



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: DECEMBER 11, 2014

Date: December 1, 2014
Case No.: **2014.1378D**
Project Address: **718 WALLER STREET**
Permit Application: 2014.06.12.8209
Zoning: RM-1 (Residential, Mixed, Low Density) District
40-X Height and Bulk District
Block/Lot: 1239/014
Project Sponsor: Edward and Patricia Mevi
c/o Michael Connell, Architect
One Kansas Street, Suite D2
San Francisco, CA 94107
Staff Contact: Mary Woods – (415) 588-6315
mary.woods@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 is proposing to replace a portion of the 3-foot tall open guardrail with a solid wood guardrail on the west side of the existing second and third floor decks at the rear of the three-story single-family house, and to add a new 3.8-foot tall glass windscreen above the new guardrails. The proposed guardrail and windscreen would be set back five feet from the west property line. No physical expansion is proposed to the existing building.

SITE DESCRIPTION AND PRESENT USE

The existing single-family residence is located on the north side of Waller Street between Divisadero and Scott Streets at the western edge of the Western Addition neighborhood. The site has approximately 25 feet of lot frontage with a lot depth of approximately 137 feet, containing approximately 3,500 square feet in lot area. The lot slopes downward and contains a three-story (including a garage level on the ground floor) circa 1900 Italianate-style building that occupies approximately 54 percent of the site. The building is set back approximately 13 feet from the front property line and approximately 50 feet from the rear property line. The lot slopes laterally up toward Divisadero Street.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The surrounding neighborhood consists of a mixture of three- and four-story buildings, containing large single-family residences and low-density apartment buildings. Directly across the street are primarily four-story apartment buildings containing two to six units, and zoned RH-3. The buildings on the subject block are primarily three-story single-family residences.

BUILDING PERMIT NOTIFICATION

| TYPE | REQUIRED PERIOD | NOTIFICATION DATES | DR FILE DATE | DR HEARING DATE | FILING TO HEARING TIME |
|------------|-----------------|-------------------------|--------------|-----------------|------------------------|
| 311 Notice | 30 days | 9/26/2014 to 10/26/2014 | 9/8/2014 | 12/11/2014 | 95 days |

HEARING NOTIFICATION

| TYPE | REQUIRED PERIOD | REQUIRED NOTICE DATE | ACTUAL NOTICE DATE | ACTUAL PERIOD |
|---------------|-----------------|----------------------|--------------------|---------------|
| Posted Notice | 10 days | December 1, 2014 | December 1, 2014 | 10 days |
| Mailed Notice | 10 days | December 1, 2014 | November 21, 2014 | 20 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 |

Since the Discretionary Review request was filed, the Department has not received any correspondence in support of or in opposition to the proposed project.

DR REQUESTOR

Lynne Brei and Michael Tedeschi residing at 720 Waller Street, immediately west/uphill of the project site.

DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

Please refer to the attached *Discretionary Review Application* and DR Requestor submittal, dated September 8, 2014.

PROJECT SPONSOR’S RESPONSE TO DR APPLICATION

Please refer to the attached *Response to Discretionary Review*, dated November xx, 2014.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility).

RESIDENTIAL DESIGN TEAM REVIEW

The Residential design Team (RDT) found that the proposed project meets the standards of the Residential Design Guidelines and does not represent any exceptional or extraordinary circumstances. The RDT finds that the project will not create an unusual adverse effect on the DR Requestor's access to light or privacy. Furthermore, private views are not protected by the Planning Code.

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 |
|--|

Attachments:

- Parcel/Zoning Map
- Sanborn Map
- Zoning Map
- Aerial Photograph
- Section 311 Notice
- DR Application dated September 8, 2014
- Response to DR Application dated November 19, 2014
- Reduced Plans

mw:G:\Documents\DR\718 Waller\DR Abbreviated Analysis.doc

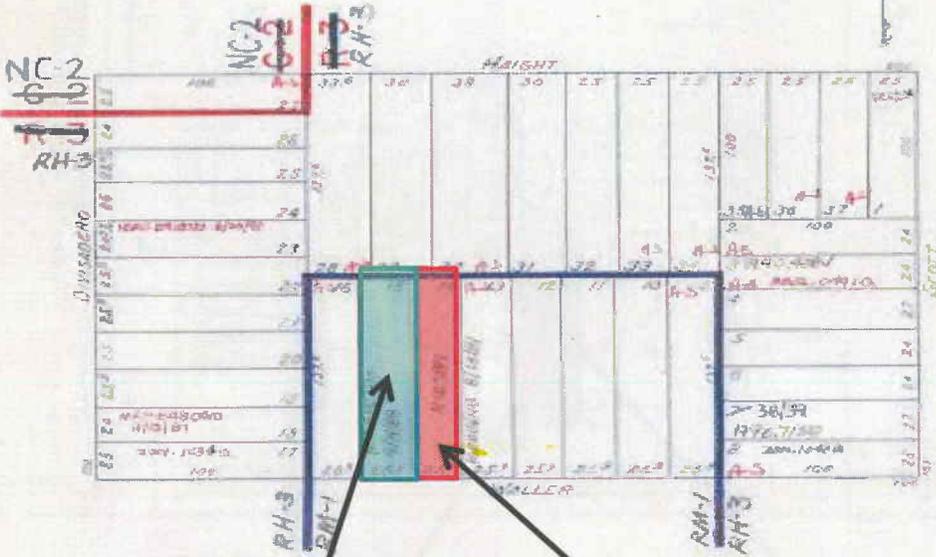
Parcel/Zoning Map

1239

W. A. BLK. 442

40-X

NEIGHBORHOOD COMMERCIAL
 RESIDENTIAL MIXED USE
 Planning Code 16A.0200-022 16A.0200-023 16A.0200-024
 Planning Code 16B.0200-025 16B.0200-026 16B.0200-027
 Title 16B.0200-028 16B.0200-029 16B.0200-030



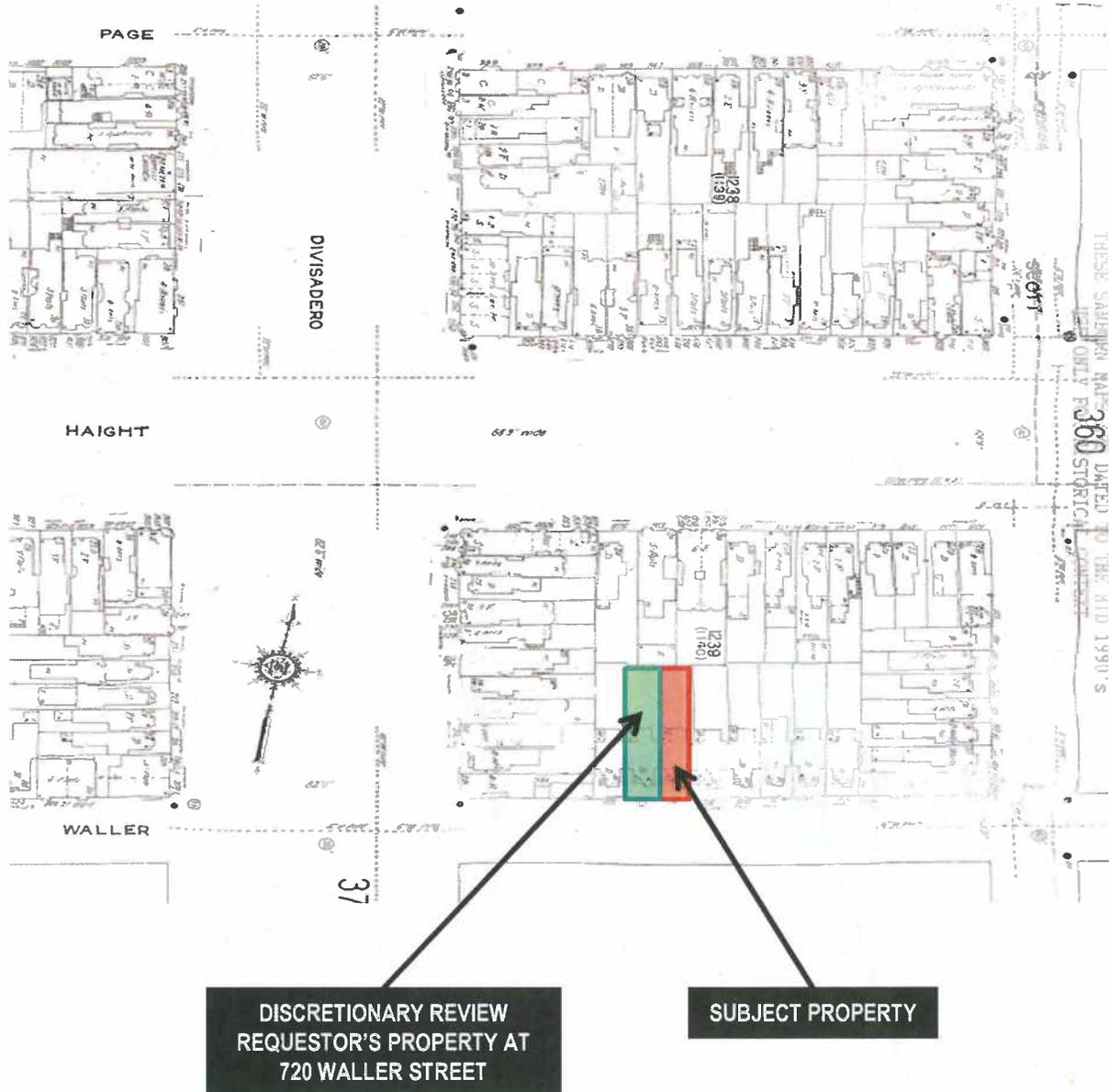
**DISCRETIONARY REVIEW
 REQUESTOR'S PROPERTY AT
 720 WALLER STREET**

SUBJECT PROPERTY



Discretionary Review Hearing
 Case Number 2014.1378D
 718 Waller Street

Sanborn Map*



DISCRETIONARY REVIEW
REQUESTOR'S PROPERTY AT
720 WALLER STREET

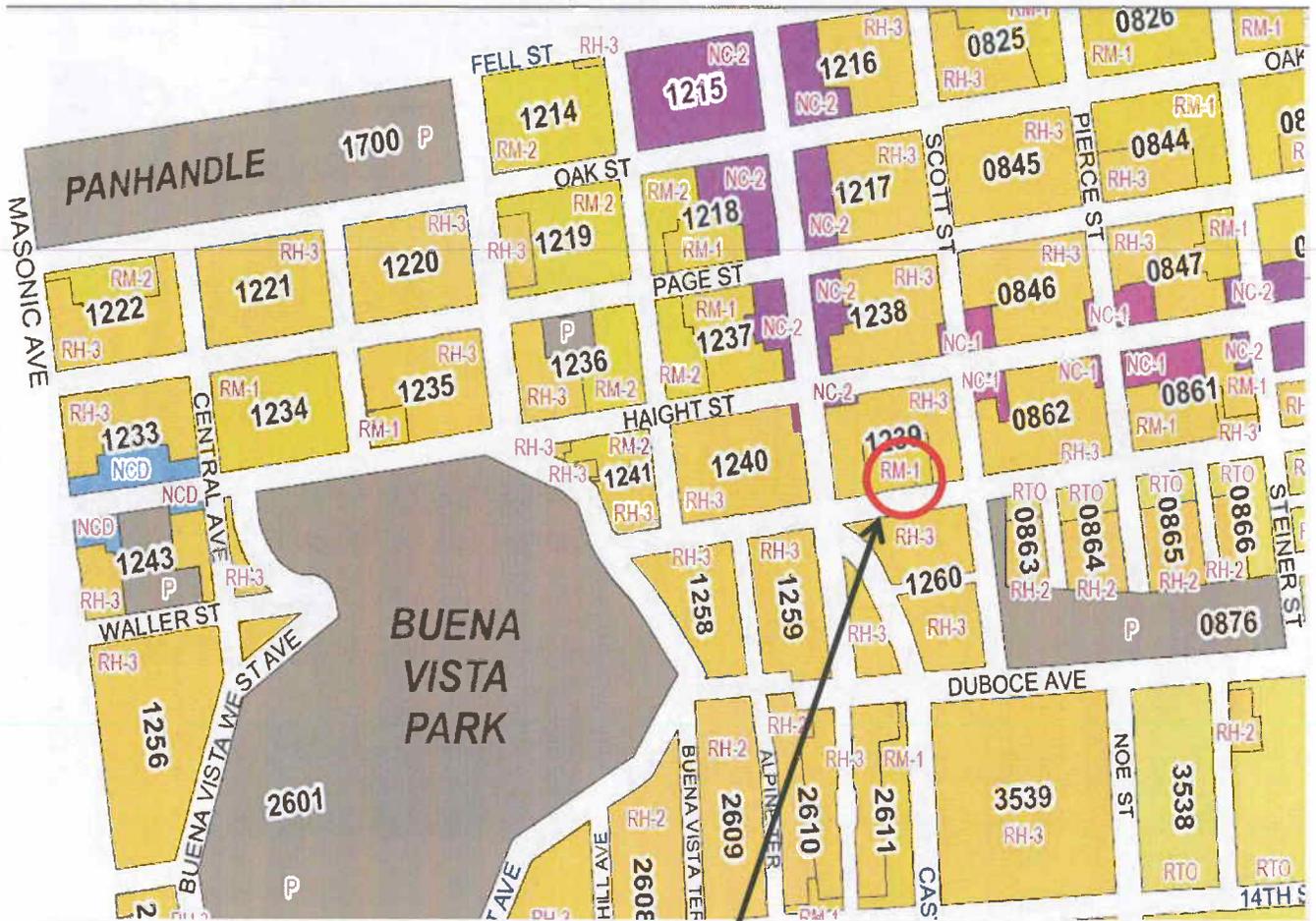
SUBJECT PROPERTY

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



Discretionary Review Hearing
Case Number 2014.1378D
718 Waller Street

Zoning Map

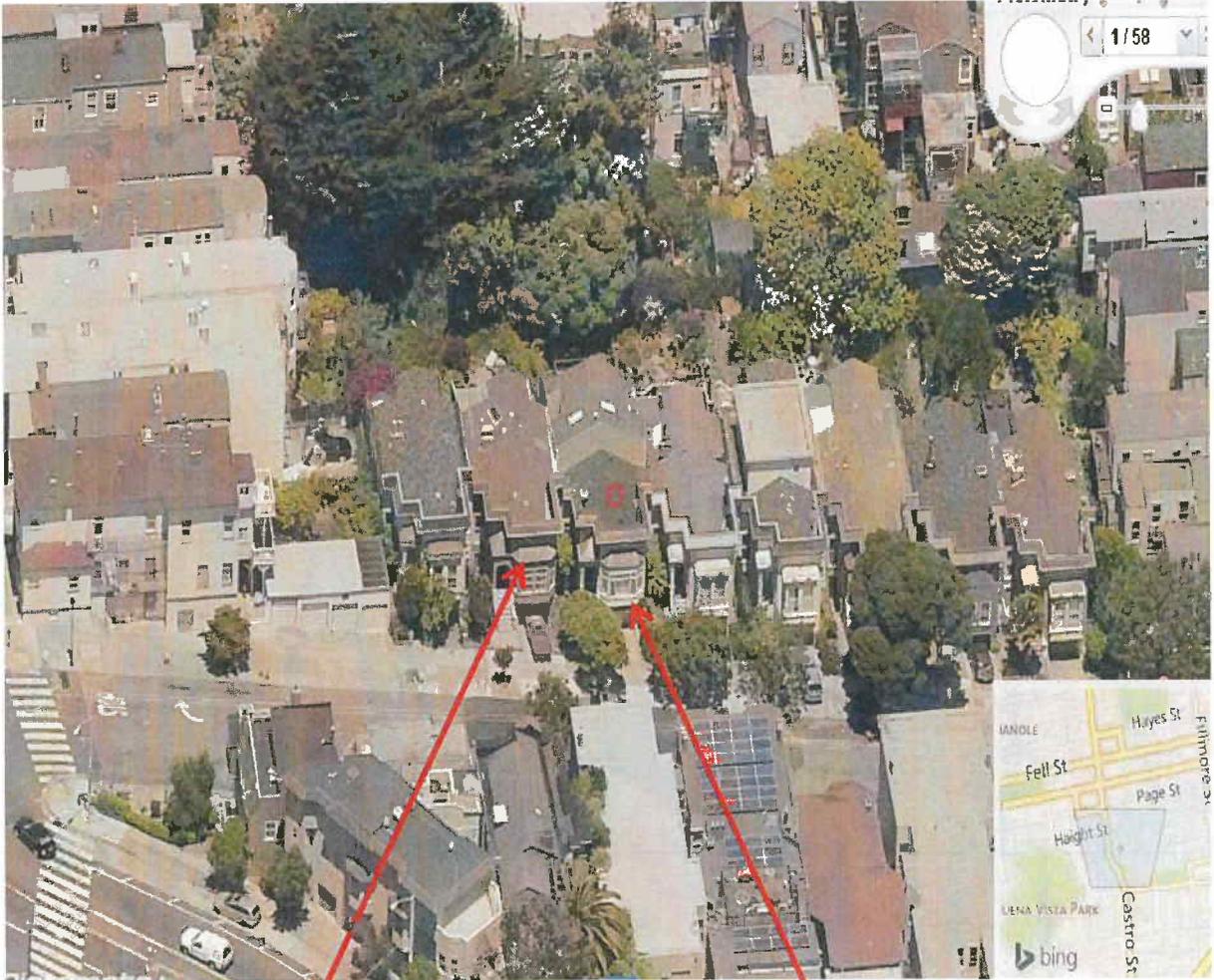


PROJECT SITE



Discretionary Review Hearing
Case Number 2014.1378D
718 Waller Street

Aerial Photo



DISCRETIONARY REVIEW
REQUESTOR'S PROPERTY AT
720 WALLER STREET

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2014.1378D
718 Waller Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **June 12, 2014**, the Applicant named below filed Building Permit Application No. **2014.06.12.8209** with the City and County of San Francisco.

| PROPERTY INFORMATION | | APPLICANT INFORMATION | |
|----------------------|-------------------------------------|-----------------------|--|
| Project Address: | 718 Waller Street | Applicant: | Edward & Patricia Mevi c/o Michael Connell, Architect |
| Cross Street(s): | Divisadero and Scott Streets | Address: | One Arkansas Street, Suite D2 |
| Block/Lot No.: | 1239/014 | City, State: | San Francisco, CA 94107 |
| Zoning District(s): | RM-1 / 40-X | Telephone: | (415) 640-4905 |

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

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

| PROJECT SCOPE | | |
|---|---|--|
| <input type="checkbox"/> Demolition | <input type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Alteration |
| <input type="checkbox"/> Change of Use | <input type="checkbox"/> Façade Alteration(s) | <input type="checkbox"/> Front Addition |
| <input checked="" type="checkbox"/> Rear Addition | <input type="checkbox"/> Side Addition | <input type="checkbox"/> Vertical Addition |
| PROJECT FEATURES | EXISTING | PROPOSED |
| Building Use | Residential | No change |
| Front Setback | 13 feet | No change |
| Side Setbacks | N/A | N/A |
| Building Depth | 74 feet | No change |
| Rear Yard | 50 feet | No change |
| Building Height at Rear | 34 feet | No change |
| Number of Stories | 3 | No change |
| Number of Dwelling Units | 1 | No change |
| Number of Parking Spaces | 1 | No change |
| PROJECT DESCRIPTION | | |
| <p>The proposed project involves two existing roof decks at the rear of the building: one is above the one-story extension, and the other is above the two-story extension. The proposal is to (1) replace the existing redwood decking for both decks, (2) replace a portion of the open guardrail (3-foot tall) with solid wood guardrail (3-foot tall) at the northwest corner of both decks, and (3) construct new 3'8" high glass wind screens above the replaced guardrails. The proposed guardrails and wind screens are setback five feet from the west property line. See attached plans.</p> <p>The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing 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: Mary Woods

Telephone: (415) 558-6315

E-mail: mary.woods@sfgov.org

中文詢問請電: (415) 575-9010

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

Notice Date: **09/26/2014**

Expiration Date: **10/26/2014**

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:
Michael Tedeschi and Lynne Brei

DR APPLICANT'S ADDRESS: 720 Waller Street - San Francisco, CA ZIP CODE: 94117 TELEPHONE: (415) 864-6983

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

ADDRESS: 718 Waller Street - 0 San Francisco, CA ZIP CODE: 94117 TELEPHONE: (415) 863-1310

CONTACT FOR DR APPLICATION:

Same as Above ALLEN SOWLE

ADDRESS: 4630 - 18TH ST. SF, CA ZIP CODE: 94114 TELEPHONE: (415) 626-6260

E-MAIL ADDRESS: AMSOWLE@AOL.COM

2. Location and Classification

STREET ADDRESS OF PROJECT: 718 Waller Street - San Francisco, CA ZIP CODE: 94117

CROSS STREETS:
Scott and Divisadero Streets

| ASSESSORS BLOCK/LOT: | LOT DIMENSIONS: | LOT AREA (SQ FT): | ZONING DISTRICT: | HEIGHT/BULK DISTRICT: |
|----------------------|-----------------|-------------------|------------------|-----------------------|
| 1239 /014 | 26' x 137.5' | 3,537 | RM-1 | ? |

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
Single Family Residence

Present or Previous Use: Same as above

Proposed Use:
Building Permit Application No. 20140612-8209

Date Filed: June 12, 2014

4. Actions Prior to a Discretionary Review Request

| Prior Action | YES | NO |
|---|-------------------------------------|-------------------------------------|
| Have you discussed this project with the permit applicant? | <input type="checkbox"/> | <input checked="" 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.

Failed attempts to discuss with project applicants.
Discussed with planning staff on several occasions.
One planning staff member contacted the architect.

No changes offered by either the project applicants or their architect.

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.

Michael Tedeschi and Lynne Brei, DR Applicants, have resided at and owned 720 Waller St. since 1988. This is the single family residence immediately west and uphill of the subject property - 718 Waller St.

See the attached response to question #1 with associated documents and photos regarding the exceptional and extraordinary circumstances that justify Discretionary Review of this proposed project.

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:

See the attached response to question #2 with associated photos regarding the unreasonable impacts and adverse effects of the proposed project.

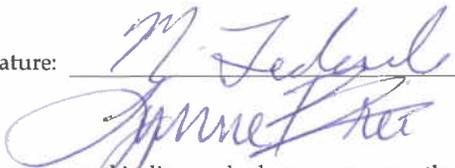
3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

See the attached response to question #3 with associated drawings and photos regarding the alternatives or changes to the proposed project that would reduce the unreasonable impact and adverse effects noted in #2.

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: 

Date: 9/8/2014

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

Michael Tedeschi and Lynne Brei
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 checked="" type="checkbox"/> |
| Address labels (original), if applicable | <input checked="" type="checkbox"/> |
| Address labels (copy of the above), if applicable | <input checked="" type="checkbox"/> |
| Photocopy of this completed application | <input checked="" type="checkbox"/> |
| Photographs that illustrate your concerns | <input checked="" type="checkbox"/> |
| Covenant or Deed Restrictions | <input checked="" type="checkbox"/> |
| Check payable to Planning Dept. | <input checked="" type="checkbox"/> |
| Letter of authorization for agent | <input checked="" type="checkbox"/> |
| Other: <u>Section Plan</u> , 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.

Michael Tedeschi 9/8/2014
MICHAEL TEDESCHI - OWNER

Lynne Brei 9/8/2014
LYNNE BREI - OWNER

For Department Use Only

Application received by Planning Department:

By: **RECEIVED**

Date: _____

SEP 08 2014

14.137801

**DISCRETIONARY REVIEW APPLICATION / REQUEST- 718 Waller St. - San Francisco, CA
94117 Building Permit Application #201406128209**

Question #1 re: Exceptional and extraordinary circumstances that justify DR –

1.1- Our 1990 Request / Application for Discretionary Review (ref. 1990.389D) established the final design / build out of the rear of 718 Waller St. *WE DO NOT WANT IT CHANGED*. The entire rear of the building is already built as was specifically agreed upon. A great amount of time and money was expended to reach a final decision via the 1990 Discretionary Review Request. If the new permit application #201406128209 is approved, the 1990 agreement would be disregarded. (See attached exhibit #1 -1990 Request for Discretionary Review).

1.2- The 718 Waller footprint projects into the rear open space more than other buildings on the same side of the 700 block. 718 Waller extends into the rear yard approximately 18' beyond the rear of 720 Waller which creates a high barrier outside our back door. Twelve feet (12') of that rear extension is approximately 11' high now. (See Photo #4). The proposed windscreens would create an even higher barrier. This could set a precedent for the neighborhood allowing a series of walls on decks to be built at the rear lots of the 700 block.

