



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: SEPTEMBER 4, 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: August 28, 2014
Case No.: **2014.0529D**
Project Address: **3984 20TH STREET**
Permit Application: 2013.07.09.1387
Zoning: RH-1 (Residential House, One-Family)
Dolores Heights Special Use District
40-X Height and Bulk District
Block/Lot: 3600/022
Project Sponsor: Jorge Carbonell
605 Mississippi Street
San Francisco, CA 94107
Staff Contact: Doug Vu – (415) 575-9120
Doug.Vu@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The project includes a 3'-6" front horizontal reduction and 10'-6" rear side addition at the garage level for partial conversion into habitable space, a 11' rear horizontal reduction and 7'-6" rear side addition at the first story, a new 38'-7" deep second story that is set back 10' from the front building wall, and a new roof deck and stairs above the new second story of the existing one-story over high basement, single-family dwelling.

SITE DESCRIPTION AND PRESENT USE

The project site is an approximately 25 foot wide by 114 foot deep lot containing 2,850 square feet, and located on the north side of 20th Street between Sanchez and Church Streets. The lot is improved with a one-story over high basement, single-family dwelling that was originally constructed circa 1900, per City records.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located in the Castro/Upper Market neighborhood, and the subject block is within an RH-1 zoned area of the Dolores Heights Special Use District that is residential in character and located approximately one block west of Mission Dolores Park. The subject blockface has a 16% lateral slope and contains residences that range from one to three stories in height, with the tallest structure being a four-story, 30-unit apartment building located downslope at the easternmost end of the block adjacent to Church Street. The adjacent uphill lot to the west (3986 20th Street) contains a three-story single-family residence, and the adjacent downhill lot to the east (3974 20th Street) contains a one-story over high basement, single-family residence.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	March 3, 2014 – April 2, 2014	April 2, 2014	September 4, 2014	155 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	August 26, 2014	August 26, 2014	10 days
Mailed Notice	10 days	August 26, 2014	August 25, 2014	11 days

PUBLIC COMMENT

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

Owners and/or residents from four properties in the surrounding neighborhood, but not on the subject block or directly across the street have submitted letters to the Department supporting the proposed addition. Other than the DR Requestor, the Department has been in communication with one neighbor on the subject block who is in opposition to the proposed project.

DR REQUESTOR

Jano Avanesian
 3986 20th Street
 San Francisco, CA 94114
 (Adjacent uphill neighbor to the west)

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated April 1, 2014 and submitted April 2, 2014.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated May 30, 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 REVIEW

The Residential Design Team (RDT) reviewed the project on June 4, 2014 following the filing of the DR application and found the project to be consistent with the Residential Design Guidelines (RDGs). The RDT determined the proposed three foot side setback of the new second story that extends to its front wall parallel to the west property line will not fully obstruct the DR Requestor's lightwell and will provide reasonable light and air to the windows located within that lightwell. The RDT also did not agree with the DR Requestor for proposed the new story to be constructed at the front of the building against his side wall or at the front of the property to the front setback boundary to eliminate any light and air impacts to his property. In summary, the RDT determined the proposed project does not contain or create any extraordinary or exceptional circumstances.

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.

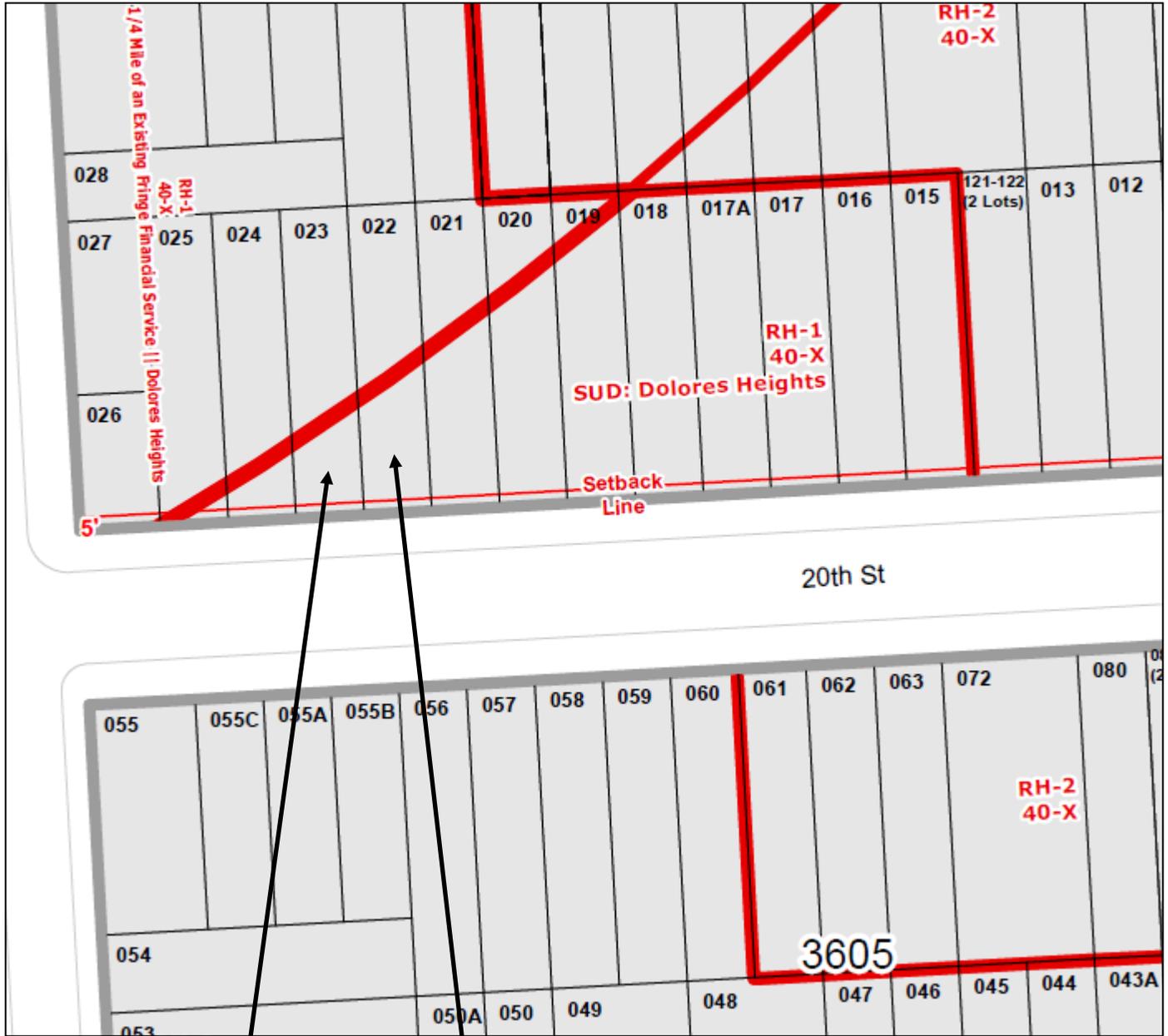
RECOMMENDATION: Do not take DR and approve project as proposed
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Attachments:

- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Context Photographs
- Section 311 Notice
- DR Application
- Response to DR Application dated May 30, 2014
- Supplemental materials from Project Sponsor received August 26, 2014
- Reduced Plans

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Parcel Map



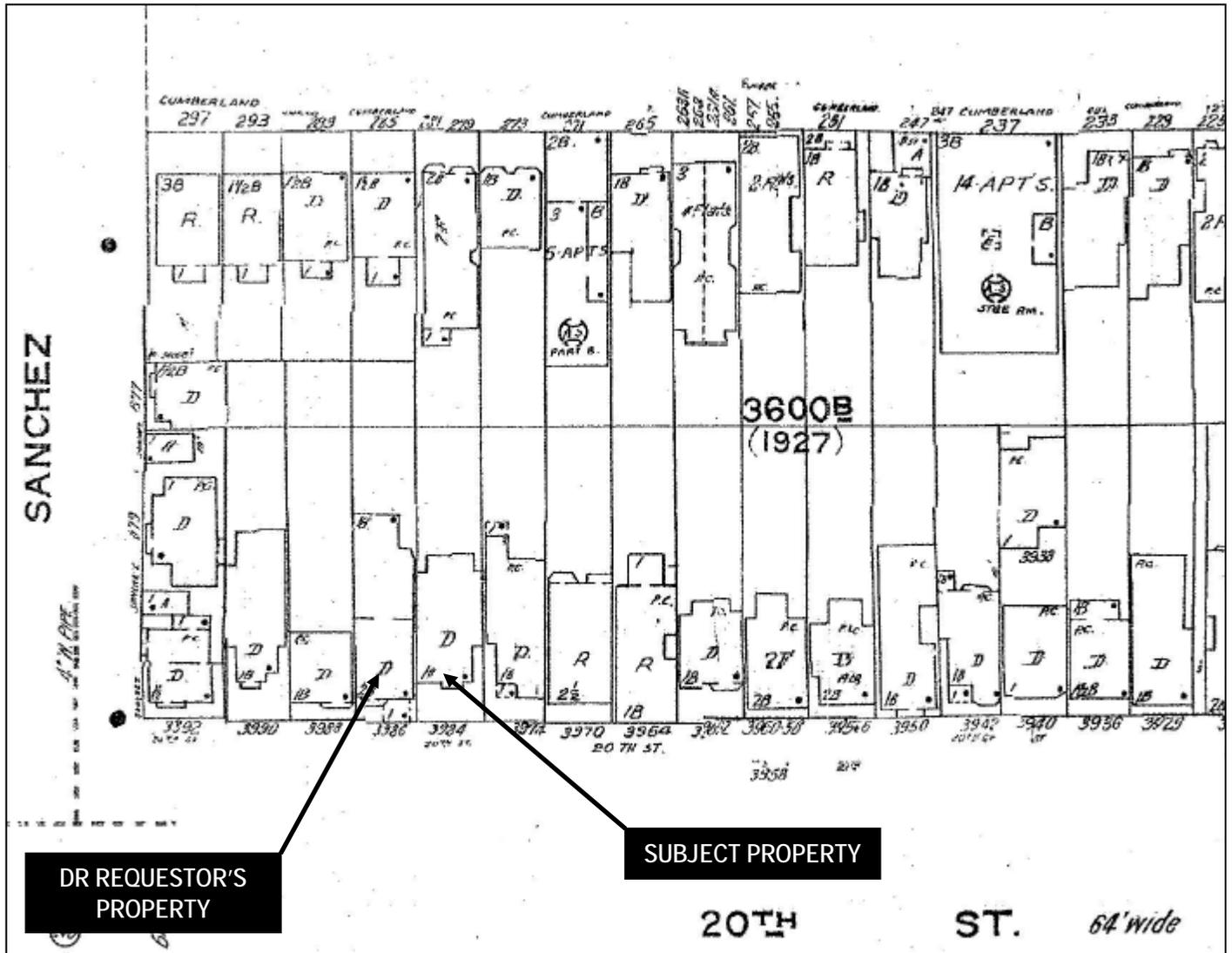
DR REQUESTOR'S PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2014.0529D
Abbreviated Analysis
3984 20th Street

Sanborn Map*



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



Discretionary Review Hearing
Case Number 2014.0529D
Abbreviated Analysis
3984 20th Street

Aerial Photo

view facing north



**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2014.0529D
Abbreviated Analysis
3984 20th Street

Aerial Photo

view facing west



**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY

Aerial Photo

view facing south



SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY

Discretionary Review Hearing
Case Number 2014.0529D
Abbreviated Analysis
3984 20th Street

Aerial Photo

view facing east

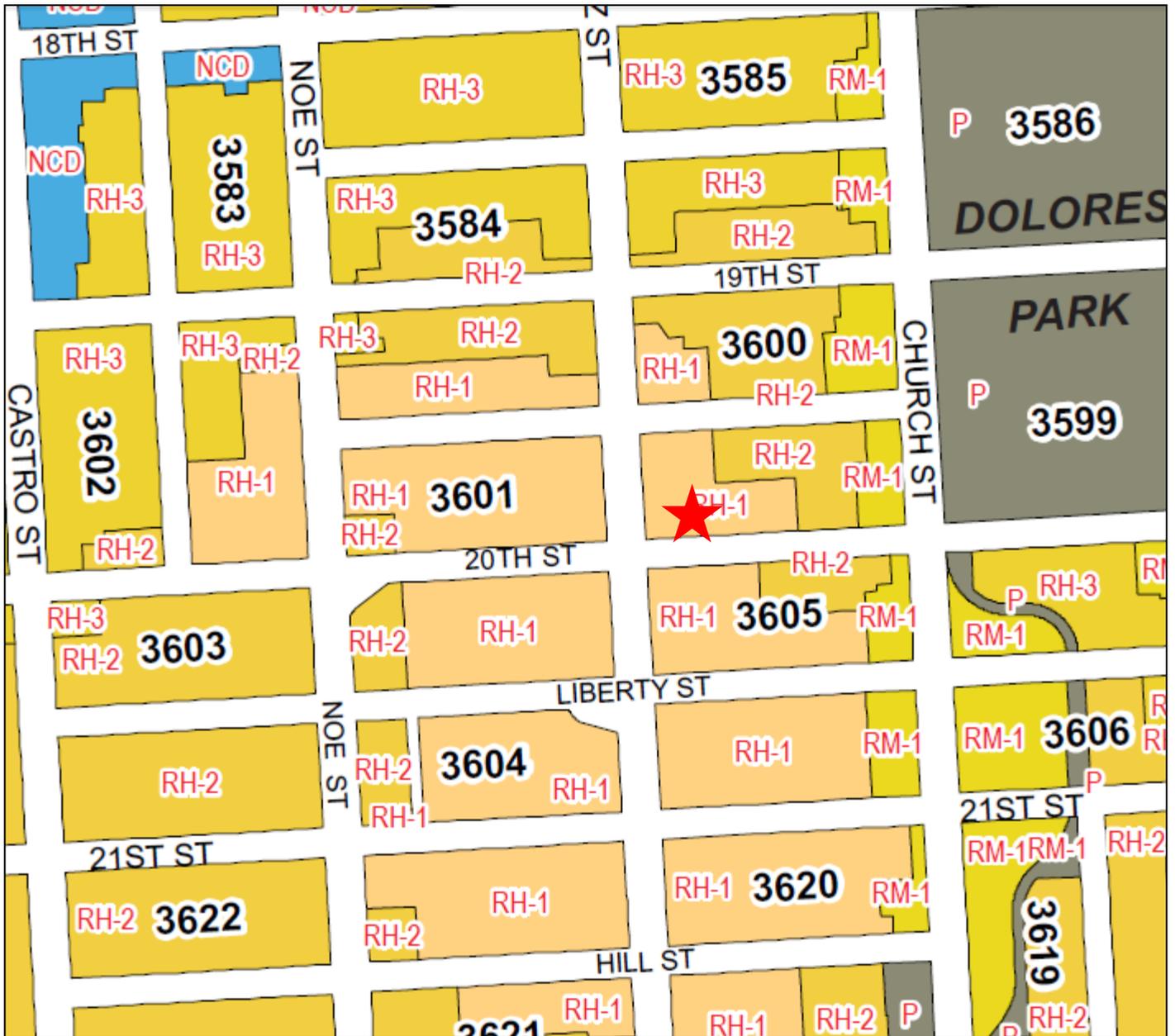


SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**

Discretionary Review Hearing
Case Number 2014.0529D
Abbreviated Analysis
3984 20th Street

Zoning Map



Discretionary Review Hearing
Case Number 2014.0529D
Abbreviated Analysis
3984 20th Street

Site Photo



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **July 9, 2013**, the Applicant named below filed Building Permit Application No. **2013.07.09.1387** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	3984 20th Street	Applicant:	Jorge Carbonell
Cross Street(s):	Sanchez & Church Streets	Address:	605 Mississippi Street
Block / Lot No.:	3600 / 022	City, State:	San Francisco, CA 94107
Zoning District(s):	RH-1 / 40-X	Telephone:	(415) 336-3278

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 Reduction	<input checked="" type="checkbox"/> Rear Deck	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	14 feet 1 inch	No Change
Side Setbacks	0 (east) 6 inches (west)	No Change
Building Depth	59 feet 7 inches	48 feet 7 inches
Rear Yard	40 feet 4 inches	51 feet 4 inches
Building Height	21 feet 11 inches	30 feet 6 inches
Number of Stories	1 + high basement	2 + high basement
Number of Dwelling Units	1	No Change
PROJECT DESCRIPTION		
The proposed project includes: 1) a 3'-6" front horizontal reduction and 10'-6" rear side addition at the garage level for partial conversion into habitable space; 2) a 11' rear horizontal reduction and 7'-6" rear side addition at the first story; 3) a new 38'-7" deep second story that is set back 10' from the front building wall; and 4) a new roof deck and stairs above the new second story of the existing one-story over high basement, single-family dwelling. The project complies with all applicable provisions of the Planning Code and is consistent with the size and scale of the surrounding properties in the neighborhood. See attached plans.		

For more information, please contact Planning Department staff:

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

Notice Date: 3/3/14
 Expiration Date: 4/2/14

GENERAL INFORMATION ABOUT PROCEDURES

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

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

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org. You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you.**

Incomplete applications will not be accepted.

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

ENVIRONMENTAL REVIEW

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

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

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME:

Jano and Rene Avanesian

DR APPLICANT'S ADDRESS:

3986 20th St., San Francisco, CA

ZIP CODE:

94114

TELEPHONE:

(415)215-0936

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

Jorge Carbonell

ADDRESS:

605 Mississippi St., San Francisco, CA

ZIP CODE:

94107

TELEPHONE:

(415) 336-3278

CONTACT FOR DR APPLICATION:

Same as Above

ADDRESS:

ZIP CODE:

TELEPHONE:

()

E-MAIL ADDRESS:

rene@gvs9000.com

2. Location and Classification

STREET ADDRESS OF PROJECT:

3984 20th St., San Francisco, CA

ZIP CODE:

94114

CROSS STREETS:

Sanchez & Church Streets

ASSESSORS BLOCK/LOT:

3600 /022

LOT DIMENSIONS:

114' x 25'

LOT AREA (SQ FT):

2848

ZONING DISTRICT:

RH-1

HEIGHT/BULK DISTRICT:

40-X

3. Project Description

Please check all that apply

Change of Use Change of Hours New Construction Alterations Demolition Other Additions to Building: Rear Front Height Side Yard

Present or Previous Use: Single Family Home

Proposed Use: Same

Building Permit Application No. 2013.07.09.1387

Date Filed: July 9, 2013

RECEIVED

APR 2 - 2014

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
P I C

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.

We are requesting Discretionary Review because we believe that this project causes significant loss of light, air, view and privacy, severely impacting our home which is adjacent to the proposed project. When the variance was granted to the previous owners under the city planning code case no. 92.606V it was decided that "No further vertical or horizontal expansion of the subject building shall be allowed unless such expansion is specifically authorized by the Zoning Administrator after the property owner or authorized agent has sought

(cont'd on back)

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 understand that some impact is an expected part of construction, however we stand to be severely impacted. We currently have 9 windows on the west side of our house, most of which only let in a limited amount of light due to the height of the adjacent property. The majority of light and heat enters our house from the east side windows and the light well (photo #1 & 2) in the center east side of the house. Our light well is the single source of daylight to the laundry room (photo #3), and middle floor bathroom (photo #4). It is also

(cont'd on back)

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?

There is a significant amount of open wall space on the front of our property that they could build right up against without causing any impact to us at all. (photo #13)

There is a significant amount of frontage space that could be taken advantage of to allow the structure to project further forward on the lot on the side adjacent to our property, while still maintaining an open area facing the wall of 3974 which does not extend as far forward, as suggested by attachment #2.

Discretionary Review Request (cont'd)

Question 1 (cont'd)

justified a new variance request pursuant to the public hearing and all other applicable procedures of the City Planning Code. However, the Zoning Administrator, after finding that such expansion complies with applicable Codes, is compatible with existing neighborhood character and scale, and does not cause significant loss of light, air, view or privacy to adjacent buildings, may determine that a new variance is not required." (see attached copy of the original Variance Decision)

Under Finding 2 of this same Variance Decision it was found that "A vertical addition would similarly disrupt existing neighborhood character."

Our request is further supported by the fact that this project lies in the Dolores Heights Special Use District which was established to "prevent unreasonable obstruction of view and light by buildings or plan materials..."

Question 2 (cont'd)

a major contributor to the daylight in the bottom floor family room (photo #5), the interior hallway (photo #6 & 7), and the dining room (photos #8 & 9).

This project would dramatically effect 12 western windows, some of which would be completely devoid of light, and will negatively impact our lifestyle. It will change the way we feel about our living space and our time spent at home. Not only does this natural light create a better ambiance, but it reduces our energy consumption and our energy costs.

In addition to loss of light, due to the proximity of the proposed project, we will lose air flow as well. The kitchen windows (photo #10) which we often open to allow a cross breeze will be completely blocked because the proposed project will bring the adjacent wall to within 2 feet of our windows and will go up an additional story above what is currently in place. Air flow to other windows will be affected as well.

Our two bathroom windows face the eastern side. Both will lose significant light and air, but the top floor bathroom (photo #11) will no longer have privacy as the shower is directly across from the window and the toilet is situated right under the window. The proposed roof deck will be situated such that a person standing on the deck can look down directly into the bathroom window.

We believe that there will be a significant loss of light and heat for our neighbors at 3974 20th St. as well because they will no longer get the afternoon sun on their roof. (photo #12)

They are also removing one car parking.

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: 4-1-14

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

Rene Avanesian

Owner Authorized Agent (circle one)

Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent.**

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input type="checkbox"/>
Address labels (original), if applicable	<input type="radio"/>
Address labels (copy of the above), if applicable	<input type="radio"/>
Photocopy of this completed application	<input type="checkbox"/>
Photographs that illustrate your concerns	<input checked="" type="checkbox"/>
Convenant or Deed Restrictions	<input checked="" type="checkbox"/>
Check payable to Planning Dept.	<input type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input checked="" type="checkbox"/>

NOTES:

Required Material.

Optional Material.

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

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



City and County of San Francisco
Department of City Planning

450 McAllister Street
San Francisco, CA 94102

February 5, 1993

VARIANCE DECISION

UNDER THE CITY PLANNING CODE
CASE NO. 92.606V

APPLICANT: Mathe and Nadine Kovac
3984 - 20th Street
San Francisco, CA 94114

PROPERTY IDENTIFICATION: 3984 - 20TH STREET, north side between Sanchez and Church Streets; Lot 22 in Assessor's Block 3600 in an RH-1 (House, One-Family) District and the Dolores Heights Special Use District.

DESCRIPTION OF VARIANCE SOUGHT: **REAR YARD VARIANCE SOUGHT:** The proposal is to expand the existing reading room at the rear of the one-story-over-garage, single-family dwelling.

Section 241 of the Planning Code requires a rear yard of 51.3 feet. The proposed addition would extend to within 49 feet of the rear property line.

PROCEDURAL BACKGROUND:

1. This proposal was determined to be categorically exempt from Environmental Review.
2. The Zoning Administrator held a public hearing on Variance Application No. 92.606V on December 2, 1992.

DECISION: **GRANTED**, to expand the existing reading room at the rear of the one-story-over-garage, single-family dwelling in general conformity with plans on file with this application, shown as Exhibit A and dated October 15, 1992, subject to the following conditions:

1. No further vertical or horizontal expansion of the subject building shall be allowed unless such expansion is specifically authorized by the Zoning Administrator after the property owner or authorized agent has sought and justified a new variance request pursuant to the public hearing and all other applicable procedures of the City Planning Code. However, the Zoning Administrator, after finding that such expansion complies with applicable Codes, is compatible with existing neighborhood character and scale, and does not cause significant loss of light, air, view or privacy to adjacent buildings, may determine that a new variance is not required.
2. The owners of the subject property shall record on the land records of the City and County of San Francisco the conditions attached to this variance decision as a Notice of Special Restrictions in a form approved by the Zoning Administrator.

Section 305(c) of the City Planning Code states that in order to grant a variance, the Zoning Administrator must determine that the facts of the case are sufficient to establish the following five findings:

FINDINGS:

- FINDING 1. That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same class of district.

REQUIREMENT MET.

- o The Dolores Heights Special Use District was established preserve and provide for an established area with a unique character and balance of built and natural environment, with public and private view corridors and panoramas, to conserve existing buildings, plant materials and planted spaces, to prevent unreasonable obstruction of view and light by buildings or plant materials, and to encourage development in context and scale with established character and landscape. This project meets all these criteria.
- o A major purpose of the rear yard requirement is to preserve midblock open areas. Adjacent properties currently extend further than the existing house. Even with the proposed addition, the subject house not including the deck will be shorter than the adjacent house to the east.

- o The project, which is proposed at the rear of the building, would be in an area that does not contribute to the established midblock open space.
- o Although the proposed addition will be within the required rear yard, the subject property will still have approximately 47 feet of open and undeveloped rear yard depth available.
- o The subject neighborhood contains a mix of one-story-over-garage buildings. Therefore the proposed one-story addition will be in character with the other homes in the area.

FINDING 2. That owing to such exception and extraordinary circumstances the literal enforcement of specified provisions of this Code would result in practical difficulty or unnecessary hardship not created by or attributable to the applicant or the owner of the property.

REQUIREMENT MET.

- o The subject building is in an RH-1 zoning district which normally requires a 25% rear yard. In any other area of the City except Dolores Heights, the proposed addition would have been permitted.
- o The subject property owners cannot expand the existing dwelling anywhere else on their lot without creating a more obtrusive addition. Building in the front yard would destroy the character of the front building facades along 20th Street. A vertical addition would similarly disrupt existing neighborhood character.

FINDING 3. That such variance is necessary for the preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district.

REQUIREMENT MET.

- o The approval of this variance will allow the applicant to have sufficient floor area to meet the needs of their family; a substantial property right enjoyed by similarly situated properties in the same class of district.

FINDING 4. That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity.

REQUIREMENT MET.

- o The Department received letters of support from both adjacent property owners and no letters of opposition to the proposed project.
- o The effect of the proposed construction will be insignificant as it will block neither light nor views.

FINDING 5. That the granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the Master Plan.

REQUIREMENT MET.

- o The proposal is consistent with the intent of the Dolores Heights Special Use District, as explained in Finding 1, above.
- o The proposal is consistent with the generally stated intent and purpose of the Planning Code to promote orderly and beneficial development. The proposal is in harmony with the Residence Element of the Master Plan to encourage residential development when it preserves or improves the quality of life for residents of the City.
- o City Planning Code Section 101.1 establishes eight priority planning policies and requires review of variance applications for consistency with said policies. Review of the relevant priority planning policies yielded the following determinations:
 - A. That the proposed project will be in keeping with the existing housing and neighborhood character.
 - C. That the project will have no effect on the City's supply of affordable housing, public transit or neighborhood parking, preparedness to protect against injury and loss of life in an earthquake, commercial activity, business or employment, landmarks and historic buildings, or public parks and open space.

CASE NO. 92.606V
3984 - 20th Street
February 5, 1993
Page Five

The effective date of this decision shall be either the date of this decision letter if not appealed or the date of the Notice of Decision and Order if appealed to the Board of Permit Appeals.

Once any portion of the granted variance is utilized, all specifications and conditions of the variance authorization became immediately operative.

The authorization and rights vested by virtue of this decision letter shall be deemed void and cancelled if a Building Permit has not been issued within three years from the effective date of this decision; however, this authorization may be extended by the Zoning Administrator when the issuance of a necessary Building Permit is delayed by a City agency or by appeal of the issuance of such a permit.

APPEAL: Any aggrieved person may appeal this variance decision to the Board of Permit Appeals within ten (10) days after the date of the issuance of this Variance Decision. For further information, please contact the Board of Permit Appeals in person at City Hall (Room 154-A) or call 554-6720.

Very truly yours,



Robert W. Passmore
Assistant Director of
Planning-Implementation
(Zoning Administrator)

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OCCUPANCY. PERMITS FROM APPROPRIATE DEPARTMENTS MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

RWP/MJF:pg/VARI/1276

Front Setback

Planning Code section 132 (not required in RC districts)

The required front setback is that area at the front of the lot that cannot be built upon except for permitted obstructions listed in the Planning Code (Section 136). This area must extend the full width of the lot. The depth of the front setback requirement in these districts is the average of the existing setbacks of the two adjacent buildings except that the required setback need be no greater than 15 feet or 15% of lot depth, whichever is less. For example, if one adjacent building is set back 10 feet from its front property line and the building on the other adjacent lot is set back 5 feet from its front property line, the required front setback for your lot would be 7.5 feet. In certain areas, there also are separate, mapped setbacks which may impose a greater requirement. See the actual Planning Code provisions (Section 132) for specific situations such as corner lots, vacant adjacent lots, etc.

The front setback may be alternatively averaged under certain circumstances. See Figure 2. Where the two adjacent structures have different depths relative to the subject lot one can extend a structure on the subject lot into the required setback so long as the building extension is adjacent to the structure projecting further forward on the lot and an open area laterally faces the lot whose wall does not extend as far forward. Further, to the extent that the building intrudes into the setback otherwise required by conventional averaging, Area A in Figure 2, there must be an offsetting undeveloped area that would otherwise be permitted by conventional averaging, Area B in Figure 2, that is equal to or greater than the intrusion, i.e. the area of B must be greater than or equal to the area of A.

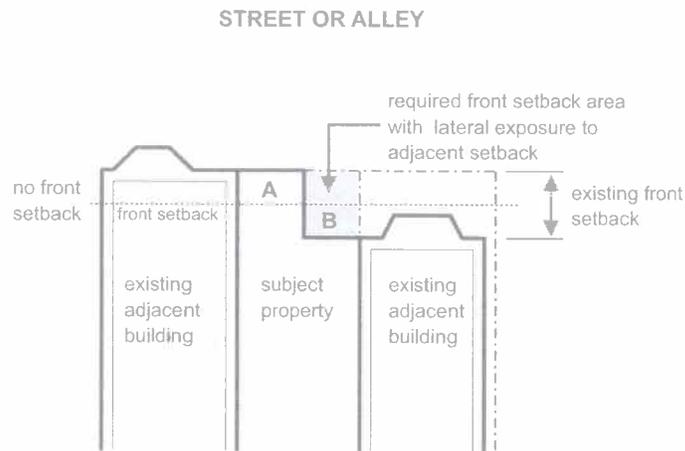


Figure 2
Alternative Front
Setback Averaging

Photo #1 Lightwell

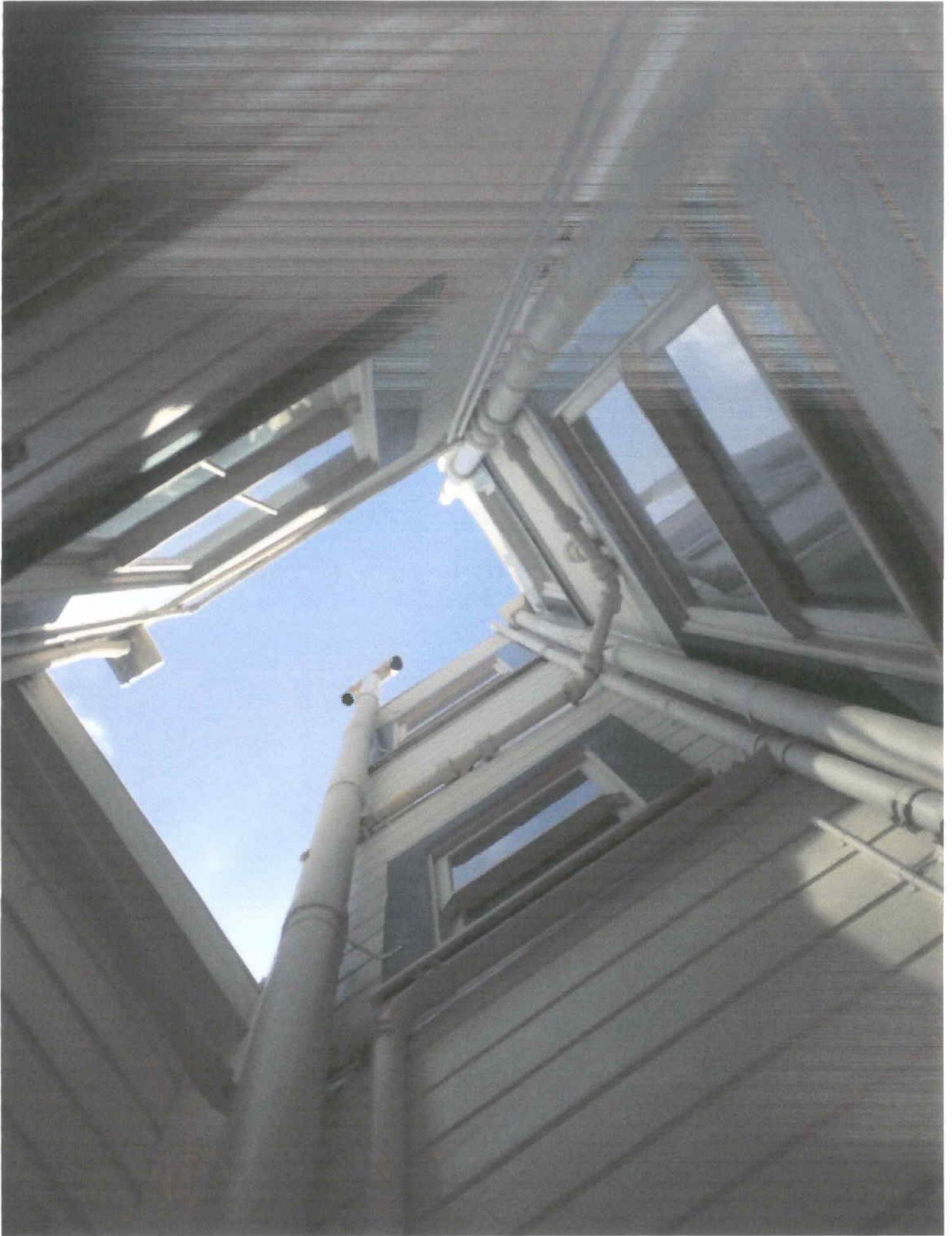


Photo #2 Lightwell



Photo #7 Laundry Room Window

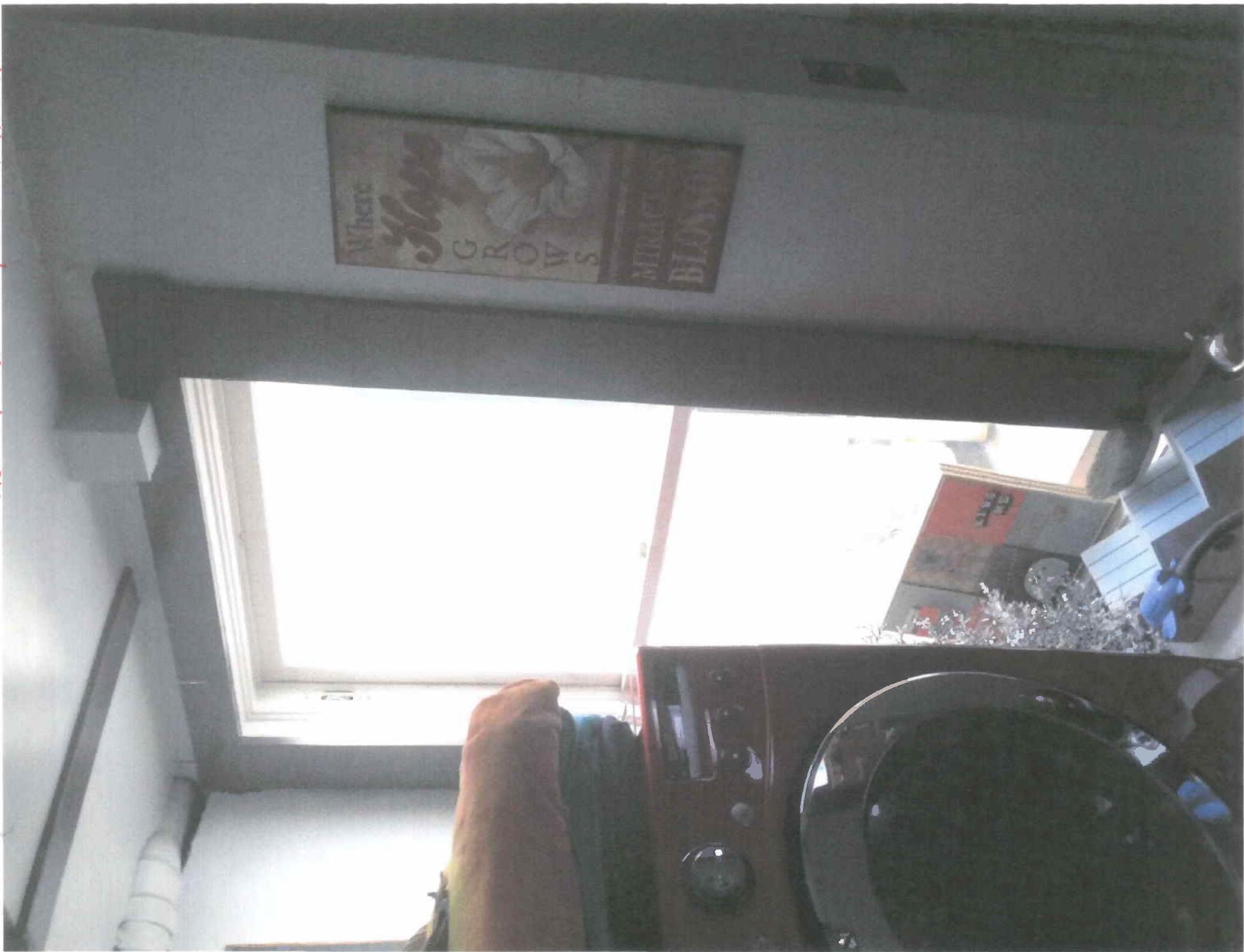


Photo #4 middle floor bathroom



Photo #5 bottom floor family room window / light well



Photo # 6 Interior Hallway

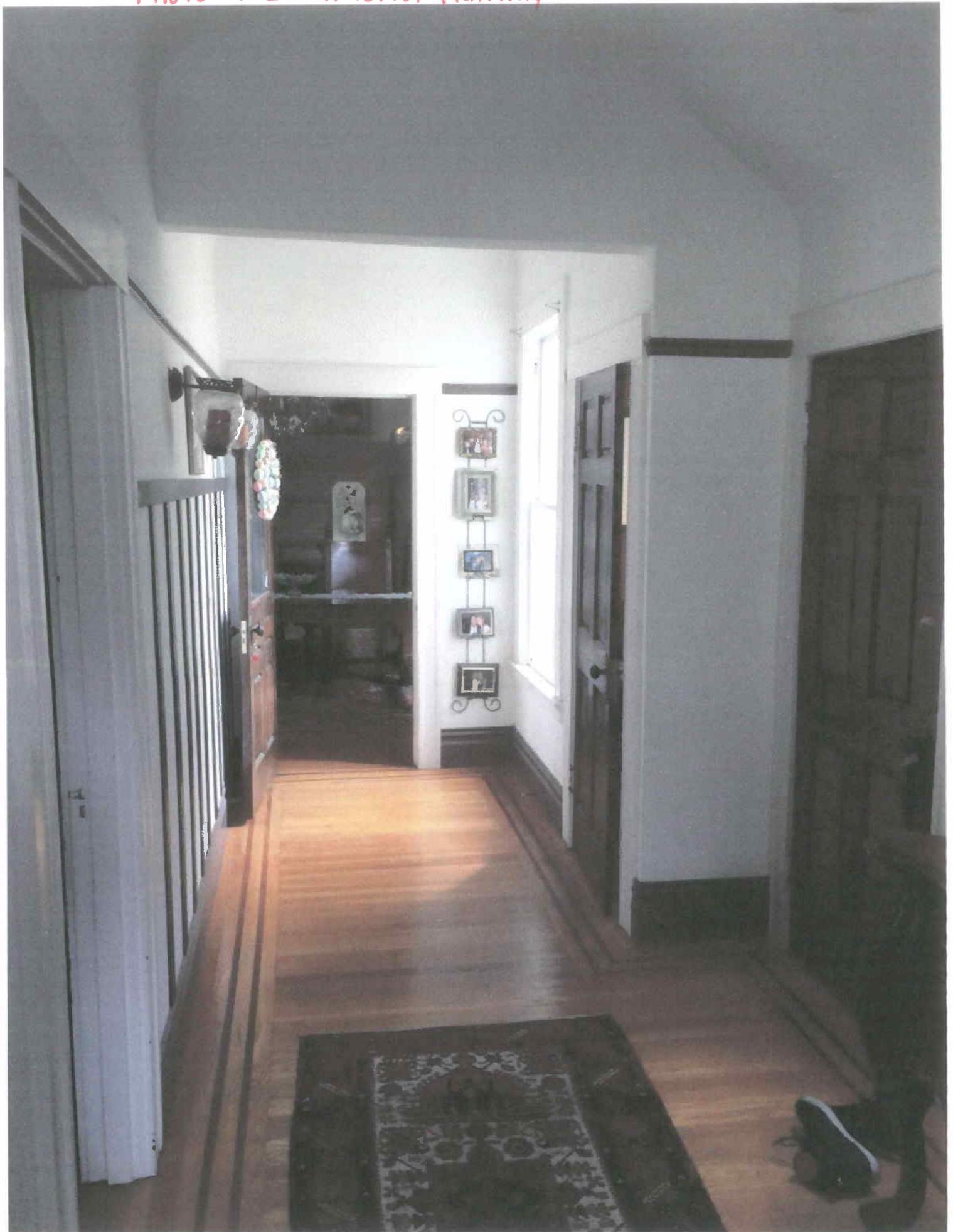


Photo # 8 Dining Room Window to Light well

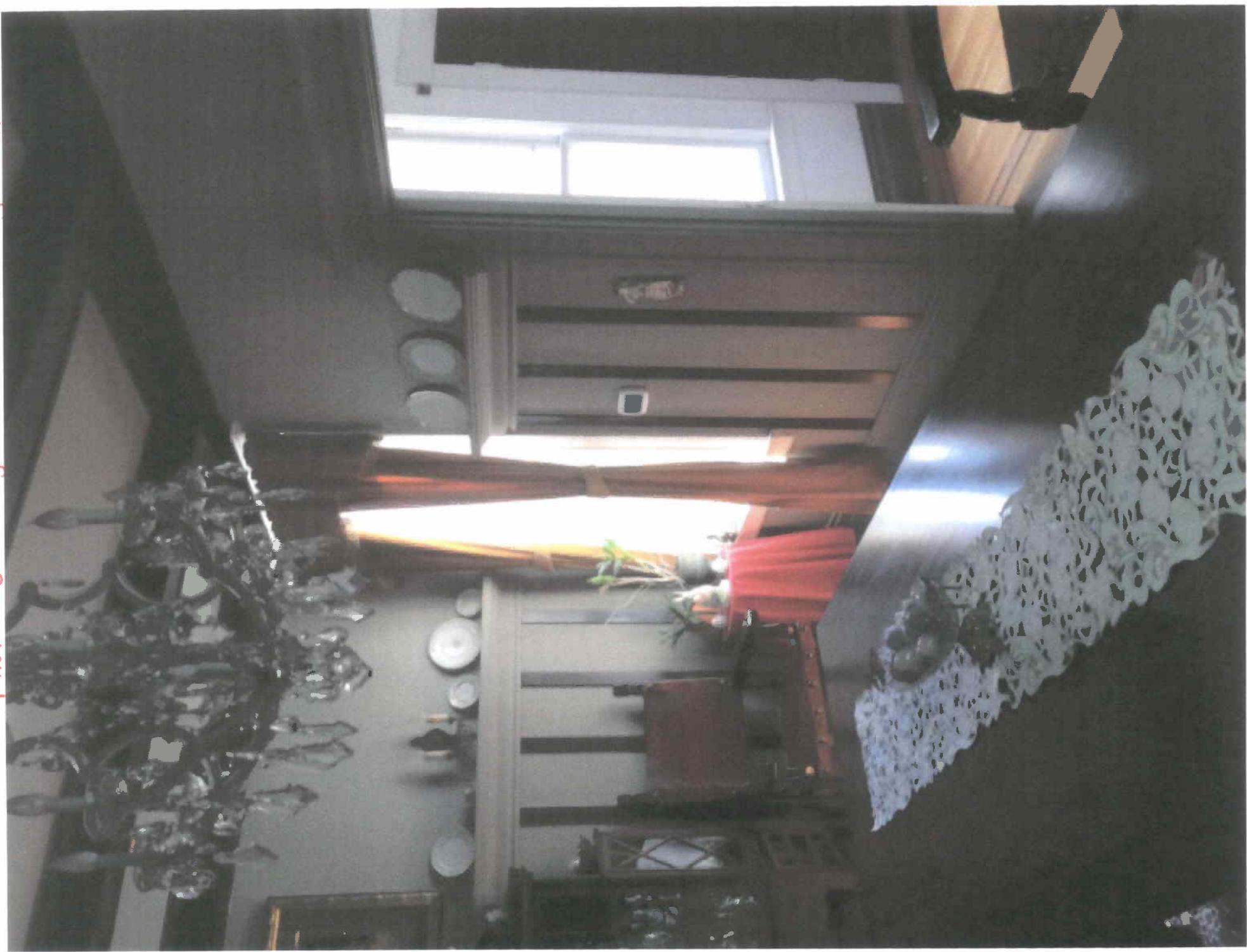
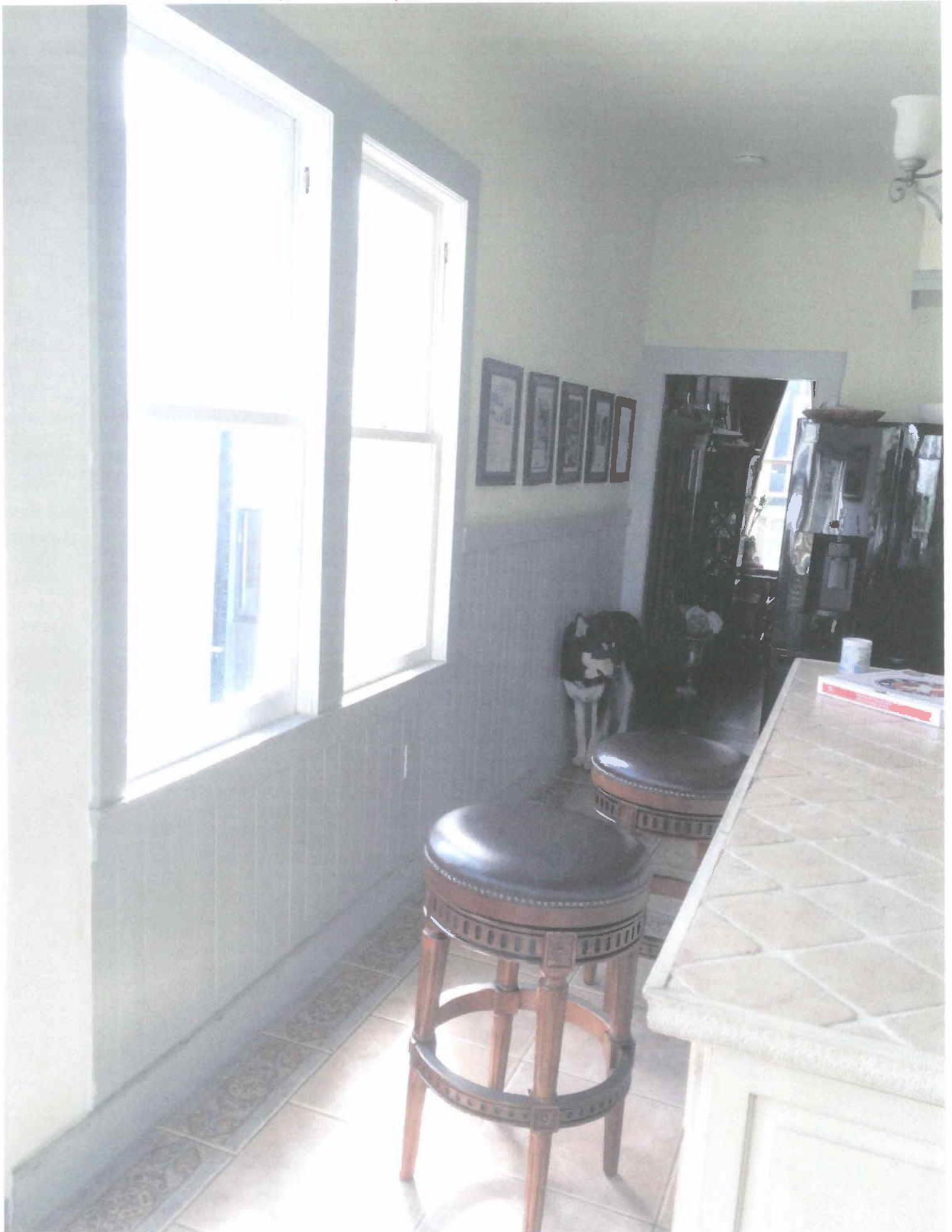
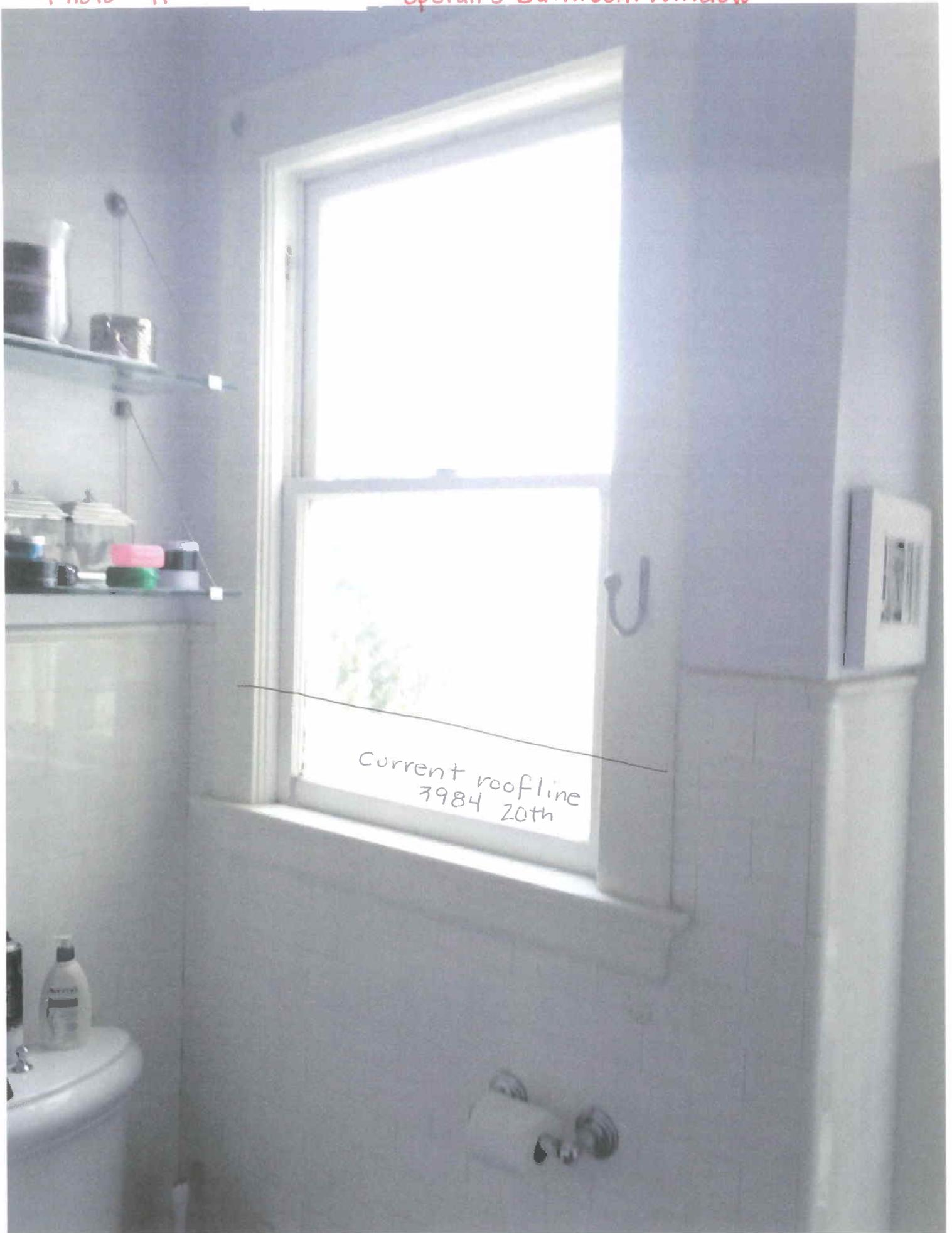


Photo #9 Lightwell sun hitting Dining Room Window



Photo #10 Kitchen Windows



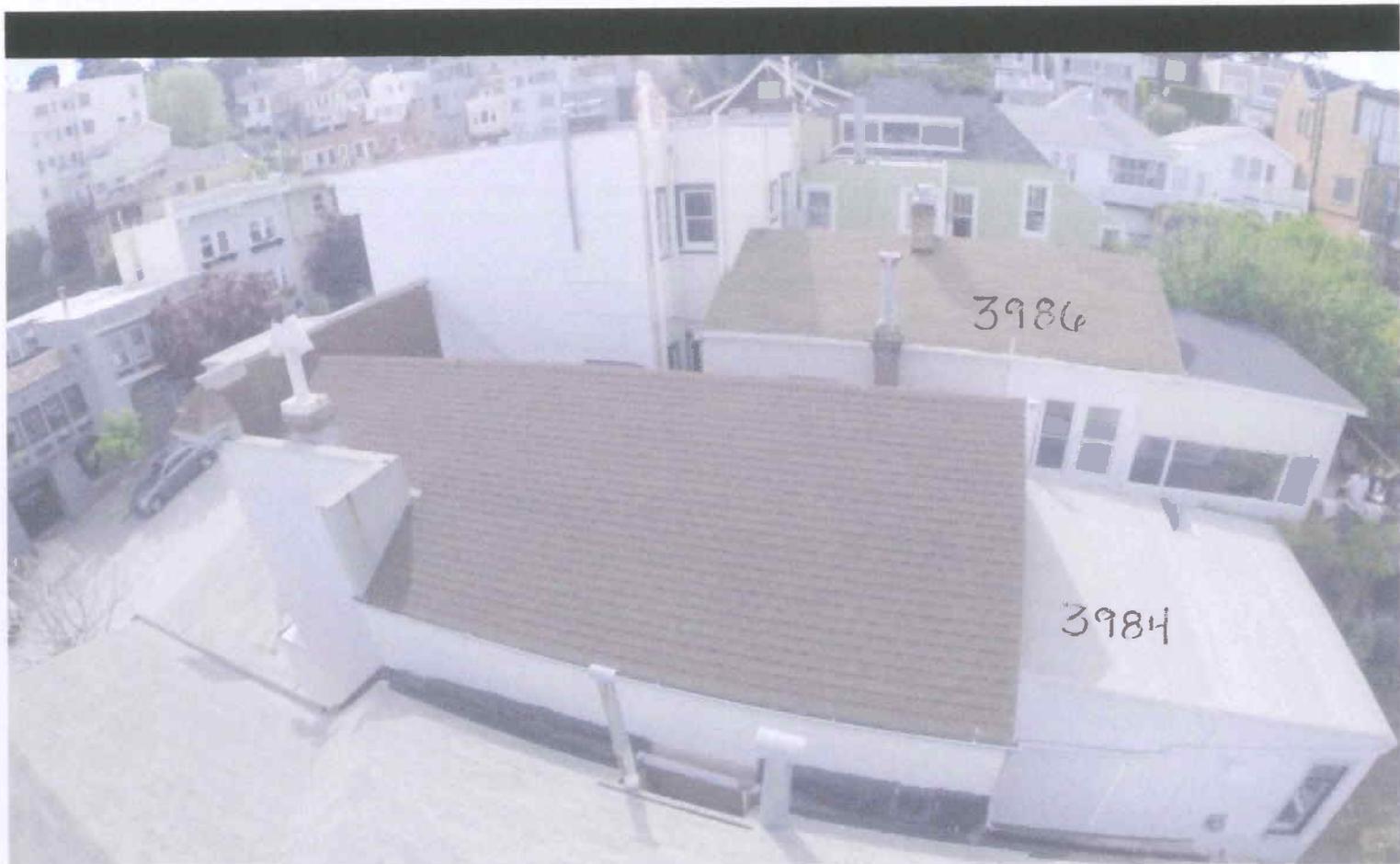


Current roofline
7984 20th

Photo #12



Photo #13





SAN FRANCISCO PLANNING DEPARTMENT

RESPONSE TO DISCRETIONARY REVIEW

Case No.: 14-0529D

Building Permit No.: 2013-0709-1387

Address: 3984 20TH ST.

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: JORGE CARBONELL

Telephone No.: 415-336-3278 (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

jorge carbonell architecture + interiors

May 30, 2014

TO: The San Francisco Planning Commission
C/O: Mr. Doug Vu, Planner
1650 Mission St, Suite 400
San Francisco, CA 94103

SUBJECT: DR Response
PROJECT: Residential Addition
ADDRESS: 3984 20th St
CASE: 2014.0529D

Dear President Wu and Planning Commissioners,

I am the architect of the subject project, and the owners of the home are my parents. We are proposing alterations and some modest additions to this single-family home located in Dolores Heights, on the north side of 20th Street, between Sanchez and Church Streets (Permit Application 2013 07 09 1387).

The existing Italianate structure comprises one-story over a garage level. It has been subjected to some inappropriate modifications over the years, and we propose to remove those to improve the façade. Aluminum windows with out-of-character configurations are being replaced by new double hung wood units. The original siding will be exposed by removing the later-era covering. An awkward lateral bay extension, created to accommodate a garage door, will be removed, and the vehicular opening will be recessed beneath the bay to the plane of the main front wall, restoring the form of the original bay. The modern, horizontal-paneled garage door will be replaced by a more aesthetically appropriate wood unit.

In addition to the façade changes, we are proposing: 1) a 3'-6" front horizontal reduction and 10'-6" rear side addition at the garage level for partial conversion into habitable space; 2) an 11-foot rear horizontal reduction and 7'-6" rear side addition at the first story; 3) a new 38'-7" deep second story that is setback 10 feet from the front building wall; and 4) a new roof deck and stairs above the new second story. These alterations and additions are completely code-complying, and in fact reduce the (legal) non-conformity of the rear yard obstruction. The project has been reviewed by the residential Design Team, meets both the Residential Design Guidelines and the requirements for the Dolores Heights Special Use District. There is no opposition to the project from the neighborhood except for the DR requestor, who owns the residence adjacent to the west, at 3986 20th St. We have met with the DR requester twice (7/1/2013 and 3/25/2014) to discuss the project. We have made *significant* changes to the proposal, as detailed below, but the requestor remains unsatisfied. This is, in our opinion, unwarranted and unreasonable.

The following paragraphs list the DR requestor's concerns in indented italic text, followed by our responses to them in plain-face text.

DR 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.

The DR Requestor cites two issues: A) "Significant" loss of light and air; B) His belief that any addition requires a new Variance under the Notice of Special Restrictions recorded when the property was granted a rear-yard Variance in 1992.

RESPONSE: A) The proposed project is a modest vertical addition as allowed by the Planning Code that is in conformance with the Residential Design Guidelines. The upper story addition is set back ten feet from the front building wall, it reduces by 11 the obstruction into the rear yard granted by Variance 92.606V, and the application has been modified to create a light court adjacent to the Requestor's small light well. It does not have a significant impact on light, and has NO impact on "air."

RESPONSE: B) The Requestor's quotes the NSR verbatim, as follows.

Said restrictions consist of conditions attached to a variance granted by the Zoning Administrator of the City and County of San Francisco on February 5, 1993 (Case No. 92.606V) permitting the expansion of the existing reading room at the rear of the one-story-over-garage, single-family dwelling.

The restrictions and conditions of which notice is hereby given are:

1. No further vertical or horizontal expansion of the subject building shall be allowed unless such expansion is specifically authorized by the Zoning Administrator after the property owner or authorized agent has sought and justified a new variance request pursuant to the public hearing and all other applicable procedures of the City Planning Code. However, the Zoning Administrator, after finding that such expansion complies with applicable Codes, is compatible with existing neighborhood character and scale, and does not cause significant loss of light, air, view or privacy to adjacent buildings, may determine that a new variance is not required.

Please note the sentence highlighted by the red outline. It allows the Zoning Administrator to review and allow additions to the property once he or she has determined that such addition will not have negative impacts. The ZA has performed such a review, and made such a determination: no new Variance is required, and the proposed project does not cause significant loss of light, air, view, or privacy. This determination negates both parts of the Requestor's concerns under Question 1. Further, the Requestor has not explained any exceptional and extraordinary circumstances to justify his request.

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

The DR requestor is concerned about A) the loss of light and air to his windows on the east (although he refers to them as western windows); B) negative effects to the property adjacent on the west of the project site, and C) the loss of one excess parking space.

RESPONSE: A) we have already made many helpful changes to our initial design. All the revisions were made prior to filing for an application, upon comments of Planning Department staff at the PIC, informal discussions with adjacent neighbor to the east, and reviewing the adjacent neighbor's requests included in the disclosures package when our family bought the house.

We have eliminated an enclosed stair penthouse to the roof deck. Instead, the stairs will be uncovered exterior stairs. This was done to reduce shading to the DR requester's lightwell. This approach adds waterproofing and plumbing expense to our project, and is less functional for us, but benefits the requestor.

At the rear yard, we are reducing the building's depth. We are removing the horizontal addition that was approved and built in 1995, the subject of the NSR mentioned by the DR requester. The addition triggering the variance is being removed completely as part of this permit application.

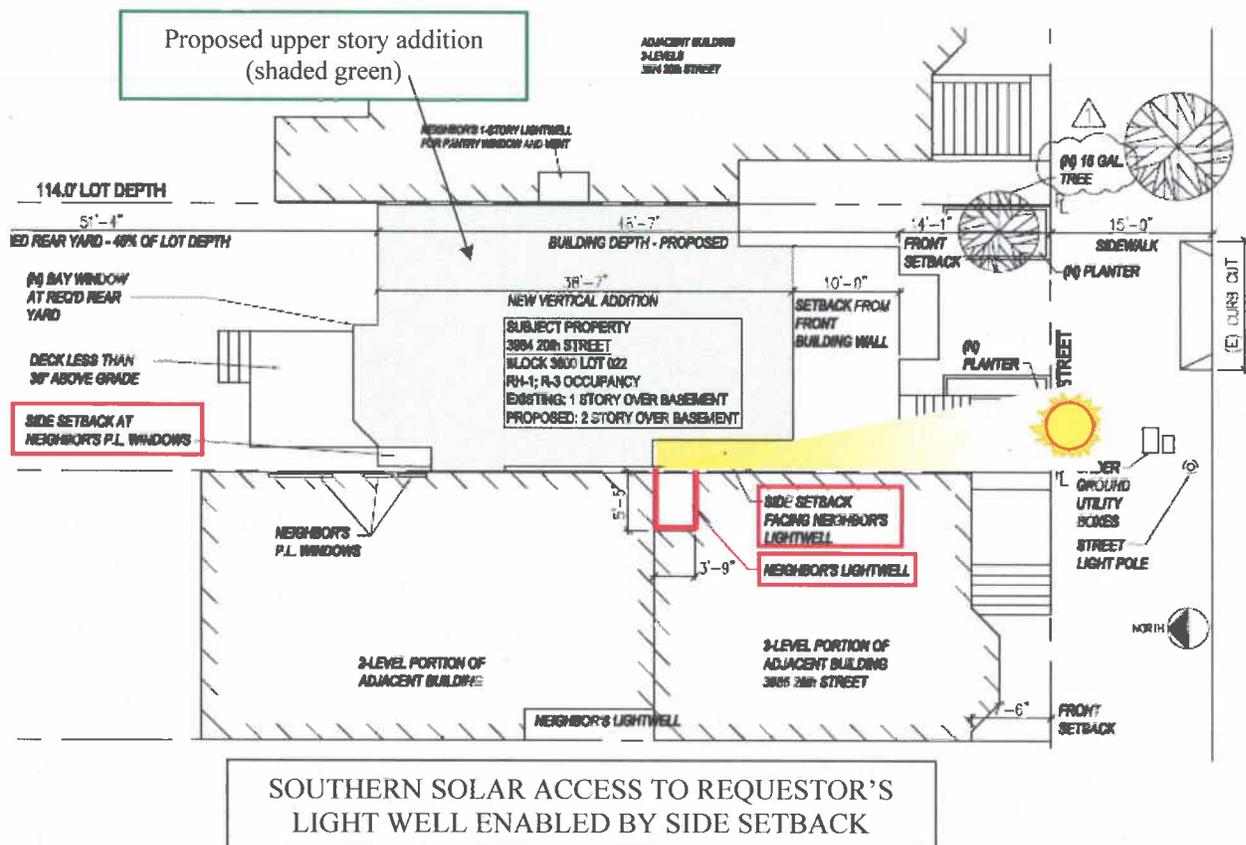
At the rear yard, we are setting the new exterior wall away from DR requester's property line window. If we did not do so, the requestor would have to remove his property line window. We are losing valuable interior space at our kitchen and our children's bedroom to preserve his window, which is not a Code-complying element, again benefiting the requestor with no benefit to us.

Out of consideration to DR Requester's concerns, we also reduced ceiling heights at the new addition from 10 feet, which still kept us under the height limit, to 9 feet.

We are including a light court adjacent to the DR requester's light well. The proposed lightcourt (3' wide by 13' long) is three times larger than required by Residential Design Guidelines. The requestor's lightwell is not the only source of light to primary rooms (no bedrooms, living rooms, dining rooms, etc.) but serves a stair/hallway, a laundry room and a bathroom. The dining room cited by Requestor as benefitting from the lightwell also has a larger lightcourt on the west side Please see the graphic below, which shows the path of direct southern light to the light court. Note that additional light will enter the light court when the sun is at easterly bearings as well, due to the generous side setback.

RESPONSE: B) The Requestor's concerns are misplaced, because we have a letter of support for the project from the adjacent neighbor to the west, Mr. Charles Frisbie.

RESPONSE: C) We propose converting some of the garage level area to habitable space. The one-car-per-unit off-street parking requirement is still met by the remaining garage area. We believe that providing family housing is more important than providing excess parking spaces.



DR QUESTION 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?

Question #3

The DR requestor suggests building a vertical addition at the front of the subject property.

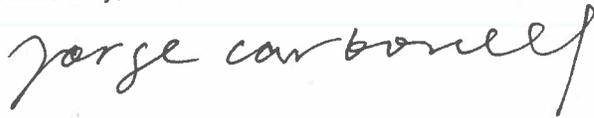
Alternatives suggested by DR requester are not realistic, because they disregard our building's relationship to the other neighbor (to the east) and to the streetscape. This idea also conflicts with the Residential Design Guidelines, and has a negative effect not only on the blockface, but upon the largely intact architectural form of the subject home. The adjacent building to the east also shares a matching side yard with our building at the front; it is also a 2 story building.

The Requestor does not cite any exceptional or extraordinary circumstances, and so does not suggest any changes that would reduce those unspecified circumstances. His concerns center on the loss of light to his light court windows, which we have helped by providing a voluntary side setback on the new upper story. Reduction of light to the Requestor's hallway, bathroom and stair well will be minimal, and the dining room has another window with a perpendicular orientation to provide light. Air will not be noticeably affected by this addition.

In summary, Commissioners, we hope you will share our belief and Planning Staff's determination that there are no circumstances or conditions extant that would necessitate taking DR to modify this project. We have worked in good faith with neighbors and staff to create an application that would result in changes to the structure that are reasonable and appropriate, and that we think will improve not only our family's new home, but the neighborhood as well.

We respectfully request that you approve this project as submitted.

Yours truly,



Jorge Carbonell, Architect
Project Sponsor



Proposed View



Existing View



Proposed View



Existing View



Proposed View



Existing View

SANCHEZ ST.

SUBJECT
PROPERTY



CHURCH ST.



2 TWO LEVELS (INCLUDING GARAGE) AS SEEN FROM STREET

3 THREE LEVELS (INCLUDING GARAGE) AS SEEN FROM STREET

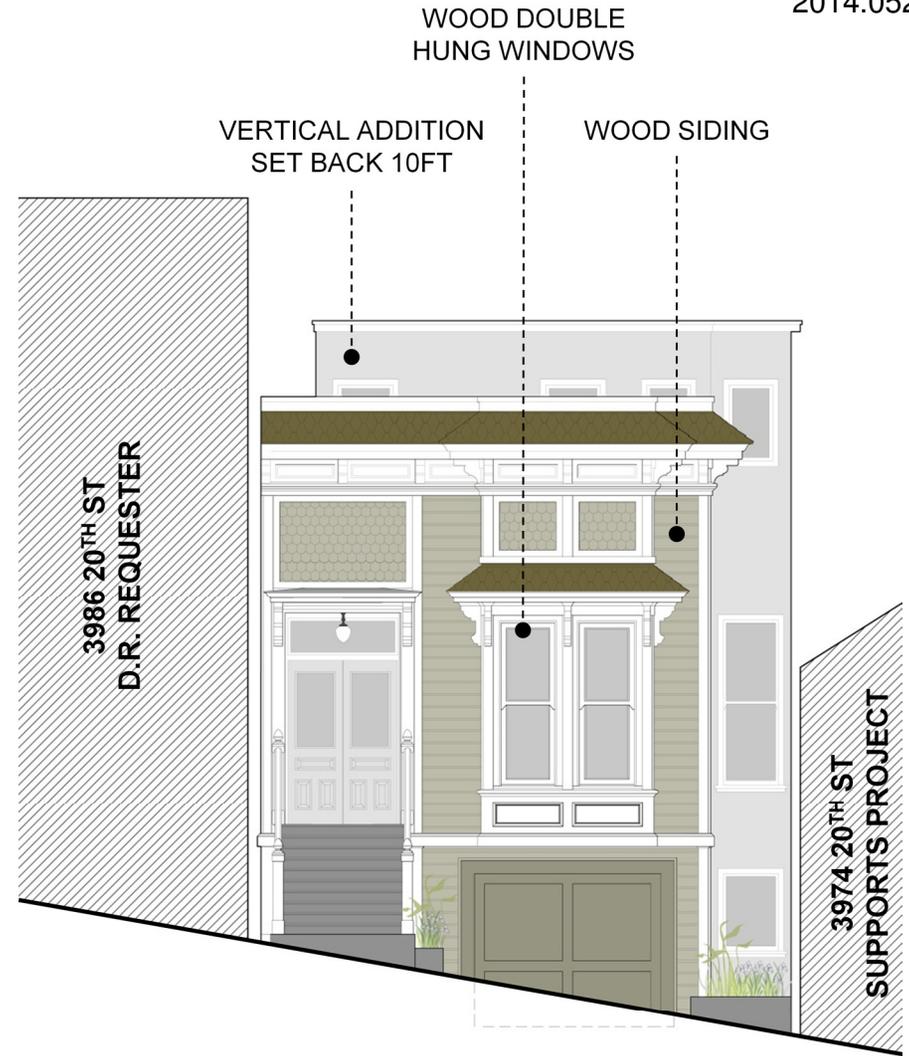
Neighborhood Context

- Project Scope adds 1 level to an existing 2-level single family home
- This block is primarily 3-level, with a mix of 2 and 3 level homes
- Vertical addition is set back 10ft from building wall



EXISTING

REMOVE IN-FILL
UNDER BAY

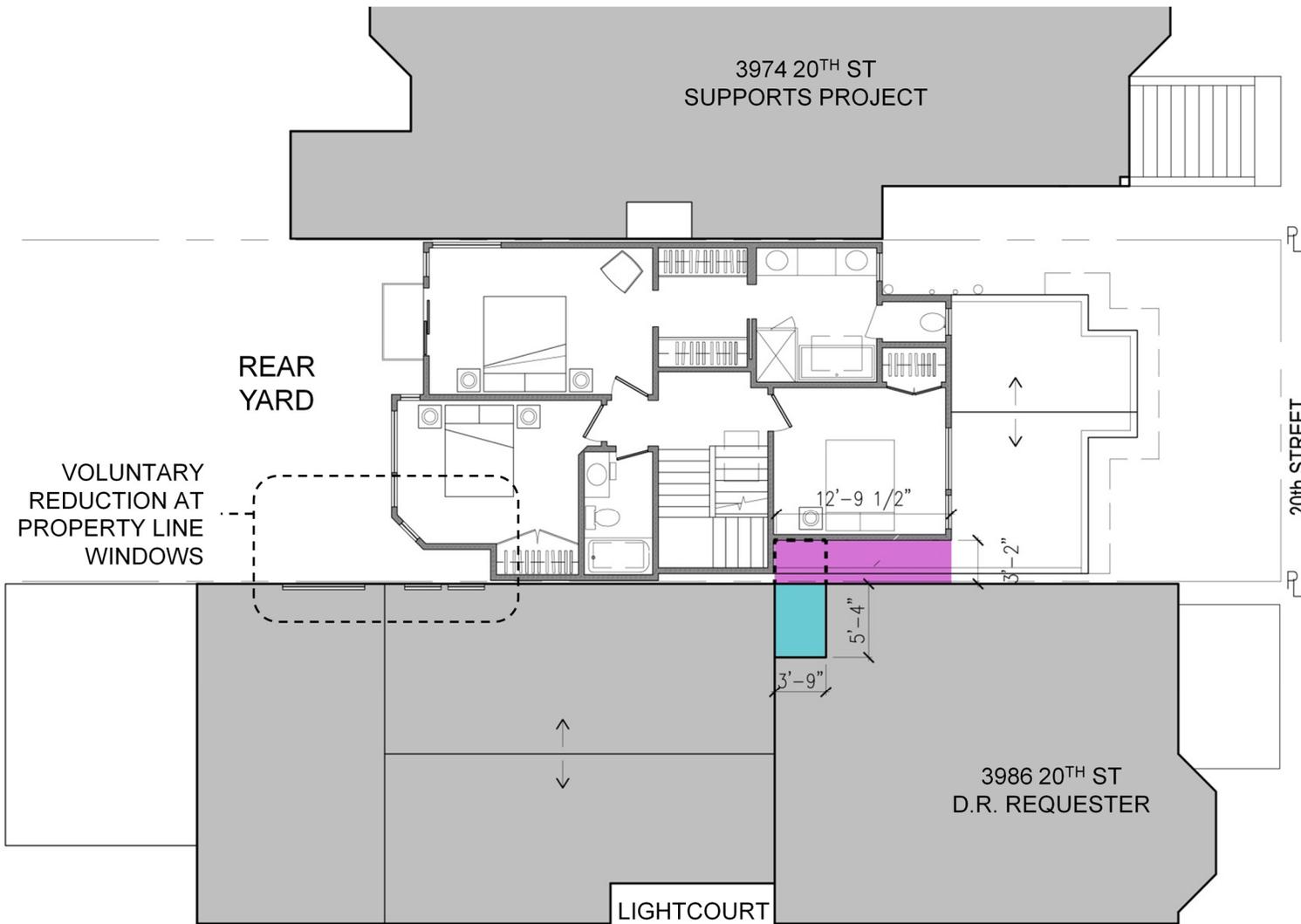


PROPOSED

Existing + Proposed Elevations

- D.R. Requester to the left (West)
- Neighbor to the right (East) supports our project
- Façade and landscaping to improve street for all

3974 20TH ST
SUPPORTS PROJECT

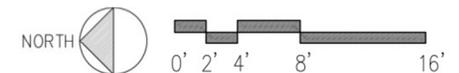


← SUBJECT
PROPERTY

LEGEND

- - - ALLOWED "MATCHING"
- - - LIGHTWELL PER PLANNING
RESIDENTIAL DESIGN
GUIDELINES
- PROPOSED LIGHTWELL
- EXISTING LIGHTWELL @
NEIGHBORING PROPERTY

PROPOSED PLAN WITH LIGHTWELL CONDITION



Lightwell + Windows at West Property Line

- Our proposed lightcourt greatly exceeds size required by Residential Design Guidelines
- Proposed lightcourt opens to front of building
- The larger lightcourt determined and compromised our floor plan
- We voluntarily adjusted floor plan to save D.R. Requester's property line windows

NEIGHBOR'S LIGHTWELL

NEIGHBOR'S BATHROOM
WINDOWS

NEIGHBOR'S LIGHTWELL

NEIGHBOR'S PROPERTY
LINE WINDOWS



SUBJECT PROPERTY

NEIGHBOR'S LIGHTWELL



SUBJECT PROPERTY

NEIGHBOR'S PROPERTY
LINE WINDOWS



SUBJECT PROPERTY

NEIGHBOR'S PROPERTY
LINE WINDOWS

D.R. Requester's Lightwell - Photographs

- Lightwell windows primarily serve bathrooms and hallway

NEIGHBOR'S LIGHTWELL

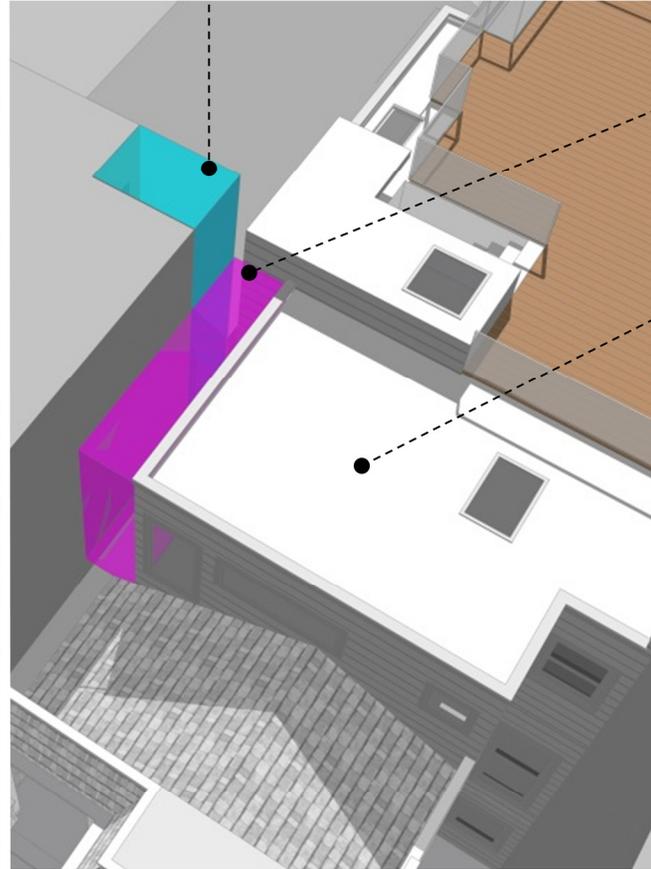
NEIGHBOR'S BATHROOM
WINDOWS



NEIGHBOR'S LIGHTWELL

PROPOSED "MATCHING"
LIGHTWELL

SUBJECT PROPERTY
PROPOSED ADDITION



LEGEND

- PROPOSED LIGHTWELL
- EXISTING LIGHTWELL @
NEIGHBORING PROPERTY

NEIGHBOR'S HALLWAY WINDOW

Lightwell at West Property Line

- Our proposed lightcourt greatly exceeds size required by Residential Design Guidelines
- Proposed lightcourt opens to front of building

NEIGHBOR'S LIGHTWELL PROPOSED "MATCHING" LIGHTWELL



LEGEND

- PROPOSED LIGHTWELL
- EXISTING LIGHTWELL @ NEIGHBORING PROPERTY

Lightwell at West Property Line

- Our proposed lightcourt greatly exceeds size required by Residential Design Guidelines
- Proposed lightcourt opens to front of building

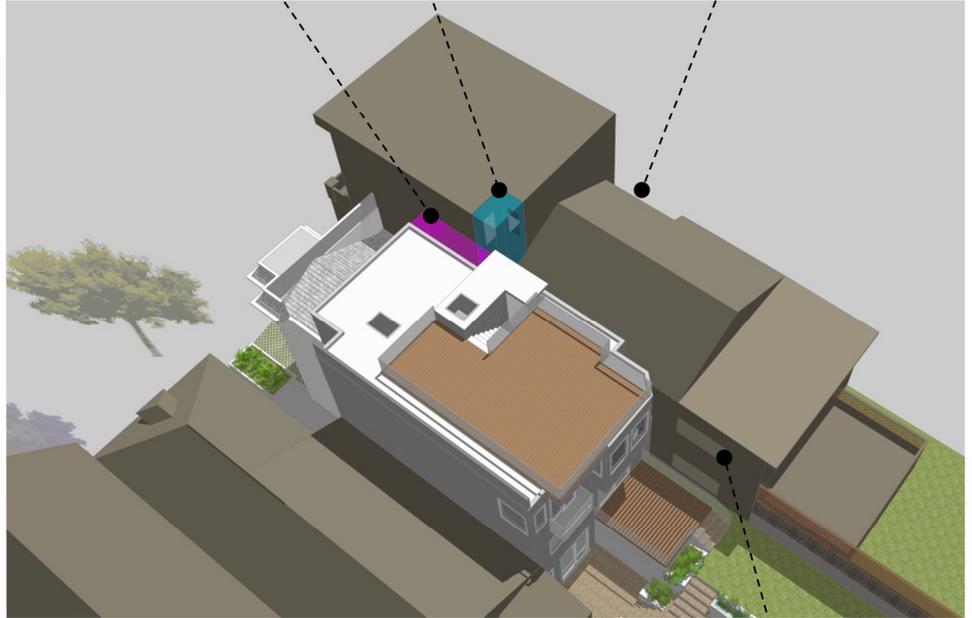
NEIGHBOR'S PROPERTY LINE WINDOWS



BIRD'S EYE VIEW FROM REAR YARD

NEIGHBOR'S LIGHTWELL
PROPOSED LIGHTCOURT

NEIGHBOR'S LIGHTCOURT
ON OPPOSITE SIDE OF BUILDING:
PROVIDES LIGHT + VENTILATION
TO DINING ROOM



BIRD'S EYE VIEW

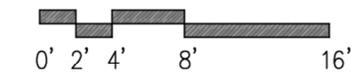
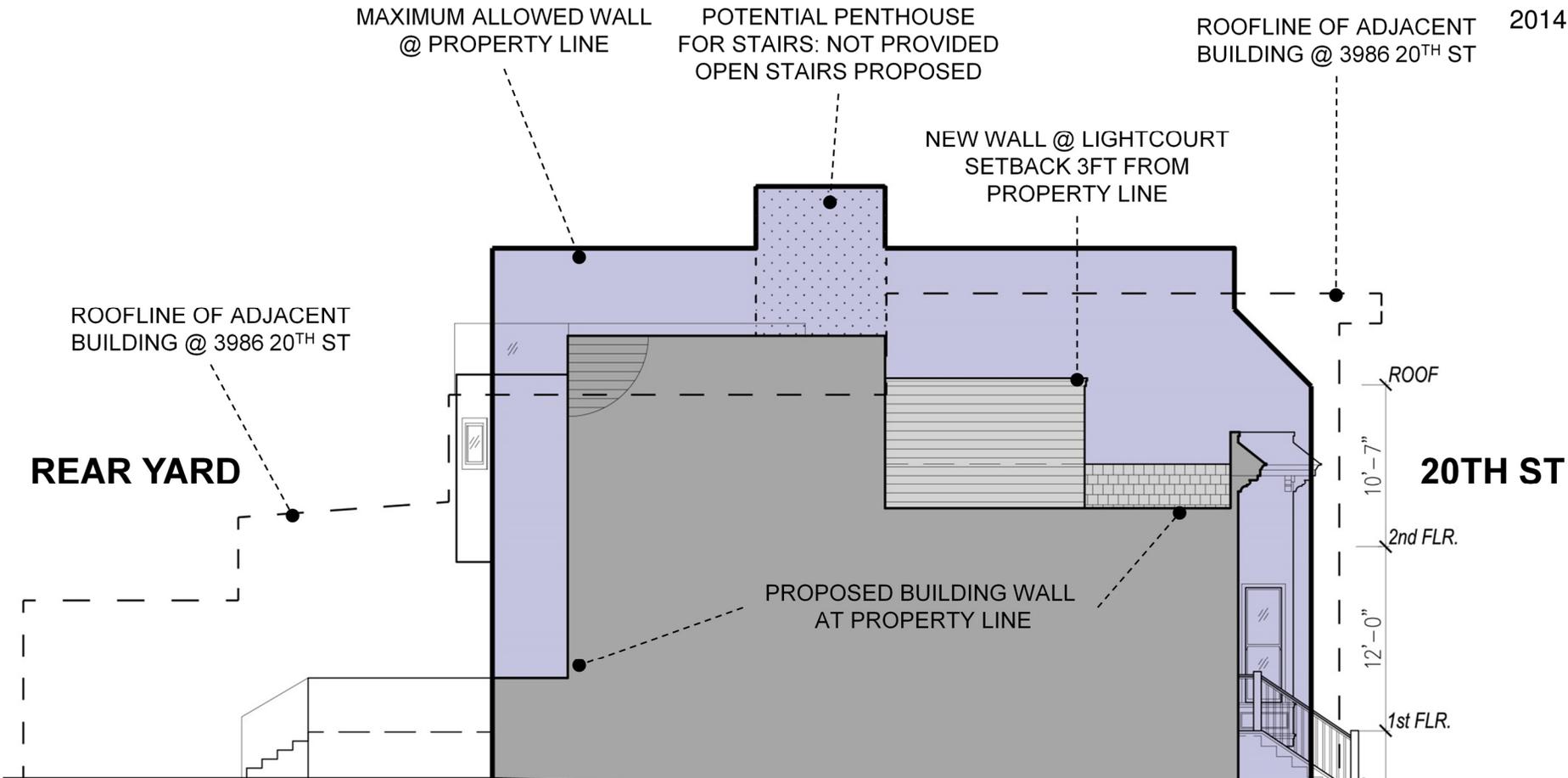
NEIGHBOR'S PROPERTY
LINE WINDOWS

LEGEND

-  PROPOSED LIGHTWELL
-  EXISTING LIGHTWELL @
NEIGHBORING PROPERTY

Lightwell at West Property Line

- We voluntarily adjusted proposed floor plan to accommodate D.R. Requester's property line windows.
- Proposed lightcourt opens to front of building
- Our proposed lightcourt greatly exceeds size required by Residential Design Guidelines



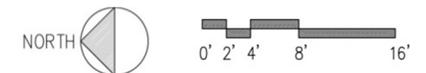
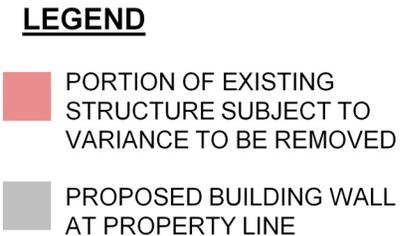
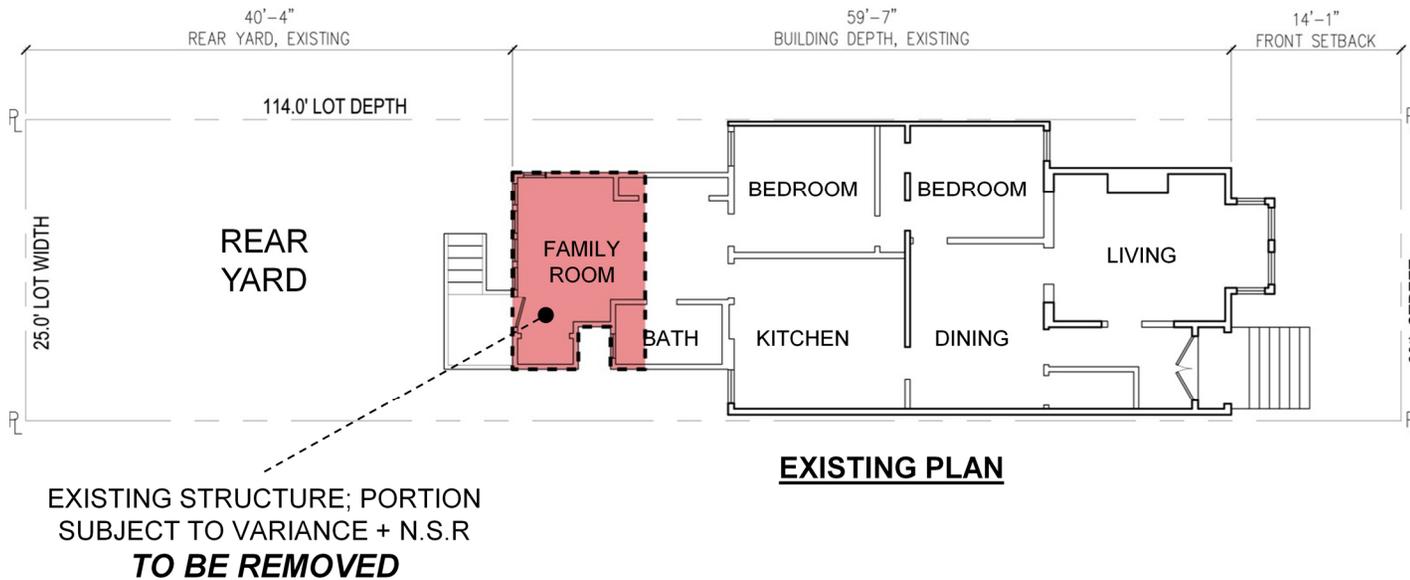
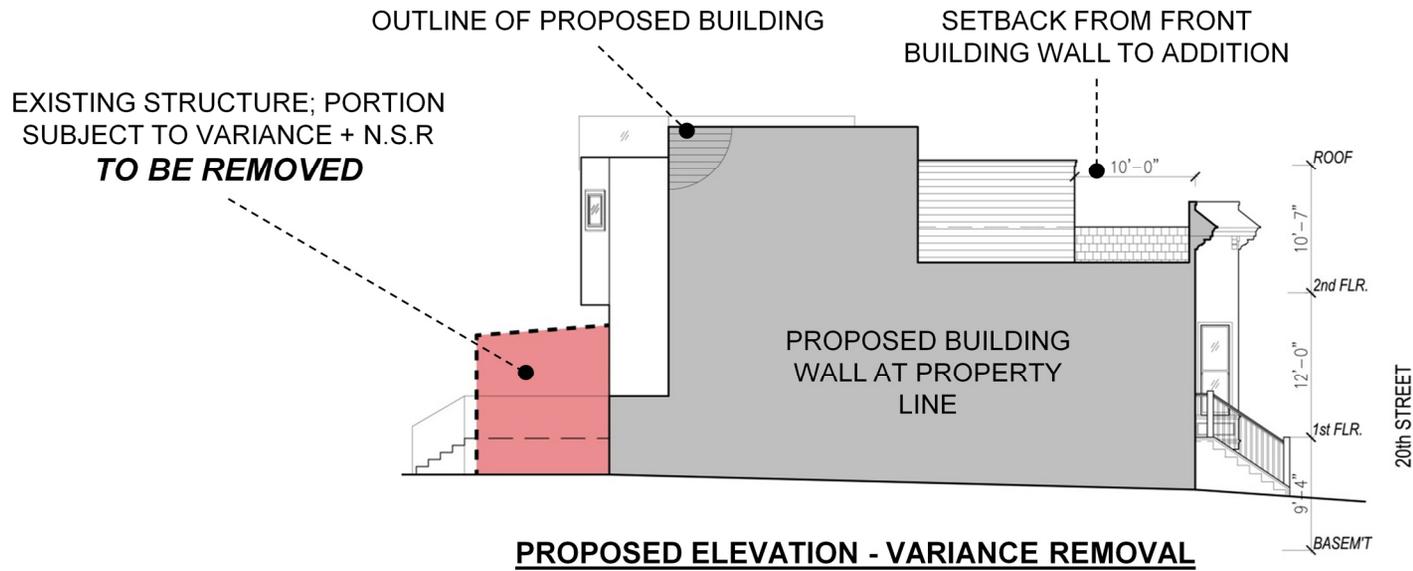
LEGEND

- MAXIMUM ALLOWED WALL AT PROPERTY LINE
- PROPOSED BUILDING WALL AT PROPERTY LINE
- PROPOSED BUILDING WALL SET BACK 3 FEET AT LIGHTCOURT

EXTERIOR ELEVATION WITH MAXIMUM + PROPOSED WALL AT WEST PROPERTY LINE (ADJACENT TO D.R. REQUESTER)

West Property Line Condition

- Stairs to roof will be open to the sky – no stair penthouse
- Vertical addition has standard ceiling heights to minimize addition close to neighbor’s lightwell
- Not “maxed out”: potential building could be much bigger



Removal of Variance + N.S.R.

- N.S.R. filed in 1994 when an addition required a rear yard variance
- We are **completely removing** the rear yard addition
- Our proposal makes the building **shorter** than what it is now
- The Zoning Administrator + Planning Staff have reviewed the N. S. R. , have allowed the project to proceed



VIEW OF PROPOSED ADDITION FROM
ACROSS 20TH STREET

Project Summary

- Proposed project is modest in scope , will be a great improvement to the streetscape
- Vertical addition fits in well with surrounding blockface
- Vertical addition is set back 10ft from front building wall, with minimal visual impact to street

Working with our Neighbors

- We started with our best foot forward, offering the most ‘neighbor-friendly’ project we could, and taking into consideration the D.R. Requester’s disclosures to the realtors.
- We met with Planning Staff multiple times to understand the Residential Design Guidelines
- The proposed project is the minimum scope we need for our family home
- Besides hosting a Pre-app meeting, we also met privately with our adjacent neighbors before submitting plans
- We voluntarily mailed status updates to our neighbors throughout the planning process
- Project conforms to Dolores Heights District (a special use district) controls to reduce mass and protect views
- Not “maxed out”: potential building could be much bigger
- D.R. Requester has not proposed any reasonable alternatives

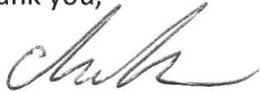


April 25, 2014

To whom it may concern,

My name is Charles Frisbie and I am the adjacent neighbor to the east (downhill) of 3984 20th Street. I have reviewed the drawings that were mailed by the Planning Department and I support the project as proposed.

Thank you,

A handwritten signature in cursive script, appearing to read 'Charles Frisbie', written in black ink.

Charles Frisbie

3974 20th Street

526 Chenery Street
San Francisco, CA 94131
August 25, 2014

San Francisco Planning Department
1650 Mission Street
San Francisco, CA 94103

To whom it may concern:

My name is Laura Streeter* and I am a former member of the Dolores Heights Improvement Club from 2005-2007. I lived in Dolores Heights from 2004-2007, and still have long standing relationships with friends in the neighborhood.

I have reviewed the drawings and images for the proposed project at 3984 20th Street. Based on my experience with the Dolores Height Improvement Club, as well as my understanding of character of the neighborhood and the restrictions as a special use district, this is a project I can fully support. It is a modest addition that will greatly improve the existing building and will benefit the community at large.

Please feel free to contact me if you have any questions.

Sincerely,



Laura Streeter
Former member of the Dolores Heights Improvement Club

*Please note, during my tenure on the Dolores Heights Improvement Club, I went by the name Laura McCloskey.

August 25, 2014

To Whom It May Concern:

My name is Ardine Kanights and I am a long term resident (60 years) of the Dolores Heights neighborhood of which I have lived and worked. I am very familiar with the neighborhood and with this block. I have reviewed the drawings and images for the proposed project at 3984 20th Street. I support this project and I encourage the Planning Commission to approve it. It is a very modest addition that will greatly improve the existing building and will benefit the community at large.

Sincerely,

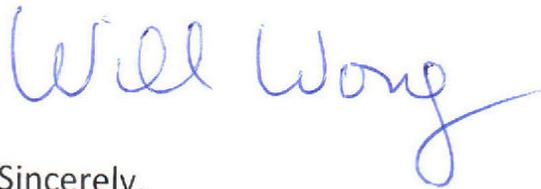
Ardine Kanights
762 Noe Street (@Liberty)

August 24, 2014

Planning Commission:

I am a property owner and reside in the Dolores Heights/Eureka Valley neighborhood. I walk my dogs regularly around Dolores Park and am familiar with the neighborhood around 20th and Church Street.

I have reviewed the drawings and images for the proposed project at 3984 20th Street. I support this project and encourage the Planning Commission to approve the project. The project is a modest addition and will improve the existing building. I believe the project will also benefit the neighborhood as a whole.

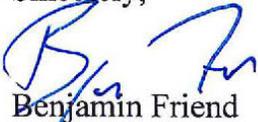


Sincerely,
Will Wong
3830 19th Street
78 Sharon Street

To whom it may concern:

I am Benjamin Friend and I am a long term resident of Dolores Height. I walk down 20th Street often and I am completely familiar with the neighborhood and with this block. I have reviewed the drawings and images for the proposed project at 3984 20th Street. I support this project and I encourage the Planning commission to approve it. It is a modest addition that will greatly improve the existing building and will benefit the community at large.

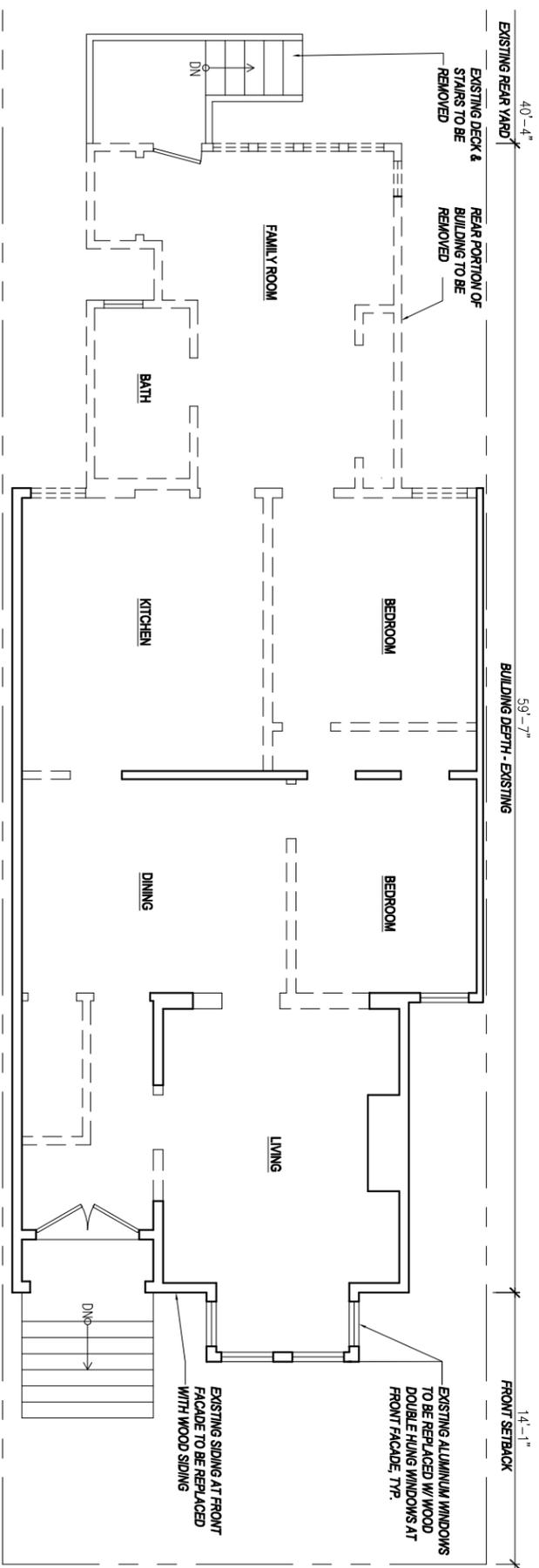
Sincerely,

A handwritten signature in blue ink, appearing to read "Ben Friend".

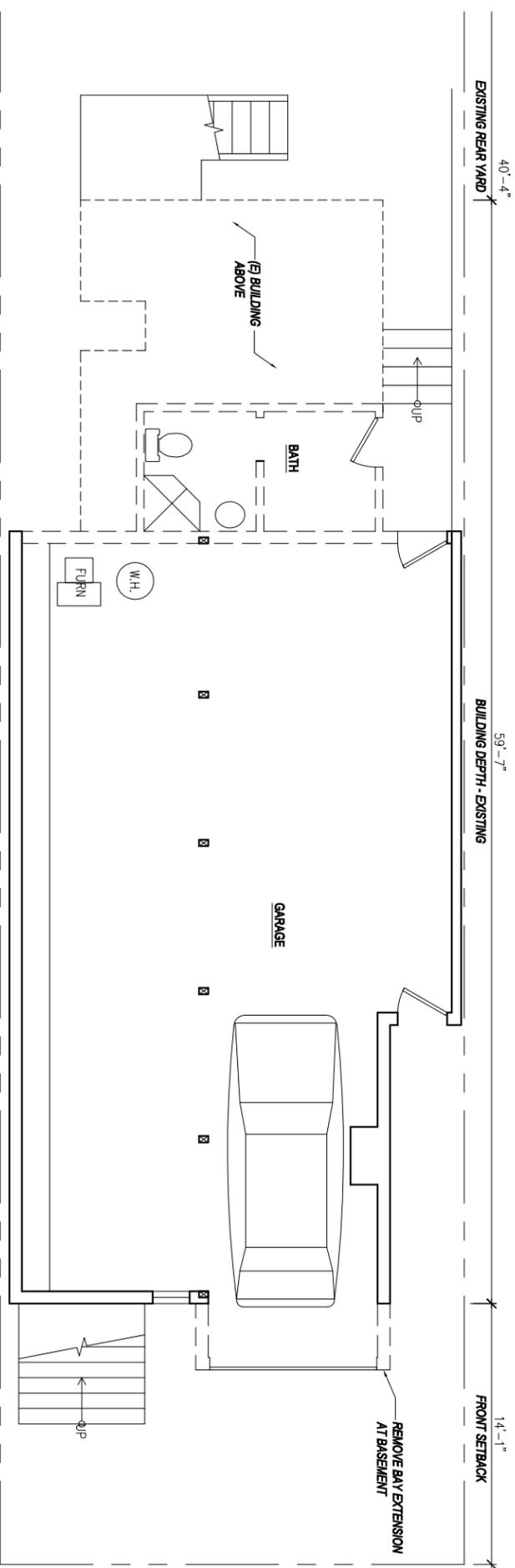
Benjamin Friend

804 Dolores Street (corner of 21st)

8/25/14



EXISTING 1ST FLOOR PLAN W/ DEMO
SCALE: 1/4" = 1'-0"



EXISTING BASEMENT PLAN W/ DEMO
SCALE: 1/4" = 1'-0"

- LEGEND:**
- (E) WALL TO REMAIN
 - (E) WALL TO BE REMOVED
 - (N) WALL

**JORGE CARBONELL
ARCHITECTURE +
INTERIORS**

605 MISSISSIPPI ST.
SAN FRANCISCO, CA
94107
TEL. (415) 396-3278
FAX. (415) 206-1848

jorge@carbonellarchitecture.com
www.carbonellarchitecture.com

**PROJECT:
RESIDENTIAL REMODEL**

**ADDRESS:
3884 20th STREET
SAN FRANCISCO
CA, 94114**

**LOT / BLOCK:
3800 / 022**

ISSUED	DATE
PERMIT	07.09.2013

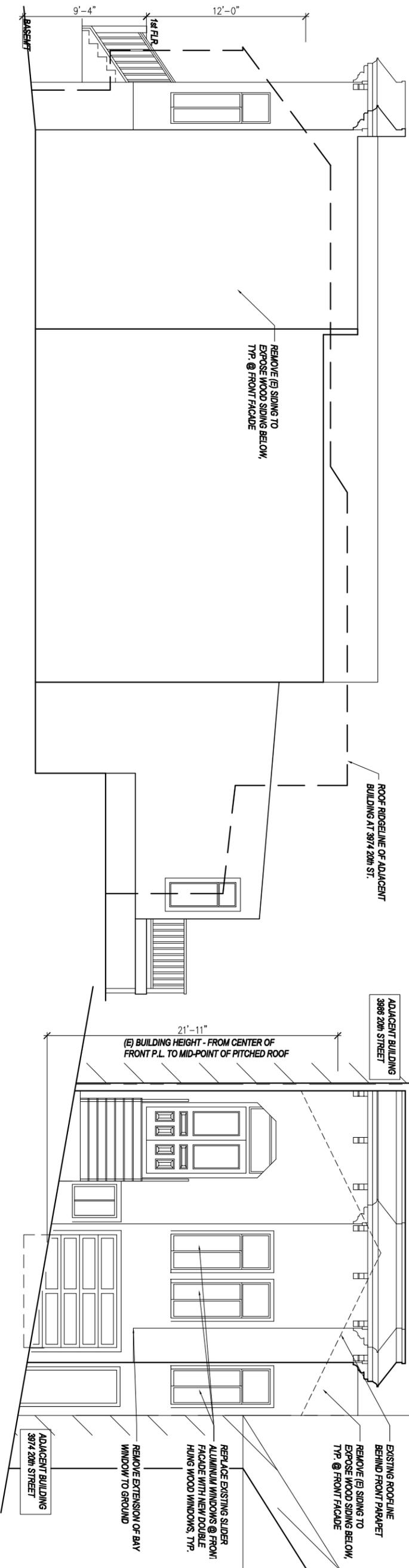
DRAWINGS AND SPECIFICATIONS, AS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, COMPLY WITH ALL CITY, COUNTY AND STATE REQUIREMENTS FOR THE PROJECT OF THE ARCHITECT.

THESE DOCUMENTS MAY NOT BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE ARCHITECT'S PREVIOUS WRITTEN AUTHORIZATION.

COPYRIGHT 2013, JORGE CARBONELL

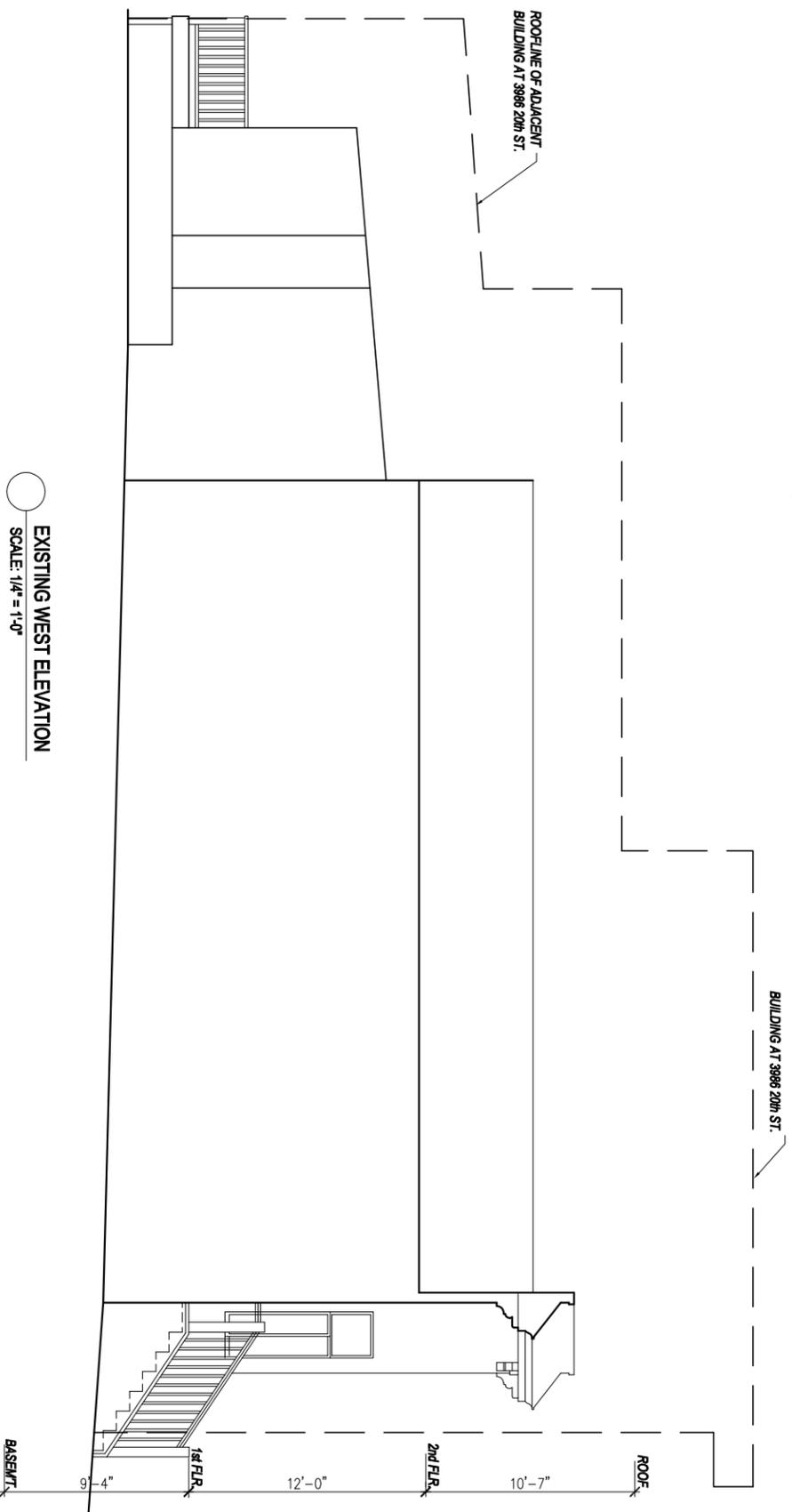
SHEET DESCRIPTION
**EXISTING
CONDITIONS**

A1.1

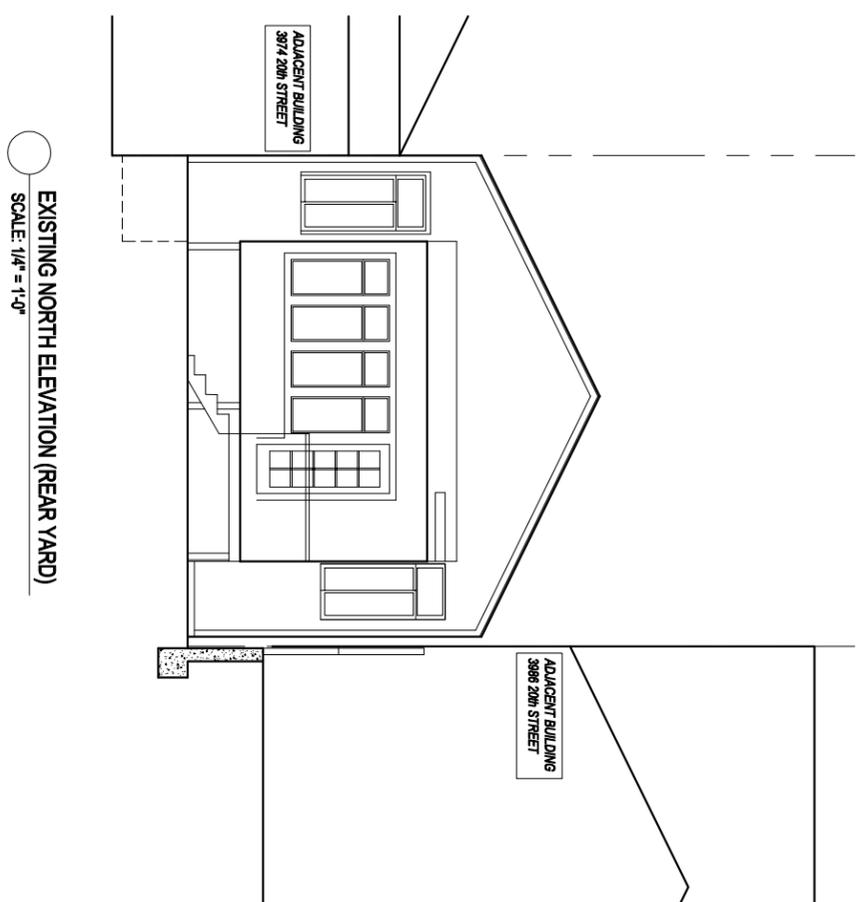


EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING SOUTH ELEVATION (20th STREET)
SCALE: 1/4" = 1'-0"



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



EXISTING NORTH ELEVATION (REAR YARD)
SCALE: 1/4" = 1'-0"

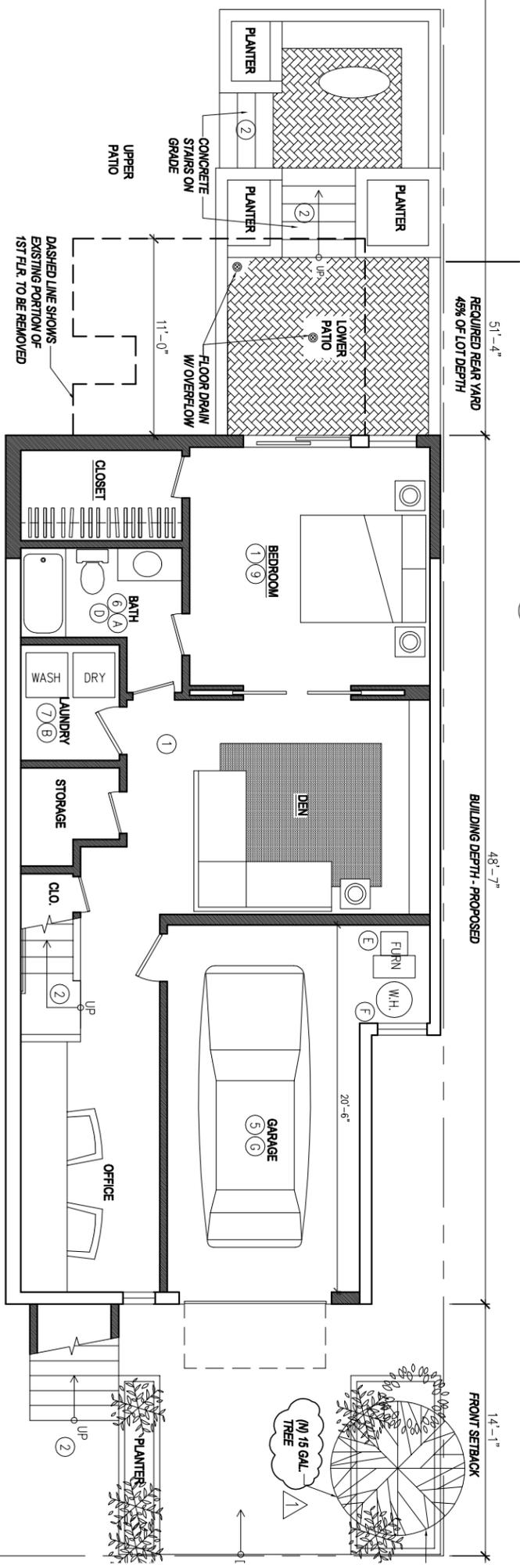
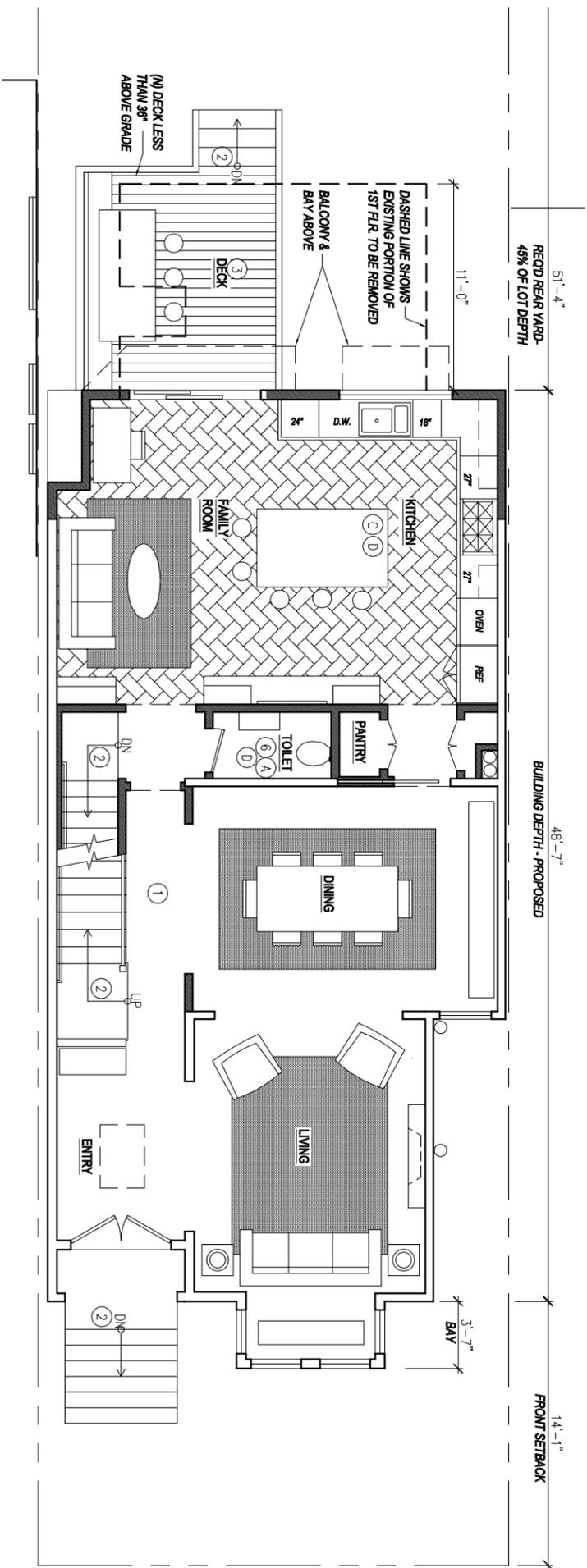
ISSUED	DATE
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SHEET DESCRIPTION
**EXISTING
CONDITIONS**

A1.2



MECHANICAL & ELECTRICAL KEYNOTES

- ALL ELECTRICAL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE CALIFORNIA ELECTRICAL CODE. THIS SHALL INCLUDE, BUT IS NOT LIMITED TO, THE ITEMS LISTED BELOW:**
- (A) **BATHROOM OUTLETS:** PROVIDE BATH WITH GFCI OUTLETS. LIGHTING: ALL H.E. LIGHTING UNLESS LIGHTING IS CONTROLLED BY CERTIFIED OCCUPANT SENSOR(S)
 - (B) **LAUNDRY:** ELECTRICAL: LAUNDRY ROOM, WASHER AND DRYER SHALL HAVE A SEPARATE 20 AMP CIRCUIT. DRYER VENT: RIGID PIPE (NO FLEX DUCT ALLOWED) SHALL TERMINATE OUTSIDE. 4" DIA. PIPE 14" MAX LENGTH WITH MAX 2 - 90 DEGREE TURNS. MINUS 2" FOR EACH ADDITIONAL 90 DEGREE TURN OR PROVIDE BOOSTER FAN. MAKE-UP AIR: VENT FOR GAS OR ELECTRIC DRYERS: 100 SQ. IN. MIN. INTAKE OPENING. LIGHTING: ALL HE LIGHTING UNLESS LIGHTING IS CONTROLLED BY CERTIFIED OCCUPANT SENSOR(S)
 - (C) **KITCHEN:** ELECTRICAL: A MINIMUM OF (2) 20 AMP SMALL APPLIANCE CIRCUITS SHALL BE PROVIDED FOR THE KITCHEN, DINING AND FAMILY ROOM AREAS. CONTRACTOR SHALL PROVIDE FOR FUTURE EXPANSION OF (3) 30 AMP CIRCUITS. OUTLETS: MIN. 1 PER EACH COUNTER SECTION WIDER THAN 12". 4" MAX. DISTANCE BETWEEN OUTLETS. PROVIDE GFCI OUTLETS. LIGHTING: AT LEAST 50% OF INSTALLED LUMINAIRE MUST BE OF HIGH EFFICACY (H.E.) LIGHTING AND MUST BE SWITCHED SEPARATELY FROM NON-H.E. LIGHTING.
 - (D) **EXHAUST FANS:** PROVIDE BATH, KITCHEN HOOD & LAUNDRY W/ MECHANICAL EXHAUST FANS WITH BACKDRIFT DAMPER. EXHAUST DIRECT TO EXTERIOR. NO VENT TERMINATION IN EXTERIOR WALL WITHIN 3 FT. OF PROPERTY LINE OR WINDOW OR OPENING USED FOR VENTILATION.
 - (E) **HEATING SYSTEM:** AS SHOWN IS SCHEMATIC ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR SYSTEM DESIGN AND ITS ADEQUACY. WHERE FURNACE DUCTS PIERCE 1-HR GARAGE WALLS, DUCTS SHALL BE MIN. 26 GAUGE GALVANIZED STEEL.
 - (F) **WATER HEATER:** SEE WATER HEATER DETAIL FOR SEISMIC STRAP AND 18" PLATFORM OF HIGH EFFICACY (H.E.) LIGHTING AND MUST BE SWITCHED SEPARATELY FROM NON-H.E. LIGHTING.
 - (G) **GARAGE LIGHTING:** ALL HE LIGHTING UNLESS LIGHTING IS CONTROLLED BY CERTIFIED OCCUPANT SENSOR(S) (TITLE 24). BOLLARDS: PROVIDE TO PROTECT GAS EQUIPMENT FROM IMPACT. (OMC308.1) VENTILATION: 200 SQ. INCHES MIN. FOR GARAGE OF UP TO 1,000 SQ. FT. FOR EACH ADDITIONAL 200 SQ. FT. PROVIDE ADDITIONAL 30 SQ. IN. OF CLR. VENT AREA.
- WALLS:**
 (E) WALL TO REMAIN
 (E) WALL TO BE REMOVED
 (N) WALL

KEYNOTES

- (1) **SMOKE DETECTOR & CARBON MONOXIDE DETECTOR:** SMOKE DETECTORS TO BE INSTALLED IN ALL SLEEPING ROOMS & AREAS SERVING THE SLEEPING ROOMS. MIN. ONE SMOKE DETECTOR ON EACH LEVEL. DETECTORS AT BEDROOM TO BE PLACED WITHIN 1'-0" OF THE CENTER OF THE DOOR. INTERCONNECTION: WHERE MORE THAN ONE SMOKE ALARM IS RECD WITHIN A DWELLING UNIT, SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE DWELLING UNIT. ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE WITH ALL INTERVENING DOORS CLOSED. CARBON MONOXIDE DETECTOR: ARE REQUIRED ON THE HALLWAY OUTSIDE ALL BEDROOMS. AT LEAST ONE ON EACH STORY.
- (2) **STAIRS:** RISE AND RUN 4" MIN. 7.75" MAX. RISE AND 10" MIN. RUN FOR STAIRS. LARGEST RISE OR RUN IN A FLIGHT MAY NOT EXCEED SMALLEST BY MORE THAN 3/8". HANDRAILS RECD ON STAIRS WITH 4 OR MORE RISERS. HANDRAIL HEIGHT BETWEEN 34" & 38" ABOVE LEADING EDGE OF NOSING, WITH 12" EXTENSIONS TOP & BOTTOM, RETURNED TO WALL. HANDRAILS REQUIRED AT BOTH SIDES, EXCEPT WITHIN A DWELLING UNIT, PICKETS & BAUSTERS. MAX. OPENING LESS THAN 4", 6" MAX. DIAMETER OPENING AT TREAD/RISER/BAUSTER TRIANGLE. GUARDRAIL MIN. HEIGHT 42". (EXCEPTION: WITHIN DWELLING UNIT, 36" MIN. IF HANDRAIL MOUNTED ABOVE GUARDRAIL.) LANDING RECD AT EVERY 12 VERTICAL FEET, MAX. LENGTH OF LANDING EQUAL TO WIDTH OF STAIRS. HEADROOM CLEARANCE MIN. 80" THROUGHOUT STAIRS. TREAD ANTI-SLIP. ON EXTERIOR STAIRS, PROVIDE TREAD TREATMENT TO ACHIEVE A COEFFICIENT OF FRICTION OF 1.02 DRY and 0.98 WET.
- (3) **STRUCTURE @ EXTERIOR:** SUPPORT STRUCTURE FOR EXTERIOR STAIRS (AND ALL OTHER EXPOSED WOOD, OR WOOD IN CONTACT WITH CONCRETE) TO BE DECAY, TERMITE AND WEATHER RESISTANT WOOD. ALL CUT ENDS TO BE TREATED WITH "COPPER GREEN" OR SIMILAR PRESERVATIVE.
- (4) **LIGHT & VENTILATION:** LIGHT TO HABITABLE SPACE: 8% OF FLOOR AREA, MIN. 8 SQ. FT. HABITABLE ROOMS SHALL BE NATURALLY VENTILATED WITH AN AREA 4% OF THE FLOOR AREA WITH A MIN. 4 SQ. FT. OPENINGS.
- (5) **GARAGE VENTILATION:** 200 SQ. INCHES MIN. FOR GARAGE OF UP TO 1,000 SQ. FT. FOR EACH ADDITIONAL 200 SQ. FT. PROVIDE ADDITIONAL 30 SQ. IN. OF CLR. VENT AREA.
- (6) **BATHROOM:** W.C., MIN. OF 24" CLEARANCE IN FRONT OF W.C. 15" FROM CENTERLINE OF BOWL TO ADJACENT WALL. MAX. ALLOWABLE W.C. FLUSH RATE: 1.28 GALLONS, MAX. SHOWER: 30" MIN. DIA. CIRCLE & 1024 SQ. INCHES MIN. AREA. 32" X 32" INSIDE THRESHOLD. SHOWERHEAD FLOW RATE TO BE 2.5 GAL/MINUTE MAX. WET AREAS: NO GYPSUM BOARD OR GREENBOARD OR PAPERBOARD ALLOWED ON WET AREAS. USE 1/2" CEMENTITIOUS BACKERS (HARDE BACKER OR SIM.) AS TILE OR STONE UNDERLAYMENT. EAUGETS FLOW RATE TO BE 2.2 GAL/MINUTE MAX.
- (7) **LAUNDRY:** PROVIDE FLOOR DRAIN IN CENTER OF ROOM, SLOPE MIN. 1/4" PER FOOT.
- (8) **SKYLIGHTS:** (WITHOUT PARAPETS) LESS THAN 5 FEET FROM PROPERTY LINE TO BE 45 MIN. RATED ASSEMBLY W/ 1-HR. ROOF/CEILING CONSTRUCTION
- (9) **BEDROOM WINDOWS:** AT LEAST ONE PER BEDROOM SHALL MEET EGRESS REQS OF MIN. WIDTH 20" (WITH MIN. HEIGHT OF 41") OR MIN. HEIGHT 24" (WITH 34.2" MIN WIDTH) TOTALING 5.7 SQ. FT. MIN. CLR. OPENING. BOTTOM OF CLR. OPENING TO BE 44" MAX ABOVE BEDROOM FLOOR.
- (10) **ROOF PARAPETS:** AT UNRAISED ROOFS: 1-HR RATED PARAPET, 30" MIN. HEIGHT RECD.
- (11) **ROOFING:** CLASS "B" MIN. ROOFING. FLAT ROOF 2% MIN. SLOPE. 1-48.
- (12) **ROOF DECK:** < 500 SQ.FT. FOR COMBUSTIBLE DECKING MATERIAL. 1/8" SPACING BETWEEN PLANKS. PERIMETER OPENING CLOSED TO WITHIN 1" OF ROOF. CONSTRUCTION IS MIN. 2" NOMINAL HEART REDWOOD OR FIRE RESISTANT TREATED WOOD. GUARDRAIL MIN. HEIGHT 42". OPENING LESS THAN 4".
- (13) **OVERFLOW DRAINS:** SAME SIZE AS DRAIN AND 2" ABOVE LOW POINT.
- (14) **ATTIC VENTILATION & ACCESS:** ENCLOSED ATTIC AND RAFTER SPACES SHALL HAVE CROSS VENTILATION. NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/300 OF ATTIC OR RAFTER SPACE AREA WITH A CLASS 1 OR 2 VAPOR BARRIER PROVIDED ON THE WARM-IN-WINTER SIDE OF CEILING. 50% OF VENT AREA SHALL BE PROVIDED IN UPPER PORTION AND 50% BY EAVES OR CORNICE VENTS.
- (15) **TEMPERED WINDOWS:** TEMPERED GLASS RECD WITHIN 24" OF THE STRIKE EDGE OF A DOOR; WITHIN 18" OF A FINISH FLOOR LEVEL (WALKING SURFACE); WITHIN SHOWER OR BATHUB ENCLOSURE.

CIRCUITS INTERRUPTER (BREAKERS): ALL 120 VOLT SINGLE PHASE, 15 AND 20 AMP CIRCUITS SUPPLYING OUTLETS IN A DWELLING UNITS BEDROOMS, LIVING, DINING, HALLWAYS, CLOSETS AND SIMILAR ROOMS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER. **OUTLETS/ELECTRICAL RECEPTLES:** AT LEAST ONE OUTLET IN HALLWAY. PLACE OUTLETS SO THAT NO POINT ALONG THE WALL SPACE IS MORE THAN 6 HORIZONTALLY FROM ANY OUTLET. ANY WALL OVER 24" WIDE SHALL HAVE AN OUTLET. ALL OUTLETS SHALL BE LISTED TAMPER RESISTANT RECEPTLES. **SWITCHES AND CONTROLS:** SHALL BE PLACED MIN. 36" - MAX 48" ABOVE FINISH FLOOR. **THERMOSTATS:** SHALL BE PLACED 60" ABOVE FINISH FLOOR. **LIGHTING OTHER ROOMS:** BEDROOM, HALLWAY, STAIRS, DINING & CLOSETS BIGGER THAN 70 SF: ALL HE LIGHTING UNLESS LIGHTING IS CONTROLLED BY A DIMMER SWITCH OR CERTIFIED OCCUPANT SENSOR(S) (TITLE 24).

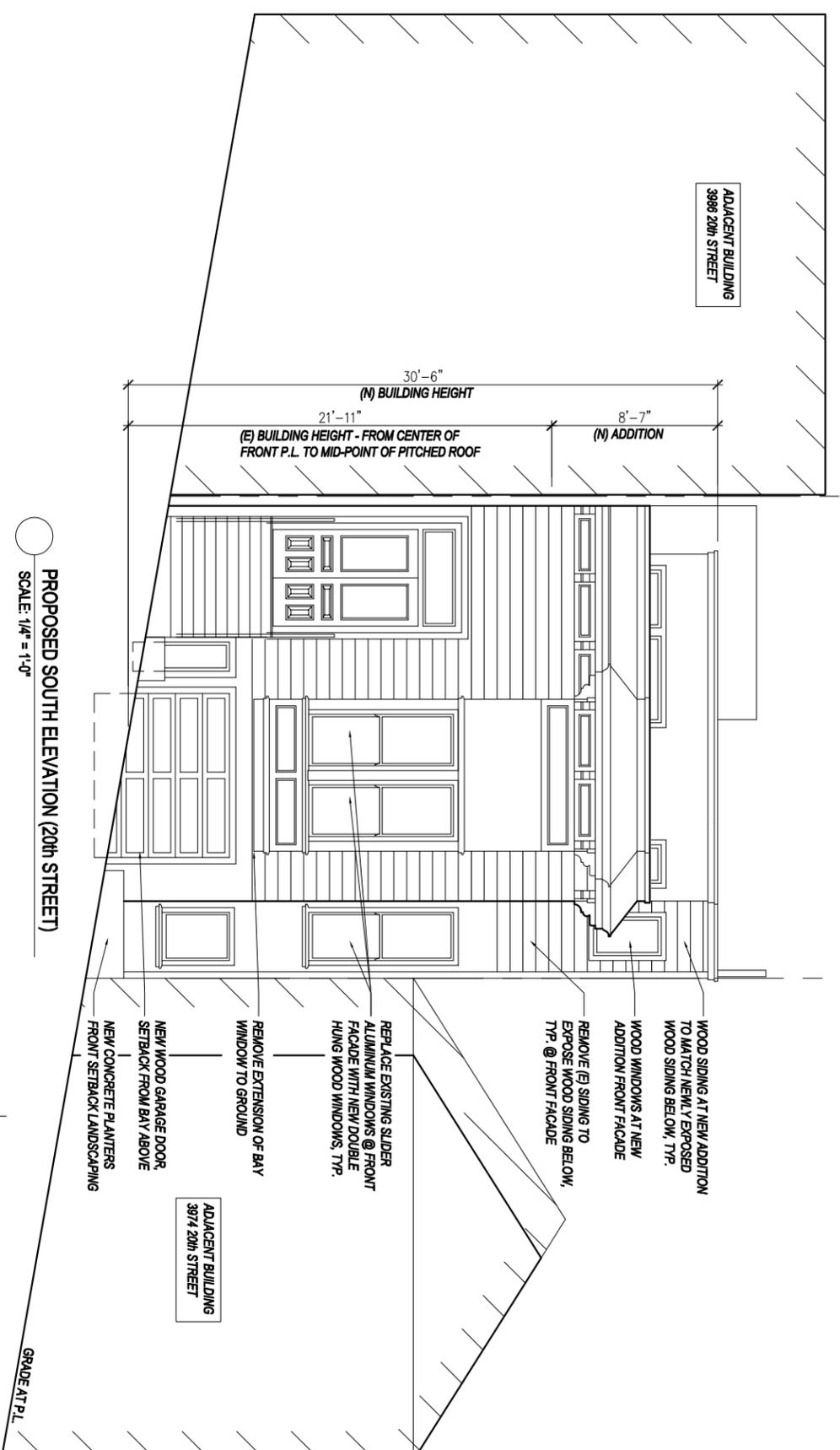
JORGE CARBONELL ARCHITECTURE + INTERIORS 605 MISSISSIPPI ST. SAN FRANCISCO, CA 94107 TEL. (415) 336-9278 FAX. (415) 206-1848 jorge@carbonellarchitecture.com www.carbonellarchitecture.com	
PROJECT: RESIDENTIAL REMODEL ADDRESS: 3904 20th STREET SAN FRANCISCO CA 94114 LOT / BLOCK: 3600 / 022	
ISSUED	DATE
PERMIT	07.09.2013
PERMIT	02.06.2014
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FLOOR PLANS A2.1	

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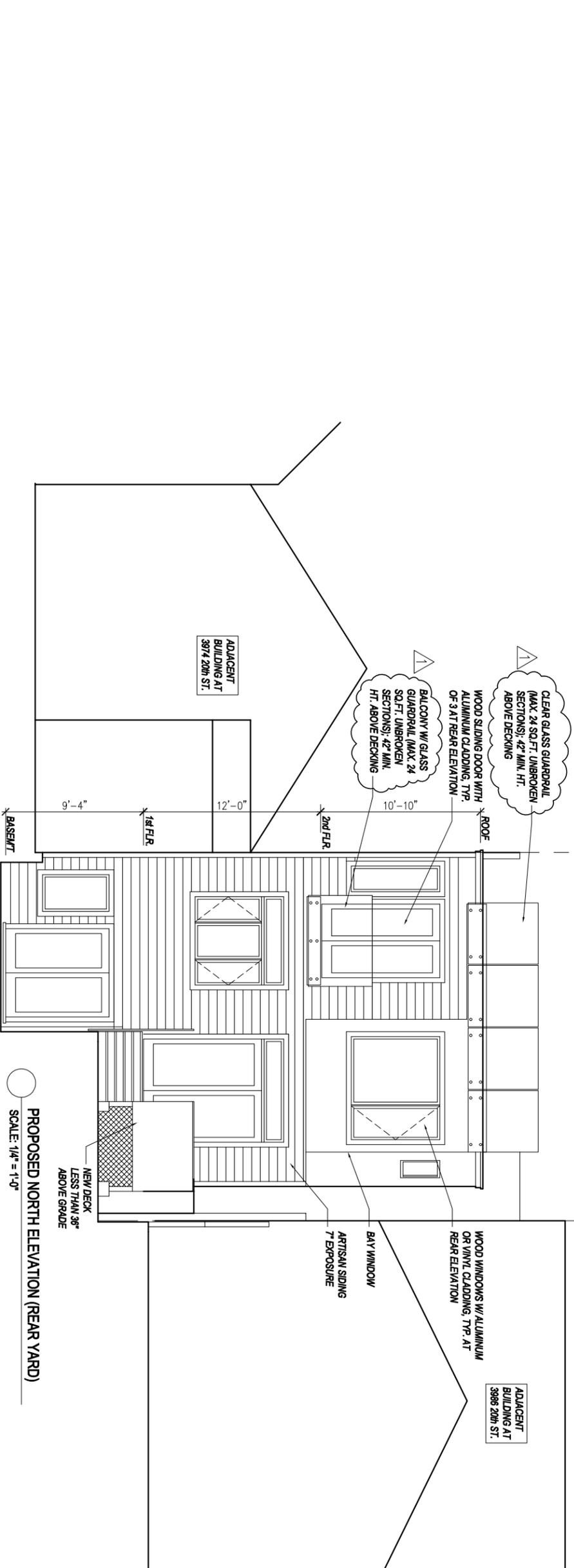
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SHEET DESCRIPTION
ELEVATIONS

A3.1



PROPOSED SOUTH ELEVATION (20th STREET)
SCALE: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION (REAR YARD)
SCALE: 1/4" = 1'-0"

