



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: AUGUST 15, 2013

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: August 8, 2013
Case No.: **2013.0707DD**
Project Address: **133 17th Avenue**
Permit Application: 2013.02.06.9626
Zoning: RH-2 [Residential House, Two-Family]
40-X Height and Bulk District
Block/Lot: 1377/008
Project Sponsor: James Stavoy
679 Sanchez Street
San Francisco, CA 94114
Represented By: Jeremy Paul
Quickdraw Permit Consulting
1325 California Street
San Francisco, CA 94109
Staff Contact: Kanishka Burns – (415) 575-9112
kanishka.burns@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The project proposes a horizontal addition at the rear of the two-story over basement single-family dwelling. The horizontal addition consists of a two-story over basement component that extends approximately 10'-5" beyond the buildings main rear wall and a one-story over basement component with a bay window that extends approximately 10' further. Exterior stairs are proposed from the first floor to the basement level below. The proposed addition is set back 8 feet from the shared property line at the south and three feet from the shared property line at the north.

SITE DESCRIPTION AND PRESENT USE

The project site is located on the west side of 17th Avenue between Lake and California Streets in the Inner Richmond neighborhood. The subject lot is oversized, measuring approximately 3,480 square feet with a 29 foot frontage on 17th Avenue and 120 foot lot depth. The subject property and the adjacent property to the south each contain a rear garage structures, accessible through a shared driveway. The subject property is required to provide a 45 percent rear yard, measuring 54 feet from the rear lot line. However, a Planning Code Interpretation allows two buildings on a lot if 25 percent of the lot depth is maintained as a rear yard between the two buildings. The proposed addition extends to the 25 percent open area of 30 feet between the rear building wall and the garage.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

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

story over garage two-family and multi-family dwellings. The subject building is in a row of seven single-family homes with similar front and side setbacks creating a pattern of spacing and design on the blockface.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311Notice	30 days	April 23, 2013 – May 22, 2013	May 21-22, 2013	August 15, 2013	84 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	August 5, 2013	August 5, 2013	10 days
Mailed Notice	10 days	August 5, 2013	August 5, 2013	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	N/A	2*	N/A
Other neighbors on the block or directly across the street	N/A	N/A	N/A
Neighborhood groups	N/A	N/A	N/A

*The two adjacent neighbors are the two Discretionary Review requestors residing at 137 17th Avenue and 129 17th Avenue.

DR REQUESTOR

1. May Seto, resident of 137 17th Avenue and agent of property owner Jean Seto, adjacent property to the south of the subject property filed a DR request on May 21, 2013.
2. Michael Zucker, owner of 129 17th Avenue, adjacent property to the north of the subject property filed a DR request on May 22, 2013.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

1. See attached *Discretionary Review Applications*, dated May 21, 2013.
2. See attached *Discretionary Review Applications*, dated May 22, 2013.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated July 15, 2013 and sponsor's brief date August 6, 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 reviewed the project and determined that there are no exceptional or extraordinary circumstances present. The RDT commented that the addition is appropriately set back from both side property lines and that the massing is stepped down to preserve mid-block open space. The project proposes no changes to the shared driveway access.

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

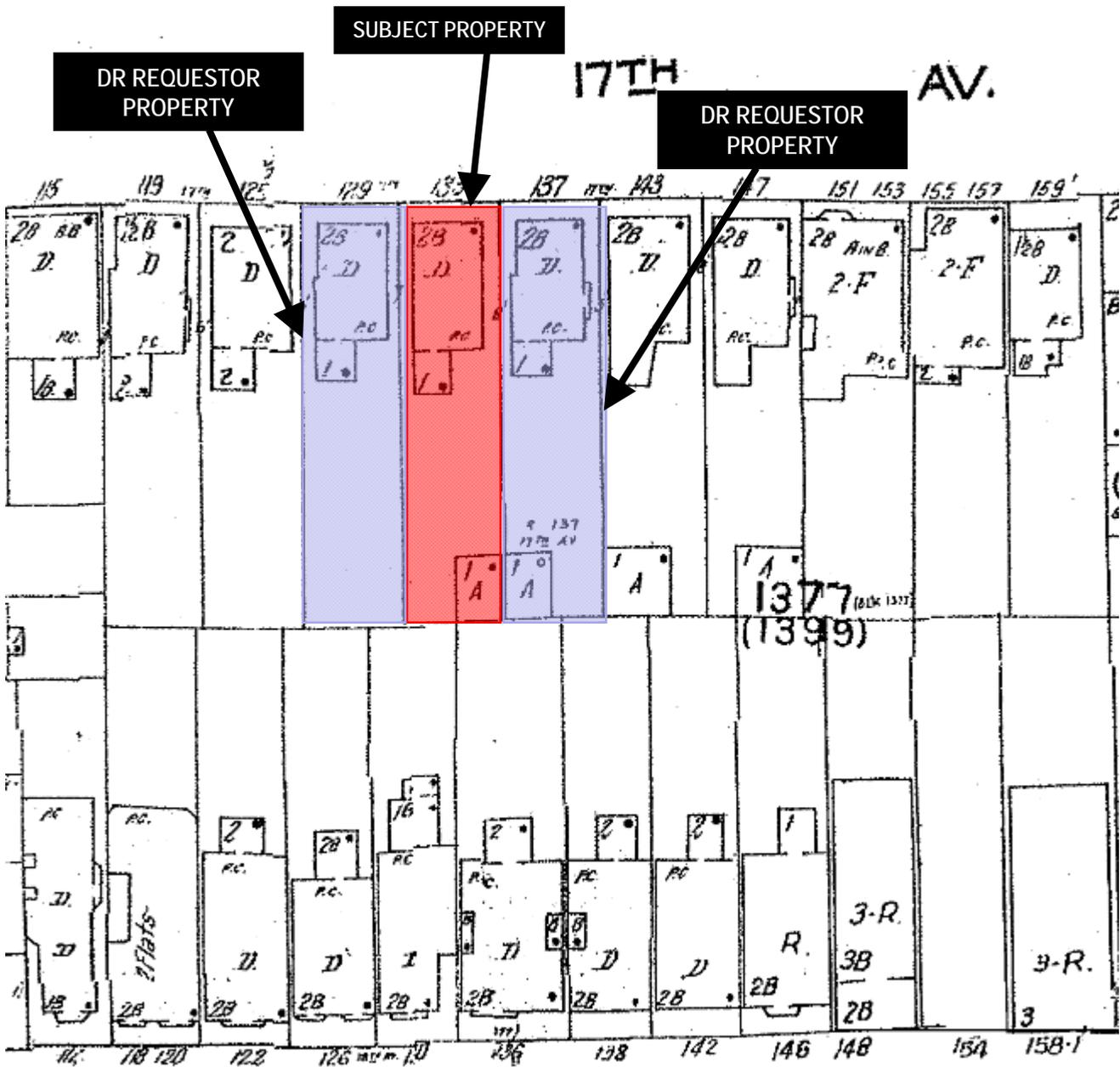
RECOMMENDATION: Do not take DR and approve project as proposed

Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
DR Application
Response to DR Application dated July 15, 2013
Pre-Application Meeting Materials
Project Sponsor Brief dated August 6, 2013

KB: G:\Documents\DR\2013.0707DD\Background Documents\DR - Abbreviated Analysis.doc

Sanborn Map*



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

Discretionary Review Hearing
 Case Number 2013.0707DD
 133 17th Avenue
 Block/Lot 1377/008



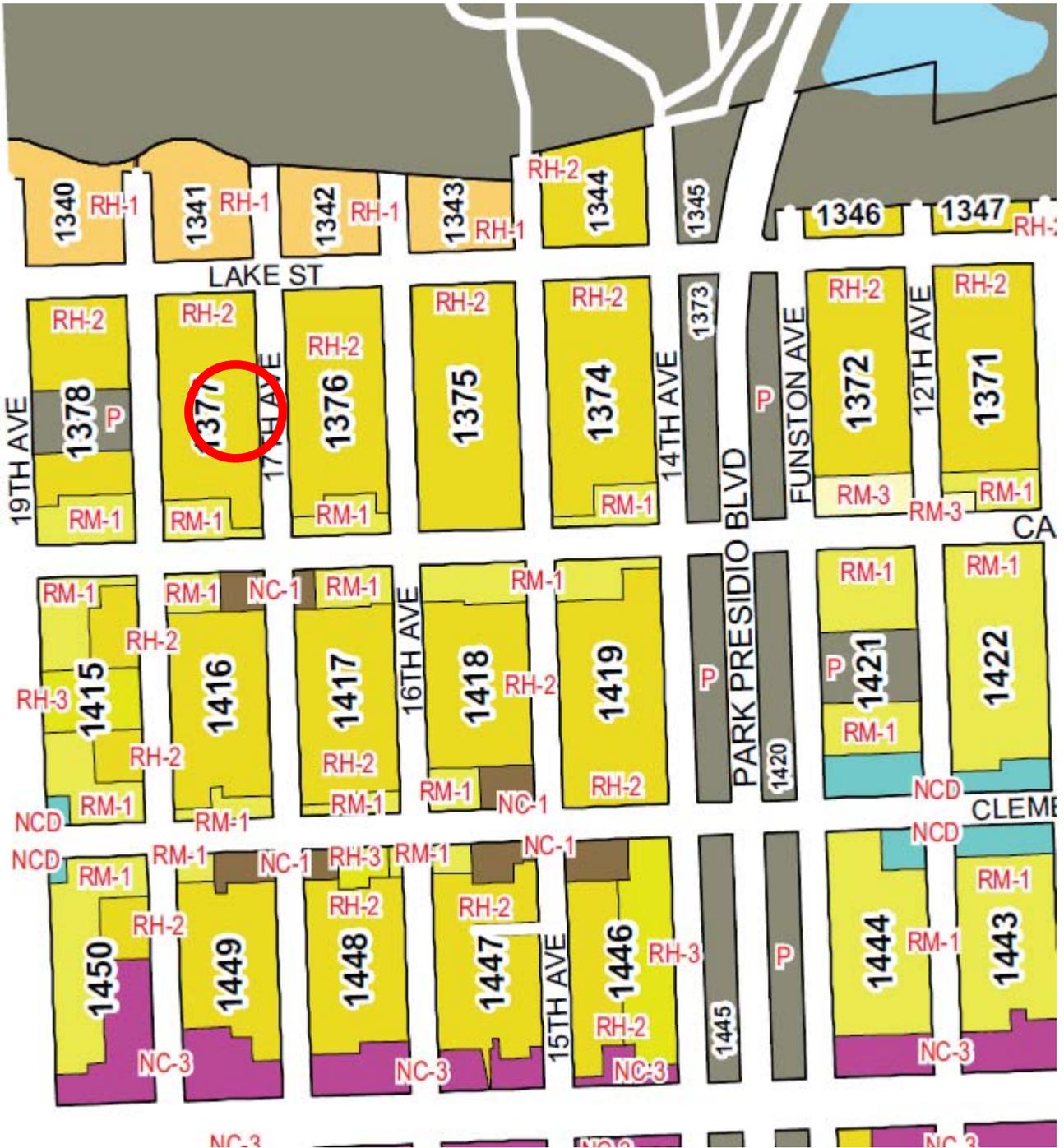
Aerial Photo



Discretionary Review Hearing
Case Number 2013.0707DD
133 17th Avenue
Block/Lot 1377/008



Zoning Map



Discretionary Review Hearing
Case Number 2013.0707DD
133 17th Avenue
Block/Lot 1377/008

Site Photo

SUBJECT PROPERTY



DR REQUESTOR
(South)

DR REQUESTOR
(North)

Site Photo

SUBJECT PROPERTY



DR REQUESTOR
(North)

DR REQUESTOR
(South)

Context Photo

Rear Yard Looking North



DR REQUESTOR
(North)

SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2013.0707DD
133 17th Avenue
Block/Lot 1377/008

Context Photo

Rear Yard Looking South



SUBJECT PROPERTY

**DR REQUESTOR
(North)**



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **February 6, 2013**, the Applicant named below filed Building Permit Application No. **2013.02.06.9626** (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	James Stavoy	Project Address:	133 17th Avenue
Address:	679 Sanchez Street	Cross Streets:	Lake Street / California Street
City, State:	San Francisco, CA 94114	Assessor's Block /Lot No.:	1377 / 008
Telephone:	(415) 553-8696	Zoning Districts:	RH-2 /40-X

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

PROJECT SCOPE		
<input type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION or <input checked="" type="checkbox"/> ALTERATION
<input checked="" type="checkbox"/> VERTICAL EXTENSION		<input type="checkbox"/> CHANGE # OF DWELLING UNITS <input type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input checked="" type="checkbox"/> HORIZ. EXTENSION (SIDE) <input checked="" type="checkbox"/> HORIZ. EXTENSION (REAR)
PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
FRONT SETBACK	± 7 feet.....	No Change
SIDE SETBACKS	± 3 feet / 4 feet.....	No Change
BUILDING DEPTH	± 48 feet.....	± 57 feet
REAR YARD	± 42 feet.....	± 30 feet
HEIGHT OF BUILDING	± 27 feet.....	No Change
NUMBER OF STORIES	2 over basement.....	No Change

PROJECT DESCRIPTION

The proposal is to construct a horizontal and vertical addition at the rear of the existing two-story over basement single-family dwelling. The proposal includes a one-story vertical addition over the existing one-story portion of the structure and first floor horizontal expansions approximately 10 feet to the rear and 4 feet to the south. Interior alterations and window replacement is also proposed. See attached plans.

PLANNER'S NAME: **Kanishka Burns**

PHONE NUMBER: **(415) 575-9112** DATE OF THIS NOTICE: **04/23/2013**

EMAIL: **kanishka.burns@sfgov.org** EXPIRATION DATE: **05/22/2013**

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**.

CASE NUMBER:
For Staff Use only

13.07070

107 (2)

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: JEAN W. SETO		
DR APPLICANT'S ADDRESS: 137-17th AVENUE, SAN FRANCISCO CA	ZIP CODE: 94121	TELEPHONE: (415) 215-1508
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: C & S MCDONOUGH		
ADDRESS: 133-17th AVENUE, SAN FRANCISCO CA	ZIP CODE: 94121	TELEPHONE: (415) 309-7521
CONTACT FOR DR APPLICATION: Same as Above <input type="checkbox"/> MAY SETO		
ADDRESS: 137-17th AVENUE, SAN FRANCISCO CA	ZIP CODE: 94121	TELEPHONE: (415) 215-1508
E-MAIL ADDRESS: MJPROPERTYMANAGEMENT@gmail.com		

2. Location and Classification

STREET ADDRESS OF PROJECT: 133-17th AVENUE, SAN FRANCISCO CA		ZIP CODE: 94121
CROSS STREETS: LAKE & CALIFORNIA		
ASSESSORS BLOCK/LOT: 1377 / 008	LOT DIMENSIONS:	LOT AREA (SQ FT): 3476 sqft
ZONING DISTRICT: RH-2 #10		HEIGHT/BULK DISTRICT: 40-X

3. Project Description

Please check all that apply

Change of Use Change of Hours New Construction Alterations Demolition Other

Additions to Building: Rear Front Height Side Yard

Present or Previous Use: SINGLE FAMILY DWELLING

Proposed Use: SINGLE FAMILY DWELLING

Building Permit Application No. 201302069626

Date Filed: 2/6/13

RECEIVED

MAY 2 2 2013

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

13.0707D

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.

SEE ATTACHED VICE

13.0707D

Application for Discretionary Review

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

We have discussed the project with the applicants and planning staff. There have been revisions made by the project sponsor based on the recommendations of the residents at 129 17th Avenue. Those plans as shared with us do not a) satisfy our requirements for the rear extension and b) do not look approvable in its current state, so we are seeking a Discretionary Review at this time. We would like the project applicants and sponsor to consider a) moving the rear extension into alignment with the end section of our actual building, not the stairway and b) maintain the opening to the driveway reducing the proposed 17% extension to the driveway.

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 PAGE

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:

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?

Discretionary Review Request

1. What are the reasons for requesting the 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 project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.
 - The scale of the addition is not compatible with the surrounding buildings. All the houses in the mid-block extend to approximately the same rear-depth. The applicant's addition would extend, at a minimum, 8' past any solid wall structure on the entire mid-block and does not respect the mid-block open space.
 - The form of the addition is not compatible with the adjacent building. Particularly in respect to the shared driveway. The proposed addition would create an additional 17% of length to be added to an already hard to navigate driveway.
 - Urban design offers protection of views. The addition would obstruct the view of the open space created by the set-back. The rare enjoyment of open air and light in an urban setting would be significantly diminished as a result.
 - Landscaping needs to be consistent with neighbors. The existing garages in both 133 and our (137) lots have been grandfathered in and already diminish the openness of the mid-block space, particularly in our unique shared backyard setting. Any additional extensions would reduce the ability to have a garden or natural setting similar to the neighboring yards.

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as a part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected and how:
 - The backyard of the applicant (133) and ours (137) are undeniably conjoined, geographically and aesthetically.
 - We share a driveway both parties must use the easement to enter the backyard. Any extensions of either building, so close to the center property line will create a burden for the other property in respect to the driveway. Both property owners, their residents, and houseguests must navigate a very narrow driveway. Even at the widest portions of the driveway, there are marks of damage from entry – adding a proposed 8' of extra obstacles (drop down into basement stairwell or curb) will create a hazardous driving condition entering and exiting the garden. The limited mobility of each car will impact the amount of cars able to be parked in the backyard, therefore reducing the number of parking spaces as well.
 - The current proposal extends a solid structure causing a break in the established pattern of structural set-backs. The extension of the building line (along with the 2nd story addition) will severely diminish the perceived property value and enjoyment of open space for neighbors on both sides (from 107 17th - #1077 / #002 to 159 17th - #1377 / #014 and from), over half of the block just on the 17th Avenue side alone. This proposed extension would also establish precedence for solid wall buildings to be built in this mid-block open space area severely impacting the market value of each property.

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?
- Set the addition back to a building line that is consistent with the neighboring buildings – 10'5 from the eastern most existing building line.
 - Set addition 8' off of center property line to avoid encumbrance and safety hazard on the driveway.

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: 05-22-13

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

May Seto, resident
Owner / Authorized Agent (circle one)

PDA for JEAN SETO, OWNER & RESIDENT

13.0707D'



Mid-block open air as taken from 137 (project site on the right)



Proposed addition would block light and air on both sides, diminishing the mid-block open space

13.07070



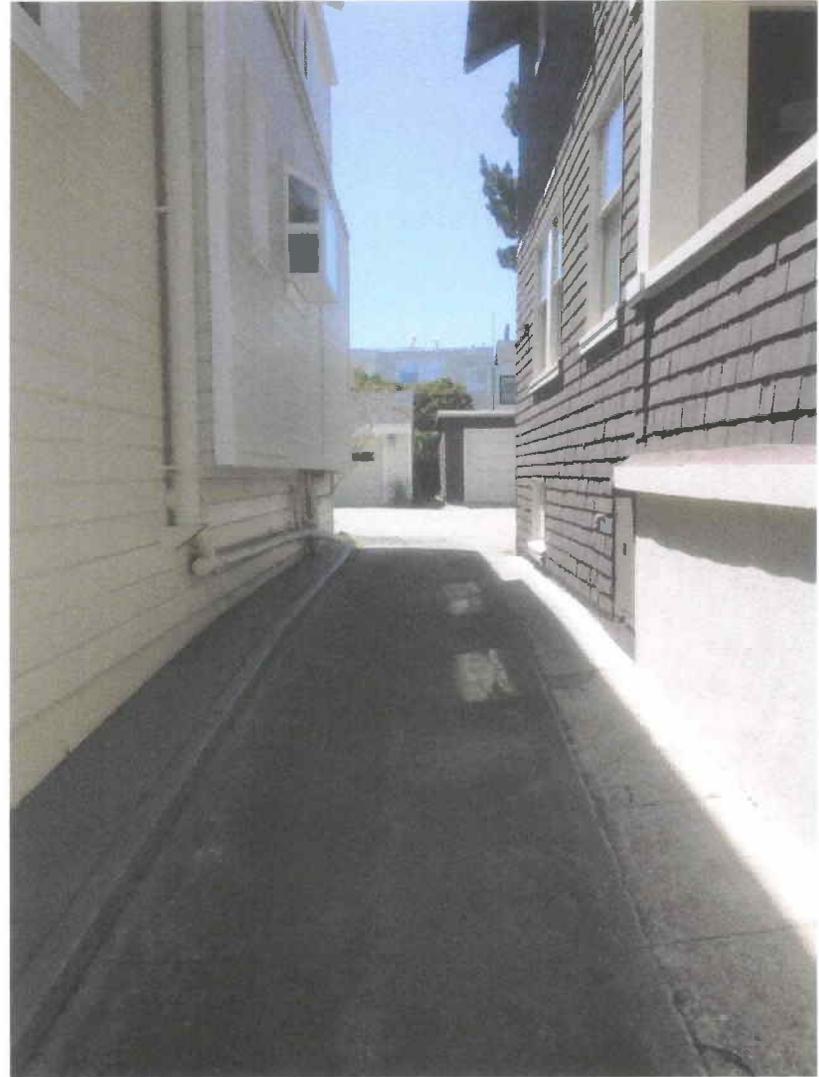
Rear Driveway – shadow cast provides indication of proposed extension of driveway by addition of stairwell

13.0707D

13.0707D



Driveway as viewed from 17th Avenue



Close-up of driveway

13.0707D



Damage to side of 133 from narrow driveway



Damage to side of 133 from narrow driveway



Damage to side of 137 from narrow driveway

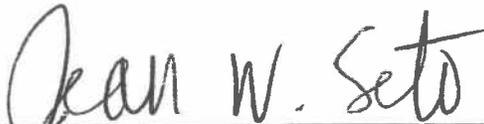
13.07070

LETTER OF AUTHORIZATION

To: San Francisco Planning Department

Subject: Discretionary Review Application

I, Jean W. Seto, as owner of 137 17th Avenue, San Francisco, CA 94121 ("Owner"), does hereby appoint May Seto as authorized agent to file, receive communications, and make decisions on my behalf.



Jean W. Seto

Date: _____

5/22/13

Phone: 0118862-2622-8954

Email: jeanwseto@yahoo.com

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME:		
MICHAEL ZUCKER + PATTY HOPPE (OWNERS)		
DR APPLICANT'S ADDRESS:	ZIP CODE:	TELEPHONE:
129 17 th AVE SF CA	94121	(415) 221-5442

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:		
C+S McDONOUGH		
ADDRESS:	ZIP CODE:	TELEPHONE:
133 17 th AVE SF CA	94121	()

CONTACT FOR DR APPLICATION:		
Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE:
		()
E-MAIL ADDRESS:		
MZ-MZAI@BACBELL.NET		

2. Location and Classification

STREET ADDRESS OF PROJECT:		ZIP CODE:		
133 17 th AVE SF CA		94121		
CROSS STREETS:				
CALIFORNIA TO LAKE WEST SIDE				
ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
1377 1008	29x120	3480	RH 2	40-X

3. Project Description

Please check all that apply

Change of Use Change of Hours New Construction Alterations Demolition Other Additions to Building: Rear Front Height Side Yard Present or Previous Use: SFRProposed Use: SFABuilding Permit Application No. 2013 02 04 9626 Date Filed: 5/22/13

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.

MET W/ OWNERS ARCHITECT RECEIVED SKETCH
 W/ SOME CHANGES - NOT SURE WHAT TO
 DO W/ SKETCHES.

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 NEXT PAGE

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 NEXT PAGE

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 NEXT PAGE

DR application
 133 17th avenue
 from Michael Zucker / Patty Hoppe - Owners, 129 17th Ave.
 application 2013.02.06.9626

1. What are the reasons for requesting Discretionary Review?
 - a. The proposal is not consistent with the established neighborhood pattern....
 - i. All the houses in this mid block area (both 17th & 18th Avenue) roughly align at the same rear depth (side to side). The applicant extends well into the backyard area and sets a precedent for future development.
 - ii. There is an existing garage (non-conforming and grandfathered) at the rear of the property. The garage extends to our property line and further reduces the light and air that would otherwise have been available to our property in this zoning area. Our southern property line exposure is diminished by buildings on both the east and west side. Further reductions of light and air by expanding the building near their northern (our southern) property line affects our property.
 - b. The current design has a significant negative impact on our property's (129 17th Ave) light and air. The addition will cast large shadows on our property.
 - c. Only one property on the interior block extends as far back into the rear yard as the applicant's proposal and it is a large apartment building considerable south of this building.
 - d. We believe the applicant client should consider reducing the size and scale of the addition.
2. Please explain how this project would cause unreasonable impacts.
 - a. The current proposal extends a solid wall along our southern exposure and will block sunlight from our deck and yard. The applicant was offered an alternative proposal which they are considering.
 - b. The applicant's home sits in the middle of seven mid block homes on 17th avenue, that have light and air on four sides...all homes are of similar size and scale, sit at the same locations on their lots and all homes have very consistent setbacks...in our opinion it would be detrimental to all of our homes and break with a clearly established pattern of design...we are all lucky to have this unique pattern and continuity of design....
 - c. The homes on this block are 100 years old. CEQA requires careful consideration of design improvements...including size, scale and appropriateness.
 - d. Approval of this proposal as designed will set a precedent for this type of improvement on our block.
3. What alternatives or changes to the proposed project beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstance and reduce the adverse effects noted above in question #1?
 - A.. Move the second story addition 3'-0" southward. This change does NOT change the size or function of the second story addition.
 - B. Center the "first floor family room" in the center of the building per the suggested plan.
 - C. Align the rear edge of the first floor family room to align with rear edge of the two story building (EXCLUDING the staircase)...thereby maintaining the cottage style and size of the neighborhood.
 - D. Lower the roof of the first floor family room:
 1. Establish plate height at 8'-0".
 2. Build gable roof structure... (which will allow for "cathedral ceiling" inside the room.) per the suggested plan.
 3. Alternate method is to lower floor to grade level, with roof height at 10'-0" above grade....current floor level is +/- 4'-6" above grade and applicant's current roof height (with shed roof is +/-16'-0" above grade.

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: 22 MAY 2013

Print name, and indicate whether owner or authorized agent:

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

Date: _____

13.0707D 1



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.*



Michael
Zucker &
Associates

13.0707D
Architecture · Interior Design

TRANSMITTAL

To: **Kanishka Burns**
Planner, NW Quadrant, Current Planning
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

ENCLOSED:

<input type="checkbox"/>	Letter/Memo	<input type="checkbox"/>	As Requested	<input type="checkbox"/>	No Exceptions Noted
<input checked="" type="checkbox"/>	Drawing/ Sketch	<input checked="" type="checkbox"/>	For Information	<input type="checkbox"/>	Exceptions Noted
<input type="checkbox"/>	Sample	<input type="checkbox"/>	For Pricing	<input type="checkbox"/>	Revise/ Resubmit
<input type="checkbox"/>	Other	<input type="checkbox"/>	For Distribution	<input type="checkbox"/>	Rejected

REMARKS:

Kanishka:

Attached please find some sketches I prepared for an addition and expansion to 133 17th Ave.

