



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: OCTOBER 9, 2014

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: October 9, 2014
Case No.: **2014.0337D**
Project Address: **86 BRIDGEVIEW DRIVE**
Permit Application: 2013.1025.0313
Zoning: RH-1 [Residential House, One-Unit per Lot]
40-X Height and Bulk District
Block/Lot: 5337/027
Project Sponsor: Man Cheuk Cheng & Doris Cheng
82 Bridgeview Drive
San Francisco, CA 94124
Staff Contact: Chris Townes – (415) 575-9195
Chris.Townes@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The project proposes an interior/exterior remodel to an existing single family residence involving the conversion of storage to master bedroom at the first floor, a new rear deck at the first level, a new rear balcony at the second level, as well as, new windows and doors on the rear façade. No alterations are proposed at the front elevation. The platform area of the first floor deck measures approximately 11'-0" in depth by 21'-0" in width with an area of 205 square feet. This deck is accessed from two openings, a sliding glass door off the master bedroom and single swing door off the master bathroom. The proposed second-level rear balcony measures 8'-0" in depth and 11'-6" in width and occupies 92 square feet. This balcony is accessed from sliding glass doors off the kitchen/dining/living room area of the subject building and located approximately 11'-3" from the shared side property line of the 82 Bridgeview Drive property.

SITE DESCRIPTION AND PRESENT USE

The site is located in the Bayview neighborhood within the RH-1 (Residential – House, One Family) zoning district and 40-X height and bulk district. The subject property (Lot 027/Block 5337) is located on the north side of a curvilinear street, Bridgeview Drive, between Newhall Street and Topeka Avenue. Bridgeview Drive curves in a manner the follows the contour of the hillside and the subject property is situated near the top of the hill. The lot is irregularly-shaped measuring approximately 28 feet in width by 123 feet in depth with a total lot area of 3,338 square feet. The existing use is a 1,619 square foot, rectangular, two-story over garage single family residence constructed in 1954.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

On the subject and opposite block-face, the majority of buildings are two-story over garage single family residences which maintain a consistent architectural treatment along the Bridgeview Drive street

frontage. The surrounding properties are also zoned RH-1 and are located within the 40-X height and bulk district.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	February 10, 2014 – March 12, 2014	March 6, 2014	October 9, 2014	217 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	September 29, 2014	9/29/2014	10 days
Mailed Notice	10 days	September 29, 2014	9/29/2014	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s) (DR Requestors at 82 Bridgeview Drive)		X	
Other neighbors on the block or directly across the street			X
Neighborhood groups			X

No neighborhood comments (other than DR Requestor’s who reside at 82 Bridgeview Drive) have been received.

DR REQUESTOR

The DR requestors, Mr. Man Cheuk Cheng and Mrs. Doris Cheng, reside at 82 Bridgeview Drive. Their property is located immediately adjacent and to the east of the subject property located at 86 Bridgeview Drive. The concern expressed by the DR Requestors is specific to the proposed first level rear deck and second-level rear balcony. The DR requestors disapprove of the proposed new first and second level decks, in that they feel the new decks will create a security risk by providing accessibility to a potential home intruder through their rear windows. They also feel the proposed second story deck would interrupt their view from their second floor west window and diminish their privacy. The proposed first-level rear deck is approximately 9’-6” below the neighbor’s adjacent west window and the proposed second-level balcony is approximately 11’-3” away from the neighbor’s second level west window. Lastly, although not currently in the scope of work associated with building permit no. 2013.1025.0313,

the DR Requestor is concerned with the shared property line wood fence which they feel also poses a security concern.

DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated March 6, 2014.

PROJECT SPONSOR’S RESPONSE TO DR APPLICATION

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

ENVIRONMENTAL REVIEW

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

RESIDENTIAL DESIGN TEAM REVIEW

In reviewing the proposal in relation to the Residential Design Guidelines, the Residential Design Team (RDT) has issued the following comments:

1. The proposed deck is substantially set back from the side property line, and is not directly aligned with the side windows of the adjacent property. It will not have an unusual impact on the privacy of the adjacent property.
2. Private views are not protected under the Residential Design Guidelines.
3. The Residential Design Guidelines do not address security concerns.

Therefore, the RDT supports the project as proposed. No exceptional or extraordinary circumstances are present.

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

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

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
DR Application
Response to DR Application dated September 29, 2014
Reduced Plans

Sanborn Map*

SUBJECT PROPERTY

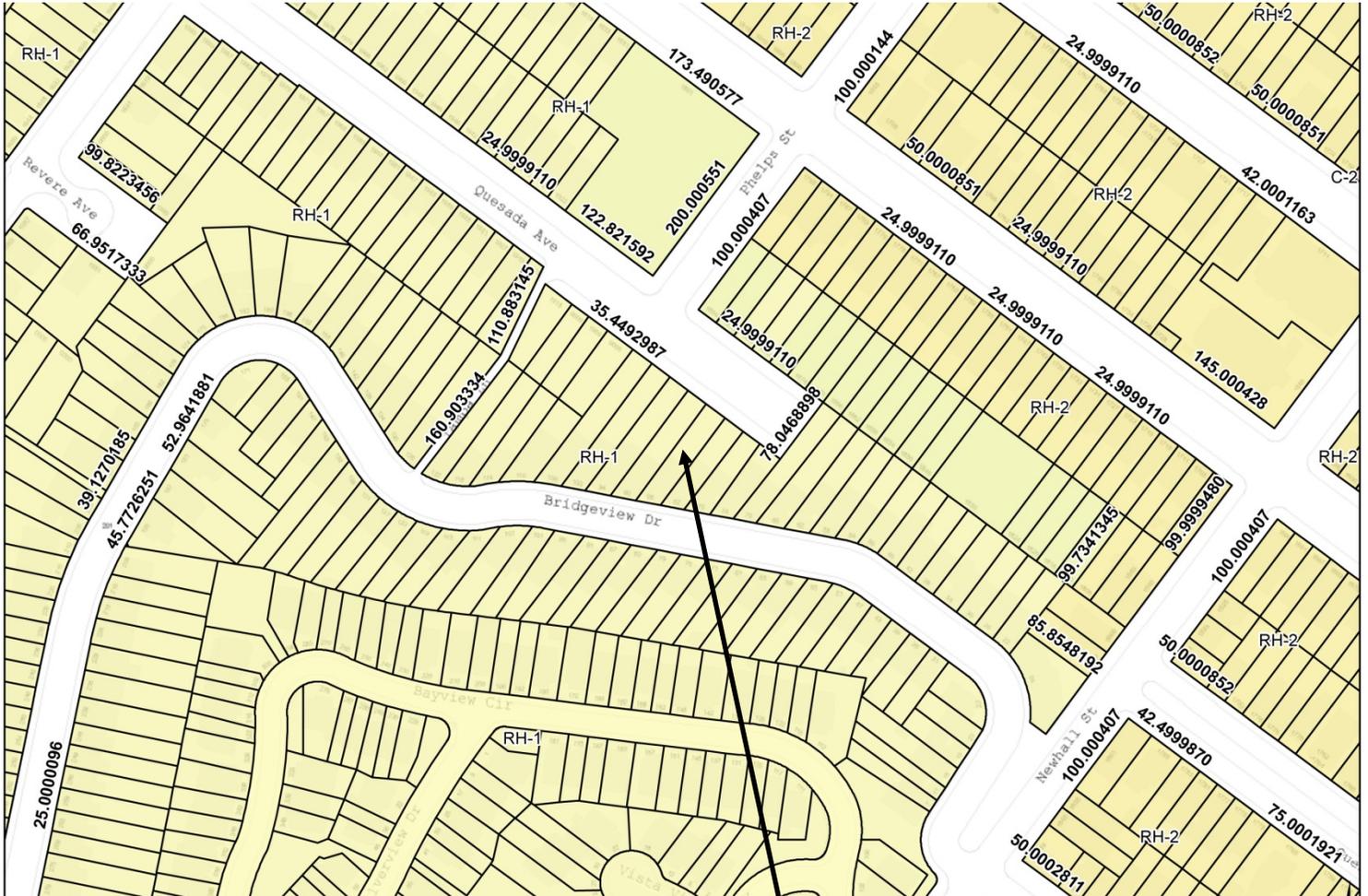


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review
Case Number 2014.0337D
Rear Deck and Balcony Addition; Remodel
86 Bridgeview Drive

Zoning Map



SUBJECT PROPERTY



Discretionary Review
Case Number 2014.0337D
Rear Deck and Balcony Addition; Remodel
86 Bridgeview Drive



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **November 12, 2013**, the Applicant named below filed Building Permit Application No. **2013.1025.0313** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	86 Bridgeview Drive	Applicant:	Michael Miranda
Cross Street(s):	Newhall Street/ Topeka Avenue	Address:	86 Bridgeview Drive
Block/Lot No.:	5337/027	City, State:	San Francisco, CA 94124
Zoning District(s):	RH-1 / 40-X	Telephone:	(415) 305-7026

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 type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential (single family dwelling)	No change
Front Setback	Varies due to irregular shaped lot (2'-0" to 12'-0")	No change
Side Setbacks	None	No change
Building Depth	49'-10"	No change
Rear Yard	72'-2"	56'-7" to deck stair
Building Height	26'-9"	No change
Number of Stories	2-stories with basement level	No change
Number of Dwelling Units	1	No change
Number of Parking Spaces	2-car garage	No change
PROJECT DESCRIPTION		
The project proposes an interior/exterior remodel to an existing single family dwelling involving the conversion of storage space to a master bedroom with master bathroom at the first floor, the addition of decks that will project up to 15'-11" off the rear façade at the first floor and 8'-0" off the rear façade at the second floor, as well as new windows and doors on the rear facade. See attached plans.		

