



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: NOVEMBER 13, 2014

Date: November 13, 2014
Case No.: **2013.1590D**
Project Address: **461 27TH STREET**
Permit Application: 2013.11.21.2535
Zoning: RH-2 (Residential House, Two-Family)
40-X Height and Bulk District
Block/Lot: 6591/033
Project Sponsor: Ryan Knock
Knock Architecture and Design
1405 Franklin St.
San Francisco, CA 94109
Staff Contact: Eiliesh Tuffy – (415) 575-9191
eiliesh.tuffy@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project proposal is to expand the existing 1½-story single family dwelling, which includes raising the building 18 inches to create a full-height lower level with garage, extensive interior remodeling, a new dormer on the west slope of the cottage roof, replacement in-kind of existing wood windows, wood siding repairs, and a new horizontal addition at the rear of the cottage.

The lot is down-sloping toward the rear property line, resulting in a 3-story overall building height at the back of the proposed addition. The depth of the 3-story rear addition extends to the 45% required rear yard setback. Beyond that, a 1-story bump-out extends another 8 feet into the required rear yard as an allowable obstruction under Planning Code Section 136(c)(25). The roof of the 1-story bump-out is proposed as an outdoor terrace. An additional deck with glass guardrails is proposed for the top roof of the horizontal addition.

The subject property was evaluated by Preservation staff and found to be a contributor to a district under CEQA. Changes to the original design occurred as a result of the historic resource determination to adhere to the *Secretary of the Interior's Standards for Rehabilitation*. The project, as revised, meets all Preservation and Planning Code requirements.

SITE DESCRIPTION AND PRESENT USE

The project site is located in the southern portion of the Noe Valley neighborhood, on 27th Street between Noe and Sanchez streets. The subject parcel is a 26.6'x114' interior lot located on the south side of 27th Street. The lot is improved with a 1½-story-over-basement cottage that was originally built in 1905. The building footprint has never been expanded since 1905.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The 400-block of 27th Street was largely built out between 1890-1913. This area is zoned RH-2 (Residential House, Two-Family), but contains primarily 1½- to 2-story single-family residences, some on raised basements. Multi-family dwellings are a rare exception along this block.

27th Street is steeply up-sloping from east to west on this block, with the high end at Noe Street. Because of this condition, the streetscape has a fairly regular, stepped appearance along 27th Street.

In addition to the lateral slope at front property lines, the topography drops off from 27th Street south toward Duncan Street. As a result of the grade change, the rear elevations present as larger facades.

Based on historic maps and photographs, the original worker cottages were typically enlarged by adding rear additions to the lower floors while leaving the upper attic story intact. The rear elevations of buildings on the block have a pattern of open staircases and raised rear decks.

Parcels on the south side of 27th Street have shared rear property lines with the 400-block of Duncan Street. The rear yards for interior lots and mid-block open space can be summarized as follows:

- 27th St. (south side): Interior lots on the block have rear yards ranging from 36' – 74.5', making the average of those rear yards 53'-6". The 45% required rear yard for the subject property is 51'-4".
- Duncan Street (north side): The adjacent Duncan Street lots have rear yards ranging from 43' -- 70', making the average of those rear yards 51.6'.
- Mid-block Open Space: The average mid-block open space between 27th Street and Duncan Street structures is approximately 116'. Because the subject property has never been expanded, it retains one of the largest rear yards on the block. Likewise, the adjacent property to the rear has the largest rear yard on the 400-block of Duncan Street. The combined depth of the rear yard at 456 Duncan Street and at 461 27th Street amounts to a mid-block open space of 144'.

The adjacent property to the west (465 27th Street) was a twin of the subject property at the time of its construction. Also completed in 1905, the cottage at 465 27th Street was later expanded to the rear which increased the square footage on the lower floors. A raised deck was also built off the rear addition.

The adjacent property to the east (455 27th Street) is a two-story over raised basement single family residence that was originally constructed in 1926 as a 1-story-over-basement barrel-front. The remodel and expansion of the property was reviewed and approved by the department between 2005-2007. For purposes of the 2014 CEQA review, the building at 455 27th Street was not found to contribute to the historic district.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	July 31, 2014 – September 2, 2014	September 2, 2014	November 16, 2014	72 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	November 3, 2014	November 3, 2014	10 days
Mailed Notice	10 days	November 3, 2014	October 29, 2014	15 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	1 out of 5 properties	4 out of 5 properties	0
Other neighbors on the block or directly across the street	6 (addresses unknown)	48 people, representing 28 properties	0
Neighborhood groups	0	1	0

Six letters were received from Noe Valley residents at unknown addresses in support of the current proposal.

Thirty letters were received in opposition to the project – one from the Upper Noe Neighbors group – urging the Commission to take Discretionary Review to consider an alternate design proposal submitted by the D.R. requestor. A petition was also submitted that was signed by 59 individuals, many of whom also submitted letters. Several residents on the south side of Duncan Street and further down 27th Street, whose properties fall outside of the 150-foot radius for 311 notification, also signed the petition.

The alternate plan was felt by the neighbors to be a more appropriate interpretation of the department's *Residential Design Guidelines*, particularly in regard to the treatment of rear additions into the mid-block open space.

DR REQUESTOR

Michael Garavaglia of 479 27th Street, whose property is four lots to the west and upslope from the subject property (subject to P.C. Sec. 311 notification).

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, received September 2, 2014.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated October 29, 2014.

ENVIRONMENTAL REVIEW

The Department has reviewed the proposed project, found the subject property to be contributing to an historic district under CEQA and – in response to design modifications addressed during Historical review -- found that it does not require further Environmental Review and is consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (per CEQA Categorical Exemption Determination and Historic Resource Evaluation Response, approved 7/11/2014).

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team first reviewed the proposal in March, prior to the department's finding that the subject property was a contributing building in a historic district under CEQA review. After the DR request was filed, the proposal was reviewed a second time in October. RDT found no extraordinary or exceptional circumstances and recommended an abbreviated Discretionary Review.

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

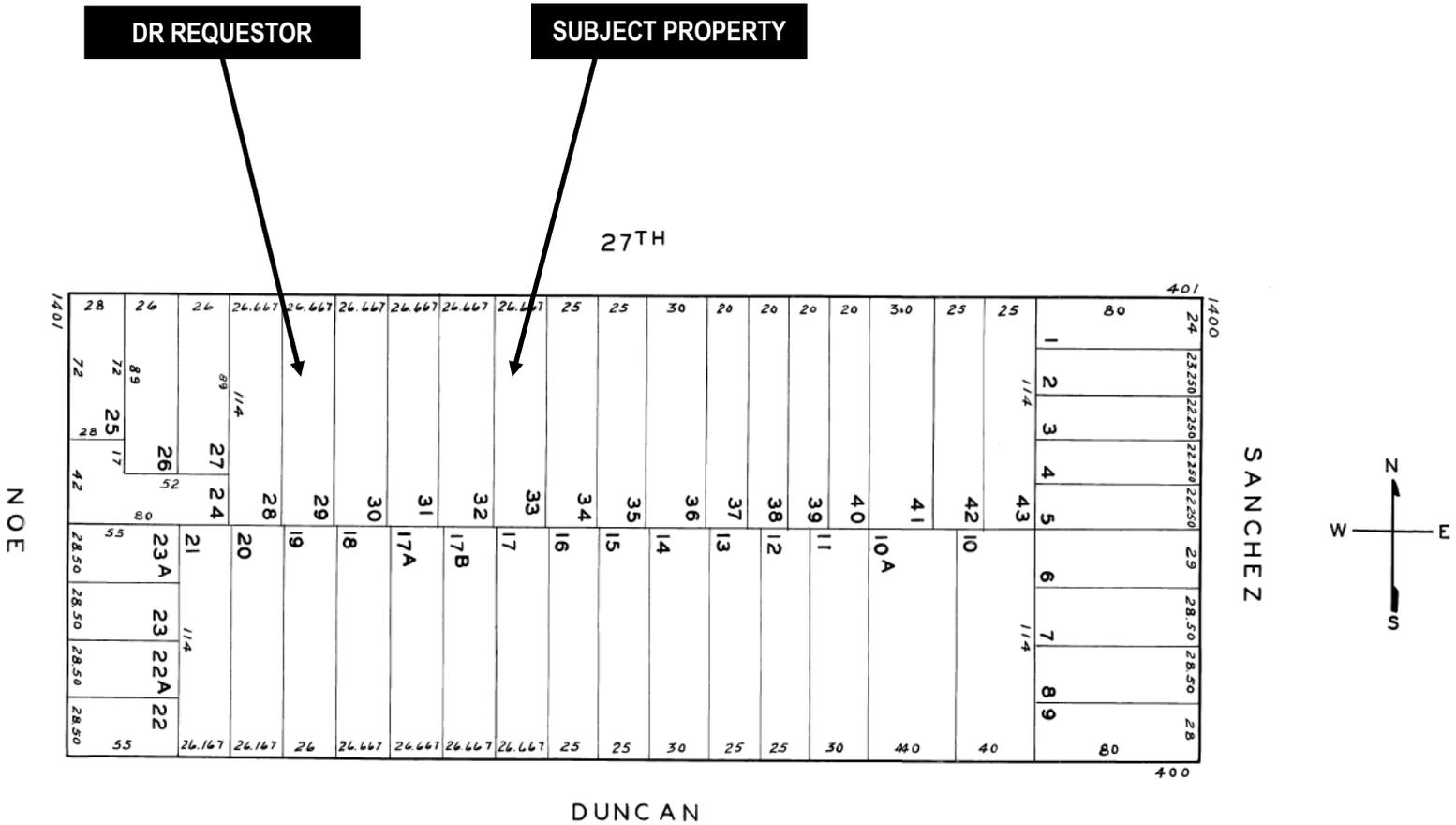
RECOMMENDATION: Do not take DR and approve project as proposed
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Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
DR Application
Response to DR Application dated October 16, 2014.
CEQA Categorical Exemption Determination
RDT Memos (March and October, 2014)
Reduced Plans

ET: G:\Documents\DRs\461 27th Street\461_27thStDR - AbbreviatedAnalysis_Nov13.doc

461 27th Street – Attachments Block Book Map

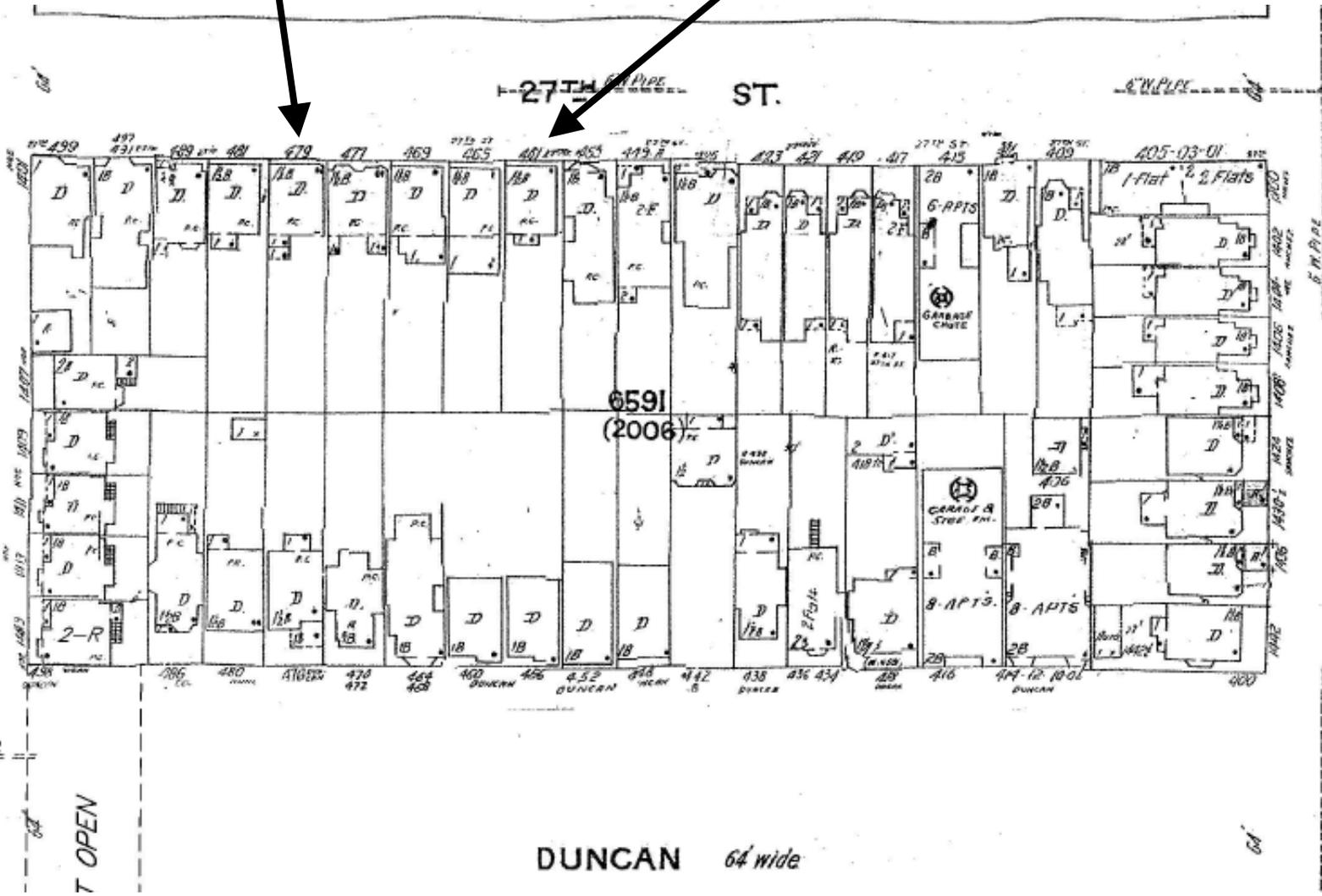


Discretionary Review Hearing
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Sanborn Map

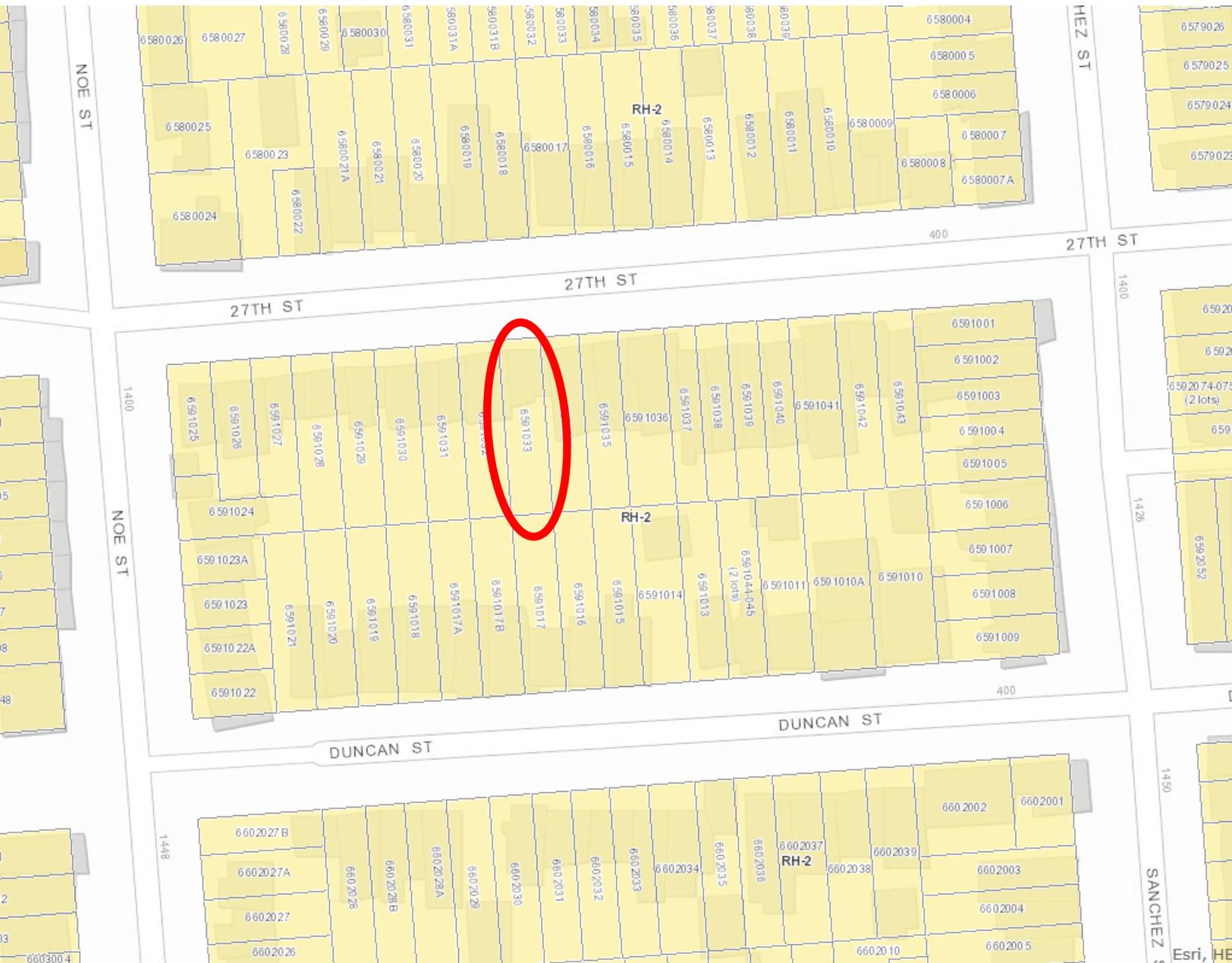
DR REQUESTOR

SUBJECT PROPERTY



Discretionary Review Hearing
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Zoning Map (RH-2/40-X)



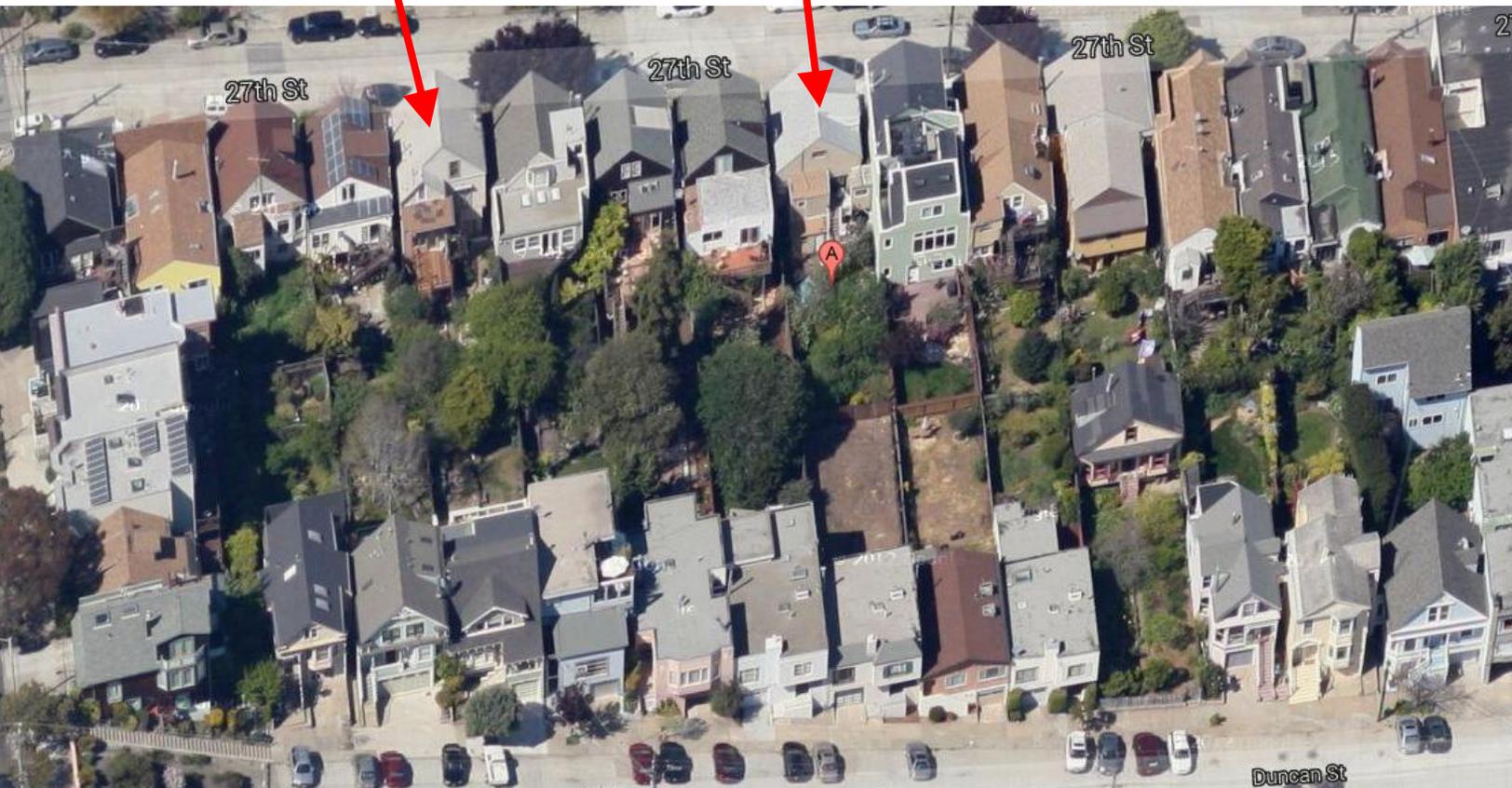
Discretionary Review Hearing
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461 27th Street

Aerial Photo

Mid-block Open Space, looking North

DR REQUESTOR

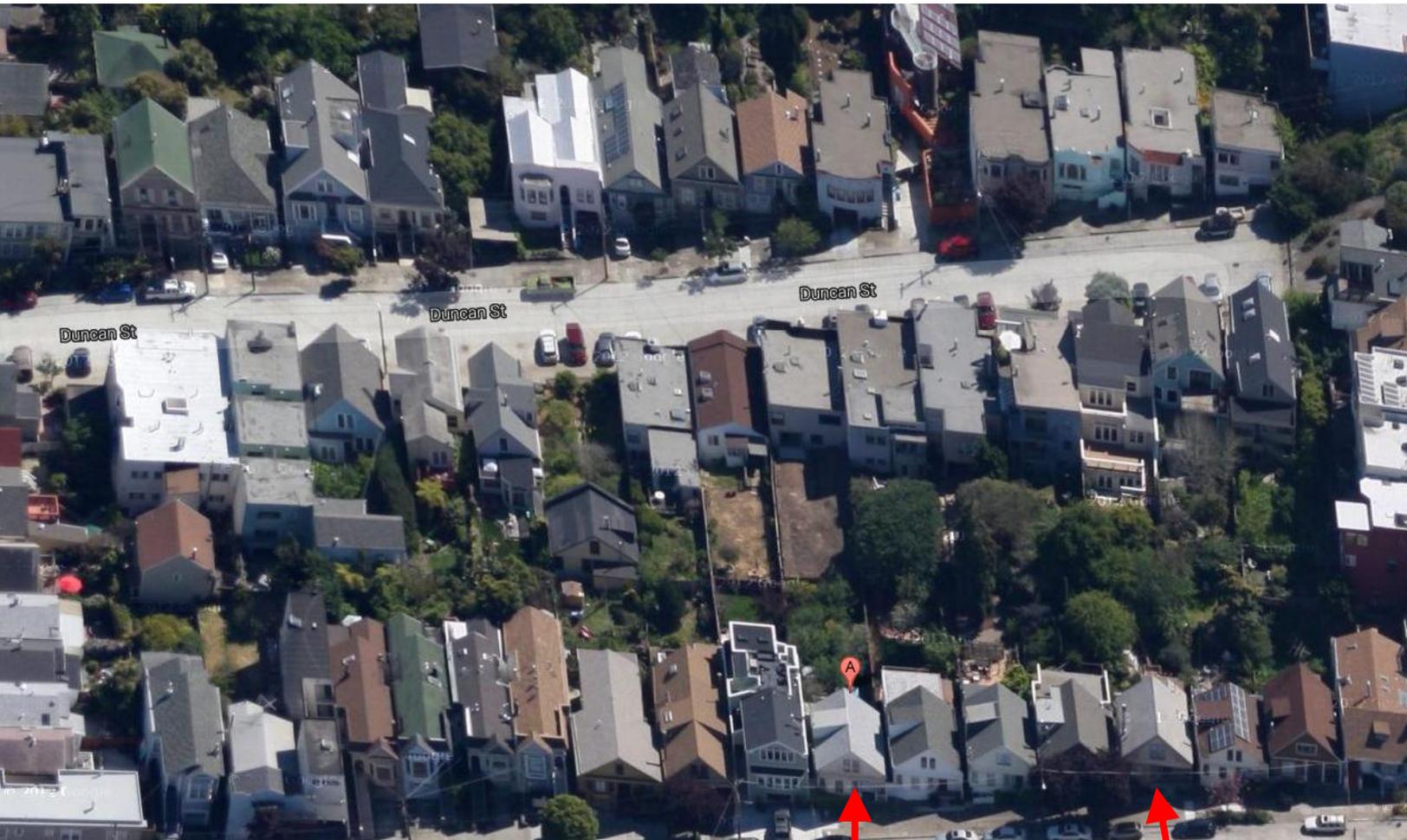
SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2013.1590D
461 27th Street

Aerial Photo

Mid-block Open Space, looking South



SUBJECT PROPERTY

DR REQUESTOR

Discretionary Review Hearing
Case Number 2013.1590D
461 27th Street

Context Photo

461 27th Street, Front Elevation



SUBJECT PROPERTY

Discretionary Review Hearing
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Context Photo