The intent of the plans/sketches is to provide the project sponsor and their architect an alternative to their proposal which is currently in the 311 posting period.

Should the project sponsor choose to not respond, we will be forced to file for DR.

Should you or the NW planning team have any question, please feel free to contact me.

Thank you,

Michael Zucker.....owner/neighbor at 129 17th ave.

By: Michael Zucker

Distribution:

Via: Hand Messenger Mail

Project: 133 17th Ave

Location:

Project Number:

Date: 16 May 2013

13.07070

Google

To see all the details that are visible on the screen, use the "Print" link next to the map.

LINE OF ALIGNMENT





13.07070





13.07070

13.07070



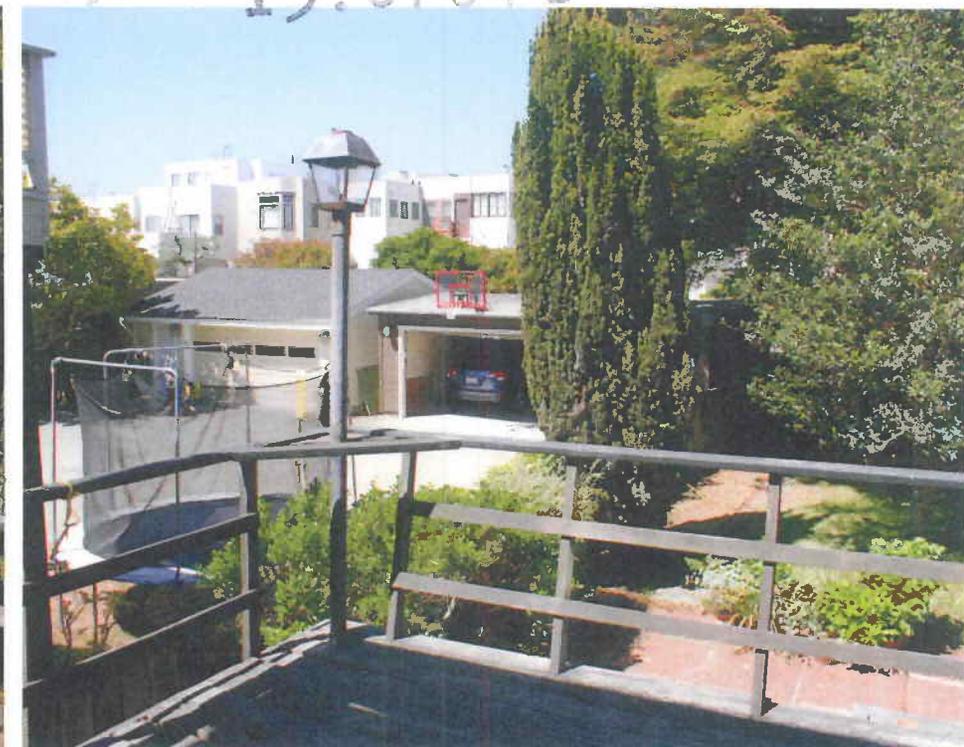
13.07070

13.07070



13.0707D

13.0707D





VIEW FROM BALCONY - 13.0707D

13.0707D

Michael Zucker

13.07070

From: James G Stavoy [jgstavoy@pacbell.net]
Sent: Thursday, May 16, 2013 6:47 PM
To: mz-mzaia@pacbell.net; Susan McDonough
Cc: Chris McDonough
Subject: Re: 133 17th ave...

Hi Patty and Michael:

As luck would have it I have been on jury duty all week and yesterday was selected for a jury. Otherwise I would have some revised sketches to you by now. I will be working on them this weekend and hope to be able to forward those to you before the deadline on the 311. I am confident also we can reach a mutually agreeable design solution.

Regards,
Jim

James G. Stavoy Architect AIA
679 Sanchez St.
San Francisco, CA 94114
415-553-8696
www.StavoyArchitecture.com

From: michael zucker (personal) <mz-mzaia@pacbell.net>
To: Susan McDonough <sdrCRM@hotmail.com>
Cc: James G Stavoy <jgstavoy@pacbell.net>; Chris McDonough <chris.mcdonough@credit-suisse.com>
Sent: Thu, May 16, 2013 2:11:25 PM
Subject: RE: 133 17th ave...

hi susan, chris, & jim:

thank you for meeting with us...I am pleased that you found our suggestions productive. we are hopeful that you will share your ideas with us; we would also appreciate the opportunity to review your plans prior to the end of the posting period.

we look forward to resolving the design issues amicably.

sincerely, your neighbors,

patty hoppe and michael zucker

WE HAVE MOVED...PLEASE NOTE OUR NEW ADDRESS

MICHAEL ZUCKER & ASSOCIATES
155 Montgomery Street, suite 201
San Francisco, CA 94104
T: 415.957.0909
F: 415.957.0638
email: mz-mzaia@pacbell.net

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13.070701

From: Susan McDonough [<mailto:sdrcrm@hotmail.com>]
Sent: Saturday, May 11, 2013 11:04 AM
To: Michael Zucker
Cc: James G Stavoy; Chris McDonough
Subject: thank you!

Dear Michael and Patty,

Thank you so much for coming over today. It was a very productive meeting and I'm grateful for your thoughtful and creative suggestions. I know Chris will be too.

I've asked Jim to look at the design options you presented and sketch out a new plan based on your feedback. I'm feeling quite confident that we will come to agreement over a plan that works for all of us. Let's keep the lines of communication open.

With much appreciation,

Susan

Susan McDonough
h.415.571.8514
m. 415.309.7521
sdrcrm@hotmail.com

Michael Zucker

From: Susan McDonough [sdrcrm@hotmail.com]
Sent: Thursday, May 16, 2013 2:23 PM
To: mz-mzaia@pacbell.net
Cc: 'James G Stavoy'; 'Chris McDonough'
Subject: Re: 133 17th ave...

13.070701

Thanks, Michael. Jim is working on the revisions this week.

On May 16, 2013, at 2:11 PM, michael.zucker (personal) wrote:

hi susan, chris, & jim:

thank you for meeting with us...I am pleased that you found our suggestions productive. we are hopeful that you will share your ideas with us; we would also appreciate the opportunity to review your plans prior to the end of the posting period.

we look forward to resolving the design issues amicably.

sincerely, your neighbors,

patty hoppe and michael.zucker

WE HAVE MOVED...PLEASE NOTE OUR NEW ADDRESS

MICHAEL ZUCKER & ASSOCIATES

155 Montgomery Street, suite 201
San Francisco, CA 94104
T: 415.957.0909
F: 415.957.0638
email: mz-mzaia@pacbell.net

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From: Susan McDonough [<mailto:sdrcrm@hotmail.com>]
Sent: Saturday, May 11, 2013 11:04 AM
To: Michael Zucker
Cc: James G Stavoy; Chris McDonough
Subject: thank you!

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I've asked Jim to look at the design options you presented and sketch out a new plan based on your feedback. I'm feeling quite confident that we will come to agreement over a plan that works for all of us. Let's keep the lines of communication open.

13.0707D

With much appreciation,

Susan

Susan McDonough
h.415.571.8514
m. 415.309.7521
sdrcrm@hotmail.com

Susan McDonough
h.415.571.8514
m. 415.309.7521
sdrcrm@hotmail.com

Michael Zucker

From: michael zucker [mz-mzaia@pacbell.net]
Sent: Wednesday, May 08, 2013 11:05 PM
To: 'Susan McDonough'
Cc: 'Chris McDonough'; 'James G Stavoy'; 'Michael Zucker'
Subject: RE: 133 17th Avenue Plans

Hi susan & chris...

Thank you for reaching out to discuss your proposed project....and you were right...it did go to the filtered email....

I have been working at alternative ideas for your addition...suggestions that would lessen the significant impact the current proposal imposes on our property....

It is my hope that we can discuss design ideas with an open mind and that no one will take offense to our design suggestions...I believe the discussion should be constructive!!!

Your home sits in the middle of seven mid block homes that have light and air on four sides...all have similar size and scale and very consistent setbacks...in our opinion it would be detrimental to all of our homes and break with a clearly established pattern of design...we are all lucky to have this unique pattern and continuity of design....

I also understand that the planning department has established rules that govern design...in an effort to protect the rights of all parties and ensure a fair review and approval process...whereas all neighbors have a right to participate in the approval process, I agree that it would be beneficial to come to a consensus design decision.

Regarding scheduling a meeting....sooner is probably better than later...we have conflicts on may 10,14, and 15...and may 18 is getting very close to the end of the posting period...risking minimal time to make changes, meet with planning and come to consensus or alternately, to preserve our rights to file for discretionary review...does your team have availability sooner than the 18th...time wise 7pm works much better than 6....this weekend is possible if you are around....

Thanks again for reaching out

Your neighbors

Michael & patty (& jakob)

WE HAVE MOVED...PLEASE NOTE OUR NEW ADDRESS

michael

MICHAEL ZUCKER & ASSOCIATES

155 Montgomery Street, suite 201

San Francisco, CA 94104

T: 415.957.0909

F: 415.957.0638

email: mzaia@pacbell.net

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From: Susan McDonough [<mailto:sdrcrm@hotmail.com>]

Sent: Tuesday, May 07, 2013 4:56 PM

To: Michael Zucker

Cc: Chris McDonough; James G Stavoy

Subject: 133 17th Avenue Plans

Hi Michael,

Now that the 311 notice has gone out, Chris and I thought it would be a good time for us to sit down with you, Patty, and our architect Jim Stavoy to go over the plans for our place and to hear your comments and suggestions. I'm sure both you and Patty agree that we all benefit by coming to consensus on our own, if possible.

Let me know if any of the dates and times below work for you and Patty. I don't know what your schedules are like, so if the weekend is better that is fine too. I will also slip a copy of this email under your front door in the off chance that the email ends up in your junk mail folder.

Looking forward to hearing the feedback.

Susan

Wed., May 8 at 6:00pm or 7:00pm

Tues., May 14 or Wed. May 15 at 6:00pm or 7:00pm

Sat., May 18 any time (we can't do it this Sat. because Chris is out of town)

Susan McDonough
h.415.571.8514
m. 415.309.7521
sdrcrm@hotmail.com

Michael Zucker

From: James G Stavoy [jgstavoy@pacbell.net]
Sent: Tuesday, April 16, 2013 1:48 PM
To: Michael Zucker
Cc: susan Mcdonough; Chris McDonough
Subject: 133 17th Avenue

Dear Michael:

Although we respect your comments about our project described in your email of 1.14.13 we do not agree with the statements you have made. There are several houses both to the north and south of our project which have second stories that extend beyond our proposed second story addition and our first floor one story addition is completely within the zoning guidelines. The room sizes as proposed for the McDonoughs' additions are consistent with the size of the current rooms in the house and are not large by any current standards.

We have filed our project in planning and wanted to let you know you will be receiving the 311 notice information within the next several weeks. I am available to discuss the project at any time you may have questions.

Regards,
Jim

James G. Stavoy Architect AIA
679 Sanchez St.
San Francisco, CA 94114
415-553-8696
www.StavoyArchitecture.com

Michael Zucker

13.07070

From: michael zucker [mz-mzaia@pacbell.net]
Sent: Monday, January 14, 2013 10:53 AM
To: 'James G Stavoy'
Subject: RE: 133 17th Avenue McDonough Residence Plans

Jim:

Thank you for following up...I have had the flu and I am just catching up....I did receive the information...and I have reviewed it...in all honesty, I cannot support the project as configured....the proposal is not consistent with the established neighborhood pattern....and the current design has a significant negative impact on our property's light and air ...only one property on the interior block extends as far back into the rear yard as your proposal...I believe your client should consider reducing the size and scale of the addition...

we would need to see a scaled back proposal to be supportive of this project...we are not against the mcdonough's right to improve their property...we welcome it, but not at our expense....our goal is for the addition to be consistent with the size and character of other property improvements on this block that have been approved without objection.....

Regards,

michael f. zucker, aia
MICHAEL ZUCKER & ASSOCIATES
594 Howard Street Suite 200
San Francisco, CA 94105
t: 415.957.0909
f: 415.957.0638
mzaia@pacbell.net

From: James G Stavoy [<mailto:jgstavoy@pacbell.net>]
Sent: Monday, January 14, 2013 9:21 AM
To: Michael Zucker
Cc: susan Mcdonough
Subject: 133 17th Avenue McDonough Residence Plans

Dear Michael:

Just wanted to confirm you received the plans for 133 17th Avenue sent last week and attached below.

Thank you.

Jim

James G. Stavoy Architect AIA
679 Sanchez St.
San Francisco, CA 94114
415-553-8696
www.StavoyArchitecture.com

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

From: James G Stavoy <jgstavoy@pacbell.net>
To: mz-mzaia@pacbell.net
Cc: Susan Mcdonough <susan@mcdfaa.com>
Sent: Wed, January 9, 2013 3:34:28 PM
Subject: McDonough Residence Plans

Dear Michael:

Per your email request yesterday please find attached below a pdf file of the proposed project at 133 17th Street. After you have reviewed the plans the owners, Susan and Chris McDonough and I would be happy to meet with you and Patty Hoppe to discuss any comments you may have.

Regards,
Jim

James G. Stavoy Architect AIA
679 Sanchez St.
San Francisco, CA 94114
415-553-8696
www.StavoyArchitecture.com

13.07070

Michael Zucker

From: michael zucker (personal) [mz-mzaia@pacbell.net]
Sent: Tuesday, January 08, 2013 4:58 PM
To: 'James Stavoy'
Subject: 133 17th avenue

13.07070

Mr. Stavoy:

Due to unforeseen circumstances, I was unable to attend the pre-application meeting for 133 17th Avenue. I am the neighbor immediately north of the subject property and have a high vested interest in the scale, design, light and air impact on our property. I would appreciate it if you could forward a pdf of the proposed addition so that I can understand the impact the proposed addition will have on our property.

It is my hope that and addition will not extend beyond the average of the houses on each side of all of us and that it will not encroach on our light and air so that my family can be supportive of the project. Should you wish to mail the plans, our address is 129 17th Avenue, SF, CA.

Sincerely,

Michael F. Zucker, AIA & Patty Hoppe
129 17th Avenue
San Francisco, CA 94121

MICHAEL ZUCKER & ASSOCIATES

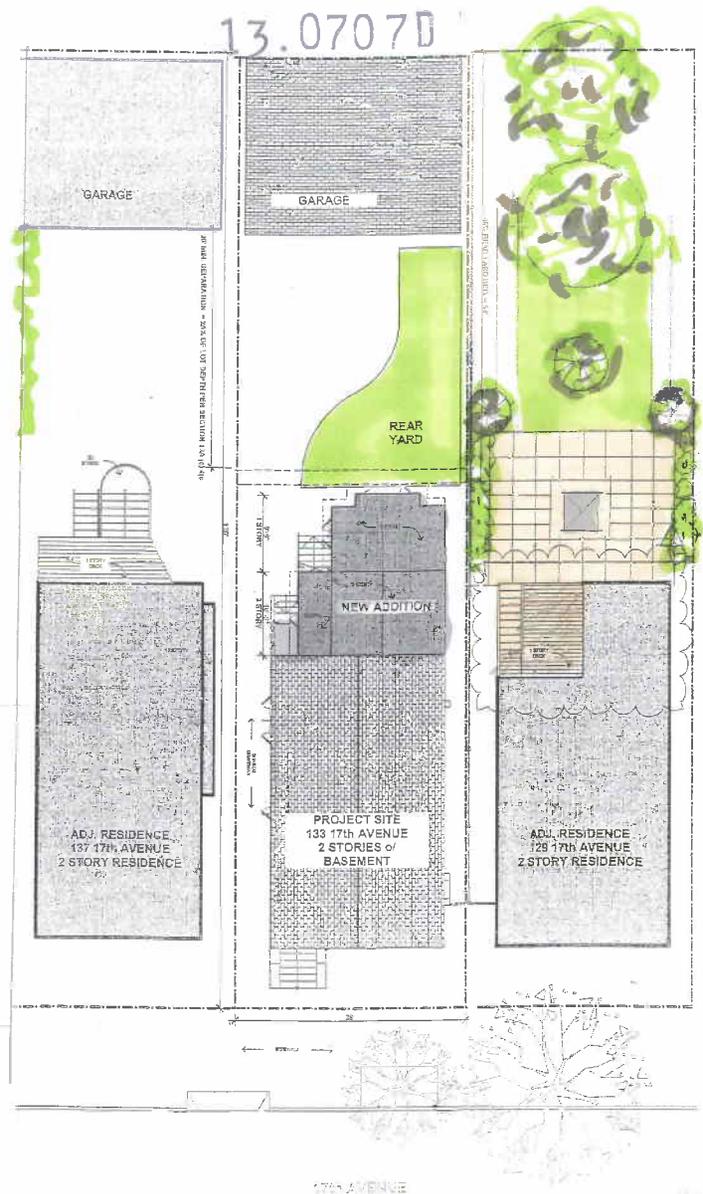
594 Howard Street suite 200
San Francisco, CA 94105
T: 415.957.0909
F: 415.957.0638
email: mz-mzaia@pacbell.net

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SUGGESTED SITE PLAN

SCALE 1/8" = 1'-0"



PROPOSED SITE PLAN

SCALE 1/8" = 1'-0"

1377/008

13.0707D

JONES & STAYVA
ARCHITECT
AIA

675 Kaiser Ave.
Emeryville, CA 94608
510.461.1111
1455 14th St.

McDONOUGH RESIDENCE
133 17TH AVENUE
SAN FRANCISCO, CA 94118
APN: 13777/008

SITE PLAN
ALTERNATE PROPOSAL &
PROPOSED

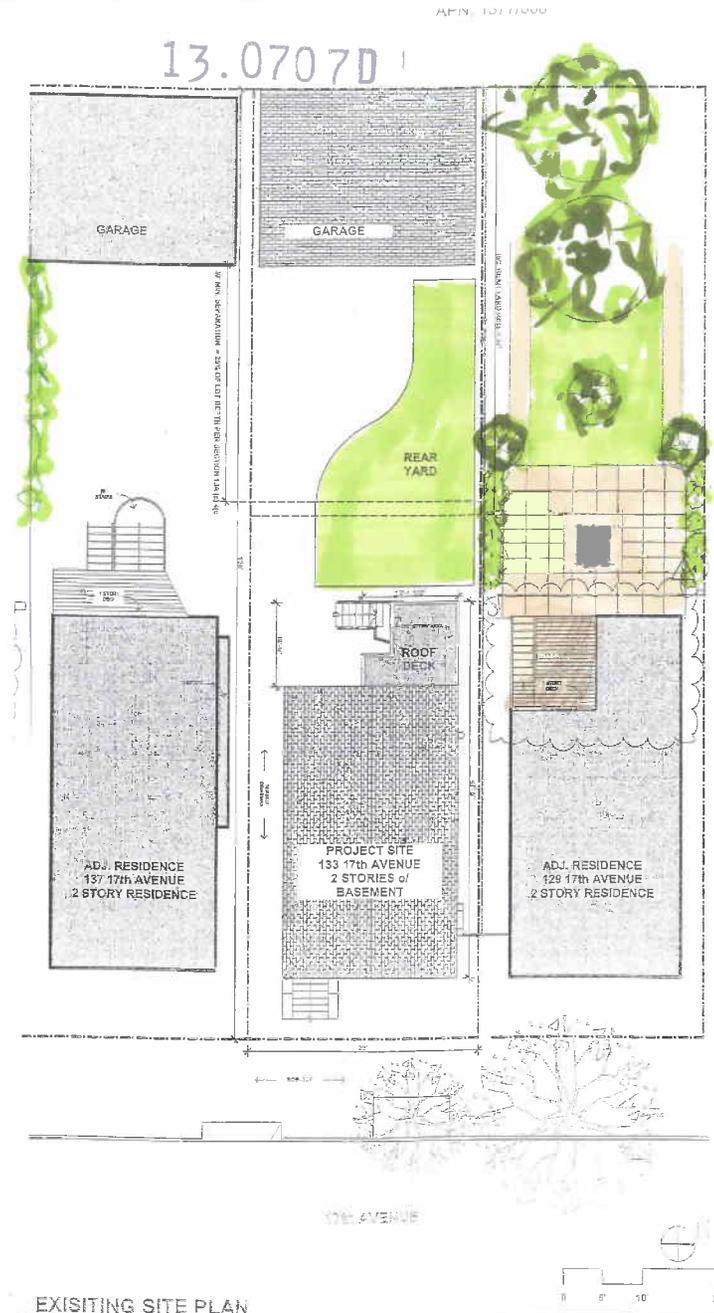
DATE	11/15/14	REVISION	02/25/15	ISSUE	100% PERMITS	DRAWN BY	JCS
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A-I-C



PROPOSED SITE PLAN

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



EXISTING SITE PLAN

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

13.0707D

APN: 1377000

McDONOUGH RESIDENCE
133 17TH AVENUE
SAN FRANCISCO, CA 94118
APN: 1377008

SITE PLAN
EXISTING &
PROPOSED

DATE	BY
ISSUE	REVISION
1	1

A-1A

13.0707D1



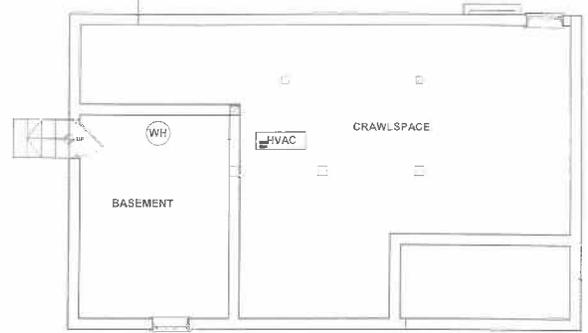
JAMES G. STALEY
ARCHITECT
AIA
477 Sandoz Street
San Francisco, California
94118
415-325-8044

McDONOUGH RESIDENCE
133 17TH AVENUE
SAN FRANCISCO, CA 94118
APN: 1377/008

EXISTING FLOOR
PLANS

DATE: 04/20/13
ISSUE: 01
PREPARED BY: JGS

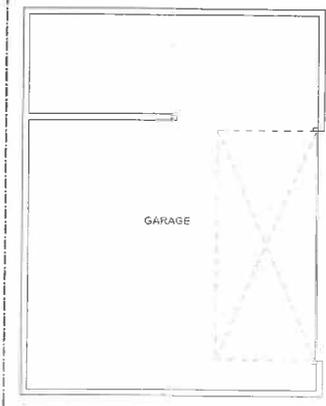
A-2



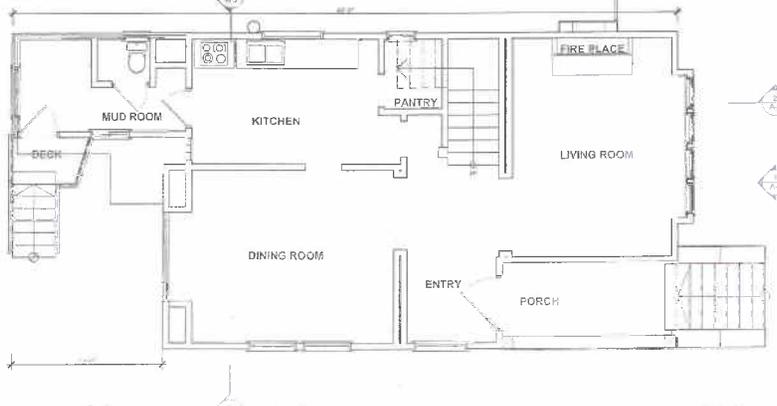
3 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 2ND STORY FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 1ST STORY FLOOR PLAN
SCALE: 1/4" = 1'-0"



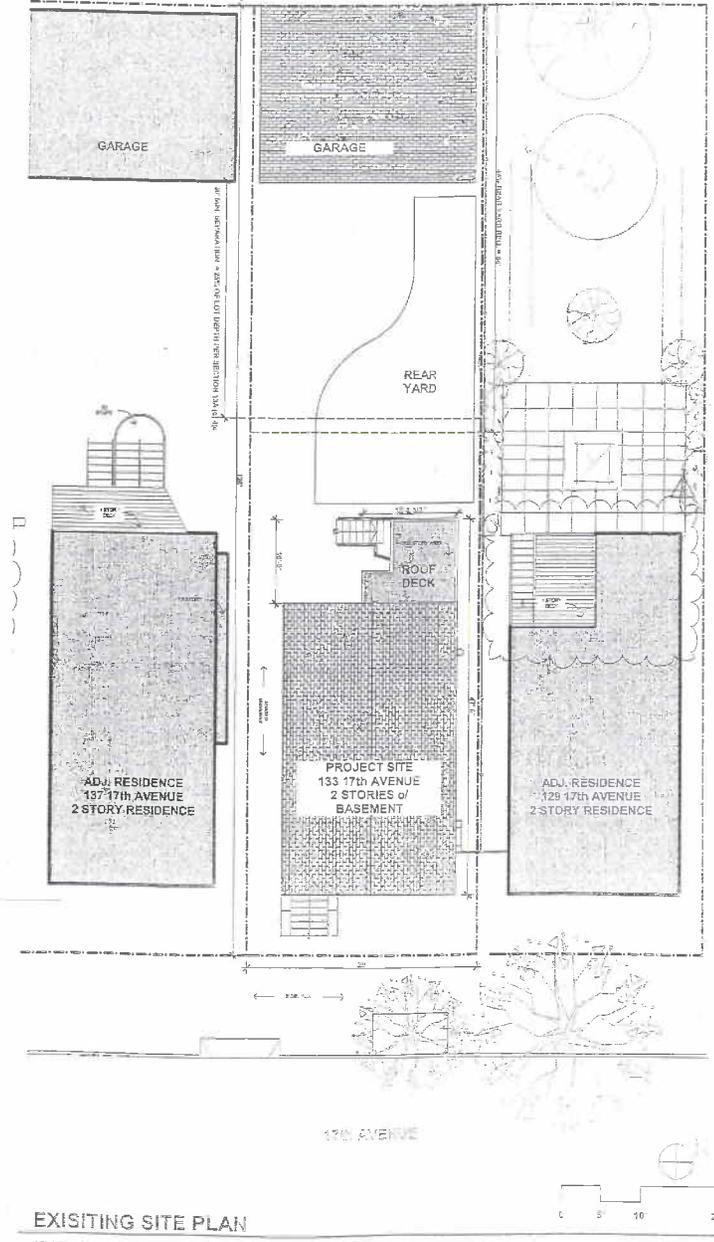
SCALE: 1/4" = 1'-0"