1.3- The project conflicts with the residential Design Guidelines (RDG) in the following ways:

a. The proposed 3' solid wall is contrary to what is specified in the "Residential Design Guidelines: Dec. 2003" for windscreens (page 40) which clearly states they should not increase the building's apparent height. The design should also minimize the impact on light to the adjacent buildings. The 5' setback does not alleviate the barrier problem. The proposed solid 3' wall creates a barrier in place of the existing open ("see-through") baluster structure which currently allows light and air flow. This effect is evident in the attached photo with the stucco wall under glass windscreens. (See example in Photo #10).

b. The building is already out of scale and context with the surrounding buildings and is disruptive to the neighborhood character because it projects 18' into the rear of the lot. The 1990 third story addition, extension into the rear open space and multiple decks created this situation.

c. 718 Waller St. presently disrupts mid-block open space and projects into the rear open space more than the other buildings on the same side of the block.

d. The Victorian buildings on the 700 block of Waller were constructed in the late 1800's and the proposed project does not enhance the neighborhood character. The

PAGE 1 OF 3

RE: 718 WALLER

proposal to add original-style siding to a structure, which increases height and blocks light and air, does not maintain historical character.

Question #2 re: Unreasonable impacts and adverse effects-

Our property at 720 Waller would be affected in the following ways:

a - The decks are located on the 2nd and 3rd story at the rear of 718 Waller Street.

b - The proposed middle deck is right in our line of sight, approximately 23' distant.
(See Photos #1 & 2)

If the permit is to be granted, we only request that no solid base-wall be permitted under the clear glass windscreens. A solid base-wall is impossible to see through, and diverts wind. When the wind does come from the west it will be deflected back onto 720 Waller affecting plant and tree habitat - some of which is very costly i.e. Japanese Maple trees. (See Photo #7).

c - The proposed windscreens should be specified to be clear glass to create a less visible barrier.

d - All residents of the neighborhood and the Planning Commission should be concerned about the bird killing aspects of the windscreens. The area in question is unique in that the rear plots of the 700 block of Waller are deep and densely planted with mature Cypress, Redwood, Avocado and other large trees. (See photos #5 and 6). The proposed windscreens will be below the canopy height. Birds will mistake glass for a safe flight path or mistake their own reflection as a territorial rival and collide with the glass.

Question #3 (continued) re: Alternatives or changes to reduce adverse effects

The drawings for the proposed project show a solid 3' wood base-wall with 3'-8" high glass windscreens mounted on top for a total height of 6'-8", wrapping the west side of the decks and extending 6' across the north side of the decks. (See Drawings #1, 2 & 3).

If the permit is approved and issued we request the following modifications:

a - Eliminate the 3' solid wood base wall under the glass windscreens to comply with the Residential Design Guidelines and prohibit this project from having a solid base-wall below the clear glass windscreens.

b - In order for the structure to be less conspicuous, we would like to see a frame-less clear glass panel windscreen system mounted on the deck *without* the 3' wood wall. (See examples in Photos #8 and #9).

c - Consider a lower height for the windscreen without the 3' wall.

d – Deleting the 3' wood wall would reduce the amount of fuel on the decks in case of a deck fire.

e - Deleting the 3' wall would also reduce the visible mass. (See example in Photo #10)

ATTACHMENTS - in the order as shown in text:

- 1) Exhibit # 1 - 1990 Discretionary review documents, drawings & photos
- 2) Drawing #1 - North elevation 718 Waller w/proposed upper, middle deck windscreens
- 3) Drawing #2 - Rear (west) elevation 718 Waller
- 4) Drawing #3 - Floor Plan middle level 718 Waller w/proposed middle deck windscreen
- 5) Photo #1 - Rear north 718 & 720 Waller from back yard of 720 Waller
- 6) Photo #2 - 718 Waller decks from 720 Waller dining area
- 7) Photo #3 - 720 Waller back yard and patios
- 8) Photo #4 - Rear 718 Waller from back door and patio of 720 Waller
- 9) Photo #5, 6 - 718 Waller lower deck and tree canopy toward northeast
- 10) Photo #7 - Japanese Maple tree as viewed from back door of 720 Waller
- 11) Photo #8, 9 - Sample clear glass windscreens in San Francisco
- 12) Photo #10 - Sample windscreen with framed glass on stucco wall – in S.F.

ALLEN M. SOWLE, LL.M.
ATTORNEY AT LAW
4630 EIGHTEENTH STREET
SAN FRANCISCO, CALIFORNIA 94114

TELEPHONE (415) 626-6260

August 25, 2014

San Francisco Planning Commission
1650 Mission, Room 400
San Francisco, CA 94103

Re: 718 Waller Street, San Francisco, CA 94117

Dear Sir or Madam:

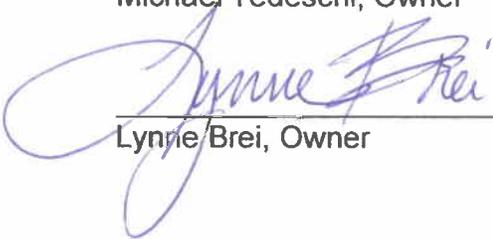
Please accept this letter as authorization for our attorney, Allen M. Sowle, LL.M., to file an Application for Discretionary Review and represent us at any hearings held regarding a permit application submitted for 718 Waller Street, San Francisco, CA owned by Ed and Patricia Mevi.

We are the owners of 720 Waller Street, San Francisco, CA.

Thank you for your cooperation.



Michael Tedeschi, Owner



Lynne Brei, Owner

14.1378D 1

Edward & Patricia Mevi
718 Waller Street
San Francisco, CA 94117

Ganan & Mariles Onedo
2743 Kesey lane
San Jose, CA 95132

Michael Tedeschi & Lynne
Brei
720 Waller Street
San Francisco, CA 94117

Marvin & Alice B Cassman
875 Haight Street
San Francisco, CA 94117

Michael Mizono
863 Haight Street #2
San Francisco, CA 94117

Linda Catron
2614 Sacramento St. #3
San Francisco, CA 94115

14.13780

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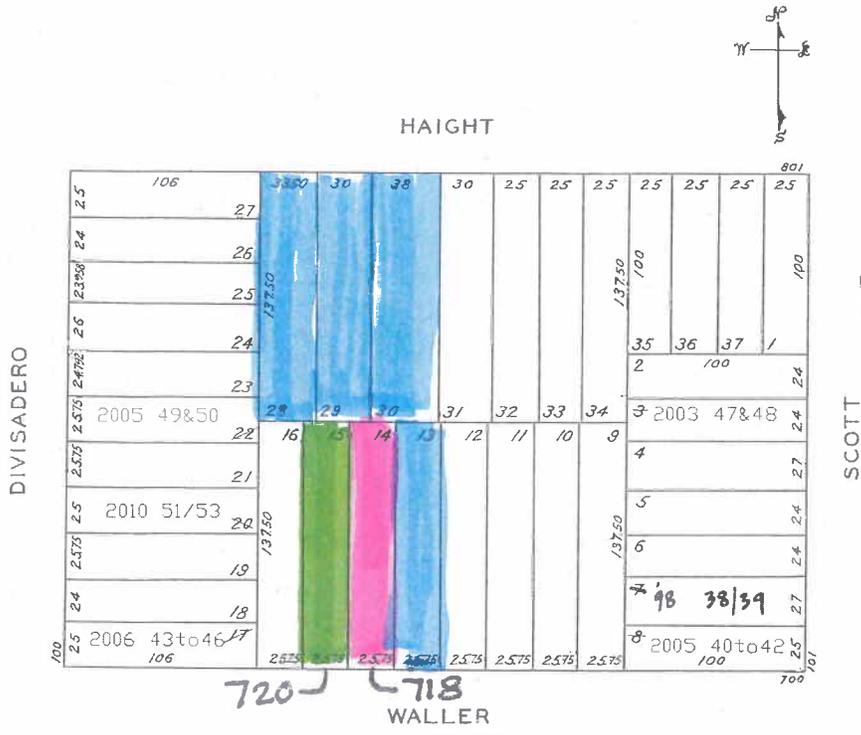
lot3 into 47&48 for 2003 roll
 lot8 into lots40to42 For 2005 roll
 lot22 into lots49&50 For 2005 roll
 lot17 into 43to46 For 2006 roll
 lot20 into lots51/53 For 2010 roll

1239

W. A. BLK. 442

Revised '98
 Revised 2003
 Revised 2005
 Revised 2006
 Revised 2010

718 WALLER ST.
 SF, CA 94117
 ASSESSOR MAP



224-226 DIVISADERO ST.
 A CONDOMINIUM

| LOT | UNIT | % COMM. AREA |
|-----|------|--------------|
| 49 | 1 | 50 |
| 50 | 2 | 50 |

109-111 SCOTT ST.
 A CONDOMINIUM

| LOT | UNIT | % COMM. AREA |
|-----|------|--------------|
| 38 | 109 | 49.60 |
| 39 | 111 | 50.40 |

135-137 Scott St.
 A CONDOMINIUM

| LOT | UNIT | % COMM. AREA |
|-----|------|--------------|
| 47 | 135 | 48.92 |
| 48 | 137 | 51.08 |

101-105 SCOTT ST.
 A CONDOMINIUM

| LOT | UNIT | % COMM. AREA |
|-----|------|--------------|
| 40 | 101 | 48 |
| 41 | 103 | 32 |
| 42 | 105 | 20 |

200 DIVISADERO ST.
 A CONDOMINIUM

| LOT | UNIT | % COMM. AREA |
|-----|------|--------------|
| 43 | 1 | 25 |
| 44 | 2 | 38 |
| 45 | 3 | 24 |
| 46 | 4 | 13 |

 718 WALLER - SUBJECT - BUILDING PERMIT APPLICATION # 201406128209

 720 WALLER - DR APPLICANT

 DR MAILING - OTHER PROPERTIES

(30 PAGES)

EXHIBIT #1
1990 -

DR REQUEST 90.389D

PERMIT APPLICATION 9008257

BLOCKS 1839

PROPOSAL N

LOCATION 718 Waller St. - DR REQUEST 90.389D

DR Scott + Divisadero Sts. (North Side)

PROPOSAL N

EARING DATE 9/24 FILING DATE 6/18/90 CLASSIFICATION 45-X FEE 50- RECEIPT NO. 48060

APPLICANT Michael & Telesdini & Lyne Brei * 720 Waller St. SF 94117 ADDRESS 863-1310 PHONE 434-3971

WINNERS Edward & Patricia Meri 718 Waller St. SF 94117 ADDRESS 863-1310 PHONE 434-3971

ACTION OF CITY PLANNING COMMISSION RES. NO.

DATE 9/11/90 RULING PC Voted No DR

NEIGHBORHOOD ORGANIZATIONS & INTERESTED PERSONS

Neighborhood: Mike Connell 446 East Ave. SF, CA 94125

* Consultant: Terry Klein 2317 Folsom St. SF, CA 94122

* * * 2nd DR Application: Wendy Tsuji; Frank Frost 722 Waller St. SF 94117

REMARKS

DR contains entire mt c/c/90

DR Responses mt 3/25/90

Neighborhood -

PC mt 9/13/90

ACTION OF BOARD OF SUPERVISORS RECOMMENDATION

Lyne Brei

ACTION OF BOARD OF SUPERVISORS FILE NO. ORD. NO.

Page 1

90.389D

RELATED PROPOSAL

PROPOSAL

ACTION OF ZONING ADMINISTRATOR

DATE OF LETTER EFFECTIVE

ACTION OF BOARD OF PERMIT APPEALS

DATE RULING NO.

ACTION ON BUILDING APPLICATIONS

DATE SUBJECT ACTION NO.

ENVIRONMENTAL REVIEW

EE NO. DATE OF NEGATIVE DECLARATION:

DATE OF EIR CERTIFICATION: ADDITIONAL STEPS:

718 WALLER 90.389D

PAGE 1

APPLICANT TO COMPLETE THIS PORTION

Estimated Cost of Construction: \$ N/A

Building Application No. _____

STAFF USE ONLY: Date Received 6/18

By PM EE Required yes no

Fee: \$ 50.00 Paid yes (explain if no)

718 - 718 Walter 12/29/15

Applicant # 900822515

OR Request

718

718 WALTER

718 2/90389D

5/27/90

Michael Tedeschi
720 Waller Street
San Francisco, CA

Reference: Tier 2 building permit application #9008251

Date: 5/7/90

Block and lot number: 1239/14

Address: 718 Waller Street

Mailed: 5/21/90

Dear Edward and Patricia Mevi:

We received the above notice early this week and would like to meet with you as soon as possible to further discuss our concerns regarding your proposed third story addition and rear extension.

After we received the pre-application notice, we had you and your architect over to our home to review our areas of concern and resolve any conflicts in advance. We do not feel that these have been resolved.

It is our sincere intent to amicably resolve these issues without requesting a discretionary review which would delay your permit process several months and incur additional costs to us both. You most certainly understand that since we have a far greater investment in this property than the home-owners of the adjacent seven similar properties on our side of the street that we do not want to end up with fewer or reduced environmental benefits. This is especially true since we established our design and recently completed remodel upon existing conditions.

We would like to use the 30 day period to arrive at an amenable solution. Mr. Jerry Klein will represent our interests in this endeavor. He will contact you to arrange a meeting.

Sincerely,

M. Tedeschi
Michael Tedeschi

cc: J. Klein- Consultant
G. Coleman- City Planning
M. Connell- Architect

FIRST CLASS MAIL - MAY 29, 1990

718 WALLER
Pg. 3 / 90.389D

Michael Tedeschi
720 Waller Street
San Francisco, Ca.

June 11, 1990

RE: NOTICE OF TIER 2 BUILDING PERMIT APPLICATION
#9008251 DATED 5-7-90 FOR 718 WALLER STREET
BLOCK 1239 LOT 14

Dear Ed and Patricia Mevi,

Per our letter to you last week and previous discussions with you and your architect we've expressed our concerns regarding the above application.

Our concerns arise from two major factors:

1. Our home at 720 Waller is located immediately uphill and to the west of your home. We depend on the easterly sun to provide most of the light for the rear half of the building including 2 bedrooms(1 up/1 down), master bath and dressing area, kitchen and breakfast area. Our recently completed renovation design focused on that light source.

2. We purchased our home in December of 1987 for three times your purchase price in 1978. We just completed extensive repairs and improvements at major cost (time and money). We designed the northern section of our home to capitalize on existing conditions. We did not extend beyond the envelope of the structure.

We do recognize your need and desire to create larger rooms, add square footage and make overall improvements. We would like you to also be sensitive to the impact of your proposal on the character of the neighborhood and the light, privacy and views of our home.

Building out to the legal limits for height as well as rear and side yard setbacks is not compatible or sensitive.

NEIGHBORHOOD IMPACT AND COMPATIBILITY - The eight homes on the north side of Waller from 708 through 722 (Built about 1885) are almost identical in height (front and rear), rear yard setbacks and basic design. The slope is the same for the entire block.

IMPACT TO OUR LIGHT, PRIVACY AND VIEWS - The following window locations are greatly affected by your proposed additions:

1. Master Bedroom - 2 large double-hung windows - facing north.
2. " " - large double-hung window in dressing area - facing north.
3. " " - 2 wide clerestory windows - facing east.
4. Guest Bedroom - double-hung window - facing north.
5. " " - double-hung window and French doors - facing north.
6. Breakfast room - double-hung window - facing east.
7. Kitchen - 6' x 8' opening in angled wall between master bedroom and kitchen - facing north and east.

NOTE : NUMBERS SHOWN IN PARENTHESES BELOW REFER TO WINDOW LOCATIONS AS NUMBERED ABOVE.

A. THIRD STORY ADDITION -The proposed 3rd story bedroom roof is 14' above the highest point of the existing shed roof adjacent to our north-facing windows at the same location.

RE: 718 WALLER
718 WALLER
6/14/90.389D

- Pa. 5
- The proposed 3rd story addition will significantly diminish both the direct morning light and the reflected light through windows (2,4).
 - The 3rd story addition's west-facing bay window and deck will be looking directly into the windows of both bedrooms and into the breakfast area. This would affect our privacy significantly.(1,5,6)
 - The proposed 3rd story bathroom roof extends above the existing roof line by approximately 2.75'. We presently see this roof line through our clere-story windows and the opening between the master bedroom and kitchen(3,7).
 - We designed the closet heights lower than the clerestory windows and determined the angle of the kitchen wall as well as the size and location of the opening in this wall to access available light. The light from the clerestory windows passes over and between the bedroom closets into both the bedroom and the kitchen strictly because of these design elements.
 - The 3rd story bathroom addition would delay the time of light passage through the clerestory windows to a time when the increased angle of light would not pass over or between the closets and would not reach the opening between the two rooms (3,7).
 - The 3rd story addition would also eliminate the existing easterly views of city lights and neighboring yards (foliage) from our breakfast area windows (6).

B. PROPOSED REAR EXTENSION - GROUND FLOOR - This bedroom and deck addition extends into the yard an additional 12' from the existing building line at a height of 11.5' from grade. This extension would diminish the light into our downstairs bedroom and create a large shadow across the north-facing windows and French doors of this room. We would also be looking at this extension and deck instead of the current open space and neighboring yards. The deck over this extension would look directly into both the upstairs and downstairs rooms (1,5,6) adversely affecting the privacy in these areas.

- **Neighborhood Impact** - This rear extension also disrupts the common open space in the interior of the block by creating entirely different rear and side-yard setbacks from the seven similar properties on this side of the block.

SPECIAL NOTE - Our north-facing rooms, the kitchen in particular, were very dark rooms prior to our redesign and renovation.

C. ARCHITECTS DRAWINGS FOR THE ABOVE APPLICATION - These drawings do not currently reflect the necessary demolition of the entire structure under the existing shed roof shown as "laundry & storage" on the drawings. This area will then be replaced with three stories of new construction per your proposal.

Pa. 5 / 90.389D
718 WAUER

6

You currently have a three bedroom home with two baths. You are proposing three larger bedrooms one of which is a third story "view" bedroom with a new master bath and another of these bedrooms is in the proposed rear extension. Your plan also shows enlarging and relocating the kitchen, adding a large family-room off the kitchen and enlarging the garage.

While this plan appears to service your needs and desires, we feel this is to be accomplished at the expense of drastically diminishing our light, privacy and views thus negating our redesign and renovation intent, which revolved around existing conditions of eight adjacent buildings.

Please note that 708 and 722 Waller have increased their total square footage from approximately 1300 square feet each to 1709 and 2148 square feet respectively.... within the existing perimeters of their structure.

We sincerely hope that you will review your proposal with the above info in mind and consider changes accordingly.

Sincerely,



Michael Tedeschi

PA. 6/90. 389D
718 WALLER

7

CERTIFICATION OF AUTHORIZED AGENT

I, the owner of the Real Property located at:

720 Waller

hereby certify that for the purpose of filing an application for a building or other permit with the Central Permit Bureau, or completion of any form relating to S. F. Building Code or the S.F. Planning Code, or to City and County ordinances and regulations, or to State law or codes:

Jerry Klein, Permit Consultant

is my authorized agent.

M. Tedeschi
Signed

Michael Tedeschi
Print name

6-18-90
Date

Acknowledged:

Jerry Klein
Jerry Klein Permit consultant
2717 Judah St.
San Francisco, CA 94122
(415) 731-8874

718 WAUER
RA.7/90.389D

90.389D

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF CITY PLANNING

APPLICATION REQUESTING DISCRETIONARY REVIEW

Applicants name...:Michael Tedeschi & Lynne Brei

Applicants address:720 Waller

Applicants Tel. No:864 6983

This application has been prepared by: Jerry Klein
Permit Consultant
2717 Judah St.
San Francisco, CA
94122
(415) 731 8874

Please cc all notices

Address of property
being requested for DR: 718 Waller

Bldg Permit App. No.: 90 08251

Reason for requesting DR & affect of proposed construction:

The proposed construction is out of character with the prevailing height and yard depth on the block face in violation on Section 101.1 of the Planing Code.

The proposed construction would block light and air to adjacent structures.

The proposed construction would block views which contribute to the value of the adjacent property, as well as diminish the enjoyment of said property by its owner.

The proposed construction would set a precedent on the block face which would tend to destroy the continuity of the Victorian architecture of this row of houses, a continuity which is expressly supported by the Housing Element of the Master Plan.

A specific description of the proposed construction and objections is contained in the supporting documentation attached.

Adverse affect on others:

The proposed rear yard addition affects all neighbors, particularly those to the west, in that it blocks light and view.

The vertical extension similarly affects the neighbors across the street.

90.389D

18
12/8/90. 289D
718 WALLER

RECEIVED

90,389 D

JUN 19 1990

Wendy H. Tsuji/Frank H. Frost
722 Waller Street
San Francisco, CA 94117

CITY & COUNTY OF SAN FRANCISCO
17 June 1990

City and County of San Francisco
Department of City Planning
450 McCallister Street
San Francisco, CA 94102

RE: MEVI RESIDENCE
718 Waller Street
San Francisco, CA 94117

BUILDING PERMIT APPLICATION NO. #90-08251

CC: Ed and Patricia Mevi, owners
Mike Connell, Architect/466 Joost Ave. SF, CA 94127
Michael Tedeschi/Lynn Brei/720 Waller, SF, CA 94117
Jerry Klein, Permit Consultant/2717 Judah Street, SF, CA 94122

To whom it may concern:

I am joining Michael Tedeschi/Lynn Brei in applying for a discretionary review of a tier two submittal of the Mevi Residence @ 718 Waller Street, SF, CA, for the following reasons:

1. I called the Mevi's Architect, Mike Connell, several weeks ago requesting additional study and information regarding the possibility of further setting back the third story Master Bedroom Suite. To date I have had no response and it is still not clear to me what any final design solutions are being proposed?
2. In concept I oppose building into the rear yard area, in effect eliminating the open space which is so valuable to all properties in our row. #722-through #708 constitute a relatively unique situation in San Francisco. Built in 1884-1885, this row of similar Queen Anne Victorians is situated on a hillside with a lot depth of 137.5' More for the house itself, I purchased the property in 1978 for its valuable garden quality rear yard open space.

The proposed plan at #718 would project into this rear yard, out of character with #720 and #716, the two adjacent properties. Both of these properties have been substantially renovated within the last four years. Neither #720, nor #716, I would imagine, given the scope of work and dollars invested, would ever re-renoate to the proposed building envelope of #718. This would in effect create visual unevenness and bulk to what has otherwise been a consistantly stepping set of row houses for more than a hundred years. Further, I am concerned that this will set a precedent for owners further east @ #712 and #710, largely unrenovated, to disrupt the continuity/consistency additionally.

The green space central to our block bordered by Waller, Haight, Scott, and Divisadero, is admittedly greater than most places in the city. This is the very reason I originally purchased the 722 Waller property, and why I would like to see it remain.

1-9

718 WALLER
Pg. 9 / 90,389 D

10



City and County of San Francisco
Department of City Planning

450 McAllister Street
San Francisco, CA 94102

ADMINISTRATION
(415) 558-6414
CITY PLANNING COMMISSION
(415) 558-6414
PLANS AND PROGRAMS
(415) 558-6264
IMPLEMENTATION / ZONING
(415) 558-6377

August 22, 1990

To Interested Parties:

We wish to inform you that a request has been received for discretionary review of

Building Permit Application No. 9008251S
(Case No. 90.389D) for property located at
718 Waller Street, Lot 14 in Assessor's
Block 1239, for the construction of a rear yard
addition to a dwelling in an RM-1 (Mixed Residential,
Low Density) District.

The City Planning Commission will hold a public hearing to determine whether to exercise its discretionary powers in this case on Monday, September 24, 1990, in the basement of City Hall, Room 2C. You may call the Commission Secretary's Office (558-6414) on Monday, September 17, 1990 to learn the exact hour of the hearing.

If you wish to review the permit application and plans, or you require additional information regarding this case, please call Mike Berkowitz at 558-6366.