South side of 27th Street, looking downhill



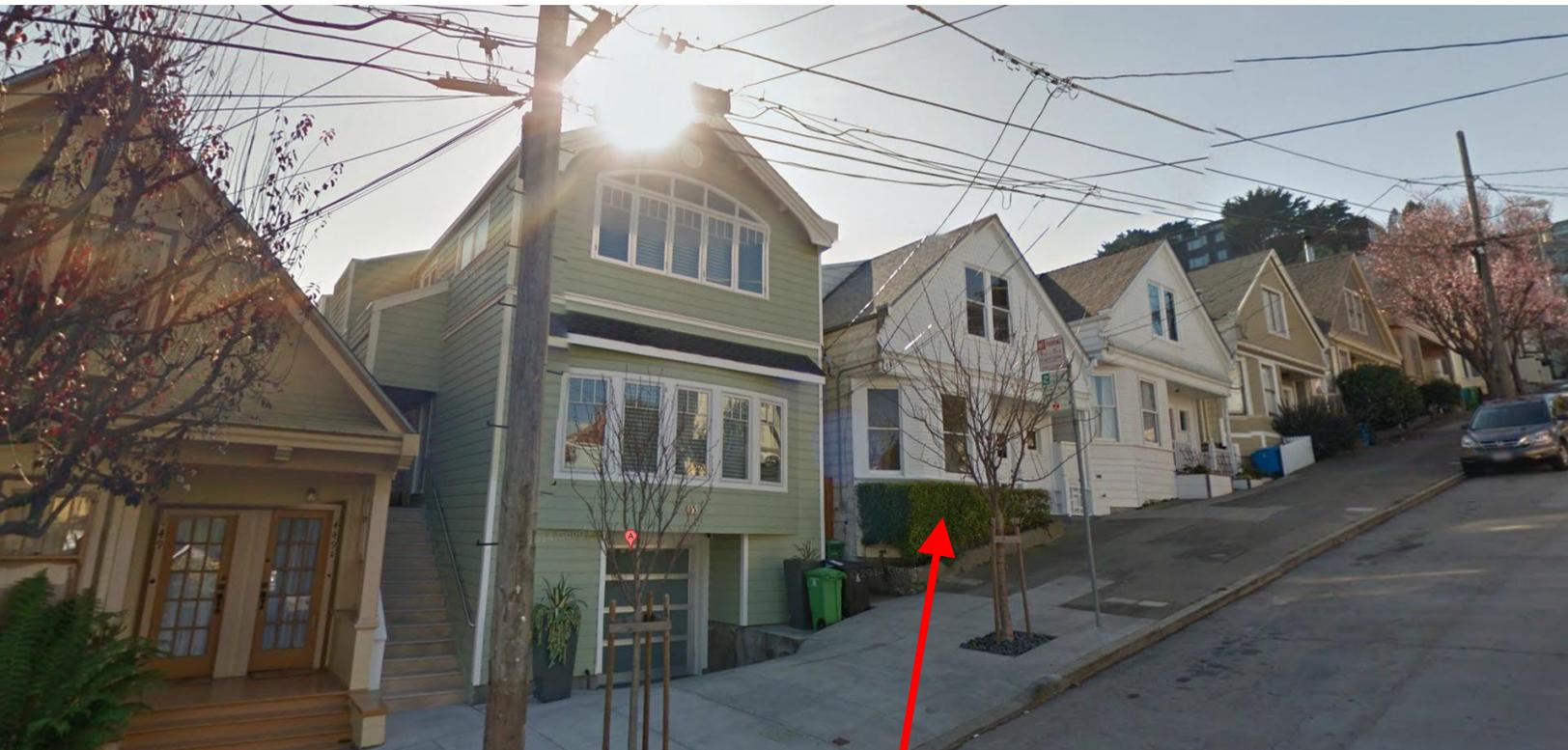
SUBJECT PROPERTY

DR REQUESTOR

Discretionary Review Hearing
Case Number 2013.1590D
461 27th Street

Context Photo

South side of 27th St., looking uphill



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2013.1590D
461 27th Street

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME:

Michael Garavaglia

DR APPLICANT'S ADDRESS:

479 27th Street, San Francisco, CA

ZIP CODE:

94131

TELEPHONE:

(415) 282-5106

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

Ryan Knock

ADDRESS:

1801 Gough Street, #405, San Francisco, CA

ZIP CODE:

94109

TELEPHONE:

(415) 215-2647

CONTACT FOR DR APPLICATION:

Same as Above

ADDRESS:

ZIP CODE:

TELEPHONE:

()

E-MAIL ADDRESS:

2. Location and Classification

STREET ADDRESS OF PROJECT:

461 27th Street, San Francisco, CA

ZIP CODE:

94131

CROSS STREETS:

Between Sanchez and Noe Streets

ASSESSORS BLOCK/LOT:

6591 / 33

LOT DIMENSIONS:

LOT AREA (SQ FT):

ZONING DISTRICT:

RH-2

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 home

Proposed Use: Single family home

Building Permit Application No. 2013.11.21.2535

Date Filed: November 21, 2013

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.

The project sponsor has made minimal changes to the plans, i.e., the plans were corrected as to the slope of the street. The neighbors have major concerns which have not been addressed.

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 attached sheet.

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

Please see attached sheet.

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?

The proposed structure is much larger than a majority of houses on the block. Using the dimensions on the plans provided, the calculated total square footage of the 461 27th three-story development project equates to approximately 4,700 square feet of total building area. For comparison, many of the single-family homes in the neighborhood average about 2,500 square feet on three levels. A reduction to a structure that is approximately 3,700 to 3,900 square feet of total building area would reduce the adverse effects noted in question #1.

Addendum to Discretionary Review Request 461 27th Street

1. The project does not meet the Residential Design Guidelines with regard to the mid block open space pages 25-27. Staff noted this in their review of the project. Please see the February 14, 2014 note from staff to the project sponsor and the March, 2014 RDTeam memo. The 2/14 note advises that a side set back of 5' would be appropriate. The RDT memo states that the top two floors should not extend beyond an average of the adjacent properties rear walls not the deck to meet the Guidelines found on these same pages, pages 25-27. The light and air for the neighboring home will be adversely impacted by the current proposal and the staff recognized this and attempted to adjust the project with their suggestions and the use of the RDG. The concern is that the rear section of 465 27th Street mostly the kitchen and family/dining room will be diminished as comfortable and inviting living space due to loss of light and air. While the project is complying with the Secretary of Interior's guidelines for Historic Preservation on the front half of the property, the increase in the mass of the project into the mid-block rear yard open space contradicts Section 101.1 Planning Code Priority Policies to preserve neighborhood character. This project is very much contrary to the prevailing pattern of the rear yard mid block open space, not only of modest massing and scale of buildings, but minimal glazing, modest decks but also setbacks and non-blocky structures intruding into the rear yard mid block open space. For example on 465 there are three sets of glazing on the rear of the house (sliding door to the deck, kitchen window and 2nd level window in a rear setback bedroom). The proposed project has approximately 22 separate pieces of glazing all approximately similar size.

2. A large scale 17 foot wall from a three story addition is an unreasonable impact. This would tower over the lower level living space at 465 in the rear. The comparison between the project and 465 27th street, would become one of a looming building, the proposed project, over a much more modest building and would most certainly cause the tunnel effect discussed in the RDG pages 25-27. 465 27th would lose light and air and privacy. 465 would lose property value because of the loss of the current pleasant feel of the home and would become a potential development site. Further, approval of a project of this size would encourage like development for all properties on the block.

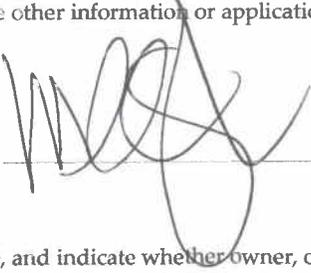
The neighbors signed a petition (39 signatures) opposing the July 31st submittal (July 15 plan)

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: _____

9.2.14

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

Michael Garavaglia
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"/>
Covenant 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:

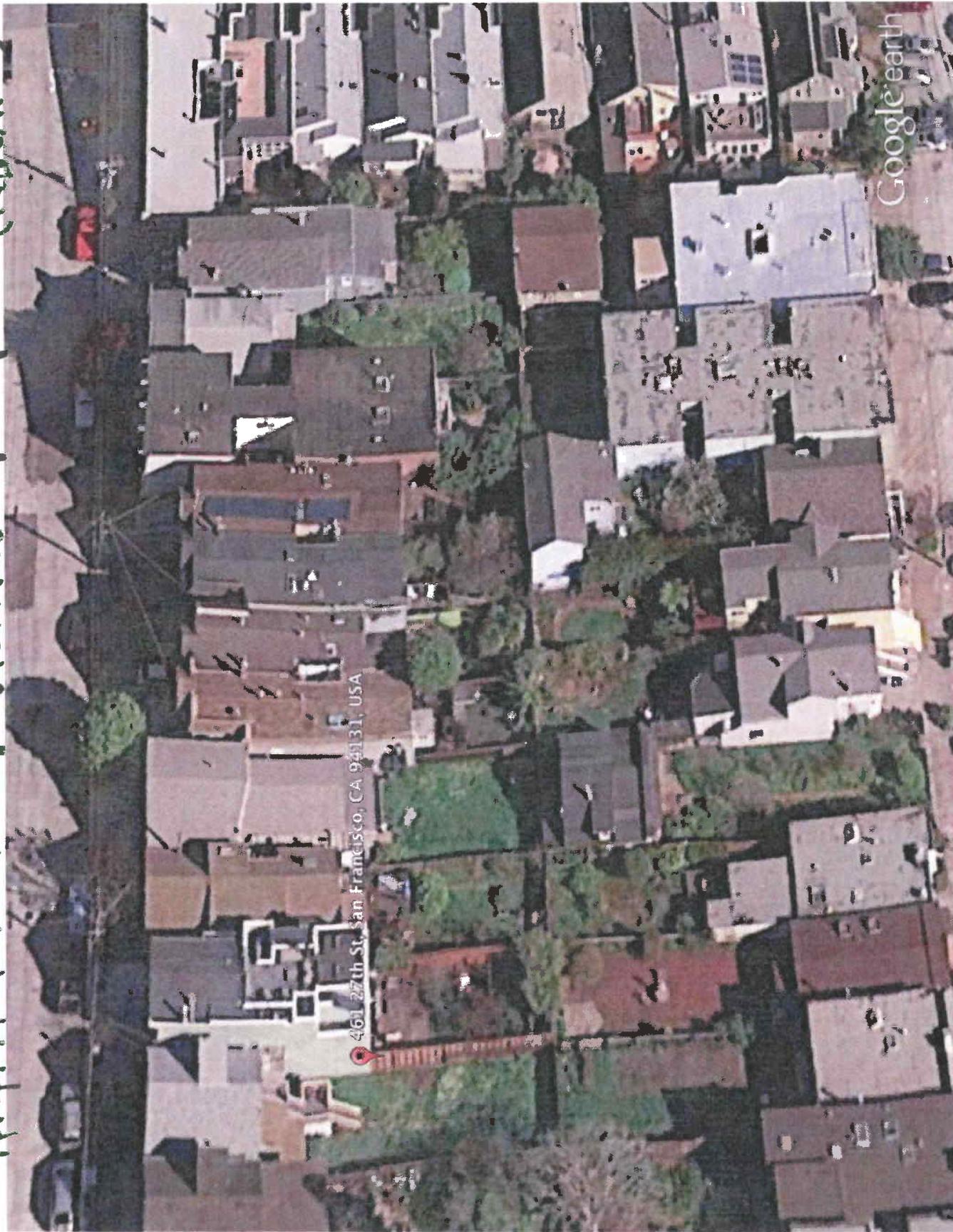
 Required Material. Optional Material. Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

For: Department Use Only

Application received by Planning Department:

By: Heidi KlineDate: 9/2/14

5.5 story owner 9 ft 2 story set back 2 story
prop. 2.8 ft prop. victorians
1960's - apartment bldg.
(retrofit)



Google earth

feet 300
meters 90

13.1590D

7 cottages - 3 stories (2e street)
fenced rear subdivisions



Google earth

feet
meters

300
90

13.1590D



461

455

13.15900

← SUBJECT PROPERTY →

EXISTING
REAR ELEVATIONS
WITH REAR
ADDITIONS AND
DECKS.



13.1590D

MASSING STUDY
OF DR-FILER'S
ALTERNATE
PROPOSAL



MASSING STUDY
OF DR-FILER'S
ALTERNATE PLAN



13.15200

November 3, 2014

**Michael Garavaglia
479 27th Street
San Francisco, CA 94131**

**President Cindy Wu and Members of the Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103**

**Re: Discretionary Review Application
Permit App #2013.11.21.2535,
Planning Department Case #: 20113.1590D
Address: 461 27th Street**

Dear President Wu and Planning Commissioners;

Please consider our community's broadly vetted revisions to this large development project proposed for 461 27th Street.

Community Proposal Based on the Exceptional and Extraordinary

An exceptional and extraordinary circumstance exists because the homes on the block surrounding the subject property have established a consistent pattern for the size / volume and stepping forms present at the rear of greater than 90% the homes on the block, and that the proposed blocky building disrupts this pattern due to its excessive volume. Thus is not in keeping with the qualities of the mid-block open space.

Neighborhood Design Pattern Established

We have provided a diagram of existing volumes, stepping forms, floor area of the existing homes versus the development project. See **Attachment A**. This general pattern on the upper block of 27th St. is described by taller shallow-depth homes - the rears of which step down in building massing to the mid-block open space. The lower block has shorter deeper-depth homes (often with fronts setback from the sidewalk)- the rears also stepping down in building massing to the mid block open space.

This is the built environment residents desire to protect. These stepped forms open up yard areas providing lots of light and air for south facing rooms, decks, and gardens - there are low 6' fences, all creating a more inviting human-scaled architecture and healthy landscaped areas. The blocky nature of the project sponsor's design, the intrusive circa 1960's 6-unit apartment building, and the adjacent structure at 455 27th Street (owned by the project sponsor) are the only intrusions into the predominant existing qualities of the mid-block open space. **The developer's project is both deep and tall without stepping forms-** thus out of character.

Large, looming, blocky forms are not part of the environment around our homes. We live in our rear yards not our front porches, so we are most concerned about how development affects the rear yard areas and the quality / value of our properties. The Planning Department is focused on the appearance of the front of the development project, especially how the addition affects the

historic nature of the front (public side) of 461 27th Street. Another historic characteristic of the district is the rear (private / utilitarian) side of the district's properties. This is where the lifestyle of the workingman's homes played out. Gardens, communal activities, clotheslines- this is where the residents lived. It is where we, as contemporary families, also raise our children, entertain our friends, garden, and enjoy the quiet and sunshine of our neighborhood. This is what we value.

Our One Proposal- Stepped-Form Rear Addition

Our preferred design for the rear of the project is shown in **Attachment B**. The community has rallied around this one proposal- approximately 60 individuals have signed the petition requesting this modification and there are multiple letters of support. Please understand that this is not the preference of only the DR filer as has been suggested. A single filing saves the commission and all involved precious time - there is no reason to hear multiple DR's on this project- we are united behind one DR. **The DR is supported by many residents who are weary of the overdevelopment of our neighborhood and are thus requesting a reasonable modification of the proposed building design.** If granted by the project sponsor we will support the construction of the project. Our proposal presents a limited stepped sculpting of the project's design so as to respond to the contextual pattern of stepped building forms at the rear of each existing home, which establishes the character of the mid block open space and would align with that desirable pattern.

Our proposal requests minor reductions to the size, and with little if any, resulting loss of value for the new home. There are 31 homes on our block that define the character of the mid-block open space (homes fronting 27th St and Duncan St). Information taken from the City Planning Department's Property Info website shows the average floor area of the existing homes is 1600 square feet (SF). The mass of the Project Sponsor's building is comprised of a total of 3,850 SF. **Thus the Project Sponsor's proposal translates into a building volume over twice the average home size.** We have requested an area reduction in the 311 plans in the portion of the design that most affects these critical rear yard areas.

The project Sponsor has stated their aesthetic preference for a blocky structure as opposed to the existing stepped-form homes and the historic pattern. They have referred to this existing building form as a "wedding cake" or "ziggurat" and have suggested in our meetings that they do not want to build this, as it is aesthetically inferior. I call attention to a letter from the Poynters stating their instructions to the contractor were "build something beautiful" and "make our neighbors happy". One person's perspective of beauty should not be imposed on neighbors as it can make them unhappy.

Additional Background Information

There are many ancillary aspects of this project. Some are relevant some are just distractions. The important issues include:

1. Project sponsor continuity

The Project Sponsor is identified as the Poynters, but in discussions they are never present- so it is very difficult to know who is actually making decisions about this project. It creates confusion as to who can make decisions, is inefficient for clear communication, and reduces the building of trust among stakeholders.

2. Community outreach process

The Project has been evolving over a long period of time. The modifications made for the project were suggested or required by the Planning Department or are so straightforward that they are common forms of construction in San Francisco.

The community has worked extensively with the directly adjacent neighbors and especially the family at 465 27th Street. These families would appreciate further project modifications as represented in the attached plans- these are based on a concept that the community developed at a group meeting (with the family living at 465 27th St. present). That family feels isolated, tired, and at wits-end with the Project Sponsor- not the community. If the Project Sponsor was sincere about their concerns for this family, they would have gone ahead and submitted the plans that they felt met these needs along with correcting the severe inaccuracies of their submittal documents.

The outreach process was bifurcated with many months of no interaction interspersed with quick discussions with individuals. These discussions included multiple residents at some times and excluded some residents at other times. The final discussions occurred around the Labor Day weekend- when many people were away or were trying to relax. No plans were ever officially submitted that reflected any compromises with the community, although a couple of revisions were presented.

3. Accuracy of plans

The 311 plans (by the Project Sponsor's team own admission) are inaccurate graphic representations of the actual field conditions. These inaccuracies mislead the neighbors in any evaluation of the project. They also make the development project seem less massive than it will be as it relates to the uphill neighbor. These inaccuracies were called out to the Project Sponsor but nothing official has been done to correct this misrepresentation. Neighbors can't take any outreach process seriously when the project can't accurately be defined with competent documentation.

Plans are very inaccurate vertically 455 roof peak to 465 roof peak off by 3'-6" (one portion of the drawing is off by over 5'). This situation has the effect of minimizing impacts on the most affected neighbors as we depend on the drawings to evaluate impacts- see **Attachment C**. Project submittals (including attorney's, which is showing two different designs - the rendering minimizes the bulk of the building) are confusing for the average reviewer.

A point of coordination- the Building Permit Application form shows the house being raised three feet while there have been discussions about only raising it 18". The application form must be revised to reflect the actual project.

4. Compliance with the Secretary of the Interior's Standards for Rehabilitation (SISR).

The Standards are the guidelines that were utilized so that the project could receive its (appealable) Categorical Exemption from the Planning Department. There are no competent references to the proper rehabilitation of 461 27th Street's historic fabric noted on the drawings. The work proposed on the existing structure must comply with the SISR. The neighbors are highly aware that a substantial number of existing homes, when remodeled by developers, are slowly and completely demolished (meaning that there are NO original materials remaining). It is a concern of the neighbors that the drawings identify all rehabilitation work (as defined by the

Standards and City documents) and that the implications of an unlawful demolition be listed on the drawings.

The proposed design does not comply with Sect'y of the Interiors Standards, specifically standards #9 and #10. The rear addition design is not compatible with the district's historic character, but it is highly differentiated from it- an unsuccessful design for a historic preservation project. The character defining forms of the rear of the buildings are stepped- not blocky. A compatible design should also be stepped (compatible form) yet differentiated with modern materials and fenestration. Compatibility and differentiation need to be balanced- not selecting one over the other. Also this is not a reversible design. This group of houses has been identified as a potential historic district. No discussion in the HRE report has been undertaken as to how the project affects the district- only how it affects the individual contributor. The pattern of development at the rear of these homes is stepped construction. It is a character-defining feature of these homes.

We also call attention to the fact that the rear of 461 27th Street is visible from the public way on Duncan Street as will be the new rear addition. The Planning Department has raised concerns about the project as viewed from the public way. This rear of this project will be visible from a public way.

Also we are aware of this Discretionary Review's "Approval Action". In CEQA parlance this sets the time period for when the issued Categorical Exemption can be appealed.

5. Configuration of 455 27th- inaccurate plans created a larger than expected contextual environment for the development project

We all know that the Poynters did not construct the home at 455 27th St. That structure is being used to set the size of the proposed development, but when it was constructed its size was misrepresented by its' developer. Later actions of the planning department and neighbors limited further development at the rear of that property by precluding any roof deck in the rear portion of 455. There is a letter from the City stating this fact.

Summary

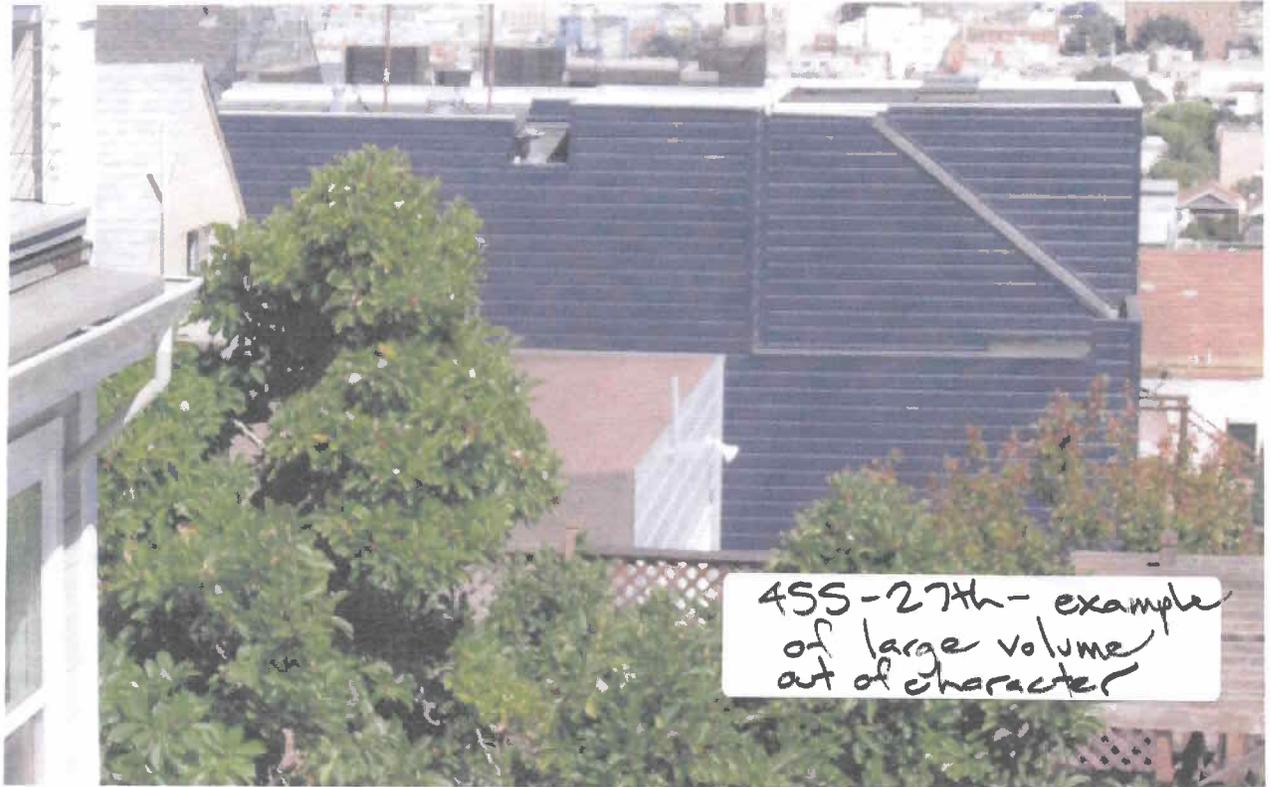
In closing we hope that this community design dilemma can be resolved with the acceptance of the community's proposal and that this project can be executed as quickly as possible without further appeals. The minor bulk reductions will not affect, in any substantial manner, the value or desirability of this development project and will go a long way to protect the property rights and values of the neighbors.

The community thanks you for your time.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Garavaglia", is written over a circular stamp or seal.

