



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Full Analysis

HEARING DATE APRIL 24, 2014

Date: April 17, 2014
Case No.: 2013.1009D
Project Address: 1257 ULLOA STREET
Permit Application: 2011.03.08.1595
Zoning: RH-1 (Residential House, One-Family)
40-X Height and Bulk District
Block/Lot: 2414/010
Project Sponsor: Alan K. Toma
2388 35th Avenue, Suite 200
San Francisco, CA 94116
Staff Contact: Doug Vu – (415) 575-9120
Doug.Vu@sfgov.org
Recommendation: **Take DR and approve the project with recommended modifications.**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposal is to construct an eleven-foot six-inch deep new basement level at the rear of the building, a seven-foot rear horizontal addition at the first story, and a 50-foot deep new third floor that is set back nine feet from face of the existing two-story, single-family dwelling. The project also includes the construction of rear decks at all levels and a deck in front of the new third floor. The proposed expansion will accommodate an additional off-street parking space at the first story and a new bedroom, full bath, office, exercise room, walk-in closet, elevator, and second family room at the third floor.

SITE DESCRIPTION AND PRESENT USE

The subject property is a 2,500 square foot rectangular lot that measures 25 feet wide by 100 feet deep, slopes gradually downward towards the rear of the property, and is improved with a two-story, stucco clad single-family dwelling designed in the Contractor Modern or Vernacular Modern style constructed in 1948. The existing 2,520 square foot building measures approximately 55.5-foot deep, has a gated tunnel entrance and garage at the first story, and a second story that projects two feet beyond the floor below above the garage. The building is topped with a sloped false-front roof and a front facing gable on the left side. On the right side of the second floor exists a balcony with diagonal wood railing. Permit records indicate the two bedrooms and bath at the rear of the first floor were added in 1988, and another bedroom was added in 1999.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is situated on the south side of Ulloa Street between 14th and Forest Side Avenues, and is located in the West of Twin Peaks neighborhood approximately four blocks west of the West Portal

Muni Station. An NC-2 (Neighborhood Commercial, Small Scale) District along Taraval Street is located approximately 600 feet to the north, and the West Portal Neighborhood Commercial District approximately 800 feet to the south of the property. The surrounding blocks are zoned either RH-1 (Residential House, One-Family) or RH-1(D) (Residential House, One-Family Detached) and are developed with single-family residences that were primarily constructed during the 1920s, with a few infill projects completed in the 1950s and 1960s. With the exception of the corner properties at 1269 and 1291 Ulloa Street, all the remaining properties along the south face of the block are improved with one or two-story dwellings that the subject property is located between.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	April 14, 2014	April 14, 2014	10 days
Mailed Notice	10 days	April 14, 2014	April 11, 2014	13 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	-	1	-
Other neighbors on the block or directly across the street	-	2	-
Neighborhood groups	-	-	-

The Department has received one letter in opposition from a property owner on the block, stating his concern about the project’s height, reduction in mid-block open space, impact to his property’s afternoon light, and overall impact on neighborhood density. Staff has also met with the adjacent owners of 1263 Ulloa Street, who expressed concern regarding the height and depth of the vertical and horizontal addition, respectively, and its impact on their access to afternoon light.

DR REQUESTOR

Planning Staff has initiated a Discretionary Review.

DR REQUESTOR’S CONCERNS

The Department’s concerns about this project and rationale for initiating a DR pertain to the proposal’s inconsistency with the Residential Design Guidelines. Specifically, the proposed third story is set back only nine feet from the front building wall and does not comply with Guideline IV, which addresses building scale and form and requires the height and depth of the building to be compatible with the existing building scale at the street.

ALTERNATIVES AND CHANGES PROPOSED BY THE DR REQUESTOR

The Department recommends that the Planning Commission exercise Discretionary Review and approve the project subject to the Department's recommendation to provide a minimum fifteen foot setback for the proposed third story from the front wall of the existing building.

PROJECT SPONSOR'S RESPONSE

The following statements are from the attached Project Sponsor's Response to Discretionary Review:

The proposed addition is being set back ten feet behind a very tall roof that conceals 2/3s of its height revealing only 3 feet. It is not greatly taller than the neighbors and does NOT stand out.

The planning department request is unreasonable because it will reduce the amount of floor area of the addition and will increase the cost per square foot. Forcing this setback will set a bad precedent for the neighborhood which has many 3 story homes that do not have such a setback. This setback will reduce the value of all future neighbors who plan on doing 3rd story additions.

Because the proposed 10 feet setback does not adversely affect the immediate neighbors or the West Portal neighborhood there is not a proposed alternative. The owners have tried to meet the requirements of Chap. 4 of the RDG and hopes the commission will understand and allow the generous 10 feet of the proposed setback.

PROJECT ANALYSIS

The subject block includes eight properties along the south side of Ulloa Street between 14th and Forest Side Avenues. The two westernmost properties (1269 and 1291 Ulloa) at the intersection of 14th Avenue are improved with a townhouse style, two-family dwelling that is three stories in height and constructed in 1980. The five mid-block properties to the east, including the subject property, are all improved with two-story, single-family homes that have similar envelopes at the street level and constructed between 1939 and 1948. The easternmost property contains a one-story, single-family dwelling constructed in 1923. The last property on this block has only secondary frontage and faces Forest Side Avenue.

Since the interior properties on the south side of this block form a consistent two-story street wall, it is the Department's opinion that the proposed vertical addition of a third story that only provides a nine foot setback from the building's front wall will have a negative impact on the building scale at the street, especially because the subject property is sited between this grouping of buildings. The Department's recommendation of a minimum fifteen foot set back from the front wall will minimize the new massing's visibility from the street and make it subordinate to the building's primary façade. Doing so will maintain the predominant two story street wall along the south side of Ulloa Street and complement the other buildings on the block

The project proposes to add approximately 2,304 square feet of floor area to the existing 2,520 square foot residence, an increase of 91% for a total of 4,824 square feet. With the addition of a new story, the building will increase in height from eighteen feet to 27 feet. Although the Department is sensitive to the needs of a growing and/or extended family, the bulk and size of the addition is uncharacteristically large for the subject block. The Department believes the recommended fifteen foot setback for the third floor

would result in a minimal reduction of approximately 150 square feet of gross floor area, yet still provide for a generous 4,674 square foot residence.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt from environmental review, pursuant to CEQA Guideline Section 15301(e) – Existing Facilities: Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet.

BASIS FOR RECOMMENDATION

The Planning Department believes the project does not have exceptional or extraordinary circumstances for the following reasons:

- The subject property’s neighborhood context includes an existing pattern of two-story buildings along the south face of Ulloa Street, and the proposed project is not consistent with the Residential Design Guidelines for building scale and form at the street.
- The Department’s recommendation to provide a fifteen foot setback for the third story would significantly minimize its visibility from the street and still provide for an additional 2,154 square feet of gross floor area, an increase of 85%.
- Neighborhood concerns about negative impacts and the preservation of the building scale at the street.

RECOMMENDATION: Take DR and approve the project with recommended changes.

Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Site Photo
Section 311 Notice
DR Application and Response dated August 1, 2013
Public Correspondence
Reduced Plans

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

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

Comments: The neighborhood character is mixed with one to three story structures that were constructed between 1923 and 1980.

SITE DESIGN (PAGES 11 - 21)

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

Comments: The project conforms to the Residential Design Guidelines because the addition has been designed to provide articulation to minimize light and privacy impacts to adjacent properties.

BUILDING SCALE AND FORM (PAGES 23 - 30)

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

Comments: The project does not conform to the Residential Design Guidelines because the proposed nine foot setback for the new third story will be highly visible at the primary façade and is not compatible with the existing two-story building scale at the street.

ARCHITECTURAL FEATURES (PAGES 31 - 41)

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

building elements?			
Are the dormers compatible with the architectural character of surrounding buildings?			X
Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?			X

Comments: The project's scope is limited to a rear horizontal and vertical addition whereas the existing entrance, garage, and other architectural features along the primary façade will not be altered. Therefore, these particular Residential Design Guidelines are not applicable to the project.

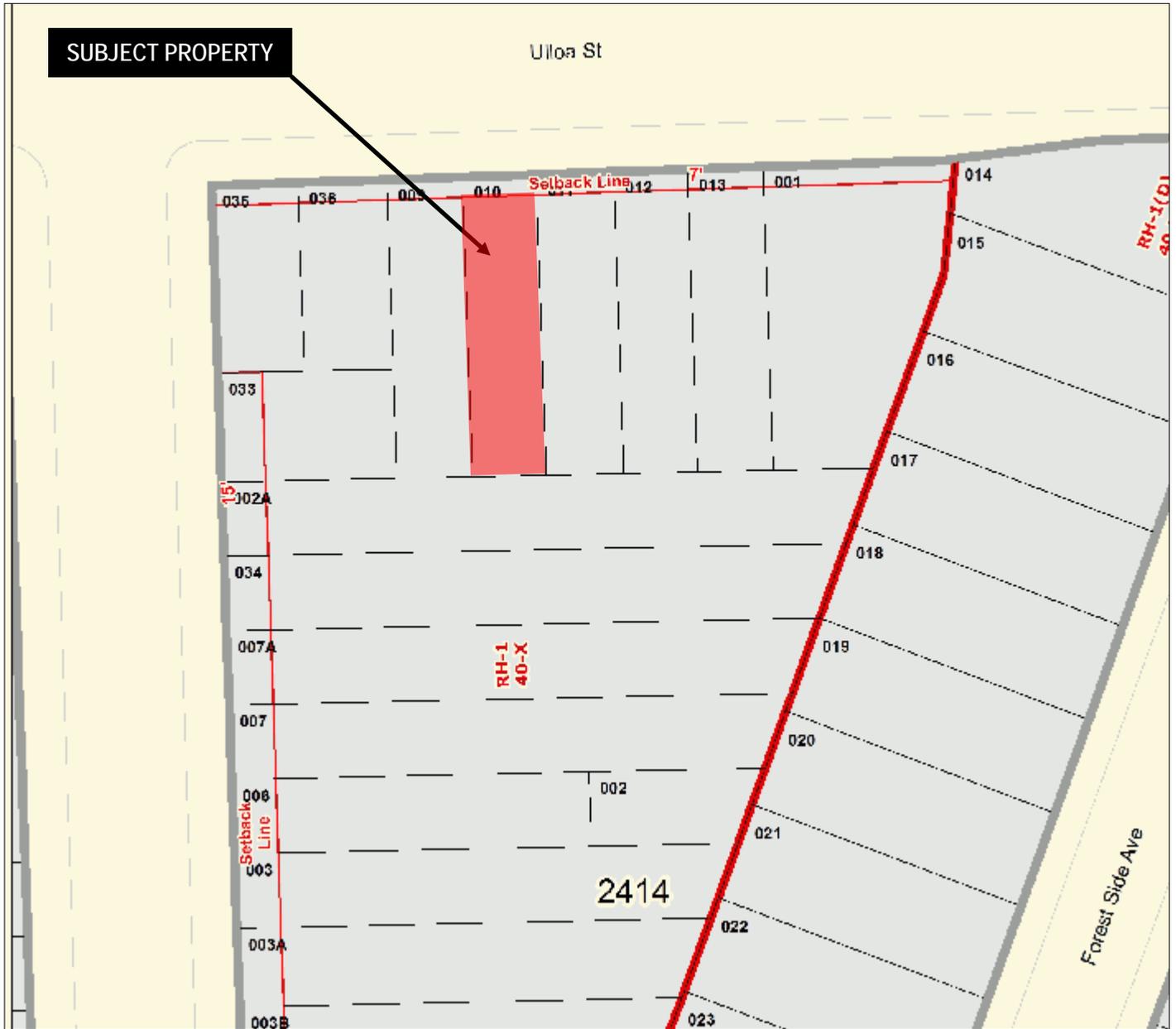
BUILDING DETAILS (PAGES 43 - 48)

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

Comments: The project conforms to the Residential Design Guidelines because the proportion, size and material of the windows relate to that of existing buildings in the neighborhood and contribute to the architectural character. The combination of stucco and high quality windows are compatible with those found on the existing building and in the surrounding area, and the exposed side walls are finished with textured and jointed stucco.