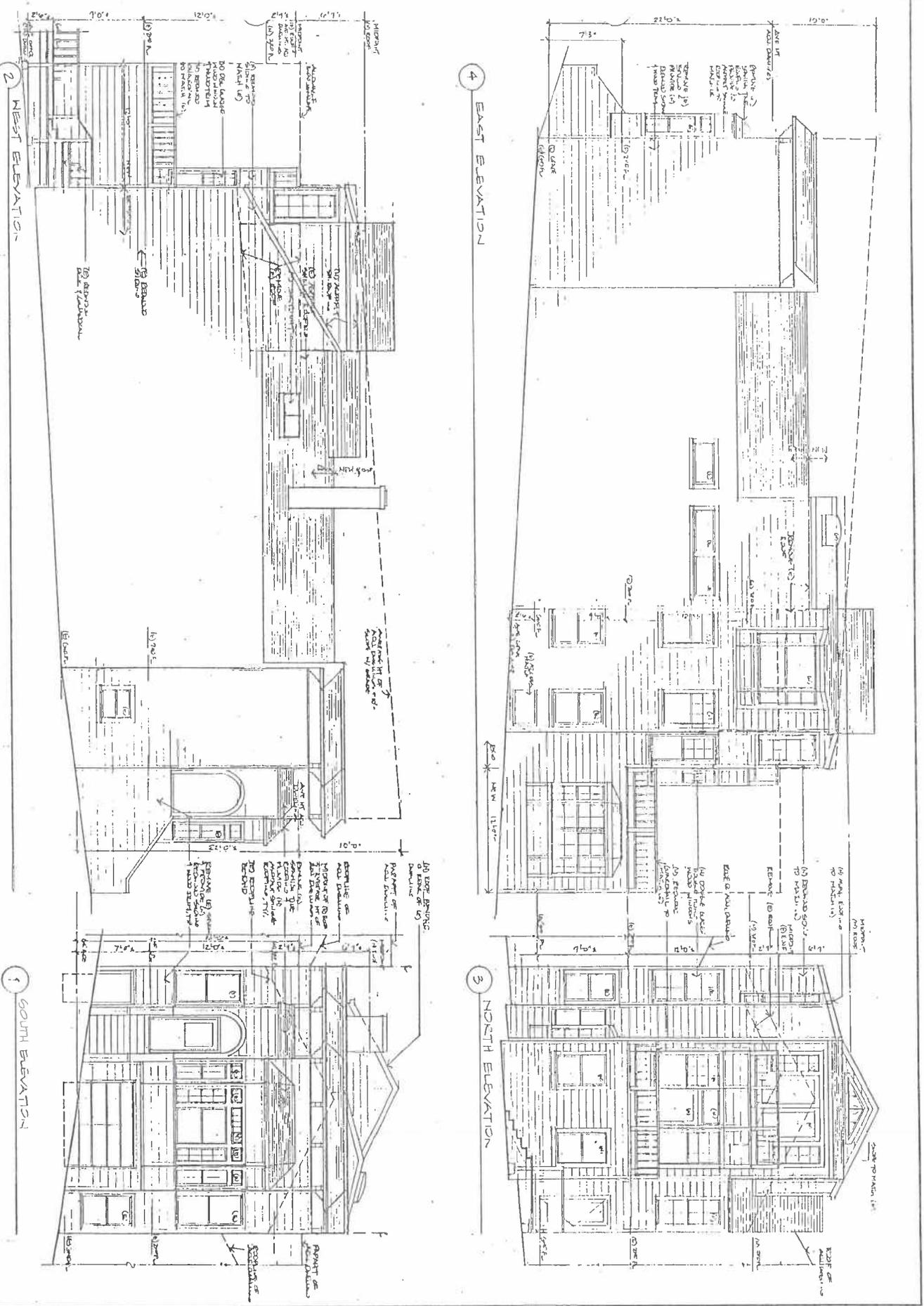
Very truly yours,

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

RWP:MB:lac/l

718 WALLER
78.10/90.389D

13



2 WEST ELEVATION

4 EAST ELEVATION

1 SOUTH ELEVATION

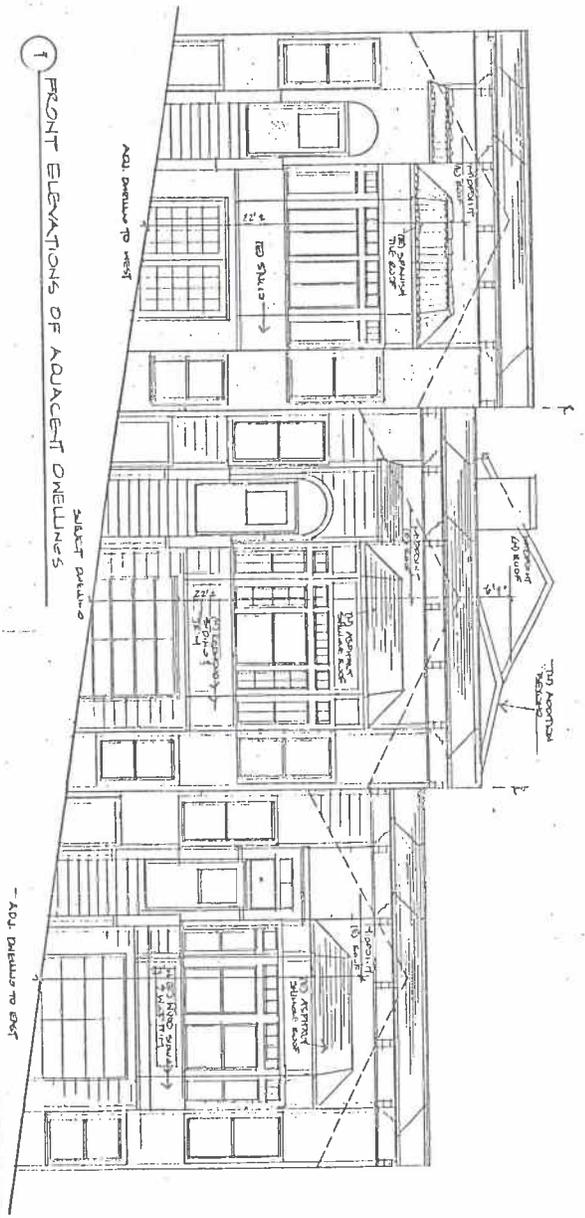
3 NORTH ELEVATION

718 WALLER
Pg. 13/90.389D

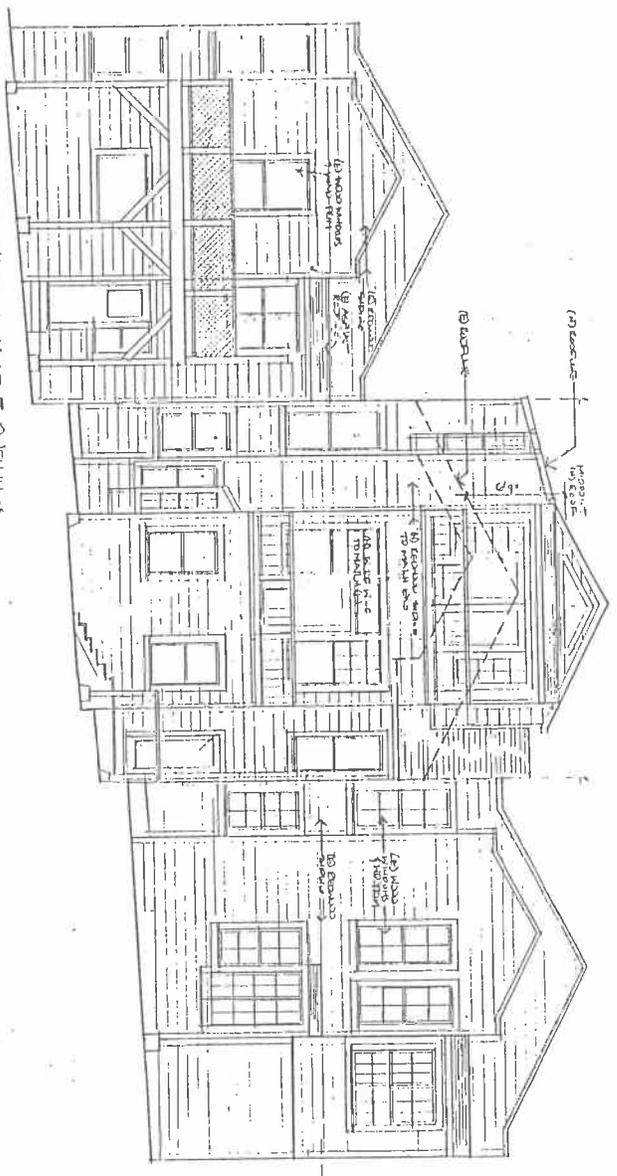
| | | | | | |
|---|--|---|--|-----------------------------|--|
| ELEVATIONS | | MEVI RESIDENCE RENOVATION & ADDITION | | Allison Condit Architect | |
| 718 Waller Street San Francisco, CA 94117 | | Date: Apr 25, 13 Scale: 1/8" = 1'-0" | | Project No: 90.389D | |
| Sheet No: 13 | | Total Sheets: 100 | | Revision: | |
| 3 | | 4 | | 1 | |

14

1 FRONT ELEVATIONS OF ADJACENT DWELLINGS



2 REAR ELEVATION OF ADJACENT DWELLINGS



718 WALLER
Pg. 14 / 90. 289D

| | | | | | | | | | |
|------------|---------|--|----------|-----------------------------|------------|------------------------------|----|------------------------------|----|
| ELEVATIONS | | MEVI RESIDENCE RENOVATION & ADDITION 718 WALLER STREET SAN FRANCISCO CA 94117 833-1310 | | Michael Couell Architect | | 100% 100% 100% 100% | | 100% 100% 100% 100% | |
| DATE | 1/11/10 | SCALE | AS SHOWN | PROJECT | 718 WALLER | SHEET | 14 | TOTAL SHEETS | 90 |

151



City and County of San Francisco
Department of City Planning

450 McAllister Street
San Francisco, CA 94102

DCP USE ONLY

ADMINISTRATION
(415) 558-6414
CITY PLANNING COMMISSION
(415) 558-6414
PLANS AND PROGRAMS
(415) 560-8284
IMPLEMENTATION / ZONING
(415) 550-8377

Case No. _____
Building Permit No. 9000251
Address: 718 WALLER ST

RESPONSE TO DISCRETIONARY REVIEW REQUEST

Permit Applicant's Name ED & PATRICIA MENI

Telephone number (for Department of City Planning to contact) _____

1. Given the concerns of the DR requestor 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 requestor, please meet with the DR requestor in addition to reviewing the attached DR application.)

THE DR REQUESTOR IS CONCERNED THAT THE PROPOSAL WILL REDUCE THEIR ACCESS TO LIGHT AND VIEWS. IN ORDER TO ACCOMMODATE THESE CONCERNS, THE PROPOSED PROJECT HAS ADDRESSED THEM AS FOLLOWS: 1) IN ORDER TO ALLOW LIGHT INTO THE NEIGHBORS EAST FACING CLEDESTORY PROPERTY LINE WINDOWS, THE PROPOSED ADDITION HOLDS BACK FROM THESE WINDOWS 12', AND THE INCREASE IN THE HEIGHT OF THE ROOF IS ONLY 2' AT THIS POINT. 2) OTHER MODIFICATIONS SUGGESTED BY THE NEIGHBOR, AS OUTLINED IN ANSWER #2 BELOW, HAVE ALREADY BEEN INCORPORATED INTO THE PROPOSAL, TO REDUCE ITS HEIGHT, DEPTH, AND BULK. WE FEEL THE PROJECT AS PROPOSED BEST ADDRESSES THE OWNERS, NEIGHBORS, AND NEIGHBORHOODS CONCERNS. THE NEIGHBORS PROPOSAL TO PUT THE THIRD STORY ADDITION CLOSER TO THE STREET, RATHER THAN TOWARD THE BACK OF THE EXISTING DWELLING, WOULD INCREASE ITS VISIBILITY FROM THE STREET, DETRACTING FROM THE ORIGINAL VICTORIAN STREETSCAPE.

2. What alternatives or modifications to the proposed project are you willing to make in order to address the concerns of the DR requestor and other concerned parties? If you have already modified the project to meet neighborhood concerns, please state what changes you made to your proposed project. Indicate whether the changes were made prior to filing your application with the City, or after filing the application.

IN RESPONSE TO NEIGHBORHOOD CONCERNS, THE FOLLOWING CHANGES WERE MADE IN THE PLANS: 1) THE SECOND FLOOR PROJECTION INTO THE REAR YARD WAS REDUCED FROM 7'-0" TO 1'-9", ELIMINATING 75% OF ADDITION, AND WEST AND EAST FACING WINDOWS WERE ELIMINATED TO PROTECT THE NEIGHBORS PENALTY. 2) OVER THE STAIR TO THE THIRD FLOOR, ADJACENT TO THE DR REQUESTERS PROPERTY, THE ROOF HEIGHT WAS REDUCED BY UP TO 11'-0", AND NOW FOLLOWS THE SLOPE OF THE STAIR, INCREASING THE NEIGHBORS LIGHT. 3) AT THE 3RD LEVEL, THE PROJECTION OF THE BULK INTO THE REAR YARD WAS ALSO REDUCED FROM 7'-0" TO 1'-9", AND ITS SIZE REDUCED BY 100%, MINIMIZING THE IMPACT ON THE NEIGHBORS LIGHT & PENALTY.

IN ADDITION TO THESE CHANGES ALREADY MADE, WE ARE ALSO WILLING, IF NECESSARY, TO MAKE THE FOLLOWING CHANGES @ THE DR REQUESTERS REQUEST: 1) THE REAR OF THE BUILDING @ THE 2ND & 3RD FLOORS BE TRIMMED BACK TO THE FURTHEST EXTENSION OF THE ADJACENT STRUCTURES, 2) ELIMINATE THE WEST FACING WINDOW @ THE 3RD FLOOR MASTER BEDROOM, & 3) CHANGE THE ROOF OVER THE MASTER BEDROOM FROM "GABLED" TO "HIPPED" TO PROVIDE GREATER ACCESS TO LIGHT & VIEW, ALTHOUGH OUT OF CHARACTER WITH THE EXISTING GABLED ROOFS IN THE NEIGHBORHOOD.

PG. 15 /
718 WALLER
90.389D

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3. If you are not willing to pursue other alternatives or modify the proposed project, please state why you feel that your project would not have any adverse effect to the surrounding properties. Please explain why changes cannot be accomplished in terms of your needs for space on other personal requirements.

WE HAVE BEEN AND ARE WILLING TO MODIFY THE PROPOSED PROJECT, AS
OUTLINED IN ANSWERS 1 & 2, AND FEEL THE PROJECT AS PROPOSED WILL
ENHANCE THE NEIGHBORHOOD.

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

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

| <u>Number of</u> | <u>Existing</u> | <u>Proposed</u> |
|--|------------------|------------------|
| Dwelling units (only one kitchen per unit - additional kitchens count as additional units)..... | <u>1</u> | <u>1</u> |
| Occupied stories (all levels with habitable rooms).. | <u>2</u> | <u>3</u> |
| Basement levels (may include garage or windowless storage rooms)..... | <u>0</u> | <u>0</u> |
| Parking spaces (off-street)..... | <u>1</u> | <u>2</u> |
| Bedrooms..... | <u>3</u> | <u>3</u> |
| Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas..... | <u>2134 sq</u> | <u>2794 sq</u> |
| Height..... | <u>22'-0"</u> | <u>28'-4"</u> |
| Building depth..... | <u>75'-3"</u> | <u>87'-3"</u> |
| Most recent rent received..... | <u>0</u> | |
| Projected rents after completion of project..... | | <u>0</u> |
| Current value of property..... | <u>\$375,000</u> | |
| Projected value (sale price) after completion of project..... | | <u>\$550,000</u> |

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

90.389D
 718 WALTERS
 2/16

J. W. Connell
 Signature

SEP 10 90
 Date

JOHN MICHAEL CONNELL, ARCHITECT
 Name (please print)

DECLARATION OF MAILING REQUIRED UNDER THE CITY PLANNING CODE

STATE OF CALIFORNIA)
CITY AND COUNTY OF SAN FRANCISCO) ss

Uma Christensen, BEING DULY SWORN DEPOSES AND SAYS:

That s/he is a citizen of the United States above the age of eighteen years; that acting under and by the direction of the Zoning Administrator of the City and County of San Francisco, State of California, s/he did on

Sept. 6th, 1990, deposit in the United States mail, notice of the hearing before the City Planning Commission/Zoning Administrator, Application No. 90082515, affecting the parcel or parcels of land described on the attached Notice of Hearing; and that said notices were addressed to property owners as their names and addresses appeared on the list submitted by the Applicant in this case, and to other persons as appropriate.

[Handwritten Signature]

(Signature of Clerk)

Subscribed and sworn to before me this 6th day of Sept., 19 90

[Signature]
Deputy County Clerk

Pa. 17/90.389D
718 WALKER

18

Mr. Ludwig A. Goelz
716 Waller St.
San Francisco, CA. 94117

Edward & Patricia Mevi
718 Waller St.
San Francisco, CA. 94117

Michael Tedeschi &
Lynne Brei
720 Waller St.
San Francisco, CA. 94117

Ms. Lela Washington
747 Waller St.
San Francisco, Ca. 94117

Occupant
749 Waller St.
San Francisco, CA. 94117

Mr. Greg Hofmann
751 Waller St.
San Francisco, CA.

Occupant
753 Waller St.
San Francisco, CA. 94117

Occupant
755 Waller St.
San Francisco, CA. 94117

Occupant
757 Waller St.
San Francisco, CA. 94117

Occupant
759 Waller St.
San Francisco, Ca. 94117

Occupant
* 751 Waller St. Apt. A
San Francisco, CA. 94117

Lee B. & Mary A. Nichols
771 Waller St.
San Francisco, CA. 94117

Mr. Toby t. Baly
763 Waller St.
San Francisco, CA. 94117

Occupant
761 Waller St.
San Francisco, CA. 94117

Thomas R. Bostock &
Patricia L. Graves
779 Waller St.
San Francisco, CA. 94117

Linda Catron
3687 Market St.
San Francisco, CA. 94117

Occupant
849 Haight St. Apt. A
San Francisco, CA. 94117

Occupant
849 Haight St. Apt. B
San Francisco, CA. 94117

Occupant
851 Haight St. Apt. A
San Francisco, CA. 94117

Occupant
851 Haight St. Apt. B
San Francisco, Ca. 94117

Occupant
853 Haight St. Apt. A
San Francisco, CA. 94117

Occupant
853 Waller St. Apt. B
San Francisco, CA. 94117

Occupant
855 Haight St. Apt. A
San Francisco, CA. 94117

Occupant
855 Haight St. Apt. B
San Francisco, CA. 94117

Occupant
857 Haight St. Apt. A
San Francisco, CA. 94117

Occupant
857 Haight St. Apt. B
San Francisco, CA. 94117

Occupant
859 Haight St. Apt. A
San Francisco, CA. 94117

718 WALLER 90.389D

Pg. 18

16
Occupant
859 Haight St. Apt. B
San Francisco, CA. 94117

Katherine S. Orginos &
S. Leonidas & C. Preovolos
272 Frederick St.
San Francisco, CA. 94117

Occupant
863 Haight St. #2
San Francisco, CA. 94117

Occupant
863 Haight St. #1
San Francisco, CA. 94117

Occupant
863 Haight St. #3
San Francisco, CA. 94117

Occupant
863 Haight St. #4
San Francisco, CA. 94117

Occupant
863 Haight St. #5
San Francisco, CA. 94117

James & Nancy Chapman
875 Haight St.
San Francisco, CA. 94117

Chris Koons
847 Haight St.
San Francisco, CA. 94117

C. Henchy
847 Haight St.
San Francisco, CA. 94117

Lucy E. Blount
847 Haight St.
San Francisco, CA. 94117

Ms. Wendy Tsuji
722 Waller St.
San Francisco, CA. 94117

Occupant
751 Waller St. Apt. B
San Francisco, CA. 94117

Roger Repp & Bruce Reil
716 Divisadero St.
San Francisco, CA. 94117

Mr. Jim Rhodes
Haight Ashbury Neighborhood
Council
81 Downey St.
San Francisco, CA. 94117

Duboce Triangle Neighborhood
Association - Thomas Kearny
180 Henry St.
San Francisco, CA. 94117

Buena Vista North Assoc.
Penthouse-Hearst Bldg.
San Francisco, CA. 94103

Buena Vista Neighborhood
Association - Arnie Scher
64 Divisadero St.
San Francisco, CA. 94117

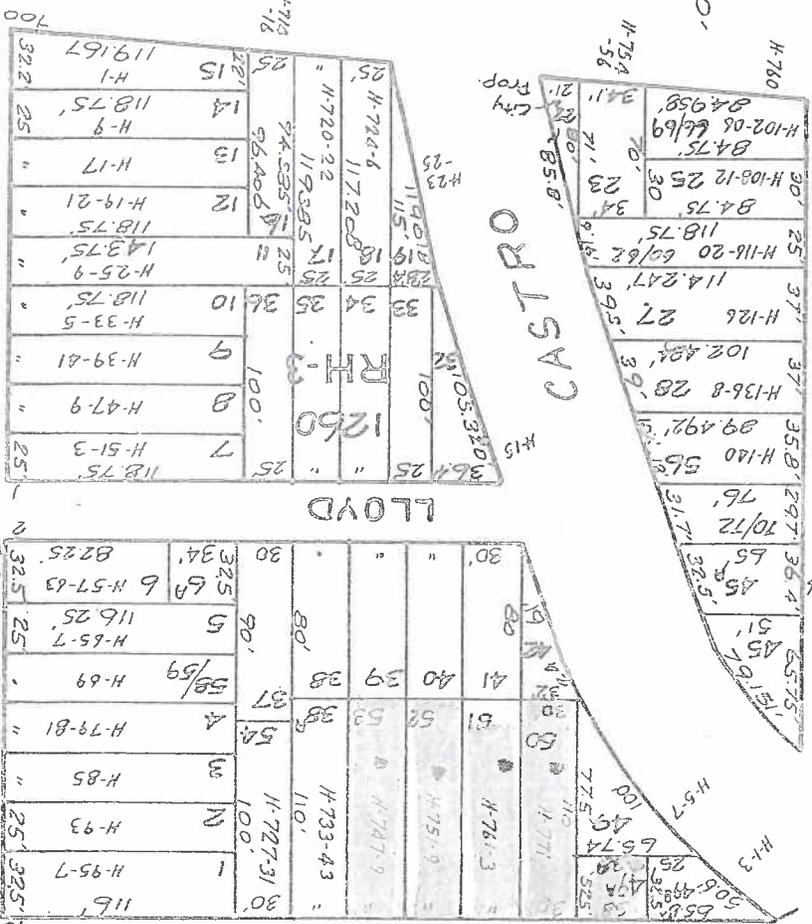
Attn: Paul Finwall

PG. 19 / 90.389D
718 WAUER

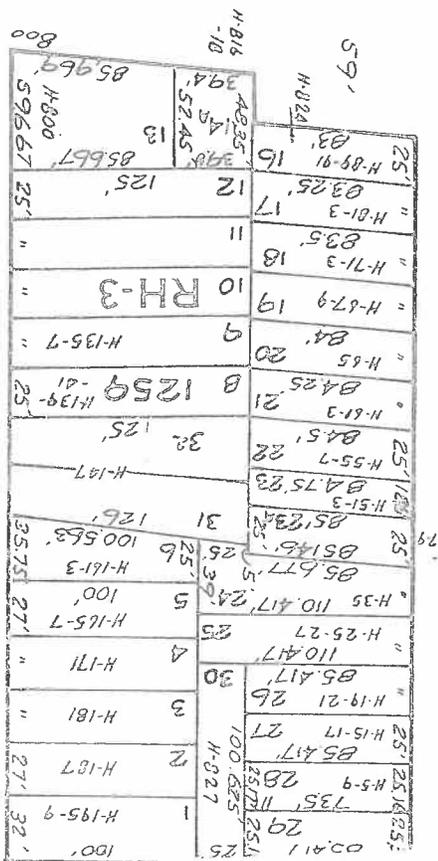
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DUBOCE