Michael Garavaglia
Owner, 479 27th Street

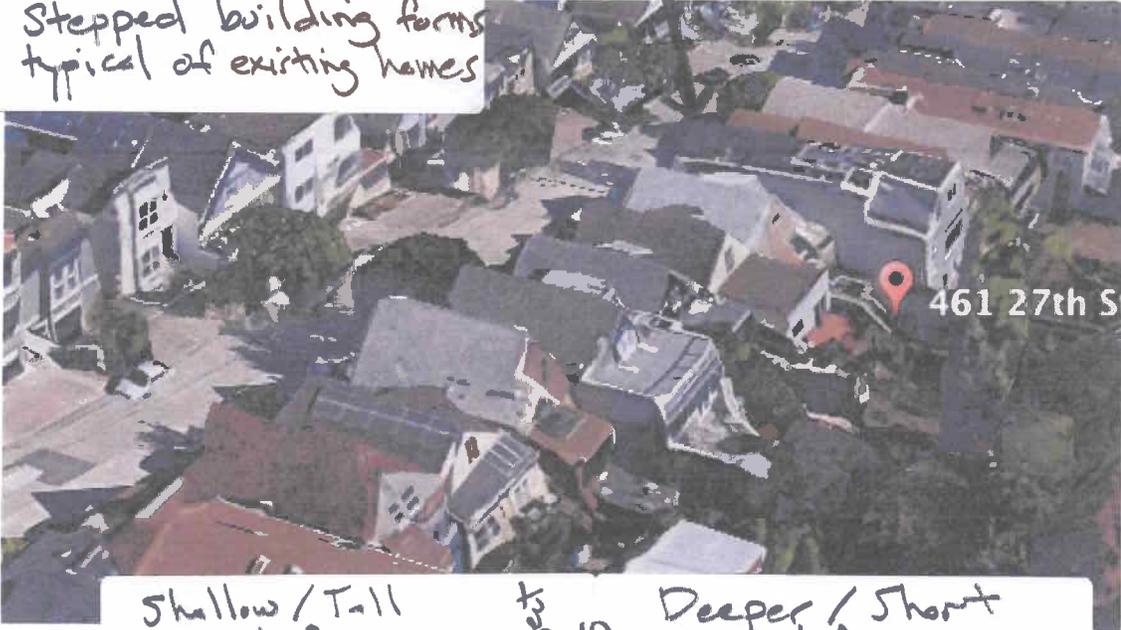


455-27th - example of large volume out of character



OVERSIZE MASS

Stepped building forms typical of existing homes



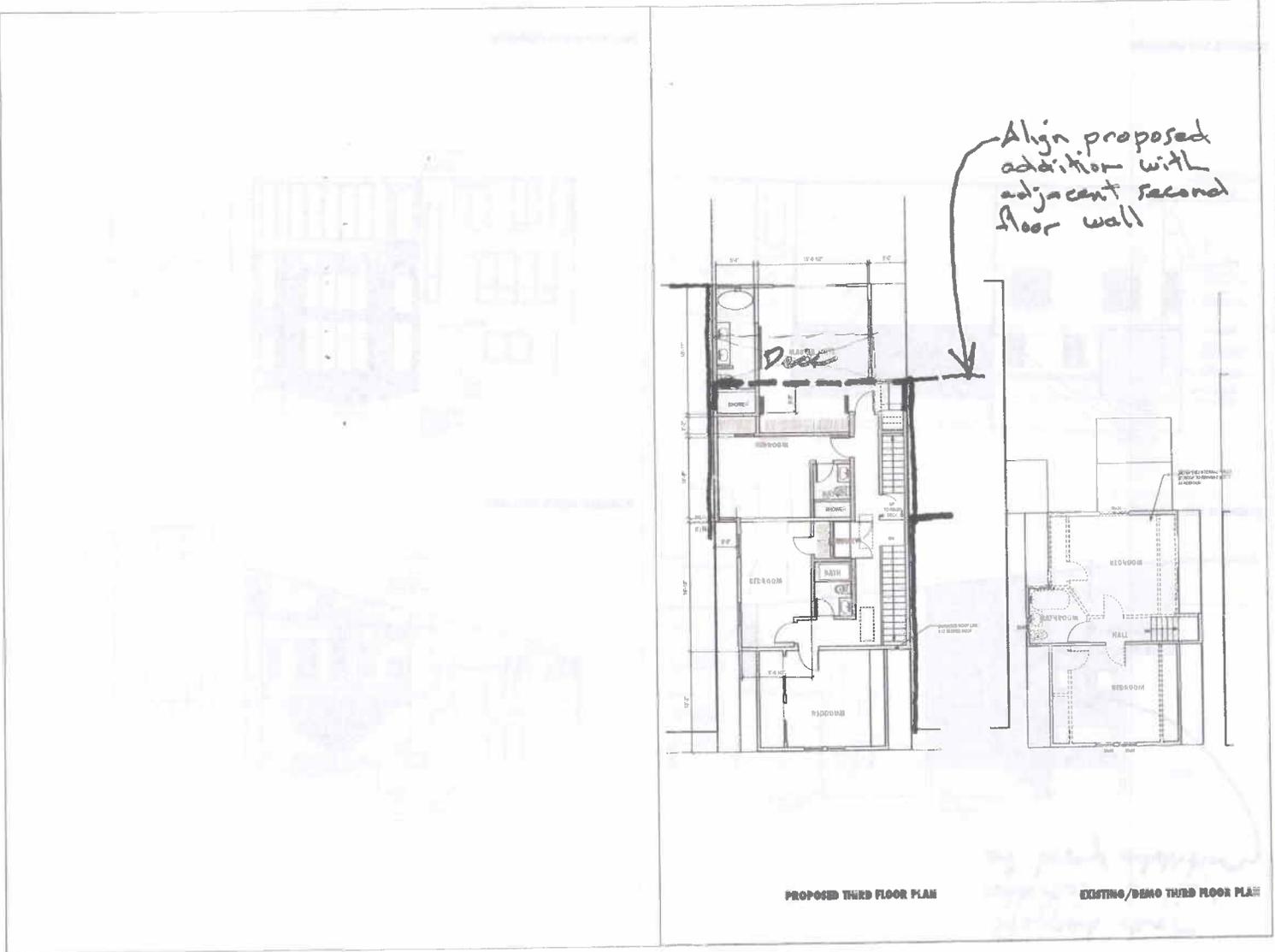
461 27th St

Shallow / Tall stepped form ← subject 455 → Deeper / Short stepped forms



461 27th St, San Francisco, CA 94131, USA

A



NO. 001	DATE: 08/11/11
NO. 002	DESCRIPTION
NO. 003	NO. 004
NO. 005	NO. 006
NO. 007	NO. 008
NO. 009	NO. 010



K a+d
KNOCK architecture
 + design
 www.knock-a-d.com
 tyra@knock-a-d.com
 415-251-0947

RESIDENCE ADDITION
 461 27TH STREET, SAN FRANCISCO, CA 94112

Permit #: _____

THIRD FLOOR PLANS

All drawings and related material prepared by KNOCK ARCHITECTURE, INC. and may not be distributed, used, or otherwise relied upon by any other person without the written consent of the architect.

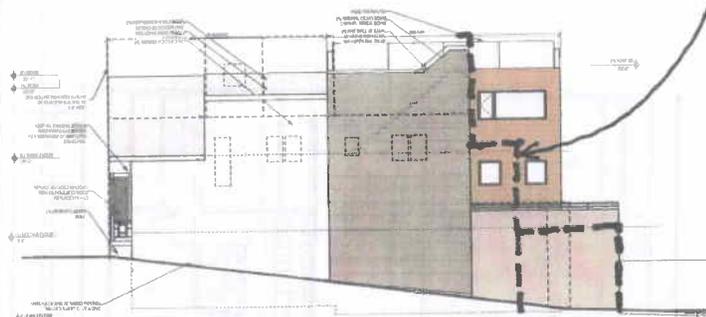
4.0

DATE: _____
 DRAWN BY: _____

B



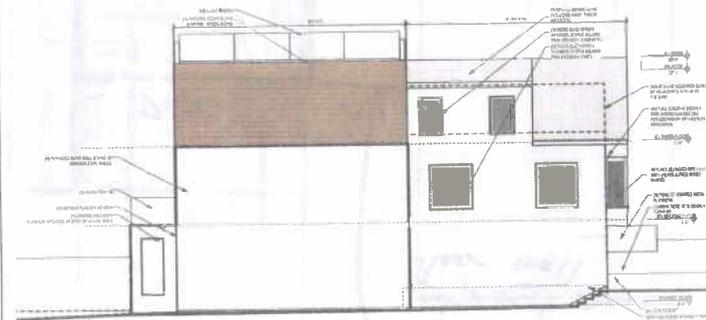
PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION

Stepped rear addition in lieu of boxy addition

10.00.00	0000 SHEET INDEX
10.00.01	0000000000
10.00.02	0000000000
10.00.03	0000000000
10.00.04	0000000000
10.00.05	0000000000
10.00.06	0000000000
10.00.07	0000000000
10.00.08	0000000000
10.00.09	0000000000
10.00.10	0000000000



K a+d
KNOCK ARCHITECTURE
 a charge
 www.knock-ad.com
 ryan@knock-ad.com
 415-215-2847

RESIDENCE ADDITION
 4517 27TH STREET, SAN FRANCISCO, CA 94117

PROPOSED ELEVATIONS
 All drawings and notes remain the property of the architect and are not to be reproduced, copied, or distributed without the written consent of the architect.
6.0
 SCALE
 FOOT MARK

sheet 01

* 9'-6"
inaccuracy



EXISTING NORTH ELEVATION 1

- All plans shown in red
- Recent revision shown in black



C

Neighbors of 461 27th Street
October 19, 2014

RE: 2013.11.21.2535

RECEIVED

OCT 27 2014

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

To the San Francisco Planning Commission

We, the undersigned neighbors of 461 27th Street support the Request for Discretionary Review for the proposed project at that address.

This request for DR is not to stop this project. Rather it is to enhance and improve the project to make it more fully comply with the San Francisco Residential Design Guidelines. We support the alternative which would minimally reduce the square footage of the living space, while maximally improving the scale of the proposed project in the mid block rear yard open space. It would add set backs to the rear of the proposed project on the two upper levels of living space that are the average of the adjacent rear walls for the neighboring property at 465 27th Street on this home's two upper levels and the upper two levels for the house at 455 27th Street. These setbacks allow for light and air for our neighbor at 465 27th Street.

This minor reduction in the footprint would maintain the prevailing pattern of our rear yard mid block open space.

12
17
20
10
59
SIGNATURES

LSO
SENT
LETTER

ALSO
SENT
LETTER

- ✓ *Paul M. Lisende*
449 - 27th ST. 100' BLOCK
- ✓ *Kerry Lee*
465 27th Street (ADJ.)
- ✓ *Andrea Vano*
465 27th Street (ADJ.)
- ✓ *Philip Kozura* Philip Kozura
481 27th ST 100' BLOCK
- ✓ *Hedy Koczwarra*
481 27th ST
- ✓ *Shankey* 462 27th ST, 4

- ✓ *Pamela Witmer*
491 27th ST on block 1
- ✓ *Jon Witmer*
491 27th ST on block 1
- ✓ *Jim Vestal*
1393 Noe St ACROSS STREET 1
415-695-1971
- ✓ *MYLES LARSON*
462 27th ST APT 2
- ✓ *JAMES BRUST* Jan B.
462-27th ST #1
- ✓ *Damiano Fitzgerald*
~~462-27th ST #4~~ 415 400 9451
462-27th ST #4

ALSO SENT LETTER!

ALSO SENT LETTER!

✓ *Fred McMullen*
Fred McMullen
446 27th St
SF CA 94131

✓ *James Constantine*
[Signature]
446 27th St.

Lisa Palmer
466 - 27th St

Mike Garavaglia (D.R. FILER)
479 - 27th St. ON BLOCK

Robert M. Ferrara
1401 Nae St. ON BLOCK

✓ *Suzanne C Ferrara*
1401 Nae St. ON BLOCK

[Signature]
1393 Nae St. ACROSS ST

Tom Sordahl
482 - 27th St.
ACROSS ST

ACROSS ST

✓ *Yvette Carrillo*
482 - 27th St

✓ *Patricia A. Cronin*
428 27th St. ACROSS ST

May J. Lippin
409 27th Street ON BLOCK

Walter
415 27th St. # L ON BLOCK
S.F. CA. 94131

✓ *Wendy Bertrand* ACROSS ST
478 27th Street
SF 94131

[Signature] ACROSS ST
428 27th St
SF 94131

[Signature] ACROSS ST
428 27th St
SF 94131

Sallye Marcus
414 27th Street
SF 94131
415.642-3456

William Kaufman
414 27 St
SF 94131

ACROSS ST

ACROSS ST

ALSO SENT LTR.

✓ Daryl Garavelli
1393 Noe St
SF CA 94131
ACROSS ST

✓ Erica Jewell
470 27th St.
SF CA 94131
ACROSS ST

✓ Mmm
470 27th St.
SF CA 94131
ACROSS ST

✓ Eric Wilinski - *[Signature]*
342A 27th St.
SF CA 94131
(OTHER) 380 FT EAST

✓ Maxime and John Dural
469 27th St
San Francisco CA 94131
ON BLOCK

Tina Wallis
432 27th St
ACROSS ST

✓ Kim + Chris Drew
476 Duncan
ON BLOCK

Georgia + Thom Schuttish
460 Duncan St
ADJ. 1

ALSO SENT LTR.

✓ Yunzhong Shen
452 Duncan
ADJ. 1

Cynthia Gregory
418 Duncan
ACROSS ST

Hal Savage
418 Duncan
ACROSS ST

✓ Michael Ungar
& Lise Spiegel
477 27th Street
San Francisco, CA 94131
ON BLOCK

Seth Tru
471 DUNCAN
(OTHER) 230 FT SOUTH

John Anderson
467 Duncan
(OTHER) 280 FT SOUTH

Ross Camp
436 Duncan Street
ON BLOCK

John Pilgrim
438 Duncan St
ON BLOCK

JIM + LUANN LYWCH (OTHER)
453 DUNCAN ST.
S.F., CA 94131 7230 FT SOUTH

Joerg Herrmann
448 Duncan Street | ON BLOCK
SF, CA 94131

Lettie Gonzalez
435 Duncan St G.M. (OTHER)
S.F. CA 94131 7250 FT S.E.

Elizabeth Mills (OTHER)
425 Duncan St. 7270 FT S.E.
SF, CA 94131

Joanne Barden (OTHER)
421 Duncan St.
S.F. CA 94131 7280 FT S.E.

Rena Daly (OTHER)
415 Duncan Street 7200 S.E.

Phaedra Bell | ON BLOCK
417 27th St
SF CA 94131

Rodger Hartetter | ON BLOCK
423 27th
SF, CA 94131

SAUDRA SEATLES
423 27th St | ON BLOCK
S.F., CA 94131



UPPER NOE NEIGHBORS

November 2, 2014

President Cindy Wu
San Francisco Planning Commission
1650 Mission St., Suite 400
San Francisco, CA 94103

Re: 461-27th Street, Application # 2013.11.21.2535

Dear President Wu and Planning Commissioners:

This letter is in support of efforts by neighbors near the above project property to get modest reductions made to the development. The request for reduction in scale seems reasonable based on the predominant size of homes on the block and the massiveness of the project structure. The modifications would also increase air and light and privacy to adjacent neighbors as well as not appear so imposing into the precious mid-block open space.

Upper Noe Neighbors has been greatly concerned about the increased size/scale of so many projects in our neighborhood. Under the excuse that "this is what people want", modest homes that might be perfectly adequate for families and even affordable to people who aren't incredibly wealthy are gutted and built out to the max. All of this has an incredible impact on neighborhoods where the very important mid-block open space is much transformed and made less open.

Please help the neighbors and developers reach a reasonable compromise on this project. Thank you for your attention.

Sincerely,

A handwritten signature in cursive script that reads "Vicki Rosen".

Vicki Rosen
President

DUNCAN ST.

Rec'd 10/10/2014

ADJ. NEIGHBOR

October 8, 2014

President Cindy Wu
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Application #2013.11.21.2535 461 - 27th Street

Dear President Wu and Members of the Planning Commission:

This letter is in support of the application for Discretionary Review for the project filed by my back neighbor, Michael Garavaglia. As other neighbors will be writing to you with their concerns and their support for this alternative proposal, which has a minimal reduction in the square footage, I wanted to write to you as well. Mr. Garavaglia's proposal would create setbacks on the upper two levels of living space that are the average depth of the rear walls of the adjacent properties on the 27th Street (455 - 27th and 467 - 27th). His proposal would be more in keeping with the Residential Design Guidelines for the Rear Yard Mid Block Open Space.

For over sixty years my family and I have owned the home at 456 Duncan Street, which is directly behind this proposed project. We are the original owners.

One of the aspects of our home that is very important to my family and myself is the rear yard open space. The homes that we look out on and the homes that look back at us are one to two stories in height. If there is a third story it has a peaked roof. The homes maintain their historic setbacks. Many have either small decks and/or enclosed porches. The rear yard mid block open space is very large. There are trees. There is air and there is light.

Also important is the fact that our homes do not currently encroach onto the entire yard. Our individual yards are large allowing an extremely pleasant shared open space for what is primarily a block of single family homes. Also, our homes have a small number of windows looking out on our yards. The proposed project at 461-27th Street has over twenty-five separate pieces of glass looking onto the yards, while most homes, like mine, have two on the upper level and two on the lower level.

I respectfully request that you and the other members of the Commission take Discretionary Review to ensure that the Residential Design Guidelines are met and that you allow this project to proceed with the revisions proposed by Mr. Garavaglia. Under Mr. Garavaglia's reasonable alternative, the owners of the proposed project can exercise their property rights, while current longtime neighbors and owners can continue to enjoy their homes and backyards. **That is why I support this request for Discretionary Review.**

Thank You,

Patricia Meek

Patricia Meek
Property Owner of
456 Duncan St. SF

MAILING ADDRESS:
1104 MORNINGSIDE AVE.
SOUTH SAN FRANCISCO, CA
94080

*on file
10/10/2014
ADJ. NEIGHBOR*

November 3, 2014

Dear President Cindy Wu and Members of the Planning Commission,

My wife, Kerry Lee, and I are writing this letter in support of the request for Discretionary Review filed by our neighbor, Michael Garavaglia, regarding the proposed plans for 461 27th Street, permit number 2013.11.21.2535. We are the owners of 465 27th Street and are the direct neighbors living immediately west, and uphill from 461 27th St.

Our engagement with this project has been as in depth and involved as any of the neighbors. We have spoken with Robert Poynter and Nili Malach Poynter, the owners of 461 and 455 27th Street, as well as Brad Doran, the contractor, and Ryan Knock, the architect multiple times since the permit was initially filed with the Planning Department.

The primary concerns that Kerry and I have expressed from the beginning of our discussions with project sponsors has been to reduce the massing of the building, especially as it pertains to the light, air, and space of the mid-block open space. The properties currently contributing to the mid block open space provide residents with significant natural light, air, and space. The homes starting at 461 and extending west up the hill have been considered to be potentially historic and share similar qualities of rear yard depth and a general stepping down pattern that allows for air and light to be shared in the mid block open space by the neighbors.

It is the rear massing of this specific project most directly impacts our family. This project reduces the amount of air, light, and space that we have greatly enjoyed during our almost eight years of living here. When we first walked into our home in early 2007 at an open house, we fell in love with the amount of natural light that was present inside the southernmost rooms, which also extends out onto the deck and backyard. This project will create a structure that dramatically reduces the light that enters both our east facing windows in the rear of our home, as well as the light that enters through the larger south facing glass doors of our family room and the kitchen windows. Additionally, as proposed, a significant portion of the project's mass will be concentrated adjacent to our primary outdoor space: the deck we have directly off our family room and kitchen. We were very open and honest with the project sponsors about these concerns. We did not take issue with the blocking of light and air provided by a dormer window in our upstairs bathroom, or a similar loss of light in 3 windows downstairs. Our primary concern is the loss of light, air, and space in the rear of our home, which is where we spend the most of our time as a family raising our young child.

Upon seeing the initial drawings a year ago, we expressed our concerns directly to the Poynters, Brad Doran, and Ryan Knock. We know that the property owners stated that one of their main intentions for this speculative project was to make both Kerry and I happy. Of course, we greatly appreciated this intention, and although many emails and meetings ensued, we are not happy with the 311 plans presented to the Planning Commission.

In the end, it appears the only concession made directly for us from the original plans submitted under this permit to those submitted for 311 review is the 5ft setback along our shared property

line. The other concessions that were presented as such in various emails from the project sponsors were changes made after being informed that these must happen by both Eiliesh Tuffy and the Residential Review Team. Eiliesh also mentioned that she requested the side setback, and also informed the project sponsors that an averaging should take place between the end of our home and the end of the proposed project. This distance is about 12.6 feet, so Eiliesh suggested that the 2nd and 3rd stories end at a distance 6 or so feet past our home rather than the approximately 12 feet shown in the plans. The project sponsors declined to follow this recommendation. Both Kerry and I believe that the 5 foot side setback and the use of averaging to determine where 461 ends will address our concerns and allow for a modern, desirable project to be constructed.

We had multiple meetings with the project sponsors leading up to the 311 period during which we asked the project sponsors to reduce the depth of the house on the 2nd and 3rd stories, ideally to the average of where our house ends and the existing plans have 461 ending. We did this to maintain a portion of the existing light, air, and space that makes our home enjoyable. No additional changes were offered at this point by the project sponsors.

During the 311 we continued to talk with Brad and Ryan who ended up offering a plan that would pull the third story back 6 feet. This also included a roofdeck that filled up the remaining 6ft, though this roofdeck would be glass and let light into our home. These plans called for a 3.7ft side setback instead of a 5ft setback. Finally, the rear yard encroachment that went out 8ft was removed entirely. Neither Kerry nor I asked for this, but we knew that it was going to go away because the Poynters did not want the project to provide direct viewing access into their home from the deck on top of this encroachment. We agreed to these proposed changes as we felt that this was their final offer and we preferred these to the 311 plans. We have attached a copy of the plans that we agreed to so that the Planning Commission can see in detail what was put on the table by the project sponsors. Upon learning that a request for Discretionary Review was filed by another neighbor, this proposed compromise was revoked.

Our primary reason for supporting this Discretionary Review is that our proposed agreement was pulled off the table, thus leaving plans that lessen our enjoyment of our property by proposing an extremely massive building that drastically reduces our light, space, and air. The city of San Francisco is extremely dense, and we live in a neighborhood that is unique specifically because of the light, air, and space that the neighbors can enjoy. We hope that the Planning Commission will see things similarly, and either recommend changes in line with those presented by Michael Garavaglia, or at worst, a project in line with the proposed changes that we, the direct neighbors, agreed to with the project sponsors.

Sincerely,



Andrew Visci



Kerry Lee

WALLS LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE DEMOLISHED
	NEW WALL
	NEW FIRE RATED WALL

DATE	REVISIONS
11.07.12	ISSUE NUMBER 0001
12.24.12	01
01.15.14	02
02.22.14	03
07.22.14	04
08.04.14	05



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 ryan@knock-a+d.com
 415-215-2647

RESIDENCE ADDITION
 461 27TH STREET, SAN FRANCISCO, CA 94131

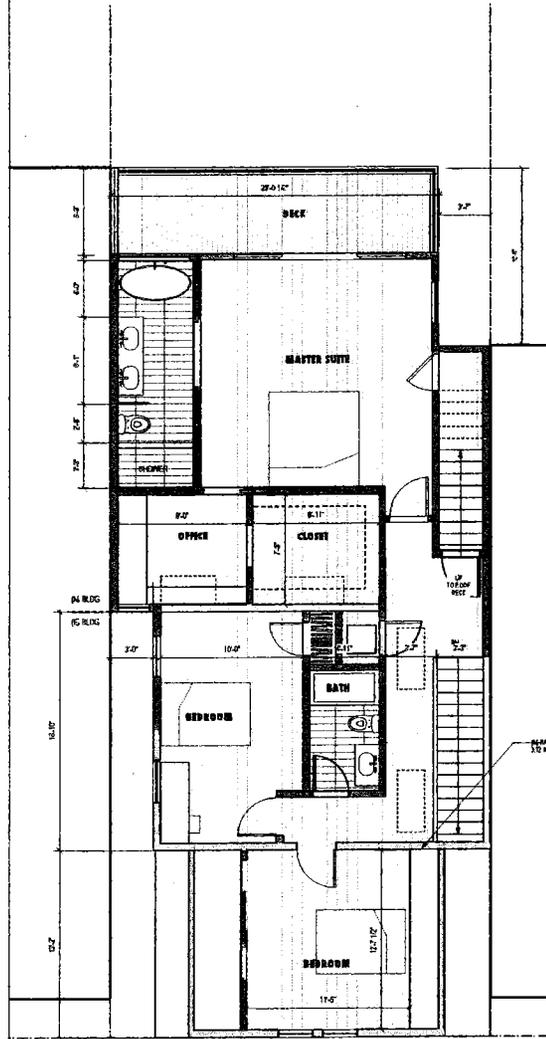
sheet #:

THIRD FLOOR PLANS

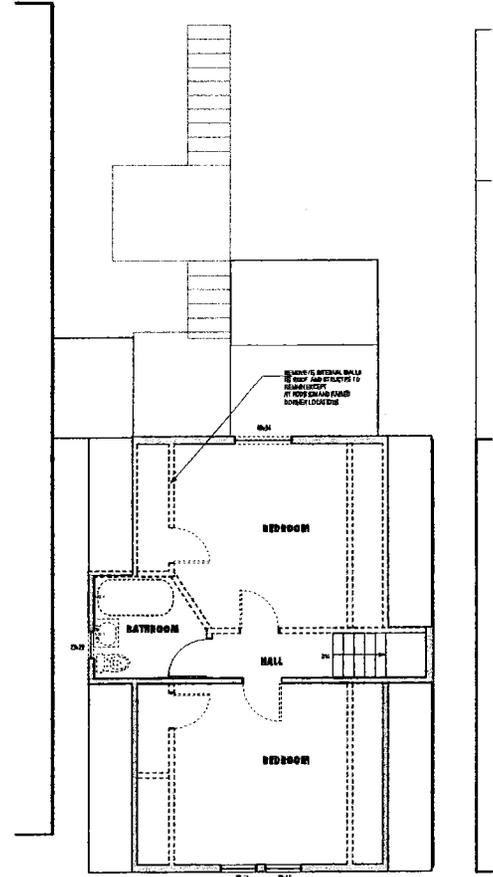
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A2.2

DATE: 08/14/14
 NEXT DATE:

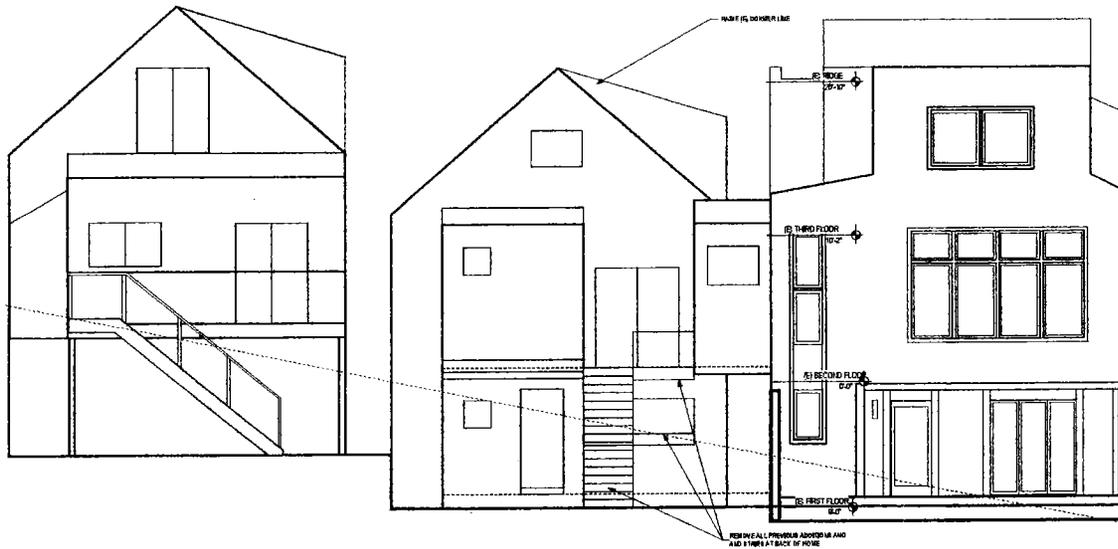


PROPOSED THIRD FLOOR PLAN
 1/4" = 1'-0" (2)



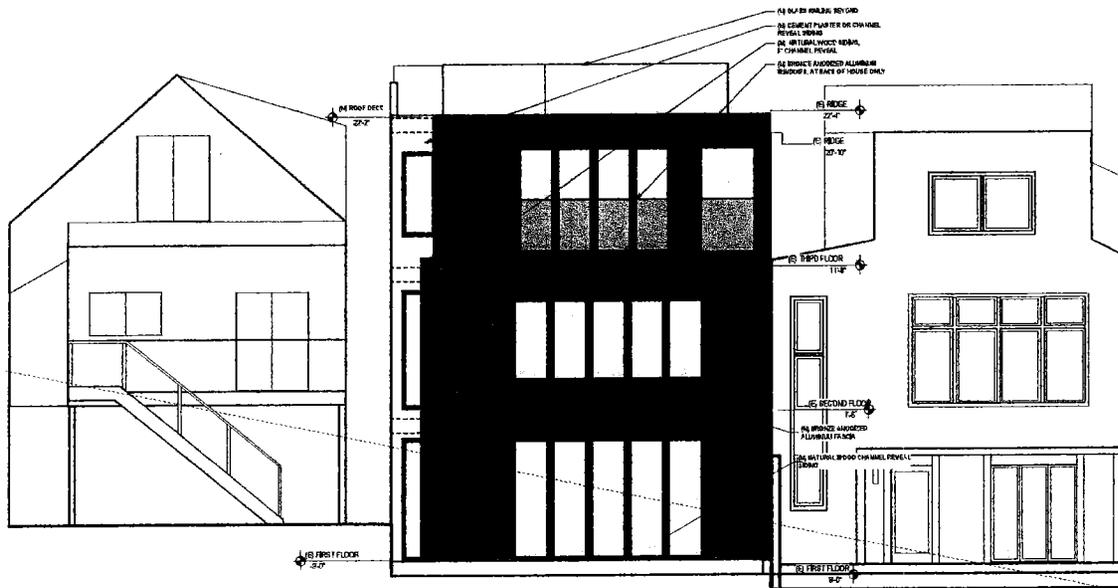
EXISTING THIRD FLOOR PLAN
 1/4" = 1'-0" (1)

PROPOSED THIRD FLOOR ELECTRICAL PLAN
 1/4" = 1'-0" (3)



EXISTING SOUTH ELEVATION
1/4" = 1'-0"

1



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

2

10.07.12	ISSUE NUMBER
12.06.12	CONSTRUCTION
02.18.14	REVISION
02.25.14	REVISION
28.08.16	REVISION
29.05.16	REVISION



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ryan@knock-ed.com
415-215-2647

RESIDENCE ADDITION
461 27TH STREET, SAN FRANCISCO, CA 94113
Permit #:

EXTERIOR ELEVATIONS

All drawings and notes on this set are the property of Ryan Frankel Knock, and the use of any part of this drawing without the written consent of the architect is prohibited.

A3.1

SCALE:
PLOT DATE:

November 1, 2014

To: President Cindy Wu and Members of the Planning Commission

From: Georgia Schuttish, owner of 460 Duncan Street and Immediate Neighbor to proposed project at 461 27th Street,

Re: Application No. 2013.11.21.2534 *461 27th Street*
Discretionary Review Hearing November 13, 2014

Dear President Wu and Planning Commission Members:

I support Mr. Garavaglia's Request for Discretionary Review of this project. He has proposed an alternative that is very smart for our homes and for the rear yard midblock open space. It follows the tenets of the Residential Design Guidelines exquisitely well. It has widespread support from our neighbors. Projects with massive additions like it often present problems that don't seem to have an equitable solution. This alternative does, with a minor reduction in square footage and the creation of a very good design. **If you do not have time to read my entire letter please go to Page Two and to Page Three to read the SUMMARIES. On Page Three is also the CONCLUSION explaining why this is Extraordinary and Exceptional.**

Not only does the proposed alternative follow the Residential Design Guidelines but it provides the project sponsor with a very fair alternative that allows this speculative project to reap the benefits of their investment while creating family housing that follows the City's intent in the Master Plan.

Most importantly this alternative works to better protect the light and the air of the family home at 465 27th which is the immediate neighbor to the west of the project at 461 27th. This is a family with a school age child who have lived in their home for the past 7 years and want to see their daughter grow up in S.F.

As an immediate neighbor, I was invited to the Initial Meeting in November 2013 and a follow up meeting two weeks later, and although I contacted the project sponsors several times, I never heard from them until this past July once the 311 was issued. They have been aware of my concerns regarding the mass and the scale since the beginning. They discuss it in their emails with the Department. And I commend the planner for this project, Ms. Tuffy for her hard work and the assessment that the front of the house be preserved on the 27th Street side. I wish more had been done by the project sponsors to be sensitive to the historic nature of the rear of the homes on this block. As I said in a earlier letter to staff and the project sponsor, these homes on 27th Street are

not movie sets. While it is great to preserve the front facade, the rear yard midblock open space has a facade too that will be visible from the public right of way on Duncan Street, as well as in the rear yard mid block open space. This proposal does not respect or complement the prevailing pattern in the rear yard mid block open space.

SUMMARY: The project is too massive in the rear. It ignores and it conflicts with the prevailing pattern of the rear of homes, especially the homes along 27th Street and those that are part of a proposed historic district. Staff attempted to solve the problem, by having a greater setback along the rear wall, but the project sponsor interpreted the RDGs in a manner that is contrary to the existing midblock rear yard open space. The light and air need to be better preserved for a San Francisco family's home at 465 27th. This massive modern addition to a historic house will be visible from the public right of way on Duncan Street.

"The past is never dead. It's not even past"

-William Faulkner (Requiem for a Nun, 1950.)

On June 1, 2006 I was a DR Requestor for a proposed project at 455 27th Street which is the immediately adjacent property to the east of this proposed project at 461 27th Street. Eight years ago, I raised the issue, the *same issue* before you now of the rear yard midblock open space and suggested that, *that project* be setback on the rear in some fashion to mimic the prevailing pattern of the homes on the block. My request was denied. It was discovered within the next year and confirmed by the Zoning Administrator, that the elevations in the approved, official plans for the 455 project had misrepresented the relationship with its immediate neighbor, 461 27th. The 455 27th elevations portrayed 461 as *higher* on the steep hill than it actually was...and in fact, as it is today. (See attached elevations from 2006/7 and current 2014 elevations).

At the June 2006 DR hearing, a Commissioner pointed out the relationship on what turned out, unbeknownst to him, to be incorrect elevations and made the point that 455 would be lower in height to the closest uphill home, 461. The clear inference was that the relationship was fact and would work to mitigate any problems with the mass in the rear yard midblock open space.

Although 455 27th Street is not now owned by the person who developed it, *it is* now owned by the project sponsors for this new project at 461. While they are not responsible for the misrepresentation of plans from eight years ago, there is no doubt that 455 is a huge, massive block of a building. I point this

out because of the context created by 455, a context that is alive and present. True, we can't actually know what would have happened if the original speculator/developer had been factual and presented elevations that matched the reality. But to me, it is something that cannot go unmentioned in the hearing for this new project. Hence the famous Faulkner quote.

The true context for the rear yard midblock open space is all the other homes on 27th Street, not 455 which is completely out of character. It is an anomaly.

Small decks, setbacks, no overwhelming massiveness, peaked roofs, minimal glazing, these all define the homes overlooking the rear yard midblock open space. I ask that you recognize this fact and grant Mr. Garavaglia's request for Discretionary Review and approve this project with the alternative that he has proposed. It is very modest change and it is good for our block. It is a very good design. It will be in tune with the Residential Design Guidelines. It has very broad and very deep support from my neighbors.

SUMMARY: The context in the rear yard mid block open space has been altered by 455 27th Street which is adjacent to the east of 461 27th Street. 455 27th is a massive anomaly. The context was created, only eight years ago when the neighbors and the Planning Commission were *mised* by another developer's plans which showed an incorrect relationship, between the two sites. The massiveness of the new project at 461 27th should be mitigated by the minor changes in the DR Requestor's alternative. These changes have the support of so many neighbors, who are very worried that the project at 461 27th will mimic 455 27th, rather than the other homes on the rear yard mid block open space.

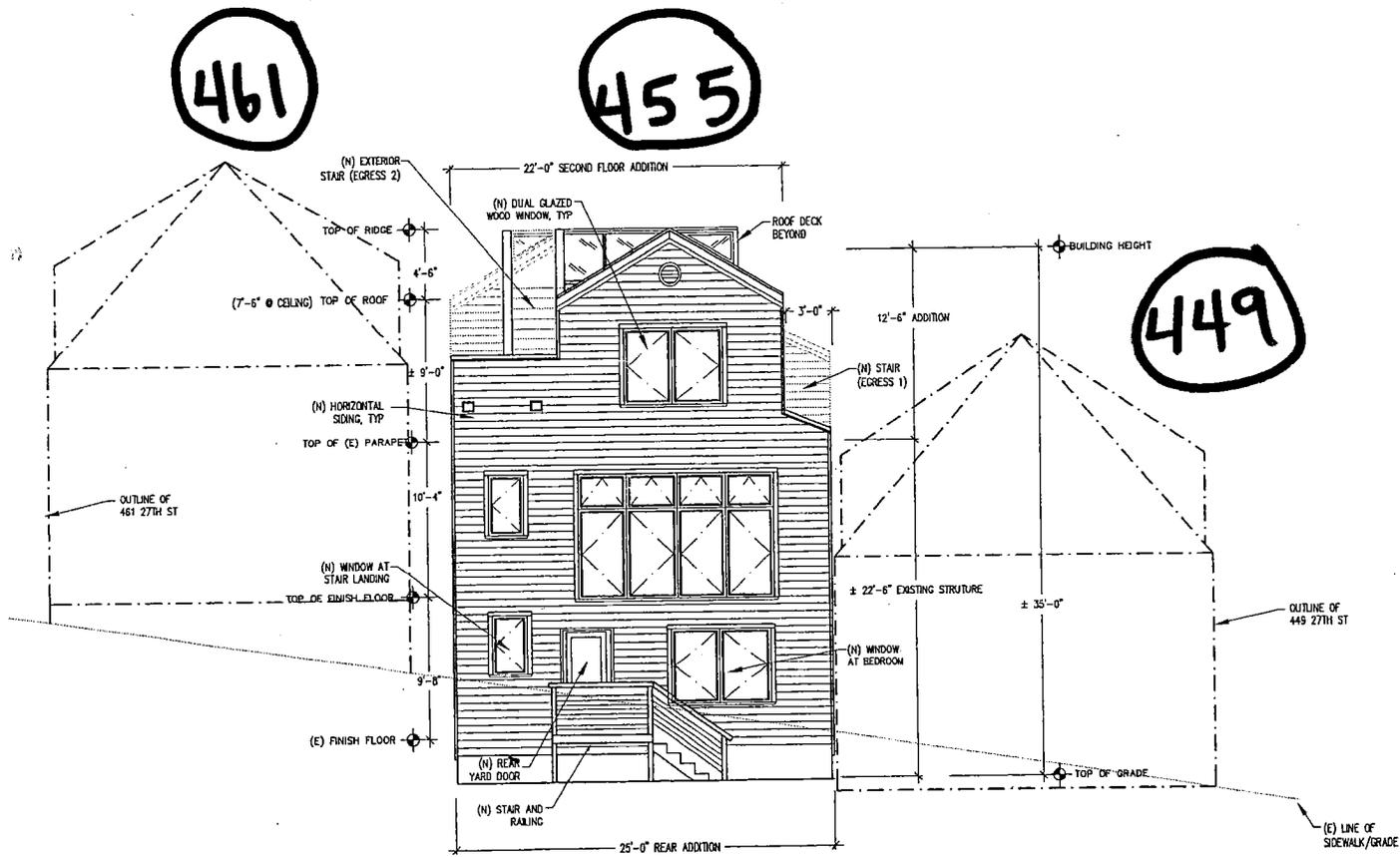
CONCLUSION and WHY THIS IS EXTRAORDINARY AND EXCEPTIONAL:

The project at 461 27th will be too massive and will not preserve the prevailing pattern in the rear yard mid block open space. It needs better setbacks.

The light and air of an immediate neighbor in 465 27th, a home that is part of a potential historic district, will be greatly diminished for the family that plans to live their lives in their home and have lived there for the past seven years.

The historic rear yard midblock open space pattern will be irrevocably altered. Importantly this rear addition at 461 *will* be visible from the public right of way on Duncan Street, contrary to the historic preservation analysis.

The context of the project is questionable due to the 2006 plans for 455 27th that were officially determined to be incorrect by the Zoning Administrator in 2007. 455 is now owned by the project sponsor. It is right next door to 461.

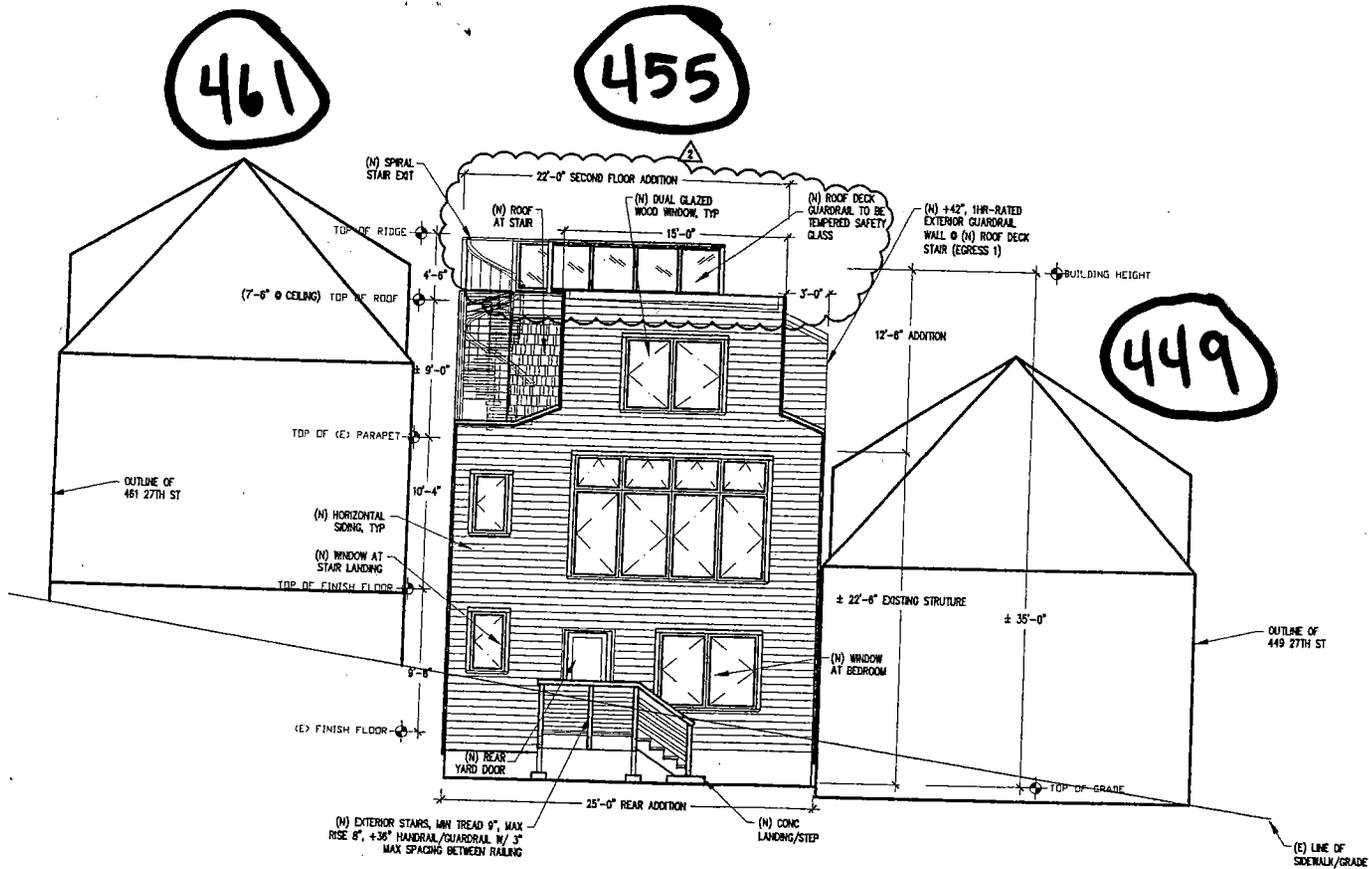


1 REAR ELEVATION (PROPOSED)
SCALE: 1/8" = 1'-0"



DESIGNER AND DRAFTER: DOTSON PO BOX 743 BERKELEY, CA 94701 510.384.0364	ENGINEER: RONALD J. LOAR, PE 2315 ROSE STREET BERKELEY, CA 94708 510.843.2812	CONTRACTOR: DROSHN CONSTRUCTION 749 AHERTON AVENUE NOVATO, CA 94945 415.892.2752	PROPERTY NAME AND ADDRESS: REMODEL AND ADDITION 455 27TH STREET SAN FRANCISCO, CA DAVID BARTENWERFER (OWNER) 415.699.0601	NO. 1 2 3	REVISION/ISSUE: PLANNING SUBMITTAL -	DATE: 10-17-05 -	DATE: JULY 20, 2005 -	SCALE: As Noted	SHEET TITLE: ELEVATIONS	SHEET NO.: A4.1.4
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**2006 ELEVATION
APPROVED BY COMMISSION**



REMODEL & ADDITION

455 27TH STREET
SAN FRANCISCO, CA
LOT 034 BLOCK 6591

REAR ELEVATION

#	DATE	REVISION #2	DESC.
1	03/29/07		

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

DATE: 03/29/07

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

2007 REVISION APPROVED BY STAFF - (ACTUALLY STILL HAS INCORRECT RELATIONSHIP AS 2006 VERSION)

14.07.10	DATE REVISED
14.09.10	CLIENT
14.12.10	REVISION
15.03.11	NO CHANGE
15.05.11	NO CHANGE
15.06.11	NO CHANGE



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ryan@knock-ad.com
415-215-2647

RESIDENCE ADDITION
461 27TH STREET, SAN FRANCISCO, CA 94131

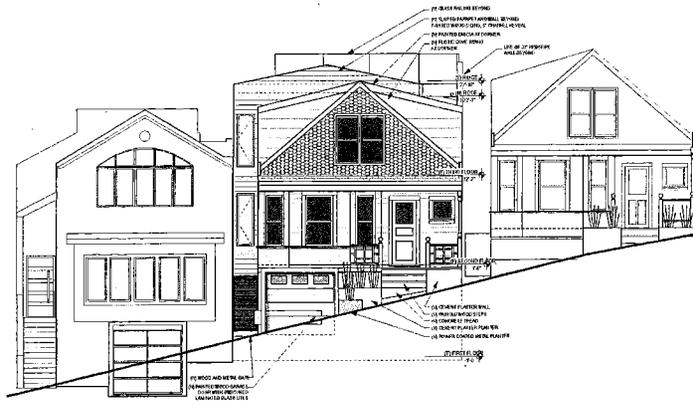
permit #:

PROPOSED ELEVATIONS

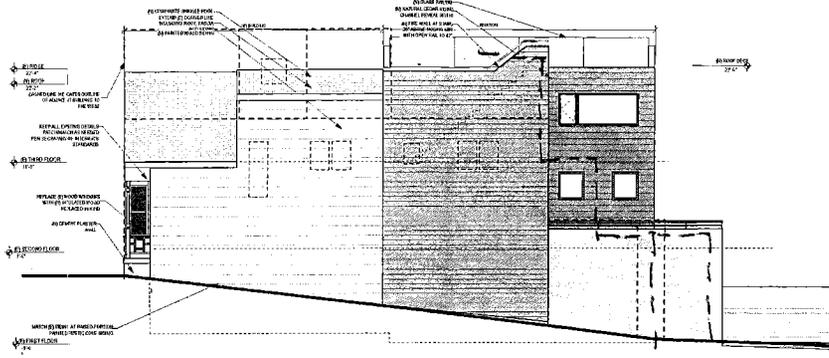
All drawings and sections provided represent the architect's design and are not to be used for construction, or for any other purpose, without the written consent of the architect.

6.0

SCALE:
PLAN 8/32"



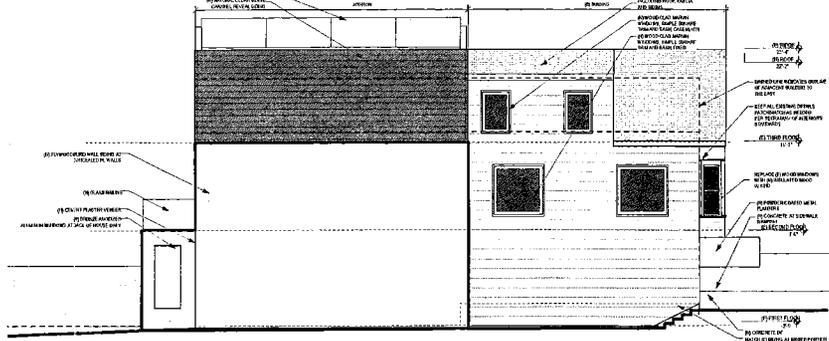
PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION

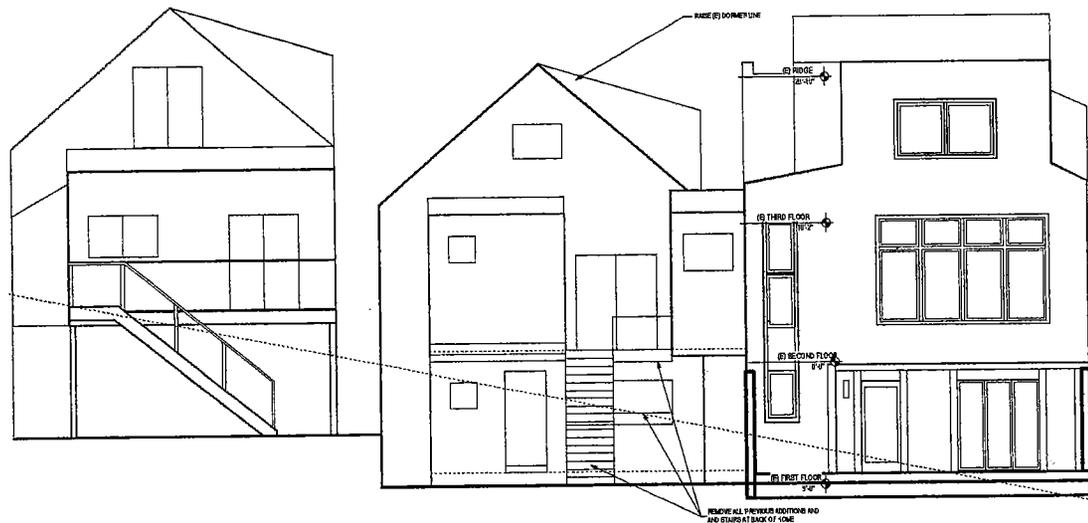


PROPOSED SOUTH ELEVATION



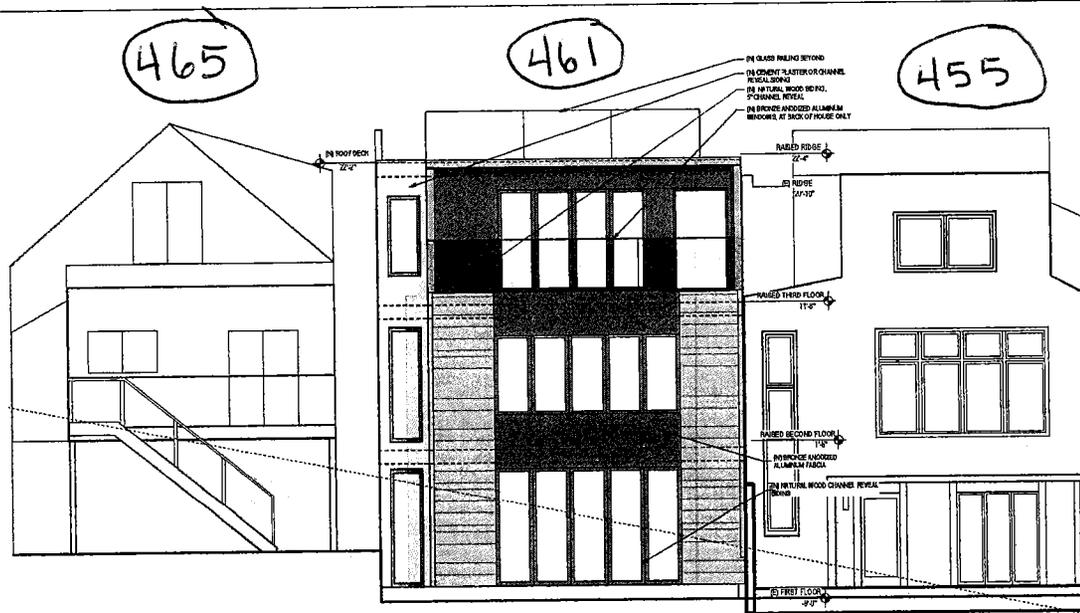
PROPOSED EAST ELEVATION

311 ELEVATION
(JULY) NOSCALE



EXISTING SOUTH ELEVATION
1/4" = 1'-0"

1



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

2

COMPROMISE THAT WAS WITHDRAWN (AUG)

14.07.18	REVISED ELEVATION
13.06.17	CLASSIFIED REV
04.11.16	REVISION
03.08.16	NEW PROPOS
02.06.16	EXISTING
04.01.16	CLASSIFIED REV
04.08.15	CONTRACT OFFER



www.knock-ad.com
ryan@knock-ad.com
415-215-2647

RESIDENCE ADDITION
461 27TH STREET, SAN FRANCISCO, CA 94113

Permit #:

EXTERIOR ELEVATIONS

All drawings and notes are subject to change without notice and shall not be used for construction until approved by the local authority. The contractor shall be responsible for obtaining all necessary permits and for the accuracy of the information.