For more information, please contact Planning Department staff:

Planner: Chris Townes
 Telephone: (415) 575-9195
 E-mail: chris.townes@sfgov.org
 中文詢問請電: (415) 575-9010

Notice Date: 2/10/14
 Expiration Date: 3/12/14

Para información en Español llamar al: (415) 575-9010

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: Cheng Man Cheuk & Doris		
DR APPLICANT'S ADDRESS: 82 Bridgeview Drive, San Francisco, CA	ZIP CODE: 94124	TELEPHONE: (415) 695-9179
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Matthew Borland		
ADDRESS: 86 Bridgeview Drive, San Francisco, CA	ZIP CODE: 94124	TELEPHONE: (415) 305-7026
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS: Same as above	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS:		

2. Location and Classification

STREET ADDRESS OF PROJECT: 86 Bridgeview Drive, San Francisco, CA		ZIP CODE: 94124
CROSS STREETS: Newhall Street/Topeka Avenue		
ASSESSOR'S BLOCK/LOT: 5337 / 027	LOT DIMENSIONS: 28x135x26x122	LOT AREA (SQ. FT.): 3338
ZONING DISTRICT: RH-1		HEIGHT/BULK DISTRICT: 40-X

3. Project Description

Please check all that apply

Change of Use Change of Hours New Construction Alterations Demolition Other

Additions to Building: Rear Front Height Side Yard

Present or Previous Use: Storage space/back yard

Proposed Use: a master bedroom, a master bathroom and rear decks that will project up to 15'-11" off the rear facade at the first floor*(to be contd. below)*

Building Permit Application No. 2013.1025.0313

Date Filed: 11/12/13

and 8'-0" off the rear facade at the second floor, together with new windows and doors on therear facade.

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 checked="" type="checkbox"/>	<input 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.

We have discussed the project with the applicant, planning staff and Mr. Arnold McGibray, Jr. at Community Boards without reaching any agreeable solutions. Mr. Matthew Borland insists that there will be no changes to his proposed project.

Discretionary Review Request

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

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

Please refer to a separate sheet of paper submitted under

"Discretionary Review Request" on Page 9.

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

We are next-door neighbors of the proposed project. We believe that our property would be adversely affected the most. The project proposes to add a bedroom, a bathroom and rear decks that will project up to 15'-11" off the rear façade at the first floor. There are only 14'-0" space from an existing rear end of the proposed property to the current rear end of our property, that is to say, the proposed property will be built 1'-11" beyond the rear end of our building. As a result, it is easy for a thief to have access to the rear window of our daughter's bedroom. (Please refer to photo #3 submitted).

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

Reasonable alternatives or changes to the proposed project are as follows:

Item (a) the proposed remodeling should be built without rear decks. If it is built with decks, please keep any decks at least four feet (4'-0") away from our rear window.

Item (b) the new decks that will project up to 8'-0" off the rear façade at the second floor should not be added or built at all.

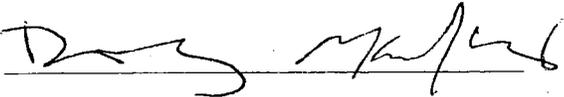
Item (c) please let us have access to paint the side of our house.

Item (d) please remove or lower the fence to the next lower level. (Please refer to the photo #4 submitted).

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature:  Date: 03/05/2014

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

Doris Cheng and Man Cheuk Cheng (owners)

Owner / Authorized Agent (circle one)

Discretionary Review Request

1. (a) We strongly disapprove the new decks that Mr. Matthew Borland is going to build as stated in his proposed project. Mr. Borland's new decks will create a security problem for us because any intruder or thief can climb up the decks and break into our house through our rear window, the rear window of our daughter's bedroom. We believe that we are always in danger if the owner of the proposed project adds rear decks.

(b) In addition, we strongly disapprove the new decks that will project up to 8'-0" off the rear façade at the second floor because they will block the view of our upstairs window. (Please refer to the photo #1 submitted).

(c) We do not like a new firewall to be built against our property because we shall not be able to paint the side of our building.

(d) The fence Mr. Borland built soon after he had purchased his property in 2012 was another security concern for us. It was built not only without our knowledge but also without a City permit. It was built like a solid bridge or a series of stepping stones serving as a means of approaching our rear window. Any intruder can stand or walk on it, and therefore our rear window is reachable by a thief standing on it. (Please refer to the photo #2 submitted).

Truly, it is the proposed new decks that we strongly disapprove, not the conversion of storage space to a bedroom and a bathroom.



SAN FRANCISCO PLANNING DEPARTMENT

RESPONSE TO DISCRETIONARY REVIEW

Case No.: 14.0337D

Building Permit No.: 2013.1025.0313

Address: 86 Bridgeview Drive, SF, CA 94124

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: Matthew Borland

Telephone No.: 415-305-7026 (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.

My project is within the guidelines of the San Francisco planning department, and a modest extension of the envelope of the building relative to what the planning code allows. The project considers the impact on security, views and privacy on the DR applicant.

Please see the attached response to the DR applicant's request and copies of letters delivered to the DR applicant in relation to this matter.

- 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.

I have offered to install security lighting, and also previously offered construction changes to address security concerns. I scaled the project back prior to submission to the City out of respect of the views and privacy of the DR applicant from their property line window.

- 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.

The improvements to my property, including the decks, are compatible with other property in the neighborhood. Aside from seeing my upper deck from the property line window of the DR applicant, I do not see any adverse effect on surrounding property. Improvements to my property should enhance the adjacent properties.

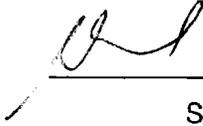
I want to add decks in order to extend my living space, and feel that the proposed plans accomodate reasonable concerns from the adjacent property.

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

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

<u>Number of</u>	<u>Existing</u>	<u>Proposed</u>
Dwelling units (only one kitchen per unit –additional kitchens count as additional units)	<u>1</u>	<u>1</u>
Occupied stories (all levels with habitable rooms) ...	<u>2</u>	<u>2</u>
Basement levels (may include garage or windowless storage rooms)	<u>1</u>	<u>1</u>
Parking spaces (Off-Street)	<u>2</u>	<u>2</u>
Bedrooms	<u>2</u>	<u>3</u>
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas....	<u>No change</u>	<u>No change</u>
Height	<u>26' 9"</u>	<u>26' 9"</u>
Building Depth	<u>49' 10"</u>	<u>49' 10"</u>
Most recent rent received (if any)	<u>n/a</u>	<u>n/a</u>
Projected rents after completion of project	<u>n/a</u>	<u>n/a</u>
Current value of property	<u>~\$675,000</u>	<u>~\$750,000</u>
Projected value (sale price) after completion of project (if known)	<u>n/a</u>	<u>n/a</u>

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

	04/17/2014	Matthew Borland
Signature	Date	Name (please print)

**Attachment: Response to Discretionary Review Filing
86 Bridgeview Drive, San Francisco, CA 94124**

Case # 14.0337D

Building permit # 2013.1025.0313

From the Application Form

Item 5: DR applicant states the project sponsor “insists that there will be no changes to his proposal”. I have, in writing, offered solutions to what I could ascertain are the concerns of the DR applicant. The applicant never responded to my offers. Further, concerns of the applicant changed though the process, making them difficult to address.

From the Discretionary Review Request

Item 2: The DR applicant indicates that a bedroom, bath and decks will extend the property 15’ 11”. Only decks are being added to envelope of the property, the bedroom and bath are a re-configuration of existing interior space.

Item 3: Changes requested to the project by the DR applicant

- a) **Request to remodel without adding decks.** City planning codes allow homeowners to improve their property pursuant to specific regulation. To deny any expansion is not reasonable. I believe my proposed decks are modest relative to what would otherwise be approved by the planning department. Further, the DR applicants’ rear window glass is 3’ 6” linear feet from the property corner, the proposed deck is an additional 30” from the same corner- a total of 5 linear feet from the DR applicant’s window. This is further than the 4 feet requested.
- b) **Request to not build the upper deck.** I believe my proposed decks are modest relative to what could otherwise be approved by the planning department. I designed the upper deck so that it is more than 11’ from the DR applicant’s property line window, and does not extend past the inside edge of the same opening, out of respect for their privacy and views.
- c) **Request for access to paint.** This issue was never brought to me by the DR applicant, despite my offering on multiple occasions (twice in writing) to paint this area at my expense. If the DR applicant wants to paint this area at their expense, I have no objection provided the color is compatible with the rear of my home.
- d) **Request to remove or lower a portion of our shared fence.** Removing a section, leaving no fence between our properties is not reasonable. The DR applicant has not maintained their fences, and omitting a section would create a security issue for my

property. Further, the fence section in question has been lowered (post DR filing) to a height 23" lower than the previous, original fence.

From the Discretionary Review Request Attachment (provided by Applicant)

- a. The DR applicant is claiming security concerns as justification for opposing my deck addition, yet they have no functional rear fence due to a fire 2+ years ago. Both our properties abut open space, and it is quite easy for an intruder to enter the DR applicant's property from the rear and access the said windows of concern to the applicant- which I believe to be a more probable entry scenario than repelling around the corner from my proposed deck (see attached photos). Also, the distance from the window of concern and my deck is farther, in linear feet, than requested by the applicant.
- b. The upper deck being objected to will not substantially block views from the DR applicant's property line window. My plan minimizes the view and privacy impact on the DR applicant by limiting the depth of the deck and keeping the deck ~11' from their window.
- c. I had offered on several occasions to paint, at my expense, not only the area being covered by the firewall, but the entire side of the DR applicant's property visible from my home. I have no objection to the DR applicant painting the side of their home at their expense, provided the color is compatible with the rear of my home.
- d. When I purchased my property in 2012, I had no rear fence due to a fire, and the fence between me and the applicant was falling over. Replacing the fence was a security priority for me. Contrary to their claim- the plans were discussed twice, on site, with Doris Cheng and a third time on site with both Doris and her husband present, where they approved of the design. A photo representing the fence style was presented during this final meeting. The DR applicant never complained about the fence height prior to receipt of the 311 notification. *The fence has subsequently been lowered 24" (post DR filing) to a height of 4'6" – 23" lower than the fence that was replaced.* It is my understanding that a city permit was not required for this fence. Further, the stepped design is a result of the terrain.

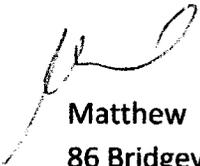
October 30, 2013

Dear Neighbor-

I hope you are well. I noticed that you were measuring the side of your home last night, presumably in response to the pre-application meeting notice you should have received. The notice is required by the City as part of the permit process. Feel free to ring our doorbell, I am happy to show you the plans and discuss it with you. We are not extending our home, rather we are looking to add decks. The upper deck, as planned, does not extend to abut your property.