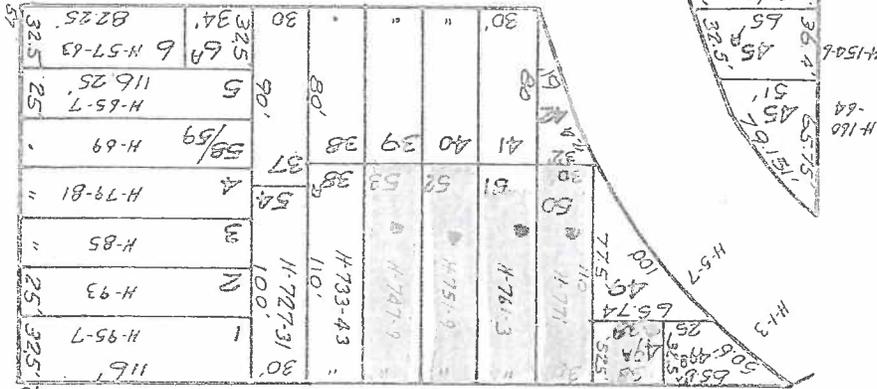
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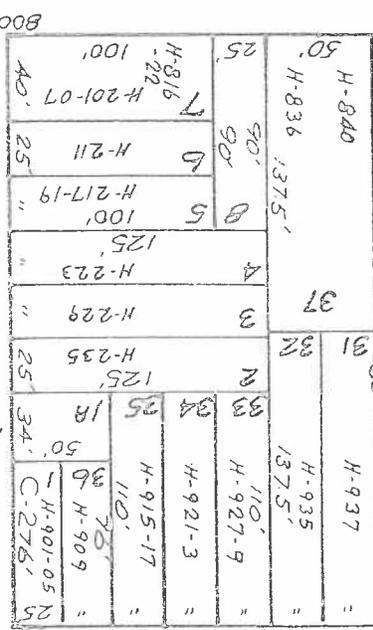
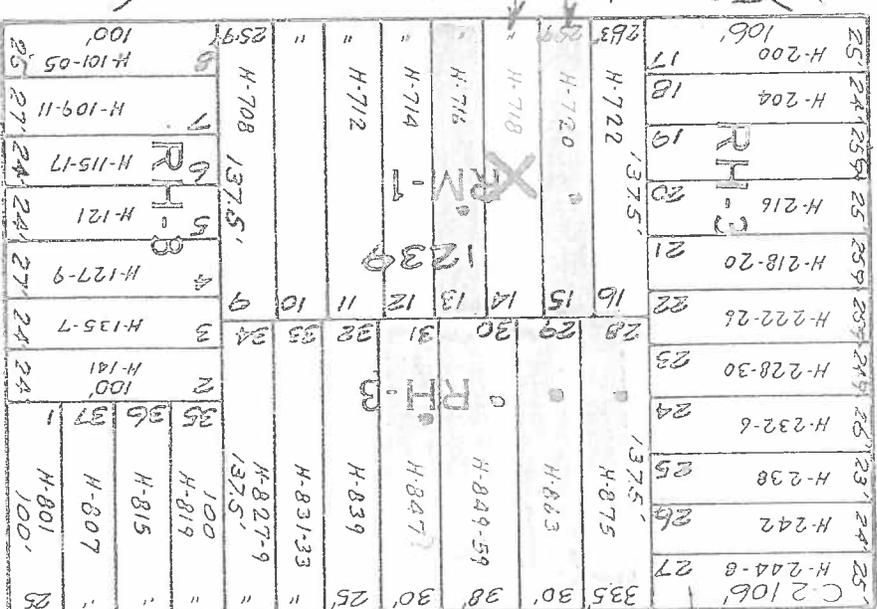
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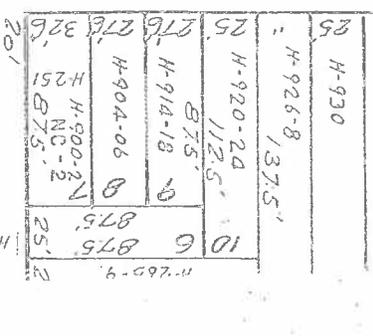
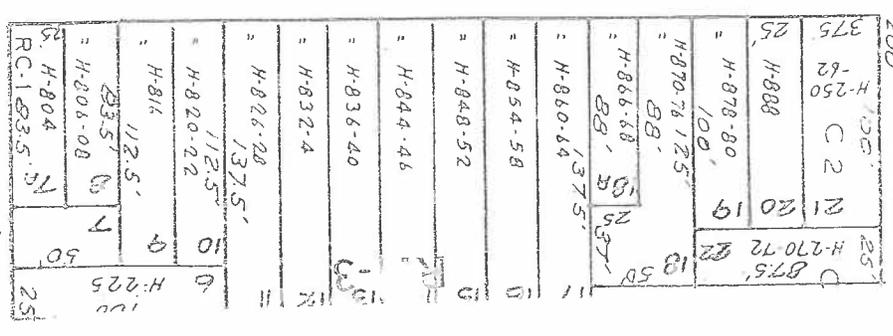
LLOYD



(OUR HOME) 720 (SUBJECT) TRIBWALKER



718 WALKER
Pg. 10 / 90. 389D



12
CITYWIDE

S.F. Neighborhood Legal Assist.
49 Powell Street
San Francisco, CA 94102

S.F. Neighborhhod Legal Assist
49 Powell Street
San Francisco, CA 94102

Old St. Mary's Housing Committee
660 California St.
San Francisco, CA 94108

John Bardis, President
Coalition for S.F. Neigh.
P.O. Box 5882
San Francisco, CA 94101

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San Francisco, CA 94131~~

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San Francisco, CA 94102

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Asian, Inc.
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San Francisco, CA 94109

Harol Yee
Asian, Inc.
1670 Pine Street
San Francisco, CA 94109

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San Francisco, CA 94110

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312 Sutter St., Suite #500
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S.F. Council of Dist. Mrch. Asn.
P.O. Box 18037
San Francisco, CA 94118

pg. 21
90.389
TIB WALKER

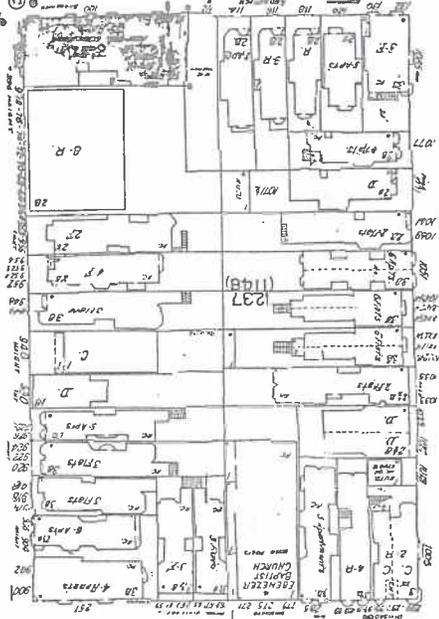
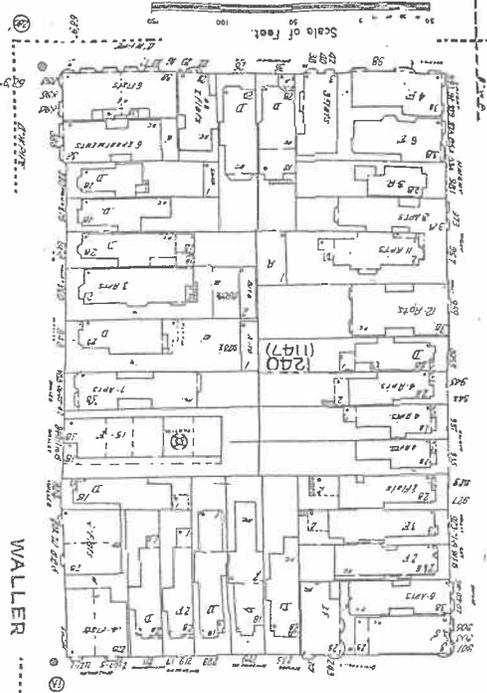
22

1-25

362

380

BRODERICK



PAGE

HAIGHT

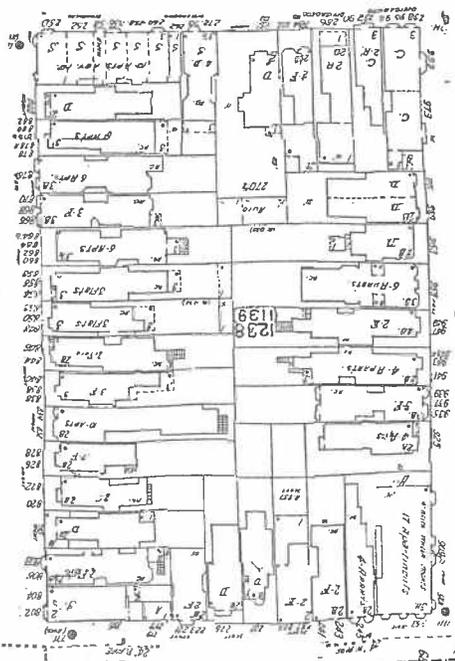
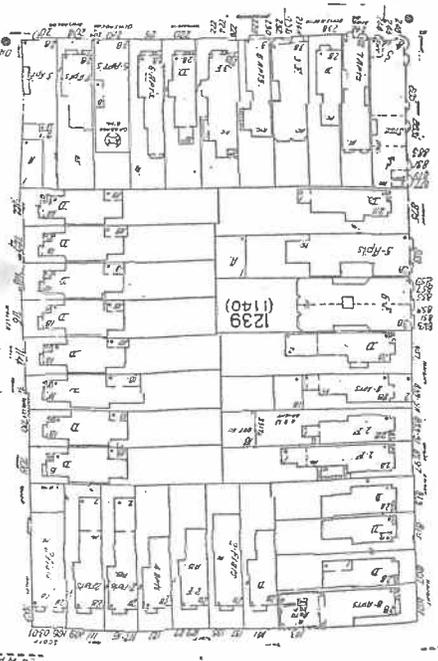


22.5" wide

DIVISADERO

372

374



68'9" wide

1239 (1140)

1238 (1139)

360

373

718 WALLER
 90.389D
 Pg. 22

WESTERN ADDITION

Michael Benivoglio, President
Planning Assn. for Divisadero St.
1903 Eddy St., #3
San Francisco, CA 94115

Barbara Meskunas, President
Beideman Area Ngrhd. Group
1332-B Scott St.
San Francisco, CA 94115

Nihomachi Comm. Develop. Corp.
1698 Post Street
San Francisco, CA 94115

Tim Dupre, Director
Booker T. Washington Comm. Cntr.
800 Presidio Avenue
San Francisco, CA 94115

Victor Seeto
Asian, Inc.
1670 Pine St.
San Francisco, CA 94109

Koichi Ando
Nobiru-Kai, Japanese Newcomers
Assn.
1840 Sutter Street
San Francisco, CA 94115

Dr. Paul Kerwin, President
Anza Vista Civ. Improv. Club
2433 O'Farrell St.
San Francisco, CA 94115

Walter Shimek, President
Mid-Divisadero Merch. Assn.
528-C Divisadero St.
San Francisco, CA 94117

John H. Cushner
Alamo Square Ngrhd. Assn.
610 Steiner St./POB 4710
San Francisco, CA 94101

Steve Nakajo, Director
Kimochi Inc, Japanese-American
Senior Services
1581 Webster St., #10
San Francisco, CA 94115

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Western Addition Neigh. Assn.
1948 Sutter Street
San Francisco, CA 94115

Joyce Kaneshiro
Japanese Comm. Youth Council
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San Francisco, CA 94115

Jimmie Shepard
Hamilton Recreation Center
P.O. Box 15415
San Francisco, CA 94115

Ace Washington, Vice President
Western Addition Proj. Area Com
(WAPAC) 1156 Buchanan St.
San Francisco, CA 94115

Paula Moten-Davis
Audrey L. Smith Dev. Cntr. Inc.
P.O. Box 15188
San Francisco, CA 94115

Lee Smith, President
Webster Hill Improv. Assn.
1825 Webster St.
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Shinichi Seino
Japantown Merchants
1581 Webster Street
San Francisco, CA 94115

Rory Ward, President
Fillmore Merch. & Imp. Assn.
P.O. Box 15562
San Francisco, CA 94115-0562

Allen Simpson, President
Greater Divisadero Bus. Assn.
2852 1/2 California St.
San Francisco, CA 94115

Western Addition Sr. Citizens Ctr
1390 Turk Street
San Francisco, CA 94115

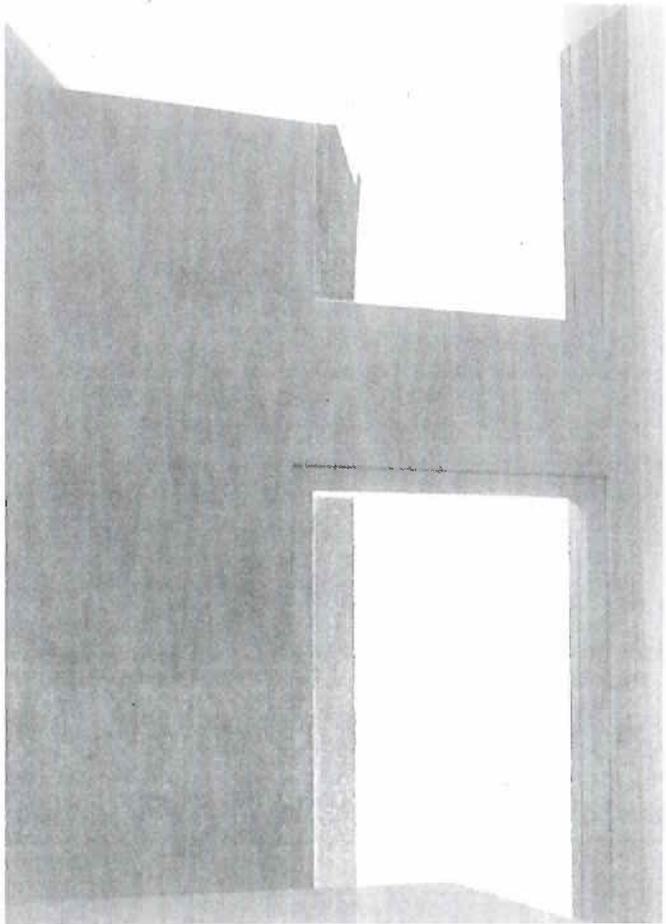
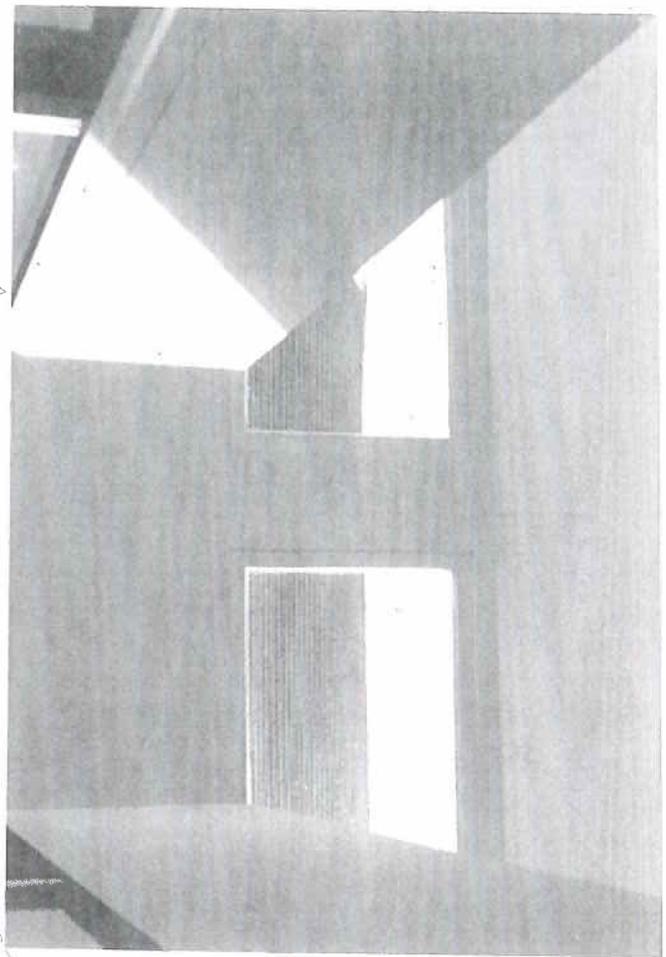
Margaret Verges
Presidio Ave. Assn. of Concerned
Neighbors
3041 Pine St.
San Francisco, CA 94115

Earl Crenshaw
Unified Development Corporation
1682 McAllister St.
San Francisco, CA 94115

Rainbow Coalition
939 Broderick St.
San Francisco, CA 94115

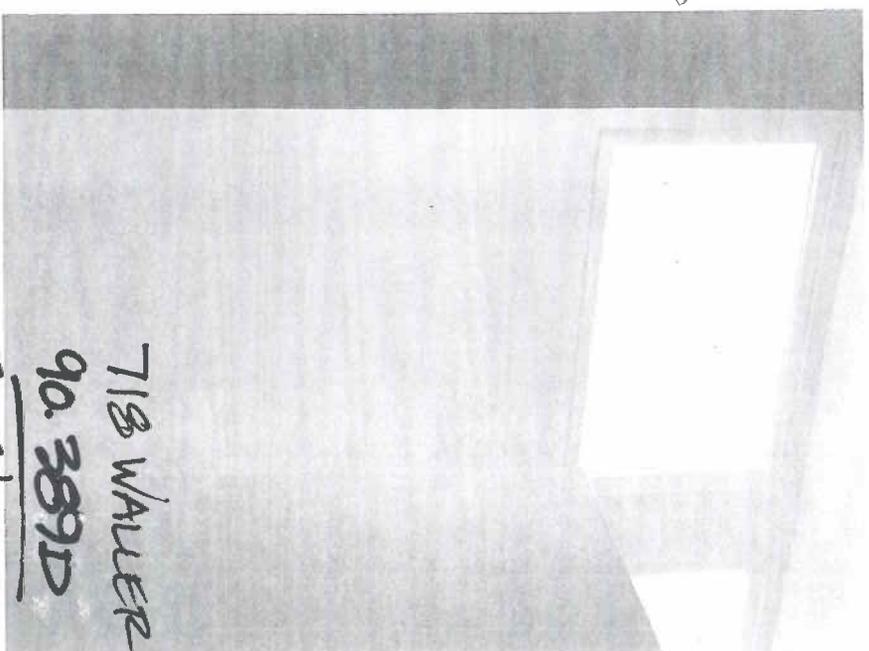
Cathy Inamasu
Nihonmachi Little Friends
2031 Bush Street
San Francisco, CA 94115

PG. 23
90-389D
718 WALKER



Windows allowing light to bedroom and dressing areas

Windows allowing light into kitchen



718 WALLER
90.389D
Pg. 24

25



720 WALLER

718 WALLER
Subject site
(1990)



Looking north across
Waller St. at subject site

Pa. 05 718 WALLER / 90. 291 D

26

Looking south across Waller St at frontage across from subject site



TIBWALLER
Per. 26/90. 389D



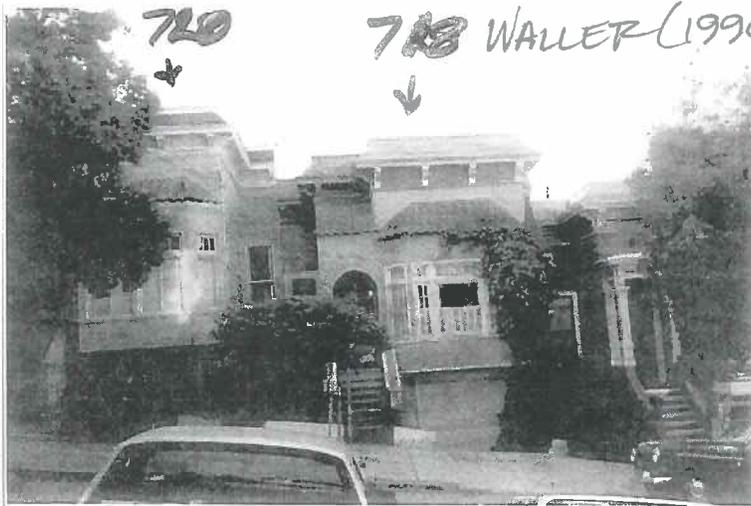
27

~~710~~ 710
backyard looking from Dr. Leggett's house
to projected rear yard addition
for deck
at rear →

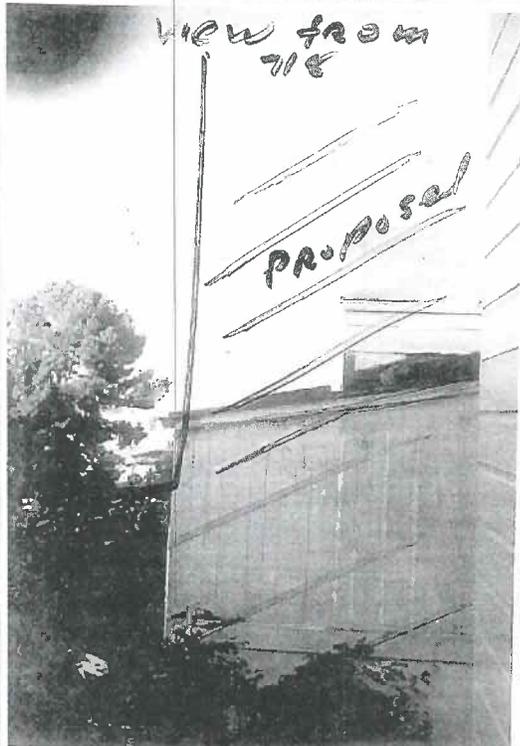
718 WALTER
(1990)

718 WALTER
90.389D
14.27

28

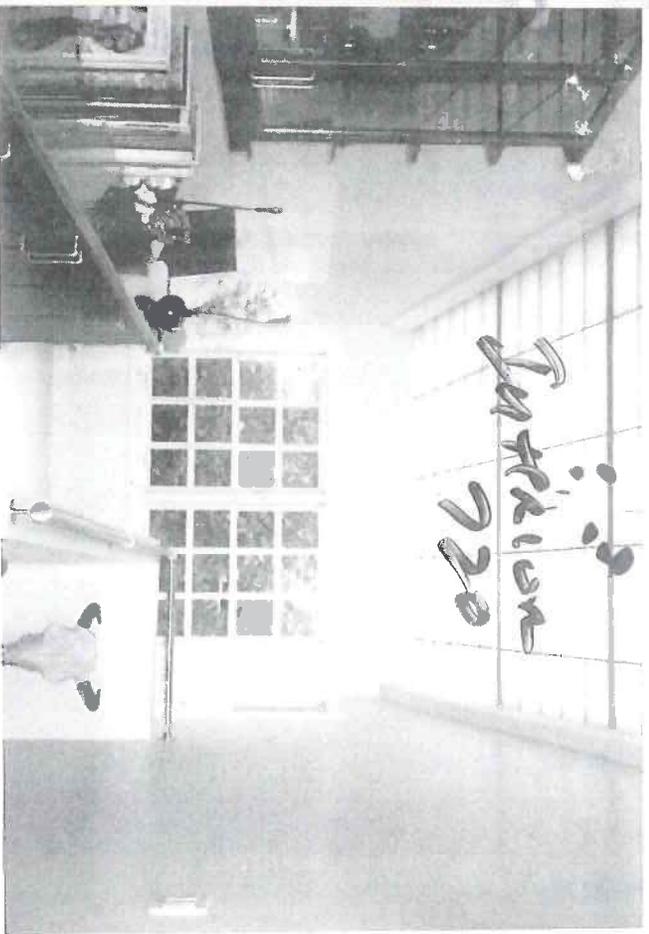


718 WALLER
90. 389D
16. 28



90. 389D

28



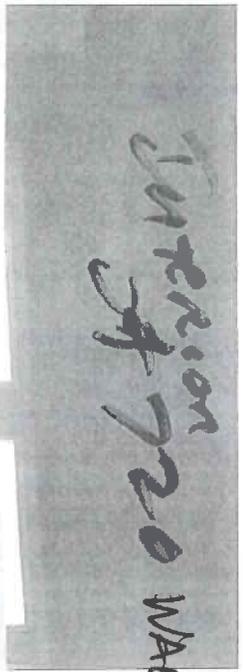
Interior
720



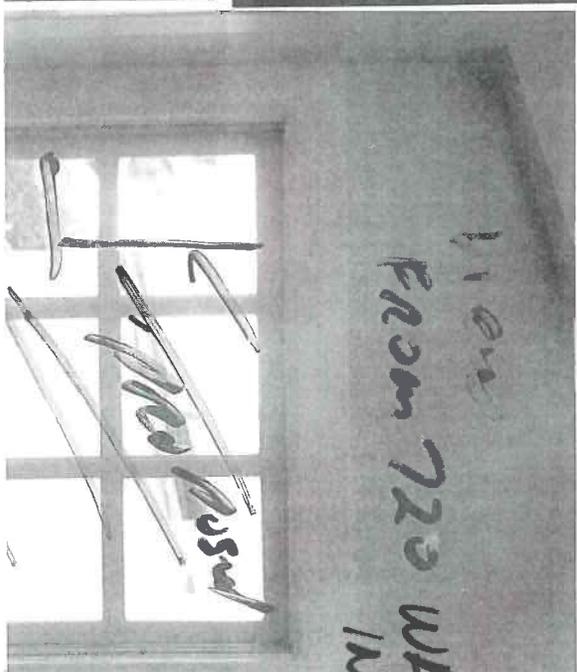
Interior
720
Kensuwa Fin



29
Proposed



Interior
720
WALTER



View
From 720
WALTER
INTERIOR

Proposed

718 WALTER
90.389D
Feb 29

NEW ROOF LINE

718 WALLER
PROPOSED 1990

OUTLINE OF
PROPOSED
ADDITION

9'-0"
15'-7"

