



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Full Analysis

HEARING DATE FEBRUARY 28, 2013

Date: February 21, 2013
Case No.: 2013.0003D
Project Address: 35 LA GRANDE AVENUE
Permit Application: 2012.0720.5437
Zoning: RH-1 (Residential House, One-Family)
 40-X Height and Bulk District
Block/Lot: 5963/042
Project Sponsor: George Wesley
 2v Design
 P.O. Box 210655
 San Francisco, CA 94121
Staff Contact: Rick Crawford – (415) 558-6358
rick.crawford@sfgov.org
Recommendation: **Do not take DR and approve the project 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 proposal is construct a new three story single-family dwelling on a vacant lot. The new dwelling will be setback nine feet nine inches from the front property line. The proposed third floor will be setback 15 feet from the front wall of the lower stories. The project includes balconies at the front and rear.

SITE DESCRIPTION AND PRESENT USE

The Project Site is a vacant lot 25 feet in width, 78.6 feet deep with an area of 1965.5 square feet. The grade of the lot is generally flat.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project is located in a neighborhood of predominantly two-story single-family dwellings. The Swaminarayan Hindu Temple and a large surface parking lot are located across La Grande Avenue from the Project Site.

BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	11/27, 2012 – 12/27, 2012	12/24, 2012	2/28, 2013	64 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	Feb. 18, 2013	Feb 18, 2013	10 days
Mailed Notice	10 days	Feb. 18, 2013	Feb 18, 2013	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	X	3	X
Other neighbors on the block or directly across the street	X	0	X
Neighborhood groups	X	0	X

Three adjacent neighbors to the north, including the DR Requestor, object to the project. The neighbors all live on lots fronting on Avalon Street. Their rear property lines are adjacent to the side property line of the subject property. The neighbors object to the project because it will block light to, and views from their properties.

DR REQUESTOR

The DR Requestor is Randy Wong, 960 Avalon Avenue, owner, and occupant of an adjacent property to the north. The Requestor's property fronts on Avalon Street. Their rear property lines are adjacent to the side property line of the subject property. The Requestor's dwelling is 25 feet from the Project Site.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

Issue #1: The DR Requestor considers that the proposed third floor is out of scale with the pattern on the block. The Requestor would like the third floor eliminated from the plans.

Issue #2: The DR Requestor considers that the proposed third floor will block views of their neighbors on Avalon Avenue. The Requestor would like the third floor eliminated from the plans.

Issue #3: The DR Requestor feels that the proposed third floor, the terrace on the north side and the side facing windows invade their privacy and the privacy of their neighbors on Avalon Avenue. The Requestor would like the third floor, side facing windows, and terrace on the north side of the building eliminated from the plans.

Reference the *Discretionary Review Application* attached to this document for additional information.

PROJECT SPONSOR'S RESPONSE

The Project Sponsor considers the project to be compliant with the Residential Design Guidelines and that no exceptional or extraordinary circumstances exist in this case that necessitate Discretionary Review or modification of the project by the Planning Commission. The project has been designed with setbacks and terraces to reduce the mass and bulk of the building. The Project Sponsor notes that the Requestor and other concerned neighbors are located on Avalon Avenue, a side street, and their properties back into the side property line of the subject property. The dwellings on these lots have a 25-foot rear yard separating them from the proposed building addition and the side facing windows. The distance between the project and the neighbors' houses should be sufficient to address privacy concerns.

Reference the *Response to Discretionary Review* attached to this document for additional information.

PROJECT ANALYSIS

The proposal is construct a new three story single-family dwelling on a vacant lot. The lot is 25 feet in width, 78.6 feet deep and 1965.5 square feet in area. The new dwelling will be setback nine feet nine inches from the front property line. The proposed third floor will be setback 15 feet from the front wall of the lower stories. The project includes balconies at the front and rear.

The building on the adjacent lot to the south is a two-story single-family dwelling fronting on La Grande Avenue. The adjacent property to the north consists of three parcels fronting on Avalon Street. These lots are 70 feet in depth and are all occupied by two-story single-family dwellings setback 25 feet from the subject property. The property across La Grande is occupied by a large surface parking lot and a large cement block commercial building housing the Swaminarayan Hindu Temple. The subject block of La Grande Ave features at least one three-story dwelling with the upper story setback 15 feet, in a similar manner to the subject dwelling.

The Residential Design Guidelines address situations where a building would be one story taller than the prevailing height by directing that the upper story be setback 15 feet from the front wall of the lower stories. The upper story of the subject building will be setback 15 feet. The proposed front entry for building will align with the setback front entry of the adjacent building to the south.

The DR Requestor is concerned that the proposed construction will block their views and invade their privacy. The project is located 35 feet from the main portion of the DR Requestor's dwelling and 25 feet from their second-floor rear deck. The spacing between the subject dwelling and the Requestor's dwelling should be sufficient to protect the Requestor's privacy. Private views are not protected under the Planning Code or Residential Design Guidelines. The proposed spiral stairs at the rear of the project comply with setback requirements of the Building Code.

ENVIRONMENTAL REVIEW

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

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team reviewed the project after the Discretionary Review was filed and supports the project as originally noticed.

Under the Commission's pending DR Reform Legislation, this project would be referred to the Commission, only because this project involves new construction on a vacant lot.

BASIS FOR RECOMMENDATION

The Planning Department recommends that the Planning Commission not take Discretionary Review as:

- The project complies the Planning Code and advances the policies of the General Plan,
- The project complies with the Residential Design Guidelines as determined by the Residential Design Team,
- No exceptional or extraordinary circumstances exist in the case that necessitates Discretionary Review or modification of the project.

RECOMMENDATION: Do not take DR and approve the project as proposed.

Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photos
Section 311 Notice
DR Application
Response to DR Application dated February 28, 2013
3-D Rendering
Reduced Plans

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

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

Comments: The project conforms to the neighborhood character.

SITE DESIGN (PAGES 11 - 21)

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

Comments: The project conforms to the Residential Design Guidelines as determined by the Residential Design Team. The project has been designed with setbacks and terraces to reduce the mass and bulk of the building.

BUILDING SCALE AND FORM (PAGES 23 - 30)

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

Comments: The project conforms to the Residential Design Guidelines as determined by the Residential Design Team. The upper floor has been setback to conform to the scale of existing building in the neighborhood.

ARCHITECTURAL FEATURES (PAGES 31 - 41)

QUESTION	YES	NO	N/A
Building Entrances (pages 31 - 33)			
Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building?	X		
Does the location of the building entrance respect the existing pattern of building entrances?	X		
Is the building's front porch compatible with existing porches of surrounding buildings?			X
Are utility panels located so they are not visible on the front building wall or on the sidewalk?			X
Bay Windows (page 34)			
Are the length, height, and type of bay windows compatible with those found on surrounding buildings?	X		
Garages (pages 34 - 37)			
Is the garage structure detailed to create a visually interesting street frontage?	X		
Are the design and placement of the garage entrance and door compatible with the building and the surrounding area?	X		
Is the width of the garage entrance minimized?	X		
Is the placement of the curb cut coordinated to maximize on-street parking?	X		
Rooftop Architectural Features (pages 38 - 41)			
Is the stair penthouse designed to minimize its visibility from the street?			X
Are the parapets compatible with the overall building proportions and other building elements?			X
Are the dormers compatible with the architectural character of surrounding			X

buildings?			
Are the windscreens designed to minimize impacts on the building’s design and on light to adjacent buildings?			X

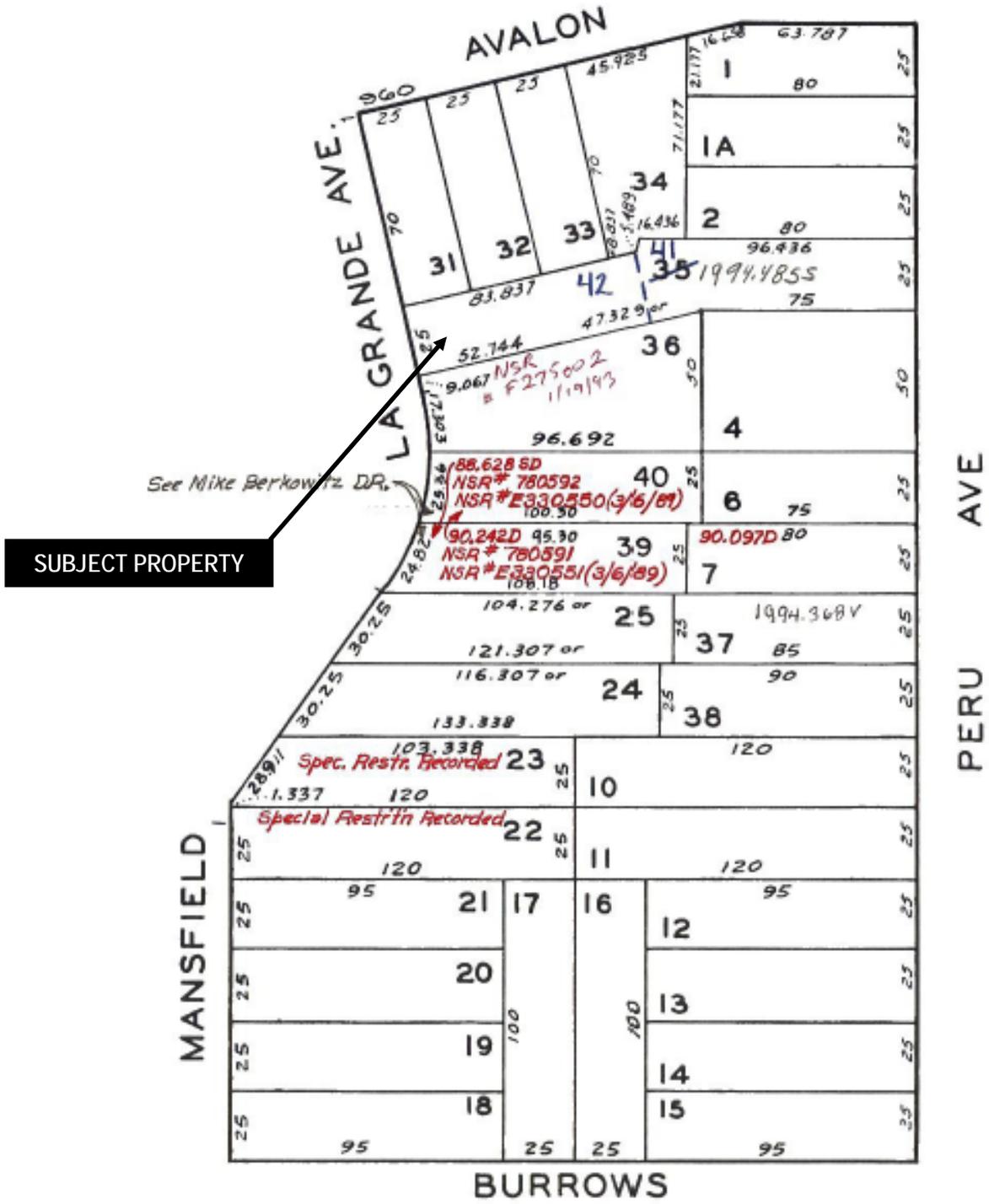
Comments: The project conforms to the Residential Design Guidelines as determined by the Residential Design Team.

BUILDING DETAILS (PAGES 43 - 48)

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

Comments: The project conforms to the Residential Design Guidelines as determined by the Residential Design Team.