SUGGESTED SITE PLAN

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

13.0707D



EXISTING SITE PLAN

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

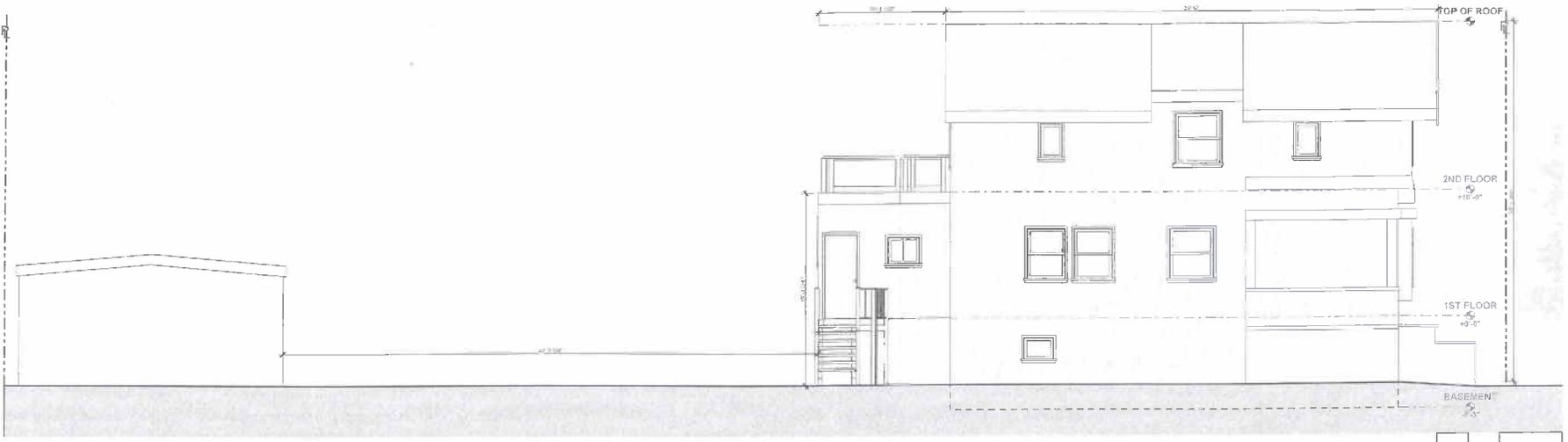
McDONOUGH RESIDENCE
133 17TH AVENUE
SAN FRANCISCO, CA 94118
APN: 13777008

**SITE PLAN
EXISTING &
ALTERNATE PROPOSAL**

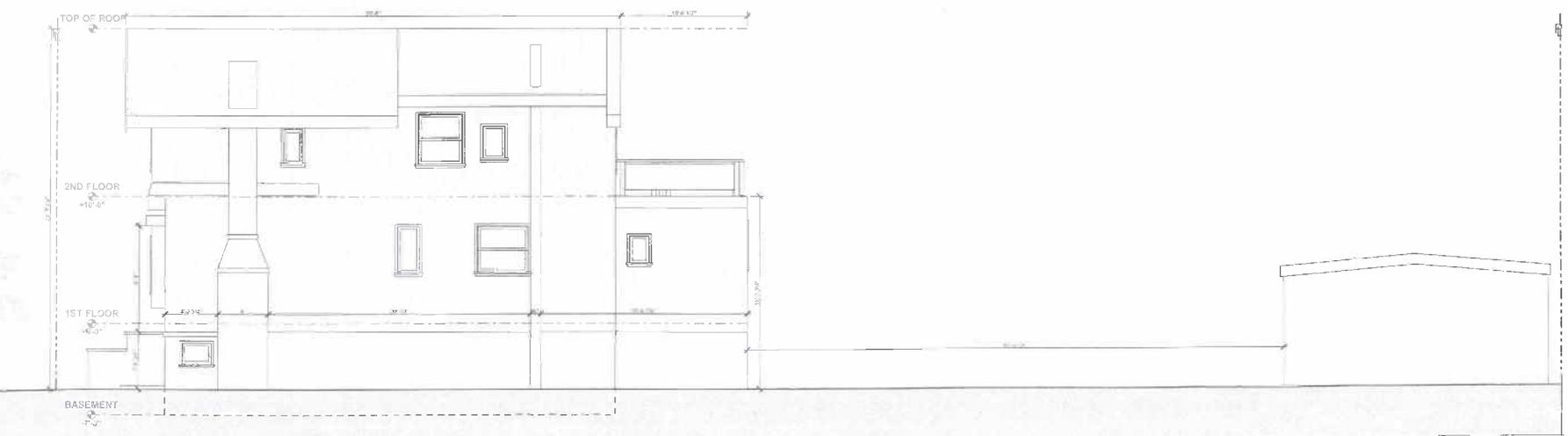
DATE: 11/11/11
ISSUE: PRELIMINARY ENGINEERING
FOR 17th AVENUE
SHEET: 13.0707D

A-1

13.0707D1



1 [E] SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 [E] NORTH ELEVATION
SCALE: 1/8" = 1'-0"



JAMES G. STAVOY
ARCHITECT
AIA
419 S. Van Ness Ave.
San Francisco, CA 94104
415.774.8800
415.774.8800

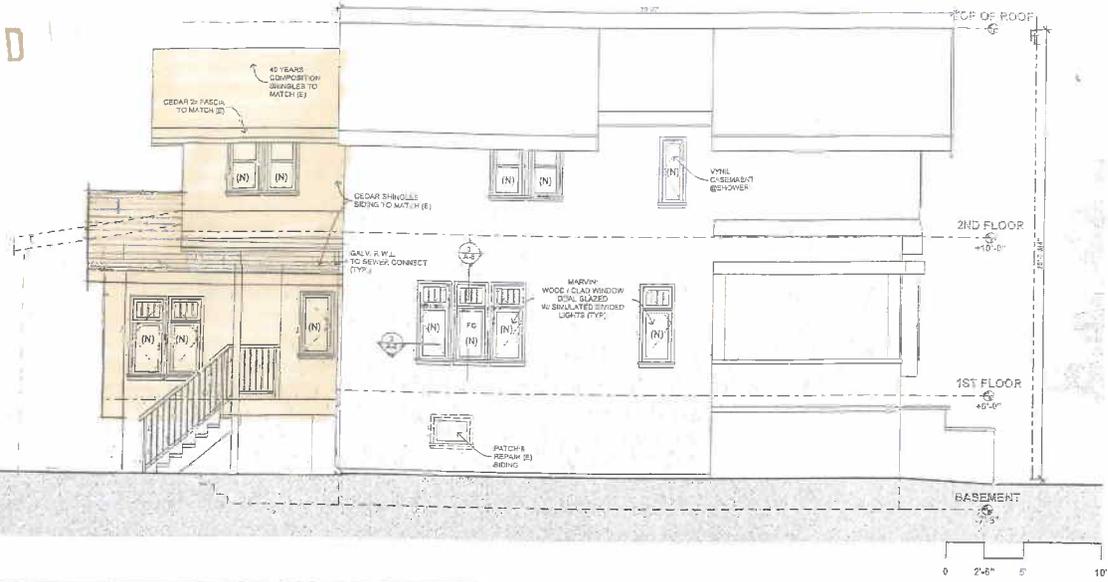
McDONOUGH RESIDENCE
133 17TH AVENUE
SAN FRANCISCO, CA 94118
APN: 13771008

EXISTING
SOUTH & NORTH
ELEVATIONS

DATE: 01/01/2015
ISSUE: PRELIMINARY MEETING

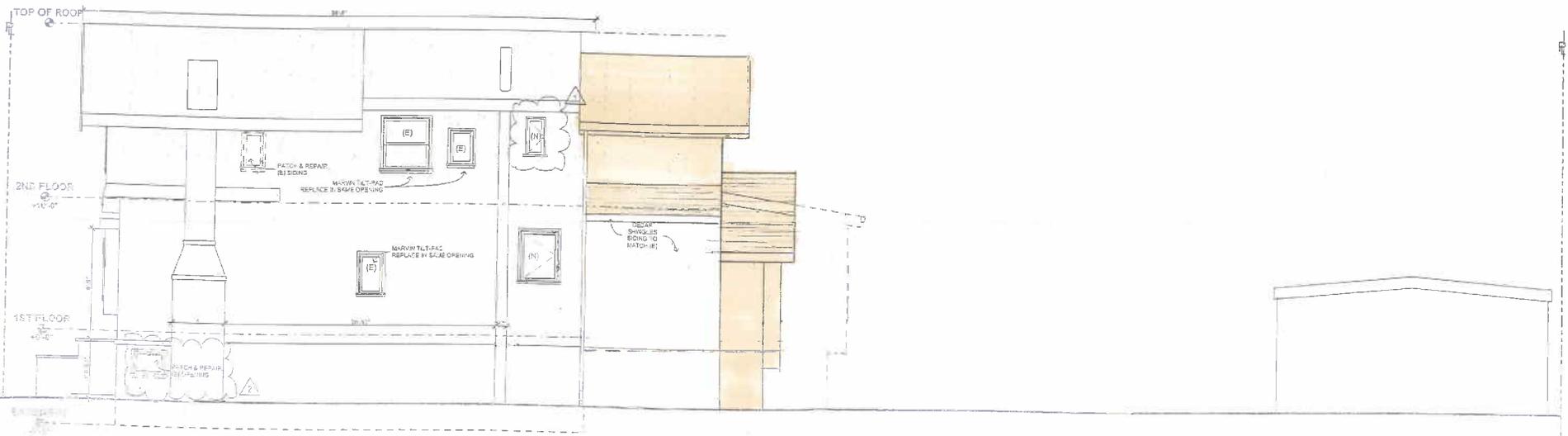
A-3

13.07070



SUGGESTED SOUTH ELEVATION

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



SUGGESTED NORTH ELEVATION

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

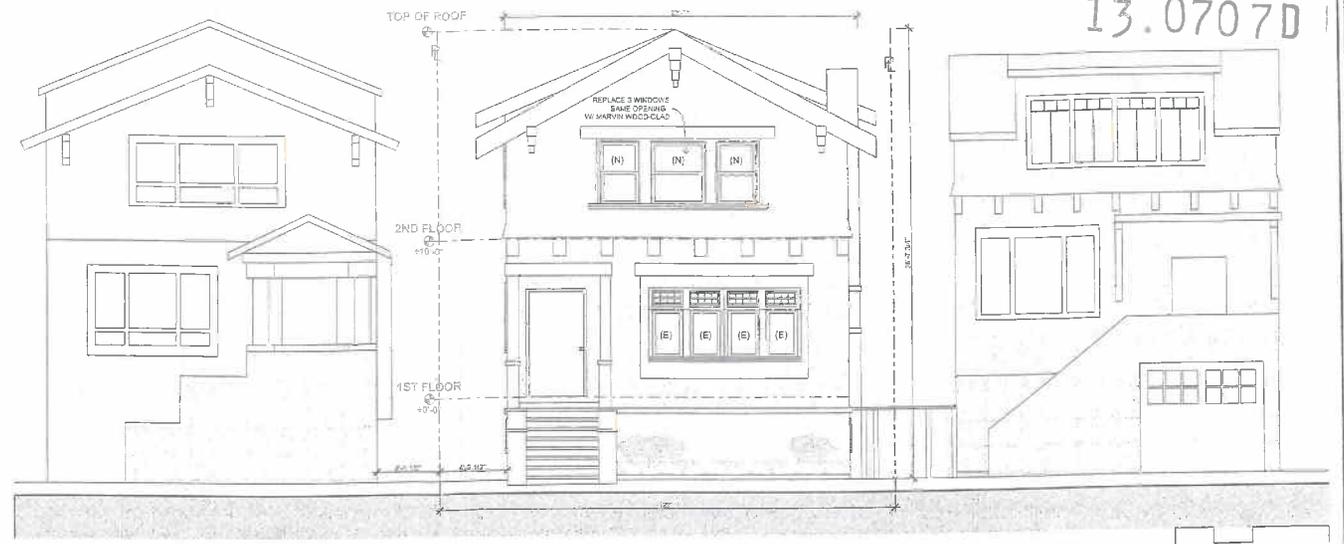
McDONOUGH RESIDENCE
133 17TH AVENUE
SAN FRANCISCO, CA 94118
APN: 13777008

ALTERNATE PROPOSAL
SOUTH & NORTH
ELEVATIONS

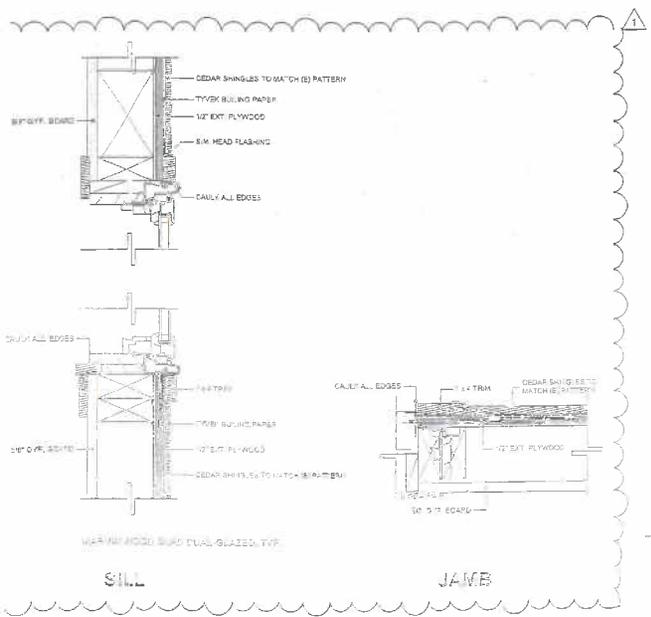
DATE	ISSUE	BY	CHKD BY
08/20/20	PER APPROVAL MEETING	MM	MM
08/21/20	REV. 2/1 PERMSSION	MM	MM
08/21/20	REV. 2/1 SUBMITION	MM	MM



13.0707D



1 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 WINDOW DETAILS



2 SUGGESTED WEST ELEVATION

McDONOUGH RESIDENCE
133-17TH AVENUE
SAN FRANCISCO, CA 94118
APN: 13777005

ALTERNATE PROPOSAL
EAST & WEST
ELEVATIONS

DATE: 06/23/23
ISSUE: 06/23/23
FOR APPROVAL/ISSUING: 06/23/23
REVISIONS:



RESPONSE TO DISCRETIONARY REVIEW

Case Number: 13.0707 D
Building Permit Number: 2013.02.06.9626
Address: 133 17th Avenue

Project Sponsor's Name: Susan & Chris McDonough
Telephone Number: 552-1888

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

This project was carefully conceived and designed in close consultation with planning staff to assure both code compliance and incorporation of all elements of the Residential Design Guidelines of the San Francisco Planning Code.

We have acted in good faith and made respectful and responsive efforts at modifications to our project to address the concerns of these DR requesters. We had hoped to have this resolved prior to the necessity of a hearing before the planning commission, and as of this writing, we still hope that might occur.

This 10 foot rear yard addition is quite modest and has received support of the residential design team and of planning staff.

The project should be approved because it is a sensitively designed response to the need for additional living space at 133 17th Avenue.

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

We have minimized the projection and the mass of our rear yard addition to the point where it cannot be further reduced and still be economically viable for our family.

In response to the DR request from 137 17th Avenue we have offered to redesign the south side windows to address privacy concerns, and can add a curb along our new basement stairs if they wish.

In response to the DR from 129 17th Avenue we plan on landscaping the setback from the property line on the north side of our addition to soften the visual effect of the new addition.

We prepared an alternate design and provided that to each party on May 19, 2013. Although each DR requester acknowledged receipt of the alternate design, neither has provided any actual response to this proposal.

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

Our proposed addition is fully code compliant and has been found by the Planning Staff Residential Design Team to be in full compliance with the Residential Design Guidelines of the Planning Code.

We have proposed changes for the benefit of the DR Requesters that have been ignored. The DR requester to the north is an architect who wants his design implemented in our home.

There are no exceptional or extraordinary conditions with our modest expansion. We are adding less than 400 square feet to our home so that our kids may have some improved private spaces and a usable family room. This is a very modest alteration that will have a significant effect on our quality of life in San Francisco.

Please support staff recommendations and deny the request for Discretionary Review and approve this project without further delay.

If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.

4. Please supply the following information about the proposed project and the existing improvements on the property.

<u>Number of</u>	<u>Existing</u>	<u>Proposed</u>
Dwelling units (only one kitchen per unit –additional kitchens count as additional units)	<u>1</u>	<u>1</u>
Occupied stories (all levels with habitable rooms) ...	<u>2</u>	<u>2</u>
Basement levels (may include garage or windowless storage rooms)	<u>1</u>	<u>1</u>
Parking spaces (Off-Street)	<u>2</u>	<u>2 ✕</u>
Bedrooms	<u>3</u>	<u>3</u>
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas....	<u>1605</u>	<u>1990</u>
Height	<u>28' 8"</u>	<u>28' 8"</u>
Building Depth	<u>47' 6"</u>	<u>57' 3"</u>
Most recent rent received (if any)	<u>N/A</u>	<u>N/A</u>
Projected rents after completion of project	<u>N/A</u>	<u>N/A</u>
Current value of property	<u>N/A</u>	<u>N/A</u>
Projected value (sale price) after completion of project (if known)	<u> </u>	<u> </u>

I attest that the above information is true to the best of my knowledge.


7/15/13
Jeremy Paul

Date

for the McDenough Family

Name (please print)

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

I, JAMES G. STAVOY, do hereby declare as follows:

1. I have conducted a Pre-Application Meeting for the proposed new construction or alteration prior to submitting any entitlement (Building Permit, Variance, Conditional Use, etc.) in accordance with Planning Commission Pre-Application Policy.
2. The meeting was conducted at 133 17th AVE (location/address) on 1/3/13 (date) from 6-7 PM (time).
3. I have included the mailing list, meeting initiation, sign-in sheet, issue/response summary, and reduced plans with the entitlement Application. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.
4. I have prepared these materials in good faith and to the best of my ability.

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

EXECUTED ON THIS DAY, 1/3/13, 2013 IN SAN FRANCISCO.

Signature

JAMES G. STAVOY

Name (type or print)

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

133 17th AVENUE
Project Address

PREAPP

RADIUS SERVICES 1221 HARRISON ST #18 SAN FRANCISCO CA 94103 415-391-4775

BLOCK	LOT	OWNER	OADDR	CITY	STATE	ZIP
0001	001	RADIUS SERVICES NO. 1377008N	133 17TH AVE	STAVOY	12	1210
0001	002	.....	.....	.....	..	..
0001	003	RADIUS SERVICES	1221 HARRISON ST #18	SAN FRANCISCO	CA	94103
0001	004	JIM STAVOY	679 SANCHEZ ST	SAN FRANCISCO	CA	94114
0001	005	.....	.....	.....	..	..
1376	037	LING TRS	140 17TH AV	SAN FRANCISCO	CA	94121-1318
1376	037	OCCUPANT	138 17TH AV	SAN FRANCISCO	CA	94121-1318
1376	038	CHAU WONG TRS	136 17TH AV	SAN FRANCISCO	CA	94121-1318
1376	038	OCCUPANT	134 17TH AV	SAN FRANCISCO	CA	94121-1318
1376	039	MECONIS & DAWYDIK	128 17TH AV	SAN FRANCISCO	CA	94121-1318
1377	007	MICHAEL ZUCKER	129 17TH AV	SAN FRANCISCO	CA	94121-1317
1377	008	C & S MCDONOUGH	133 17TH AV	SAN FRANCISCO	CA	94121-1317
1377	009	JW SETO TRS	137 17TH AV	SAN FRANCISCO	CA	94121-1317
1377	036	GARY HSUEH ETAL	136 18TH AV	SAN FRANCISCO	CA	94121-1322
1377	036	OCCUPANT	136A 18TH AV	SAN FRANCISCO	CA	94121-1322
1377	038	GUERTIN OF SILVERMAN TRS	130 18TH AV	SAN FRANCISCO	CA	94121-1322
9999	999	.....	.....	.....	..	..

William Shepard
Lake Street Residents Association
51-21st Avenue
San Francisco, CA 94121

Dan Baroni
Planning Asn for the Richmond(Par)
2828 Fulton Street
San Francisco, CA 94118-3300

Peter Winkelstein
Planning Asn for the Richmond(Par)
129 24th Avenue
San Francisco, CA 94121

Eric Mar
Board of Supervisors
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Megan Sullivan
Mid Richmond Coalition
376 17th Avenue
San Francisco, CA 94121

Rose Hillson
Jordan Park Improvement Assn.
115 Parker Avenue
San Francisco, CA 94118-2607

Richard Rabbitt
University Terrace Association
55 Temescal Terrace
San Francisco, CA 94118

Notice of Pre-Application Meeting

Date 12.19.12

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at 133 17th AVE, cross street(s) LAKE/CALIFORNIA (Block/Lot#: 1377/LOT 8; Zoning: RH-2), in accordance with the San Francisco Planning Department's Pre-Application procedures. The Pre-Application meeting is intended as a way for the Project Sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the City. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department's review. Once a Building Permit has been submitted to the City, you may track its status at www.sfgov.org/dbi.

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

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

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

The development proposal is to: CONSTRUCT A TWO STORY REAR YARD ADDITION APPROX 360 SQ. FT. FOR A FAMILY ROOM AT THE FIRST FLOOR AND BEDROOM AT THE SECOND FLOOR

Existing # of dwelling units:	<u>1</u>	Proposed:	<u>1</u>	Permitted:	<u>2</u>
Existing bldg square footage:	<u>1503 S.F.</u>	Proposed:	<u>1949 S.F.</u>	Permitted:	<u>2201 S.F.</u>
Existing # of stories:	<u>2</u>	Proposed:	<u>2</u>	Permitted:	<u>3</u>
Existing bldg height:	<u>20'-0"</u>	Proposed:	<u>20'-9"</u>	Permitted:	<u>35'-0"</u>
Existing bldg depth:	<u>55'-0"</u>	Proposed:	<u>65'-0"</u>	Permitted:	<u>00'-0"</u>

MEETING INFORMATION:

Property Owner(s) name(s): MR & MRS CHRIS MCDONOVAN

Project Sponsor(s): JAMES STAVOY ARCHITECT

Contact information (email/phone): JUSTAVOY@PACBEU.NET / 415-553-8090

Meeting Address*: 133 17th AVE

Date of meeting: 3 JANUARY 2013

Time of meeting**: 4PM

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

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

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

Pre-Application Meeting Sign-in Sheet

Meeting Date: 1/3/13
 Meeting Time: u/m
 Meeting Address: 133 17th AVE.
 Project Address: 133 17th AVE
 Property Owner Name: NUHAN & CHRIS McDONOUGH
 Project Sponsor/Representative: JAMES STAVOY ARCHITECT

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.	(NO ATTENDANCE)				<input type="checkbox"/>
2.					<input type="checkbox"/>
3.					<input type="checkbox"/>
4.					<input type="checkbox"/>
5.					<input type="checkbox"/>
6.					<input type="checkbox"/>
7.					<input type="checkbox"/>
8.					<input type="checkbox"/>
9.					<input type="checkbox"/>
10.					<input type="checkbox"/>
11.					<input type="checkbox"/>
12.					<input type="checkbox"/>
13.					<input type="checkbox"/>
14.					<input type="checkbox"/>
15.					<input type="checkbox"/>
16.					<input type="checkbox"/>
17.					<input type="checkbox"/>
18.					<input type="checkbox"/>

Summary of discussion from the Pre-Application Meeting

Meeting Date: 1/3/13
 Meeting Time: 6 PM
 Meeting Address: 133 19th AVE.
 Project Address: 133 19th AVE
 Property Owner Name: SUSAN & CHRIS McDONOVAN
 Project Sponsor/Representative: JAMES G. STADY, ARCHITECT

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

Question/Concern #1 by (name of concerned neighbor/neighborhood group): NEIGHBOR TO NORTH AT 129 19th AVE. DID NOT ATTEND MEETING. PLANS WERE SENT FOR REVIEW - NEIGHBOR IN EMAIL EXPRESSED CONCERN ABOUT LIGHT AND AIR AND SIZE OF PROJECT AND NOT IN CHARACTER WITH NEIGHBORHOOD.

Project Sponsor Response: PROJECT SPONSOR FEELS PROJECT IS IN CHARACTER WITH OTHERS ON SAME BLOCK AND HAS MINIMAL IMPACT ON THIS NEIGHBOR. PROJECT SUBMITTED PER PRE-APPLICATION MEETING.

Question/Concern #2: _____

Project Sponsor Response: _____

Question/Concern #3: _____

Project Sponsor Response: _____

Question/Concern #4: _____

Project Sponsor Response: _____

THE McDONOUGH FAMILY

133 17th Avenue
San Francisco, CA 94121
415.309.7521

August 6, 2013

Pres. Rodney Fong
San Francisco Planning Commission
1650 Mission St. Fourth floor
San Francisco California

Re: 133 17th Ave. Discretionary Review

Dear Pres. Fong and Hon. Commissioners:

Our family is deeply committed to our neighborhood and to our home, and it would break our hearts if our kids had to grow up anywhere else.

At just over 1500 ft., our home is modest for a family of four. So with a little research, we realized that it is possible to add a great deal of square footage within the limitations of the Planning Code. However, that was never our intention as our first priority has always been to preserve the beauty and character of the home and the setting. To achieve this we purposely selected an architect with skill and experience at making small accommodations to single-family homes in San Francisco—we were very lucky to find Mr. Stavoy, and have really appreciated the light touch he has brought to this project.

In the design that is before you for Abbreviated Discretionary Review, Mr. Stavoy has given us a master bathroom, so that we no longer have to share with our growing children, and sufficient space in the kids' bedrooms for them to study and do their homework.

We are so looking forward to moving the family computer out of the kitchen, and mom's makeup out of the bath toys!

Early on in the process we opened a conversation with our neighbors on either side and had hoped that we would be able to achieve our goals for our home with the support of our neighbors. It pains us that we were unable to find a mutually acceptable design.

Our neighbor to the south, Ms. Seto has felt that our expansion would create difficulty for her in the use of our shared driveway. We have studied this question and there will be no impact on the driveway itself or on the ability to maneuver in and out of her garage. We are quite sure that this is the case given that we use the very same driveway to park in the back.

Our neighbors to the north Mr. Zucker & Ms. Hoppe are concerned about light and shadows and the size of our expansion. We have stepped down the profile of our addition as it projects into the rear yard to soften the impact we will have as much as possible while still providing the space we need for the family. In order to understand the loss of light to Mr. Zucker's property we have commissioned a solar analysis and shading study (attached).

This study shows that while there will be some loss of light in the yard, it is certainly not severe and we hope that in the long run our addition will not reduce Mr. Zucker & Ms. Hoppe's enjoyment of their home.

We would like to thank Ms. Kanishka Burns of the Planning Department for all her work and guidance through this process. We believe she has prepared a thorough and detailed report for your review. On behalf of the McDonough family we hope that this commission will support staff recommendations and not take Discretionary Review, and allow us to proceed with this well-designed and respectful modification to our home.