1'-9"
3'-6"

15'-6"
NEW MASTER
BEDROOM

BALCONY 2

3RD FLR. 7

718 WALLER
90.389D
Pls. 70

EXISTING
STRUCTURE

720 WALLER

SHED ROOF
(EXISTING)

PROPOSED
FAMILY ROOM
&
KITCHEN

718 WALLER

NEW
DECK

2ND FLR. 1

12'-0"
9'-0"

9'-0"
11'-6"

12'-0"
NEW BEDROOM EXTENSION

EXISTING

GROUND FLR. 7

PROPOSED ADDITION
AT 718 WALLER
AS SEEN FROM
720 WALLER KITCHEN
(BREAKFAST AREA)
(1990)

2'-6"

AVERAGE GRADE

PAGE
20 OF 43

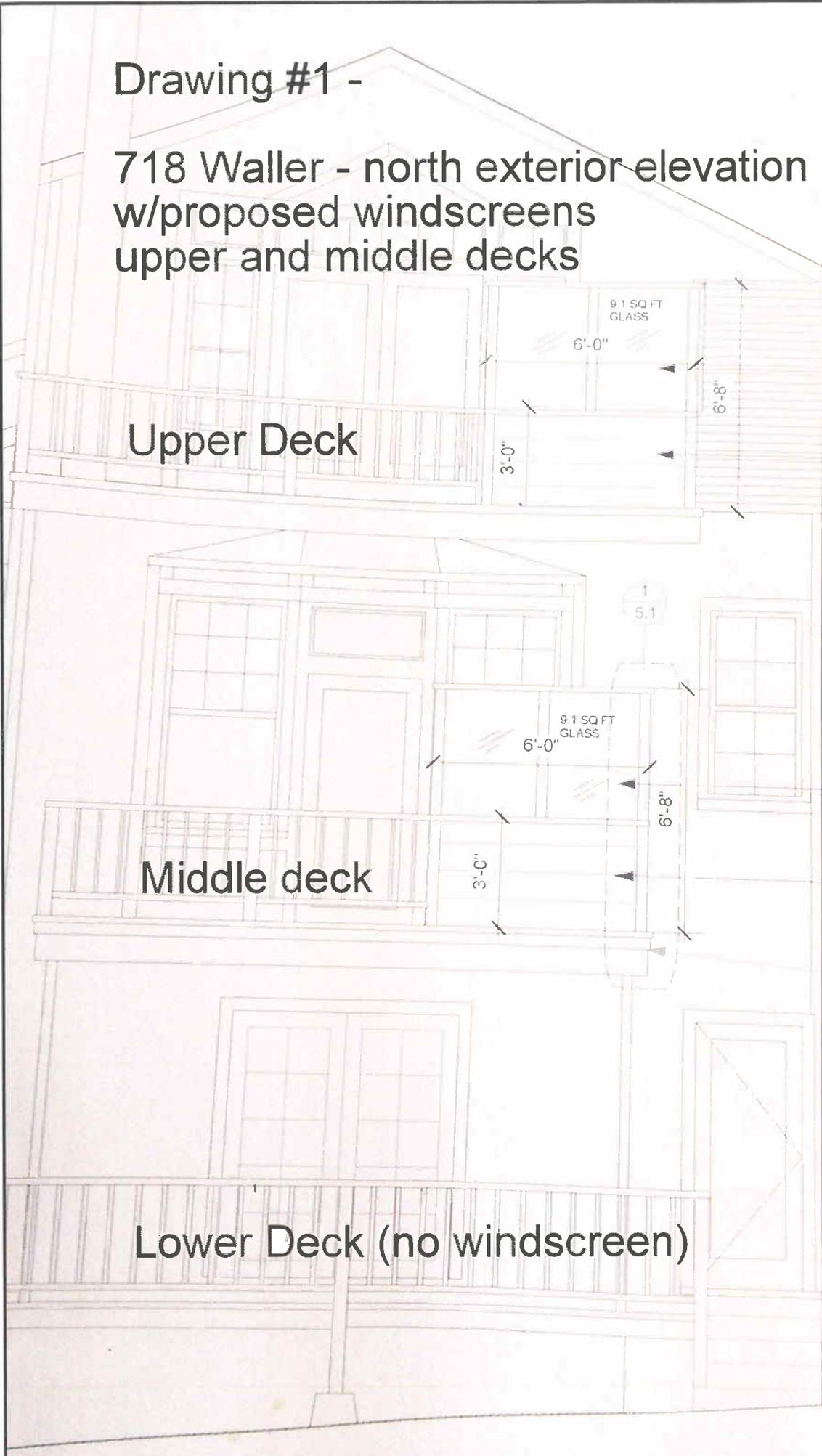
36-1

(20)

90.389D/Pls. 70

Drawing #1 -

718 Waller - north exterior elevation w/proposed windscreens upper and middle decks



Upper Deck

Middle deck

Lower Deck (no windscreen)

9.1 SQ FT
GLASS

6'-0"

6'-8"

3'-0"

NEW GLASS WIND SCREEN

NEW LOW WALL W/ WOOD
SIDING TO MATCH EXG

1
5.1

9.1 SQ FT
GLASS

6'-0"

6'-8"

3'-0"

NEW GLASS WIND SCREEN

NEW LOW WALL W/ WOOD
SIDING TO MATCH EXG

REPLACE WOOD TRIM
TO MATCH EXISTING

Drawing #2 -

718 Waller - west exterior elevation
w/proposed windscreens
upper and middle decks

NEW GLASS
WIND SCREENS

upper deck

NEW LOW WALL W/
WOOD SIDING TO
MATCH EXISTING

NEW GLASS
WIND SCREENS

9.7 SQ FT
GLASS

6'-8"

middle deck

NEW LOW WALL W/
WOOD SIDING TO
MATCH EXISTING

3'-0"

12'-0"

REPLACE EXG
WOOD TRIM TO
MATCH EXISTING

ROOM

Drawing #3 -

718 Waller Floor Plan - proposed windscreen on middle deck >

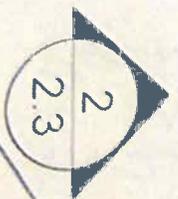
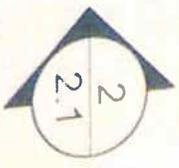
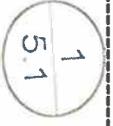
(E) FAMILY ROOM

(E) DECK
155 SQ FT

NEW 6'-8" HIGH GLASS &
WOOD WIND SCREEN
REPLACE EXISTING
REDWOOD DECKING

12'-0"

6'-0"



Pg. 33

RECEIVE

Photo #1 - rear view (north)

718 Waller St.
subject property
Mevi

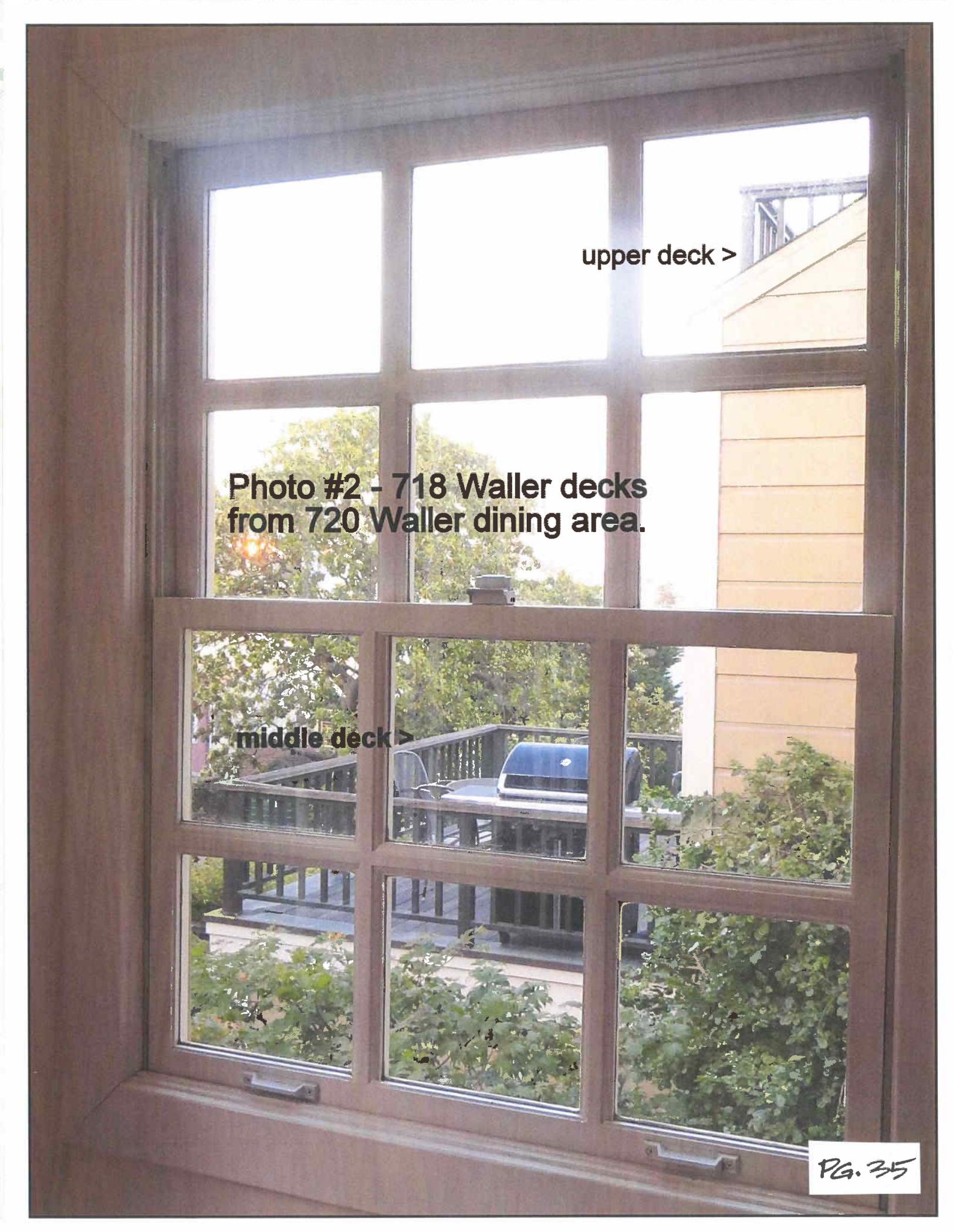
Upper deck >

< Middle deck

23'

Dining area

720 Waller St.
Brei / Tedeschi

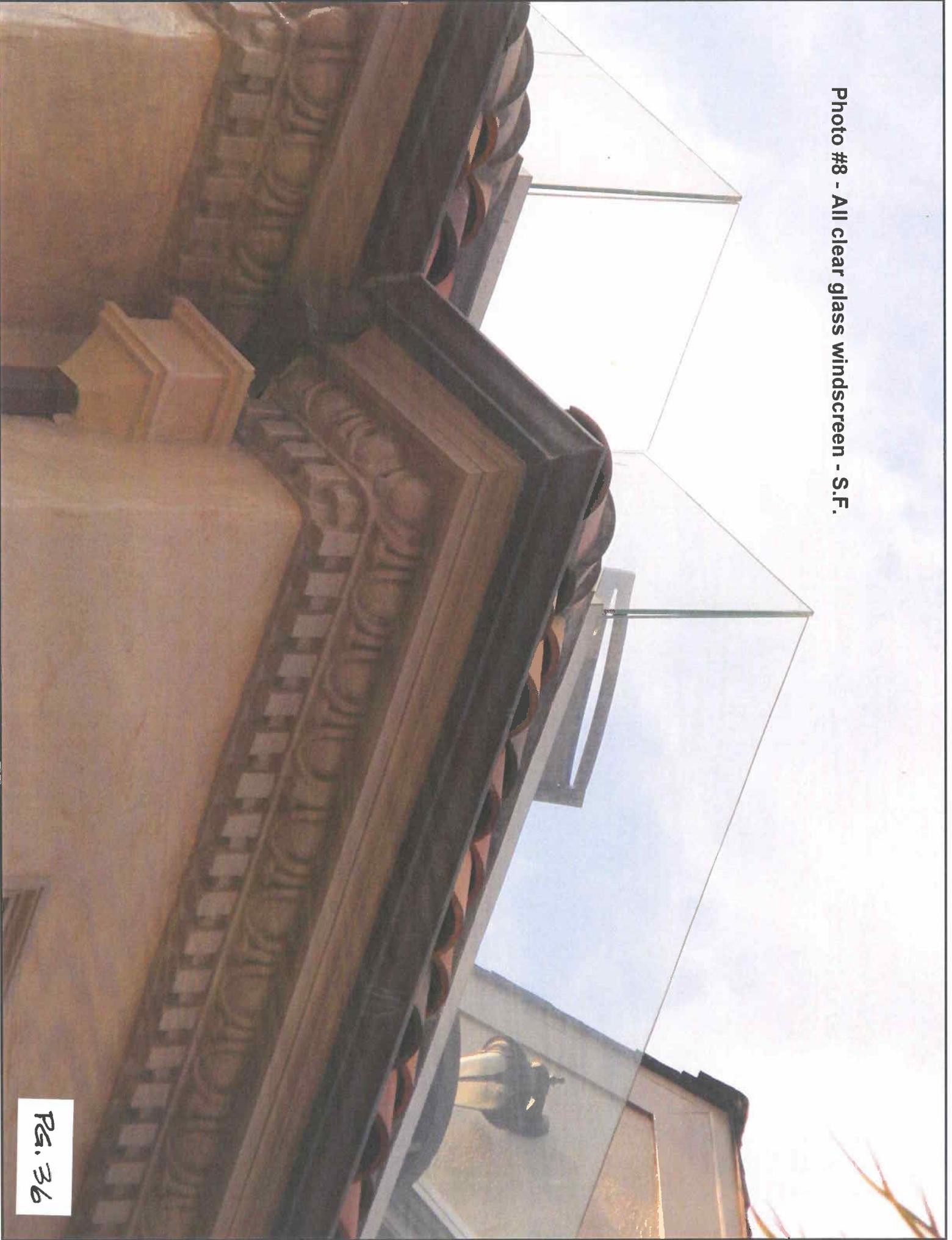
A photograph of a window with a view of an upper deck. The window is divided into two rows of three panes each. The top row shows a view of an upper deck with a railing and a yellow wall. The bottom row shows a view of a middle deck with a grill and a blue object. The window frame is dark wood. The text "upper deck >" is overlaid on the top right pane. The text "Photo #2 - 718 Waller decks from 720 Waller dining area." is overlaid on the middle row. The text "middle deck >" is overlaid on the bottom left pane. The text "Pg. 35" is overlaid on the bottom right corner.

upper deck >

Photo #2 - 718 Waller decks
from 720 Waller dining area.

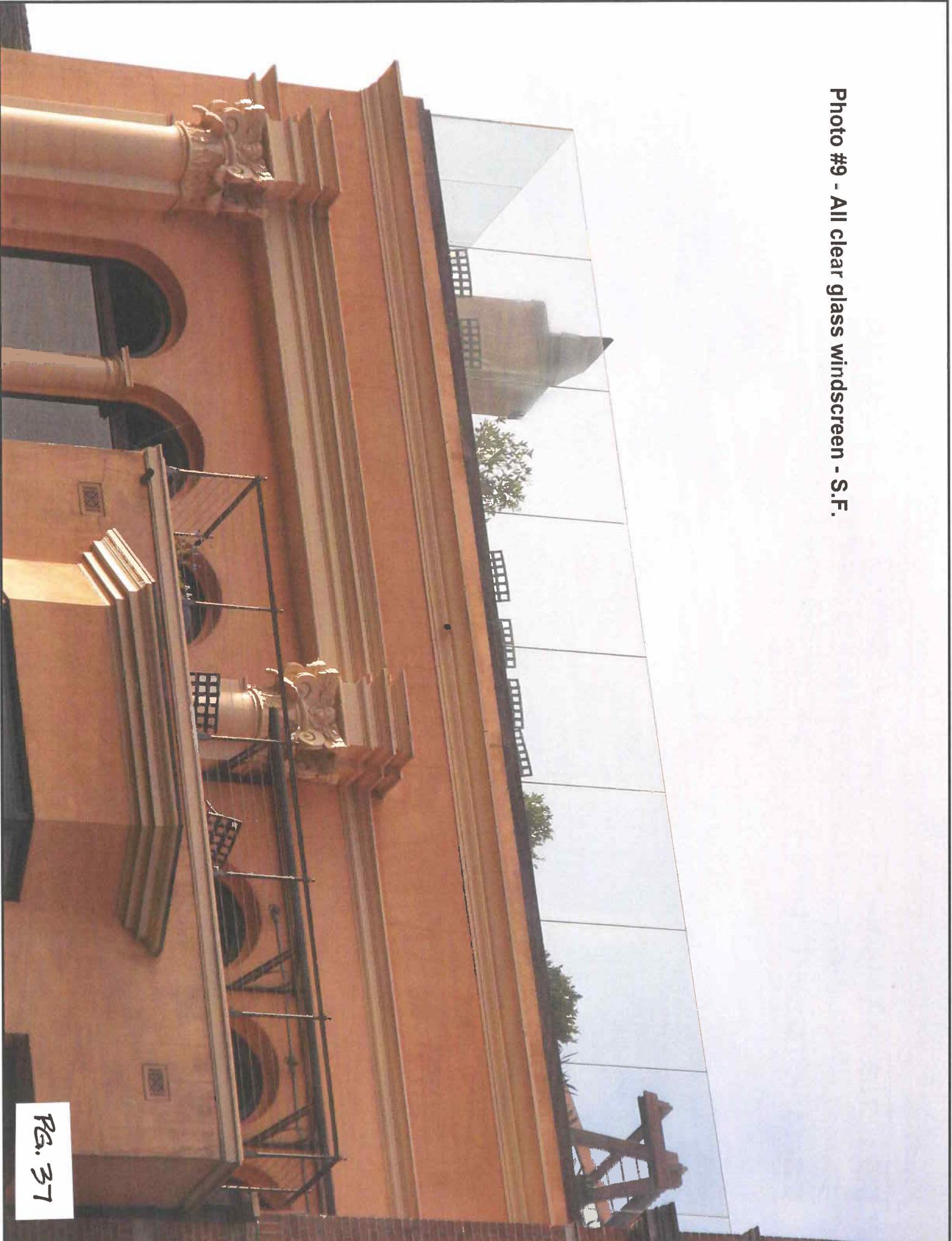
middle deck >

Photo #8 - All clear glass windscreen - S.F.



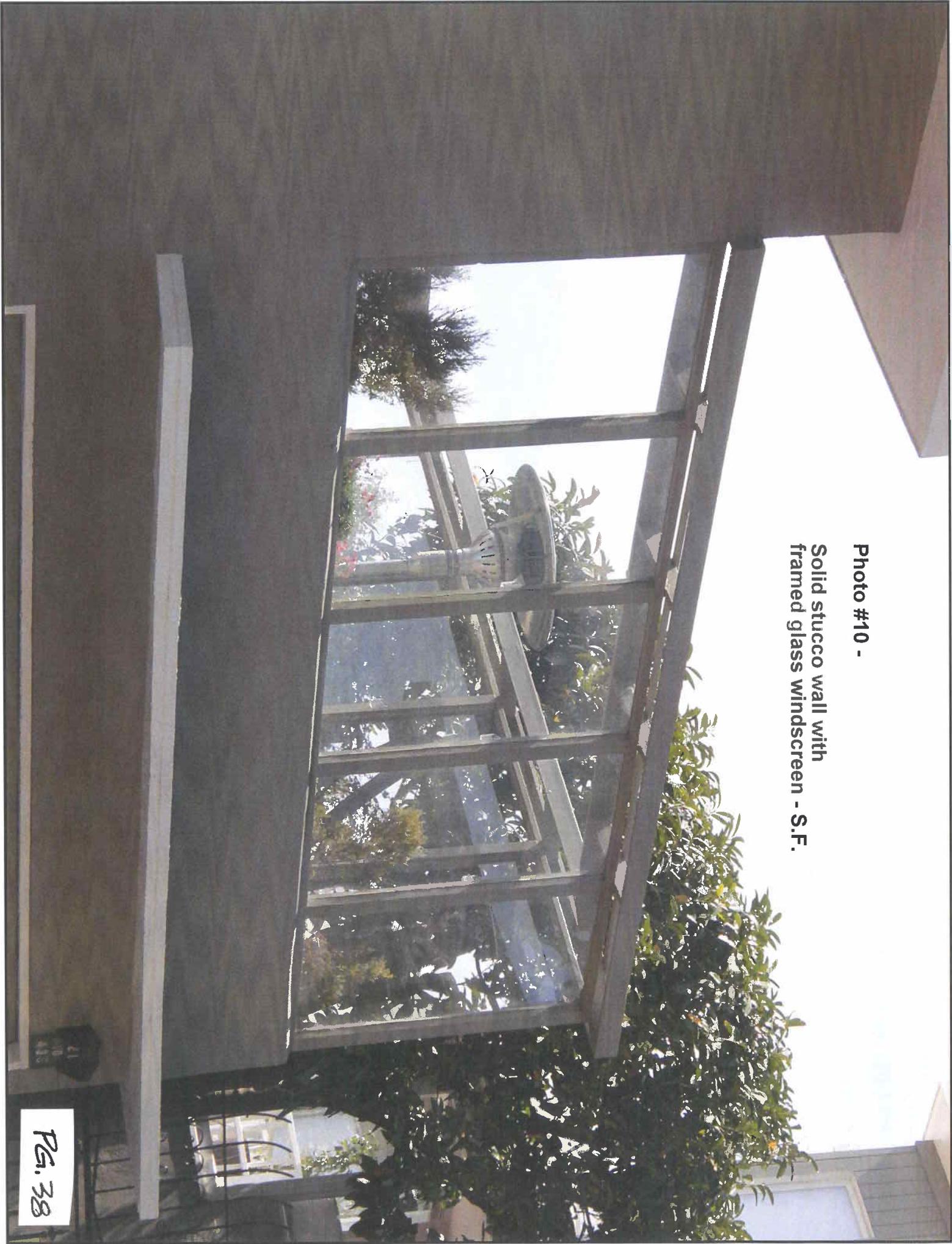
PS. 36

Photo #9 - All clear glass windscreen - S.F.



Pg. 37

**Photo #10 -
Solid stucco wall with
framed glass windscreen - S.F.**



**Photo #3 -
720 Waller St. - Yard / Patios**

Patio #2

Patio #1

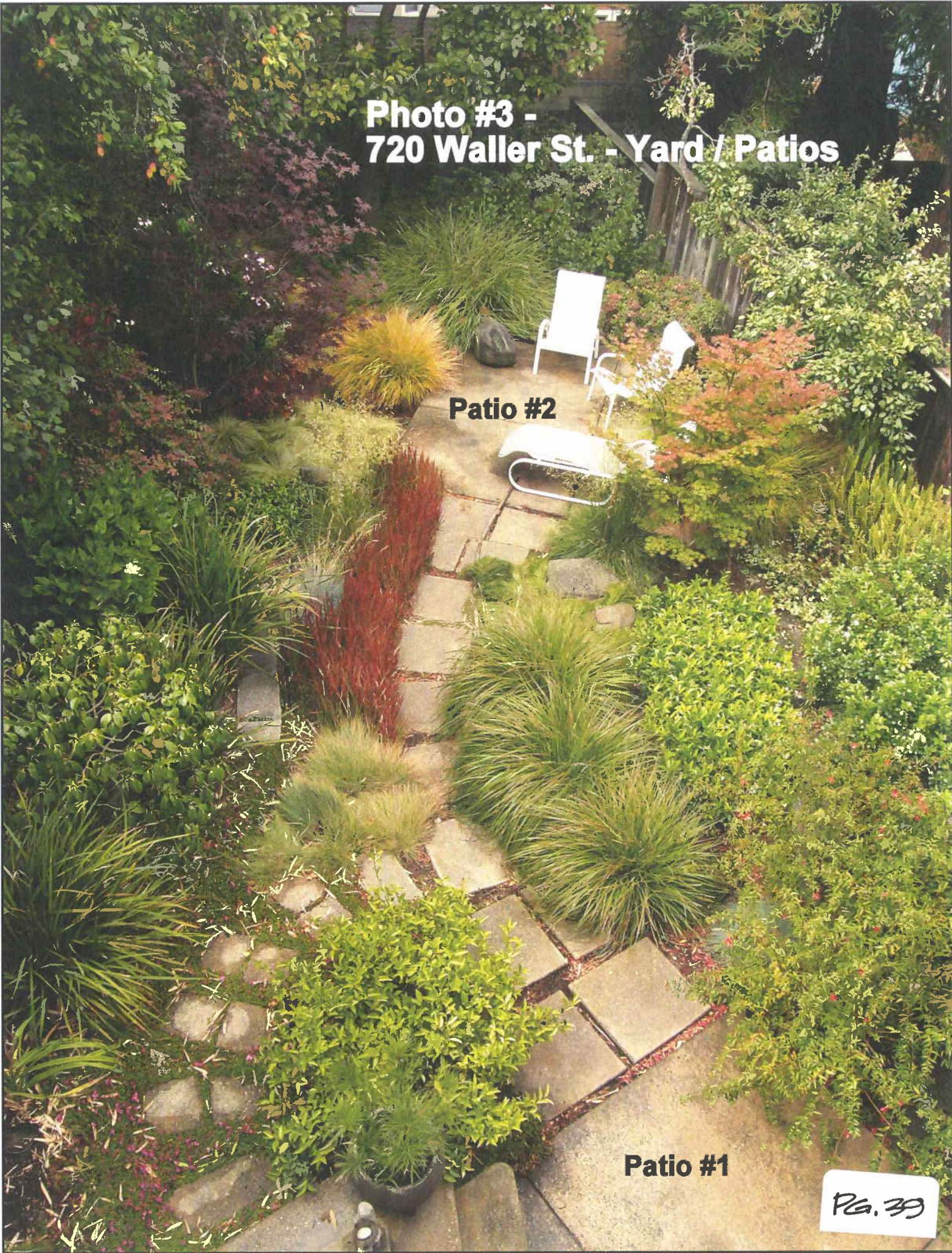


Photo #7 -

**Japanese Maple as viewed
from 720 Waller back door**

**718 Waller -
West elevation**

Middle deck

**11'+/-
from grade to top of deck**

Photo #4 -

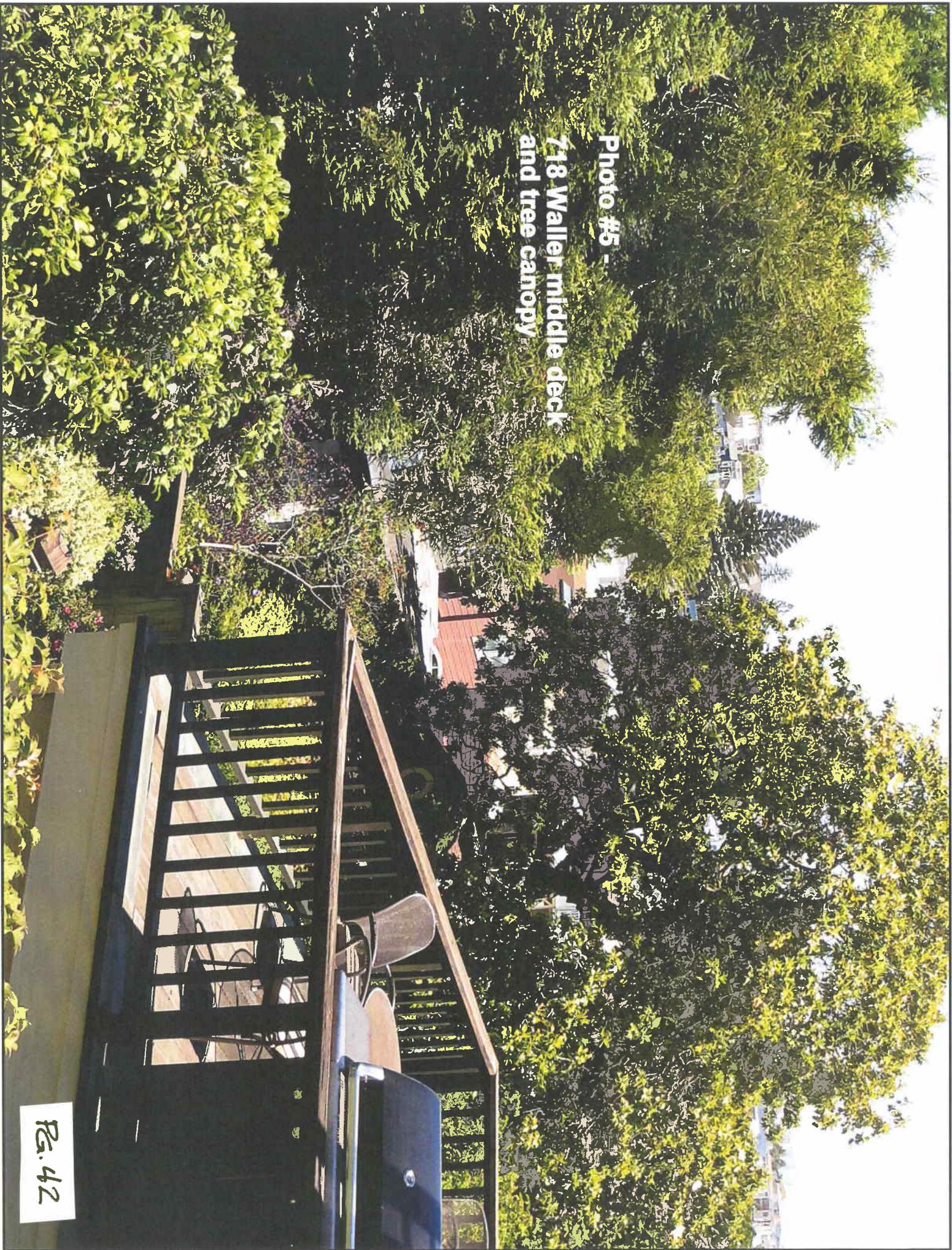
**718 Waller from 720 Waller
back door/patio**

upper deck >

< middle deck

**11' +/-
from grade to top of deck**

**Photo #5 -
718 Waller middle deck
and tree canopy**



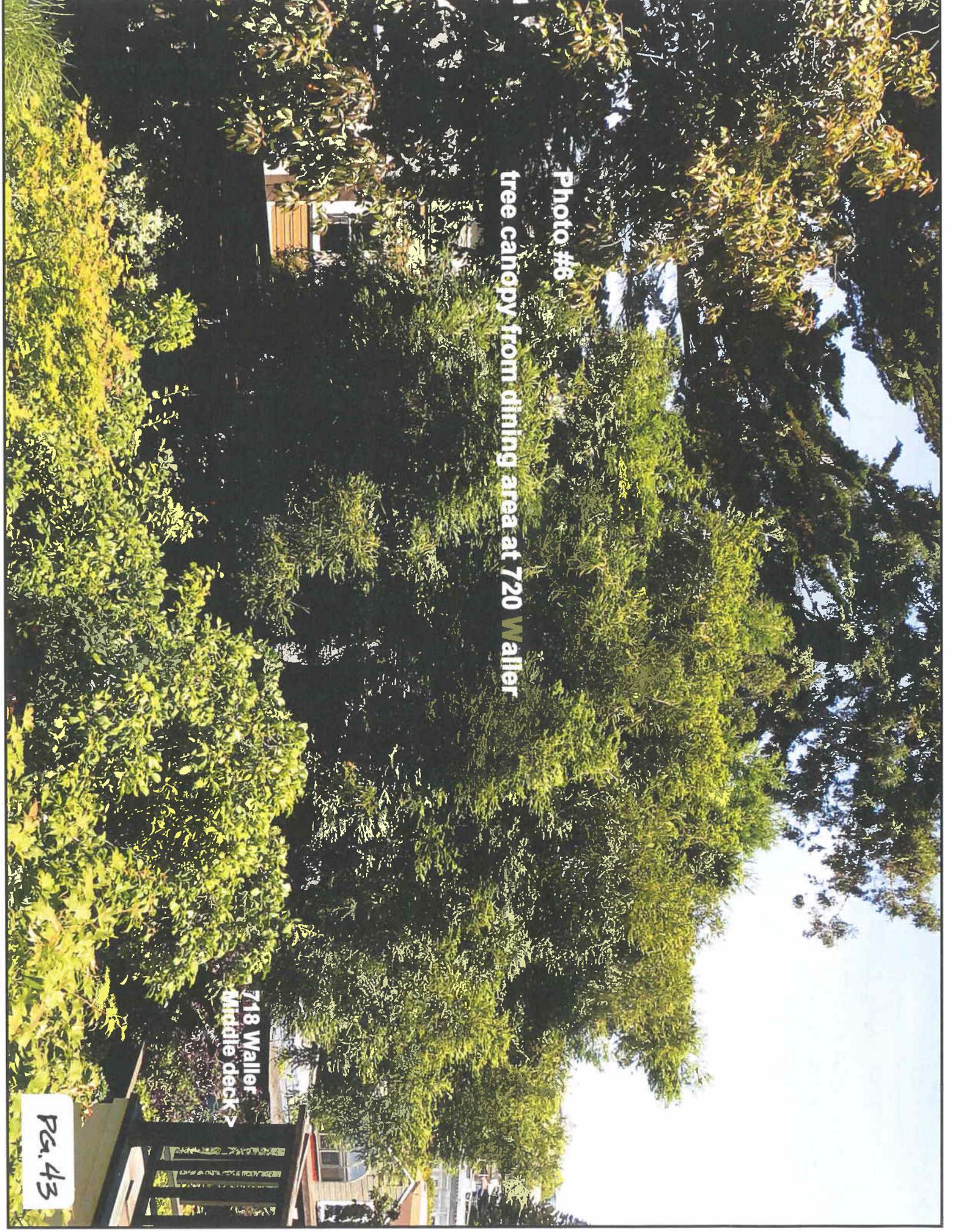
PG. 42

Photo #6

tree canopy from dining area at 720 Waller

718 Waller
Middle deck >

Pg. 43



RECEIVED

November 17, 2014

NOV 19 2014

City and County of San Francisco
Department of City Planning

1650 Mission Street
San Francisco, CA

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

PERMIT APPLICANTS' RESPONSE
TO DISCRETIONARY REVIEW REQUEST

Permit Applicants: Edward & Patricia Mevi
Project Sponsor: Michael Connell Architect

Address: 718 Waller St.
Telephone: 640-4905

1. Given the concerns of the DR requester. Why do you feel your proposed project should be approved?

Permit Applicants' proposed project **does not present exceptional and extraordinary circumstances justifying Discretionary Review nor cause unreasonable impacts.** The proposed project simply consists of removing and replacing 18 feet of existing deck railings with windscreens on the west and north sides of 718 Waller Street's second floor and third floor walk-out decks. The project meets the standards of the Planning Code and the Residential Design Guidelines and does not conflict with the City's Master Plan the Planning Code Priority Policies.

Response to DR Requestors' Application/Request ("Response")

1.1 Response: The 24-year old request for DR was denied and has no impact on the current 2014 proposal for windscreens. As a result, the 1990 construction permit application was approved without modifications or conditions. The action taken by the City Planning Commission on 10/11/90 was: "CPC Voted No DR." (*See Exhibit 1*). DR Requestors' unfounded assertion purporting that they acquired some sort of veto power or property right ("WE DO NOT WANT IT CHANGED") over Permit Applicants' property, which purportedly arose out of the defunct 24-year old design review request, has no basis in fact or law. In addition, these unfounded assertions cannot be used to support a finding that there are exceptional or extraordinary circumstances associated with Permit Applicants' proposed project.

The proposed project has minimal impact on the neighborhood. In fact, there is no neighborhood opposition other than that of DR Requestors'. The design is very much in response to the Residential Design Guidelines and the historical character of the house's neighborhood. The improvements are well within the required setbacks and within the building's envelope. In no way does this proposed project set any negative precedent for enlargement of other neighboring dwellings.

1.2. Response: The 718 Waller Street building envelope was approved in 1990 (see 1.1 above) thereby establishing the current rear extension ("Rear Extension"). DR Requestors' concern about a perceived high barrier created by Permit Applicants' Rear Extension to their back door is simply unfounded. Any purported barrier to or

unreasonable impact on their rear door's access to light or air is not and cannot be attributable to the Rear Extension or the windscreen project. If any such purported unreasonable conditions exist, they are wholly the fault of the door's location and construction as designated and constructed by DR Requestors. The back door is located 25-30 feet from the Permit Applicants' rear extension. It is located beneath a 2nd story breakfast nook near the opposite boundary of DR Requestors' property. (*See Photo #2*). It is uphill from the Rear Extension and the proposed windscreen project. It is adjacent to a solid wooden wall that is approximately 10 feet tall, blocking air and light from the opposite side. It also adjoins DR Requestors' western boundary fence and dense foliage that runs north along both sides of the fence line. DR Requestors have also planted two substantial trees to the east of the door and shrubbery to the north further impacting air and light to the back door/yard. (*See Photo #3*) The back door is shaded and shadowed by the floor of DR Requestors' breakfast nook, western wall, adjacent fence, and surrounding foliage. **If there is any deprivation of light and air at or to DR Requestors' back door, it is a deprivation of own making.** The construction of the proposed windscreens on the walkout decks will not unreasonably deprive the DR Requestors' back door of light and air for back yard.

The proposed windscreens will not be setting a precedent. Several neighboring properties already have windscreens on either walkout decks or roof decks. The two adjacent properties to the east at 714 & 716 Waller Street have solid windscreens. (*See photos #4&5*). 201 Waller Street, 170-174 Divisadero (roof deck with windscreen), 731 Duboce Street and 35 Alpine Street also have glass and wood windscreens. The Residential Design Guidelines, section 40, provides for the allowance of deck windscreens on residential properties and in and of itself provides a precedent. The proposed windscreen project does not constitute a barrier nor does it set a negative precedent.

1.3 (a-d) Response: The proposed windscreen project adheres to the "Residential Design Guidelines". In the proposed windscreen project, the change of the 3-foot baluster structure to a 3-foot siding base will have little or no impact on DR Requestors' light or air and does not constitute an exceptional and extraordinary circumstance. The building does not project 18' into the rear yard, as stated by the DR Requestors. Additionally, the proposed windscreen project will not disrupt mid-block space. Aerial view shows that the dwelling is consistent with the pattern of rear yards in the neighborhood. (*See attached photo #6*)

The DR Requestors' following assertions are mere conclusionary statements and DR Requestors' own opinions. They are unsupported by substantive evidence, expert opinion or recognizable evidentiary data. Related to 1.3 b, c and d, followed by response cannot constitute exceptional and extraordinary circumstances.

- building already out of scale and context (**Building is not subject of review.**)
- disruptive to the neighborhood character (**Building is not subject of review.**)
- disrupts mid-block open space (**Building is not subject of review.**)
- projects more than other buildings on the same block (**Not subject of review.**)
- using original matching siding does not enhance or maintain neighborhood character (Really? The project's 3-foot base using siding conforms and matches

DR Requestors' own siding on their addition of breakfast nook and kitchen and the firewall on their roof. (See photo #7). Horizontal wood siding is the most typical siding material in this primarily Victorian neighborhood. (Photos #8 & 9)

All of the above DR Requestors' comments are irrelevant to the requested building permit. The windscreen project is not enlarging the house, changing the use of the property, increasing square footage of the building, adding any rooms to the building, adding height or bulk to the building or proposing any building beyond the envelope that currently exist. The windscreens are being built within the existing envelope and not being built in unimproved open space.

2.1 Response: The second and third story walk-out decks are not visible from the street. (Photo #10) The DR Requestors' own photograph shows that their purported blocked view consists of only the view of Permit Applicants' floor of their 2nd floor walkout deck. (See attached photo #11) The DR Requestors' breakfast nook and its east-facing window is at a higher elevation than the 2nd floor walkout deck (by about 5 feet, refer to previous photo #2). DR Requestors' direct line of sight (view) is actually that of two trees they planted on the east side of their lot directly across from their breakfast nook window. (Photo #12) The 23' or more separation between their breakfast nook's window and the windscreen on the 2nd floor walkout deck is a respectable distance away and does not constitute an unreasonable impact or an exceptional and extraordinary circumstance.

Western wind will be deflected over the top of the windscreen in the direction of travel, and not in the reverse direction, as claimed by the DR Requestors'. The DR Requestors' deflected wind theory is not supported with scientific evidence.

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester? 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 fining the application.

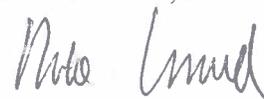
The overall height of the windscreens was reduced from 7'0" to 6'8", after filing the application with the City. The Owners have agreed to the DR's request to make the glass portion of the windscreens clear.

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 requester.

In summary, we feel that the windscreens as designed will have no adverse effect on the neighborhood. The windscreen's design of a 3 foot wooden base (1 hour fire rated wall) and framed glass windscreen follows the bird safety ordinance, is more fire resistance, safer for child and guests, and is in keeping with the historical design of the building.

Sincerely, Edward and Patricia Mevi, Owners

Mike Connell, Architect



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

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

| <u>Number of</u> | <u>Existing</u> | <u>Proposed</u> |
|---|-----------------|-----------------|
| Dwelling units (only one kitchen per unit –additional kitchens count as additional units) | <u>1</u> | <u>1</u> |
| Occupied stories (all levels with habitable rooms) ... | <u>3</u> | <u>3</u> |
| Basement levels (may include garage or windowless storage rooms) | <u>0</u> | <u>0</u> |
| Parking spaces (Off-Street) | <u>1</u> | <u>1</u> |
| Bedrooms | <u>3</u> | <u>3</u> |
| Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas.... | <u>2590</u> | <u>2590</u> |
| Height | <u>30'0</u> | <u>30'0</u> |
| Building Depth | <u>87'6</u> | <u>87'6</u> |
| Most recent rent received (if any) | <u>0</u> | <u>0</u> |
| Projected rents after completion of project | <u>0</u> | <u>0</u> |
| Current value of property | <u>0</u> | <u>0</u> |
| Projected value (sale price) after completion of project (if known) | <u>0</u> | <u>0</u> |

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



Signature

11/17/14

Date

MIKE CONNER ARCHITECT

Name (please print)

(30 PAGES) EXHIBIT #1
 1990 - DR REQUEST 90-389D PERMIT APPLICATION 9003251
 PROPOSAL N
 LOCATION 718 Waller St. -
 718 Waller St. (Block 1339)
 90-389D

APPLICANT: Edward & Patricia Mori
 ADDRESS: 718 Waller St. SF 94113
 PHONE: 463-1310
 FILING DATE: 6/18/90
 CLASSIFICATION: 1-1-1
 FEE: 50-
 RECEIPT NO.: 48060

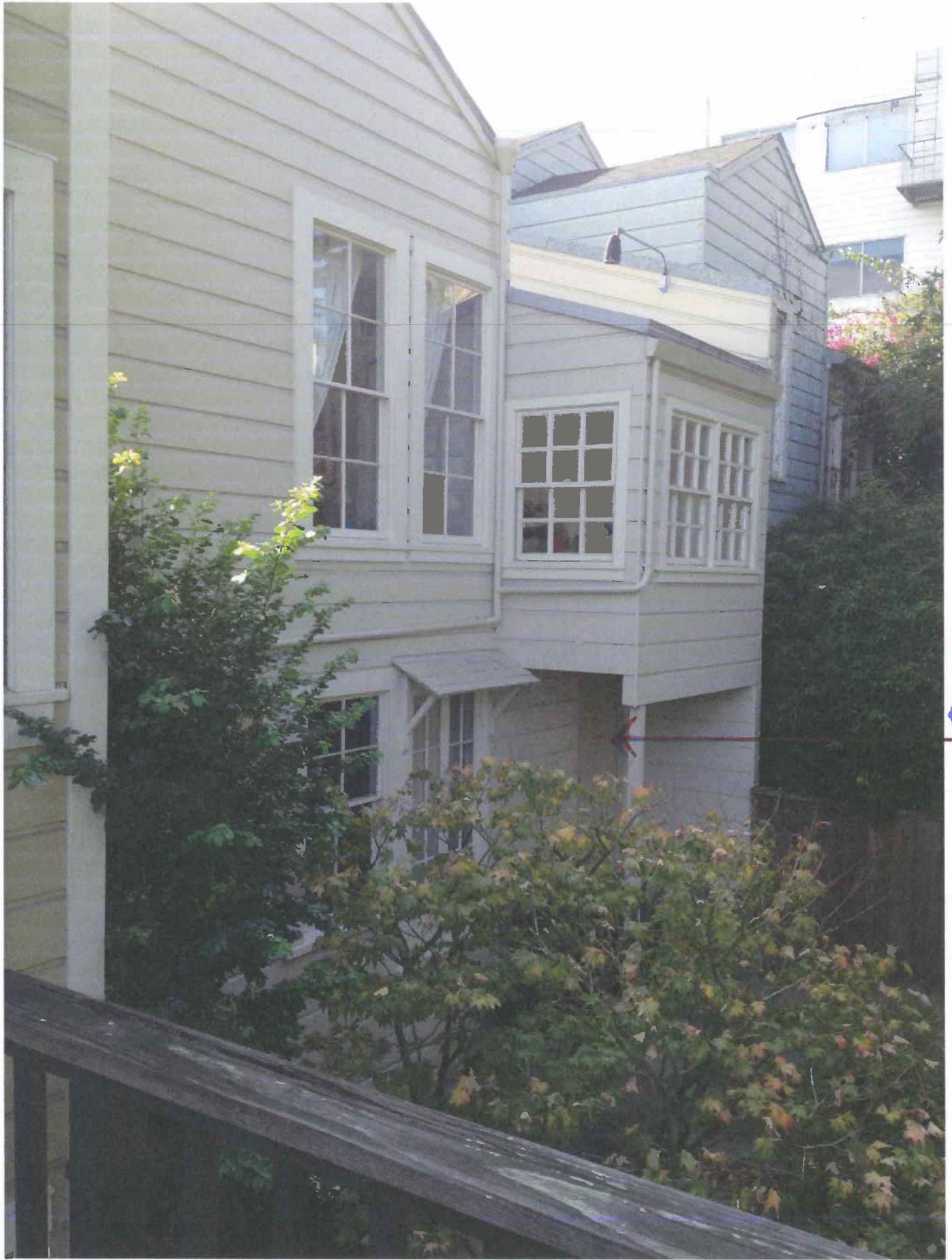
ACTION OF BOARD OF PLANNING COMMISSION
 RES. NO.:
 ACTION OF BOARD OF SUPERVISORS
 RECOMMENDATION:
 DATE: 9/24

NEIGHBORHOOD ORGANIZATIONS & INTERESTED PERSONS
 * Councilman: Terry Levine
 2717 Judson St.
 SF, CA 94122
 ph. # 931-8974
 * 2nd DR Applicant: Wendy Tsuji & Frank Frost
 722 Waller St.
 SF 94113

REMARKS
 DR cont'd by notice out 6/24/90
 DR Response out 7/13/90
 Notice out 9/13/90
 ACTION ON BUILDING APPLICATIONS
 DATE: _____ SUBJECT: _____ ACTION NO. _____

ENVIRONMENTAL REVIEW
 DATE OF NEGATIVE DECLARATION: _____
 DATE OF EIR CERTIFICATION: _____
 ADDITIONAL STEPS: _____
 718 WALLER
 90-389D
 PAGE 1

PHOTO #2 720 WALKER ST REAR ELEVATION



REAR
DOOR

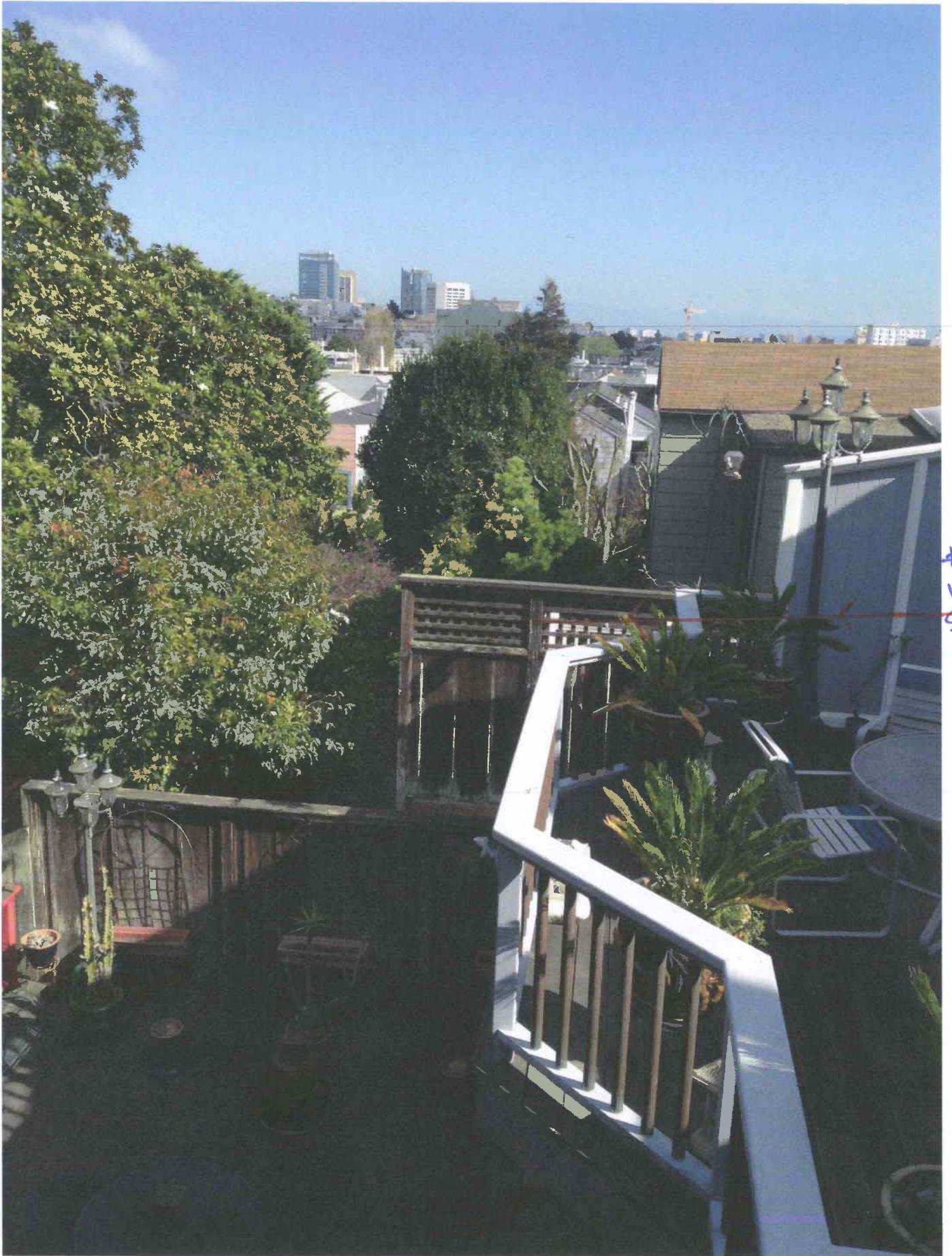
PHOTO #3 720 WALLER ST REAR W/ DENSE FOLIAGE
REAR DOOR W/ OVERHANG



PHOTO #4 IDENT ELEVATION OF #714 ; # 710 WALKER ST
ADJACENT WINDSCREENS TO EAST OF SUBJECT PROPERTY.



PHOTO #5 REAR ELEVATION OF #714 WALKER ST



#714
WIND-
SCREEN

PHOTO #7 REAR OF #720 WALKER ST & WOOD SIDING.

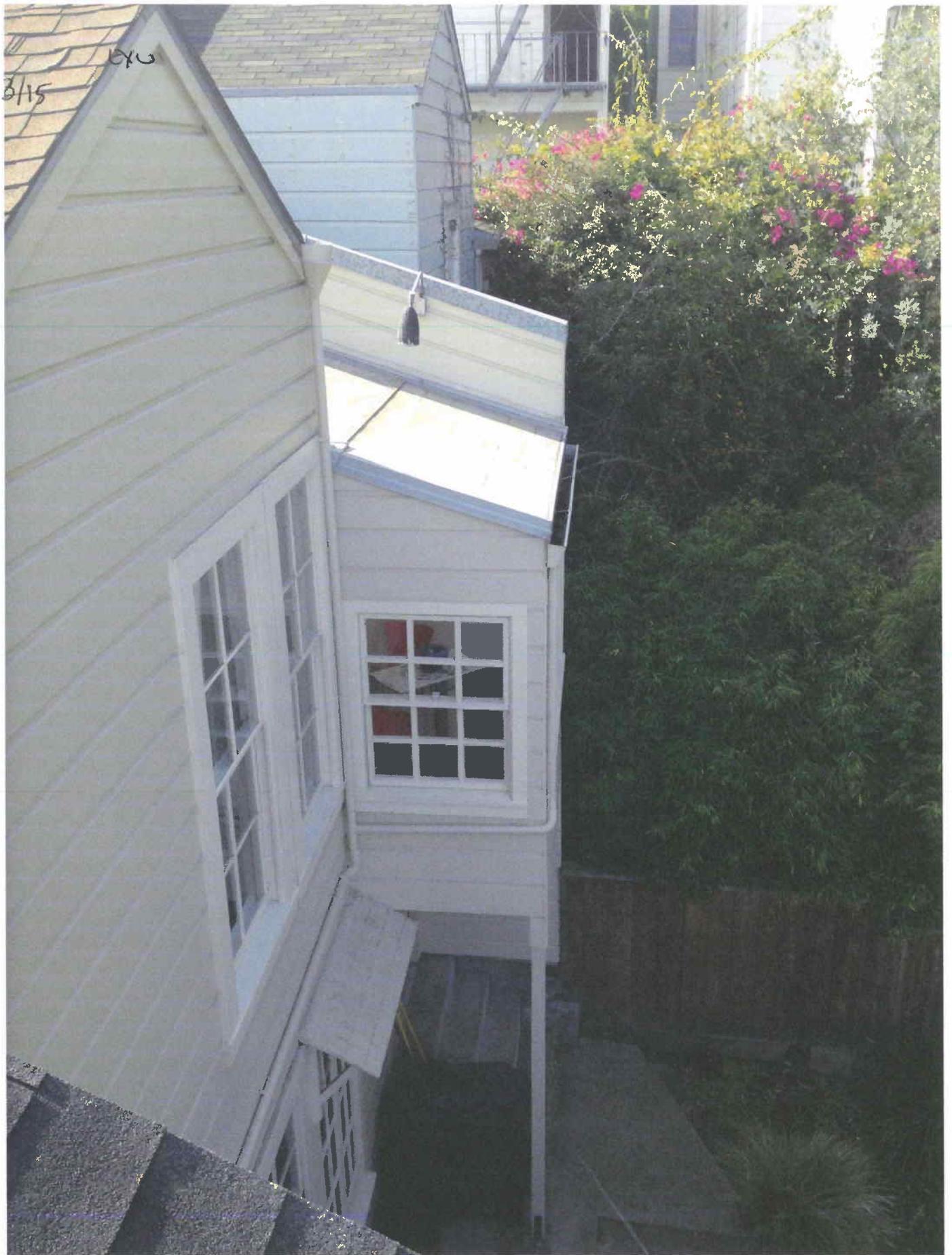


PHOTO #9 REAR ELEVATIONS TO WEST, WOOD HORIZONTAL SIDING.

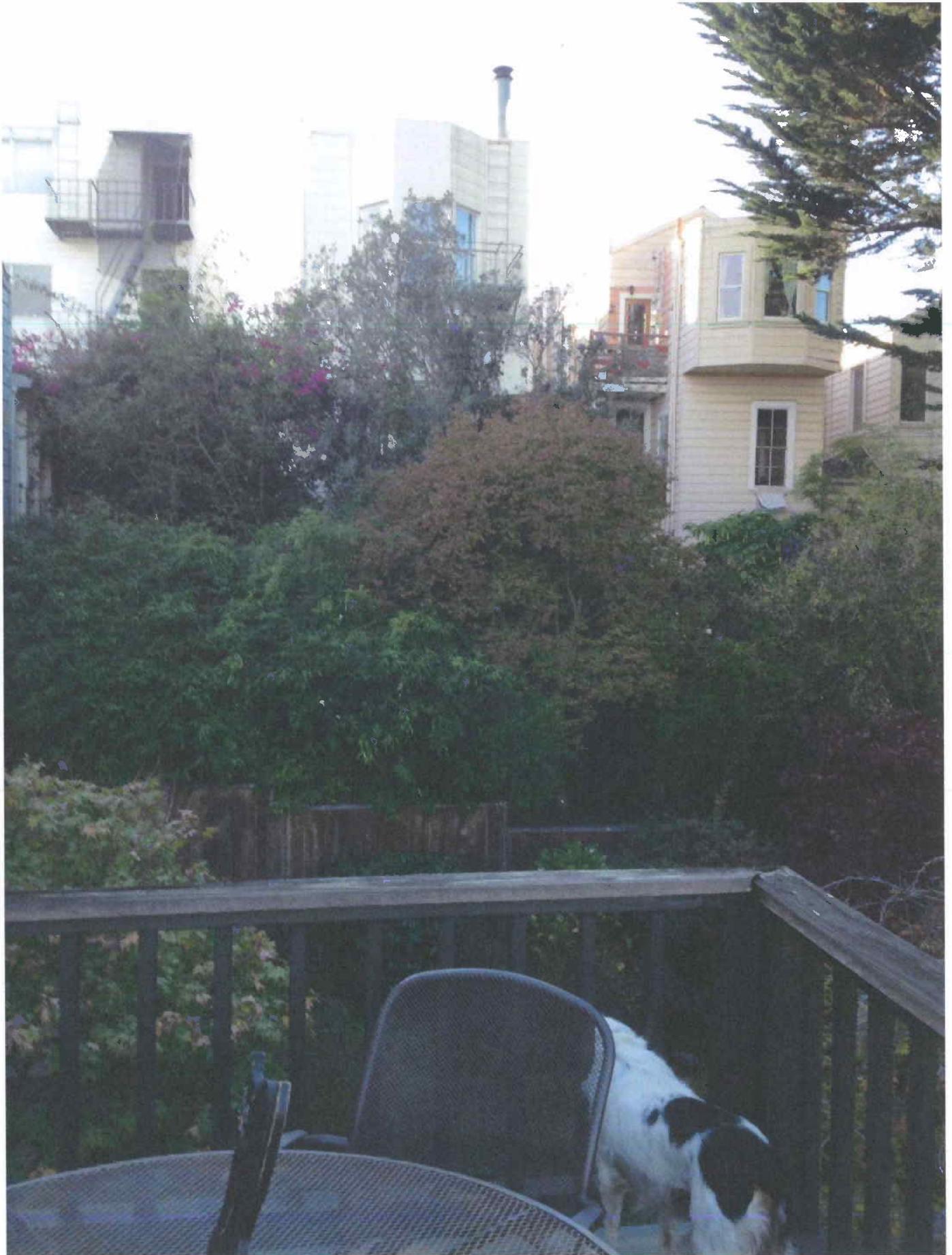


PHOTO #9 714, 716, & 718 WAVER ST FRONT FACADES W/ WOOD SHEDDING SIDING



#718

#716

#714

PHOTO #10. FRONT ELEVATION OF 718 WALLER ST.

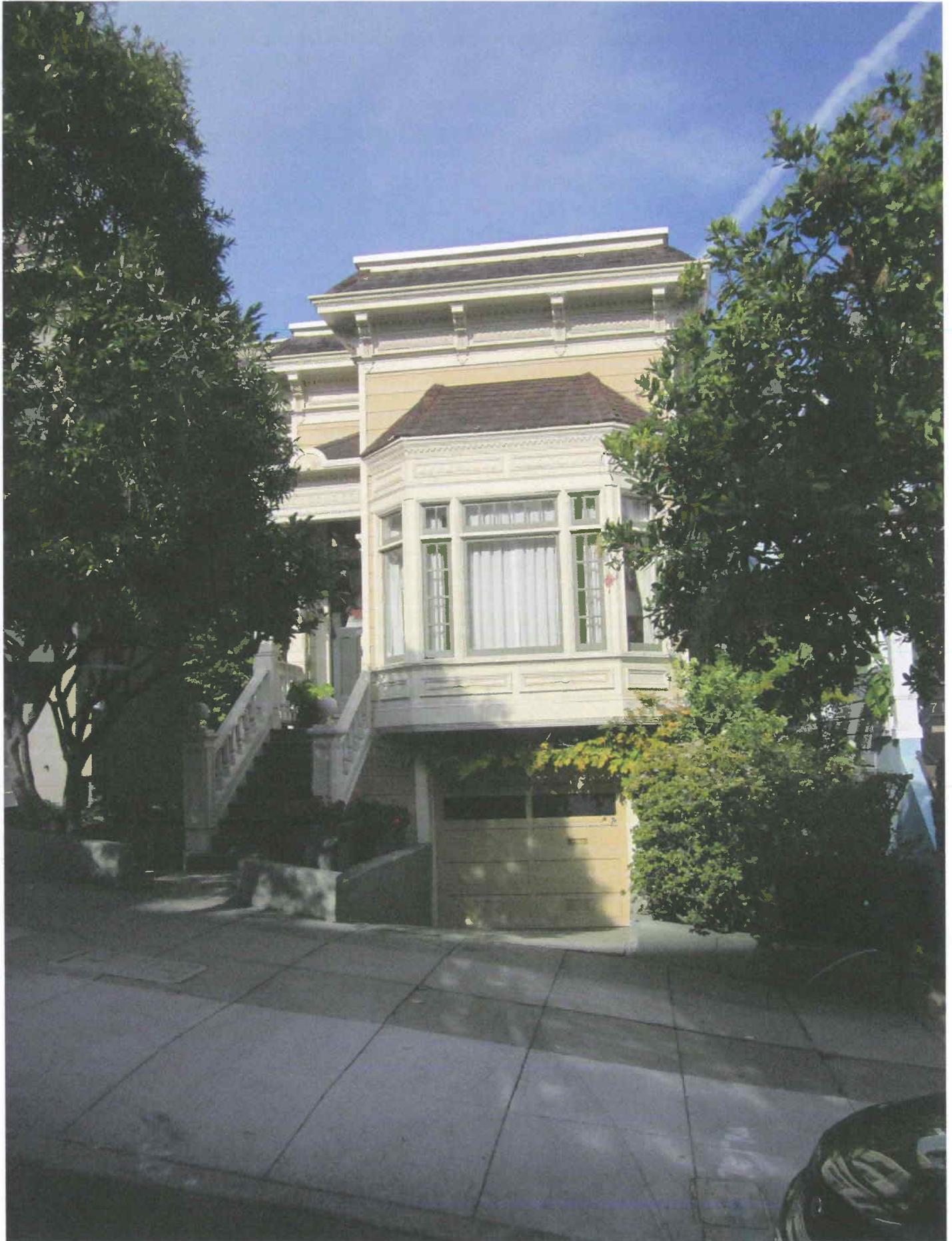
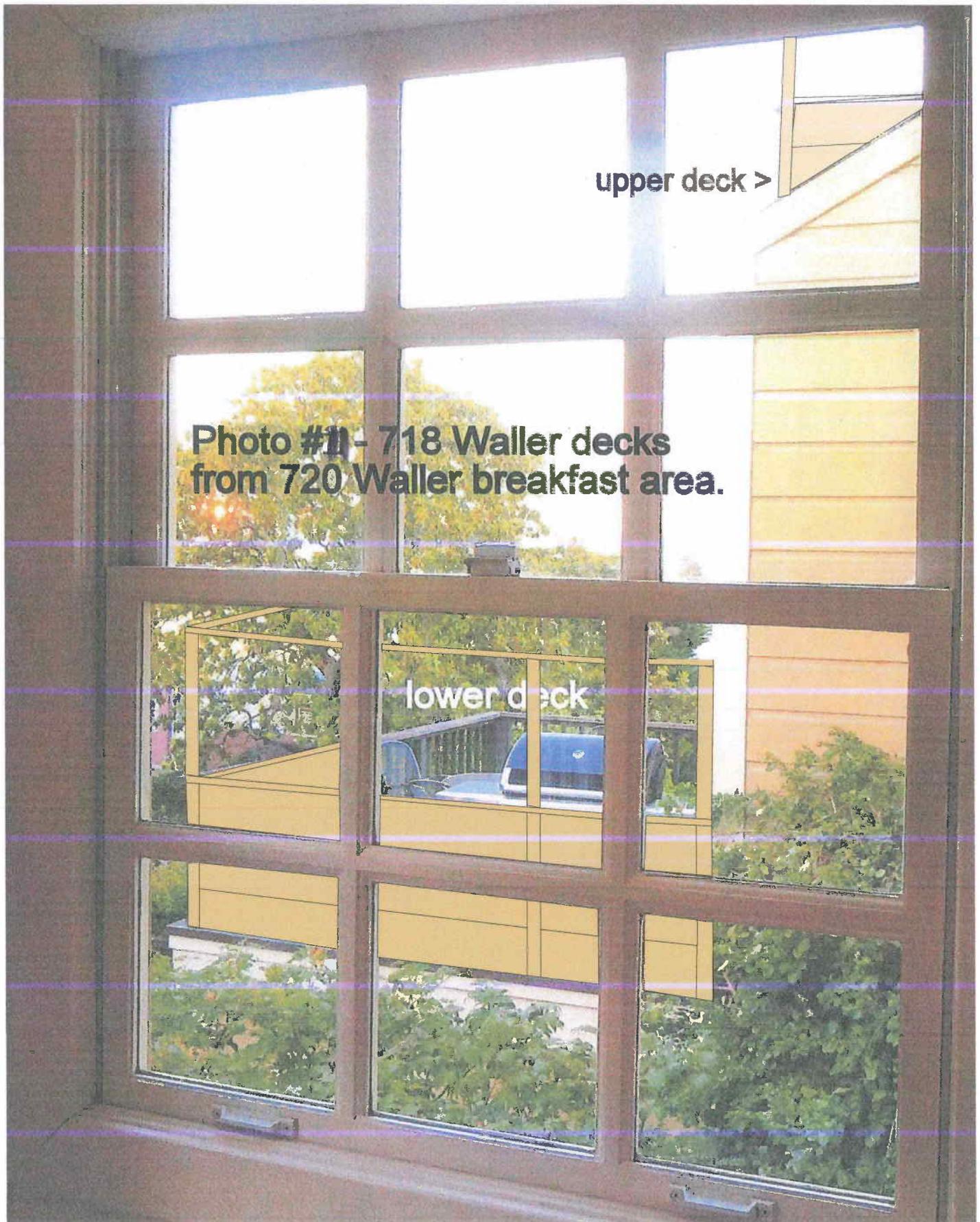


PHOTO #11 PROPOSED LOW WALL WITH GUSS ABOVE



upper deck >

Photo #11 - 718 Waller decks from 720 Waller breakfast area.

lower deck

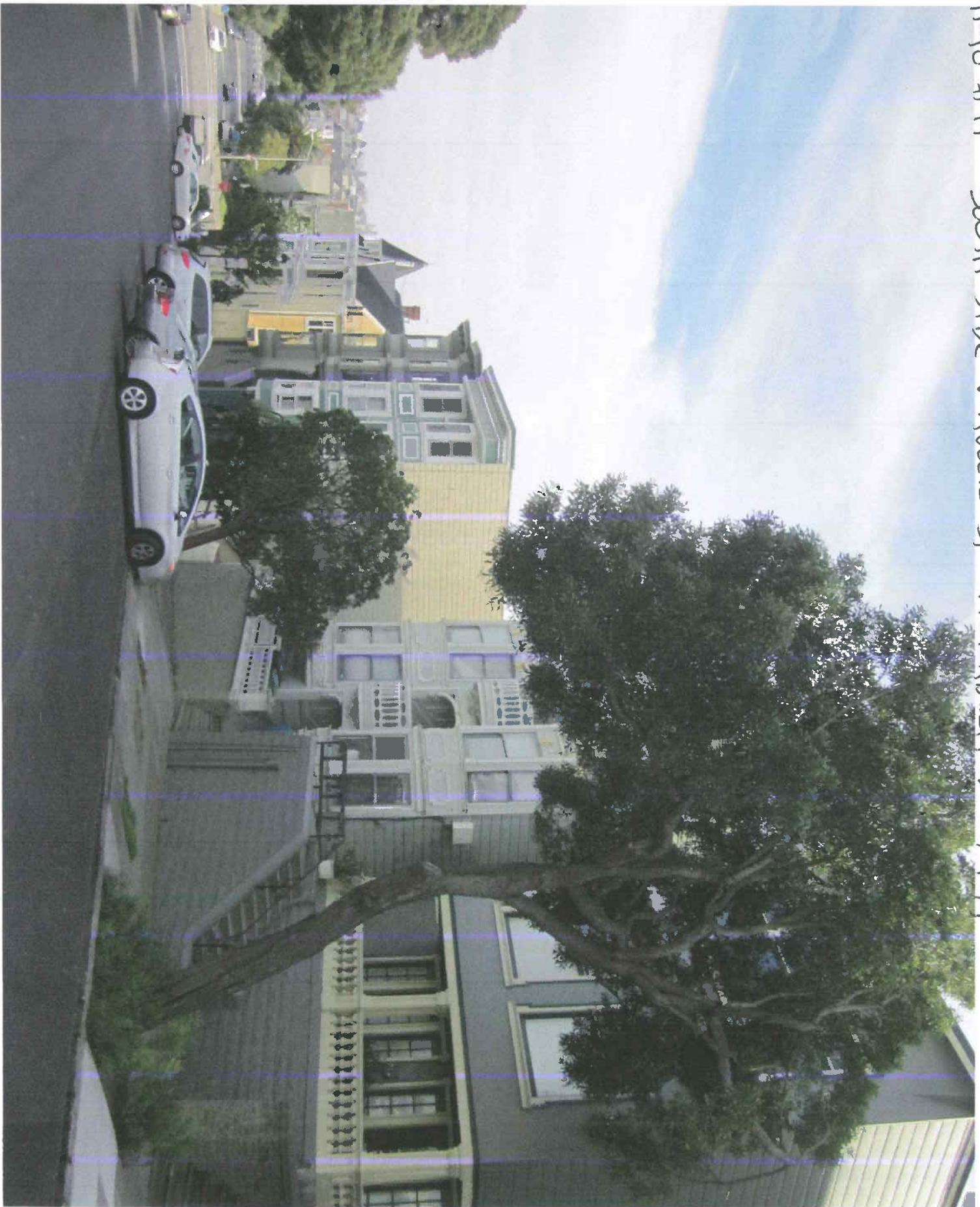
PHOTO #12 710 WILLOW ST REAR FACADE & TREES.



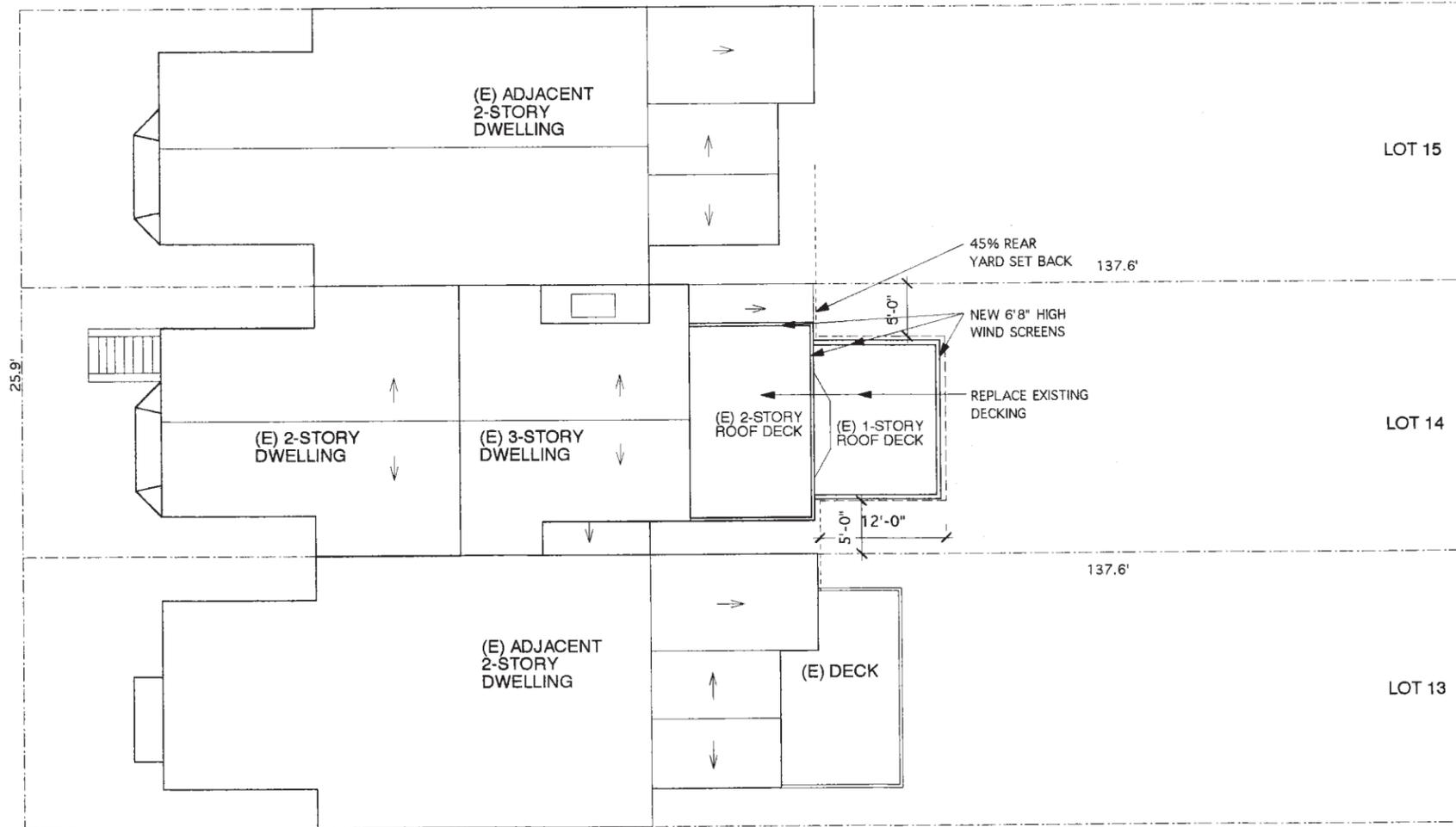
#13 PHOTO SHOWING NEIGHBORHOOD CONTEXT 718 WAUER ST NORTH SIDE



PHOTO #14 SOUTH SIDE WALKER ST NEIGHBORHOOD CONTEXT



WALLER ST.