A3.1

DATE: _____
PRINT NAME: _____

November 5, 2014

To: President Cindy Wu and Members of the Planning Commission

From: Thomas R. Schuttish, owner of 460 Duncan Street and Immediate Neighbor to proposed project at 461 27th Street

Re: Application No. 2013.11.21.2534 461 27th Street

Discretionary Review Hearing November 13, 2014

Dear President Wu and Planning Commissioners:

Integrity. The project as proposed destroys integrity. The DR applicant's alternative maintains integrity. As an immediate neighbor, I support the alternative.

My concern with integrity goes to the front and back of the house at 461 and it goes to the backside pattern of houses up and down the hill.

The project sponsor's proposal has zero concern for how the front of 461 will relate to its back. The front is a Queen Anne cottage. The back is a 21st Century super-modern box. Shouldn't a 360 degree perspective be taken so that the finished product is of a whole rather than two dissimilar halves bolted together? The DR applicant's alternative brings the front and back into an integrated whole.

Moving to the backside pattern, integrity would suggest continuing the theme of history. The history is a row of modest Queen Anne cottages. The houses are Queen Annes as seen from the rear just as much as they are as seen from the front. Insertion of the project sponsor's super-modern box would inflict a shocking gash in the row, leaving a permanent scar and would be an insult to the historical integrity of the block.

The Planning Department has respected the integrity of the front of 461. The department and the Commission can carry that respect to the integrity of the 461 front-to-back relationship and the backside pattern of the row of houses by taking Discretionary Review and embracing the DR applicant's alternative.

Very truly yours,

A handwritten signature in black ink, appearing to read "Thomas R. Schuttish". The signature is written in a cursive style with a large, prominent initial "T".

Thomas R. Schuttish

October 28, 2014

President Cindy Wu
San Francisco Planning Commission
1650 Mission Street
Suite 400
San Francisco, California 94103

Re: Application No. 2013.11.21.2535 461 27th Street

Dear President Cindy Wu and Members of the Planning Commission:

This letter is in support of the Request for Discretionary Review by my neighbor, Michael Garavaglia for the proposed project at 461 27th Street. His Request for Discretionary Review responds to all of our neighbor's concerns and wishes, as well as the Residential Design Guidelines for the rear yard mid block open space.

This Request for Discretionary Review is NOT to stop this project.

Rather it is to enhance and improve the project to make it more fully comply with the San Francisco Residential Design Guidelines.

The alternative proposed by Mr. Garavaglia and fully supported by and responsive to the neighborhood needs and concerns would minimally reduce the square footage of the living space, while maximally improving the scale of the proposed project in the mid block rear yard open space.

It would add setbacks to the rear of the proposed project at 461 27th Street on the two *upper* levels of living space. These setbacks are the **average** of the adjacent rear walls for the neighboring property at 465 27th Street on this home's two upper levels and the upper two levels for the house at 455 27th Street which is the other neighboring property. It would also allow for a full height setback of five feet along the west side of the proposed project.

- 1. These setbacks allow for light and air for our neighbor at 465 27th Street.*
- 2. This minor reduction in the footprint would help to maintain the prevailing pattern in our rear yard mid block open space.*

Sincerely,



John Gilliland
470 Duncan Street
San Francisco, California 94131

October 19, 2014

President Cindy Wu
San Francisco Planning Commission
1650 Mission Street
Suite 400
San Francisco, California 94103

Re: Application No. 2013.11.21.2535 461 27th Street

Dear President Cindy Wu and Members of the Planning Commission:

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- 1. These setbacks allow for light and air for our neighbor at 465 27th Street.*
- 2. This minor reduction in the footprint would help to maintain the prevailing pattern in our rear yard mid block open space.*

Sincerely,



470 27th Street
San Francisco, California 94131

October 19, 2014

President Cindy Wu
San Francisco Planning Commission
1650 Mission Street
Suite 400
San Francisco, California 94103

Re: Application No. 2013.11.21.2535 461 27th Street

Dear President Cindy Wu and Members of the Planning Commission:

This letter is in support of the Request for Discretionary Review by my neighbor, Michael Garavaglia for the proposed project at 461 27th Street. His Request for Discretionary Review responds to all of our neighbors' concerns and wishes, as well as the Residential Design Guidelines for the rear yard mid block open space.

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- 1. These setbacks allow for light and air for our neighbor at 465 27th Street.*
- 2. This minor reduction in the footprint would help to maintain the prevailing pattern in our rear yard mid block open space.*

Sincerely,



462 27th Street #4
San Francisco, California 94131

October 19, 2014

President Cindy Wu
San Francisco Planning Commission
1650 Mission Street
Suite 400
San Francisco, California 94103

Re: Application No. 2013.11.21.2535 461 27th Street

Dear President Cindy Wu and Members of the Planning Commission:

This letter is in support of the Request for Discretionary Review by my neighbor, Michael Garavaglia for the proposed project at 461 27th Street. His Request for Discretionary Review responds to all of our neighbors' concerns and wishes, as well as the Residential Design Guidelines for the rear yard mid block open space.

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1. *These setbacks allow for light and air for our neighbor at 465 27th Street.*
2. *This minor reduction in the footprint would help to maintain the prevailing pattern in our rear yard mid block open space.*

Sincerely,

JAMES BRYST



461-27th Street #1
San Francisco, California 94131

October 19, 2014

President Cindy Wu
San Francisco Planning Commission
1650 Mission Street
Suite 400
San Francisco, California 94103

Re: Application No. 2013.11.21.2535 461 27th Street

Dear President Cindy Wu and Members of the Planning Commission:

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- 2. This minor reduction in the footprint would help to maintain the prevailing pattern in our rear yard mid block open space.*

Sincerely,



428 27th Street
San Francisco, California 94131

November 1, 2014

President Cindy Wu
San Francisco Planning Commission
1650 Mission Street
Suite 400
San Francisco, California 94103

Re: Application No. 2013.11.21.2535 461 27th Street

Dear President Cindy Wu and Members of the Planning Commission:

This letter is in support of the Request for Discretionary Review by my neighbor, Michael Garavaglia for the proposed project at 461 27th Street. His Request for Discretionary Review responds to all of our neighbor's concerns and wishes, as well as the Residential Design Guidelines for the rear yard mid block open space.

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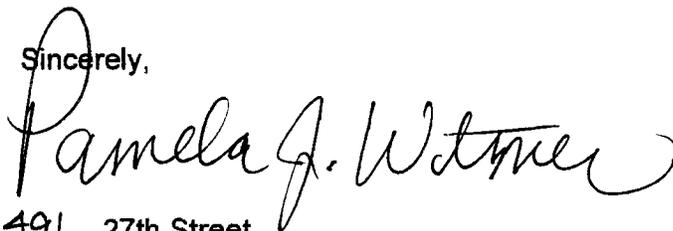
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- 2. This minor reduction in the footprint would help to maintain the prevailing pattern in our rear yard mid block open space.*

Sincerely,



491 27th Street
San Francisco, California 94131

October 19, 2014

President Cindy Wu
San Francisco Planning Commission
1650 Mission Street
Suite 400
San Francisco, California 94103

Re: Application No. 2013.11.21.2535 461 27th Street

Dear President Cindy Wu and Members of the Planning Commission:

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2. *This minor reduction in the footprint would help to maintain the prevailing pattern in our rear yard mid block open space.*

Sincerely,



481 27th Street
San Francisco, California 94131

~~PHIL KOZWAR~~
PHIL KOZWAR

November 1, 2014

President Cindy Wu
San Francisco Planning Commission
1650 Mission Street
Suite 400
San Francisco, California 94103

Re: Application No. 2013.11.21.2535 461 27th Street

Dear President Cindy Wu and Members of the Planning Commission:

This letter is in support of the Request for Discretionary Review by my neighbor, Michael Garavaglia for the proposed project at 461 27th Street. His Request for Discretionary Review responds to all of our neighbors' concerns and wishes, as well as the Residential Design Guidelines for the rear yard mid block open space. I am an immediate neighbor to the rear of the proposed project.

This Request for Discretionary Review is NOT to stop this project.

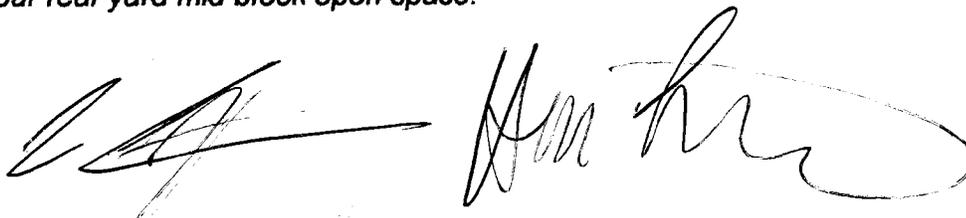
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2. *This minor reduction in the footprint would help to maintain the prevailing pattern in our rear yard mid block open space.*

Sincerely,



456 Duncan Street

October 19, 2014

President Cindy Wu
San Francisco Planning Commission
1650 Mission Street
Suite 400
San Francisco, California 94103

Re: Application No. 2013.11.21.2535 461 27th Street

Dear President Cindy Wu and Members of the Planning Commission:

This letter is in support of the Request for Discretionary Review by my neighbor, Michael Garavaglia for the proposed project at 461 27th Street. His Request for Discretionary Review responds to all of our neighbors' concerns and wishes, as well as the Residential Design Guidelines for the rear yard mid block open space.

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- 2. This minor reduction in the footprint would help to maintain the prevailing pattern in our rear yard mid block open space.*

Sincerely,

Jim Nardo *John Hardin*

~~27th Street~~ *449 Duncan Street*
San Francisco, California 94131

November 1, 2014

President Cindy Wu
San Francisco Planning Commission
1650 Mission Street
Suite 400
San Francisco, California 94103

Re: Application No. 2013.11.21.2535 461 27th Street

Dear President Cindy Wu and Members of the Planning Commission:

This letter is in support of the Request for Discretionary Review by my neighbor, Michael Garavaglia for the proposed project at 461 27th Street. His Request for Discretionary Review responds to all of our neighbors' concerns and wishes, as well as the Residential Design Guidelines for the rear yard mid block open space. I am an immediate neighbor to the rear of the proposed project.

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Sincerely,



452 Duncan Street

October 19, 2014

President Cindy Wu
San Francisco Planning Commission
1650 Mission Street
Suite 400
San Francisco, California 94103

Re: Application No. 2013.11.21.2535 461 27th Street

Dear President Cindy Wu and Members of the Planning Commission:

This letter is in support of the Request for Discretionary Review by my neighbor, Michael Garavaglia for the proposed project at 461 27th Street. His Request for Discretionary Review responds to all of our neighbors' concerns and wishes, as well as the Residential Design Guidelines for the rear yard mid block open space.

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Sincerely,



27th Street
San Francisco, California 94131

November 1, 2014

President Cindy Wu
San Francisco Planning Commission
1650 Mission Street
Suite 400
San Francisco, California 94103

Re: Application No. 2013.11.21.2535 461 27th Street

Dear President Cindy Wu and Members of the Planning Commission:

This letter is in support of the Request for Discretionary Review by my neighbor, Michael Garavaglia for the proposed project at 461 27th Street. His Request for Discretionary Review responds to my concerns as well as all my neighbor's concerns and wishes, as well as the Residential Design Guidelines for the rear yard mid block open space.

This Request for Discretionary Review is NOT a request to stop this project.

Rather it is to enhance and improve the project to make it more fully comply with the San Francisco Residential Design Guidelines.

The alternative proposed by Mr. Garavaglia and fully supported by and responsive to the neighborhood needs and concerns would minimally reduce the square footage of the proposed structure's living space, while maximally improving the scale of the proposed project in the mid block rear yard open space.

By adding setbacks to the rear of the proposed project at 461 27th Street on the two *upper* levels of living space. These setbacks are the **average** of the adjacent rear walls for the neighboring property at 465 27th Street on this home's two upper levels and the upper two levels for the house at 455 27th Street, which is the other neighboring property. It would also allow for a full height setback of five feet along the west side of the proposed project.

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- 2. This minor reduction in the footprint would help to maintain the prevailing pattern in our rear yard mid block open space.*

Sincerely,

Jim Constantine
446 27th Street
San Francisco, CA 94131

November 2, 2014

President Cindy Wu
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, California 94103

Re: Application No. 2013.11.21.2535 461 27th Street

Dear President Wu and Members of the Planning Commission:

We are writing in support of the Request for Discretionary Review submitted by our neighbor, Michael Garavaglia for the proposed project at 461-27th Street. His Request for Discretionary Review is fully based in the neighborhood's consensus unresolved concerns about the scale and form of the proposed structure.

The scale and form of the **rear** of the proposed structure is **not** compatible with the neighborhood context, and will have a significant negative impact on existing patterns of mid-block open space as defined in the Residential Design Guidelines.

The scale and form of the proposed structure is **not compatible** with the prevailing pattern of buildings in the mid-block open space. Most buildings on the block have a stepped rear facade, such that to upper floor is set in from the middle floor, which is in turn set in from the ground floor (often a converted laundry porch). This existing neighborhood pattern is historically important and the proposed structure completely disregards it by presenting a flat monolithic rear facade.

The *adjacent* structure to the east at 455-27th Street was renovated within the past ten years and included a significant expansion of the structure into the mid-block open space. This expansion was approved in error due to misrepresentation of existing conditions by its project sponsor. The neighborhood is extremely concerned that the pattern of monolithic rear facades started by 455-27th Street will be allowed to continue if the current proposal for the subject property 461-27th Street is approved.

The project sponsors of 461-27th Street have been very narrow in their negotiations with the broader neighborhood. The project site is owned by the owners and residents of the neighboring property to the east, and the project sponsors have focussed their negotiations on the owners of the other adjacent property, to the west. The project sponsors have done little to address the concerns that *other* neighbors have expressed concerning the structure proposed in the 311 notification plans. This pattern of behavior is exemplified by the project sponsors' proposing and then withdrawing various compromise proposals when it was clear that there were additional concerns by neighbors other than the adjacent neighbors to the west.

The rear facade of the proposed structure at 461-27th Street should have a vertical stepping as well as deeper insets from the adjacent property lines to match the prevailing neighborhood mid-block pattern.

Please do not subject the neighborhood to a second incompatible monolithic flat rear facade! The first at 455-27th was created in error. Let's not extend the mistake any further at 461-27th.

Sincerely,



John Pilgrim and Petra Janopaul
438 Duncan Street
San Francisco, California 94131

President Cindy Wu
San Francisco Planning Commission
1650 Mission Street
Suite 400
San Francisco, California 94103

November 3, 2014

Re: Application No. 2013.11.21.2535 461 27th Street

Dear President Cindy Wu and Members of the Planning Commission:

This letter is in support of the Request for Discretionary Review by my neighbor, Michael Garavaglia, for the proposed project at 461 27th Street.

I live at 449 27th Street which is two houses to the east of the project. I live next to 455, the residence of the developer/project sponsor. I am a long term resident on 27th Street; I have lived at my present address since 1983, that is 31 years.

I am very concerned about the proposed project for 461 27th Street. It is much larger than the majority of houses on the block. I have reviewed and compiled information from the San Francisco Property Information Map on the San Francisco Planning Department website. As you can see from the attached chart, the majority of houses on both sides of 27th Street and on the north side of Duncan Street are less than 2000 sq. feet; 14 are 2000 to 2900 sq. feet and only three are more than 3000 sq. feet, the house of the developer (455 27th Street) and two six unit apartment buildings. The proposed project is more than 4000 sq. feet, including the garage. It is necessary to include the garage volume when making the comparison because 461 is part of a row of six houses that do not have garages. The only way to compare the mass of one house with a garage to one house without a house without a garage is by total mass.

The proposed project would retain its peaked roof in the front but have a fiat roof in the back of the house. That design is out of character with the rest of the houses on the block, both the south side of 27th Street and the north side of Duncan Street. 461 27th Street is part of a row of nine houses identified as a potential historical district by the San Francisco Planning Department. All nine houses are less than 2500 sq. feet in size and have peaked roofs, front and back. In addition, there are six houses below 455 27th street that have peaked roofs and another 10 houses with peaked roofs on the north side of Duncan Street. I have attached a block map from the same website, San Francisco Property Information Map, with notations indicating the houses with peaked roofs. The prevailing pattern of the backs of the houses is peaked roofs and setbacks. Mr. Garavaglia's proposal contains the setbacks to the back of 461 27th Street that would help to make this project more in line with the prevailing pattern.

I and the majority of my neighbors support the alternative plan for 461 27th Street proposed by Mr. Garavaglia.

Sincerely



Janet M. Gersonde
449 27th Street

Attached: 3 pages of charts

Comparison of Building Mass*

South Side of 27th Street

Address	Square Footage		Stories	Units
	Building	Lot		
1401 Noe	1087	2012	1	1
491 27th	1800	2313	1	1
489 27th	875	2313	1	1
481 27th	1788	3036	1	1
479 27th	2055	3036	2	1
477 27th	2188	3036	2	1
469 27th	1455	3040.38	2	1
465 27th	1643	3036	2	1
461 27th	1600	3036	2	1
455 27th	3323	2850	3	1
449 27th	1785	2850	2	1
425 27th	2050	3419	1	1
423 27th	1116	2278	1	1
421 27th	1116	2278	1	1
419 27th	1116	2278	1	1
417 27th	2194	2278	1	1
415 27th	4578	3419	2	6
411 27th	1050	2850	1	1
409 27th	1000	2848	1	1

North Side of Duncan Street

Address	Square Footage		Stories	Units
	Building	Lot		
418 Duncan	2743	3420	2	1
434 Duncan	880	Information not available.		
436 Duncan	964	Duplex: 2 condos		
438 Duncan	2025	2850	2	1
442 Duncan	1950	3419	2	1
448 Duncan	987	2848	1	1
452 Duncan	1025	2848	1	1
456 Duncan	1063	3036	1	1
460 Duncan	1945	3036	1	1
464 Duncan	2025	3040.38	1	1
470 Duncan	875	3036	1	1
476 Duncan	2838	2964	2	1
480 Duncan	1950	2979	3	1
486 Duncan	2425	2979	2	1

Less than 2000 sq. feet
 2000 to 2900 sq. feet
 More than 3000 sq. feet

Comparison of Building Mass*

North side of 27th Street

Address	Square Footage		Stories	Units
	Building	Lot		
1393 Noe	1590	3240	1	1
478 27th	1196	4356	2	1
480-82 27th	2100	1454	2	2
476 27th	1886	3260.4	2	2
470-72 27th	940	2907	2	2
466 27th	1870	3036	2	1
462 27th	4200	3131	2	6
456 27th	693	3131	1	2
450 27th	2081	3420	2	1
444 27th	2050	2848	2	1
440 27th	2355	3036	2	1
432 27th	832	3036	1	1
428 27th	2823	3036	2	1
414 27th	1650	2848	1	1
412 27th	1736	2850	1	1
410 27th	1074	3420	1	1
402 27th	808	1968	1	1

	Less than 2000 sq. feet
	2000 to 2900 sq. feet
	More than 3000 sq. feet

*San Francisco Property Information Map, San Francisco Planning Department

Block Map
San Francisco Planning
Department**

Potential Historic District

461 27th Street

*
Houses with peaked roofs



**Source: San Francisco Property Information Map, 2014 San Francisco Planning Department

November 3, 2014

President Cindy Wu
San Francisco Planning Commission
1650 Mission Street
Suite 400
San Francisco, California 94103

Re: Application No. 2013.11.21.2535 461 27th Street

Dear President Cindy Wu and Members of the Planning Commission:

This letter is in support of the Request for Discretionary Review by my neighbor, Michael Garavaglia for the proposed project at 461 27th Street. His Request for Discretionary Review responds to all of our neighbors' concerns, as well as the Residential Design Guidelines for the rear yard mid-block open space.

This Request for Discretionary Review is NOT to stop this project. Rather, the goal is for the project to more fully comply with the San Francisco Residential Design Guidelines.

The alternative proposed by Mr. Garavaglia and fully supported by and responsive to the neighborhood needs and concerns would minimally reduce the square footage of living space, while maximally improving the scale of the proposed project in the mid-block rear yard open space.

It would add setbacks to the rear of the proposed project at 461 27th Street on the two *upper* levels of living space. These setbacks are the **average** of the adjacent rear walls for the neighboring property at 465 27th Street on this home's two upper levels and the upper two levels for the house at 455 27th Street which is the other neighboring property. It would also allow for a full height setback of five feet along the west side of the proposed project.

- 1. These setbacks allow for light and air for our neighbor at 465 27th Street.*
- 2. This minor reduction in the footprint would help to maintain the prevailing pattern in our rear yard mid block open space.*

Sincerely,

Kim Drew
476 Duncan Street
San Francisco, CA 94131

November 4, 2014

Dear President Cindy Wu and Members of the Planning Commission:

My husband and I, like our neighbors, give our full support to the DR filed by Michael Garavaglia as it responds to all of our neighbors' concerns and wishes.

We were aware that the DR was being filed and want to be sure that the Commission understand that this was not the sole action of just one neighbor. The DR filing was not meant to stop the project, but to request that the project sponsors be fully responsive to all concerns.

Specifically, we are extremely concerned about the impact of the project at 461 27th Street and how it defiles the existing pattern of the rear yard midblock open space. This open space was a major reason we purchased our home at 477 27th Street and have continued to live on this block since 1989. We have raised our two daughters here for more than 24 years.

Based on the details in Mike's alternative, which would maintain the rear yard mid-block open space, we believe that these proposed changes would comply with Residential Design Guidelines, maintain sufficient light and air for our neighbor at 465 27th Street, and be more fitting with all of our homes (not just the Poynter's house at 455 27th Street).

Very truly yours,

Lisa Spiegel & Michael Ungar

27th St.

October 19, 2014

President Cindy Wu
San Francisco Planning Commission
1650 Mission Street
Suite 400
San Francisco, California 94103

Re: Application No. 2013.11.21.2535 461 27th Street

Dear President Cindy Wu and Members of the Planning Commission:

This letter is in support of the Request for Discretionary Review by my neighbor, Michael Garavaglia for the proposed project at 461 27th Street. His Request for Discretionary Review responds to all of our neighbors' concerns and wishes, as well as the Residential Design Guidelines for the rear yard mid block open space.

This Request for Discretionary Review is NOT to stop this project.

Rather it is to enhance and improve the project to make it more fully comply with the San Francisco Residential Design Guidelines.

The alternative proposed by Mr. Garavaglia and fully supported by and responsive to the neighborhood needs and concerns would minimally reduce the square footage of the living space, while maximally improving the scale of the proposed project in the mid block rear yard open space.

It would add setbacks to the rear of the proposed project at 461 27th Street on the two *upper* levels of living space. These setbacks are the **average** of the adjacent rear walls for the neighboring property at 465 27th Street on this home's two upper levels and the upper two levels for the house at 455 27th Street which is the other neighboring property. It would also allow for a full height setback of five feet along the west side of the proposed project.

1. *These setbacks allow for light and air for our neighbor at 465 27th Street.*
2. *This minor reduction in the footprint would help to maintain the prevailing pattern in our rear yard mid block open space.*

Sincerely,



446 27th Street
San Francisco, California 94131

ALSO SIGNED PETITION

ACROSS STREET

27th St.

October 19, 2014

President Cindy Wu
San Francisco Planning Commission
1650 Mission Street
Suite 400
San Francisco, California 94103

Re: Application No. 2013.11.21.2535 461 27th Street

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This Request for Discretionary Review is NOT to stop this project.

Rather it is to enhance and improve the project to make it more fully comply with the San Francisco Residential Design Guidelines.

The alternative proposed by Mr. Garavaglia and fully supported by and responsive to the neighborhood needs and concerns would minimally reduce the square footage of the living space, while maximally improving the scale of the proposed project in the mid block rear yard open space.

It would add setbacks to the rear of the proposed project at 461 27th Street on the two *upper* levels of living space. These setbacks are the **average** of the adjacent rear walls for the neighboring property at 465 27th Street on this home's two upper levels and the upper two levels for the house at 455 27th Street which is the other neighboring property. It would also allow for a full height setback of five feet along the west side of the proposed project.

1. *These setbacks allow for light and air for our neighbor at 465 27th Street.*
2. *This minor reduction in the footprint would help to maintain the prevailing pattern in our rear yard mid block open space.*

Sincerely,



MYLES LARSON

462 - 27th Street #2
San Francisco, California 94131

ALSO
SIGNED
PETITION

461 27th
Street

27th St.