Parcel Map

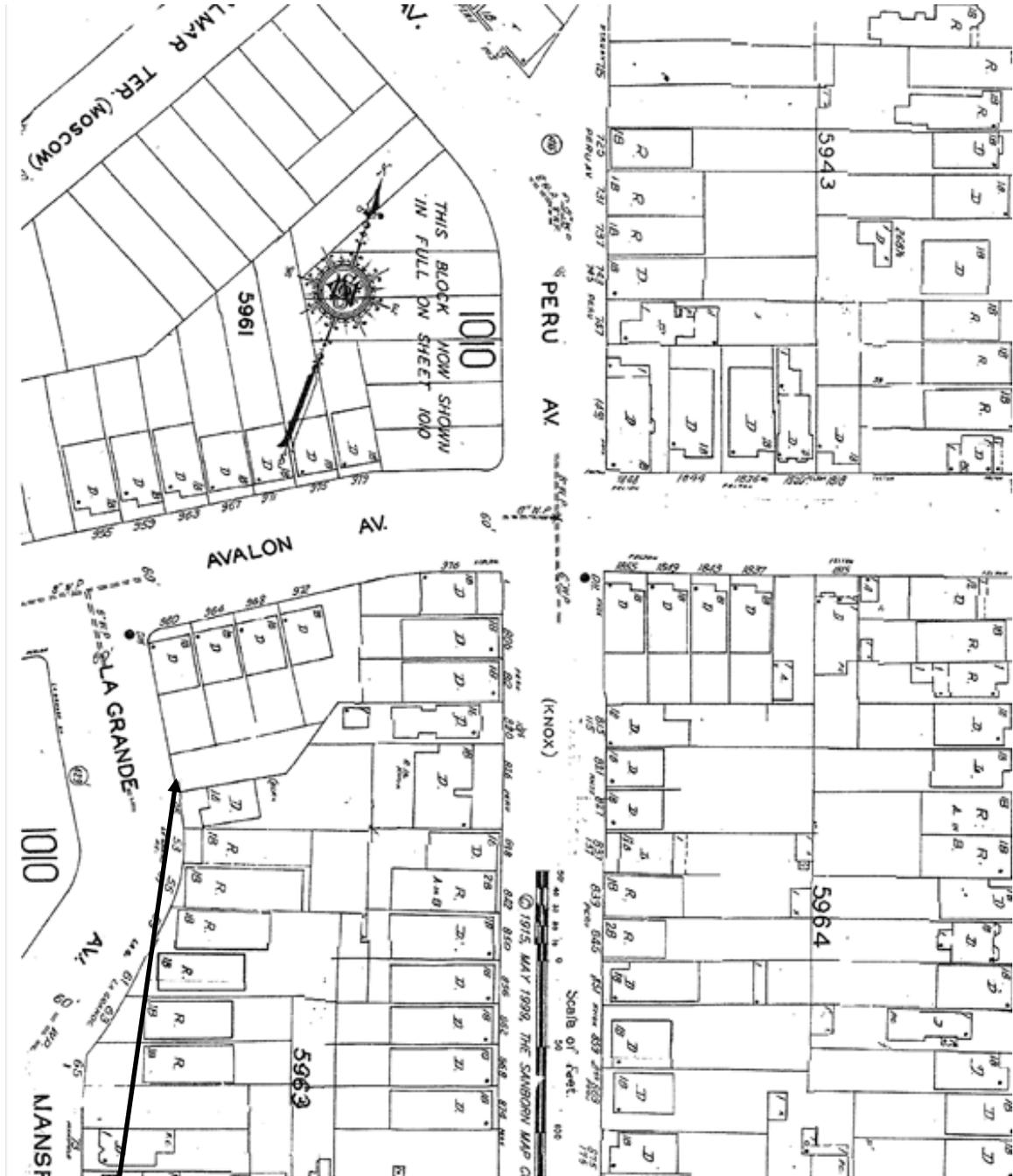


SUBJECT PROPERTY



Discretionary Review Hearing
 Case Number 2013.0003D
 35 La Grande Avenue

Sanborn Map*



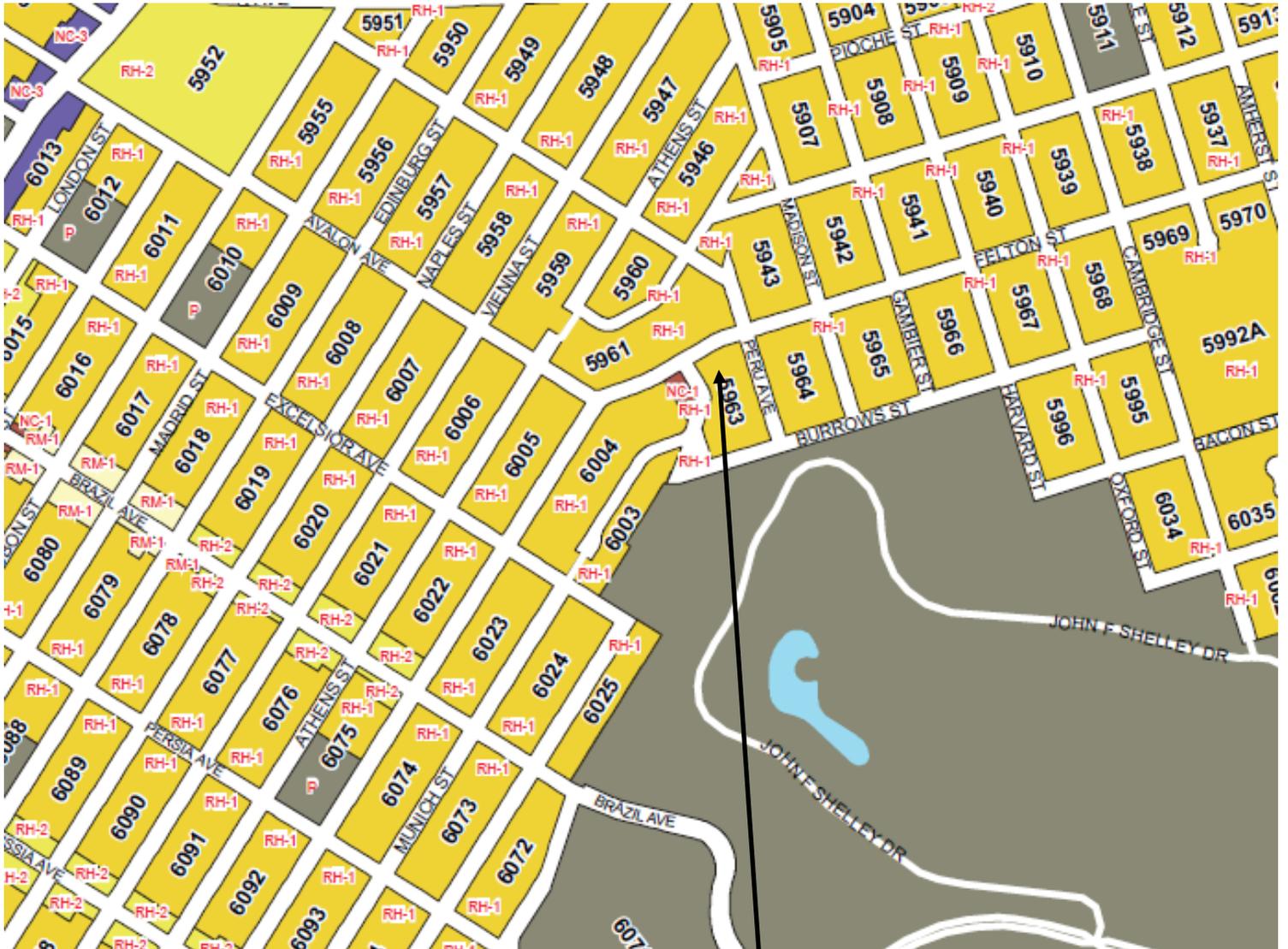
SUBJECT PROPERTY



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

Discretionary Review Hearing
Case Number 2013.0003D
35 La Grande Avenue

Zoning Map

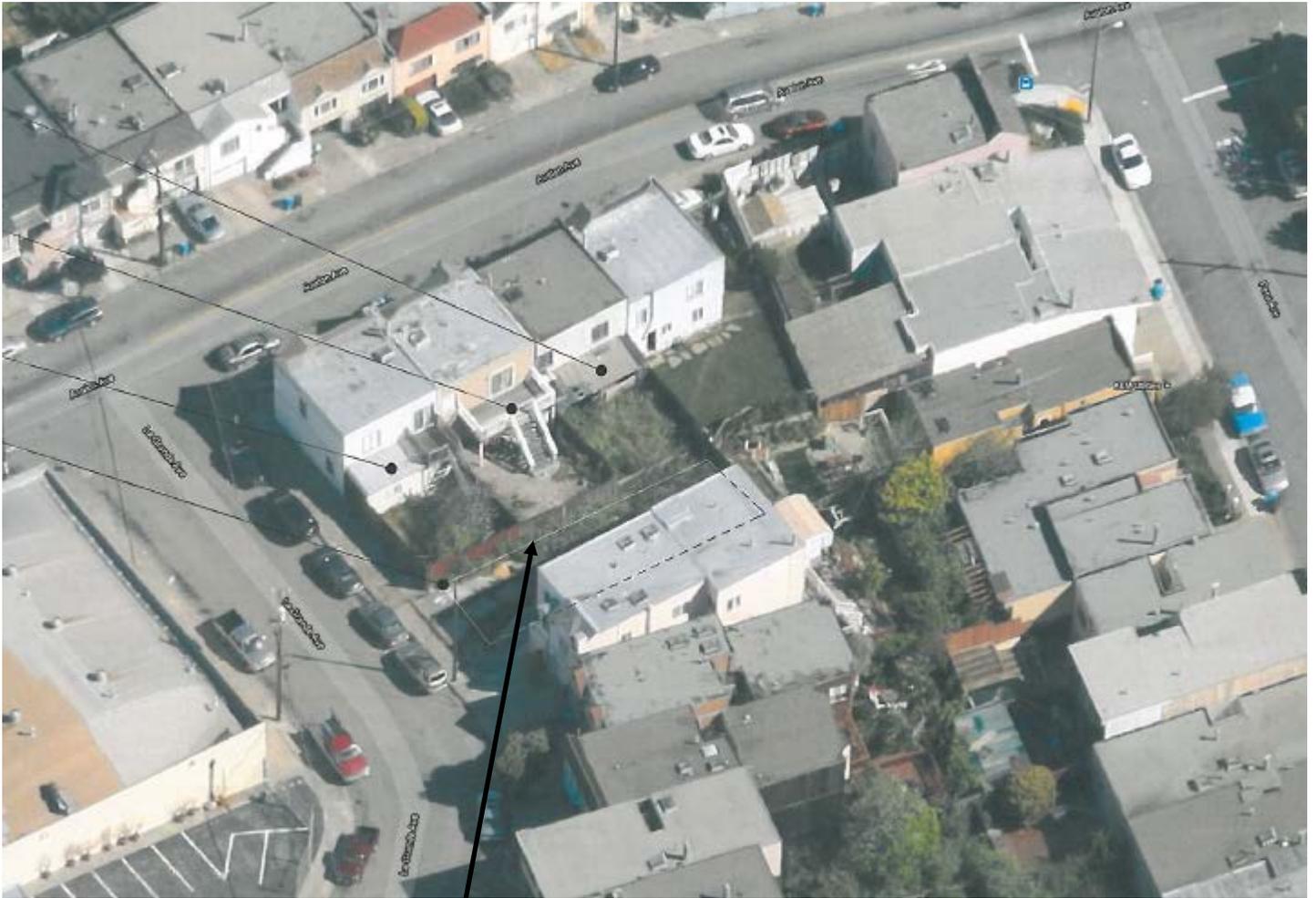


SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2013.0003D
35 La Grande Avenue

Aerial Photo

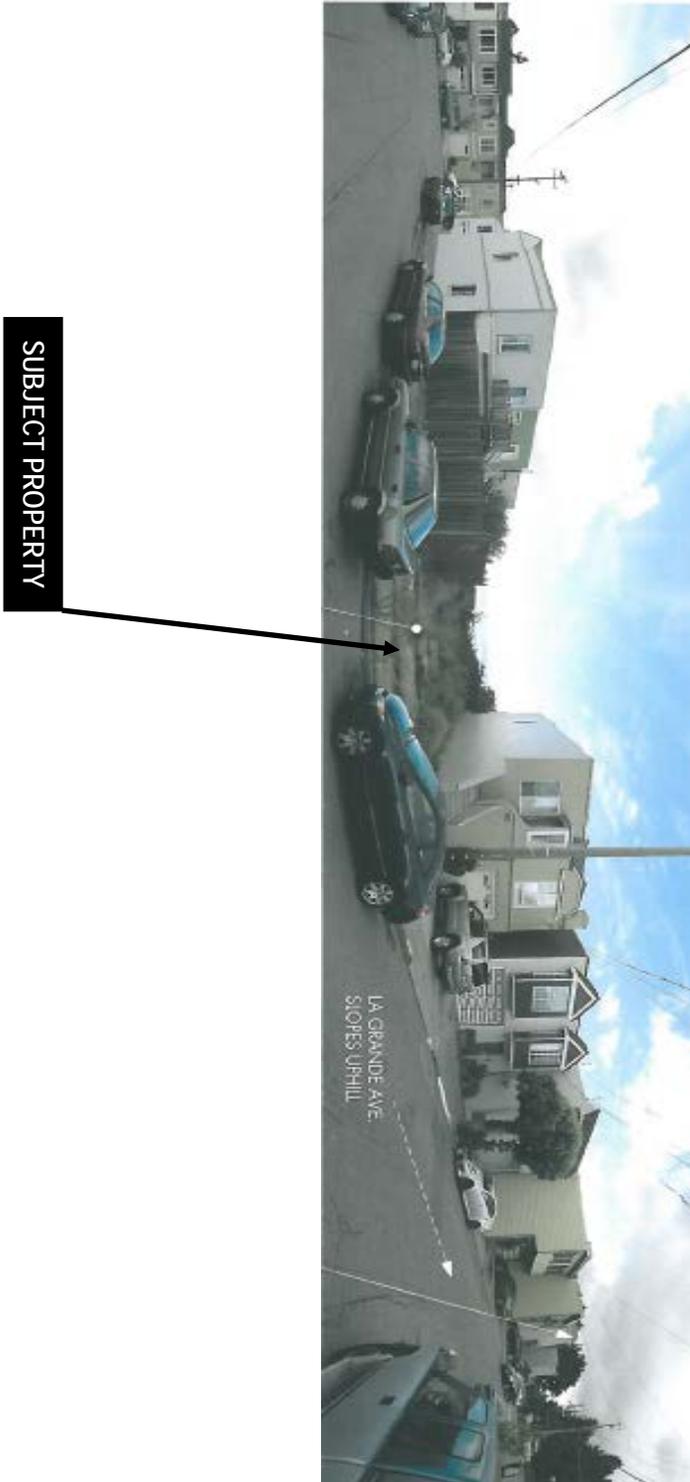


SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2013.0003D
35 La Grande Avenue

Context Photo



Discretionary Review Hearing
Case Number 2013.0003D
35 La Grande Avenue

Site Photo



Discretionary Review Hearing
Case Number 2013.0003D
35 La Grande Avenue



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **July 20, 2012**, the Applicant named below filed Building Permit Application No. **2012.0720.5437** (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	George Wesley, 2vDesign	Project Address:	35 La Grande Avenue
Address:	P.O. Box 210655	Cross Streets:	Avalon Avenue/ BurrowsStreet
City, State:	San Francisco, CA 94121	Assessor's Block /Lot No.:	5963/042
Telephone:	(415) 269-0511	Zoning Districts:	RH-1 /40-X

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

PROJECT SCOPE		
<input type="checkbox"/> DEMOLITION	and/or	<input checked="" type="checkbox"/> NEW CONSTRUCTION or <input type="checkbox"/> ALTERATION
<input type="checkbox"/> VERTICAL EXTENSION		<input type="checkbox"/> CHANGE # OF DWELLING UNITS <input type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE) <input type="checkbox"/> HORIZ. EXTENSION (REAR)
PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE	vacant	Single Family Dwelling
FRONT SETBACK	vacant	9 feet nine inches
SIDE SETBACKS	vacant	none
BUILDING DEPTH	vacant	50 feet
REAR YARD	vacant	19 feet 8 inches
HEIGHT OF BUILDING	vacant	35 feet
NUMBER OF STORIES	vacant	3
NUMBER OF DWELLING UNITS	vacant	1
NUMBER OF OFF-STREET PARKING SPACES	vacant	1
PROJECT DESCRIPTION		

The proposal is construct a new three story single-family dwelling on a vacant lot. The new dwelling will be setback nine feet nine inches from the front property line. The proposed third floor will be setback 15 feet from the front wall of the lower stories. The project includes balconies at the front and rear.

PLANNER'S NAME: **Rick Crawford**

PHONE NUMBER: **(415) 558-6358**

DATE OF THIS NOTICE:

EMAIL: **rick.crawford@sfgov.org**

EXPIRATION DATE: _____

NOTICE OF BUILDING PERMIT APPLICATION GENERAL INFORMATION ABOUT PROCEDURES

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

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

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

1. Seek a meeting with the project sponsor and the architect to get more information, and to explain the project's impact on you and to seek changes in the plans.
2. Call the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated discussion in a safe and collaborative environment through mediation. Community Boards acts as a neutral third party and has, on many occasions, helped parties reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps, or other means, to address potential problems without success, call the assigned project planner whose name and phone number are shown at the lower left corner on the reverse side of this notice, to review your concerns.

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

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

BOARD OF APPEALS

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

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: RANDY WONG		
DR APPLICANT'S ADDRESS: 960 AVALON AVE. S.F. CA	ZIP CODE: 94112	TELEPHONE: (415) 359-7738
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: MIKE WARNER		
ADDRESS: 35 LA GRANDE AVE. S.F. CA	ZIP CODE: 94112	TELEPHONE: (415) 716-9033
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS:		

2. Location and Classification

STREET ADDRESS OF PROJECT: 35 LA GRANDE AVE. SAN FRANCISCO, CA		ZIP CODE: 94112
CROSS STREETS: AVALON AVE. SAN FRANCISCO, CA 94112		
ASSESSORS BLOCK/LOT: 5963 1042	LOT DIMENSIONS: 78'x25'	LOT AREA (SQ FT): 1,965
ZONING DISTRICT: RH-1/40-X		HEIGHT/BULK DISTRICT: 35 FEET

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: **NONE**

Proposed Use: **SINGLE FAMILY DWELLING**

Building Permit Application No. **2012.0720.5437**

Date Filed:

RECEIVED

DEC 24 2012

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

13.0003D

4. Actions Prior to a Discretionary Review Request

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

N/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 SEE ATTACHMENT.

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

PLEASE SEE ATTACHMENT.

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

PLEASE SEE ATTACHMENT.

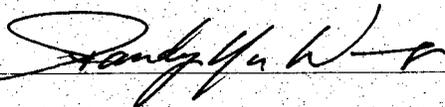
13.00030

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: _____



Date: _____

12-24-2012

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

OWNER

Owner / Authorized Agent (circle one)

Discretionary Review Application Submittal Checklist

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

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns	<input type="checkbox"/>
Covenant or Deed Restrictions	<input type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input type="checkbox"/>

NOTES:

- Required Material.
- Optional Material.

○ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

For Department Use Only

Application received by Planning Department:

By:

[Signature] (G. Carboneros)

Date:

12/24/12

Question #1

Per Design Principle of the Residential Design Guidelines, the heights (scale) and characteristic of proposed building must also be compatible with the surrounding buildings. The proposed project is not. The surround homes have only two levels, ground and first floor.

Under Planning Code Section 101 and Design Principle of the Residential Design Guidelines, under **Views** section, the proposed building must maintains light and view to adjacent properties by providing adequate setbacks. The third floor setback of the proposed building maintains light and view to only one adjacent property on the South side but eliminates view to the park and bay, casts shadow on the Chuop, Estrella and Wong properties to the North side through most of the day.

Quote from Design Principle of the Residential Design Guidelines, under **Privacy** section, “a proposed project will have an unusual impact on privacy to neighboring interior living spaces. In these situations, the following design modifications can minimize impacts on privacy.” The building’s high, excessive windows and terrace on the North side are incompatible with that of surrounding homes and totally intruded upon the privacy of Mr. Chuop, Estrella and Wong’s families.

Question #2

Please see attachment from Mr. Chuop, Estrella and Wong families.

Question #3

The Chuop, Estrella and Wong residents would like to propose two options to make change to the proposed project.

First option: No third floor, no window and terrace on the North side of the proposed home.

Second option is: No third floor, no North side terrace, use translucent glazing such as glass blocks or frosted glass (not see through glass) on all North side windows.

13.00030

Concerns about the construction of 35 La Grande project

- **PUBLIC HEARING NEEDED** - Builder advised during the Fourth of July meeting on his vacant lot that there would be a second hearing that would allow others in the neighborhood to voice their concerns. It appears this was said on purpose to put neighbors at ease, while he fast-tracked the project. A public hearing is needed to voice concerns about how this enormous structure will possibly impact them.
- **TIMING** - Builder appears to have purposely selected the weekend of Fourth of July to reduce the number of residents that could ask questions about the project, since many usually go away during the holiday weekends. It also appears that he has selected 12/27/12 review deadline to reduce the chances of most residents from filing since it is during the holiday period.
- **FALSE & MISLEADING NOTICES** - The sign posted (see photo attached) says you may request a public hearing...prior to close of business on the Expiration Date shown below. The sign was posted on 11/27/12 with an expiration date of 11/27/12 !!! This appears to have been done intentionally on the builder's part in order to decrease the number of people that could or would request a public hearing. Also, at the very least, the expiration date should have been 12/27/12.
- **STYLE OF PROPOSED BUILDING NOT IN HARMONY** - The style is not in sync with other houses in the area, with wrap-around balconies and over-sized windows. The three-story structure is disruptive to the neighborhood since 99% of properties in the area are two stories or less.
- **NO ENVIRONMENTAL STUDY** - There has been no environmental studies provided to residents in the area. This is a new proposed property on vacant land, and there should be some type of study to show how it will impact the residents close by as far as blocking sunshine, blocking views, traffic issues, etc...
- **VIEWS OF PARK BLOCKED** - The proposed structure will BLOCK VIEWS of McLaren Park and the water tower from multiple locations. Especially residents on the left side of the proposed structure.
- **VIEWS OF BAY BLOCKED** - The proposed structure will BLOCK VIEWS of the Bay from multiple locations. Especially residents on the right side of the proposed structure, including houses on La Grande and Ina Court.
- **SUNSHINE BLOCKED** - Sunshine will be partially blocked due to enormous height of the structure. Again, the planned structure is planned of 35 feet. That height of the proposed structure will cast a shadow on the backyard and houses of property owners of the left side of the proposed structure.
- **PRIVACY WILL BE GREATLY REDUCED** - Privacy will be greatly reduced due to the height and style of the house. The current plans show two wrap-around patio/balconies where the owner and his guests can conveniently see into neighbor's backyards, bedrooms, garage, children, pets, etc... The structure is planned for 35 feet! That's 12 feet higher than 99% of houses in the neighborhood.

Erin Estrella
968 Avalon Avenue
San Francisco, CA 94112

13.00030

Puthara A. Chuop
964 Avalon Ave.
San Francisco, CA 94112

Concerns about the construction of 35 La Grande project

The North side terrace and windows are open to security and privacy risk for our family. There is no filter on windows and doors set in place to prevent occupant of this newly proposed house from view directly into/through our family bedrooms; watching us and our children playing, sleeping and changing clothes daily. The North side terrace is situated up against and a little higher than our fence creates a major security concern for all of us. There is no permanent security structure to deter occupant of this newly proposed house, with bad intension, from climbing down onto our property and violated our family/property. See photos.

The third floor of the proposed building will block sunlight into our rooms, deck, and backyard. It will shade our property throughout the day. See photos.

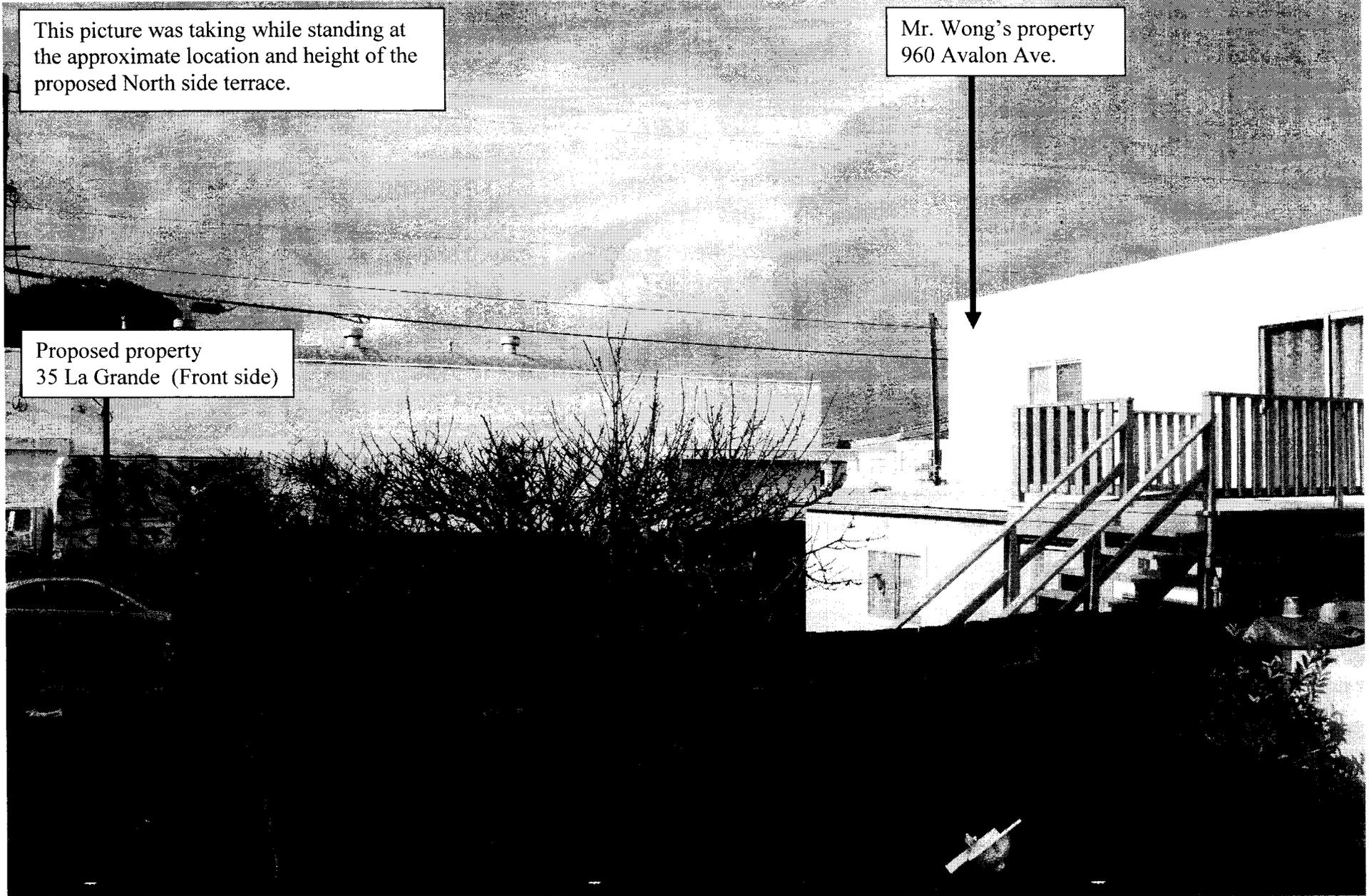


13.0003D

This picture was taking while standing at the approximate location and height of the proposed North side terrace.

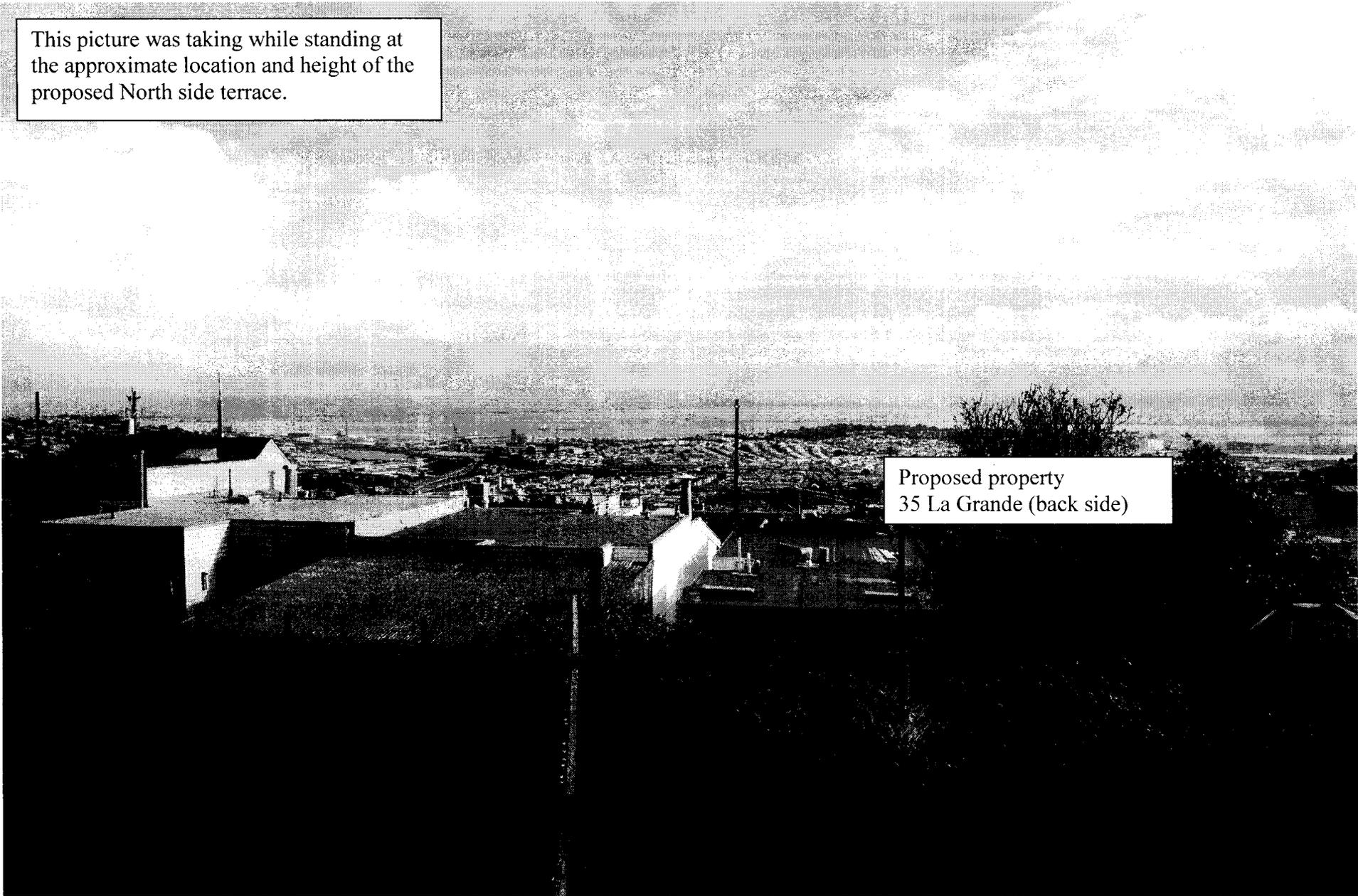
Mr. Wong's property
960 Avalon Ave.

Proposed property
35 La Grande (Front side)



13.0003D

This picture was taking while standing at the approximate location and height of the proposed North side terrace.



Proposed property
35 La Grande (back side)

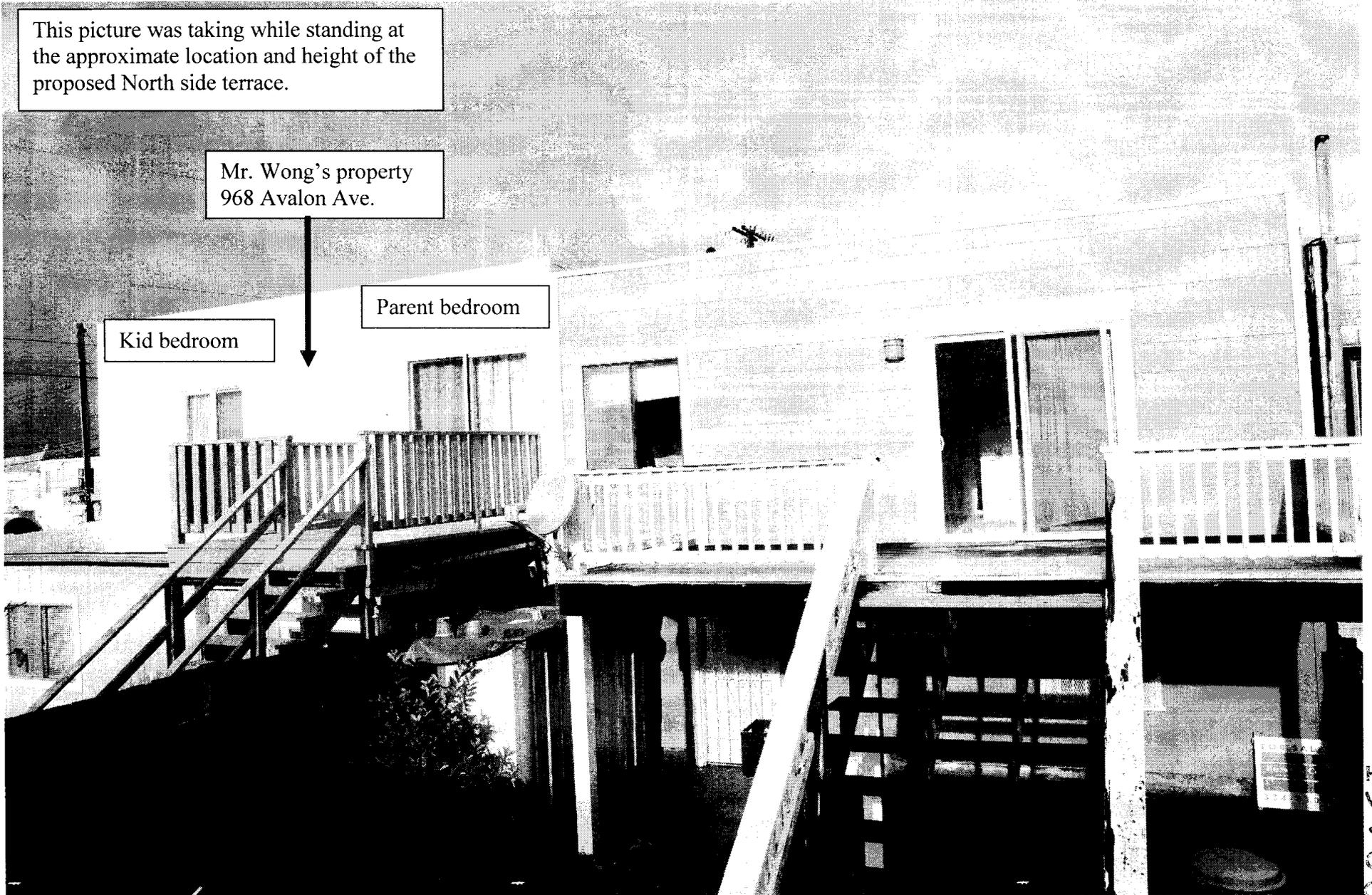
13.0003D

This picture was taking while standing at the approximate location and height of the proposed North side terrace.

Mr. Wong's property
968 Avalon Ave.

Kid bedroom

Parent bedroom



13.0003D

This picture was taking while standing at the approximate location and height of the proposed North side terrace.

Mr. Chuop's property
968 Avalon Ave.

Kids bedroom

Parent bedroom



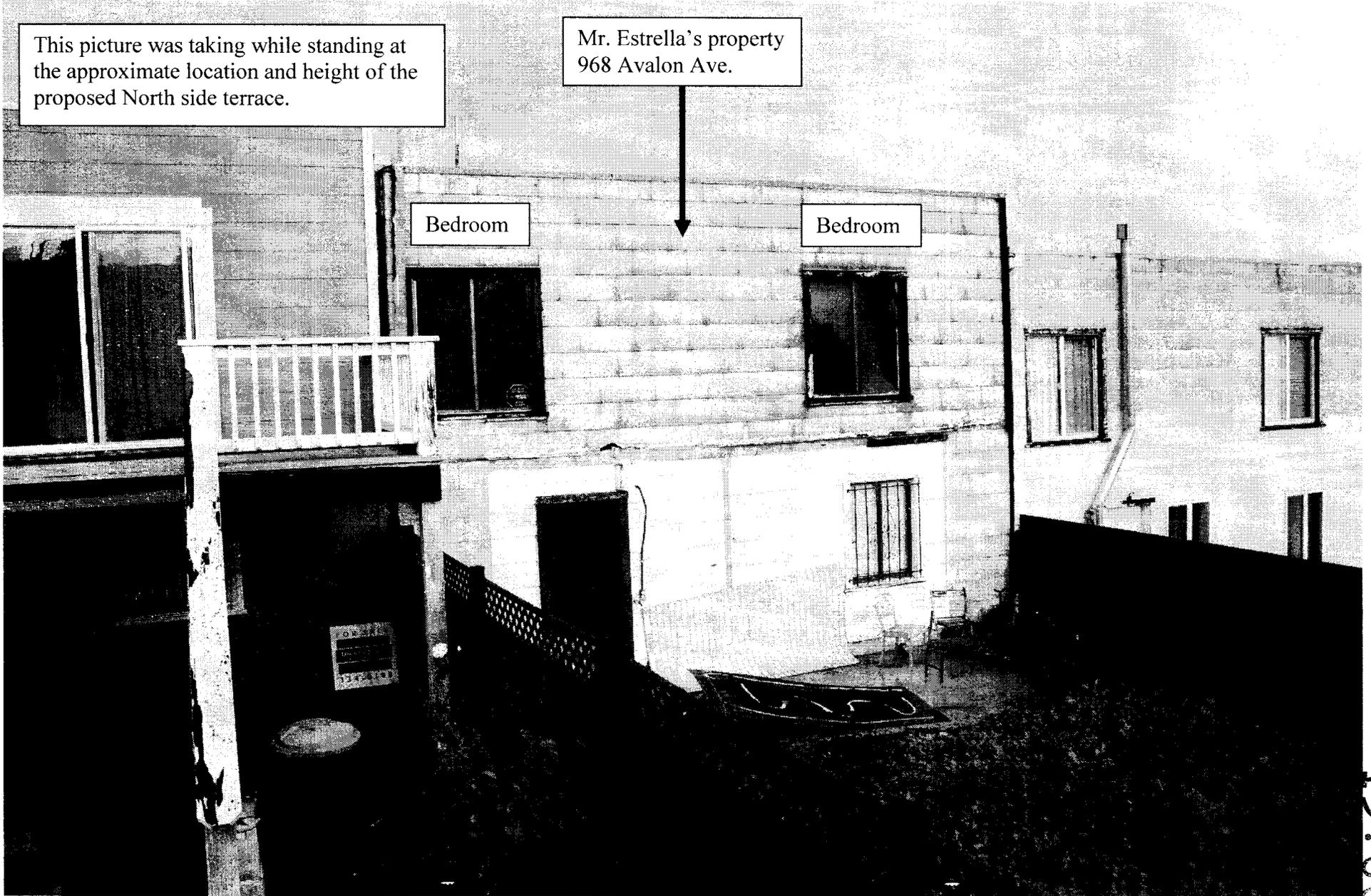
13.0003D

This picture was taking while standing at the approximate location and height of the proposed North side terrace.

Mr. Estrella's property
968 Avalon Ave.

Bedroom

Bedroom



This picture was taking while standing at Mr. Chuop's bedroom door.

Sun

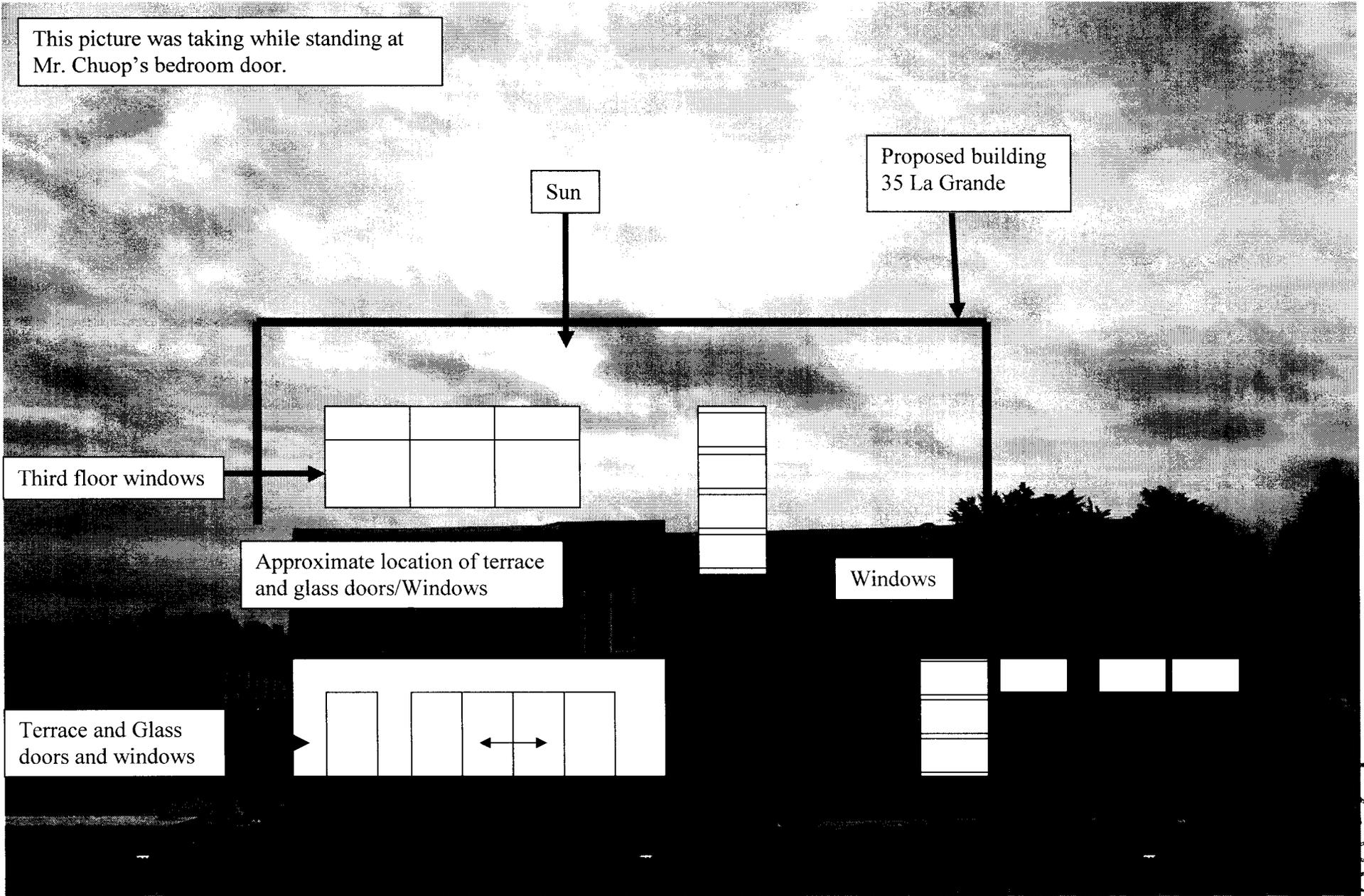
Proposed building
35 La Grande

Third floor windows

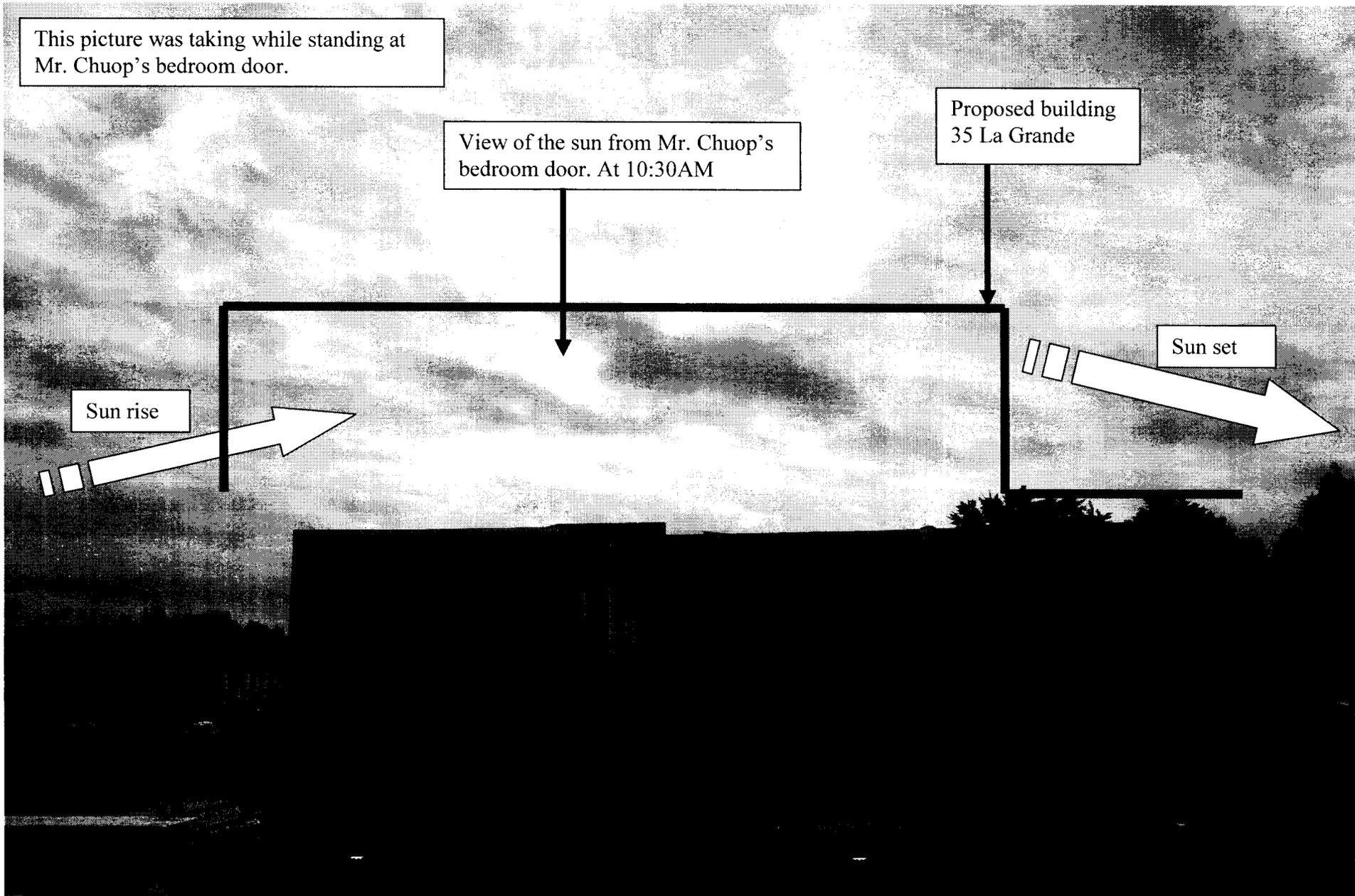
Approximate location of terrace
and glass doors/Windows

Windows

Terrace and Glass
doors and windows



13 000 30



This picture was taking while standing at Mr. Chuop's bedroom door.

View of the sun from Mr. Chuop's bedroom door. At 10:30AM

Proposed building 35 La Grande

Sun set

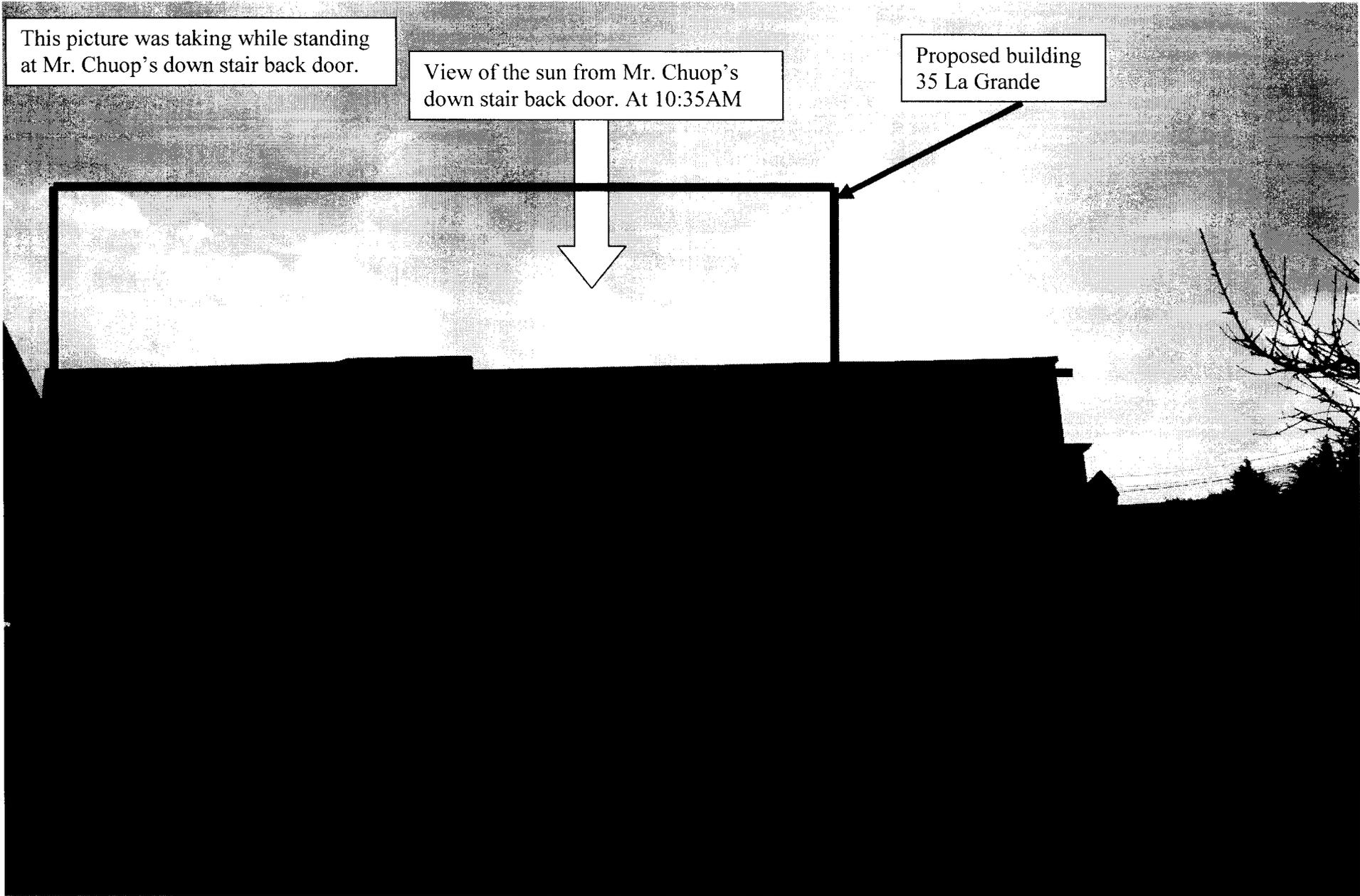
Sun rise

17-0003D

This picture was taking while standing at Mr. Chuop's down stair back door.

View of the sun from Mr. Chuop's down stair back door. At 10:35AM

Proposed building 35 La Grande

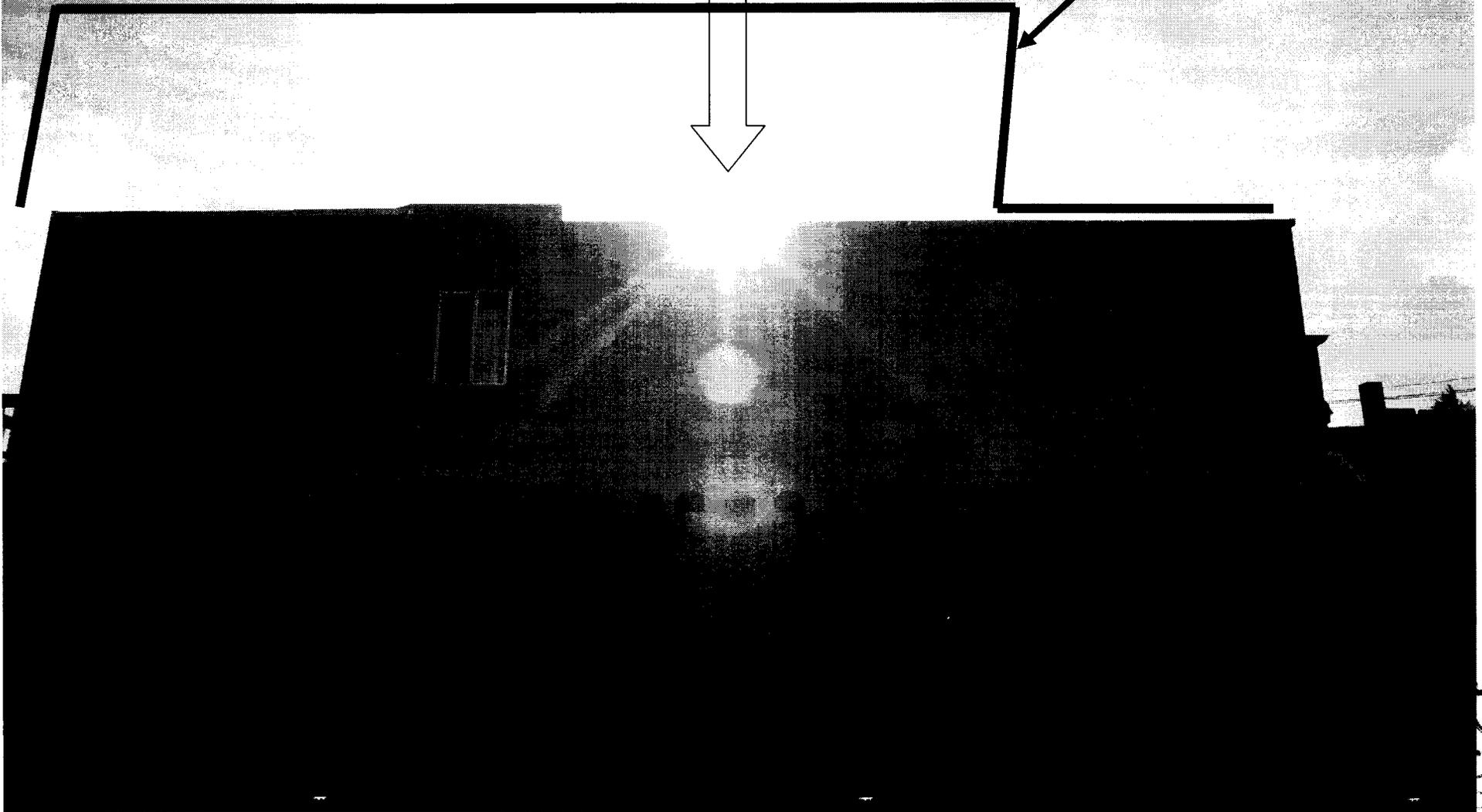


13.0003D

This picture was taking while standing at Mr. Chuop's middle backyard.

View of the sun from Mr. Chuop's middle backyard. At 10:35AM

Proposed building 35 La Grande



13.0003D



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

13.0003D

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On July 20, 2012, the Applicant named below filed Building Permit Application No. 2012-0720-5437 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	George Wesley, 2nd Design	Project Address:	35 La Grange Avenue
Address:	P.O. Box 240055	Cross Streets:	Arden Avenue / Diamond Street
City/State:	San Francisco, CA 94124	Assessor's Block / Lot No.:	0880040
Telephone:	(415) 775-1234	Zoning District:	RM-1.2B(1)

Under San Francisco Planning Code Section 311, you, as a property owner or resident, are being notified that a Building Permit Application has been filed for the proposed work. You are not obligated to take any action on this notice, but you may wish to express your views on the proposed work, or to express concerns about the project, to the Planning Department as soon as possible. If you believe that there are conditions or circumstances that should be considered in the review of the application, you should contact the Planning Department at (415) 361-3300. The Planning Department will be pleased to meet with you to discuss your concerns. The Planning Department will be pleased to meet with you to discuss your concerns. The Planning Department will be pleased to meet with you to discuss your concerns.

**Before the
San Francisco Planning Commission**

**PROJECT SPONSOR'S SUBMITTAL IN OPPOSITION TO
REQUEST FOR DISCRETIONARY REVIEW REGARDING
PROPOSED SINGLE FAMILY HOME ON VACANT LOT**

**35 La Grande Avenue
Building Permit No.: 2012.0720.5437**

Project Sponsor: Michael Warner and Family

Hearing Date: February 28, 2013

Attorneys for Project Sponsor:



One Bush Street, Suite 600 San Francisco, CA 94104
t] 415 567 9000 f] 415 399 9480

A. INTRODUCTION

Michael Warner and family (“Project Sponsor”) propose to construct a single-family home for owner occupancy (“Project”) on a vacant lot at 35 La Grande in the Excelsior District. The proposal that is before the Planning Commission is a fully code compliant single-family home that has undergone extensive review by RDT and is recommended for approval by RDT and by the Planning Department staff. The Project Sponsor has worked diligently with staff to design a building that fits gracefully into its location in terms of size, scale and character. The Project Sponsor’s proposal enjoys strong support from several nearby property owners. The primary concern expressed by the Discretionary Review applicant (“DR Applicant”) is view preservation. The Planning Code does not protect views.

B. SITE INFORMATION

Street Address: 35 La Grande Avenue

Cross Street: Avalon Avenue and Burrows Street

Assessor’s Block/Lots: Block 5963, Lot 42

Zoning District: RH-1

Height and Bulk District: 40-X

Existing Use: Vacant Lot

Proposal: Single family home for
Project Sponsor family occupancy

C. PROJECT DESCRIPTION

The proposed single family home at 35 La Grande Avenue will be separated from DR Applicant Randy Wong’s home, located at 960 Avalon Avenue, by a standard rear yard behind Mr. Wong’s home. Mr. Wong also enjoys a rear deck off of the second floor of his home that we could not find a permit for. The Project has been designed to respect the neighborhood. The third floor has been set back 15 feet from the front façade per the Residential Design Guidelines. The Project Site is situated within the RH-1 (One-Family) zoning district. The subject block contains an eclectic mix of styles. The proposed new home is compatible with the mixed character of building styles along the subject block and will contribute to the overall neighborhood character.

D. The Law – There are No Exceptional or Extraordinary Circumstance that Justify Discretionary Review

The Planning Commission’s authority to review permits on a case-by-case basis under “Discretionary Review” (Municipal Code of the City and County of San Francisco, Part III, Section 26(a)¹ must be carefully exercised. In 1943, the California Supreme Court held that the San Francisco Board of Permit Appeals, pursuant to the above-referenced Section 26(a), had the authority to exercise its “sound discretion” in granting or denying building permits (See Lindell Co. v. Board of Permit Appeals (1943) 23 Cal.2d 303). In 1954, then San Francisco City Attorney Dion R. Holm issued Opinion No. 845, in which he opined that the Planning Commission has similar discretion to grant or deny building permits. However, the City Attorney cautioned the Planning Commission with respect to the judicious exercise of this discretion. In his opinion, the City Attorney stated as follows:

“I think it is entirely plain, on the authority of the above-enunciated general principles, that the reservation of authority in the present ordinances to deal in a special manner with exceptional cases is unassailable upon constitutional grounds . . . this is, however, a sensitive discretion and one which must be exercised with the utmost restraint.” (City Attorney Opinion No. 845, p. 8, emphasis in original).

The discretionary review handout provided to the public by the Planning Department reiterates this underlying foundation of the discretionary review power. That publication provides that “discretionary review is a special power of the Commission, outside the normal building permit application approval process. It is supposed to be used only when there are exceptional and extraordinary circumstances associated with a proposed project. The Commission has been advised by the City Attorney that the Commission’s discretion is sensitive and must be exercised with utmost constraint.”

In this case, the Planning Commission should exercise such constraint by approving the Project. The Project would provide a family home, without any material impacts.

There are no exceptional and extraordinary circumstances in this case that would justify the Planning Commission’s exercise of its discretionary review powers. Each of the specific issues raised by the DR Applicant are meritless, for the reasons that follow.

¹ Section 26(a) provides that “[I]n the granting or denying of any permit, or the revoking or the refusing to revoke any permit, the granting or revoking power may take into consideration the effect of the proposed business or calling upon surrounding property and upon its residents and inhabitants thereof; and in granting or denying said permit, or revoking or refusing to revoke a permit, may exercise its sound discretion as to whether said permit should be granted, transferred, denied or revoked.”

E. RESPONSE TO REQUEST FOR DISCRETIONARY REVIEW

1. The primary claim by the DR Applicant is loss of views. Views are not protected by the Planning Code. Additionally, there are no out of the ordinary views that the proposed home would block from the direction of the DR Applicant, as most of the current view of the DR Applicant is of another existing building.

2. There will not be any unusual impact on the DR Applicant's privacy for two reasons: (a) only the rear yard of the DR Applicant's home will face the new Project; and (b) the two houses (Project Sponsor and DR Applicant's) will be substantially separated by the DR Applicant's rear yard. The limited windows facing the DR Applicant's rear yard in no way represent "unusual impact to privacy to neighboring interior living spaces". Rather, the limited windows facing the rear of the DR Applicant's home are located an entire rear yard away and are very typical in terms of rear yards throughout the City. There is no "unusual impact".

3. The proposed Project has been carefully designed with setbacks and terraces to reduce mass and bulk, and to provide an aesthetically pleasing addition to the neighborhood.

4. The opposite side of this block of La Grande is a blank, solid wall commercial building without any windows, and a parking lot. The proposed Project will aesthetically improve the neighborhood and improve neighborhood safety.

5. A neighborhood pre-application meeting was held at the Project site on June 30, 2012. The DR Applicant was notified of the meeting, but did not attend.

6. The existing vacant lot creates a "gap-tooth" look on the subject block, and is appropriate for urban infill. The vacant lot is not in any productive use.

F. CONCLUSION

The discretionary review applicant has failed to demonstrate any exceptional or extraordinary circumstances that would warrant a discretionary review by the Planning Commission.

Accordingly, Michael Warner and family respectfully request that the Planning Commission deny the request for discretionary review.

Thank you for your consideration.

Respectfully,

REUBEN & JUNIUS, LLP
Attorneys for Michael Warner and Family

Dated: 2-12-13

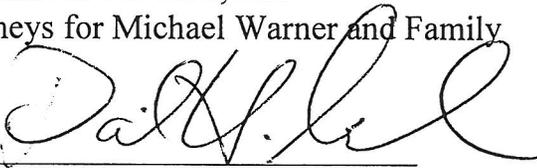
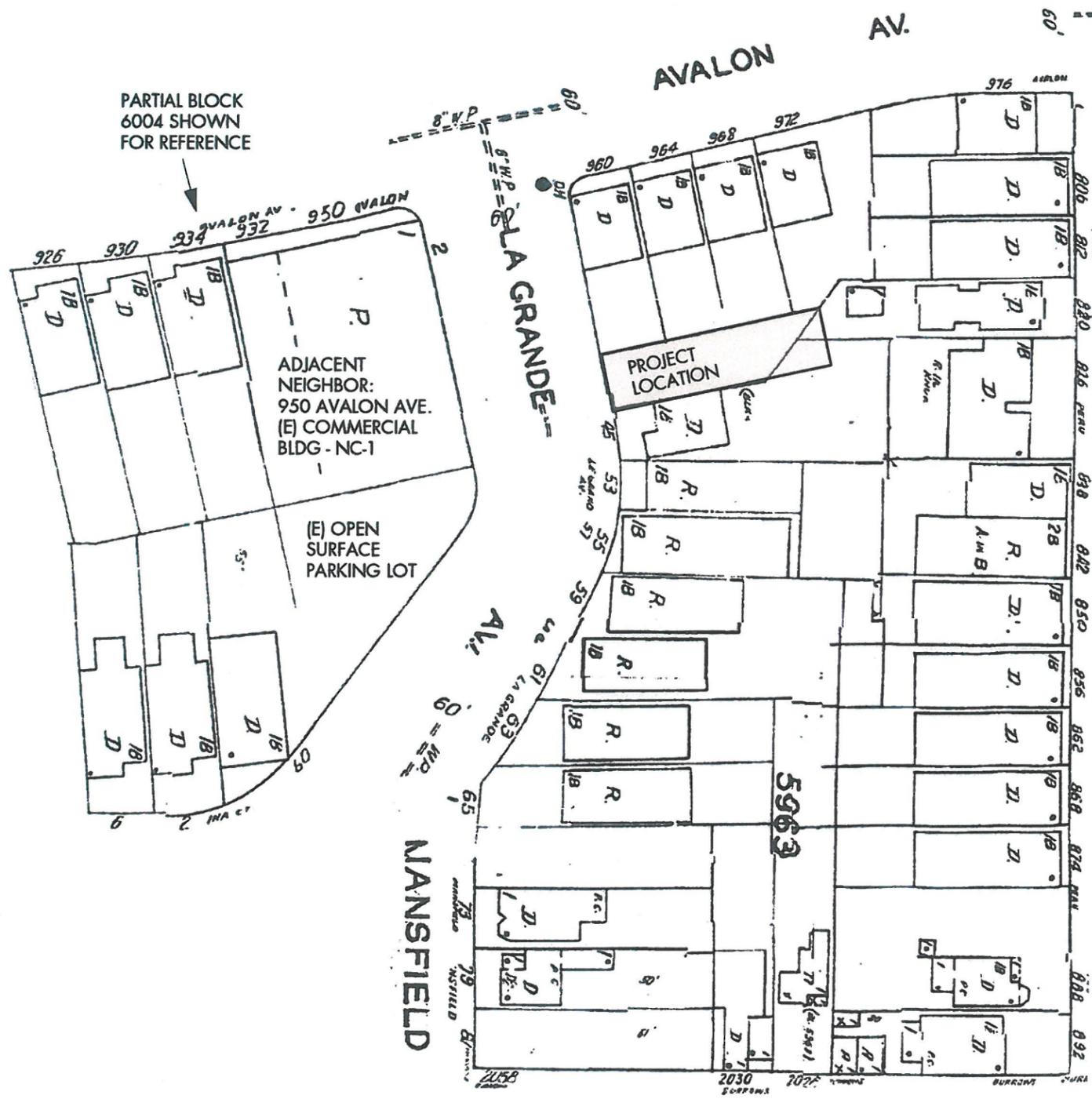
By: 
David Silverman

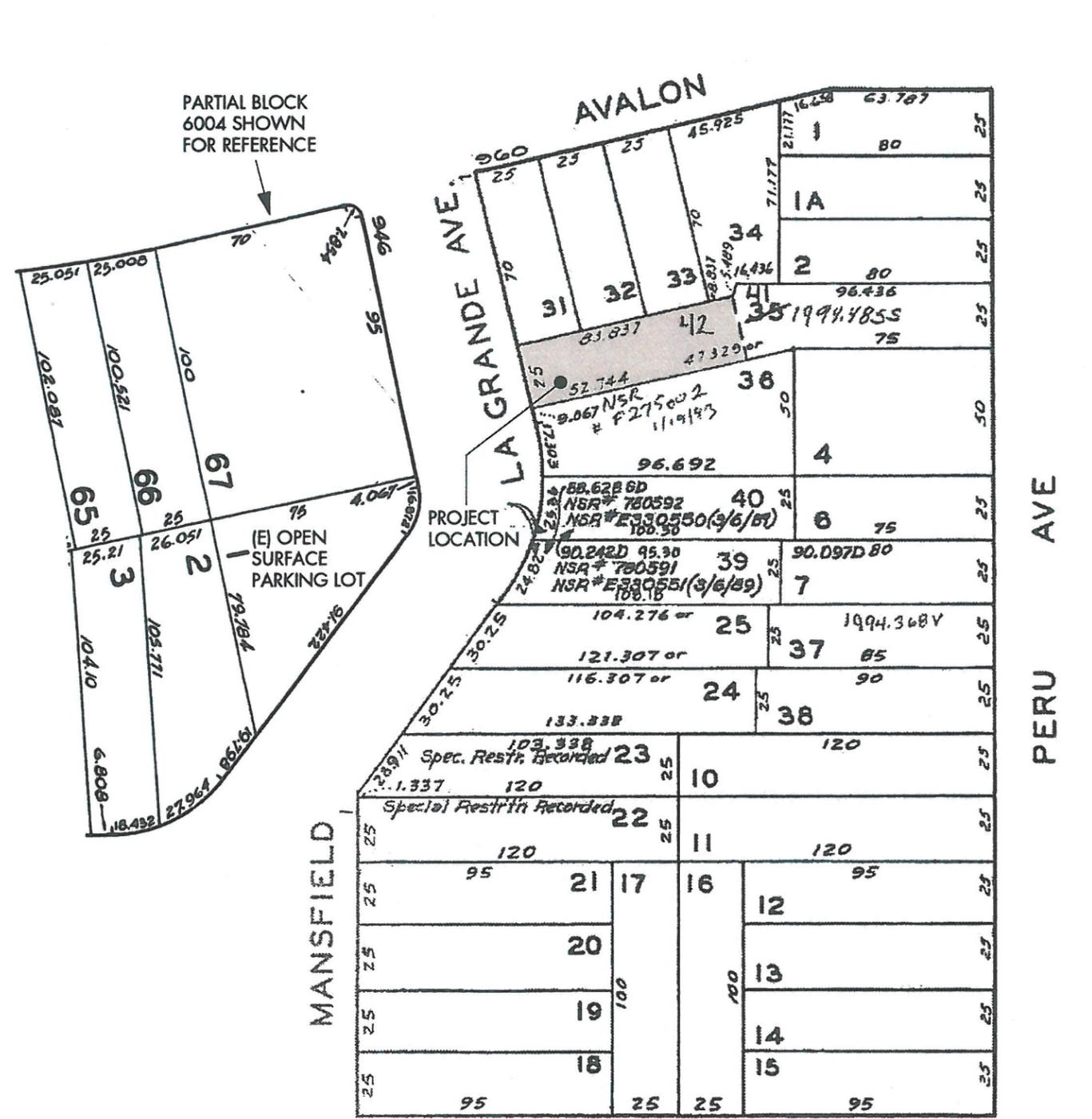
Exhibit List

- A. Project Plans, Elevations, Photographs of Project Site and Project Block
- B. 3-Dimensional Renderings

EXHIBIT A



2 SANBORN MAP
NOT TO SCALE



AVALON AVENUE

AVALON AVENUE

ADJACENT NEIGHBOR:
942-950 AVALON AVE.
(E) COMMERCIAL BLDG

(E) SURFACE PARKING LOT

SEE A.2 FOR ENLARGED PROPOSED SITE PLAN

LA GRANDE AVE.

ADJACENT NEIGHBOR:
960 AVALON AVE.
SINGLE FAMILY HOME

ADJACENT NEIGHBOR:
964 AVALON AVE.
SINGLE FAMILY HOME

ADJACENT NEIGHBOR:
968 AVALON AVE.
SINGLE FAMILY HOME

ADJACENT NEIGHBOR:
972 AVALON AVE.
SINGLE FAMILY HOME

EXISTING REAR YARD

78.622' PROP LINE

PROJECT SITE: 35 LA GRANDE -
(EXISTING EMPTY LOT)

25' PROP LINE

EXISTING REAR YARD

EXISTING REAR YARD

NEIGHBOR:
976 AVALON AVE.
SINGLE FAMILY HOME

EXISTING REAR YARD

NEIGHBOR:
812 PERU AVE.
SINGLE FAMILY HOME

ADJACENT NEIGHBOR:
816 PERU AVE.
SINGLE FAMILY HOME

ADJACENT NEIGHBOR:
820 PERU AVE.
SINGLE FAMILY HOME

EXISTING REAR YARD

EXISTING REAR YARD

ADJACENT NEIGHBOR:
826 PERU AVE.
SINGLE FAMILY HOME

NEIGHBOR:
53 LA GRANDE AVE.
SINGLE FAMILY HOME

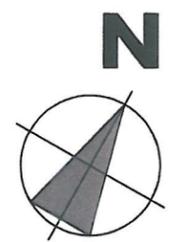
EXISTING REAR YARD

EXISTING REAR YARD

NEIGHBOR:
838 PERU AVE.
SINGLE FAMILY HOME

NEIGHBOR:
55 LA GRANDE AVE.
SINGLE FAMILY HOME

PERU AVENUE



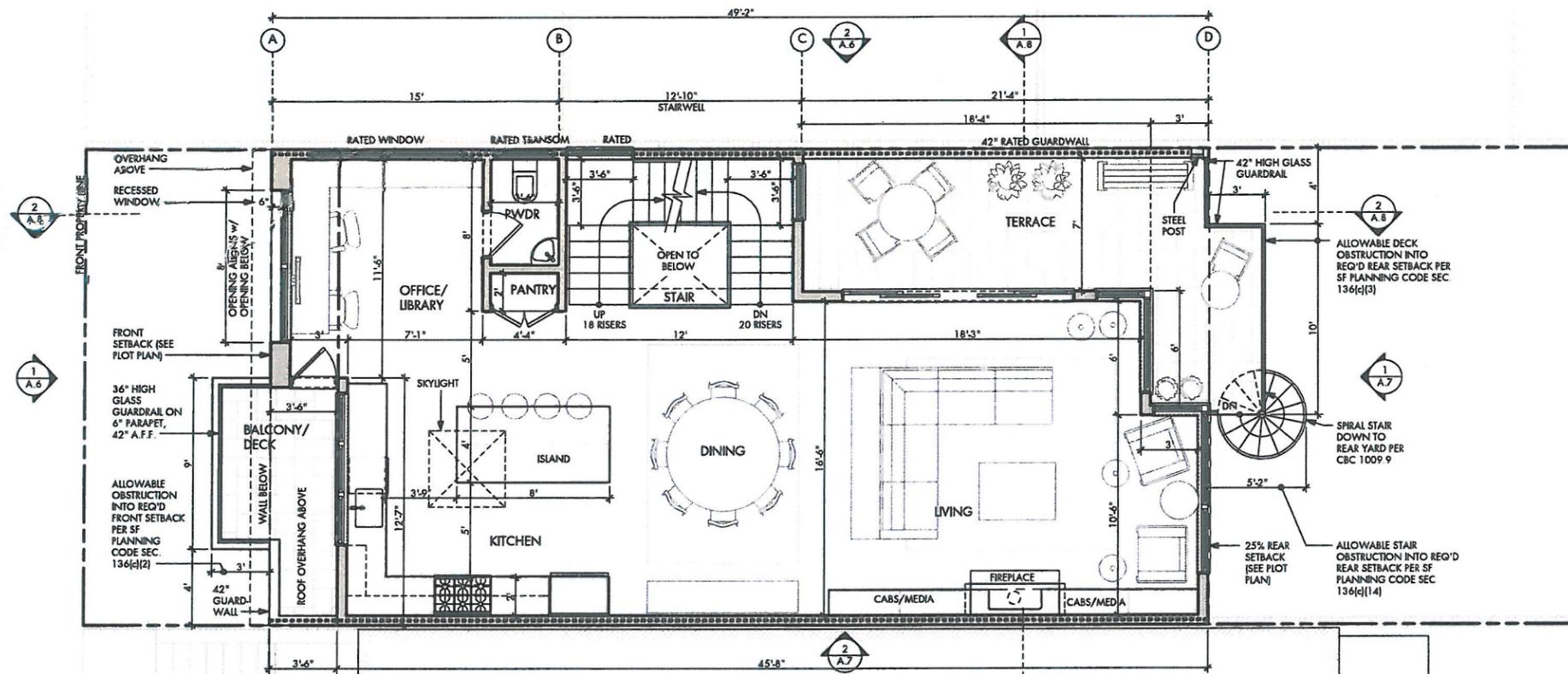
VV 2VDESIGN
PO BOX 210555 SF CA 94121
T 415.269.0511 F 415.236.6012

Warner Residence
35 La Grande Ave
San Francisco, CA 94112

NEW SINGLE FAMILY HOME
EXISTING SITE PLAN

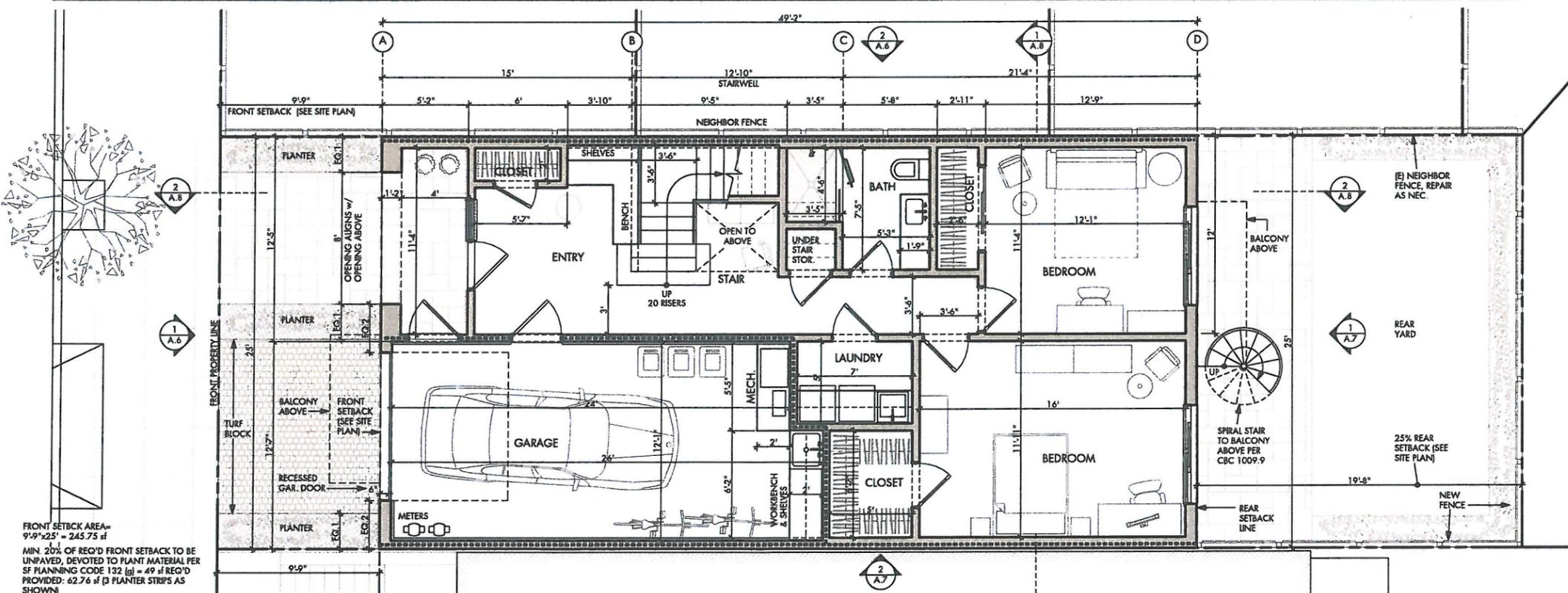
date 2/1/13
job number 1108
phase Site Permit Submittal
drawing reference
scale 1" = 20'

A.2



PROPOSED SECOND FLOOR

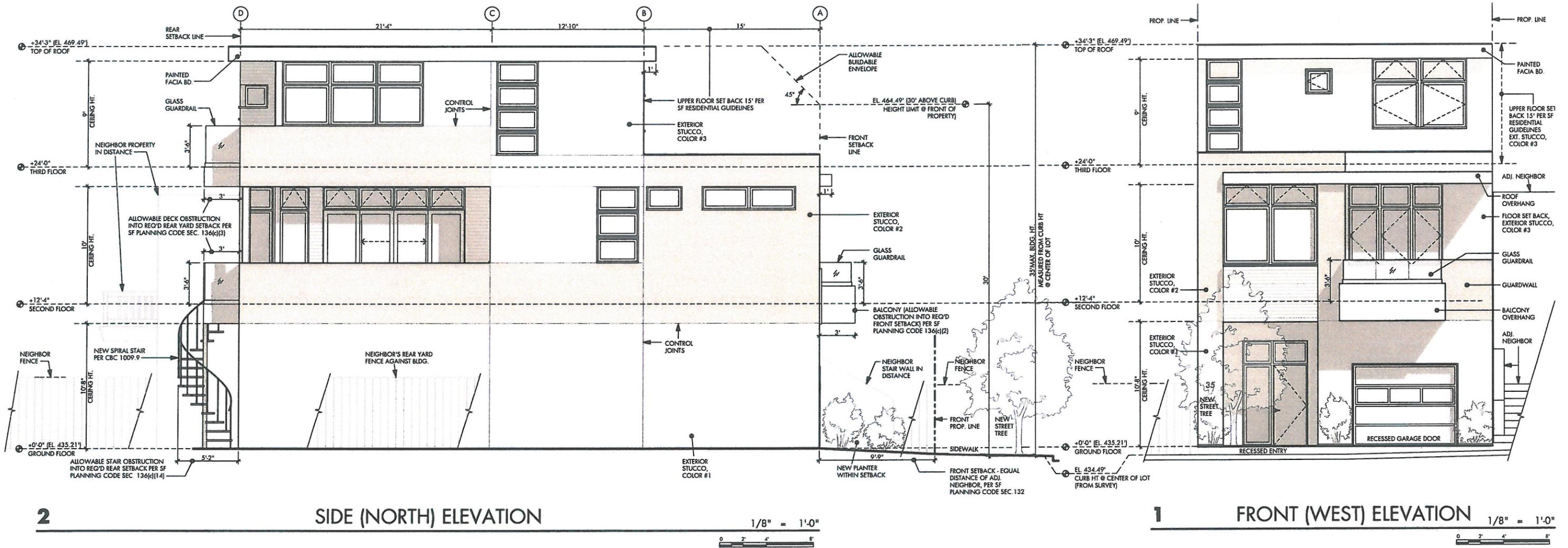
1/8" = 1'-0"

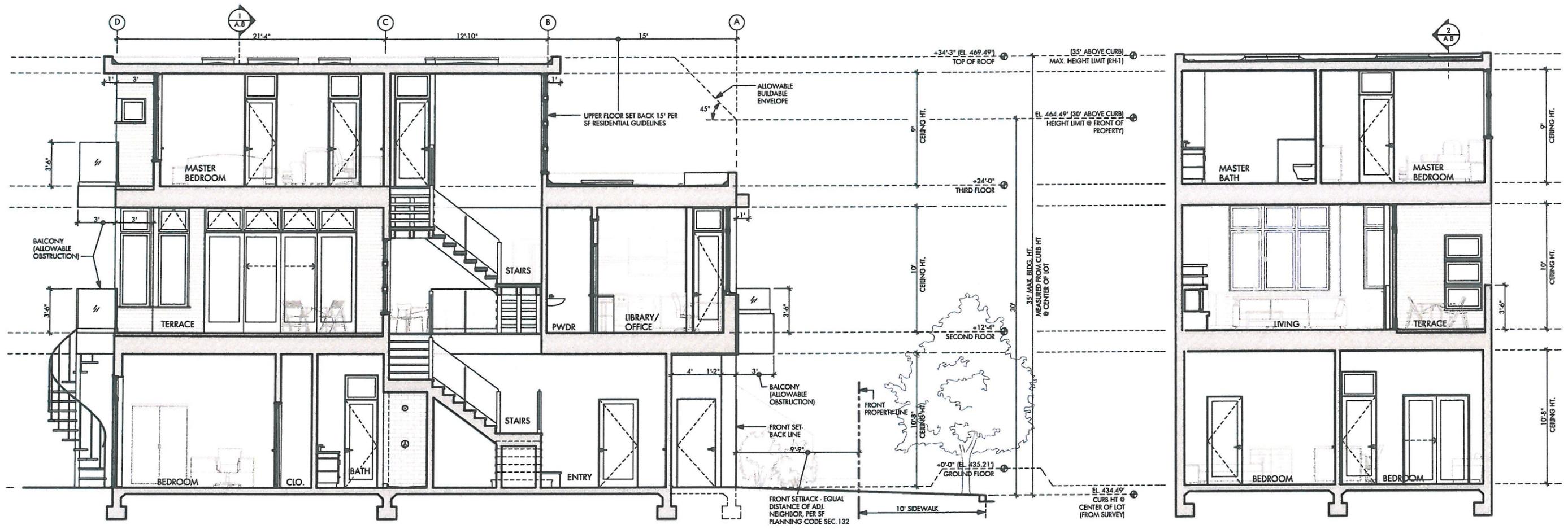


PROPOSED GROUND FLOOR

1/8" = 1'-0"

FRONT SETBACK AREA = 9'-9" x 25' = 245.75 sf
 MIN. 20% OF REQ'D FRONT SETBACK TO BE UNPAVED, DEVOTED TO PLANT MATERIAL PER SF PLANNING CODE 132 (g) = 49 sf REQ'D PROVIDED: 62.76 sf (3 PLANTER STRIPS AS SHOWN)





2 LONGITUDINAL SECTION 1/8" = 1'-0"

1 CROSS SECTION 1/8" = 1'-0"



VIEW OF SUBJECT BLOCK -
SAME SIDE OF STREET



VIEW OF SUBJECT BLOCK -
OPPOSITE SIDE OF STREET

968 AVALON - ILLEGAL REAR ADDITION, NO PERMIT ON RECORD

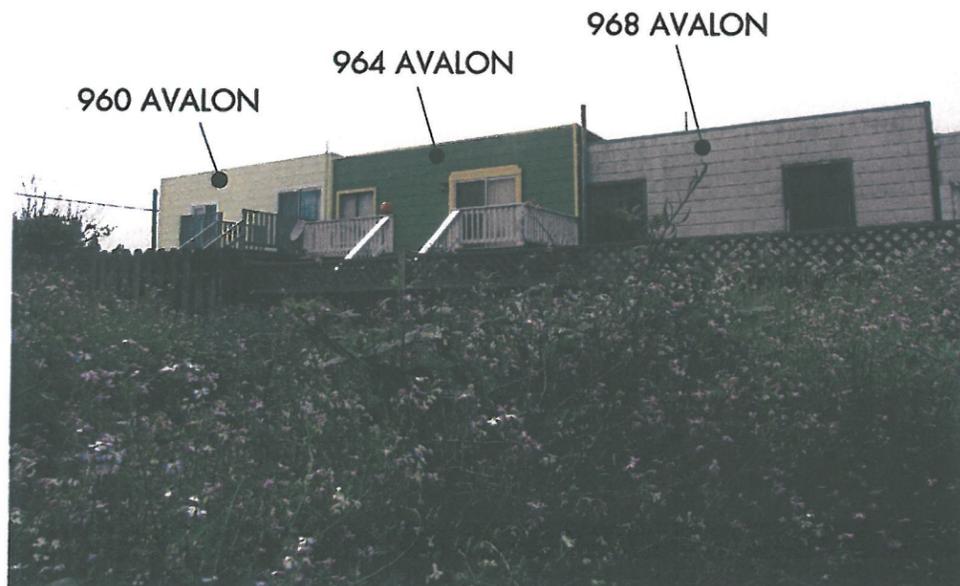
964 AVALON - ILLEGAL REAR ADDITION, NO PERMIT ON RECORD

960 AVALON - ILLEGAL REAR ADDITION, NO PERMIT ON RECORD

PROJECT SITE:
35 LA GRANDE AVE. (EXISTING EMPTY LOT)
PROPOSED SINGLE FAMILY HOME AS APPROVED BY SF PLANNING DEPT & RESIDENTIAL DESIGN TEAM WILL NOT HAVE "UNUSUAL IMPACT ON PRIVACY TO NEIGHBORING INTERIOR LIVING SPACES". PROPOSED PROJECT DOES NOT BLOCK ANY "MAJOR VIEWS SEEN FROM PUBLIC SPACES"



VIEW FROM SITE TO NEIGHBORING PROPERTIES



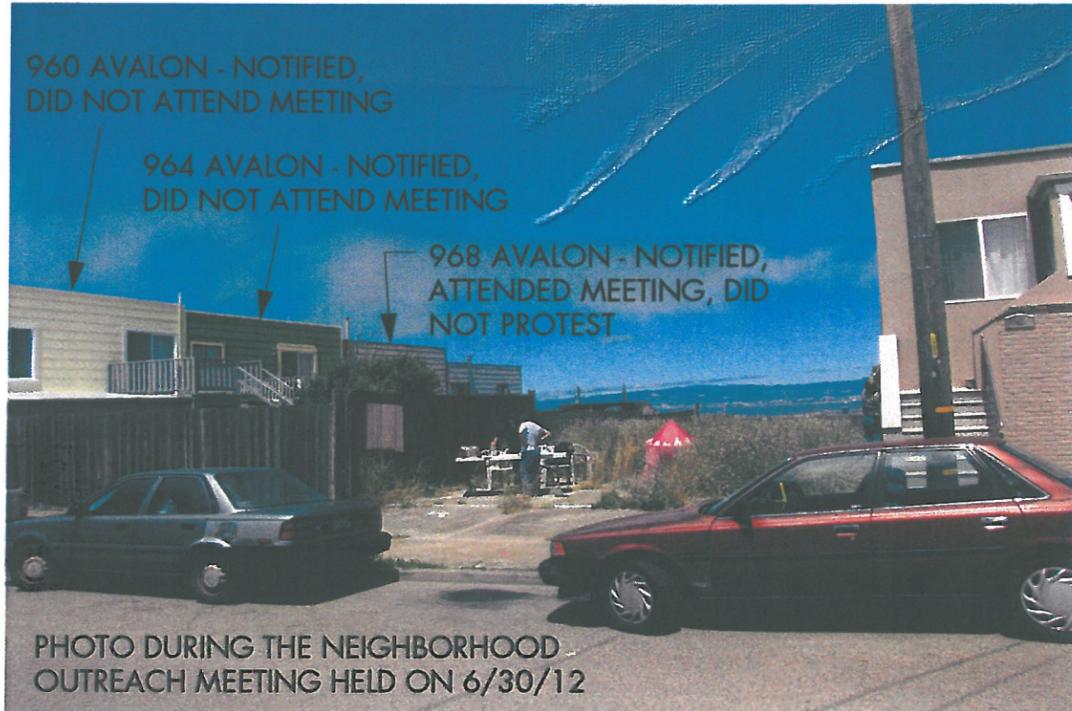
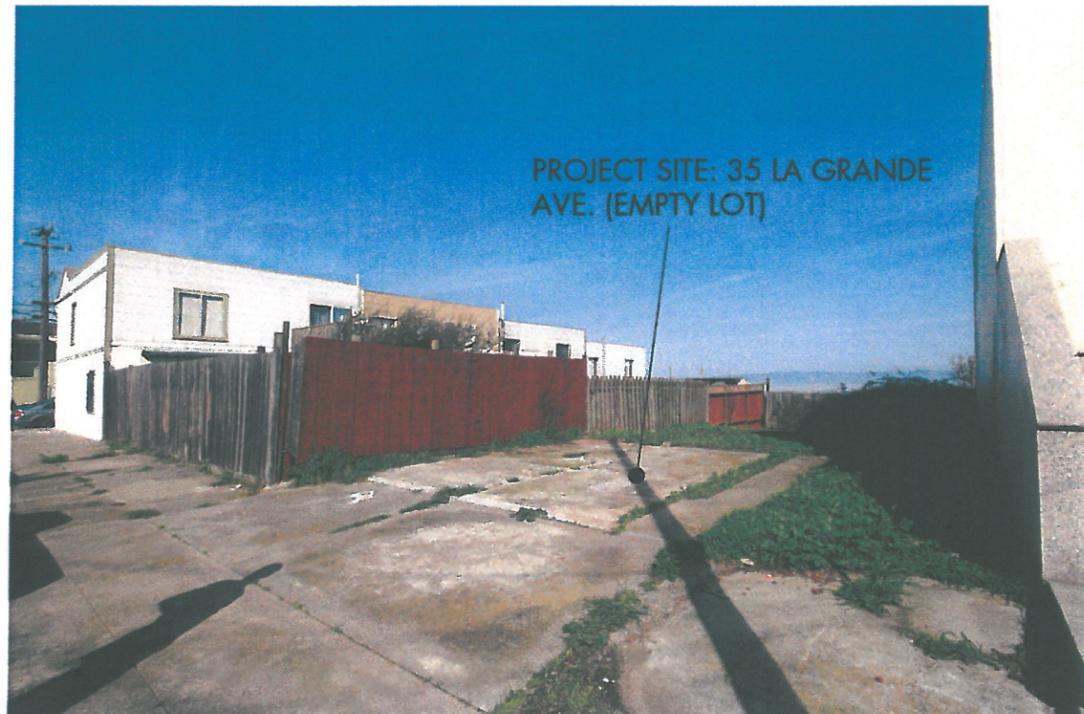


PHOTO DURING THE NEIGHBORHOOD OUTREACH MEETING HELD ON 6/30/12



Pre-Application Meeting Sign-in Sheet

Meeting Date: June 30, 2012
 Meeting Time: 12 NOON
 Meeting Address: 35 LA GRANDE AVE
 Project Address: 35 LA GRANDE AVE
 Property Owner Name: MICHAEL WARNER
 Project Sponsor/Representative: GEORGE WESLEY, 2V DESIGN

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

NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1. MARGARITA RUBI	972 AVALON AVE	415 305-4168	margarita58@	<input type="checkbox"/>
2. ARCH DELEON	53 LA GRANDE AVE		sbeglobal.net	<input type="checkbox"/>
3. RUBI	11 53 LA GRANDE AVE			<input type="checkbox"/>
4. ERIN ESTRELLA	968 AVALON AV	SF CA	94112	<input checked="" type="checkbox"/>
5. Chris Olysted	968 Avalon Av	SF	CA 94112	<input type="checkbox"/>
6. IRAN NARGES	222 MOSCOW ST		94112	<input type="checkbox"/>
7. LU	45 La Grande Ave		CA 94112	<input type="checkbox"/>
8. D.J. Modi	950 AVALON AVE		94112	<input type="checkbox"/>
9. Kevin Main	820 PENA AVE			<input type="checkbox"/>
10.				<input type="checkbox"/>
11.				<input type="checkbox"/>
12.				<input type="checkbox"/>
13.				<input type="checkbox"/>
14.				<input type="checkbox"/>
15.				<input type="checkbox"/>
16.				<input type="checkbox"/>
17.				<input type="checkbox"/>
18.				<input type="checkbox"/>



LA GRANDE AVE.
SLOPES UPHILL

PROJECT SITE: 35 LA GRANDE
AVE. (EMPTY LOT)

OTHER 3 STORY BLDG ON SAME BLOCK (UPPER FLOOR SETBACK
SAME AS PROPOSED PROJECT, PER RESIDENTIAL GUIDELINES)



EXHIBIT B



PROPOSED SINGLE FAMILY HOME



PROJECT SITE: 35 LA GRANDE AVE. (EMPTY LOT)

PROPOSED SINGLE FAMILY HOME



PROJECT SITE: 35 LA GRANDE AVE. (EMPTY LOT)



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

RE: 35 La Grande Avenue
Opposition to Discretionary Review Request
Hearing Date: February 28, 2013
Case No.: 13.0003D

Dear Planning Commissioners:

I live near 35 La Grande Avenue and I am familiar with the proposed plans for construction of a single family home on the vacant lot at 35 La Grande Avenue. I have been looking forward to construction on this vacant lot for many years because it is an eyesore in the neighborhood. I find the proposed home to be well designed and compatible with the neighborhood. I have met the property owner Michael Warner and find him to be very friendly and desirable as a future neighbor. I do not find any merit to the issues raised by the discretionary review applicant.

Therefore, I respectfully request that you deny the request for discretionary review of this single family home to be constructed in a well established urban neighborhood.

Yours truly,

Name: ROSEANN QMA

Address: 79 MANSFIELD STREET
SF, CA, 94112

Signature: 

Date: 02/18/13

cc: Rick Crawford, Planning Department



Michael Warner <dobswarner@gmail.com>

35 La Grande

Mike Proctor <mike.proctor@sbcglobal.net>
Reply-To: Mike Proctor <mike.proctor@sbcglobal.net>
To: Michael Warner <michaelw@scottandwarnerbuilders.com>
Cc: Eric Bernier <eric.bernier@sbcglobal.net>

Mon, Feb 18, 2013 at 3:40 PM

Hello Mike,

Thanks for taking the time to send me this information. I am sorry that you are getting resistance from some in the neighborhood to your project. My partner Eric and I were both very pleased to see your plans to develop the empty lot on our street. The plans look great, the proposed home will be a nice addition to our street. Please count us as supporting your project.

Take care

Mike Proctor & Eric Bernier
63 La Grande

From: Michael Warner <michaelw@scottandwarnerbuilders.com>
To: mike.proctor@sbcglobal.net
Sent: Monday, February 18, 2013 1:41 PM
Subject: 35 La Grande

[Quoted text hidden]

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

RE: 35 La Grande Avenue
Opposition to Discretionary Review Request
Hearing Date: February 28, 2013
Case No.: 13.0003D

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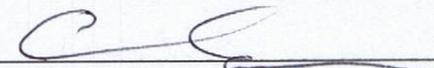
Therefore, I respectfully request that you deny the request for discretionary review of this single family home to be constructed in a well established urban neighborhood.

Yours truly,

Name: CHRISTOPHER WARNER

Address: 188 VALMAR TERRACE

SAN FRANCISCO, CA 94112

Signature: 

Date: FEB, 12, 2013

cc: Rick Crawford, Planning Department

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

RE: 35 La Grande Avenue
Opposition to Discretionary Review Request
Hearing Date: February 28, 2013
Case No.: 13.0003D

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Therefore, I respectfully request that you deny the request for discretionary review of this single family home to be constructed in a well established urban neighborhood.

Yours truly,

Name: _____

Address: _____

Signature: _____

Date: _____

William Ma
842 Peru Ave
SF, CA 94112
William Ma
2/17/13

cc: Rick Crawford, Planning Department

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

RE: 35 La Grande Avenue
Opposition to Discretionary Review Request
Hearing Date: February 28, 2013
Case No.: 13.0003D

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Therefore, I respectfully request that you deny the request for discretionary review of this single family home to be constructed in a well established urban neighborhood.

Yours truly,

Name: Rafael Wabl

Address: 79 Mansfield

Signature: Rafael Wabl

Date: 2/18/13

cc: Rick Crawford, Planning Department

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

RE: 35 La Grande Avenue
Opposition to Discretionary Review Request
Hearing Date: February 28, 2013
Case No.: 13.0003D

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Therefore, I respectfully request that you deny the request for discretionary review of this single family home to be constructed in a well established urban neighborhood.

Yours truly,

Name:

Amparo J. Ortega

Address:

8510 Peru Ave
SF CA

Signature:

Amparo Ortega

Date:

02/17/2013

cc: Rick Crawford, Planning Department

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

RE: 35 La Grande Avenue
Opposition to Discretionary Review Request
Hearing Date: February 28, 2013
Case No.: 13.0003D

Dear Planning Commissioners:

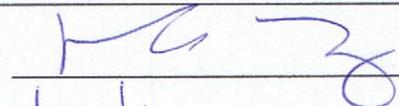
I live near 35 La Grande Avenue and I am familiar with the proposed plans for construction of a single family home on the vacant lot at 35 La Grande Avenue. I have been looking forward to construction on this vacant lot for many years because it is an eyesore in the neighborhood. I find the proposed home to be well designed and compatible with the neighborhood. I have met the property owner Michael Warner and find him to be very friendly and desirable as a future neighbor. I do not find any merit to the issues raised by the discretionary review applicant.

Therefore, I respectfully request that you deny the request for discretionary review of this single family home to be constructed in a well established urban neighborhood.

Yours truly,

Name: Donna Gurr

Address: 862 Penn Ave
SF 94112

Signature: 

Date: 2/16/13

cc: Rick Crawford, Planning Department

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

RE: 35 La Grande Avenue
Opposition to Discretionary Review Request
Hearing Date: February 28, 2013
Case No.: 13.0003D

Dear Planning Commissioners:

I live near 35 La Grande Avenue and I am familiar with the proposed plans for construction of a single family home on the vacant lot at 35 La Grande Avenue. I have been looking forward to construction on this vacant lot for many years because it is an eyesore in the neighborhood. I find the proposed home to be well designed and compatible with the neighborhood. I have met the property owner Michael Warner and find him to be very friendly and desirable as a future neighbor. I do not find any merit to the issues raised by the discretionary review applicant.

Therefore, I respectfully request that you deny the request for discretionary review of this single family home to be constructed in a well established urban neighborhood.

Yours truly,

Name: Alberto Pareja-Lecaros

Address: 880 Peru Ave #2
San Francisco CA 94112

Signature: APL-2

Date: 2/17/2013

cc: Rick Crawford, Planning Department

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

RE: 35 La Grande Avenue
Opposition to Discretionary Review Request
Hearing Date: February 28, 2013
Case No.: 13.0003D

Dear Planning Commissioners:

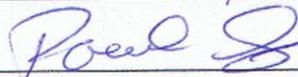
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Therefore, I respectfully request that you deny the request for discretionary review of this single family home to be constructed in a well established urban neighborhood.

Yours truly,

Name: PARTH SAVLA

Address: 53 La Grande Ave
San Francisco, CA 94112

Signature: 

Date: 2/17/13

cc: Rick Crawford, Planning Department

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

RE: 35 La Grande Avenue
Opposition to Discretionary Review Request
Hearing Date: February 28, 2013
Case No.: 13.0003D

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Therefore, I respectfully request that you deny the request for discretionary review of this single family home to be constructed in a well established urban neighborhood.

Yours truly,

Name:

Jay Tai Jay Tai

Address:

888 peru

Signature:

Jay Tai

Date:

2/17/13

cc: Rick Crawford, Planning Department

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

RE: 35 La Grande Avenue
Opposition to Discretionary Review Request
Hearing Date: February 28, 2013
Case No.: 13.0003D

Dear Planning Commissioners:

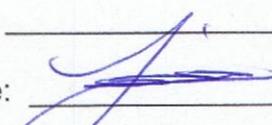
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Therefore, I respectfully request that you deny the request for discretionary review of this single family home to be constructed in a well established urban neighborhood.

Yours truly,

Name: Tracy Mikun

Address: 888 Paris

Signature: 

Date: 2/17/13

cc: Rick Crawford, Planning Department

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

RE: 35 La Grande Avenue
Opposition to Discretionary Review Request
Hearing Date: February 28, 2013
Case No.: 13.0003D

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Therefore, I respectfully request that you deny the request for discretionary review of this single family home to be constructed in a well established urban neighborhood.

Yours truly,

Name: Meagan Chan

Address: 820 Peru Ave

San Francisco, CA 94112

Signature: Meagan Chan

Date: 2/12/13

cc: Rick Crawford, Planning Department

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

RE: 35 La Grande Avenue
Opposition to Discretionary Review Request
Hearing Date: February 28, 2013
Case No.: 13.0003D

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Therefore, I respectfully request that you deny the request for discretionary review of this single family home to be constructed in a well established urban neighborhood.

Yours truly,

Name: Christina Morris

Address: 79 Mansfield St

Signature: 

Date: 2/18/13

cc: Rick Crawford, Planning Department

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

RE: 35 La Grande Avenue
Opposition to Discretionary Review Request
Hearing Date: February 28, 2013
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Therefore, I respectfully request that you deny the request for discretionary review of this single family home to be constructed in a well established urban neighborhood.

Yours truly,

Name: Kevin Math

Address: 820 Penn Ave
94112

Signature: Kevin Math

Date: 2/11/2013

cc: Rick Crawford, Planning Department

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

RE: 35 La Grande Avenue
Opposition to Discretionary Review Request
Hearing Date: February 28, 2013
Case No.: 13.0003D

Dear Planning Commissioners:

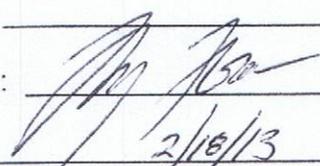
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Therefore, I respectfully request that you deny the request for discretionary review of this single family home to be constructed in a well established urban neighborhood.

Yours truly,

Name: MANU PENNANCE

Address: 892 PENN AVE SF CA 94112

Signature: 

Date: 2/19/13

cc: Rick Crawford, Planning Department

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

RE: 35 La Grande Avenue
Opposition to Discretionary Review Request
Hearing Date: February 28, 2013
Case No.: 13.0003D

Dear Planning Commissioners:

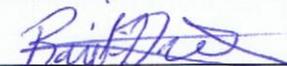
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Therefore, I respectfully request that you deny the request for discretionary review of this single family home to be constructed in a well established urban neighborhood.

Yours truly,

Name: Raul Diaz

Address: 61 La Grande
SF, CA

Signature: 

Date: 02/18/2013

cc: Rick Crawford, Planning Department

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

RE: 35 La Grande Avenue
Opposition to Discretionary Review Request
Hearing Date: February 28, 2013
Case No.: 13.0003D

Dear Planning Commissioners:

I live near 35 La Grande Avenue and I am familiar with the proposed plans for construction of a single family home on the vacant lot at 35 La Grande Avenue. I have been looking forward to construction on this vacant lot for many years because it is an eyesore in the neighborhood. I find the proposed home to be well designed and compatible with the neighborhood. I have met the property owner Michael Warner and find him to be very friendly and desirable as a future neighbor. I do not find any merit to the issues raised by the discretionary review applicant.

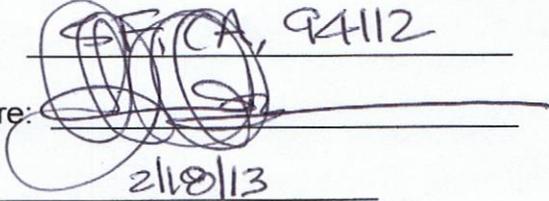
Therefore, I respectfully request that you deny the request for discretionary review of this single family home to be constructed in a well established urban neighborhood.

Yours truly,

Name: GLENN WARNER

Address: 188 VALMAR TERR.

SAN FRANCISCO, CA 94112

Signature: 

Date: 2/18/13

cc: Rick Crawford, Planning Department

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

RE: 35 La Grande Avenue
Opposition to Discretionary Review Request
Hearing Date: February 28, 2013
Case No.: 13.0003D

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Therefore, I respectfully request that you deny the request for discretionary review of this single family home to be constructed in a well established urban neighborhood.

Yours truly,

Name: Tom Sheffler

Address: 71 Mansfield

Signature: Tom Sheffler

Date: Feb 18, 2013

cc: Rick Crawford, Planning Department

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

RE: 35 La Grande Avenue
Opposition to Discretionary Review Request
Hearing Date: February 28, 2013
Case No.: 13.0003D

Dear Planning Commissioners:

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Therefore, I respectfully request that you deny the request for discretionary review of this single family home to be constructed in a well established urban neighborhood.

Yours truly,

Name:

Charles Robbins Arnold

Address:

59 LA GRANDE AVENUE
SAN FRANCISCO CA 94112

Signature:

Charles Robbins Arnold

Date:

18 FEB 2013

cc: Rick Crawford, Planning Department

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

RE: 35 La Grande Avenue
Opposition to Discretionary Review Request
Hearing Date: February 28, 2013
Case No.: 13.0003D

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Therefore, I respectfully request that you deny the request for discretionary review of this single family home to be constructed in a well established urban neighborhood.

Yours truly,

Name:

Angel Octava

Address:

951 Avalon Ave.
SF CA 94112

Signature:



Date:

2/17/13

cc: Rick Crawford, Planning Department

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

RE: 35 La Grande Avenue
Opposition to Discretionary Review Request
Hearing Date: February 28, 2013
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Therefore, I respectfully request that you deny the request for discretionary review of this single family home to be constructed in a well established urban neighborhood.

Yours truly,

Name: HECTOR OCHOA

Address: 955 AVALON AVE
SF CA. 94112

Signature: Hector Ochoa

Date: 2-16-13

cc: Rick Crawford, Planning Department

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

RE: 35 La Grande Avenue
Opposition to Discretionary Review Request
Hearing Date: February 28, 2013
Case No.: 13.0003D

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Therefore, I respectfully request that you deny the request for discretionary review of this single family home to be constructed in a well established urban neighborhood.

Yours truly,

Name: Janice Warner

Address: 188 Valmar Terrace

San Francisco, CA 94112

Signature: Janice Warner

Date: 2/18/2013

cc: Rick Crawford, Planning Department

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

RE: 35 La Grande Avenue
Opposition to Discretionary Review Request
Hearing Date: February 28, 2013
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Therefore, I respectfully request that you deny the request for discretionary review of this single family home to be constructed in a well established urban neighborhood.

Yours truly,

Name: Mr. Peter Hansen

Address: 963 Divisadero
SF 94112

Signature: H. Peter Hansen

Date: 2-17-13

cc: Rick Crawford, Planning Department

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

RE: 35 La Grande Avenue
Opposition to Discretionary Review Request
Hearing Date: February 28, 2013
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Therefore, I respectfully request that you deny the request for discretionary review of this single family home to be constructed in a well established urban neighborhood.

Yours truly,

Name: Hernan Maroquin

Address: 821 Peru Ave

Signature: 

Date: 2/17/13

cc: Rick Crawford, Planning Department

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

RE: 35 La Grande Avenue
Opposition to Discretionary Review Request
Hearing Date: February 28, 2013
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Dear Planning Commissioners:

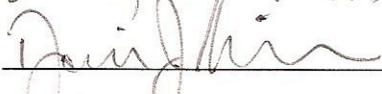
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Therefore, I respectfully request that you deny the request for discretionary review of this single family home to be constructed in a well established urban neighborhood.

Yours truly,

Name: DARIN GAEYERBIENL

Address: 199 VALMAR TERRACE
S.F., CA 94112

Signature: 

Date: 02-21-13

cc: Rick Crawford, Planning Department

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

RE: 35 La Grande Avenue
Opposition to Discretionary Review Request
Hearing Date: February 28, 2013
Case No.: 13.0003D

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Therefore, I respectfully request that you deny the request for discretionary review of this single family home to be constructed in a well established urban neighborhood.

Yours truly,

Name:

Ana Hertz

Address:

96 Valmar Ter

SF CA 94112

Signature:

Ana Hertz

Date:

2-21-13

cc: Rick Crawford, Planning Department

floor

3

de Avenue

o Discretionary Review Request

e: February 28, 2013

13.0003D

oners:

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

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Therefore, I respectfully request that you deny the request for discretionary review of this single family home to be constructed in a well established urban neighborhood.

Yours truly,

Name: MUN LI MAN

Address: 143 VALMAR TER
S.F CA 94112

Signature: MUN LI MAN

Date: 2-21-13

cc: Rick Crawford, Planning Department