Also, I was meaning to tell you about an issue affecting your property. In the last big rains, I noticed that your main roof drain is clogged. Large amounts of water from your roof was spilling out at the top of the drain stack, instead of draining into the sewer line. This same condition at my home caused massive rot and termite damage to my property and was corrected by a plumber for not much money. You may want to have someone clear the drain to prevent damage to your home.

Best,

A handwritten signature in black ink, appearing to be the name 'Matthew', written in a cursive style.

Matthew
86 Bridgeview Drive

November 11, 2013

Dear neighbor,

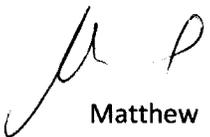
Thank you for meeting with us last week. We both want you to know that we intend to be thoughtful, courteous neighbors. And, we intend to own this property for many years. We are not flipping the property for profit, it is our home.

As I mentioned, the City would allow a much larger expansion that would block your views. Our plans had already been scaled back from what we originally wanted to build, partly out of respect for your property line window. The upper deck is as small as we can make it, while still being functional. And, as discussed, is many feet away from your property line window. We will not be building anything on the deck that would obstruct views for you or me.

We met with our contractor last week to discuss the security concerns from the lower deck. We discussed several options to reduce the deck size while maintaining the functionality we need. Unfortunately, reasonably modifying the size of the deck does not change access to your property line window and would not enhance security for you. The deck would be approximately 12½ feet from the bottom of your window. The deck railing would be about 9 feet from the bottom of your window. I believe that to gain access to your window, an intruder would need a ladder- which they would have to bring with them up the hill. I don't think this would be an attractive way to break into your home, I suspect someone would try breaking into your rear windows first. Since security is a concern for you and I, I plan to install security lighting at the rear of the decks- making it a less attractive target for an intruder.

Finally the plans I shared with you call for a new firewall up against your property, at the deck railing height we discussed. It would be best, for your home, if the wood siding was prepped and painted prior to installation of the new wall. You will not be able to paint it after the new wall is installed. I propose that I hire and pay my person to paint the side of your building. There would be no cost to you, and I would have him paint from the roof to the floor, from the corner to up against my house- prior to the new wall being built. Since you never see this wall, my preference would be to paint it the same color as my home. I am attaching a photo showing the area I am offering to paint. Please let me know if this works for you.

Best,

A handwritten signature in black ink, appearing to be the name 'Matthew' written in a cursive style.

Matthew



PROPOSED
NEW PAINT INSIDE
BLACK LINE

NEW
FIREWALL

I am offering to paint, at my cost, the area of your home outlined above.

Matthew Borland
86 Bridgeview Drive
San Francisco, CA 94124

February 24, 2014

Man Cheuk Cheng
Doris Cheng
82 Bridgeview Drive
San Francisco, CA 94124

Dear neighbor,

Thank you for meeting with me on Sunday. I do wish we can be good neighbors for many years.

I felt it unfortunate you insisted on meeting before my contractor could mark the outlines of the project, because it seems you still do not fully understand the scope of the project.

At our meeting you expressed concern about my project over:

- Loss of views
- Security
- The proposed firewall being adjacent to your property
- Decreased value of your property as a result of our plans
- Our building decks at all

In regards to your security concern, your belief that someone would repel from our deck around the corner while grabbing the downspout on the back of your home- with nowhere to step and some type of rope involved- then enter your back window is one neither I nor my contractor feel is particularly plausible. As demonstrated at the meeting, the fence adjacent to the corner of your property presents a much easier way for someone to get close to your rear windows. I asked my contractor to lower that section of fence as soon as possible, to a level lower than the previous fence. When I bought the property in 2012, there was no fence at the back or between us- due to a fire caused by mischievous people (rear) and natural decay (in between). As you know, I paid to have the fence around my property and between ours installed to enhance security since we both abut open space and anyone can walk up the hill to access our rear yards.

You requested the lower deck be no more than 8 feet deep. I have looked at my plans again but unfortunately cannot reduce the size as requested without losing the desired aesthetics and functionality.

If you feel it would help security, I may be able to change the railing next to your house to a glass panel with no top cap. A typical railing offers a 5.5" top cap, where a glass panel would not provide as wide a footing for an intruder. Please see attached plan, highlighting where the glass panel could be installed.

If you feel this would alleviate your concerns, I will investigate the feasibility and cost to determine whether the City would approve the change and I have the money to do it. I again repeat my offer to paint the side of your house visible from my rear yard, in preparation for the work being done- at our expense (please see the attached diagram). The offer to paint and to change the railing to glass is contingent upon you not filing for discretionary review.

You certainly have the right to file for discretionary review, and should you choose this route I look forward to seeing you at the hearing.

Please let me know either way, so I know how to proceed.

Best,

A handwritten signature in black ink, appearing to read 'Matthew Borland', written in a cursive style.

Matthew Borland



PROPOSED
NEW PAINT INSIDE
BLACK LINE

NEW
FIREWALL

I am offering to paint, at my cost, the area of your home outlined above.

BORLAND RESIDENCE
86 BRIDGEVIEW DRIVE
BLOCK/LOT #5337/027

First Floor: Proposed Plan

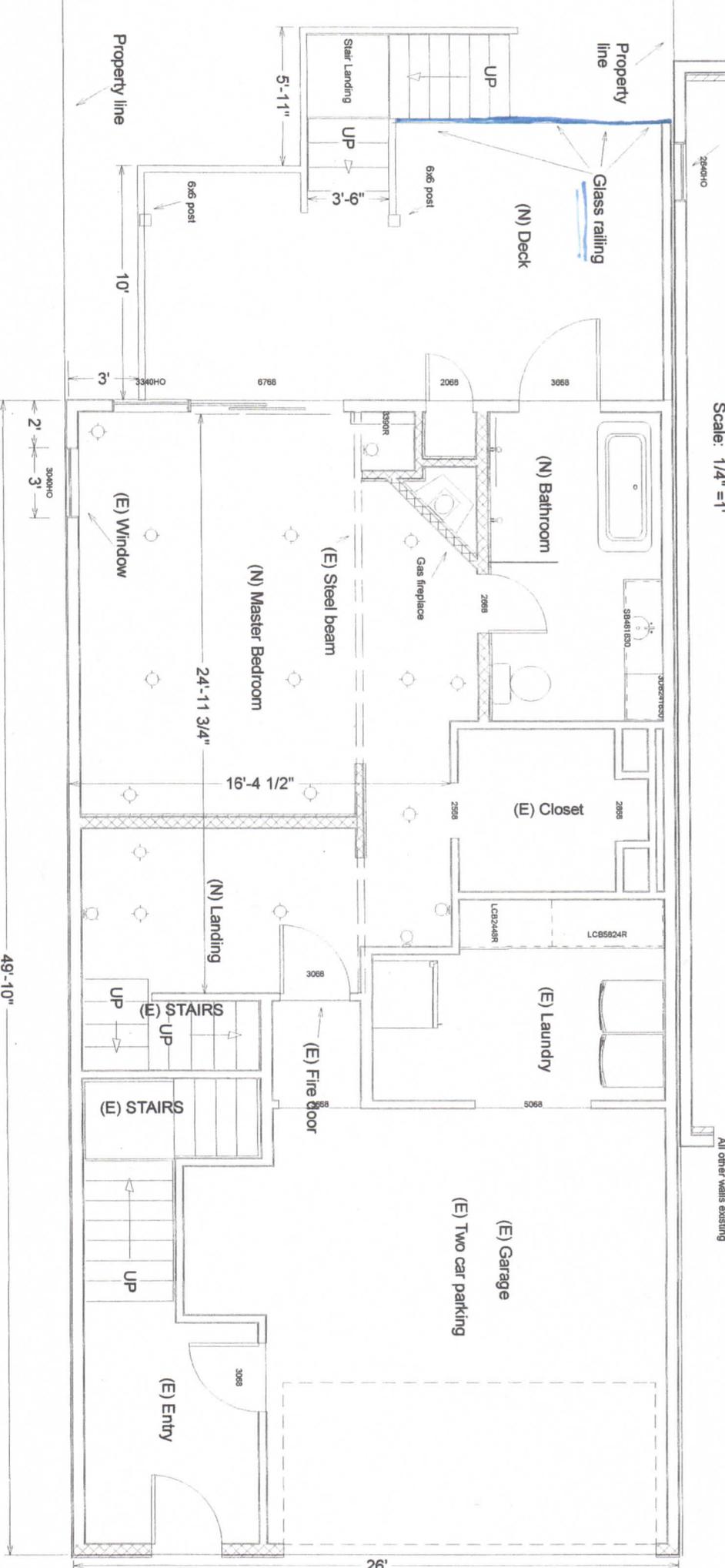
Scope of work: Add master bedroom/bath, rear decks and new rear windows/doors

Drawn by Matthew Borland:

Scale: 1/4" = 1'

North

Note: Adjacent property has one opening onto this plane, a property line window 9.5' above the lower deck floor.



NOTE:
 All construction shall confirm to CBC - 2010, and all other applicable local ordinances.
 All structural lumber shall be treated Douglas fir #2 or better.

Wall legend:
 new walls = [cross-hatched pattern]
 Note: no walls removed, other than enlarged opening for windows/doors
 All other walls existing

SHT A5

Exhibit A

New fence, lowered to accommodate security concerns.