October 19, 2014

President Cindy Wu
San Francisco Planning Commission
1650 Mission Street
Suite 400
San Francisco, California 94103

Re: Application No. 2013.11.21.2535 461 27th Street

Dear President Cindy Wu and Members of the Planning Commission:

This letter is in support of the Request for Discretionary Review by my neighbor, Michael Garavaglia for the proposed project at 461 27th Street. His Request for Discretionary Review responds to all of our neighbors' concerns and wishes, as well as the Residential Design Guidelines for the rear yard mid block open space.

This Request for Discretionary Review is NOT to stop this project.

Rather it is to enhance and improve the project to make it more fully comply with the San Francisco Residential Design Guidelines.

The alternative proposed by Mr. Garavaglia and fully supported by and responsive to the neighborhood needs and concerns would minimally reduce the square footage of the living space, while maximally improving the scale of the proposed project in the mid block rear yard open space.

It would add setbacks to the rear of the proposed project at 461 27th Street on the two *upper* levels of living space. These setbacks are the **average** of the adjacent rear walls for the neighboring property at 465 27th Street on this home's two upper levels and the upper two levels for the house at 455 27th Street which is the other neighboring property. It would also allow for a full height setback of five feet along the west side of the proposed project.

1. *These setbacks allow for light and air for our neighbor at 465 27th Street.*
2. *This minor reduction in the footprint would help to maintain the prevailing pattern in our rear yard mid block open space.*

Sincerely,

Maxine and John Duval

469-27th Street
San Francisco, California 94131

*Also signed
PETITION*
PLANNING

27th St.

October 19, 2014

President Cindy Wu
San Francisco Planning Commission
1650 Mission Street
Suite 400
San Francisco, California 94103

Re: Application No. 2013.11.21.2535 461 27th Street

Dear President Cindy Wu and Members of the Planning Commission:

This letter is in support of the Request for Discretionary Review by my neighbor, Michael Garavaglia for the proposed project at 461 27th Street. His Request for Discretionary Review responds to all of our neighbors' concerns and wishes, as well as the Residential Design Guidelines for the rear yard mid block open space.

This Request for Discretionary Review is NOT to stop this project.

Rather it is to enhance and improve the project to make it more fully comply with the San Francisco Residential Design Guidelines.

The alternative proposed by Mr. Garavaglia and fully supported by and responsive to the neighborhood needs and concerns would minimally reduce the square footage of the living space, while maximally improving the scale of the proposed project in the mid block rear yard open space.

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1. *These setbacks allow for light and air for our neighbor at 465 27th Street.*
2. *This minor reduction in the footprint would help to maintain the prevailing pattern in our rear yard mid block open space.*

Sincerely,



470 27th Street
San Francisco, California 94131

ALSO SIGNED PETITION

ADDRESS STRAIGHT

DUNCAN ST.

October 29, 2014

President Cindy Wu
San Francisco Planning Commission
1650 Mission Street
Suite 400
San Francisco, California 94103

Re: Application No. 2013.11.21.2535 461 27th Street

Dear President Cindy Wu and Members of the Planning Commission:

This letter is in support of the Request for Discretionary Review by my neighbor, Michael Garavaglia for the proposed project at 461 27th Street. His Request for Discretionary Review responds to all of our neighbors' concerns and wishes, as well as the Residential Design Guidelines for the rear yard mid block open space. My property is within 150 feet of the proposed project.

This Request for Discretionary Review is NOT to stop this project.

Rather it is to enhance and improve the project to make it more fully comply with the San Francisco Residential Design Guidelines.

I am very concerned that this proposed project is too massive and will negatively impact the character of the neighborhood.

The alternative proposed by Mr. Garavaglia and fully supported by and responsive to the neighborhood needs and concerns would minimally reduce the square footage of the living space, while maximally improving the scale of the proposed project in the mid block rear yard open space.

It would add setbacks to the rear of the proposed project at 461 27th Street on the two *upper* levels of living space. These setbacks are the **average** of the adjacent rear walls for the neighboring property at 465 27th Street on this home's two upper levels and the upper two levels for the house at 455 27th Street which is the other neighboring property. It would also allow for a full height setback of five feet along the west side of the proposed project.

1. *These setbacks allow for light and air for our neighbor at 465 27th Street.*
2. *This minor reduction in the footprint would help to maintain the prevailing pattern in our rear yard mid block open space.*

Sincerely,

Joerg Herrmann
448 Duncan Street

ALSO
SIGNED
PETITION
ON BLOCK

DUNCAN ST.

November 1, 2014

President Cindy Wu
San Francisco Planning Commission
1650 Mission Street
Suite 400
San Francisco, California 94103

Re: Application No. 2013.11.21.2535 461 27th Street

Dear President Cindy Wu and Members of the Planning Commission:

This letter is in support of the Request for Discretionary Review by my neighbor, Michael Garavaglia for the proposed project at 461 27th Street. His Request for Discretionary Review responds to all of our neighbors' concerns and wishes, as well as the Residential Design Guidelines for the rear yard mid block open space. I have lived in my home on Duncan Street for 50 years and I live within 150 feet of this proposed project.

This Request for Discretionary Review is NOT to stop this project.

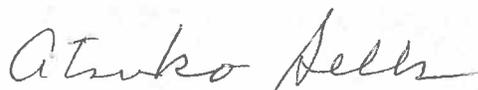
Rather it is to enhance and improve the project to make it more fully comply with the San Francisco Residential Design Guidelines.

The alternative proposed by Mr. Garavaglia and fully supported by and responsive to the neighborhood needs and concerns would minimally reduce the square footage of the living space, while maximally improving the scale of the proposed project in the mid block rear yard open space.

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- 1. These setbacks allow for light and air for our neighbor at 465 27th Street.*
- 2. This minor reduction in the footprint would help to maintain the prevailing pattern in our rear yard mid block open space.*

Sincerely,



Mrs. Atsuko Sells
486 Duncan Street

x LOW
THE
BLANK
(LAWYER/STAFF)

27th St.

Tuffy, Eiliesh (CPC)

From: Wendy S Bertrand <eyeonplace@gmail.com>
Sent: Friday, October 24, 2014 12:24 PM
To: Tuffy, Eiliesh (CPC)
Subject: Application #2013.11.21.2535 461 27th Street San Francisco

October 24, 2014

To President Cindy Wu and Members of the Planning Commission

This letter is in support of a Discretionary Review motivated by the neighbors desire to retain the visual character, integrity, scale, and proportions of our neighborhood that fit well within the Residential Design Guidelines.

It is not a question of one neighbor's opinion, as we who live on the street and in the neighborhood experience the visual negative impact of increasingly oversized houses everyday, as do all those using the street. Like the bully in the classroom the teacher must correct the behavior because it impacts the entire class, not just those sitting next to the bully. We the residents of San Francisco rely on the Planning Department together with the Planning Commission to deter such inappropriateness in our beloved beautiful city and to promote well designed, sustainable and careful land use.

The request for Discretionary Review on the table proposes very conservative, minimum adjustments to the existing design that would greatly improve the visual impact and street scale, and the character of mid-block open space between Duncan and 27th Street. It was arrived at by a consensus of concerned neighbors, I personally would have wanted a stronger stand by the Planning Department to curb the urban arrogance cropping up over and over in our neighborhood, eroding and suffocating the vitality and integrity of our city. Many structures in our neighborhood are smaller than the proposed one at 461 27th Street, and they are duplexes and provide more housing stock and better land use, leading to a more sustainable standard of urban design.

Perhaps it is time for a review of this unfortunate trend of disrespect and abuse of the San Francisco Residential Design Guidelines. We need the SF Planning Department and Planning Commission to stand up for and enforce sound planning principles.

We count on you. Rigorous attention to this request for Discretionary Review (for a more reasonably sized treatment of a historic facade) is important and needs positive long-term action now.

Respectfully,

Wendy Bertrand, Architect
478 27th Street
San Francisco, 94131

ALSO
SIGNED
PETITION

ACROSS
STREET

SUPPORTS D.R.
NOE ST.

October 19, 2014

President Cindy Wu
San Francisco Planning Commission
1650 Mission Street
Suite 400
San Francisco, California 94103

Re: Application No. 2013.11.21.2535 461 27th Street

Dear President Cindy Wu and Members of the Planning Commission:

This letter is in support of the Request for Discretionary Review by my neighbor, Michael Garavaglia for the proposed project at 461 27th Street. His Request for Discretionary Review responds to all of our neighbors' concerns and wishes, as well as the Residential Design Guidelines for the rear yard mid block open space.

This Request for Discretionary Review is NOT to stop this project.

Rather it is to enhance and improve the project to make it more fully comply with the San Francisco Residential Design Guidelines.

The alternative proposed by Mr. Garavaglia and fully supported by and responsive to the neighborhood needs and concerns would minimally reduce the square footage of the living space, while maximally improving the scale of the proposed project in the mid block rear yard open space.

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1. *These setbacks allow for light and air for our neighbor at 465 27th Street.*
2. *This minor reduction in the footprint would help to maintain the prevailing pattern in our rear yard mid block open space.*

Sincerely,

Robert M. Ferrara

Robert M. Ferrara
1401 Noe St @ 27th Street Property Owner
San Francisco, California 94131

Suzanne C Ferrara
Suzanne C. Ferrara
Property Owner

27th St. (689 FT. TO THE EAST)

October 19, 2014

President Cindy Wu
San Francisco Planning Commission
1650 Mission Street
Suite 400
San Francisco, California 94103

Re: Application No. 2013.11.21.2535 461 27th Street

Dear President Cindy Wu and Members of the Planning Commission:

This letter is in support of the Request for Discretionary Review by my neighbor, Michael Garavaglia for the proposed project at 461 27th Street. His Request for Discretionary Review responds to all of our neighbors' concerns and wishes, as well as the Residential Design Guidelines for the rear yard mid block open space.

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Sincerely,

Eric Wilinski
342A 27th Street
San Francisco, California 94131

also showed
(PETITION)
(689 FT. EAST
OF SUBJ. PROP.)

ALSO SHOW THE
BLOCK
AND THE
MID-BLOCK
STREET

**Before the
San Francisco Planning Commission**

**PROJECT SPONSORS' SUBMITTAL IN RESPONSE TO
APPLICATION FOR DISCRETIONARY REVIEW REGARDING
SINGLE FAMILY HOME RENOVATION AND ADDITION**

461 – 27TH Street

**Project Sponsors:
Nili and Rob Poynter**

Building Permit Application 2013.11.21.2535

**Hearing Date:
November 13, 2014**

Attorneys for Project Sponsors:

REUBEN, JUNIUS & ROSE, LLP

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

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A. INTRODUCTION

Nili and Rob Poynter ("Project Sponsors") propose to alter a single family home ("Project") at 461 - 27th Street ("Project Site") to add a horizontal addition at the rear and make other upgrades. The home is 1½ stories above a basement and will be raised by 18 inches to make room for a garage entrance on 27th Street. The proposed addition is permitted as of right by the Planning Code.

But for the DR Applicant's application for discretionary review, this addition would have been administratively approved. The Residential Design Team ("RDT") has reviewed and approved the proposed Project twice.

B. SITE INFORMATION

Street Address: 461 - 27th Street
Cross Streets: Sanchez and Noe Streets
Assessor's Block/Lot: 6591/033
Zoning District: RH-2
Height and Bulk District: 40-X
Proposed Use: One dwelling unit (No change)
Proposed Additions: Horizontal addition at rear of home, raise existing structure 18 inches, add one dormer

C. BACKGROUND

The existing home is in extremely poor condition and requires extensive work. The owner recently died and the Poynters purchased the house in a probate sale. The house is undergoing renovation and expansion. The proposed alterations will greatly enhance the seismic safety of the home and provide additional living space with minimal impact on neighbors, while significantly improving the safety of the neighborhood. The addition at the rear preserves 45% of the lot as rear yard open space.

D. THE DR APPLICANT HAS FAILED TO SATISFY THE MINIMUM STANDARD OF REVIEW - THERE ARE NO EXCEPTIONAL OR EXTRAORDINARY CIRCUMSTANCES THAT JUSTIFY DISCRETIONARY REVIEW

The Planning Commission's authority to review permits on a case-by-case basis under "Discretionary Review" (Municipal Code of the City and County of San Francisco, Part III, Section 26(a)¹) must be carefully exercised. In 1943, the California Supreme Court held that the

¹ Section 26(a) provides that "[I]n the granting or denying of any permit, or the revoking or the refusing to revoke any permit, the granting or revoking power may take into consideration the effect of the proposed business or calling

San Francisco Board of Permit Appeals, pursuant to the above-referenced Section 26(a), had the authority to exercise its "sound discretion" in granting or denying building permits (See Lindell Co. v. Board of Permit Appeals (1943) 23 Cal.2d 303). In 1954, then San Francisco City Attorney Dion R. Holm issued Opinion No. 845, in which he opined that the Planning Commission has similar discretion to grant or deny building permits. However, the City Attorney cautioned the Planning Commission with respect to the judicious exercise of this discretion. In his opinion, the City Attorney stated as follows:

"I think it is entirely plain, on the authority of the above-enunciated general principles, that the reservation of authority in the present ordinances to deal in a special manner with exceptional cases is unassailable upon constitutional grounds . . . this is, however, a sensitive discretion and one which must be exercised with the utmost restraint."

(City Attorney Opinion No. 845, p. 8, emphasis in original).

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

There are no exceptional and extraordinary circumstances in this case that would justify the Planning Commission's exercise of its discretionary review powers. Each of the issues raised by the DR Applicant is meritless. The professional planning staff (Residential Design Team or "RDT") has approved the project twice.

E. NEIGHBORHOOD OUTREACH

The Project Sponsors have conducted extensive outreach with their neighbors, including several meetings and re-drafts of the plans. The only DR was filed by Mr. Garavaglia, who lives four houses away down 27th Street and is not impacted in any way by the proposed improvements. Mr. Garavaglia is a preservation architect who has a unique perspective on how improvements must look that far exceeds the RDT standards. In any event, he presents only one person's opinion, and does not identify any project details that constitute an exceptional or extraordinary circumstance.

upon surrounding property and upon its residents and inhabitants thereof; and in granting or denying said permit, or revoking or refusing to revoke a permit, may exercise its sound discretion as to whether said permit should be granted, transferred, denied or revoked."

F. GOOD NEIGHBOR GESTURES AND OTHER MODIFICATIONS

The Project Sponsors have made the following good neighbor gestures to modify the proposed Project in response to the input received at meetings with the neighbors:

- 1) Reduced the grade level bump out from 12'-0" to 8'-0" at the rear of the building.
- 2) Set back the first floor of the addition by 5' from the 455 – 27th Street (east) property line as it goes past the back wall of 455 – 27th Street.
- 3) Set back the addition on the top two floors by 5' for a length of 12'-6" along the 465 – 27th Street (west) property line.
- 4) Removed the bay window from the top floor.

The Projects Sponsors have made the following changes in response to comments received from the Planning Department staff:

- Removed the 30" high parapet from the top floor and substituted a rated roof.
- Removed the angled form of the addition as it faces 27th Street. Substituted simple dormers that are a low profile and match what is already there. Removed all new glazing from the addition as it faces 27th Street. The addition is set back from the front and will be minimally visible from 27th Street.
- Reduced the amount of glazing at the rear.
- Narrowed the garage door.

G. RESPONSE TO DISCRETIONARY REVIEW APPLICANT'S CONCERNS

The proposed Project will significantly improve the living space, the rear design, and the structural integrity and seismic stability of the house. No variances have been requested and the Project does not maximize the living space allowed by the Planning Code. The zoning restrictions for this zoning district would allow build-out to a height of 40 feet. This house will be raised at the front by 18 inches to allow for a garage. The proposed Project is in line with the policies and objectives of the General Plan and the Planning Code. The proposed plans will upgrade the old and rundown house to comply with current Building Code standards, and add livable space at the rear. The rear plane of the house will be the same as that at 463 – 27th Street (adjacent).

The proposed Project meets the standards of the Residential Design Guidelines. There are no material changes to the front of the property. In general, the changes to the rear will unify the design and significantly improve the structure and look of the house. The DR Applicant has

not stated any concerns about the proposed first level. On the second level, the plans would square off the back and extend the living space. The project maintains a rear yard setback of 45% of the lot. Nothing in the proposed Project is extraordinary or has an extraordinary impact on anyone.

The DR applicant has asserted claims regarding the adjacent neighbor's access to light and air, but the DR Applicant lives four houses down the Street. The adjacent neighbor did not file a DR request.

The DR Applicant asserts that the Project does not meet the Residential Design Guidelines with regard to mid-block open space. In fact, the proposed addition is not as deep as other buildings in the block and preserves 45% of the lot as rear yard open space. The Project Site is located in a block with an irregular mid-block open space. There is nothing out of scale or uncharacteristically deep about the proposed Project, and there is no material impact to midblock open space.

In the DR filing, the DR Applicant suggested changes to the proposed Project, but the DR Applicant has serially changed and added to his proposed modifications, causing a breakdown in settlement negotiations. The concerns identified by the DR Applicant do not approach the minimum standard of exceptional and extraordinary circumstances. Slight and reasonable impacts to neighbors are to be expected related to any building or alteration project. The Project is significantly more limited than the allowed height and bulk permitted by Article 2.5 of the Planning Code. The current structure is old, in disrepair, seismically unsafe, and inadequate for the needs of a contemporary family. Houses that were designed and built nearly a century ago are generally lacking in space for kitchens, bathrooms, and closets. The existing house is no exception.

H. CONCLUSION

The Project Sponsors' proposed alterations are allowed as a matter of right by the Planning Code. But for the application for discretionary review, the Project would have been approved administratively. No variances or Code exceptions are requested. The proposed additional space will create a home suitable for a contemporary family while maintaining 45% of the lot as rear yard open space, with only an 18 inch height change at the front. The DR Applicant has failed to demonstrate any exceptional or extraordinary circumstances that would justify discretionary review. Accordingly, the Project Sponsors respectfully request that the Planning Commission deny the request for discretionary review.

REUBEN JUNIUS & ROSE, LLP

By: 

David Silverman, Attorneys for the Sponsors Nili and Rob Poynter

Dated: October 30, 2014

November 4, 2014

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

Re: 461 – 27th Street Discretionary Review
Hearing Date: November 13, 2014

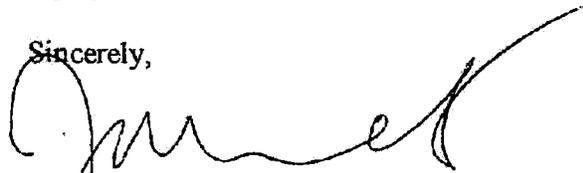
Dear Planning Commissioners:

I have lived in Noe Valley for more than 25 years and have always placed a premium on the fact that the neighborhood is family friendly, well-maintained, and has preserved its great charm and character. Over the years, Noe Valley has become a highly desirable location for individuals and families because residents maintain and enhance their properties, thereby contributing to the vibrancy and safety of this neighborhood.

To this end, I am writing to support the proposed project at 461 – 27th Street. I have met with the owners of the property, and I believe the proposed improvements are compatible with the neighborhood and will beautify a currently dilapidated property that has long been an eye sore on this street. Given the significant outreach that has occurred to date, I am hopeful that this project will move forward as planned so that our entire neighborhood can benefit.

I am pleased to provide my full support of this project.

Sincerely,



Julie Brandt
Noe Valley Resident
415-796-3416

cc: Eiliesh Tuffy, Planning Department

November 5, 2014

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

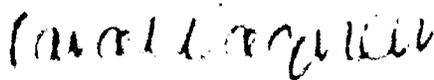
Re: 461 - 27th Street Discretionary Review
Hearing Date: November 13, 2014

Dear Planning Commissioners:

I have lived in Noe Valley for 7 years and I am writing to support the proposed project at 461 - 27th Street. I have had the opportunity to meet with the owners of the proposed project and review the plans. The South Noe neighborhood is going through a transition and a resurgence. I believe the owners have taken care to propose a solution to remodeling an old and rundown house, with a new property that is in line (in size and style) with the rest of the neighborhood, and will add value to the rest of the properties on 27th St.

Please accept this letter as my full support for the project. Thank you.

Sincerely,



Tara Wagner
tarawagner@gmail.com

cc: Elizabeth Tuff, Planning Department

November 4, 2014

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

Re: 461 – 27th Street Discretionary Review
Hearing Date: November 13, 2014

Dear Planning Commissioners:

I have lived in Noe Valley for 5 1/2 years and I am writing to support the proposed project at 461 – 27th Street. I have had the opportunity to meet with the owners of the proposed project and review the plans. I find the design of the proposed improvements to be compatible with the neighborhood. The owner has engaged the neighborhood in substantive and inclusive review and dialogue which resulted in a significant reduction of the rear addition and more open space.

Please accept this letter as my full support for the project. Thank you.

Sincerely,

A handwritten signature in cursive script, reading "Christina Romo", is written over a horizontal line.

cc: Eilish Tuffy, Planning Department

November 4, 2014

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

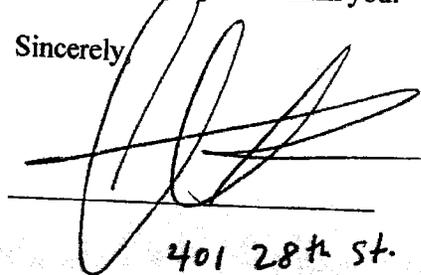
Re: 461 - 27th Street Discretionary Review
Hearing Date: November 13, 2014

Dear Planning Commissioners:

I have lived in Noe Valley for 2 years and I am writing to support the proposed project at 461 - 27th Street. I have had the opportunity to meet with the owners of the proposed project and review the plans. I find the design of the proposed improvements to be compatible with the neighborhood. The owner has engaged the neighborhood in substantive and inclusive review and dialogue which resulted in a significant reduction of the rear addition and more open space.

Please accept this letter as my full support for the project. Thank you.

Sincerely,



401 28th St.

cc: Eiliesh Tuffy, Planning Department

November 4, 2014

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

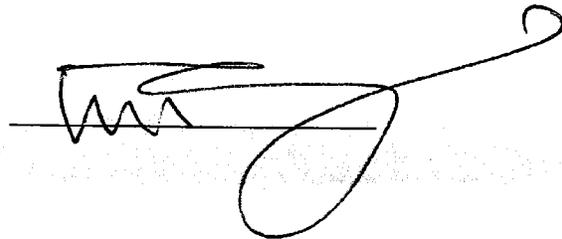
Re: 461 – 27th Street Discretionary Review
Hearing Date: November 13, 2014

Dear Planning Commissioners:

I have lived in Noe Valley for 2 yrs. and I am writing to support the proposed project at 461 – 27th Street. I have had the opportunity to meet with the owners of the proposed project and review the plans. I find the design of the proposed improvements to be compatible with the neighborhood. The owner has engaged the neighborhood in substantive and inclusive review and dialogue which resulted in a significant reduction of the rear addition and more open space.

Please accept this letter as my full support for the project. Thank you.

Sincerely,

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke that ends in a small circle.

cc: Eilish Tuffy, Planning Department

November 5, 2014

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

Re: 461 – 27th Street Discretionary Review
Hearing Date: November 13, 2014

Dear Planning Commissioners:

I have lived in Noe Valley for three years and I am writing to support the proposed project at 461 – 27th Street. The owners are parents at Alvarado Elementary, and have contributed very positively to our school community. The owners have told me about their proposed project and their desire to ensure that the proposed improvements are compatible with the architecture and style of the neighborhood, in addition to responding to priorities of their neighbors.

If you have any question about my support for the project, please let me know. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Dennis Dunning". The signature is written in a cursive style with a large, looping initial "D".

cc: Eiliesh Tuffy, Planning Department

SIGN-IN SHEET

461 27TH STREET, SF 94131

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NAME

ADDRESS

Andrew Visci	465 27th St
ROBERT EDMONDS	456 27th St.
Thom Schuttish	460 Duncan
GEORGIA SCHUTTISH	460 DUNCAN
Bill Lewis	466 27th St
Jon Gersonde	449-27th St
Uli Spiegel	477 27th Street
Meredith Daane	434 Duncan St
Ross Camp	436 Duncan St.
Lisa Palmer	466 27th St.
John Pilgrim	438 Duncan St
Michael Ungar	477 27th St.

④ andrew.visci@gmail.com

⑤

⑥

⑦ schuttishtr@sbcglobal.net

⑧

⑨ jangersonde@att.net

⑩ spungars@comcast.net (#15)

⑪ meredith-daane@symantec.com

⑫ rosscamp17@aol.com

⑬ Palmer@smccd.edu (.edu)

⑭ jwp2007@johnpilgrim.net

⑮

461 27TH STREET

PREPARED BY TISH

DATE 8/13/14

@ 6:30

WHO ARE PROJECT SPONSORS?

WHAT OTHER PROPERTIES DO THEY OWN?

WHAT IS THE INTENTION OF 461?

36" → 18" over all house

reduced back by 6" 9.6

42 back - 18 front

current sq ft? 3850 ⁴⁰⁰ no garage, ⁹⁰ no under stair, ^{31x15} no railing deck

original square footage 1600 sq ft (all)

whats the sq ft of our houses

Building onto 45 not 12"

How far does Andrews home go w/ deck ^{2" post} ^{10' deck}

Whos retaining wall @ Andrews/461

455, 461, Paula are accurate

Georgia to provide a breakdowns (Lobby ^{Survey} ~~Bar~~ Barnes) & elevations of rear yards

↳ HAS A HISTORIC BEEF (upset w/ prior people)

John need deck + railing info

TEST SOIL

Georgia
Andrew
Michael
John

Letter response given to!

