



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review

Abbreviated Analysis

HEARING DATE: MARCH 13, 2014

Date: March 6, 2014
Case No.: **2013.1766D**
Project Address: **126 – 18th Avenue**
Permit Application: 2013.07.09.1398
Zoning: RH-2 (Residential House, Two-Family) Zoning District
 40-X Height and Bulk District
Block/Lot: 1377/039
Project Sponsor: Karen Eichler, Architect
 2732 Balboa
 San Francisco, CA 94121
Staff Contact: Glenn Cabreros – (415) 588-6169
glenn.cabreros@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
 Information:
415.558.6377

PROJECT DESCRIPTION

The project proposes to construct a three-story rear horizontal addition and a one-story vertical addition to the existing three-story, single-family residence to result in a four-story, single-family residence.

SITE DESCRIPTION AND PRESENT USE

The project site, Lot 039 in Assessor's Block 1377, is a rectangular lot 25 feet wide by 120 feet deep with a lot area of 3,000 square feet. The project site contains a three-story, single-family residence constructed circa 1911.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The two lots directly adjacent to the subject property (Lot 040 to the north and Lot 038 to the south) each contain three-story, single-family residences. Both adjacent lots are the same shape and size as the subject lot.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	November 8, 2013 – December 8, 2013	November 27, 2013	March 13, 2013	107 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	March 3, 2014	March 3, 2014	10 days
Mailed Notice	10 days	March 3, 2014	March 3, 2014	10 days

PUBLIC COMMENT

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

*Originally two requests for Discretionary Review were filed, one request from each adjacent neighbor. The project sponsor has since revised the project, which resulted in the withdrawal of the DR request from the adjacent neighbor to the south of the project.

DR REQUESTOR

Neil and Erin Lynch, owners of 122 – 18th Avenue, located north of and directly adjacent to the subject property.

DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated November 27, 2013.

PROJECT SPONSOR’S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated March 3, 2014.

ENVIRONMENTAL REVIEW

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

RESIDENTIAL DESIGN TEAM (RDT) REVIEW

Upon the filing of the requests for Discretionary Review, the RDT reviewed the project and requested additional revisions to the project to specifically address light, air and privacy concerns brought up by both requestors. Along the south property line, the project has been revised to provide side setbacks at the first (ground) and second floors of the project, resulting in the withdrawal of the DR request from the neighbor to the south.

Along the northern side property line, the project has also been revised per the RDT's comments. The RDT requested that at the second floor deck, a fire-rated roof assembly should be proposed to reduce the parapet height and to provide an open railing set back three feet from the side property line. The RDTs requested revisions along the north property line would provide physical separation between useable areas of the requestor's adjacent deck and the proposed deck at the project, while also reducing the apparent height of the one-story rear addition that extends beyond the depth of the requestor's deck structure.

With the project revised to include additional shaping of the proposed rear addition and the withdrawal of one of the DR requests, the RDT did not find exceptional or extraordinary circumstances with the remaining requestor's concerns, particularly with regard to light and air access, privacy, neighborhood character and building scale in the mid-block open space. Light and air access and the building scale at the mid-block open space have been addressed with the stepping down of the rear addition towards the rear yard. The rear addition is not considered to be proposed to an exceptional depth when compared to the depths of both adjacent buildings. With regard to privacy, the project is considered to be within the privacy tolerances to be expected when living in a dense urban environment and also where the Zoning District allows for development of the full width of the lot. With regard to neighborhood character, contextual architectural detailing and proportions are reserved for the façades of a building that face onto the public right-of-way; however the project proposes durable, residential scaled materials at the rear addition (i.e. painted wood siding and metal-clad wood windows).

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

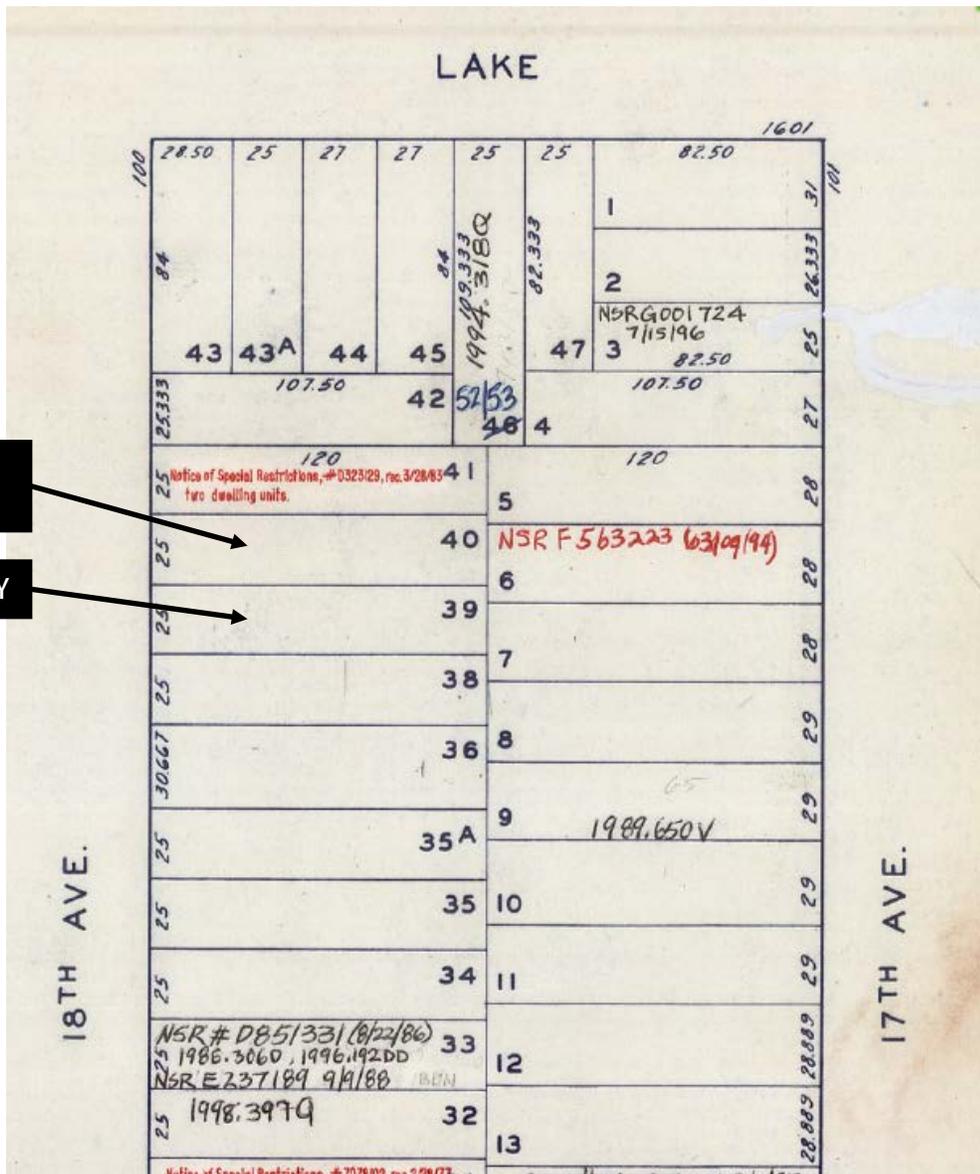
RECOMMENDATION: Do not take DR and approve project as revised

Attachments:

- Parcel Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Section 311 Notice
- DR Application
- Response to DR Application dated March 3, 2014
- Plans mailed with Section 311 Notice
- Reduced Plans of revised project

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Parcel Map



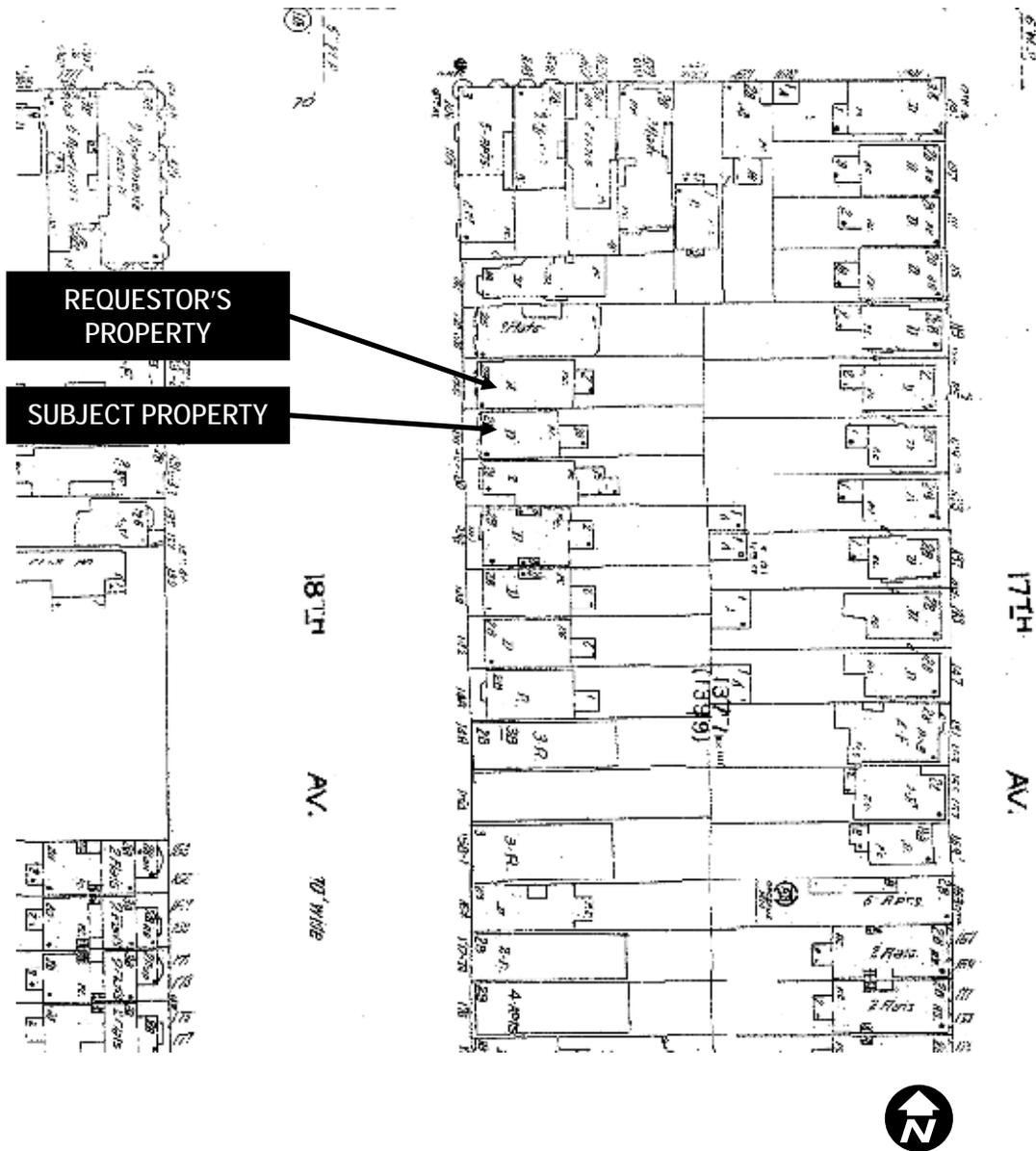
REQUESTOR'S PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
 Case Number 2013.1766D
 126 - 18th Avenue
 Hearing Date: March 13, 2014

Sanborn Map*



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

Discretionary Review Hearing
Case Number 2013.1766D
126 – 18th Avenue
Hearing Date: March 13, 2014

Zoning Map



Discretionary Review Hearing
Case Number 2013.1766D
126 – 18th Avenue
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Aerial Photo 1

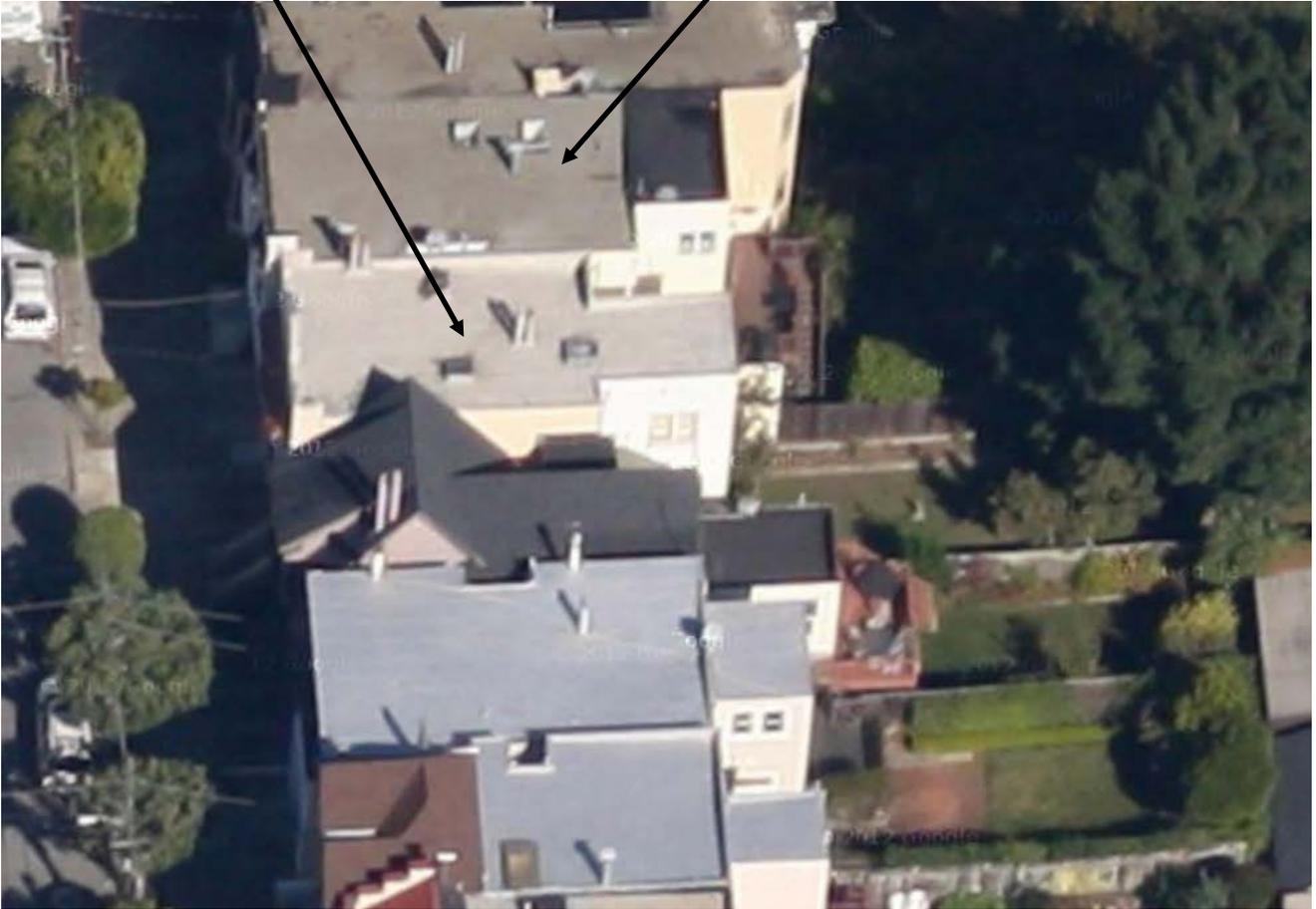


Discretionary Review Hearing
Case Number 2013.1766D
126 – 18th Avenue
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Aerial Photo 2

SUBJECT PROPERTY

REQUESTOR'S
PROPERTY



Aerial Photo 3

SUBJECT PROPERTY

REQUESTOR'S
PROPERTY



Discretionary Review Hearing
Case Number 2013.1766D
126 – 18th Avenue
Hearing Date: March 13, 2014



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On **July 9, 2013**, the Applicant named below filed Building Permit Application No. **2013.07.09.1398** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	126 18th Avenue	Applicant:	Karen Eichler, Architect
Cross Street(s):	Lake/California Streets	Address:	2732 Balboa Street
Block/Lot No.:	1377/039	City, State:	San Francisco, CA 94121
Zoning District(s):	RH-2 / 40-X	Telephone:	(415) 244-9209

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

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Single-Family Residence	No Change
Front Setback	10 feet	No Change
Side Setbacks	None	No Change
Building Depth	52 feet	68 feet
Rear Yard	59 feet	42 feet
Building Height	30 feet	40 feet
Number of Stories	3	4
Number of Dwelling Units	1	No Change
PROJECT DESCRIPTION		
The project proposes a rear horizontal addition and a one-story vertical addition to result in a four-story, single-family residence. Façade alterations including widening of the garage door.		

For more information, please contact Planning Department staff:

Planner: Glenn Cabreros
 Telephone: (415) 558-6169
 E-mail: glenn.cabreros@sfgov.org

Notice Date: **11/08/2013**
 Expiration Date: **12/08/2013**

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME:

NEIL AND ERIN LYNCH

DR APPLICANT'S ADDRESS:

122 - 18th Avenue, San Francisco CA 94121

ZIP CODE:

TELEPHONE:

(415) 876-1525

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

Karen Salay and Kevin Kramer

ADDRESS:

126 - 18th Ave, San Francisco CA 94121

ZIP CODE:

TELEPHONE:

(415) 244-9209

CONTACT FOR DR APPLICATION:

Same as Above

KAREN EICKLER, Architect

ADDRESS:

2732 Balboa Street, San Francisco, CA 94121

ZIP CODE:

TELEPHONE:

(415) 244-9209

E-MAIL ADDRESS:

2. Location and Classification

STREET ADDRESS OF PROJECT:

126 - 18th Ave San Francisco, CA

ZIP CODE:

94121

CROSS STREETS:

LAKE and CALIFORNIA ST

ASSESSORS BLOCK/LOT:

1377 / 039 25X110 2750

LOT DIMENSIONS:

LOT AREA (SQ FT):

ZONING DISTRICT:

RH-2 / 40X

HEIGHT/BULK DISTRICT:

3. Project Description

Please check all that apply

Change of Use Change of Hours New Construction Alterations Demolition Other

Additions to Building:

Rear Front Height Side Yard

Present or Previous Use:

SINGLE FAMILY RESIDENCE

Proposed Use:

SINGLE FAMILY RESIDENCE

Building Permit Application No.

2013.07.09.1398

Date Filed:

JULY 9, 2013

13-17660

4. Actions Prior to a Discretionary Review Request

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

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

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

No changes have been made

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: *E Keller Lynch*
Neil J Lynch

Date: Nov. 27, 2013

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

Erin Keller Lynch Neil J. Lynch
 Owner Authorized Agent (circle one)

Question 1

The reason we are requesting a Discretionary Review is that we have discussed the project with the applicant on two separate occasions, May 21, 2013 and on June 11, 2013 and they have not been responsive to our concerns. The first meeting was at our house and the applicants showed us their plans. We took them through our house, so they could see the impact those plans would have on our light and privacy and the open space in the backyard. At their request, we met again on June 11th. At that meeting we asked them to scale back their plans to include preserving the open space between our two houses to mimic the one that is existing, so that their addition would not abut our property line. They made no comment to that request. They requested that we provide them a letter of support. We refused to provide the letter of support due to the scale of the project and the negative impact it would have on our light, air and privacy.

I spoke to Glenn Cabrerros, the planner assigned to this project, on November 12th. I expressed to him that I was surprised no alterations to the plans had been made as we made our concerns quite clear to the applicants. I explained our concerns to him which include: the scale of the project, and the loss of light, air and privacy due to their desire to build to our property line and extend out into their backyard. He told me he would talk to the architect.

The exceptional and extraordinary circumstances that justify Discretionary Review of the project are: refusal of the applicant to consider the impact their project will have on the quality of life of their neighbors, the refusal of the applicant to alter or adjust their plan in any way to allow us to have our light, air and privacy, the refusal of the applicant to take into account the impact the project will have on the aesthetics of this historic block in the Richmond District and the inability of the applicant to consider our requests and that of the other neighbors.

This project conflicts with the Residential Design Guidelines that govern Neighborhood Context and Character, Site Design and Scale and Form:

- the project clashes with neighborhood context (page 7)
- the **rear yard**, the project negatively impacts our light and privacy page (pages 16-17)
- the **building scale** is not compatible to the mid block open space that is existing (page 23)
- the **form and proportion** is not compatible to the surrounding houses (pages 26-27)

Question 2

The project would cause unreasonable impact on us because the project proposes to extend out into the backyard further than any other house and because this project proposes to extend from property line to property line on the north and south it negatively impacts any houses that have site lines into the visual open space of the mid block and boxes in the adjacent properties. Listed below are the specific areas in which this project conflicts with numerous design principles as described in the Residential Design Guidelines.

All neighbors who share mid-block open space will be affected by:

- As proposed the **rear** of the structure will not relate to the adjacent buildings, as it will go from property line to property line to the north and south and it will jut out into the rear yard, no other property adjacent or nearby has a similar footprint. (page 8 Residential Design Guidelines)
- All of the properties on the block either do not go back as far as the applicants have proposed or have pop outs. This proposal does not conform with the Design Principle: "Design buildings to be responsive to the overall **neighborhood context**, in order to preserve the existing **visual character**." (page 7 Residential Design Guidelines)
- Design Principle: "Design the building's scale and form to be compatible with that of surrounding buildings, in order to preserve neighborhood character." (page 23 Residential Design Guidelines) The addition to the back of the house will create a form that is not **compatible** to the surrounding buildings, and will detract from the **character** of our block of houses that are over 100 years old.
- As proposed the addition and remodel will negatively impact our **mid-block open space**, and significantly impact the **visual open space** that we have from our kitchen, dining room, master bedroom, son's bedroom and our deck. The visual open space is a "community amenity" according to page 25 of the Residential Design Guidelines. It is an amenity that we do not want to lose.
- The proposed expansion conflicts with the design principle that states the height and depth of the building to be compatible with the existing **building scale at the mid-block open space**. This expansion is not in scale. The deck and large expansion will loom over all of the rooms in the rear of our house, the deck and garden, (page 25 Residential Design Guidelines).

Neighbors adjacent on the north, 122-18th Avenue will be affected by:

- The applicants plan to come right up to our property line on our main living level, this will "box" us in and cut us off, (page 26 Residential Design Guidelines). We will be looking right into their wall from our kitchen, our son's bedroom, our master bedroom window and deck.
- The proposed expansion to our property line and east into the backyard will greatly reduce the **light** in our house and to our garden. The fourth floor penthouse will block our afternoon sunlight to our rose garden. Currently, there is a light well between the houses that allow us our light. Planning Code Section 101 states that one of the purposes of the Planning Code is to "provide adequate light, air, privacy and

convenience of access to property in San Francisco." (page 16, Residential Design Guidelines.)

- The proposed expansion to our property line will include six wall size windows on the penthouse. These windows will allow the applicants to look out and down into our master bathroom skylight. These six windows and a fixed window will look down and into our light well. That light well has a window into our bathrooms and our entry hall. This will significantly impact our **privacy**, (page 17 Residential Design Guidelines).
- The plans for the deck bring it right up to our property line on the south side of our property and our deck and their deck extends out past our deck. The deck that is proposed includes "thick obscure translucent safety glass windscreen panels" that will abut our deck. The panels will serve to "pen" us in on our deck and will further take away light, air, and **privacy** on our deck and in our kitchen, (page 17 Residential Design Guidelines).

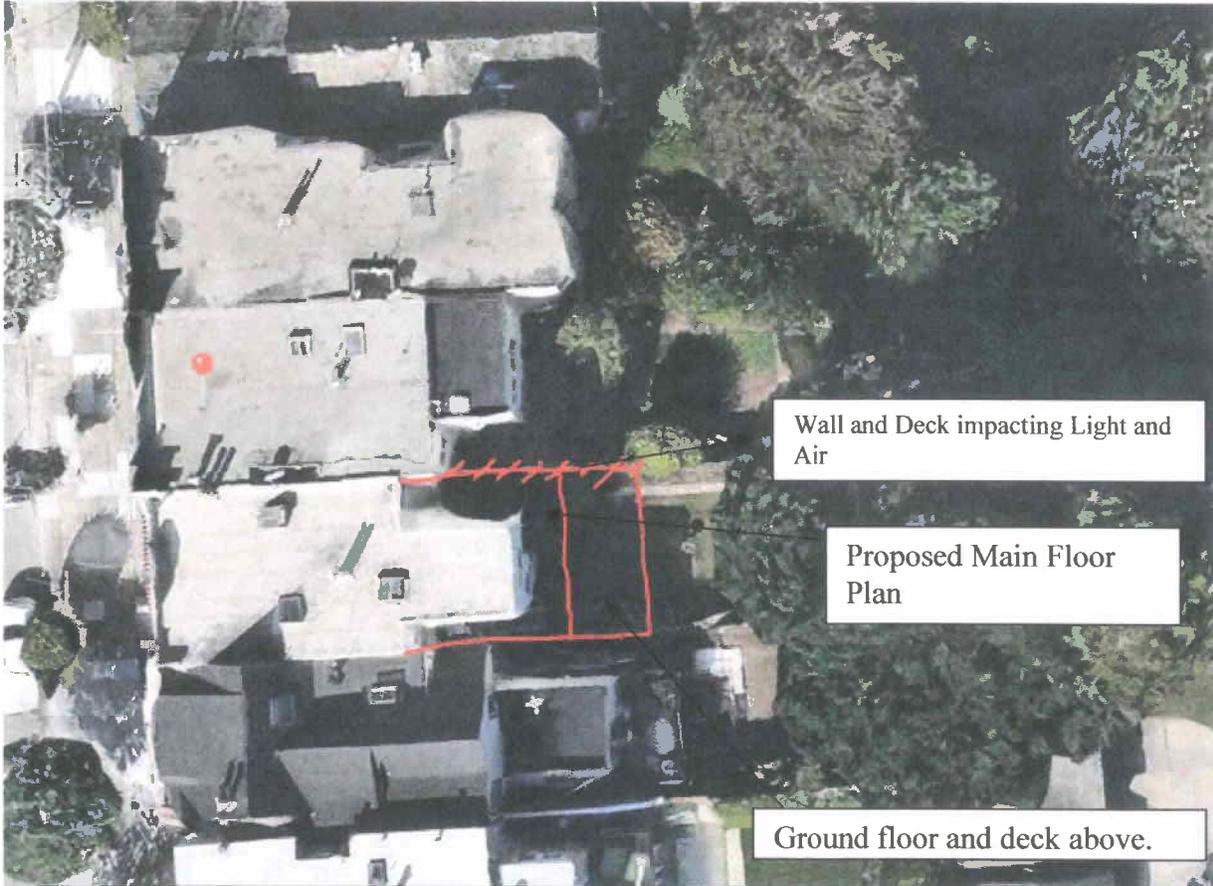
Question 3

Mr. Kramer and Ms. Salay have not made any adjustments or changes to their plans based on our feedback. We would like to see the project scaled back, so that the impact is not as dramatic on our light, air and privacy. On the main level and the upper level we ask that they do not come right up to our property line. We would like the plans to be redrawn to create a design that allows us at least 6 feet of space between the houses – this would be in line with the current design and the design of the neighborhood. We would like them to preserve the mid block open space by creating a design that allows a "pop out" like the other houses on the block have. The window looking into our lightwell should be eliminated because of our privacy concerns. The top floor addition should be changed to minimize light concerns and especially privacy concerns we have with our master bedroom and bathroom. We would like the project to preserve the architectural integrity of our block. Please see the photo below, our house, 122-18th Avenue is the one with the red dot.

13-1766D



13-17660



Wall and Deck impacting Light and Air

Proposed Main Floor Plan

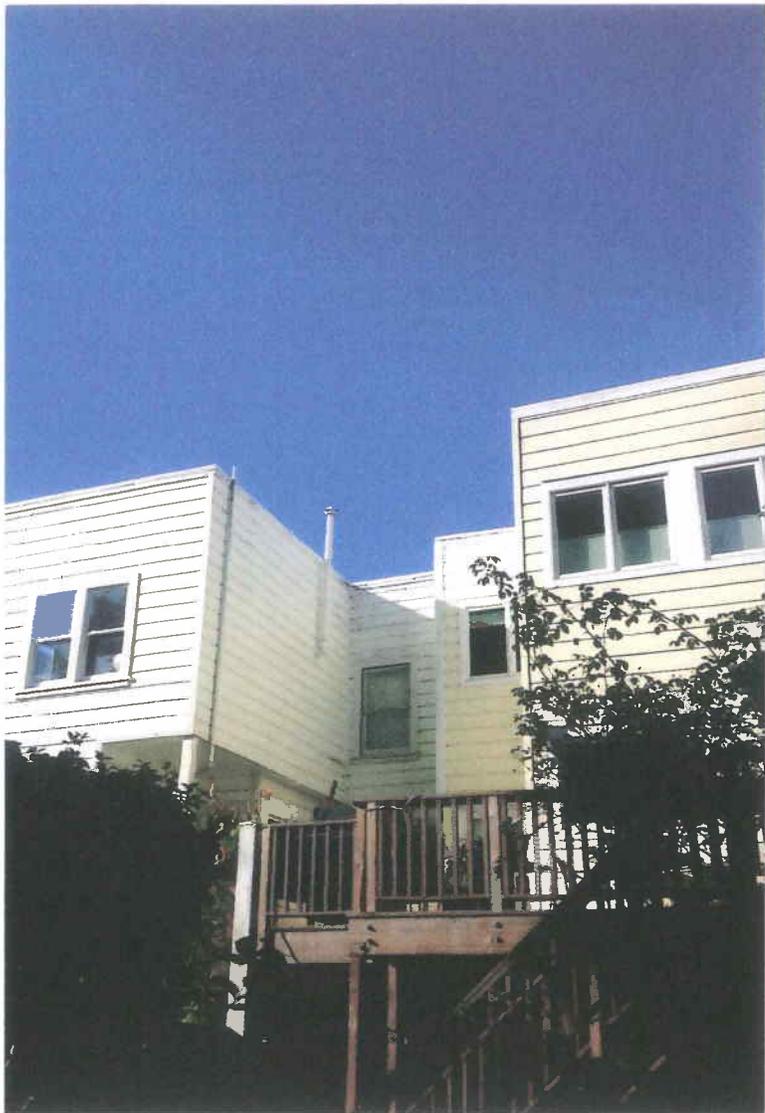
Ground floor and deck above.

In red, we have attempted to show the overall impact of this proposed remodel to our light, air and open space. You can also see the scale of this proposed remodel and how it does not conform to the neighborhood design.

13-1766D



13-1766D



13-17660

1378/003
Gerard Lynch
123-18th Avenue
San Francisco, CA 94121

1377/006
Christopher and Susan Mc Donough
125-17th Avenue
San Francisco, CA 94121

1377/038
William Guertin Jill Silverman
130-18th Avenue
San Francisco, CA 94121

1377/041
Michael Shough
118 -18th Avenue
San Francisco, CA 94121

1378/004
Kerry Chiang
129-18th Avenue
San Francisco, CA 94121

1377/007
Michael Zucker Patricia Hoppe
129-17th Avenue
San Francisco, CA 94121

1377/039
Karen Salay Kevin Kramer
126-18th Avenue
San Francisco, CA 94121

1378/005
Yuk Yip
131-18th Avenue
San Francisco, CA 94121

1377/008
Christopher and Susan Mc Donough
133 -17th Avenue
San Francisco, CA 94121

1377/040
Erin and Neil Lynch
122-18th Aveune
San Francisco, CA 94121



SAN FRANCISCO PLANNING DEPARTMENT

RESPONSE TO DISCRETIONARY REVIEW

Case No.: 20131766 D

Building Permit No.: 2013.07.09.1398

Address: 126 18TH AVE

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Sponsor's Name: KAREN SALMY + KEVIN KRAMER

Telephone No.: 415-205-4325 (for Planning Department to contact)

- Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.

SEE ATTACHED.

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

SEE ATTACHED.

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

SEE ATTACHED.

Summary of Project

- Project Sponsor is a multi-generational family of 2 parents, 2 young children and 2 grandparents
- The project proposal is a code-compliant; four-story single-family home in an RH-2 zoning district that the Planning Department staff, RDT and the project architect support because it fully conforms to the City's Residential Design Guidelines, despite speculation to the contrary by the DR Requestor. No variances have been requested.
- The proposal has been reviewed and evaluated by Planning Department staff as well as the Residential Design Team (RDT) prior to their both giving SUPPORT to the project as proposed.
- The Project Sponsor has already made compromises to their initial project plan during the pre-design, design, pre-application, and DR processes to take into consideration the DR Requestor's concerns and offer significant Sponsor compromises to benefit the DR Requestor including:
 - Change from a 12' 2-story rear pop-out to a 12' 1-story rear pop-out to preserve sunlight
 - Set away from the property line on the 3rd and 4th floors to respect light and air
 - Remove 3 windows on the 3rd floor to respect privacy
 - Raise sills of other windows from 4' to over 6' despite an existing 4' sill windows
 - Modify rear roofdeck to match DR Requestor's firewall, remove privacy glass, convert to open railing to respect light and air
- The DR Requestor has refused to make any compromises with regard to their demands of the Project Sponsor.
- The Project Sponsor is asking the DR Requestor to compromise on the second floor property-line development that will rise 6' above the DR Requestor's existing 12'7" property-line firewall as well as on the 1st floor property line development which is adjacent to an existing firewall and approx 8' solid fence.

Summarized DR Requestor Concerns & Project Sponsor Responses (supporting details in detailed response):

- Communications
 - **DR Claims:** Project Sponsors haven't listened to DR Requestor & refuse to consider impact on neighbors
 - **Sponsor Response:** Project Sponsor has made extensive pro-active efforts on communications, availability to meet, and has met with DR Requestor multiple times and taken their feedback. Project Sponsor has also pro-actively reached out and met with other neighbors about the project since purchasing the house in Sept 2012. Multiple changes have been made to the project during pre-design, design, pre-application, and DR to respect the DR Requestor's concerns and minimize impact.
See timeline of outreach in detailed response.
- Not compatible with Mid-Block Open Space
 - **DR Claims:** The Project is not compatible with the mid-block open space. The Project clashes with neighborhood context and extends further into backyard than any other house on the block.
 - **Sponsor Response:** The property immediately south of subject extends further into the rear yard than the proposed project. The property 2 north of subject (the DR Requestor's northern neighbor) extends further into the rear yard on the 2nd and 3rd floors than the project.
See diagram in detailed response.

- **Sponsor Response:** DR Requestor built to both of their property lines in 2001. Only the first and second floors of the project proposes to build to the property line before setting back 3' on the upper floors as recommended by the Residential Design Guidelines.
- **Sponsor Response:** 65% of the properties on the block have developed property-line to property-line to the rear yard setback, with on 3 floors. The project proposes a smaller footprint than the majority of the block with a south side setback on the first and second floors and a north side setback on the third and fourth floors facing the DR Requestor. *See diagram in detailed response.*
- Project blocks access to the Visual Open Space
 - **DR Claims:** The project will significantly impact visual open space from the DR Requestor's kitchen master bedroom as well as from dining room and son's bedroom
 - **Sponsor Response:** DR Requestor's kitchen and master bedroom have east- and south- facing windows. The east-facing windows will not be impacted. The south-facing windows look directly into the wall of the existing structure of the subject. *See diagram in detailed response.*
 - **Sponsor Response:** Per the Residential Design Guidelines, "the General Plan, Planning Code and these Guidelines do not provide for protecting views from private property." The actual mid-block open space, not the private views to it, is relevant to the application of the Residential Design Guidelines to a project. As discussed above, the majority of buildings on the subject block extend to or beyond the 45% rear yard line from side lot line to side lot line.
- Loss of Privacy
 - **DR Claims:** Fourth Floor windows have views into Master Bath Skylight, Light well to Hall Bath & Entry
 - **Sponsor Response:** It is physically impossible given the angles to see into any of those windows from the project's fourth floor. Further, the DR Requestor has an opaque stained glass window in the entryway which can't be viewed from subject (nor seen through even if it were visible). *See pictures in detailed response.*
 - **DR Claims:** Project will look directly into the DR Requestors Master Bedroom
 - **Sponsor Response:** 3rd floor windows have been removed based on DR Requestor's feedback. 4th Floor windows will be well above the master bedroom with an angle that does not allow a view into the master bedroom.
- Loss of Light and air
 - **DR Claims:** Project will loom over all of the rooms in the rear of the house, deck, and garden. Project will greatly reduce the light in the house and to the garden.
 - **Sponsor Response:** The project sets back from the property line 3' on the upper floors (third and fourth) as recommended by the Residential Design Guidelines.
 - Project sponsor has offered to help trim the eastern neighbor's 90 foot tree base is on the eastern property line that overhangs the 50% of the subject's property and blocks the majority of sunlight to the deck and garden of the DR Requestor.
 - **DR Claims:** Building the deck up to property line with thick obscure windscreen panels that "pen" them on their deck – take light / air / privacy away on deck and kitchen

- **Sponsor Response:** Based on the DR Requestor's feedback and the suggestions of the Residential Design Team, the deck plan has been modified to be a matching firewall and an open railing with a 3' setback from the property line.
- Clashes with the Neighborhood scale, context and aesthetics of historic block
 - **DR Claims:** Height and depth not compatible with existing building scale, visual character and midblock open space. Rear of structure not relate to adjacent buildings
 - **Sponsor Response:** There are other 4th floors that exist within this block as well as a 4th floor directly west of the Project Sponsor on the odd side of 18th Avenue
 - **Sponsor Response:** Height and depth are within the allowed envelope with no request for a variance. Depth is consistent with the development pattern of 65% of the properties on the block.

See diagram in detailed response.

The project only proposes a slight widening of the garage door and no other changes to the front façade that will be visible from the street.

The fourth floor addition is set back 16' from the front of the property, which is more than is required under planning code, to ensure that it is not visible from the street.

Rear of structure replaces seismically unsafe stilted structure with structure that is consistent with existing development patterns on the block.

The DR Requestor demands that the project sponsor make the following changes and each is specifically addressed below. As demonstrated herein, the project sponsor has worked to address these concerns. However, the project sponsor has not agreed to eviscerate their project design to satisfy the DR Requestor, hence the DR hearing. The Project Sponsor is requesting that the DR Requestor recognize and accept the changes already made to balance the right to develop the property with impacts on near-by properties or occupants.

DR Requestor: **We would like to see the project scaled back, so that the impact is not as dramatic on our light, air and privacy.**

Sponsor Response: The project has been scaled back with 3rd and 4th floor setbacks and other changes based on the DR Requestor's feedback. The house is being built for a multi-generational living. The proposed project conforms to the design standards and current development pattern of the block and does not have a "dramatic" impact on the DR Requestor's light, air, and privacy, nor does it qualify as exceptional or extraordinary circumstances. The project is adding 4' 10" to the depth of the structure at the second and third floors and has a 7' setback from the required rear yard setback on the fourth floor to minimize the impact on the DR Requestor's light and air. The Project Sponsor is replacing low 4' sill windows that directly face the DR Requestor's house with a high sill windows starting at 6' above finished floor. There are no other windows that directly face the DR Requestor's windows except for the high sill windows. All windows on the DR Requestor's side of the project respect their privacy by design.

DR Requestor: ***On the main level and the upper level we ask that they do not come right up to our property line.***

Sponsor Response: In response to the DR Requestor's request during the pre-application process, the applicant added a 3' setback on the 3rd and 4th levels in order not to come right up to the property line. On the 1st level (ground), the project proposes to build adjacent to the DR Requestor's approx 13' tall property line firewall and adjacent to their approx 8' tall solid property line fence. On the 2nd level, the DR Requestor has already built to the property line with an approx 13' firewall above finished grade that extends 3' past the 45% rear yard setback. The applicant is proposing to build to the property line and add approx 6' vertically to the firewall before setting back on the 3rd and 4th levels. The project proposes a 3' setback from the property line on the 3rd and 4th levels as suggested by the Residential Design Guidelines.

DR Requestor: ***We would like the plans to be redrawn to create a design that allows us at least 6 feet of space between the houses - this would be in line with the current design and the design of the neighborhood.***

Sponsor Response: This request has already been met. The plans are currently drawn with 7'7" between the parallel east-west building walls in the rear of each property. The proposed addition will abut the DR Requestor's existing approx 13' firewall that is on the property line. The second floor addition will extend approximately 6' above the top of that existing firewall at a distance of 7'7" from the DR Requestor's closest parallel wall, and then set back 3' from the property line on the 3rd and 4th floors to allow for 10' of separation between the houses on the 3rd and 4th levels.

As outlined in the detailed response, 65% (30 of 46) of the structures on the block are developed in a way similar to or wider than the proposed project, with a structure that goes from property-line to property-line at the rear yard setback for 3 levels, however the proposed project includes a 3' setback on the third floor to accommodate the concerns raised early in the process by the DR Requestor.

DR Requestor: *We would like them to preserve the mid block open space by creating a design that allows a "pop out" like the other houses on the block have.*

Sponsor Response: The majority (65%) of the properties on the block are developed side-to-side to the 45% rear-yard setback before employing a "pop-out" into the rear yard setback. The applicant has preserved the mid-block open space by creating a design with a single story 12' "pop-out" into the required rear yard setback with the allowable roof deck. The roof deck and first floor structure are below the top of the DR Requestor's existing firewall.

The project sponsor intentionally did not design a 2-story 12' pop-out as that would have adversely impacted the mid-block open space.

DR Requestor: *The window looking into our light well should be eliminated because of our privacy concerns.*

Sponsor Response: The window that is angled to the light well does not impact the DR Requestor's privacy as can be evidenced in the photographs in this response. It is physically impossible to see into their windows in the light well.

DR Requestor: *The top floor addition should be changed to minimize light concerns and especially privacy concerns we have with our master bedroom and bathroom.*

Sponsor Response: The top floor addition is set back from the rear of the structure and from the property line in the northeast corner to minimize light and privacy concerns.

As outlined in the detailed responses, there are no privacy impacts with regard to the DR filer's master bathroom skylight that is approximately 15' from the windows in question and it is physically impossible for the project sponsor to see into the DR Requestor's master bedroom.

The DR Requestor's master bedroom currently has both south- and east-facing windows and the south-facing windows will be below any windows being added to this project.

All third-floor windows proposed in the project that would face into the DR filer's master bedroom as a design consideration to account for their privacy in their master bedroom (not even high-windows or opaque windows on the third floor). The project design eliminates an existing 3rd floor window that faces east and can see into the DR Requestor's master bedroom.

The project's new windows on the fourth floor are a full floor above the DR filer's master bedroom and will be angled to the DR requestor's master bedroom and have such a steep down angle that they will not be able to see beyond the first 2-3 feet of the floor surface of their master bedroom if the most intrusive perspective is taken

DR Requestor: *We would like the project to preserve the architectural integrity of our block.*

Sponsor Response: The project does not impact the architectural integrity of the block. There are no alterations to the front of the project apart from a small widening of the garage opening and therefore no impact to the character or architectural integrity of the block as viewed from the street.

The rear of the project is currently out of character with the rear of most of the rest of the block, currently having a suspended laundry porch and improperly supported addition on the laundry porch that is precariously perched on stilts that are giving way under the load of the structure. This structure will be replaced with one that is more characteristic of the homes on the block.

Case No. 20131766D

Introduction

Family Considerations

The Applicant is a multi-generational family of 2 adults and 2 young children with Applicant's parents planning on moving in with them on a part-time to full-time basis when renovations complete. When we reflected upon our current and imminent housing needs, we realized that we not only needed to plan for raising our 5 and 7 year old boys but also one set of parents who have gone to Carmel for years to escape the Atlanta heat but this has become a financial burden they can no longer afford.

The Applicant's older brothers live in Manhattan and in northern New Jersey. Neither one of them have room for either parent to move in with them. The Applicant, on the other hand, has an opportunity to plan and make sure that there is room for not only their immediate family but also their extended family.

The Applicant is committed to San Francisco, works in San Francisco, and has children enrolled in elementary school in the city. The Applicant plans on living in the city for a long time and providing accommodations for their immediate family as well as their aging parents.

The design considerations behind the layout of the house are to create an open, family-friendly floor plan that the Applicant can use to enjoy a quiet family life and maintain close contact with their children as they cook dinner, do homework, watch TV, use the internet, play games, and spend quality time together.

The proposed floor plan includes a ground floor garage, mudroom, playroom, and storage for all of the gear that comes with the kids.

The second floor includes a living room, dining room, kitchen, small family room and eating area. The goal is not to take on the expense to rebuild the entire front of the house but to add a family friendly addition in the rear. This level will have an exterior wall that is approximately 6' higher than the DR Requestor's existing property line firewall before setting back 3' for the upper floors. Since our boys will be entering the technology age, we do not want them on the computer in an area where we can't see them. This is why it is important to have a small family room where technology and TV can be supervised near the kitchen. If the only play area is in the basement level, supervising their activity is not very easy.

The third floor includes 3 bedrooms 2 ¼ bathrooms, and a study. This floor is set back 3' from the shared property line with the DR Requestor to respect their privacy, light and air.

The fourth floor includes a separate en-suite bedroom that will be living space for in-laws that is away from the noise of the family life of the children but still connected to the main part of the house. This floor is set back 7' from the required rear-yard setback line and is setback from the shared property line with the DR requestor to respect privacy and light. This will only have a bedroom and bathroom.

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Current Structure

The current structure was built in 1911. In 1930, a bedroom was on constructed above the laundry porch that is on stilts. The Kitchen and one bathroom were remodeled in 1970/1980s. The house is sinking in the middle like a book closing because of the weight from the 3rd floor bedroom which was added in the 1930s onto the stilted laundry porch and improper foundation support given that the house was built on sand. The stilted second/ third floor is sinking unevenly into ground and has had multiple cement patches applied to the base over the years to shore it up.

The Applicant would like to take down the laundry porch which is on the second floor and the bedroom above it on the third floor. This structure is supported by stilts and is not seismically safe. It occupies an area of 11x10. The Applicant plans to replace this with an addition that extends from side to side the width of the yard for 3 floors within the rear yard setback. It would occupy 25 x 16.5, adding approximately 4' 10" to the depth of the current structure to reach the 45% rear yard setback line.

The Applicant would also like to add a single story permitted pop out extending into the rear yard setback the allowed 12 feet that would span the width of the yard on one floor (ground). The Applicant would also like to put a 4th floor guest bedroom on the house set back from both the front and rear of the house. We are intentionally not adding an in-law suite because we see this house as a multi-generational house.

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

The Project Sponsor followed the guidelines set out by the city planning department and by the Residential Design Team. The Applicant scheduled the pre-application meeting with all neighbors, and scheduled one-on-one meetings with each of the immediate neighbors to give them a dedicated time to discuss the plans outside of the public pre-application meeting. The sponsor got 10 letters of support from various neighbors based on one-on-one meetings.

No one showed up to the “formal / scheduled” pre-application meeting.

The Applicant has met with each neighbor multiple times during the pre-design, design, and DR phases of the project.

When the Applicant met with our neighbor to the south, they initially signed a letter of no objection.

When the Applicant met with our neighbors to the north (DR requestor), they expressed concern about the project going to the property line on all four levels. The Applicant compromised and addressed those concerns by setting back the top 2 floors 3 feet to address their light and air concerns and altering the property line window plans to address their privacy concerns. The Applicant did not set back the first floor from the property line because the DR requestor has an approximately 13’ firewall on the property line along with an approximately 8 ft solid fence on the property line the length of the property. The DR requestor’s firewall extends 3 feet into the rear yard past the Project Sponsor’s proposed 2nd and 3rd floors. The Project Sponsor’s property line wall on the second floor extends 6 feet vertically above the DR Requestor’s pre-existing ~13 foot firewall before setting back 3 feet on the 3rd and 4th floor.

The Project Sponsor has made many good-faith efforts to communicate with and address the DR Requestor’s concerns during all phases of this project - pre-design, design, pre-application, and DR phases of this project.

The DR Requestor is not being truthful when they claim that the Project Sponsor has refused to alter or adjust their plans in any way. The Project Sponsor made multiple changes and compromises in the design to accommodate the concerns of the DR Requestor and work to get the DR withdrawn to prevent this going to a hearing. However, the DR requestor has shown no willingness compromise and will only remove the DR if the Project Sponsor meets all of their demands even though the planning commission and Residential Design Team approved the plans as they are submitted, recognizing that setting in on the 3rd and 4th floor addresses the light and air concerns of the DR requestor. The first floor is adjacent to a fence and firewall and the 2nd floor is partially adjacent to an existing firewall that is already 12’ 7” above the ground.

The DR Requestor has from the beginning of the process has expressed a strong desire for no exterior alteration to the property at 126 18th Avenue. At one point during discussions, the DR Requestor said in

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response to the Project Sponsor talking about the need for a family room on the main level. "I didn't have a family room to raise my children. I only had a kitchen, living room, and dining room."

13 years ago, the DR requestor developed their property to both of their property lines, enclosing a stairwell and adding a property-line firewall. The DR Requestor's firewall on the property line is approximately 13' high and extends beyond the 45% rear yard setback line for 3 feet. Beyond the firewall is an approximately 8' high solid fence that goes the entire length of the property. The Project Sponsor added side setbacks on the upper floors on the DR Requestor's side of the project per the suggestions in the Residential Design Guidelines.

This DR has reached the Planning Commission because despite multiple compromises made by the Applicant, the DR Requestor is unwilling to compromise.

The project should be approved for the following reasons.

The project proposal is a code-compliant; four-story single-family home in an RH-2 zoning district that the Planning Department staff and the project architect support because it fully conforms with the City's Residential Design Guidelines, despite speculation to the contrary by the DR Requestor. There are no variances being requested for this project.

The proposal has been reviewed and evaluated by Planning Department staff as well as the Residential Design Team (RDT) prior to them both giving their SUPPORT to the project.

The Project Sponsor has made compromises to their initial project and set away from the property line on the 3rd and 4th floor. This takes into consideration the DR requestor's concerns and presents a significant compromise from the Project Sponsor that benefits the DR requestor. The DR requestor has refused to make any compromises with regards to their demands to Project Sponsors.

The Project Sponsor's first floor is immediately adjacent to a firewall and fence. The Project Sponsor's 2nd story does not extend horizontally past the DR requestor's firewall and extends approximately an additional 6 feet vertically above the firewall before setting in 3 feet for the 3rd and 4th floor. The design has been altered based on the feedback and concerns of the DR Requestor as much as the Applicant is willing to do. The Applicant realizes that change is difficult and the construction and reconfiguration of the subject property will be an inconvenience and change for the DR Requestor.

An outline of the changes that have been made already by the Applicant follows.

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Changes Already Made for DR Requestor

In response to concerns raised by the DR Requestor both before starting the design of the project and after reviewing the plans with the DR Requestor on two separate occasions during the pre-application process, and during the DR process, the Project Sponsor made the following design changes:

Pre-Design Phase:

1. Changed from a 2-story, 12-foot deep, 5' side-setback "popout" into the rear setback to a 1-story, 12-foot full width "popout" into the rear setback during design phase to minimize impact on the DR Requestor's sunlight as the project is located south of the DR Requestor's property.

Design and Pre-Application Phase:

2. Changed from 4' sill height above floor to 7' sill height above floor "high windows" on the second floor wall facing the DR Requestor's property during the pre-application phase to minimize impact on the DR Requestors privacy based on DR Requestor's feedback.
3. Removed the two windows on the third floor facing the DR Requestor's property after the pre-application meeting to minimize the impact on the DR Requestor's privacy based on the DR Requestor's feedback.
4. Added a 3-foot setback on the north side of the third floor of the property to minimize the impact on the DR Requestor's light and air after the pre-application meeting based on the DR Requestor's feedback.
5. Cut and angled the north-east corner of the fourth floor to provide additional side setback for light and air and to alter the viewing angle toward the DR Requestor's bedroom window below after the pre-application meeting to minimize the impact on the DR Requestor's privacy based on the DR Requestor's feedback.
6. Added an additional 2' of rear-setback to the fourth floor east wall to reduce the impact on the DR Requestor's light and air based on the DR Requestor's feedback..
7. Set back and angled the northwest corner of the fourth floor facing the DR Requestor's lightwell after the pre-application meeting to minimize the impact on the DR Requestor's light based on the DR Requestor's feedback.

DR Phase

8. Removed the opaque safety glass panels on the north property-line firewall and replaced with an open railing that is setback 3' from the property line, as well as lowered and shortened the property line firewall to match the DR Requestor's firewall based on the DR filing and RDT's feedback, despite having concerns about the safety of the Applicant's children given the DR Requestor owns a Doberman Pinscher that is often on their deck.

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The following addresses the specific DR Requestor claims in a claim by claim fashion:

DR Requestor specific claims (bold italic)

Project Sponsor responses (plain text)

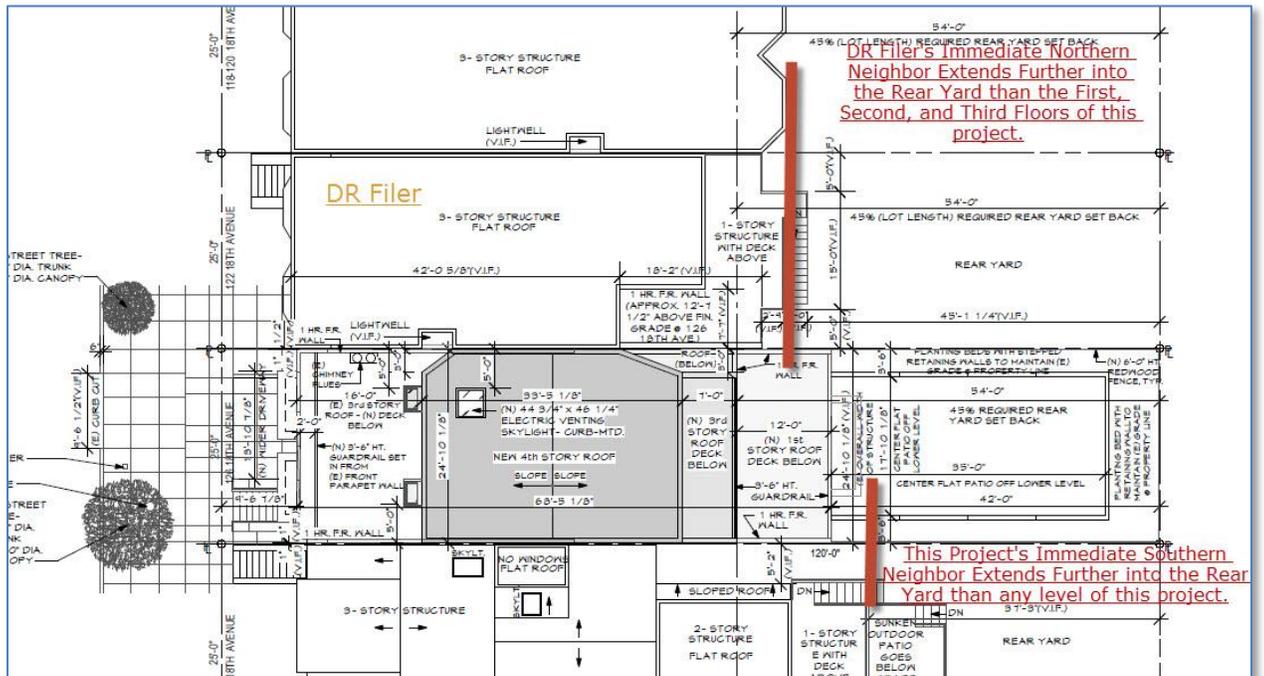
The DR Requestor claims that the building proposed for 126 18th Avenue does not conform with the Department's Residential Design Guidelines with regard to scale, light, air, and privacy. The DR Requestor also claims that the Project Sponsor has refused to consider the impact the project will have on the quality of life of their neighbors, has refused to alter or adjust their plan in any way to allow the DR Requestor to have light, air, and privacy, and has refused to take into account the impact the project will have on the aesthetics of the block.

1. The project proposal is respectful of the neighborhood context and honors the existing 40-X height limit.
2. The project adds 4' 10" of depth to the rear of the property on the second and third levels which will have minimal impact on the light that reaches the DR Requestor's property to the north.
3. The Project Sponsor has only proposed a slight widening of the garage opening and has not proposed any other changes to the front façade of the property to maintain conformity with the aesthetics of the block. The proposed fourth floor is set back 16' from the front of the structure to ensure that it can not be seen from the street.
4. The Project Sponsor met with 8-12 neighbors during the pre-application process and the only neighbor that requested any changes prior to the 311 notification was the DR Requestor. As outlined above and in this response, the sponsor has met with the DR Requestor multiple times and made multiple changes to the design to accommodate the DR Requestor's concerns throughout the process.
5. The Project Sponsor's outreach efforts with the DR Requestor are fully enumerated in response to Planning Department Question 2 below starting around page 19 of this document.

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The DR Requestor claims that the project proposes to extend into the backyard further than any other house on the block.

1. This is inaccurate.
2. The proposed project will extend into the backyard less on the first floor and first floor roofdeck than that of the property two houses south of the DR Requestor (the immediate southern neighbor of the Applicant).
3. The proposed project will extend into the backyard less on the second and third floors than the property immediately north of the DR Requestor.
4. In addition, many other homes on the block that have a similar depth of development.



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The DR Requestor claims that the project's proposed property-line to property-line development within the allowable rear-yard setback will not relate to the adjacent buildings and that no other property nearby has a similar footprint. The DR Requestor also claims that all of the properties on the block either do not go back as far as the Applicants have proposed or have pop outs.

1. This is incorrect. As outlined above, the project does not go as far into the rear yard as its southern neighbor nor the DR Requestor's northern neighbor.
2. Of the 51 properties on the block, 5 have side-yard driveways (dedicated or shared) and side yard setbacks to accommodate those.

Excluding those 5 properties with driveways, 30 of the 46 remaining non-detached buildings (65%) on the block are developed property-line to property-line to the depth of the 45% required rear-yard setback as proposed by this project.

Those include the addresses below that are marked with a green star on the map:

- a. 5 of the 6 properties on Lake Street
 - b. 6 of the properties on 18th Ave: 118-20, 154, 158-60, 164-68, 172-74, and 176
 - c. 5 of the properties on California Street: 5518, 5522, 5536, 5540, and 5550
 - d. 14 of the properties on 17th Ave: 101, 107, 111, 115, 151-53, 163, 167-69, 171, 173, 175, 177, 179, 183, and 187
3. Given the side setbacks in the current design, the Applicant seeks to become a check on the diagram (not even a check which is further developed than a triangle side to side).



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The DR Requestor claims that the project does not conform with the design principals in the Residential Design Guidelines with regard to neighborhood context, visual character, and scale. The DR Requestor also claims that the project will detract from the character of the block of houses that are over 100 years old.

1. There are no alterations to the front of the project apart from a slight garage widening and no impact to the character of the block as viewed from the street.
2. The rear of the subject property is currently out of character with the rear of most of the rest of the block, currently having a suspended laundry porch and improperly supported addition on the laundry porch that is precariously perched on stilts that are giving way under the load. Most of the properties on the block have replaced these suspended porches with ground floor structures and additions.

The DR Requestor claims that the project will negatively impact the mid-block open space and significantly impact the visual open space that they have from their kitchen, dining room, master bedroom, son's bedroom, and deck.

1. The project respects the mid-block open space by not going beyond the required 45% rear-yard setback on any floor other than the first/ground floor as permitted with a 12-foot single story "pop-out" that will be below the level of the DR Requestor's property and pre-existing property line firewall.
2. The DR Requestor's dining room and son's bedroom windows both face east and will not lose any direct view into the visual open space.
3. The DR Requestor's kitchen and master bedroom have both south- and east-facing windows.
 - a. The proposed project will have no direct impact on the east facing windows.
 - b. Both of the south-facing windows currently look directly into the wall of the existing three story structure.
4. Finally, as emphasized in the Residential Design Guidelines, "the General Plan, Planning Code and these Guidelines do not provide for protecting views from private property." The actual mid-block open space, not the private views to it, is relevant to the application of the Residential Design Guidelines to a project. As discussed above, there are numerous buildings on the subject block extend to the 45% rear yard line from side lot line to side lot line

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The DR Requestor claims that the project conflicts with the design principle that states the height and depth of the building needs to be compatible with the existing building scale at the midblock open space and that the deck and large expansion will loom over all of the rooms in the rear of their house, deck, and garden.

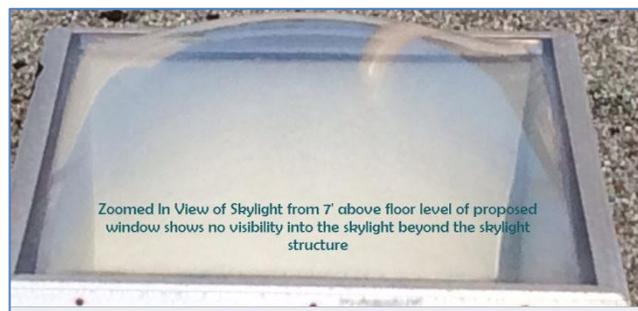
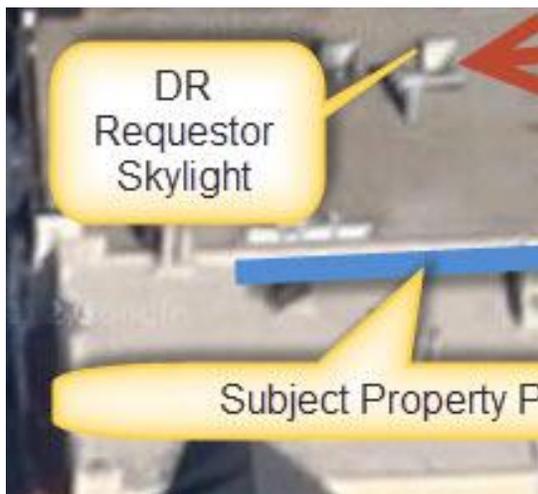
1. As outlined above, the project proposes to develop the second and third floors from property line to property line back to the 45% rear yard setback in the same way that a majority of the non-detached structures on the block are developed (65%).

The DR Requestor claims that the proposed expansion will greatly reduce the light in their house and garden and block the afternoon sunlight in their rose garden.

1. The 4' 10" of incremental depth proposed to be added to the property will not "greatly" reduce the sunlight to the DR Requestor's property immediately to the north, and will have a minor impact if at all.
2. The DR Requestor's morning and mid-day sunlight is currently primarily blocked by a large tree on the property immediately to the east of the subject that has dense branches that extend well into the project Applicant's rear yard. The Applicant has offered to work with the DR Requestor to significantly cut back those branches that overhang the Applicant's property to increase the amount of sunlight that can reach the DR Requestor's yard, deck, and house.

The DR Requestor claims that the proposed expansion will include six windows on the fourth floor that will allow the Applicant to look out and down into their master bathroom skylight, negatively impacting their privacy.

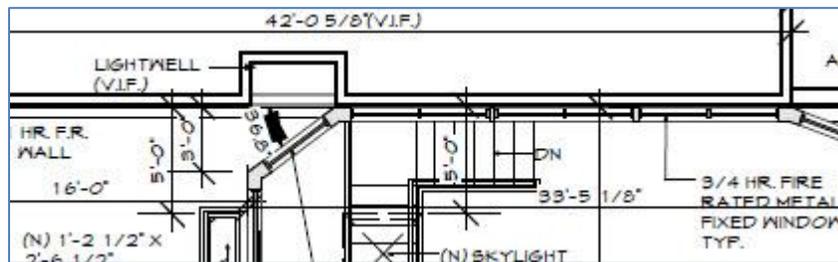
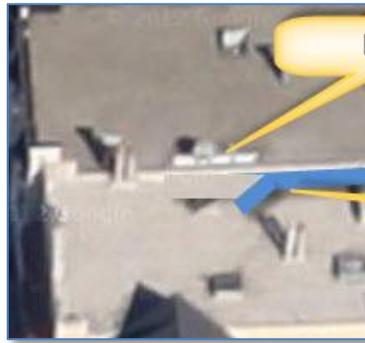
1. It is physically impossible to see into the master bathroom skylight from anywhere on the subject property, as it is approximately 15' from the proposed windows and there is no way to see anything other than the first 6-8" of sheetrock from any height inside or outside the proposed fourth floor. See photos below:



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The DR Requestor claims that the six windows and a fixed window will look down and into their lightwell that has a window into their bathroom and entry hall and significantly impact their privacy.

1. There is only one fixed window that will be angled to the lightwell and setback from the lightwell.
2. It is physically impossible to see into the windows in the lightwell given the narrow aspect of the lightwell and the depth at which the window tops are. The lightwell in question extends approximately 20" in from the property line.
3. See photos below.
4. The DR filer is also overstating this concern as they have an opaque stained glass window in the second floor entry hall that faces the lightwell that is completely unable to allow any view into it, so there would be no impact to their privacy through that window even if the angle of viewing would allow for any line of sight to that window which it does not.



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The DR Requestor claims that the proposed deck on their south property line will extend past their deck with “thick obscure translucent safety glass windscreen panels” that will “pen” them in on their deck and further take away light, air, and privacy on their deck and in their kitchen.

1. The Applicant has changed this design after collaboration with the Residential Design Team to have a small matching firewall and then an open railing set in 3' from the property line.

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2) What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requestor and other concerned parties?

If you have already changed the project to meet neighborhood concerns, please explain those changes. Indicate whether the changes were made before filing your application with the City or after filing the application.

The Project Sponsor is unwilling to make additional changes based on the contentions of the DR Requestor. The Project Sponsor has already made many changes to the design to accommodate the DR Requestor during the process, starting with the pre-design process and through the pre-application and DR process. The DR Requestor has continued to ask for changes but has not offered any compromises in return.

The DR requestor has shown no evidence that any of these concerns expressed in their application rise to a level of extraordinary or exceptional circumstances.

The project is completely consistent with the City's General Plan, Planning Code's Priority Policies and Residential Design Guidelines as demonstrated in the review completed by planner Glenn Cabrerros, with two reviews by the Residential Design Team.

The project is designed for an owner, Kevin Kramer and Karen Salay and their two young children.

The DR requestor has lived in this neighborhood for a very long time and raised their family here. The Applicant would like the same considerations of a suitable home to raise their family in a neighborhood that they enjoy and can make their home. This is not the case of a developer coming in to the neighborhood and cramming the maximum space on a lot for a maximum profit. This is designed as a multi-generational home, sculpted to respect the DR requestor's home, with setbacks on the top 2 floors to respect the context, for this family to enjoy for decades to come.

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In response to concerns raised by the DR Requestor during meetings and discussions both before starting the design of the project and after reviewing the plans with the DR Requestor on two separate occasions during the pre-application meeting time, and based on the DR Filing, the Project Sponsor has already made the following design changes:

Pre-Design Phase:

1. Changed from a 2-story, 12-foot side-setback “popout” into the rear setback to a 1-story, 12-foot full width “popout” into the rear setback during design phase to minimize impact on the DR Requestor’s sunlight as the project is located south of the DR Requestor’s property.

Design and Pre-Application Phase:

2. Changed from 4’ sill height above floor to 7’ sill height above floor “high windows” on the second floor wall facing the DR Requestor’s property during the pre-application phase to minimize impact on the DR Requestors privacy based on DR Requestor’s feedback.
3. Removed the two windows on the third floor facing the DR Requestor’s property after the pre-application meeting to minimize the impact on the DR Requestor’s privacy based on the DR Requestor’s feedback.
4. Added a 3-foot setback on the north side of the third floor of the property to minimize the impact on the DR Requestor’s light and air after the pre-application meeting based on the DR Requestor’s feedback.
5. Cut and angled the north-east corner of the fourth floor to provide additional side setback for light and air and to alter the viewing angle toward the DR Requestor’s bedroom window below after the pre-application meeting to minimize the impact on the DR Requestor’s privacy based on the DR Requestor’s feedback.
6. Added an additional 2’ of rear-setback to the fourth floor east (rear) wall to reduce the impact on the DR Requestor’s light and air based on the DR Requestor’s feedback..
7. Set back and angled the northwest corner of the fourth floor facing the DR Requestor’s lightwell after the pre-application meeting to minimize the impact on the DR Requestor’s light based on the DR Requestor’s feedback.

DR Phase

8. Removed the opaque safety glass panels on the north property-line firewall and replaced with an open railing that is setback 3’ from the property line, as well as lowered and shortened the property line firewall to match the DR Requestor’s firewall based on the DR filing and RDT’s feedback.

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

The project as proposed does not cause any exceptional or extraordinary circumstances, and balances the right to develop the property with impacts on near-by properties or occupants.

The Project Sponsor has made many good-faith efforts to communicate with and address the DR Requestor's concerns during all phases of this project - pre-design, design, pre-application, and DR phases of this project. Changes have been made to the project by the Project Sponsor in each of these phases to address their concerns. The Applicant has made many changes and compromises to the project to address the DR Requestor's concerns, yet the DR Requestor has been unwilling to compromise in their position around the footprint of the second floor that is adjacent to their 12' 7" existing firewall.

Project Summary

The project proposed is a code-complying, four-story single-family home in an RH-2 zoning district that Planning Department staff and the project architect believe fully conforms with the City's Residential Design Guidelines, despite speculation to the contrary of the DR Requestor.

The proposed project also conforms to the existing structure and character of the block, matching the footprint of 65% of the non-detached structures on the lot (30 of 46) at the required 45% rear yard setback.

Planning, RDT, and Neighbor Feedback to Date

The proposal has been reviewed and evaluated by Planning Department staff, and the Residential Design Team (RDT) supports the project as proposed.

In response to RDT's request for a single change during the application process, the Project Sponsor and architect made that change.

The DR Requestor demands that the Project Sponsor make the following changes and each is specifically addressed below. As demonstrated herein, the Project Sponsor has worked to address these concerns. However, the Project Sponsor has not agreed to eviscerate their project design to satisfy the DR Requestor, hence the DR hearing. The Project Sponsor is requesting that the DR Requestor recognize and accept the changes already made to balance the right to develop the property with impacts on near-by properties or occupants.

Case No. 20131766D

DR Requestor: We would like to see the project scaled back, so that the impact is not as dramatic on our light, air and privacy.

Sponsor Response: The project has been scaled back with 3rd and 4th floor setbacks and other changes based on the DR Requestor's feedback. The proposed project conforms to the design standards and current development pattern of the block and does not have a "dramatic" impact on the DR Requestor's light, air, and privacy, nor does it qualify as exceptional or extraordinary circumstances. The project adds 4' 10" to the depth of the existing structure at the second and third floors and has a 7' setback from the required rear yard setback on the fourth floor to minimize the impact on the DR Requestor's light and air.

Apart from the single "high window" starting at 7' above finished floor that directly faces the DR Requestor's property on the second floor, there are no other windows that directly face the DR Requestor's windows. All windows on the DR Requestor's side of the project respect their privacy by design.

DR Requestor: *On the main level and the upper level we ask that they do not come right up to our property line.*

Sponsor Response: In response to the DR Requestor's request during the pre-application process, the Applicant added a 3' setback on the third level and fourth levels to not come right up to the property line in the plans submitted to the Planning Department.

On the 1st level (ground), the project proposes a 1" separation between the DR Requestor's 12' 7" tall firewall on the property line and the Applicant's proposed 8' tall ground level living space.

On the 2nd level, the DR Requestor has already built to the property line with a deck and a 12' 7" firewall above finished grade that extends 3' past the 45% rear yard setback. The Applicant is proposing to add a wall enclosing living space on that level. The top of this wall will be approximately 6' above the top of that DR Requestor's existing firewall before a 3' side setback begins, resulting in a 7' 7" separation between the second floor east-west parallel living walls of each property.

On the 3rd and 4th levels, the project proposes a 3' setback from the property line, which results in a 10' 7" separation between the east-west parallel living walls of each property.

DR Requestor: *We would like the plans to be redrawn to create a design that allows us at least 6 feet of space between the houses - this would be in line with the current design and the design of the neighborhood.*

Sponsor Response: This request has already been met. The plans are currently drawn with 7'7" between the parallel east-west building walls in the rear of each property. The proposed addition will abut the DR Requestor's existing 12' 7" firewall that is on the property line. The second floor addition will extend approximately 6' above the top of that existing firewall at a distance of 7'7" from the DR Requestor's closest parallel wall, and then set back 3' from the property line on the 3rd and 4th floors to allow for 10' of separation between the houses on the 3rd and 4th levels.

As outlined in the detailed response, 65% (30 of 46) of the structures on the block are developed in a way similar to or wider than the proposed project, with a structure that goes from property-line to

Case No. 20131766D

property-line at the rear yard setback for 3 levels, however the proposed project includes a 3' setback on the third floor to accommodate the concerns raised early in the process by the DR Requestor.

DR Requestor: We would like them to preserve the mid block open space by creating a design that allows a "pop out" like the other houses on the block have.

Sponsor Response: The majority (65%) of the properties on the block are developed side-to-side to the 45% rear-yard setback before employing a "pop-out" into the rear yard setback. The Applicant has preserved the mid-block open space by creating a design with a single story 12' "pop-out" into the required rear yard setback with the allowable roof deck. The roofdeck and first floor structure are below the top of the DR Requestor's existing firewall.

The Project Sponsor intentionally did not design a 2-story 12' pop-out as that would have adversely impacted the mid-block open space.

DR Requestor: The window looking into our lightwell should be eliminated because of our privacy concerns.

Sponsor Response: The window that is angled to the lightwell does not impact the DR Requestor's privacy as can be evidenced in the photographs in this response. It is physically impossible to see into their windows in the lightwell.

DR Requestor: The top floor addition should be changed to minimize light concerns and especially privacy concerns we have with our master bedroom and bathroom.

Sponsor Response: The top floor addition is set back from the rear of the structure and from the property line in the northeast corner to minimize light and privacy concerns.

As outlined in the detailed responses, there are no privacy impacts with regard to the DR filer's master bathroom skylight that is approximately 15' from the windows in question and it is physically impossible for the Project Sponsor to see into the DR Requestor's master bedroom.

The DR Requestor's master bedroom currently has both south- and east-facing windows and the south-facing windows will be below any windows being added to this project.

All third-floor windows proposed in the project that would face into the DR filer's master bedroom as a design consideration to account for their privacy in their master bedroom (not even high-windows or opaque windows on the third floor). The project design eliminates an existing 3rd floor window that faces east and can see into the DR Requestor's master bedroom.

The project's new windows on the fourth floor are a full floor above the DR filer's master bedroom and will be angled to the DR requestor's master bedroom and have such a steep down angle that they will not be able to see beyond the first 2-3 feet of the floor surface of their master bedroom if the most intrusive perspective is taken

Case No. 20131766D

DR Requestor: We would like the project to preserve the architectural integrity of our block.

Sponsor Response: The project does not impact the architectural integrity of the block. There are no alterations to the front of the project apart from a small widening of the garage opening and therefore no impact to the character or architectural integrity of the block as viewed from the street.

The rear of the project is currently out of character with the rear of most of the rest of the block, currently having a suspended laundry porch and improperly supported addition on the laundry porch that is precariously perched on stilts that are giving way under the load of the structure. This structure will be replaced with one that is more characteristic of the homes on the block that have been remodeled.

Summary of Prior Communication and Outreach throughout the process

1. Upon entering into contract to purchase the property in August 2012, the Applicants introduced themselves to the DR Requestor.
2. After closing on the property September 28, 2012, the Applicants met the DR Requestor informally in the neighborhood a few times.
3. On March 1, 2013, the Applicants emailed the DR Requestor asking to schedule time to talk about a potential project. This is before the Applicants started the formal design process:
“I’m sure you’re curious about what’s going on with our house and we would love to bring you up to speed and keep lines of communication open.” The DR Requestor suggested the next day but then canceled due to a dinner engagement and requested a rain check.

We have learned a lot about the house in the past few months and it's looking like a bigger project than we (and others) thought when we made the purchase. Foundation, electrical, and other issues that we didn't expect have come into play. We do not yet have floorplans, but wanted to catch up with you to let you know what we are learning and give you a quick update on what we have been told so you know what we know.

4. During March 2013, the Applicants met the DR Requestor to share that the subject property needed more work than originally anticipated and that the existing rear structure was seismically unstable and would need to be replaced. The DR Requestor at that time raised a concern about whether the Applicant planned to develop the property into a multi-family dwelling which they would not prefer. The Applicant told the DR Requestor the current plan was for a single family home.
5. On May 14th, the Applicants emailed the DR Requestor to let them know that the pre-application meeting invitations had just been mailed but that the Applicant would like to offer the courtesy of a one-on-one meeting with the DR Requestor to review the plans in detail:
“Hope you are doing well. We sent out a pre-application meeting for May 23rd. We want to be respectful of you guys and meet with you ahead of time if that works for you.”
6. On May 21st, the Applicant met with the DR Requestor at the DR Requestor’s home and reviewed the preliminary plans and received a tour of the DR Requestor’s home. The DR Requestor raised

Case No. 20131766D

some concerns around their sight lines and views from their master bedroom and kitchen, as well as the light in their dining room.

7. On May 31st, the Applicant emailed the DR Requestor to schedule a follow-up meeting to again review preliminary plans with the DR Requestor. The DR Requestor replied as follows proposing another date:
"We enjoyed getting to know you a bit and seeing your plans."
8. On Tuesday June 11th, the Applicant hosted the DR Requestor at the subject property to review the then-current plans. At that meeting the DR Requestor raised some concerns around privacy and an agreement was made regarding window coverings and changing to some high-sill windows. The Applicant and the DR Requestor went into both respective rear yards to look at the light and discussed the fact that the tree overhanging the subject property blocks much of the sunlight to the DR Requestor. The Applicant offered to cut the tree back to improve sunlight on the DR Requestor's property. The DR Requestor at that meeting said that they did not want the Applicant to develop the subject property any further north than the current structure, which is over 8' from the northern property line.
9. On July 5, 2013, the DR Requestor emailed the Applicant expressing concerns over light and air in the rear of their property:
"After considering your plans further and reflecting on their impact on our light and air, we are asking that you consider altering your plans to address our concerns in these areas."
10. Following receipt of that email, the Applicant worked urgently with their architect to modify the interior floorplan before submitting to the planning department to provide a 3' setback on the third floor of the project and alter the proposed 4th floor facing the DR Requestor to address the DR Requestor's concerns. The plans submitted on July 9th to the Planning Department included those new setbacks and configurations based on the DR Requestor's feedback.
11. On October 12, 2013, the Applicant emailed the DR Requestor to let them know that they had been working with the architect in response to the concerns that they had raised on their July 5th email.
12. The DR was filed without the DR Requestor ever reaching out to the Applicant again for any further discussion. The first the Applicant heard of the DR was from the planning department.
13. On December 11, 2013, 3 days after the end of the 30-day 311 period, the Applicant emailed the DR Requestor to let them know that the Applicant had received the notification about the Discretionary Review Filing and would be in touch to schedule a meeting.
14. On December 20, 2013, after not receiving an acknowledgement of their December 11 email, the Applicant again emailed the DR Requestor to schedule time to sit down and discuss the Discretionary Review.
15. On December 20, 2013, the DR Requestor replied that with the holiday schedule they could not meet until after the first of the year.
16. On December 21, 2013, the Applicant proposed a meeting the week of the 6th of January and did not hear back from the DR Requestor.
17. On the December 26, 2013, the Applicant heard from the southern neighbors (not the DR Requestor) that they heard the Applicant was going to meet the DR Requestor on January 9th. The DR Requestor had not communicated that to the Applicant.

Case No. 20131766D

18. On December 26, 2013, the Applicant again emailed the DR Requestor, this time asking if the 9th would work as the other neighbors believed there was a meeting scheduled.
19. On December 27, 2013, the DR Requestor replied that the evening of January 9th would work.
20. On December 28, 2013, the Applicant replied that January 9th would work and proposed a specific time in the evening. The Applicant told the DR Requestor that the Applicant would prefer to meet with the DR Requestor without the other neighbors as the DR was specific to the DR Requestor's property and the Applicant wanted to focus on the DR Requestor's concerns.
21. On January 2, 2014, the Applicant emailed the DR Requestor to re-confirm the January 9th meeting.
22. On January 2, 2014, the DR Requestor suggested the meeting be moved to the week of January 19th.
23. On January 4, 2014, the Applicant emailed the DR Requestor to try to set up time before January 19th
24. On January 5, 2014, the DR Requestor replied that they looked forward to meeting with the Applicant and outlined some concerns they had with the project's impact on their privacy, light, and air as well as compatibility with the mid-block open space, re-iterating some of the content of their DR filing.
25. On January 6, 2014, the Applicant emailed the DR Requestor providing a response to some of the mid-block open space concerns, pointing out how the proposed project respected the mid-block open space and pointing out that the project would have less impact on the mid-block open space than the DR Requestor's immediate northern neighbor and the Applicant's immediate southern neighbor.
26. On January 8, 2014, the Applicant confirmed a meeting for January 23rd to sit down with both neighbors.
27. On January 23rd, the Applicant and the DR Requestor met at the subject property.
 - a. At that meeting on January 23rd, there was discussion of the DR Requestor's concerns. Both parties agreed that the desired outcome would be a compromise that would allow the DR to be withdrawn.
 - b. Topics discussed included positioning of windows, decks, master bathroom skylights, lightwells, and the property-line to property-line footprint inside of the rear yard setback.
 - c. The DR Requestor was insistent that the Project Sponsor add a second floor setback from the property line. The Applicant told the DR Requestor that they have already added appropriate setbacks to the upper levels and that the planning departments supports the current design.
 - d. The Applicant asked the DR Requestor to understand that they have made many changes already to satisfy the DR Requestor's concerns, and that the second floor footprint was an important part of the floorplan to allow for a kitchen, eating area, and family room. The DR Requestor said that they did not have a family room off their kitchen when they were raising their children, and raised concerns that the total square footage was a large house for a family of four.
 - e. The Applicant reminded the DR Requestor that the second floor property-line development was proposed to be approximately 6' above the height of their existing firewall before setting back 3' on the third and fourth levels.

Case No. 20131766D

28. On January 29th, the Applicant emailed the DR Requestor asking for another meeting to try to reach a compromise.
 - a. The DR Requestor did not reply to this email.
29. On February 1, the Applicant's architect sent notes from the first meeting and mentioned that she knew that the Applicant was waiting for the DR Requestor to respond with another time to meet.
 - a. The DR Requestor did not reply to this email.
30. On February 6, the Applicant again emailed the DR Requestor to set up time. A next meeting was scheduled for February 12th.
31. Only the wife on the DR Requestor's side ended up being available on the 12th, and the meeting still happened.
 - a. There was no additional progress made at this meeting on the project footprint.
 - b. The DR Requestor raised a concern that the Applicant may get started with the project and run out of money.
 - c. The DR Requestor stated that she did not know why the Applicant needed so much space. If the project were 1,800 square feet, she wouldn't care. She didn't have a family room when her kids were small. She only had a living room, a dining room, and a kitchen.
32. On February 20th, the Applicant emailed the DR Requestor to set up a time to get back together as the husband had missed the February 12th meeting.
 - a. This email was not returned.
33. On February 24th, the Applicant again emailed the DR Requestor to set up a meeting.
 - a. This email was returned on February 25th and a meeting was set for March 4th. This meeting is pending at the time of this document being created.

June 22, 2013

San Francisco Planning Department
% Eichler Davies Architecture
2732 Balboa Street
San Francisco, CA 94121

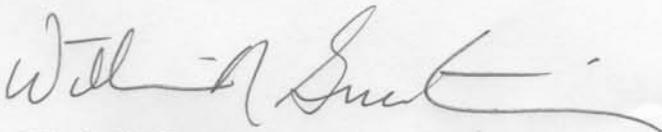
To Whom It May Concern,

My wife and I live at 130 18th Avenue and are neighbors of Kevin Kramer and Karen Salay. We have reviewed the proposed plans that were drawn up by Eichler Davies Architecture to remodel their house at 126 18th Avenue, next door to our home.

We are writing to express that we have no opposition to the proposed renovation and addition to their home. We believe the renovation, as proposed, will make their new home much more enjoyable for their family and will enhance the neighborhood.

We welcome the investment that Karen and Kevin are looking to make in the neighborhood and look forward to having them as neighbors.

Sincerely,

A handwritten signature in black ink, appearing to read "Bill & Jill Guertin". The signature is fluid and cursive, with a long horizontal stroke at the end.

Bill & Jill Guertin
130 18th Avenue
San Francisco, CA 94121

May 30, 2013

San Francisco Planning Department
% Eichler Davies Architecture
2732 Balboa Street
San Francisco, CA 94121

To Whom It May Concern,

We are writing to express our support as neighbors for the proposed renovation and addition to the home located at 126 18th Avenue in the Richmond District.

We believe the project will result in a house that will fit in well with the neighborhood and add to the number of family friendly homes on the block.

We understand that the plans fit fully within the zoning guidelines for the neighborhood and that there are no zoning variances being requested as part of this application. However we do want to express our support as neighbors and stakeholders in the character of our block and neighborhood.

The 100 block of 18th Avenue includes the Richmond Playground and is a great place for families to live as it is also close to the Presidio and Baker & China Beaches. We welcome the investment that Karen and Kevin are looking to make in the neighborhood and look forward to having them as neighbors.

Sincerely,

MARCUS McMILLAN
129 18TH Ave APT 6



San Francisco, CA 94121

5/30, 2013

San Francisco Planning Department
% Eichler Davies Architecture
2732 Balboa Street
San Francisco, CA 94121

To Whom It May Concern,

We are writing to express our support as neighbors for the proposed renovation and addition to the home located at 126 18th Avenue in the Richmond District.

We believe the project will result in a house that will fit in well with the neighborhood and add to the number of family friendly homes on the block.

We understand that the plans fit fully within the zoning guidelines for the neighborhood and that there are no zoning variances being requested as part of this application. However we do want to express our support as neighbors and stakeholders in the character of our block and neighborhood.

The 100 block of 18th Avenue includes the Richmond Playground and is a great place for families to live as it is also close to the Presidio and Baker & China Beaches. We welcome the investment that Karen and Kevin are looking to make in the neighborhood and look forward to having them as neighbors.

Sincerely,

Steph Kennedy
133 18th Ave

San Francisco, CA 94121

May 30, 2013

San Francisco Planning Department
% Eichler Davies Architecture
2732 Balboa Street
San Francisco, CA 94121

To Whom It May Concern,

We are writing to express our support as neighbors for the proposed renovation and addition to the home located at 126 18th Avenue in the Richmond District.

We believe the project will result in a house that will fit in well with the neighborhood and add to the number of family friendly homes on the block.

We understand that the plans fit fully within the zoning guidelines for the neighborhood and that there are no zoning variances being requested as part of this application. However we do want to express our support as neighbors and stakeholders in the character of our block and neighborhood.

The 100 block of 18th Avenue includes the Richmond Playground and is a great place for families to live as it is also close to the Presidio and Baker & China Beaches. We welcome the investment that Karen and Kevin are looking to make in the neighborhood and look forward to having them as neighbors.

Sincerely,

Tayfun Ozisik
129 18th Avenue #5



San Francisco, CA 94121

May 30, 2013

San Francisco Planning Department
% Eichler Davies Architecture
2732 Balboa Street
San Francisco, CA 94121

To Whom It May Concern,

We are writing to express our support as neighbors for the proposed renovation and addition to the home located at 126 18th Avenue in the Richmond District.

We believe the project will result in a house that will fit in well with the neighborhood and add to the number of family friendly homes on the block.

We understand that the plans fit fully within the zoning guidelines for the neighborhood and that there are no zoning variances being requested as part of this application. However we do want to express our support as neighbors and stakeholders in the character of our block and neighborhood.

The 100 block of 18th Avenue includes the Richmond Playground and is a great place for families to live as it is also close to the Presidio and Baker & China Beaches. We welcome the investment that Karen and Kevin are looking to make in the neighborhood and look forward to having them as neighbors.

Sincerely,



133 17th AVENUE
San Francisco, CA 94121

_____, 2013

San Francisco Planning Department
% Eichler Davies Architecture
2732 Balboa Street
San Francisco, CA 94121

To Whom It May Concern,

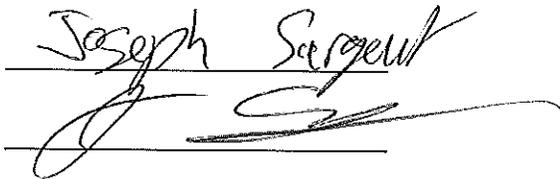
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The 100 block of 18th Avenue includes the Richmond Playground and is a great place for families to live as it is also close to the Presidio and Baker & China Beaches. We welcome the investment that Karen and Kevin are looking to make in the neighborhood and look forward to having them as neighbors.

Sincerely,

A handwritten signature in cursive script, reading "Joseph Sargeant", is written over a horizontal line. Below the signature, there is another horizontal line that is partially obscured by the signature's flourish.

San Francisco, CA 94121
135 18th Ave

_____, 2013

San Francisco Planning Department
% Eichler Davies Architecture
2732 Balboa Street
San Francisco, CA 94121

To Whom It May Concern,

We are writing to express our support as neighbors for the proposed renovation and addition to the home located at 126 18th Avenue in the Richmond District.

We have reviewed the plans that were drawn up by Eichler Davies Architecture with the property owners Kevin Kramer & Karen Salay. We believe the project will result in a house that will fit in well with the neighborhood and add to the number of family friendly homes on the block.

We understand that the plans fit fully within the zoning guidelines for the neighborhood and that there are no zoning variances being requested as part of this application. However we do want to express our support as neighbors and stakeholders in the character of our block and neighborhood.

The 100 block of 18th Avenue includes the Richmond Playground and is a great place for families to live as it is also close to the Presidio and Baker & China Beaches. We welcome the investment that Karen and Kevin are looking to make in the neighborhood and look forward to having them as neighbors.

Sincerely,

Handwritten signatures of Gary and Anita Hsueh. The signature on the left is 'Gary' and the signature on the right is 'Anita'. A horizontal line connects the two signatures.

GARY & ANITA HSUEH

136 18TH AVENUE

San Francisco, CA 94121

June 4, 2013

San Francisco Planning Department
% Eichler Davies Architecture
2732 Balboa Street
San Francisco, CA 94121

To Whom It May Concern,

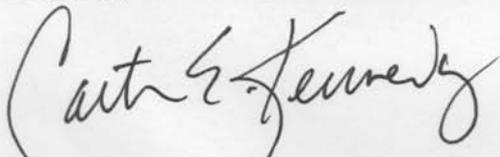
We are writing to express our support as neighbors for the proposed renovation and addition to the home located at 126 18th Avenue in the Richmond District.

We believe the project will result in a house that will fit in well with the neighborhood and add to the number of family friendly homes on the block.

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The 100 block of 18th Avenue includes the Richmond Playground and is a great place for families to live as it is also close to the Presidio and Baker & China Beaches. We welcome the investment that Karen and Kevin are looking to make in the neighborhood and look forward to having them as neighbors.

Sincerely,



CARTER KENNEDY

133 18th Ave

San Francisco, CA 94121

October 8, 2013

San Francisco Planning Department
% Eichler Davies Architecture
2732 Balboa Street
San Francisco, CA 94121

To Whom It May Concern,

I am the homeowner of 126 18th Avenue. We had a conversation in the spring with our neighbors immediately behind us (129 17th Ave) about our planned renovation. At that time, they had no objection to our plans however were unwilling to sign a letter to the Planning Department because they were engaged in a Discretionary Review process with their immediate neighbors to the south (133 17th Avenue).

I certify the foregoing is true and correct.

Sincerely,

A handwritten signature in black ink, appearing to be 'H. R. K.', written in a cursive style.

126 18th Avenue
San Francisco, CA 94121
415-475-1987

October 8, 2013

San Francisco Planning Department
% Eichler Davies Architecture
2732 Balboa Street
San Francisco, CA 94121

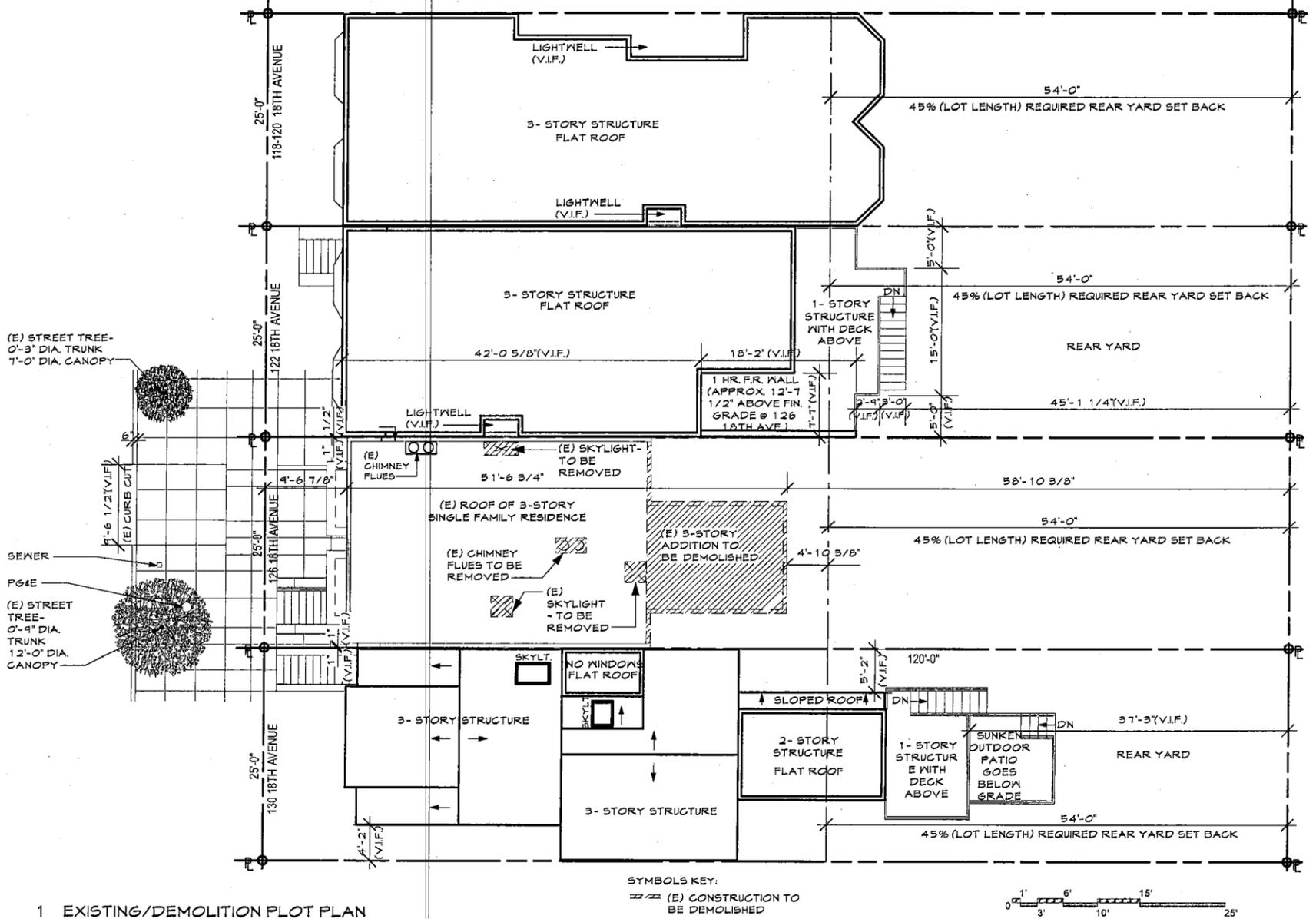
To Whom It May Concern,

I am the homeowner of 126 18th Avenue. We had a conversation in the spring with our neighbors immediately behind us (129 17th Ave) about our planned renovation. At that time, they had no objection to our plans however were unwilling to sign a letter to the Planning Department because they were engaged in a Discretionary Review process with their immediate neighbors to the south (133 17th Avenue).

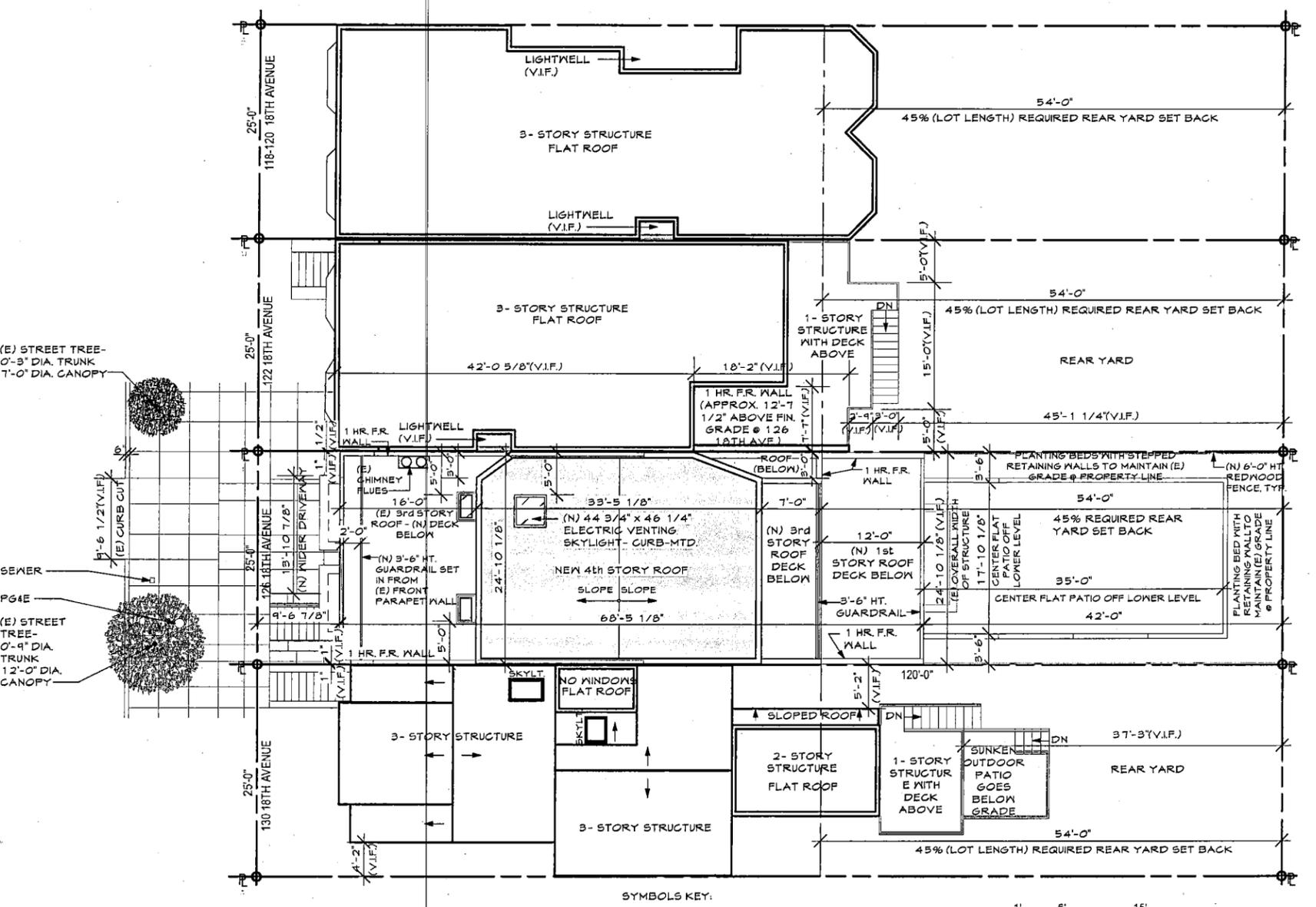
I certify the foregoing is true and correct.

Sincerely,

Kevin Kramer
126 18th Avenue
San Francisco, CA 94121
415-475-1987

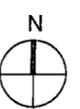


1 EXISTING/DEMOLITION PLOT PLAN



1 PROPOSED PLOT PLAN

SECTION 311 PLANS



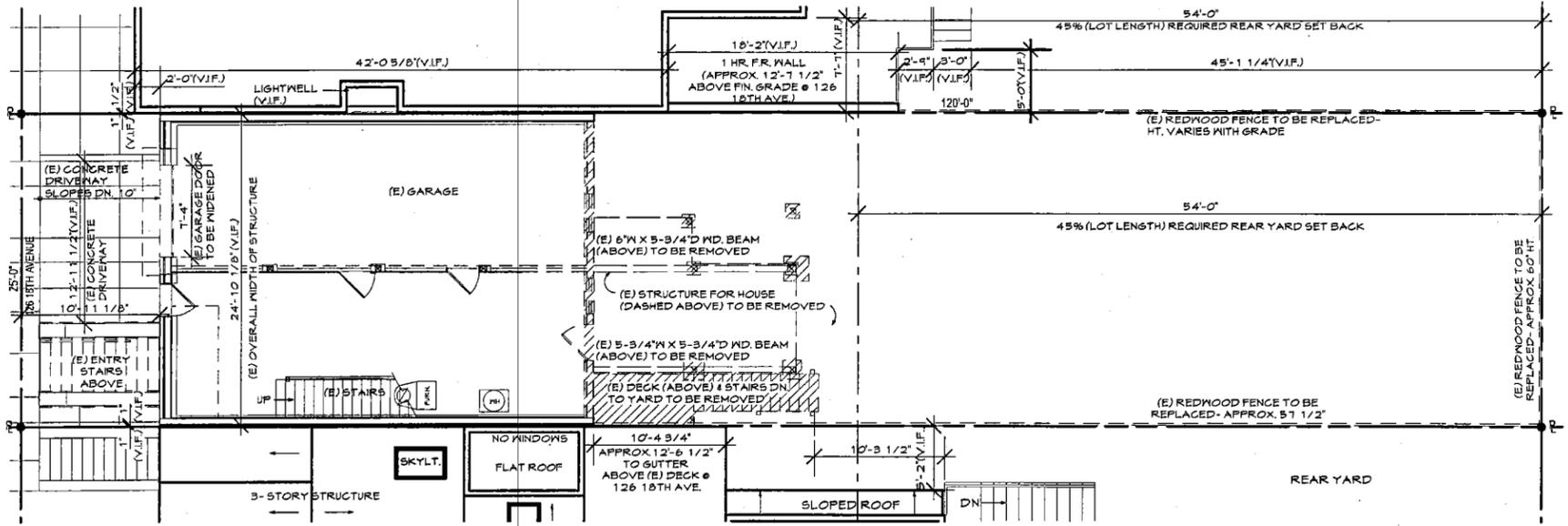
**EICHLER | DAVIES
ARCHITECTURE**
2732 BALBOA STREET
SAN FRANCISCO, CA 94121
PH: 415-379-6381
FAX: 415-358-8405

**AN ADDITION & REMODEL TO:
126 18TH AVENUE
SAN FRANCISCO, CA 94121
BLOCK: 1377, LOT: 039**

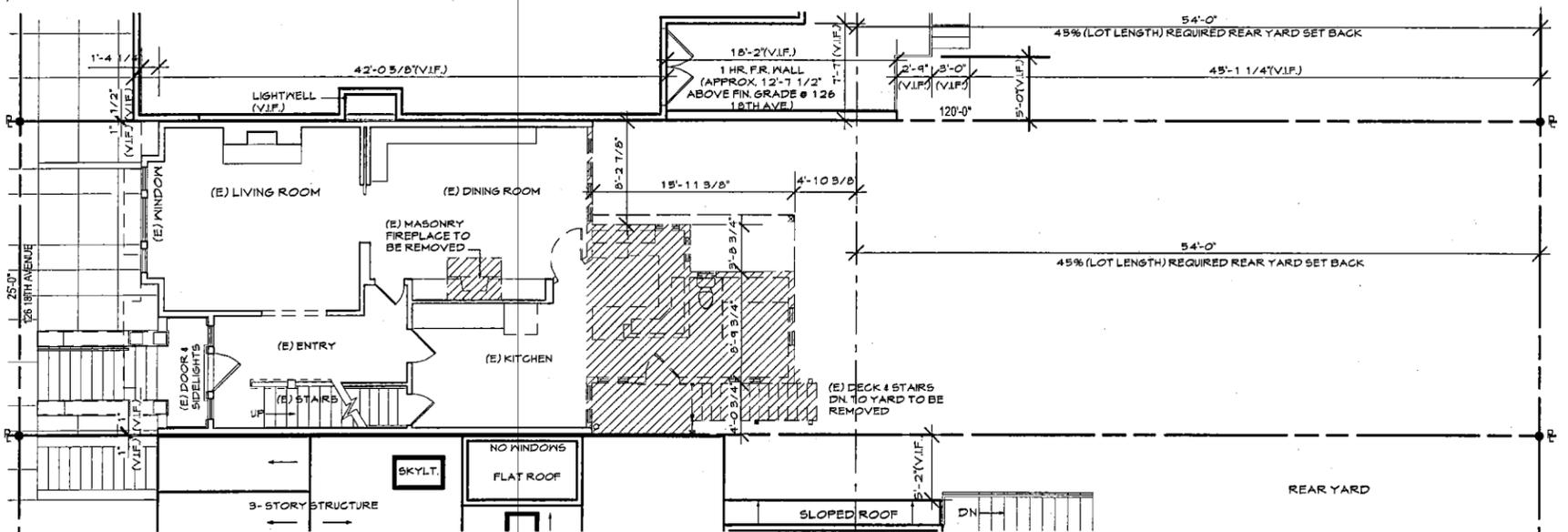
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**TITLE:
EXISTING &
PROPOSED
PLOT PLANS**

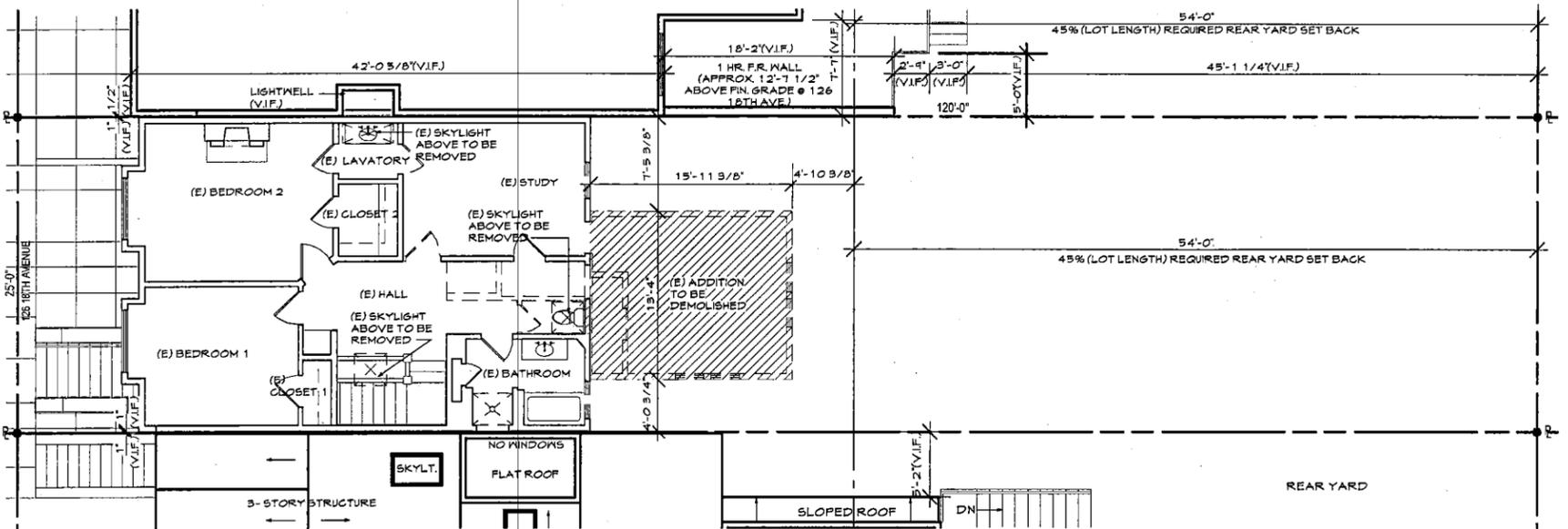
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SCALE:
3/32" = 1'-0"**



1 EXISTING/DEMO LOWER FLOOR PLAN



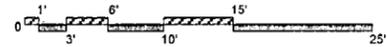
2 EXISTING/DEMO MAIN FLOOR PLAN



3 EXISTING/DEMO UPPER FLOOR PLAN

SECTION 311 PLANS

SYMBOLS KEY:
 (E) CONSTRUCTION TO REMAIN
 (E) CONSTRUCTION TO BE DEMOLISHED



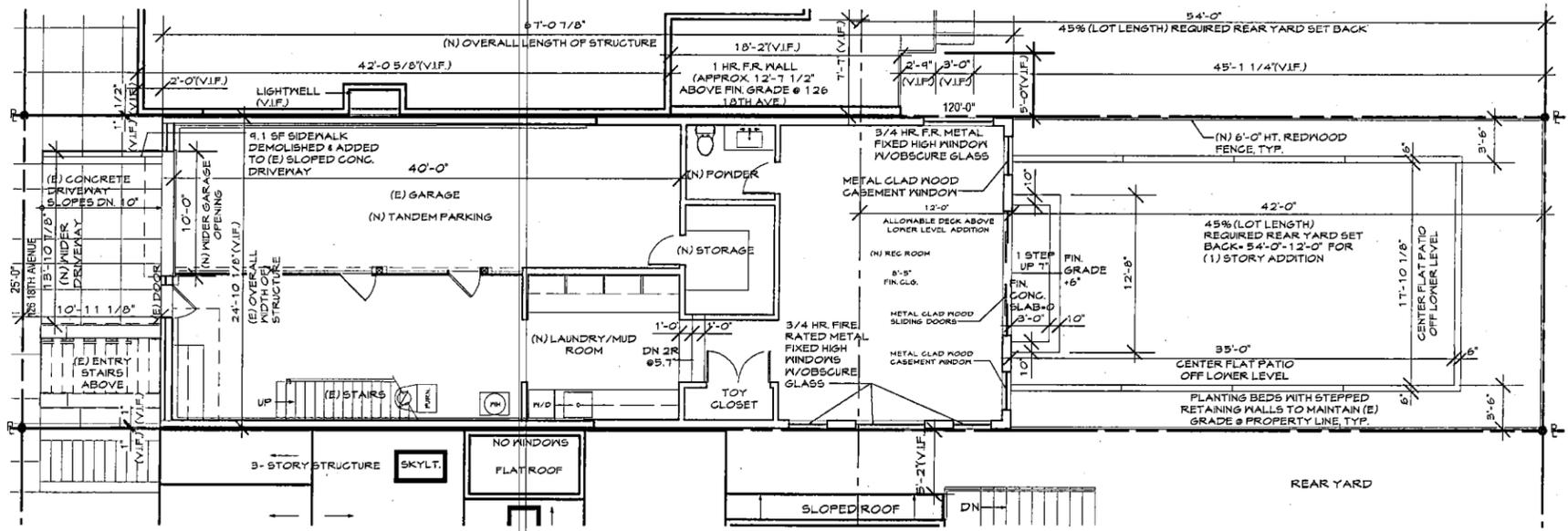
EICHLER | DAVIES ARCHITECTURE
 2732 BALBOA STREET
 SAN FRANCISCO, CA 94121
 PH: 415-379-6381
 FAX: 415-358-8405

**AN ADDITION & REMODEL TO:
 126 18TH AVENUE
 SAN FRANCISCO, CA 94121
 BLOCK: 1377, LOT: 039**

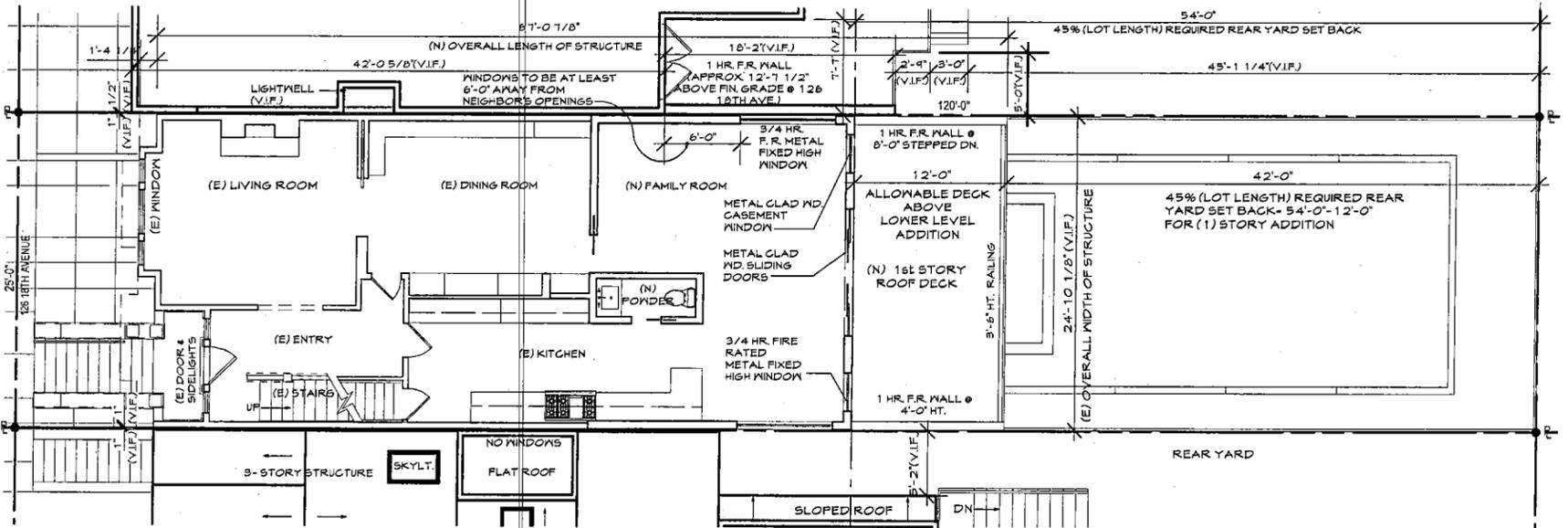
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**TITLE:
 EXISTING/DEMO
 FLOOR
 PLANS**

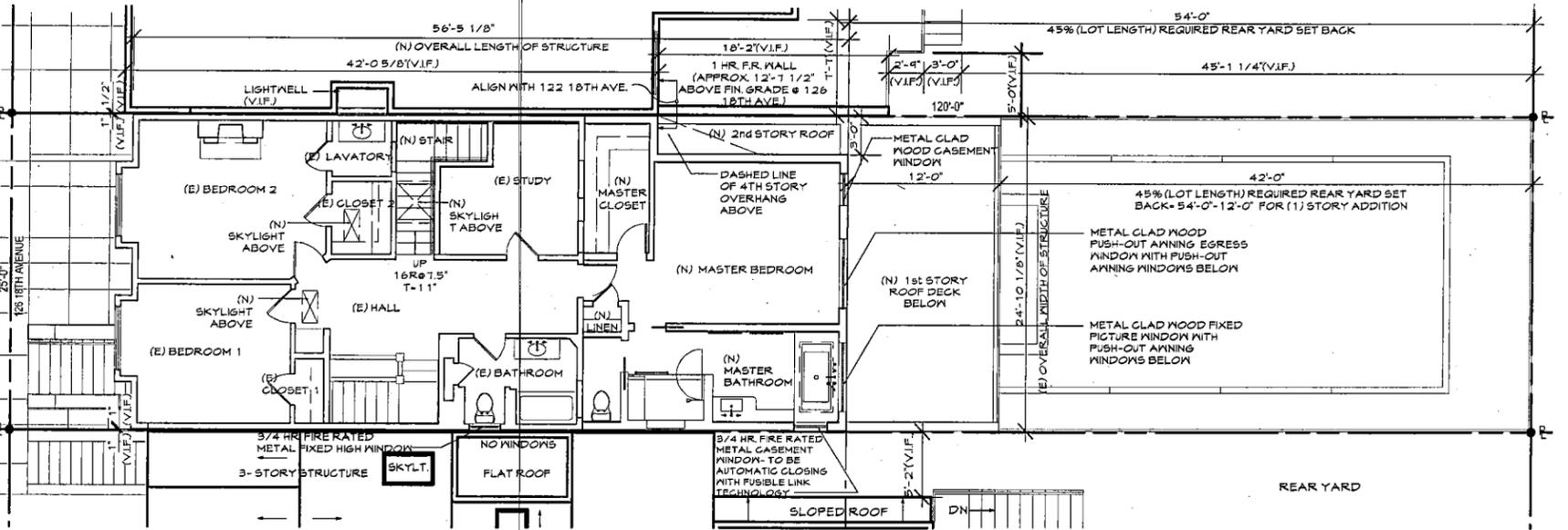
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 11-04-2013
 SCALE:
 NA**



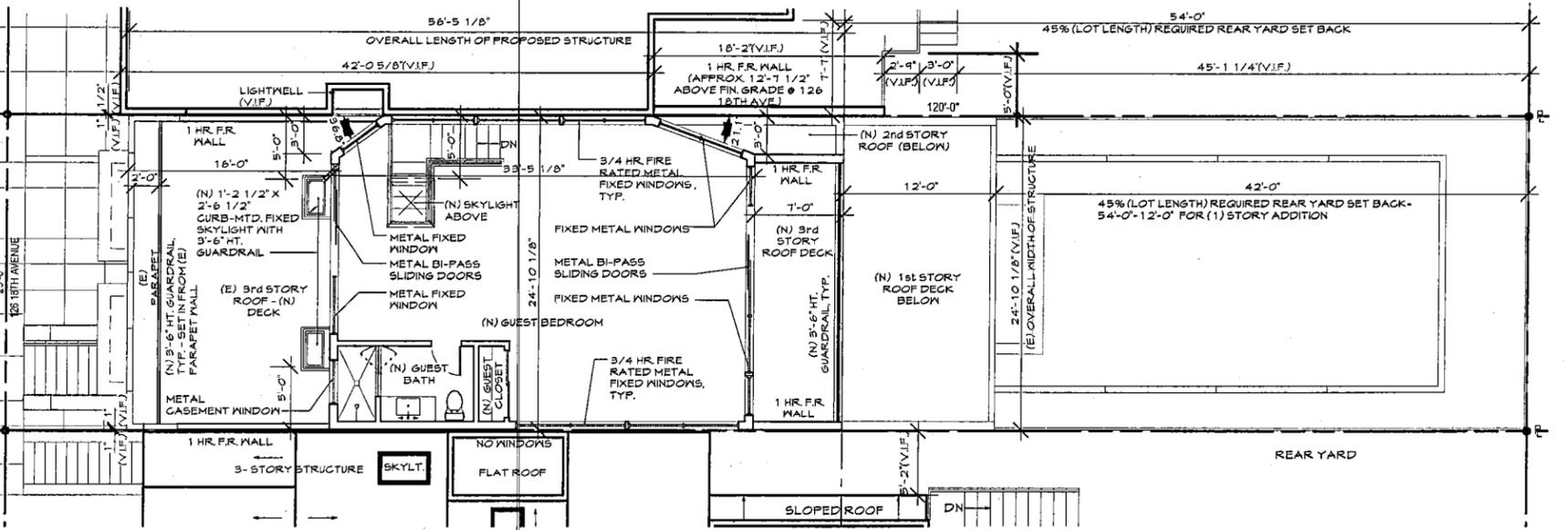
1 PROPOSED LOWER FLOOR PLAN



2 PROPOSED MAIN FLOOR PLAN



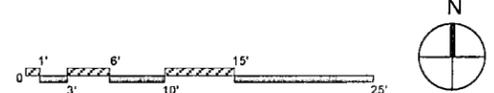
3 PROPOSED UPPER FLOOR PLAN



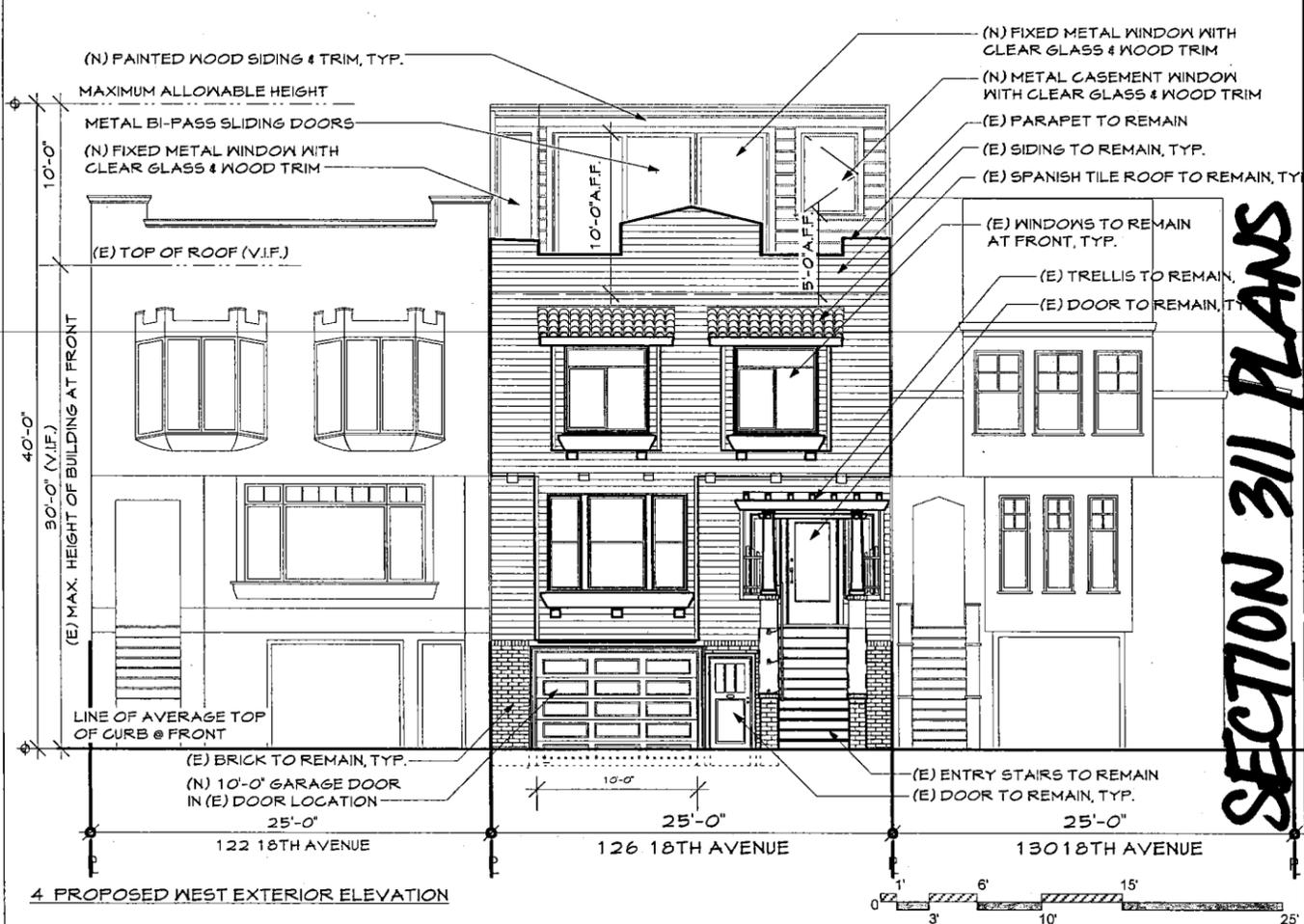
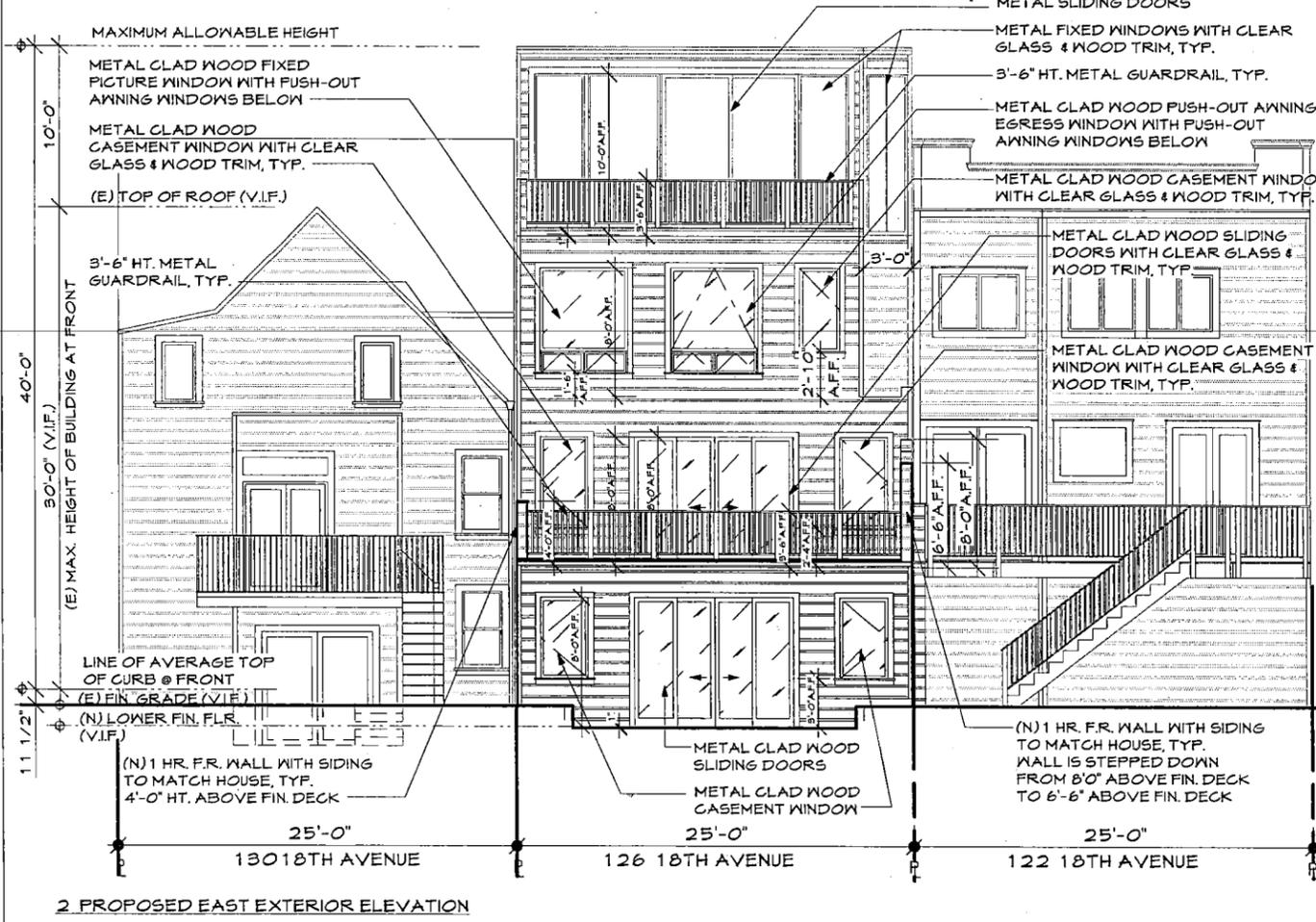
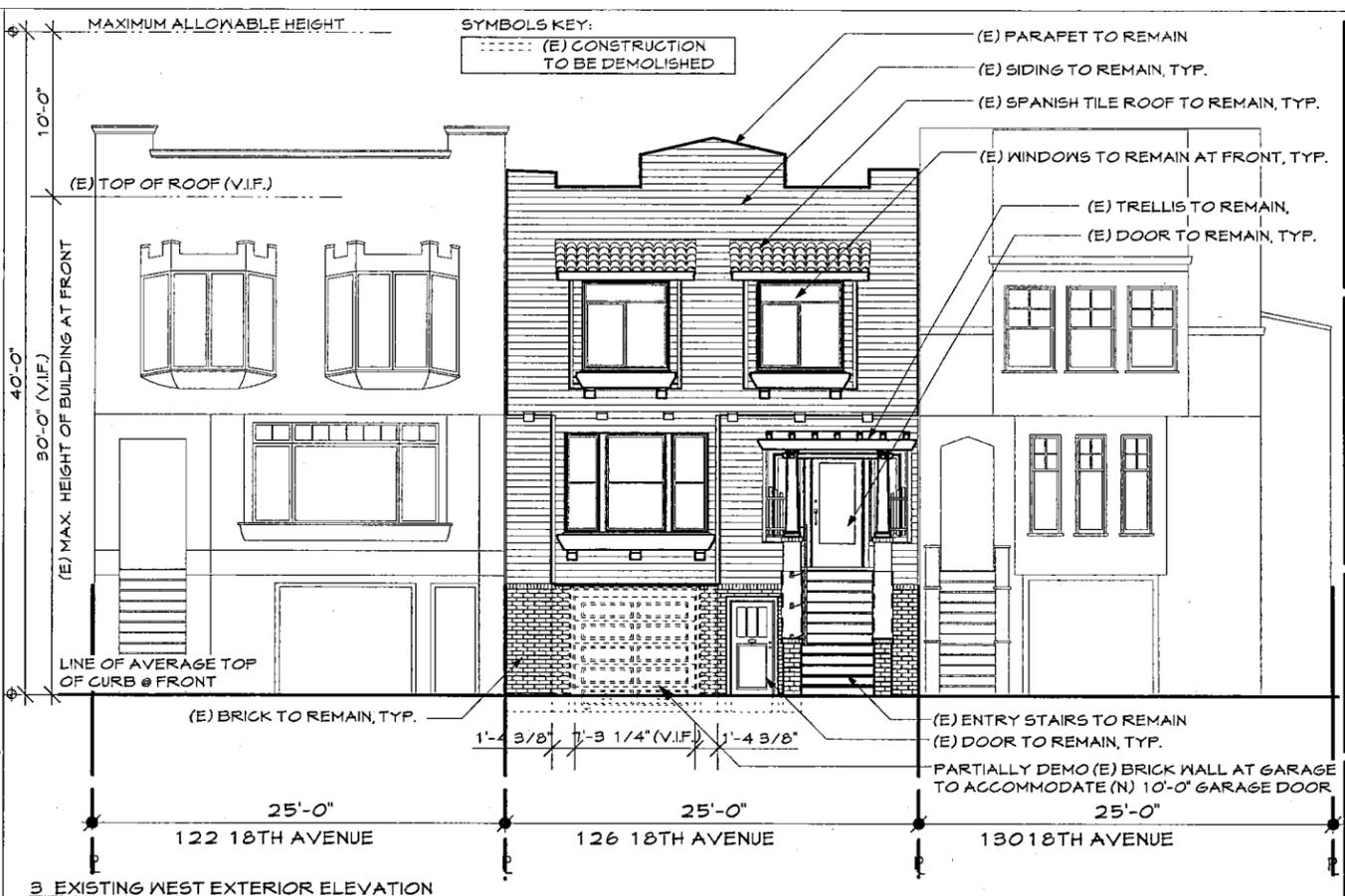
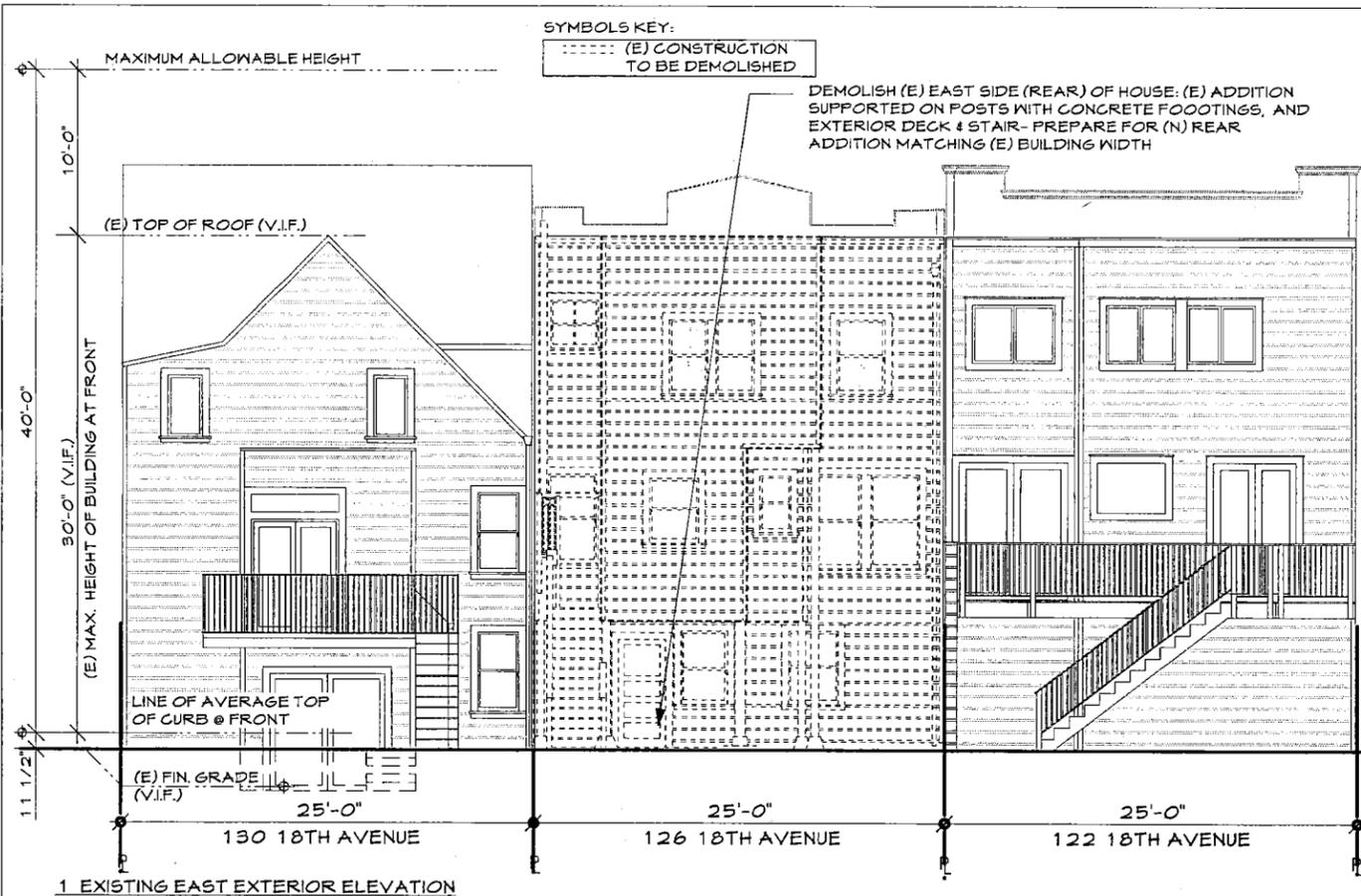
4 PROPOSED PENTHOUSE FLOOR PLAN

SECTION 311 PLANS

SYMBOLS KEY:
 (E) CONSTRUCTION TO REMAIN
 (N) CONSTRUCTION



<p>EICHLER DAVIES ARCHITECTURE 2732 BALBOA STREET SAN FRANCISCO, CA 94121 PH: 415-379-6381 FAX: 415-358-8405</p>	<p>AN ADDITION & REMODEL TO: 126 18TH AVENUE SAN FRANCISCO, CA 94121 BLOCK: 1377, LOT: 039</p>	<p>A3</p>	<p>TITLE: PROPOSED FLOOR PLANS</p>	<p>DATE: 11-04-2013 SCALE: NA</p>
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DATE: 11-04-2013
SCALE: 3/32" = 1'-0"

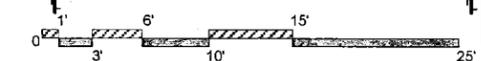
TITLE: EXISTING & PROPOSED EAST & WEST EXTERIOR ELEVATIONS

A4

SECTION 311 PLANS

AN ADDITION & REMODEL TO:
126 18TH AVENUE
SAN FRANCISCO, CA 94121
BLOCK: 1377, LOT: 039

EICHLER | DAVIES ARCHITECTURE
2732 BALBOA STREET
SAN FRANCISCO, CA 94121
PH: 415-379-6381
FAX: 415-358-8405



DATE: 11-04-2013
SCALE: 3/32" = 1'-0"

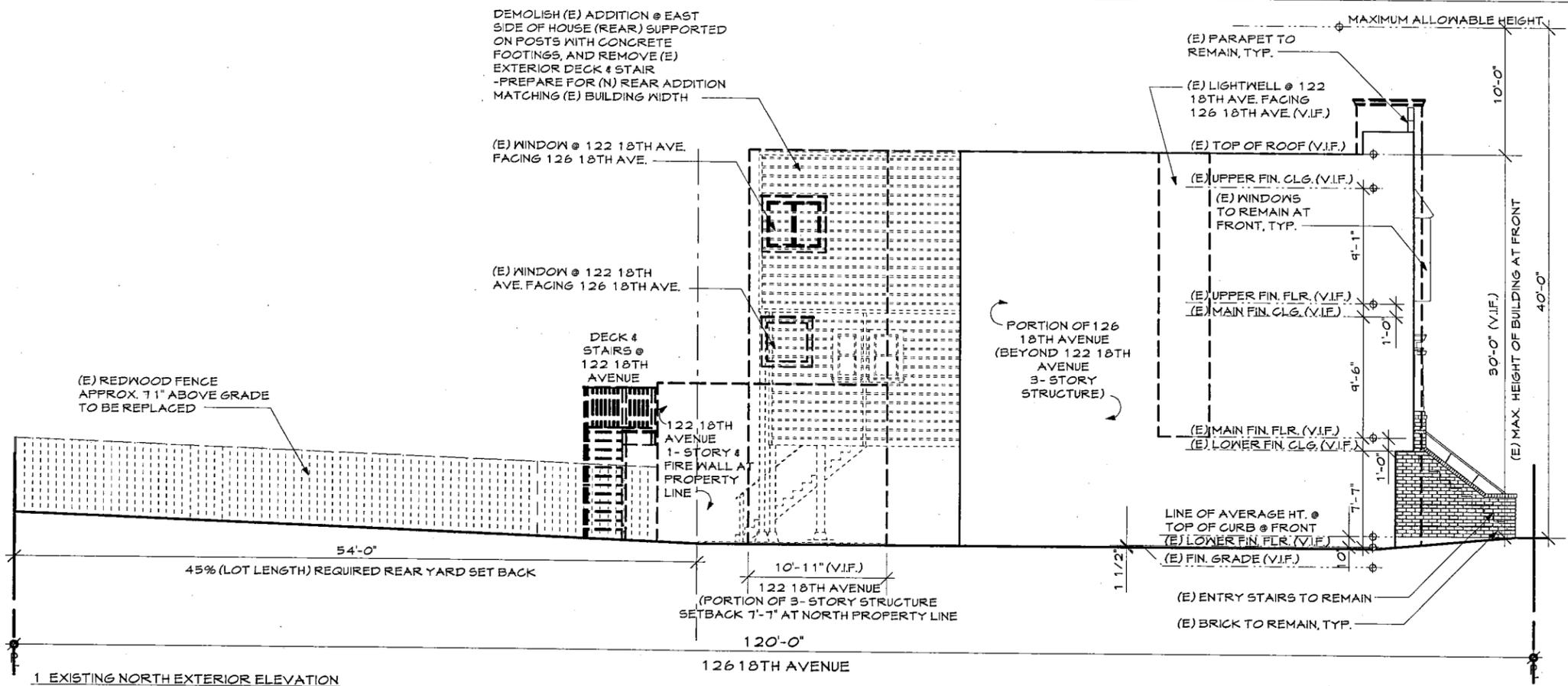
TITLE: EXISTING NORTH & SOUTH EXTERIOR ELEVATIONS

A5

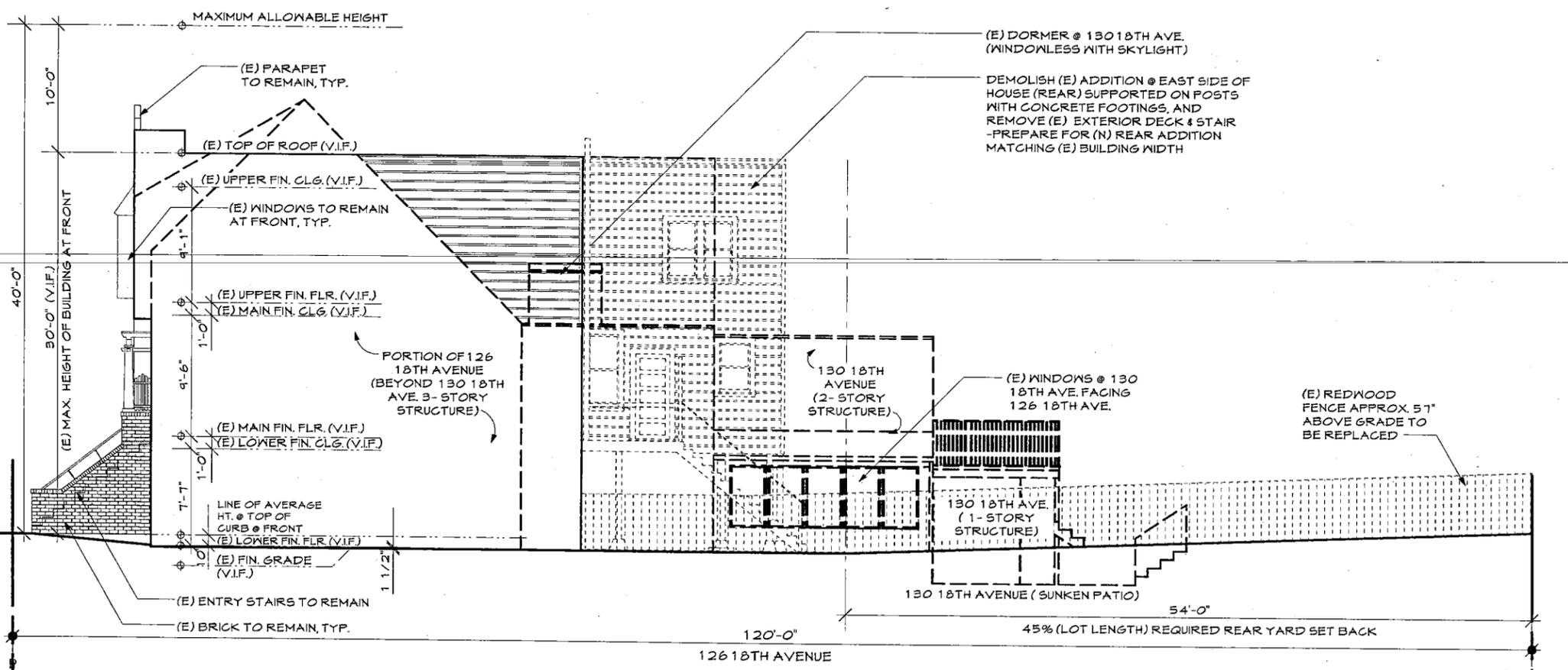
AN ADDITION & REMODEL TO:
126 18TH AVENUE
SAN FRANCISCO, CA 94121
BLOCK: 1377, LOT: 039

EICHLER | DAVIES
ARCHITECTURE
2732 BALBOA STREET
SAN FRANCISCO, CA 94121
PH: 415-379-6381
FAX: 415-358-8405

SECTION 31 PLANS

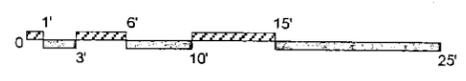


1 EXISTING NORTH EXTERIOR ELEVATION



2 EXISTING SOUTH EXTERIOR ELEVATION

SYMBOLS KEY:
 (E) CONSTRUCTION TO BE DEMOLISHED
 --- 122 18TH AVE. (E) STRUCTURES



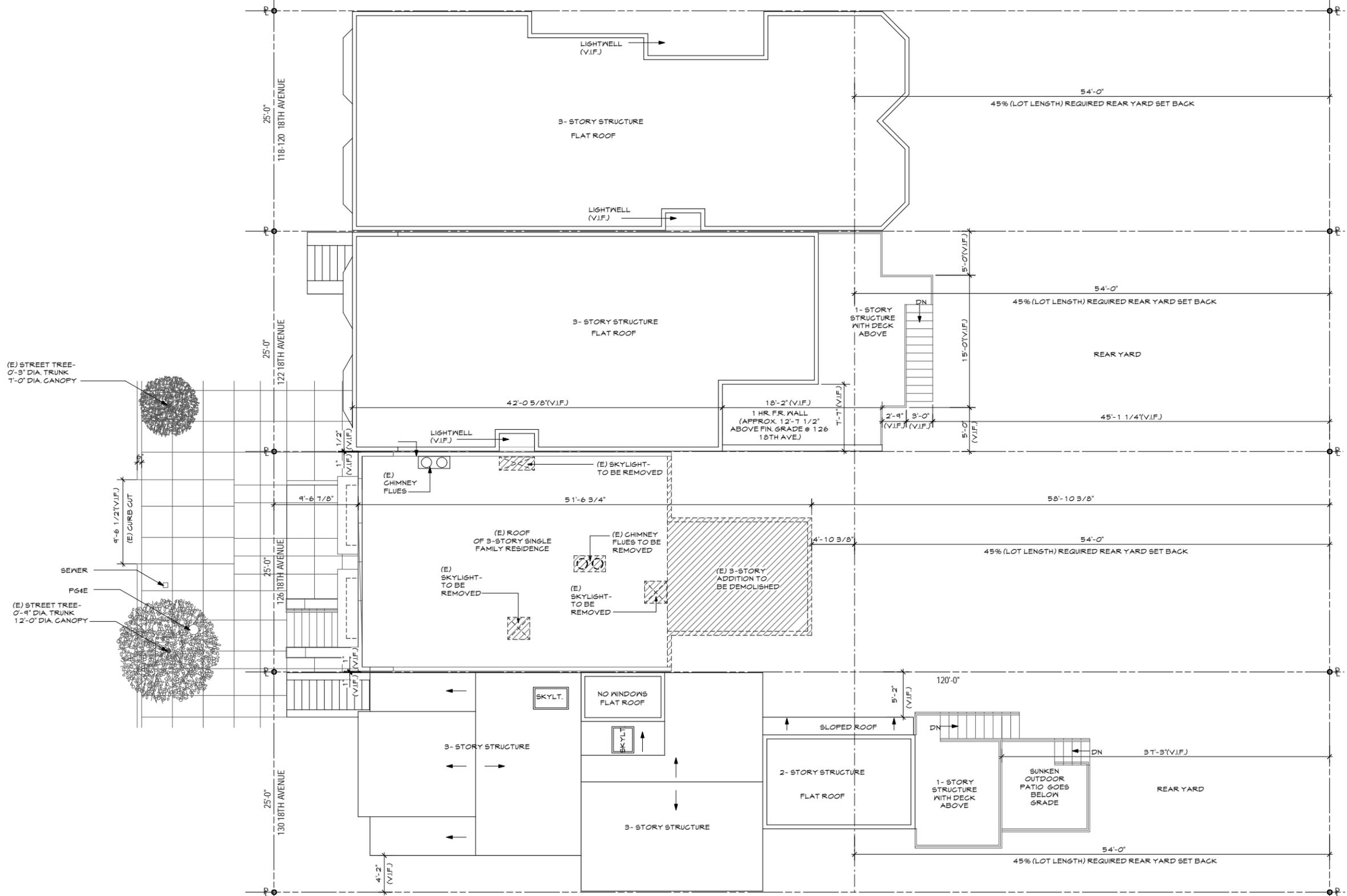


**AN ADDITION & REMODEL TO:
126 18TH AVENUE
SAN FRANCISCO, CA 94121
BLOCK: 1377, LOT: 039**

TITLE:
**EXISTING/
DEMOLITION
PLOT PLAN**

REVISIONS:	DATE:
PROJ. REV. MTS.	5-8-13
PREL. APP. MTS.	5-23-13
PLANNING SUBMITTAL	7-26-13
PLANNING REV. 2	10-24-13
PLANNING REV. 3	2-24-14

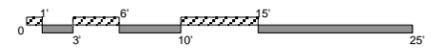
DATE:
8 MAY 2013
SCALE:
3/16" = 1'-0"
SHEET:
A1.0



(E) STREET TREE-
0'-3" DIA. TRUNK
7'-0" DIA. CANOPY

(E) STREET TREE-
0'-9" DIA. TRUNK
12'-0" DIA. CANOPY

SYMBOLS KEY:
 (E) CONSTRUCTION TO BE DEMOLISHED



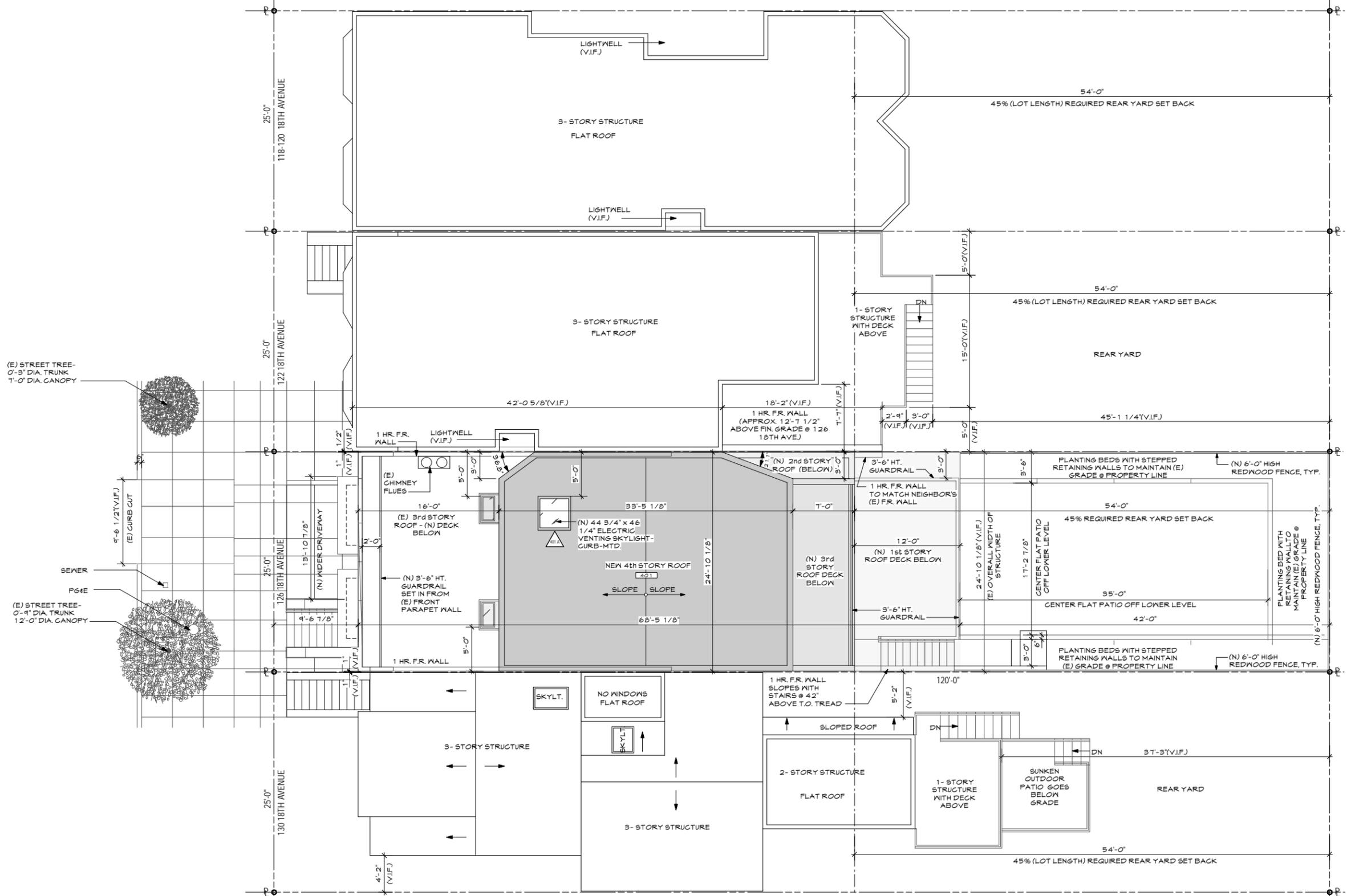


**AN ADDITION & REMODEL TO:
126 18TH AVENUE
SAN FRANCISCO, CA 94121
BLOCK: 1377, LOT: 039**

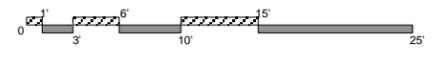
TITLE:
**PROPOSED
PLOT PLAN**

REVISIONS:	DATE:
PROJ. REV. MTS.	5-8-13
PREL. APP. MTS.	5-23-13
PLANNING SUBMITTAL	7-26-13
PLANNING REV. 2	10-24-13
PLANNING REV. 3	2-24-14

DATE:
8 MAY 2013
SCALE:
3/16" = 1'-0"
SHEET:
A1.1



SYMBOLS KEY:
 HATCH= NEW CONSTRUCTION



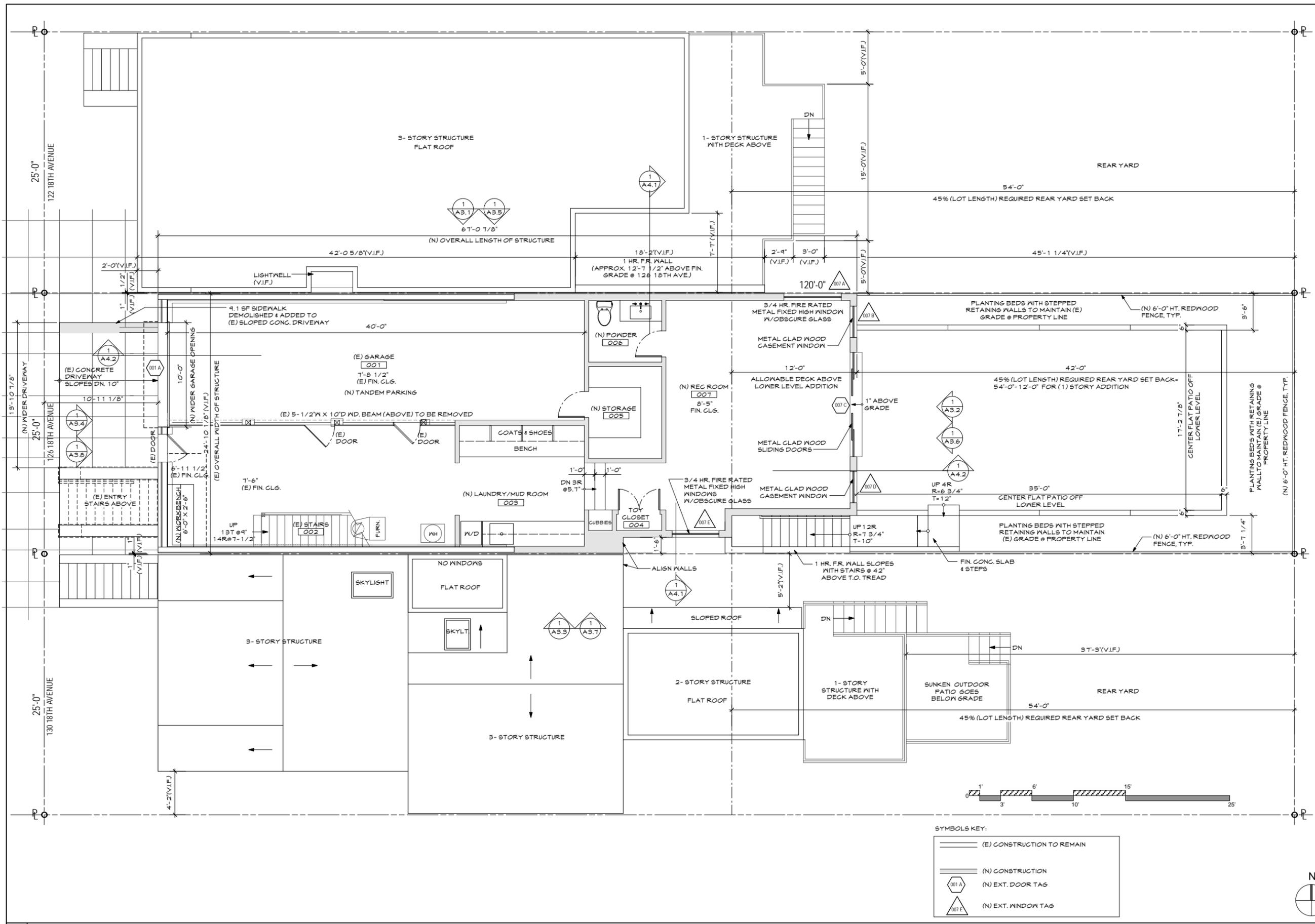


AN ADDITION & REMODEL TO:
126 18TH AVENUE
SAN FRANCISCO, CA 94121
BLOCK: 1377, LOT: 039

TITLE:
PROPOSED
LOWER FLOOR
PLAN

REVISIONS:	DATE:
PROJ. REV. MTG.	5-8-13
PRE-APP. MTG.	5-28-13
PLANNING SUBMITTAL	7-08-13
PLANNING REV. 3	2-24-14

DATE:
8 MAY 2013
SCALE:
1/4" = 1'-0"
SHEET:
A2.5



SYMBOLS KEY:

- (E) CONSTRUCTION TO REMAIN
- (N) CONSTRUCTION
- (N) EXT. DOOR TAG
- (N) EXT. WINDOW TAG

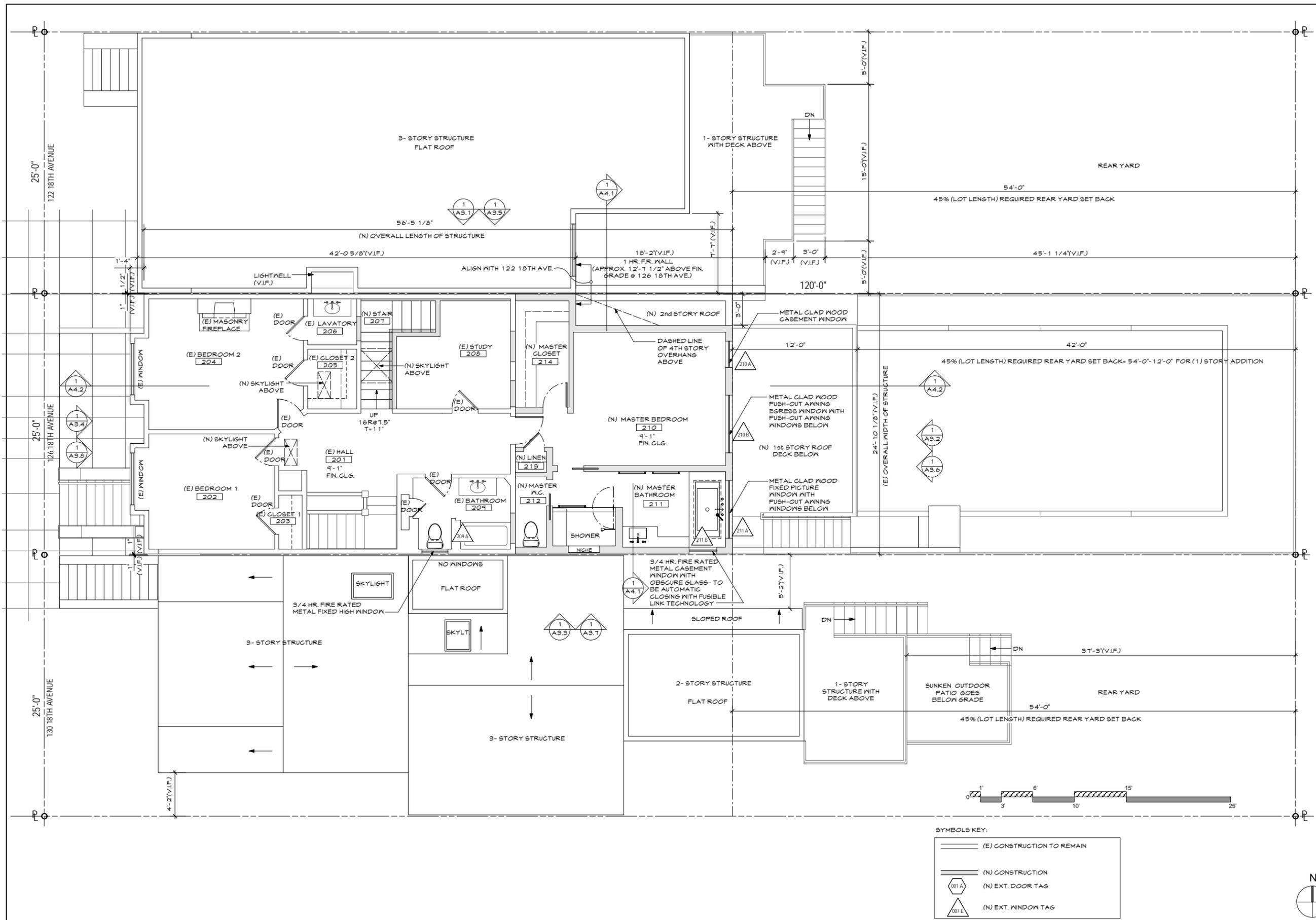


**AN ADDITION & REMODEL TO:
126 18TH AVENUE
SAN FRANCISCO, CA 94121
BLOCK: 1377, LOT: 039**

TITLE:
**PROPOSED
UPPER FLOOR
PLAN**

REVISIONS:	DATE:
PROJ. REV. MTG.	5-8-13
PRE-APP. MTG.	5-23-13
PLANNING SUBMITTAL	7-05-13
PLANNING REV. 3	2-24-14

DATE:
8 MAY 2013
SCALE:
1/4" = 1'-0"
SHEET:
A2.7



SYMBOLS KEY:

- (E) CONSTRUCTION TO REMAIN
- (N) CONSTRUCTION
- (N) EXT. DOOR TAG
- (N) EXT. WINDOW TAG

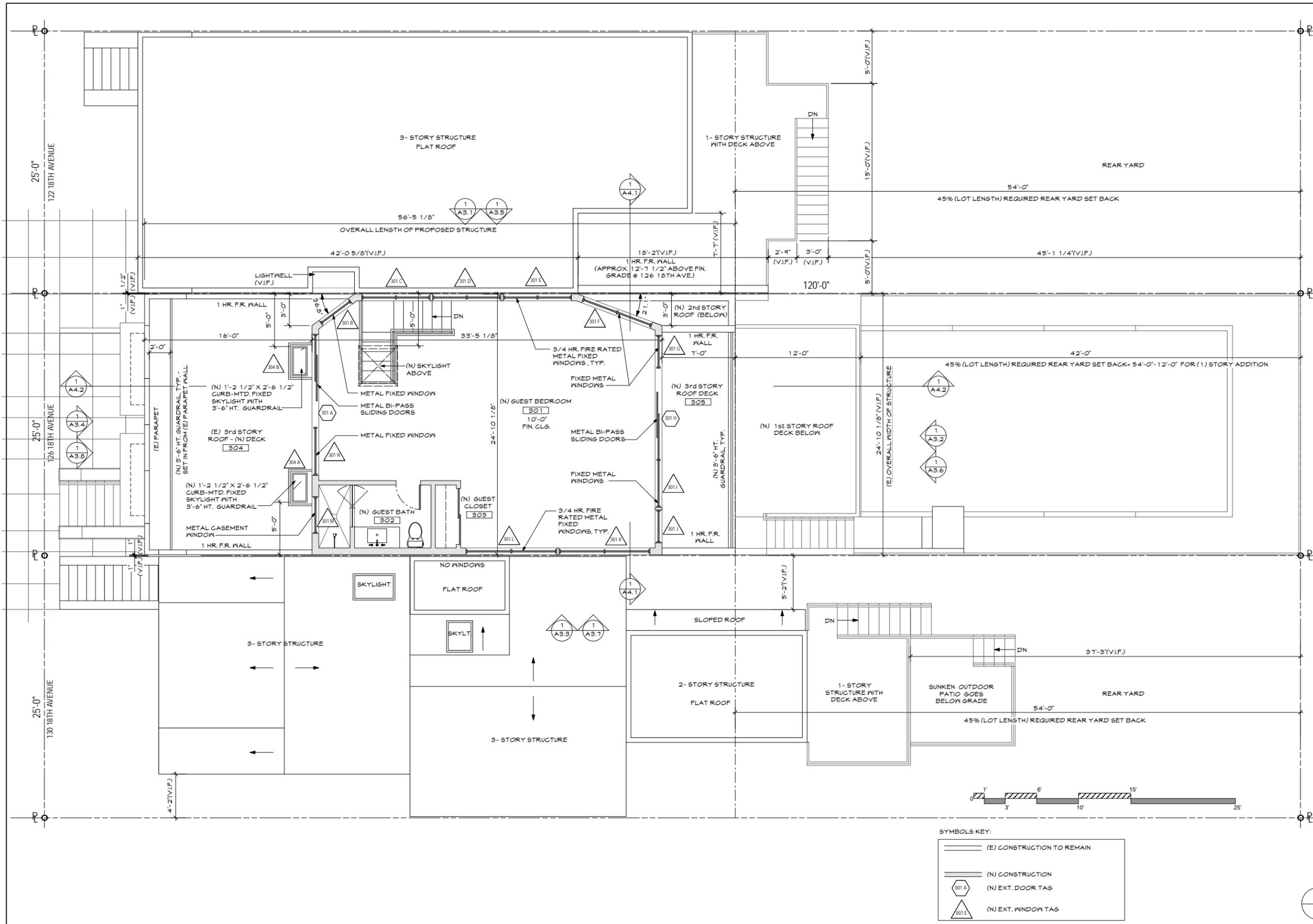


**AN ADDITION & REMODEL TO:
126 18TH AVENUE
SAN FRANCISCO, CA 94121
BLOCK: 1377, LOT: 039**

TITLE:
**PROPOSED PENTHOUSE
FLOOR
PLAN**

REVISIONS:	DATE:
PROJ. REV. MTG.	5-8-13
PRE-APP. MTG.	8-28-13
PLANNING SUBMITTAL	1-28-14
PLANNING REV. 3	2-24-14

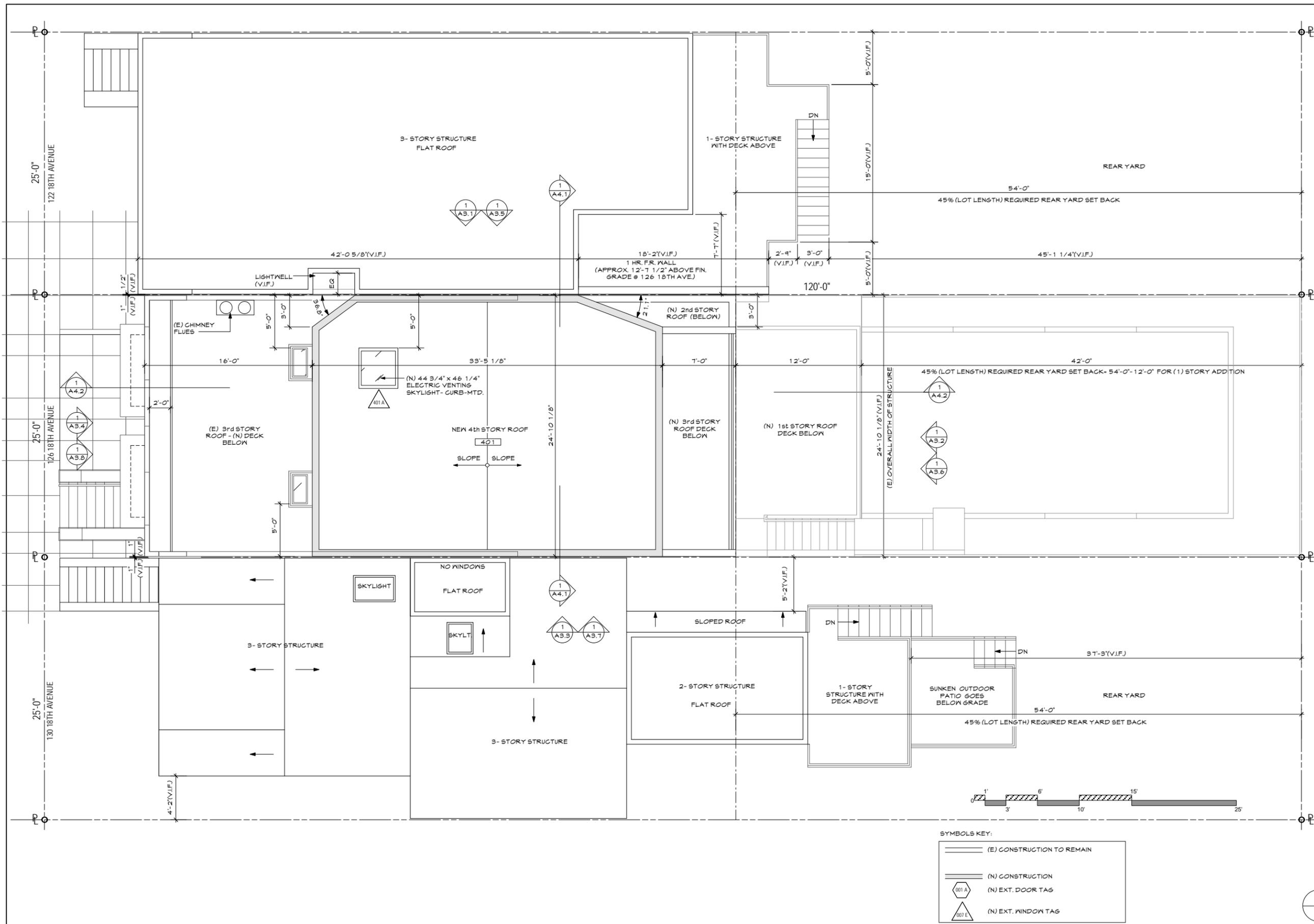
DATE:
8 MAY 2013
SCALE:
1/4" = 1'-0"
SHEET:
A2.8



SYMBOLS KEY:

- (E) CONSTRUCTION TO REMAIN
- (N) CONSTRUCTION
- (N) EXT. DOOR TAG
- (N) EXT. WINDOW TAG





**EICHLER | DAVIES
ARCHITECTURE**

2732 BALBOA STREET
SAN FRANCISCO, CA 94121

PH: 415-379-6381
FAX: 415-358-8405



**AN ADDITION & REMODEL TO:
126 18TH AVENUE
SAN FRANCISCO, CA 94121
BLOCK: 1377, LOT: 039**

TITLE:
**PROPOSED
ROOF
PLAN**

REVISIONS:	DATE:
PROJ. REV. MTS.	5-8-13
PRE-APP. MTS.	5-28-13
PLANNING SUBMITTAL	7-08-13
PLANNING REV. 3	2-24-14

DATE:
8 MAY 2013

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

SHEET:
A2.9

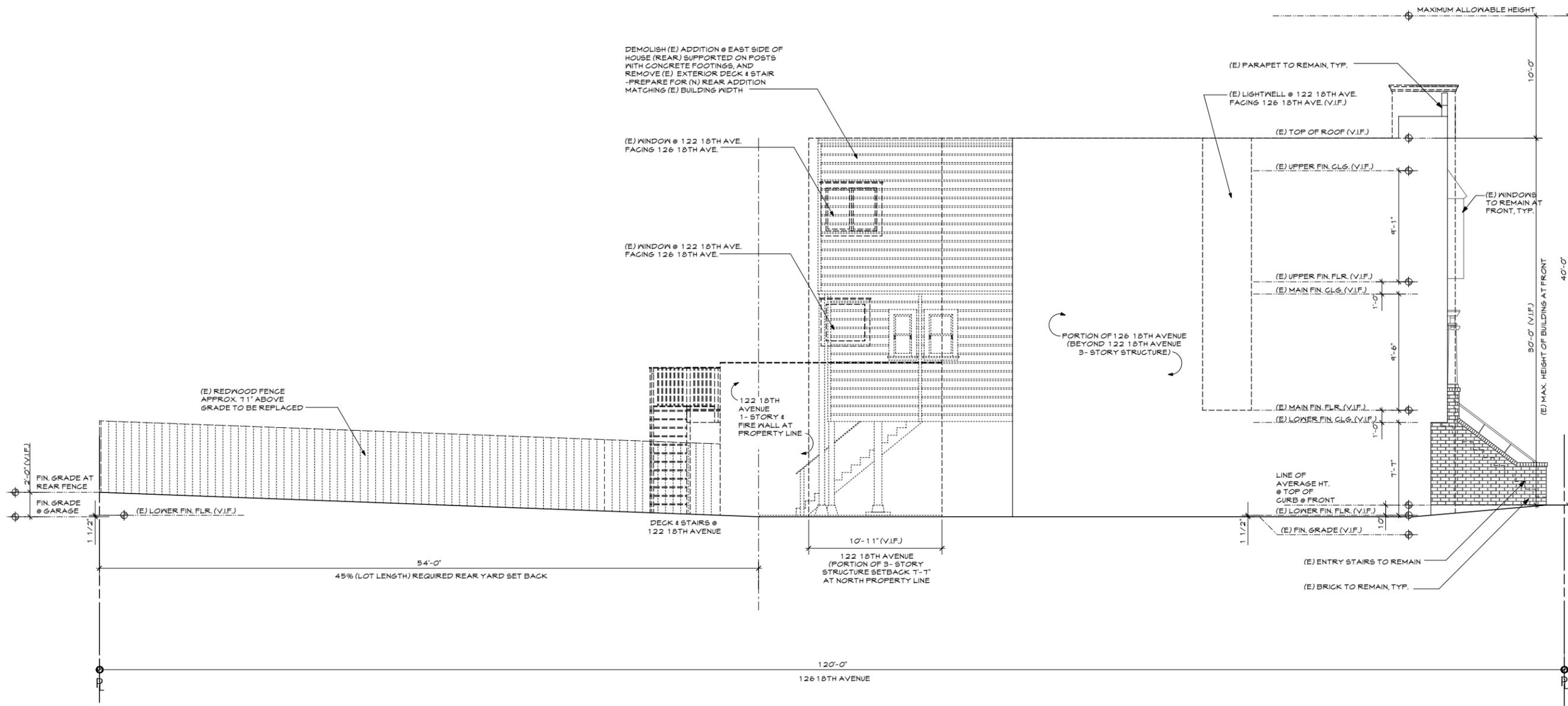


**AN ADDITION & REMODEL TO:
126 18TH AVENUE
SAN FRANCISCO, CA 94121
BLOCK: 1377, LOT: 039**

TITLE:
**EXISTING
NORTH
EXTERIOR
ELEVATION**

REVISIONS:	DATE:
PROJ. REV. MTS.	5-2-13
PRE-APP. MTS.	2-28-13
PLANNING SUBMITTAL	1-28-13
PLANNING REV. 1	12-28-12

DATE:
8 MAY 2013
SCALE:
1/4" = 1'-0"
SHEET:
A3.1



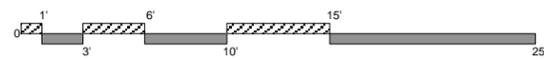
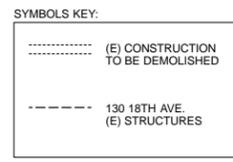
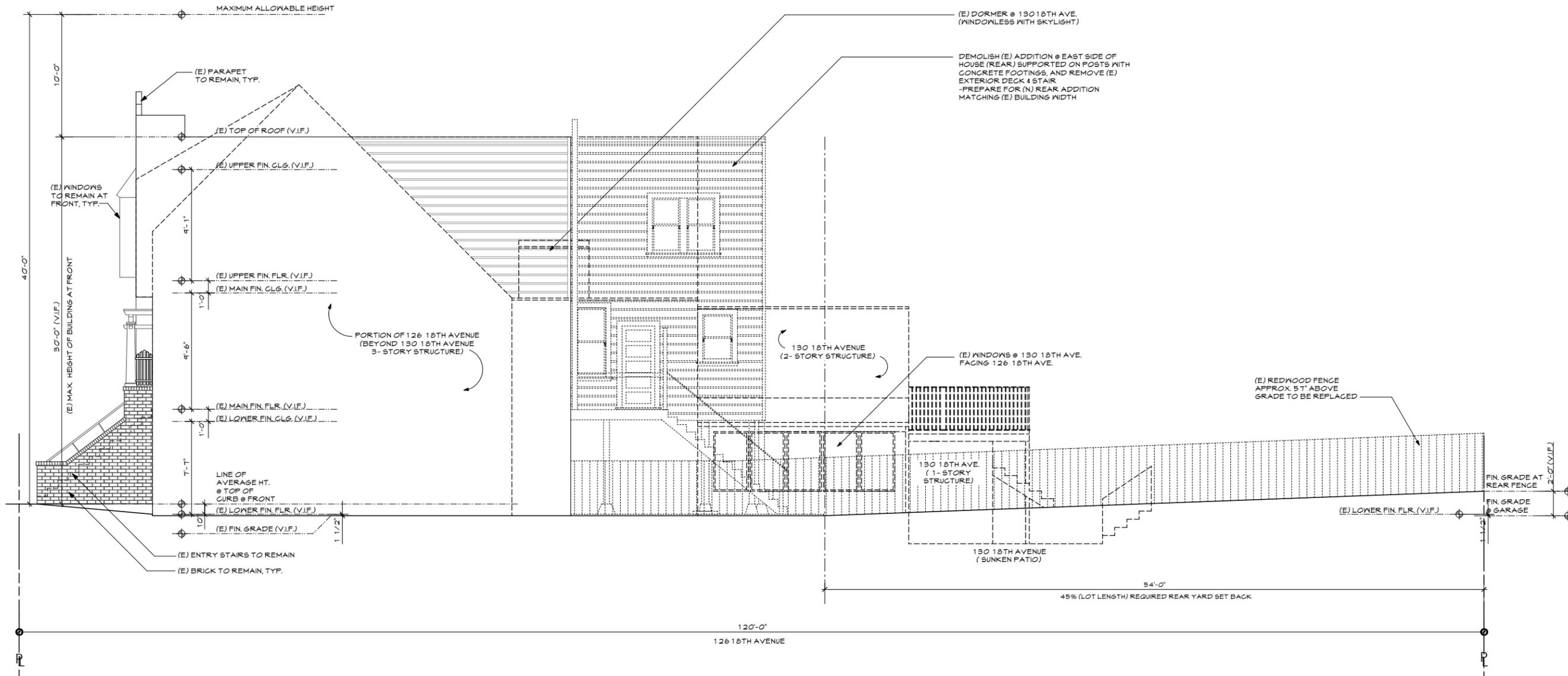


**AN ADDITION & REMODEL TO:
126 18TH AVENUE
SAN FRANCISCO, CA 94121
BLOCK: 1377, LOT: 039**

TITLE:
**EXISTING
SOUTH
EXTERIOR
ELEVATION**

REVISIONS:	DATE:
PROJ. REV. MTG.	5-8-13
PRELIM. REV. MTG.	5-28-13
PLANNING SUBMITTAL	7-01-13
PLANNING REV. 1	7-02-13

DATE:
8 MAY 2013
SCALE:
1/4" = 1'-0"
SHEET:
A3.3



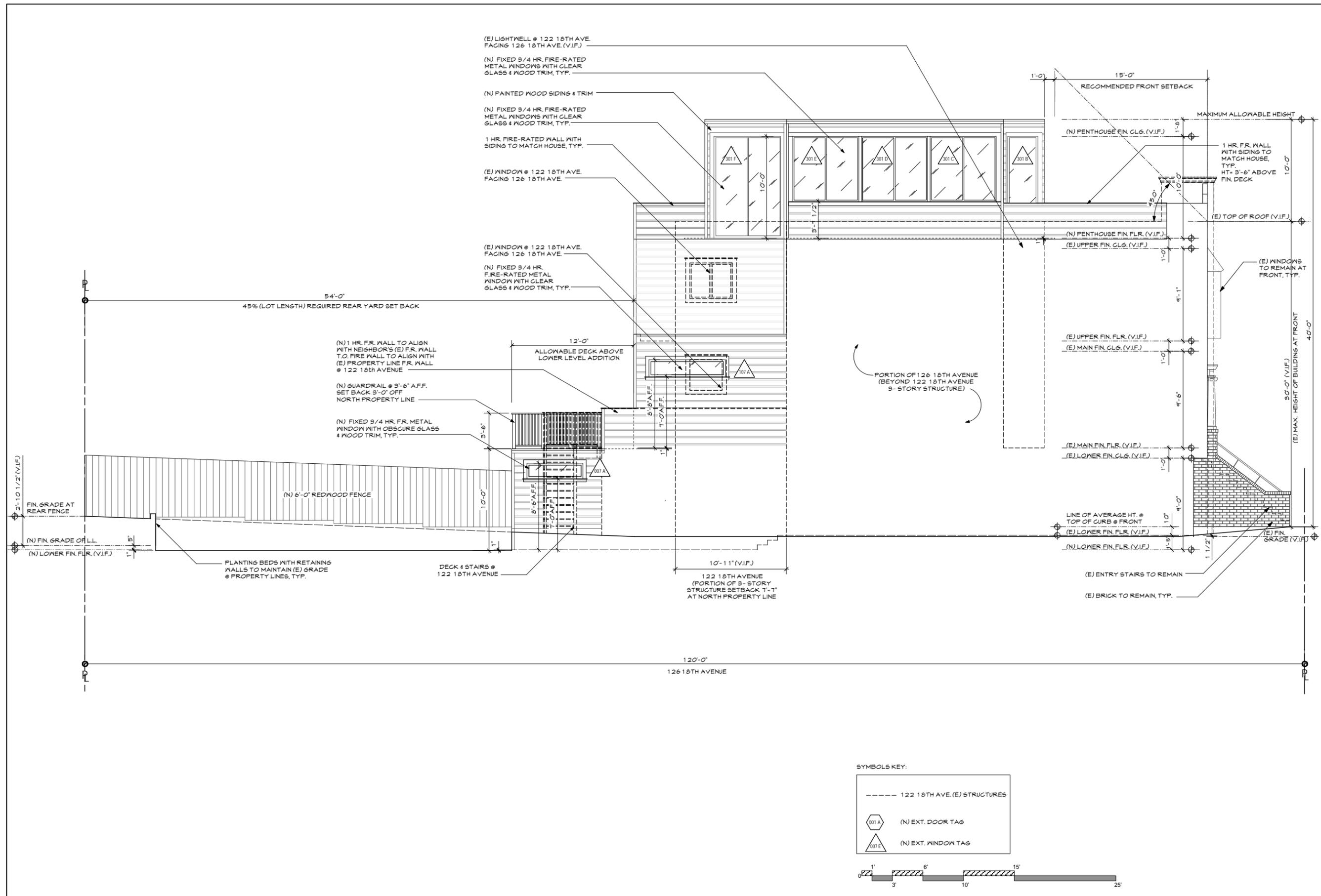


AN ADDITION & REMODEL TO:
126 18TH AVENUE
SAN FRANCISCO, CA 94121
BLOCK: 1377, LOT: 039

TITLE:
PROPOSED
NORTH
EXTERIOR
ELEVATION

REVISIONS:	DATE:
PROJ. REV. MTG.	2-28-13
PRELIM. MTG.	3-28-13
PLANNING SUBMITTAL	1-02-13
PLANNING REV. 1	10-08-13
PLANNING REV. 2	2-24-14

DATE:
8 MAY 2013
SCALE:
1/4" = 1'-0"
SHEET:
A3.5



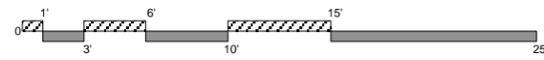
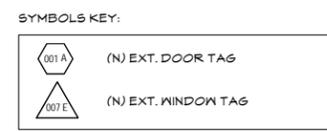
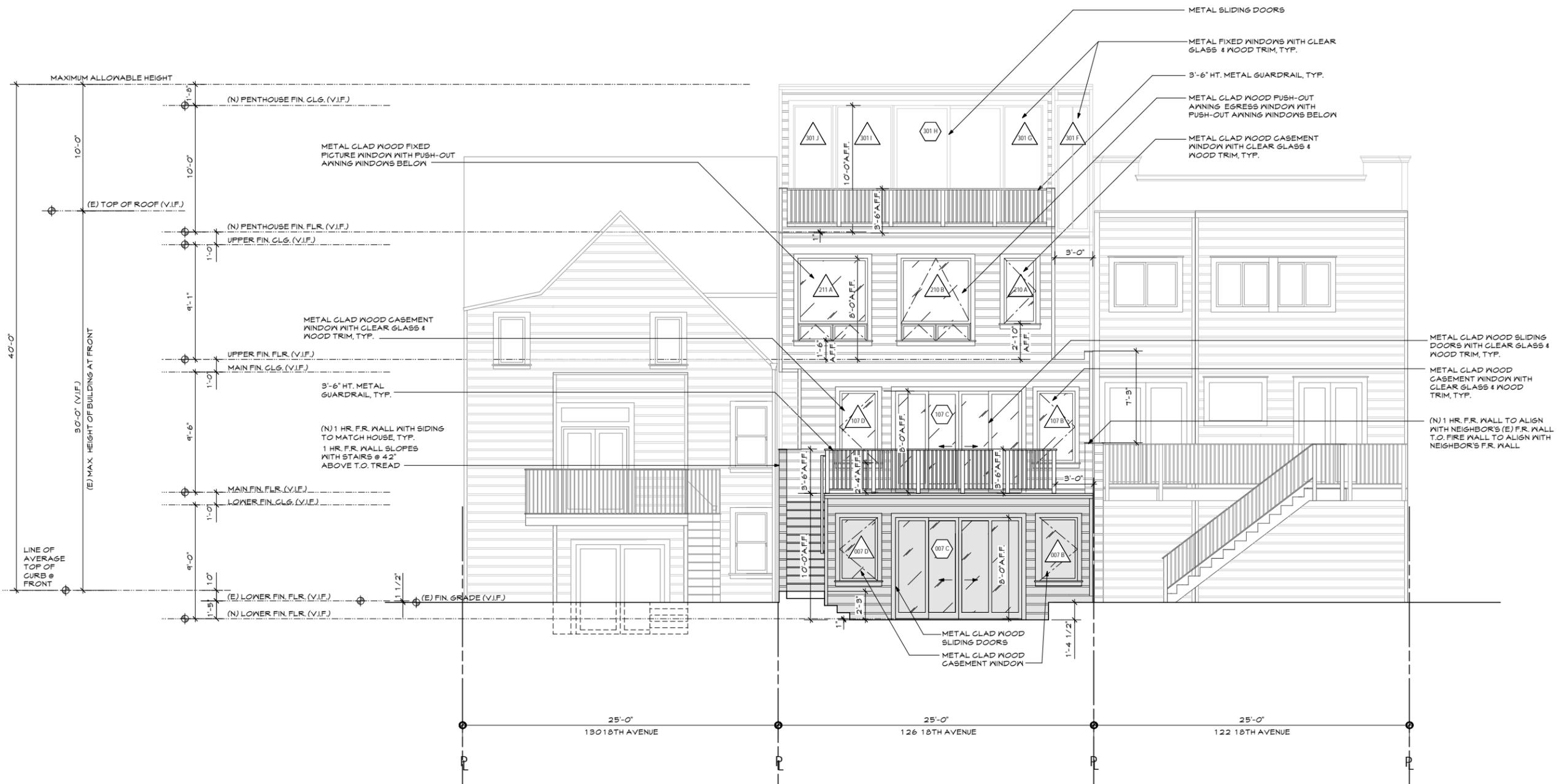


AN ADDITION & REMODEL TO:
126 18TH AVENUE
SAN FRANCISCO, CA 94121
BLOCK: 1377, LOT: 039

TITLE:
PROPOSED
EAST
EXTERIOR
ELEVATION

REVISIONS:	DATE:
PROJ. REV. MTG.	5-8-13
PRE-APP. MTG.	8-23-13
PLANNING SUBMITTAL	1-22-14
PLANNING REV. 1	2-20-14
PLANNING REV. 2	2-24-14

DATE:
8 MAY 2013
SCALE:
1/4" = 1'-0"
SHEET:
A3.6



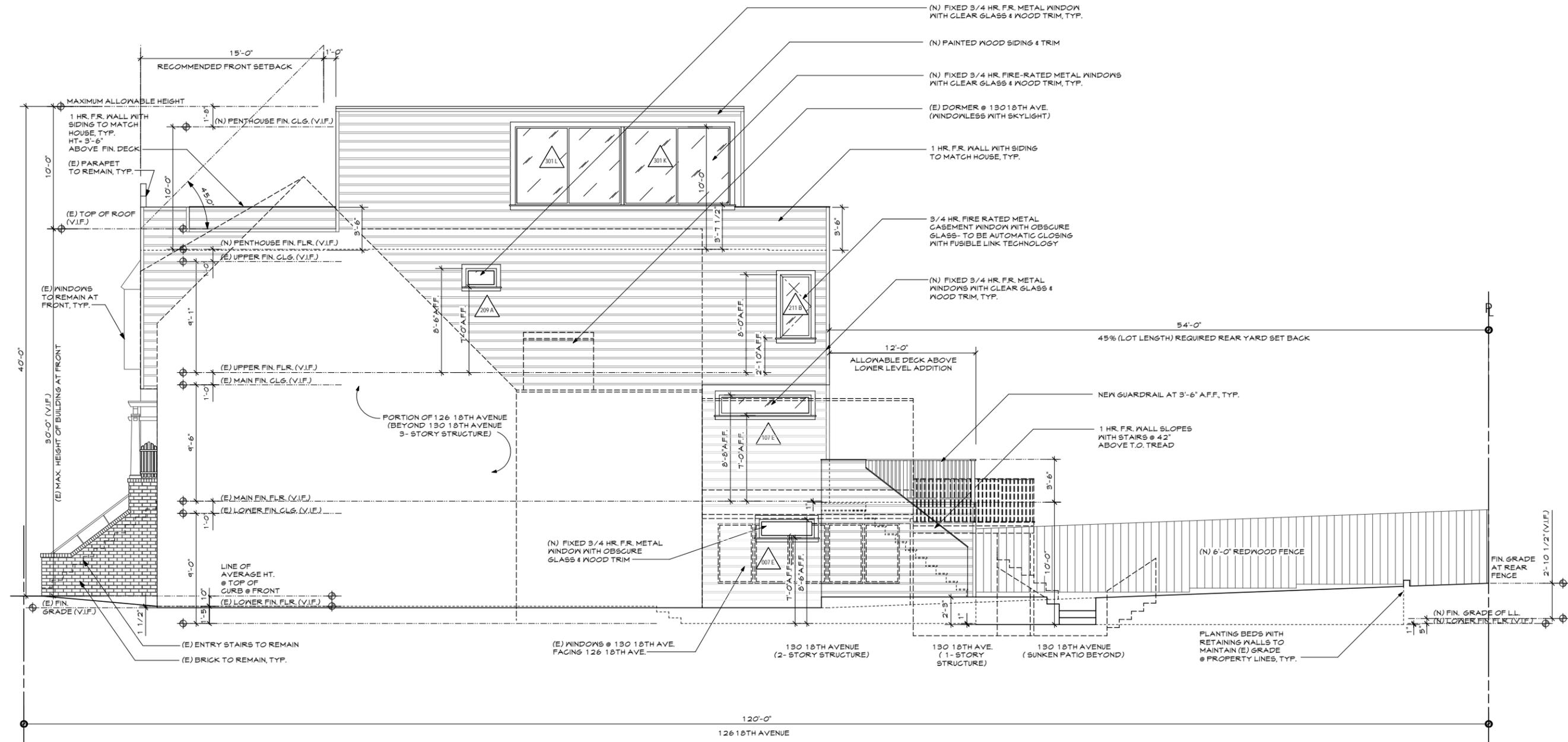


**AN ADDITION & REMODEL TO:
126 18TH AVENUE
SAN FRANCISCO, CA 94121
BLOCK: 1377, LOT: 039**

TITLE:
PROPOSED SOUTH EXTERIOR ELEVATION

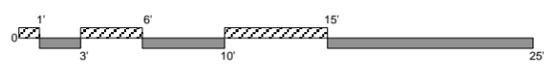
REVISIONS:	DATE:
PROJ. REV. MTS	5-8-13
PRE-APP. MTS	5-23-13
PLANNING SUBMITTAL	1-23-15
PLANNING REV. 1	2-22-15
PLANNING REV. 2	2-24-15

DATE:
8 MAY 2013
SCALE:
1/4" = 1'-0"
SHEET:
A3.7



SYMBOLS KEY:

- 130 18TH AVE. (E) STRUCTURES
- (001 A) (N) EXT. DOOR TAG
- (007 E) (N) EXT. WINDOW TAG



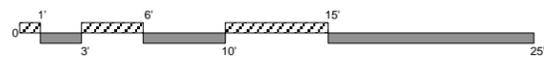
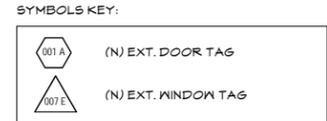
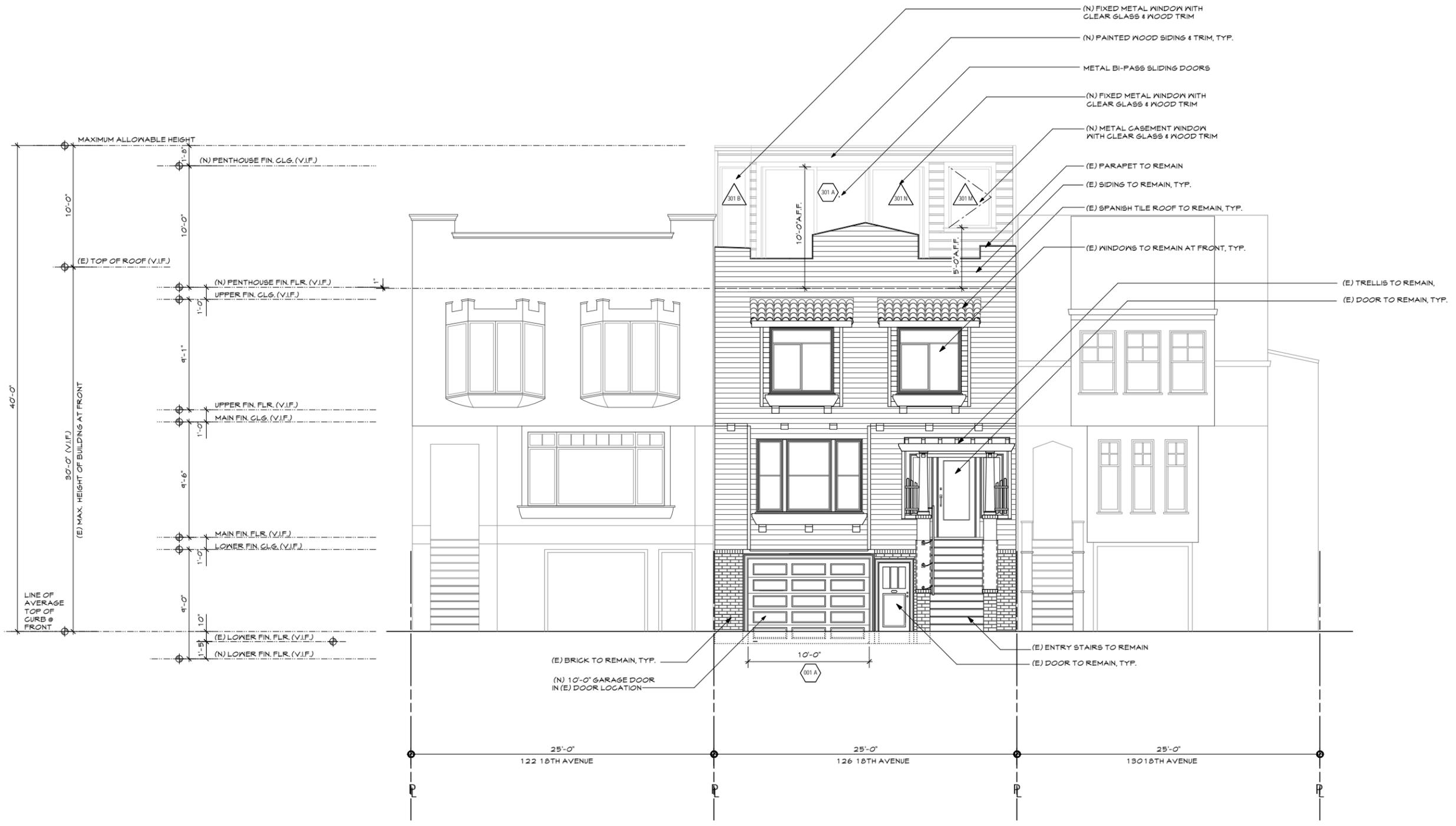


**AN ADDITION & REMODEL TO:
126 18TH AVENUE
SAN FRANCISCO, CA 94121
BLOCK: 1377, LOT: 039**

TITLE:
**PROPOSED WEST
EXTERIOR
ELEVATION**

REVISIONS:	DATE:
PROJ. REV. MTG.	5-8-13
PRE-APP. MTG.	9-23-13
PLANNING SUBMITTAL	1-24-14
PLANNING REV. 1	10-22-13

DATE:
8 MAY 2013
SCALE:
1/4" = 1'-0"
SHEET:
A3.8





**AN ADDITION & REMODEL TO:
126 18TH AVENUE
SAN FRANCISCO, CA 94121
BLOCK: 1377, LOT: 039**

TITLE:
**PROPOSED BUILDING SECTION:
EAST-WEST SECTION
FACING NORTH**

REVISIONS:	DATE:
PLANNING SUBMITTAL	1-08-13
PLANNING REV. 1	10-02-13
PLANNING REV. 3	2-24-14

DATE:
2 JULY 2013
SCALE:
1/4" = 1'-0"
SHEET:
A4.2