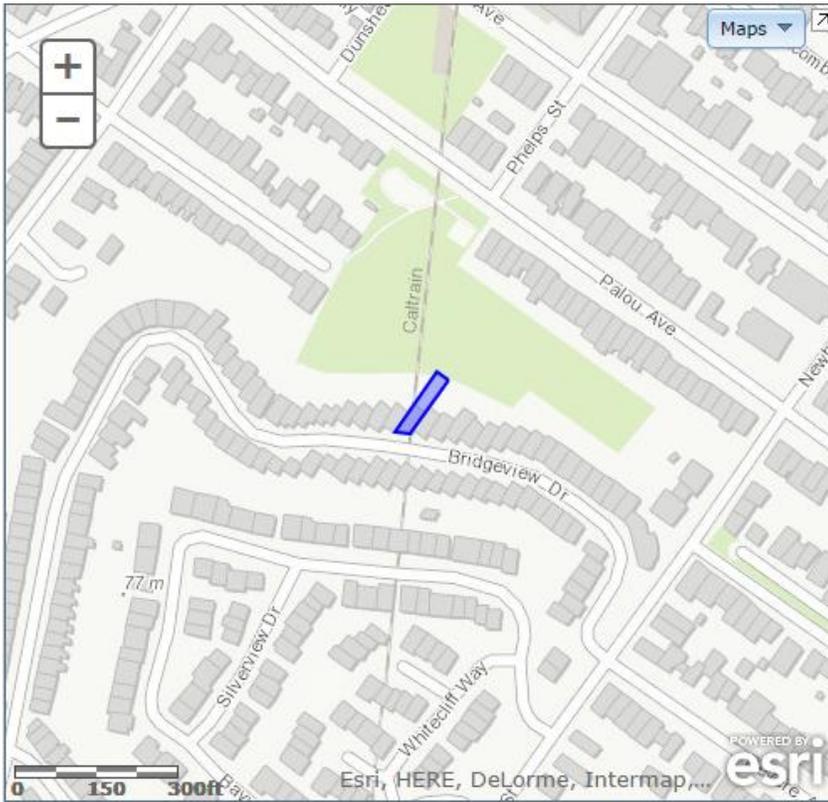


Fence is now 23" lower than previous,
original fence.

Window glass of concern is ~3' 6" from the
property line/corner.

Exhibit B

Map showing the open space behind subject property and applicant's property- subject property lot highlighted in blue. Note that, other than the applicant's property, the map shows the existing building, not the lot.



Hillside behind project sponsor/DR applicant's properties. People regularly wander up the hill.



Exhibit C

Rear of project sponsor's property, showing new security fence



DR applicant's rear yard, showing fence burned in a spring 2012 fire



< Concrete stairs
to rear of home

Exhibit D

Direct access from the open space to DR applicant's rear yard



< Concrete stairs from open space to rear of DR applicant's property. There is no fence to prevent intruders from walking into the yard.

Another view of DR applicant's fence conditions



< DR applicants' fence with other neighbor, collapsed.



< ZOOM view of photo to the left

Orientation shots

Subject property in the middle, taken from open space behind the properties



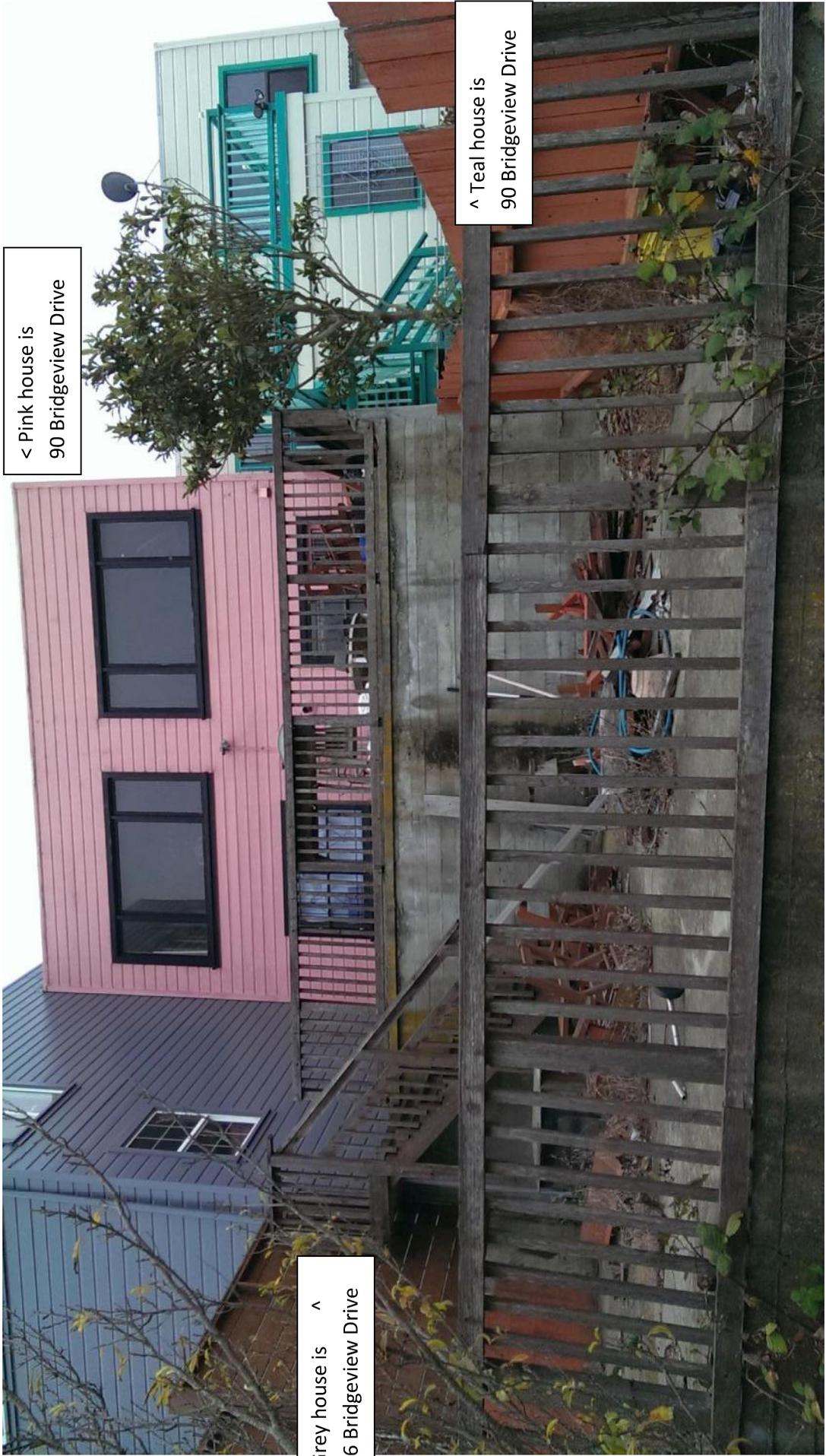
White house is
82 Bridgeview Drive >

^ Grey house is
86 Bridgeview Drive

< Pink house is
90 Bridgeview Drive

Orientation shots

Rear of 90 Bridgeview Drive and 94 Bridgeview Drive, showing rear decks



< Pink house is
90 Bridgeview Drive

Grey house is ^
86 Bridgeview Drive

^ Teal house is
90 Bridgeview Drive

Orientation shots

Rear of 74, 78, 82 and 86 Bridgeview Drive



This house is ^
74 Bridgeview Drive

^ White house is
78 Bridgeview Drive

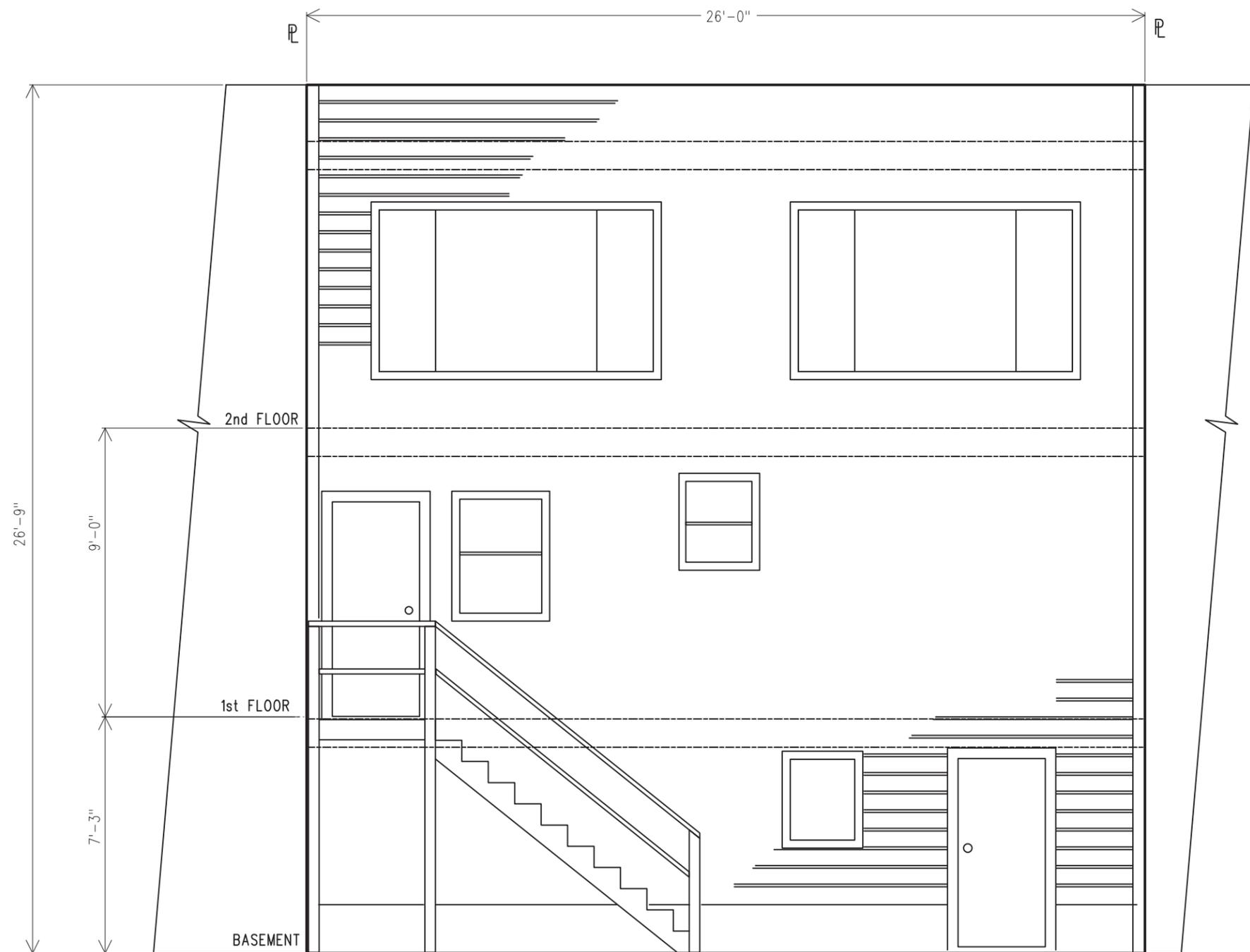
^ White house is
82 Bridgeview Drive

^ Grey house is
86 Bridgeview Drive

Orientation shots

View of property line fence between 82 and 86 Bridgeview Drive, as seen from 86 Bridgeview Drive



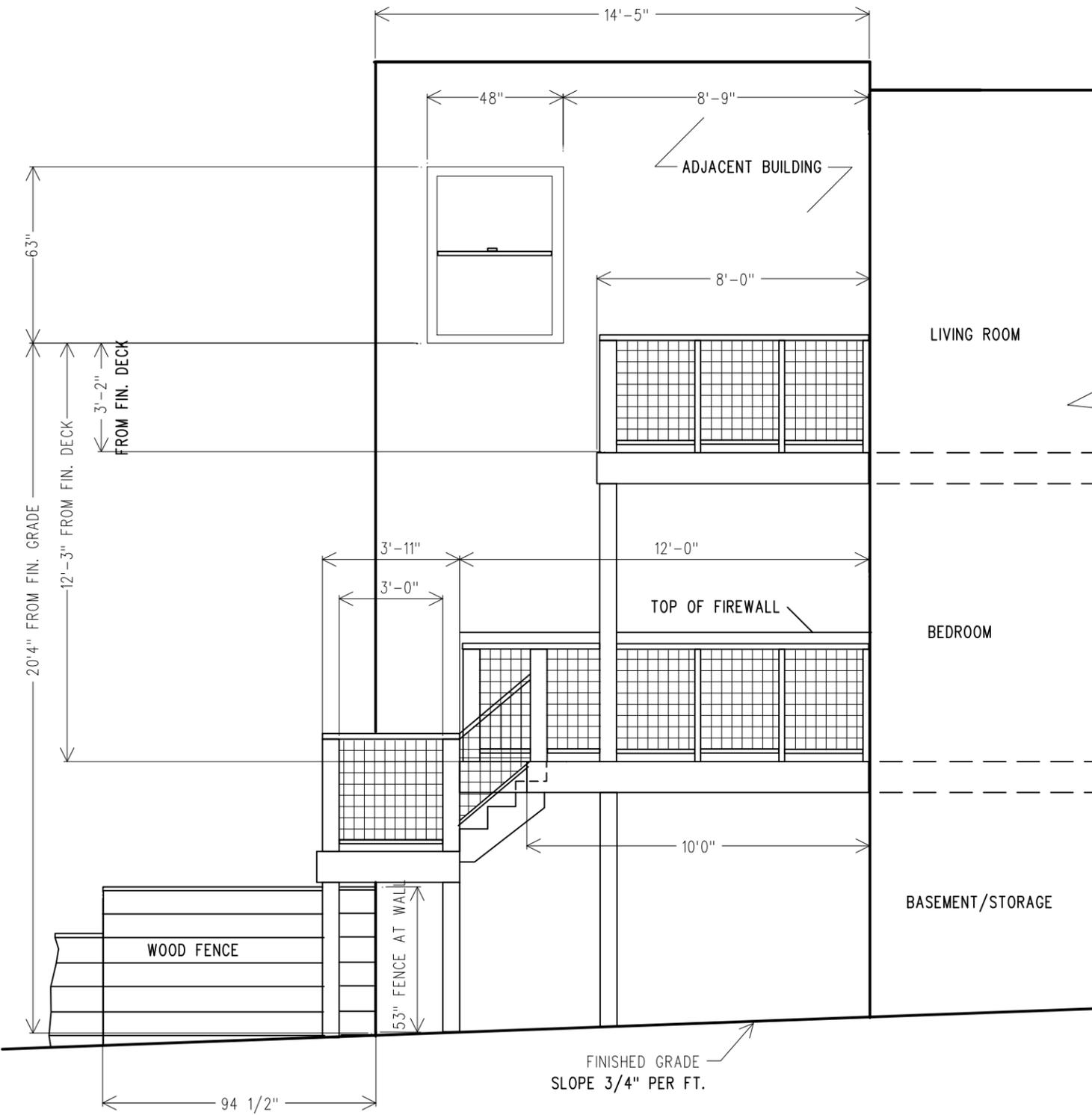


1 / A1 EXISTING REAR ELEVATION (WEST)
 SCALE: 1/4" = 1'-0"

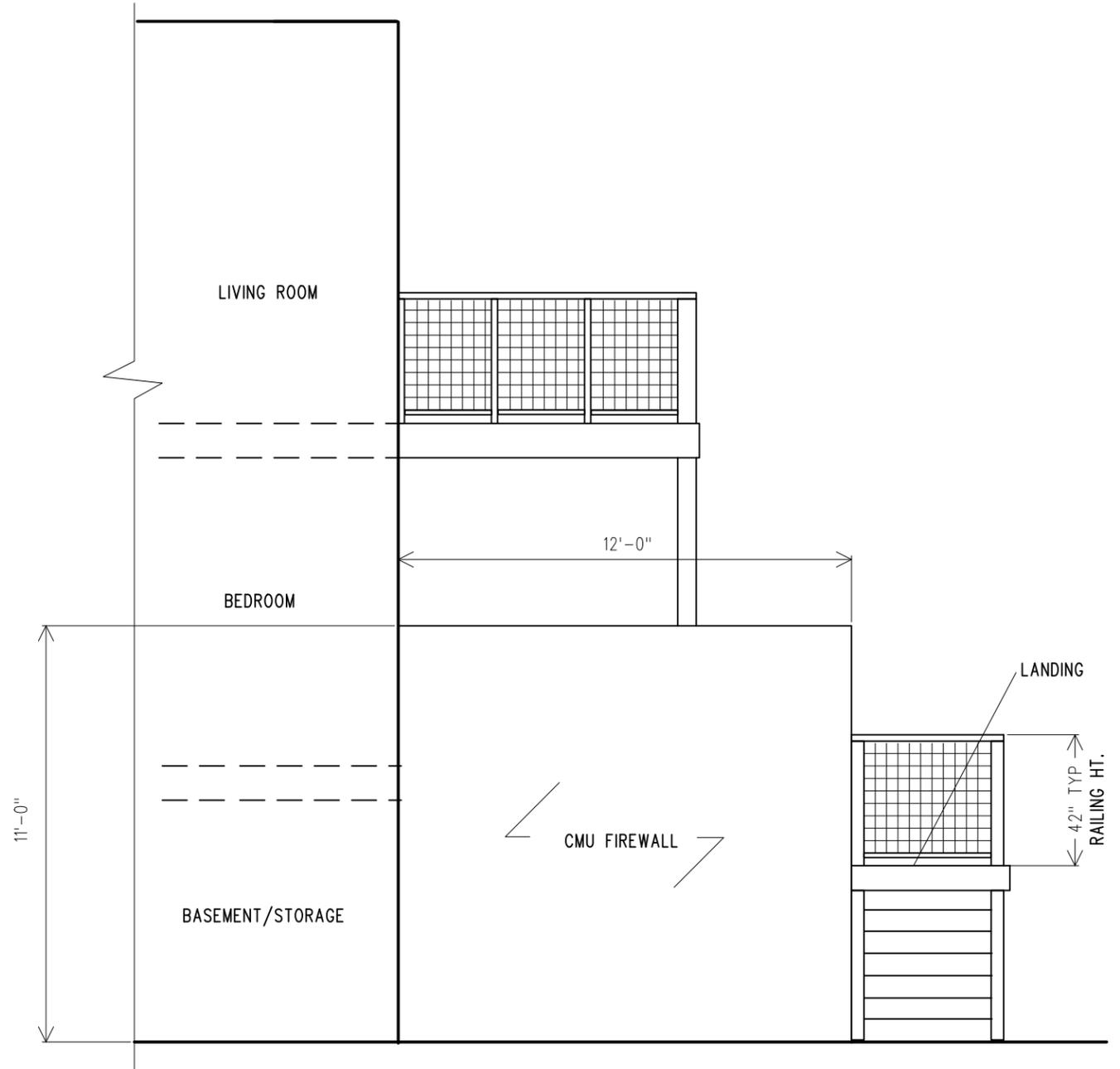
BORLAND RESIDENCE
 86 BRIDGEVIEW DRIVE
 SAN FRANCISCO, CA.

SHT A1 EXISTING ELEVATION

DRAWN BY: M. MIRANDA LIC#919055



2
S4 SIDE ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"



2
S4 REAR ELEVATION ((NORTH))
SCALE: 1/4" = 1'-0"

GENERAL NOTES:
1. ALL CONSTRUCTION SHALL CONFORM TO THE CALIFORNIA BUILDING CODE, 2010 AND ALL OTHER APPLICABLE LOCAL ORDINANCES.

FINISHES:
1. EXTERIOR WALL IS 1X8 V-RUSTIC, PRIMED AND PAINTED DARK GREY.
2. DECKING IS TREX, COLOR BROWN. RAILING POSTS ARE REDWOOD WITH 4X4 X 1/4 GREY COLOR STEEL MESH PANEL INSERTS.
3. DOORS: ALL NEW DOORS ARE GLASS WITH SILVER ALUMINUM FRAMES
3. FIREWALL CMU BLOCK IS PAINTED GREY.

BORLAND RESIDENCE
86 BRIDGEVIEW DRIVE
SAN FRANCISCO, CA.

SHT A3 ELEVATIONS

DRAWN BY: M. MIRANDA LIC#919055

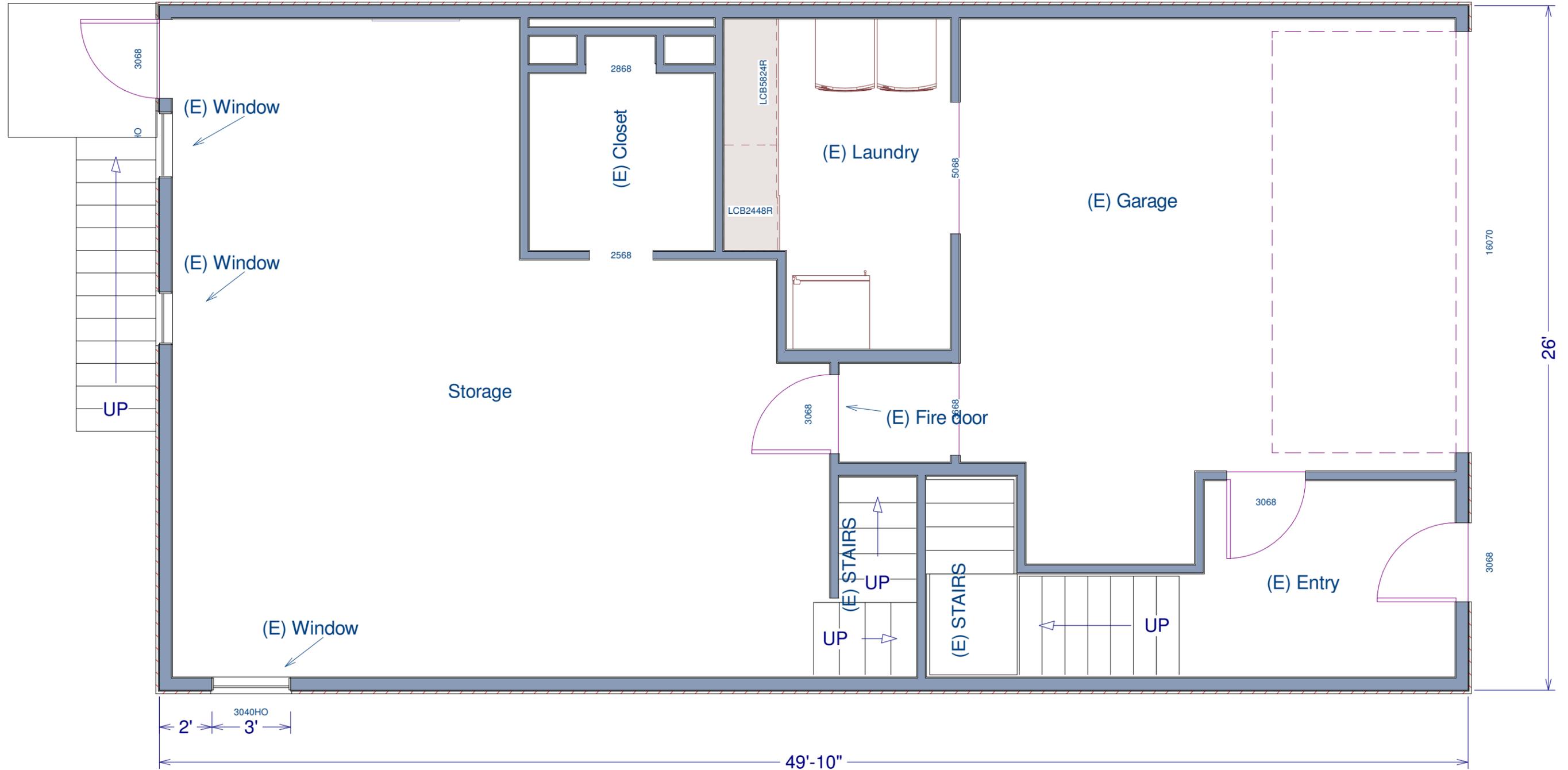
NOV 31 2013 REV 1 ADDED DBI REQUIRED NOTES FOR FINISHES
NOV 31 2013 REV 1 ADDED WINDOW IN ADJACENT BUILDING.
SEPT 5 2014 REV 2 RELOCATED NEIGHBORS WINDOW BASED ON LATEST DIMS.
SEPT 22 2014 REV 2.1 ADDED DIMENSIONS TO NEIGHBORS WINDOW
SEPT. 27 2014 ADDED GRADE SLOPE AND SIDE YARD FENCE SECTION

BORLAND RESIDENCE
86 BRIDGEVIEW DRIVE
BLOCK/LOT #5337/027

First Floor: Existing Plan

Drawn by Matthew Borland:

Scale: 1/4" = 1'



SHT A4

BORLAND RESIDENCE
86 BRIDGEVIEW DRIVE
BLOCK/LOT #5337/027

First Floor: Proposed Plan

Scope of work: Add master bedroom/bath, rear decks and new rear windows/doors

Drawn by Matthew Borland:

Scale: 1/4" = 1'

NOTE:

All construction shall confirm to CBC - 2010, and all other applicable local ordinances.

All structural lumber shall be treated Douglas fir #2 or better.

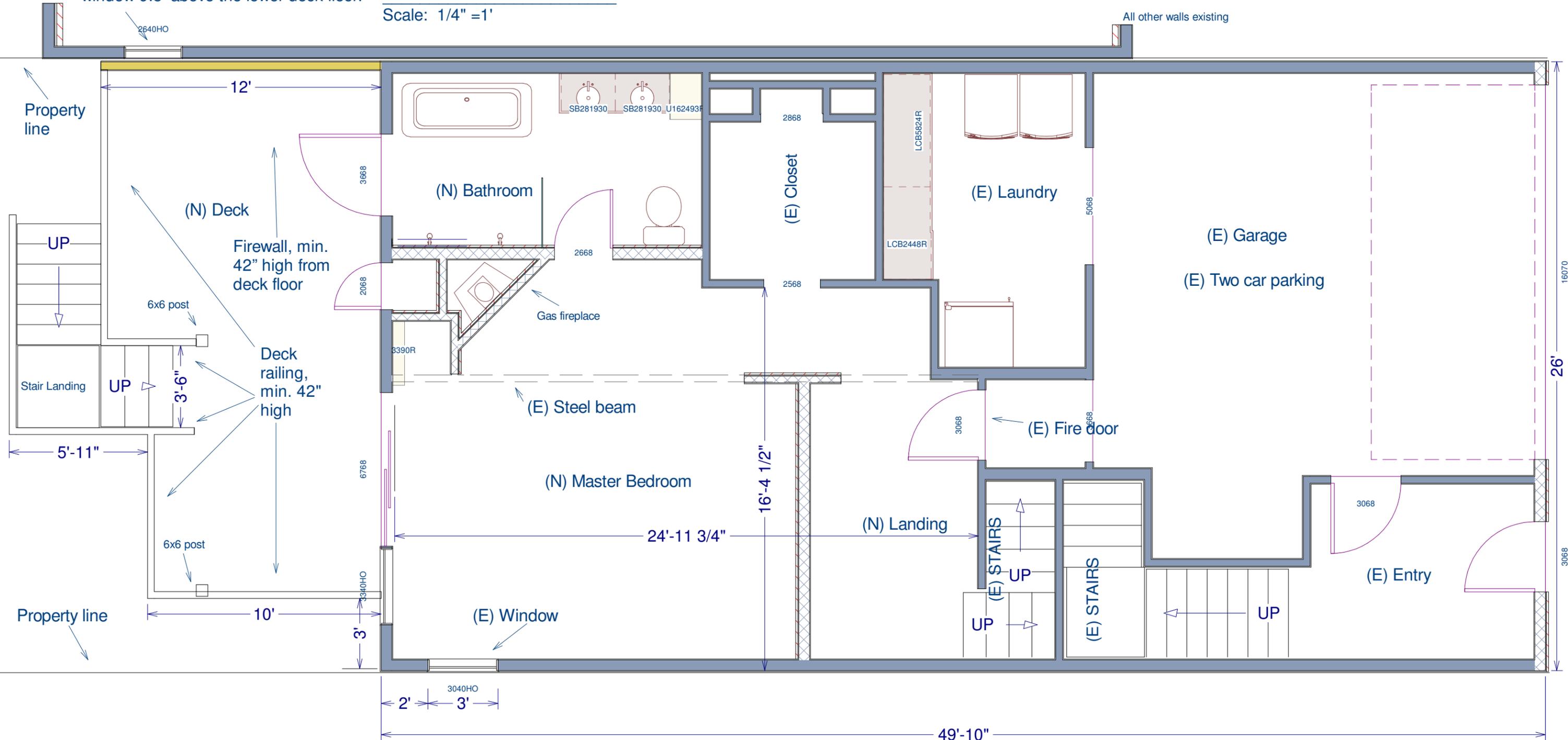
Wall legend:

new walls = 

Note: no walls removed, other than enlarged opening for windows/doors

All other walls existing

Note: Adjacent property has one opening onto this plane, a property line window 9.5' above the lower deck floor.

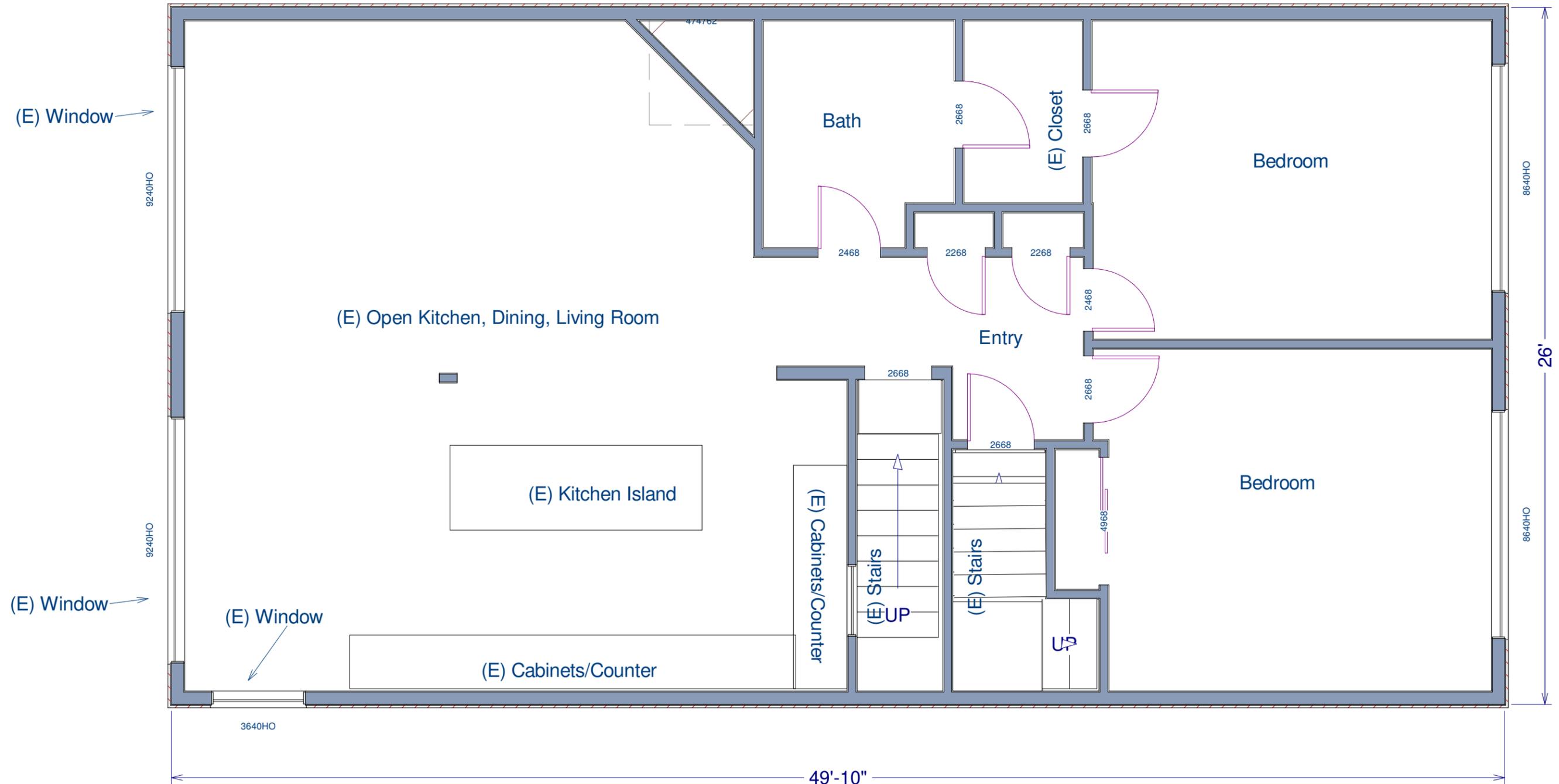


BORLAND RESIDENCE
86 BRIDGEVIEW DRIVE
BLOCK/LOT #5337/027

Second Floor: Existing Plan

Drawn by Matthew Borland:

Scale: 1/4" = 1'



SHT A6

BORLAND RESIDENCE
86 BRIDGEVIEW DRIVE
BLOCK/LOT #5337/027

Second Floor: Proposed Plan

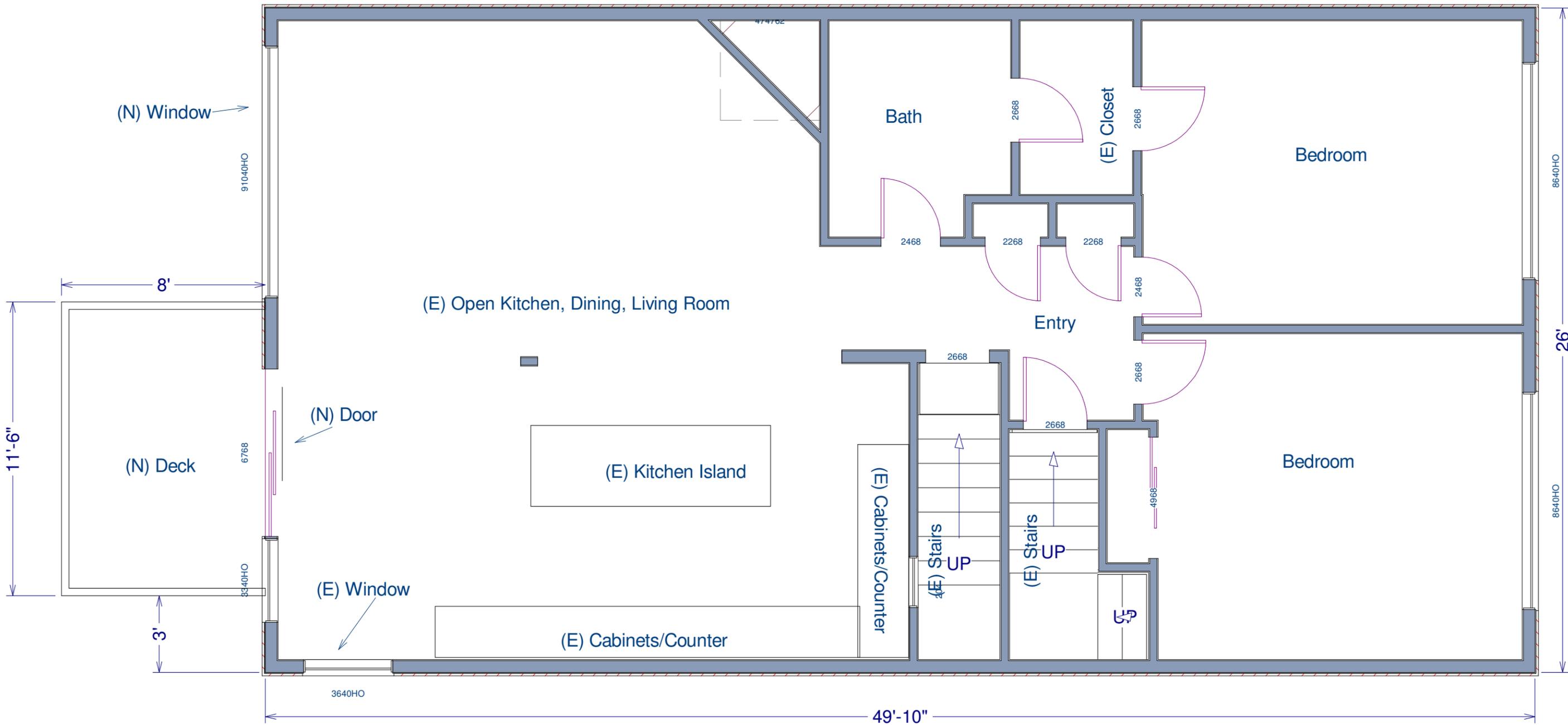
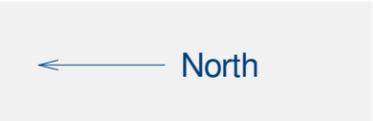
Scope of work: Add master bedroom/bath, rear decks and new rear windows/doors

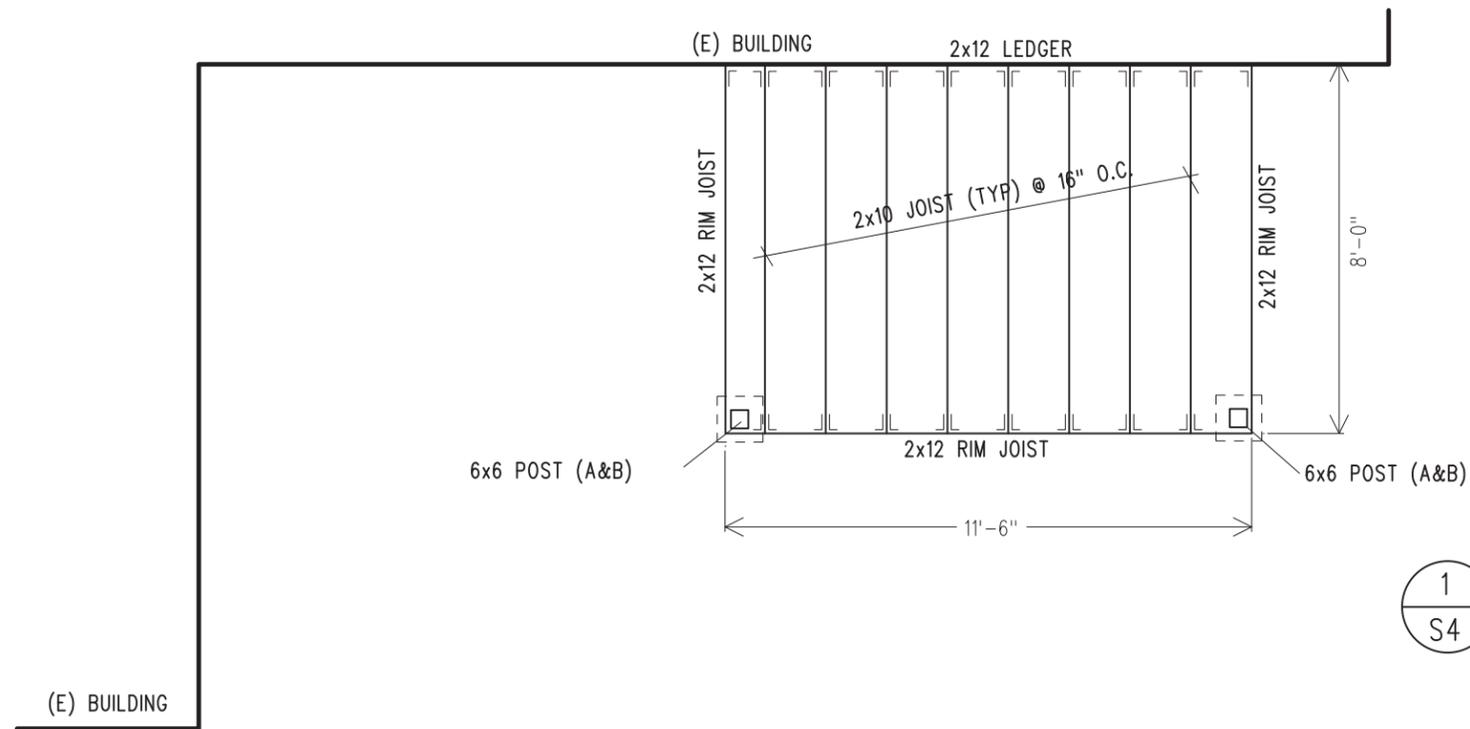
Drawn by Matthew Borland:

Scale: 1/4" = 1'

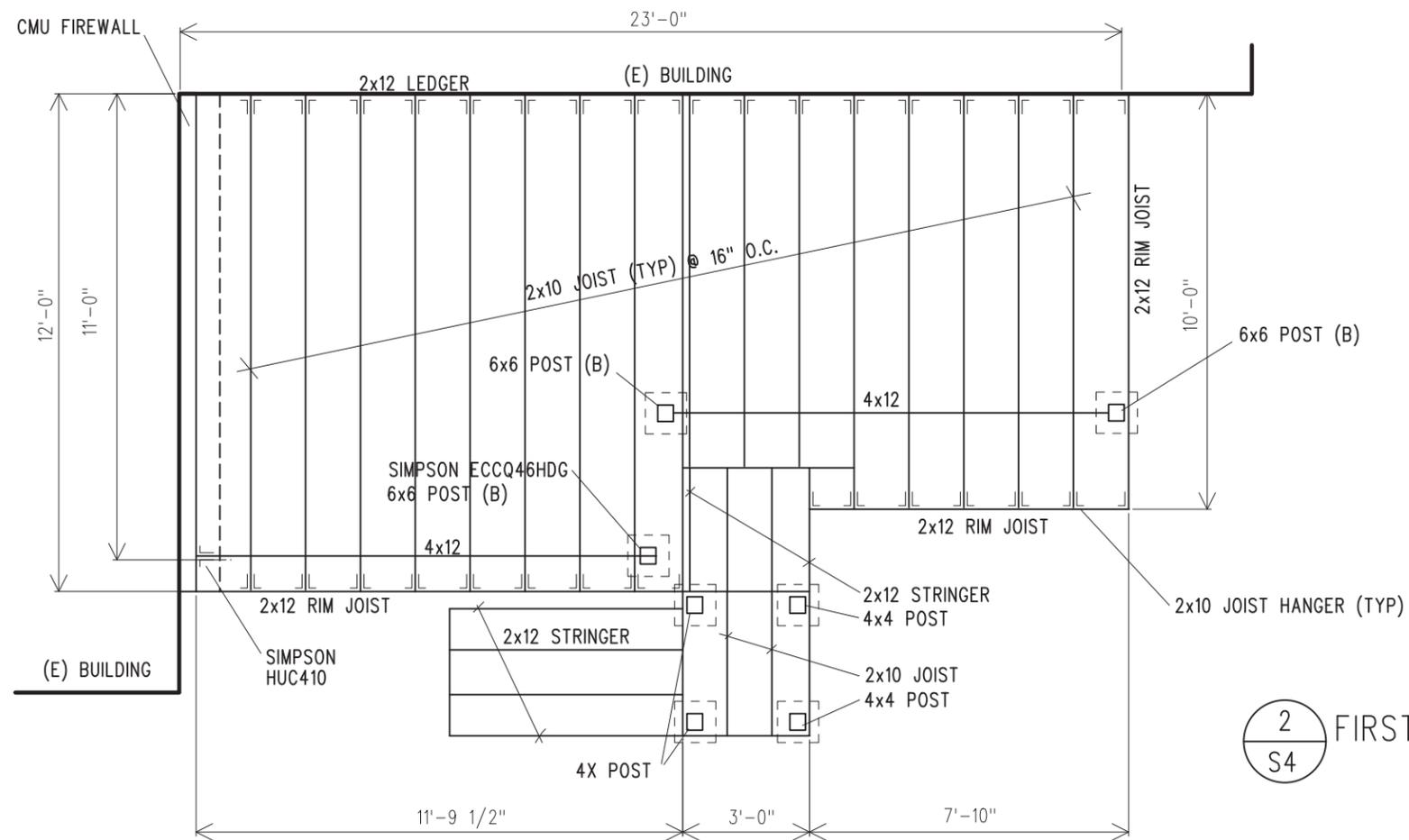
NOTE:
All construction shall confirm to CBC - 2010, and all other applicable local ordinances.
All structural lumber shall be treated Douglas fir #2 or better.

Wall legend:
No new walls on this level
Note: no walls removed, other than enlarged opening for windows/doors
All other walls existing.





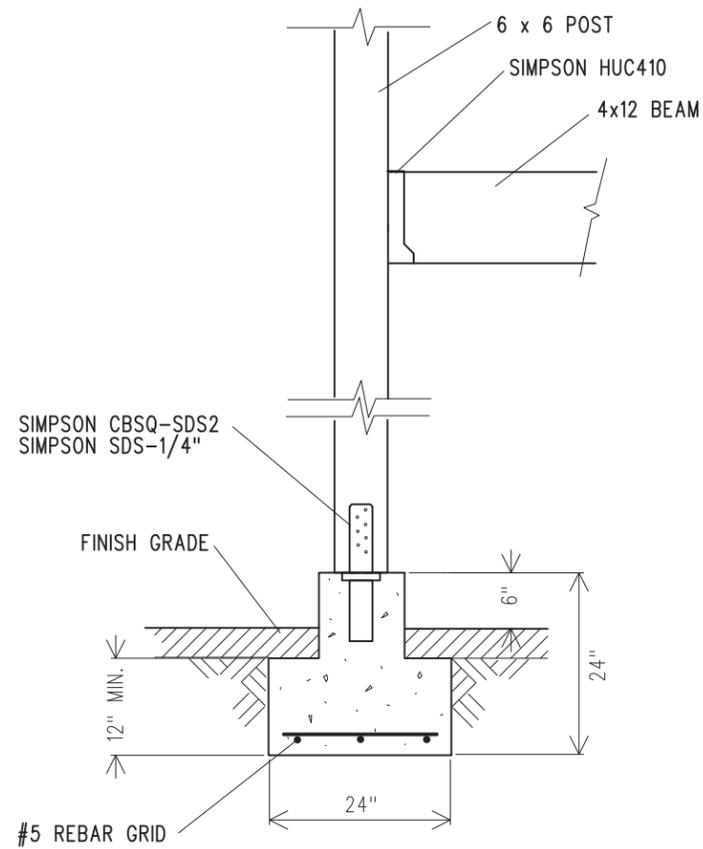
1 SECOND FLOOR FRAMING PLAN
SCALE: 1/2" = 1'-0"



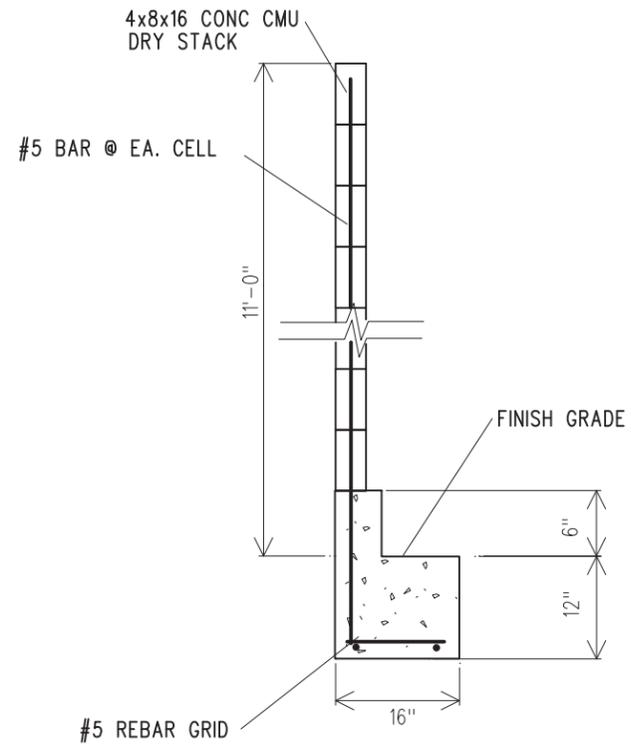
2 FIRST FLOOR FRAMING PLAN
SCALE: 1/2" = 1'-0"

BORLAND RESIDENCE
86 BRIDGEVIEW DRIVE
SAN FRANCISCO, CA.

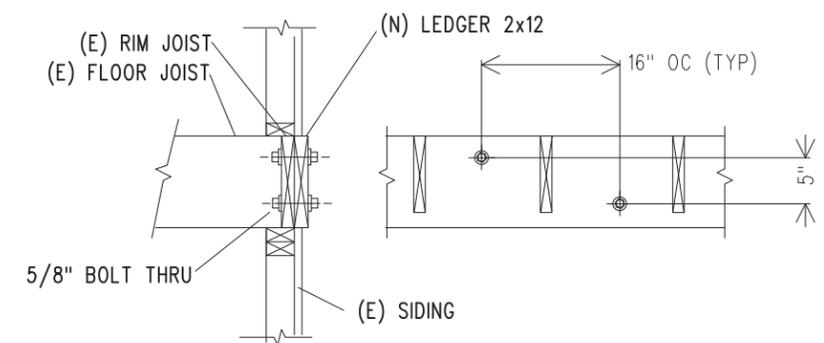
SHT S4 FRAMING PLAN
DRAWN BY: M. MIRANDA LIC#919055



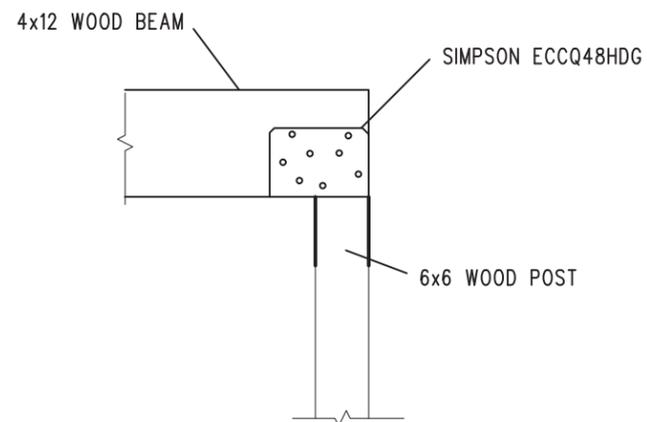
1
S5
TYP. (N) POST/PIER/BEAM
SCALE: 1" = 1'-0"



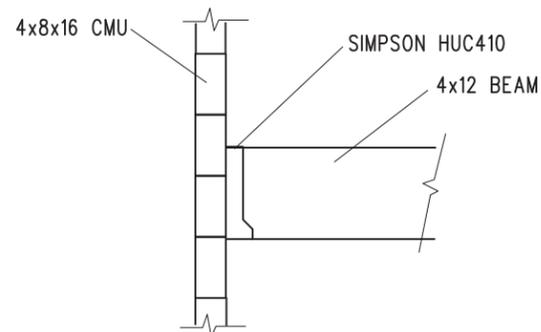
2
S5
(N) FIRE WALL
SCALE: 1" = 1'-0"



3
S5
TYP. (N) LEDGER TO HOUSE
SCALE: 1" = 1'-0"



4
S5
POST TO BEAM CONNECTION
SCALE: 1" = 1'-0"



5
S5
POST TO MASONRY (FIREWALL)
SCALE: 1" = 1'-0"

BORLAND RESIDENCE
86 BRIDGEVIEW DRIVE
SAN FRANCISCO, CA.

SHT S5 FRAMING DETAILS

DRAWN BY: M. MIRANDA LIC#919055