461 27th Street Community Meeting - 8/19/14 6:30PM

Attendees

Brad Doran - Project Sponsor - General Contractor

Ryan Knock - Project Sponsor - Architect

Letitia Montgomery - Office Manager

Name	Address	Email	Signature
Andrew Visci	465 27th Street	andrew.visci@gmail.com	
Robert Edmonds	456 27th Street		
Thom Schuttish	460 Duncan Street	schuttishtr@sbcglobal.net	<i>Thom Schuttish</i>
Georgis Schuttish	460 Duncan Street	schuttishtr@sbcglobal.net	<i>Georgis Schuttish</i>
Bill Lewis	466 27th Street		
Jan Gersonde	449 27th Street	jangersonde@att.net	<i>Jan Gersonde</i>
Lisa Spiegel	477 27th Street	spungars@comcast.net	<i>Lisa Spiegel</i>
Meredith Daane	434 Duncan Street	meredith_daane@symantec.com	
Ross Camp	436 Duncan Street	rosscamp17@aol.com	
Lisa Palmer	466 27th Street	palmer@smccd.edu	<i>Lisa Palmer</i>
John Pilgrim	438 Duncan Street	jwp2007@johnpilgrim.net	<i>John Pilgrim</i>
Michael Ungan	477 27th Street		<i>Michael Ungan</i>
<i>Mike Garavaglia</i>	<i>479 27th St.</i>	<i>mikegaravaglia.com</i>	<i>Mike Garavaglia</i>

461 27TH - COMMUNITY MEETING

PREPARED BY TISH
DATE 8/19/14
@ 6:34pm

1
2 TRUE \square (3850 + GARAGE)

3 STEPPING

4 ANDREW + KERRY FIRST B4 DRAWINGS

5 GARAGE CLEARANCE 18" (PARKING)

6 \rightarrow ANOTHER ISSUE IS MASSING W/ GARAGE

7 SO HOW COULD PARKING BE AN ISSUE

8 MIKE LIKES GLASS RAIL ON 455

9 53" FOLLOW-UP W/ GEORGIA (PEAK + FRONT)

10 \rightarrow 53 - 18 = 35" LOWER THAN KERRY + ANDREWS

11 \rightarrow BACK IS SAME HEIGHT

12 SEND PDF OF CURRENT + REVISED ONCE K/A HAVE SEEN

13 REMOVE PECKS (PARAPPETS) REMOVE REAR / KEEP FRONT (OK BY MAJORITY)

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August 27, 2014

PREPARED BY TISH

DATE 8/27/14

COMMUNITY MEETING @ 6:30

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GEORGIA SCHUTTISH

THOM SCHUTTISH

[Handwritten signature]

[Handwritten signature]

Mike Garavaglia

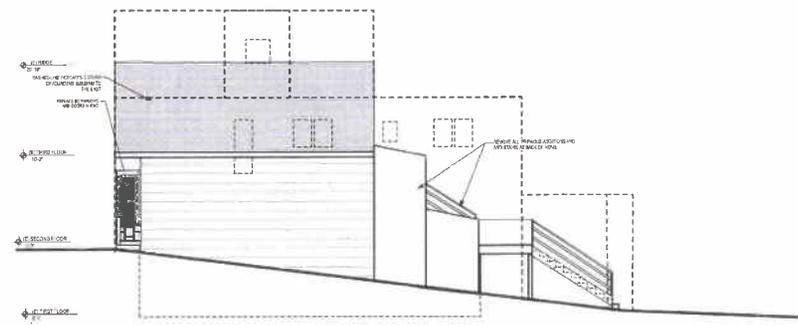
Ross Camp 436 Dunlap St.

Exhibit List

- A. - Project Plans
- B. - Photographs of Existing Structure
- C. - Aerial Photograph of Mid-Block Open Space
- D. - Residential Design Team Review



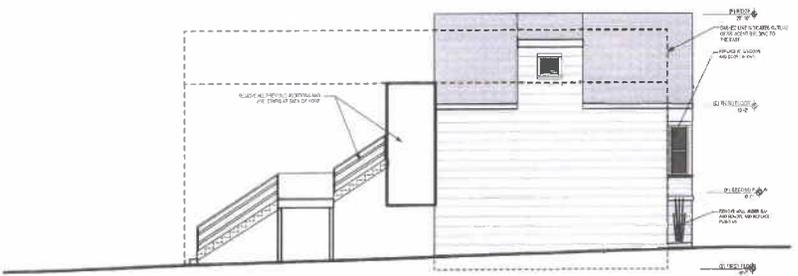
EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION

01.02.13	ISSUE NUMBER	001
02.06.13	DATE	
03.13.14	REVISION	
05.23.14	REV. NUMBER	
06.26.14	DATE	
08.26.14	REVISION	
07.02.16	DATE	



K a+d
KNOCK architecture + design
 www.knock-ad.com
 ryan@knock-ad.com
 415-215-2847

RESIDENCE ADDITION
 461 27TH STREET, SAN FRANCISCO, CA 94131

permit #:

EXISTING ELEVATIONS

All drawings and sections created using AutoCAD software. All drawings and sections are the property of the architect and may not be duplicated, copied, or otherwise used without the written consent of the architect.

5.0

DATE: _____
 DRAWN BY: _____



461 27th Street



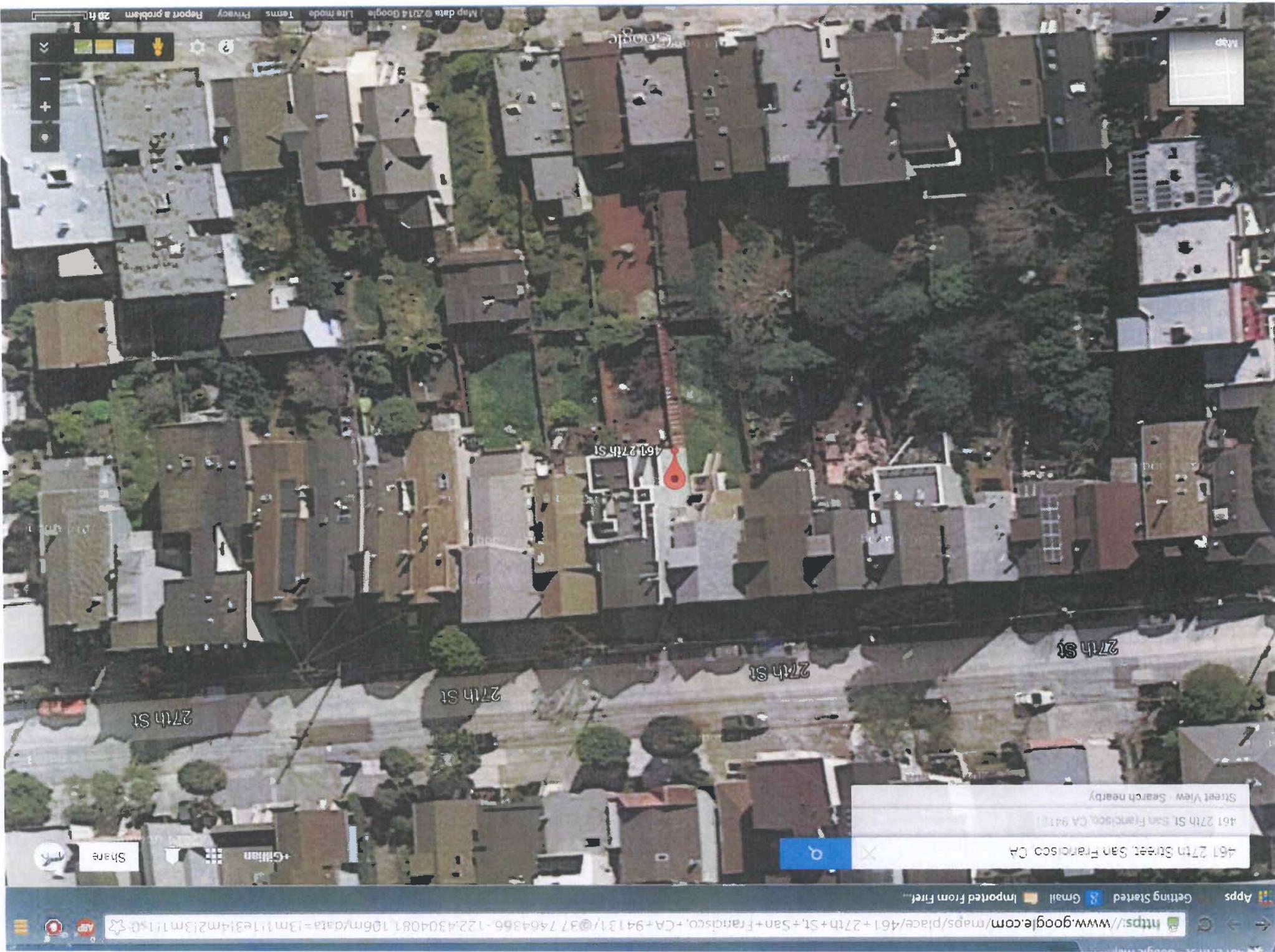


461 27th Street
Rear Yard



MARCH, 2014

Opposite side of 27th Street



Map navigation controls including zoom in (+), zoom out (-), and a compass icon.



461 27th St

27th St

27th St

27th St

27th St

461 27th Street, San Francisco, CA

461 27th St, San Francisco, CA 94131

Street View - Search nearby



SAN FRANCISCO PLANNING DEPARTMENT

RESIDENTIAL DESIGN TEAM REVIEW

DATE: 10/9/2014 RDT MEETING DATE: 10/9/2014

PROJECT INFORMATION:

Planner: Eiliesh Tuffy
 Address: 461 27th Street
 Cross Streets: Btwn. Noe & Sanchez
 Block/Lot: 6591/033
 Zoning/Height Districts: RH-2 / 40-X
 BPA/Case No. 2013.11.21.2535 / 2013.1590D
 Project Status Initial Review Post NOPDR DR Filed
 Amount of Time Req. 5 min (consent) 15 minutes
 30 minutes (required for new const.)

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 subject property was identified as part of a Historic District under CEQA as part of the project review.

Raise existing 1½-story cottage 18 inches, add new garage, remodel interior of existing cottage and construct a new horizontal addition with roof deck. The lot is down sloping toward the rear property line, allowing for 3-stories of building height at the rear. The proposal doubles the existing GFA.

Project Concerns (If DR is filed, list each concern.):

DR applicant contests:

- Mid block open space
- Location of the rear wall (currently at 45%; filer wants avg. to reduce building depth)
- Excessive glazing
- Height of West wall, facing cottage at 465 27th St.

RDT Comments:

- The project does not create any exceptional or extraordinary circumstances, and as such, the DR warrants an abbreviated staff analysis.
- The subject property is an identified historic resource so an extreme amount of effort was put into protecting the existing façade. The project sponsor was directed to move the bulk of the addition to the rear in order to protect the historic resource. (RDGs pg. 51)
- The depth of the addition is okay as proposed, generally aligning with the immediate adjacent building depths and the overall midblock. (RDGs pgs. 25-27)
- The height of the addition steps with the lateral slope of the lots. (RDGs pgs. 25-27)

- The 5' side setback adequately addresses the proposed addition's relationship to the building to the west. (RDGs pgs. 25-27)
- The distance between the rear building walls of the subject property and the buildings facing Duncan Street, provides sufficient spacing to ensure privacy. (RDGs pg. 17)



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
461 27th St		6591/033	
Case No.	Permit No.	Plans Dated	
2013.1590E		5/25/2014	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 50 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Raise (e) cottage 18" max., add single garage door & curb cut, construct new dormers on the gable roof, and construct a new 2-story over basement horizontal addition at the rear with a raised rear terrace and roof deck.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
<input type="checkbox"/>	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>

<input type="checkbox"/>	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
<input type="checkbox"/>	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required.</u>	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input checked="" type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input checked="" type="checkbox"/>	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input checked="" type="checkbox"/>	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input checked="" type="checkbox"/>	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input checked="" type="checkbox"/>	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input checked="" type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
<input checked="" type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input checked="" type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input checked="" type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

<input type="checkbox"/>	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
<input checked="" type="checkbox"/>	9. Reclassification of property status to Category (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: <u>May 2, 2014</u> (attach HRER) b. Other (specify): Subject property found to be contributing to a district as part of HRER Pt. I staff evaluation.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): Original design proposal revised to meet Secretary of the Interior's Standards for Rehabilitation.	
Preservation Planner Signature: <u>Elliesh Tuffy</u> <small>Default name is Ellen Tuff The above signature is not a legal signature. It is a placeholder. Please use your own name and signature. Date 2/24/11 12:11:11 PM</small>	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: <u>E. Tuffy</u>	Signature or Stamp:
	Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		



SAN FRANCISCO PLANNING DEPARTMENT

RESIDENTIAL DESIGN TEAM REVIEW

DATE: March 19, 2014 RDT MEETING DATE: March 19, 2014

PROJECT INFORMATION:

Planner: Eiliesh Tuffy
 Address: 461 27th Street
 Cross Streets: Noe & Sanchez streets
 Block/Lot: 3602/051
 Zoning/Height Districts: RH-2/40X
 BPA/Case No. 2013.1121.2535
 Project Status Initial Review Post NOPDR DR Filed
 Amount of Time Req. 5 min (consent) 15 minutes
 30 minutes (required for new const.)

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:

One of nine adjacent cottages built developed by B. Schapiro and J.H. Stein, and one of five built by the same contractor, Charles Monson. Detailed HRE evaluation acquired from the preservation consultant (as yet to be submitted officially by the project sponsor) includes the following language:

"461 27th Street is not individually eligible for listing in the California Register. The group of nine similar buildings in which this one is included, though very similar in form appears too small to constitute a historic district. However, if it were considered a district, this building would contribute to that district."

Scope: Raising the building +/- 3' in order to accommodate a new garage; full interior gut remodel, plus new vertical and horizontal additions.

Project Concerns (If DR is filed, list each concern.):

High potential for a DR to be filed on this, given the recent renovation project on the block undertaken by the same owner (See #455 27th St.)

Project revisions were submitted immediately prior to RDT review meeting, therefore, feedback is requested on the overall direction of the revisions for general scale and massing in the surrounding context.

RDT Comments:

Note: All comments are subject to change pending environmental review and historic resource status.

- The top of the building should not be higher than the level of the existing ridge line. (RDG, p11)
- To ensure compatibility with the surrounding building forms and massing, the vertical addition should preserve the shape of the existing dormer on the east side of the building, a form which could be mirrored on the west side. The vertical addition should not project forward beyond the existing dormer. This shape can be extended towards the rear. (RDG, p23-25, 30)
- At the rear, the top two floors should not extend beyond the average of the adjacent properties' rear walls. (RDG, p25-27)
- Eliminate the second story of the side infill addition on the east side of the property. (RDG, p15-16)
- The roof deck should be set back five feet from the front of the vertical addition, and should be at the level of the vertical addition, not raised above. (RDG, p23-25, 38)



SAN FRANCISCO PLANNING DEPARTMENT

RESIDENTIAL DESIGN TEAM REVIEW

DATE: 10/9/2014 RDT MEETING DATE: 10/9/2014

PROJECT INFORMATION:

Planner: Eiliesh Tuffy
 Address: 461 27th Street
 Cross Streets: Btwn. Noe & Sanchez
 Block/Lot: 6591/033
 Zoning/Height Districts: RH-2 / 40-X
 BPA/Case No. 2013.11.21.2535 / 2013.1590D
 Project Status Initial Review Post NOPDR DR Filed
 Amount of Time Req. 5 min (consent) 15 minutes
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Suite 400
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Information:
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Project Description:

The subject property was identified as part of a Historic District under CEQA as part of the project review.

Raise existing 1½-story cottage 18 inches, add new garage, remodel interior of existing cottage and construct a new horizontal addition with roof deck. The lot is down sloping toward the rear property line, allowing for 3-stories of building height at the rear. The proposal doubles the existing GFA.

Project Concerns (If DR is filed, list each concern.):

DR applicant contests:

- Mid block open space
- Location of the rear wall (currently at 45%; filer wants avg. to reduce building depth)
- Excessive glazing
- Height of West wall, facing cottage at 465 27th St.

RDT Comments:

- The project does not create any exceptional or extraordinary circumstances, and as such, the DR warrants an abbreviated staff analysis.
- The subject property is an identified historic resource so an extreme amount of effort was put into protecting the existing façade. The project sponsor was directed to move the bulk of the addition to the rear in order to protect the historic resource. (RDGs pg. 51)
- The depth of the addition is okay as proposed, generally aligning with the immediate adjacent building depths and the overall midblock. (RDGs pgs. 25-27)
- The height of the addition steps with the lateral slope of the lots. (RDGs pgs. 25-27)

- The 5' side setback adequately addresses the proposed addition's relationship to the building to the west. (RDGs pgs. 25-27)
- The distance between the rear building walls of the subject property and the buildings facing Duncan Street, provides sufficient spacing to ensure privacy. (RDGs pg. 17)

14.07.13	DIVISION REVIEW
13.24.13	CLARIFICATION
09.12.14	REVISION
05.22.14	REV PERMPP
04.26.14	REVISION
02.20.14	SET

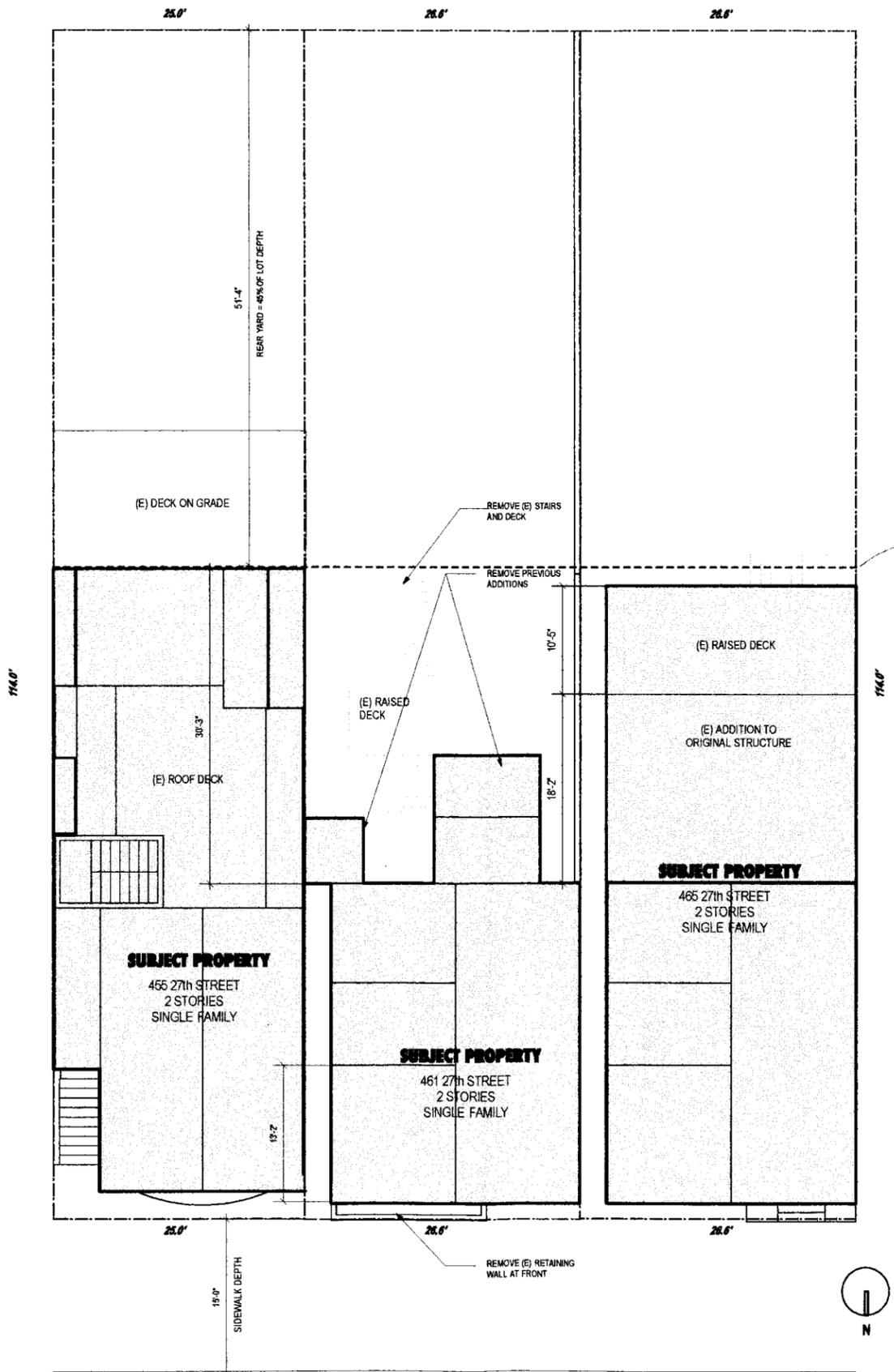


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RESIDENCE RENOVATION

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permit #:



EXISTING SITE PLAN

EXISTING SITE PLAN

All drawings and written material prepared herein constitute original and confidential work of the Architect and may not be duplicated, used, or otherwise disseminated without the written consent of the Architect.

1.0

SCALE:
PLOT DATE:

14.07.13	DEVELOPMENT PERMIT
13.06.13	CLASSIFICATION
03.12.14	REVISION
03.23.14	DEVELOPMENT PERMIT
06.26.14	REVISION
07.16.14	311

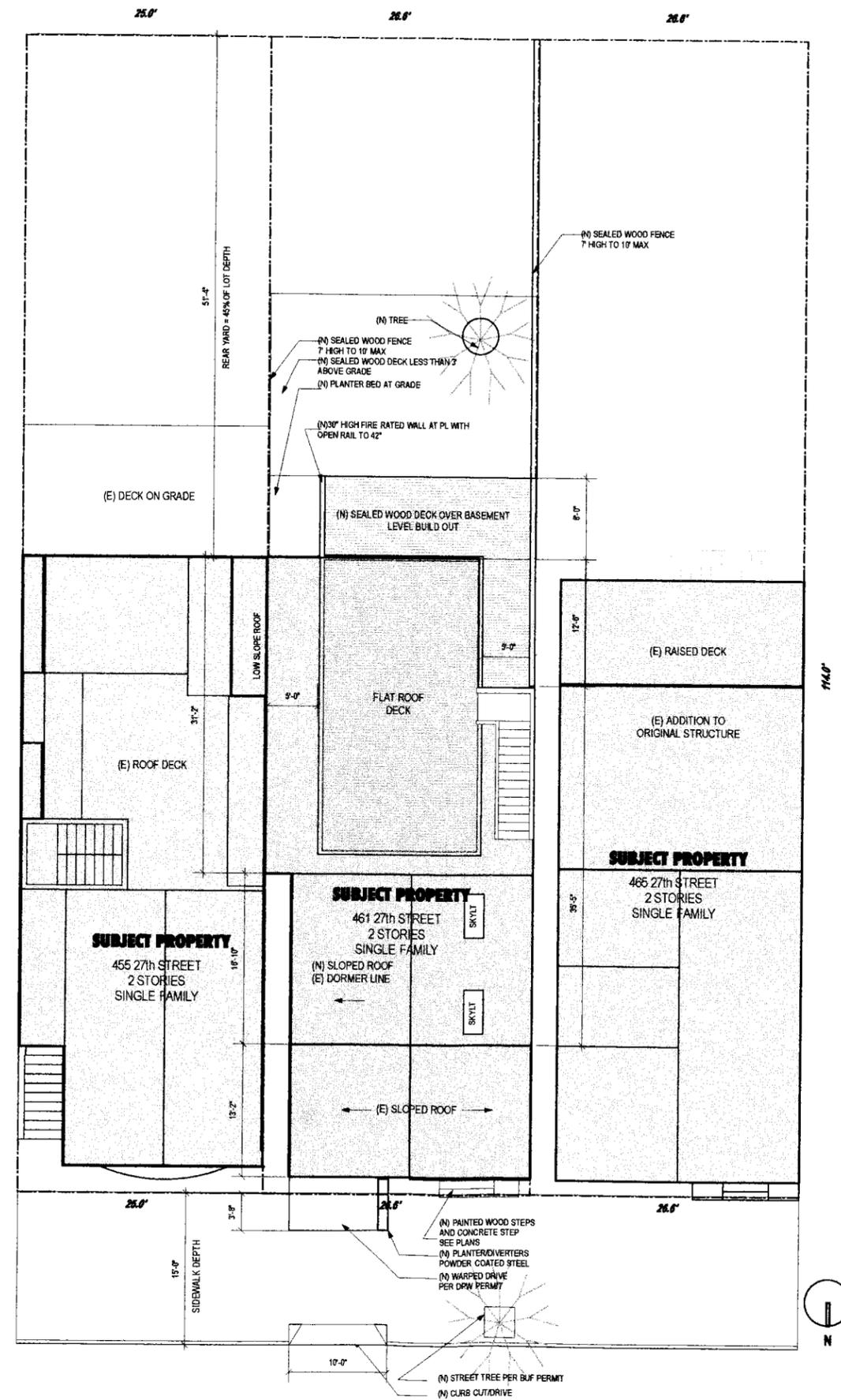


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PROPOSED SITE PLAN

PROPOSED SITE PLAN

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2.0

SCALE:
PLOT DATE:

10.07.13	TYPE REVIEW SHEET
12.06.13	CLASSIFICATION
03.23.14	REVISION
03.23.14	NO CHANGE
06.25.14	REVISION
07.16.14	211



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RESIDENCE ADDITION

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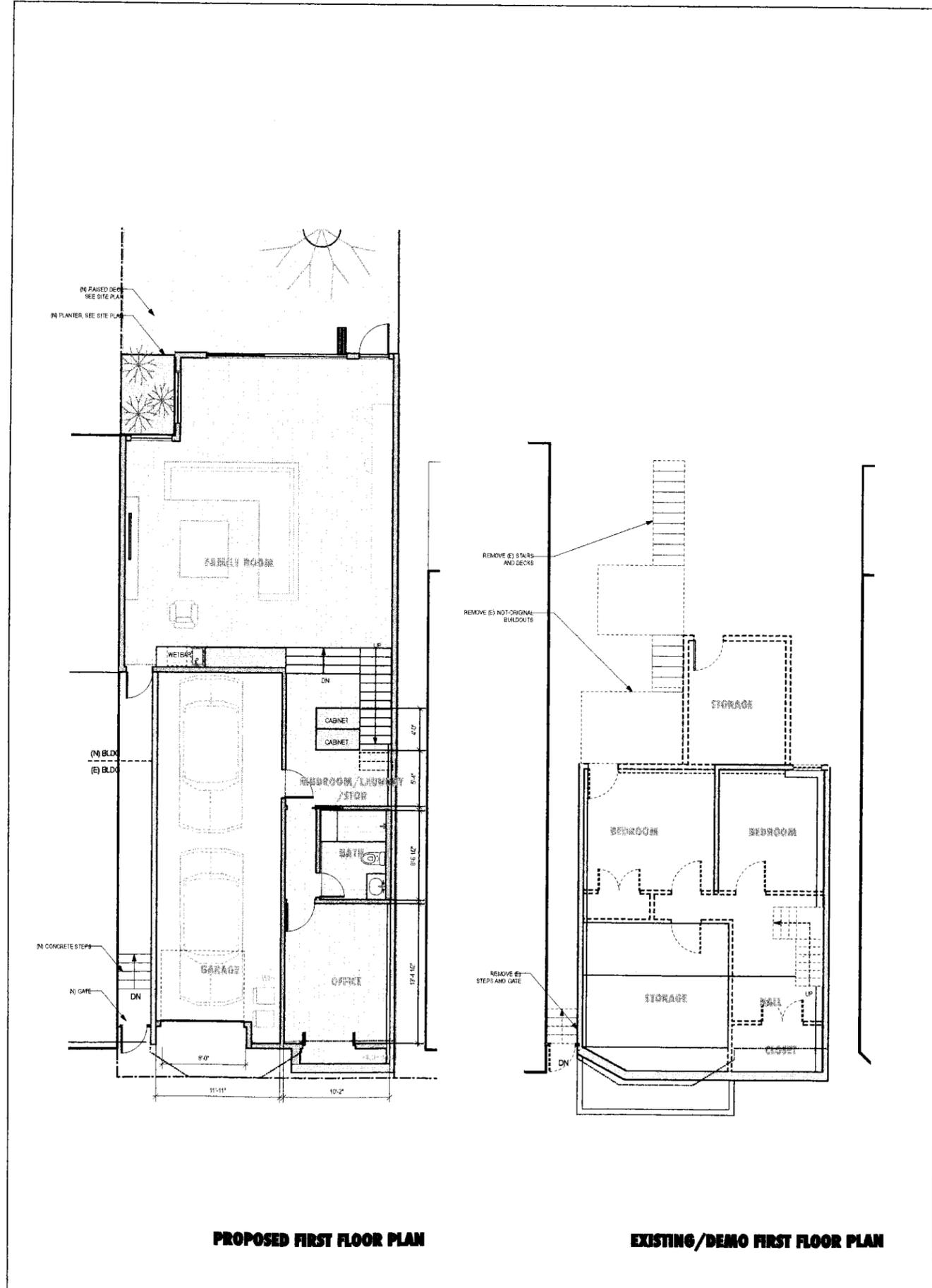
Permit #:

1ST AND 2ND FLOOR PLANS

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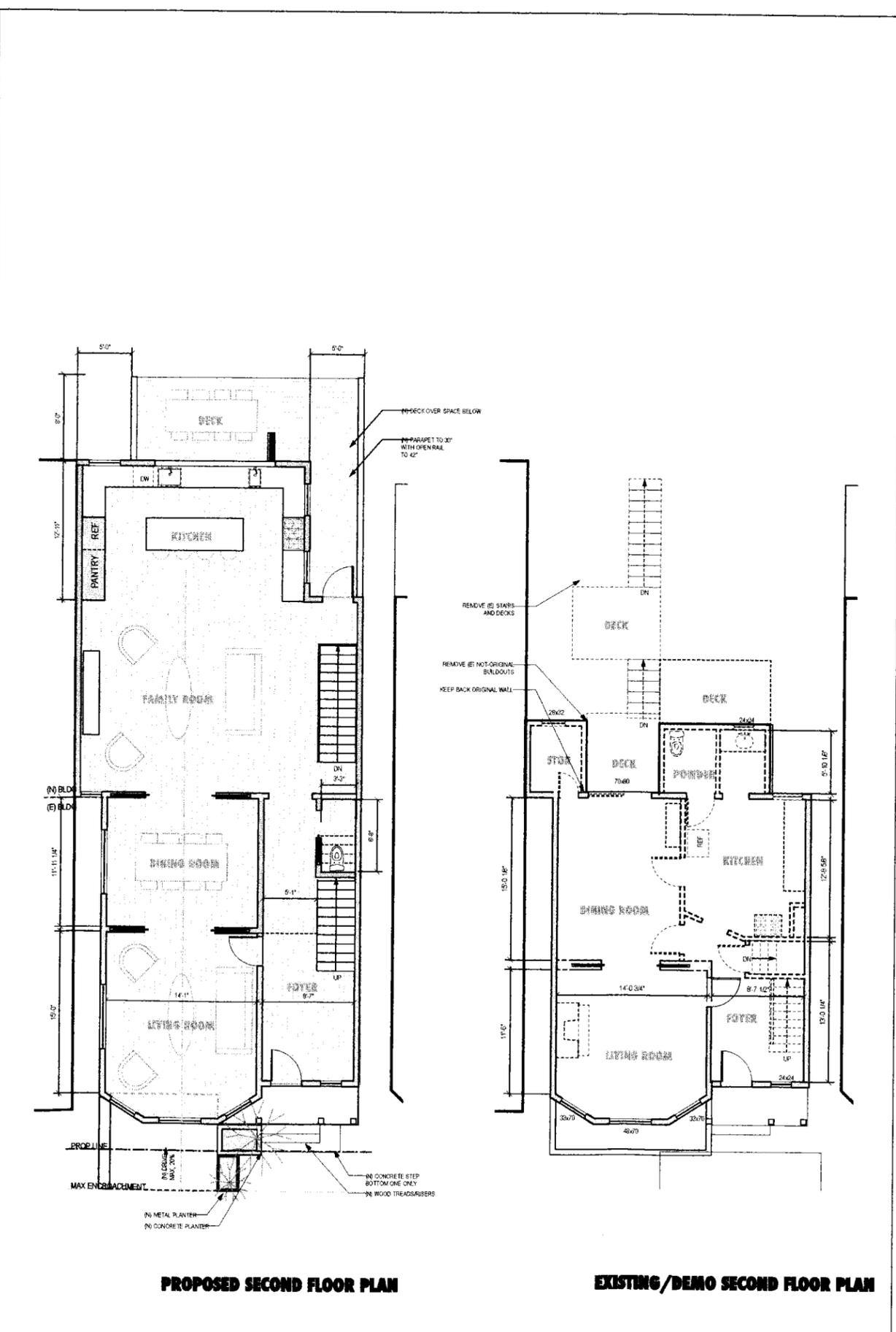
3.0

SCALE:
PLOT DATE:



PROPOSED FIRST FLOOR PLAN

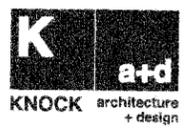
EXISTING/DEMO FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

EXISTING/DEMO SECOND FLOOR PLAN

10.07.12	ISSUE SHEET NUMBER
13.26.13	CLARIFICATIONS
03.12.14	REVISION
03.22.14	REV PERMPP
04.28.14	REVISION
07.16.14	311

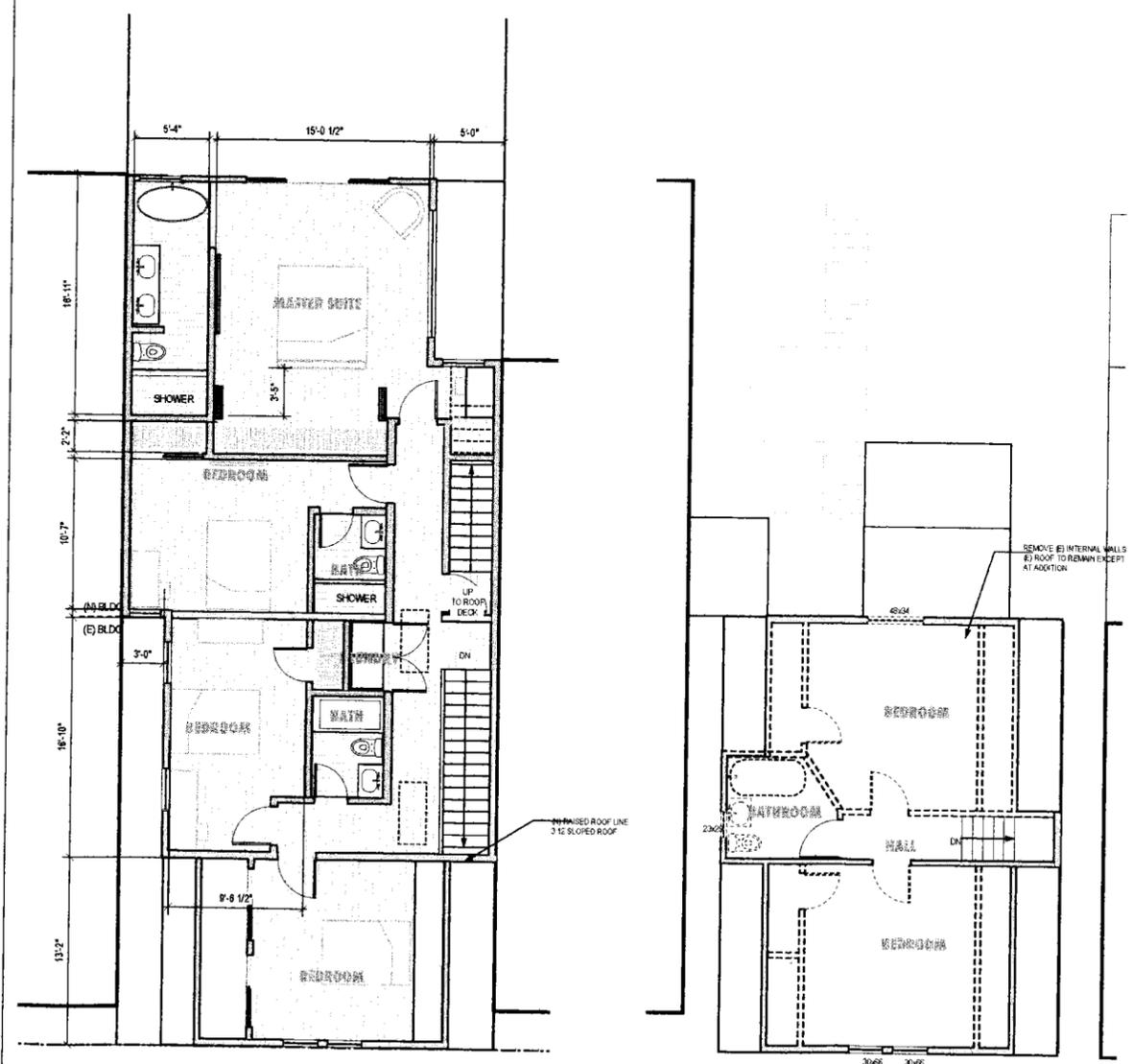


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RESIDENCE ADDITION

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PROPOSED THIRD FLOOR PLAN

EXISTING/DEMO THIRD FLOOR PLAN

THIRD FLOOR PLANS

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4.0

SCALE:
PLOT DATE:

16.07.13	DATE REVISED
13.06.13	CLASSIFICATION
03.12.14	REVISION
03.12.14	REV. NUMBER
05.06.14	REV. BY
05.06.14	REV. DATE
07.16.14	REV. BY
07.16.14	REV. DATE



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RESIDENCE ADDITION
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EXISTING ELEVATIONS

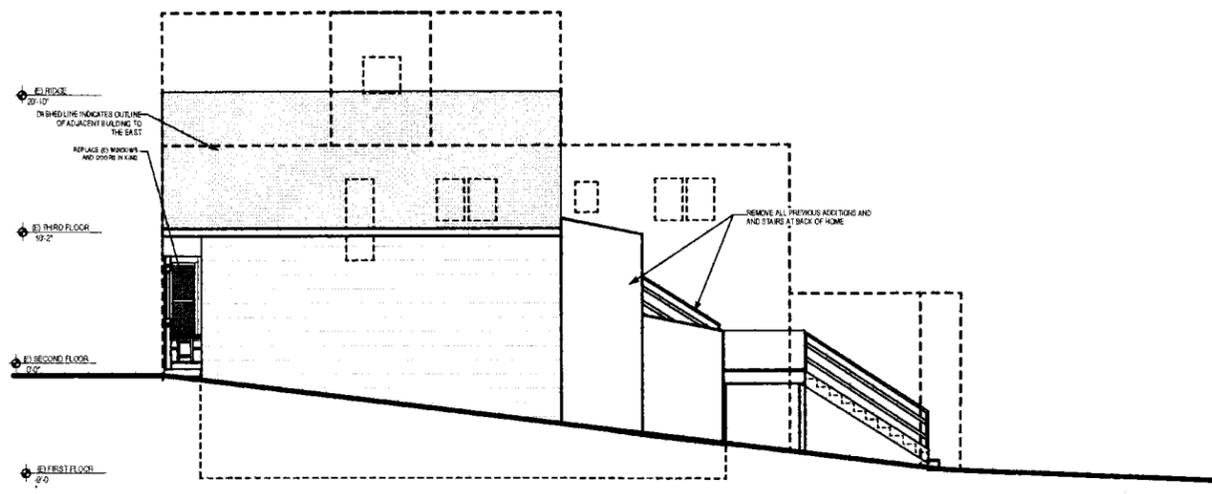
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5.0

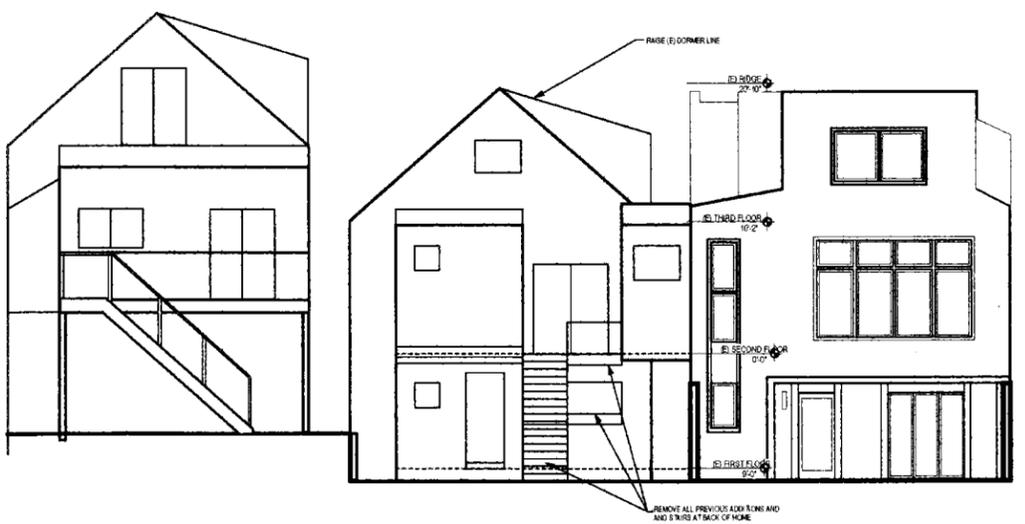
SCALE:
 PLOT DATE:



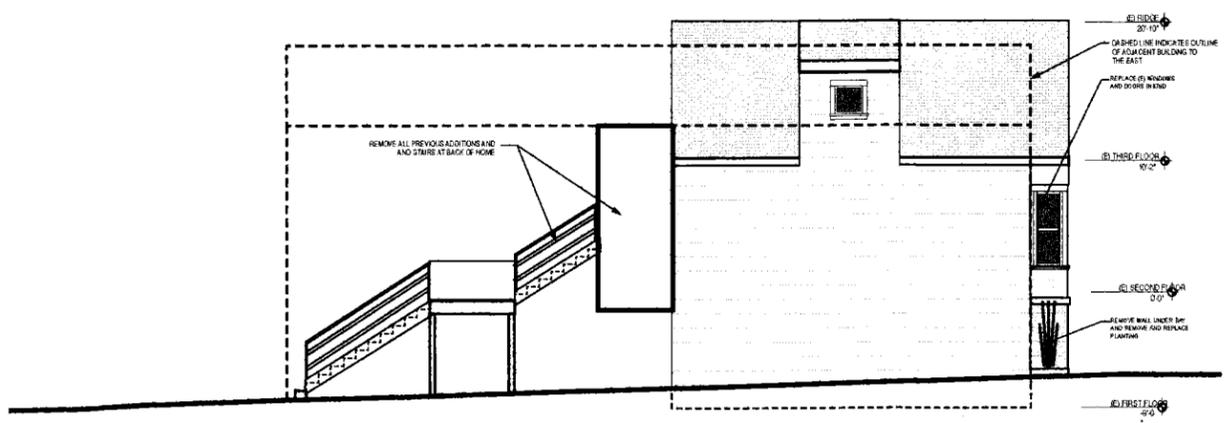
EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION



EXISTING SOUTH ELEVATION

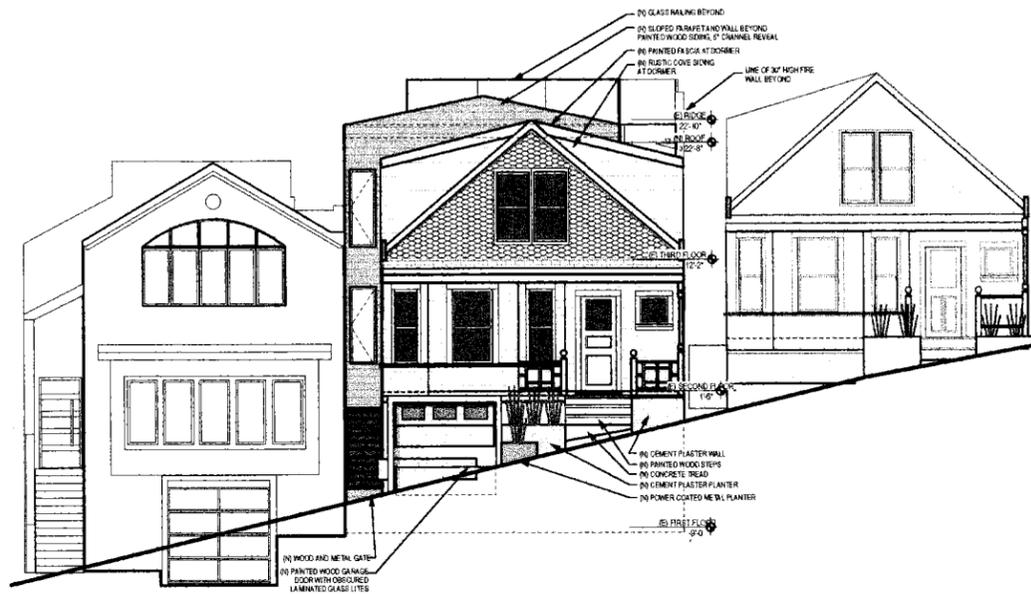


EXISTING EAST ELEVATION

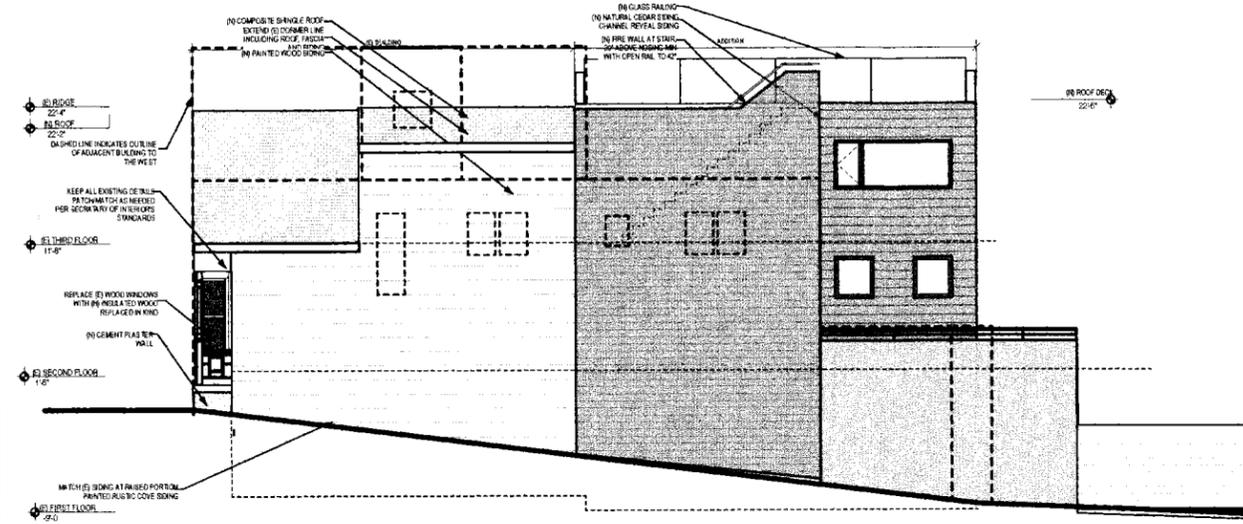
14.07.12	SCHEMATIC DESIGN
13.09.12	CLARIFICATIONS
03.13.14	PERMITS
03.23.14	REV. PERMITS
04.26.14	REV. REV.
04.28.14	REVISIONS
07.18.14	BTI



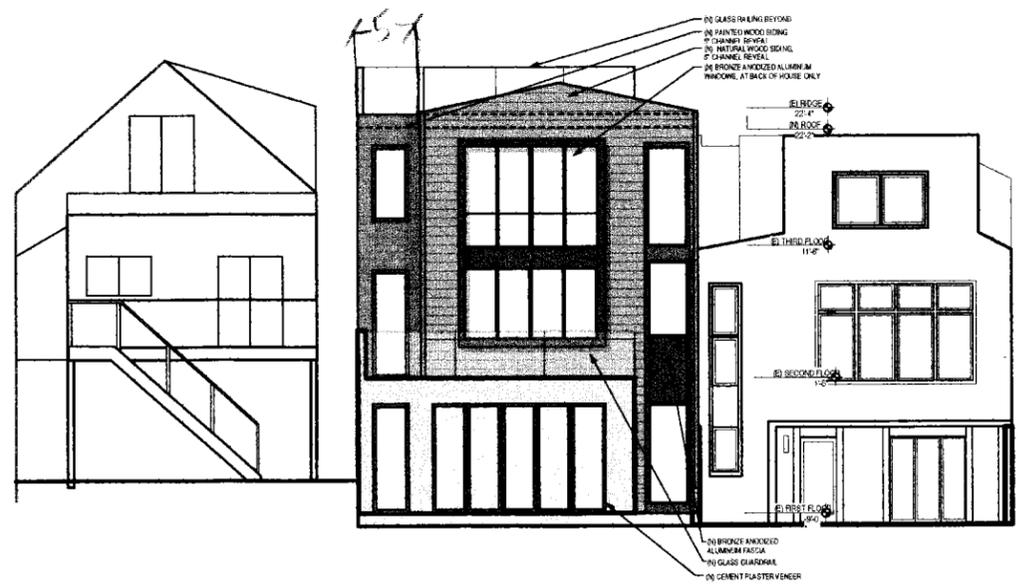
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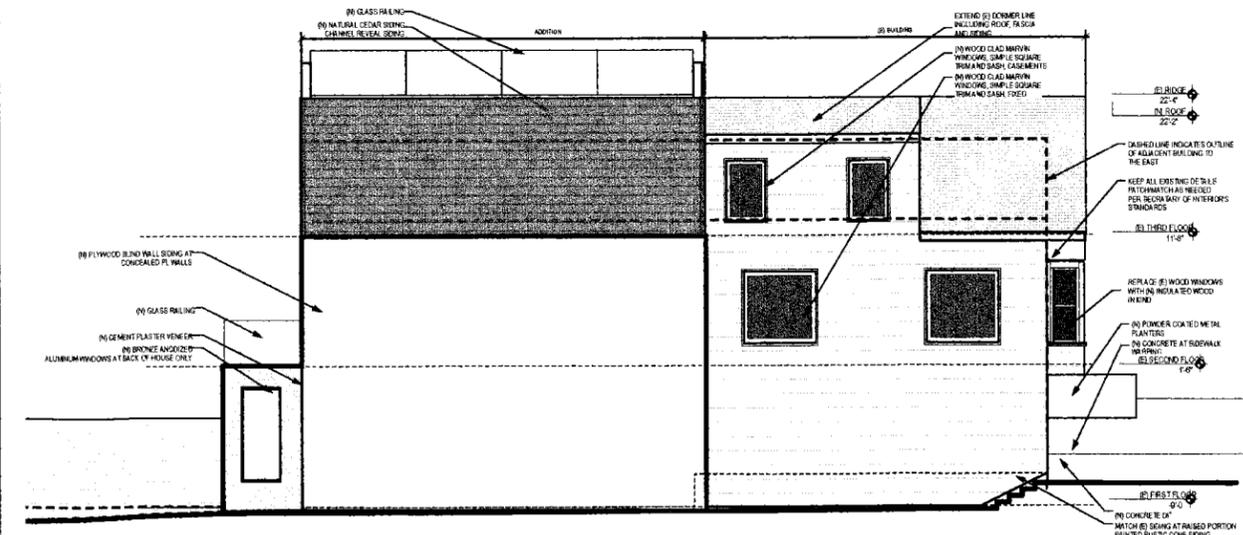
PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION

RESIDENCE ADDITION
461 27TH STREET, SAN FRANCISCO, CA 94131

Permit #:

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6.0

SCALE:
PLOT DATE: