



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: SEPTEMBER 11, 2014

Date: September 4, 2014
Case No.: **2014. 0937D**
Project Address: **250 ROOSEVELT WAY**
Permit Application: 2013.09.04.5934
Zoning: RH-2 [Residential House, Two-Family]
40-X Height and Bulk District
Block/Lot: 2607/028
Project Sponsor: Andrew Pribuss
Richardson Architects
219 Shoreline Highway
Mill Valley, CA 94941
Staff Contact: Marcelle Boudreaux – (415) 575-9140
Marcelle.Boudreaux@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project proposes a one- story vertical addition to an existing three-unit residential building. Each unit occupies its own floor. This one-story vertical addition would expand the topmost unit of approximately 735 square feet, and include a 316 square foot roof deck. No variances are required.

SITE DESCRIPTION AND PRESENT USE

The project site is a residential lot approximately 25 feet wide by 100 feet deep. The lot contains a three-unit building, and due to the upsloping lot, the building is two stories above garage at front property line and two- story at the rear. Approximately 36 feet from the front property line, the building steps to a two story massing; the vertical addition is proposed atop this portion of the residential building.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The property is located in Castro/Upper Market neighborhood. The streetface exhibits a consistent pattern of structures two- and three- stories above garage built to the front property line. However, the density varies. The properties adjacent and on either side of 250 Roosevelt Way contain between 2-4 residential units. Abutting the property to the rear (northwesterly) is a single-family dwelling. Adjacent to this single family property is an eleven-unit residential building to the southwest, and the Buena Vista Manor House, a residential hotel, is located to the northeast.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	May 11, 2014- June 12, 2014	June 12, 2014	September 11, 2014	89 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	September 1, 2014	September 2, 2014	10 days
Mailed Notice	10 days	September 1, 2014	August 29, 2014	12 days

PUBLIC COMMENT

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

An adjacent neighbor supports the proposed modest vertical addition.

DR REQUESTOR

Richard Curley, the DR Requestor, resides at 474A Buena Vista Avenue East, which is within an 11-unit condominium complex. The complex is located diagonally to the rear of the subject property. The DR requestor’s unit, and specifically living room window, is approximately 70 feet from the proposed rear wall glazing of the vertical addition.

DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

Issue #1: The project will reduce privacy.

Requestor’s Alternatives: Select a translucent glass to reduce impacts on privacy, specifically views into DR requestor’s living room from the proposed bedroom and bathroom, 250 Roosevelt Way.

See attached *Discretionary Review Application*, dated June 12, 2014.

PROJECT SPONSOR’S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, August 25, 2014, from Richardson Architects.

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 project is appropriately designed to minimize impacts on light and privacy to adjacent properties. The proposed glazing of the vertical addition would be more than 70 feet away from the DR Requestor's condominium unit. The project does not contain or create any exceptional or extraordinary 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

Section 311 Notice

DR Application

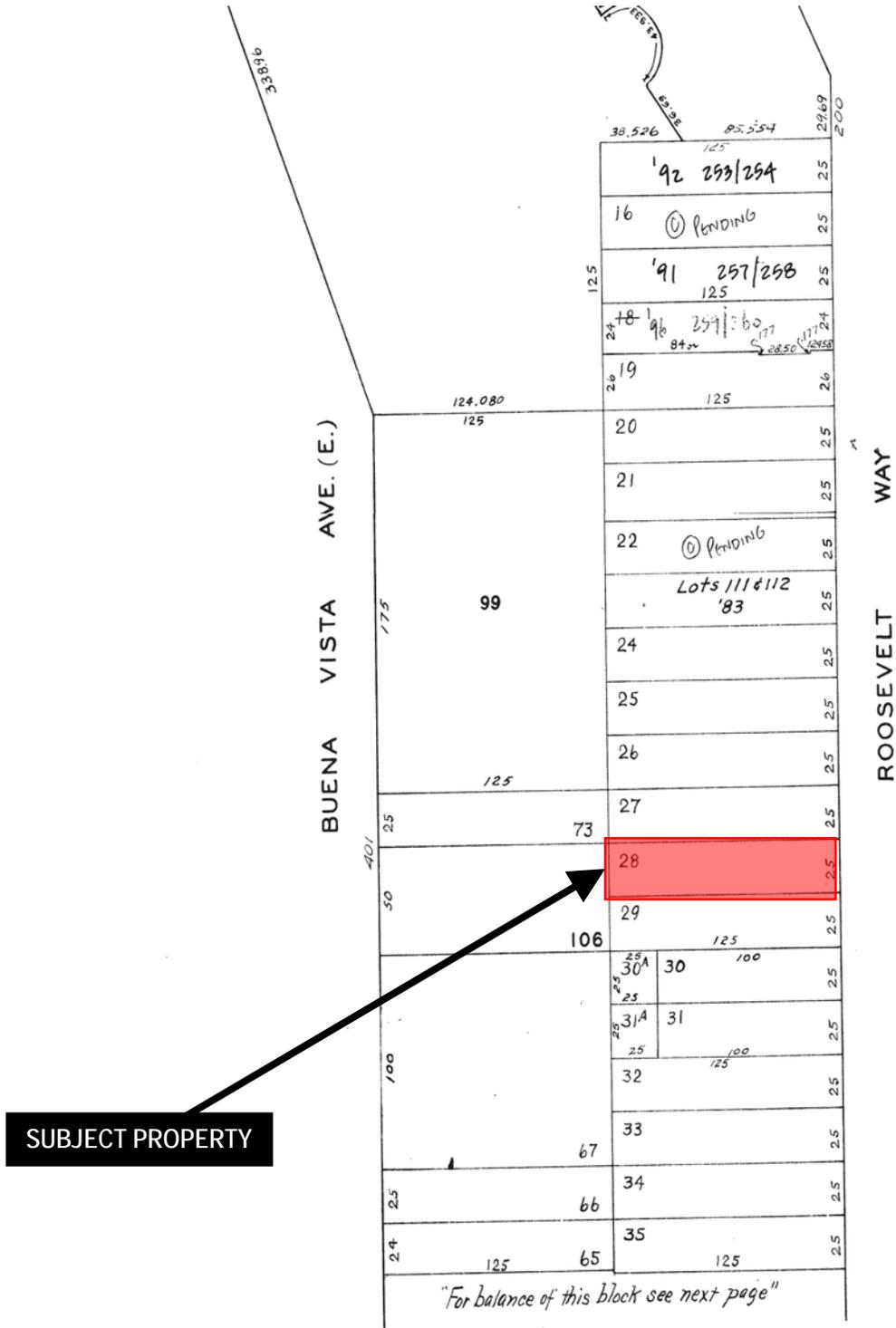
Response to DR Application dated August 25, 2014

Subject property supporting documents:

- Reduced Plans of 250 Roosevelt Way, revised per DR requestor's input
- Photograph of street view - subject property and adjacent properties
- Proximity Diagram drawings
- Email communication between Project Sponsor and DR requestor
- Support letter from adjacent neighbor

MWB: G:\Documents\DRs\250 Roosevelt Way\DR - Abbreviated Analysis.docx

Parcel Map

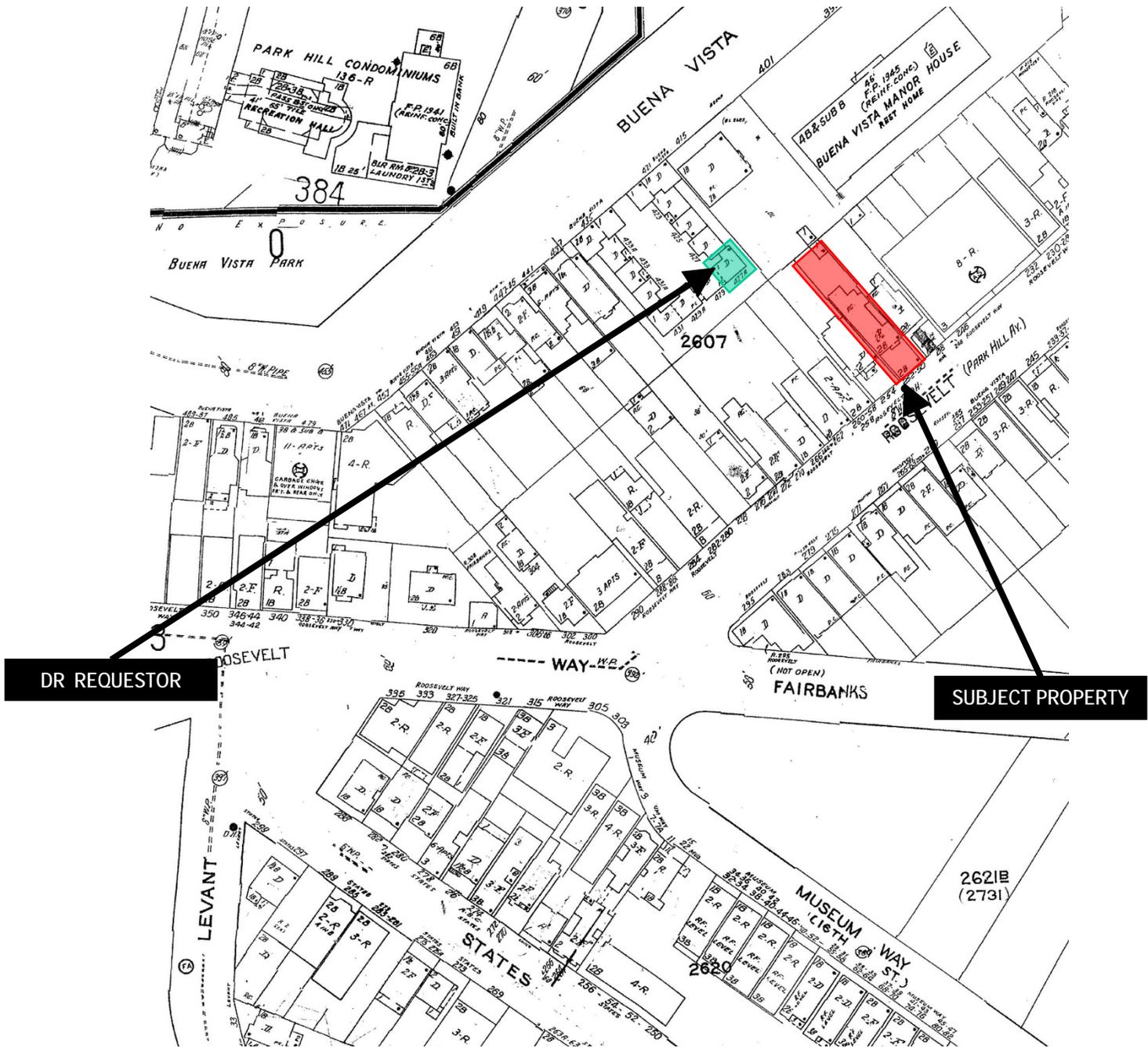


SUBJECT PROPERTY



Abbreviated Discretionary Review
 Case Number 2014.0937D
 250 Roosevelt Way

Sanborn Map*

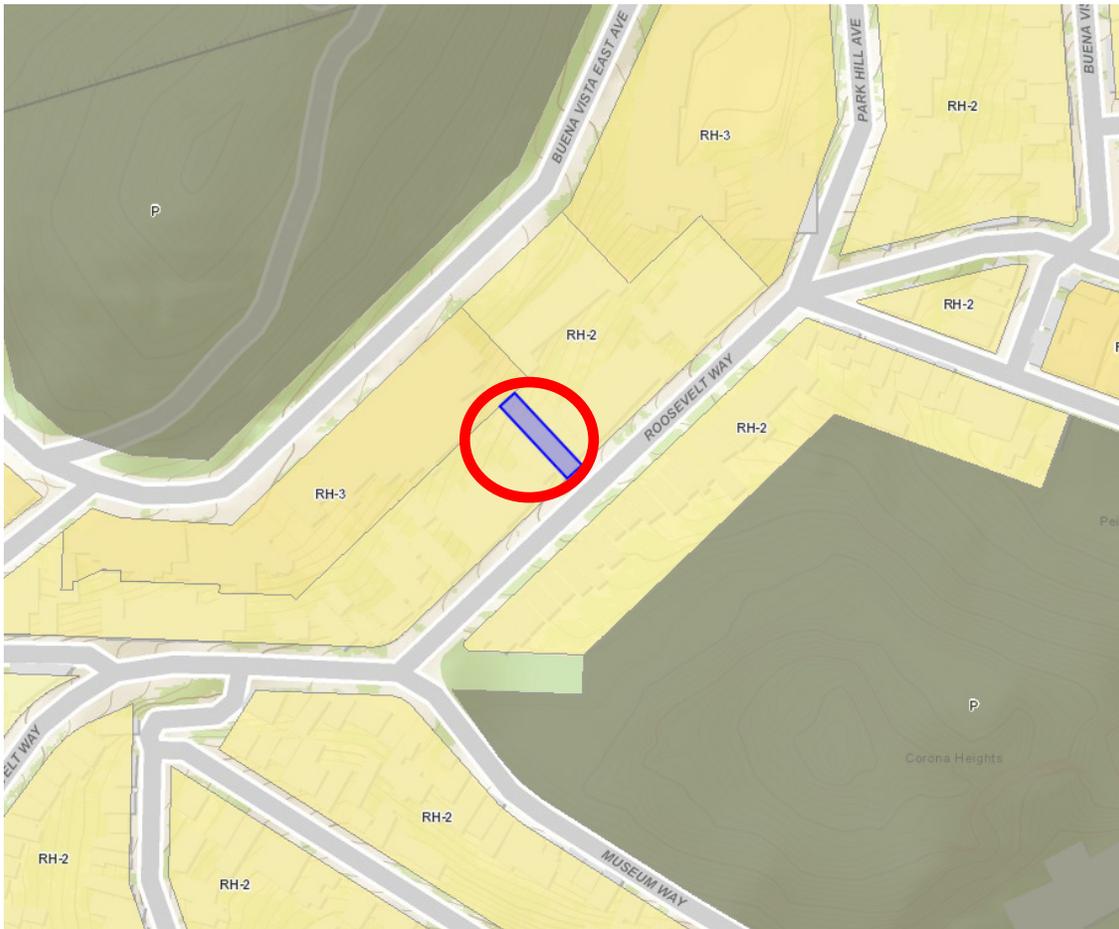


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Abbreviated Discretionary Review
 Case Number 2014.0937D
 250 Roosevelt Way

Zoning Map



Abbreviated Discretionary Review
Case Number 2014.0937D
250 Roosevelt Way

Aerial Photo



SUBJECT PROPERTY



Abbreviated Discretionary Review
Case Number 2014.0937D
250 Roosevelt Way



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **September 4, 2013**, the Applicant named below filed Building Permit Application No. **201309045934** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	250 Roosevelt Way	Applicant:	Andrew Pribuss
Cross Street(s):	Museum Way/Park Hill Ave	Address:	219 Shoreline Highway
Block/Lot No.:	2607/028	City, State:	Mill Valley, CA 94941
Zoning District(s):	RH-2 / 40-X	Telephone:	(415) 380-0474

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 type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Horizontal Addition
<input type="checkbox"/> Rear Deck	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	As Is	No Change
Side Setbacks	As Is	No Change
Building Depth	96 feet 8 inches	No Change
Rear Yard	As Is	No Change
Building Height	~26 feet 2 inches (at street)	~29 feet 2 inches (vertical addition)
Number of Stories	2 over garage (at street)	3 (at rear upsloped portion)
Number of Dwelling Units	3	No Change
Number of Parking Spaces	As Is	No Change
PROJECT DESCRIPTION		
<p>This upsloping lot comprises of a three-unit structure, two stories over garage at the street and two stories at the rear portion on the upsloping portion. The proposed work involves adding an third story to the rear, two-story portion of the building. The proposed third story will add approximately 735 enclosed square feet and a 316 square foot roof deck to unit #3, which is the existing top floor unit. This proposed vertical addition, approximately 11 feet six inches in height, is proposed to be setback 36 feet from the front building wall (also the front property line) and another 12 feet from the front building wall of the floor below. The addition does not extend the full depth of the building. See attached plans. The proposal meets the requirements of Planning Code and has been reviewed by the Residential Design Team for consistency with the Residential Design Guidelines.</p> <p>The issuance of the building permit by the Department of Building Inspection would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.</p>		

For more information, please contact Planning Department staff:

Planner: Marcelle Boudreaux
 Telephone: (415) 575-9140
 E-mail: marcelle.boudreaux@sfgov.org

Notice Date: 5/13/14
 Expiration Date: 6/12/14

中文詢問請電: (415) 575-9010

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

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:

Richard Curley

DR APPLICANT'S ADDRESS:

427A Buena Vista Av. E S.F.

ZIP CODE:

94117

TELEPHONE:

(415) 626-6673

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

Andrew Pellman, Mark Kerr

ADDRESS:

250 Roosevelt Way, S.F.

ZIP CODE:

94117

TELEPHONE:

(415) 552-5654

CONTACT FOR DR APPLICATION:

Same as Above

ADDRESS:

ZIP CODE:

TELEPHONE:

()

E-MAIL ADDRESS:

gcurley7@gmail.com

2. Location and Classification

STREET ADDRESS OF PROJECT:

250 Roosevelt Way, San Francisco

ZIP CODE:

CROSS STREETS:

Museum Way / Park Hill Ave.

ASSESSORS BLOCK/LOT:

26071028

LOT DIMENSIONS:

LOT AREA (SQ FT):

ZONING DISTRICT:

RH-2

HEIGHT/BULK DISTRICT:

40-X

3. Project Description

Please check all that apply

Change of Use Change of Hours New Construction Alterations Demolition Other

vertical Addition

Additions to Building: Rear Front Height Side Yard

Present or Previous Use: Residential

Proposed Use: Residential

Building Permit Application No.

201309045934

Date Filed:

9/4/13

4. Actions Prior to a Discretionary Review Request

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

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

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

See following pages.

Discretionary Review Request

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

My concerns are about the loss of privacy. With the addition of a third floor the owners of 250 Roosevelt will be able to look directly into my primary living space from their new back bedroom and bathroom. I asked that the three vertical windows in the bathroom be replaced with one horizontal window placed high enough so as not to be a view window. Light and air could still get into the bathroom but I would not be able to look into their bathroom and they wouldn't be able to look out of it into my living area. I suggested that the bathroom be moved back towards my home or that the bedroom be moved forward so as to block viewing from their back bedroom into my living room.

The changes made were: 1) The bedroom and bathroom were switched. 2) One of the vertical windows in the bathroom was removed. 3) The window in the bedroom became two that opened up to a Romeo and Juliet balcony. These changes do little to address my concerns of privacy. In fact they mostly have the opposite affect.

At the eleventh hour the architect sent me an e-mail stating that the applicants would be willing to make one of the windows in the bathroom translucent.

Questions on page 3

- 1) This project if implemented as it is would greatly impact my privacy. The new back bathroom and bedroom will look directly into my primary living space. According to the Residential Design Guidelines on Privacy (page 17) the designer should take into account window configuration to break the line of sight, and should take into account the use of translucent glazing/frosted glass. None of these things were done until the last minute when they offered to make one of the windows and only one translucent.
- 2) I understand there will be some impact due to this project. The surrounding buildings are only two stories so this project will create bulk and mass and will affect views. I reluctantly accept these changes. I just don't want to totally lose my privacy in my primary living space.
- 3) I would like the windows in the bathroom to be frosted. A skylight could be put in to provide more light if this were an issue. Most bathrooms have translucent windows. This is not something unusual it is the norm. Secondly, if the windows in the back bedroom could be placed so as not to provide a view into my living room I would be happy. I don't know if this is possible. Could they be moved to the side of the bedroom? The building next to them has windows on the side. How about asking for a variance (in the original plan) so that the bathroom could be moved backwards (towards my home) and thus block views from the back bedroom into my living space. The first and second floors already go further back and the third floor would just go on top of them. This would also reduce the bulk and mass effect of the present plans. How about turning the fourth bedroom into a den/office/library and then putting in a horizontal window too high to be a view

14.09370

window. (I was told it is not legal to have only a horizontal window in a bedroom). If none of these options work then I would request that the windows in the bedroom be made translucent. I know that the owners don't want this and I don't blame them, but I feel that my right to privacy in my primary living space supersedes the owners of 250 Roosevelt Way desire to have clear windows in a fourth bedroom and a third bathroom both of which I am told will be rarely used.

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.
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:
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?

14-0937D

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: _____

Richard Gurley

Date: _____

6/9/2014

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

Richard Gurley

Owner Authorized Agent (circle one)

SAN FRANCISCO PLANNING DEPARTMENT
RESPONSE TO DISCRETIONARY REVIEW

Case No.:

Building Permit No.:

Address: 250 Roosevelt Way

Project Sponsor's Name: Richardson Architects, Andrew Pribuss

Telephone No.: (415) 380-0474

1. 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.

The DR requester is the only party to raise any concerns, and based on the pre-application process, all neighbors were either in support or had no objection.

The project is a modest, reasonable addition to add a second floor to the existing flat, comprising a master bedroom suite, a private master suite deck for outdoor space, and a guest bedroom and bathroom to be occupied by one owner's aging mother. The addition should be approved for the following reasons:

The project is modest and reasonable

The project is in keeping with the character of the neighborhood in size, scope, massing, height, and materials.

The project foot print, bulk and mass are within the planning guidelines and are significantly less than allowed by code.

In the pre-filing notification period, the project sponsors worked with the Planning Department, and spoke to all the neighbors in the surrounding lots. The Project Sponsors took the issues of the Planning Department and surrounding neighbors into account and made the significant modifications of lowering the ceiling height from 13'-0" and 12'-0" at the rear, to 10'6" ceiling height at the front and 9'6" at the rear.

2. 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.

During the 311 Notification period, only one neighbor objected, the DR Requestor, who lives at a distance and whose lot does not touch the project sponsors' lot. The DR Requestor's property is approximately 70 feet away from the proposed project, and the DR Requestor's property is high and at an angle on the steep hill overlooking the proposed project.

The DR requestor stated he was concerned about two issues: 1) a change to his view and 2) a violation of his privacy.

Although the DR requestor home is approximately 70 feet away from the proposed addition and there is no loss of privacy to the DR requestor, the Project sponsors modified the project rear elevation reducing the number of windows from 4 to 3. These modifications are now part of the submitted drawings.

The DR requestor was not satisfied with the above accommodation and the Project Sponsors further offered to install obscure glass in one of the bathroom windows. The DR requestor was not satisfied with this proposal and indicated that he would file a DR regardless of this proposal. As such the Project Sponsors withdrew the offer to use obscure glass for one of the bathroom windows as this request somewhat diminished the design and livability of the unit.

Please see attached Exhibits, numbered 1-4, for a detailed illustrations of the relationship between the DR requestor property and the Project Sponsor property.

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

The Project Sponsors have made accommodation to the lone DR requestor. The DR requestor made three recommendations for changes for the rear elevation. The first recommendation was to only have clerestory windows. This was unacceptable as it violates building code egress requirements. Additionally, it would have created a 'blank wall' effect at the rear.

The second recommendation was to stagger back the rear elevation so that some windows would be shielded from the DR requestor's view. As this addition is bounded in the front by a front yard setback (dictated by Residential Design Guidelines and potential impacts per CEQA), this recommendation would have required us to considerably shrink the already modestly sized addition. In light of the considerable cost of seismic upgrades incurred by vertical additions, further reducing its size would tip the balance against this being an appropriate benefit to the property in light of those costs.

The third recommendation was to only use semi-transparent 'etched' glass. This recommendation effectively denies us our property rights and ability to fully enjoy our property by suggesting that we have no view to the rear yard, "the lungs" for our property

due to our zero lot line condition on the two sides. We also note that typically privacy issues in the hills are usually the reverse: a higher property looking down upon a lower property and their rear yard. The DR requestor is higher up, so that privacy issues one lot away do not make any sense. Part of living in an urban environment and in the hills is that you can see your neighbors and your neighbors can see you.

The project is modest in scale, has no direct impact on the immediate neighbors and fits in well with the surrounding neighborhood.

The project is necessary and desirable for the owners as it provides a master suite for the owners on a floor separate from the living space, and a second bedroom for guests and eventually for one owner's mother in her 80s who currently lives alone in Los Angeles, but who will stay with with the owners for extended periods of time after the project is complete, and who will move in with the owners when she is no longer able to care for herself. The owners themselves intend to continue living in the building and to enjoy their own retirement at this property – this is an addition that provides the space to make their retirement enjoyable while providing needed space for the aging mother who needs looking after.

- a) The addition enhances the city's housing stock as it converts a smaller 2 bedroom flat into a unit that would have enough space to adequately accommodate a family with children (adds bedroom, bathroom, outdoor space).
- b) The project as proposed is in character with the neighborhood, respects the neighbors who have the most potential to be impacted by the project – those immediately to the West and East whose lots touch the project, and the neighbors across the street to the South on Roosevelt Way.

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

Please see attached record of email correspondence between the project sponsor, planning staff, and the DR requestor

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

Number of

Dwelling units (only one kitchen per unit -additional kitchens count as additional units) 3

Occupied stories (all levels with habitable rooms) ...
Existing 3
Proposed 4
Basement levels (may include garage or windowless storage rooms) 2.....
Parking spaces (Off-Street) ..2.....
Bedrooms .(whole building) existing 4, proposed, 6....."
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas...(E) gross sq. ft. 3245, (n) 3980.
Height . See drawing.....
Building Depth..See drawing.....
Most recent rent received (if any)
Projected rents after completion of project.....
Current value of property.....
Projected value (sale price) after completion of project (if known)

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

Signature Date Name (please print)

SAN FRANCISCO

PLANNING DEPARTMENT ~

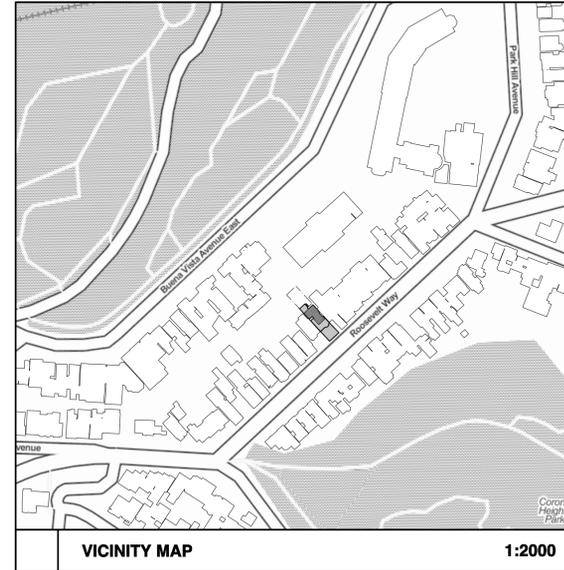


8-25-14

250 ROOSEVELT WAY, SAN FRANCISCO

<p>1. THIS PROJECT IS BASED ON THE REQUIREMENTS FROM THE FOLLOWING APPLICABLE CODES, AND REGARDLESS OF DETAILS SHOWN ON THE DRAWINGS, ALL WORK MUST COMPLY WITH THEM:</p> <p>2013 CALIFORNIA BUILDING CODE 2010 CALIFORNIA BUILDING ENERGY CODE 2013 CALIFORNIA ELECTRICAL CODE 2013 CALIFORNIA PLUMBING CODE 2013 CALIFORNIA MECHANICAL CODE 2013 CALIFORNIA RESIDENTIAL CODE 2013 CALIFORNIA GREEN BUILDING STANDARDS LOCAL ORDINANCES</p> <p>2. ALL DIMENSIONS AND EXISTING CONDITIONS WILL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH WORK.</p> <p>3. DO NOT SCALE DRAWINGS. IF IN DOUBT OF FIGURED DIMENSIONS, ASK THE ARCHITECT IMMEDIATELY.</p> <p>4. ALL DIMENSIONS ARE FACE OF FRAMING OR FACE OF CONCRETE UNLESS OTHERWISE NOTED. AT FURRED OUT WALLS OVER CONCRETE DIMENSION NOTE IS TO FACE OF FURRING CHANNELS, UNLESS OTHERWISE NOTED.</p> <p>5. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED.</p> <p>7. WEATHER PROTECTIONS SHALL CONFORM TO CBC SECTION 1402A. WEATHER RESISTIVE BARRIERS SHALL CONFORM TO UBC STANDARD NO. 14-1 FOR KRAFT PAPER AND ASPHALT SATURATED FELT.</p> <p>8. ALL INSULATION SHALL CONFORM WITH CBC SECTION 101.3 FOR FLAME SPREAD. ALL ENERGY REQUIRED INSULATION SHALL MEET REQUIREMENTS OF STATE CODES.</p> <p>9. ALL FOAM PLASTIC INSULATION SHALL CONFORM WITH CBC SECTION 2606.</p> <p>10. ALL PIPING, VENTS, AND FLUES THAT PENETRATE THE ROOF SHALL BE LOCATED AS PER THE ROOF PLAN AND AS APPROVED BY THE ARCHITECT, VERIFY LOCATION PRIOR TO INSTALLATION.</p> <p>11. (1") INDICATES ACTUAL SIZE, (1X) INDICATES NOMINAL SIZE.</p> <p>12. COORDINATE ALL MECHANICAL, PLUMBING, ELECTRICAL DEVICES WITH ARCHITECTURAL INTERIOR ELEVATIONS AND LIGHTING PLAN.</p> <p>13. FIRE SPRINKLER PLAN TO BE PREPARED BY LICENSED C-16 SPRINKLER CONTRACTOR AND TO BE SUBMITTED TO THE COUNTY OF SONOMA FOR APPROVAL PRIOR TO INSTALLATION. FIRE SPRINKLER PLAN TO BE DEFERRED SUBMITTAL.</p> <p>14. THE ADDRESS SHALL BE POSTED SO AS TO BE CLEARLY VISIBLE FROM THE STREET IN COMPLIANCE WITH CBC.</p> <p>15. GAS LINE SCHEMATIC DIAGRAM AND CALCULATIONS AND PIPE SIZING MUST BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO REQUESTING A ROUGH PLUMBING INSPECTION AS PER CPC 1209 AND CBC APPENDIX 106.3.4.2.</p> <p>16. SPECIAL INSPECTION OR STRUCTURAL OBSERVATION IS NOT A SUBSTITUTE FOR INSPECTION BY THE BUILDING OFFICIAL OR BUILDING INSPECTOR. SPECIALLY INSPECTED WORK THAT IS INSTALLED OR COVERED WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL AND THE SPECIAL INSPECTOR AND DESIGN ENGINEER IS SUBJECT TO REMOVAL OR EXPOSURE.</p> <p>17. STRUCTURAL OBSERVATION SHALL BE REQUIRED FOR STRUCTURAL COMPLIANCE TO THE APPROVED PLANS PER CBC 1710.</p> <p>18. PLACE AND SECURE ALL ANCHOR BOLTS AND OTHER ITEMS TO BE CAST IN CONCRETE FOR FOUNDATION INSPECTION. WET SETTING ANCHOR BOLTS OR REINFORCING AFTER PLACEMENT OF CONCRETE IS NOT ALLOWED.</p> <p>19. SPECIAL INSPECTION IS REQUIRED FOR EPOXY SET ANCHOR BOLTS.</p>
GENERAL NOTES

NEW 735 SQ. FT. TOP FLOOR MASTER SUITE ADDITION TO TOP UNIT OF EXISTING 3 UNIT BUILDING
PROJECT SCOPE OF WORK



<p>A0 COVER PAGE</p> <p>A1 SITE PLAN/ SITE PHOTOS</p> <p>A2 FLOOR PLANS</p> <p>A3 (E) SECTION</p> <p>A4 (N) SECTION</p> <p>A5 ELEVATIONS</p> <p>A6 ELEVATIONS</p> <p>A7 ELEVATIONS</p> <p>A8 ELEVATIONS</p> <p>A9 ELEVATIONS</p> <p>A10 ELEVATIONS</p> <p>A11 ELEVATIONS</p>
DRAWING INDEX

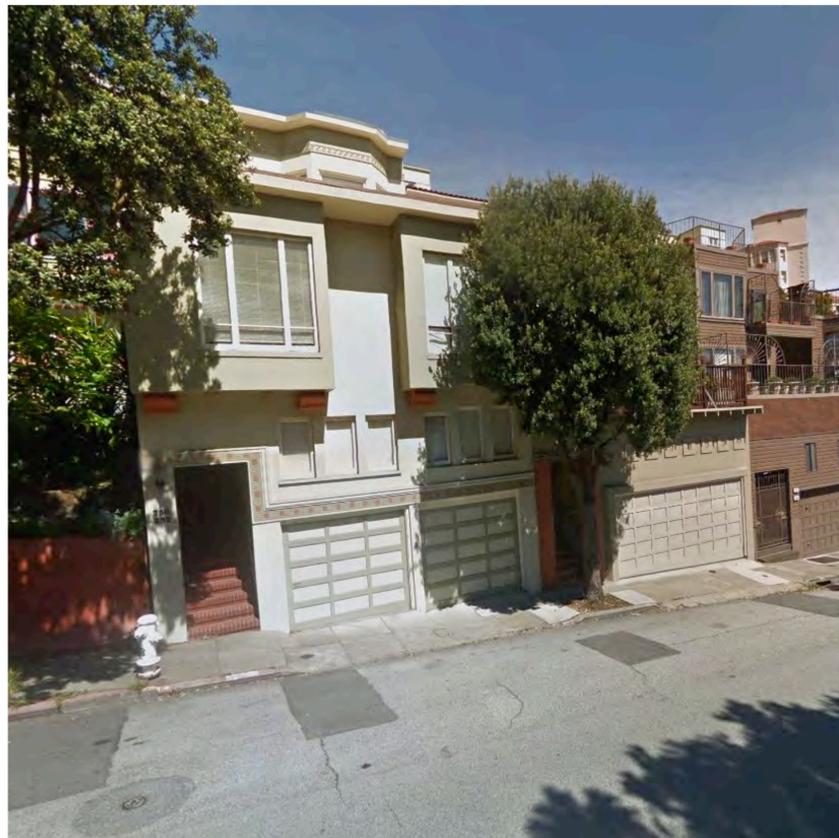
<p>ALL WORK MUST COMPLY WITH:</p> <p>2013 CALIFORNIA BUILDING CODE 2010 CALIFORNIA ENERGY EFFICIENCY STANDARDS 2013 CALIFORNIA ELECTRICAL CODE 2013 CALIFORNIA PLUMBING CODE 2013 CALIFORNIA MECHANICAL CODE 2013 CALIFORNIA FIRE CODE</p>
PROJECT CODE / DATA

<p>OWNER Andrew Pellman, Mark Kerr 250 Roosevelt Way San Francisco, CA. 94114</p> <p>ARCHITECT Richardson Architects 219 Shoreline Highway Mill Valley, CA. 94941 T 415.380.0474 • F 415.380.0470</p>
PROJECT TEAM

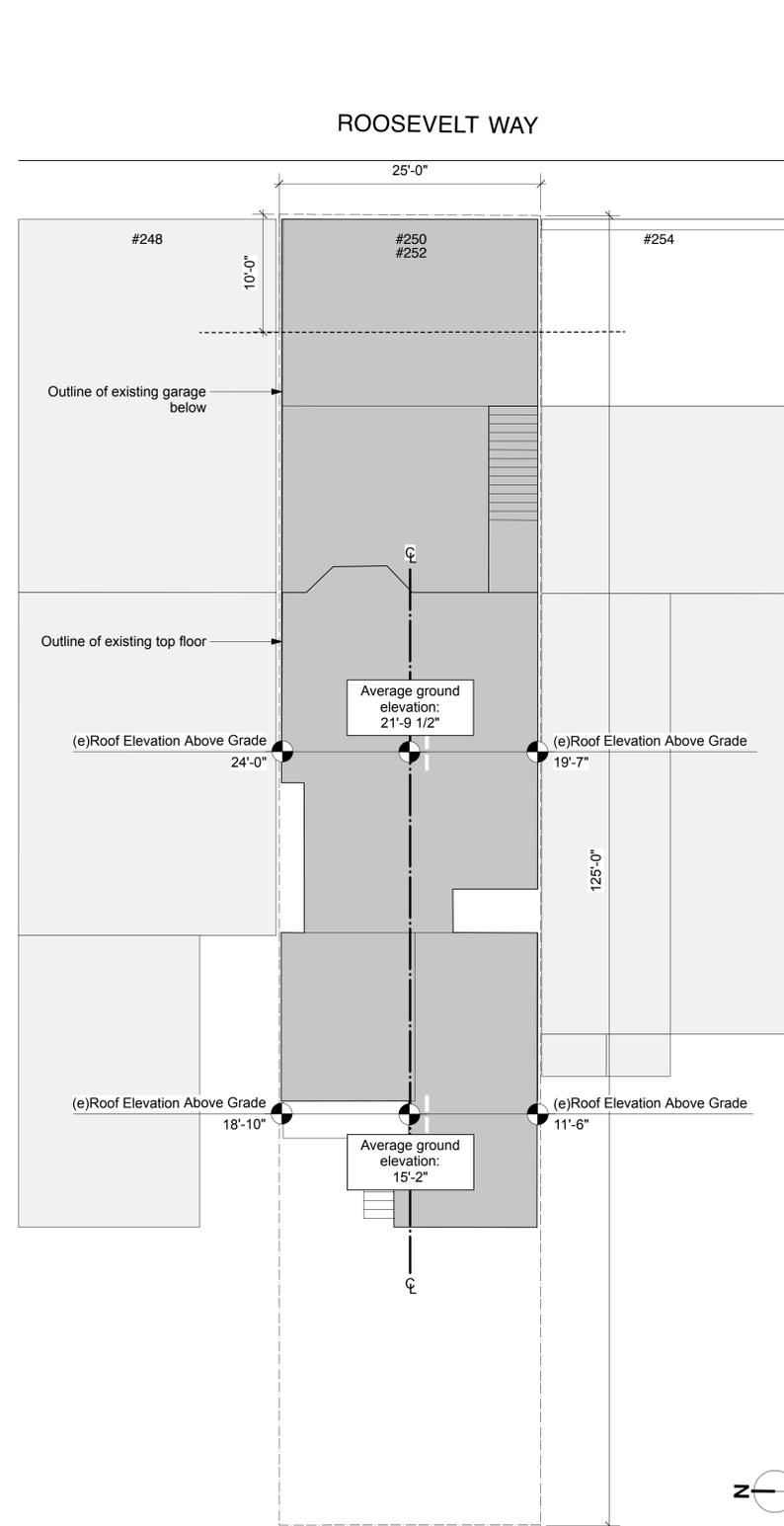
Richardson / architects	219 Shoreline Highway, Mill Valley, California 94941 Tel. 415.380.0474 Fax 415.380.0470 www.richardsonarchitects.com	Date 10 June 2014	No. 311	Revisions / Submissions Document Disclaimer & Copyright Do not scale these drawings. All Dimensions to be checked on site. All omissions and discrepancies are to be reported to the architect immediately. These drawings are copyrighted and instruments of service of Richardson Architects. Information on these drawings is to be used exclusively for the project indicated. Richardson Architects is not responsible for the information contained on these drawings when used and/or modified by others. © Copyright 2010, Richardson Architects
Project Title 250 Roosevelt Way San Francisco, California 2607028	Drawing Title COVER PAGE	Scale 1/4" = 1'-0" @ 24x36	Drawing No. A0	REV



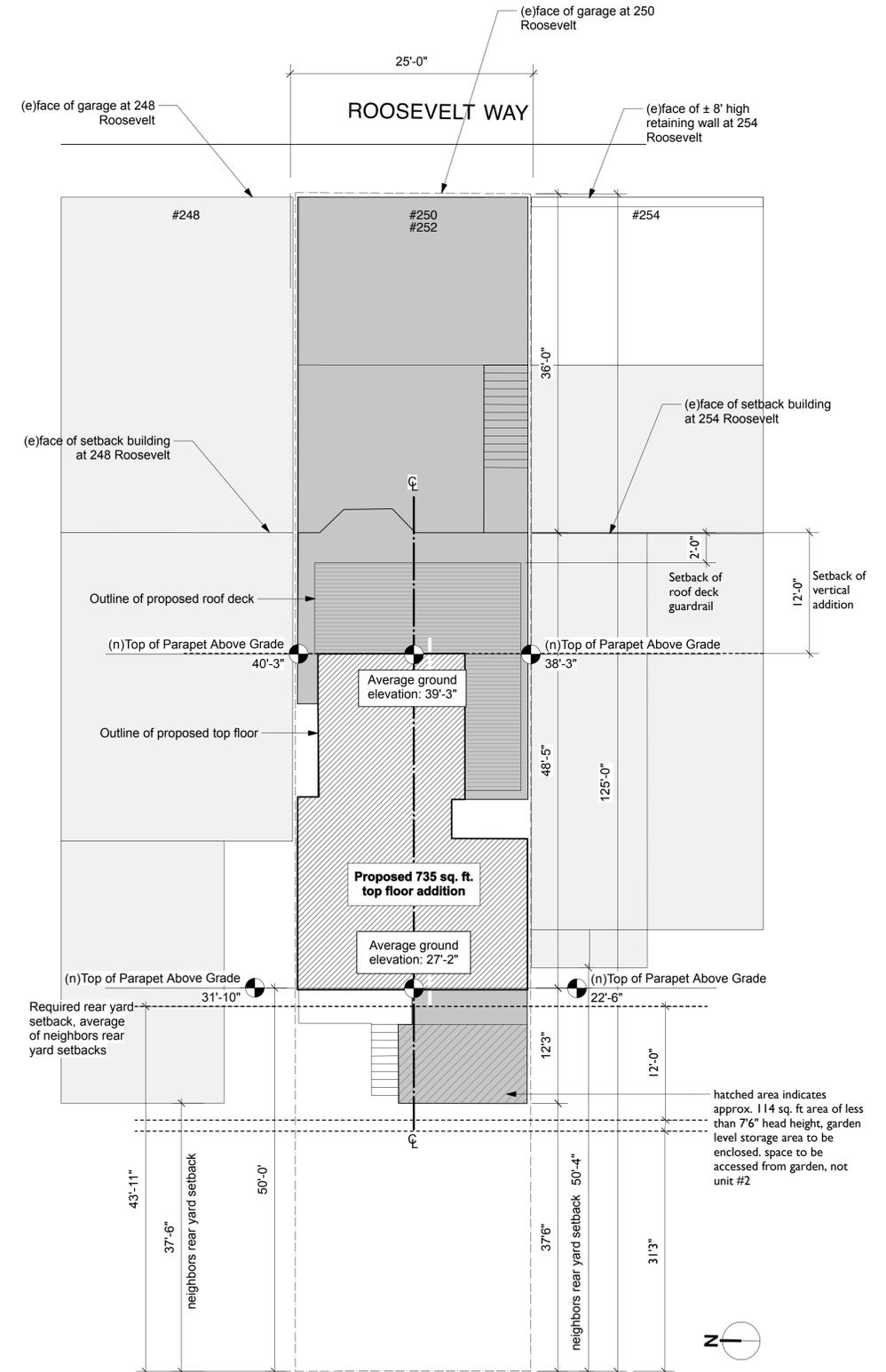
A. Aerial Photo



B. Street View



B. Existing Site Plan



D. Proposed Site Plan

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Date

No.

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 tel. 415.960.0474 \ fax 415.380.0470
 www.richardsonarchitects.com

Project Title
 250 Roosevelt Way
 San Francisco, California
 2607/028

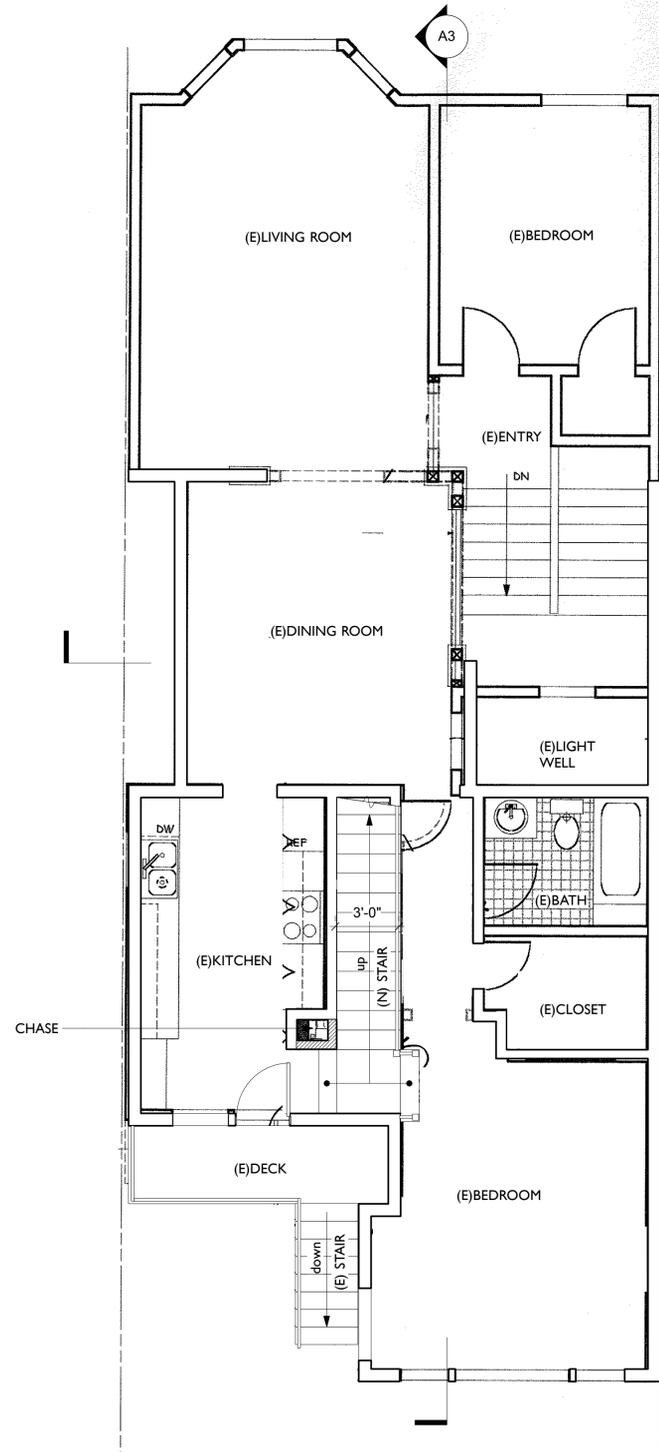
Drawing Title
 Site Plan

Scale
 1/8"=1'-0" @ 24x36

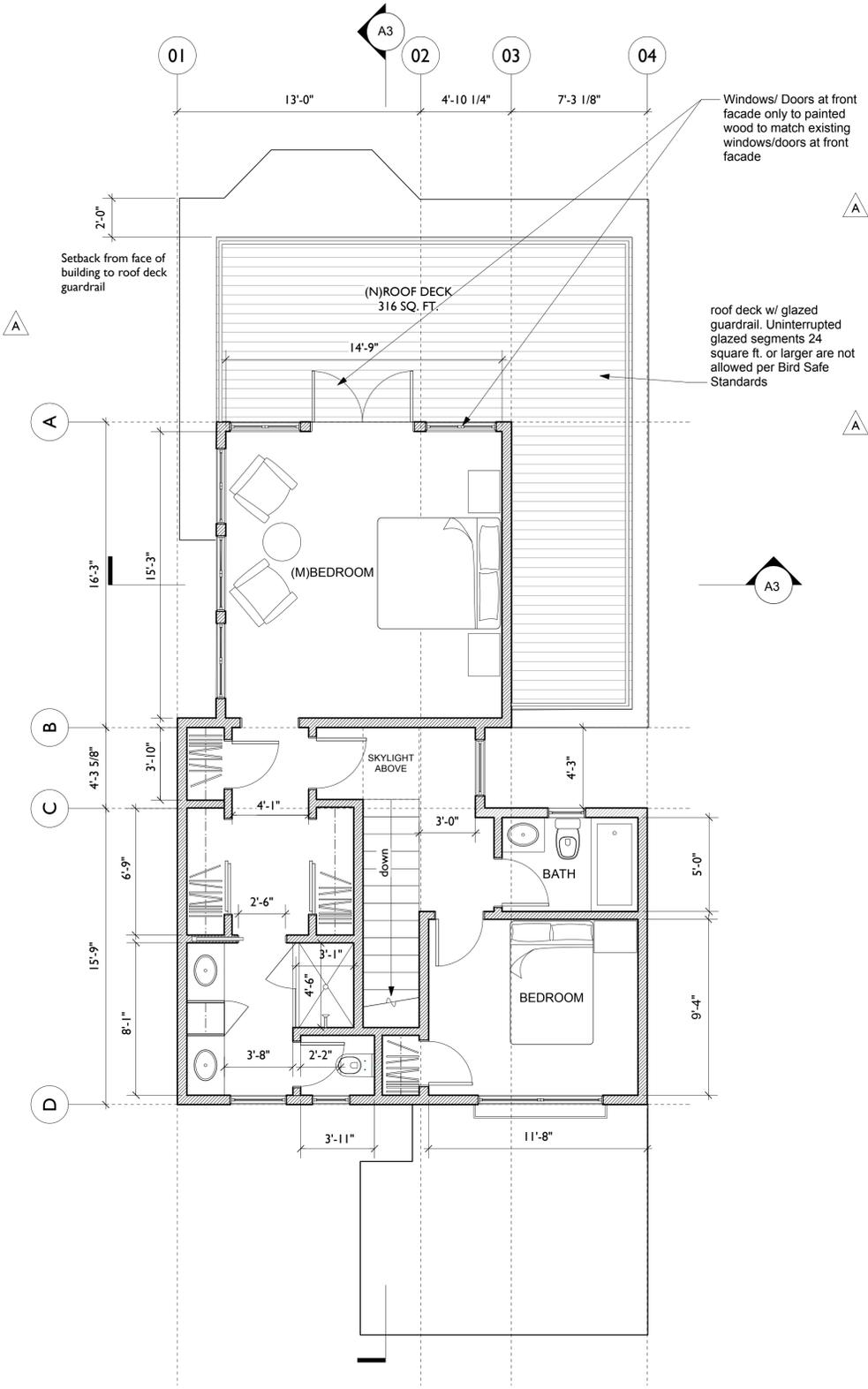
Drawing No.

A1

REV



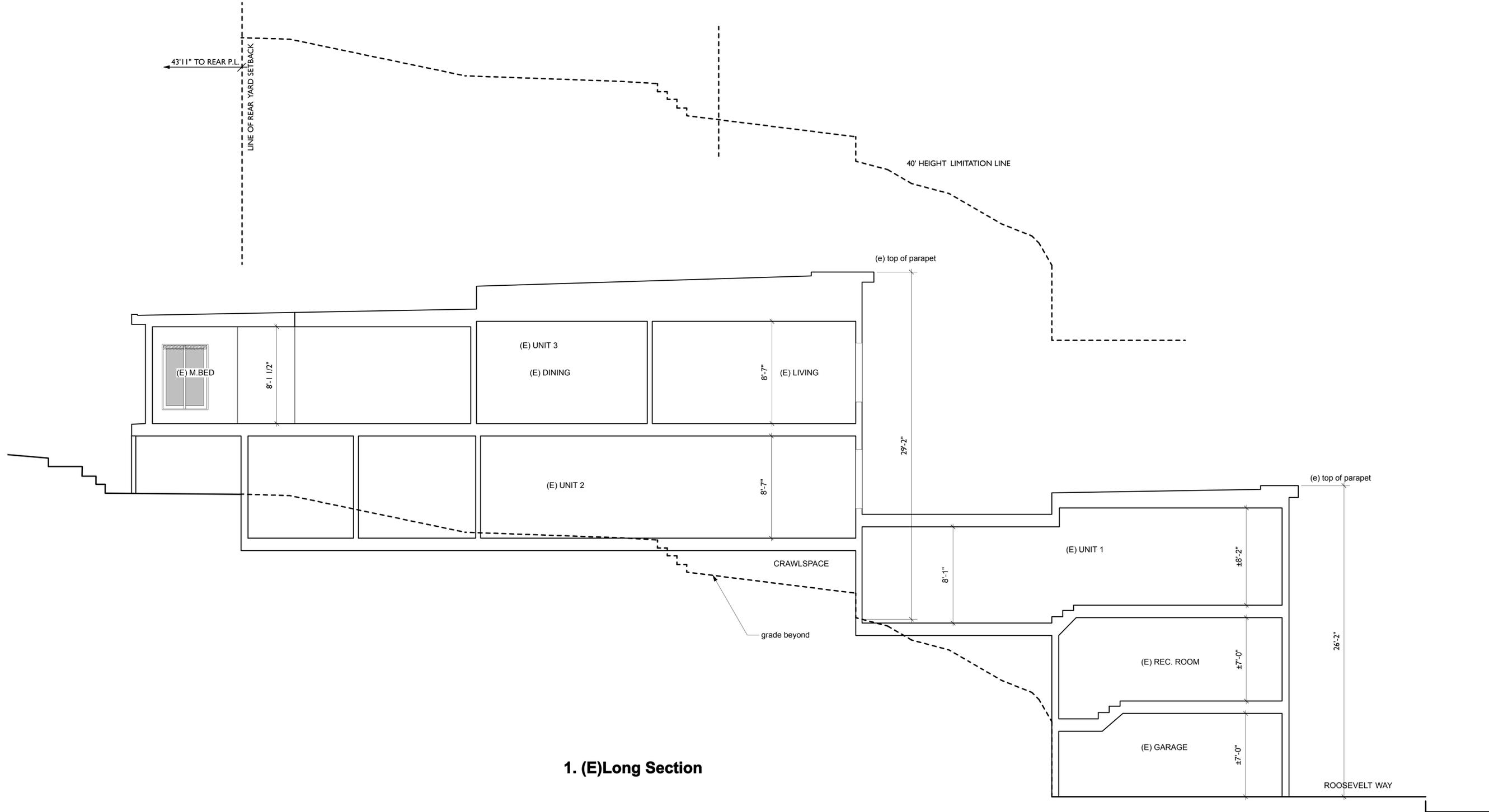
1. (E)250 Roosevelt #3 Floor Plan
(w/ new stair) 1/4"=1'



2. Proposed Vertical Addition to 250
Roosevelt #3 Floor Plan 1/4"=1'

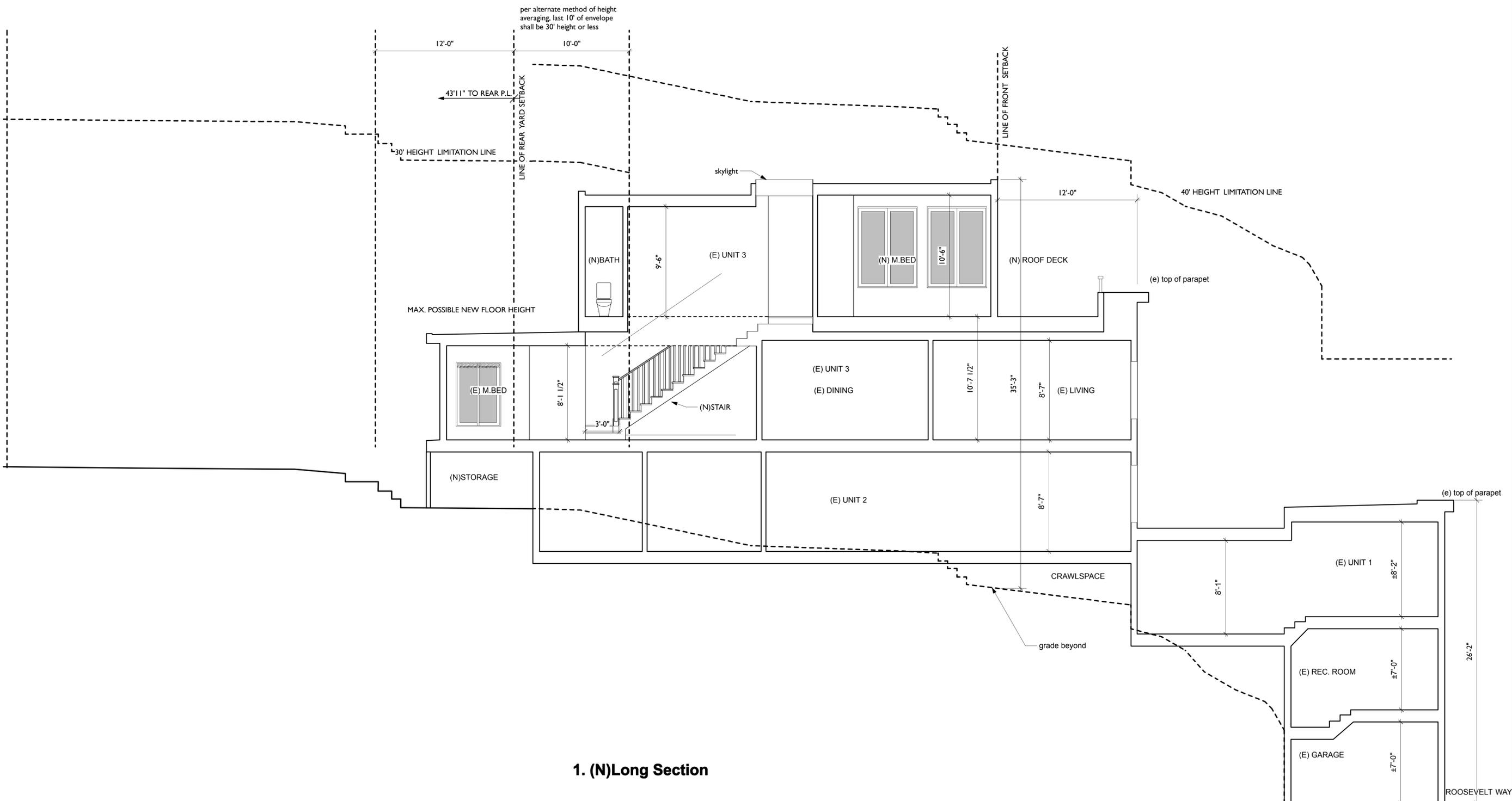


<p>Richardson / architects 219 Shoreline Highway \ Mill Valley, California 94941 Tel. 415.960.0474 \ Fax 415.360.0470 www.richardsonarchitects.com</p>		<p>Date: 10 June 2014 No. 10 Date</p>	<p>Revisions / Submissions</p>	<p>Document Disclaimer & Copyright Do not scale these drawings. All Dimensions to be checked on site. All omissions and discrepancies are to be reported to the architect immediately. These drawings are copyrighted and instruments of service of Richardson Architects. Information on these drawings is to be used exclusively for the information contained on these drawings when used and/or modified by others. © Copyright 2010, Richardson Architects</p>
<p>Project Title 250 Roosevelt Way San Francisco, California 2607028</p>	<p>Scale 1/4" = 1'-0" @ 24x36</p>	<p>Drawing No. A2</p>	<p>Revision REV</p>	<p>311 NOTIFICATION</p>



1. (E) Long Section

Richardson / architects 219 Shoreline Highway \ Mill Valley, California 94941 Tel. 415.960.0474 \ fax 415.360.0470 www.richardsonarchitects.com		Date: 10 April 2014 LICENSED ARCHITECT HILBERT A. RICHARDSON C-011183 REN. 5-15 STATE OF CALIFORNIA	Revisions / Submissions No. _____ Date _____	Document Disclaimer & Copyright Do not scale these drawings. All Dimensions to be checked on site. All omissions and discrepancies are to be reported to the architect immediately. These drawings are copyrighted and instruments of service of Richardson Architects. Information on these drawings is to be used exclusively for the information contained on these drawings when used and/or modified by others. © Copyright 2010, Richardson Architects
Project Title 250 Roosevelt Way San Francisco, California 2607028	Drawing Title Floor Plans	Status 311 NOTIFICATION	Scale 1/4" = 1'-0" @ 24x36	Drawing No. REV
A3				



1. (N)Long Section

<p>Richardson / architects 219 Shoreline Highway \ Mill Valley, California 94941 Tel. 415.960.0474 \ fax 415.360.0470 www.richardsonarchitects.com</p>		<p>Richardson Architects HIRSHD A. RICHARDSON C-011183 REV. 5-15</p>	<p>10 June 2014</p>	<p>Revisions / Submissions</p>
<p>Project Title 250 Roosevelt Way San Francisco, California 2607028</p>		<p>Document Disclaimer & Copyright Do not scale these drawings. All Dimensions to be checked on site. All omissions and discrepancies are to be reported to the architect immediately. These drawings are copyrighted and instruments of service of Richardson Architects. Information on these drawings is to be used exclusively for the information contained on these drawings when used and/or modified by others. © Copyright 2010, Richardson Architects</p>		
<p>Drawing Title Long Sections</p>		<p>311 NOTIFICATION</p>		
<p>Scale 1/4" = 1'-0" @ 24x36</p>		<p>REV</p>		
<p>A4</p>		<p>REV</p>		



5 (E)FRONT ELEVATION
Scale: 1/4" = 1'-0"

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Project Title 250 Roosevelt Way San Francisco, California 2607028		No.	Date
Drawing Title Elevations			
Scale 1/4" = 1'-0" @ 24x36		Status 311 NOTIFICATION	
Drawing No. A5	REV	Document Disclaimer & Copyright Do not scale these drawings. All Dimensions to be checked on site. All omissions and discrepancies are to be reported to the architect immediately. These drawings are copyrighted and instruments of service of Richardson Architects. Information on these drawings is to be used exclusively for the information contained on these drawings when used and/or modified by others. © Copyright 2010, Richardson Architects	



2 (N) FRONT ELEVATION
Scale: 1/4" = 1'-0"

<p>Richardson / architects 219 Shoreline Highway, Mill Valley, California 94941 Tel. 415.980.0470 Fax 415.380.0470 www.richardsonarchitects.com</p>		<p>Date: 10 April 2014</p>	<p>Document Disclaimer & Copyright Do not scale these drawings. All Dimensions to be checked on site. All omissions and discrepancies are to be reported to the architect immediately. These drawings are copyrighted and instruments of service of Richardson Architects. No part of these drawings is to be used exclusively for the project or any other project without the written consent of Richardson Architects. Information contained on these drawings when used and/or modified by others. © Copyright 2010, Richardson Architects</p>
<p>Project Title 250 Roosevelt Way San Francisco, California 2607028</p>	<p>Scale 1/4" = 1'-0" @ 24x36</p>	<p>No. _____</p>	<p>Revisions / Submissions</p>
<p>Drawing Title 311 NOTIFICATION</p>	<p>Drawing No. A6</p>	<p>Date</p>	<p>REV</p>

SEE A4 FOR HEIGHT INFORMATION



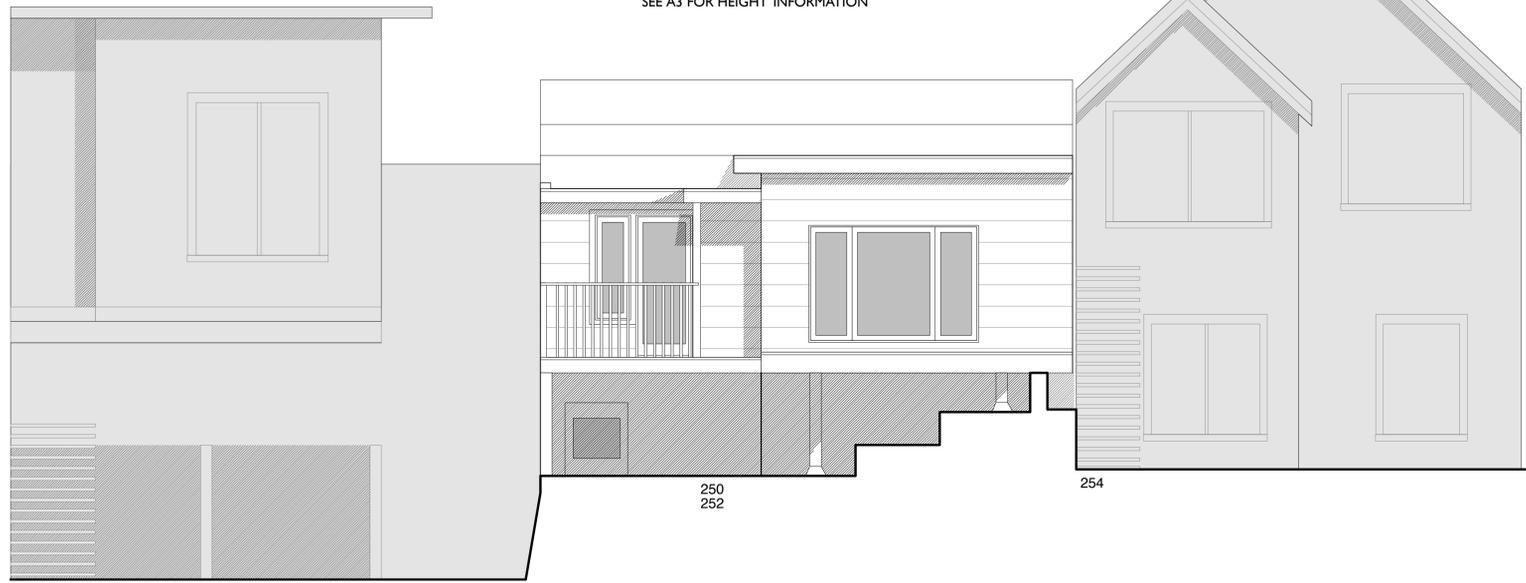
248

1 (N) REAR ELEVATION
Scale: 1/4" = 1'-0"

Area under (e) building projection to be enclosed for (n) storage space.

Area under (e) building projection (Hatched area) to be enclosed for (n) storage space. Approx. 114 sq. ft. of less than 7'6" head height storage space. Space will be accessed from garden, not unit #2

SEE A3 FOR HEIGHT INFORMATION



248

2 (E) REAR ELEVATION
Scale: 1/4" = 1'-0"

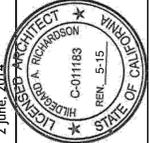
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Status

3 | 1 | NOTIFICATION

Project Title
250 Roosevelt Way
San Francisco, California
2607/028

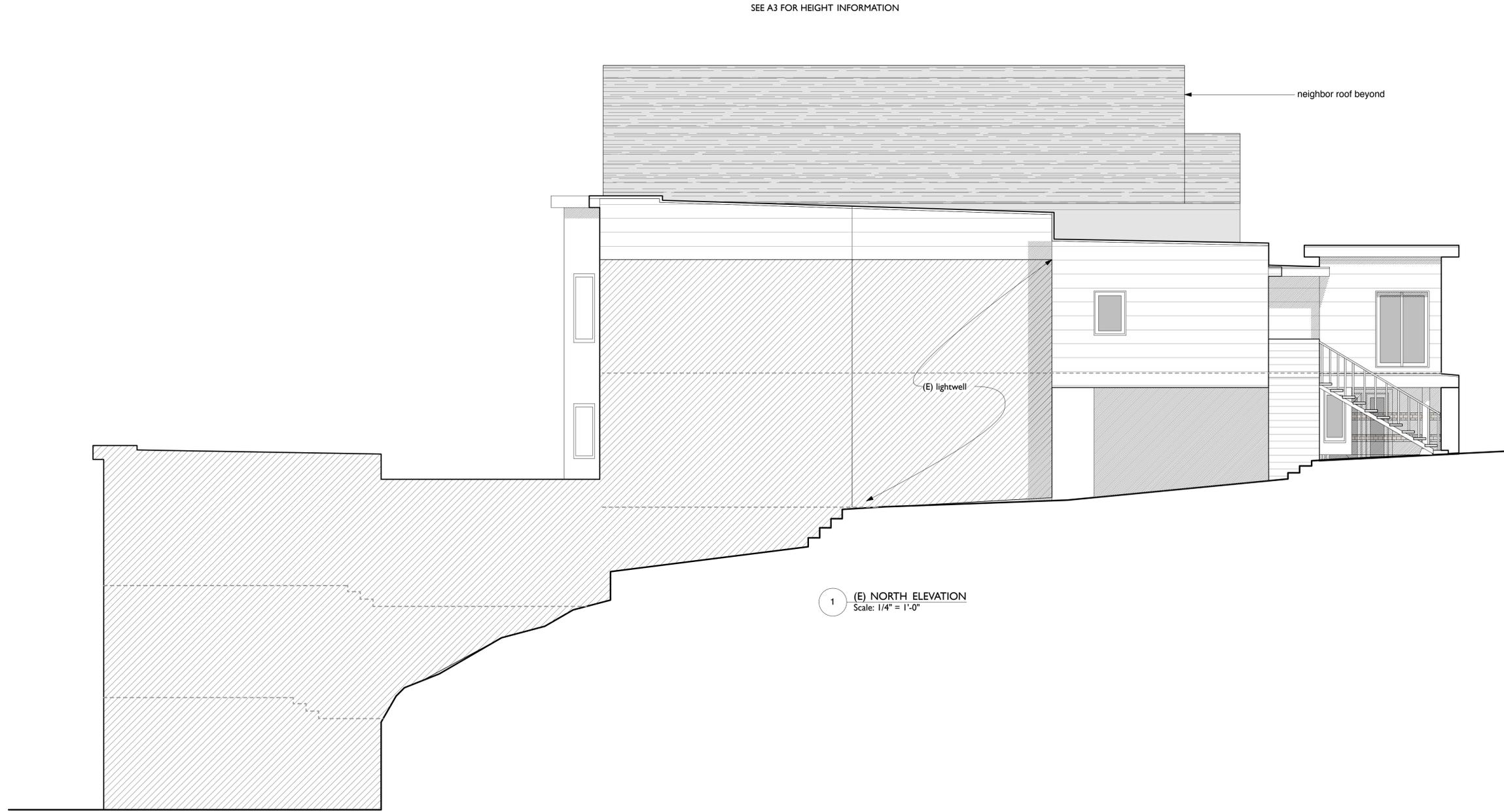
Drawing Title
Elevations

Scale
1/4" = 1'-0" @ 24x36

Drawing No.

REV

A7



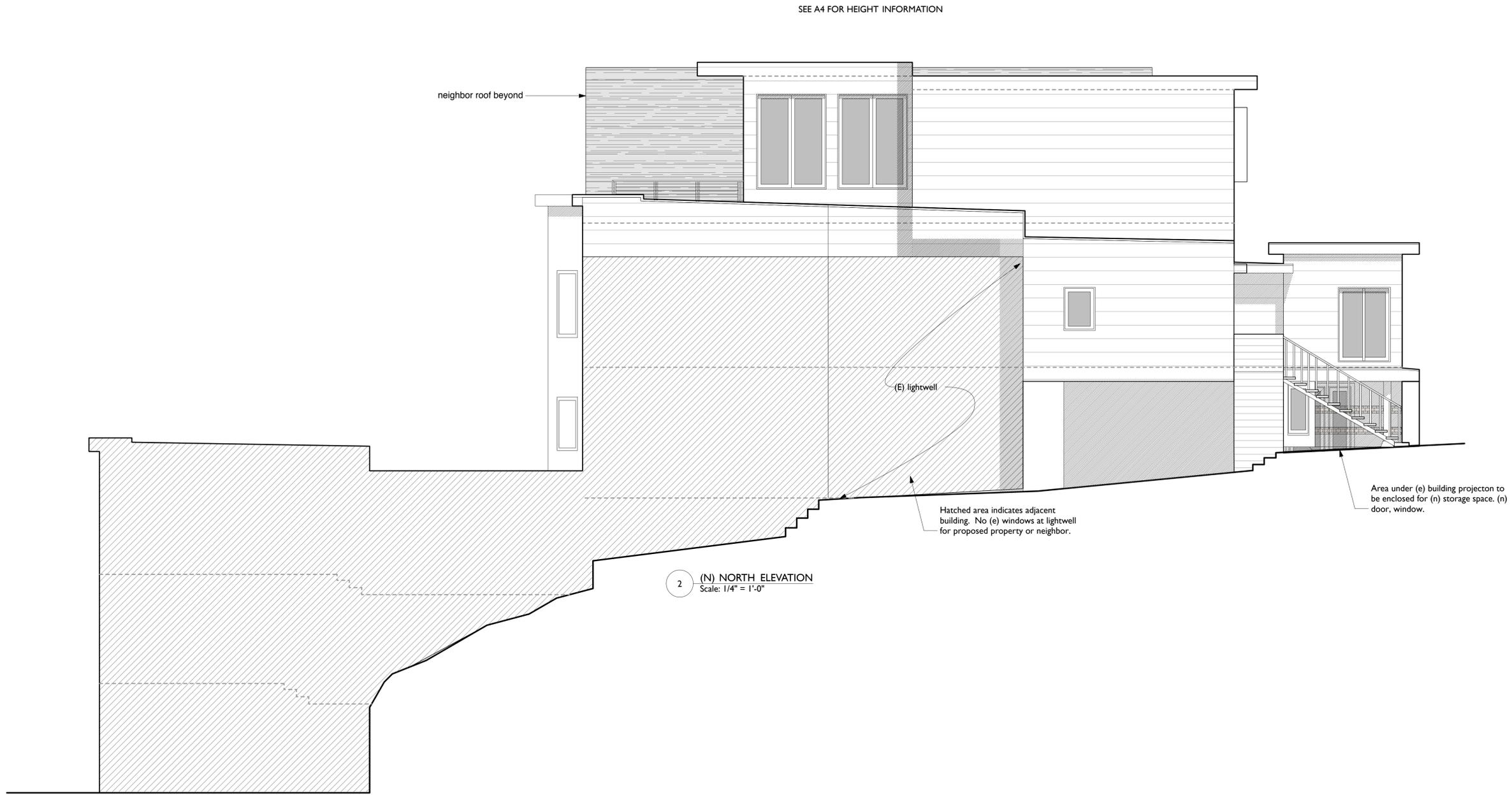
1 (E) NORTH ELEVATION
Scale: 1/4" = 1'-0"

SEE A3 FOR HEIGHT INFORMATION

neighbor roof beyond

(E) lightwell

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		No.	Date
Project Title 250 Roosevelt Way San Francisco, California 2607/028	Drawing Title Elevations	Status 3 NOTIFICATION	Do not scale these drawings. All Dimensions to be checked on site. All omissions and discrepancies are to be reported to the architect immediately. These drawings are copyrighted and instruments of service of Richardson Architects. Information on these drawings is to be used exclusively for the information contained on these drawings when used and/or modified by others. © Copyright 2010, Richardson Architects
Scale 1/4" = 1'-0" @ 24x36	Drawing No. A8	REV	



2 (N) NORTH ELEVATION
Scale: 1/4" = 1'-0"

SEE A4 FOR HEIGHT INFORMATION

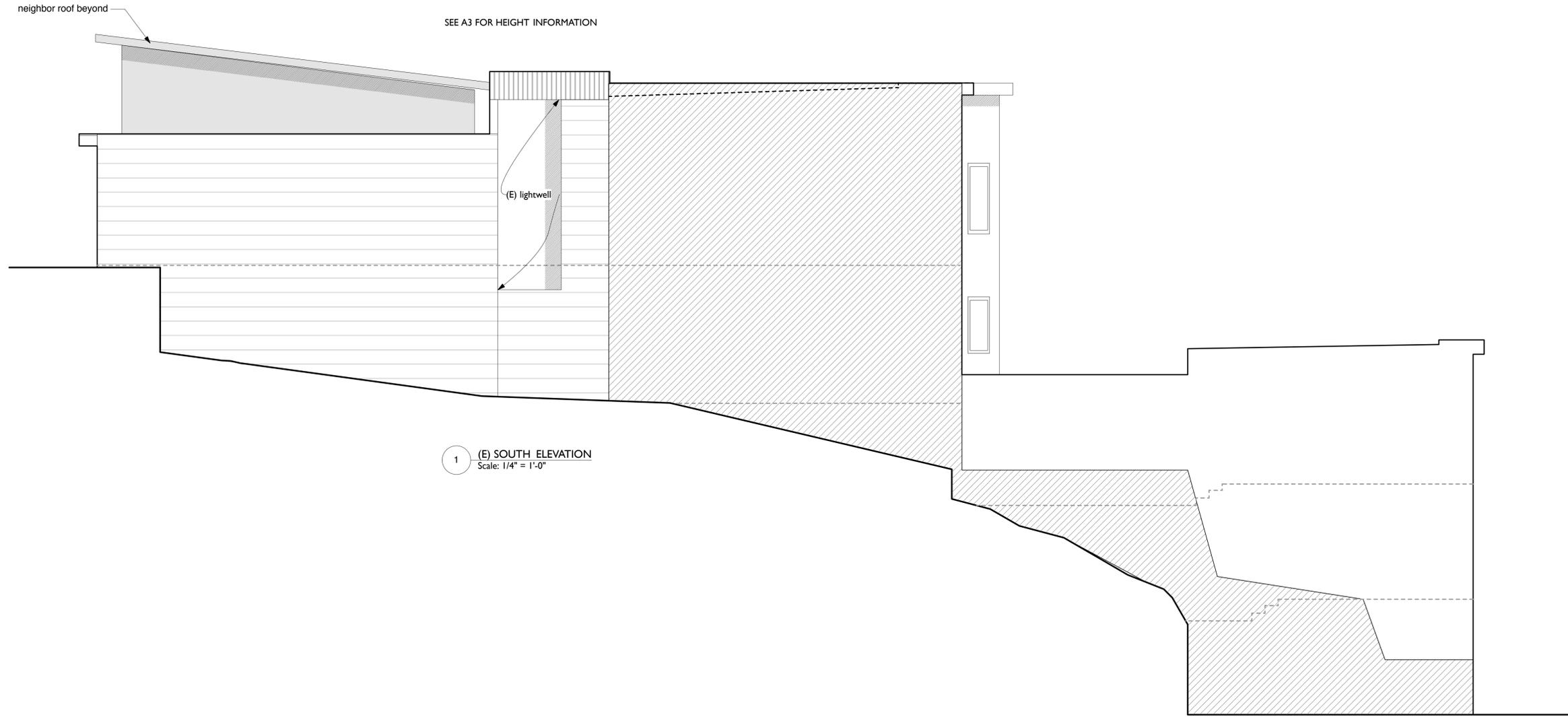
neighbor roof beyond

(E) lightwell

Hatched area indicates adjacent building. No (e) windows at lightwell for proposed property or neighbor.

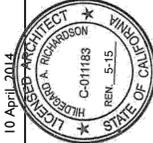
Area under (e) building projection to be enclosed for (n) storage space. (n) door, window.

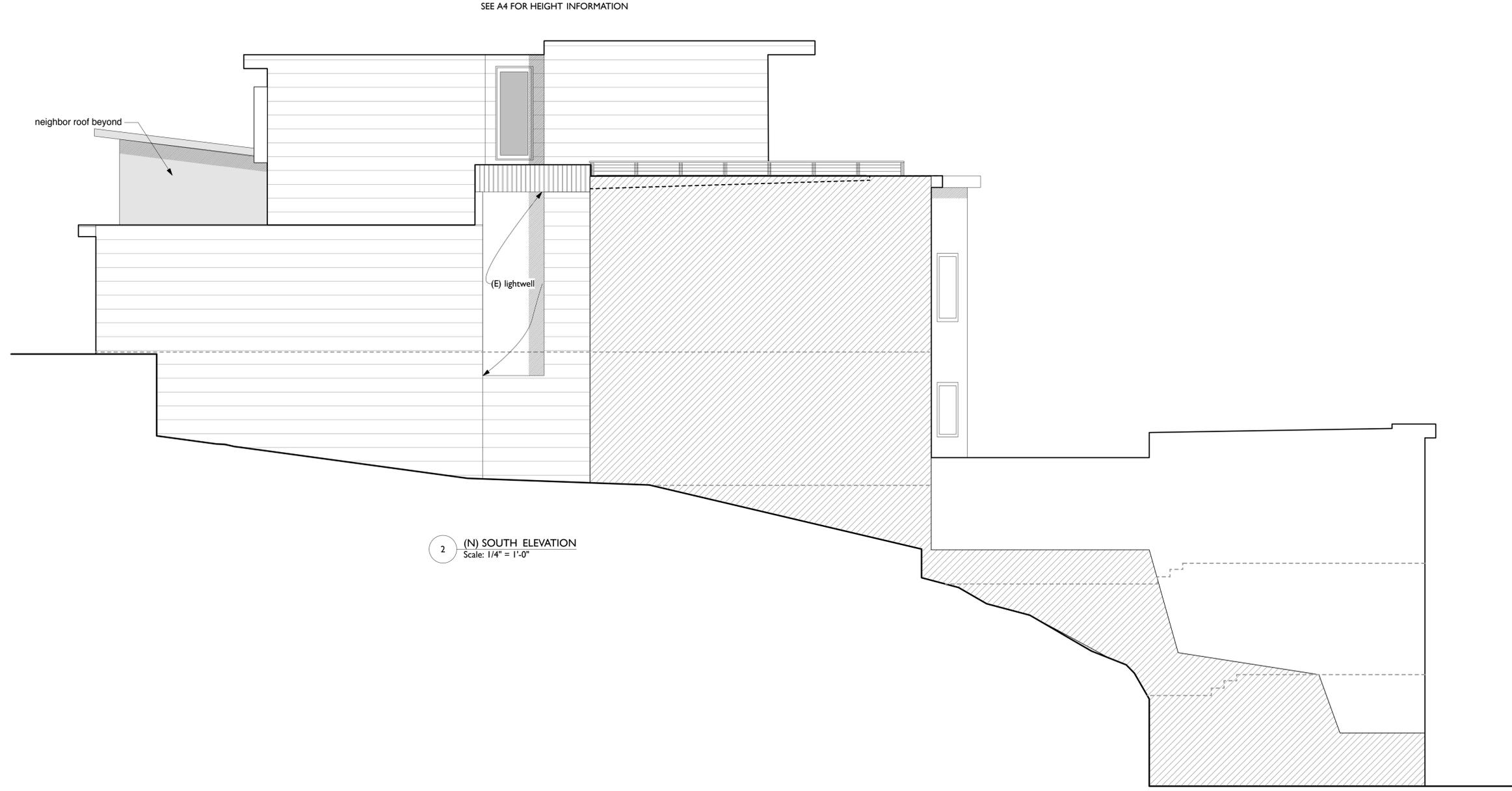
Richardson / architects 219 Shoreline Highway \ Mill Valley, California 94941 tel. 415.960.0474 \ fax 415.380.0470 www.richardsonarchitects.com	Date 10 April 2014	Revisions / Submissions	Document Disclaimer & Copyright Do not scale these drawings. All Dimensions to be checked on site. All omissions and discrepancies are to be reported to the architect immediately. These drawings are copyrighted and instruments of service of Richardson Architects. Information on these drawings is to be used exclusively for the information contained on these drawings when used and/or modified by others. © Copyright 2010, Richardson Architects
	Project Title 250 Roosevelt Way San Francisco, California 2607/028	No.	Date
Drawing Title Elevations	Status 3 NOTIFICATION	State of California LICENSED ARCHITECT HILBERT A. RICHARDSON C-011183 REN. 5-15	
Scale 1/4" = 1'-0" @ 24x36	Drawing No. A9	Revision REV	



1 (E) SOUTH ELEVATION
Scale: 1/4" = 1'-0"

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Project Title 250 Roosevelt Way San Francisco, California 2607/028		No.	Date
Drawing Title Elevations		Status 3 NOTIFICATION	
Scale 1/4" = 1'-0" @ 24x36		Drawing No. A10	
Drawing No. REV		Document Disclaimer & Copyright Do not scale these drawings. All Dimensions to be checked on site. All omissions and discrepancies are to be reported to the architect immediately. These drawings are copyrighted and instruments of service of Richardson Architects. Information on these drawings is to be used exclusively for the information contained on these drawings when used and/or modified by others. © Copyright 2010, Richardson Architects	



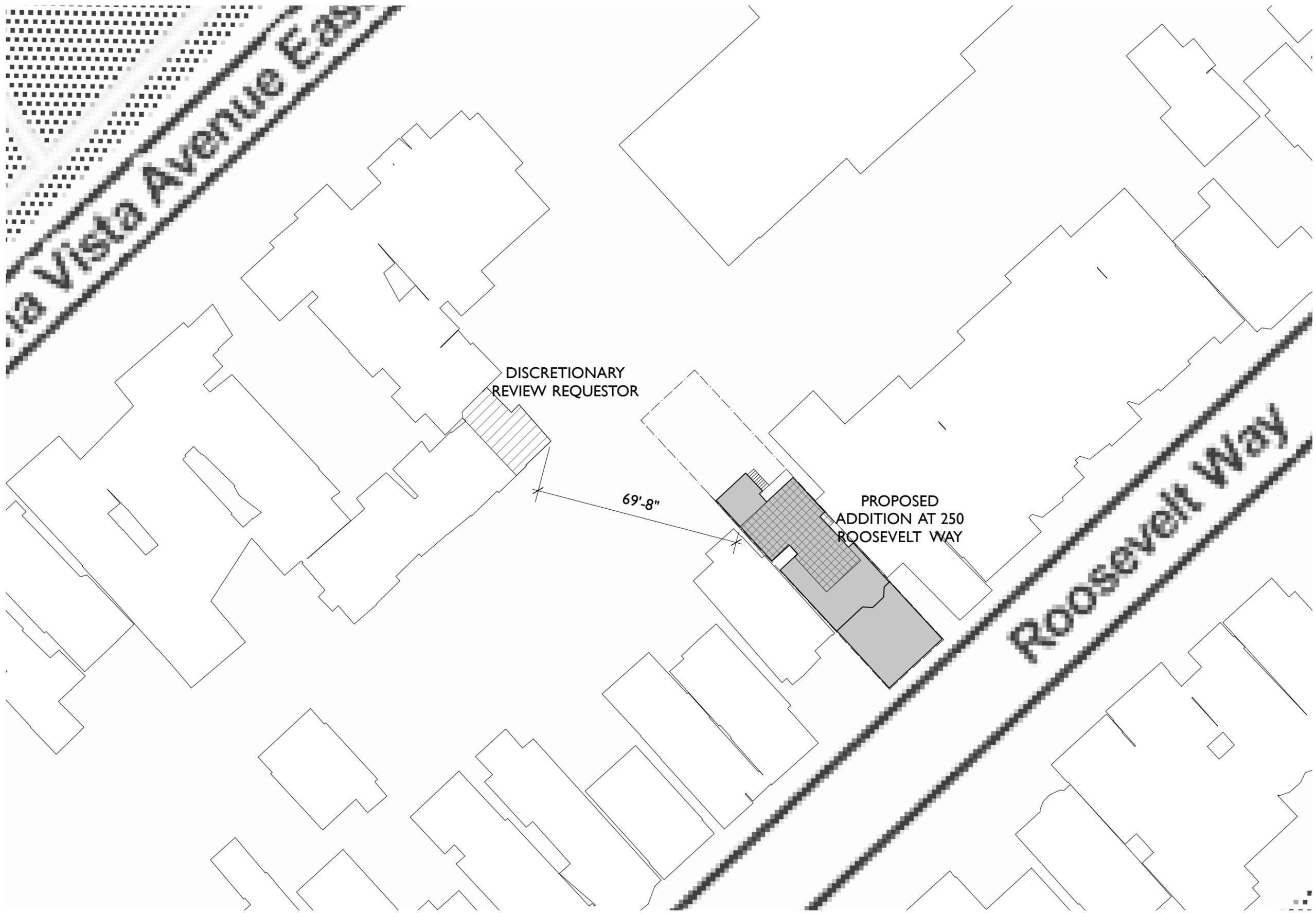


2 (N) SOUTH ELEVATION
Scale: 1/4" = 1'-0"

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Project Title 250 Roosevelt Way San Francisco, California 2607/028		No.		Date	
Scale 1/4" = 1'-0" @ 24x36		Drawing No. A11		Status 3 NOTIFICATION	
Drawing Title Elevations		Drawing No. REV		Document Disclaimer & Copyright Do not scale these drawings. All Dimensions to be checked on site. All omissions and discrepancies are to be reported to the architect immediately. These drawings are copyrighted and instruments of service of Richardson Architects. Information on these drawings is to be used exclusively for the information contained on these drawings when used and/or modified by others. © Copyright 2010, Richardson Architects	



250 Roosevelt (center) and the two adjacent properties.



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 t 415.380.0474 f. 415.380.0470

Project **250 Roosevelt Way**
 Drawing **VICINITY PLAN**

DATE **8/10/14**
 SCALE **1/32"=1'-0"**
 DRAWN BY

SK #



D.R. REQUESTOR

250 ROOSEVELT

I. PHOTO SHOWING PROXIMAL RELATIONSHIP BETWEEN SUBJECT PROPERTY AND D.R. REQUESTOR

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Project **250 Roosevelt Way**
 Drawing **PROXIMITY DIAGRAM 1**

DATE **8/10/14**
 SCALE
 DRAWN BY



2.PHOTO SHOWING PROXIMAL RELATIONSHIP BETWEEN NEW FLOOR ELEVATION AND D.R. REQUESTOR

DATE	8/10/14	Project	250 Roosevelt Way	Richardson architects 219 Shoreline Highway Mill Valley, CA 94941 t 415.380.0474 f. 415.380.0470	<small>Document Disclaimer & Copyright</small> <small>Do not scale these drawings. All Dimensions to be checked on site. All errors and omissions are to be reported to the architect immediately. These drawings are copyrighted and instruments of service of Richardson Architects. Information on these drawings is to be used exclusively for the project and site for which they were prepared. No other information contained on these drawings when used and/or modified by others. © Copyright 2012, Richardson Architects</small>
SCALE		Drawing	PROXIMITY DIAGRAM 2		
DRAWN BY					
3					



3.PHOTO SHOWING PROXIMAL RELATIONSHIP PROPOSED ADDITION AND D.R. REQUESTOR

DATE 8/10/14

SCALE

DRAWN BY

Project

250 Roosevelt Way

Drawing

PROXIMITY DIAGRAM 3

Richardson architects

219 Shoreline Highway

Mill Valley, CA 94941

t 415.380.0474 f. 415.380.0470

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From: Andrew Pribuss <andrew@richardsonarchitects.com>
Subject: 250 Roosevelt
Date: June 9, 2014 4:25:28 PM PDT
To: gcurley7@gmail.com

Hi Richard,

I am sorry to hear that these changes aren't addressing your concerns.

I want to elaborate a bit on the setback concerns. This addition is hemmed in at the front by our front setback, and at the rear by our rear setback. We have no wiggle room in shifting the location of the addition in relation to the site. As such, implementing your staggered rear massing idea would result in an overall reduction in the floor area of this addition. As it stands now, the size of this addition has already been whittled down to the point that any further reduction would tip the scales between the costs of seismic upgrades and the amount of gained usable space.

As to the elimination of windows at the rear or changing their configuration to be transom windows. The reality of this building is that introducing windows on either of the side property lines is not possible due to fire code. This leaves us with only the front and rear elevation as opportunities to introduce light and air to the building. To be restricted to primarily transom windows at the rear would severely limit the amount of light that would be received, and would significantly reduce the quality of the interior space. Moreover, in the case of the bedroom, it would violate building code as bedrooms are required to have egress windows.

With the aim of addressing your concerns and avoiding the design review process, we would be willing to consider introducing translucent glass at the new middle window of the rear elevation. I hope that this change would allay some of your concerns.

Thanks again for your patience.
-Andrew

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219 SHORELINE HIGHWAY
MILL VALLEY, CA 94941
TEL. 415.380.0474 FAX 415.380.0470
ANDREW@RICHARDSONARCHITECTS.COM

From: Andrew Pribuss <andrew@richardsonarchitects.com>
Subject: 250 Roosevelt
Date: June 9, 2014 11:36:57 AM PDT
To: gcurley7@gmail.com

Hi Richard,

I got your voice message this morning and I am still setting up a phone call with the owners. I expect to speak with them later on today and then I will get right back to you. I know this is time sensitive at this point so I will do everything I can to expedite this process for you. Sorry for the delay. Thanks- Andrew

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MILL VALLEY, CA 94941
TEL. 415.380.0474 FAX 415.380.0470
ANDREW@RICHARDSONARCHITECTS.COM

From: Andrew Pribuss <andrew@richardsonarchitects.com> 
Subject: 250 Roosevelt Way
Date: June 6, 2014 1:38:30 PM PDT
To: gcurley7@gmail.com
Cc: Andrew Pellman <ap94114@gmail.com>, Mark Kerr <kerr.mark@gmail.com>, Heidi Richardson <heidi@richardsonarchitects.com>

1 Attachment, 263 KB

Hi Richard:

Thanks for meeting with Andrew and Mark regarding the Roosevelt Way project.

As architects, we were intrigued by your suggestion to stagger the facade as suggested in #2 below. Unfortunately, due to the rear yard setback requirements and the front set back requirements this option is not possible. We also considered the transom window option you suggested, but we believe that a transom window results in a much more blank-wall effect facing your property, which you are also concerned about in #2 below.

However, Mark and Andrew do want to address your concerns and suggestions as much as is possible, so in response to your concerns, we created a new plan that reduces the the number of windows on the rear facade from four to three. Attached is revised alternate facade elevation. This change has triggered the need to modify the interior plan as well, which Mark and Andrew are willing to do.

We hope that this is a satisfactory compromise. Of course, we may need to make additional changes to address the concerns of others. Please do not hesitate to contact us if you have any additional questions. We hope that this is a satisfactory compromise. Of course, we may need to make additional changes to address the concerns of others. Please do not hesitate to contact us if you have any additional questions.

Andrew



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PROJECT INFORMATION PROJECT NO. 14-001 DATE 6/6/14	
	
Richardson / architects 210 King St., Suite 200, San Francisco, CA 94107 415.774.8888 www.richardsonarchitects.com	
SHEET NO. 311 NOTIFICATION SHEET TITLE Elevations	
DATE: 6/6/14 DRAWN BY: gcurley7 CHECKED BY: andrew.pribuss	REV A7

From: Andrew Pribuss <andrew@richardsonarchitects.com>
Subject: 250 Roosevelt way
Date: May 19, 2014 11:12:07 AM PDT
To: gcurley7@gmail.com
Cc: Heidi Richardson <heidi@richardsonarchitects.com>, Mark Kerr <kerr.mark@gmail.com>, Andrew Pellman <ap94114@gmail.com>

Hi Richard,

Nice talking with you. I am going to ask Andrew and Mark to coordinate with you to find a time to meet and go over the project.

Thanks-Andrew

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MILL VALLEY, CA 94941
TEL. 415.380.0474 FAX 415.380.0470
ANDREW@RICHARDSONARCHITECTS.COM

From: Andrew Pribuss <andrew@richardsonarchitects.com>
Subject: Re: 250-252 Roosevelt Way
Date: May 19, 2014 11:22:38 AM PDT
To: "Boudreaux, Marcelle (CPC)" <marcelle.boudreaux@sfgov.org>

Hi Marcelle,

I spoke with one of the neighbors, richard curley, this morning. He seemed quite reasonable. I have put him in touch with the owners and they are going set up a meeting. Our sense is that we would like to hear everyones complaints before we start making any modifications. should we wait till the end of the 30 day period and then start working on accommodations for neighbors, or not? how does the timing of this work?
Thanks-Andrew

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MILL VALLEY, CA 94941
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On May 16, 2014, at 10:27 AM, Boudreaux, Marcelle (CPC) wrote:

Andrew –

See attached for the 311.

Here is the link to the [Discretionary Review \(DR\) information](#) for your review. Note that any completed DRs on this project must be filed in person at the Planning Department prior to 5pm on June 12, 2014.

Thanks,
Marcelle

Marcelle Boudreaux, AICP
Planner, Southwest Quadrant

Planning Department, City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-575-9140 **Fax:** 415-558-6409

Email: marcelle.boudreaux@sfgov.org

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[<image001.png>](#) [<image002.png>](#) [<image003.png>](#) [<image004.png>](#) [<image005.png>](#)

[<250 Roosevelt Way - 311 Notice.pdf>](#)

From: [spike](#)
To: [Boudreaux, Marcelle \(CPC\)](#)
Cc: [Andrew Pellman](#); [Mark Kerr](#)
Subject: Fwd: 250 Roosevelt Way - Proposed Addition
Date: Tuesday, August 26, 2014 3:54:52 PM
Attachments: [Pellman 140810 DR.pdf](#)

To The Planning Dept and Commissioners:

My wonderful next door neighbors, Mark and Andrew, have plans before you to build a small 735 square foot addition. They have made every effort to assure that this addition will not impact any of us living nearby. They have a toned-down, minor addition which does not obstruct our views, and although they could have made it larger, per the codes, they have a modest addition. They have met with many of the immediate neighbors, and we've all either voiced our support for their plan, or have had no objections. Mark and Andrew are the perfect, kind neighbors you wish for: they have improved the building and keep it maintained and painted nicely, have a gorgeous back garden we can see from our back windows, and are the type of people who genuinely care about their neighbors. I wholeheartedly support this project, as they have made every effort NOT to negatively impact any of us.

The Planning Commission hearing is scheduled for September 11th. We would be appreciative if you would support our project and send a letter of support to Marcelle Boudreaux at the Planning Department and copy us. The contact information is as follows MARCELLE.BOUDREAUX@sfgov.org.

I will try and make the hearing, but am not sure I can. Here's my contact info if you have any questions.

Linda "Spike" Kahn
254 Roosevelt Way, SF CA 94114
415-935-3641 (voice/text)
spikekahn@gmail.com