-5467
1521-1531 Jones Street Development Proposal**

The following supplement is to be included in my original DR filed January 8, 2013 by Lindbergh Low: My sister and I are owners of 1517 Jones Street adjacent to the project and the building has been in the family for 60 years.

I would like to cover briefly my background so that you may understand my concerns and comments:

- 1. Born and raised in San Francisco;**
- 2. Attended public schools in San Francisco;**
- 3. Graduate of UC Berkeley;**
- 4. Served my country in the US Army Corp. of Engineers during the Korean/Vietnam war;**
- 5. Licensed Civil Engineer in the State of California.**

My professional career includes:

- 1. Construction engineer with Cal Trans in building the freeway structures on Highway 101 connecting to the San Francisco-Oakland Bay Bridge.**
- 2. Project manager responsible for the design and construction of the California aqueduct water project water delivery system from Bakersfield to Los Angeles and Riverside.**
- 3. Assistant Director of Public Works for Humboldt County responsible for maintenance, repair and capital improvements of county facilities within a geographical area 40 mile wide by 100 mile long.**
- 4. Completed my engineering career as Senior Civil Engineer with the City of San Francisco with the following:**
 - a. Redevelopment Agency: Project manager for demolition and site development; design and construction of Agency public works such as streets, parks, utilities and landscaping.**
 - b. The Port of San Francisco: Senior Civil Engineer in charge of maintenance, repairs and improvements along the Port's waterfront facilities.**
 - c. MTA: Senior Civil Engineer in charge of maintenance and construction of all MTA facilities and rail projects.**

I have reviewed the building permit submittal on file with the City Planning Department and will attempt to cover some of the peripheral physical aspects of the project insofar as the impact/consequences to adjacent property owners and neighborhood are concern should the project go forward :

1. **50 Ft. Building Height increases Shadow fan in the neighborhood** : As the 13feet vertical extension increases the building to 50 (plus) feet, the subsequent “shadow fan” is increased from the original shadow fan from the 38 feet 9 inch building and will reduce more sunlight and air for the immediate neighborhoods. We estimate 160 buildings will be affected. Please see attached Shadow Fan study – the shadow is almost doubled.
2. **Earthquake Zone:** San Francisco has a Zone I earthquake hazard rating which is the highest as the San Andreas fault line runs north-south through the city. The 13 feet vertical extension raises the center of gravity of the existing building by approximately 25% making it more susceptible to earthquake damage to adjacent properties as well.
3. **Foundation:** the proposed 4th story and garage will require replacement of the existing foundation which involves
 - a. major excavation along the perimeter of the building for the new foundation to accommodate the garage and 4th story addition. This probably would require 6 feet to 8 feet of excavation along the southern uphill property line exposing the soil foundation supporting the 1517 Jones building footings which may cause potential building settlement damage.
 - b. Excavation at or near existing foundations exposing adjacent property foundation ground support should be avoided/prohibited to prevent damaging zero lot terrain areas.
 - c. Geologic supporting soil composition needs to be determined for any project of this magnitude before foundation excavation on zero lot is allowed.

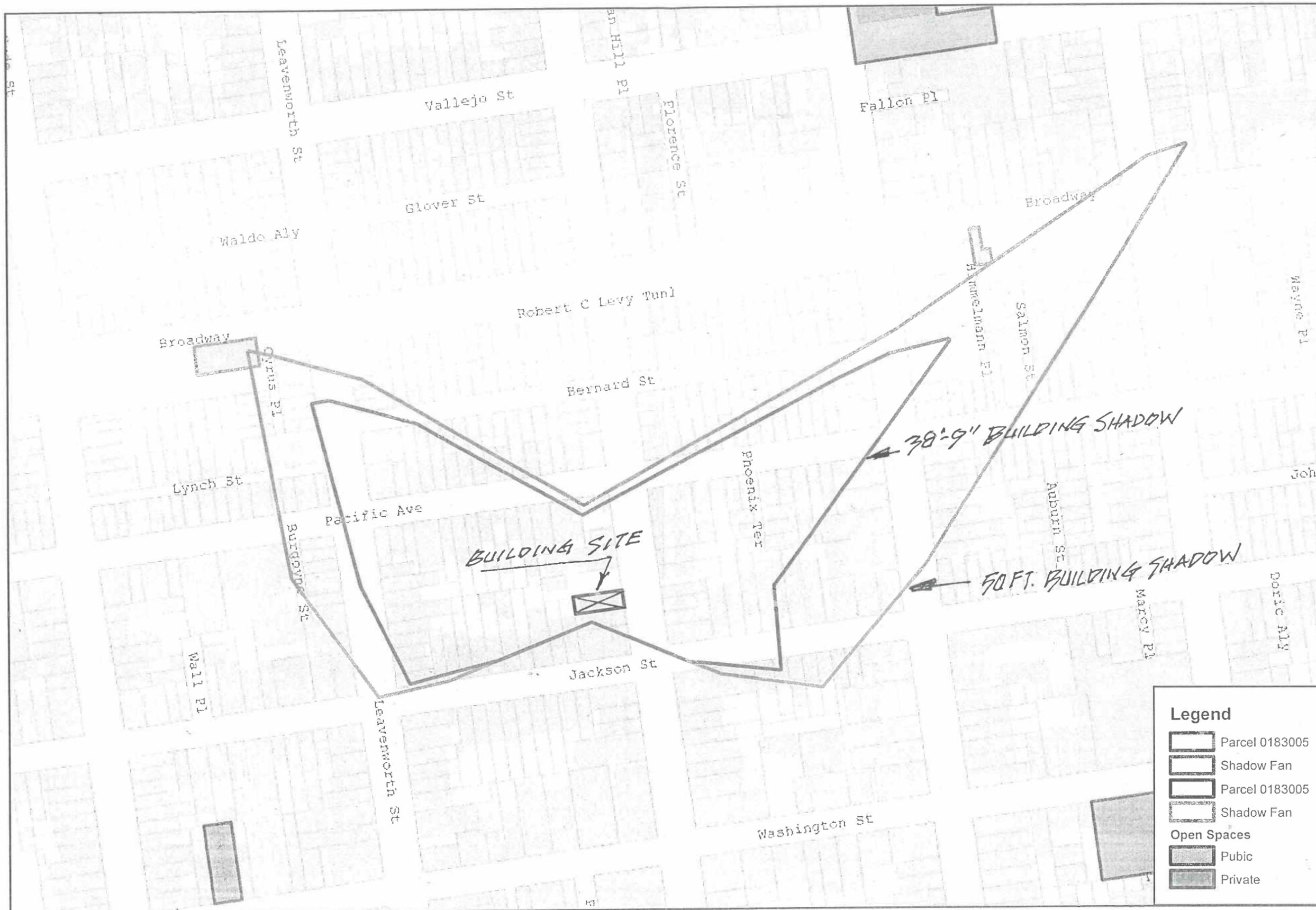
In view of the foregoing, it is my hope that each Commissioner considers the negative impact/damage and dangers to the Nob Hill/Russian Hill neighborhoods of what permit No. 2012-0723-5467 for 1521-1531 Jones Street can cause immediately and in the long run. In closing, I trust the wisdom of the Commissioners to make the right decision by rejecting the permit as inappropriate and does not add or enhance the small neighborhood quality of life current enjoyed by the Nob Hill/Russian Hill communities.

Sincerely yours,



Lindbergh Low

PANA Chair against the 1521-1531 Jones Street Project
1517 Jones Street, San Francisco, CA 94109



Title: 1521-1531 Jones Street - BPA 2012.07.23.5467

Comments: May shadow 2 parks:
 Broadway Tunnel West and East Mini Parks.
 Full Shadow Study Required.

Printed: 22 October, 2012



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Legend

-  Parcel 0183005
-  Shadow Fan
-  Parcel 0183005
-  Shadow Fan
- Open Spaces**
-  Pubic
-  Private

To: Mr. Rodney Fong, President
San Francisco City Planning Commission
Date: February 21, 2013
From: Eva Low Chan
Subject: Argument against Permit Application No. 2012-0723-5467
1521-1531 Jones Street Development Proposal

Dear Commissioners:

As one of the owners of the adjacent building to the above captioned project, I reviewed the permit application filed with the City Planning Department. I am very concerned with the adverse effect the project would bring to our small scale neighborhood and the entire Nob Hill/Russian Hill communities.

The permit application includes the following:

1. Variance from the Planning Code to extend 4th floor addition;
2. Add vertical extension of 13'9" to the existing building roof height of 38'9" increasing the building height to 50';
3. Add garage.

Arguments against approval of Building Permit:

1. The Variance is unjustified The project requires a *variance (rear yard and non-complying structure) and does not meet Section 134 and 188 of the Planning Code. The subject project is required to maintain a rear yard of approximately 21' 11.* There are no extraordinary and exceptional circumstances that would justify approving the project with variances that impact and hurt the neighbors and especially our property. In order for the commission and the Zoning Administrator to approve this project, the *Project Sponsor must show extraordinary and exceptional circumstances* that justify granting variances from two different Planning Code Sections. There is no doubt that the variances will directly and dramatically harm our property and other neighbors.

2. The 50 foot height is out of character. **The proposed 4th floor addition does not conform to the neighborhood current topography:** The vertical extension and alteration proposed do not respect the current topography of the site and the surrounding area. The proposed 4th floor addition would result in a building that is at least 50 feet in height and would compromise the neighborhood's present aesthetic design consisting of 30 to 40 feet height building with staggered rooflines on both sides of Jones Street from Pacific Avenue to Jackson Street.

Please refer to Design Guideline III. Site Design, Topography, page 11: "place the building on its site so it responds to the topography on the site, its position on the block, and to the placement of surrounding buildings" copy of page enclosed. Also, the proposed 4th floor facade is totally void of patterns and architectural features of the subject building - completely out of character from the current 1920 circa building designs along both sides of entire block.

Page 2 of 2

Please refer to Design Guideline III, page 10: "In areas with a mixed visual character, design buildings to help define, unify and contribute positively to the existing visual context." Copy of page enclosed.

In addition, the proposed building height to 50 feet would cause the loss of open/existing sunlight and air space not only to the immediate neighboring properties and the entire block but also to a number of blocks nearby due to the closeness of all properties in the neighborhood.

Shadow effect from the proposed addition: The shadow analysis reveals that approximately 160 buildings will suffer in the neighborhood due to the loss of sunlight and air. Please see enclosed "Shadow Fan". *More importantly, the mandate requiring Green Energy is eminent: AB32 takes effect in 2020 and will require that a third of the electricity must come from renewable sources such as solar roof panels where sunlight is critical.*

3. The new garage will remove street parking The proposed addition of garage facilities will remove 2 street parking opportunities for current residents and visitors to the Nob Hill/Russian Hill Neighborhood. As there is the absence of parking garages and competition for parking spaces in the neighborhood, it would be inherently unfair to disadvantage the entire neighborhood by the removal of street parking. Also, the Nob Hill/Russian Hill area is transit rich – a cable car runs on Jackson Street and a bus runs up the hill on Pacific Avenue, just steps from the project building.

In conclusion, I hope the commission will see fit to reject the Permit application and recommend the enclosed "Alternative" and thereby maintain the current small scale building neighborhood character enjoyed by all the residents in the community.

Thank you,



Eva Low Chan
136 Turquoise Way
San Francisco, CA 94131

Enclosures: Design Guideline III Site Design, Topography, pg. 11
Design Guideline II Neighborhood Character, pg. 10
Shadow Fan

III. Site Design

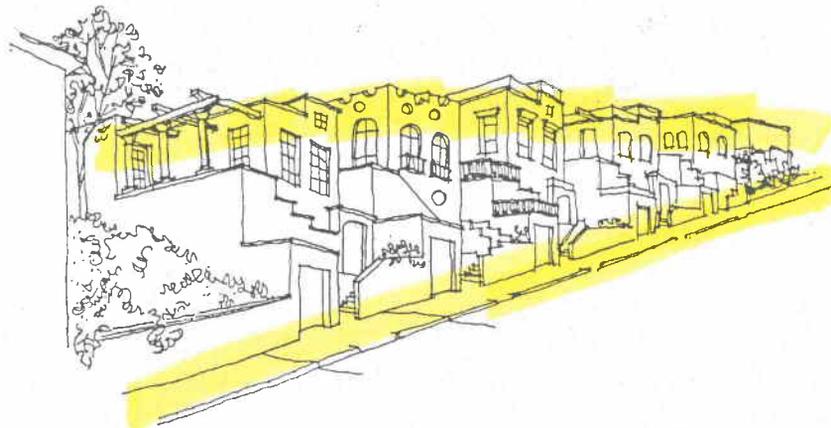
DESIGN PRINCIPLE: Place the building on its site so it responds to the topography of the site, its position on the block, and to the placement of surrounding buildings.

Site design relates to how a building is placed on the site. It establishes how the building addresses the street and surrounding buildings. In designing the building on a site, the topography of the site and its location on the block must be considered. A property on a sloping site will have a different form than one on a flat site, as will a building on a corner rather than in the middle of the block. Other factors in site design include the site's relationship to adjacent properties and the location of front, side and rear yards.

TOPOGRAPHY

Guideline: Respect the topography of the site and the surrounding area.

New buildings and additions to existing buildings cannot disregard or significantly alter the existing topography of a site. The surrounding context guides the manner in which new structures fit into the streetscape, particularly along slopes and hills. This can be achieved by designing the building so it follows the topography in a manner similar to surrounding buildings.



These buildings respect the topography of the surrounding area by stepping down to the street. This is reinforced by garages at the street edge, elevated building entrances and setbacks to the mass of the buildings.



The buildings on this block have a variety of building forms and details, however the overall building scale is uniform, helping to define the block's visual character.

Mixed Visual Character

GUIDELINE: In areas with a mixed visual character, design buildings to help define, unify and contribute positively to the existing visual context.

Some block faces do not have an apparent overriding visual character, or the character may be mixed or changing. When no clear pattern is evident on a block face, a designer has a greater opportunity and responsibility to help define, unify, and contribute positively to the existing visual context. Designs should draw on the best features of surrounding buildings. Existing incompatible or poorly designed buildings on the block face do not free the designer from the obligation to enhance the area through sensitive development.



With a variety of building scales, forms and details, this block has a mixed visual character.



Title: 1521-1531 Jones Street - BPA 2012.07.23.5467

Comments: May shadow 2 parks:
Broadway Tunnel West and East Mini Parks.
Full Shadow Study Required.

Printed: 22 October, 2012



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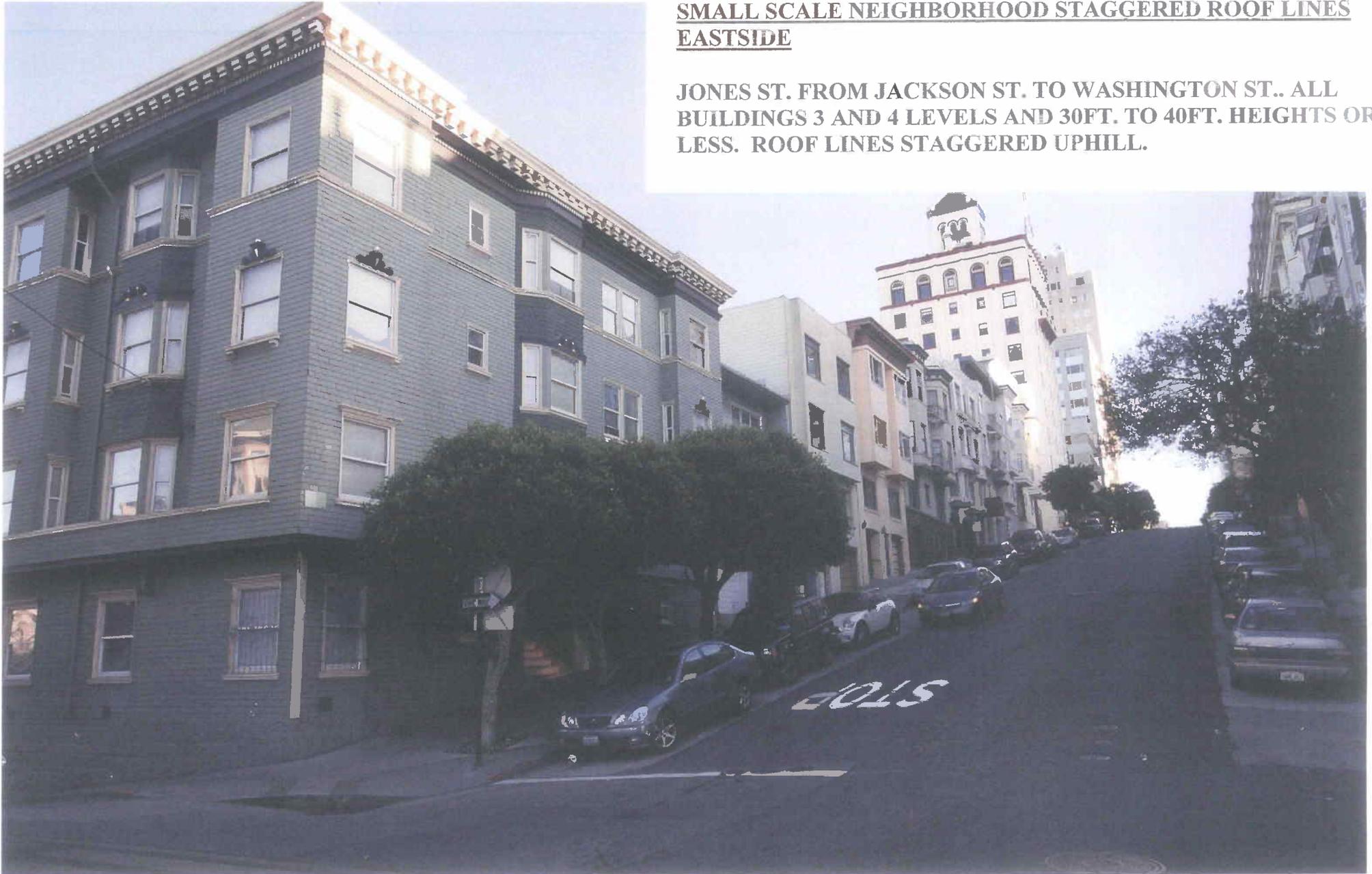


SMALL SCALE NEIGHBORHOOD STAGGERED ROOF LINES WESTSIDE

JONES ST. FROM PACIFIC AVE. TO JACKSON ST. ALL BUILDINGS 3 AND 4 LEVELS AND 30FT. TO 40 FT. OR LESS. ROOF LINES STAGGERED UPHILL.

SMALL SCALE NEIGHBORHOOD STAGGERED ROOF LINES
EASTSIDE

JONES ST. FROM JACKSON ST. TO WASHINGTON ST.. ALL BUILDINGS 3 AND 4 LEVELS AND 30FT. TO 40FT. HEIGHTS OR LESS. ROOF LINES STAGGERED UPHILL.



SMALL SCALE NEIGHBORHOOD STAGGERED ROOF LINES
EASTSIDE

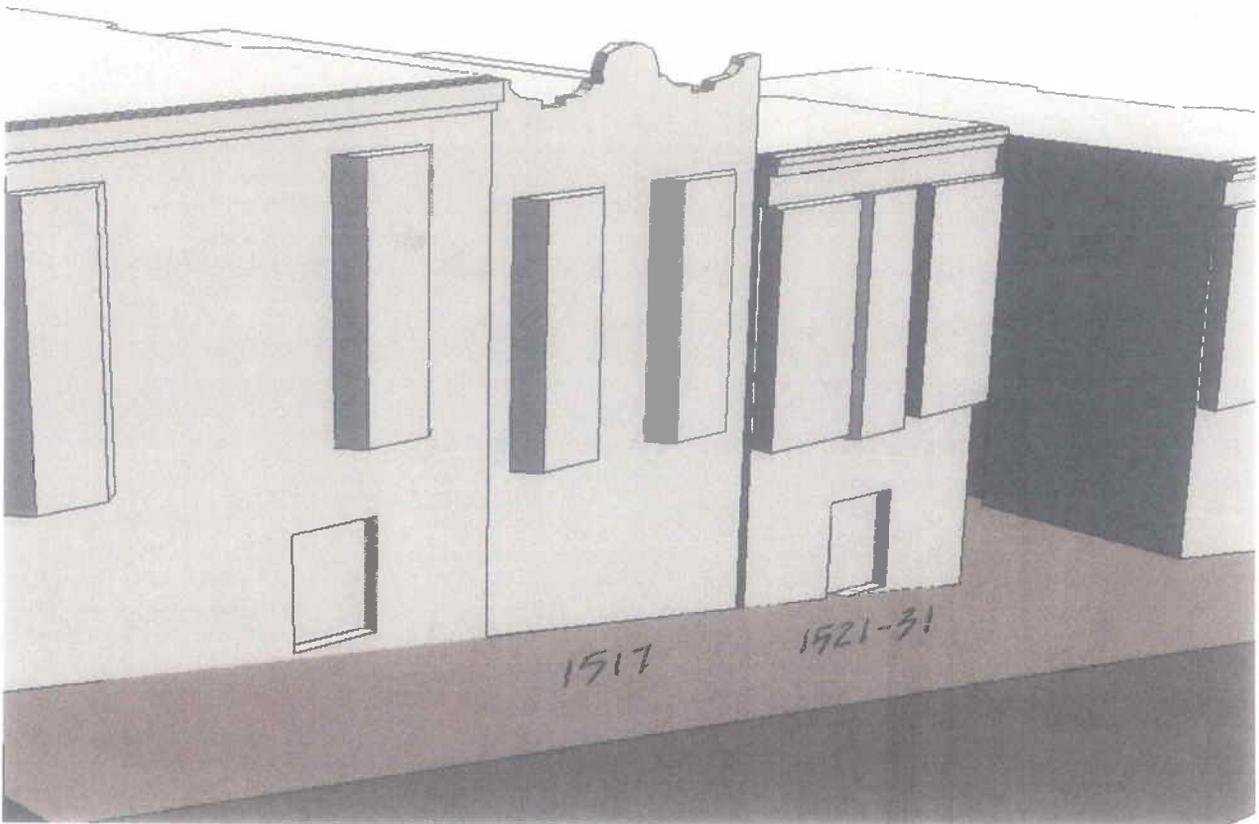
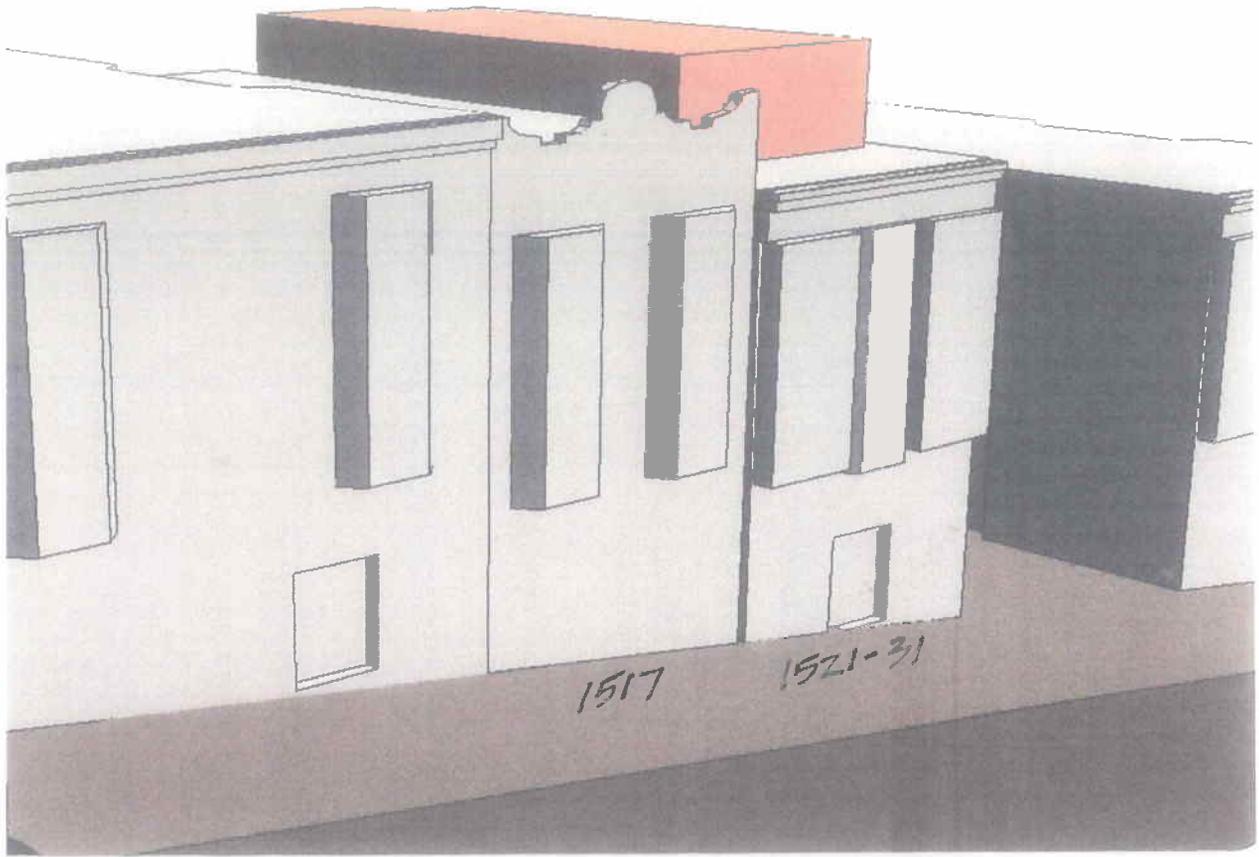
**JONES ST. FROM PACIFIC AVE. TO JACKSON ST. ALL
BUILDINGS 3 AND 4 LEVELS AND 30FT. TO 40FT. OR LESS.
ROOF LINES STAGGERED UPHILL.**



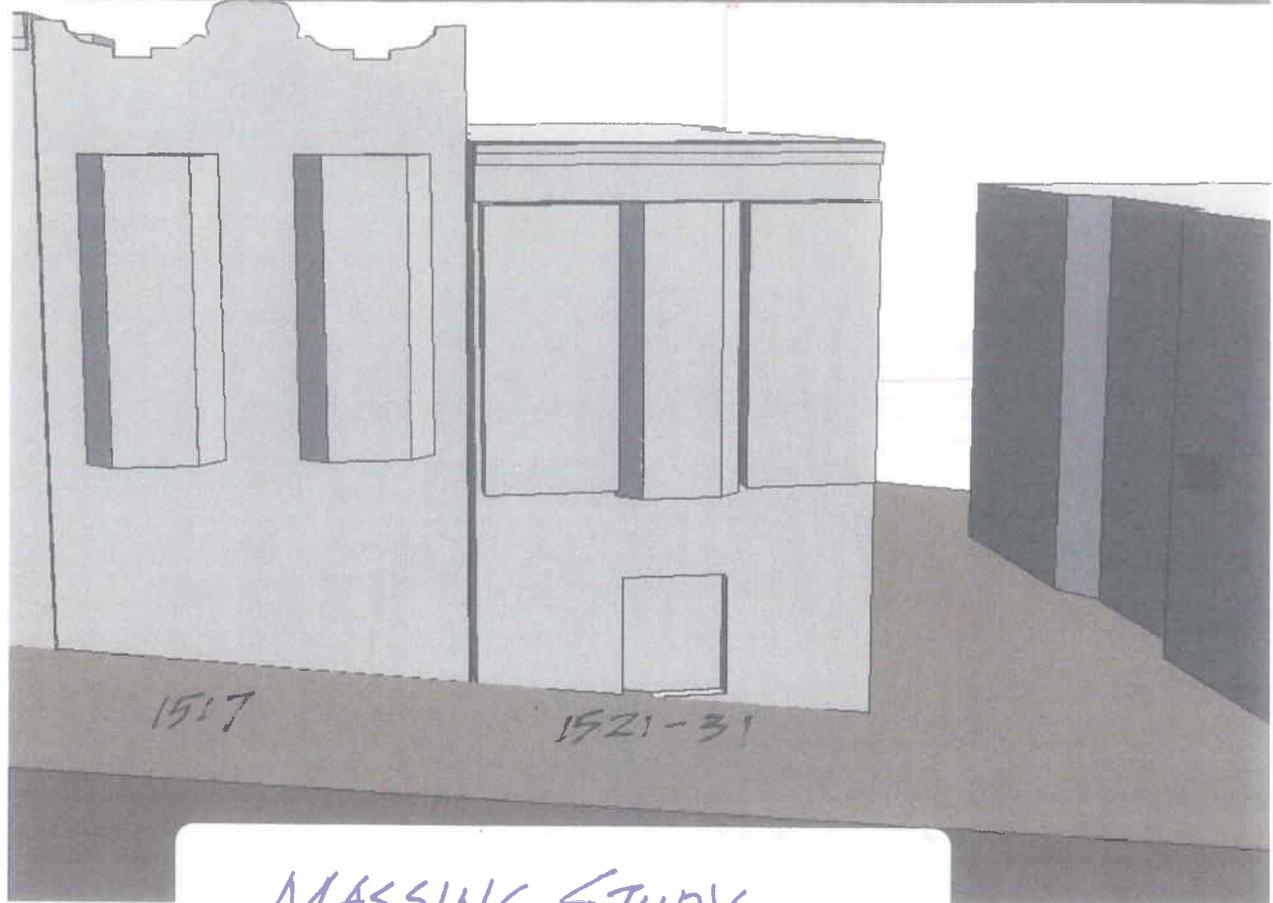
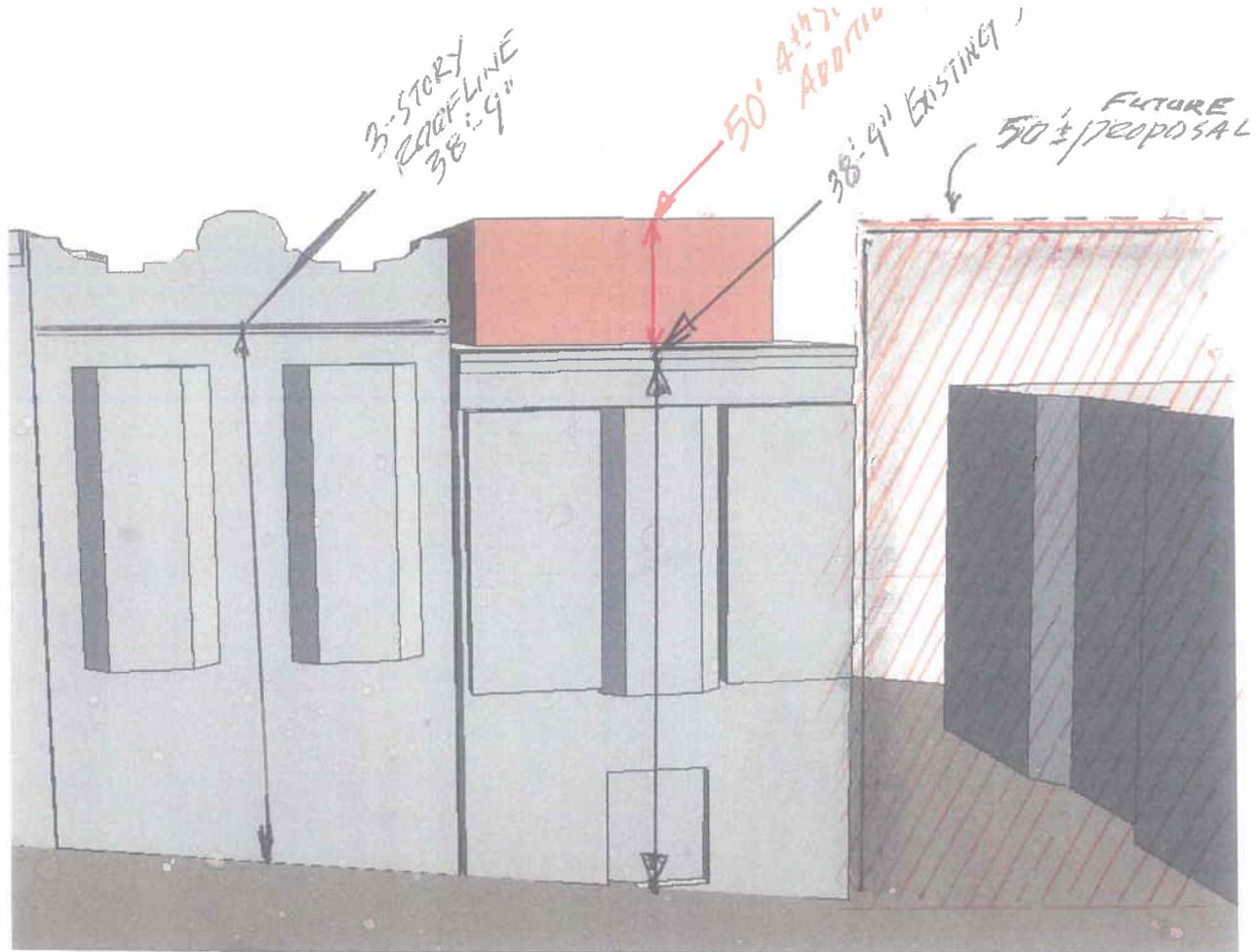


**BLIGHT OF TOWERING 50FT. BUILDING IN SMALL SCALE
NEIGHBORHOOD OF PREDOMINANT 30FT. TO 40FT.
BUILDINGS**

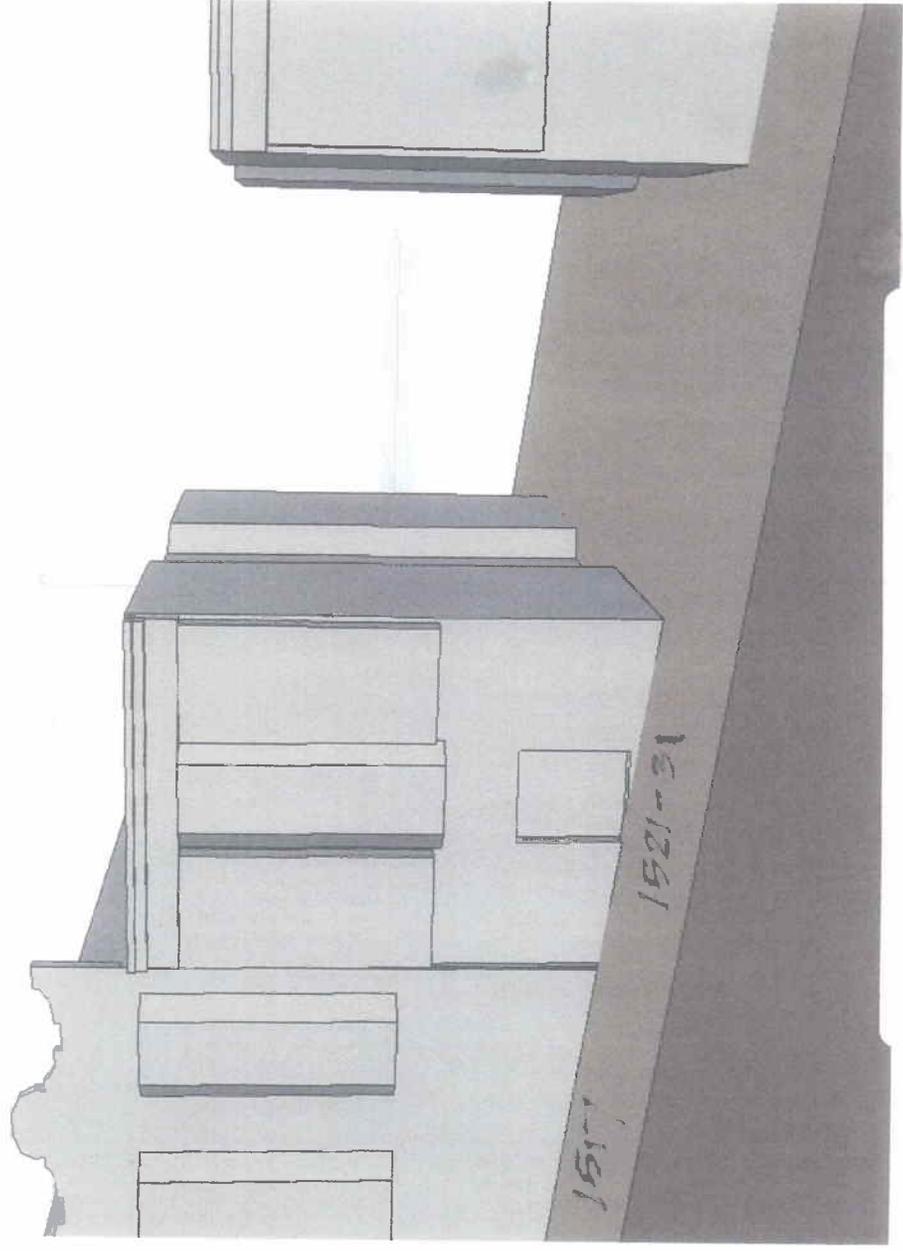
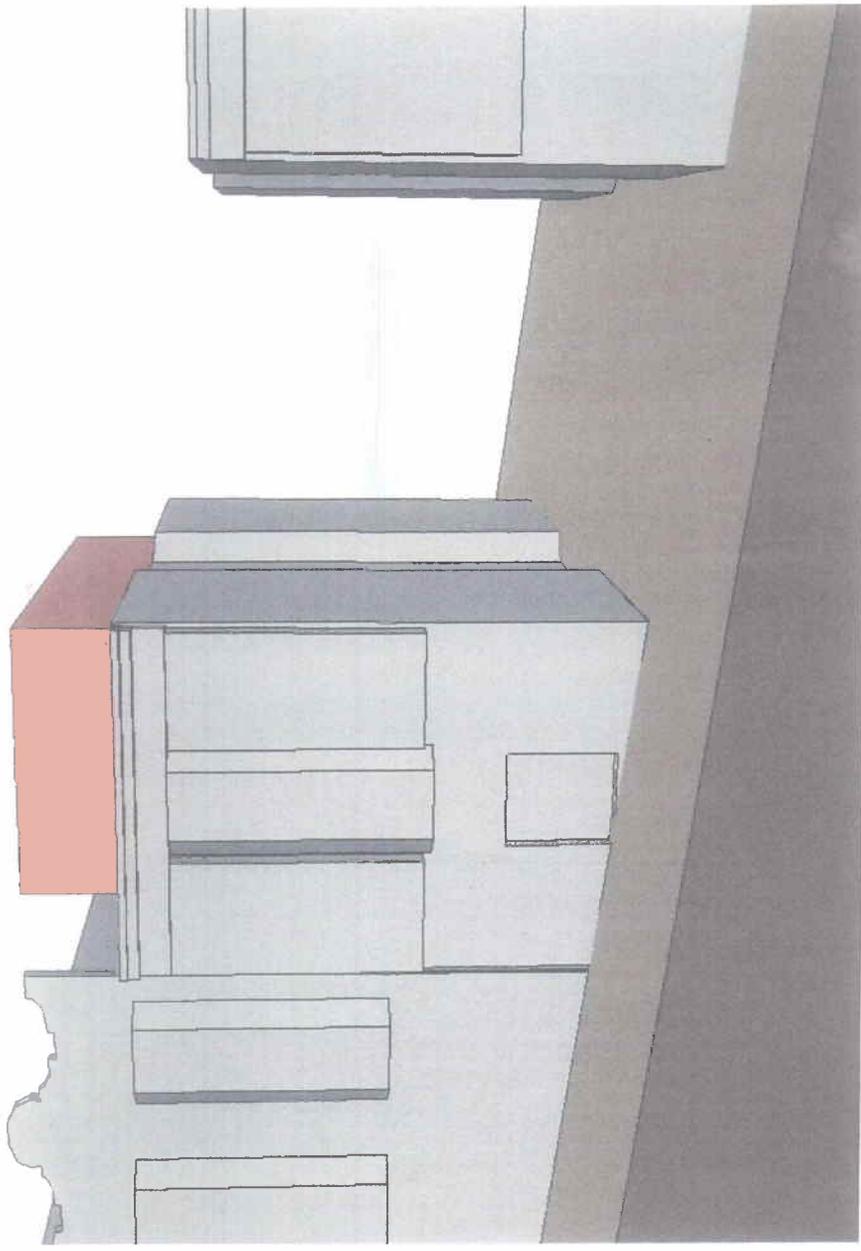
**PACIFIC AVE. FROM LARKIN TO LEAVENWORTH STREETS.
STAGGERED ROOF LINES DISRUPTED BY 50FT. BUILDING.**



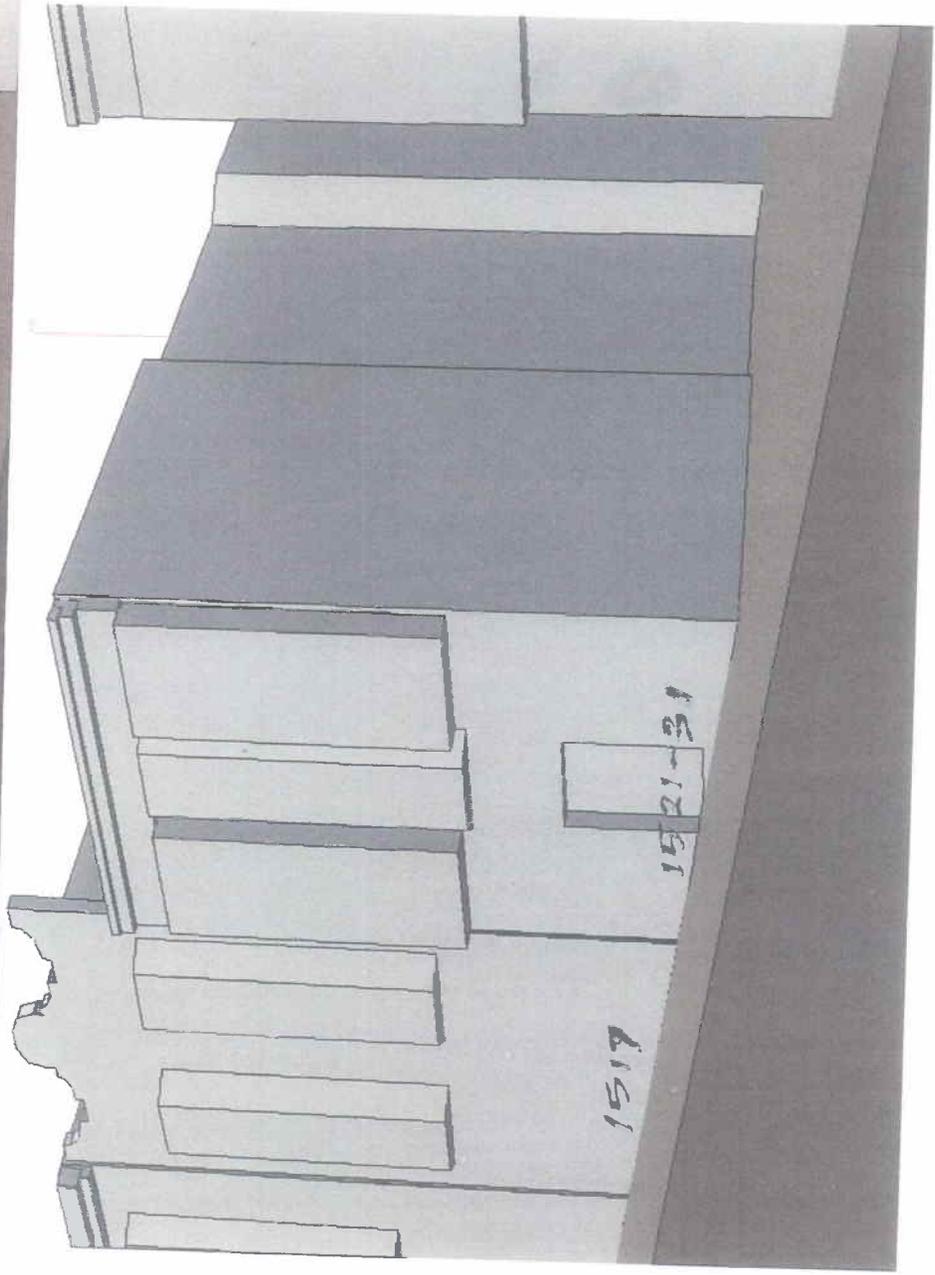
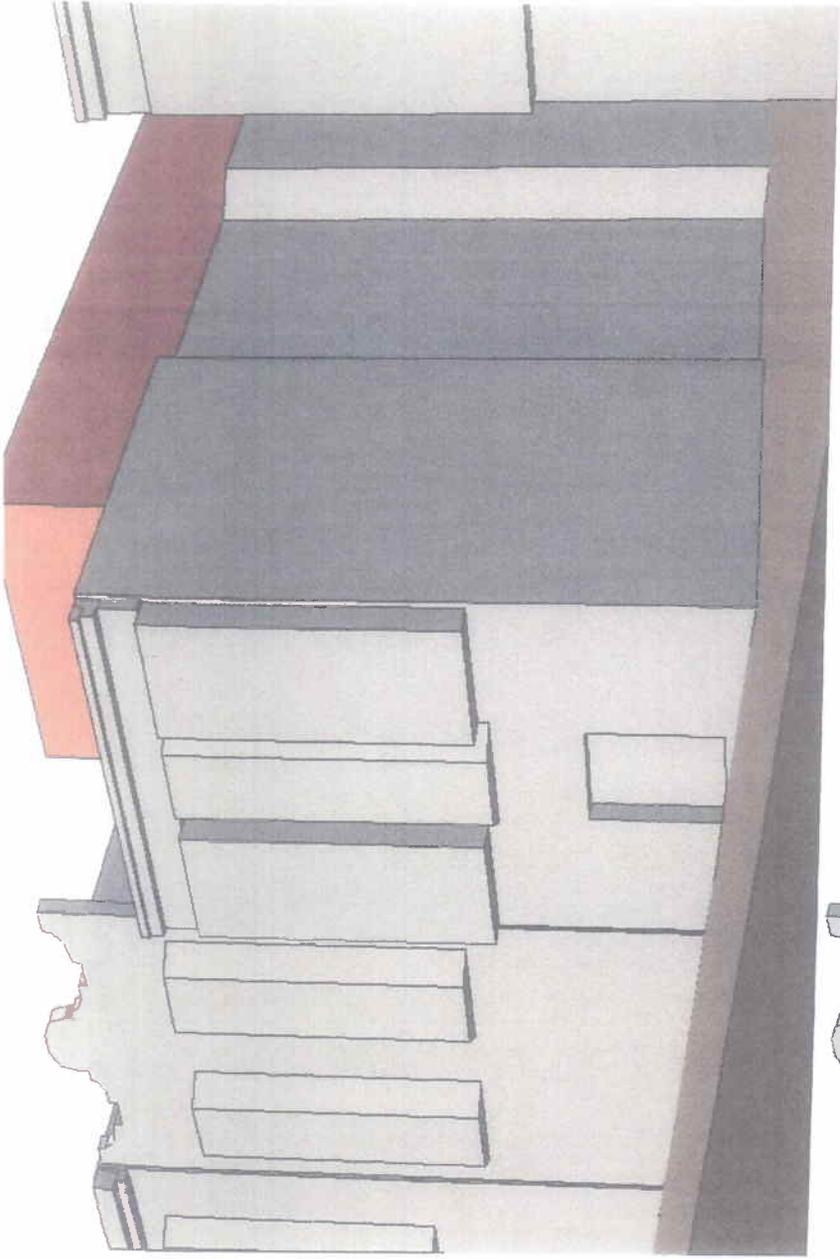
MASSING STUDY
FRONT N/4 DOWNHILL