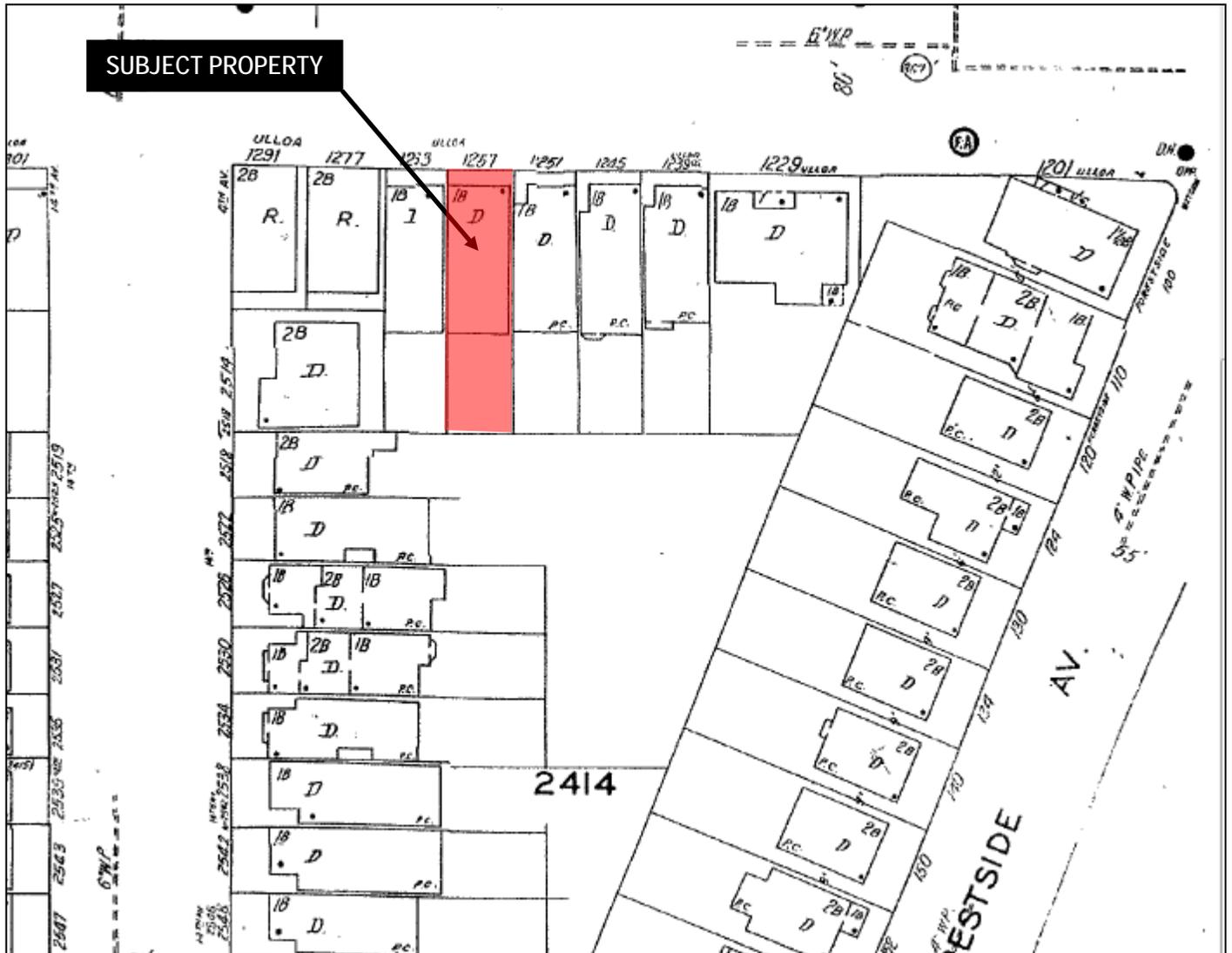
G:\Documents\DRs\1257 Ulloa Street_2013.1009D\Report\1257 Ulloa_Full Analysis .doc

Parcel Map



Discretionary Review Hearing
Case Number 2013.1009D
1257 Ulloa Street

Sanborn Map*

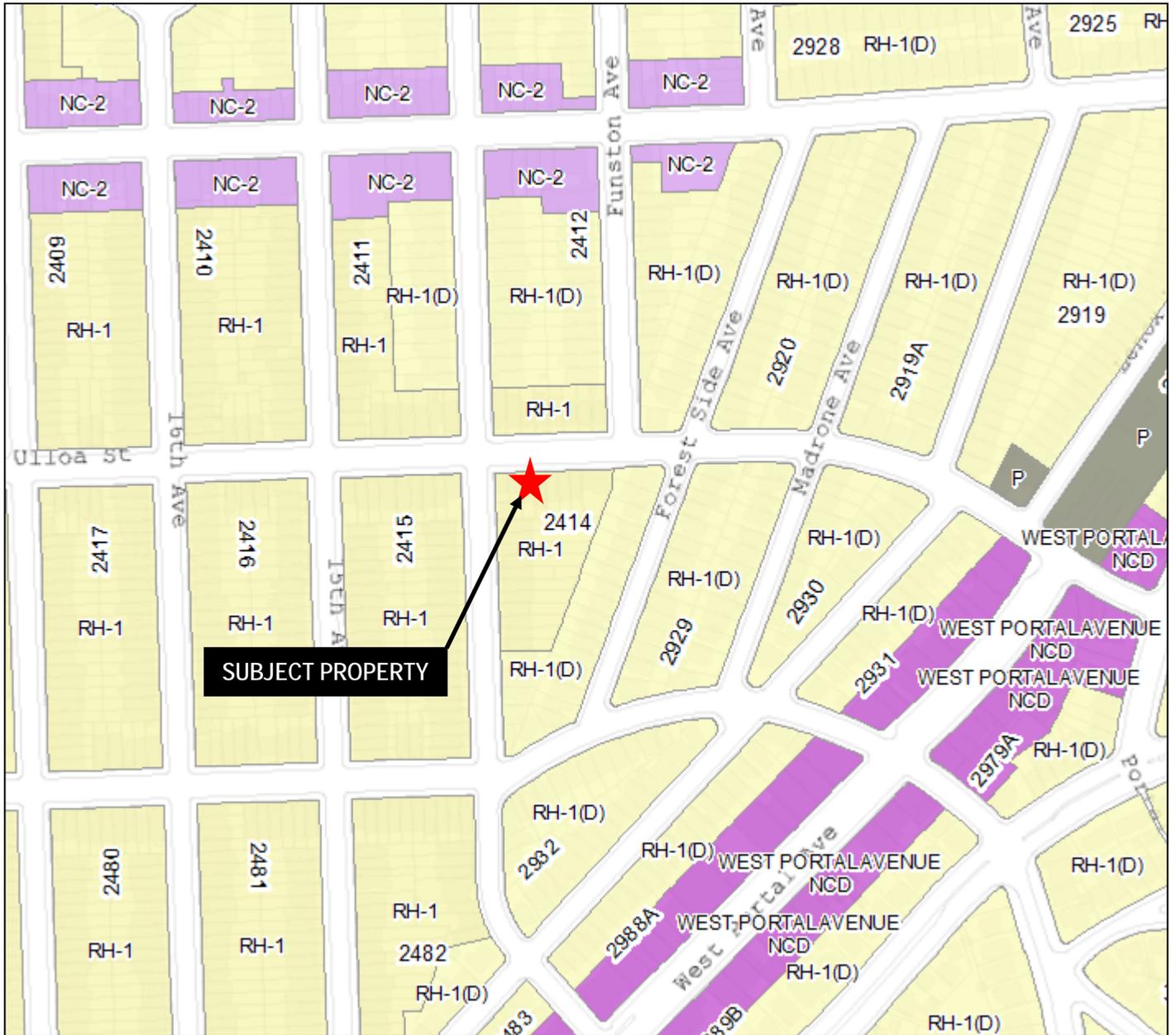


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing
Case Number 2013.1009D
1257 Ulloa Street

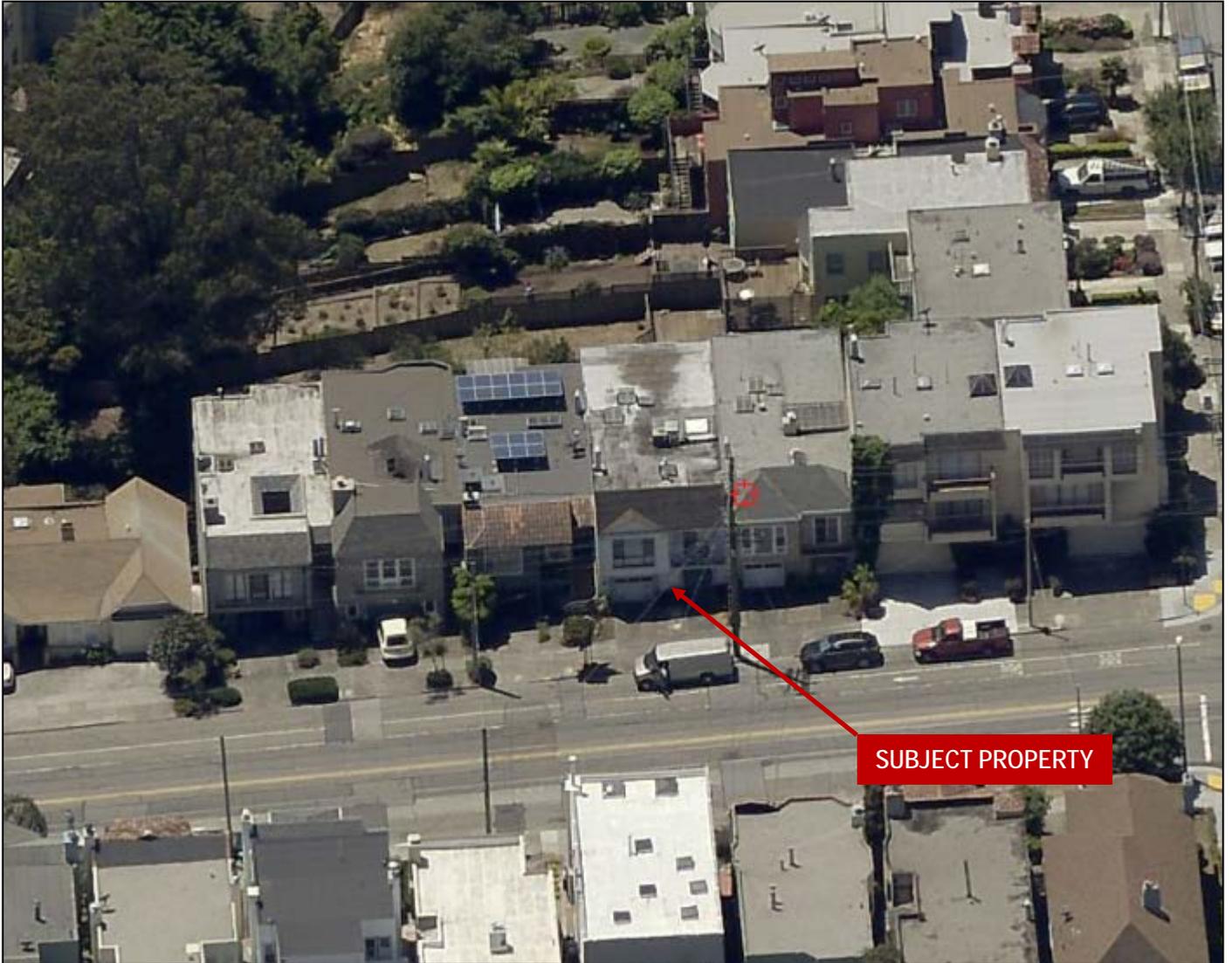
Zoning Map



Discretionary Review Hearing
Case Number 2013.1009D
1257 Ulloa Street

Aerial Photo

facing south



Discretionary Review Hearing
Case Number 2013.1009D
1257 Ulloa Street

Aerial Photo

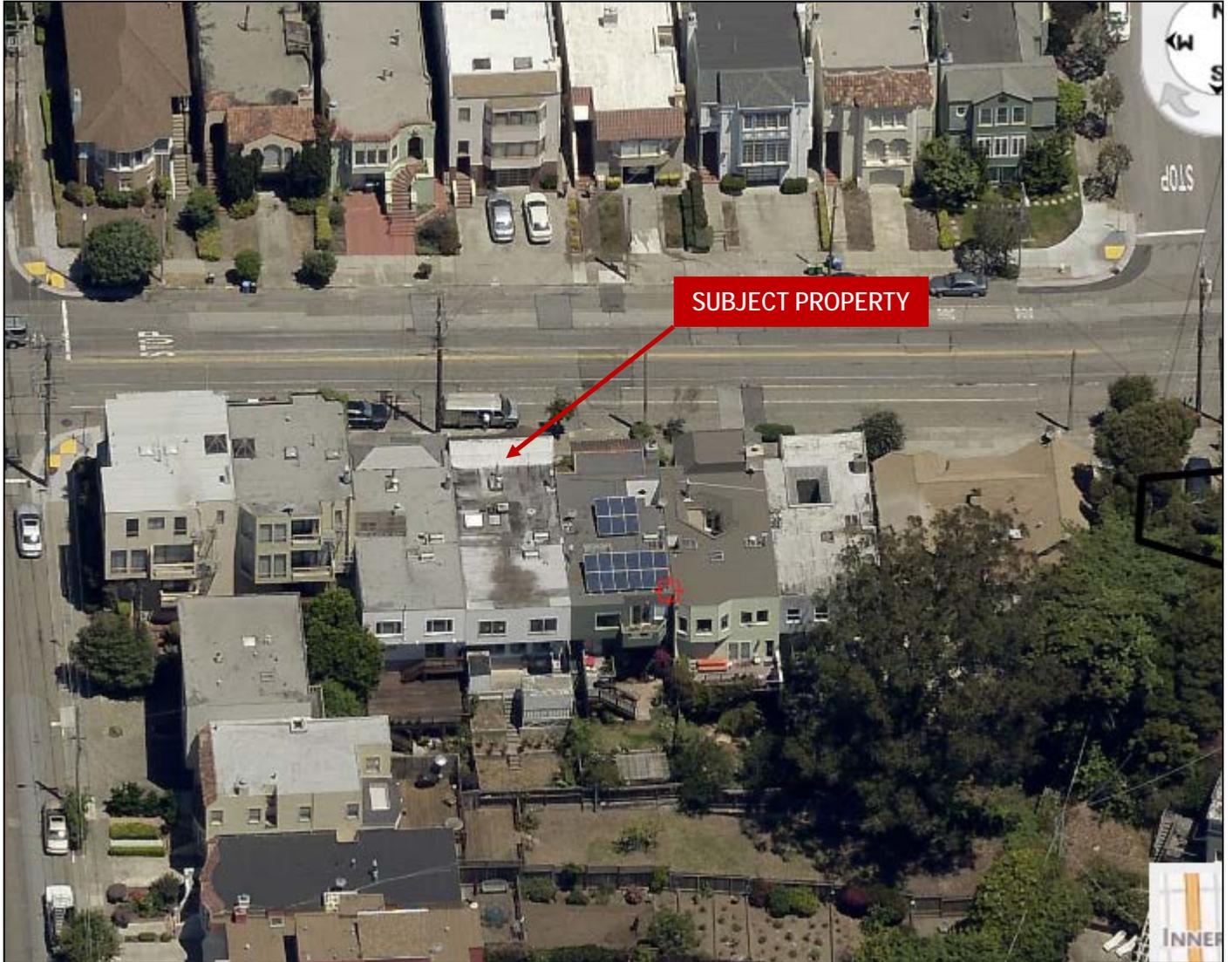
facing west



Discretionary Review Hearing
Case Number 2013.1009D
1257 Ulloa Street

Aerial Photo

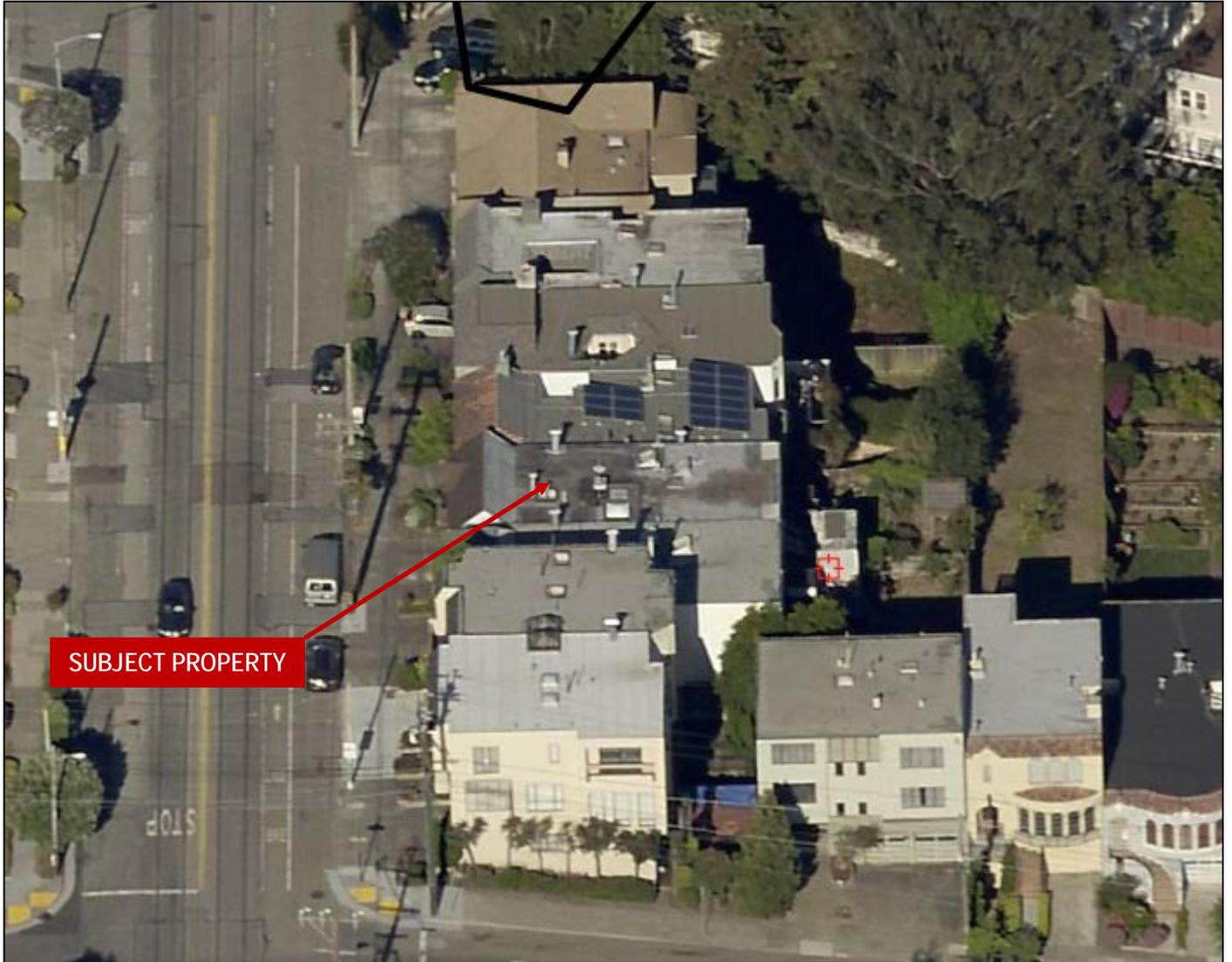
facing north



Discretionary Review Hearing
Case Number 2013.1009D
1257 Ulloa Street

Aerial Photo

view facing east



Discretionary Review Hearing
Case Number 2013.1009D
1257 Ulloa Street

Site Photo



Discretionary Review Hearing
Case Number 2013.1009D
1257 Ulloa Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **March 8, 2011**, the Applicant named below filed Building Permit Application No. **2011.03.08.1595** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	1257 Ulloa Street	Applicant:	Alan Toma
Cross Street(s):	14th & Forest Side Avenues	Address:	2388 35th Avenue #200
Block / Lot No.:	2414 / 010	City, State:	San Francisco, CA 94116
Zoning District(s):	RH-1 / 40-X	Telephone:	(415) 664-6606

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed 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.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Side Addition	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input checked="" type="checkbox"/> Rear Deck	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	11 feet	No Change
Side Setbacks	None	No Change
Building Depth	56 feet	63 feet
Rear Yard	33 feet	26 feet
Building Height	18 feet	27 feet
Number of Stories	2	3
Number of Dwelling Units	1	No Change
PROJECT DESCRIPTION		
<p>The proposed project includes the construction of: 1) an 11'-6" deep new basement level at the rear of the building; 2) a 7' rear horizontal addition at the first story with a rear deck above the new basement; 3) a new rear deck at the second floor above the new first floor addition; and 4) a 50' deep new third floor with a front deck that is set back 9' from face of the existing two-story, single-family dwelling. The Department has found the project to be inconsistent with the Residential Design Guidelines and has requested that the Planning Commission take Discretionary Review at a future date. The mailing for the Discretionary Review notification will confirm the hearing date and will be performed separately. See attached plans.</p>		

For more information, please contact Planning Department staff:

Planner: Doug Vu
 Telephone: (415) 575-9120
 E-mail: Doug.Vu@sfgov.org

Notice Date: 3/28/14
 Expiration Date: 4/27/14

GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00am - 5:00pm Monday-Friday. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

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

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact 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. Community Boards acts as a neutral third party and has, on many occasions, helped 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, please contact the planner listed on the front of this notice to discuss 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, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org. You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check 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. If the project includes multiple 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 Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted 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 current fees, contact the Board of Appeals at (415) 575-6880.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: Pornchai and Suchitra Hutachinda		
DR APPLICANT'S ADDRESS: 1257 Ulloa St.	ZIP CODE: 94116	TELEPHONE: (415)730-4404
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Pornchai and Suchitra Hutachinda		
ADDRESS: 1257 Ulloa St.	ZIP CODE: 94116	TELEPHONE: (415) 730-4494
CONTACT FOR DR APPLICATION: Same as Above <input type="checkbox"/> Alan K.. Toma c/o Design Studio		
ADDRESS: 2388 35th Ave Suite 200	ZIP CODE: 94116	TELEPHONE: (415) 664-660
E-MAIL ADDRESS: tomads07@gmail.com		

2. Location and Classification

STREET ADDRESS OF PROJECT: 1257 Ulloa St.		ZIP CODE: 94116
CROSS STREETS: 14th Ave and Forest Side Ave		
ASSESSORS BLOCK/LOT: 2414 / 010	LOT DIMENSIONS: 25'x100'	LOT AREA (SQ FT): 2,495 sf
ZONING DISTRICT: RH-1		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 residence

Proposed Use: Single family residence

Building Permit Application No. 2011/03/08/1595

Date Filed: March 8, 2011

4. Actions Prior to a Discretionary Review Request

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

No mediation meeting has taken place. No changes proposed.

Discretionary Review Request

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

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

This Discretionary Review is being requested because the SF Planning staff is demanding that the vertical addition at the front be set back by 15 feet per the RDG, Chap. 4. The proposed addition is being setback ten feet behind a very tall roof that conceals 2/3's of its height revealing only 3 feet. It is not greatly taller than the neighbors and does NOT stand out.

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

The planning dept. request is unreasonable because it will reduce the amount of floor area of the addition and will increase the cost per square foot. Forcing this setback will set a bad precedent for the neighborhood which has many 3 story homes that do not have such a setback. This setback will reduce the value of all future neighbors who plan on doing 3rd story additions.

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?

Because the proposed 10 feet setback does not adversely affect the immediate neighbors or the West Portal neighborhood there is not a proposed alternative. The owners have tried to meet the requirements of Chap. 4 of the RDG and hopes the commission will understand and allow the generous 10 feet of the proposed setback.

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: Suchitra Hutachinda

Date: 8/1/31

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

Pornchai or Suchitra Hutachinda
Owner / Authorized Agent (circle one)

CASE NUMBER:
For Staff Use only

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"/>
Covenant or Deed Restrictions	<input checked="" type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input 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: Rick Swan

Date: 8/1/13

From: [Brent Andrew](#)
To: [Vu, Doug \(CPC\)](#)
Subject: Plans for 1257 Ulloa Street, SF
Date: Tuesday, April 08, 2014 9:27:03 AM

Mr. Vu:

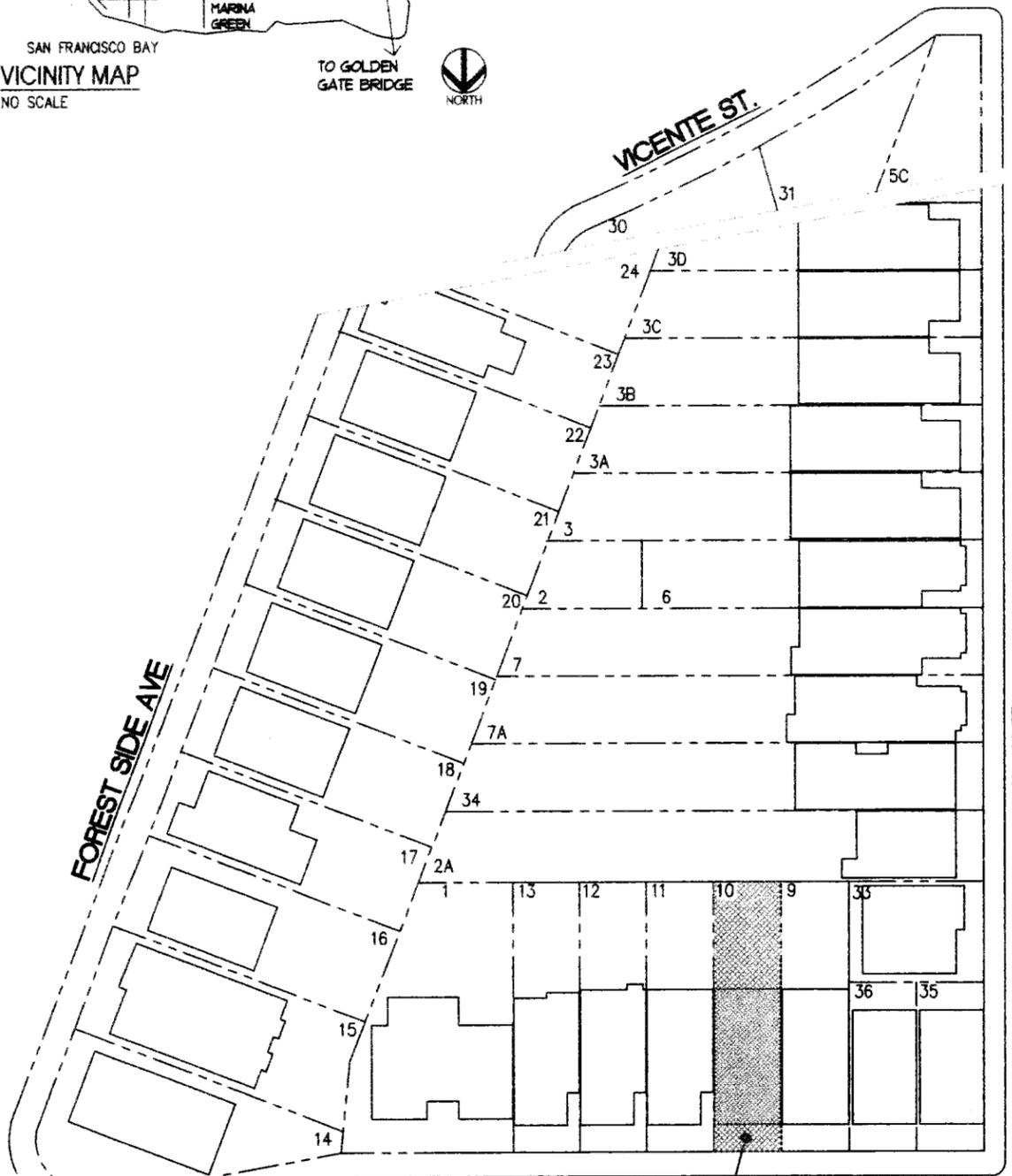
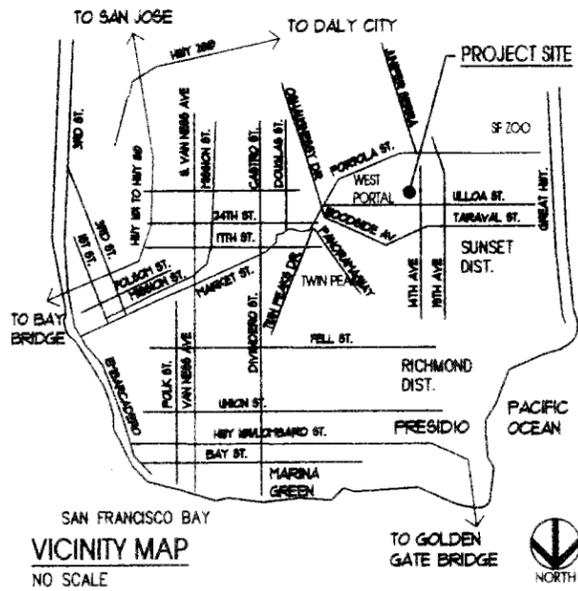
I've received the Notice of Building Permit Application for the property at 1257 Ulloa Street.

I am writing you to express sincere and significant concern.

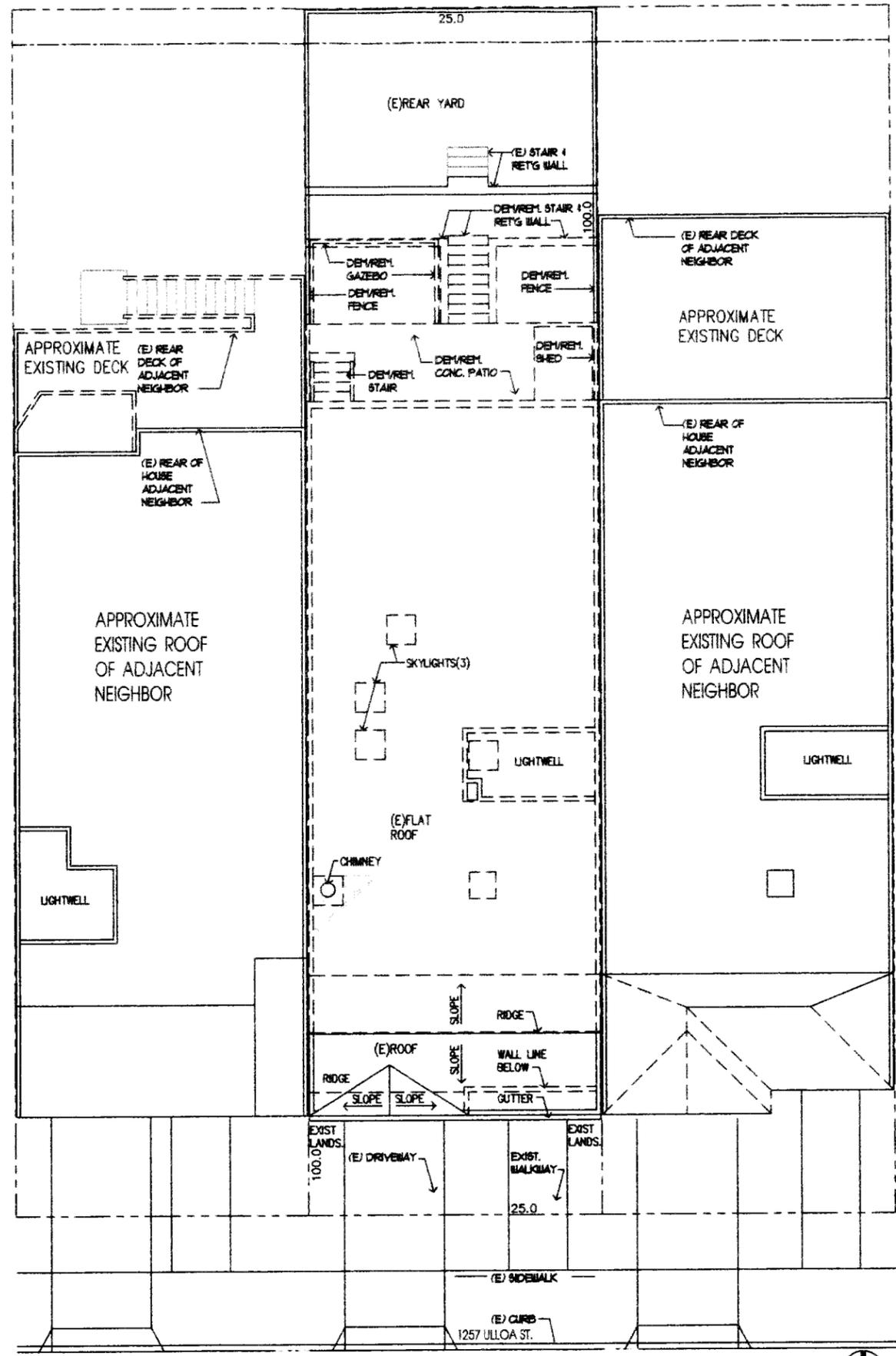
1. I am concerned about the effect on neighborhood density of continuing and unchecked development and further increases in living space.
2. I am deeply concerned that increasing the height of development will continue to reduce my property's access to afternoon light, already degraded by recently added firewalls, decks and additions.
3. I am concerned about the continuing loss of backyard open space, an important feature of our block.

If I need to send these concerns in another format, or provide additional information, please feel free to be in touch.

Thank you,
Brent Andrew



EXISTING PARTIAL PARCEL MAP WITH BLOCK/LOT PLANS:
SCALE: 1" = 60'-0" BLOCK: 2414



EXISTING SITE/ROOF PLAN WITH ADJACENT LOTS
SCALE: 1" = 12'-0"

DESIGN

2388 36TH AVENUE
SUITE 200
SAN FRANCISCO, CA 94118

PH: (415) 684-8806
(E) tsmach07@gmail.com



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ADDITION & ALTERATIONS
TO A SINGLE FAMILY
RESIDENCE

1257 ULLOA STREET
SAN FRANCISCO, CA 94118
BLOCK/LOT 2414/10

For: Perichol & Smith
Architects
1257 Ulloa Street
San Francisco, CA 94118

NO. DATE REVISION

SHEET TITLE
EXISTING SITE &
PLAN, BLOCK/LOT
& VICINITY PLAN

SCALE: 1" = 12'-0" UON
PROJ. NO. 1100
DRAWN BY: CHD
DATE: 18MAY14

SHEET NUMBER

P-1
SHEET 1 OF 6

2888 38TH AVENUE
SUITE 200
SAN FRANCISCO,
CA 94133

PH: (415) 684-8008
E: info@pandora.com



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ADDITION & ALTERATIONS
TO A SINGLE FAMILY
RESIDENCE

387 JULIA STREET
SAN FRANCISCO, CA 94133
KAROLAN SHANNON

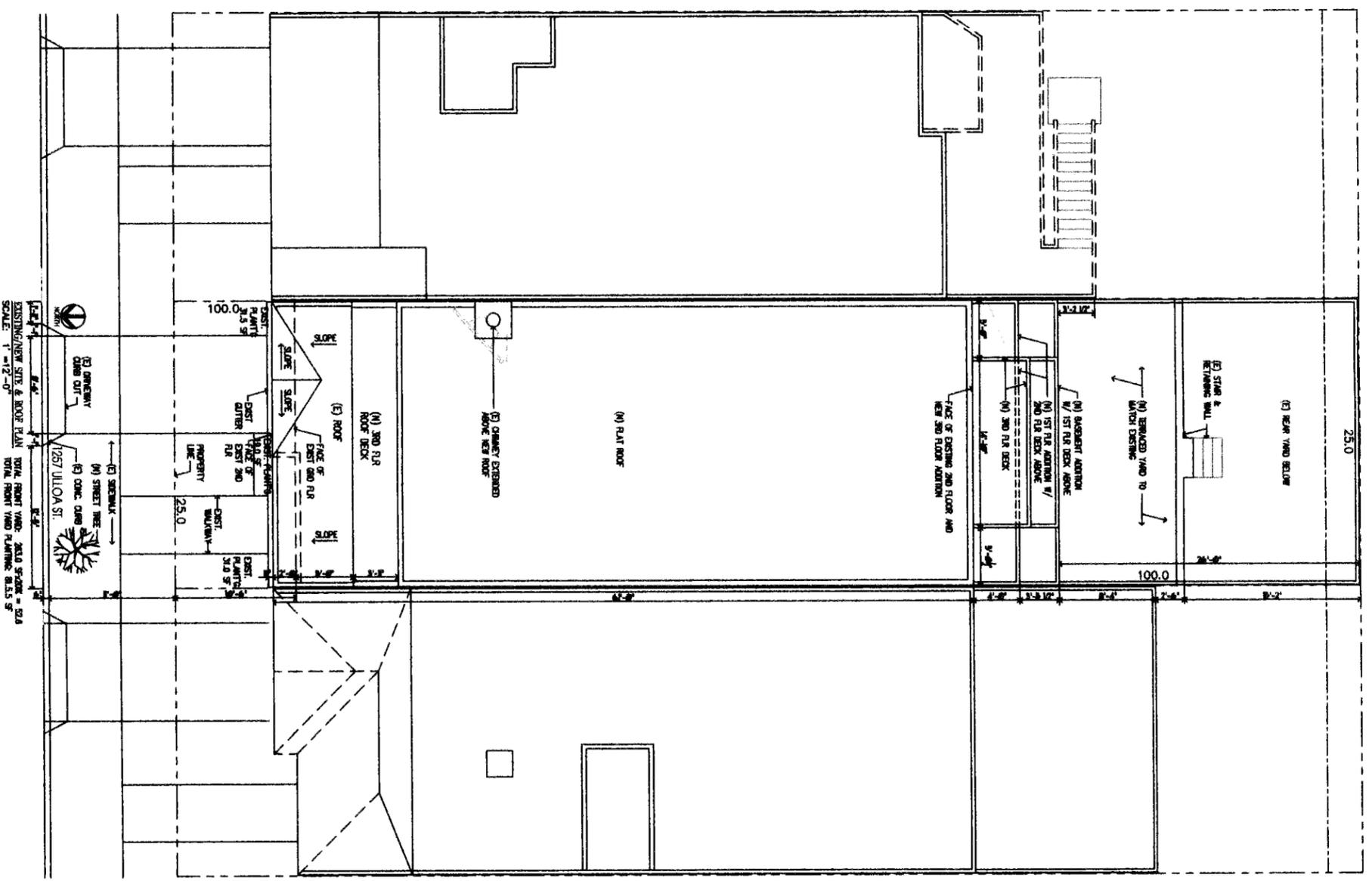
Prep: Prepared & sealed by
Arch: Drawn & sealed by
Date: 10/15/15
San Francisco, CA 94133

REVISIONS
NO. DATE REVISION
SHEET TITLE
NEW SITE PLAN
W/ ADJACENT LOTS

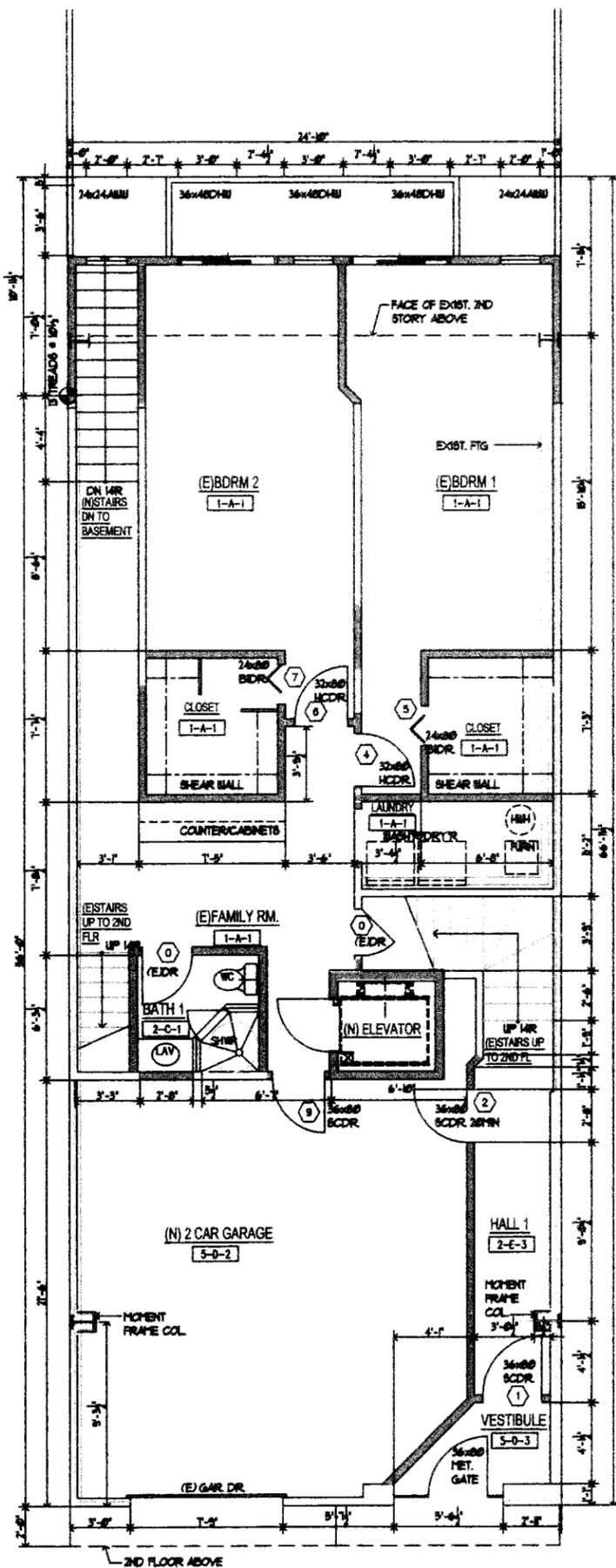
SCALE: 1"=12'-0" (1/4"=1'-0")
SHEET NO. 1100
DATE: 10/15/15

SHEET NUMBER

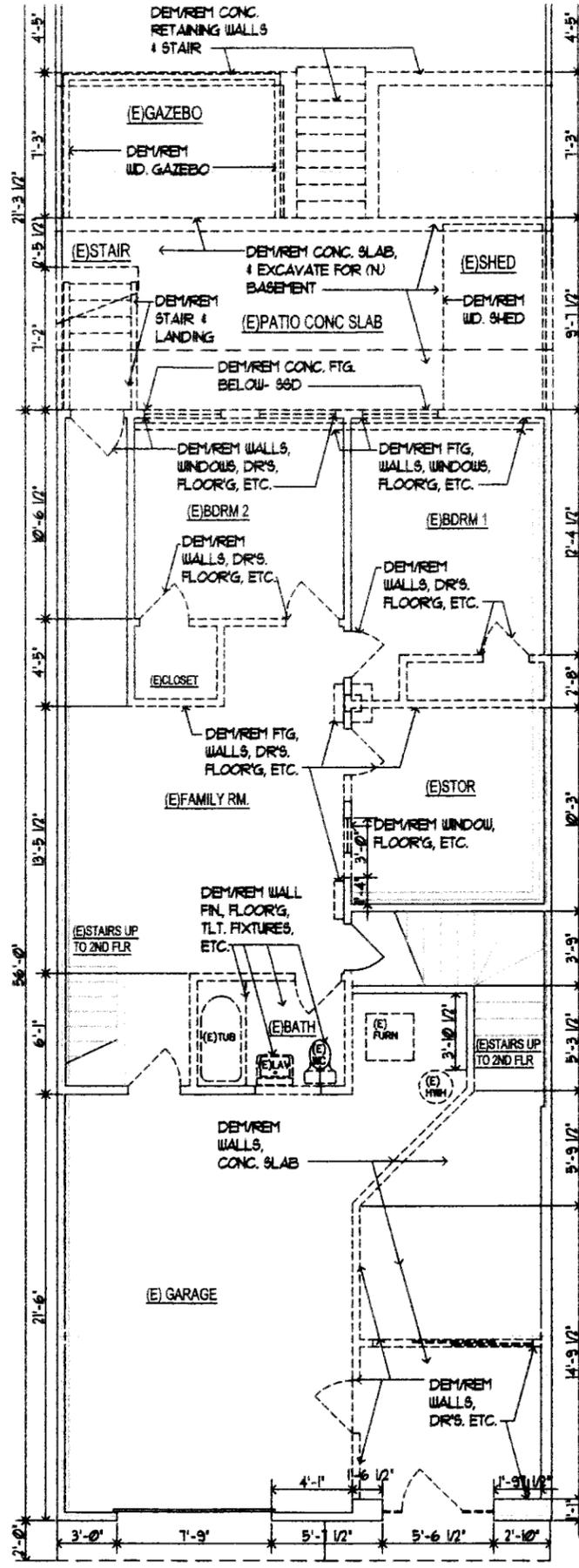
P-2
SHEET 2 OF 6



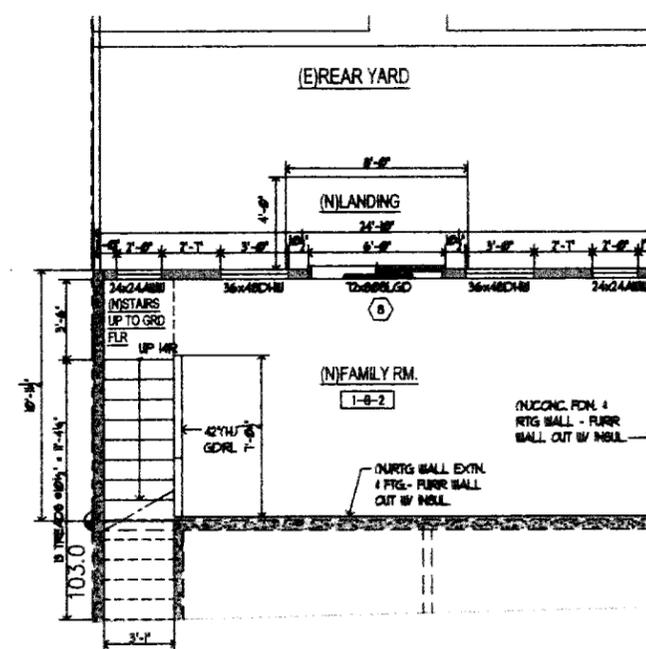
EXISTING/NEW SITE & ROOF PLAN
SCALE: 1"=12'-0"
TOTAL FRONT YARD SETBACK = 20.8
TOTAL FRONT YARD PLANTING = 8.5.5'



NEW GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



EXISTING/DEMOLITION GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



NEW BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"



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ADDITION & ALTERATIONS
TO A SINGLE FAMILY
RESIDENCE

287 ULLOA STREET
SAN FRANCISCO, CA 94102
BLOCK/LOT 264/80

For: Parcel # 404014
Subtract:
287 Ulloa Street
San Francisco, CA 94102

NO.	DATE	REVISION
REVISIONS		

SHEET TITLE
NEW BASEMENT FLOOR
PLAN, EXISTING &
NEW GROUND
FLOOR PLAN

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

PROJ NO: 1100

DRWN AKT GRD AKT

DATE: 18MAY14

SHEET NUMBER

P-3

SHEET 3 OF 6

2388 35TH AVENUE
SUITE 200
SAN FRANCISCO, CA 94116

PH: (415) 664-6606
(E) tomack07@gmail.com



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ADDENDUM & ALTERATIONS
TO A SINGLE FAMILY
RESIDENCE

2877 ULLEN STREET
SAN FRANCISCO, CA 94133
BLOCK/LOT 284/000

For: Perennial & Seaborn
Architects
2877 Ullen Street
San Francisco, CA 94133

NO.	DATE	REVISION
REVISIONS		

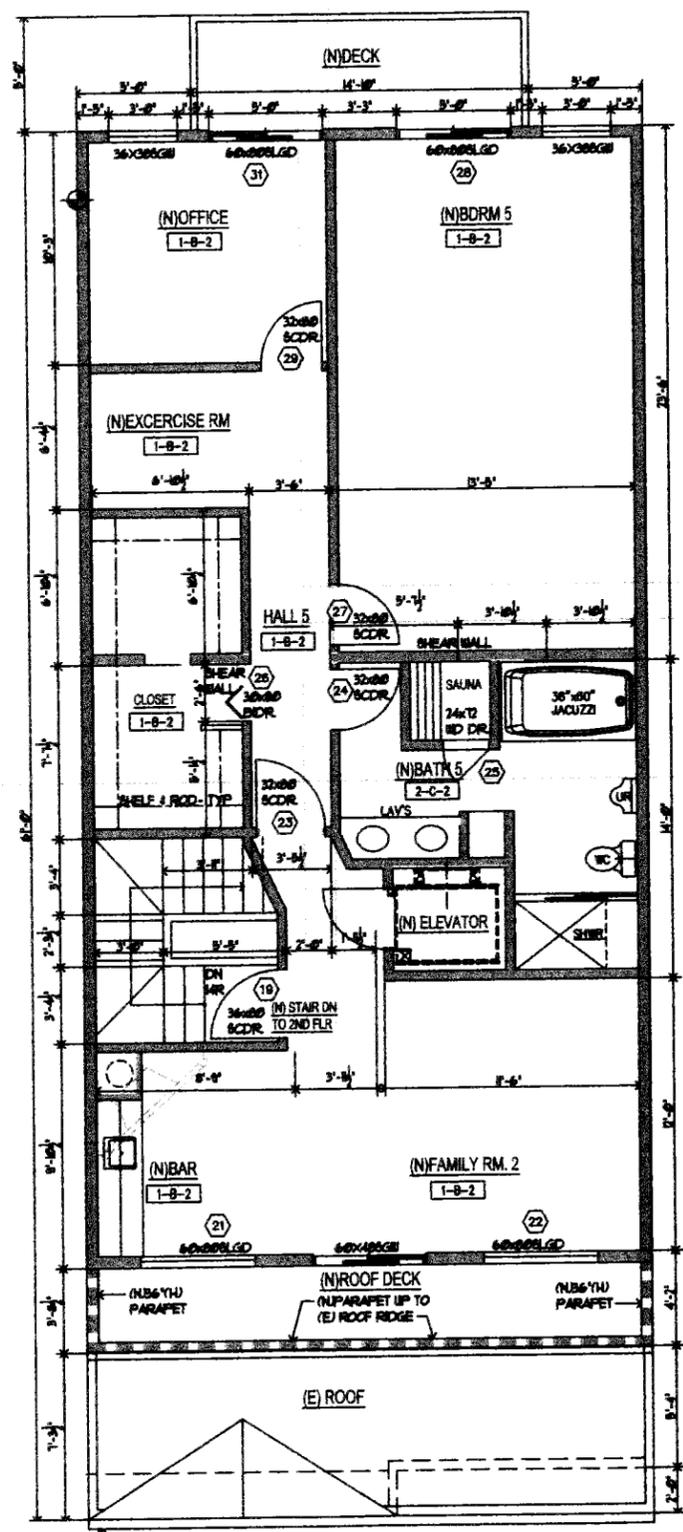
SHEET TITLE
EXISTING & PROPOSED
SECOND & NEW
THIRD FLOOR PLAN

SCALE:	1/8"=1'-0" UON
PROJ. NO.	1100
DRAWN	AKT
CHKD	AKT
DATE	10MAY14

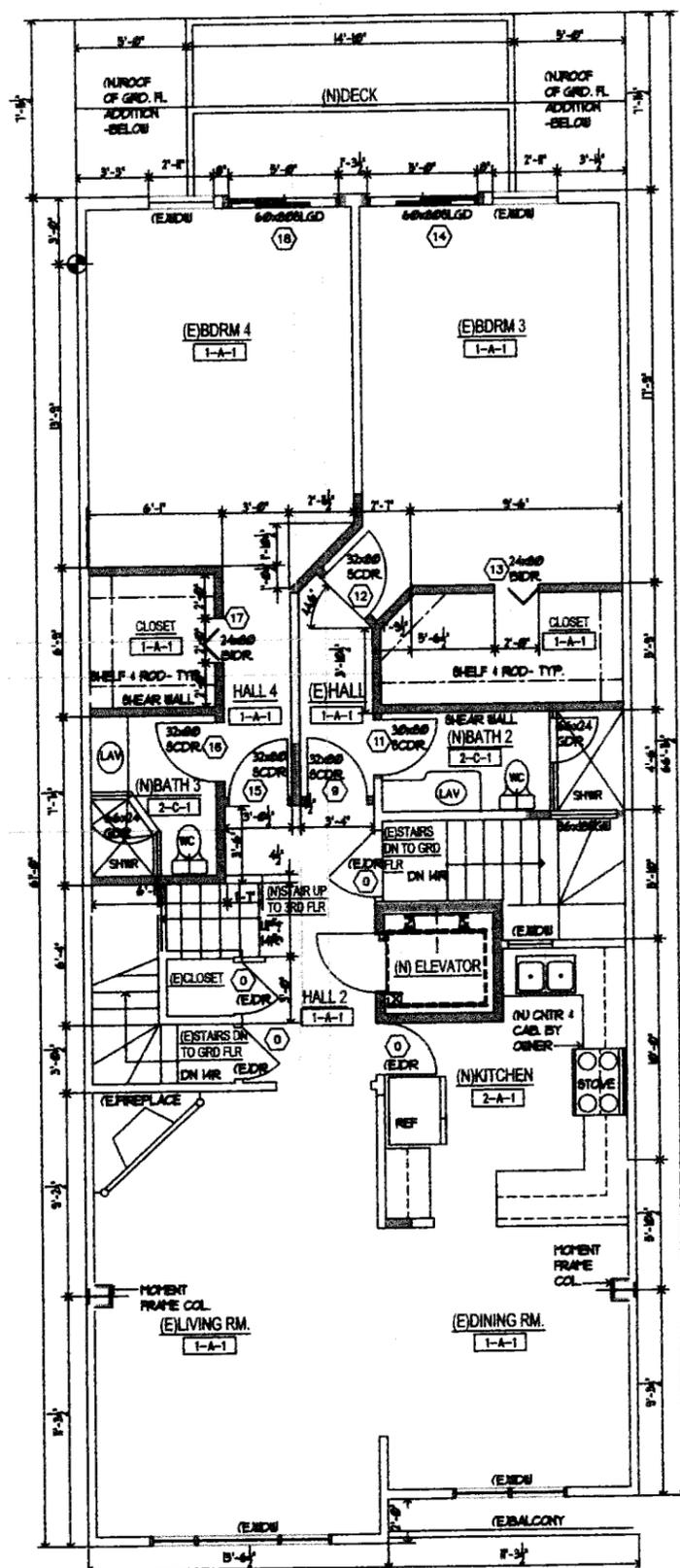
SHEET NUMBER

P-4

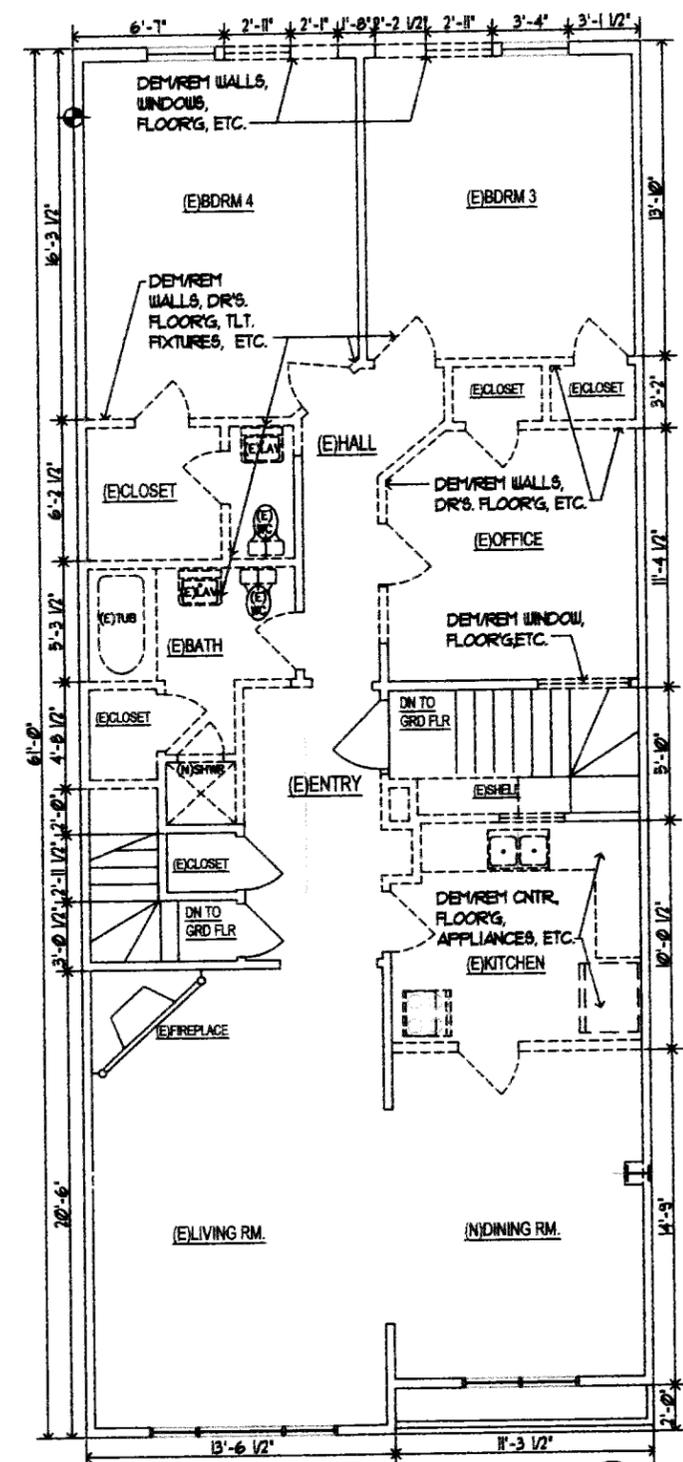
SHEET 4 OF 6



NEW THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"

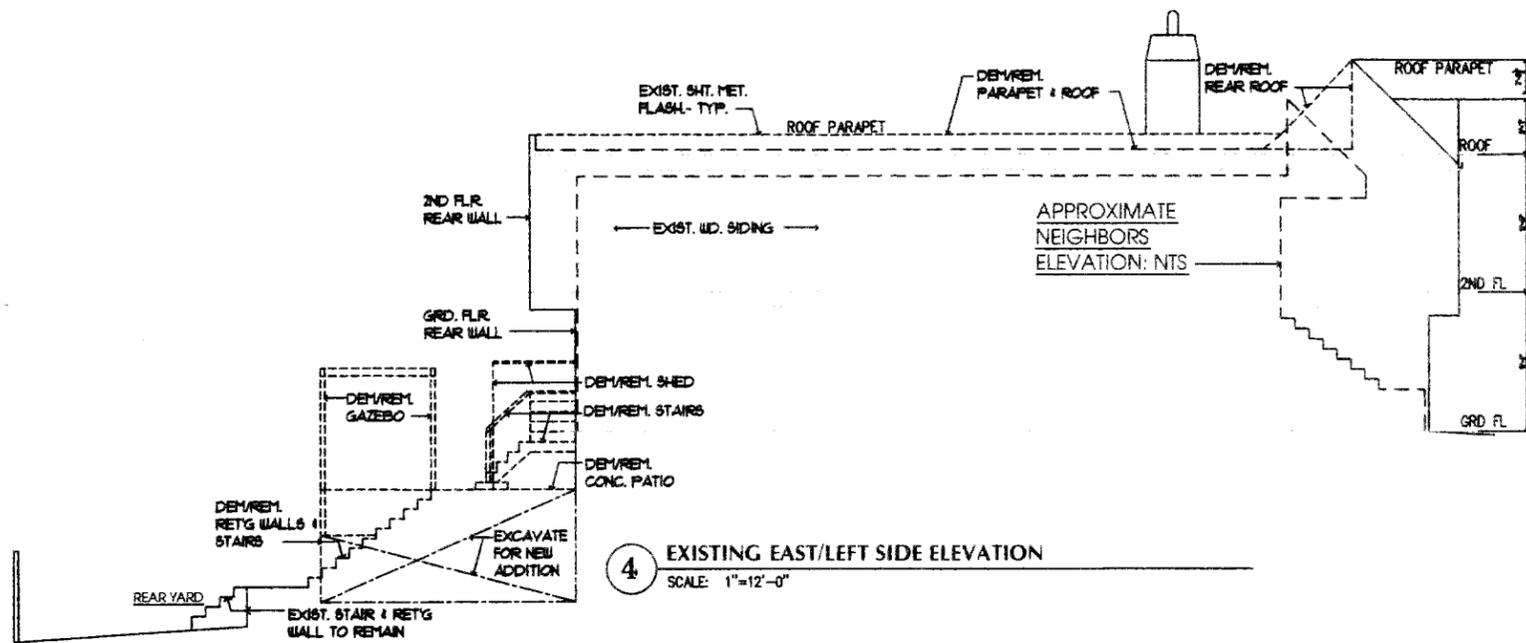


NEW SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



EXISTING/DEMOLITION SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

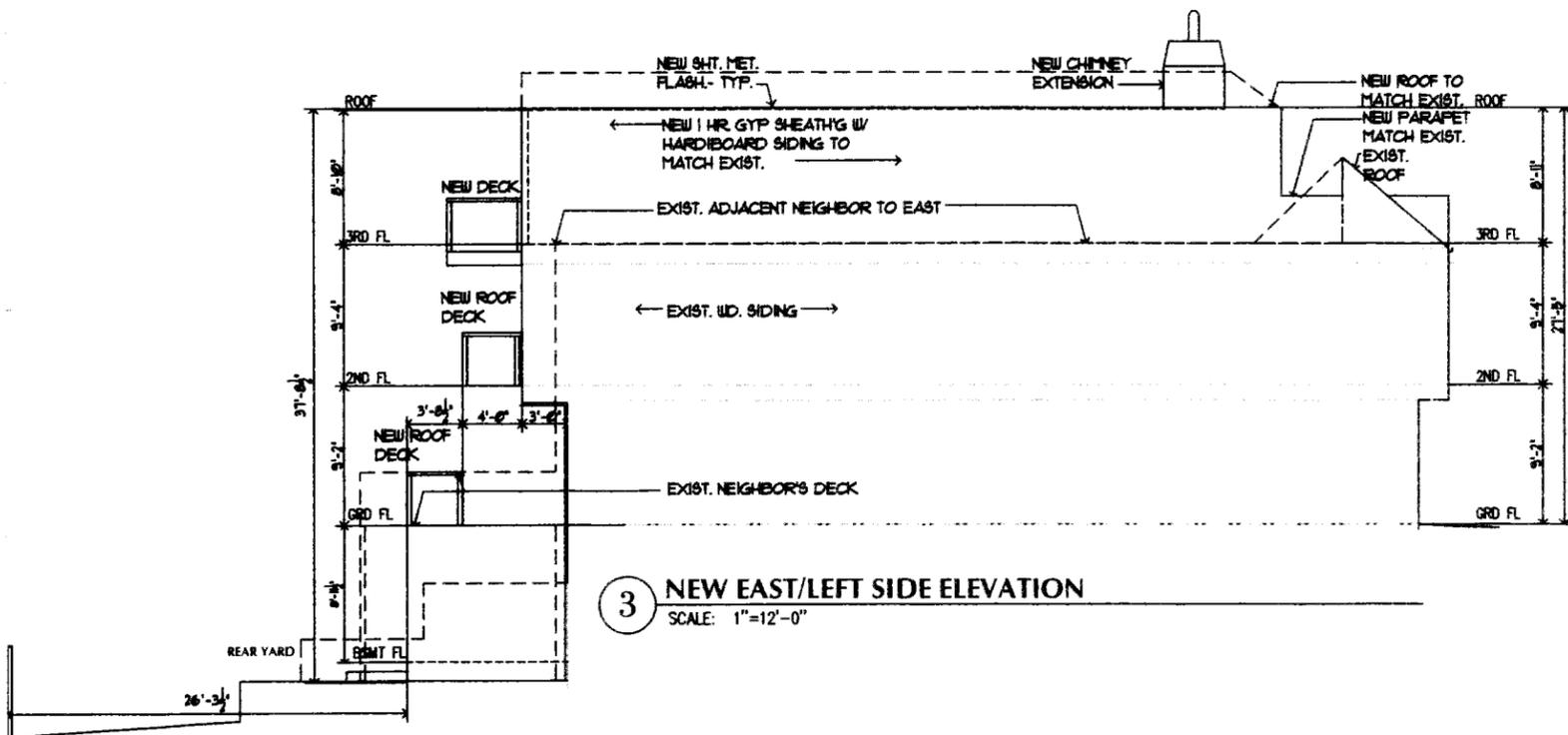




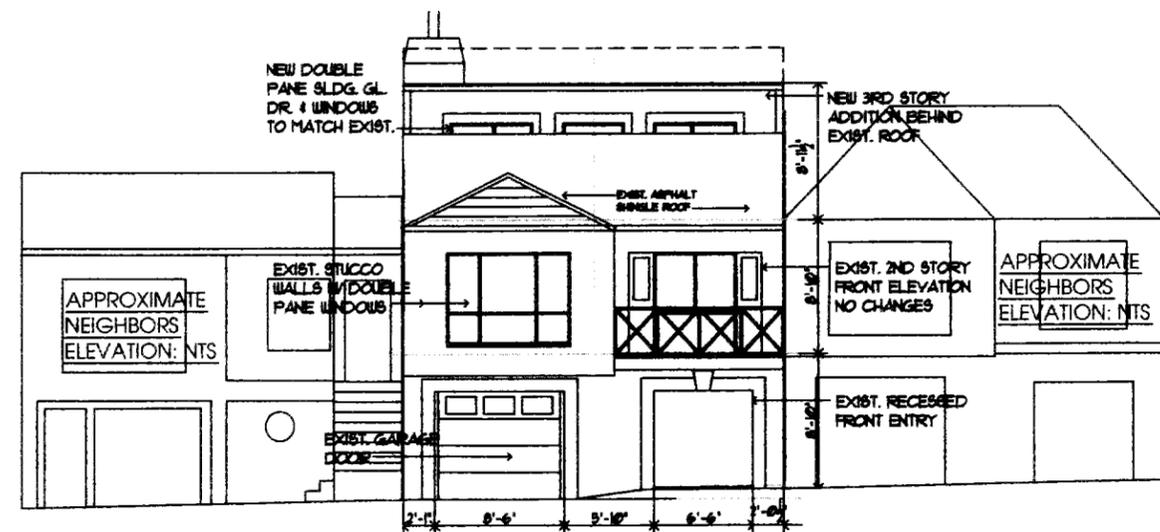
4 EXISTING EAST/LEFT SIDE ELEVATION
SCALE: 1"=12'-0"



1 EXISTING NORTH/FRONT ELEVATION
SCALE: 1"=12'-0"



3 NEW EAST/LEFT SIDE ELEVATION
SCALE: 1"=12'-0"



1 NEW NORTH/FRONT ELEVATION
SCALE: 1"=12'-0"



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ADDITION & ALTERATIONS TO A SINGLE FAMILY RESIDENCE

1257 ULLOA STREET
SAN FRANCISCO, CA 94133
BLOCK/LOT 344/288

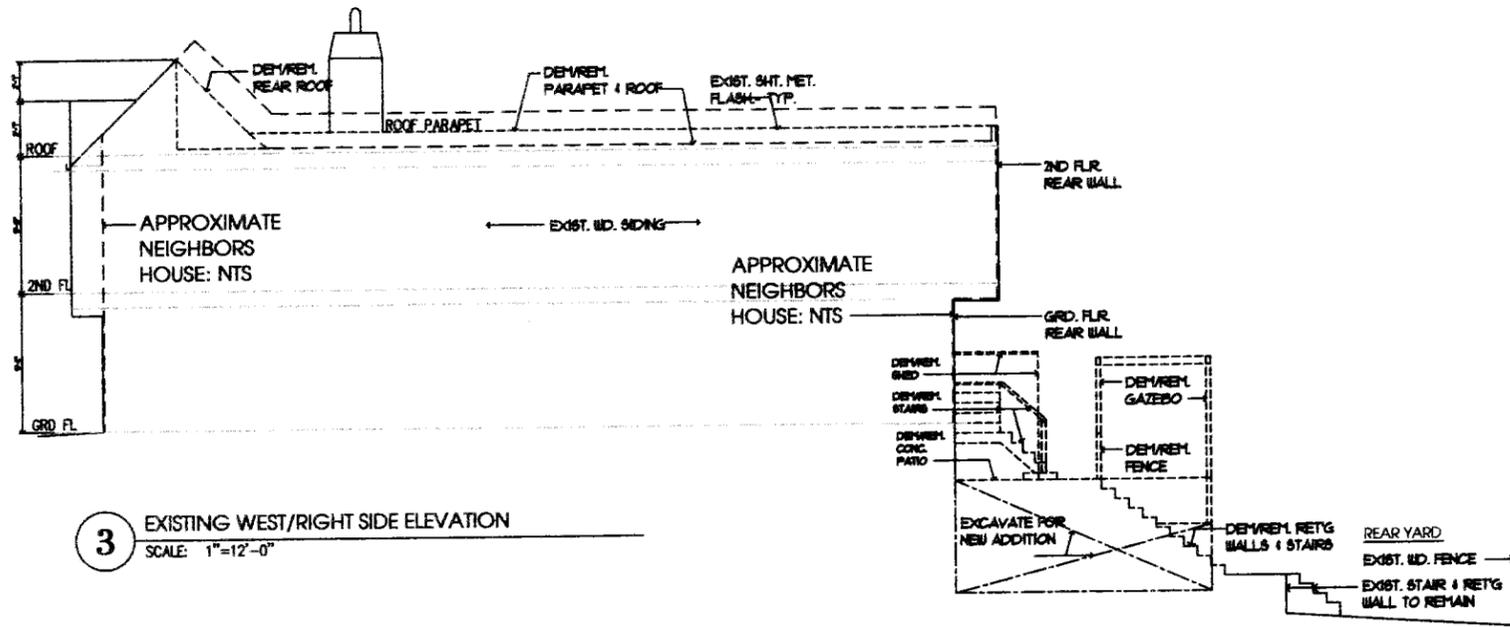
Prepared & Shaded
1257 Ulloa Street
San Francisco, CA 94133

NO.	DATE	REVISION

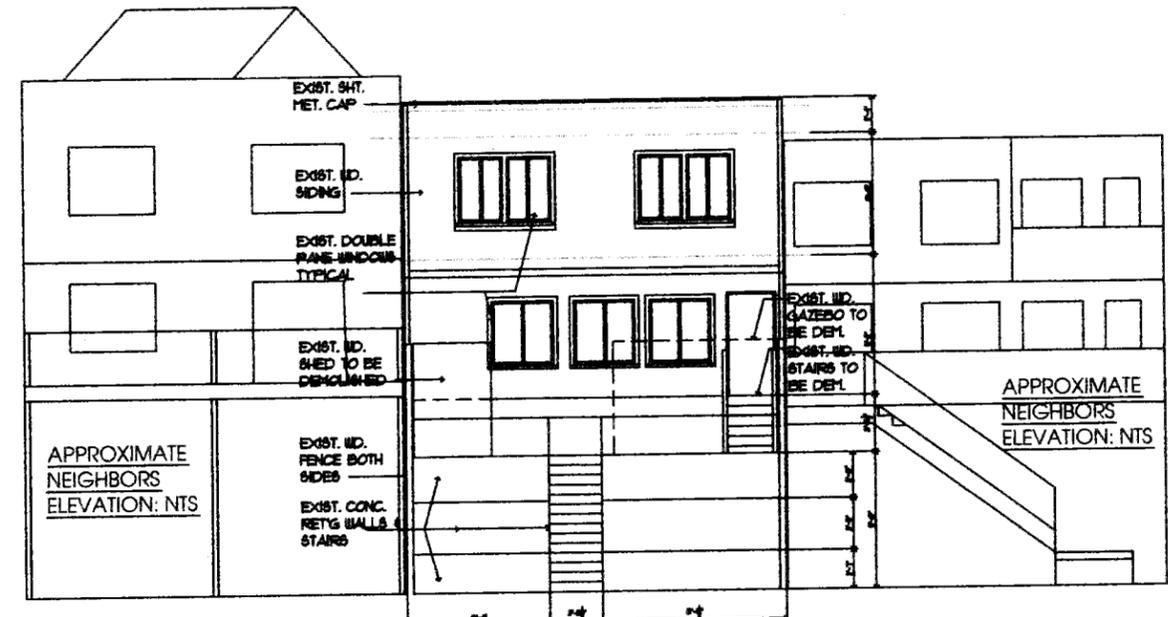
SHEET TITLE
EXISTING & PROPOSED FRONT & EAST ELEVATIONS

SCALE	1"=12'-0" UON
PROJ. NO.	1100
DRAWN	AKT
CHECKED	AKT
DATE	12MAR14

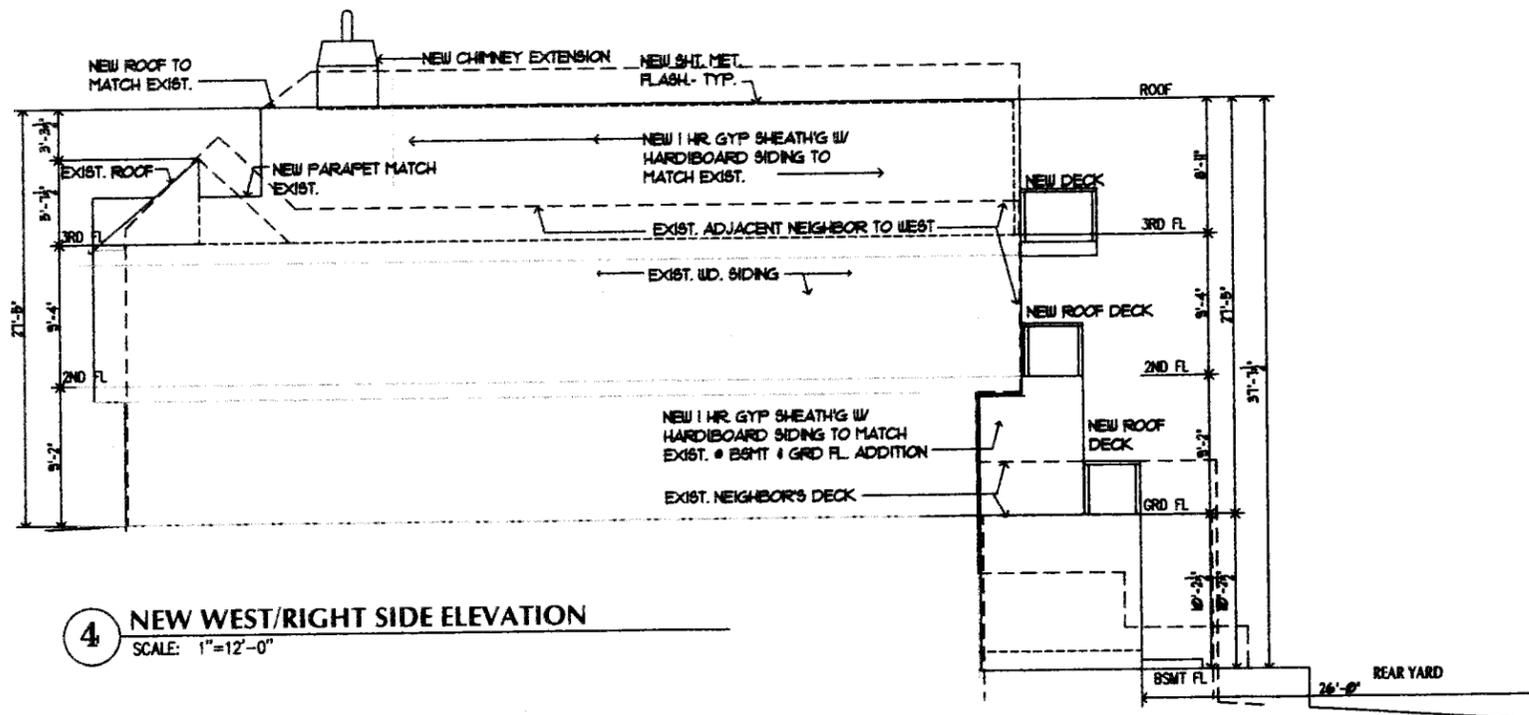
SHEET NUMBER



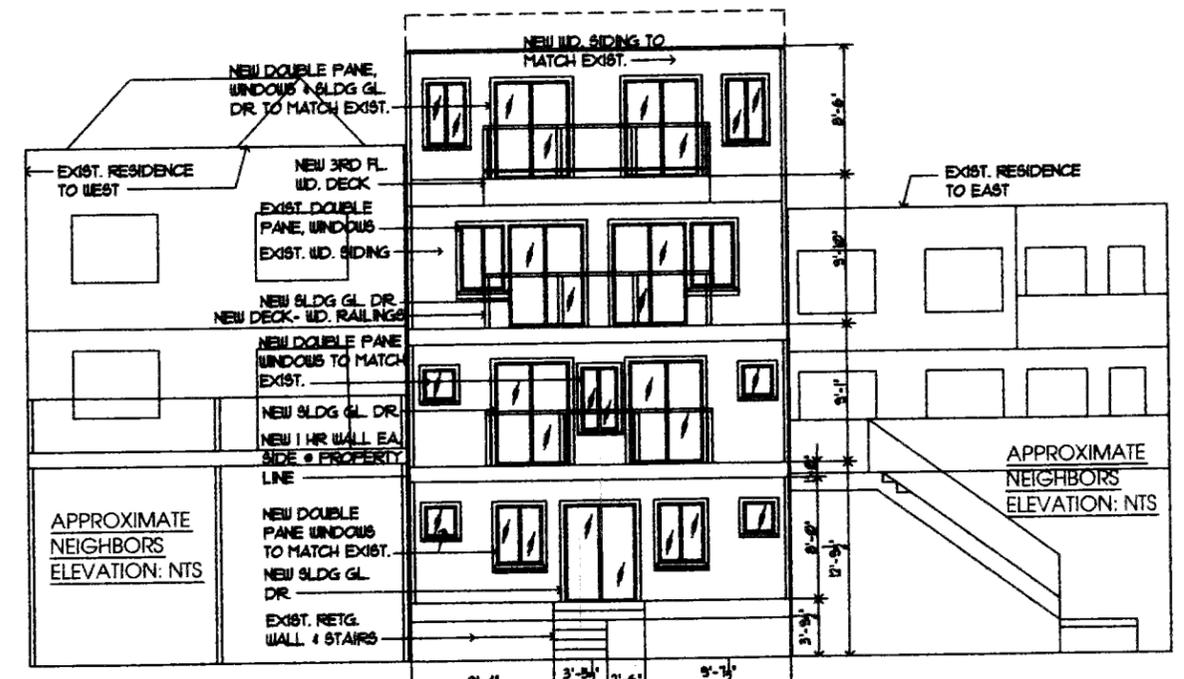
3 EXISTING WEST/RIGHT SIDE ELEVATION
SCALE: 1"=12'-0"



2 EXISTING SOUTH/REAR ELEVATION
SCALE: 1"=12'-0"



4 NEW WEST/RIGHT SIDE ELEVATION
SCALE: 1"=12'-0"



2 NEW SOUTH/REAR ELEVATION
SCALE: 1"=12'-0"



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ADDITION & ALTERATIONS TO A SINGLE FAMILY RESIDENCE

1287 ILLINOIS STREET
SAN FRANCISCO, CA 94109
BLOCK/LOT 364/80

For: Parcel & Building Information
1287 Illinois Street
San Francisco, CA 94109

NO.	DATE	REVISION
REVISIONS		

SHEET TITLE
EXISTING & PROPOSED REAR & WEST ELEVATIONS

SCALE:	1"=12'-0" UON
PROJ. NO.	1100
DRWN	AKT
CHKD	AKT
DATE	10MAR14

SHEET NUMBER

P-6
SHEET 6 OF 6