Sincerely,

Handwritten signature of Chris McDonough in cursive.Handwritten signature of Susan McDonough in cursive.

GENERAL NOTES:

- All work shall be done in conformance with the California Building Code currently adopted, as well as all applicable code and pertinent federal, state, county and municipal ordinances.
- The Contractor shall verify all dimensions and coordinate the scope of all work with the contract documents and existing conditions before starting construction. Discrepancies between Architect's, Engineer's or Manufacturer's construction details shall be resolved to satisfy the most stringent requirement. Notify the Architect or Engineer of special or unusual conditions before proceeding with the work.
- All dimensions take precedent over scale. The Contractor shall not scale the drawings with the intent of determining exact placement or location of particular assemblies. All plan dimensions indicated are to column centerline, to face of concrete, to finished face of gypsum board, or to face of masonry U.O.N.
- Details as shown are typical. All conditions not specifically detailed on the drawings shall be similar to those shown or implied or shall match existing conditions.
- The Contractor shall complete and perform all work in a good, professional manner at a level, quality and tolerance consistent with the standards of the construction industry. The Construction Documents are provided to illustrate the design and general intent of construction desired and imply the finest quality of construction, material and workmanship throughout.
- The Contractor shall maintain the integrity of all scaffolding, shoring and bracing systems as required for the installation of new work and shall provide permanent stability for existing and new facilities.
- Contractor shall provide all necessary blocking, backing, framing, hangers and/or other supports for all fixtures, equipment, casework, furnishing and all other items requiring same.
- When penetrating existing soil substrate, verify depths and locations of adjacent piping and foundation systems. All stumps, roots and vegetation shall be removed from the soil to a depth of at least 12" below grade in an area to be occupied by the building. All wood concrete forms shall be removed from the site before completion, loose or casual wood shall be removed from direct ground contact under the building.
- Contractor shall take suitable measures to prevent interaction between dissimilar metals.
- Mechanical, Plumbing and Electrical sectors of the work shall comply with the CBC, as well as all applicable reference codes (CMC, CEC and CPC) and ordinances pertaining. Gauges and sizes, construction methods, and specifications of materials and equipment shown, noted or detailed shall be in accordance with all applicable standards. All fixtures and fittings shall be properly plumbed and vented. The Contractor shall trace all new and existing electrical circuitry falling within the scope of work detailed herein back to the breaker box to ensure proper loading and convenient grouping per leg of service. Where applicable, the Contractor shall coordinate with local utility agencies all work entailing additional service and connection, off- and on-site, and do so in a manner that will neither delay nor encumber the orderly execution of dependent work. Energy Conservation methods and materials shall comply with California administrative code, Title 24.
- All revisions, addenda and Change Orders must be reviewed by the Architect and approved by the Owner. Submittals for such review shall be scheduled and coordinated by the Contractor so as not to delay or encumber the orderly execution of all work falling within the scope of the project herein documented.
- The Contractor shall be solely responsible for safety on the Project Site and shall adhere to all Federal, State, County, Municipal and O.S.H.A. safety regulations.
- The Contractor shall maintain all proper Worker's Compensation and Liability Insurance throughout the duration of construction.

MECHANICAL NOTES:

- M1: PROVIDE 200 SQ. IN. NET OPENING FOR GARAGE VENTILATION PER CMC.
- M2: PROVIDE COMBUSTION AIR OPENINGS FROM OUTSIDE FOR W.H PER CPC-507. (FURNACE PER CMC-CH. 7). ANY APPLIANCE W/ FLAME SOURCE TO BE MOUNTED MIN. 18" ABOVE FLOOR PER CMC-308 (W.H. PER CPC-510.1).
- M3: PROVIDE APPROVED SEISMIC STRAPS W.H. TO WALL PER CPC-510.5.
- M4: TERMINATE GAS VENT 4'-0" FROM P.L. AND 2'-0" ABOVE ANY PORTION OF A GAS WITHIN 10'-0" & PER CMC 806.4.
- M5: TERMINATE ALL ENVIRONMENTAL AIR EXHAUST DUCTS (KITCHEN RANGE HOOD, BATHROOM FAN, DRYER) MIN. 3 FT. FROM ANY OPENING OR PROPERTY LINE PER CMC SECT. 504. PROVIDE BACK DRAFT DAMPER (B.D.D.).
- M6: DRYER EXHAUST DUCT: 14'-0" MAX. W/ 2'-90" PER CMC-504.3 OR PER MANUF. - VENT TO EXT.
- M7: PER CBC 1203.3, PROVIDE MECH. VENTILATION SYSTEM (EXHAUST FAN W/ BACK DRAFT DAMPER -B.D.D.) CONNECTED DIRECTLY TO THE EXTERIOR CAPABLE OF PROVIDING 5 AIR CHANGES PER HOUR WITH A POINT OF DISCHARGE AT LEAST 3 FT. FROM ANY P.L. OR OPENING WHICH ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING.

ELECTRICAL NOTES:

- ELECTRICAL NOTES:**
- E1: PRIMARY LIGHT SOURCE ON FIRST SWITCH TO BE FLOURESCENT.
 - E2: GFCI PROTECTION REQ'D ON ANY RECEPT. WITHIN 6'-0" OF SINK.
 - E3: PROVIDE ELEC OUTLETS IN KITCHEN SO THAT NO POINT ALONG A COUNTER IS MORE THAN 2' FROM AN OUTLET PER CEC-210-52. PROVIDE ACCESSIBLE OUTLET AT ISLAND.
 - E4: SEPARATE KITCHEN CIRCUITS TO BE PROVIDED FOR COUNTERTOP OUTLETS, REFRIGERATOR, AND DISHWASHER/DIPOSAL. PROVIDE MIN. 2 - 20 AMP SMALL APPLIANCE BRANCH CIRCUITS (PER CEC SECT. 210-52 & 220-4).

SYMBOLS:

- | | | | |
|--|------------------------------|--|------------------|
| | Window Symbol | | Revision Marker |
| | Door Symbol | | Datum Point |
| | drawing sheet Section Marker | | Elevation Marker |
| | drawing sheet Detail Marker | | |

PROJECT INFORMATION:

BLOCK: 1377 / 008

ZONING: RH-2

EXISTING 2 STORY TYPE V - SINGLE FAMILY WOOD FRAME RESIDENCE

BUILDING CODE: 2012 CALIFORNIA BUILDING CODE WITH MECHANICAL, ELECTRICAL PLUMBING AND SAN FRANCISCO BUILDING CODE AMENDMENTS.

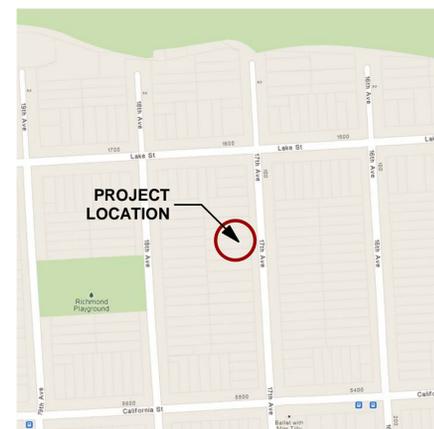
SCOPE OF WORK:

TWO STORY REAR YARD ADDITION FOR NEW FAMILY ROOM AT FIRST FLOOR AND NEW BEDROOMS AT SECOND FLOOR. REMODEL KITCHEN AND NEW POWDER ROOM AT FIRST FLOOR. NEW MASTER BATH AT SECOND FLOOR AND REMODEL BEDROOM. NEW EXTERIOR STAIR TO BASEMENT.

SHEET INDEX

- A-1 SITE PLAN EXISTING & PROPOSED
- A-2 EXISTING FLOOR PLANS
- A-3 EXISTING SOUTH & NORTH ELEVATIONS
- A-4 EXISTING EAST & WEST ELEVATIONS
- A-5 EXISTING SECTIONS
- A-6 PROPOSED FLOOR PLANS
- A-7 PROPOSED SOUTH & NORTH ELEVATIONS
- A-8 PROPOSED EAST & WEST ELEVATIONS
- A-9 PROPOSED SECTIONS

LOCATION MAP:



McDONOUGH RESIDENCE
133 17TH AVENUE
SAN FRANCISCO, CA 94118
APN: 1377/008



JAMES G STAVOY
ARCHITECT
AIA

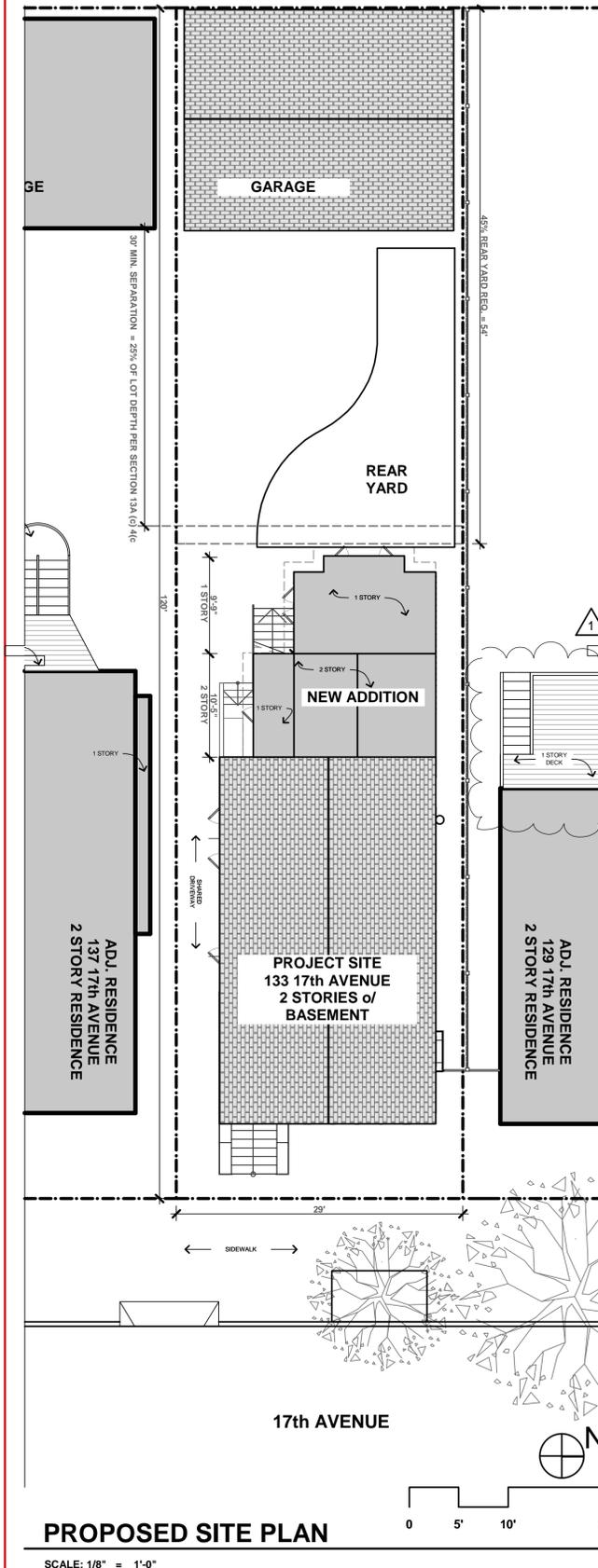
679 Sanchez Street
San Francisco, California
94114
415-553-8696

McDONOUGH RESIDENCE
133 17TH AVENUE
SAN FRANCISCO, CA 94118
APN: 1377/008

**SITE PLAN
EXISTING &
PROPOSED**

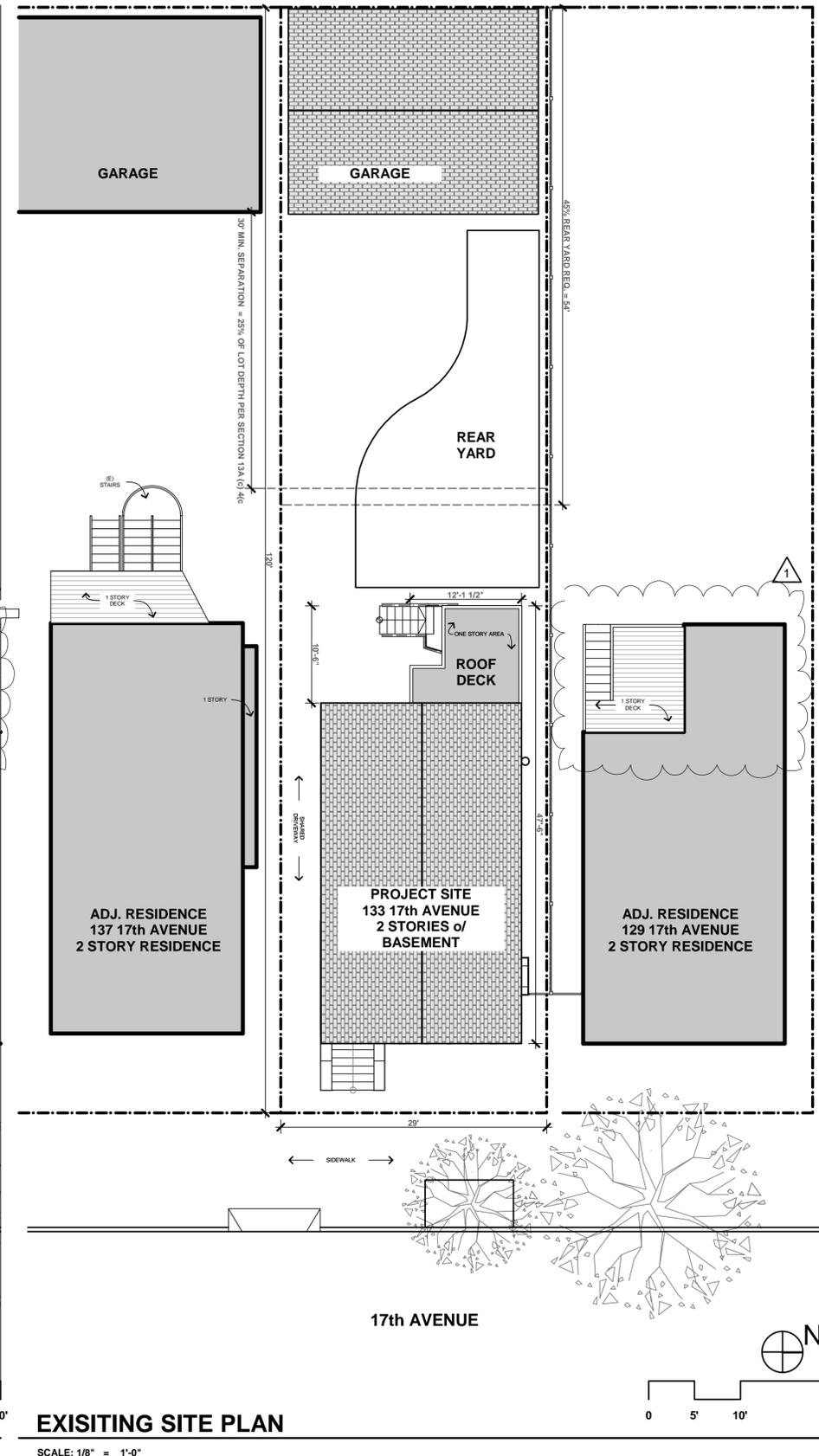
DATE
01.03.2013
ISSUE
PRE-APPLICATION MEETING
02.04.2013
REV. 311 SUBMISSION

A-1



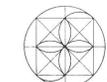
PROPOSED SITE PLAN

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



EXISTING SITE PLAN

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



JAMES G STAVOY
ARCHITECT
AIA

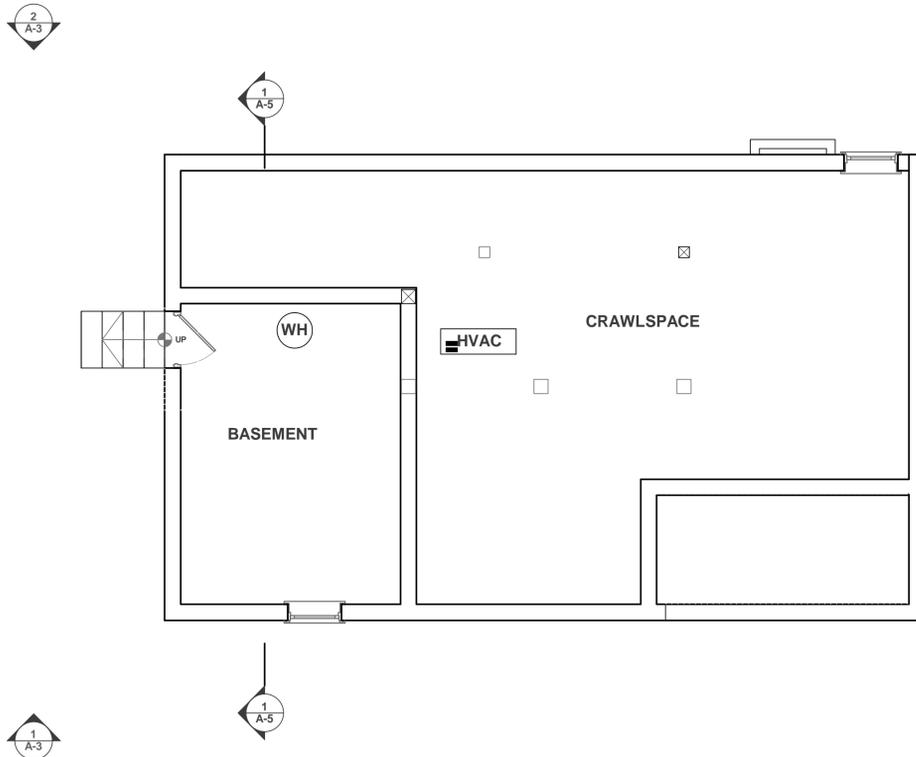
679 Sanchez Street
San Francisco, California
94114
415-553-8696

McDONOUGH RESIDENCE
133 17TH AVENUE
SAN FRANCISCO, CA 94118
APN: 13777008

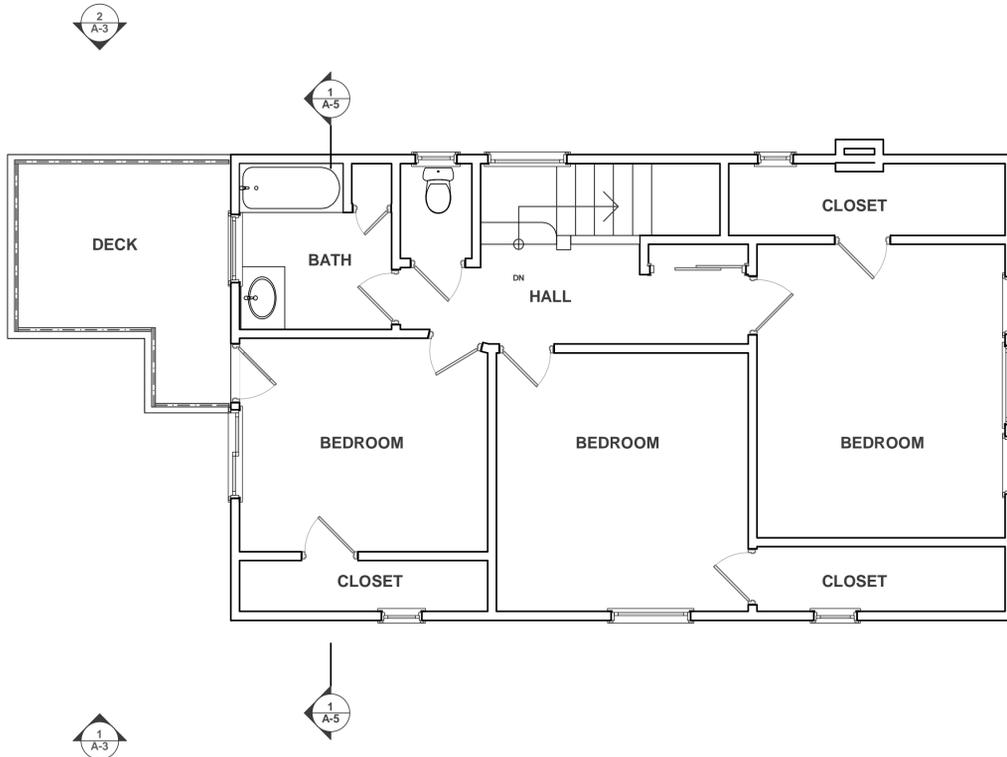
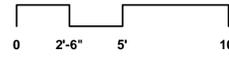
EXISTING FLOOR
PLANS

DATE
01.03.2013
ISSUE
PRE-APPLICATION MEETING

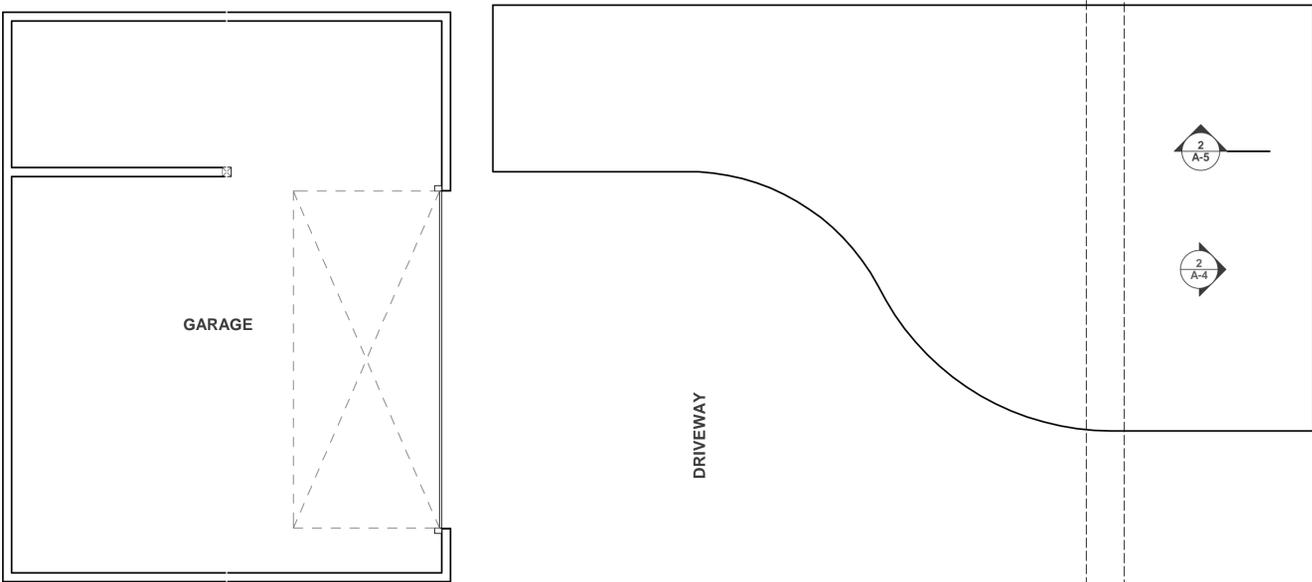
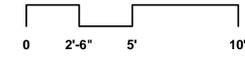
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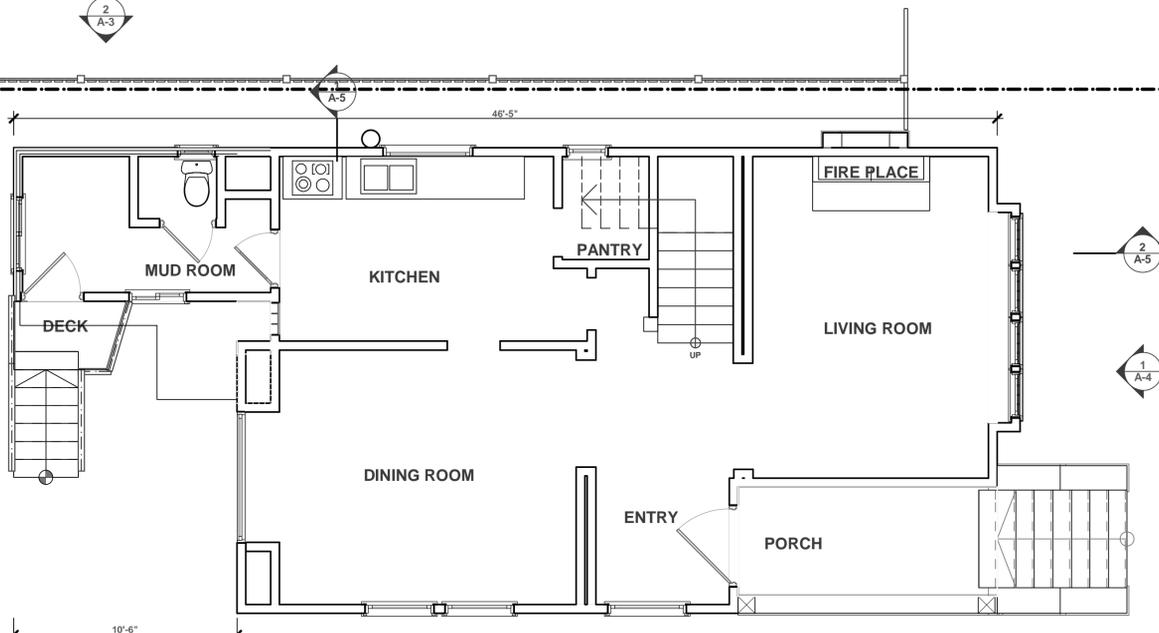
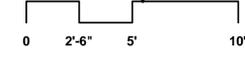
3 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

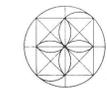


2 2ND STORY FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 1ST STORY FLOOR PLAN
SCALE: 1/4" = 1'-0"





JAMES G STAVOY
ARCHITECT
AIA

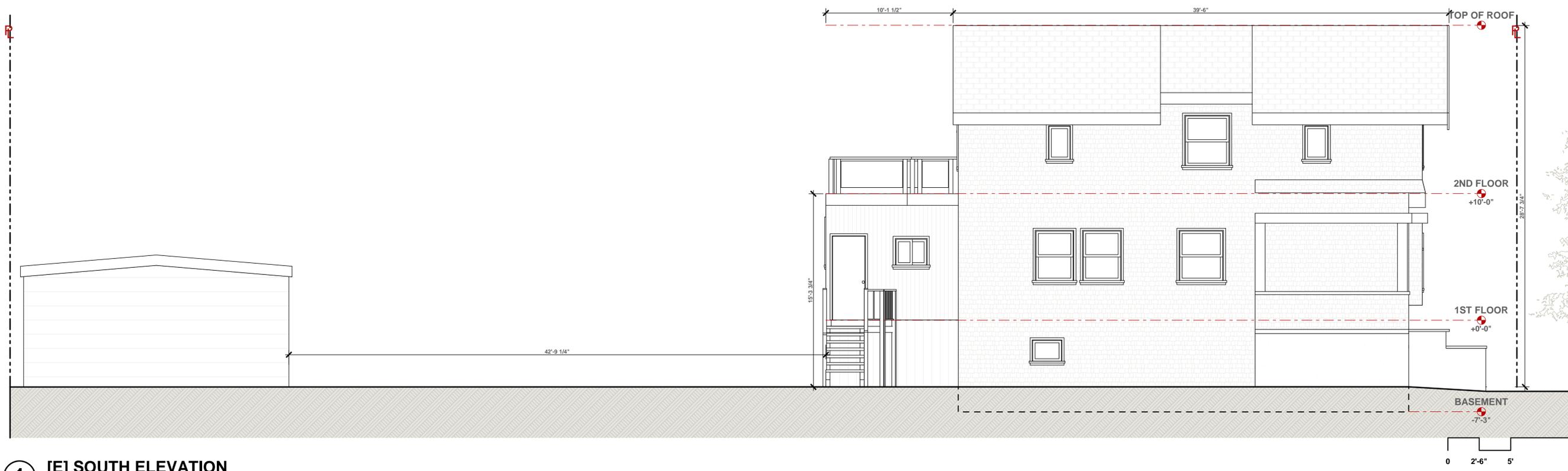
679 Sanchez Street
San Francisco, California
94114
415-553-8696

McDONOUGH RESIDENCE
133 17TH AVENUE
SAN FRANCISCO, CA 94118
APN: 13777008

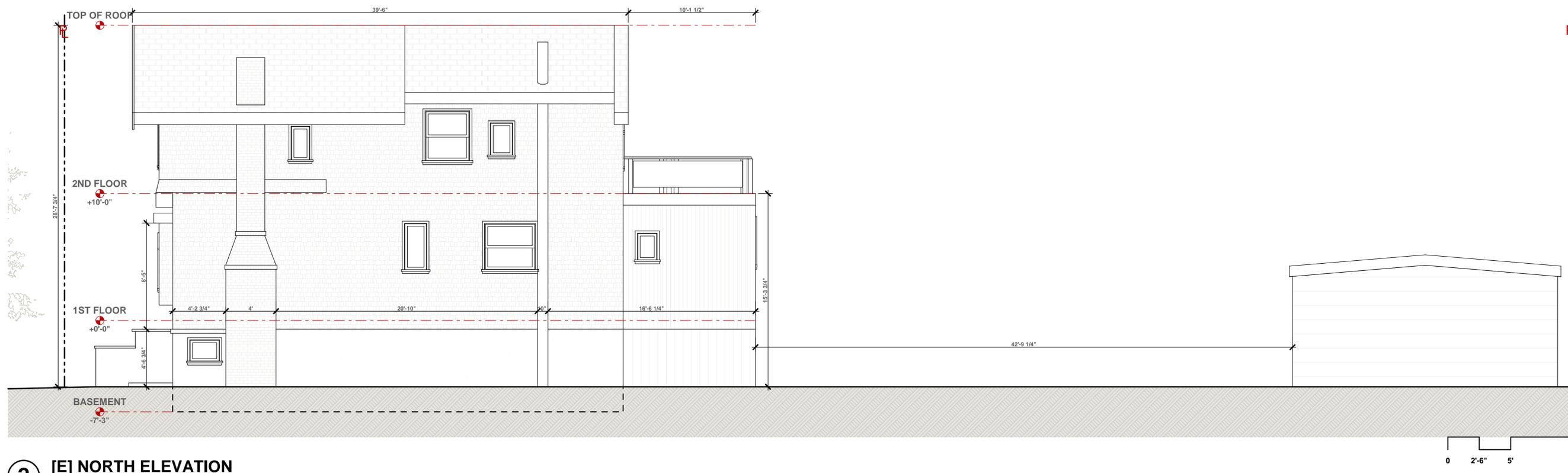
EXISTING
SOUTH & NORTH
ELEVATIONS

DATE
01.03.2013
ISSUE
PRE-APPLICATION MEETING

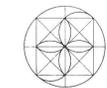
A-3



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



2 [E] NORTH ELEVATION
SCALE: 1/4" = 1'-0"



JAMES G STAVOY
ARCHITECT
AIA

679 Sanchez Street
San Francisco, California
94114
415-553-8696

McDONOUGH RESIDENCE
133 17TH AVENUE
SAN FRANCISCO, CA 94118
APN: 13777008

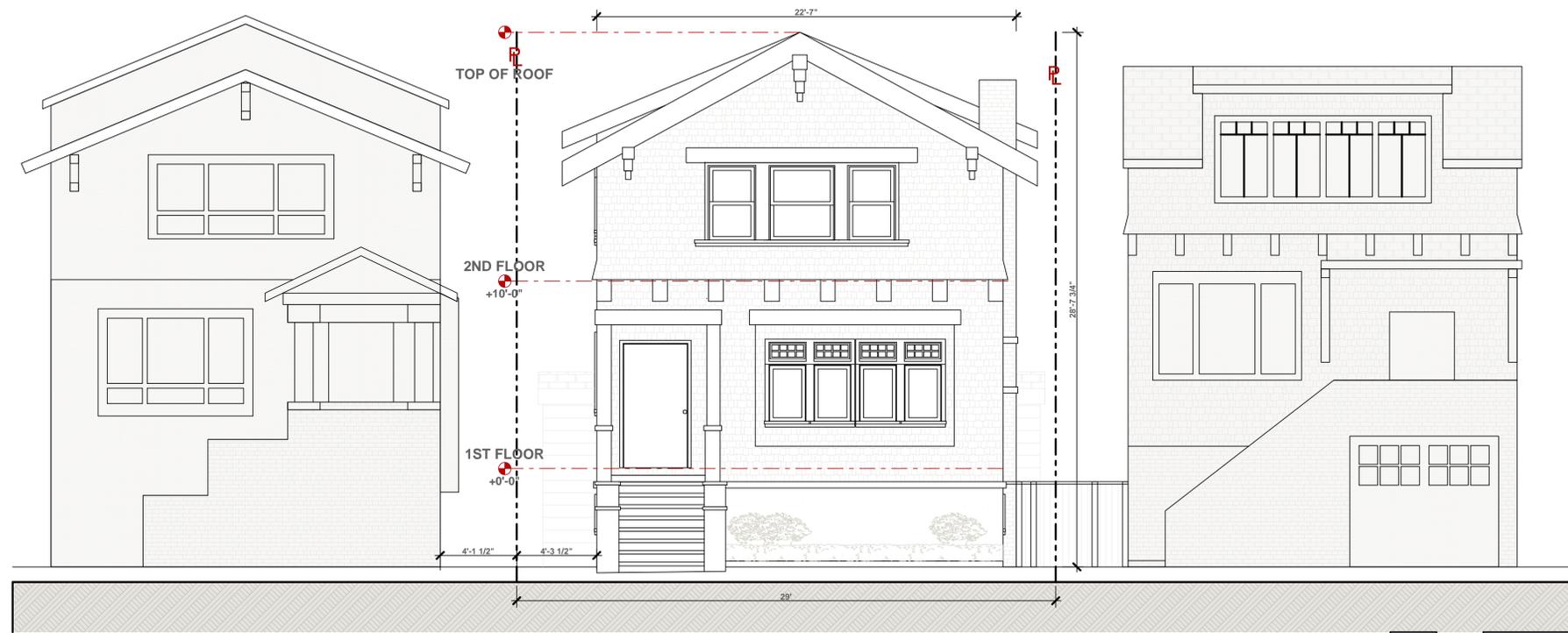
**EXISTING EAST
& WEST
ELEVATIONS**

DATE
01.03.2013

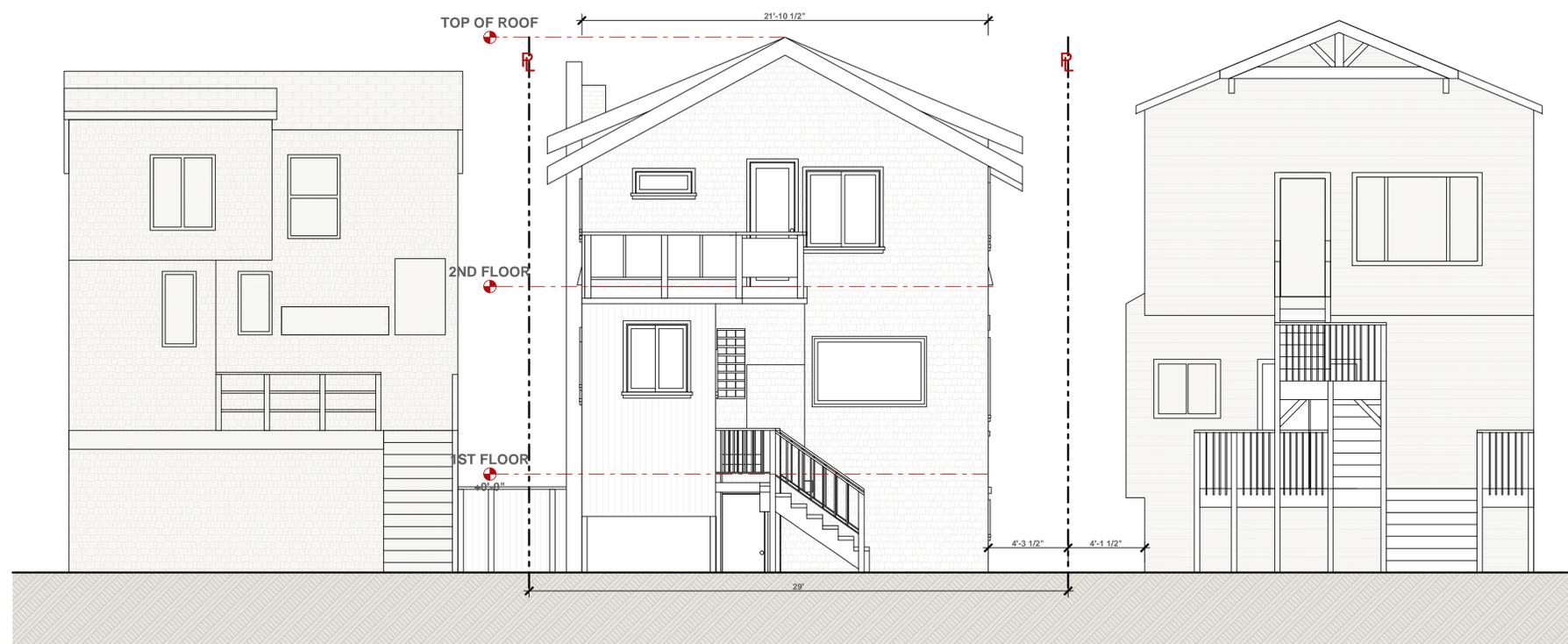
ISSUE
PRE-APPLICATION MEETING

NO

A-4



1 [E] EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 [E] WEST ELEVATION
SCALE: 1/4" = 1'-0"



JAMES G STAVOY
ARCHITECT
AIA

679 Sanchez Street
San Francisco, California
94114
415-553-8696

MCDONOUGH RESIDENCE
133 17TH AVENUE
SAN FRANCISCO, CA 94118
APN: 13777008

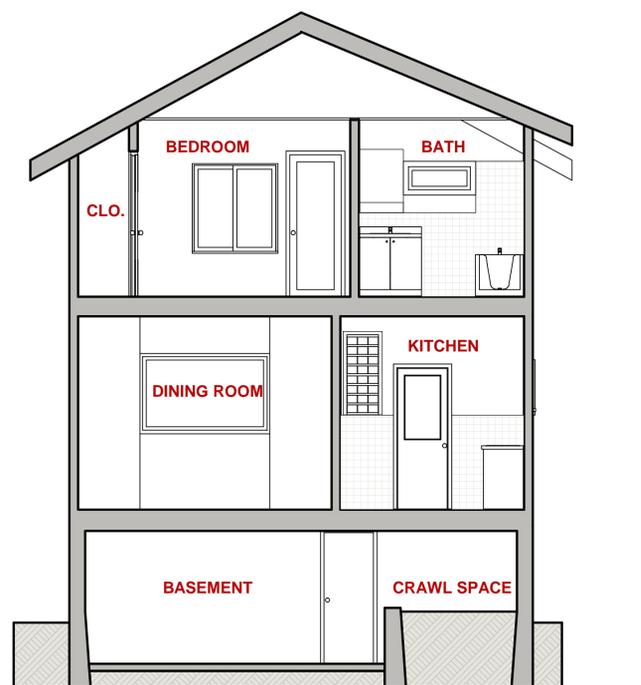
**EXISTING
SECTIONS**

DATE
01.03.2013

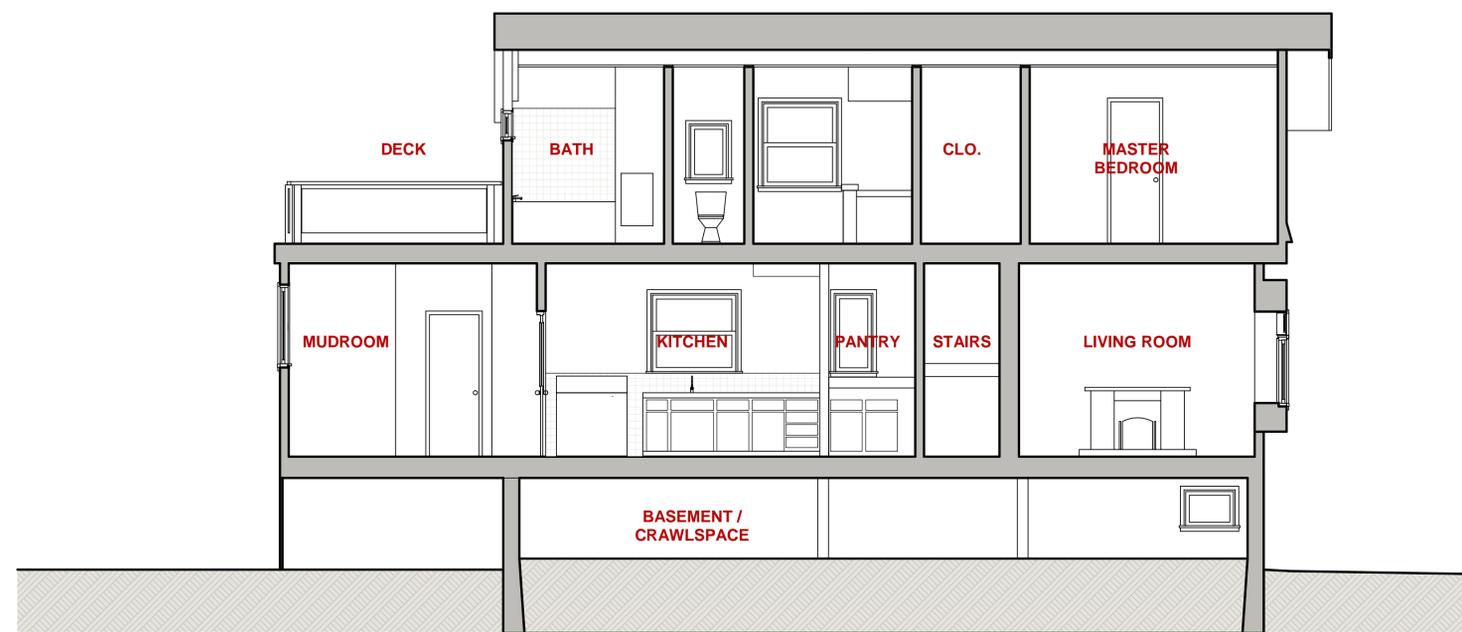
ISSUE
PRE-APPLICATION MEETING

NO

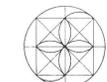
A-5



1 NORTH - SOUTH SECTION
SCALE: 1/4" = 1'-0"



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



JAMES G STAVOY
ARCHITECT
AIA

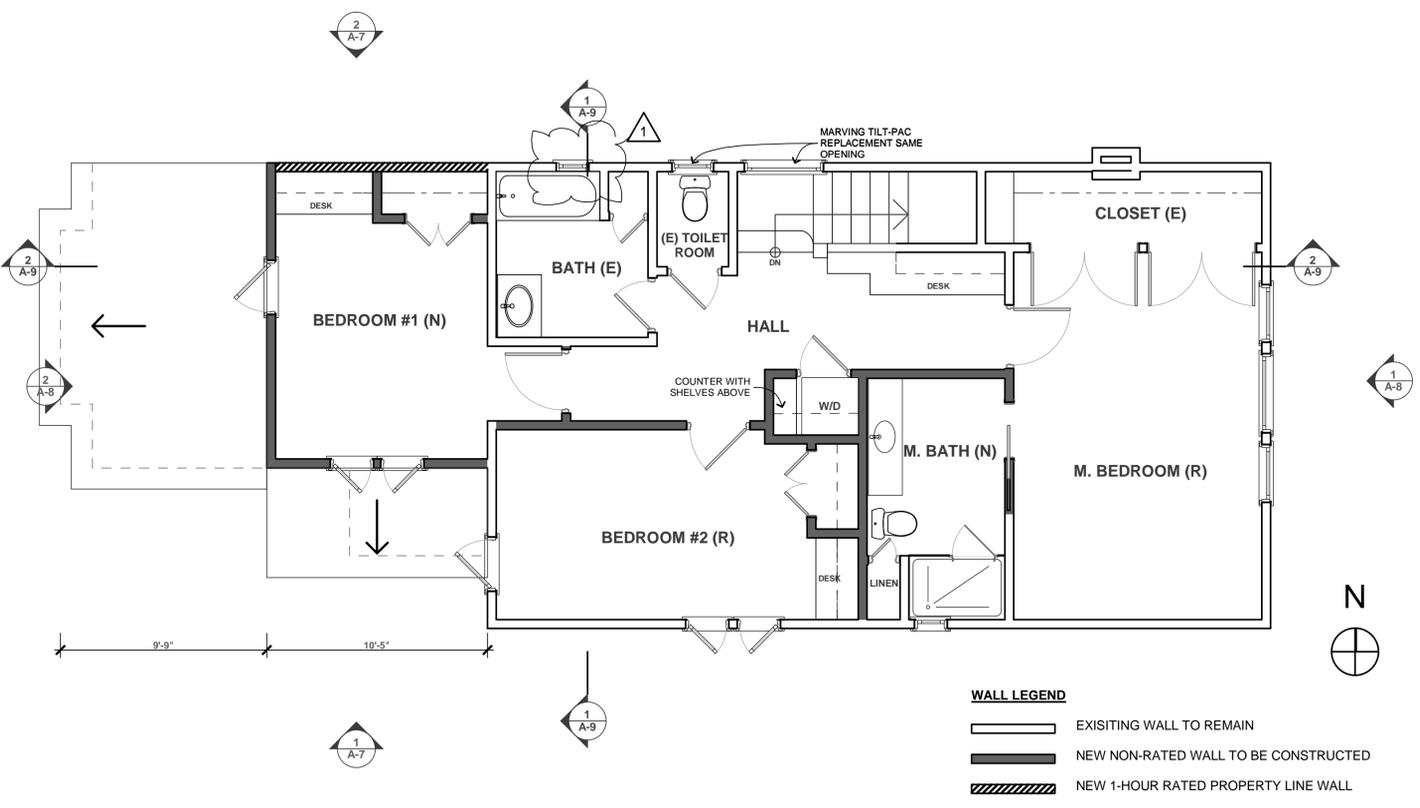
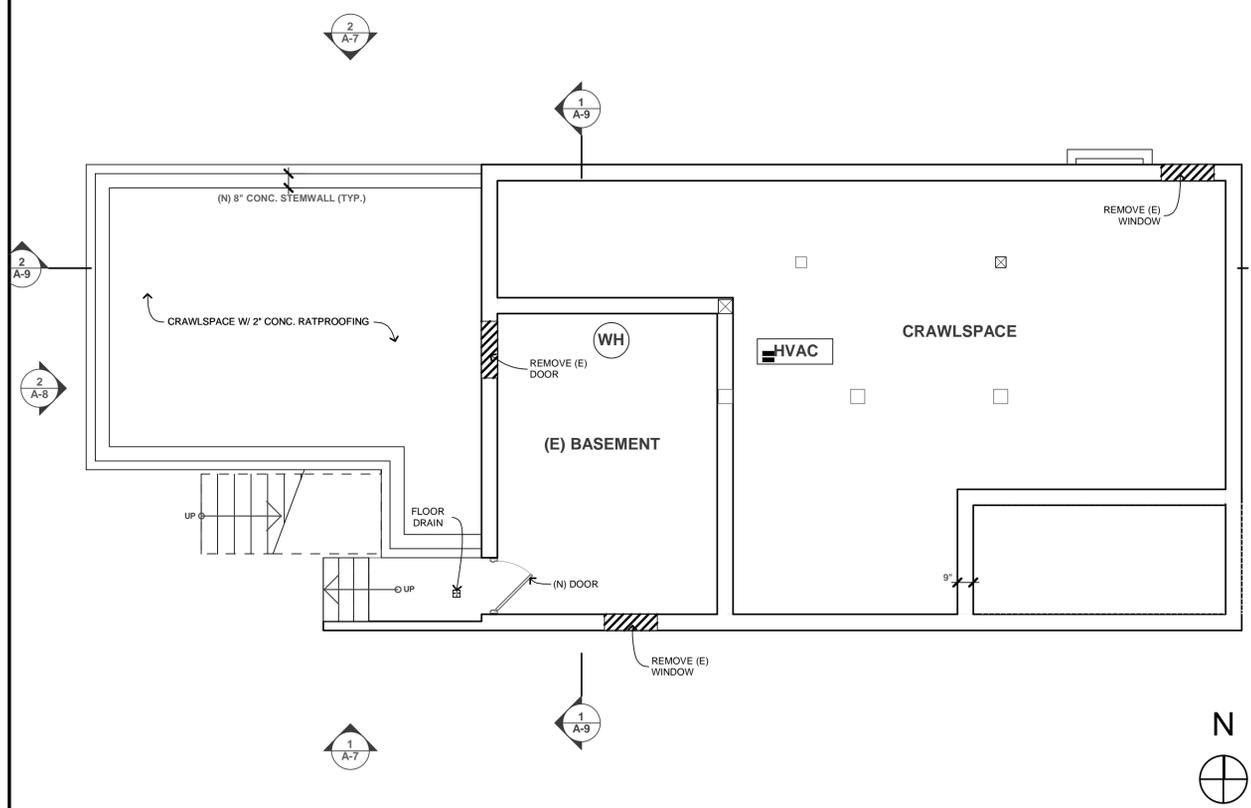
679 Sanchez Street
San Francisco, California
94114
415-553-8696

McDONOUGH RESIDENCE
133 17TH AVENUE
SAN FRANCISCO, CA 94118
APN: 13771008

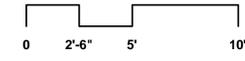
**PROPOSED
FLOOR PLANS**

DATE
01.03.2013
ISSUE
PRE-APPLICATION MEETING
NO.

A-6

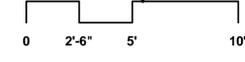
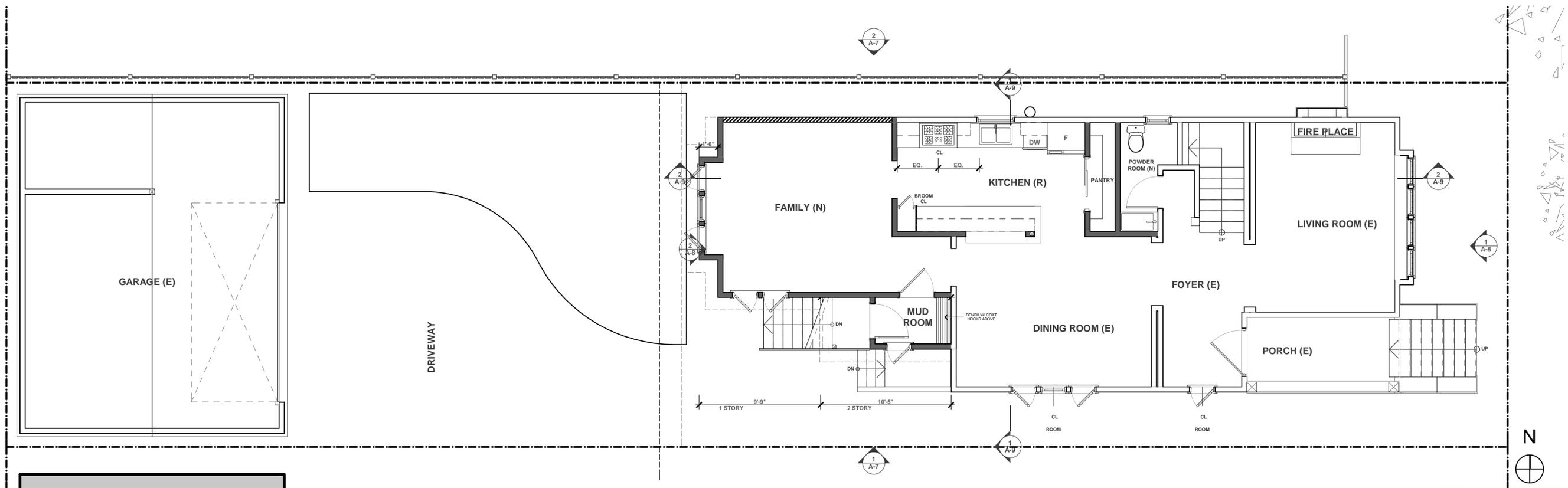


WALL LEGEND
— EXISTING WALL TO REMAIN
— NEW NON-RATED WALL TO BE CONSTRUCTED
— NEW 1-HOUR RATED PROPERTY LINE WALL

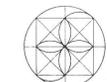


3 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

2 2ND STORY FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 1ST STORY FLOOR PLAN
SCALE: 1/4" = 1'-0"



JAMES G STAVOY
ARCHITECT
AIA

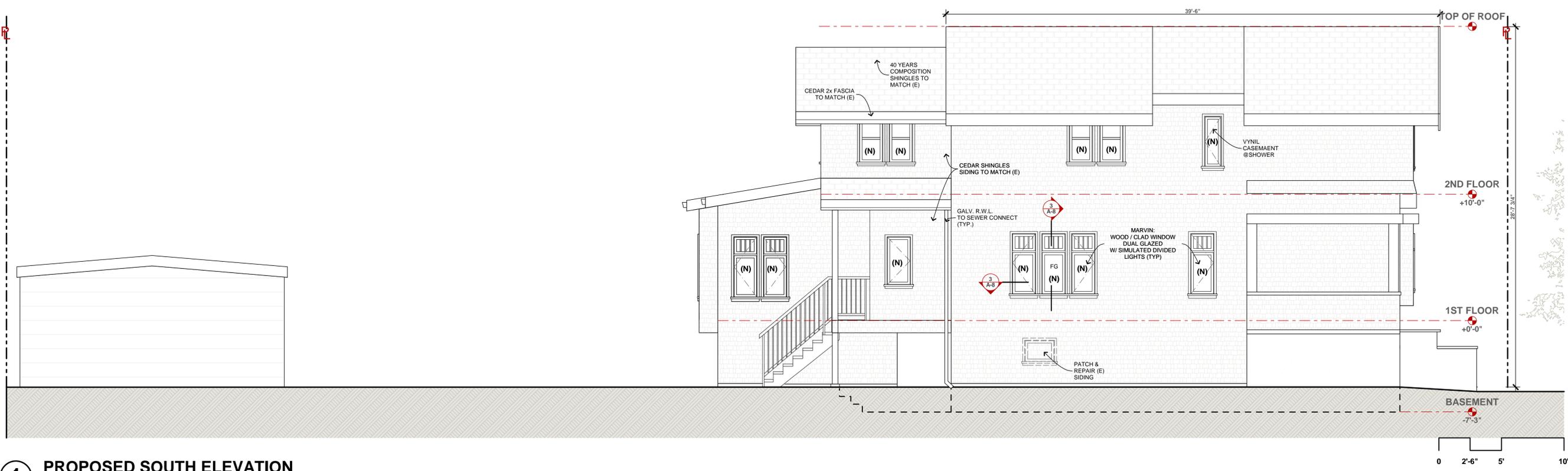
679 Sanchez Street
San Francisco, California
94114
415-553-8696

McDONOUGH RESIDENCE
133 17TH AVENUE
SAN FRANCISCO, CA 94118
APN: 13771008

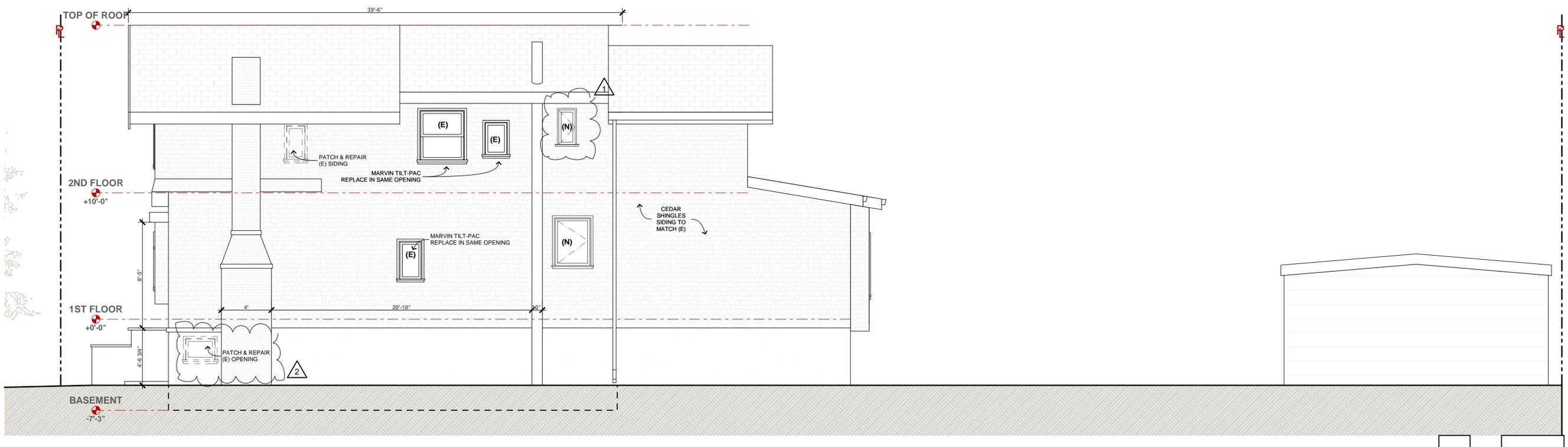
PROPOSED
SOUTH & NORTH
ELEVATIONS

DATE	ISSUE
01.03.2013	PRE-APPLICATION MEETING
02.04.2013	REV. 311 SUBMISSION
03.29.2013	REV. 311 SUBMISSION

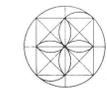
A-7



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



2 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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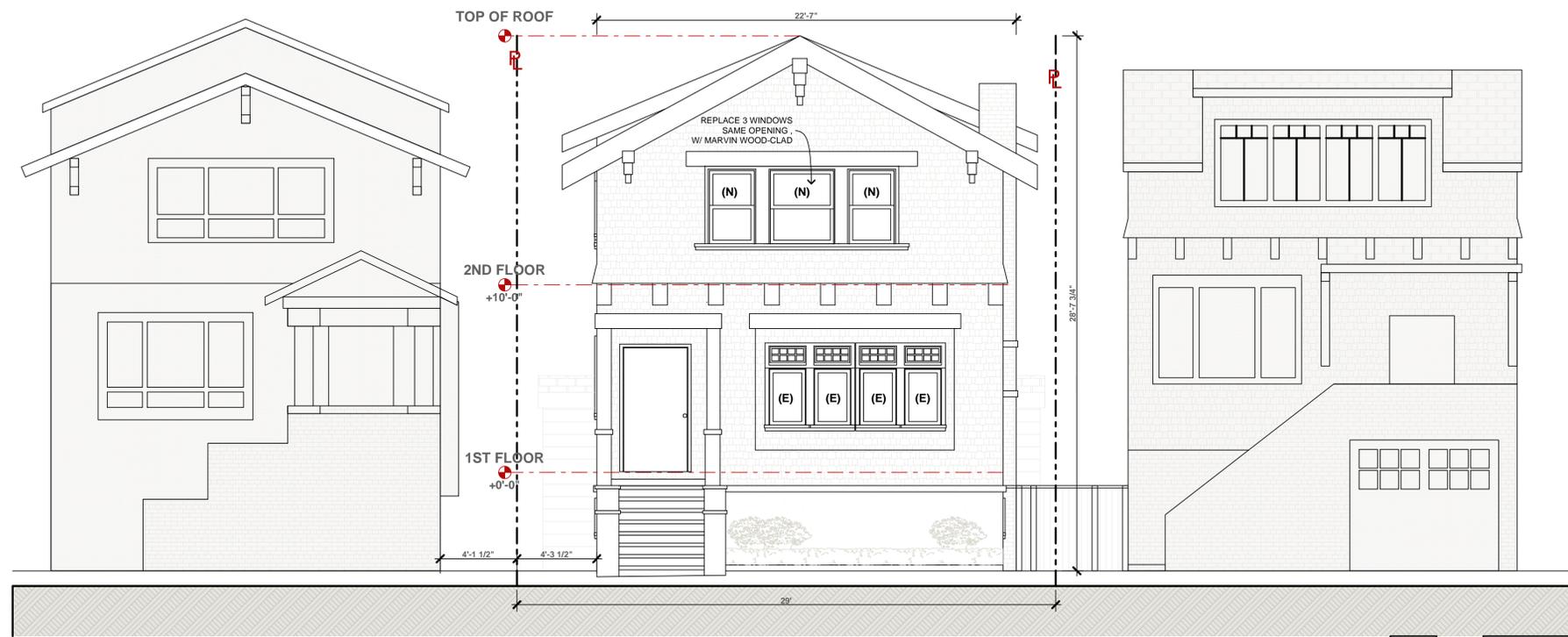
679 Sanchez Street
San Francisco, California
94114
415-553-8696

McDONOUGH RESIDENCE
133 17TH AVENUE
SAN FRANCISCO, CA 94118
APN: 13777008

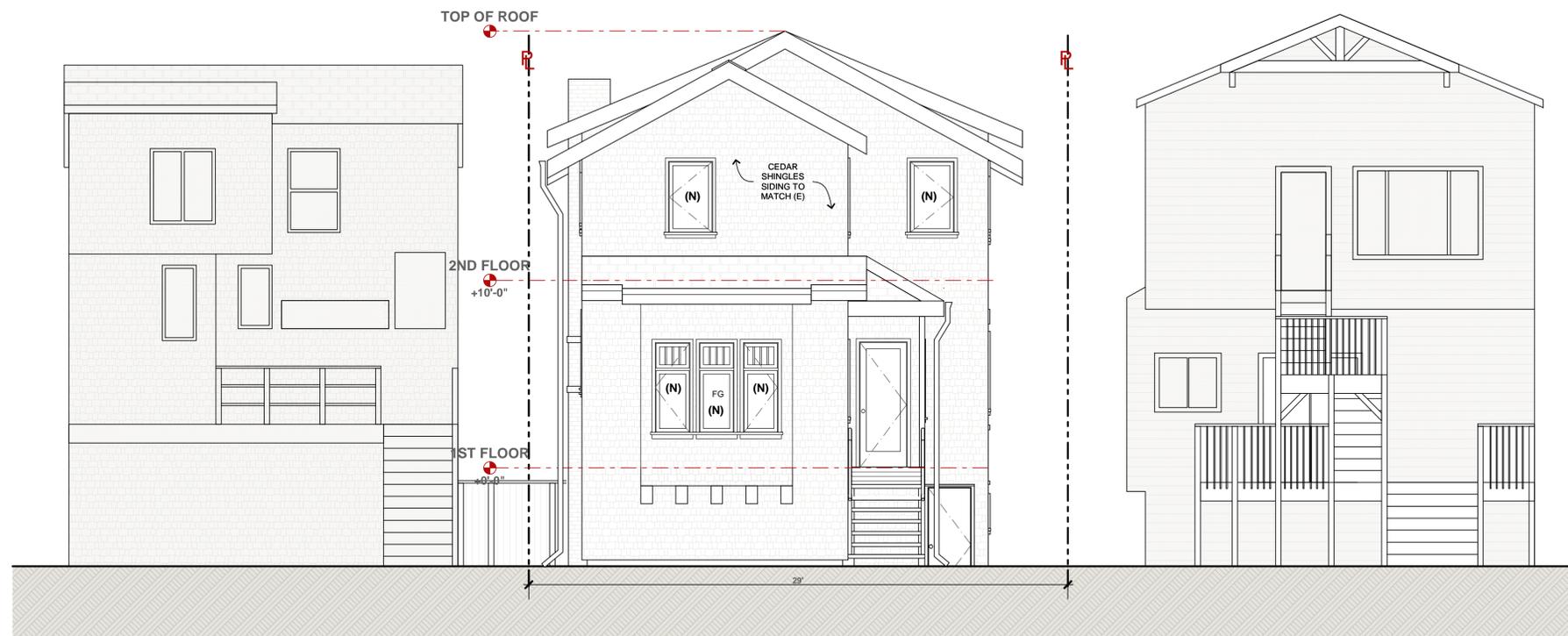
PROPOSED
EAST & WEST
ELEVATIONS

DATE 01.03.2013
ISSUE PRE-APPLICATION MEETING
REV. SUBMISSION 03.14.2013
1

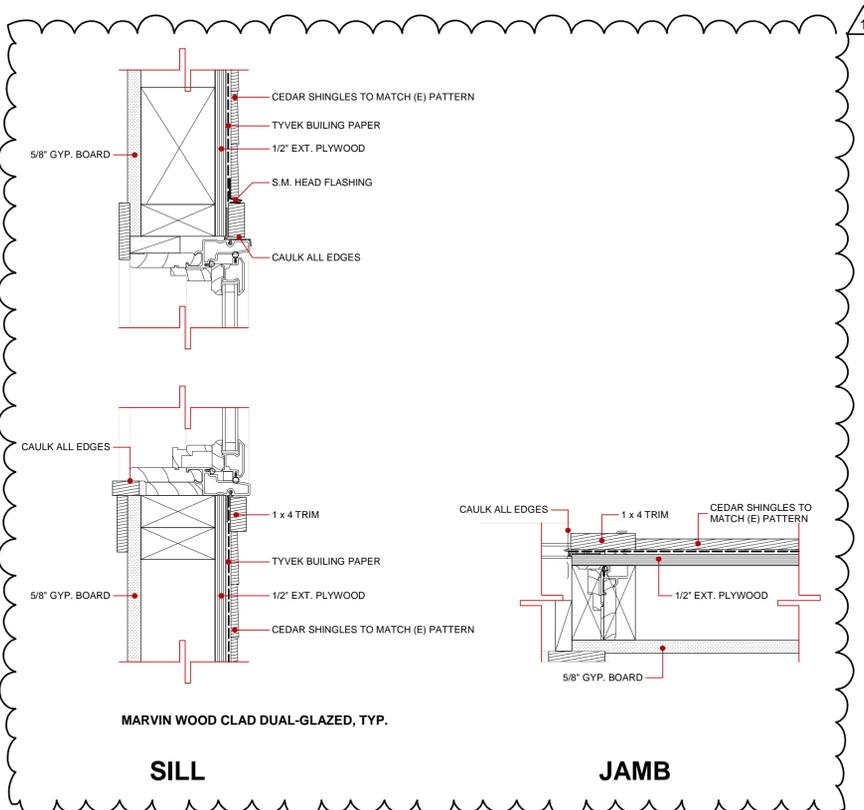
A-8



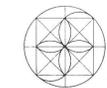
1 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 WINDOW DETAILS
SCALE: 3/8" = 1'-0"



JAMES G STAVOY
ARCHITECT
AIA

679 Sanchez Street
San Francisco, California
94114
415-553-8696

McDONOUGH RESIDENCE
133 17TH AVENUE
SAN FRANCISCO, CA 94118
APN: 13777008

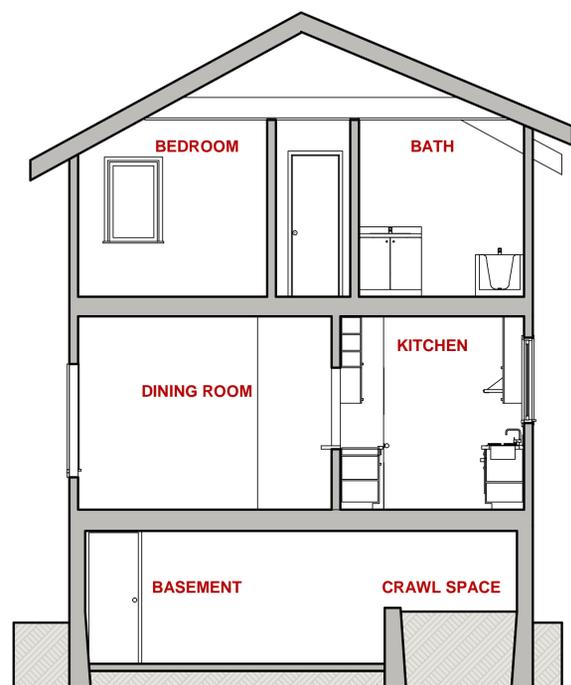
**PROPOSED
SECTIONS**

DATE
01.03.2013

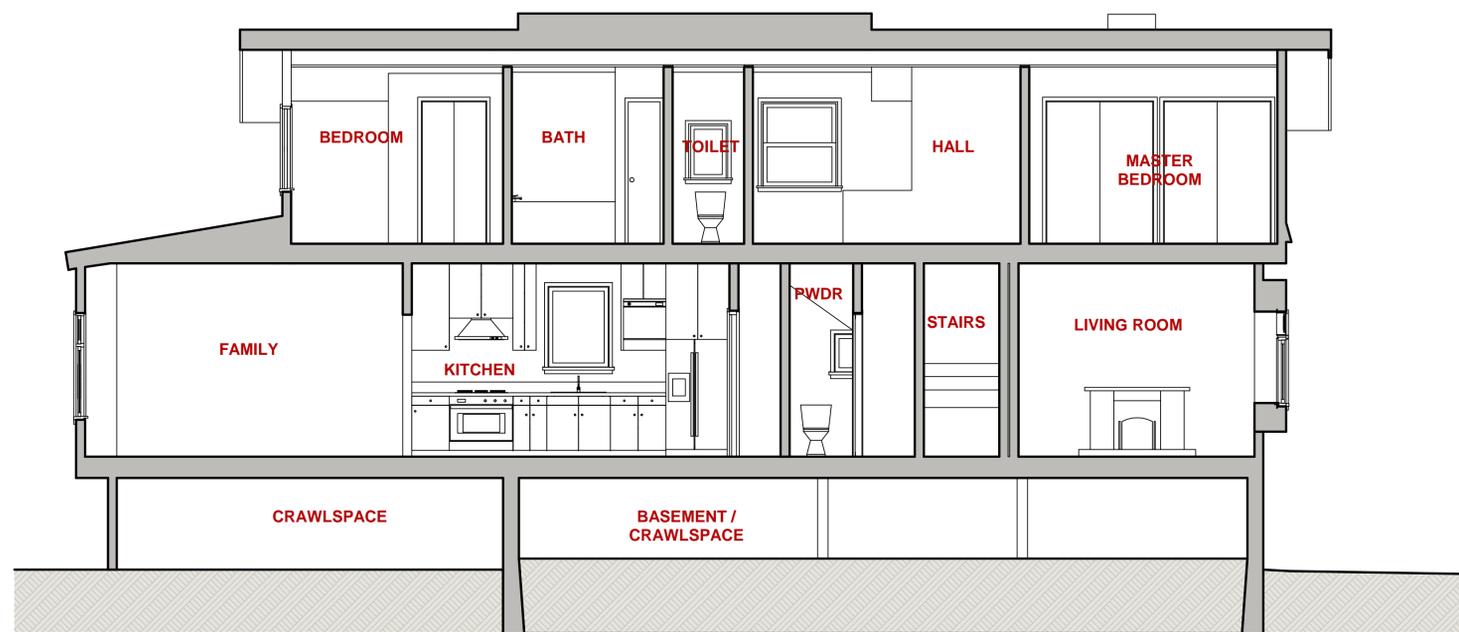
ISSUE
PRE-APPLICATION MEETING

№

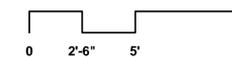
A-9



1 PROPOSED NORTH - SOUTH SECTION
SCALE: 1/4" = 1'-0"



2 PROPOSED EAST - WEST SECTION
SCALE: 1/4" = 1'-0"



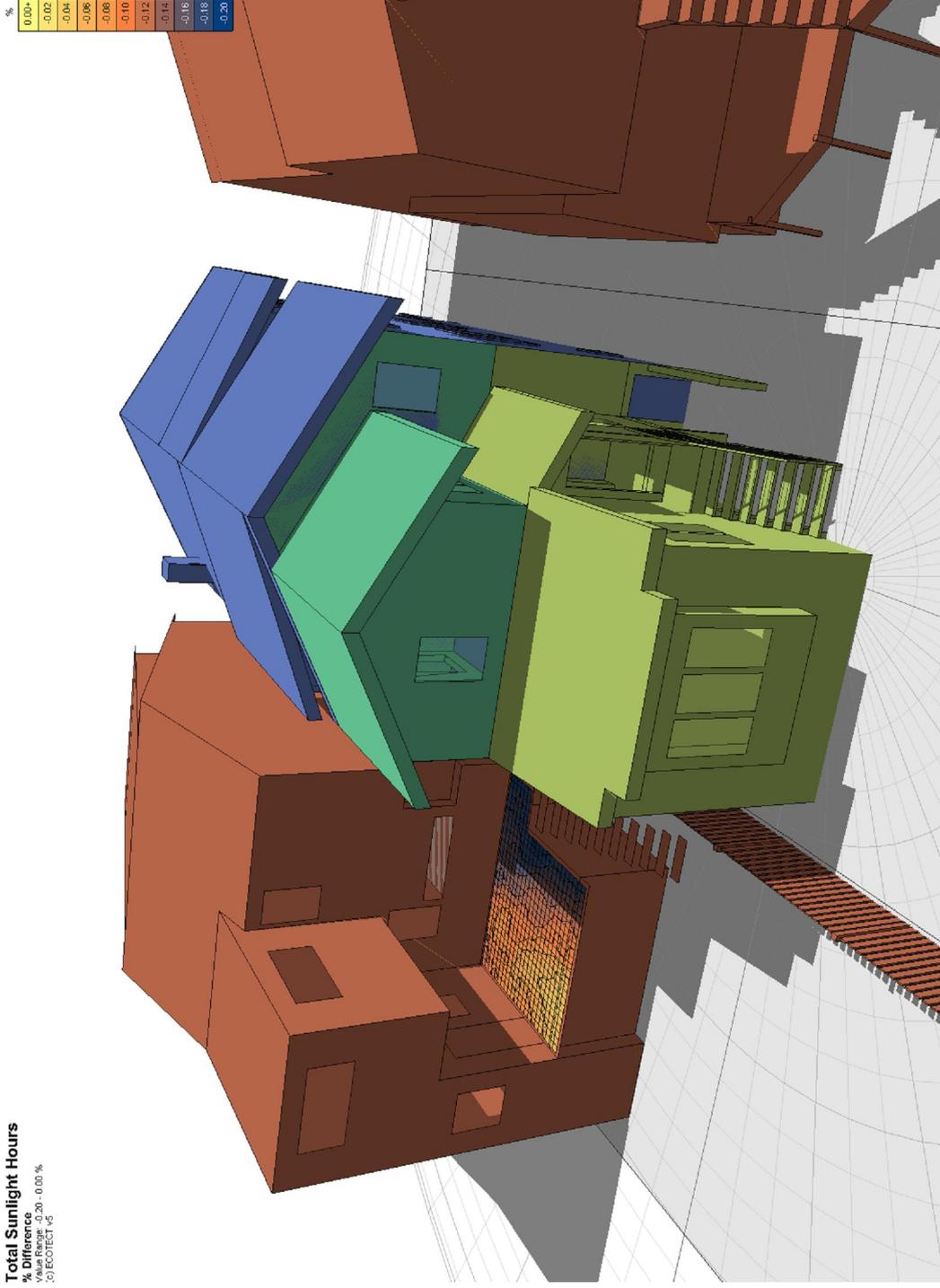
SHADING STUDY

133 17TH AVENUE

JULY 2013

Total Sunlight Hours

% Difference
Value: 0.20, 0.00 %
© ECOTECT v5



EXISTING CONDITIONS



BACK PORCH OF 133 17TH AVENUE

EXISTING CONDITIONS



DECK OF 129 17TH AVENUE

DECEMBER 21ST 09:00
EXISTING CONDITIONS



DECEMBER 21ST 09:00

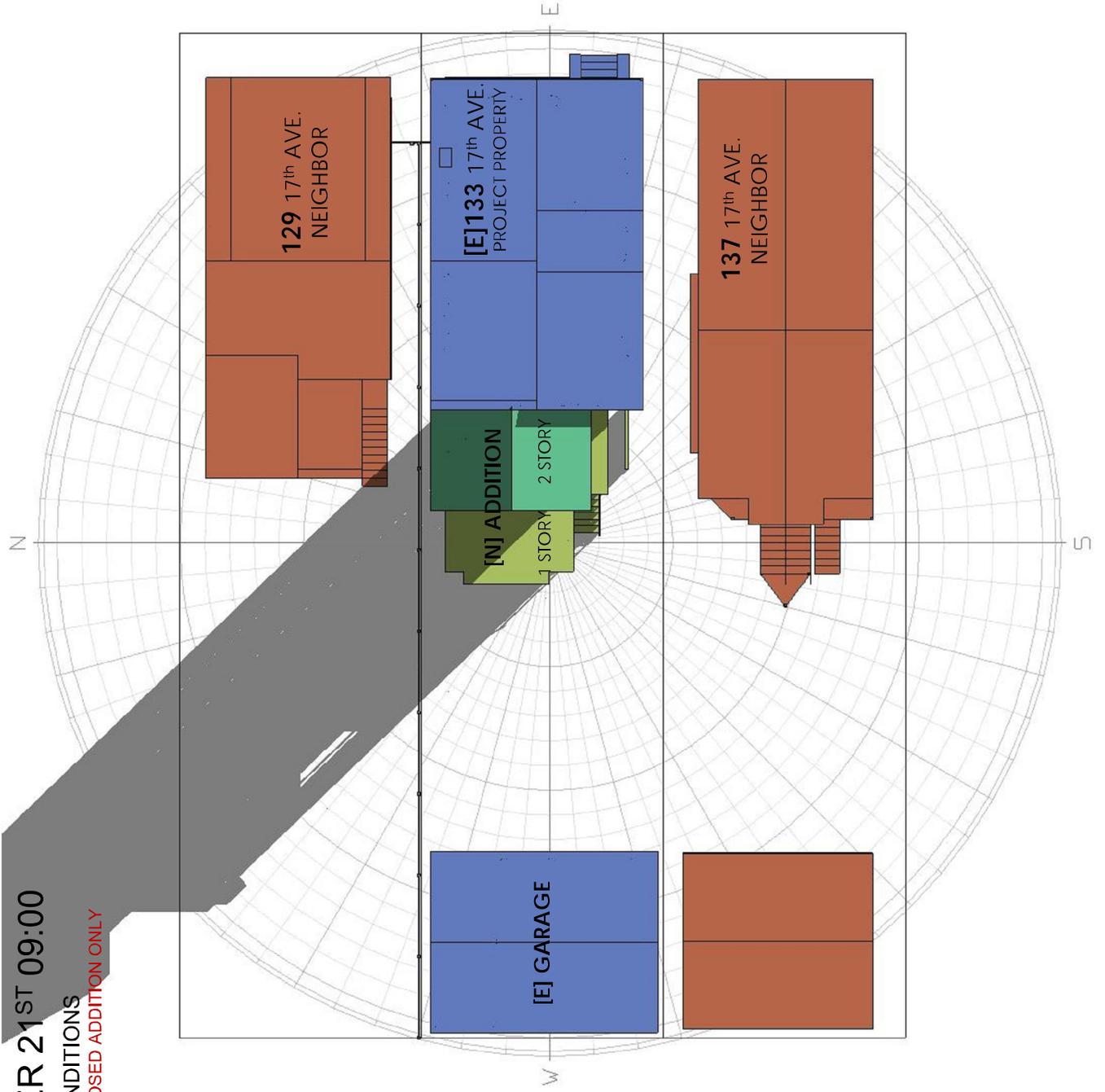
PROPOSED CONDITIONS



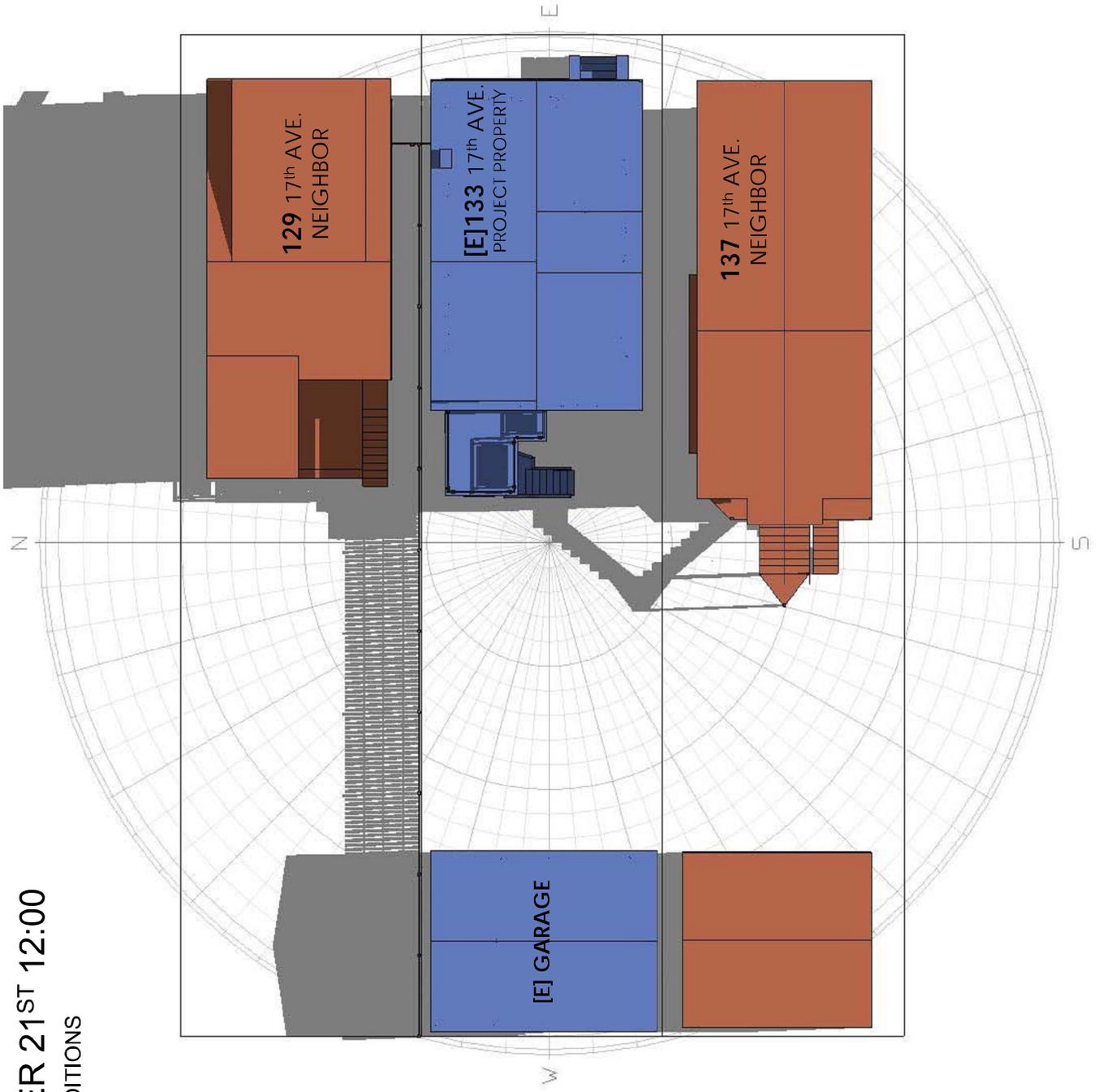
DECEMBER 21ST 09:00

PROPOSED CONDITIONS

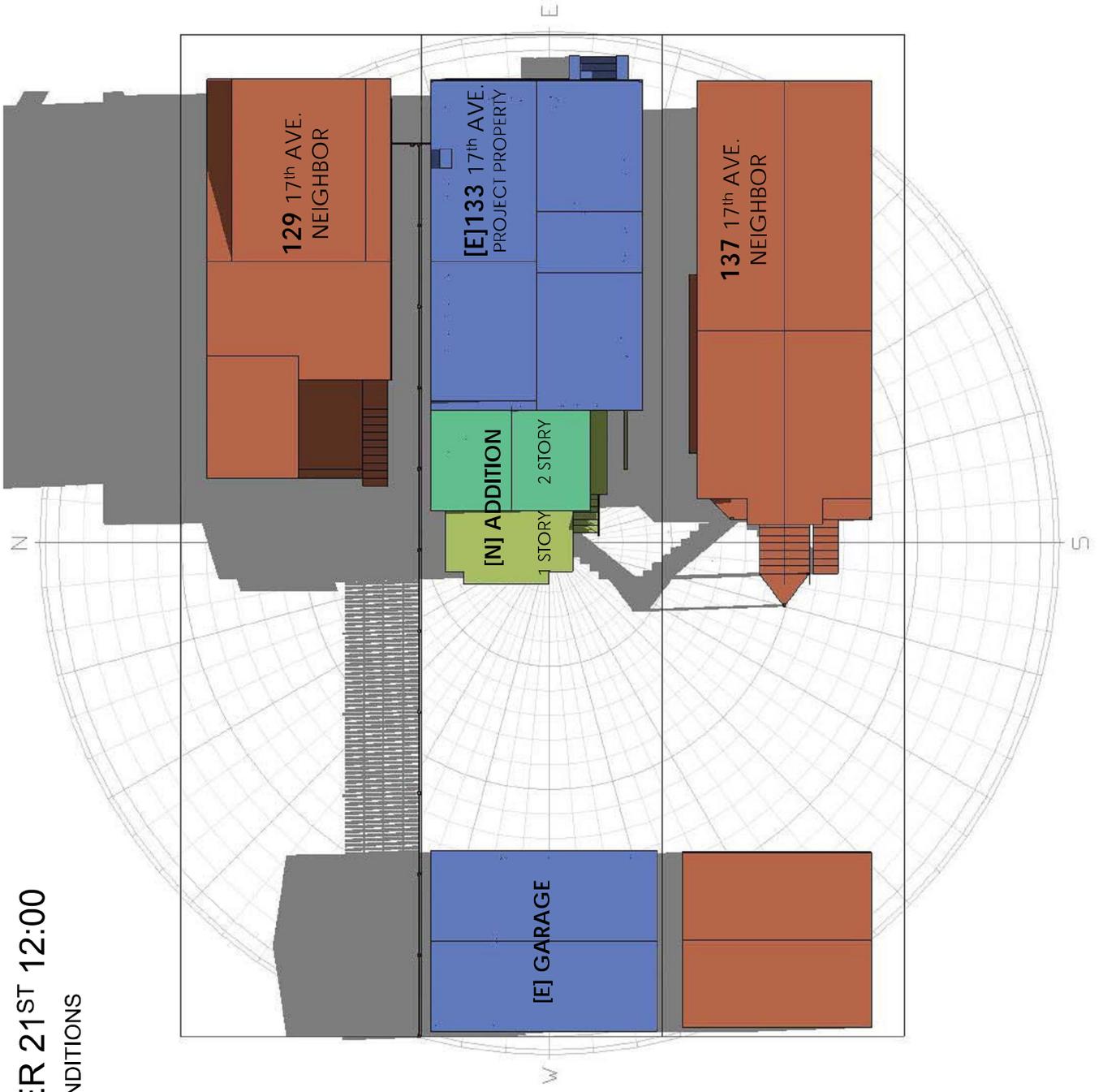
SHADOW OF PROPOSED ADDITION ONLY



DECEMBER 21ST 12:00
EXISTING CONDITIONS



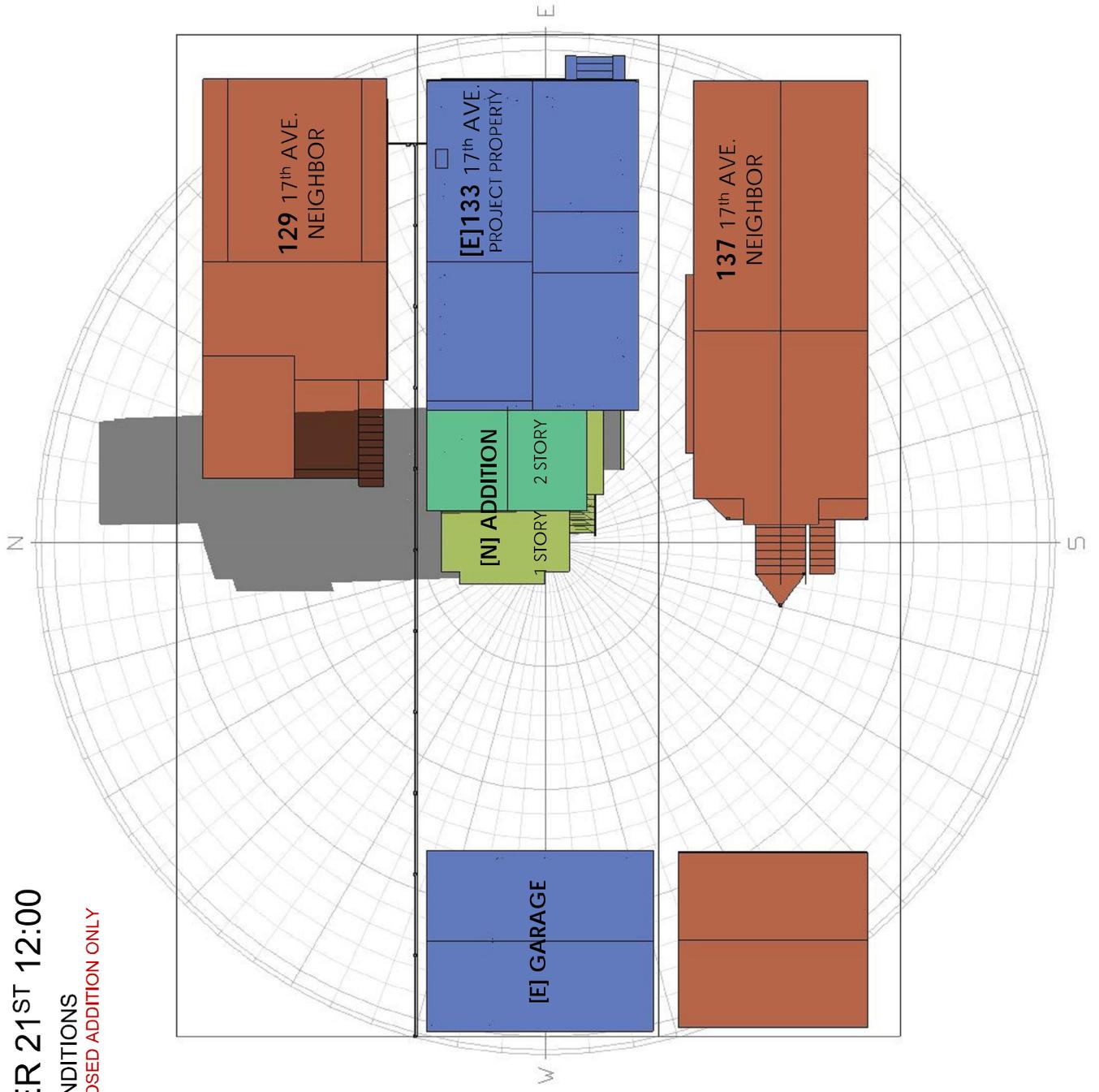
DECEMBER 21ST 12:00
PROPOSED CONDITIONS



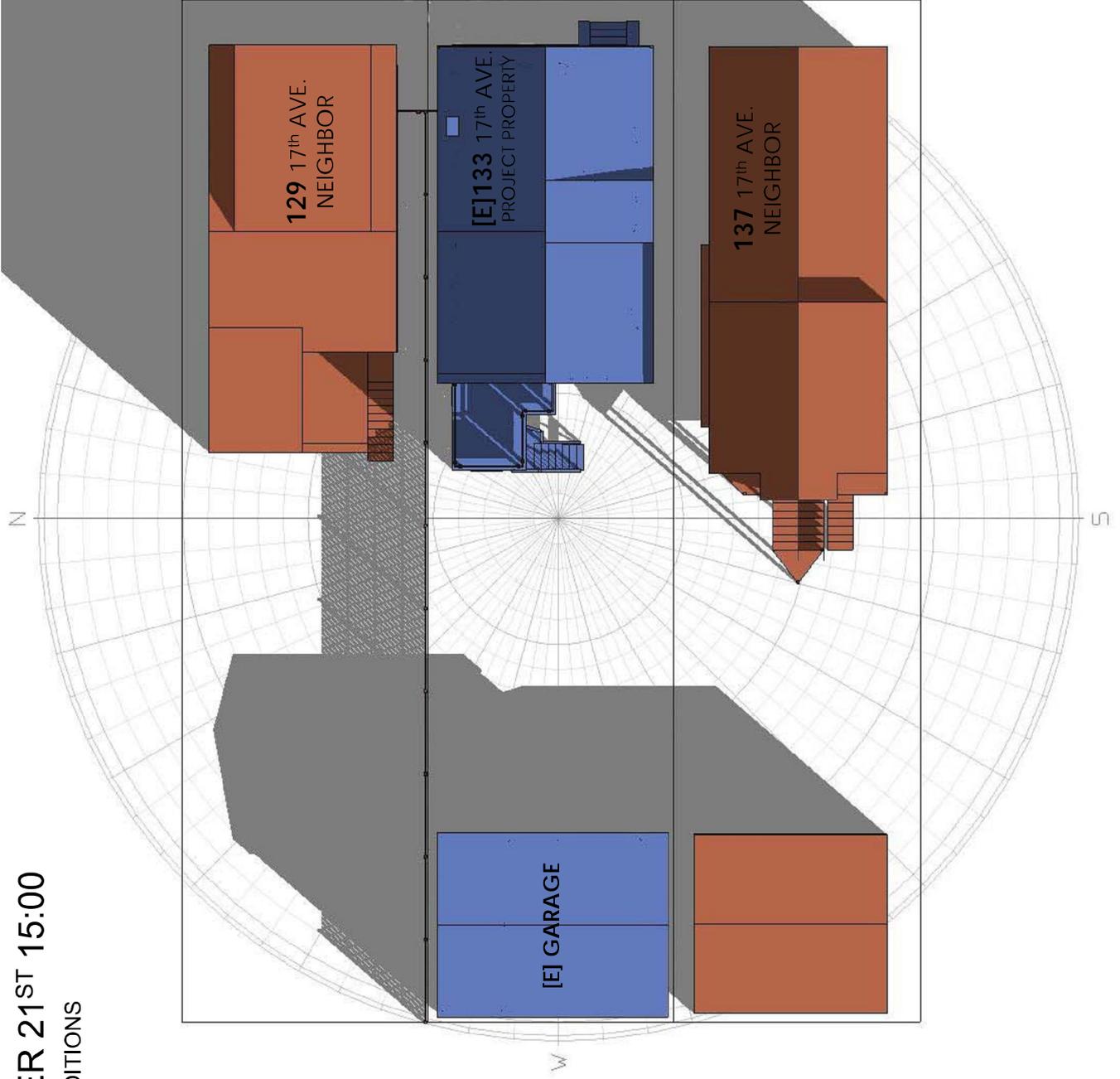
DECEMBER 21ST 12:00

PROPOSED CONDITIONS

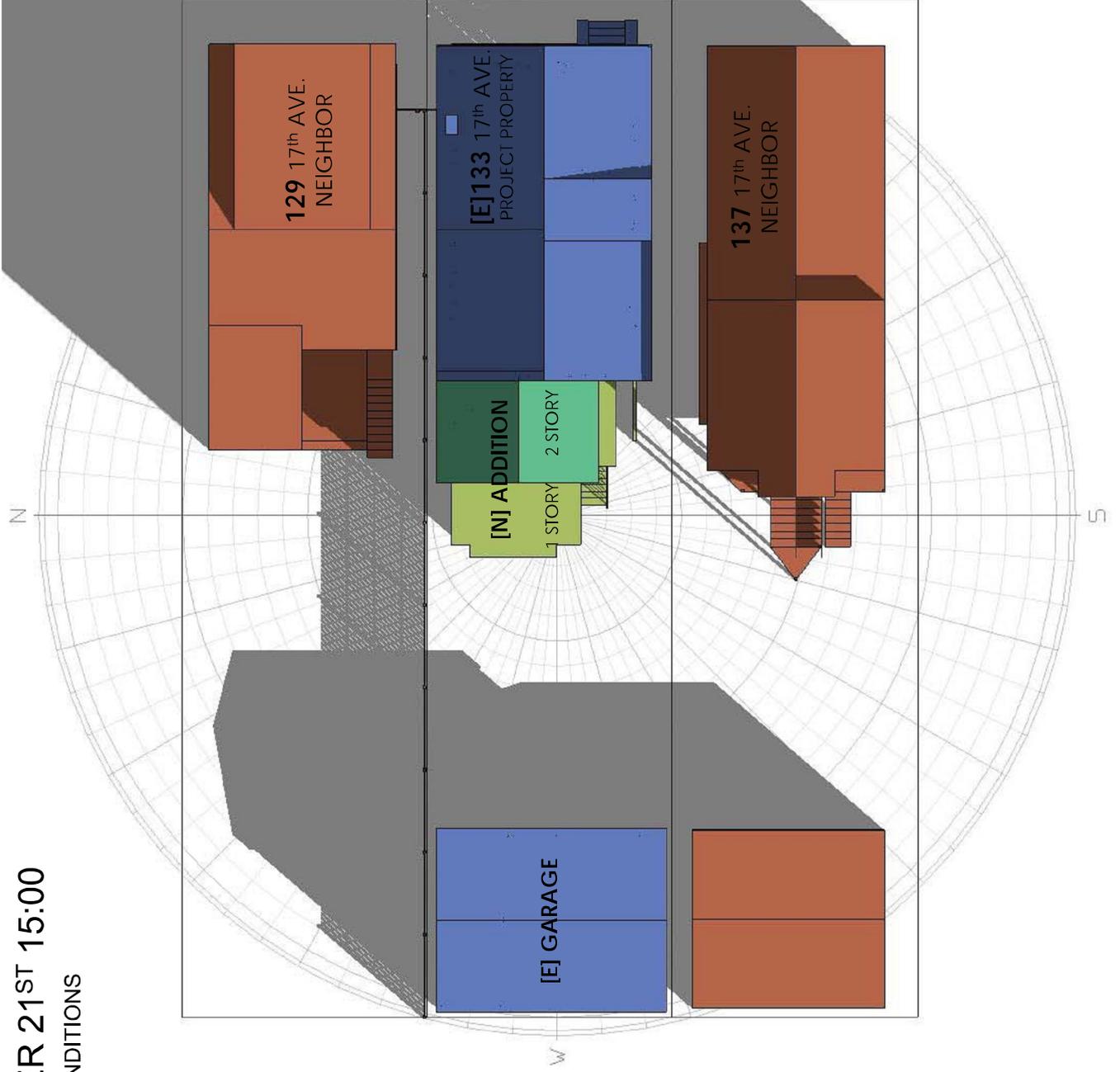
SHADOW OF PROPOSED ADDITION ONLY



DECEMBER 21ST 15:00
EXISTING CONDITIONS



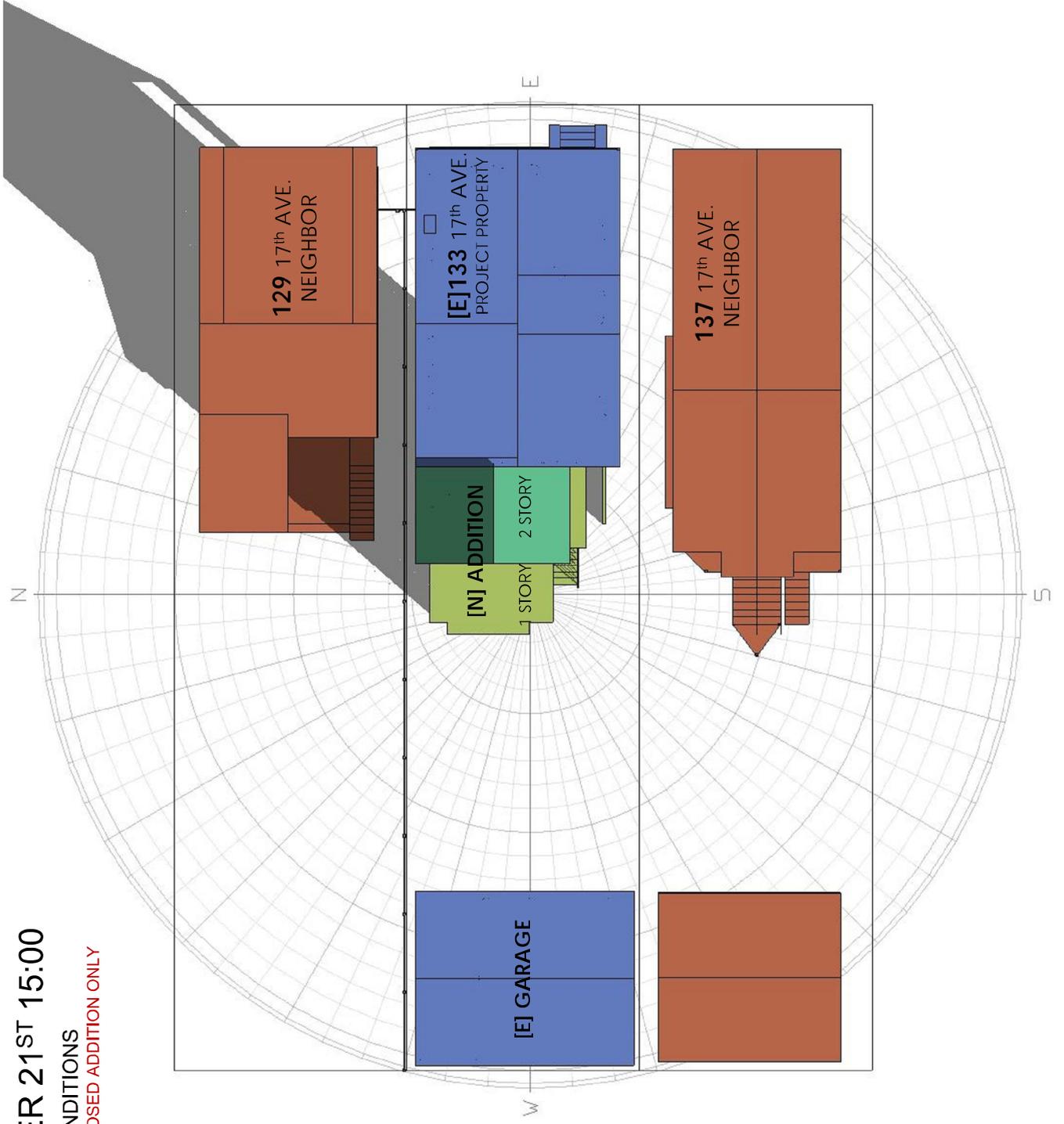
DECEMBER 21ST 15:00
PROPOSED CONDITIONS



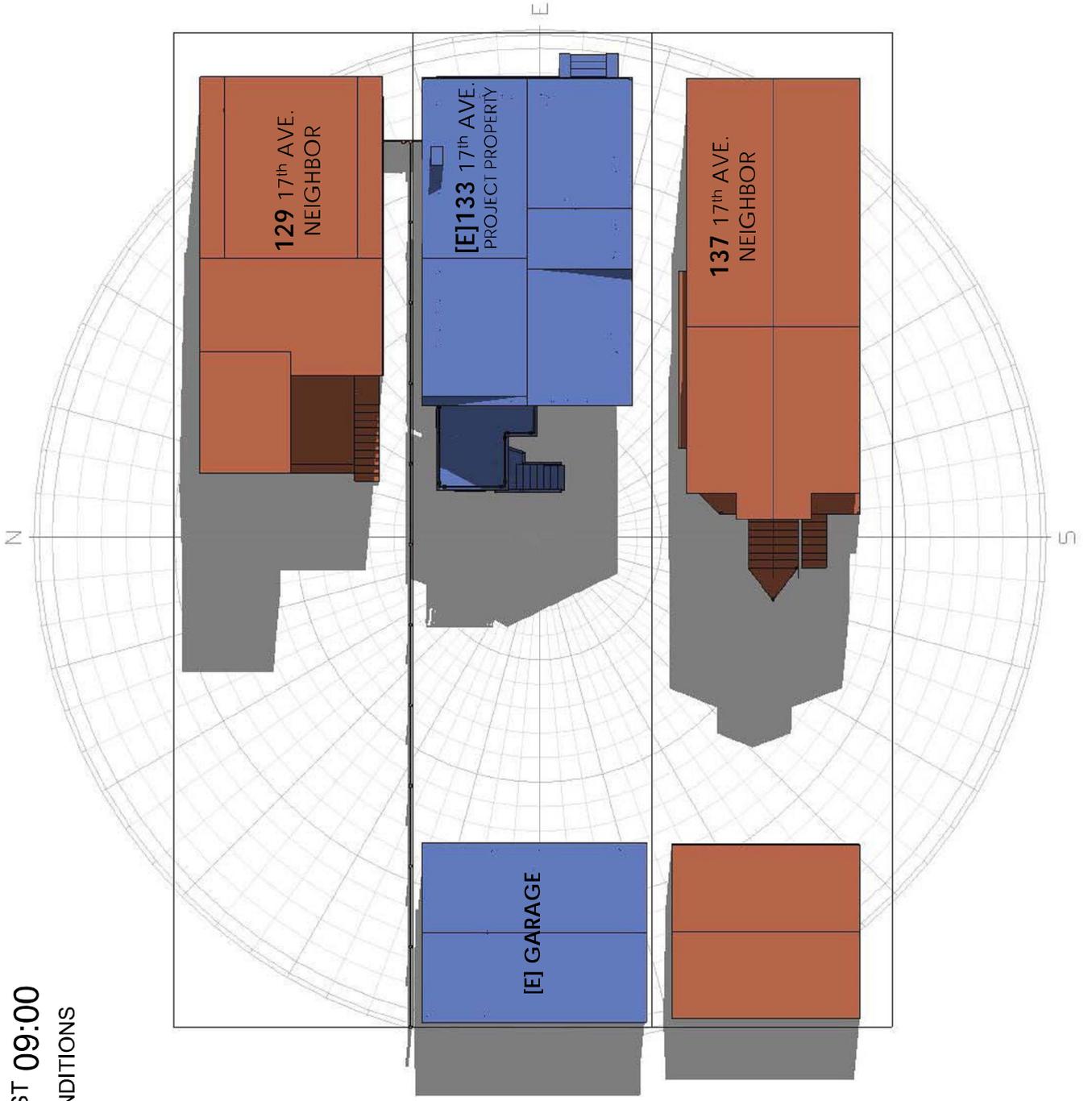
DECEMBER 21ST 15:00

PROPOSED CONDITIONS

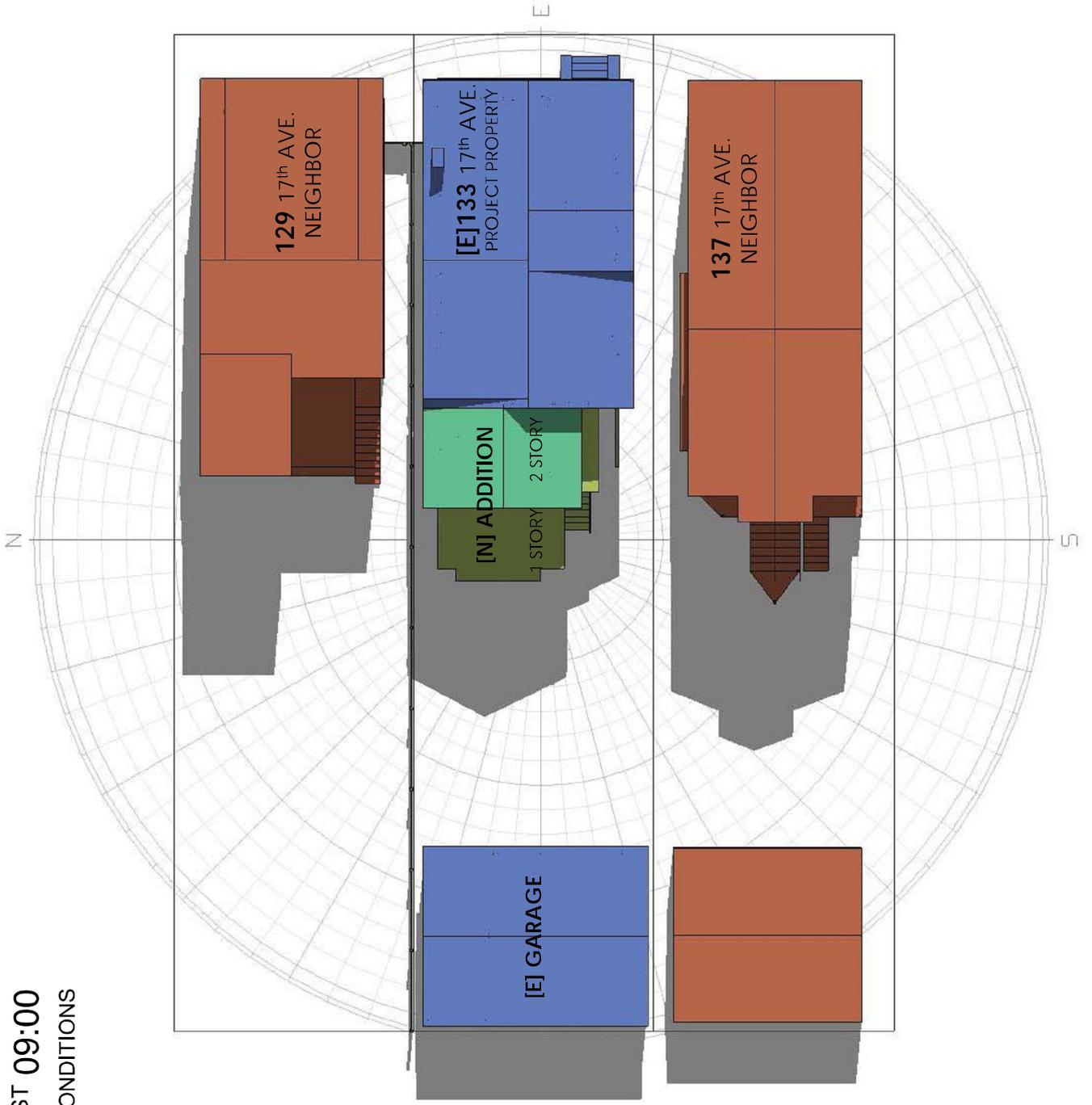
SHADOW OF PROPOSED ADDITION ONLY



JUNE 21ST 09:00
EXISTING CONDITIONS



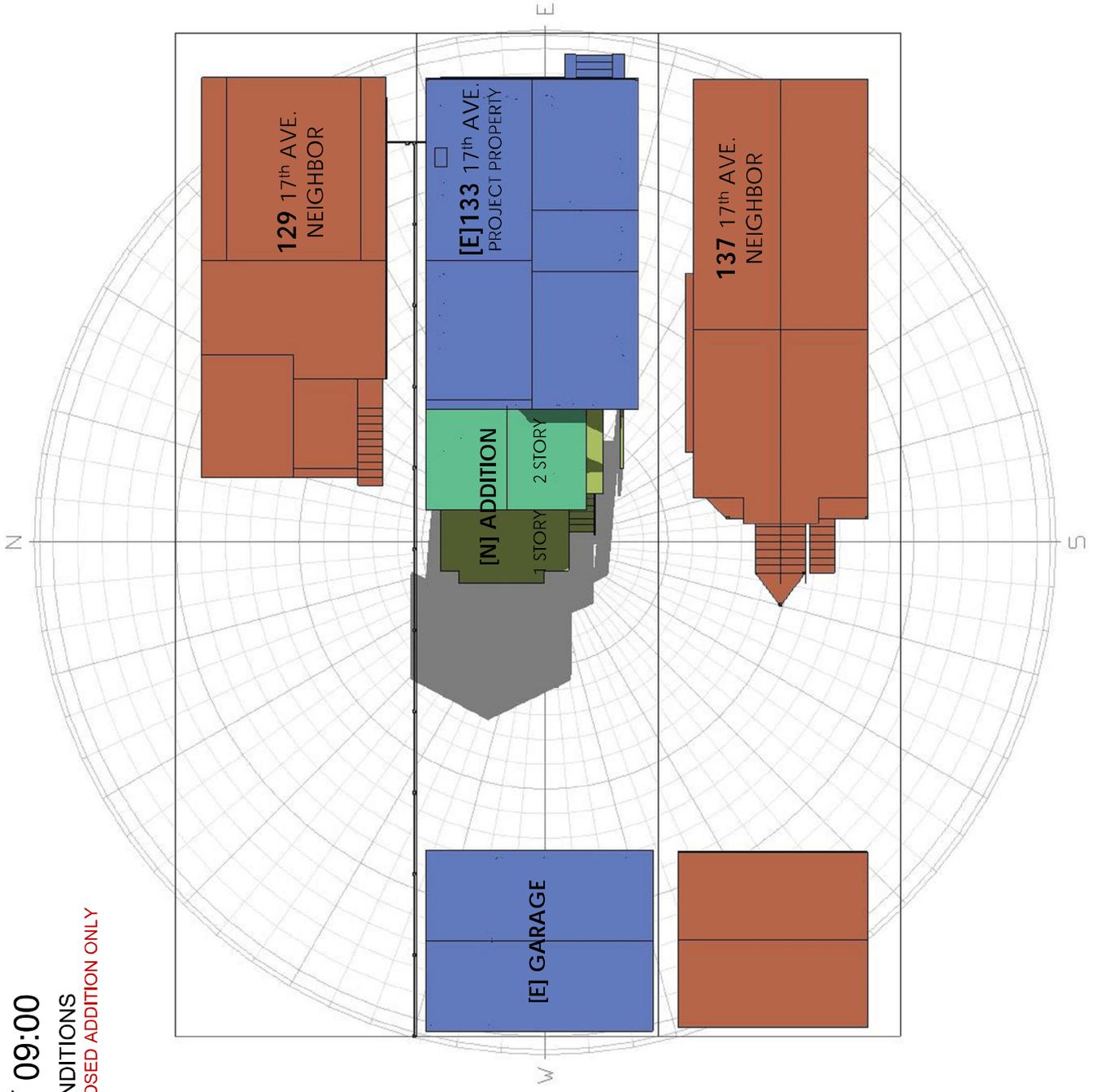
JUNE 21ST 09:00
PROPOSED CONDITIONS



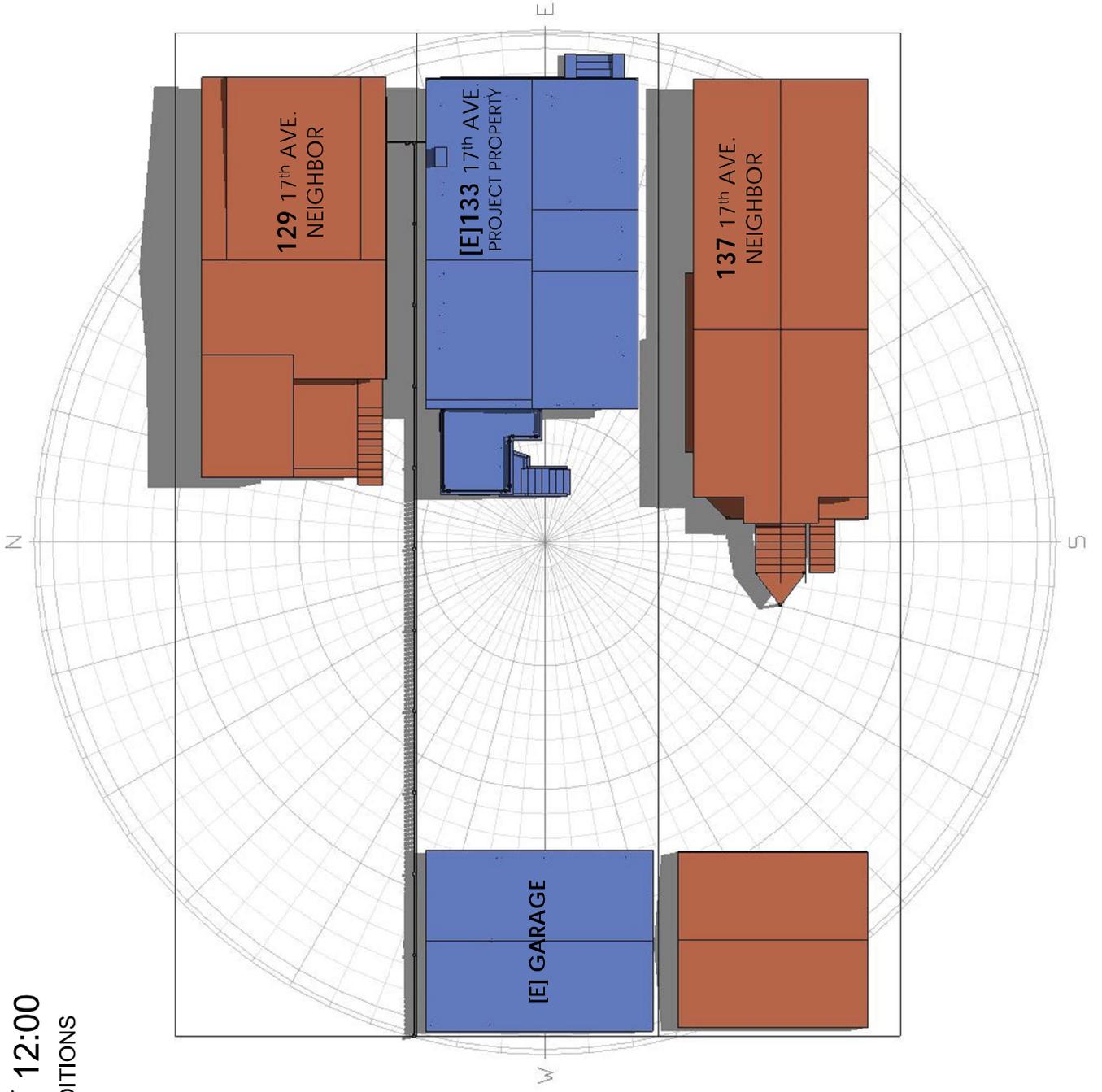
JUNE 21ST 09:00

PROPOSED CONDITIONS

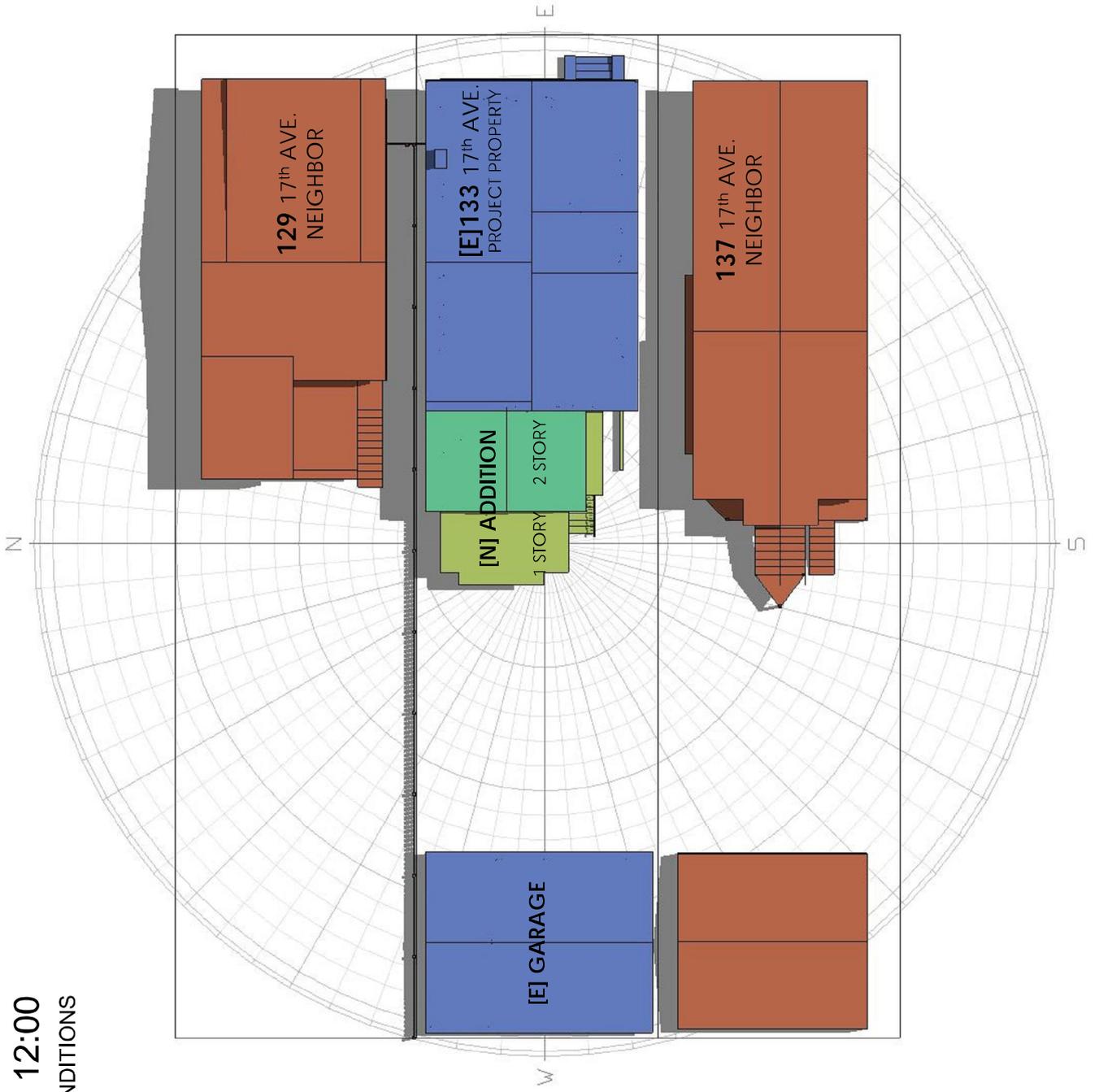
SHADOW OF PROPOSED ADDITION ONLY



JUNE 21ST 12:00
EXISTING CONDITIONS



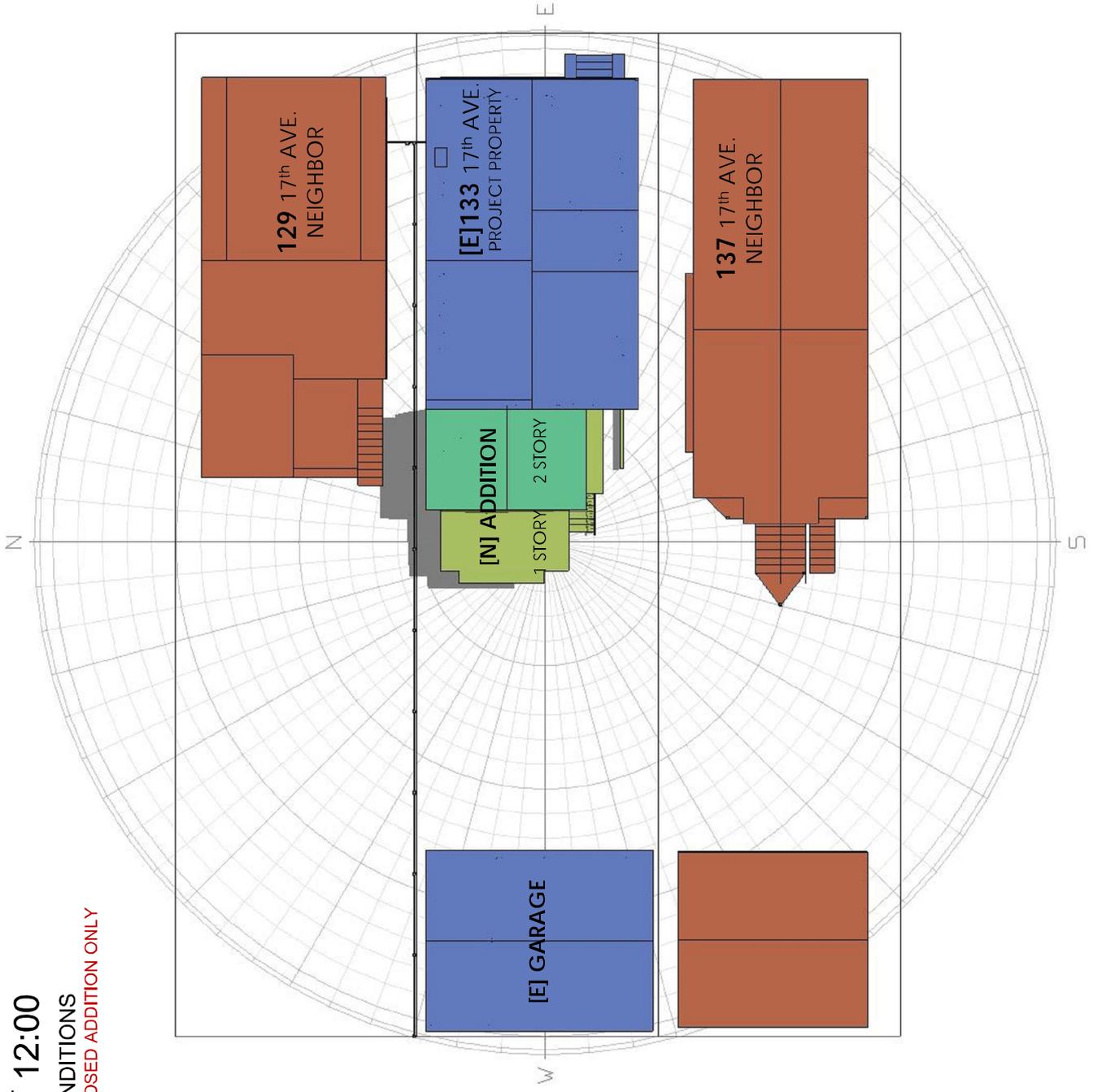
JUNE 21ST 12:00
PROPOSED CONDITIONS



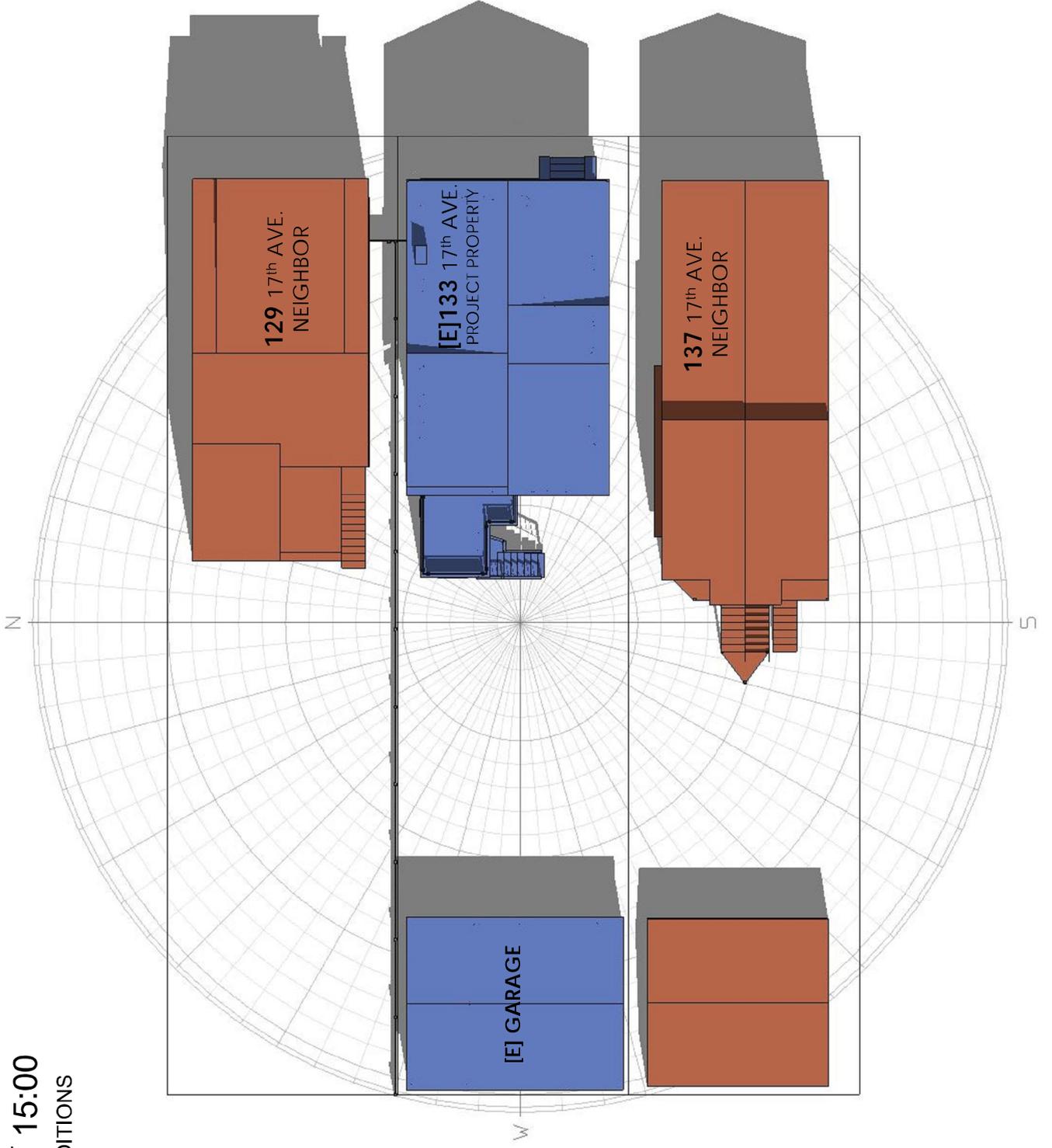
JUNE 21ST 12:00

PROPOSED CONDITIONS

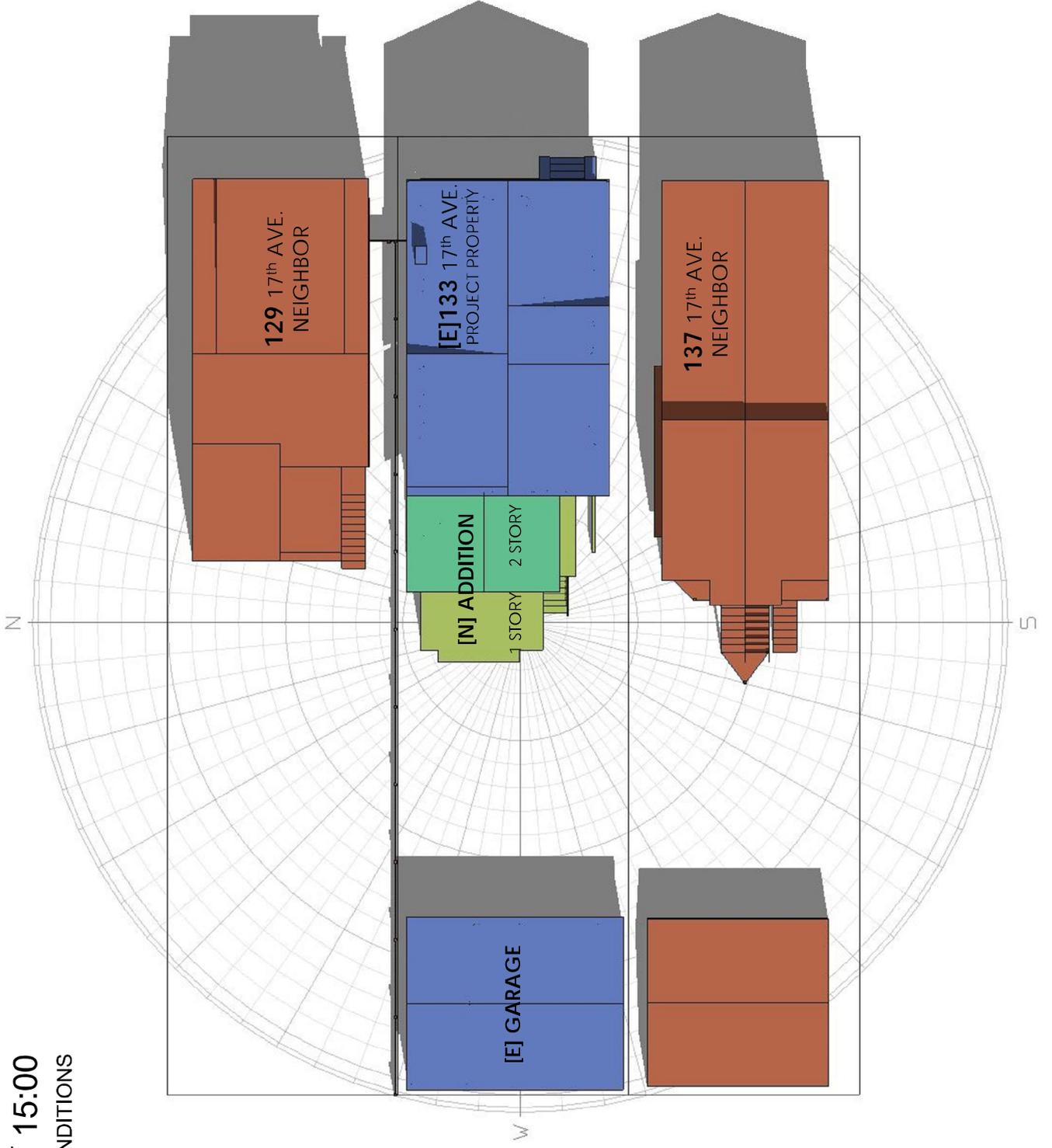
SHADOW OF PROPOSED ADDITION ONLY



JUNE 21ST 15:00
EXISTING CONDITIONS



JUNE 21ST 15:00
PROPOSED CONDITIONS



JUNE 21ST 15:00

PROPOSED CONDITIONS

SHADOW OF PROPOSED ADDITION ONLY