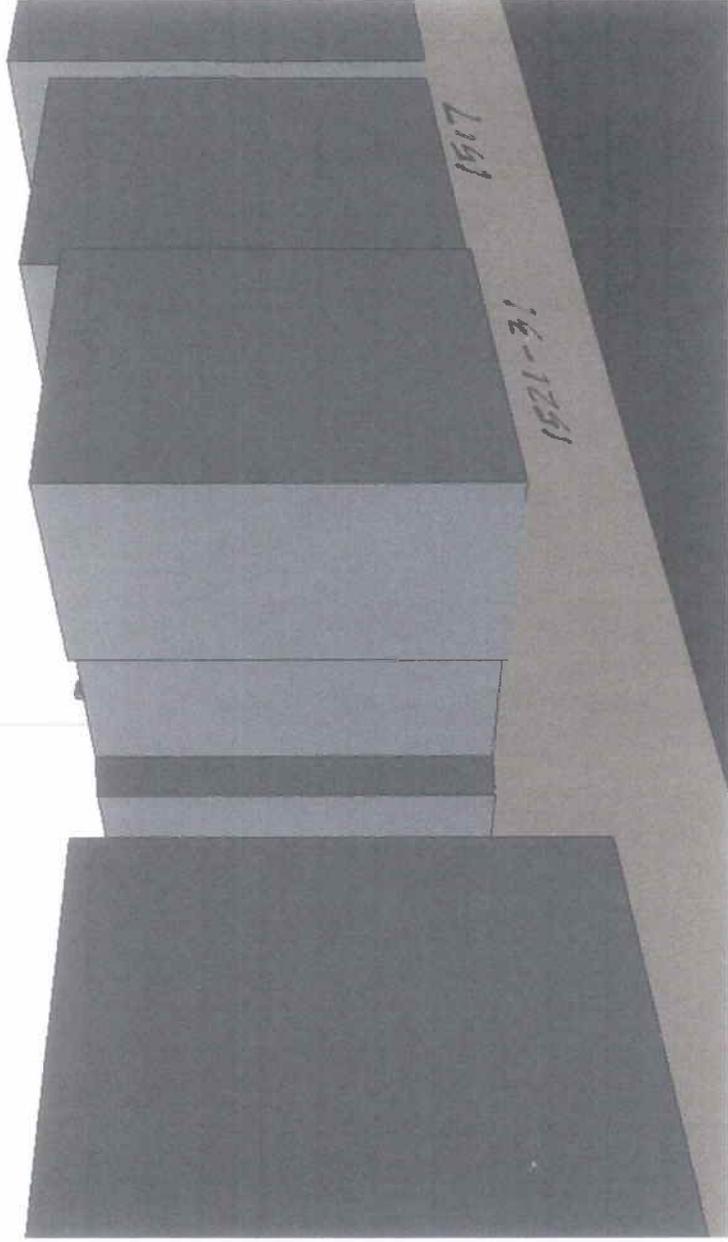
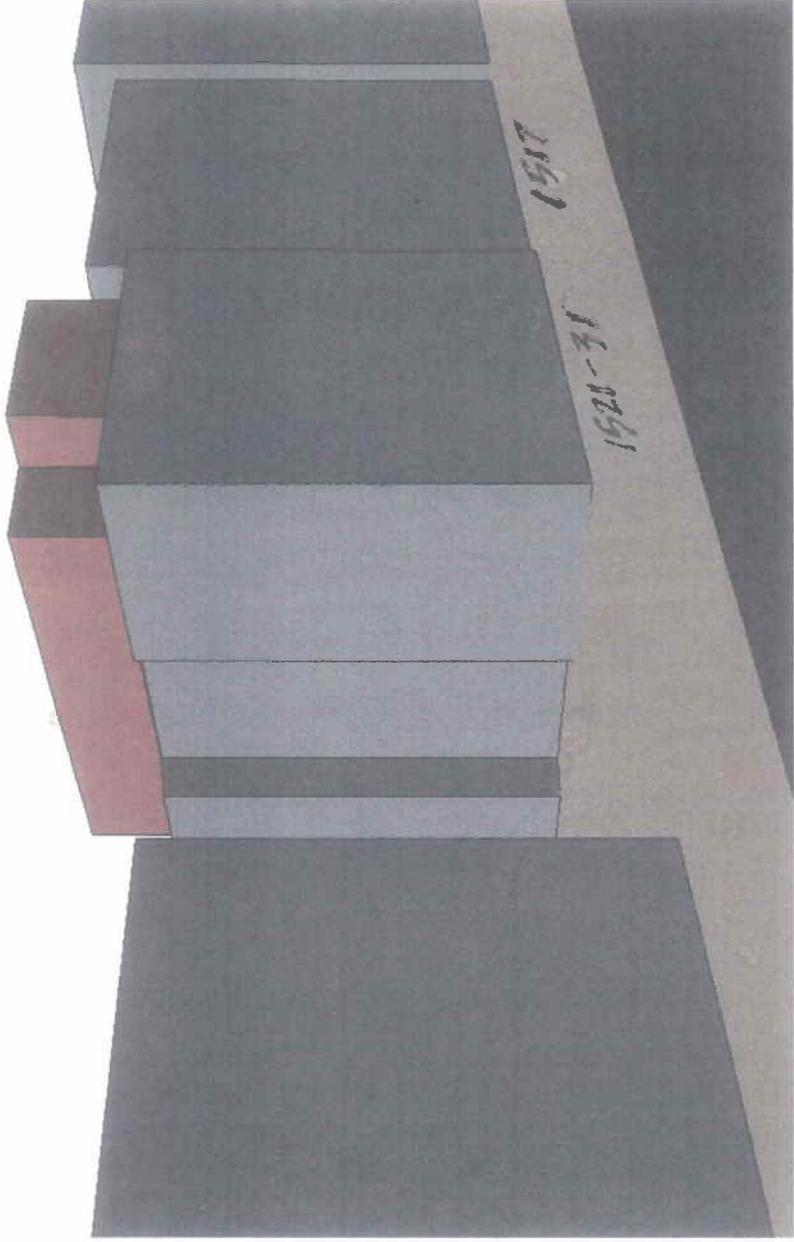
MASSING STUDY
FRONT W



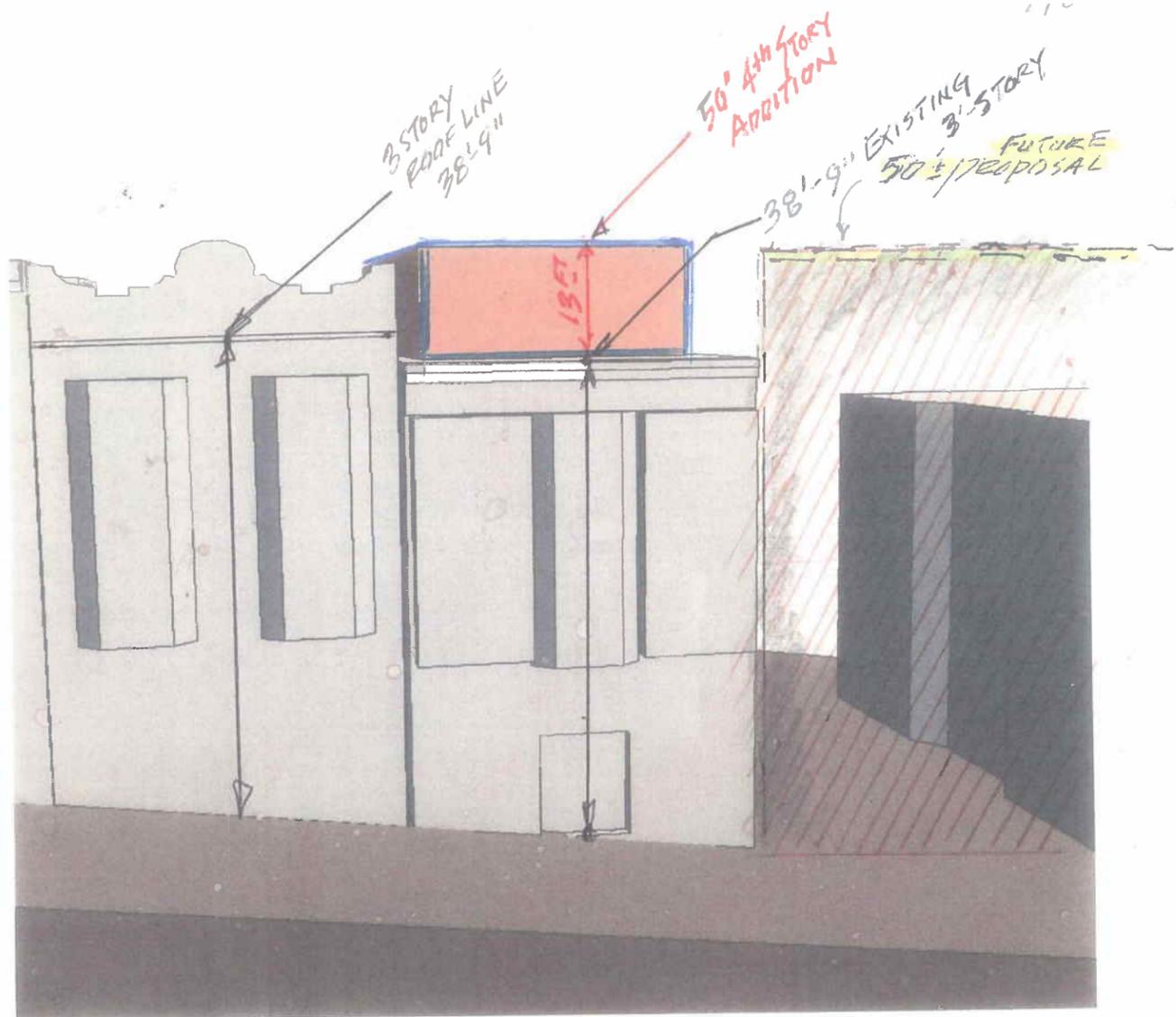
MASSING STUDY
FRONT W/S UPHILL
7744th S/W LNE



MASSING STUDY
FRONT W/S UP HILL



MASSING STUDY
REAR S/E UP HILL



1517 1521-31 1535 1537
JONES ST

JACKSON ST

PACIFIC AVE



JONES ST

PETITION TO PRESERVE OUR SMALL SCALE NEIGHBORHOOD CHARACTER & QUALITY OF LIFE

We, the undersigned, wish to maintain our quality of life! We are very anxious about the pending application for the final approval of building permit No. 2012-0723-5467. We agree any vertical building extension has a major detrimental effect on the quality and quantity of sunlight and air currently enjoyed by the entire neighborhood. We are especially pleased none of the buildings along Jones Street between Jackson and Pacific streets exceed 40 ft. in height. Our concern is about the precedent this project sets in the entire Nob Hill and Russian Hill area. It leads to a development that would negatively alter our unique neighborhood character.

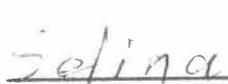
THE UNDERSIGNED ASK FINAL APPROVAL OF APPLICATION NO. 2012-0723-5467 BE REJECTED. 1521-31 JONES ST.

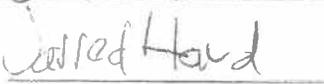
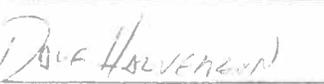
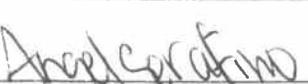
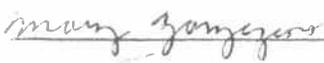
NAME	ADDRESS	PHONE
Signature	Print Name	email(optional)
	Jian Li	1224 Pacific Ave 415 793 328
	Shannon Navarro	1200 Clay St #112
	Yu Cui Yu	1220 Pacific #4 (15) 771-7382
	Michael Wine	1537 Jones St. #302
	ROBERT HITZ	1537 Jones St #302
	JOHN F. ROLLERI	1111 JONES ST. #4
	Paul Villancourt	1433 Clay St. #2
	ZOE GARVIN	1149 CLAY ST #3 415 385 6659

PETITION TO PRESERVE OUR SMALL SCALE NEIGHBORHOOD CHARACTER & QUALITY OF LIFE

We, the undersigned, wish to maintain our quality of life! We are very anxious about the pending application for the final approval of building permit No. 2012-0723-5467. We agree any vertical building extension has a major detrimental effect on the quality and quantity of sunlight and air currently enjoyed by the entire neighborhood. We are especially pleased none of the buildings along Jones Street between Jackson and Pacific streets exceed 40 ft. in height. Our concern is about the precedent this project sets in the entire Nob Hill and Russian Hill area. It leads to a development that would negatively alter our unique neighborhood character.

**THE UNDERSIGNED ASK FINAL APPROVAL OF APPLICATION
NO. 2012-0723-5467 BE REJECTED. 1521-31 JONES ST.**

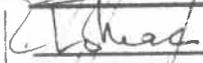
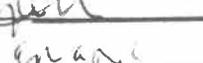
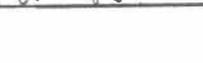
NAME Signature	Print Name	ADDRESS	PHONE email(optional)
	Selina Solina	1435 Leavenworth	650-285-8186 ST
	PABLO MALDONADO	1268 JACKSON ST	415 574 8541
	chris chan	1920 Washington St	(415) 441-2497
	JASON MOORE	1385 CLAY ST	(650) 784-1527
	RICHARD ROSEN	1301 CLAY #3	503-492-2067
	Sumayeh Diavola	1329 Leavenworth St	510 828-6455
	Stanford Kirby	1433 CLAY #2	415 674-3741
	WILLIAM BUTERA	1275 WASHINGTON #11	415-771-4046

NAME	ADDRESS	PHONE
Signature	Print Name	email(optional)
	CATHERINE McCARROLL	1433 Clay St SF CA 94109
	EMILY Michaels	1236 Leavenworth
	Cheryl Ng	1357 Leavenworth
	Emerson Etheloh	1345 California St #3
	Edward Lerner	1921 Lina St
	Signature	1301 Leavenworth
	Doug Halverson	1712 Pacific St 785-4897
	Ansel Serafino	1131 Jackson St SF CA 94133 27947914
	MARY ZARYCZAWSKA	1275 WASHINGTON ST #2
	Stella Gonzalez	1425 Vallejo St #306
	Jason Snyder	1425 Vallejo St #706
	Robert KAAZ	1310 Jones St #303
	Calvin Chan	1454 Leavenworth St #15 441-0138
	J. Chai	1429 Leavenworth St
	MICHAEL AHEARNE	1234 Jackson SF

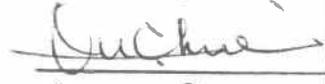
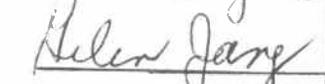
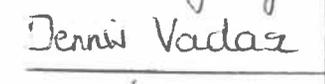
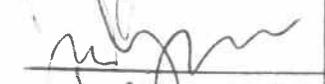
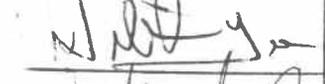
PETITION TO PRESERVE OUR SMALL SCALE NEIGHBORHOOD CHARACTER & QUALITY OF LIFE

We, the undersigned, are neighbors, property and business owners and residents of Nob Hill and Russian Hill who live near the Pacific Avenue area. We oppose the approval of Building Permit Application No. 2012-0723-5467 for a vertical extension at 1521-31 Jones Street. Any vertical extension that exceeds a building height of 40 ft. would have a major detrimental effect on the quality and quantity of sunlight and air currently enjoyed by the entire neighborhood. None of the buildings along Jones Street between Jackson and Pacific streets exceeds 40 ft.. We are concerned about the precedent this project would set in its long term effect on the entire Nob Hill and Russian Hill area. It would lead to future developments that would destroy our world renown neighborhood character consisting of unique vintage and charming 1920s wood frame structures and compromise our quality of life.

Furthermore, the undersigned ask that the height limit for any development on Jones Street between Pacific and Jackson streets be restricted to 40 ft. consistent with the 30 ft. to 40 ft. height of the existing neighborhood buildings.

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>
Signature	Print Name	email(optional)
	George LOHEAC	1512 JONES STREET (GALOHEAC@SBCGUS
	Baby Loheac	1512 Jones Street SF
	1625	1625 Lowerworth St.
	L.V.	1626 Lowerworth
	Frances Leung	71 TADA St
	Suzanne O'Gara	415 7533-7654
	Marianne Chanana	(510) 691-8363

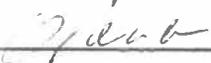
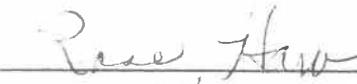
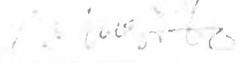
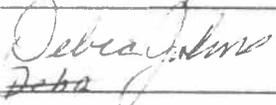
NAME Signature	Print Name	ADDRESS	PHONE email(optional)
	Julia Strzesieski	72 John St	
	RHEE NAIN MADUX	1620 Leavenworth	
	RHEE NAIN MADUX	1620 Leavenworth	
	Betty Lee	1749 Hyde St.	
	Gloria Haire	1650 Jones St	415-775-6486
	KWONG LEE	1000 SUTTER ST.	
	DONG HUI WU	3425 CLAY ST	
	OYUNTUYA SANDAG DORT	805 LEAVENWORTH ST.	
	XI LIANG YANG	737 Green St	415-632-7806
	Allan Wong	1540 Leavenworth	
	L. WOLFRAM	1310 Jones St.	415-297-3570
	Ani Nalbandian	1401 Jones St	415.484.3034
	Quyên Phung	133 PERCIVAL ST	415-676-7131
	Que Di CHEN	1 AUBURN ST	415-602-2359
	Ron Dubois	1178 PACIFIC Ave	6508670959

NAME		ADDRESS	PHONE
Signature	Print Name		email(optional)
	RICHARD E. VOORHEES	1907 Leavenworth St S.F. CA 94133	206-731-3739
	VICTORIA L. O'HARA	1439 Leavenworth St S.F. Calif 94104	515 513 775-9354
	R. ADAM DARRIAU	125 Leroy Pl.	415-907-7711
	THOMAS STURM	1350 WASHINGTON ST.	415-474-3299
	Caroline Yu	1701 Lakeview St. Apt 5	415 810-8694
	Ollie CHIN	1658 SACRAMENTO	
	Julie Boyer	1447 Jones St.	
	HELEN JANG	1873 CLAY ST.	
	Dennis Vadasz	1390 Clay, # 8	
	Yee Y. Ng	1417 Washington St.	415-776-5248
	Preston Chen	1415 Clay # 4	415-290-9407
	Jossie Yamasaki	1330 Leavenworth	
	William Lee	6204 Pacific Ave	415-346-5571
	ALBERT NICHOLS	1226 PACIFIC Ave	415 351-2800
	Jennifer Haden	1152 Jackson St Apt 4	415-400-5060

PETITION TO PRESERVE OUR SMALL SCALE NEIGHBORHOOD CHARACTER & QUALITY OF LIFE

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**THE UNDERSIGNED ASK FINAL APPROVAL OF APPLICATION
NO. 2012-0723-5467 BE REJECTED. 1521-31 JONES ST.**

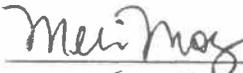
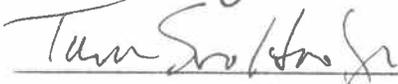
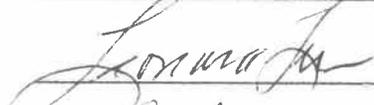
NAME	ADDRESS	PHONE
Signature	Print Name	email(optional)
<i>Annex:</i> * 	Eva F. Chan	1307 Jones St. 415 826 9557
	MIKE RETTON	1167 JONES
	OADUN CHAN	154 PACIFIC (VISA) 2578
	Stella Acayan	1750 Taylor
	Rose Haw	1425 Taylor St #206 SF
	Sherrill	1227 Leavenworth St
	Feng Fu Xiao	1535 Leavenworth (415) 923-1790
	Debra Johns	1514 Leavenworth 415-754-569

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NO. 2012-0723-5467 BE REJECTED. 1521-31 JONES ST.**

NAME Signature	ADDRESS Print Name	PHONE email(optional)
	Elizabeth Dudworth	1234 Jackson St 415-595-0582
	Taylor Hedberg	1180 Jackson St No. 4 480 580 1716
	Samir Khan	1198 Pacific 726-1253
	HOLGER HEINE	1138 Broadway 568-044
	ROSIE WONG	1124 Broadway St
	Weisheng Liu	1146 Pacific Ave 415 775-115

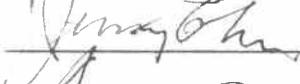
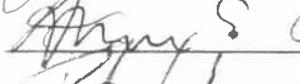
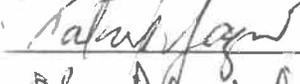
NAME Signature	ADDRESS Print Name	PHONE email(optional)
	Hanmin Liu	(415) 775-6670
	Melissa May	415-668-2571
	Tom Sooltoo Sr.	415 921 608-0314
	Jennie Sooltoo 1134 JACKSON ST. #6	415 608-0611
	FAY M WOO 1134 JACKSON ST #6	415 816-3711
	Matthew Smith 1317 Mason Street	415 271-5558
	SANDRIK REZNOIR 1150 CLAY #3	415 885-5062
	PAT WELCH 1150 CLAY #3	415 885-5062
	KATHERINE LEE 1277 JACKSON ST.	415 474-6243
	victor Prieto 1560 Hyde St #1	415 574 6666
	MELANN 1534 JAMES ST CHUCK SF CA	(415) 771-9662
	LEONARD LEW 1540 A Lempuier Pl St	415 388-2293
	Matthew Lee 1212 Pacific Ave #1	415 474 1077
	Matthew Lee 1212 Pacific Ave #1	415 310-4001

PETITION TO PRESERVE OUR SMALL SCALE NEIGHBORHOOD CHARACTER & QUALITY OF LIFE

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NAME	ADDRESS	PHONE
Signature	Print Name	email(optional)

*		LINDBERGH LOW	1517 JONES ST	585-4897
		Penita M. Nesby	1248 Jackson St.	nesbyronite@gmail.com
		Harold Woy	1204 Pacific	415-2313
		Tommy Chan	1537 Jones St	415-725-1764
		Amy S. Chan	1537 Jones St	415-725-1764
		Patrick Gagne	1152 Jackson St #3	
		Kevan VanderWahl	1620 Jones St #10 SF	415 2280361
		Serena Lee	1281 Jackson St	415-38-987

PETITION TO PRESERVE OUR SMALL SCALE NEIGHBORHOOD CHARACTER & QUALITY OF LIFE

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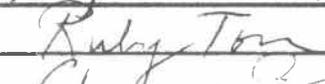
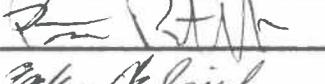
**THE UNDERSIGNED ASK FINAL APPROVAL OF APPLICATION
NO. 2012-0723-5467 BE REJECTED. 1521-31 JONES ST.**

NAME Signature	PRINT NAME	ADDRESS	PHONE email(optional)
<i>Louise Leek</i>	Louise Leek	1162 Pacific Ave.	
<i>Anna L. Chew</i>	ANNA L. CHEW	1168 Jackson St	
<i>Hedra Gruyer</i>	Hedra Gruyer	2118 Polk St	
<i>Magenta Czys</i>	Magenta Czys	1610 Leavenworth	585-9897
<i>Helen Parschau</i>	Helen PARSCHAU	1080 Bush & Co	415-441-7610
<i>RAYAL VORA</i>	RAYAL VORA	1301 LEAVENWORTH	
<i>R. McGee</i>	Robert McGee	1323 Leavenworth	(415) 795 2656
<i>Carolyn Ashburn</i>	Carolyn Ashburn	1234 JONES #3	5-992-1320

PETITION TO PRESERVE OUR SMALL SCALE NEIGHBORHOOD CHARACTER & QUALITY OF LIFE

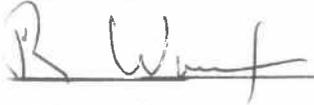
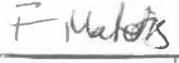
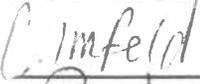
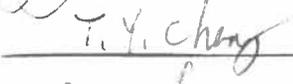
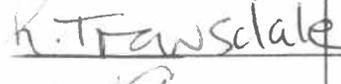
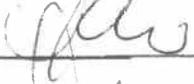
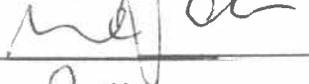
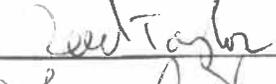
We, the undersigned, are neighbors, property and business owners and residents of Nob Hill and Russian Hill who live near the Pacific Avenue area. We oppose the approval of Building Permit Application No. 2012-0723-5467 for a vertical extension at 1521-31 Jones Street. Any vertical extension that exceeds a building height of 40 ft. would have a major detrimental effect on the quality and quantity of sunlight and air currently enjoyed by the entire neighborhood. None of the buildings along Jones Street between Jackson and Pacific streets exceeds 40 ft.. We are concerned about the precedent this project would set in its long term effect on the entire Nob Hill and Russian Hill area. It would lead to future developments that would destroy our world renown neighborhood character consisting of unique vintage and charming 1920s wood frame structures and compromise our quality of life.

Furthermore, the undersigned ask that the height limit for any development on Jones Street between Pacific and Jackson streets be restricted to 40 ft. consistent with the 30 ft. to 40 ft. height of the existing neighborhood buildings.

NAME	ADDRESS	PHONE
Signature	Print Name	email(optional)
	BENJAMIN TOM	1717 JONES ST. #3
	Ruby Tom	1717 Jones St. #3
	ADAM BLUHM	1517 Jones St #2
	Jason Hack	1517 Jones St. #6
	Peter Reinhardt	1517 Jones St #3
	Enka B Reinhardt	1517 Jones St #3
	Larry Rogers	3248 1st St
	Judy Lee	1333 Jones St SF 34103

915-501
2423
206-575
3062
805-708-
7367

NAME	ADDRESS	PHONE
Signature	Print Name	email(optional)
<i>Shan Xiao</i>	SHAN XIAO	1542 Jones St. S.F. (415) 775-5886
<i>M. Lindsay</i>	M LINDSAY	1226 Pacific Ave #4 415 351-2800
<i>Saki Mwanimoto</i>	SAKI MWANIMOTO	1299 Pacific 347-238-5973
<i>Ray Ortiz</i>	Ray Ortiz	1254 Hyde St.
<i>Kristine McCallister</i>	KRISTINE MCCALLISTER	1382 Pacific
<i>Julianne Paulson</i>	Julianne Paulson	30 Wayne Pl 360.472.0675
<i>Dasha Dekleva</i>	DASHA DEKLEVA	1226 Pacific Ave 415.786-8971
<i>Christian Nysaeth</i>	Christian Nysaeth	2 Phoenix ter
<i>Hal Christiansen</i>	Hal Christiansen	1864 Larkin #5 94109-3119 415-346-6810
<i>Rebecca Frazzano</i>	Rebecca Frazzano	1260 Broadway
<i>Isaac Catal</i>	Isaac Catal	1447 Jones St. 415-296-2900
<i>Emilee Barbiero</i>	Emilee Barbiero	16 Salmon 415 572 2352
<i>RAYMOND BARBERO</i>	RAYMOND BARBERO	16 SALMON " "
<i>Elhaam Hashemi</i>	Elhaam Hashemi	1374 Pacific Ave SE, CA 94109 415 516-9887
<i>Katrina Kurbina</i>	Katrina Kurbina	752 Pacific Ave San Francisco, CA 508 320 0201
<i>KURT ZANCA</i>	KURT ZANCA	1026 Sacramento St, San Francisco, CA 970-485-2008
<i>Robert Bracken</i>	Robert Bracken	San Francisco, CA 94133 415 563-3551

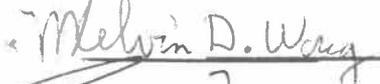
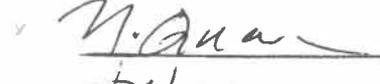
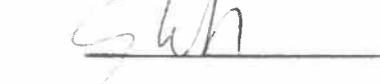
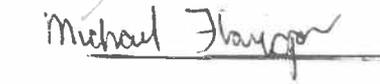
NAME		ADDRESS	PHONE
Signature	Print Name		email(optional)
	CHARLES LEWMAN	1310 Jones St. #102 S.F. CA 94109	626-379-9790
	R Waxman	1446 Jones #6 SF 94109	richard.waxman@yale.edu
	F Muletis	1077 Vallejo St, SF, CA	Fmadsen@gmail.com
	Christine Imfeld	1370A Pacific Ave	christinimfeld@gmail.com
	RICK LEE	2233 LARKIN #4	415-290-7461
	Gary Lewis	1037A Broadway	415-829-2707
	T. Y. C.	1250 Clay St.	
	Attorney Chu	1260 Clay St.	
	Rosemary Trowsdale	1434 Jones St #12	
	T. Choi	1530 Knox St.	
	J. Kennedy	1215 Pacific #103	
	MARK CAROLAN	1215 Pacific #103	415 637 1318
	B M	1327 Levee Way	415 200 411
	1123 Jackson	REED TAYLOR	415 673-8812
	1457 Jones St #6	Freya A. Horne	

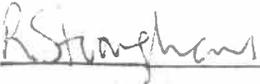
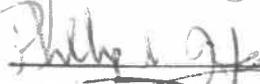
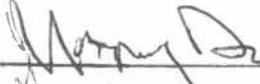
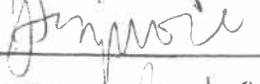
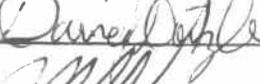
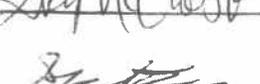
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NO. 2012-0723-5467 BE REJECTED. 1521 - 31 JONES ST.**

PROPERTY OWNERS

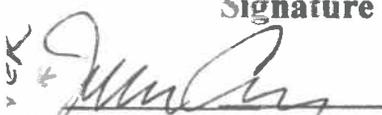
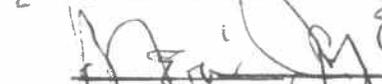
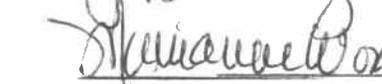
NAME Signature	Print Name	ADDRESS	PHONE email(optional)
	Cynthia On	1508 JONES	—
	Melvin D. Wong	1506 Jones	—
	N. Quan	1514 Jones St.	—
	N. Quan	1514 Jones St.	—
	DAVID HAKE	1365 PACIFIC	
	Lindsay Harrison	1664 Larkin St	
	Greg Leach	1385 Clay St #21	312 513 6564
	MICHAEL FLANAGAN	1501 Leavenworth #12	602-7643

NAME Signature	Print Name	ADDRESS	PHONE email(optional)
	Rue Ann Stranghan	1357 Clay St. #8	
	JAMES CAMPBELL	1358 TAYLOR #20	956-5745
	Thomas Wicken	950 Pine St	490-7761
	Kenneth Lester	440 Davis Ct.	415 910 2428
	Phillip Hogan	1655 Jones St	415-321-9423
	Jeff Dunn	1615 Jones St	490.949.0600
	MARIA DUNN	1615 Jones St	602,739,6000
	Jacqueline Sizemore	1005 Jones St Apt 5	716 812-8835
	Darren Dautler	1737 JONES S	
	Brent Marsh	1536 Jones	415 559-7931
	GEORGE McCLOSKEY	1033 LOMBARD ST	415-939-6959
	Lisa McCloskey	1033 Lombard St.	925 354-2315
	Scott Bloom	1258 Leavenworth	415-333-2411
	Jenna Rohm	1301 Leavenworth	714 614 8000
	Richard Brennan	1310 Jones St	415 440 3041

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NAME Signature	Print Name	ADDRESS	PHONE email(optional)
	Joan Casey	1257 55 Pacific Ave	415 613 3685
	Sabrina Kuntz	1251-35 Pacific Ave	415-601-0589
	E MERIW	4 MONT	441-3019
	J.D. COLLINS	1290 JACKSON #3	415-533-0546
	JH Costanzo	1142 Jackson #5	415-417-1361
	MARIANNE WONG	1504 Jones St.	415 244-6587
	Penny Wong	760 Stockton St	415-788-2181
	Marilyn Dees	1360 Washington St	305-498-3747

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NAME	ADDRESS	PHONE
Signature	Print Name	email(optional)

	Jon Wilson 1517 Jones St Apt 41	
---	---------------------------------------	--

Alison Maxley	Alison Maxley 1517 Jones #1	
---------------	--------------------------------	--

Sarah Kearny	SARAH KEARNY 1517 JONES #4	
--------------	-------------------------------	--

	Jasmine Bolcoorian 1517 Jones #5	885-4897
---	-------------------------------------	----------

	Bonnie Stege 1335 Clay #4 SF 94109	
---	--	--

OWNER

	Sabrina Lui 1222 Jackson St, SF 94109	
---	--	--

	JOHN CASEY 1184-26 Jackson St	415 613 3685
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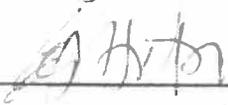
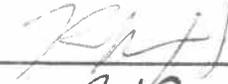
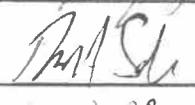
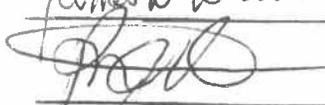
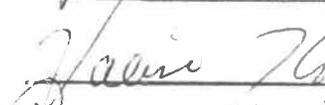
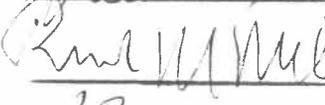
	JOHN CASEY 1184-78 Jackson St	415 613 3685
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FOR IRVING CHANG

PETITION TO PRESERVE OUR SMALL SCALE NEIGHBORHOOD CHARACTER & QUALITY OF LIFE

We, the undersigned, wish to maintain our quality of life! We are very anxious about the pending application for the final approval of building permit No. 2012-0723-5467. We agree any vertical building extension has a major detrimental effect on the quality and quantity of sunlight and air currently enjoyed by the entire neighborhood. We are especially pleased none of the buildings along Jones Street between Jackson and Pacific streets exceed 40 ft. in height. Our concern is about the precedent this project sets in the entire Nob Hill and Russian Hill area. It leads to a development that would negatively alter our unique neighborhood character.

**THE UNDERSIGNED ASK FINAL APPROVAL OF APPLICATION
NO. 2012-0723-5467 BE REJECTED. 1521-31 JONES ST.**

NAME	ADDRESS	PHONE
Signature	Print Name	email(optional)
	ESTHER SCO HOOD	1134 JACKSON #4
	ROBERT SCO HOOD	1134 JACKSON #5
	Robert Salawary	1124 Jackson #3 415-668-6223
James W. Willis	James W. Willis	1637 Taylor St (415) 885-6736
	Robert E. Casperson	1231 Jackson St "A" 415-318-0321
	VALERIE KIRK	1233 VALEJO ST 412-735-5695
	RICHARD MILAT	1400 WASHINGTON #114 264-0223
	Nick Buckley	2 Phoenix Terrace

"0"

18

8
1/2

1521-31 JONES ST.

NAME	ADDRESS	PHONE
Signature	Print Name	email(optional)

	Huang Songhui	1535 clay st	707-9865
	Joseph Omran	1263 Leavenworth St	
	LESLIE E. OMRAN	1263 Leavenworth ST	
	Joseph Gong	1446 Leavenworth	
	SHARON YETER	1455 LEAVENWORTH ST.	
	Annie	813 Jackson St.	
	Sandra	1585 Clay St	
	Helen Park	1252 Jackson St.	
	Camille Elguero	1181 Pacific Ave.	
	Jennifer Nannie	1425 Taylor Rd.	
	Liz Ambrosini	480 Greenall #6	
	BRENDAN HAGARTY	1508 TAYLOR ST #3	
	Katherine Mosey	1508 Taylor St #3	
	Allan Wong	1279 Pacific	
	Teng J. Wang	1335 Pacific #312	

PETITION TO PRESERVE OUR SMALL SCALE NEIGHBORHOOD CHARACTER & QUALITY OF LIFE

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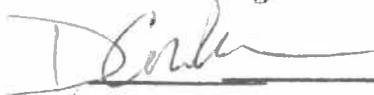
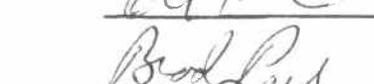
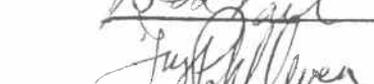
**THE UNDERSIGNED ASK FINAL APPROVAL OF APPLICATION
NO. 2012-0723-5467 BE REJECTED. 1521-31 JONES ST.**

NAME Signature	Print Name	ADDRESS	PHONE
	Robert Tucker, CO-CHAIR	7th & COMMERCE S.F. CA 94109	415 609 8607 venturesv@aol.com
	Kathleen Courtney	1158 Green St S.F. 94109	(510) 928-8243 kcourtney@rhc.com
	Michelle Murray	1523 Pacific Ave SF CA 94109	mLmurray@hotmail.com
	Dawn S. Tremere	1561 Sacramento St SF CA 94109	TremereDawn@yahoo.com
	Marlyne Florig	1200 Gough St #17A, SF	415 658-7458
	Jordy Quilenderino	1308 Pacific SF, CA	415-940-9880
	VIRGINIA BROOKS	1424 JONES ST SAN FRAN CA	415-771-8730
	KATIE BOSWELL	1456 JONES ST	NA
	ANAND THAKER	1278 JACKSON #1	(630) 670 4310

**PETITION TO PRESERVE OUR SMALL SCALE
NEIGHBORHOOD CHARACTER & QUALITY OF LIFE**

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**THE UNDERSIGNED ASK FINAL APPROVAL OF APPLICATION
NO. 2012-0723-5467 BE REJECTED. 1521-31 JONES STREET**

NAME		ADDRESS	PHONE
Signature	Print Name		email(optional)
	Daniel Cowan	1188 Jackson St. San Francisco 94133	323-454-3269
	Alex Morris	1188 Jackson St. San Francisco 94133	206 290 2873
	Matthew Gunderson	1188 Jackson St. San Francisco, CA 94133	408-858-9500
	JoAnn Chau	1625 Jones St 94109	415 624 6638
	XIAO LING CHEUNG	73 Bernard St 94133	(415) 823-2280
	Kelvin Lee	9 Phoenix Ter.	(415) 385-8016
	Brad Paul	405 Vista Gade	(415) 272-9502
	PAK C. FUNG	150 BERNARD ST ST. 94109	(415) 350-3577

1/2

PETITION TO PRESERVE OUR SMALL SCALE NEIGHBORHOOD CHARACTER & QUALITY OF LIFE

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**THE UNDERSIGNED ASK FINAL APPROVAL OF APPLICATION
NO. 2012-0723-5467 BE REJECTED. 1521-31 JONES ST.**

NAME Signature	Print Name	ADDRESS	PHONE email(optional)
<i>Jean B. Mah</i>	Jean B. Mah	999 Green St. #1201	1260-20 Jackson
<i>James Lansing</i>	James Lansing	1048 Union St., #7	415-885-6631
<i>[Signature]</i>	Orew Kell	1412 Leavenworth	415-572-7900
<i>[Signature]</i>	LAM VI	1327 LEAVENWORTH & JOLY	415) 596 9342
<i>[Signature]</i>	Margie Kellm	Hyzard: 1420	
<i>Wesley Solarz</i>	Wesley Solarz	1150 Clay #1	
<i>[Signature]</i>	DIANE TA	115 COLUMBUS	
<i>Max Underdunk</i>	Margaret Underdunk	1537 Jones	415-474-7014 #102

Ⓟ

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1521-31 JONES ST.

NAME Signature	Print Name	ADDRESS	PHONE email(optional)
<i>Louise Look</i>	Louise Look	1162 Pacific Ave.	
<i>Richard So</i>	Richard So	1247 Pacific Ave	(415) 781-1224
<i>Shelia Tsang</i>	Shelia Tsang	1233 1235 1239 1237 Pacific Ave	(415) 986-3929 (415) 517-9282 <small>owner</small>
<i>Sharon Lew</i>	SHARON LEW	1135-1143 Pacific	415 3079364
<i>Picky Cho</i>	PICKY CHO	1610 JONES ST	415 563 3184
<i>Yvonne Cho</i>	Yvonne Cho	1610 Jones St	415 563 3184
<i>Brian Ng</i>	Brian Ng	1309 Mason St.	(415) 274-0550
<i>Dorothy Foo</i>	Dorothy Foo	1166 1/2 Jackson St.	415 567-5597
<i>Marsha Lou</i>	Marsha Lou	1556 Leavenworth St	415 273-2650
<i>David Frederel</i>	David Frederel	1907 Leavenworth St	979 505-1837
<i>TAMES MAYOR</i>	TAMES MAYOR	1650 Jones St #114	415-765-5111
<i>GRACE CHO</i>	GRACE CHO	1525 Hyde	415 585-0233
<i>Michael Gruber</i>	Michael Gruber	1310 Jones St #114	562 884 7327
<i>Karli M Schwenlebe</i>	Karli M Schwenlebe	2042 Leavenworth	206 234-7206
<i>Matt Phillips</i>	Matt Phillips	1442 Taylor #202	

**PETITION TO PRESERVE OUR SMALL SCALE
NEIGHBORHOOD CHARACTER & QUALITY OF LIFE**

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**THE UNDERSIGNED ASK FINAL APPROVAL OF APPLICATION
NO. 2012-0723-5467 BE REJECTED. 1521-31 JONES STREET**

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>
Signature	Print Name	email(optional)
	Nicole Holsted	1186 Jackson St
	Penny PORTER	1312 JACKSON
	Ewisa Sidouani	1301 Leavenworth
	Paul Jung	1317 " SF CA
	Jon Jung	1469 Clay St SF CA
	Jason Zhou	1159 HYDE ST 1814 415-668-2223
	Laurent Hooker	77 Glover St.
	Ken Bueck	1360 JONES ST #702 480-296-8368
	MIRIAM SILANT	133 SPATE FIRE 415-77-1170

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NAME	ADDRESS	PHONE
Signature	Print Name	email(optional)
	Joe Salinas	1475 Central Court 415-756-4822
	DAVID TETZO	1662 CLAY ST 505-504-2192
	Li Wu	626 Plymouth AVE
	Kristin Anwen	1075 Pacific Ave
	Betsy Kopnar	1501 Taylor St.
	Inesa Skute	914 Pacific Ave
	Teresa Nolan	1425 Taylor St 510-505-0316
	Ryan Johnson	1601 Sacramento St
	Victoria Johnson	1601 Sacramento St
	Kathryn Walker	1200 Pacific Ave.
	Sam Hakey	1276 JACKSON ST (415) 309-1879
	PATRICK PRUYN	1661 LEAVENWORTH 415-235-4702
	RANDY COWEN	1278 JACKSON
	Andrew Ching	1317 Jones. 415-948-6700
	Eileen Chan	1452 Jones St.

**PETITION TO PRESERVE OUR SMALL SCALE
NEIGHBORHOOD CHARACTER & QUALITY OF LIFE**

1521 Jones Street

We, the undersigned, wish to maintain our quality of life! We are very anxious about the pending application for the final approval of building permit No. 2012-0723-5467. We agree any vertical building extension has a major detrimental effect on the quality and quantity of sunlight and air currently enjoyed by the entire neighborhood. We are especially pleased none of the buildings along Jones Street between Jackson and Pacific streets exceed 40 ft. in height. Our concern is about the precedent this project sets in the entire Nob Hill and Russian Hill area. It leads to a development that would negatively alter our unique neighborhood character.

**THE UNDERSIGNED ASK FINAL APPROVAL OF APPLICATION
NO. 2012-0723-5467 BE REJECTED. 1521-31 JONES ST.**

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>
<u>Signature</u>	<u>Print Name</u>	<u>email(optional)</u>
	Pamela LYAU	1474 Washington SF CA 94109
	Colleen Li	1476 Washington St. S.F. CA 94109
	PETER YONAGUCHI	1478 WASHINGTON ST S.F. CA 94109
	GREG LI	1474 WASHINGTON ST S.F. CA 94109
	DAVE LEE	1460 WASHINGTON ST S.F. CA 94109
	Kerry Young	1530 LEAVENWORTH ST SF CA 94109
	KATHY LUM	1530 LEAVENWORTH ST-3 SF CA 94109
	Marcia Young	1530 Leavenworth #11 SF CA 94109

1521 Jones Street

Petition Re: Building Application No. 2012-0723-5467

Page 2

NAME	ADDRESS	PHONE
Signature	Print Name	email(optional)

	H. LUM	1530 Leavenworth ST
	Janis Lum	1530 Leavenworth St
	Cheryl Li	1474 Washington St. STE, WA 94109
	JOHN STEVENS	1700 JONES ST 94109
	GLORIA LEIRD	1650 JONES ST 415-775-6486
	H Palatky	1674 Washington #4 415-533-5011
	MARC MATIS	1390 Washington #201
	BRENDA GUAN	1127 Hyde St.
	MITZI GUAN	1127 Hyde St
	Ralph Thompson	1355 Washington #32 (415)771-9215
	Ashley Gross	1385 Clay St
	Kevin Guzman	4 Kimball Pl. 760-221-0308
	Fred Perrotta	1146 Taylor #4
	Carson Lum	1335 Pacific Ave 209
	Deborah Lee	1525 Jackson St #5 SF

PETITION TO PRESERVE OUR SMALL SCALE NEIGHBORHOOD CHARACTER & QUALITY OF LIFE

We, the undersigned, wish to maintain our quality of life! We are very anxious about the pending application for the final approval of building permit No. 2012-0723-5467. We agree any vertical building extension has a major detrimental effect on the quality and quantity of sunlight and air currently enjoyed by the entire neighborhood. We are especially pleased none of the buildings along Jones Street between Jackson and Pacific streets exceed 40 ft. in height. Our concern is about the precedent this project sets in the entire Nob Hill and Russian Hill area. It leads to a development that would negatively alter the unique neighborhood character.

THE UNDERSIGNED ASK FINAL APPROVAL OF APPLICATION
NO. 2012-0723-5467 BE REFUSED FOR THE PROPOSED BUILDING EXTENSION ALONG JONES STREET

NAME
Signature

PHONE
(mail optional)

<u>NAME</u> Signature		<u>PHONE</u> (mail optional)
		415-225-9597
<i>[Signature]</i>	Danielle Shepard 1512 Jackson St	415-629-3508
<i>[Signature]</i>	1512 Jackson St	781-554-3979
<i>[Signature]</i>	1512 Jackson St	415-474-3246
<i>[Signature]</i>	1512 Jackson St	415-776-0612
SADIE WIM	1512 Jackson St	415-776-0612
Andy Aubrey	1514 Leonard	
Chack Taylor	1456 Jones	415-655-3921

**PETITION TO PRESERVE OUR NEIGHBORHOOD
CHARACTER & QUALITY OF LIFE**

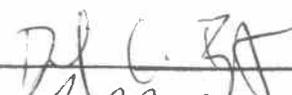
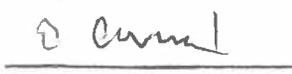
We, the undersigned, are neighbors, property owners and residents of Nob Hill and Russian Hill who live on or near Pacific Avenue are concerned and do not support approval of the Building Permit Application No. 2012.07.23.5467 for a vertical extension at 1521-31 Jones Street. We find that the 13 feet vertical extension will definitely have a major detrimental affect on the quality and quantity of sunlight and air currently enjoyed by the entire neighborhood. We have major concerns on the precedents the project sets and its long term effect on the entire Nob Hill and Russian Hill area not to mention citywide impact.

NAME Signature	Print Name	ADDRESS	PHONE email-optional
	David F. Wilkinson	1346 Larkin St. SF	CA 94109
	Hai Ling Xiao	1459 Jones St #1	CA 94109
	Melissa Lindon	1754 Larkin	415 748 0444
	Rose Lee	1462 Jackson	415 776 4886
	David Lee	1462 Jackson	415-776-4886
	CAROLYN LEE	1460 JACKSON	415.673.0869
	Gerald E. Hanrey	1625 LEAVENWORTH #308	776-0755
	Shawn Erezio	1565 Jackson St. #15	314-6939
	HUGH HEBER	1152 JACKSON ST. #15 SF CA 94133	415 474 1499
	MANCY BROWN	1152 JACKSON ST #7 SF 94133	415-925-1440
	THANH QUAN	1125 JACKSON ST	415 776-9911
	Stephen Grant	1020 Union #22	415 928 4612
	CINDY MAO	1291 PACIFIC SF CA 94109	415 312 1393
	NANCY ROSENTHAL	1616 TAYLOR ST. #3 SF CA 94133	415 928-2690
	KELLY DAUGHERTY	1376 Pacific Ave	415-922-1508
	R.P. HARRIS	1237 Vallejo St #3	415-740-5057

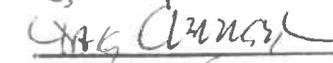
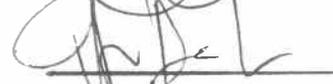
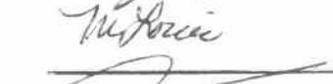
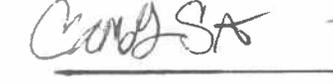
PETITION TO PRESERVE OUR SMALL SCALE NEIGHBORHOOD CHARACTER & QUALITY OF LIFE

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**THE UNDERSIGNED ASK FINAL APPROVAL OF APPLICATION
NO. 2012-0723-5467 BE REJECTED. 1521-31 JONES ST.**

NAME Signature	Print Name	ADDRESS	PHONE email(optional)
	Tom Chaker	1825 Leavenworth	
	Daniel Butler	1400 Washington	
	Lee Nazy	1334 Jones	(415) 352-1556
	BEE RUDGE	1338 Leavenworth	408 3878387
	EDWIN CARVER	1155 Jones St. 94109	
	HARRIS KIAN	1175 Clay St.	412-761-2219
	Andrew Charlton	1301 Leavenworth St.	408-242-4376
	David Lindstrom	1428 Washington St	415-309-9191

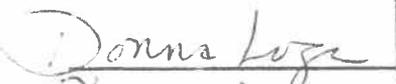
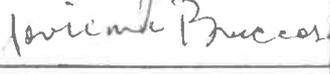
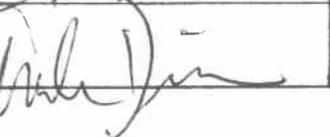
1521-31 JONES ST

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>
<u>Signature</u>	<u>Print Name</u>	<u>email(optional)</u>
	Russell Coleman	1464 Taylor St. Apt 5
	Daniel Victor	1650 Jones #1
	CRAG CZUCZAJ	1152 Jackson St. #7
	Sean Foley	1456 Jones
	Will Steinberg	1212 Jackson
	DANIEL LOUIE	1530 Leavenworth
	An Duc Lee	1567 Leavenworth
	MARTIN ZELENIKA	1225 WASHINGTON
	CONG SITU	1286 PACIFIC DR
	Dany Ho	1267 PACIFIC #3
	MELVYN LOUIE	642A-6th AVE. SF
	FRANCISCO ACASUA	1492 Pacific Ave, 3
	BRITT MESER	1242 TAYLOR ST.
	THEODORE MITCHELL	1015 PACIFIC AVE
	CAND CANDY STEVENS	1015 PACIFIC AVE

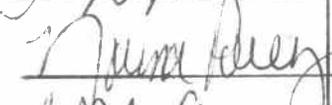
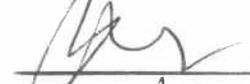
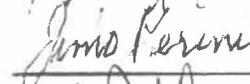
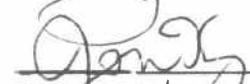
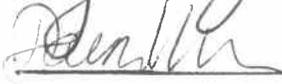
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NO. 2012-0723-5467 BE REJECTED. 1521-31 JONES ST.**

<u>NAME</u> Signature	<u>ADDRESS</u> Print Name	<u>PHONE</u> email(optional)
	DONNA LOGGIA	1530 JONES ST # 2 441-2855
	DAVID ANDREWS	515 JONES ST #17 567-8214
	Chris Zacharias	1369 Sacramento St #6 508-6119
	Maricela Brucosa	1235 Pine St 202-997-1093
	GUSTAVO ZALDÍVAR	1427 CLAY-LEAVEN 415 3611949
	ANNA LYLE	1304 Hyde St
	MELISSA ROBLES	1390 Washington St 2026-201-8821
	ANDREA DIAMOND	1400 Leavenworth ST. 415-335-5576

1521-31 JONES ST

NAME	ADDRESS	PHONE
Signature	Print Name	email(optional)
	MARGARET R. FISHER	
	Allen Liang	
	Max Belanger	
	NORMA PEREZ	
	Liz MacAusland	
	MIN-LI HSHIEH	
	JAVIER CAULES	
	LAN LIEU	
	Sean Reilly	
	JIMO PERINI	
	KEYSON TATO	keyson@gmail.com
	Jon Key	Keyjon@hotmail.com
	DAIRINE MORAN	
	Wei Jian Fang	
	Joy Subarjan	

PETITION TO PRESERVE OUR SMALL SCALE NEIGHBORHOOD CHARACTER & QUALITY OF LIFE

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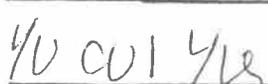
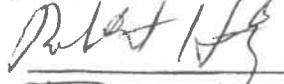
**THE UNDERSIGNED ASK FINAL APPROVAL OF APPLICATION
NO. 2012-0723-5467 BE REJECTED. 1521-31 JONES ST.**

NAME Signature	Print Name	ADDRESS	PHONE email(optional)
	DORIAN ROBSON	1415 CLAY ST. E	415 658 1503
	Nastassja Myer	1455 Leavenworth	818 517 9553
	Sabrina Koss	1440 Washington ^{APT} 57	
	Alexandra G. Zelkurs	1290 JACKSON ST. Apt 6	216 -832-4782
	JOHN Livolsi	1248 JACKSON ST.	
	Alex Paine	1255 Pacific Ave.	503-970-7731
	Harriet Chu	27 Reed,	415-441-4016
	Elena Chust	44 Reed street	

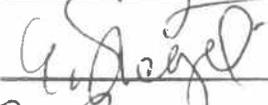
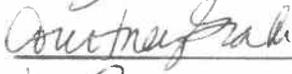
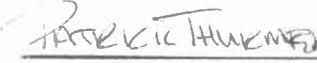
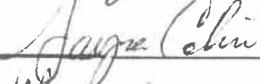
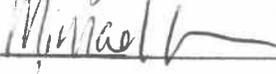
PETITION TO PRESERVE OUR SMALL SCALE NEIGHBORHOOD CHARACTER & QUALITY OF LIFE

We, the undersigned, wish to maintain our quality of life! We are very anxious about the pending application for the final approval of building permit No. 2012-0723-5467. We agree any vertical building extension has a major detrimental effect on the quality and quantity of sunlight and air currently enjoyed by the entire neighborhood. We are especially pleased none of the buildings along Jones Street between Jackson and Pacific streets exceed 40 ft. in height. Our concern is about the precedent this project sets in the entire Nob Hill and Russian Hill area. It leads to a development that would negatively alter our unique neighborhood character.

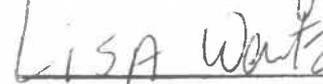
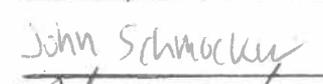
**THE UNDERSIGNED ASK FINAL APPROVAL OF APPLICATION
NO. 2012-0723-5467 BE REJECTED. 1521-31 JONES ST.**

NAME Signature	Print Name	ADDRESS	PHONE email(optional)
	Juan Li	1224 Pacific Ave	415 793 3284
	Shannon Navarro	1200 Clay St #112	
	Yu Cui Yu	1220 Pacific #4	(415) 771-7382
	Michael Wimer	1537 Jones St. #302	415
	ROBERT HERTZ	1537 Jones St #302	
	JOHN F. ROLLERI	1111 JONES ST. #4	
	Paul Villanovant	1433 Clay St #2	
	ZOE GARVIN	1149 CLAY ST #3	415 385 6659

1521-31 JONES ST.

NAME	ADDRESS	PHONE
Signature	Print Name	email(optional)
	Chi H. Wong	CHWong124@gmail.com 415-361-8165
	Colee Flourary	1456 Jones #31
	Kim Seigel	1265 Washington St
	Felicia Zunich	1433 Clay St.
	Courtney Graham	1029 Broadway 415-308-6645
	Ryan Swale	131 BERARD
	S. PHILLIPS	1635 JONES ST
	Ursula Haas	1246 Pacific 415 474-3204
	PATRICK ROSS	1333 JONES 415-775-3523
	PATRICIA THUMME	1320 LEAVENWORTH
	KATHRYN J BURKE	1250 CLAY ST #303 415 771-6554
	SAIRA COLIN	1560 LEAVENWORTH (510) 209-0762
	Michael Kane	1725 Van Ness 970 319 1544
	Johnny Tice	1328 Leavenworth
	Gail Giladi	1350 Washington

1521-31 JONES ST

NAME		ADDRESS	PHONE
Signature	Print Name		email(optional)
	Ashley Hemmen	1222 Jackson St.	
	DAVID NG	978 Jackson	
	LISA WENTZ	3400 CLAY	
	John Schmoeck	1226 Jackson St	310-218-2524
	John Egerton	1549 Jones St. #4	John.Egerton@calico.co

ALTERNATIVE

The 1500 block of Jones Street between Pacific Avenue and Jackson Street is composed of 1920 circa buildings and maintains an equilibrium of hill side atmosphere and development in which the residents seek and enjoy. The physical conformity of the existing buildings is sensitive to the natural terrain of the Nob Hill neighborhood. In order to continue the unique and unparallel feel of the area, a reasonable alternate would be as follows:

Combine the existing vacant third floor units to create the 1521-1531 Jones owners' Dream Home. With the excellent public transportation available on this block, many of the residents in the neighborhood find no need for a car/garage. Also, there will be no need for permit and variance applications and no doubt will save the owner a great deal of the construction costs. And finally, avoid all the adverse impacts to the Nob Hill/Russian Hill communities.

February 26, 2013

**San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103**

Attention: Ms. Elizabeth Watty

Dear Ms. Watty:

**Subject: Permit Application 2012-0723-5467
1521-1531 Jones Street Development Proposal**

Enclosed please find 17 copies of "Alternative 5-5-5" with photos attached to be included at the end of our packet "Supplementary Materials to DR No. 2012-0723-5467" delivered to your offices on February 21, 2013.

Thank you for your cooperation.

Sincerely yours,

Lindbergh Low

Rose Low

Eva Low Chan.

ALTERNATIVE 5-5-5

We are proposing our “5-5-5 Alternative” to mitigate the concerns of the negative impact this project creates on the access of sun, light and air currently enjoyed in the neighborhood. Additionally, this will allay the neighborhood’s concerns to keep the existing small neighborhood character of the present staggered roof skyline in the Nob Hill/Russian Hill communities.

The “5-5-5 Alternative” accomplishes the following:

- 1. 45’ height substantially reduces the shadow disadvantages to affected buildings in the surrounding neighborhoods.**
- 2. The 5’ setback on the north and south property lines opens up wider corridors for sun, light and air for the adjacent properties.**
- 3. The reduced bulk of the addition will be a lesser negative impact to the neighborhood as illustrated by the attached 4 photos.**

50'

45'



100 →

BERNARD

5-5-5 ALTERNATIVE
JONES ST 50' VS 45'
ROOF LINE
DANIEL HILL TO JACKSON



5-5-5 ALTERNATIVE
2/4
JONES ST
RES ALTERNATIVE



5-5+5 ALTERNATIVE
JONES ST
ROOF 45' NORTH ELEV.
(3/4)

February 26, 2013

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1650 Mission Street, 4th Floor
San Francisco, CA 94103**

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50' 7'
45'

100 →
BERNARD

5-5-5 ALTERNATIVE
JONES ST 50' VS 45'
ROOF LINE
DANIEL HILL TO JACKSON

5-5-5 ALTERNATIVE
JONES ST
ACT ALTERNATIVE

2/4



50%
45%
45%



50'

45'

STOP

5-5+5 ALTERNATIVE
JONES ST
Roof 45' NORTH ELEV.

3/4



4/4

5-5-5 ALTERNATIVE
45' ROOF HEIGHT
VS
50' ROOF HEIGHT



RECEIVED

March 4, 2013

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

MAR 04 2013

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

RE: 1521 -1531 Jones Street -Hearing Date March 14, 2013
Variance Application 2012.1093V; BPA No. 2012.07.23.5467
Opposition to Rear Yard Variance and Expansion of Non-complying Structure &
In Support of Request for Discretionary Review

President Fong, Zoning Administrator Sanchez, and Members of the Commission:

I. Introduction

This office was recently retained to represent the southern neighbors of the proposed project. The Low family has owned the building at 1517 Jones Street for more than 50 years. Lindbergh Low and his sister Eva Low Chan own the building, which was purchased by their father in the early 1950's. Because the plan is to add a new 5th floor and build into the required rear yard and expand the non-conforming area of the subject building, the Low property at 1517 Jones Street will be the most affected and impacted parcel if the proposed project is approved as currently proposed. The neighbors have made their objections to the variance and to the project itself known to the applicant and to the Planner on the project without result or serious mitigation.

II. Subject Site and Neighborhood Character

The subject neighborhood is a very well established neighborhood where people come and stay and put down roots. Most of the buildings date from the period immediately following the San Francisco earthquake. The subject building was constructed in 1907 and its neighbor to the north at 1535 Jones Street was built in 1906. The Lows' building, adjacent to the subject site to the south, was built in 1910.

As shown on the Sanborn Map attached as Exhibit 1, the block and the neighborhood is remarkably consistent in vintage and character. As shown on Exhibit 1, there are forty-two (42) buildings on the block. Of those, thirty-eight (38), all but four, were constructed between the years 1900 and 1928; and the majority of the buildings in the neighborhood were constructed immediately following the earthquake from 1906 to 1912. Given that the buildings and neighborhood are more than one-hundred years old, it is a remarkable achievement that the block remains intact and continues to serve so many people so well as affordable, rent-controlled family housing.

The block face across Jones Street to the east has virtually the same make up and the buildings are all of a nearly identical vintage and character. The buildings all step gracefully up the steep hills and present a nearly uniform facade appearance and

character. This is a neighborhood of strong, uniform defined visual character. Attached hereto as Exhibit 2 is a photo of the street façade on the west side of Jones Street, where the subject site is located. Exhibit 3 is a photo of the east side of Jones Street on the subject block across the street from the site. All buildings are 30-40 feet in height and all buildings respect the topography of the street and step up the steep hill.



The Subject Site as Viewed From Jones Street looking West. The Building Immediately North sits at the Rear of Its Lot Which Will Make the Proposed New Floor Completely Visible from Jones Street. Please compare this photo with the massing study from the project architect attached as Exhibit 4. The modern design does not fit the visual character of the neighborhood and will be clearly, starkly visible – not “minimally visible” as contended by the project sponsors.

III. The Addition of a New Floor is Out of Character With the Block and Neighborhood and Violates the Residential Design Guidelines

More remarkable than the fact that the buildings are all of the same vintage and have survived intact is the fact that if the Commission permits this top floor addition, on this block, it will be the *first and only such addition on the entire block*. As the photos

attached as Exhibit 5 depict, no additional floor construction of any kind has been approved or constructed anywhere on this entire block. The design of the 5th floor addition is totally out of character with the entire block. There is no contemporary designed building on the entire 1500 Jones Street block. The fenestration proposed for the project bears no resemblance with any of the houses in the area. The design has to unify and contribute positively to the existing building. No effort was made in this regard as required by the SF Planning Department Residential Design Guidelines (page 31, RDG's)

The Zoning District in which this project is located contemplates that the existing housing will be preserved and respected and that new additions or building of a "disruptive height" will not be placed in the district. As set forth in relevant part in Planning Code §206.2 RM (RESIDENTIAL, MIXED) DISTRICTS:

"These districts are intended to recognize, protect, conserve and enhance areas characterized by a mixture of houses and apartment buildings, covering a range of densities and building forms according to the individual district designations. Despite the range of densities and building sizes, most structures are of a scale that respects the traditional lot patterns, open spaces and articulation of facades typical of San Francisco neighborhoods. These districts provide unit sizes and types suitable for a variety of households, and contain supporting nonresidential uses. The RM Districts are composed of four separate classes of districts, as follows...

RM-3 Districts: Medium Density. *These districts have some smaller structures, but are predominantly devoted to apartment buildings of six, eight, 10 or more units. Most of these districts are close to downtown and have been developed in this manner for some time. The units vary in size, but tend to be smaller than in RM-1 and RM-2 Districts. Many buildings exceed 40 feet in height, and in some cases additional buildings over that height may be accommodated without disruption of the district character. Although lots and buildings wider than 25 or 35 feet are common, the scale often remains moderate through sensitive facade design and segmentation. Open spaces are smaller, but decks and balconies are used to advantage for many units. Supporting nonresidential uses are often found in these areas."* (Emphasis added.)

In this particular instance, none of the buildings on this block exceeds 40 feet in height as can be seen from the photographs attached as Exhibit 5 and the photographs attached as Exhibits 2 and 3. There are no buildings in this immediate area or on this particular block which exceeds 40 feet in height. This particular project proposes a "disruptive" change for this neighborhood. The proposal to increase the height of this building to 50 feet is without precedent and, as expressed in the Code Section, should not be permitted at all. The subject site in particular has greater visibility than nearly every other building on the block because of the large setback which the neighboring building to the north has from the street. The neighbors oppose the project, in large part, because of the obvious and unacceptable disruption to the visual character of the neighborhood which it entails.

The language of Section 206.2 contemplates situations in which a building taller than 40 feet would not be disruptive to the existing neighborhood. Accordingly, the statute also

contemplates situations in which such a building would be very disruptive to the visual character of the neighborhood. The circumstance and situation presented to the Commission is the latter.

IV. The Variance Application Falls Far Short of Satisfying the Code Requirements

a. No Claimed “Hardship” or Exceptional Circumstance is Articulated in the Application—No Other Property on this Historic Block Has a Top Floor Rear Addition or Occupied 5th Floor

The application for the variance(s) needed in this case falls far short of providing ANY justification or compelling facts which would satisfy the code requirements for “exceptional and extraordinary” circumstances or “hardship,” or “difficulty” or “loss of a property right” or “that do not apply generally to other property or uses in the same class or district.” The project sponsor has fallen short of meeting the heavy burden to demonstrate an exceptional and extraordinary situation, which applies only to the subject lot, because none exists.

The variance application is not legally sufficient. The application does not even bother to articulate any circumstance that might justify a variance. The variance application states that the “exceptional and extraordinary circumstances applying to the property ...that do not apply to other properties” is that,

“The existing structure was built in 1907, well before present zoning. The exceptional circumstances are that it sits on a lot of substandard depth (only 87.5 feet) and is subject to additional restrictions due to its historic standing. The rear of existing building is “existing/non-complying: construction: extending 11 feet into the required rear yard; leaving a 10.875 feet deep yard at all levels. The structure is also a potential historic resource, limiting expansion (per the Secretary of Interior Standards) to areas marginally visible from the public way.”

This circumstance as described in the Variance Application applies to nearly every building and every lot on the block (See, Exhibit 1). This is not the exception on this block or in this area, it is the rule. There are no special circumstances that physically differentiate the project site from its neighbors. Further, there is no perceivable “unnecessary hardship” that would result from these circumstances in the event that a variance was not approved.

As shown on Exhibit 1, there are 16 substandard lots on this block which house buildings constructed between 1900 and 1915. All of these historic buildings were constructed “well before present zoning” and extend into the required rear yard as existing/non-complying construction. The subject lot is not “exceptional or extraordinary” in any manner and merely represents the “norm” for this block and for the surrounding area.

Clearly, the project sponsor has not and cannot meet the extraordinary burden to justify a variance.

Approval of the variance in these circumstances "would [amount] to the kind of 'special privilege' explicitly prohibited by Government Code section 65906." (*Orinda Association v. Board of Supervisors*) The applicants are not seeking a variance from the Code to allow them to enjoy a privilege the neighbors already have, the applicants seek to obtain a special privilege no one else enjoys.

b. The Proposed Variance is "In Your Face" and Will Harm the Neighbors and Obstruct Their Views

The proposed variance harms the neighbors. Further, the modern design with its high ceilings and heavy "brow" seems to go out of its way to obstruct the neighbors' view and to insure that the neighbors will be negatively impacted if the variance is granted. This is a completely improper use of the variance procedure and that portion of the project must be summarily denied. Further, one does not create a "minimally visible" addition to an existing building by creating 11-foot ceiling heights on the new 4th floor and 10-foot ceiling heights on the new 5th floor. As set forth in the project plans, the project increases the height at the existing 4th floor and creates excessive floor-to-ceiling heights for the new 5th floor. Attached hereto as Exhibit 6 are renderings and drawings from the project architect which show the "in your face" aspect of this proposed project.

At a minimum, if this project is to be approved, the requested variance must be denied and the proposed project should be reduced to a reasonable scope and size which: (1) does not create negative impacts on the neighbors; (2) is minimally visible; and, (3) has reduced floor-to-ceiling heights and reduced overall square footage in order to attempt to preserve the established neighborhood character. The proposed addition is not a small "penthouse" but a very large new floor addition in excess of 1,200 square feet. An addition of this size in this neighborhood cannot be justified and will have visual impacts for all of the surrounding blocks. Attached hereto and marked as Exhibit 7 is a photo comparison of the current view of Jones Street, looking south, and the proposed 5th floor addition. The proposed project will be the first and only 5th floor addition on this block and in the surrounding blocks. If it is to be approved, it should be done so on a much smaller scale and lower profile.

V. The Project is Universally Opposed in the Neighborhood; Project Sponsor Refused to Provide Full-Sized or Scaled Plans to the Neighbors and Refused to Erect Story Poles to Show the True Impact of the Variance and the Project

Because the character of this neighborhood is so well-defined, the proposed project has virtually no support at all from the surrounding neighbors and residents. The Lows previously submitted petitions from their neighbors opposing the proposed project and asking the Planning Commission to preserve the existing character of the neighborhood. A total of 425 neighbors signed the petitions against the proposed project. (Attached

hereto and marked as Exhibit 9 is a copy of the petition to the Planning Commission signed by 425 neighbors of the proposed project.) Those opposing the project are direct neighbors and will be unfairly and negatively impacted by the proposal. Attached hereto and marked as Exhibit 8 is a detailed Sanborn map showing the project site and the surrounding lots which oppose the project. Further, the project sponsors have not been forthcoming with details regarding the project or its potential impacts. For example, the neighbors requested a full-sized set of plans because the elevations and written descriptions on the reduced plans are microscopic. The project sponsors refused. Additionally, the neighbors requested that the project sponsors erect simple story poles on the roof of the subject property in order to fully convey the visual and shadow impacts of the proposed project to the surrounding neighbors and to the general public. Again, the project sponsor refused to construct story poles or even to allow the neighbors access so that they might construct their own story poles. The neighbors truly believe that in this instance, the erection of story poles would have been of tremendous benefit to all concerned.

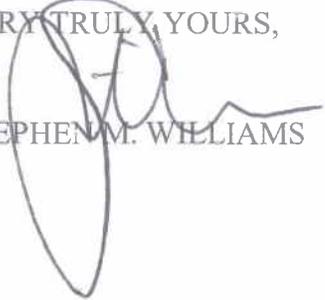
VI. If Permitted, the New Structure Should be Built Without Variances, Moved Away from the Property Lines and Restricted to Forbid Future Expansions

The proposed addition is obtrusive and harms the neighbors in large part because it is too close to the property lines and requires a variance. The neighbors oppose the expansion and point to the pattern of the entire block and neighborhood. There has been no addition to the tops of these buildings. However, if an expansion is to be permitted, it should be moved five feet from the property lines, reduced in height, no variance granted and conditioned by a Notice of Special Restriction forbidding additions in the future or of an elevated deck. With such conditions and restrictions, many of the potential impacts would be resolved and it would soften its appearance a great deal, if it were redesigned in this manner.

VII. Conclusion

The proposed project is completely out of character with the surrounding neighborhood. The application for the proposed variance is incomplete and insufficient and fails to provide any information demonstrating "exceptional and extraordinary circumstance" applying only to this particular lot. The applicant should be required to explain how granting the variance would not constitute a special privilege since it will be the ONLY top floor addition in the entire historic block. The addition should not be permitted, but if it is, it should be redesigned, reduced in scope and size, and moved away from the property lines, reduced in height and restricted by an NSR excluding future expansion.

VERY TRULY YOURS,


STEPHEN M. WILLIAMS

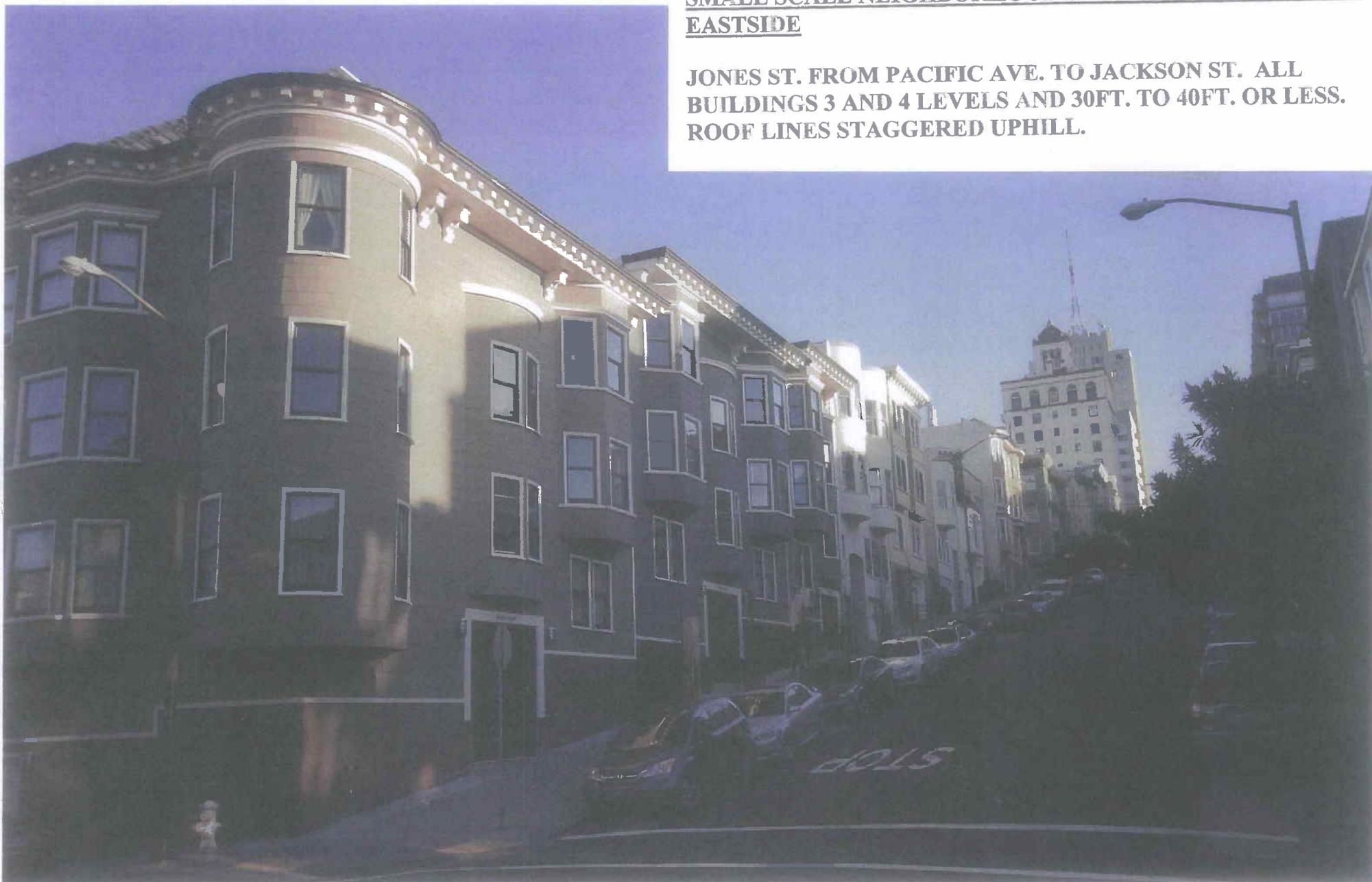


SMALL SCALE NEIGHBORHOOD STAGGERED ROOF LINES WESTSIDE

JONES ST. FROM PACIFIC AVE. TO JACKSON ST. ALL BUILDINGS 3 AND 4 LEVELS AND 30FT. TO 40 FT. OR LESS. ROOF LINES STAGGERED UPHILL.

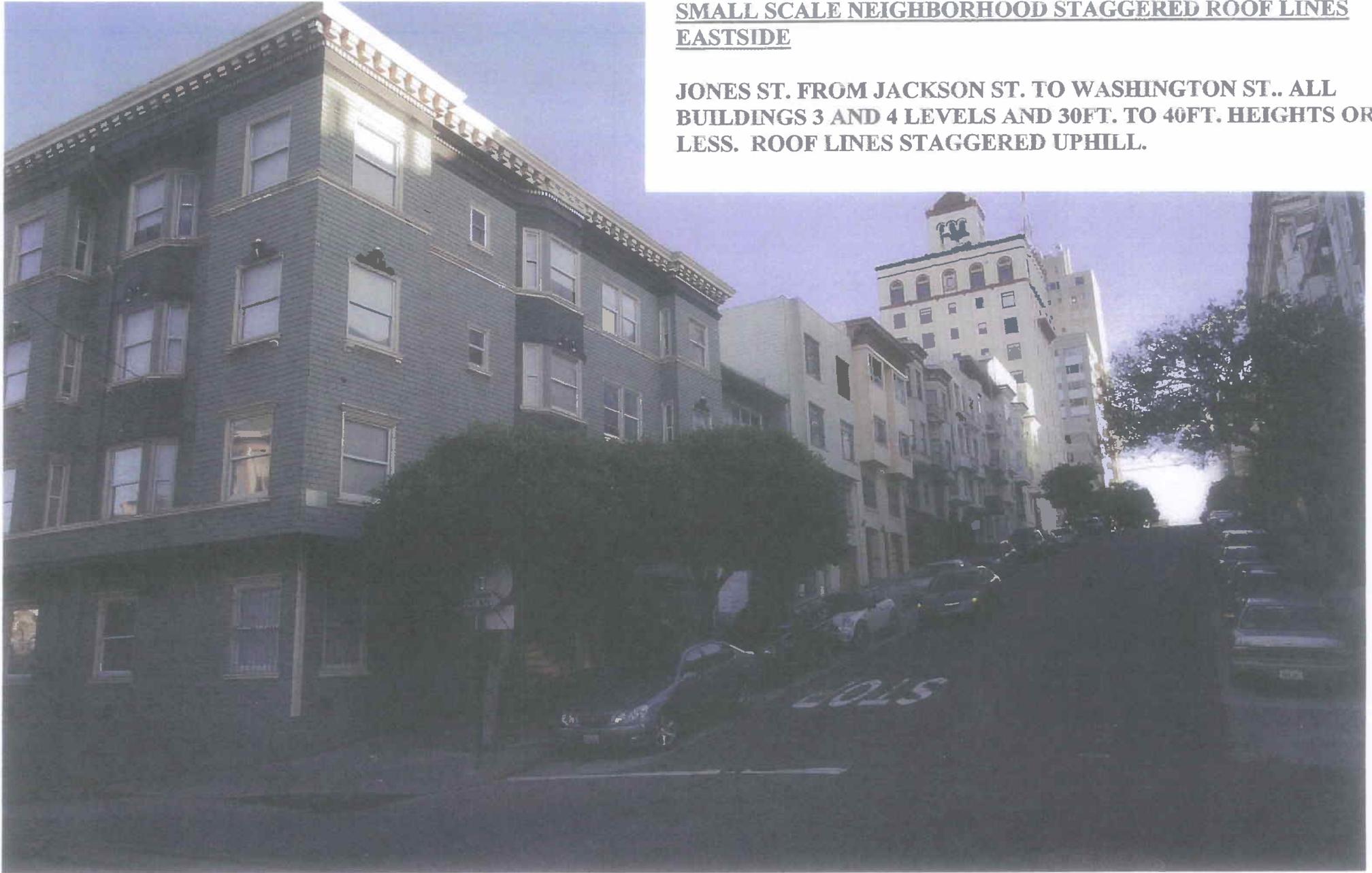
SMALL SCALE NEIGHBORHOOD STAGGERED ROOF LINES
EASTSIDE

**JONES ST. FROM PACIFIC AVE. TO JACKSON ST. ALL
BUILDINGS 3 AND 4 LEVELS AND 30FT. TO 40FT. OR LESS.
ROOF LINES STAGGERED UPHILL.**



SMALL SCALE NEIGHBORHOOD STAGGERED ROOF LINES
EASTSIDE

JONES ST. FROM JACKSON ST. TO WASHINGTON ST.. ALL BUILDINGS 3 AND 4 LEVELS AND 30FT. TO 40FT. HEIGHTS OR LESS. ROOF LINES STAGGERED UPHILL.





The Stark Modern Addition Will Be
Clearly Visible From Jones Street
In Violation of the Dept Design
Guidelines for Historic Neighborhoods



Subject Site

As shown in this photo, the subject block does not have a single occupied 5th floor anywhere on the entire block - the project is out of character with the block and with the entire neighborhood.

There is Not a Single Occupied ^{Fifth} ~~Fourth~~ Floor On the Entire Block--The Project is Out of Character

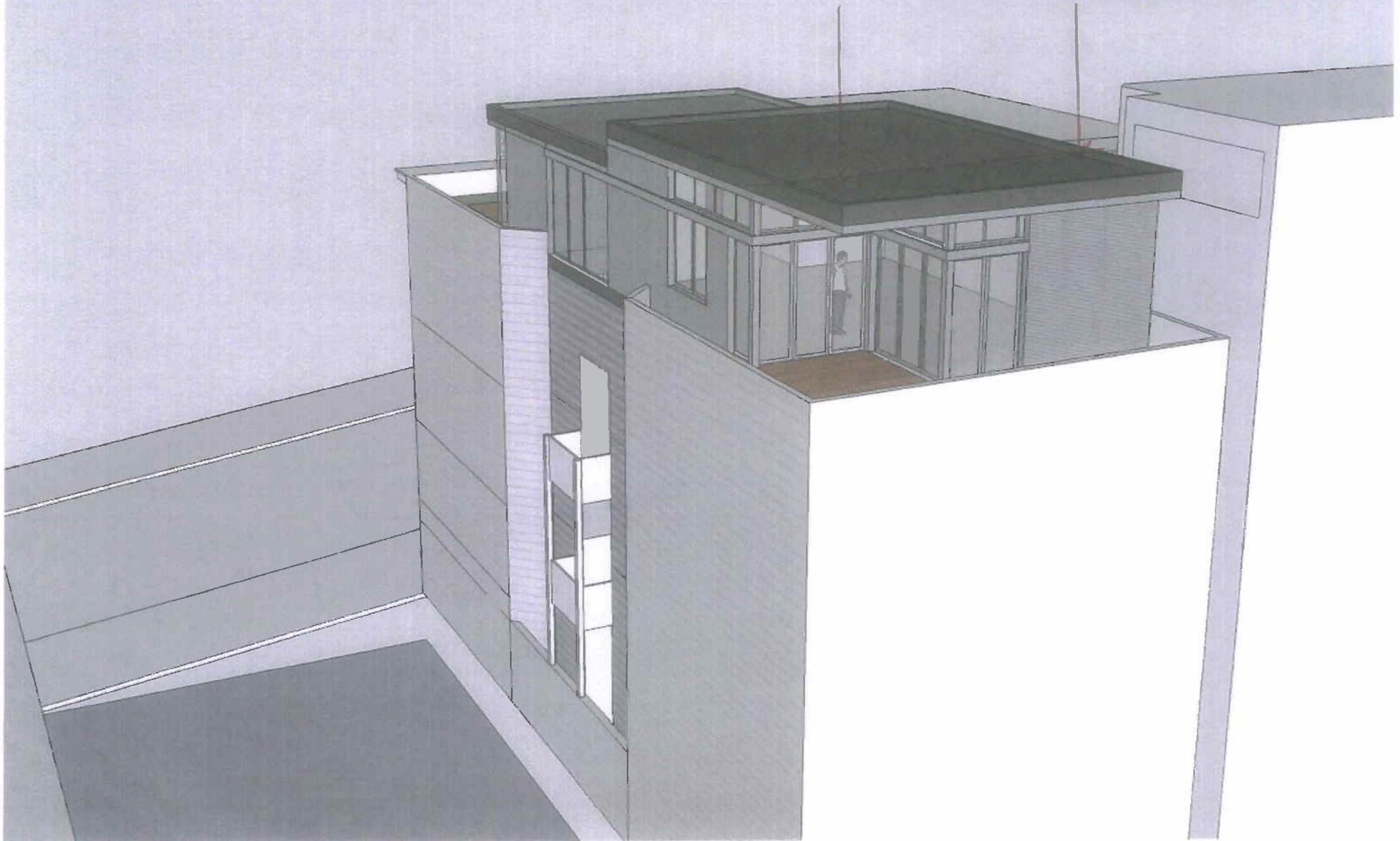


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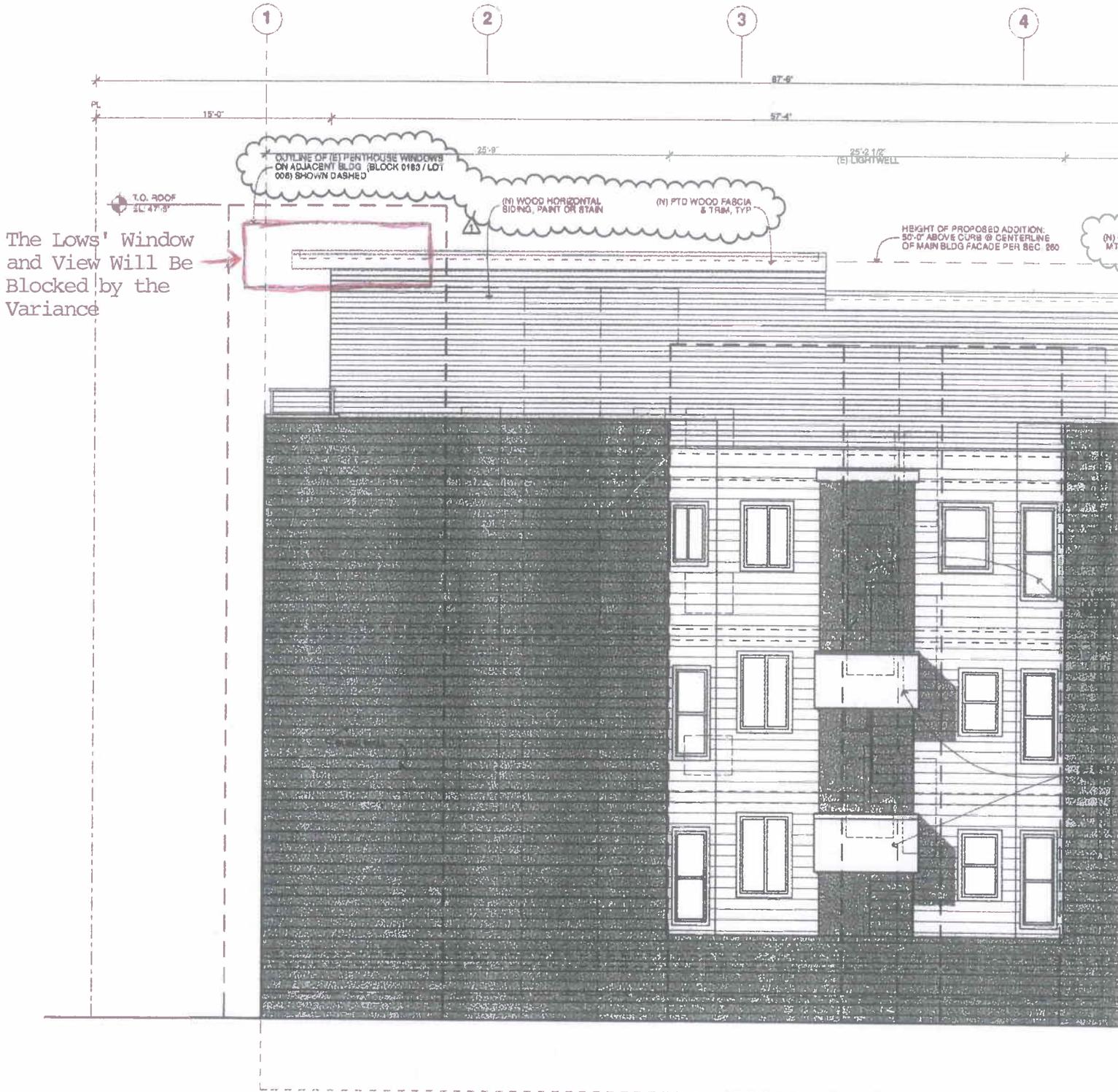




This Part of the Proposed Project Cannot be Built Without a Variance. Denying the Variance Will Reduce Impacts, Blockage of Views and the Over the top "In Your Face" Aspect of the Project



The Variance Cannot Be Justified. Removing the Variance Will Reduce the Obvious Impacts on the Lows and Remove the "InYour Face" Factor



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

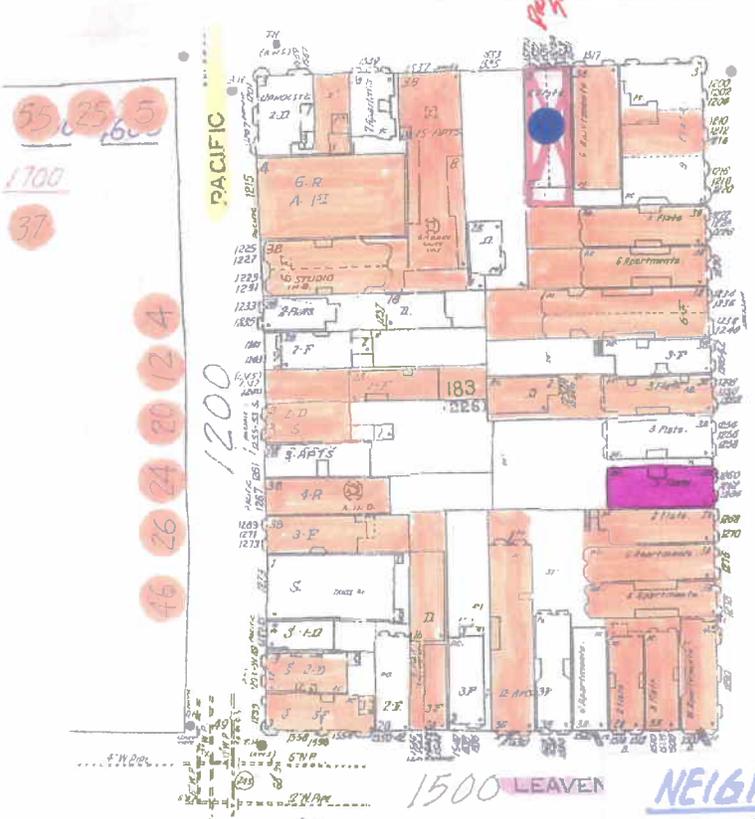
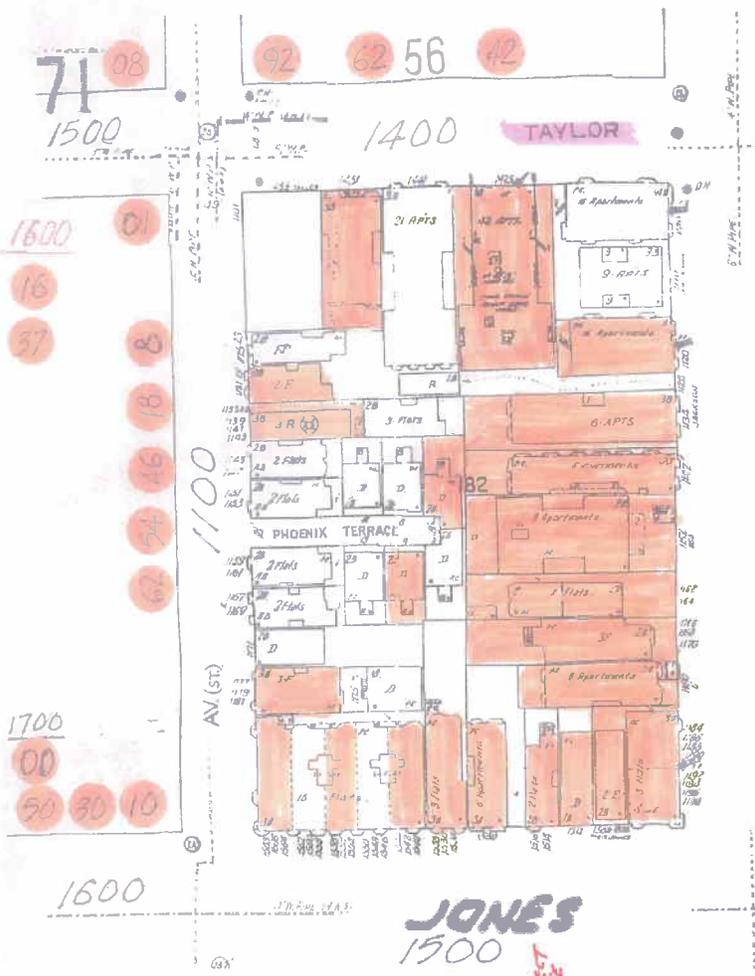
Current View Looking South on Jones Street



Proposed View From Same Vantage



Proposed Build Out at Top Floor Will Create a Mass Out of Character with the Neighborhood That Will Be Visible for Many Blocks. The Variance Will Harm the Neighbors and Block Views--Such Views Are to be Protected From Variances.



1400
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**NEIGHBORHOOD
 PETITION
 REJECT**
 PERMIT #2012-0723-5467
 1521-31 JONES ST.

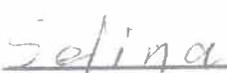
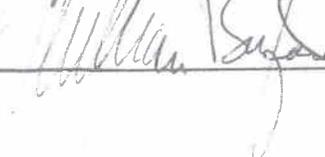
NO. OF PETITIONERS
 425+

Scale of Feet 1400

PETITION TO PRESERVE OUR SMALL SCALE NEIGHBORHOOD CHARACTER & QUALITY OF LIFE

We, the undersigned, wish to maintain our quality of life! We are very anxious about the pending application for the final approval of building permit No. 2012-0723-5467. We agree any vertical building extension has a major detrimental effect on the quality and quantity of sunlight and air currently enjoyed by the entire neighborhood. We are especially pleased none of the buildings along Jones Street between Jackson and Pacific streets exceed 40 ft. in height. Our concern is about the precedent this project sets in the entire Nob Hill and Russian Hill area. It leads to a development that would negatively alter our unique neighborhood character.

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NO. 2012-0723-5467 BE REJECTED. 1521-31 JONES ST.**

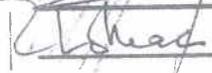
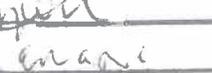
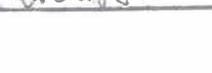
NAME Signature	Print Name	ADDRESS	PHONE email(optional)
	Selina	1535 Leavenworth	650-285-8186 ST
	PABLO MALDONADO	1268 JACKSON ST	415 574 8541
	chris chan	1920 Washington St	(415) 441-2497
	JASON MOORE	1385 CLAY ST	(650) 784-1527
	RICHARD ROSEN	1301 CLAY #3	503-492-2067
	Sumayya Prakash	1327 Leavenworth St	510 828-6455
	Armando Kiro	1423 CLAY #2	415 674-3241
	WILLIAM BUTERA	1275 WASHINGTON #11	415-771-4046

NAME		ADDRESS	PHONE
Signature	Print Name		email(optional)
	CATHERINE McCARRROLL	1433 Clay St SF CA 94109	
	EMILY MICHAELS	1236 Leavenworth	
	Cheryl Ma	1357 Leavenworth	
	Emerson Ethelb	1345 California St #3	
	Edward Lerner	1922 Line St	
	Jared Hard	1201 Leavenworth	
	Dave Halverson	1712 Pacific #2	785-4897
	Annel Serafino	1131 Jackson St CA 94133	27947914
	MARY ZARYCZAVSKI	1275 WASHINGTON ST #2	
	Stella Gonzalez	1425 Vallejo St #306	
	JASON SNYDER	1425 Vallejo St #706	
	Robert KAAZ	1310 Jones St. #303	
	Calvin Chan	1454 Leavenworth St	415 441-0138
	E. Chan	1429 Leavenworth St	
	MICHAEL AHEARNE	1234 Jackson SF	

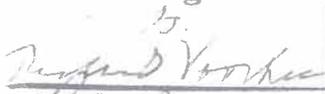
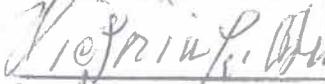
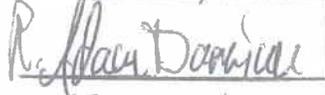
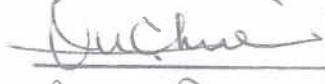
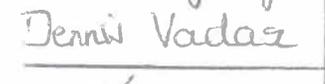
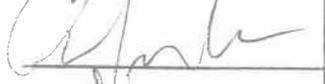
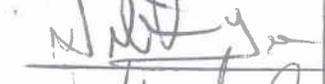
PETITION TO PRESERVE OUR SMALL SCALE NEIGHBORHOOD CHARACTER & QUALITY OF LIFE

We, the undersigned, are neighbors, property and business owners and residents of Nob Hill and Russian Hill who live near the Pacific Avenue area. We oppose the approval of Building Permit Application No. 2012-0723-5467 for a vertical extension at 1521-31 Jones Street. Any vertical extension that exceeds a building height of 40 ft. would have a major detrimental effect on the quality and quantity of sunlight and air currently enjoyed by the entire neighborhood. None of the buildings along Jones Street between Jackson and Pacific streets exceeds 40 ft.. We are concerned about the precedent this project would set in its long term effect on the entire Nob Hill and Russian Hill area. It would lead to future developments that would destroy our world renown neighborhood character consisting of unique vintage and charming 1920s wood frame structures and compromise our quality of life.

Furthermore, the undersigned ask that the height limit for any development on Jones Street between Pacific and Jackson streets be restricted to 40 ft. consistent with the 30 ft. to 40 ft. height of the existing neighborhood buildings.

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>
Signature	Print Name	email(optional)
	George LOHEAC	1512 JONES STREET GALOHEAC@SBCGLOBAL
	Ruby Loheac	1512 Jones Street SF
	Ruby Loheac	1625 Leavenworth St.
	Ruby Loheac	1620 Leavenworth
	Frances Loheac	171 TARA ST
	Susan Loheac	415 7533-7634
	Myra Chavand	(510) 691-5363

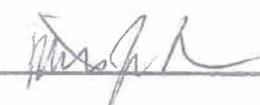
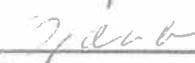
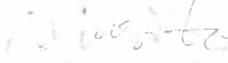
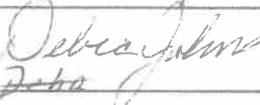
NAME Signature	Print Name	ADDRESS	PHONE email(optional)
	Julia Strzesieski	72 John St	
	ROSIE ANN MADDOX	1620 Leavenworth	
	R LEE MADDOX	1620 Leavenworth	
	Betty Lee	1749 Hyde St.	
	Gloria Haire	1650 Jones St	415-775-6486
	KWONG LEE	1000 SUTTER ST.	
	DONG HUI HU	3425 CLAY ST	
	OYUNTUYA SANJAG DORT	805 LEAVENWORTH ST.	
	XI LIAN YANG	737 Green St	415-632-7806
	Allan Wong	1540 Leavenworth	
	L. WOLFMAN	1310 Jones ST.	415-297-3570
	Ani Nalbandian	1401 Jones St	415.484.3034
	Quyen Phung	133 BERNARD ST	415-676-7131
	Que Di CHEN	PAUBURN ST	415-602-2359
	Ron Dubois	1178 PACIFIC Ave	6508670759

NAME	ADDRESS	PHONE
Signature	Print Name	email(optional)
	RICHARD G. VOORHEES	1907 Leavenworth St. S.F. CA 94133 206-731-3739
	VICTORIA L. O'HANE	1439 HEAVENBROOK ST. CA 94109 415-573-7754
	R. ADAM DARRIAU	125 Leroy Pl. 415-907-7711
	THOMAS STURM	1380 WASHINGTON ST. 415-474-3299
	Caroline Yu	1701 Larkin St. Apt. 5 415-810-8694
	DUI. CHUI	1658 SACRAMENTO
	Julie Boyer	1447 Jones St.
	HELEN JANG	1473 CLAY ST.
	Dennis Vadasz	1390 Clay, # 8
	Yee Y. Ng	1417 Washington St. 415-776-5248
	Preston Chen	1415 Clay # 4 415-290-8407
	Jessice Yamasaki	1330 Leavenworth
	William Lee	6204 Pacific Ave 415-346-5571
	ALBERT NICHOLS	1226 PACIFIC Ave 415 351-2800
	JENNIFER HAGEN	1152 Jackson St Apt 4 415-400-5060

PETITION TO PRESERVE OUR SMALL SCALE NEIGHBORHOOD CHARACTER & QUALITY OF LIFE

We, the undersigned, wish to maintain our quality of life! We are very anxious about the pending application for the final approval of building permit No. 2012-0723-5467. We agree any vertical building extension has a major detrimental effect on the quality and quantity of sunlight and air currently enjoyed by the entire neighborhood. We are especially pleased none of the buildings along Jones Street between Jackson and Pacific streets exceed 40 ft. in height. Our concern is about the precedent this project sets in the entire Nob Hill and Russian Hill area. It leads to a development that would negatively alter our unique neighborhood character.

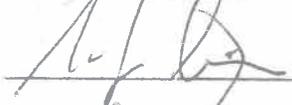
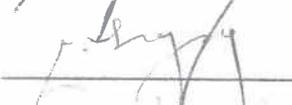
**THE UNDERSIGNED ASK FINAL APPROVAL OF APPLICATION
NO. 2012-0723-5467 BE REJECTED. 1521-31 JONES ST.**

NAME	ADDRESS	PHONE
Signature	Print Name	email(optional)
<i>Lawyer:</i> 	Eva F. Chan	1307 Jones St. 415 826 9557
	MIKE RETTON	1167 JONES
	OAGEN CHAN	154 PACIFIC (VIA) 561-2578
	Stella Ucayan	1750 Taylor
	Rose Haw	1425 Taylor St #206SF
	[unclear]	1227 Leavenworth St
	Feng Fu Xiao	1535 Leavenworth (415) 923-1790
	Debra Johas	1514 Leavenworth 415-754-569

**PETITION TO PRESERVE OUR SMALL SCALE
NEIGHBORHOOD CHARACTER & QUALITY OF LIFE**

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<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>
<u>Signature</u>	<u>Print Name</u>	<u>email(optional)</u>
	Elizabeth Duckworth	1234 Jackson St 415-595-0582
	Taylor Hellberg	1180 Jackson St No. 4 480 580 1716
	Samir Hill	1198 Pacific 726-1253
	HOLGER HEINE	1138 BROADWAY 568-047
	RONI WONS	1124 Broadway St
	Weisheng Lin	1146 Pacific Ave 415 775-115

NAME	ADDRESS	PHONE
Signature	Print Name	email(optional)
	Hanmin Liu	(415) 775-6670
	Melissa May	415-608-2571
	Tom Sooltoo Jr.	415 97 608-0314
	Jennie Sooltoo 1134 JACKSON ST. #6	415 608-0611
	FAY H WOO 1134 JACKSON ST #6	415 816-3711
	Matthew Smith 1517 Mason Street	415 271-5558
	1150 CLAY #3 SANDRIK REZTOR	415 885-5062
	PAT WELCH 1150 CLAY #3	415 885-5062
	KATHERINE LEE 1277 JACKSON ST.	415 474-6243
	victor Prieto 1560 Hyde St #1	415 574 6666
	MBLAM 1534 JAMES ST CHUCK SF CA	(415) 771-5662
	LEONARD LEW 1540 A Lempriere Pl St	415 388-2243
	Matthew Lee 1212 Pacific Ave #1	415 474 1077 415-310-4001

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<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>
<u>Signature</u>	<u>Print Name</u>	<u>email(optional)</u>

<i>[Signature]</i>	LINDBERGH LOW	1517 JONES ST 585-4897
<i>[Signature]</i>	Penita M. Nesby	1248 Jackson St. nesbypenite@gmail.com
<i>[Signature]</i>	Harold W.	1204 Pacific 441-2350
<i>[Signature]</i>	Tommy Chan	1537 Jones St 415-725-1764
<i>[Signature]</i>	Annese Chan	1537 Jones St 415-725-1764
<i>[Signature]</i>	Patrick Gagne	1152 Jackson St #3
<i>[Signature]</i>	Kerav VanderWahl	1620 Jones St #10 SF 415 228 0361
<i>[Signature]</i>	Serena Lee	1281 Jackson St 415-38-987

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NEIGHBORHOOD CHARACTER & QUALITY OF LIFE**

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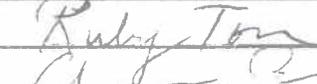
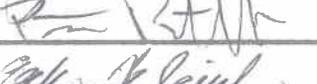
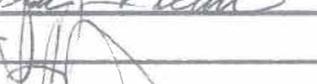
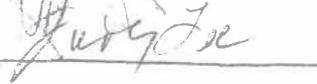
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<u>NAME</u> Signature	<u>ADDRESS</u> Print Name	<u>PHONE</u> email(optional)
<i>Louise Leek</i>	Louise Leek	1162 Pacific Ave.
<i>Anna L. Chew</i>	Anna L. Chew	1168 Jackson St
<i>Hector Gruyer</i>	Hector Gruyer	2118 Polk St
<i>Margie Czys</i>	Margie Czys	1610 Leavenworth 585-4897
<i>Helen Parschau</i>	Helen PARSCHAU	1080 Bush & Co 415-441-7310
<i>PAVLA VORA</i>	PAVLA VORA	1301 LEAVENWORTH
<i>R. McGee</i>	Robert McGee	1323 Leavenworth (415) 795 2656
<i>Carolyn Ashburn</i>	Carolyn Ashburn	1234 JONES #3 5-992-1320

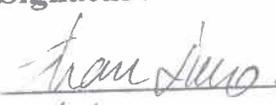
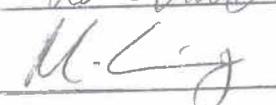
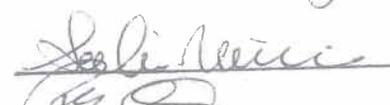
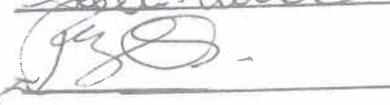
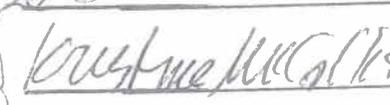
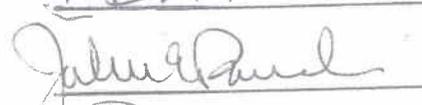
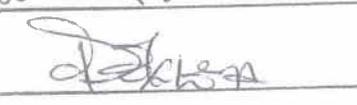
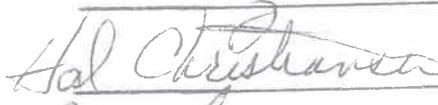
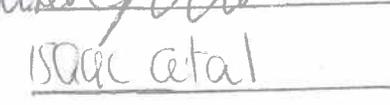
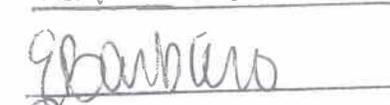
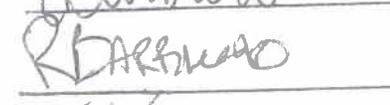
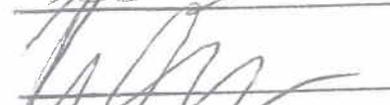
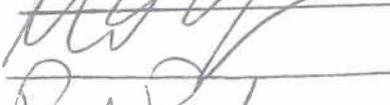
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NAME	ADDRESS	PHONE
Signature	Print Name	email(optional)
	BENJAMIN TOM	1717 JONES ST. #3
	Ruby Tom	1717 Jones St. #3
	ADAM BRUNIC	1517 Jones St #2
	Jason Hays	1517 Jones St. #6
	Peter Reinhardt	1517 Jones St #3
	Erika B Reinhardt	1517 Jones St #3
	Larry Rogers	3248 1st St
	Judy Lee	1333 Jones St SF 94103

715-501
2423
206-595
2062
205-728-
7867

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>
Signature	Print Name	email(optional)
	SHAN XIAO	1542 Jones St. S.F (415) 775-5886
	M. LINDSAY	1226 Pacific Ave # 415 351-2800
	SAKI. MWANIMOTO	1299 Pacific 347-238-5973
	Ray Ortiz	1254 Hyde St.
	KRISTINE MCCALLISTER	1382 Pacific
	Julianne Paulson	30 Wayne Pl 360.472.0675
	DASHA DEKLEVA	1226 Pacific Ave 415.786-8971
	Christian Nyseth	2 Phoenix ter
	Hal Christensen	1864 Larkin #5 94109-3119 415-346-6818
	Rebecca Frazzani	1260 Broadway
	Isaac Catal	1447 Jones St. 415-296-2900
	Emilee Barbiero	116 Salmon 415 572 2352
	RAYMOND BARBIERO	16 SALMON " 2"
	Elhaam Hashemi	1374 Pacific Ave SE, CA 94109 415 516-9887
	Katrina Keshner	752 Pacific Ave San Francisco, CA 505 320 0202
	KURT ZANCA	1026 Sacramento St, 970-485-2008 San Francisco, CA
	Robert Bracken	San Francis. iP 94133 415-563-3551

<u>NAME</u> Signature	<u>ADDRESS</u> Print Name	<u>PHONE</u> email(optional)
C. Lewman	CHARLES LEWMAN	1310 Jones St. #102 S.F. CA 94109 626-379-9790
R Waxman	R Waxman	1446 Jones #6 SF 94109 richard.waxman@yale.edu
F Malletis	F Malletis	1077 Vallejo St. SF, CA Fmadsen@gmail.com
C. Imfeld	Christine Imfeld	1340A Pacific Ave christinimfeld@gmail.com
Rick Lee	RICK LEE	2233 LARKIN #4 415-290-7461
Gary Lewis	Gary Lewis	1037A Broadway 415-829-2707
T.Y. Cheng	T. Y. C.	1250 Clay St.
A. Hayles	Affany Chu	1260 Clay St.
R. Tronsdale	Rosemary Tronsdale	#12 1434 Jones St
T. Choi	T. Choi	1530 KNEE PT.
S. Kennedy	S. Kennedy	1215 Pacific #103
MARK CAROLAN	MARK CAROLAN	1215 Pacific #103 415 637 1318
B M	1327 Levee works	415 200 411
Reed Taylor	1123 JACKSON	REED TAYLOR 415 673-8312
Freya A. Horne	1457 Jones St #6	Freya A. Horne

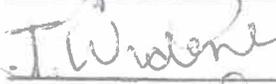
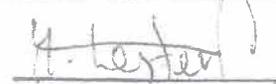
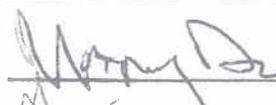
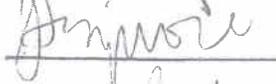
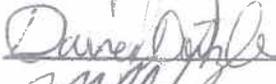
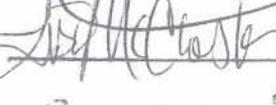
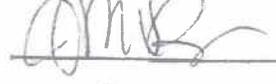
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PROPERTY OWNERS

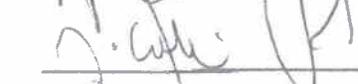
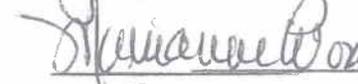
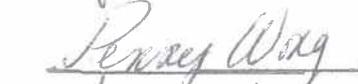
NAME Signature	Print Name	ADDRESS	PHONE email(optional)
<i>Cynthia On</i>	Cynthia On	1508 JONES	—
<i>Melvin D. Wong</i>	Melvin D. Wong	1506 Jones	—
<i>[Signature]</i>	N. Quan	1514 Jones St.	—
<i>N. Quan</i>	N. Quan	1514 Jones St.	
<i>DAVID HAKE</i>	DAVID HAKE	1365 PACIFIC	
<i>Lindsay Harrison</i>	Lindsay Harrison	1664 Larkin St	
<i>Greg Leach</i>	Greg Leach	1385 Clay St #21	312 513 6564
<i>Michael Flanagan</i>	MICHAEL FLANAGAN	1501 Leavenworth #12	602-7643

NAME	ADDRESS	PHONE
Signature	Print Name	email(optional)
	Rae Ann Straghan	1357 Clay St. #8
	JAMES CAMPBELL	1380 TAYLOR #20 956-5145
	Thomas Widener	950 Pine St 490-7761
	Hwy Plaster	440 Davis Ct. 415 910 2428
	Phillip Hogan	1655 Jones St 415-321-9493
	Scott Dunn	1615 Jones St 490.949.0000
	MARIA DUNN	1615 Jones St 602,739.6000
	Jacqueline Sizemore	1005 Jones St Apt 5 716-812-8335
	Darren Dentzer	1737 JONES
	Brent Marsh	1536 Jones 415 559-7931
	GEORGE McCLOSKEY	1033 LOMBARD ST 415-939-6959
	Lisa McCloskey	1033 Lombard St. 925 359-2315
	Scott Bloom	1258 Leavenworth 415-233-2411
	Jenna Ruhn	1301 Leavenworth 714 514 8000
	Richard Brennan	1310 Jones St 415 440 3051

**PETITION TO PRESERVE OUR SMALL SCALE
NEIGHBORHOOD CHARACTER & QUALITY OF LIFE**

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**THE UNDERSIGNED ASK FINAL APPROVAL OF APPLICATION
NO. 2012-0723-5467 BE REJECTED. 1521-31 JONES ST.**

<u>NAME</u> Signature	<u>ADDRESS</u> Print Name	<u>PHONE</u> email(optional)
	John Casey	1251 55 Pacific Ave. 415 613 3685
	Sabrina Laite	1251-35 Pacific Ave 415-601-0589
	E. MERIW	4 MONT 441-3019
	J.D. COLLINS	1210 JACKSON #3 415-533-0546
	JH Costanzo	1142 Jackson #5 415-417-1361
	MARIANNE WONG	1504 Jones St. 415 244-6587
	Penny Wong	760 Stockton St 415-788-2181
	Marilyn Dees	1360 Washington St 305-498-3747

PETITION TO PRESERVE OUR SMALL SCALE NEIGHBORHOOD CHARACTER & QUALITY OF LIFE

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NO. 2012-0723-5467 BE REJECTED. 1521-31 JONES ST.**

NAME	ADDRESS	PHONE
Signature	Print Name	email(optional)
	Jon Wilson 1517 Jones St Apt 4	
Alison Moxley	ALISON MOXLEY 1517 JONES #1	
Sarah Roark	SARAH ROARK 1517 JONES #4	
	Jasmine Bolcoorian 1517 Jones #5	585-4897
	Bonnie Stege 1335 Clay #4 SF 94109	
	Sabrina Lwi 1222 Jackson St, SF 94109	
	JOHN CASEY 1222 Jackson St	415 613 3685
	JOHN CASEY 1184-98 Jackson St	415 613 3685

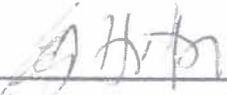
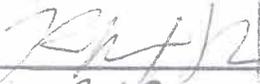
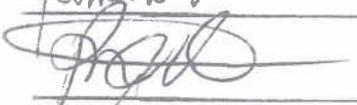
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PETITION TO PRESERVE OUR SMALL SCALE NEIGHBORHOOD CHARACTER & QUALITY OF LIFE

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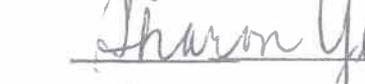
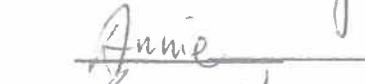
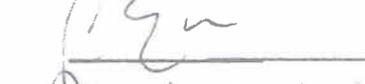
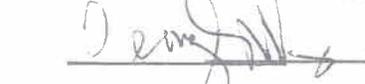
NAME Signature	Print Name	ADDRESS	PHONE email(optional)
	ESTHER SOO HOU	1134 JACKSON #4	
	ROBERT SALAWAY	1134 JACKSON #5	
	Robert Salawey	1134 Jackson #3	415-668-6223
James W. Willis	James W. Willis	1637 Taylor St	(415) 885-6736
	Robert E. Casanova	1231 Jackson St "A"	415-318-0321
Jaime Kim	VACERIE KIRK	1233 VALEJO ST	415-735-5695
	RICHARD MILAT	1400 WASHINGTON #14	264-0223
	Nick Buckley	2 Phoenix Terrace	

"0"

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1521-31 JONES ST.

NAME Signature	Print Name	ADDRESS	PHONE email(optional)
	Huang Songhua	1535 clay st.	707-9865
	Joseph Ommar	1263 Leavenworth St	
	LESLIE E. OMMAR	1263 Leavenworth st	
	Joseph Gong	1446 Leavenworth	
	SHARON YETER	1455 LEAVENWORTH ST.	
	Annie	813 Jackson St.	
	Sandra	1585 Clay St	
	Helen Park	1252 Jackson St.	
	Camille Elguero	1181 Pacific Ave.	
	Jennifer Nannie	1425 Taylor Rd.	
	Lisa Ambrosini	480 Creerall #6	
	BRENDAN HAGARTY	1508 TAYLOR ST #3	
	Katherine Mosey	1508 Taylor St. #3	
	Allie Wane	1279 Pacific	
	Teng S. Wang	1335 Pacific #312	

PETITION TO PRESERVE OUR SMALL SCALE NEIGHBORHOOD CHARACTER & QUALITY OF LIFE

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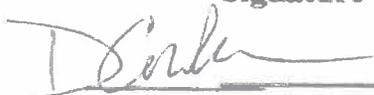
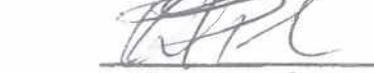
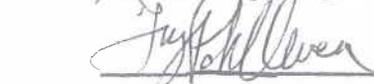
**THE UNDERSIGNED ASK FINAL APPROVAL OF APPLICATION
NO. 2012-0723-5467 BE REJECTED. 1521-31 JONES ST.**

NAME Signature	Print Name	ADDRESS	PHONE
	Robert Tucker, CO-CHAIR	7VA COMB S.F. CA 94109	4156098607 venturesv@aol.com
	Kathleen Courtney ETC	1158 Green SF 94109	(510) 928-8243 kcourtney@vhca.com
	Michelle Murray	1523 Pacific Ave SF CA 94109	mlmurray@hotmail.com
	Dawn S. Tremere	1561 Sacramento St SF CA 94109	TremereDawn@juno.com
	Marlyne Florn	1200 Gough St #17A, SF	415 658-7458
	Jordy Quilenderino	1308 Pacific SF, CA	415-940-9880
	VIRGINIA BROOKS	1424 JONES ST SAN FRAN CA	415-771-8736
	KATIE BOSWELL	1486 JONES ST	NA
	ANAND THAKER	1278 JACKSON #11	(630)6704370

**PETITION TO PRESERVE OUR SMALL SCALE
NEIGHBORHOOD CHARACTER & QUALITY OF LIFE**

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**THE UNDERSIGNED ASK FINAL APPROVAL OF APPLICATION
NO. 2012-0723-5467 BE REJECTED. 1521-31 JONES STREET**

<u>NAME</u> Signature	<u>Print Name</u>	<u>ADDRESS</u>	<u>PHONE</u> email(optional)
	Daniel Cowan	1188 Jackson St. San Francisco 94133	323-454-3269
	Alex Morris	1188 Jackson St. San Francisco 94133	206 290 2673
	Matthew Sunderson	1188 Jackson St. San Francisco, CA 94133	408-258-9510
	JoAnn Chau	1625 Jones St 94109	415 624 6630
	XIAO LING CHEUNG	73 Bernard St 94133	(415) 385-2280
	Kelvin Lee	9 Phoenix Ter.	(415) 385-8016
	Brad Paul	405 Vista Grade	(415) 272-9502
	PAK C. FUNG	150 BERNARD ST SF. 94109	(415) 350-3077

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PETITION TO PRESERVE OUR SMALL SCALE NEIGHBORHOOD CHARACTER & QUALITY OF LIFE

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**THE UNDERSIGNED ASK FINAL APPROVAL OF APPLICATION
NO. 2012-0723-5467 BE REJECTED. 1521-31 JONES ST.**

NAME Signature	Print Name	ADDRESS	PHONE email(optional)
<i>Jean B. Mah</i>	Jean B. Mah	999 Green St. #1201	1250-20 Jackson
<i>James Lansing</i>	James Lansing	1048 Union St. #7	415-885-6631
<i>Drew Keith</i>	Drew Keith	1414 Leavenworth	415-572-7900
<i>Lam Vi</i>	Lam Vi	1327 LEAVENWORTH #204	(415) 596-9992
<i>Wesley Solarz</i>	Wesley Solarz	Hyatt: 1420	
<i>DIANE TA</i>	DIANE TA	1150 Clay #1	
<i>Margaret</i>	Margaret	115 COLUMBUS	
<i>Margaret</i>	Margaret	1537. Jones	415-474-7014
	Onderdonk	#102	3

1521-31 JONES ST.

NAME Signature	Print Name	ADDRESS	PHONE email(optional)
<i>Louise Look</i>	Louise Look	1162 Pacific Ave.	
<i>Richard So</i>	Richard So	1247 Pacific Ave	(415) 781-1221
<i>Shelia Tsang</i>	Shelia Tsang	1233 Pacific Ave	(415) 986-3929
<i>Sharon Lew</i>	SHARON LEW	1237 Pacific Ave	(415) 517-9282 <small>OWYKEL</small>
<i>Ricky Cho</i>	RICKY CHO	1185-1143 Pacific	415 3079364
<i>Yvonne Cho</i>	Yvonne Cho	1610 JONES ST	415 563 3184
<i>Brian Ng</i>	Brian Ng	1610 Jones St	415 563 3184
<i>Brian Ng</i>	Brian Ng	1309 Mason St.	(415) 279-0550
<i>Dorothy Foo</i>	Dorothy Foo	1166 1/2 JACOBSON ST.	415 567-5597
<i>Mark Lou</i>	Mark Lou		
<i>Mark Lou</i>	Mark Lou	1556 LEAVENWORTH ST	415 273 2650
<i>David Freeland</i>	David Freeland	1907 Leavenworth St	979 505-1837
<i>TAMES MAYOR</i>	TAMES MAYOR	1650 Jones St #114	415-765-5111
<i>GRACE CHO</i>	GRACE CHO	1525 Hyde	415 885-0233
<i>Michael Grzes</i>	Michael Grzes	1310 Jones St #44	562 884 7327
<i>Karli M Schenlebe</i>	Karli M Schenlebe	2042 Leavenworth	206.234.7206
<i>Matt Phillips</i>	Matt Phillips	1442 Taylor #202	

**PETITION TO PRESERVE OUR SMALL SCALE
NEIGHBORHOOD CHARACTER & QUALITY OF LIFE**

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NO. 2012-0723-5467 BE REJECTED. 1521-31 JONES STREET**

<u>NAME</u> Signature	<u>ADDRESS</u> Print Name	<u>PHONE</u> email(optional)
	Nicole Holsted	1186 Jackson St
	Penny PORTER	1312 JACKSON
	Ewisa Sidouani	1301 Leavenworth
	Jun Paul Jeung	1317 " SF CA
	Jon Jeung	1469 Clay St SF CA
	Jason Zhou	1159 HYDE ST #1914 415-668-2223
	Laurent Hooker	77 Glover St.
	Ken Bueck	1360 TONGS ST #702 480-296-8369
	MIRIAM SIVAN	1335 PALM FLD 817-1179

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NAME	ADDRESS	PHONE
Signature	Print Name	email(optional)
	Joe Salinas	1455 LEAVENWORTH 415-756-4822
	DAVID TETZ	1662 CLAY ST 505-504-2192
	KRISHNA ANWEN	626 PLYMOUTH AVE 1075 Pacific Ave
	Betsy Kopmar	1501 Taylor St.
	Inesa Skute	914 Pacific Ave
	Teresa Nolan	1425 TAYLOR ST 510-565-6346
	Ryan Johnson	1601 Sacramento St
	Victoria Johnson	1601 Sacramento St
	Kathryn Walker	1200 Pacific Ave.
	Sam Halsey	1276 JACKSON ST (415) 309-1879
	PATRIEK BRUYN	1661 LEAVENWORTH 415-235-4702
	RANDY COWEN	1278 JACKSON
	Andrew Ching	1317 JONES. 415-948-6700
	Eileen Chan	1452 Jones St.

**PETITION TO PRESERVE OUR SMALL SCALE
NEIGHBORHOOD CHARACTER & QUALITY OF LIFE**

1521 Jones Street

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NO. 2012-0723-5467 BE REJECTED. 1521-31 JONES ST.**

NAME Signature	Print Name	ADDRESS	PHONE email(optional)
	Pamela LYAU	1474 Washington St SF CA 94109	
	Colleen Li	1476 Washington St. S.F. CA 94109	
	PETER YIM	1478 WASHINGTON ST SAN FRANCISCO CA 94109	
	GREG LI	1474 WASHINGTON ST S.F. CA 94109	
	DAVE DELL	1460 WASHINGTON ST S.F. CA 94109	
	Kerry Young	1530 Leavenworth St SF CA 94109	
	KATHY LUM	1530 LEAVENWORTH ST-3 SF CA 94109	
	Marcia Young	1530 Leavenworth #11 SF CA 94109	

1521 Jones Street

Petition Re: Building Application No. 2012-0723-5467

Page 2

NAME Signature	ADDRESS Print Name	PHONE email(optional)
	H. LUM	1530 Leavenworth ST
	Janis Lum	1530 Leavenworth St
	Cheryl Li	1474 Washington St. STE, CA 94109
	JOHN STEVENS	1700 JONES ST 94109
	GLORIA LEIRD	1650 JONES ST 415-775-6486
	H Palatky	1674 Washington #4 415-533-5011
	MARC MATIS	1390 Washington #201
	BRENDA GUAN	1127 Hyde St.
	MITZI GUAN	1127 Hyde St
	Ralph Thompson	1350 Washington #32 (415) 771-9215
	Ashley Gross	1385 Clay St
	Kevin Guzman	4 Kimball Pl. 760-221-0308
	Fred Perrotta	1146 Taylor #4
	Carson Lum	1335 Pacific Ave 209
	Deborah Lee	1525 Jackson St #5 SF

PETITION TO PRESERVE OUR SMALL SCALE NEIGHBORHOOD CHARACTER & QUALITY OF LIFE

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THE UNDERSIGNED ASK FINAL APPROVAL OF APPLICATION
NO. 2012-0723-5467 FOR THE REAR BUILDING EXTENSION AT 1456 JONES STREET

NAME <small>(Signature)</small>	PHONE <small>(omit optional)</small>
<i>[Signature]</i>	415-285-9897
<i>[Signature]</i> Danielle [unclear]	415-439-3508
<i>[Signature]</i>	761-534-3979
<i>[Signature]</i> [unclear] 1515 Jones St.	415-474-3246
<i>[Signature]</i> [unclear] 1418 LEANWORTH ST #7	415 776-0612
SADIE WAI [unclear]	415 776 0612
Andy [unclear]	1514 [unclear]
Mark Taylor	1456 Jones 415-655-3921

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**PETITION TO PRESERVE OUR NEIGHBORHOOD
CHARACTER & QUALITY OF LIFE**

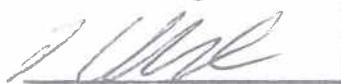
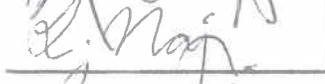
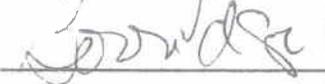
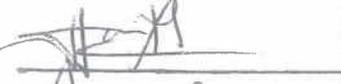
We, the undersigned, are neighbors, property owners and residents of Nob Hill and Russian Hill who live on or near Pacific Avenue are concerned and do not support approval of the Building Permit Application No. 2012.07.23.5467 for a vertical extension at 1521-31 Jones Street. We find that the 13 feet vertical extension will definitely have a major detrimental affect on the quality and quantity of sunlight and air currently enjoyed by the entire neighborhood. We have major concerns on the precedents the project sets and its long term effect on the entire Nob Hill and Russian Hill area not to mention citywide impact.

NAME Signature	Print Name	ADDRESS	PHONE email-optional
	David F. Wilkinson	1346 Larkin St. SF	CA 94109
	Hai Ling Xiao	1459 Jones St #1	CA 94109
	Allisa Lindon	1754 Larkin	415 798 0444
	Rose Lee	1462 Jackson	741 09 778 9886
	David Lee	1462 Jackson	415-776-4886
	Carolyn Lee	1460 Jackson	415.673.0869
	Gerald E. Haney	1625 LEAVENWORTH #308	776-0755
	Susan Eresbio	1565 Jackson St. #15	314-6939
	HUGH HEBER	1152 JACKSON ST SF CA 94133	415 474 1499
	THUAN QUAN	1125 Jackson St #7	415-925-1440
	Stephen Grant	1020 Union #22	415 928 4612
	CINDY MAO	1291 PACIFIC SF CA 94110	415 312 1393
	NANCY ROSENTHAL	1616 TAYLOR ST. #3 SF	415 928-2690
	KELLY DAUGHERTY	1356 Pacific Ave	415-922-1508
	R.P. HARRIS	1237 Vallejo St #3	415-740-5057

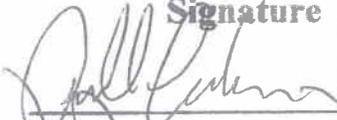
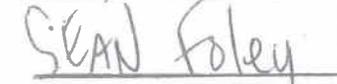
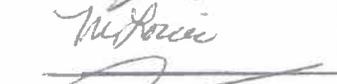
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NO. 2012-0723-5467 BE REJECTED. 1521-31 JONES ST.**

<u>NAME</u> Signature	<u>Print Name</u>	<u>ADDRESS</u>	<u>PHONE</u> email(optional)
	Tom Choked	1825 Leavenworth	
	Daniel Butler	1400 Washington	
	Lee Nagy	1334 Jones	(415) 352-1556
	BEERIDGE	1338 Leavenworth	408 3878387
	EDWIN CARVER	1155 Jones St. 94109	
	HARRIS KUAN	1175 Clay St.	412-701-2219
	Andrew Charlton	1301 Leavenworth St.	408-242-4376
	David Lindstrom	1428 Washington St	415-309-5191

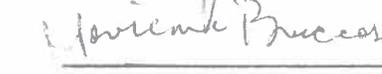
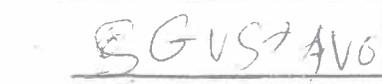
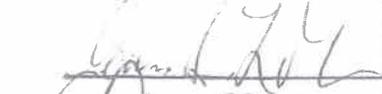
1521-31 JONES ST

NAME	ADDRESS	PHONE
Signature	Print Name	email(optional)
	Russell Coleman	1464 Taylor St. Apt 5 843-816-6150
	Daniel W. D.C.P.	1650 Jones #1 —
	Greg Czuczka	1152 Jackson St. #7 —
	Sean Foley	1456 Jones 415-297-7221
	Will Steinberg	1212 Jackson —
	DANIEL LOUIE	1520 Leavenworth 415 812 4247
	An Duc Lee	1567 Leavenworth 415 722-9669
	MARTIN ZELENIKA	1225 WASHINGTON ST —
	EDANG SITU	1286 Pacific Ave 474-4702
	Dany Ho	1267 Pacific #3 987-9066
	MELVYN LOUIE	642A-6th Ave. St 415 757-1182
	FRANCISCO ACASUA	1492 Pacific Ave, 3 415-355-6596
	BRITT MESER	1242 Taylor St. 415 595 8498
	THEODORE MITCHELL	1015 PACIFIC AVE 415-829-2421
	CANDICE STEVENS	1015 PACIFIC AVE 415 829-2424

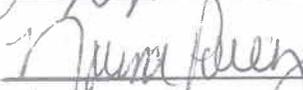
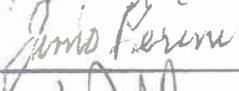
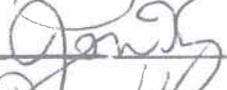
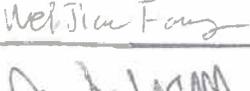
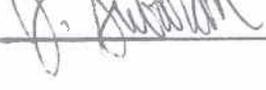
**PETITION TO PRESERVE OUR SMALL SCALE
NEIGHBORHOOD CHARACTER & QUALITY OF LIFE**

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**THE UNDERSIGNED ASK FINAL APPROVAL OF APPLICATION
NO. 2012-0723-5467 BE REJECTED. 1521-31 JONES ST.**

<u>NAME</u> Signature	<u>ADDRESS</u> Print Name	<u>PHONE</u> email(optional)
	DONNA LOGAN	1530 JONES ST # 2 441-2855
	DAVID ANDREWS	515 JONES ST #17 567-8214
	Chris Zacharias	1309 Sacramento St #6 508-6119
	Marianna Buccas	1235 Pine St 202-997-1093
	GUSTAVO ZALDÍVAR	1427 CLAY-LEAVEN 415 3611949
	Aunt Luke	1309 Hyde St
	Melissa Robles	1390 Washington St 2026-201-8821
	ANDREA DIAMOND	1400 Leavenworth St. 415-335-5576

1521-31 JONES ST

NAME	ADDRESS	PHONE	
Signature	Print Name	email(optional)	
	MARGARET R. FISHER	1350 Pine 94109	
	Allen Liang	1108 Pacific Ave 94133	
	Max Belanger	1335 Pacific Ave #113 94102	
	NORMA PEREZ	1245 BROADWAY ST #4	
	Liz MacAusland	1425 Jackson St	
	MIN-ZI HSHIEH	1625 Polk St.	
	JAVIER CAEUES	1365 Pacific Ave	
	LAN LIEU	1567 Leavenworth St	
	Sean Reilly	1369 Hyde St	
	JIMO PERINI	1279 JACKSON ST	
	KRATIN ZATO	1445 LEAVENWORTH	kratto@gmail.com
	Jon Key	1300 Leavenworth	Keyjon@hotmail.com
	DARINE MORAN	1527 LEAVENWORTH	
	Wei Jian Fang	20 1/2 Ross Alley 2nd FL	
	Joy Sudarman	1801 Leavenworth apt. 1e	

PETITION TO PRESERVE OUR SMALL SCALE NEIGHBORHOOD CHARACTER & QUALITY OF LIFE

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NAME Signature	Print Name	ADDRESS	PHONE email(optional)
	DUNCAN ROBSON	1415 CLAY ST. E	415 658 1583
	Nastassja Myer	1455 Leavenworth	818 517 9553
	Sabrina Koss	1440 Washington ^{APT} 57	
	Alexandra G. Zellwars	1290 JACKSON ST. Apt 6	216 -832-4782
	JOHN Livolsi	1248 JACKSON ST.	
	Alex Paine	1255 Pacific Ave.	503-970-7731
	Harriet Oltu	27 Reed,	415-441-4016
	Elena Chust	44 Reed street	

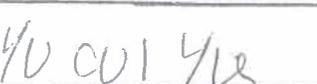
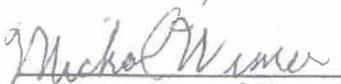
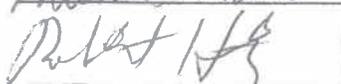
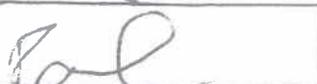
1521-31 JONES ST

NAME		ADDRESS	PHONE
Signature	Print Name		email(optional)
	John Serrano	1327 Leavenworth	415 920 6915
	Peter DeChellis	1350 Washington	415-931-5921
	Rachel Jatinu	1925 Leavenworth	650.228.1586
	J. HIRT	1340 WASHINGTON	415 9026916
	Janet Chun	1354 Sacramento St, #A S.F. CA 94104	415-928-2694
	MITRA MESH	1455 LEAVENWORTH	415.920.642
	Doroodan	11934 10th Ave	415.946.0681
	CHARLES MABUAN	1249 JONES	415.931.1668
	Jeronimo Badoxa	1501 Larkin St 304	415/931 3359
	Silvia Huizar	1501 LARKIN ST 304	(415) 875-0075
	Peter Curley	1230 JACKSON SE, #6	(415) 513 8950
	NATALIA TICHAS	"	"
	Phan Thong	1425 Washington St	415 628 8333
	TINA CHEW	1535 LEAVENWORTH ST	
	Sophia Zolca	1440 Washington St.	650.490.0179

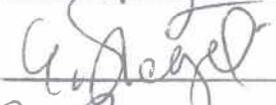
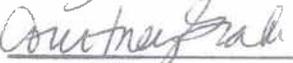
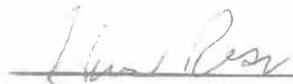
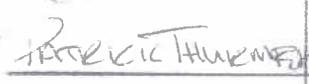
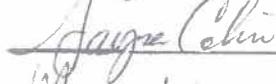
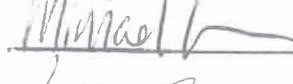
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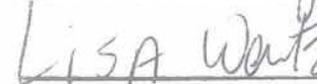
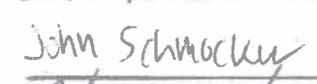
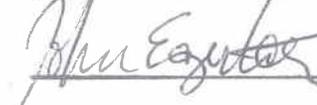
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NAME	ADDRESS	PHONE
Signature	Print Name	email(optional)
	Jian Li	1224 Pacific Ave 415 793 3284
	Shannon Novaco	1200 Clay St #112
	YU OUI YU	1220 Pacific #4 (415) 771-7382
	Michael Wimer	1537 Jones St. #302
	ROBERT HATZ	1537 Jones St #302
	JOHN F. ROLLERI	1111 JONES ST. #4
	Paul Villancourt	1433 Clay St. #2
	ZOE GARVIN	1149 CLAY ST #3 415 385 6659

1521-31 JONES ST.

NAME	ADDRESS	PHONE
Signature	Print Name	email(optional)
	Chi H. Wong	ehwong1124@gmail.com 415-361-8165
	Cole Flouancy	1456 Jones #31
	Kim Seigel	1265 Washington St
	Felicia Zurich	1433 Clay St.
	Courtney Graham	1029 Broadway 415-308-6645
	Ryan Swale	131 BERNARD
	S. PHILLIPS	1635 JONES ST
	Ursula Heas	1246 Pacific 415 474-3204
	1st 15 th Ross	1333 JONES 415-775-3573
	PATRICIA HUMBER	1320 LEAVENWORTH
	KATHRYN J. BURKE	1250 CLAY ST #203 415 771-6554
	SAYERA COLIN	1560 LEAVENWORTH (510) 209-0762
	Michael Kane	1725 Van Ness 970 319 1544
	Johnny Tice	1328 Leavenworth
	Gvia Giladi	1350 Washington

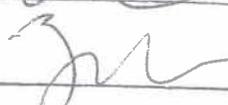
1521-31 JONES ST

NAME		ADDRESS	PHONE
Signature	Print Name		email(optional)
	Ashley Hemmen	1222 Jackson St.	
	DAVID NG	978 JACILSON	
	LISA WENTZ	1300 CRY	
	John Schmoeck	1226 Jackson St	310-218-2524
	John Egerton	1549 Jones St. #4	John_Egerton@yaho.com

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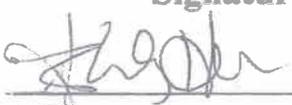
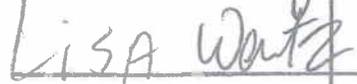
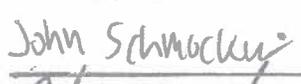
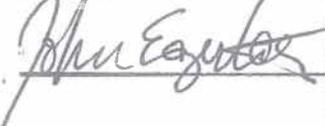
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	Shannon Novarra	1200 Clay St #112	
YU CUI YU	YU CUI YU	1220 Pacific #4	(415) 771-7382
Michael Wimer	Michael Wimer	1537 Jones St. #302	415
Robert Hitz	ROBERT HITZ	1537 Jones St #302	
	JOHN F. ROLLERI	1111 JONES ST. #4	
Paul Villancourt	Paul Villancourt	1433 Clay St. #2	
	ZOE GARVIN	1149 Clay St #3	415 385 6659

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NAME	ADDRESS	PHONE
Signature	Print Name	email(optional)
	Ehi H. Wong	ehwong1124@gmail.com 415-361-8165
	Cole Flournoy	1456 Jones #31
	Kimm Seegel	1265 Washington St
	Felicia Zurich	1433 clay st.
	Courtney Graham	1029 Broadway 415-308-6641
	Ryan Swank	131 BEAARD
	S. Hillier	1635 JONES ST
	Ursula Haas	1246 Pacific 415 474-3204
	Patrick Ross	1333 JONES 415-775-3523
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	Johnny Tien	1328 Leavenworth
	Gaia Giladi	1350 Washington

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Signature	Print Name		email(optional)
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	DAVID NG	978 Jackson	
	LISA WENTZ	1300 C IAY	
	John Schmuckey	1226 Jackson St	310-218-2524
	John Egerton	1549 Jones St. #4	John_Egerton@yaho

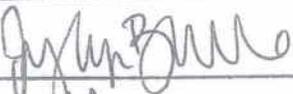
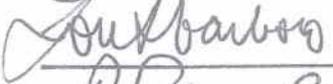
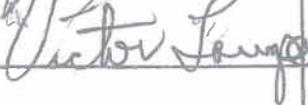
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NAME Signature	Print Name	ADDRESS	PHONE email(optional)
	CATHERINE	1401 Jones St.	415-420-4161
	CLAYTON	1440 Jones St	415-431-2222
	ELENA	1447 Jones St	925-783-9984
	Kristan	1215 Pacific Ave	415-829-3035
	Rishabh	4100 Jones St	
	GARY MARINOVICH	1424 Jones St	415 985 5183
	Evelyn Ng	1416 Jones St	415-939-1331
	S. HODGKINS	1447 Jones St	415 926 1311

1521-31 JONES ST

NAME		ADDRESS	PHONE
Signature	Print Name		email(optional)
	Jylayne Burnette	1441 JONES ST Apt 503	720 3080044
	Vicky Knowlton	1451 TAYLOR ST. APT 11	510 217-2621
	Daniel Dotor	1150 Jones St	941 89
	Lori Sparboro	1621 Jones St	941 09 (415) 474-6800
	Victor Lampe	1262 JACKSON ST	941 89

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME:

JOHN CASEY

DR APPLICANT'S ADDRESS:

PO Box 11314 OAKLAND, CA 94611

ZIP CODE:

TELEPHONE:

(415) 613-3685

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

EDWARD TOBY MORRIS

ADDRESS:

69-A WATER ST. SF. CA 94133

ZIP CODE:

TELEPHONE:

(415) 749-0302

CONTACT FOR DR APPLICATION:

Same as Above

ADDRESS:

ZIP CODE:

TELEPHONE:

()

E MAIL ADDRESS:

CCPROPERTYMGMT@PACBELL.NET

2. Location and Classification

STREET ADDRESS OF PROJECT:

1521-1531 JONES ST.

ZIP CODE:

94109

CROSS STREETS:

JACKSON ST.

ASSESSORS BLOCK/LOT:

0183 1005 24'x87'6" 2675 SR 3

LOT DIMENSIONS:

LOT AREA (SQ FT):

ZONING DISTRICT:

HEIGHT/BULK DISTRICT:

65/A

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:

RESIDENTIAL

Proposed Use:

RESIDENTIAL / GARAGE PARKING

Building Permit Application No.

2012.07.23.5467

Date Filed:

7/23/12

RECEIVED

JAN 08 2013

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

12.1093D

4. Actions Prior to a Discretionary Review Request

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

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

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

WRITTEN COMMUNICATION & PHONE MESSAGE
WAS MAILED AND LEFT ON 12/27/12 WITH APPLICANT.
RETURN COMMUNICATION NOT RECEIVED UNTIL
1/4/13. BUILDING PERMIT APPLICATION EXPIRES
1/8/13. DR ALREADY IN PROGRESS AT THIS
LATE DATE.

Discretionary Review Request

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

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

SEE ATTACHED

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

SEE ATTACHED

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

SEE ATTACHED

12.1093D

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: 

Date: 1/4/13

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

JOHN CASEY
Owner Authorized Agent (circle one) 7713074

Discretionary Review Application Submittal Checklist

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

REQUIRED MATERIALS (please check correct column)

- Application, with all blanks completed
- Address labels (original), if applicable
- Address labels (copy of the above), if applicable
- Photocopy of this completed application
- Photographs that illustrate your concerns
- Convenant or Deed Restrictions
- Check payable to Planning Dept.
- Letter of authorization for agent
- Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)

DR APPLICATION

-
-
-
-
-
-
-
-
-

NOTES:

- Required Material.
- Optional Material.
- Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

12.10930



SAN FRANCISCO
PLANNING
DEPARTMENT

FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department

Central Reception
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: **415.558.6378**
FAX: **415 558-6409**
WEB: <http://www.sfplanning.org>

Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479

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



01/04/2013

02/13/2013 (Current/Proposed Building Height Updated)

SF Planning Dept.
1650 Mission St. #400
San Francisco, Ca 94103

Discretionary Review Request Response:

1.

To preserve the Nob Hill, Russian Hill, District 3 neighborhoods character and quality of life.

The proposed 1521-1531 Jones St. (BLK 0183/LOT 005) building height is 50 feet at its highest point. Building heights in the immediate neighborhood for like size three unit buildings are approximately at 35-40 feet in height. If the application/permit/project is approved it will adversely and forever change the Nob Hill, Russian Hill, District 3 neighborhoods as this project will set an adverse precedence going forward if approved. If approved, this and future vertical building additions will destroy the building height, uniformity, scale, look and feel that exists today and over the past 100+ years.

The application/permit/project requires a variance (Rear Year and Non-Complying Structure) and does not meet Section 134 and 188 of the Planning Code. The subject property is required to maintain a rear year of approximately 21 feet and 11 inches. If this application/permit/project approved it will violate this planning code. The owner of 1222-1226 Jackson St. (BLK 0183/LOT 008) respectfully object and deny this variance request.

In short, one properties gain should not be at the loss of numerous other neighboring and nearby properties in the community.

2.

The proposed 1521-1531 Jones St. application/permit/project requires basement excavation. This excavation would adversely impact the existing dated concrete retaining wall at right rear/side of 1521-1531 Jones St. which is connected to rear concrete retaining walls of neighboring 1222-1226 Jackson St. and 1228-1232 Jackson St. (photo #1, #2 and #3 attached)

Due to the proposed building height change from approximately 40 feet to 50 feet would cause loss of open/existing air space. This is important to keep in mind as the subject property (BLK 0183/LOT 005) is near (2 buildings away) the corner of Jones St. and Jackson St. As this is the case, current building construction to the rear of the subject property, properties on or near this corner is either met at zero lot line or approximately 10 feet from zero lot line of the subject property and adjacent properties (BLK 0183/LOT 006 & BLK 0183/LOT 007 & BLK 0183/LOT 008). In short, current/existing rear construction is already extremely close and the proposed vertical addition will adversely enclose the remaining



open air space even further.

Due to the proposed building height change from approximately 40 feet to 50 feet would cause loss of natural light to any/all neighboring properties throughout the neighborhood (photo #4 attached). Please also refer to diagram submitted on other DR's in regard to the subject property/loss of neighborhood natural light.

The rear structure of 1521-1531 Jones St. and the rear structure of 1222-1226 Jackson St. are only 15 feet or less apart as it exists today. Due to the proposed building height change from approximately 40 feet to 50 feet it would enclose/eliminate the open air flow/space that exists today even more so between 1531-1531 Jones St. and 1222-1226 Jackson St. as well as other neighboring properties (photo #5 attached).

Due to the proposed building height change from approximately 40 feet to 50 feet would adversely dwarf/be higher than neighboring properties that are currently lower in elevation as well as higher in elevation.

Due to the proposed building height change from approximately 40 feet to 50 feet would adversely effect the privacy of neighboring properties that are currently higher in elevation.

Due to the proposed building height change from approximately 40 feet to 50 feet with addition of front and rear decks and deck usage would adversely effect on going outside noise levels to neighboring properties after build which do not exist today throughout and near the neighboring properties.

Per the SF Planning department, property valuations/views are not factors in the planning decision making progress. Per the DR it asks for facts. Fact is if this application/permit/project is approved neighboring properties will decrease/eliminate property valuations/views per all of the above mentioned (Photo # 3 & Photo 6 attached). In doing so, building owners will submit demands to the City for property reassessment which can translate to reduced property tax payments to the City. As point of reference in this case, the City needs to reevaluate property valuations/views as a point of fact/criteria in building planning as it currently does with all of the other mentioned concerns noted above and more no doubt. To turn a blind eye, to property valuations and existing views is an injustice to any/all property owners impacted as I am sure anyone can understand. If not, then please do refer to the various other above mentioned adverse impacts to the surrounding properties, neighborhood and community this project can/will cause.

Again, one properties gain should not be at the loss of numerous other neighboring and nearby properties in the community. If a given property owner wishes to have a building of a certain height with certain amenities then that party can search for an existing/like property without creating negative impacts to a community.



3.

Alternatives:

Connect both vacant 1521-1531 Jones St. upper floor units to create what 1521-1531 Jones St. owner is proposing to achieve without impacting any/all neighboring properties and the community.

OR

Deny application/permit/project as it adversely impacts the neighborhood/neighboring properties and does not comply with current SF Planning Dept. codes. Attempts in writing and verbal were made to the project contact/applicant, Edward 'Toby' Morris, on 12/27/12, asking what alternatives or changes to the proposed project could alleviate the above mentioned. Return contact was received on 01/04/13 from the project contact/applicant Edward 'Toby' Morris. With the building permit application expiration on 01/08/13, just days away, the creation/submission of the discretionary review was/is in progress.

Note: I, John Casey, am owner/management of:

1222-1226 Jackson St. (BLK 0183/LOT 008)
1251-1255 Pacific Ave. (BLK 0183/LOT 034)

Note: C&C PM is management for:

1184-1198 Jackson St. (BLK 0182/LOT 015)

All of the above mentioned properties/owners respectfully request building permit application number 2012.07.23.5467 be rejected.

Best regards,

A handwritten signature in black ink, appearing to read "John Casey", is written over a horizontal line.

John Casey, CCRM/Owner
C & C Property Management
PO Box 11314
Oakland, CA. 94611
Phone 415-613-3685
Fax 510-547-9035
ccpropertymgmt@pacbell.net

PHOTO 1

12.1093D

JONES ST.

RETAINING WALL
→
WALL
NORTH FACING



Photo 2

Subject
Property

Jones St

12.109.50

RETAINING WALL
NORTH FACING

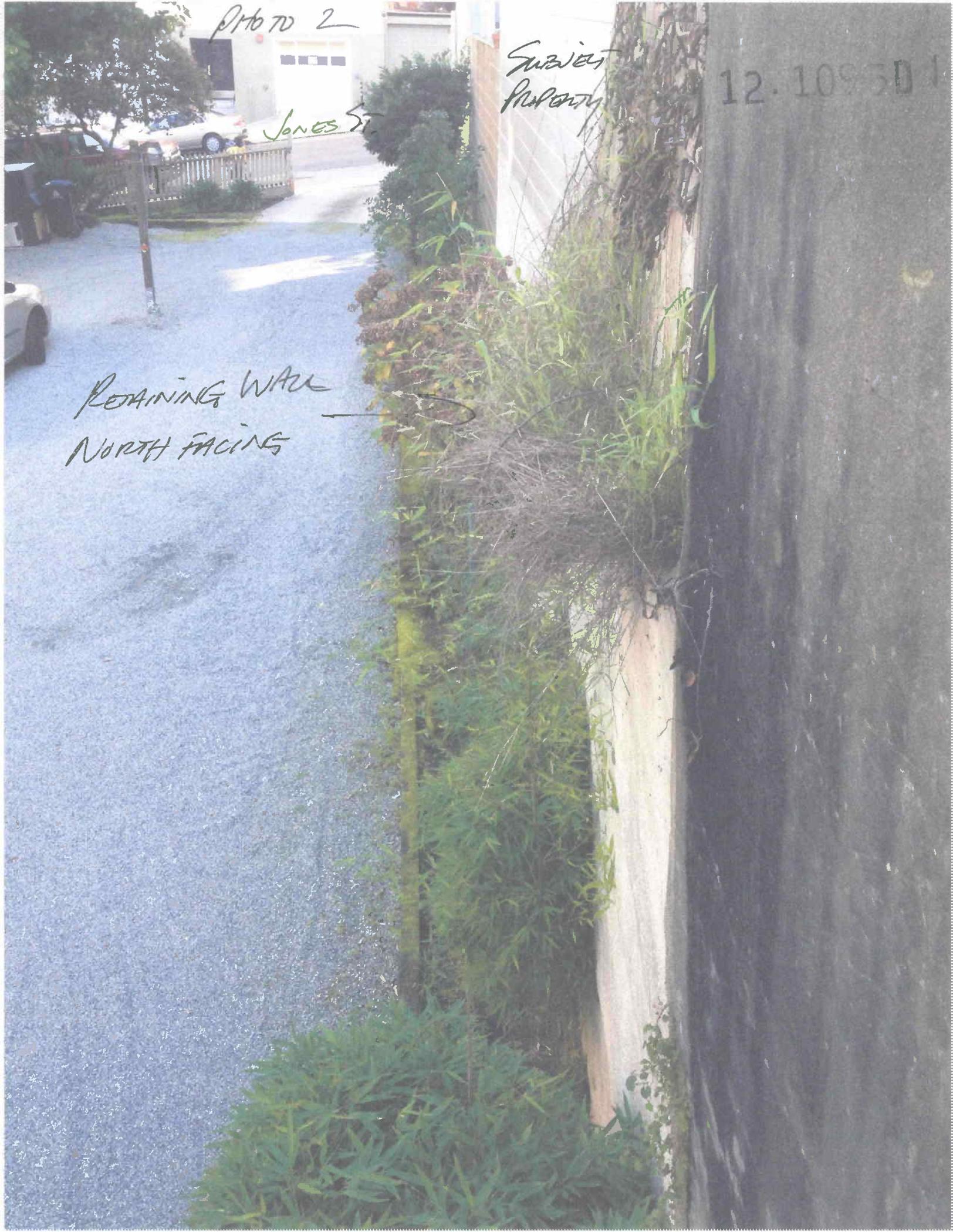


PHOTO 3

12.109301

SUBJECT PROPERTY
1521-51 JONES ST.
RETAINING WALL
(NORTH FACING)

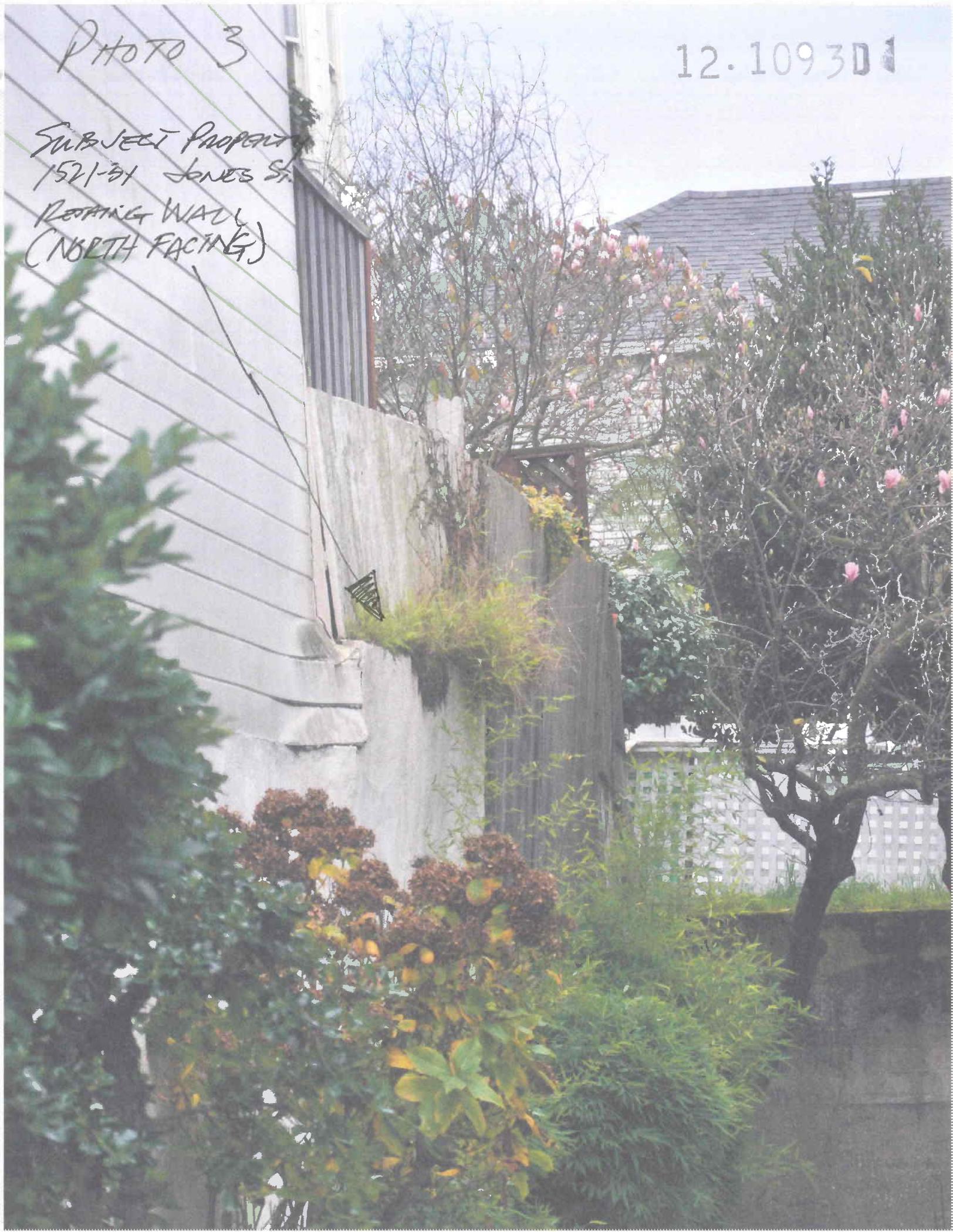


PHOTO ~~12~~

12.10930

PROPOSED ADDITION SPACE



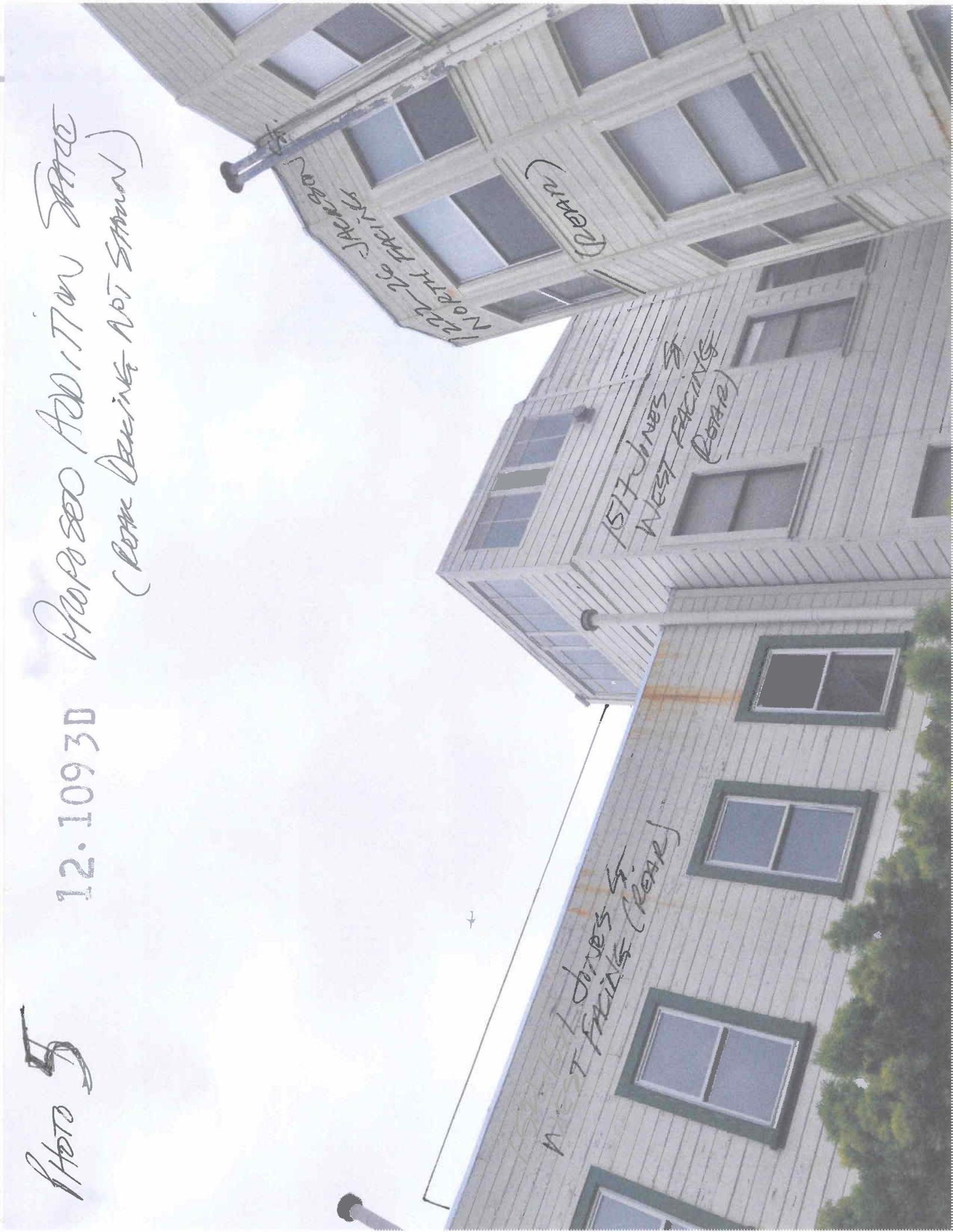
SUBJECT PROPERTY: 157-31 JONES ST.
WEST FACING SIDE (REAR)

12/28/2012

Photo 5

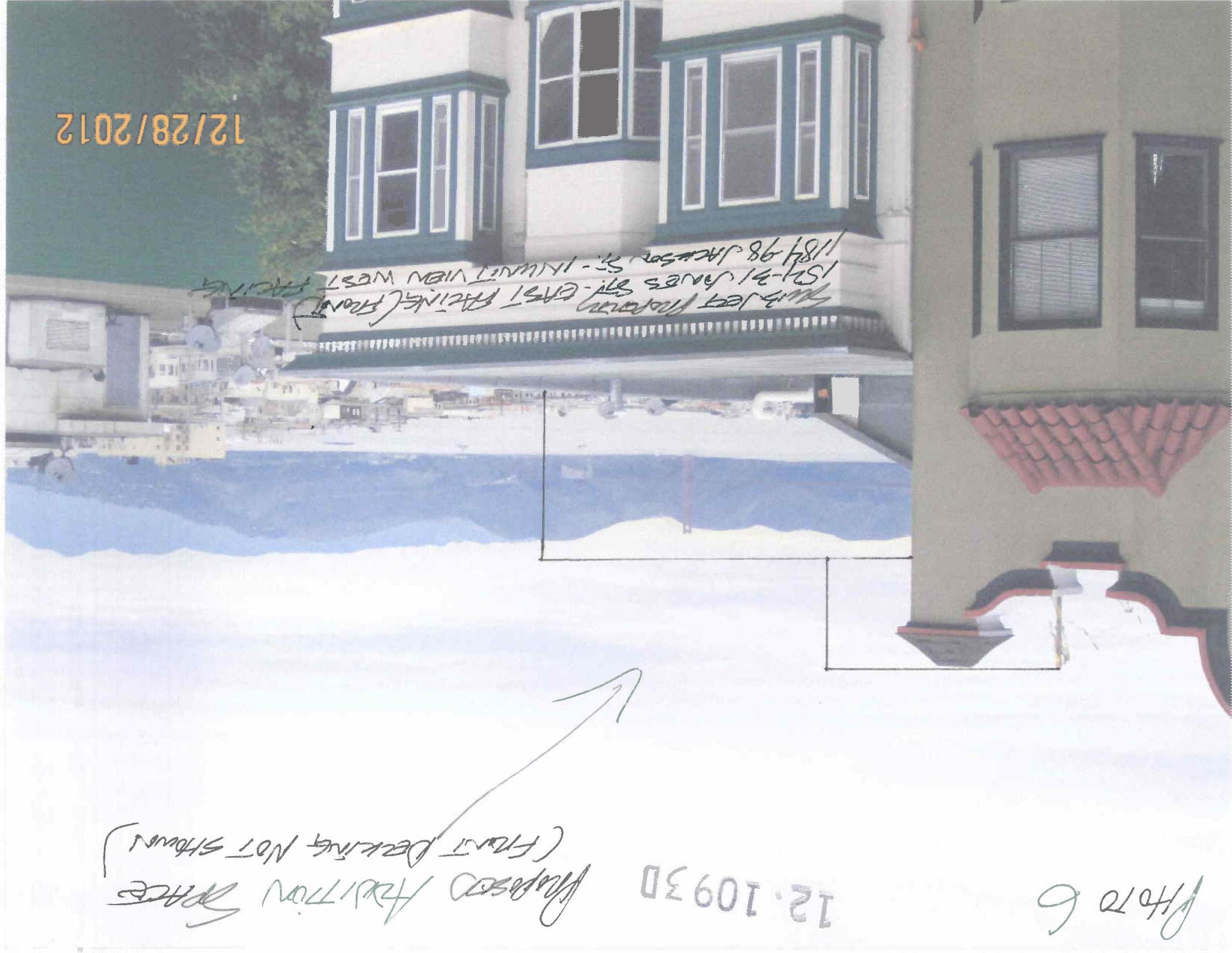
12.1093D

Proposed Addition Face
(Rear Decking Not Shown)



12/28/2012

Sub Jet Porch (Front Facing)
154-31 Aves St. - (HAWAII VIEW WEST)
1184 98 Jackson St. - (HAWAII VIEW WEST)



Proposed Addition Space
(Front Parking Not shown)

12.10930

Photo 6

12.10930

183

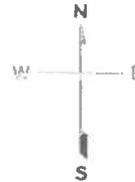
LOTS MERGED

LOT 30 MERGED INTO LOT 29 43
lot11 into lots40to42 for 2007 roll

50 VARA BLK. 243

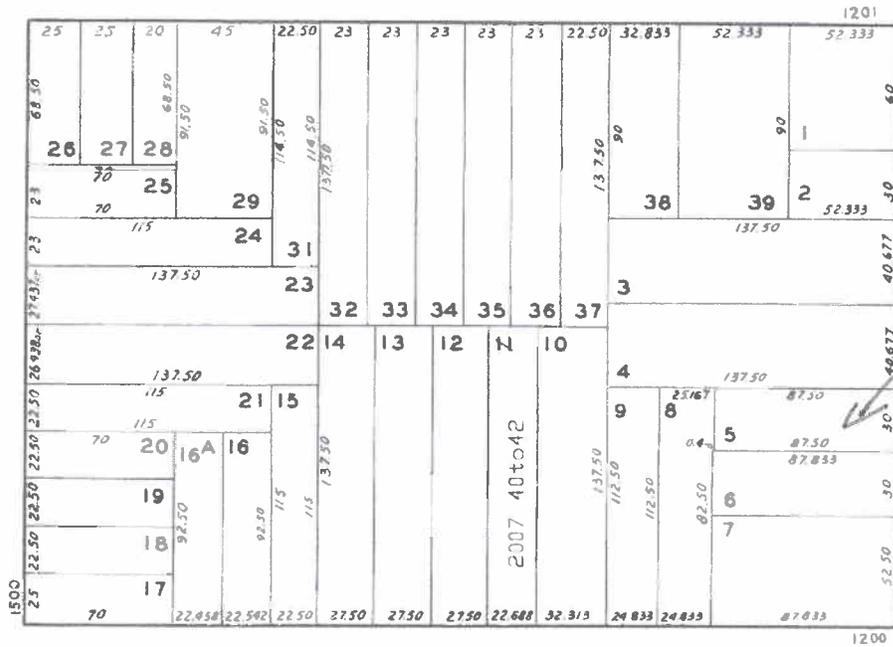
Revised 2007

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CITY & COUNTY ASSESSOR 1995



PACIFIC

LEAVENWORTH



*SUBJECT
PROPERTY*

JONES

JACKSON

1242-1246 JACKSON ST. A CONDOMINIUM		
LCT	UNIT	% COMM AREA
40	1242	36.8
41	1244	33.9
42	1246	29.3

ASSESSED 113,438
BLK TOTAL 113,438 50 FT

12.10930



I, Irene Cheung, owner of:

1184-1198 Jackson St. (BLK 0182/LOT 015)

Authorize my building management C&C Property Management/John Casey to represent me in the request to deny/reject building permit application number 2012.07.23.5467 for subject property 1521-1531 Jones St.

Best regards,



Irene Cheung

1/3/2013

Date

Concerned Party:

C&C Property Management
PO Box 11314
Oakland, Ca. 94611

Across Street Property Owners:

Block #0182 / Lot #015
Cheung Revocable Trust
765 Market St. #26G
San Francisco, Ca. 94103

12.1093D 1

Concerned Party:

John Schmocker
1226 Jackson St.
San Francisco, Ca. 94109

Concerned Party:

Brandon Doyle
Tyler Willis
1192 Jackson St.
San Francisco, Ca. 94133

Permit Applicant:

Edward 'Toby' Morris, Architect
69-A Water St.
San Francisco, Ca. 94133

Discretionary Review**Applicant:**

John Casey
PO Box 11314
Oakland, Ca. 94611

Abutting Property Owners:

Block #0183 / Lot #008
John Casey
Sabrina Casey
PO Box 11314
Oakland, Ca. 94611

Abutting Property Owners:

Block #0183 / Lot #006
Chan Marital Trust
136 Turquoise Way
San Francisco, Ca. 94131

Abutting Property Owners:

Block #0183 / Lot #006
Low Family Trust
65 Robinhood Dr.
San Francisco, Ca. 94127

Abutting Property Owners:

Block #0183 / Lot #004
Clifford Yee
Christine Yee
2479 Williams Ct.
So. San Francisco, Ca. 94080

Across Street Property Owners:

Block #0182 / Lot #018
Edmund Quan
Nora Quan
1514 Jones St.
San Francisco, Ca. 94133



PACIFIC AVENUE NEIGHBORHOOD ASSOCIATION
(PANA)

February 20, 2013

San Francisco Planning Commissioners: Rodney Fong, President, Cindy Wu, Vice-President, Kathrin Moore, Hisashi Sugaya, Gwyneth Borden, Michael J. Antonini, Rich Hillis, Elizabeth Watty, Planner

Re: Building permit No. 2012-0723-5467 for 1521-1531 Jones Street

Dear Commission President Fong, Planning Commissioners, and Ms. Watty,

Pacific Avenue Neighborhood Association (PANA) is a grass roots community group whose overall goal is to preserve and enhance our small-scale neighborhood character, quality of life and diversity, while maintaining community access to open-space, light and air. We encourage and support new project developments that support these goals.

PANA Objection

We are writing to express PANA's objection to the variance requests by the project sponsor of 1521-31 Jones Street. The project sponsor is seeking to construct a fourth story penthouse addition mid-block that is significantly out of scale and inconsistent with the topography of the staggered rooflines in the neighborhood. The addition would exceed the predominant small-scale neighborhood character consisting mostly of 30 feet building heights along Jones Street between Pacific Avenue and Jackson Street. In addition the variance requested for the addition would dramatically impact the rear yard setback, which provides much needed open space and light. Finally, the variance fails to meet the findings for granting a variance.

Variance

PANA objects to the variance being sought, as it would reduce the required rear yard set back, which is intended to maintain open space for the neighborhood. In addition it would cause shadows across the neighborhood to the West for unreasonable and extended period of time. Neither exceptional nor extraordinary circumstances required to grant a variance exist to warrant a variance allowance.

Garage

Nob Hill does not have any public garages. Residents are forced to drive around for up to a half hour or more every day to find a parking space. Removal of even one parking space on Jones Street would seriously and irreparably harm our neighbors. With the loss of three public parking garages in the past two years, it is not the time to remove any more public street parking spaces.

In conclusion:

- We are very concerned about the reduction of open space if the variance is allowed
- Excessive shadowing of neighbors to the west of the project will occur if the addition of a fourth floor penthouse is allowed
- Preservation of public street parking is critical to the quality of life of our residents.

We, respectfully, urge the San Francisco Planning Commission to consider the fairness of this project in relation to its negative impacts on the neighborhood and in relation to the findings necessary for granting a variance. PANA respectfully requests that Building Permit No. 2012-0723-5467 for 1521-1531 Jones Street and the associated variance be denied.

Respectfully,

Robyn Tucker
Michelle Murray
PANA Co-Chairs

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

February 21, 2013

RE: RESPONSE TO DISCRETIONARY REVIEW

Case No.: 2012.1093DD
Building Permit No.: 2012.0723.5467
Address: 1521-1531 Jones Street
Project Sponsor: Matthew and Patricia Wren (Owner)
Applicant: Toby Morris, Kerman/Morris Architects LLP
Telephone No.: 415-749-0302 (Toby Morris)

Dear President Fong:

We are the architects representing owners Matt and Patricia Wren who originally purchased the six-unit building at 1521-1531 Jones Street in August 2011. Matt and Patricia have lived almost 7 years in a small 2-bedroom apartment a few blocks from the subject property and desire to create a family home for their growing family and to house their elderly parents for extended periods of time. Although unusual, they propose expanding one empty unit in this rent-controlled building to provide the space they require, without loss of affordable housing or a merger of dwelling units. Besides the obvious benefits to the City of San Francisco of this approach, the owners also propose improving the building substantially in terms of life-safety upgrades (full seismic upgrade, installation of sprinklers), energy efficiency (photo-voltaic array) and comfort (replacement of windows) to the benefit of the tenants.

This project, which consists of a partial 4th floor addition, has been sensitively designed and undergone close scrutiny by the Planning Department's Residential Design Team, with the finding that it is fully consistent with the Residential Design Guidelines (RDGs) and suitable for an Abbreviated DR. No exceptional or extraordinary circumstances are raised by this project.

Throughout the design process we have strived to be fully respectful of our neighbors and responsive to any reasonable requests. The process has also involved over a year of work with SF Planning, DBI and SFFD staff to derive a project that is appropriate and code compliant.

It is our belief that both DR applicants, Mr. Low and Mr. Casey, have filed their DRs primarily to protect views as stated to us and Planning Department staff.

RESPONSE TO DISCRETIONARY REVIEW

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

The following are areas of concern that have been raised by the DR requestors (Mr. Low and Mr. Casey) and the reasons why our proposed project should be approved as designed:

Rear Yard Variance:

The proposed Rear Yard Variance is justified. It is a minor encroachment into the required rear yard, less than 7 feet. It leaves over 15 feet of rear yard across half the lot's width and provides a fully complying rear yard in the remaining portion. Both abutting neighbors on the north and south sides (including the property owned by Mr. Low) have much smaller non-conforming rear yards (approximately 8 feet), hence the proposal is consistent with existing mid-block open space patterns (RDG, 25). The proposed roof top addition gives a full 15'-2" front setback (per RDG Building Scale at Street recommendations for additions exceeding neighbors by one story, 24) and 3'-0" side setbacks across the entire depth of the property to increase light and air access to abutting neighbors (per RDG Light Wells recommendations, 17).

The Vertical Addition respects the Topography of the Site:

This block of Jones Street consists on both sides of 30 to 40 foot tall facades which step down along the street front with the natural sloping topography. The proposed 15'-2" front setback to our 1-story addition over the existing structure, along with its lowered roof at the front is consistent with best practices (RDG, Building Scale at Street, 24).

The Proposed 4th Floor Addition is in Character with the Neighborhood:

The subject block is of "mixed visual character" and while many buildings present facades of 40 feet in height or less, there are also 10 and 14 story residential high-rises within a block or two of the site. This context enables (per the RDGs) a variety of improvements in a variety of styles. That being said, the proposed simple contemporary addition will not be visible from the public way (except from the northeast, due to the large setback of our northern neighbor). The 3'-0" side setbacks exceed code requirements and mitigate views from the side. Where the addition is visible from elevated points on Russian Hill, it is entirely framed/backed by other buildings (**see Appendix 3, last photo**).

While the project sponsors are attempting to permit a fourth floor addition to their property it is worth noting that Mr. Low failed to show his own 4th floor penthouse in the diagrams he submitted as part of this DR.

The proposed new Garage is compatible with the neighborhood:

12 of the 15 buildings fronting onto this block have garages, some of them with multiple points of entry. Garages are a very real part of this block face and serve most multi-unit buildings, including 1184-1198 Jackson Street managed by the DR requestor, Mr. Casey. Also, because of the existing curb cut which provides vehicular access to our northern neighbor's car park, only ½ of a street parking space will be lost as a result of the 10' curb

cut proposed for the subject property's new 3-car garage. It is worth noting that Mr. Low's submittal incorrectly states the number of garages on this block.

Our neighbors' Light and Air will be respected: Contrary to the vague claims of the DR requestors and due to the substantial setbacks on all four sides, no property near the proposed addition will have its light or air compromised. The DR requestor Mr. Low's property to the south of our proposed addition will actually experience higher levels of light due to reflected light from our south facing wall.

A 4-story Building is fully in Character with the Neighborhood:

There are many other 4+ story buildings in the immediate vicinity of the subject property. This building's new top floor will not be visible from the street and is a full 15 feet below the permitted height limit of 65 feet.

The Proposed Basement will be Structurally Sound (full seismic upgrade and removal of soft story proposed):

Mr. Casey is concerned that existing retaining walls on his properties abutting the subject property may become compromised by the minor additional excavation proposed to replace the existing brick foundation and remove the soft story condition. This is not a concern: All improvements will follow best/current state of the art practices for structural design and implement safe construction means and methods protecting the subject property and its neighbors.

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

No further changes are proposed at this time.

Changes to the proposed addition which have been made since filing the Environmental and Site Permit applications which favorably impact the DR requestors are:

- Side (north and south) setbacks of 3' along the entire length of the addition (as opposed to simply creating matching light wells).
- Increasing the front (east) setback by 2' from 13'2" to 15'2" (despite the addition not being visible from the opposing sidewalk with the 13'2" setback).
- Front (east) roof height reduced by approximately 1' to 9'8".
- Rear (west) roof design modified from sloping to flat reducing the height by 9".
- Relocated egress stairs to further protect Mr. Low's south light well (this egress now inconveniently comes through the front bedroom).
- We began the process well inside allowable RM3 65A zoned max roof height of 65' and subsequently reduced further to 50'.

Additional modifications were offered to Mr. Low on December 14, 2012 but rejected:

- Remove the existing 3rd floor roof extension that extends over the light well to further improve airflow to Mr. Low's building.

- Paint the vertical extension a light color to reflect light into Mr. Low's light well. It is worth noting that Mr. Low's light wells are north facing and do not receive any direct light.

Finally, an offer was made to Mr. Low to,

- modify the proposed rear yard variance by straightening out rear wall and leaving a larger rear yard. This offer was rejected (**see Appendix 4**).

Alternatives proposed by DR Requestors are Unacceptable:

Mr. Low has suggested no rear yard variance and no garage. This is unacceptable: the variance enables the project sponsor to enjoy fully the benefits enjoyed by both his abutting neighbors without harming any neighbor's protected interests. The garage will get 3 cars off of the street.

Mr. Casey has proposed the project sponsor merge two dwelling units to create a larger unit for the owner. This merger is not desirable to the owner, nor is it consistent with City Planning policy goals of preserving affordable housing. The project sponsor's solution (adding a modest addition and keeping existing affordable units in service) should be held as laudable model for other property owners seeking expansion: it enables family housing in the context of existing affordable rental housing, a mix rarely achieved.

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

Access to Air:

Setbacks are substantial on all sides of proposed addition; access to air to all neighboring properties will be unaffected.

Access to Light:

Setbacks on all sides provide ample light to all neighbors. Due to the fact that the subject property is located to the north of DR requestor Mr. Low's property at 1517 Jones Street, it will experience increased light levels from reflection of sunlight off our proposed south wall. In addition, we have offered to paint this wall a light color to increase light levels.

Neighborhood Character:

Will be preserved, as the proposed addition is largely not visible from the public way, due to the generous proposed setbacks.

Needs for Space by the Project Sponsor:

Matt and Patricia Wren require additional space for their growing and extended family (elderly parents). The existing 2-bedroom apartments in this building are not sufficient space for their needs.

ADDITIONAL INFORMATION AND BENEFITS OF THIS PROJECT

Benefits to the City of San Francisco include,

- retention of existing affordable rental housing with no tenants displaced,
- no loss of dwelling units,
- owner occupied housing,
- off street parking provided (3+ spaces provided at loss of ½ of a street space),
- a new street tree will be planted, and
- Photovoltaic panels installed to reduce greenhouse gas emissions.

Benefits to the existing tenants include increased comfort and life safety: The building will

- undergo a full seismic upgrade,
- become fully sprinklered (a critical improvement of this wood frame structure) and
- enjoy new energy efficient windows and updated heating.

COMMUNICATIONS WITH MR. LOW

In addition to the compromises outlined in Question #2 above, we have made considerable effort to work with our most impacted neighbor, Mr. Low (immediate southern abutting neighbor), including the following efforts to collaborate and avoid this DR:

- **(7) letters** dating back to Sept 2011 with many references to, and offers of, compromise.
- **(3) offers to meet** and discuss the project (**NONE accepted**).
- (1) neighborhood meeting held at the subject property.
- **(1) agreed and scheduled meeting facilitated by the SF Planning Department that Mr. Low cancelled** with only 1 days' notice citing that he opposes the project carte-blanche. The entire point of the meeting being facilitated by the SF Planning Department was to try and reach some agreement to avoid the time, effort and expense of this DR.

AN EXTRAORDINARY CIRCUMSTANCE (Mr. Low's Addition)

The project sponsor proposes a partial 4th floor addition on the property which has undergone full review and is intended to be duly permitted by the City of San Francisco Planning and Building Departments. Immediately south of the subject property is DR applicant Mr. Low's building at 1517 Jones Street.

- Mr. Low has a 4th floor penthouse that sits almost entirely (over 90%) within its required rear yard and runs all the way to his building's rear edge (**see Appendix 1 and 5**).
- In order to meet minimal life safety of appropriate exiting from a habitable space DBI had requested Mr. Low "dismantle dwelling unit or remove the penthouse" (**see Appendix 2**). If this penthouse is not legally habitable, are we protecting the views from a storage area?

CONCLUSION

The proposed addition is a sensible one that is part of a larger set of improvements to this property that will have substantial benefits to the City and its residents. The Project has full support of the Planning Department, which has expressly recognized that the Project is appropriate and consistent with neighborhood character. We appeal 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(s). 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.

Truly yours,



Edward D. Morris, Architect ("Toby")

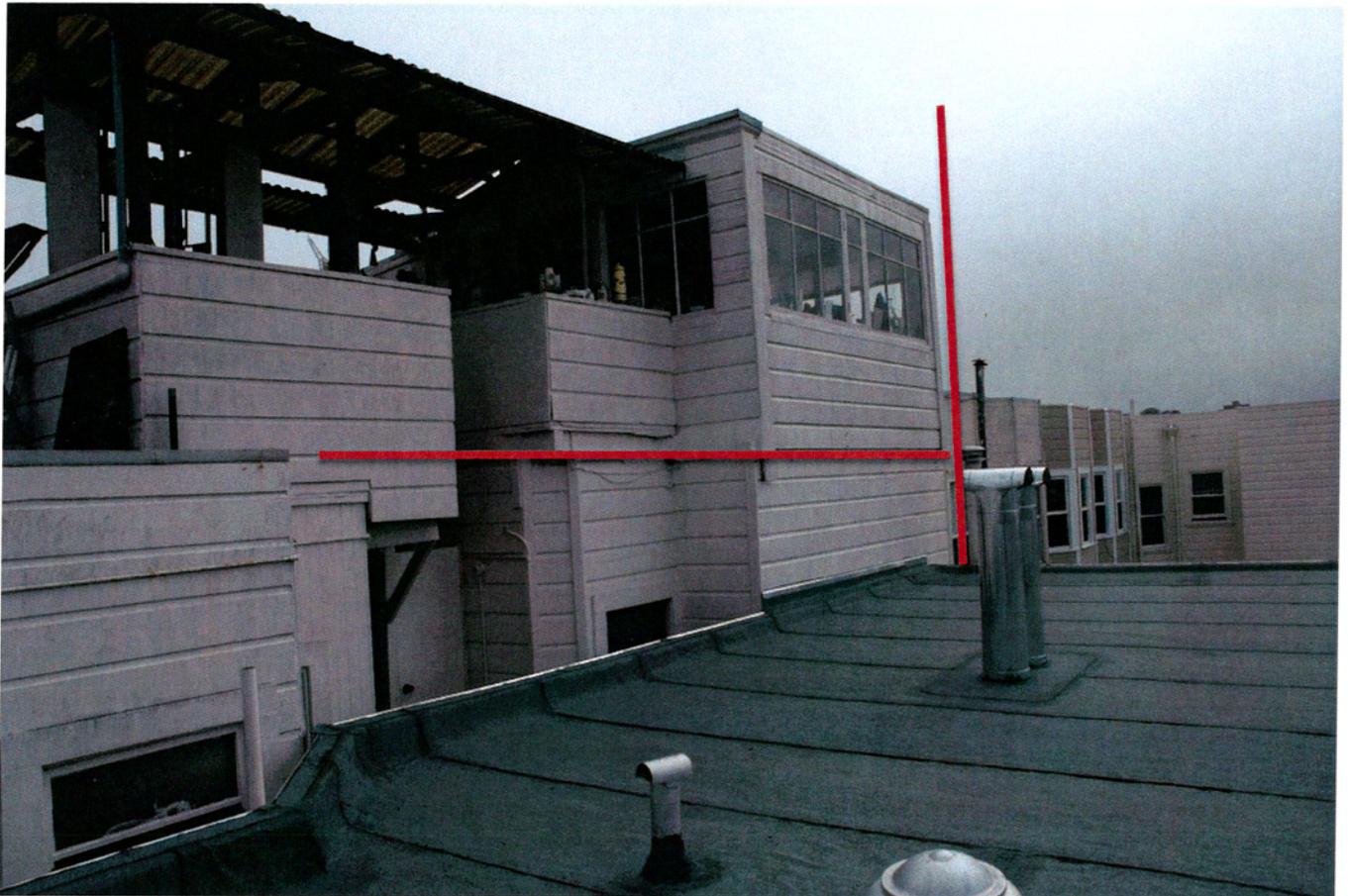
cc: Vice President Cindy Wu
Commissioner Michael Antonini
Commissioner Gwen Borden
Commissioner Rich Hillis
Commissioner Kathrin Moore
Commissioner Hisashi Sugaya
Jonas Ionan - Commission Secretary
Elizabeth Watty - Neighborhood Planner

Appendix

Appendix 1: Mr. Lows 4th Floor Penthouse

The below shows Mr. Low's 4th floor penthouse. Two items of particular note –

1. Mr. Low has conveniently left this addition out of the drawings he has submitted.
2. The 4th floor extends all the way to the rear edge of his building (red line) and 90% of the structure is within the required rear yard.



Below is an alternative view of Mr. Low's 4th floor penthouse.



Appendix 2: DBI Request to Mr. Low

Request from DBI for Mr. Low to "dismantle dwelling unit or remove the penthouse" (red border p.3). This raises the question of what we are protecting views from:

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SAN FRANCISCO CENTRAL PERMIT BUREAU 7411

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS

DEPARTMENT OF BLDG. FORM

CENTRAL PERMIT BUREAU

BUILDING INSPECTION

3

APPLICATION FOR BUILDING PERMIT

ADDITIONS, ALTERATIONS OR REPAIRS

FEBRUARY 7 1964

Application is hereby made to the Department of Public Works of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

(1) Location 1517 JONES STREET

(2) Total Cost (\$) 1850 (8) No. of Stories 3 (4) Basement or Cellar YES

(5) Present Use of building APARTMENT HOUSE (6) No. of families 6

(7) Proposed Use of building APARTMENT HOUSE (8) No. of families 6

(9) Type of construction 5N (10) 18-1

(11) Any other building on lot NO (must be shown on plot plan if answer is yes.)

(12) Does this alteration create an additional story to the building? NO

(13) Does this alteration create a horizontal extension to the building? NO

(14) Does this alteration constitute a change of occupancy NO

(15) Electrical work to be performed YES (16) Plumbing work to be performed YES

(17) Automobile runway to be altered or installed NO

(18) Sidewalk over sub-sidewalk space to be repaired or altered NO

(19) Write in description of all work to be performed under this application:
(Reference to plans is not sufficient)
TO COMPLY WITH REPORT OF CONDITION FILE NO 183-6 UNH
URBAN RENEWAL DIVISION

(20) Supervision of construction by OWNER Address 29 BANNAM PLACE

(21) General Contractor _____ California License No. _____
Address _____

(22) Architect or Engineer _____ California Certificate No. _____
(for design)
Address _____

(23) Architect or Engineer _____ California Certificate No. _____
(for construction)
Address _____

(24) I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit and all laws and ordinances applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or sub-sidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assignees.

(25) Owner S. LINDBERGH G. & E. F. LOW (Phone YUKON 2-3938)
Address 29 BANNAM PLACE
By E. F. Low Address 29 Bannam Place
Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor.

CERTIFICATE OF FINAL COMPLETION AND/OR PERMIT OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF WORK OR ALTERATION INVOLVING AN ENLARGEMENT OF THE BUILDING OR A CHANGE OF OCCUPANCY PURSUANT TO SEC. 808 AND 809, SAN FRANCISCO BUILDING CODE, BEFORE BUILDING IS OCCUPIED.

Pursuant to Sec. 304, San Francisco Building Code, the building permit shall be posted on job. Owner is responsible for approved plans and application being kept at building site.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED.

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

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REPORT OF CONDITION Date of Inspection 7/10/63 Date of Report 10/15/63
OF PREMISES AT:

1517 Jones Street

File No. 163-6-VNH

Owner of Record: Lindbergh G. & Ava F. Low (As of 10/22/62)

Mailing address: 29 ^{San Francisco} Brannan Place

DESCRIPTION OF PROPERTY

The premises contains a six-family dwelling. It was constructed in 1909 as a six-family dwelling according to the original permit filed with the Central Permit Bureau.

The building is of wood construction, Type 5-E, attached, covering approximately 1,600 sq. ft. on a 30' x 87.833' lot. It contains three stories, a penthouse and an unoccupied basement, constituting four floors of residential occupancy. There are no parking spaces for automobiles.

At the time of inspection there were six families living in the building.

The property is not within the Wire Limits; is in an E-5 zone, formerly 2nd. Residential zone; and has a land assessment of \$1,915 and an improvements assessment of \$5,850.

An application for a Permit of Occupancy is on record and was last approved on 1/5/62 for seven apartments.

A current City license exists for an apartment house with 24 rooms.

SECTION A. CONDITIONS REQUIRING CORRECTION:

The following are items which must be corrected in accordance with the San Francisco Municipal Code:

1. The required artificial lighting in the rear stairs and passageway is inadequate. EC 1613. Provide proper lighting.
2. The storage in the main stairs is creating a fire hazard. EC 609. Remove the storage.
3. Fire extinguishers of an approved type are missing in the public hallway of the apartment house. EC 1404. Provide one (1) for each floor.
4. Automatic sprinklers are lacking in the basement storage areas and penthouse if used for storage. EC 1403. EC 4007.1. Provide an approved sprinkler system.
5. The guy wires on the roof are creating a hazardous condition. EC 609. Correct this situation.
6. The access from the rear yard to a street or public alley is improperly fireproofed. EC 805.5. Provide a properly fireproofed access.
7. The furnace room walls do not have the required one-hour separation from the rest of the building due to holes and breaks. EC 1808. Provide proper separation.

1.

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SAN FRANCISCO

DEPARTMENT OF
BUILDING INSPECTION

2. File No. 183-6-WTH

The penthouse has been used for living quarters and does not meet the minimum habitable room's requirements, and has no second means of egress. EC Art. 10, Table 10-B. EC 702. EC-901-1. EC 1101(e). Disassemble dwelling unit or remove the penthouse.

9. Unapproved type wiring has been installed. EC 606. This wiring must be removed and wiring restored to its original approved state, or, approved type wiring, outlets and circuits may be installed under permit and inspection by this division.
10. Unapproved portable cords are fastened to the building, supplying electricity to lights and plugs. EC 606, 401, 917. All cord wiring and associated equipment shall be removed, or, may be replaced by approved type wiring, equipment, etc., under permit and inspection by this division.
11. Fuses being used in branch circuits are over-sized. EC 203, 606. Install proper size, non-temperable type fuses to protect wire in branch circuits.
12. This division recommends installation of at least one approved plug outlet per room and two per kitchen. (This will become mandatory as of January 1, 1966.)
13. Main service, feeders, and branch circuits shall be made adequate for the load served or the added wiring which creates the overload condition shall be removed and wiring restored to original approved condition.

Robert McIntech, Inspector
Urban Renewal Division

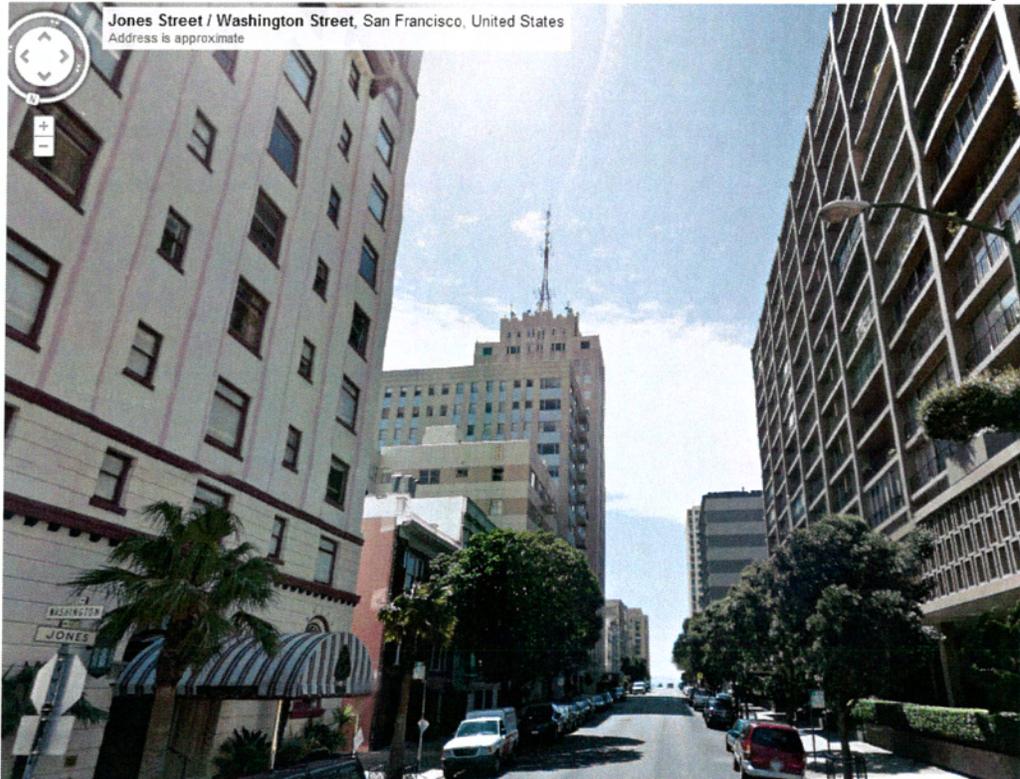
HC means SF Housing Code
BC means SF Building Code
EC means SF Electrical Code
Numbers refer to Code sections

Appendix 3: Various Views

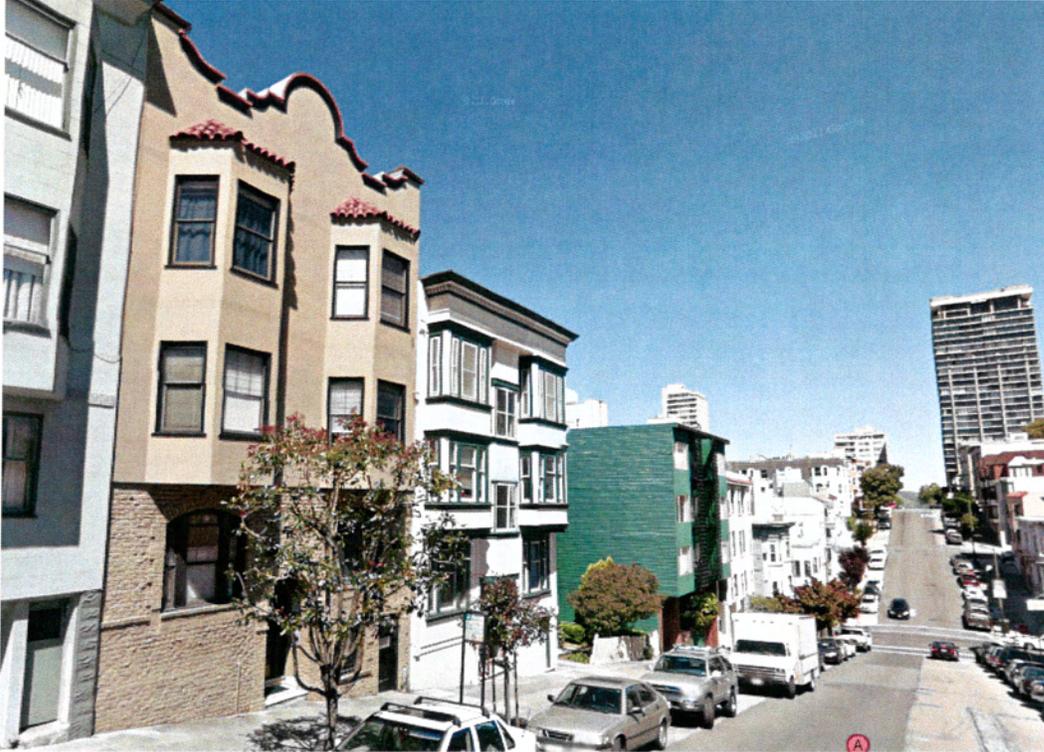
View north from Jones/Washington (1 block away). Notice 4 story over basement buildings:



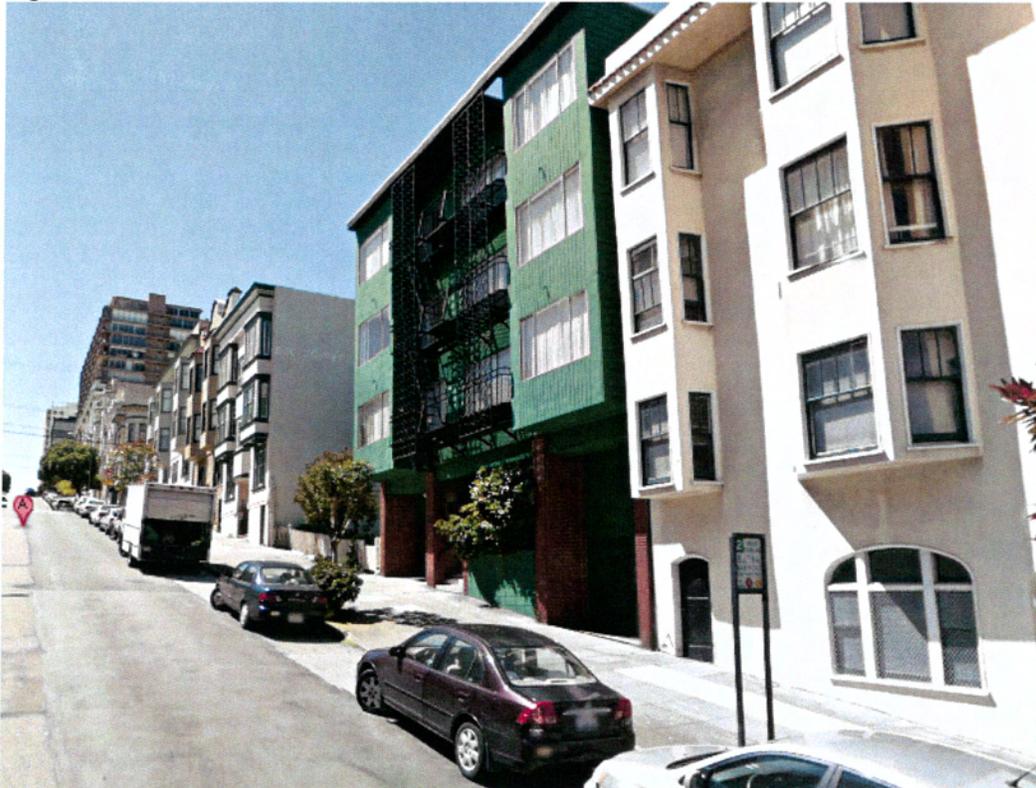
View south from Jones/Washington (1-2 blocks away). Notice 6, 8 and 10+ story buildings:



View north from Jones/Jackson. Mr. Low's building (brown) and subject property (white). Proposed addition will be only marginally visible (if at all) from this vantage point:



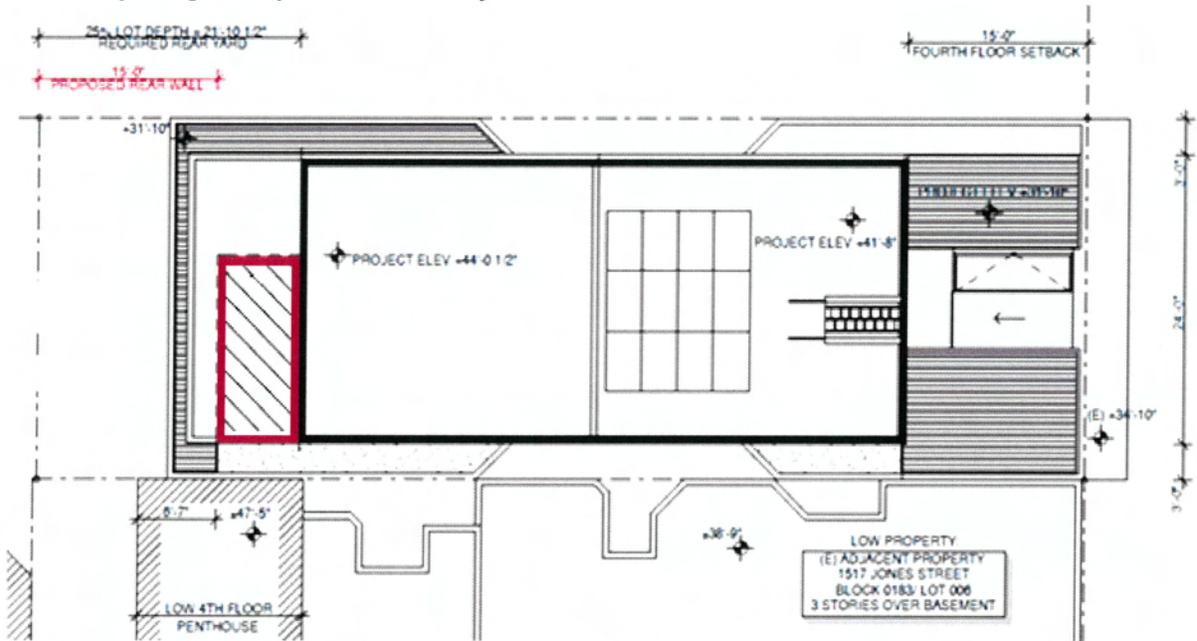
View south from Jones/Pacific. Even looking back up the hill, the proposed addition won't be overly apparent from most positions on the street due to the green building blocking the sight line:



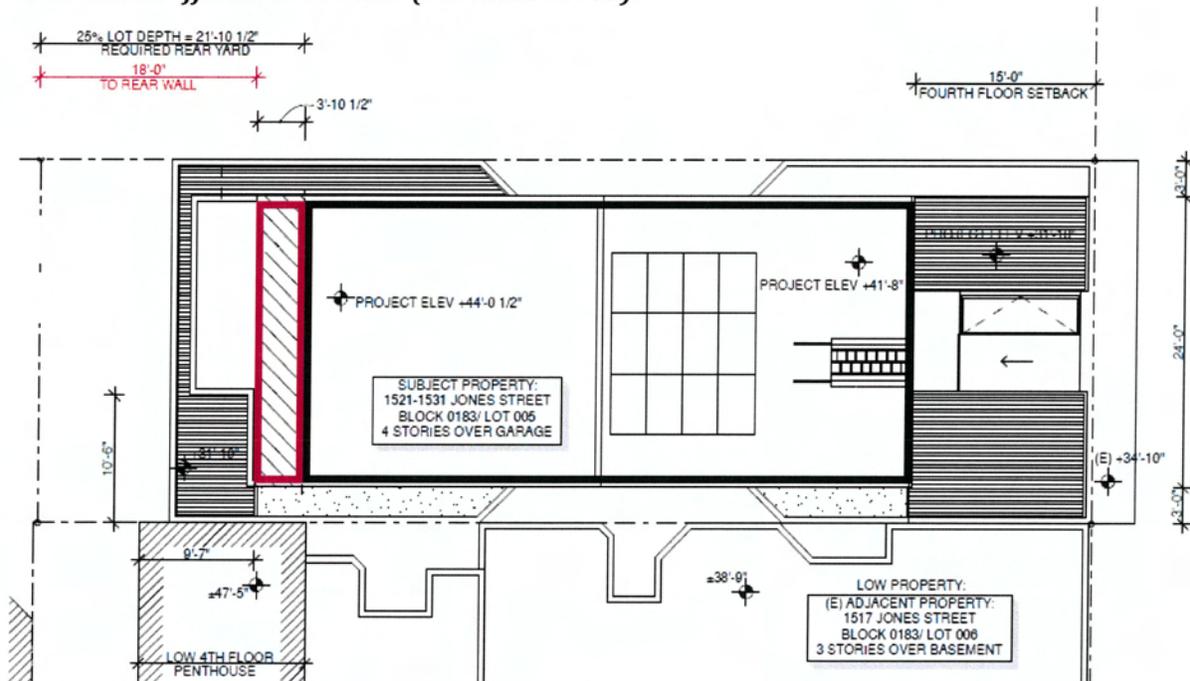
View south from Jones/Broadway. The red line shows a very approximate placement of the proposed addition. From this elevation the new addition is visible but entirely backed/framed by existing buildings:

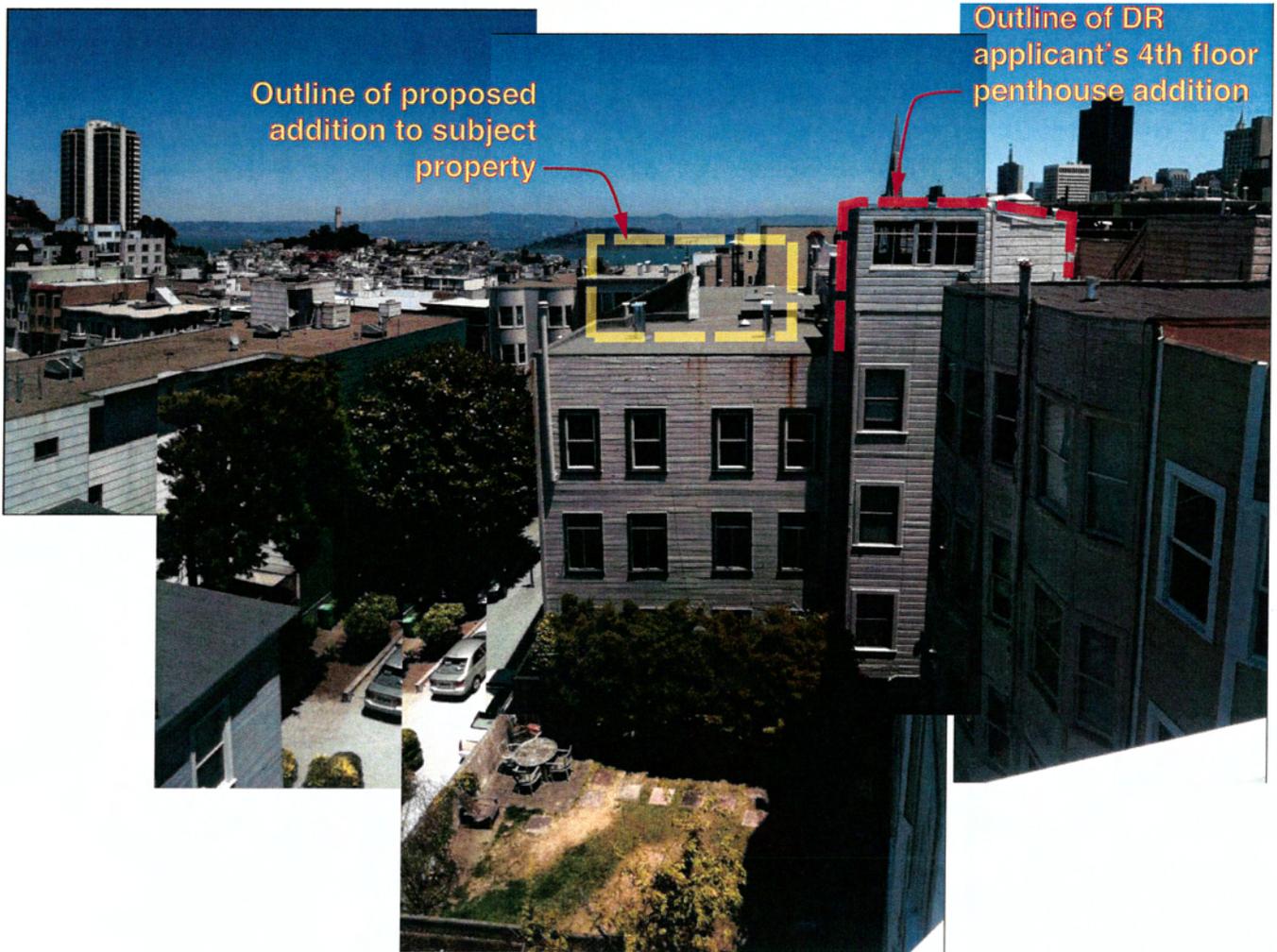
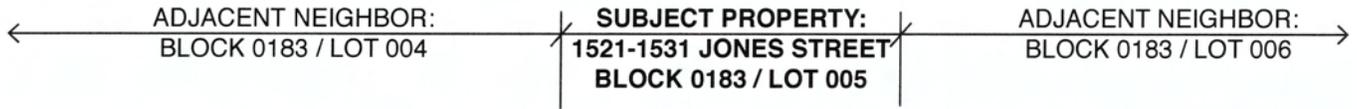


Appendix 4:
Currently Proposed (variance in red):



Alternative offered to Mr. Low (variance in red):

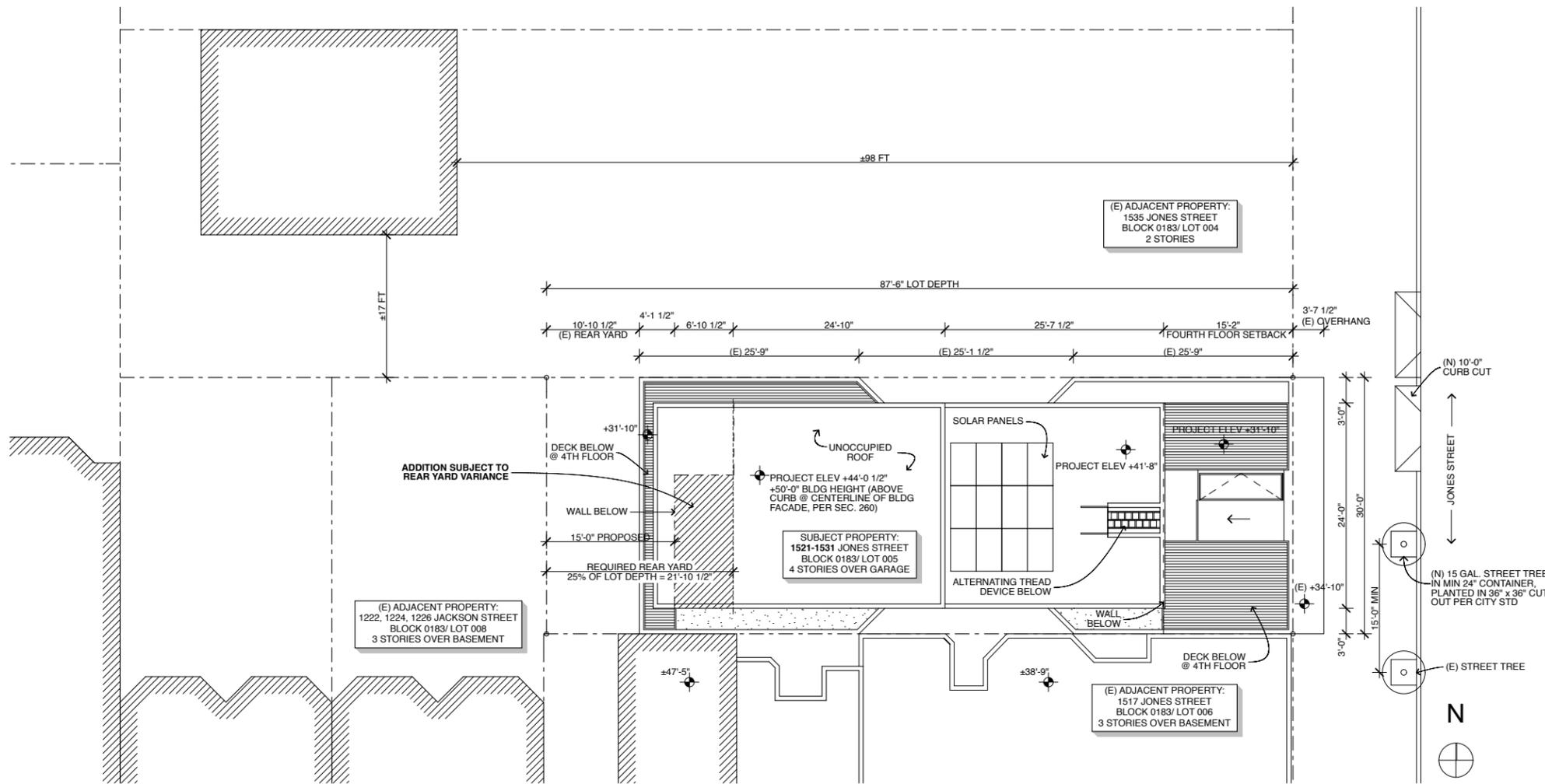




REAR VIEW OF BUILDINGS ADJACENT TO SUBJECT PROPERTY

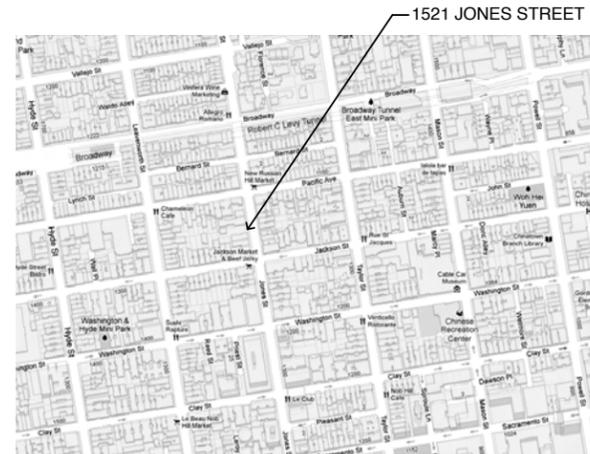
1521-1531 JONES ST

MULTI-FAMILY RESIDENTIAL: ADDITION/ REMODEL



1 PROPOSED SITE PLAN
NOT TO SCALE

LOCATION MAP:



69A WATER STREET
SAN FRANCISCO
CALIFORNIA 94133
TEL. 415.749.0302
FAX. 415.928.5152

Revisions:

PLNG SET 7/17/12
1 PLNG R1 11/06/12
311 NOTIFICATION 11/29/12

1521-1531 JONES ST

MULTI-FAMILY
RESIDENTIAL:
ADDITION/ REMODEL

BLOCK 0183 / LOT 005

PROPOSED SITE PLAN

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TITLE 24 COMPLIANCE:

Title-24 Mandatory Measures:
All work to comply with Title-24 Mandatory Measures including but not limited to: R-13 min. insulation in all new/rebuilt exterior walls; R-19 min. insulation in all new/rebuilt roofs; R-13 raised floor insulation in all new/rebuilt wood framed floors; double insulated doors and window products with certified U-value and infiltration certification; exterior doors and windows weatherstripped; all joints and penetrations caulked and sealed; 50% minimum high efficacy lighting in kitchens (separately switched); high efficacy lighting in bathrooms, garage, laundry room and utility rooms (or manual-on occupancy sensor); all other rooms, lighting to be high efficacy, manual-on occupancy sensor, or dimmer. All recessed incandescent ceiling fixtures to be IC approved. All recessed fluorescents to be ICAT rated. Outdoor lighting to be high efficacy or motion sensor with photocell. All exterior lights to be high efficacy or to be controlled by a motion sensor with photo cell per CEC 150(k)6.

DESCRIPTION OF WORK:

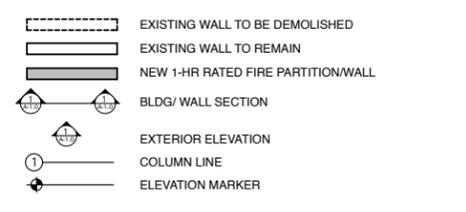
This work consists of the remodel/ addition to a single unit within a multi-family residential building. Work to include the addition of a story above the existing roof, interior renovations, and seismic upgrades. Existing non-conforming stairs to be rebuilt in-kind. Existing basement level storage to be converted to private parking. Also included are minor plumbing/ electrical/ mechanical work. Rear yard variance required at top level addition.

All work to comply with current local and state codes including, but not limited to: the 2010 Edition of the California Building Code, the California Historic Building Code, the California Plumbing Code, the California Mechanical Code, the California Electrical Code and the California Fire Code, the current editions of the San Francisco Building and Planning Codes, Title-24 Energy Standards, etc...

ABBREVIATIONS:

# @	NUMBER AT	EQ EXT	EQUAL EXTERIOR	PL PLY	PROPERTY LINE PLYWOOD
AB	ANCHOR BOLT	FDN	FOUNDATION	PTDF	PLYWOOD TREATED DOUGLAS FIR
ADJ	ADJACENT	FIN	FINISH	PLAM	PLASTIC LAMINATE
ALT	ALTERNATE	FLR	FLOOR	PTD	PAINTED
A.F.F.	ABOVE FINISH FLOOR	FLOUR	FLUORESCENT	PTN	PARTITION
APPROX	APPROXIMATE	F.O.C.	FACE OF CONCRETE	R	RISER
ASPH	ASPHALT	F.O.S.	FACE OF STUD	REF	REFERENCE
BLDG	BUILDING	FTG	FOOTING	REFR	REFRIGERATOR
BETW	BETWEEN	FOF	FACE OF FINISH	RWD	REDWOOD
BOT	BOTTOM	GALV	GALVANIZED	REIN	REINFORCED
CAB	CABINET	G.F.I.	GROUND FAULT INTERRUPTER	R.O.	ROUGH OPENING
CEM	CEMENT	GND	GROUND	RWL	RAIN WATER LEADER
CLR	CLEAR	GYP	GYPSUM	REQ	REQUIRED
CMU	CONC. MASONRY UNIT	GWB	GYPSUM WALL BOARD	R.O.	ROUGH OPENING
COL	COLUMN	HORZ	HORIZONTAL	REQ	REQUIRED
CONT	CONTINUOUS	HT	HEIGHT	R.O.	ROUGH OPENING
CTR	CENTERLINE	INSUL	INSULATION	R.O.	ROUGH OPENING
CL	CERAMIC	INT	INTERIOR	R.O.	ROUGH OPENING
CLG	CEILING	JT	JOINT	R.O.	ROUGH OPENING
CONC	CONCRETE	LAV	LAVATORY	R.O.	ROUGH OPENING
DBL	DOUBLE	MAX	MAXIMUM	R.O.	ROUGH OPENING
DEPT	DEPTH	MIN	MINIMUM	R.O.	ROUGH OPENING
DIA	DIAMETER	MFR	MANUFACTURER	R.O.	ROUGH OPENING
D.F.	DOUGLAS FIR	MTL	METAL	R.O.	ROUGH OPENING
D.H.	DOUBLE HUNG	(N)	NEW	R.O.	ROUGH OPENING
DIM	DIMENSION	NIC	NOT IN CONTRACT	R.O.	ROUGH OPENING
DN	DOWN	NO#	NUMBER	R.O.	ROUGH OPENING
DS	DOWNSPOUT	N.T.S.	NOT TO SCALE	R.O.	ROUGH OPENING
DTL	DETAIL	O.C.	ON CENTER	R.O.	ROUGH OPENING
DWG	DRAWING	OPP	OPPOSITE	R.O.	ROUGH OPENING
(E)	EXISTING			R.O.	ROUGH OPENING
EA	EACH			R.O.	ROUGH OPENING
ELEC	ELECTRICAL			R.O.	ROUGH OPENING
EL	ELEVATION			R.O.	ROUGH OPENING

GENERAL LEGEND:



GROSS BUILDING AREA

	EXISTING	PROPOSED
BASEMENT	1,496 sf	2,275 sf
FIRST	2,160 sf	2,160 sf
SECOND	2,160 sf	2,160 sf
THIRD	2,160 sf	2,160 sf
FOURTH	-	1,258 sf
TOTAL	7,976 sf	10,013 sf
TOTAL NEW RESIDENTIAL AREA:		1,258 sf

DRAWING INDEX:

- T-1 PROPOSED SITE PLAN
- A-0.3 EXISTING/DEMO BASEMENT & FIRST FLOOR PLANS
- A-0.4 EXISTING/DEMO SECOND FLOOR & ATTIC PLANS
- A-0.5 EXISTING/DEMO ROOF PLAN
- A-0.6 EXISTING/DEMO EAST (FRONT) ELEVATION
- A-0.7 EXISTING/DEMO NORTH ELEVATION
- A-0.8 EXISTING/DEMO SOUTH ELEVATION
- A-0.7 EXISTING/DEMO WEST (REAR) ELEVATION
- A-0.8 EXISTING BUILDING SECTION
- A-0.9 EXISTING CROSS SECTION
- A-1.1 PROPOSED BASEMENT & FIRST FLOOR PLAN
- A-1.2 PROPOSED SECOND & THIRD FLOOR PLAN
- A-1.3 PROPOSED FOURTH FLOOR & ROOF PLAN
- A-2.1 PROPOSED EAST (FRONT) ELEVATION
- A-2.2 PROPOSED NORTH ELEVATION
- A-2.3 PROPOSED SOUTH ELEVATION
- A-2.4 PROPOSED WEST (REAR) ELEVATION
- A-3.1 PROPOSED BUILDING SECTION
- A-3.2 PROPOSED CROSS SECTION
- A-3.3 SITE LINE ANALYSIS

BUILDING DATA:

OWNERS: MATT & PATRICIA WREN
TEL: (415) 670-7071

ADDRESS: 1521 - 1531 JONES STREET
SAN FRANCISCO, CA 94109-3215

BLOCK/LOT: BLOCK 0183 / LOT 005

ZONING DISTRICT: RM-3 / 65-A
LOT SIZE: 2,625 SQ. FT.
SFBC OCCUPANCY CLASS: R-2 (RESIDENTIAL) OVER U (PRIVATE GARAGE)
CONSTRUCTION TYPE: TYPE-VB (EXISTING); PROPOSED FULLY SPRINKLERED

DESIGN: KERMAN MORRIS ARCHITECTS
69A WATER STREET
SAN FRANCISCO, CA 94133
T: (415) 749-0302 F: (415) 928-5152

311 NOTIFICATION
11/29/2012
APPLICATION # 2012.0723.5467 / CASE # 2012.1093V

NOTE:
FOR PLANNING DEPARTMENT NOTES, SEE SHEET A-0.1.
FOR PRE-APPLICATION MEETING NOTES, SEE SHEET A-0.2.

BUILDING TO BE FULLY SPRINKLERED UNDER SEPARATE PERMIT PER NFPA 13 AND CBC SECTION 903.3.1.1 AND SUPPLIED WITH CLASS I DRY STANDPIPES PER NFPA 14, SECTION 905.1, 905.2 AND 905.3.1 EXCEPTION 1.

DATE:	11/29/2012
SCALE:	NOT TO SCALE
DRAWN BY:	JLL / RH
CHECKED BY:	TM
JOB NO.:	1109

DRAWING
T-1
1 of 20 sheets

SFCP CASE # 2012.1093V
DBI APPLICATION # 2012.0723.5467
1109 - 1521-1531 JONES ST
11/29/2012 - 311 NOTIFICATION

Revisions:

PLNG SET 7/17/12
1 PLNG R1 11/06/12
311 NOTIFICATION 11/29/12

1521-1531 JONES ST

MULTI-FAMILY
RESIDENTIAL:
ADDITION/ REMODEL

BLOCK 0183 / LOT 005

EXISTING/DEMO
BASEMENT & FIRST
FLOOR PLANS

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CHECKED BY: TM

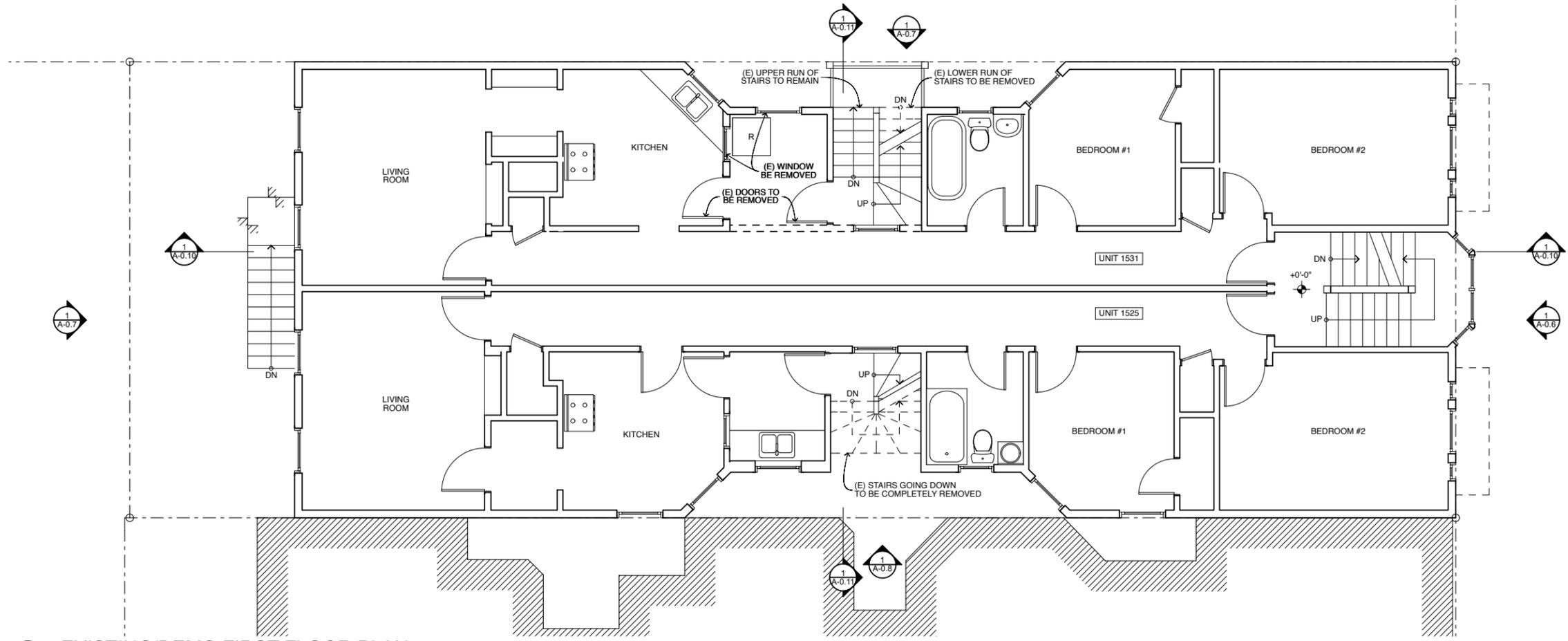
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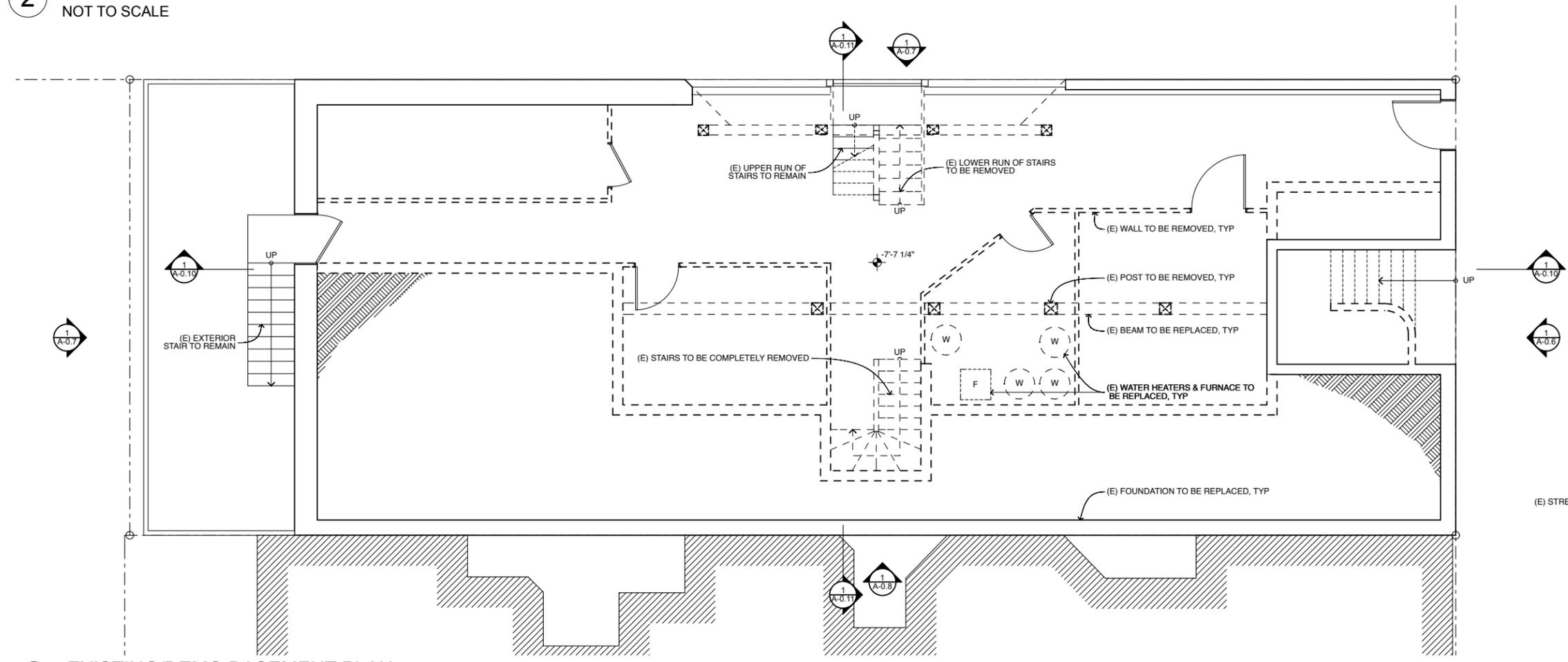
A-0.3

GENERAL LEGEND:

-  EXISTING WALL TO BE DEMOLISHED
-  EXISTING WALL TO REMAIN
-  NEW 1-HR RATED FIRE PARTITION/WALL
-  BLDG/WALL SECTION
-  EXTERIOR ELEVATION
-  COLUMN LINE
-  ELEVATION MARKER

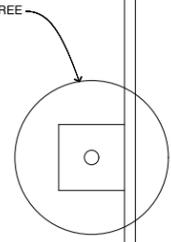


2 EXISTING/DEMO FIRST FLOOR PLAN
NOT TO SCALE



1 EXISTING/DEMO BASEMENT PLAN
NOT TO SCALE

JONES STREET



SFCP CASE # 2012.1093V

DBI APPLICATION # 2012.0723.5467

1109 - 1521-1531 JONES ST
11/29/2012 - 311 NOTIFICATION

Revisions:

PLNG SET 7/17/12
1 PLNG R1 11/06/12
311 NOTIFICATION 11/29/12

1521-1531 JONES ST

MULTI-FAMILY
RESIDENTIAL:
ADDITION/ REMODEL

BLOCK 0183 / LOT 005

EXISTING/DEMO SECOND
FLOOR & ATTIC PLANS

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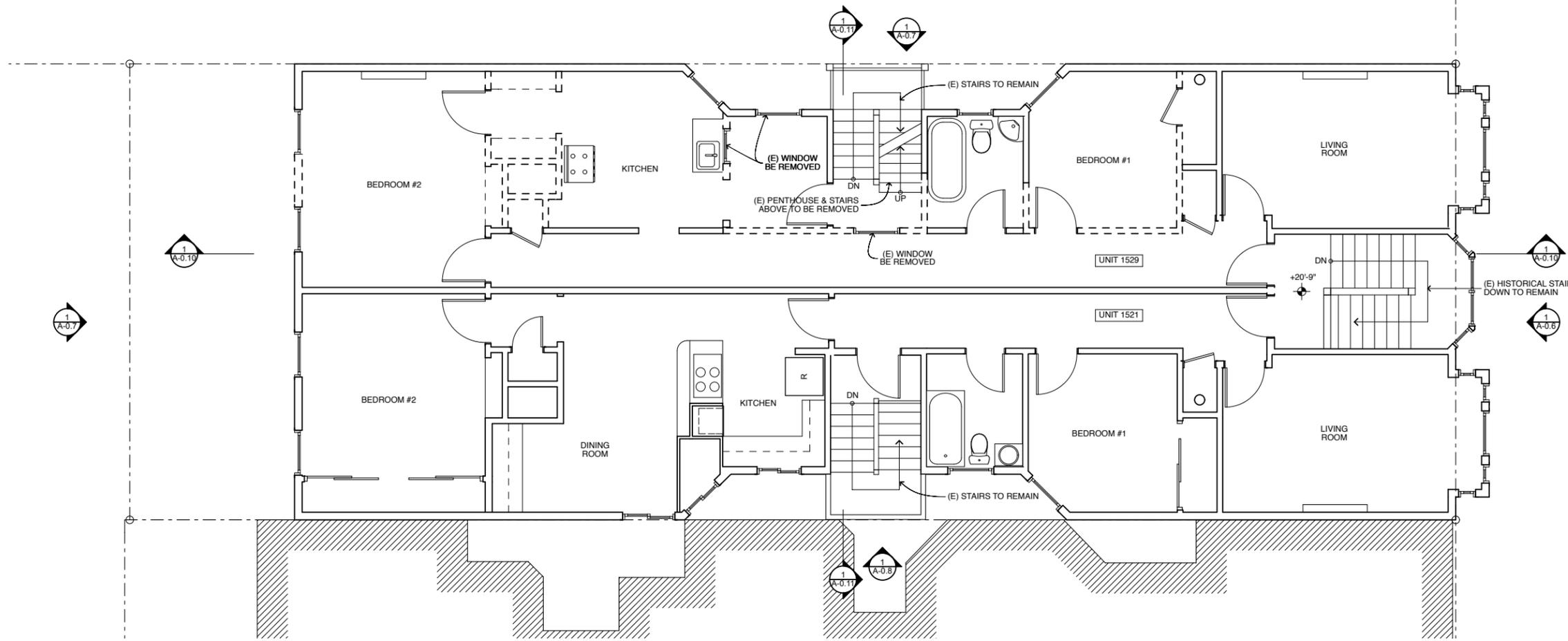
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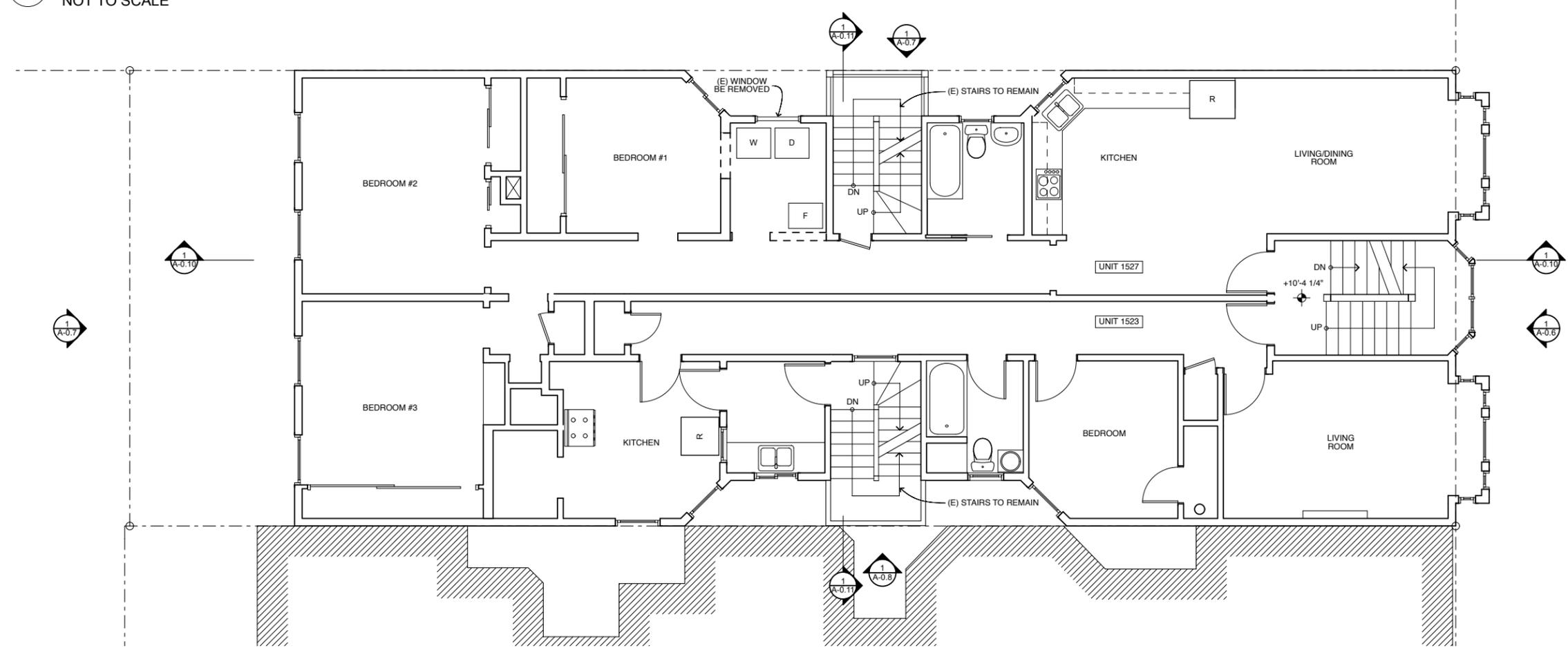
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GENERAL LEGEND:

-  EXISTING WALL TO BE DEMOLISHED
-  EXISTING WALL TO REMAIN
-  NEW 1-HR RATED FIRE PARTITION/WALL
-  BLDG/WALL SECTION
-  EXTERIOR ELEVATION
-  COLUMN LINE
-  ELEVATION MARKER



2 EXISTING/DEMO THIRD FLOOR PLAN
NOT TO SCALE



1 EXISTING/DEMO SECOND FLOOR PLAN
NOT TO SCALE

SFCP CASE # 2012.1093V

DBI APPLICATION # 2012.0723.5467

1109 - 1521-1531 JONES ST
11/29/2012 - 311 NOTIFICATION

Revisions:

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1	PLNG R1 11/06/12
	311 NOTIFICATION 11/29/12

1521-1531 JONES ST

MULTI-FAMILY
RESIDENTIAL:
ADDITION/ REMODEL

BLOCK 0183 / LOT 005

EXISTING/DEMO ROOF
PLAN

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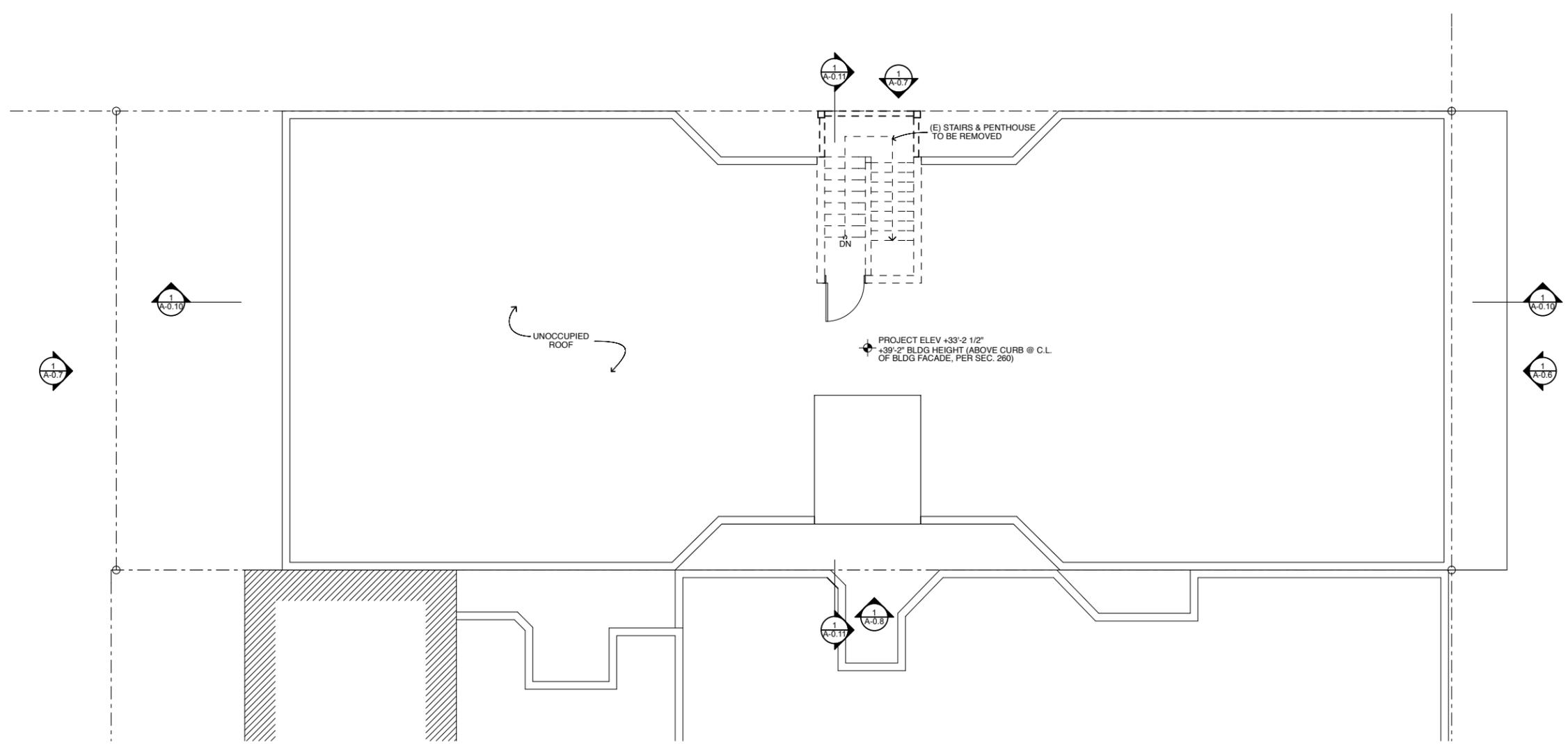
JOB NO.: 1109

DRAWING

A-0.5

GENERAL LEGEND:

-  EXISTING WALL TO BE DEMOLISHED
-  EXISTING WALL TO REMAIN
-  NEW 1-HR RATED FIRE PARTITION/WALL
-  BLDG/WALL SECTION
-  EXTERIOR ELEVATION
-  COLUMN LINE
-  ELEVATION MARKER



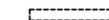
1 EXISTING/DEMO ROOF PLAN
NOT TO SCALE

SFCP CASE # 2012.1093V

DBI APPLICATION # 2012.0723.5467

1109 - 1521-1531 JONES ST
11/29/2012 - 311 NOTIFICATION

GENERAL LEGEND:

-  EXISTING WALL TO BE DEMOLISHED
-  EXISTING WALL TO REMAIN
-  NEW 1-HR RATED FIRE PARTITION/WALL
-  BLDG/WALL SECTION
-  EXTERIOR ELEVATION
-  COLUMN LINE
-  ELEVATION MARKER

KERMAN MORRIS
Architects

69A WATER STREET
SAN FRANCISCO
CALIFORNIA 94133
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FAX. 415.928.5152

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1521-1531 JONES ST

MULTI-FAMILY
RESIDENTIAL:
ADDITION/ REMODEL

BLOCK 0183 / LOT 005

EXISTING/DEMO EAST
(FRONT) ELEVATION

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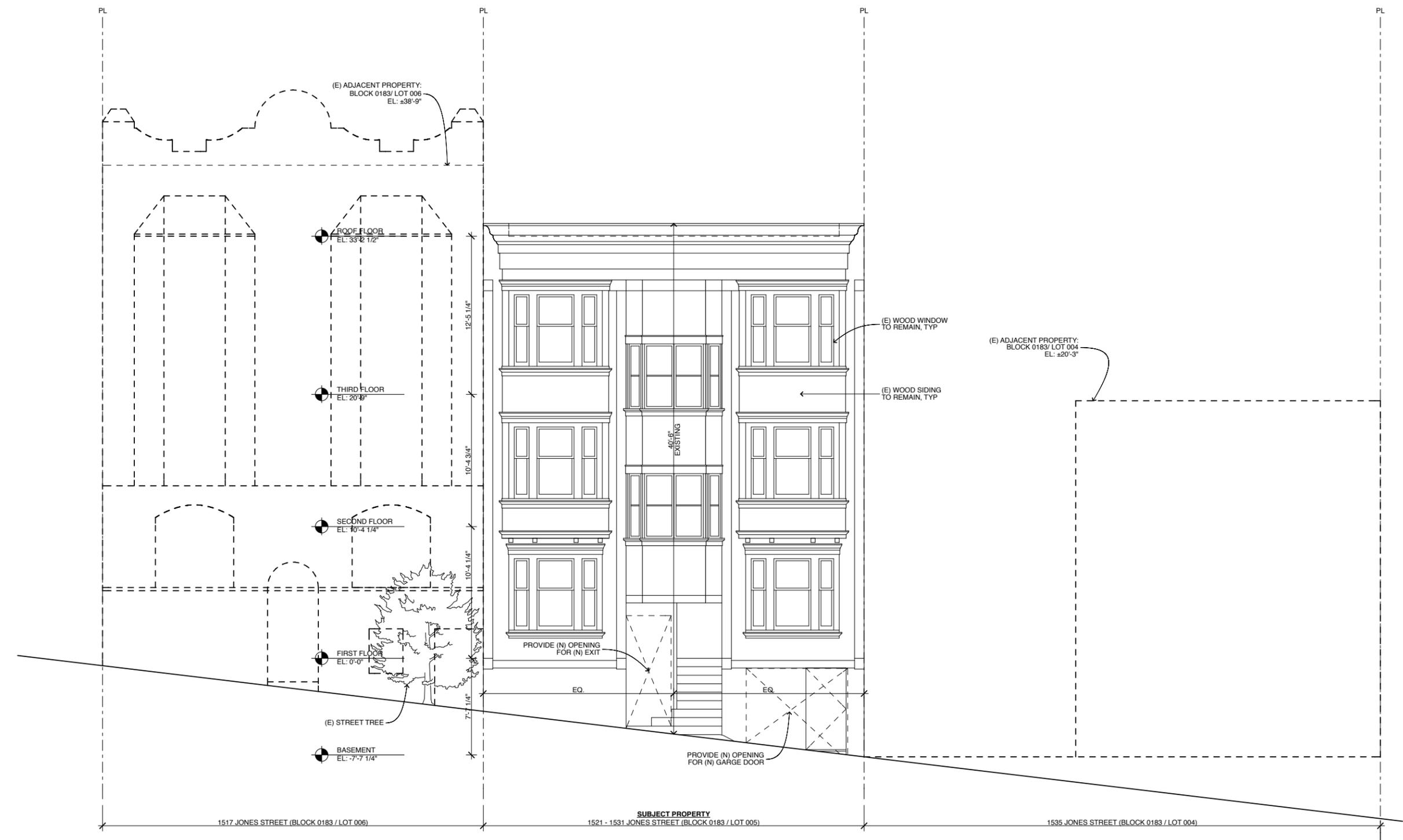
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DRAWING

A-0.6

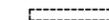
SFCP CASE # 2012.1093V

DBI APPLICATION # 2012.0723.5467



1 EXISTING/DEMO EAST (FRONT) ELEVATION
NOT TO SCALE

GENERAL LEGEND:

-  EXISTING WALL TO BE DEMOLISHED
-  EXISTING WALL TO REMAIN
-  NEW 1-HR RATED FIRE PARTITION/WALL
-  BLDG/ WALL SECTION
-  EXTERIOR ELEVATION
-  COLUMN LINE
-  ELEVATION MARKER

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1521-1531 JONES ST

MULTI-FAMILY
RESIDENTIAL:
ADDITION/ REMODEL

BLOCK 0183 / LOT 005

EXISTING/DEMO NORTH
ELEVATION

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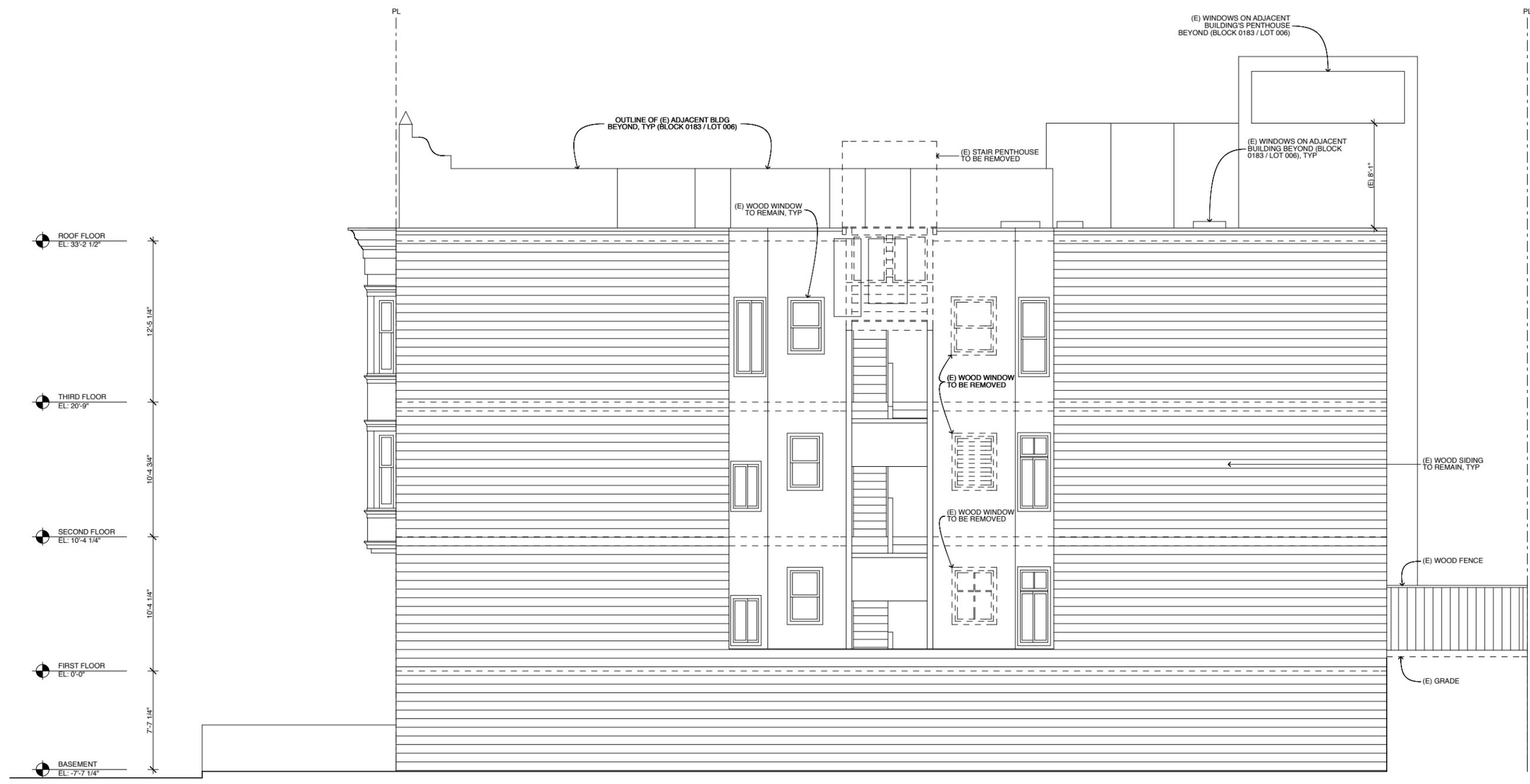
DRAWING

A-0.7

6 of 20 sheets

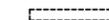
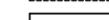
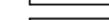
SFCP CASE # 2012.1093V

DBI APPLICATION # 2012.0723.5467



1 EXISTING/DEMO NORTH ELEVATION
NOT TO SCALE

GENERAL LEGEND:

-  EXISTING WALL TO BE DEMOLISHED
-  EXISTING WALL TO REMAIN
-  NEW 1-HR RATED FIRE PARTITION/WALL
-  BLDG/WALL SECTION
-  EXTERIOR ELEVATION
-  COLUMN LINE
-  ELEVATION MARKER

Revisions:

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1521-1531 JONES ST

MULTI-FAMILY
RESIDENTIAL:
ADDITION/ REMODEL

BLOCK 0183 / LOT 005

EXISTING/DEMO SOUTH
ELEVATION

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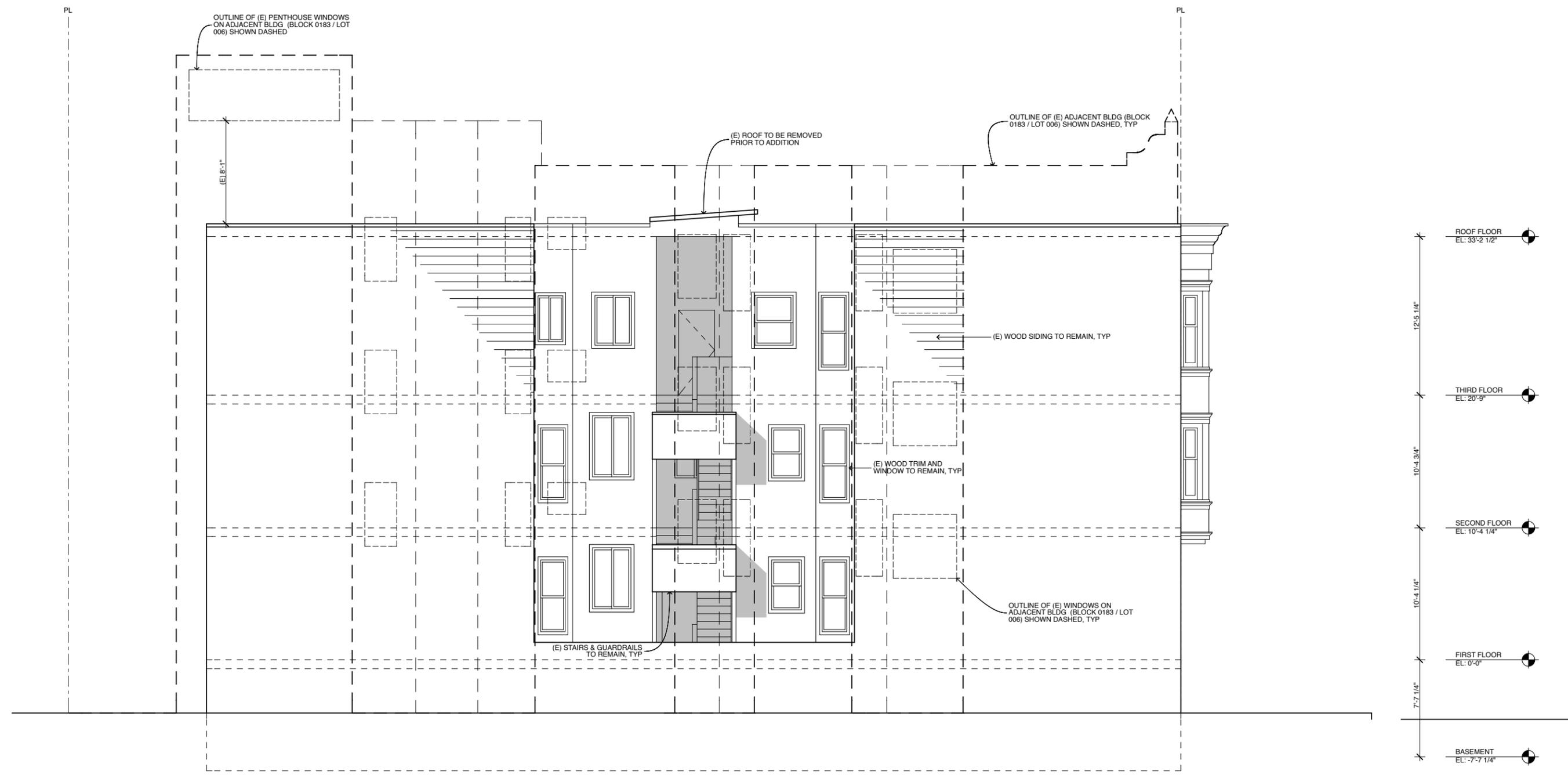
JOB NO.: 1109

DRAWING

A-0.8

SFCP CASE # 2012.1093V

DBI APPLICATION # 2012.0723.5467



1 EXISTING/DEMO SOUTH ELEVATION
NOT TO SCALE

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	311 NOTIFICATION 11/29/12

1521-1531 JONES ST

MULTI-FAMILY
RESIDENTIAL:
ADDITION/ REMODEL

BLOCK 0183 / LOT 005

EXISTING/DEMO WEST
(REAR) ELEVATION

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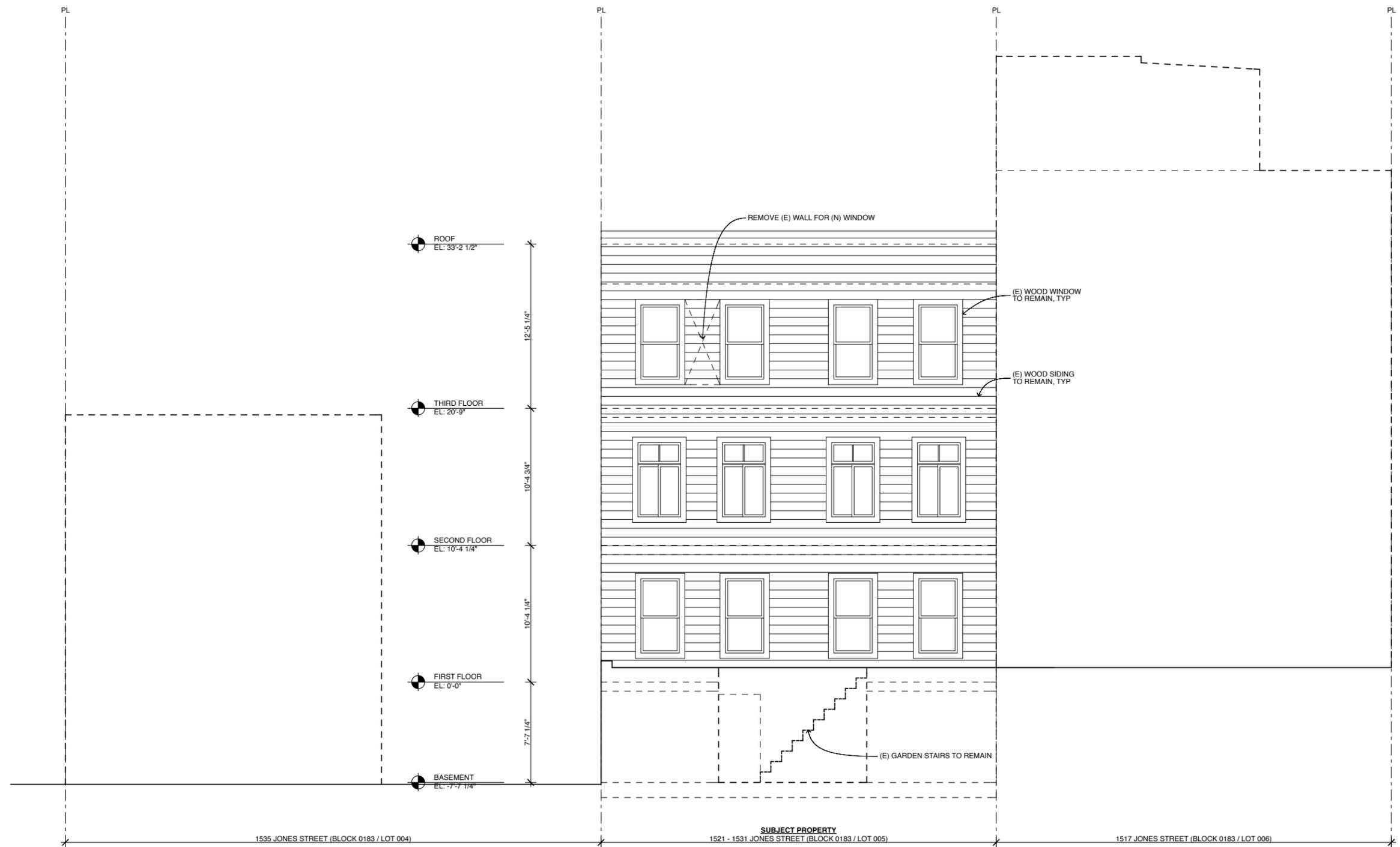
JOB NO.: 1109

DRAWING

A-0.7

GENERAL LEGEND:

-  EXISTING WALL TO BE DEMOLISHED
-  EXISTING WALL TO REMAIN
-  NEW 1-HR RATED FIRE PARTITION/WALL
-  BLDG/ WALL SECTION
-  EXTERIOR ELEVATION
-  COLUMN LINE
-  ELEVATION MARKER



1 EXISTING/DEMO WEST (REAR) ELEVATION
NOT TO SCALE

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11/29/2012 - 311 NOTIFICATION

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MULTI-FAMILY
RESIDENTIAL:
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BLOCK 0183 / LOT 005

EXISTING BUILDING
SECTION

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DATE: 11/29/2012

SCALE: NOT TO SCALE

DRAWN BY: JLL / RH

CHECKED BY: TM

JOB NO.: 1109

DRAWING

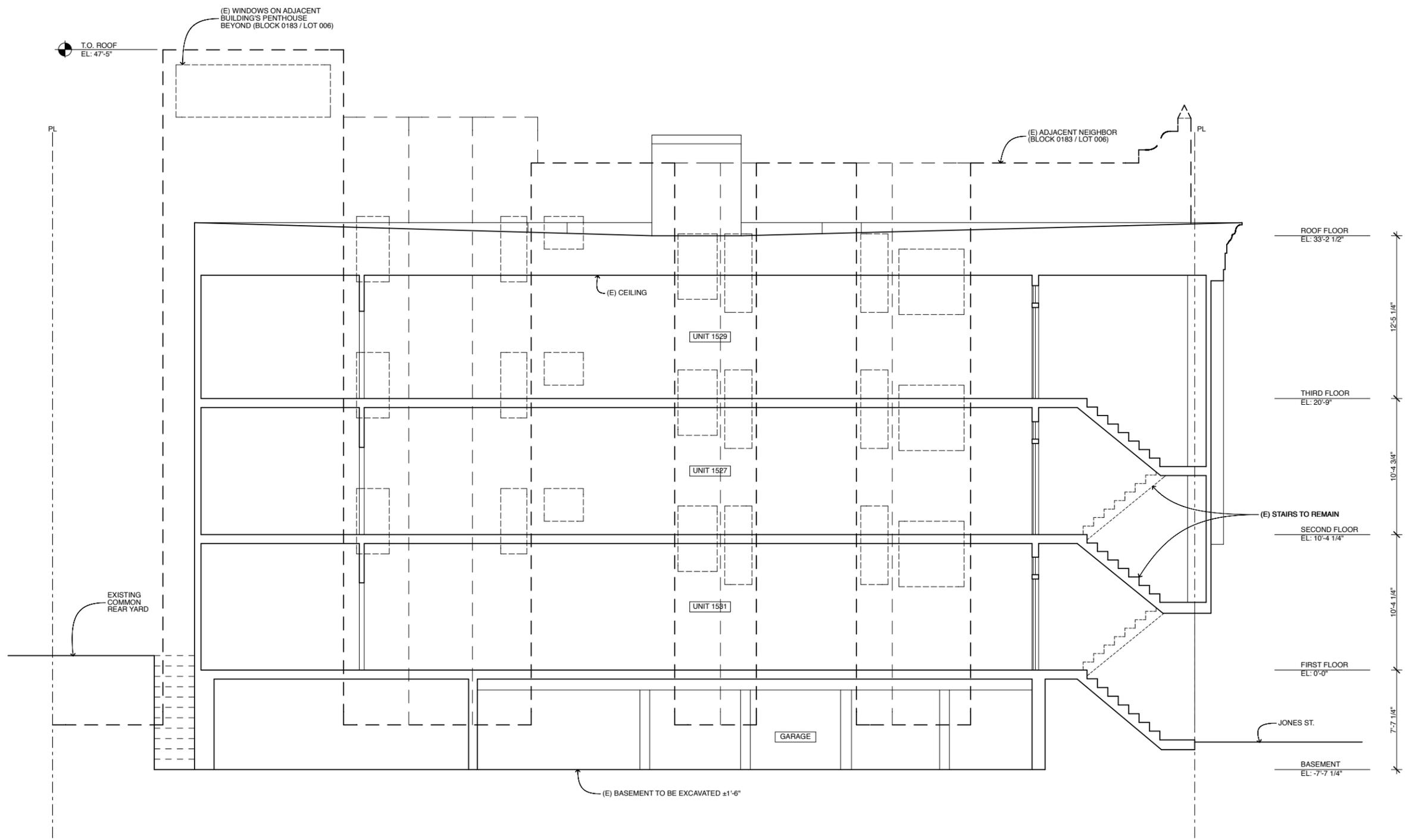
A-0.8

SFCP CASE # 2012.1093V

DBI APPLICATION # 2012.0723.5467

GENERAL LEGEND:

-  EXISTING WALL TO BE DEMOLISHED
-  EXISTING WALL TO REMAIN
-  NEW 1-HR RATED FIRE PARTITION/WALL
-  BLDG/ WALL SECTION
-  EXTERIOR ELEVATION
-  COLUMN LINE
-  ELEVATION MARKER



1 EXISTING/DEMO BUILDING SECTION
NOT TO SCALE

Revisions:

	PLNG SET 7/17/12
1	PLNG R1 11/06/12
	311 NOTIFICATION 11/29/12

1521-1531 JONES ST

MULTI-FAMILY
RESIDENTIAL:
ADDITION/ REMODEL

BLOCK 0183 / LOT 005

EXISTING CROSS
SECTION

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SCALE: NOT TO SCALE

DRAWN BY: JLL / RH

CHECKED BY: TM

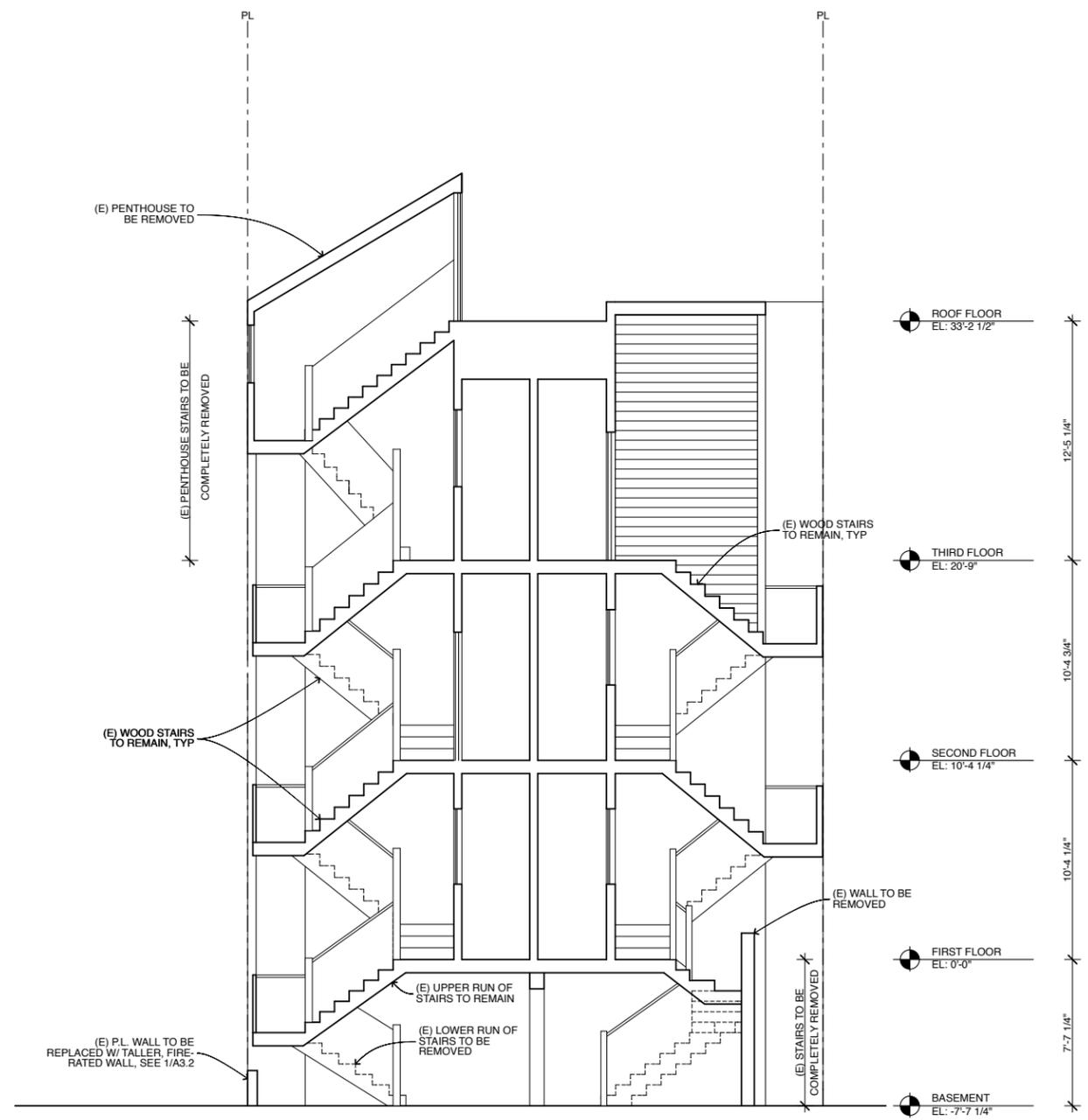
JOB NO.: 1109

DRAWING

A-0.9

GENERAL LEGEND:

-  EXISTING WALL TO BE DEMOLISHED
-  EXISTING WALL TO REMAIN
-  NEW 1-HR RATED FIRE PARTITION/WALL
-  BLDG/ WALL SECTION
-  EXTERIOR ELEVATION
-  COLUMN LINE
-  ELEVATION MARKER



1 EXISTING/DEMO CROSS SECTION
NOT TO SCALE

SFCP CASE # 2012.1093V

DBI APPLICATION # 2012.0723.5467

1109 - 1521-1531 JONES ST
11/29/2012 - 311 NOTIFICATION

Revisions:

PLNG SET 7/17/12
1 PLNG R1 11/06/12
311 NOTIFICATION 11/29/12

1521-1531 JONES ST

MULTI-FAMILY
RESIDENTIAL:
ADDITION/ REMODEL

BLOCK 0183 / LOT 005

PROPOSED BASEMENT &
FIRST FLOOR PLAN

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DRAWN BY: JLL / RH

CHECKED BY: TM

JOB NO.: 1109

DRAWING

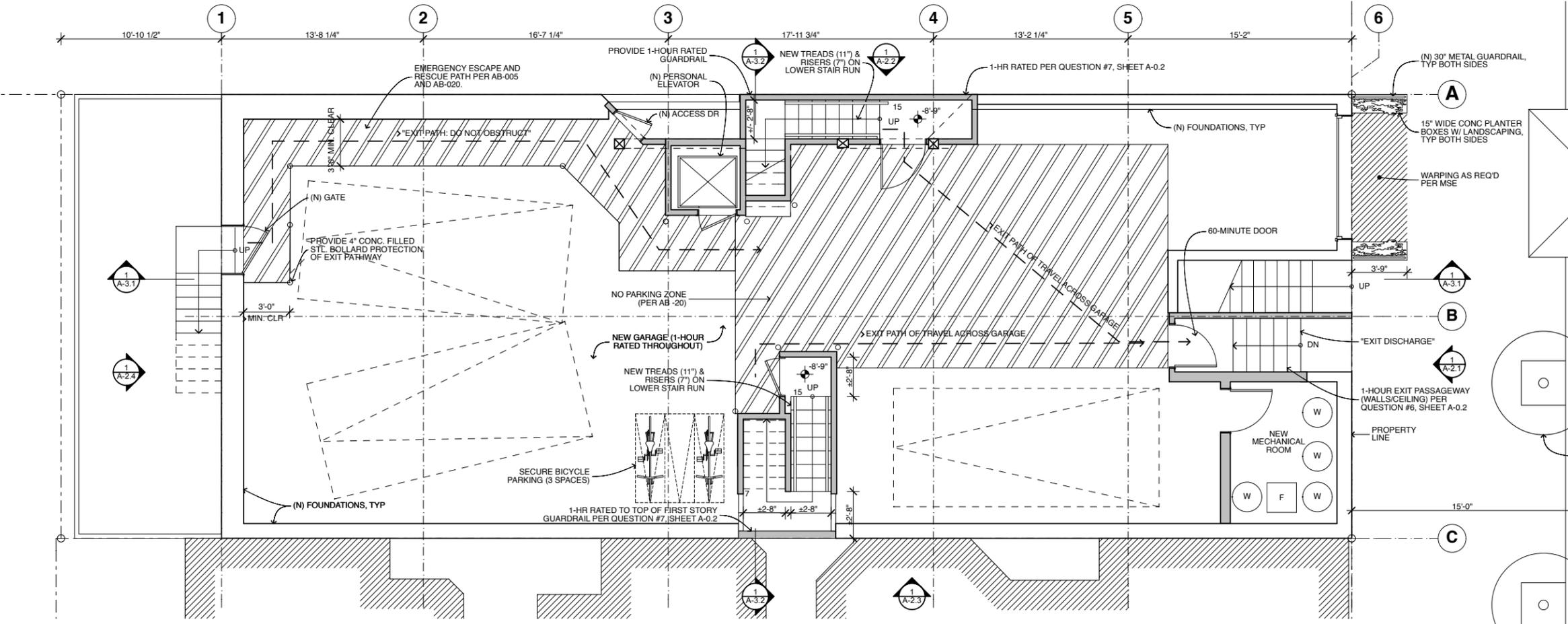
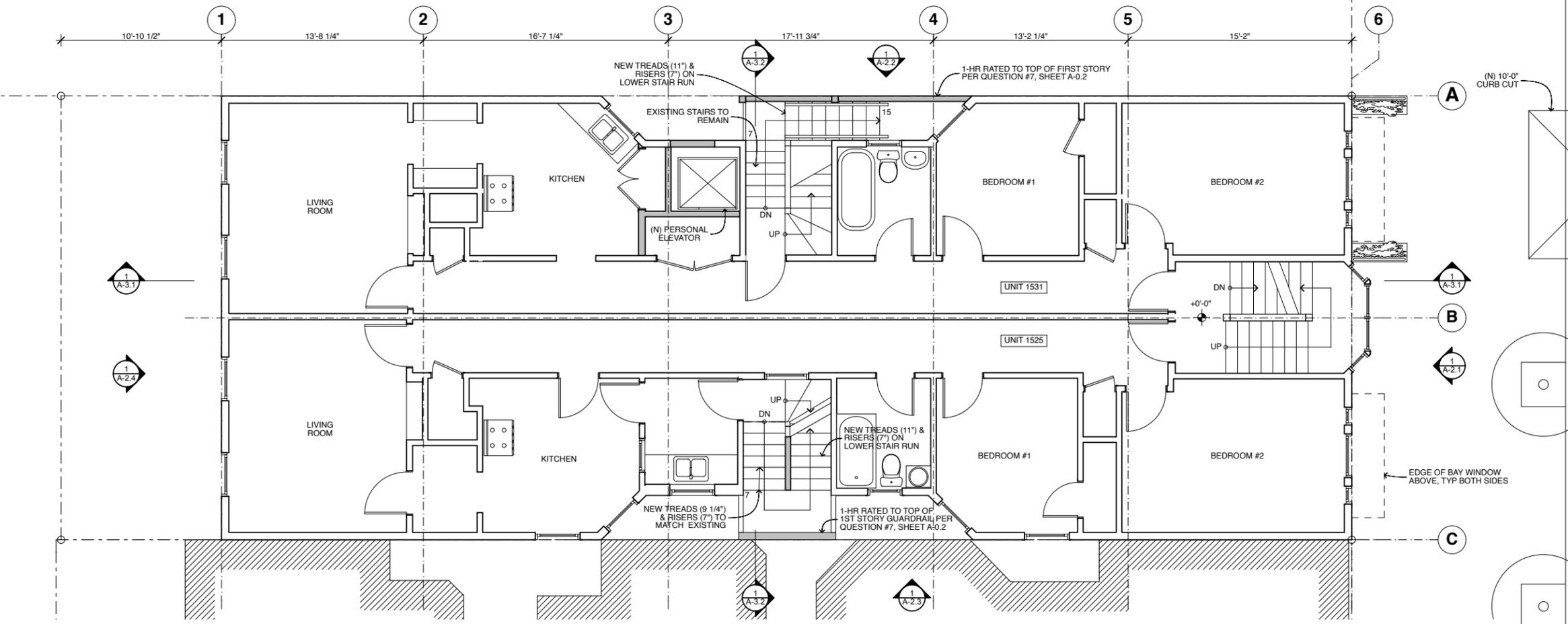
A-1.1

SFCP CASE # 2012.1093V

DBI APPLICATION # 2012.0723.5467

GENERAL LEGEND:

-  EXISTING WALL TO BE DEMOLISHED
-  EXISTING WALL TO REMAIN
-  NEW 1-HR RATED FIRE PARTITIONWALL
-  BLDG/ WALL SECTION
-  EXTERIOR ELEVATION
-  COLUMN LINE
-  ELEVATION MARKER



JONES STREET

JONES STREET

(N) 10'-0" CURB CUT

(N) 30" METAL GUARDRAIL, TYP BOTH SIDES

15" WIDE CONC PLANTER BOXES W/ LANDSCAPING, TYP BOTH SIDES

WARPING AS REQ'D PER MSE

(N) FOUNDATIONS, TYP

60-MINUTE DOOR

3'-9"

UP

DN

"EXIT DISCHARGE"

1-HOUR EXIT PASSAGEWAY (WALLS/CEILING) PER QUESTION #6, SHEET A-0.2

PROPERTY LINE

(N) 15 GAL. STREET TREE IN MIN 24" BOX NURSERY CONTAINER PLANTED IN 36" x 36" CUT OUT PER CITY STD

Revisions:

PLNG SET 7/17/12
1 PLNG R1 11/06/12
311 NOTIFICATION 11/29/12

1521-1531 JONES ST

MULTI-FAMILY
RESIDENTIAL:
ADDITION/ REMODEL

BLOCK 0183 / LOT 005

PROPOSED SECOND &
THIRD FLOOR PLAN

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DATE: 11/29/2012

SCALE: NOT TO SCALE

DRAWN BY: JLL / RH

CHECKED BY: TM

JOB NO.: 1109

DRAWING

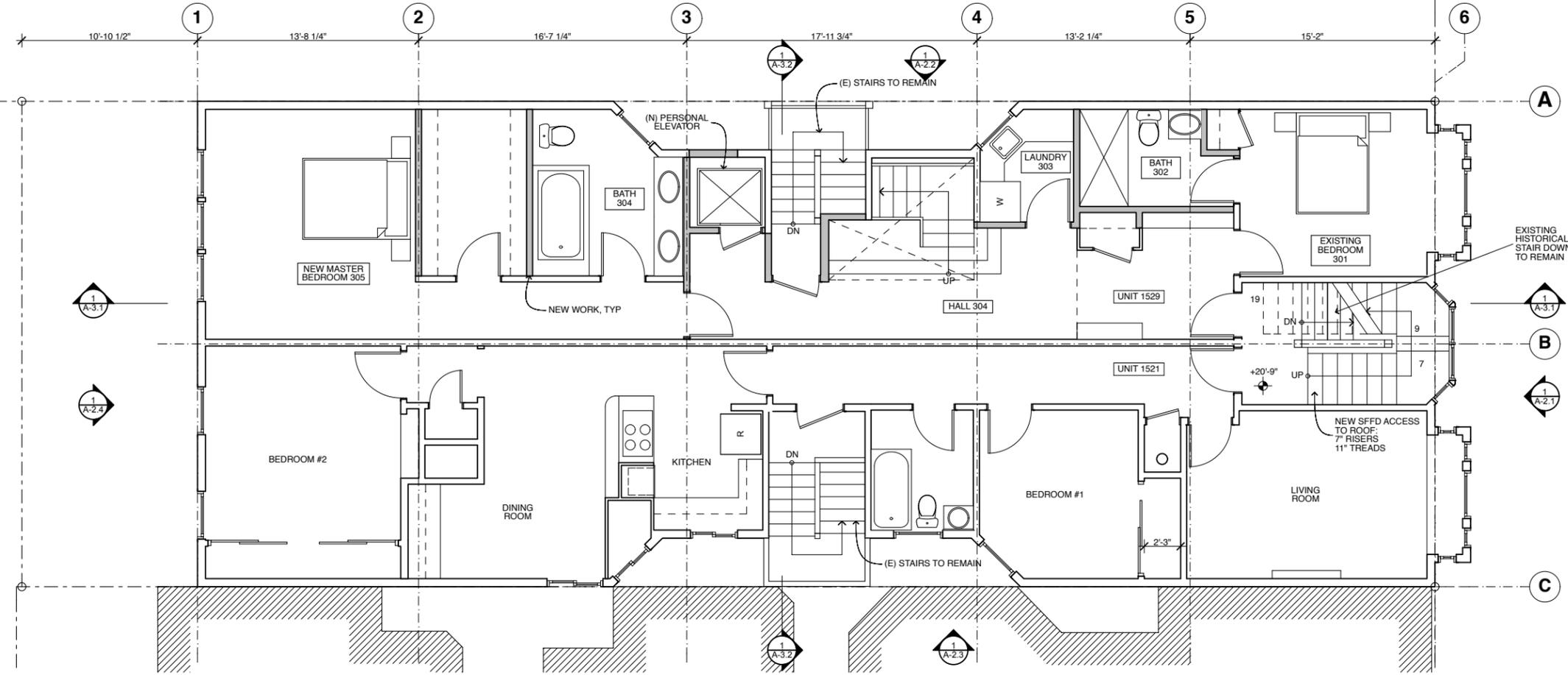
A-1.2

SFCP CASE # 2012.1093V

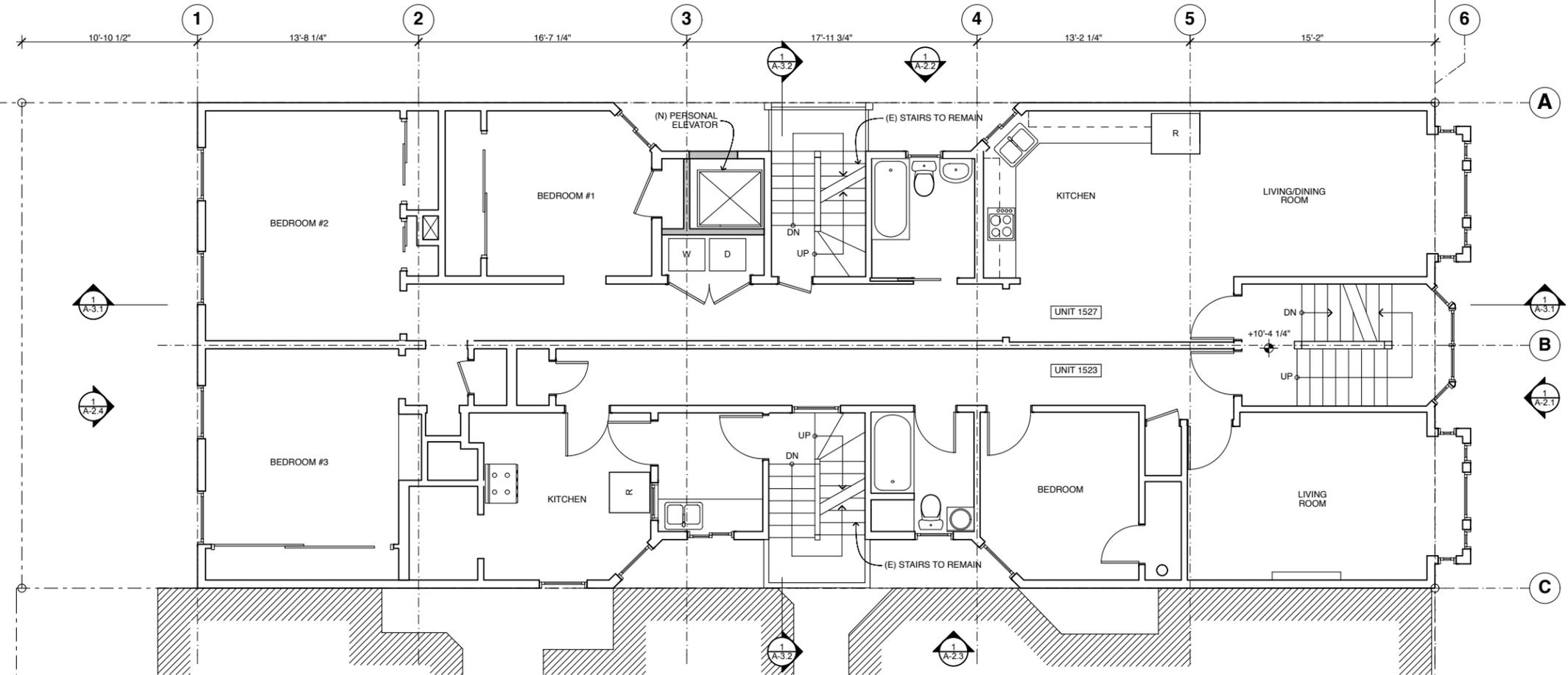
DBI APPLICATION # 2012.0723.5467

GENERAL LEGEND:

-  EXISTING WALL TO BE DEMOLISHED
-  EXISTING WALL TO REMAIN
-  NEW 1-HR RATED FIRE PARTITION/WALL
-  BLDG/ WALL SECTION
-  EXTERIOR ELEVATION
-  COLUMN LINE
-  ELEVATION MARKER



2 PROPOSED THIRD FLOOR PLAN
NOT TO SCALE



1 PROPOSED SECOND FLOOR PLAN
NOT TO SCALE

Revisions:

PLNG SET 7/17/12
1 PLNG R1 11/06/12
311 NOTIFICATION 11/29/12

1521-1531 JONES ST

MULTI-FAMILY
RESIDENTIAL:
ADDITION/ REMODEL

BLOCK 0183 / LOT 005

PROPOSED FOURTH
FLOOR & ROOF PLAN

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SCALE: NOT TO SCALE

DRAWN BY: JLL / RH

CHECKED BY: TM

JOB NO.: 1109

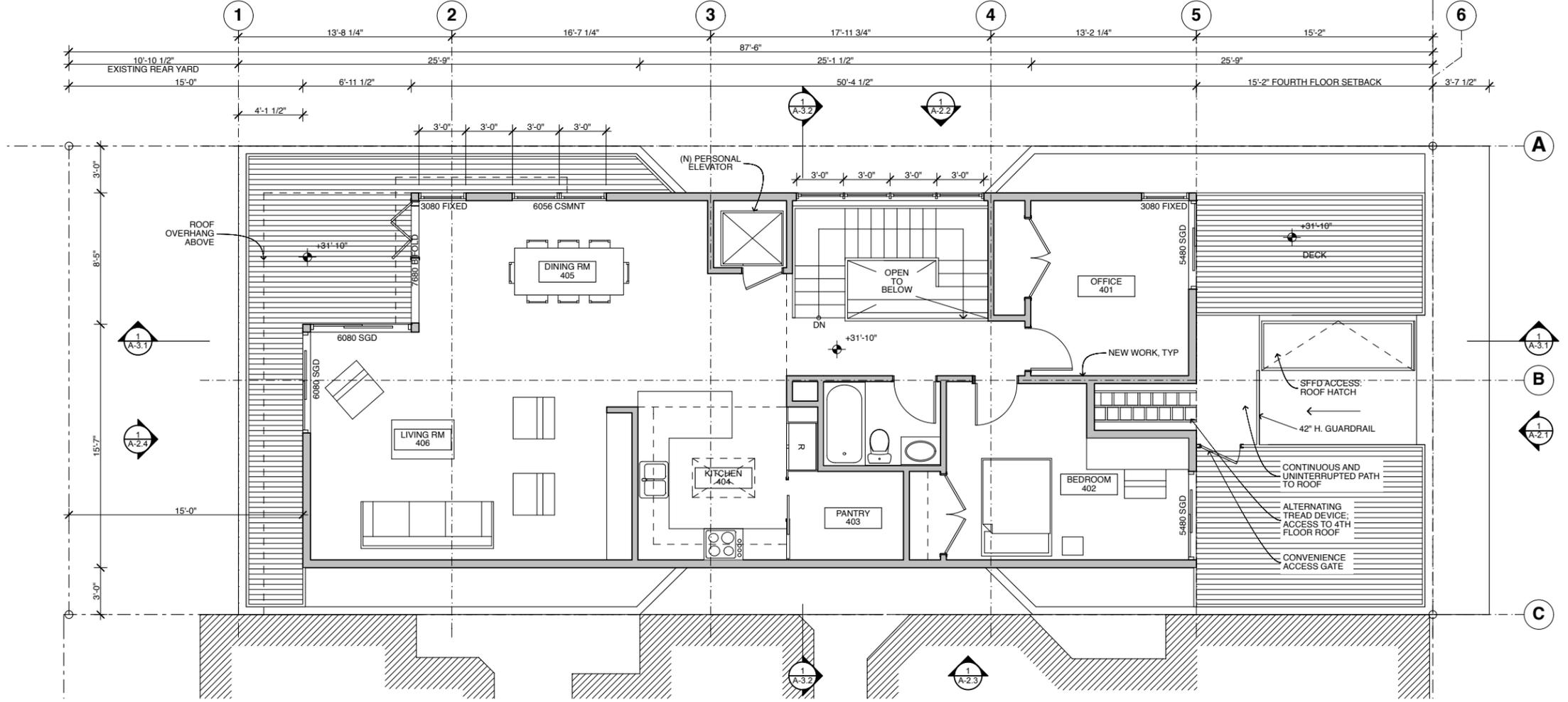
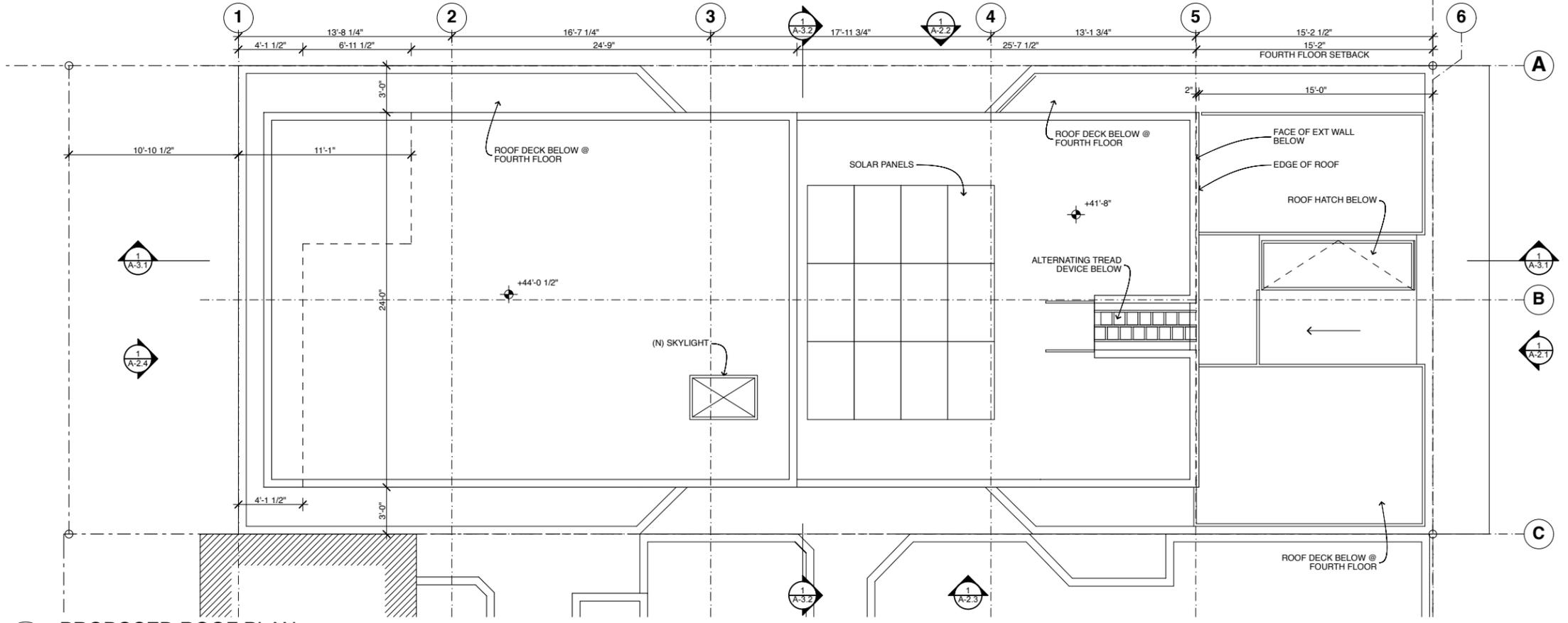
DRAWING

A-1.3

SFCP CASE # 2012.1093V

DBI APPLICATION # 2012.0723.5467

- GENERAL LEGEND:**
- EXISTING WALL TO BE DEMOLISHED
 - EXISTING WALL TO REMAIN
 - NEW 1-HR RATED FIRE PARTITION WALL
 - BLDG/ WALL SECTION
 - EXTERIOR ELEVATION
 - COLUMN LINE
 - ELEVATION MARKER



Revisions:

PLNG SET 7/17/12
1 PLNG R1 11/06/12
311 NOTIFICATION 11/29/12

1521-1531 JONES ST

MULTI-FAMILY
RESIDENTIAL:
ADDITION/ REMODEL

BLOCK 0183 / LOT 005

PROPOSED EAST
(FRONT) ELEVATION

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DRAWN BY: JLL / RH

CHECKED BY: TM

JOB NO.: 1109

DRAWING

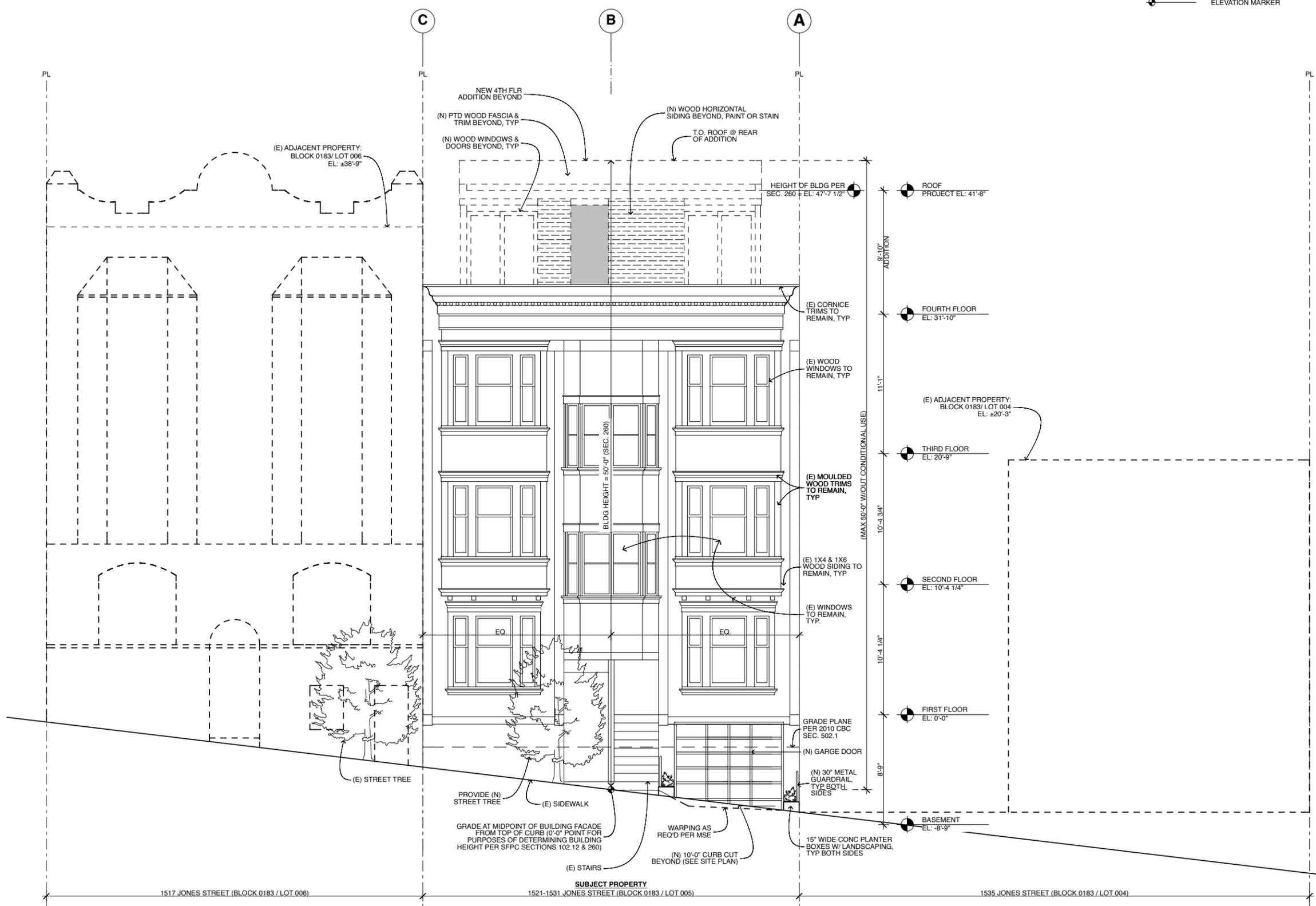
A-2.1

SFCP CASE # 2012.1093V

DBI APPLICATION # 2012.0723.5467

GENERAL LEGEND:

-  EXISTING WALL TO BE DEMOLISHED
-  EXISTING WALL TO REMAIN
-  NEW 1-HR RATED FIRE PARTITION/WALL
-  BLDG/WALL SECTION
-  EXTERIOR ELEVATION
-  COLUMN LINE
-  ELEVATION MARKER



1 PROPOSED EAST (FRONT) ELEVATION
NOT TO SCALE

Revisions:

	PLNG SET 7/17/12
1	PLNG R1 11/06/12
	311 NOTIFICATION 11/29/12

1521-1531 JONES ST

MULTI-FAMILY
RESIDENTIAL:
ADDITION/ REMODEL

BLOCK 0183 / LOT 005

PROPOSED NORTH
ELEVATION

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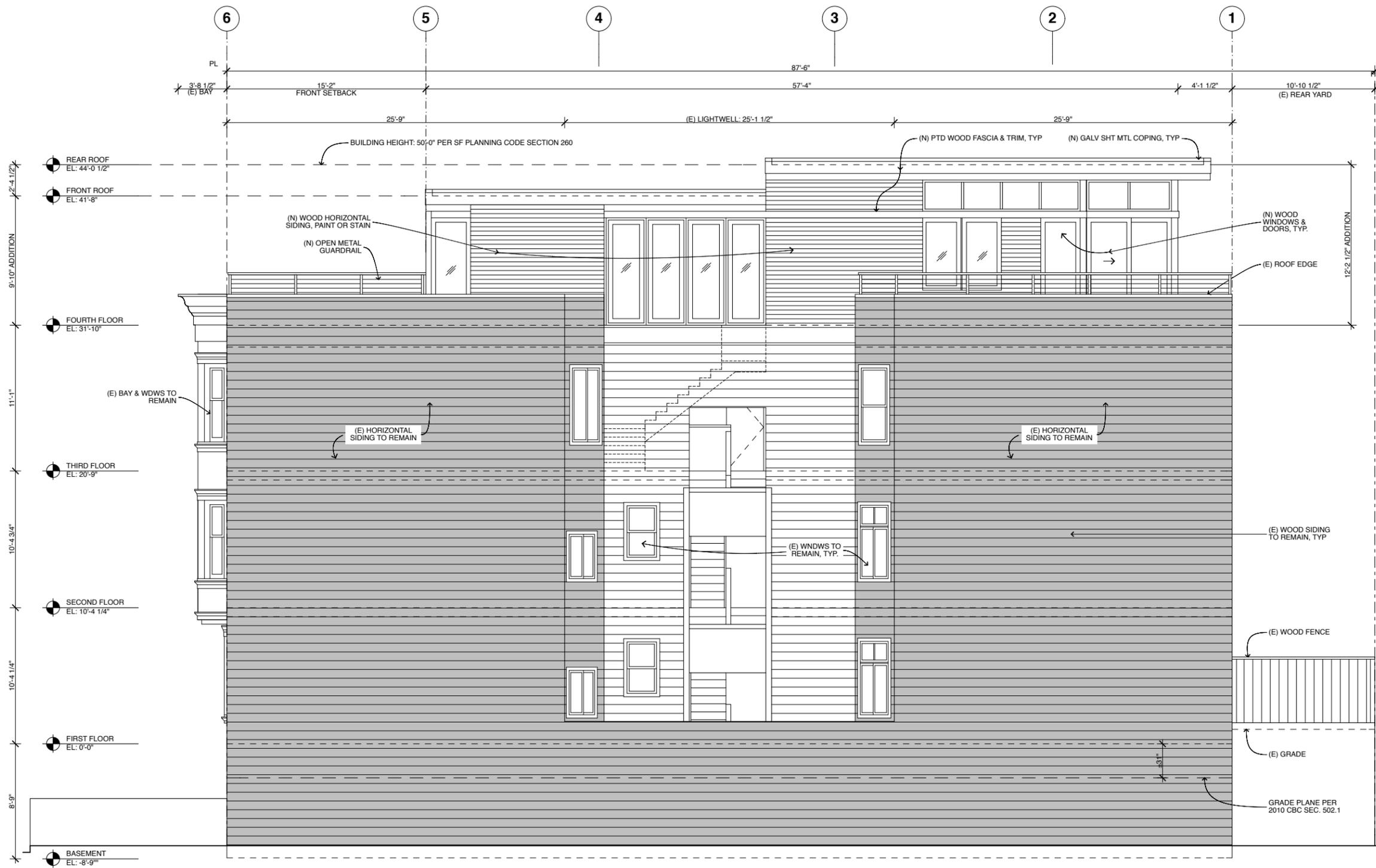
JOB NO.: 1109

DRAWING

A-2.2

GENERAL LEGEND:

-  EXISTING WALL TO BE DEMOLISHED
-  EXISTING WALL TO REMAIN
-  NEW 1-HR RATED FIRE PARTITION/WALL
-  BLDG/ WALL SECTION
-  EXTERIOR ELEVATION
-  COLUMN LINE
-  ELEVATION MARKER



1 NORTH ELEVATION
NOT TO SCALE

SFCP CASE # 2012.1093V

DBI APPLICATION # 2012.0723.5467

1109 - 1521-1531 JONES ST
11/29/2012 - 311 NOTIFICATION

Revisions:

PLNG SET 7/17/12
1 PLNG R1 11/06/12
311 NOTIFICATION 11/29/12

1521-1531 JONES ST

MULTI-FAMILY
RESIDENTIAL:
ADDITION/ REMODEL

BLOCK 0183 / LOT 005

PROPOSED SOUTH
ELEVATION

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CHECKED BY: TM

JOB NO.: 1109

DRAWING

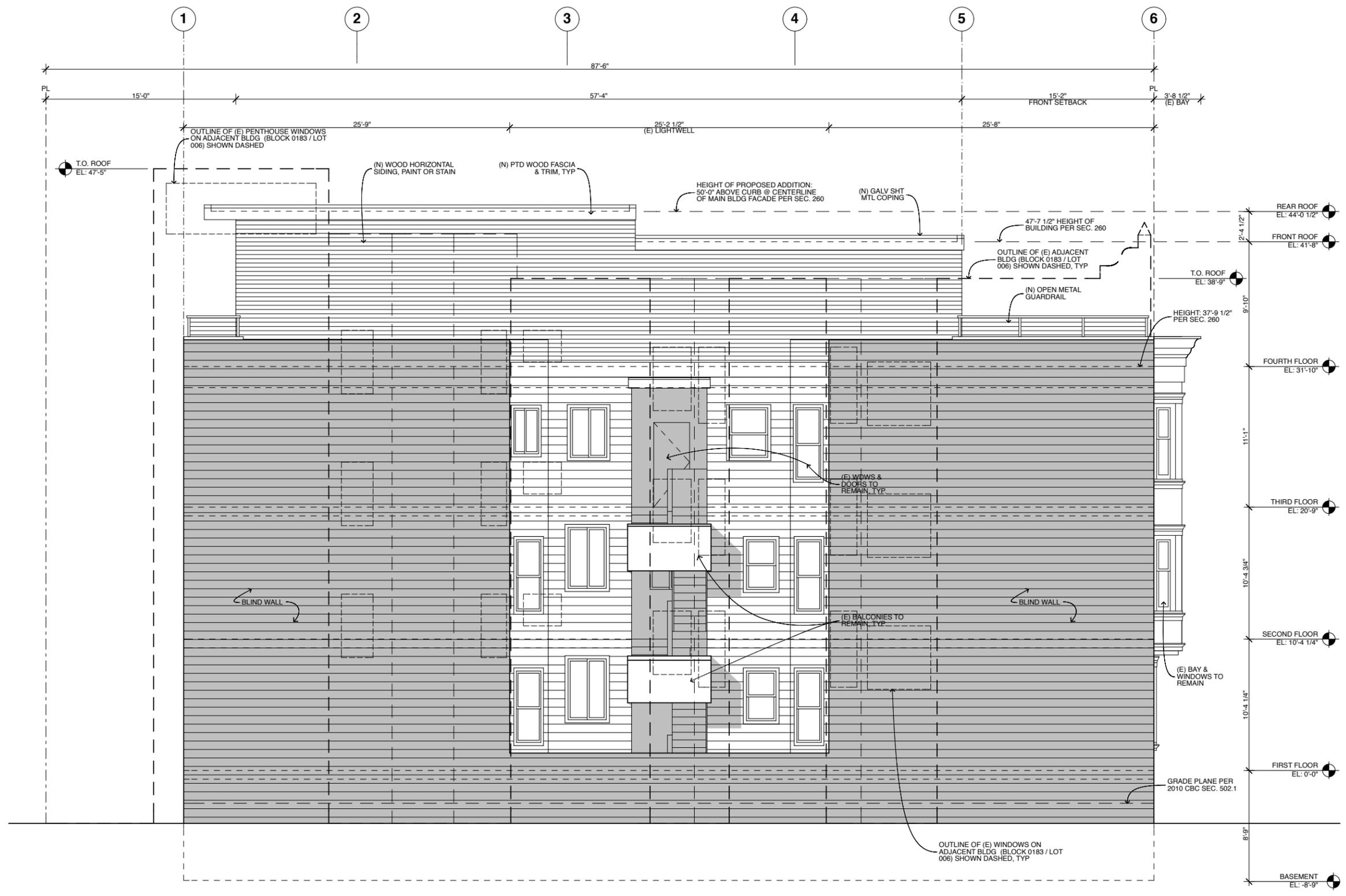
A-2.3

SFCP CASE # 2012.1093V

DBI APPLICATION # 2012.0723.5467

GENERAL LEGEND:

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-  EXISTING WALL TO REMAIN
-  NEW 1-HR RATED FIRE PARTITION/WALL
-  BLDG/ WALL SECTION
-  EXTERIOR ELEVATION
-  COLUMN LINE
-  ELEVATION MARKER



1 SOUTH ELEVATION
NOT TO SCALE

Revisions:

PLNG SET 7/17/12
1 PLNG R1 11/06/12
311 NOTIFICATION 11/29/12

1521-1531 JONES ST

MULTI-FAMILY
RESIDENTIAL:
ADDITION/ REMODEL

BLOCK 0183 / LOT 005

PROPOSED WEST (REAR)
ELEVATION

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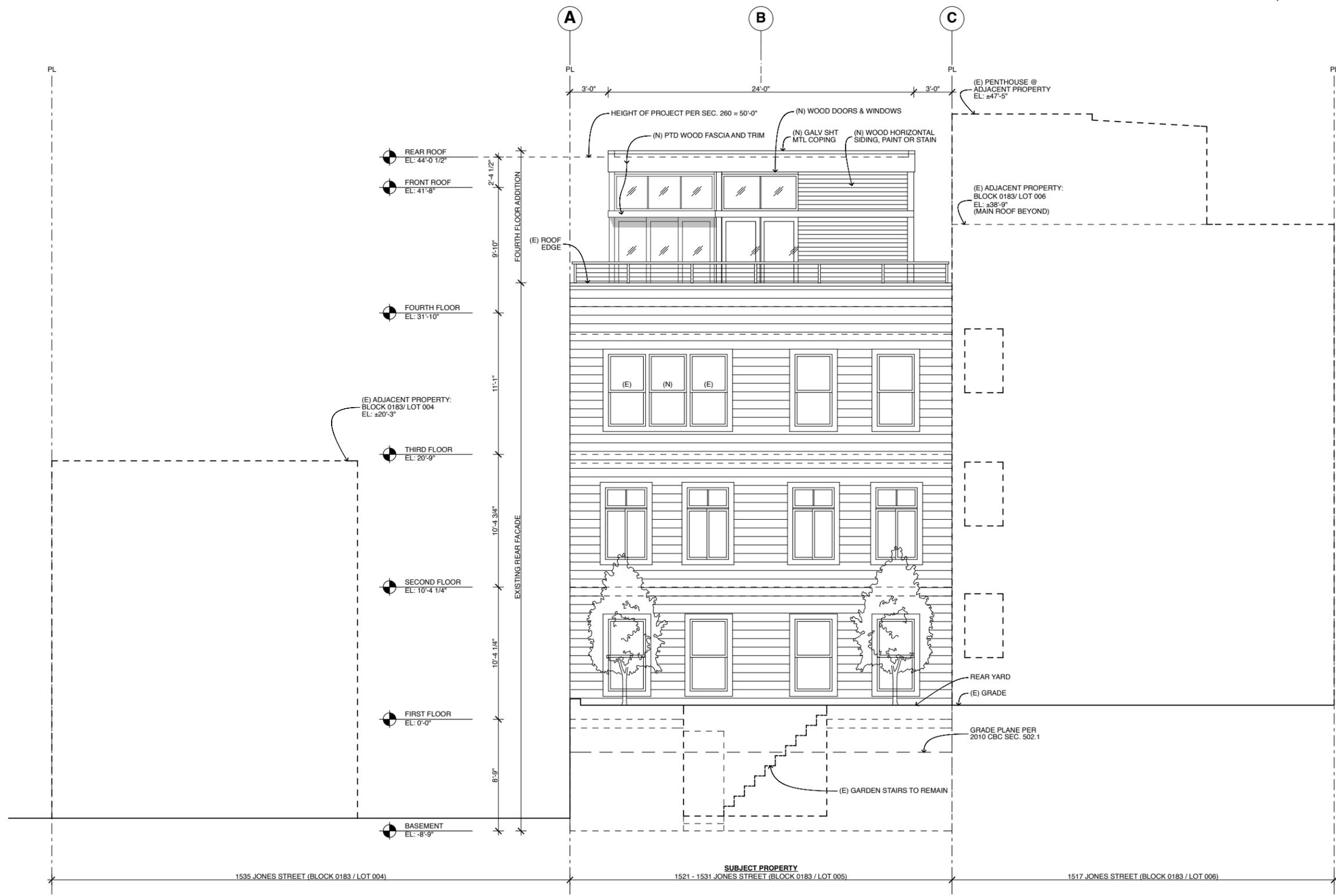
JOB NO.: 1109

DRAWING

A-2.4

GENERAL LEGEND:

-  EXISTING WALL TO BE DEMOLISHED
-  EXISTING WALL TO REMAIN
-  NEW 1-HR RATED FIRE PARTITION/WALL
-  BLDG/ WALL SECTION
-  EXTERIOR ELEVATION
-  COLUMN LINE
-  ELEVATION MARKER



1 WEST (REAR) ELEVATION
NOT TO SCALE

SFCP CASE # 2012.1093V

DBI APPLICATION # 2012.0723.5467

1109 - 1521-1531 JONES ST
11/29/2012 - 311 NOTIFICATION

Revisions:

	PLNG SET 7/17/12
1	PLNG R1 11/06/12
	311 NOTIFICATION 11/29/12

1521-1531 JONES ST

MULTI-FAMILY
RESIDENTIAL:
ADDITION/ REMODEL

BLOCK 0183 / LOT 005

PROPOSED BUILDING
SECTION

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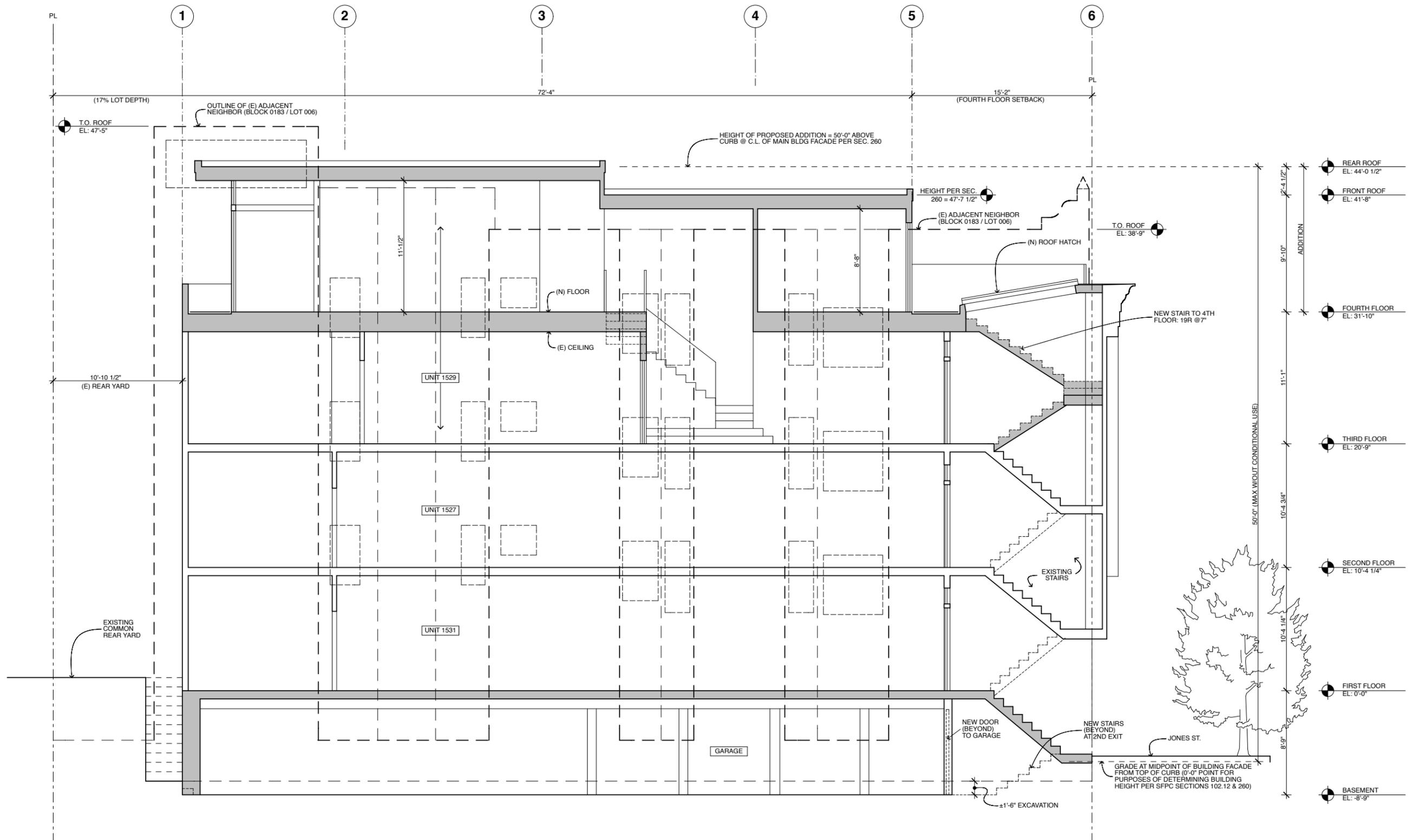
JOB NO.: 1109

DRAWING

A-3.1

GENERAL LEGEND:

- EXISTING WALL TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- NEW 1-HR RATED FIRE PARTITION/WALL
- BLDG/ WALL SECTION
- EXTERIOR ELEVATION
- COLUMN LINE
- ELEVATION MARKER



1 BUILDING LONG SECTION
NOT TO SCALE

SFCP CASE # 2012.1093V

DBI APPLICATION # 2012.0723.5467

1109 - 1521-1531 - JONES ST
11/29/2012 - 311 NOTIFICATION

Revisions:

	PLNG SET 7/17/12
1	PLNG R1 11/06/12
	311 NOTIFICATION 11/29/12

1521-1531 JONES ST

MULTI-FAMILY
RESIDENTIAL:
ADDITION/ REMODEL

BLOCK 0183 / LOT 005

PROPOSED CROSS
SECTION

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CHECKED BY: TM

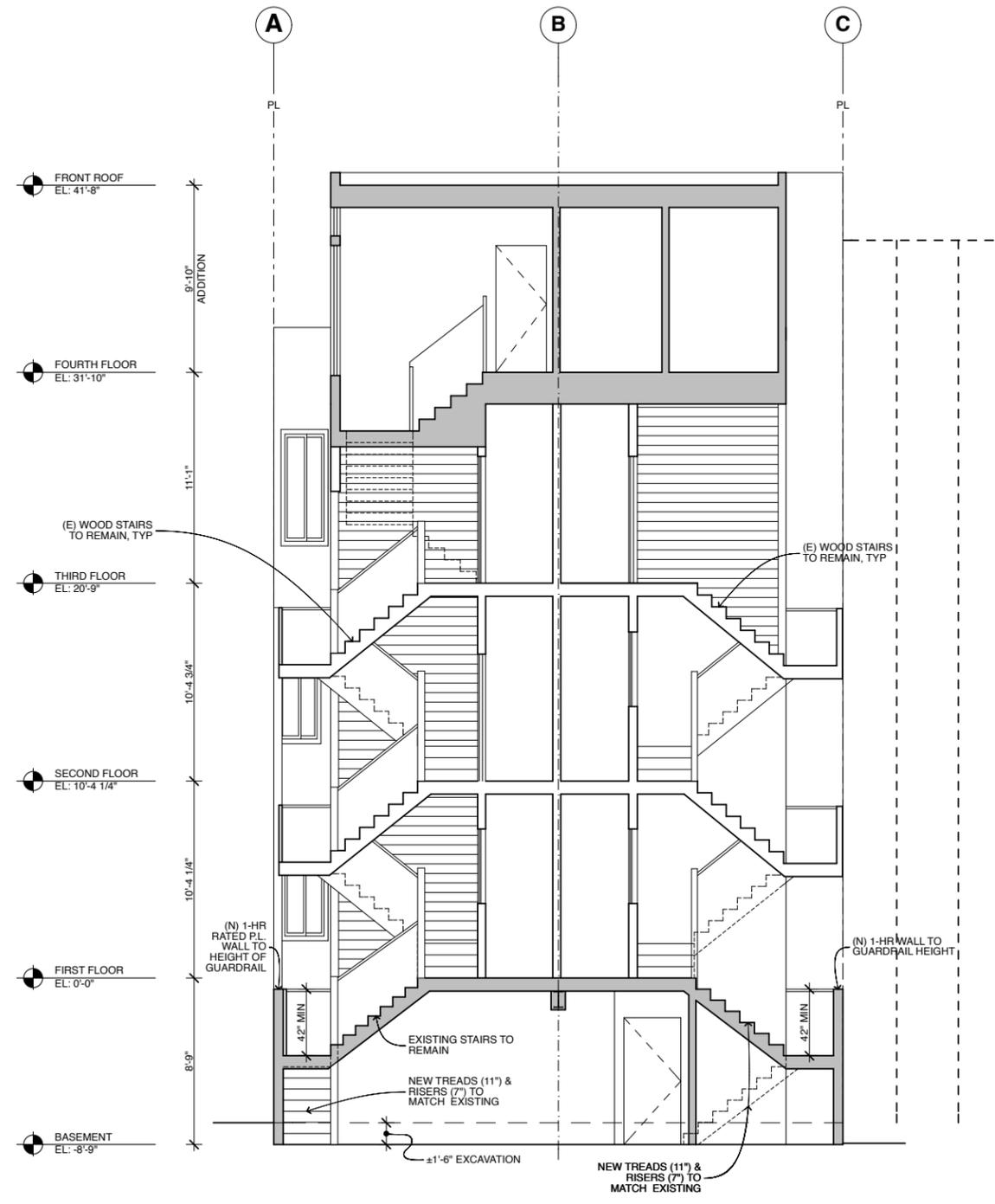
JOB NO.: 1109

DRAWING

A-3.2

GENERAL LEGEND:

-  EXISTING WALL TO BE DEMOLISHED
-  EXISTING WALL TO REMAIN
-  NEW 1-HR RATED FIRE PARTITION/WALL
-  BLDG/ WALL SECTION
-  EXTERIOR ELEVATION
-  COLUMN LINE
-  ELEVATION MARKER



1 CROSS SECTION
NOT TO SCALE

SFCP CASE # 2012.1093V

DBI APPLICATION # 2012.0723.5467

1109 - 1521-1531 JONES ST
11/29/2012 - 311 NOTIFICATION

Revisions:

	PLNG SET 7/17/12
1	PLNG R1 11/06/12
	311 NOTIFICATION 11/29/12

1521-1531 JONES ST

MULTI-FAMILY
RESIDENTIAL:
ADDITION/ REMODEL

BLOCK 0183 / LOT 005

SITE LINE ANALYSIS

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CHECKED BY: TM

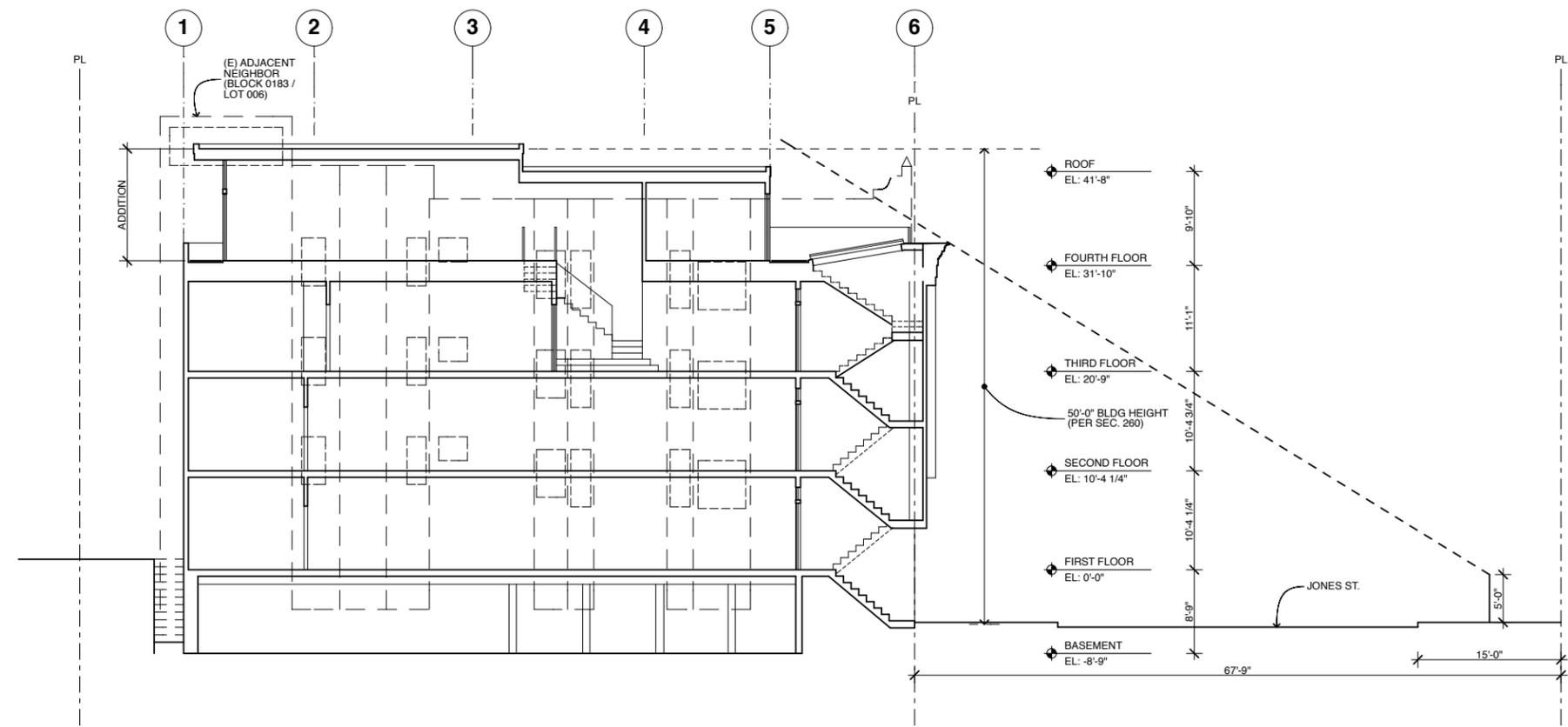
JOB NO.: 1109

DRAWING

A-3.3

GENERAL LEGEND:

-  EXISTING WALL TO BE DEMOLISHED
-  EXISTING WALL TO REMAIN
-  NEW 1-HR RATED FIRE PARTITION/WALL
-  BLDG/WALL SECTION
-  EXTERIOR ELEVATION
-  COLUMN LINE
-  ELEVATION MARKER



1 SITE LINE ANALYSIS
NOT TO SCALE

SFCP CASE # 2012.1093V

DBI APPLICATION # 2012.0723.5467

1109 - 1521-1531 - JONES ST - 11/29/2012 - 311 NOTIFICATION

ADJACENT NEIGHBOR:
BLOCK 0183 / LOT 006

SUBJECT PROPERTY:
1521-1531 JONES
BLOCK 0183 / LOT 005

ADJACENT NEIGHBOR:
BLOCK 0183 / LOT 004

NEIGHBOR:
BLOCK 0183 / LOT 003



BUILDINGS ON THE SAME SIDE OF STREET

BLOCK 0182 / LOT 019

BLOCK 0182 / LOT 018

BLOCK 0182 / LOT 017

BLOCK 0182 / LOT 016



BUILDINGS ON THE OPPOSITE SIDE OF STREET

1521 JONES STREET
KERMAN MORRIS ARCHITECTS

← ADJACENT NEIGHBOR: BLOCK 0183 / LOT 004 | **SUBJECT PROPERTY:** 1521-1531 JONES STREET BLOCK 0183 / LOT 005 | ADJACENT NEIGHBOR: BLOCK 0183 / LOT 006 →



REAR VIEW OF BUILDINGS ADJACENT TO SUBJECT PROPERTY

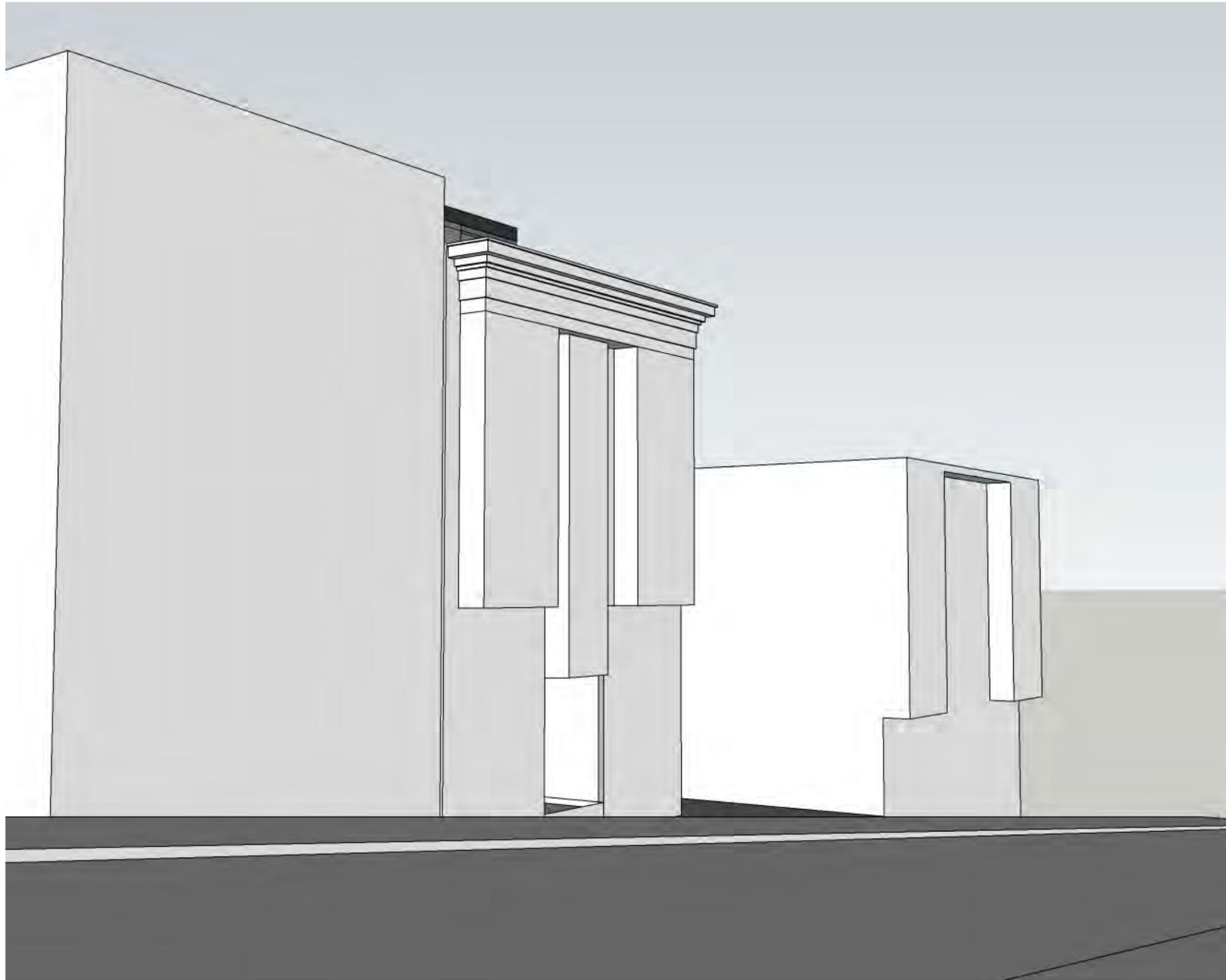
← ADJACENT NEIGHBOR:
BLOCK 0183 / LOT 008

NEIGHBOR:
BLOCK 0183/ LOT 009

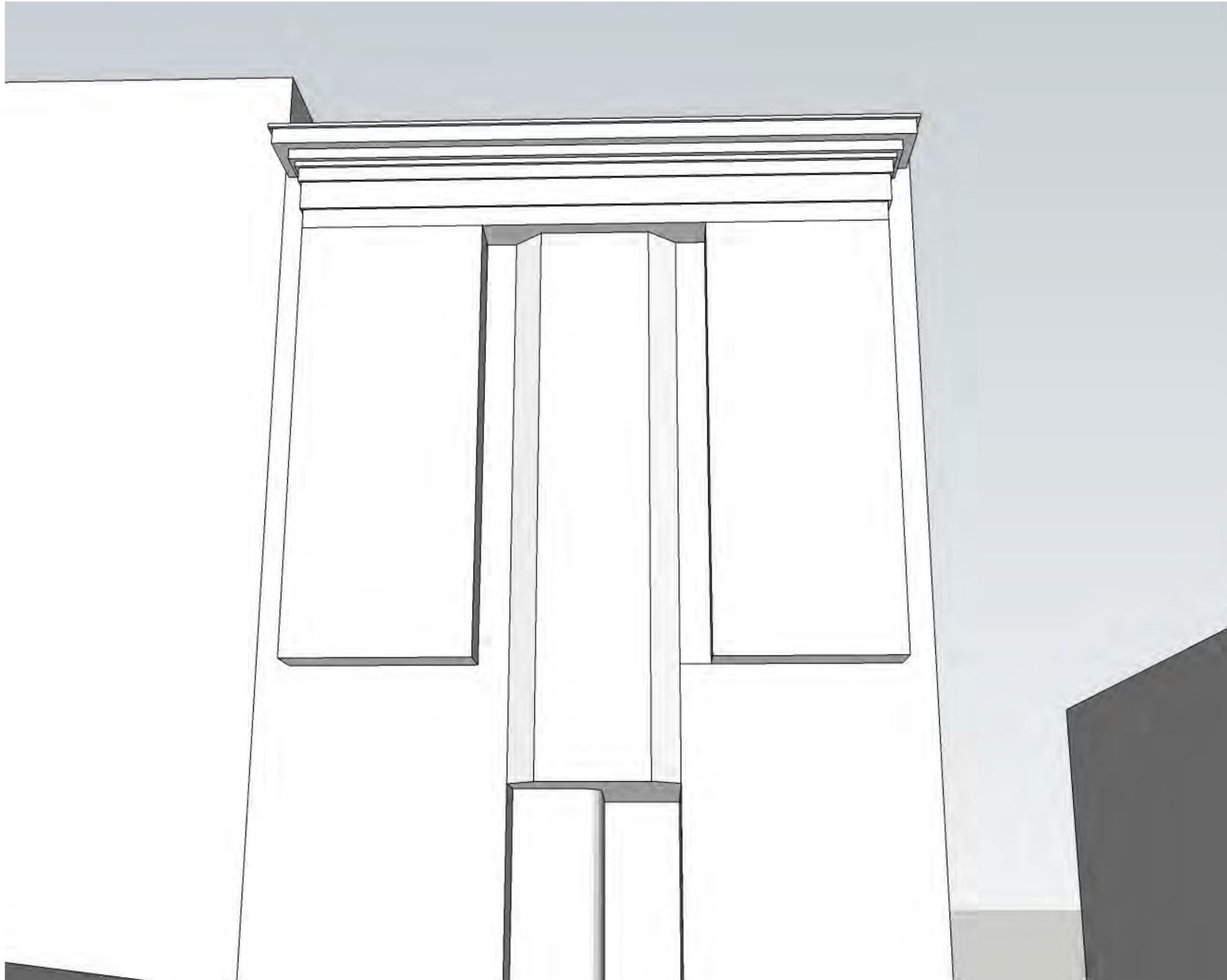
ADJACENT NEIGHBOR:
BLOCK 0183 / LOT 004 →



REAR VIEW OF BUILDINGS ADJACENT TO SUBJECT PROPERTY



UPHILL VIEW FROM SOUTHEAST



VIEW FROM DIRECTLY ACROSS THE STREET



DOWNHILL VIEW FROM NORTHEAST



BIRD'S EYE VIEW FROM NORTHWEST



BIRD'S EYE FROM NORTH