SCOPE OF WORK

NEW 6'8" HIGH GLASS & WOOD
WINDSCREENS AT ROOF DECKS TO
REPLACE EXG 3'0" WOOD GUARDRAILS.
REPLACE EXISTING REDWOOD DECKING.

CODES

ALL WORK SHALL CONFORM TO THE
2013 CALIFORNIA BUILDING CODE,
2013 CALIFORNIA ELECTRICAL CODE,
2013 CALIFORNIA PLUMBING CODE,
2013 CALIFORNIA MECHANICAL CODE,
SAN FRANCISCO HOUSING CODE, & ALL
SAN FRANCISCO CODE AMENDMENTS

ZONING

| | |
|--------------|----------------|
| ZONING: | RH-2 |
| OCCUPANCY: | R-8 |
| BLOCK/LOT: | 1239/14 |
| CONTRUCTION: | 5 - B |
| LOT SIZE: | 25.9' X 137.6' |

INDEX

- 0.1 SITE PLAN
- 1.0 GROUND FLOOR
 - 1.1 NEW & EXG LOWER LEVEL
 - 1.2 NEW & EXG UPPER LEVEL
- 2.1 NEW & EXG EXT. ELEV. - NORTH
- 2.2 NEW & EXG EXT. ELEV. - WEST
- 2.3 NEW & EXG EXT. ELEV. - EAST
- 3.1 NEW & EXG CROSS-SECTIONS
- 4.1 DETAILS & SPECIFICATIONS

- S1.0 STRUCTURAL NOTES
 - S1.1 NOTES & ABBREVIATIONS
- S2.0 STRUCTURAL PLANS
- S3.0 SECTION & DETAILS

Michael Connell, Architect
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415.640-4905

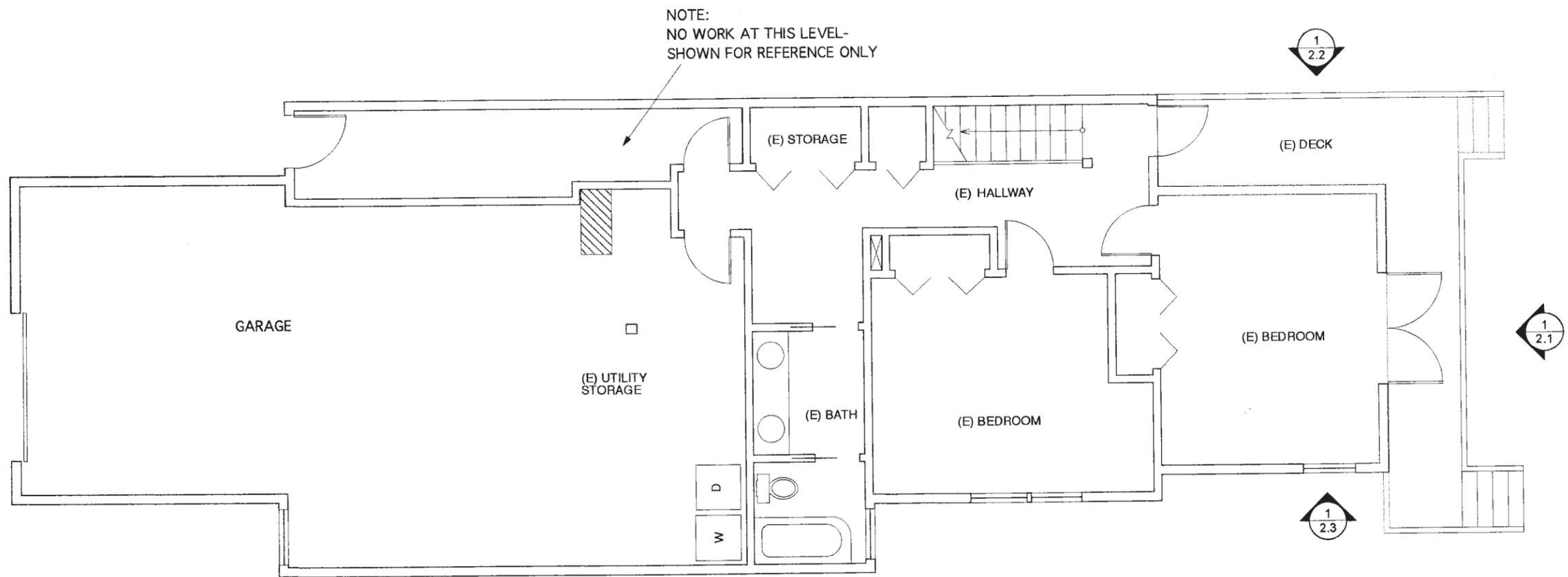
Mevi Residence
718 Waller St
San Francisco, Ca 94117
415 863-1310

Site Plan

Scale: 1' = 10'



0.1
June 5 14



1 EXISTING PLAN @ GROUND LEVEL

DRAWN: KL/MC

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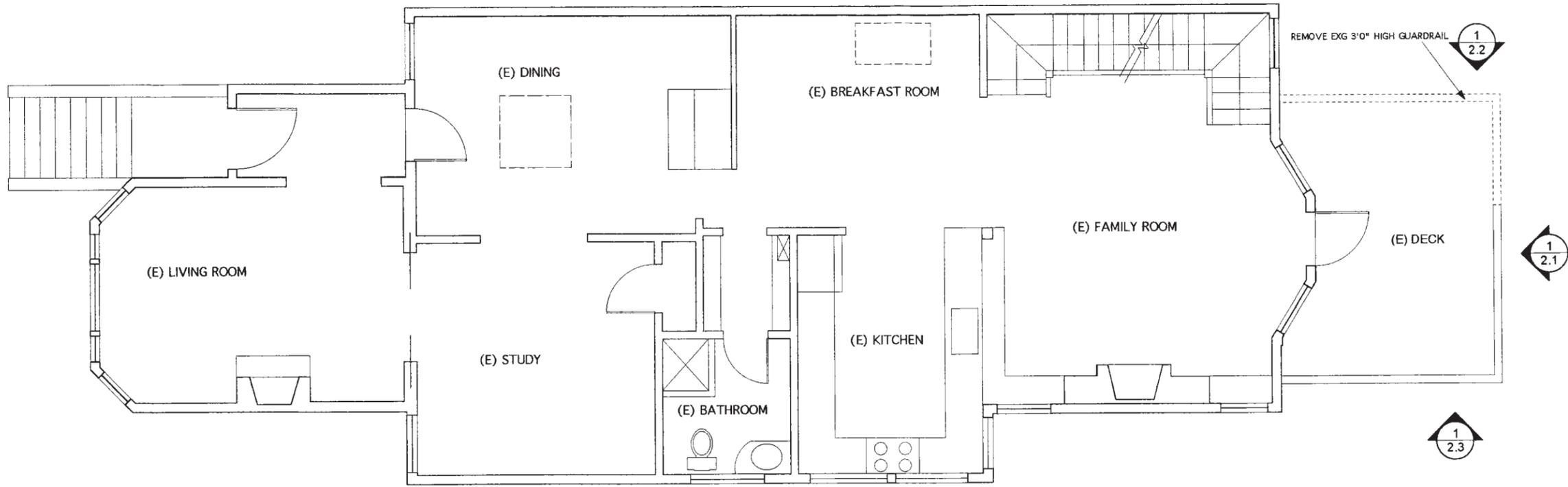
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Ground Floor Plans

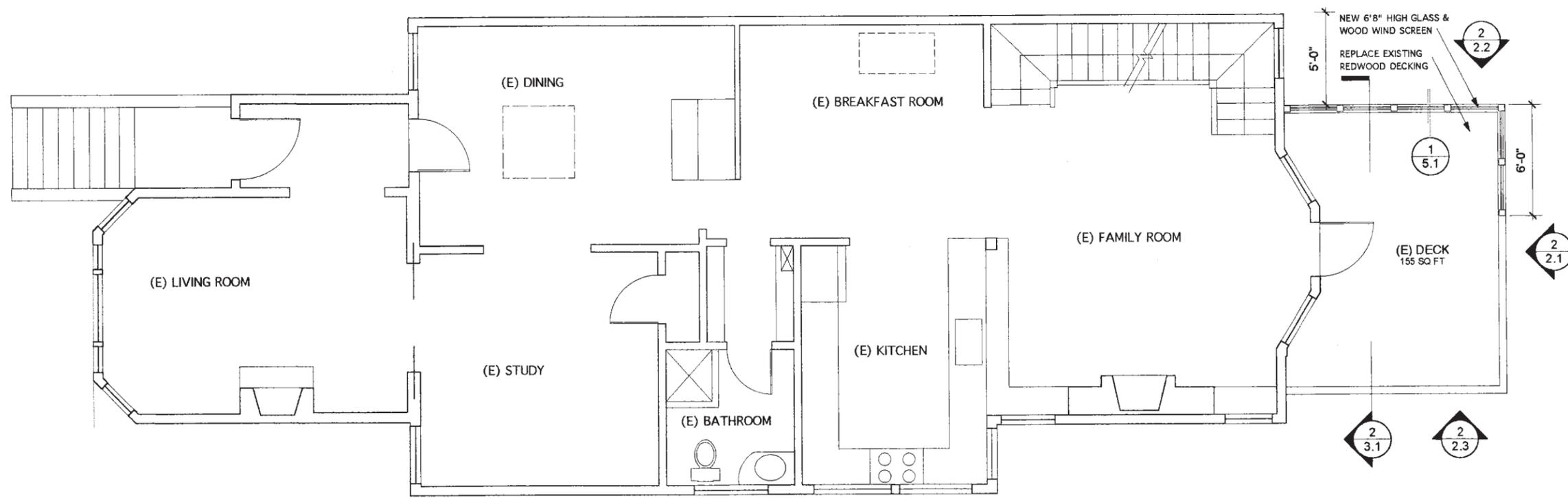
Scale: 1/4" = 1'-0"



1.0
06.05.14



1 EXISTING PLAN @ LOWER LEVEL



2 NEW PLAN @ LOWER LEVEL

DRAWN: KL/MC

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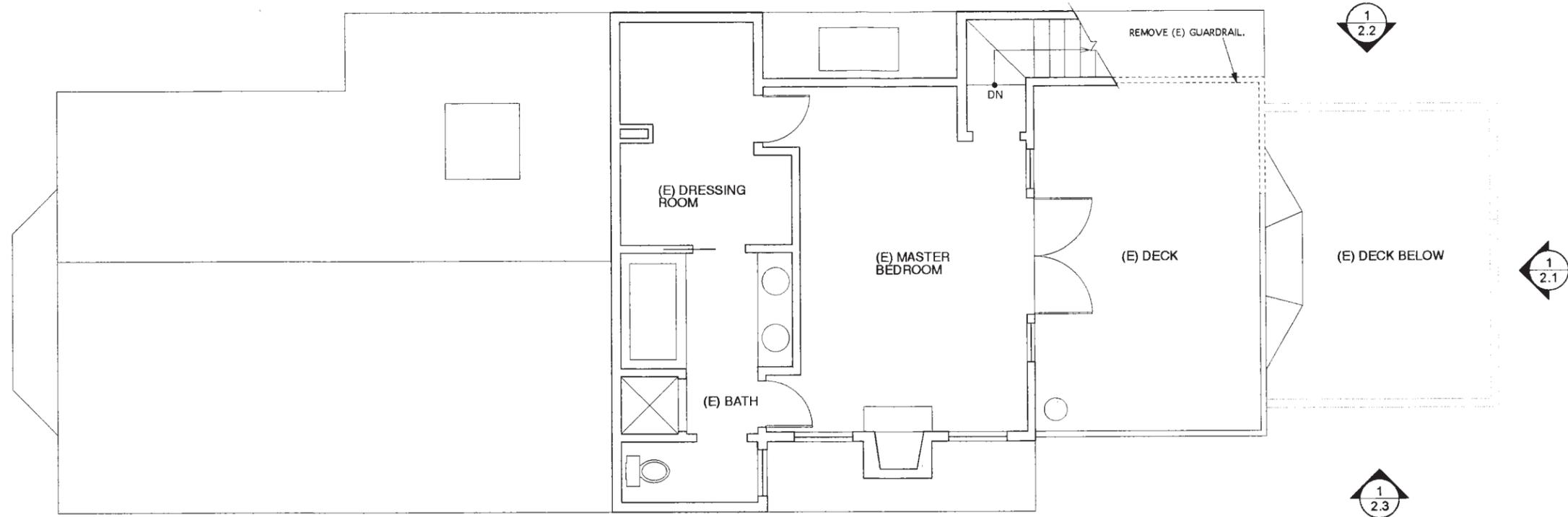
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Lower Floor Plans

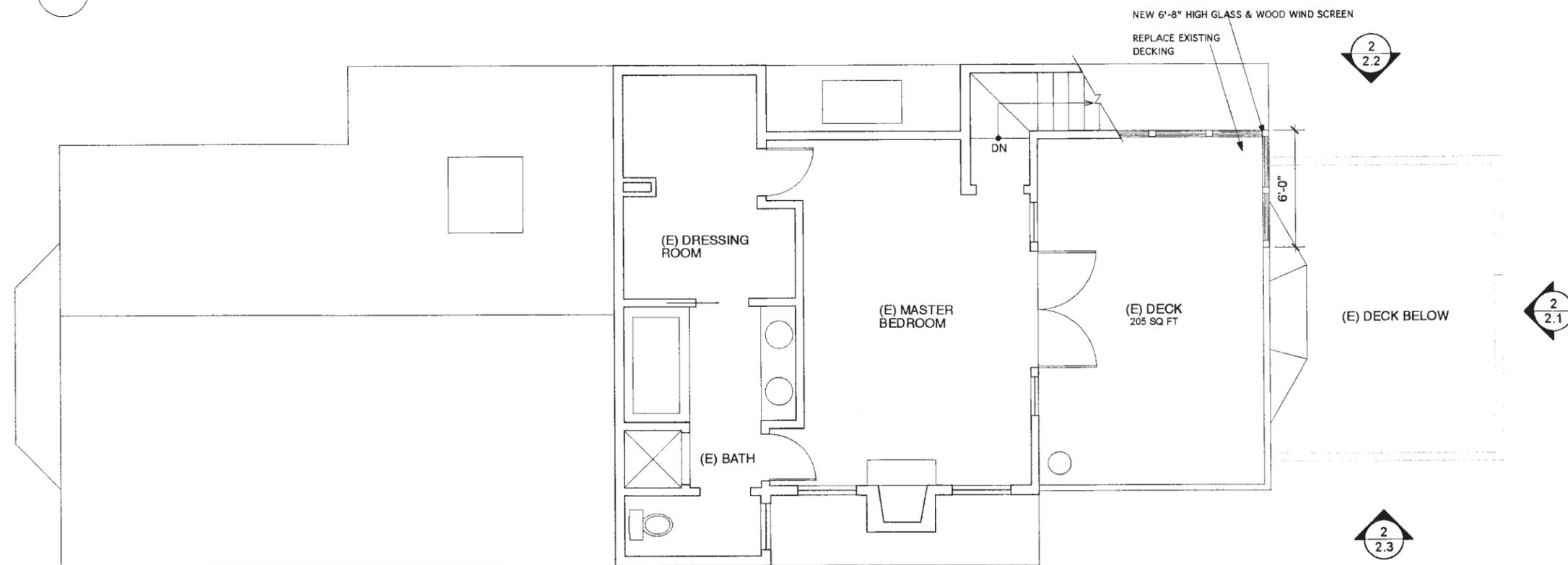
Scale: 1/4" = 1'-0"

N

1.1
 June 5, 14



1 EXISTING PLAN @ UPPER LEVEL



2 NEW PLAN @ UPPER LEVEL

DRAWN: KL/MC

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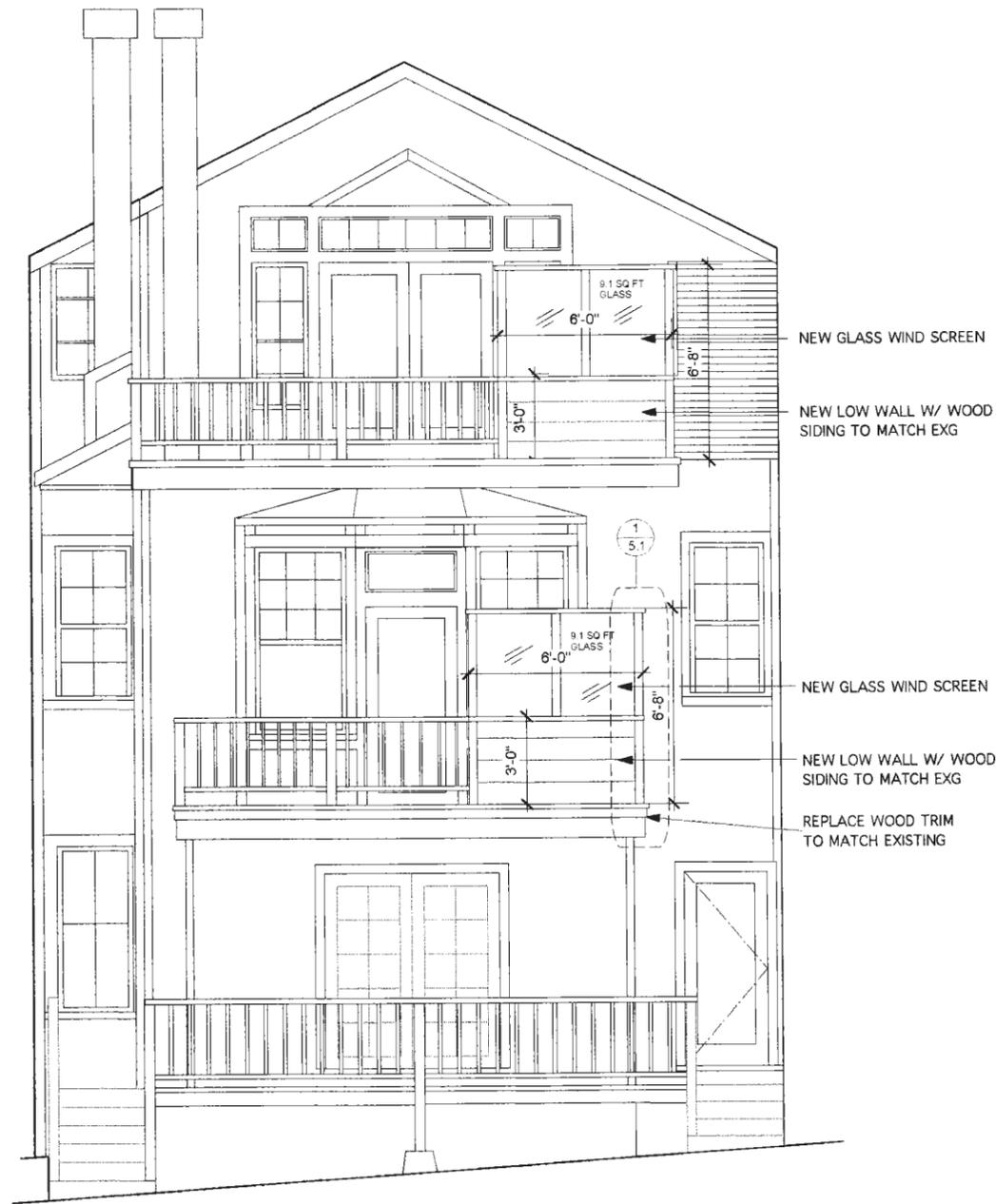
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Upper Floor Plans

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



1.2
 June 5 14



2 NEW EXTERIOR ELEVATION - NORTH



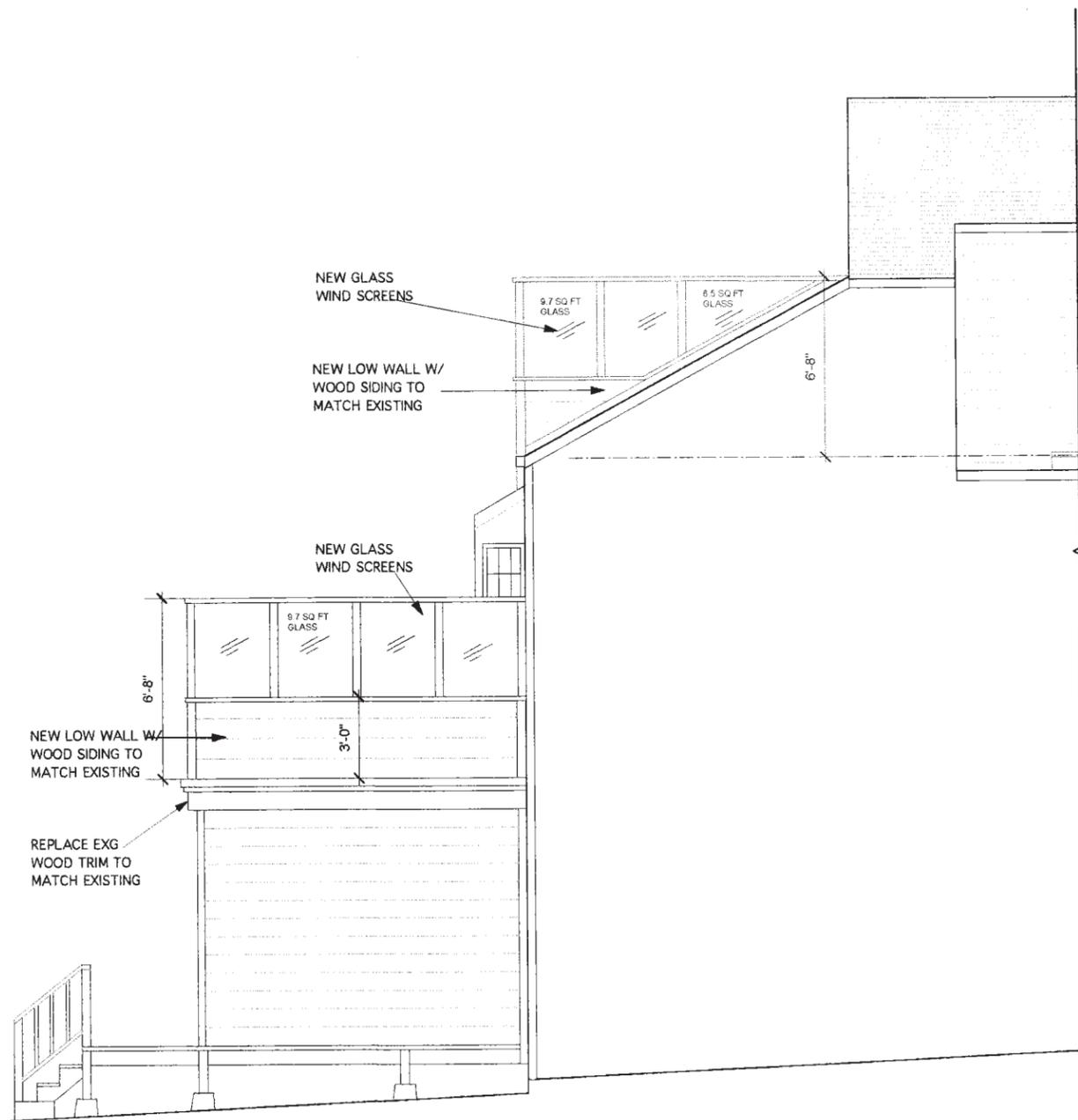
1 EXISTING EXTERIOR ELEVATION - NORTH

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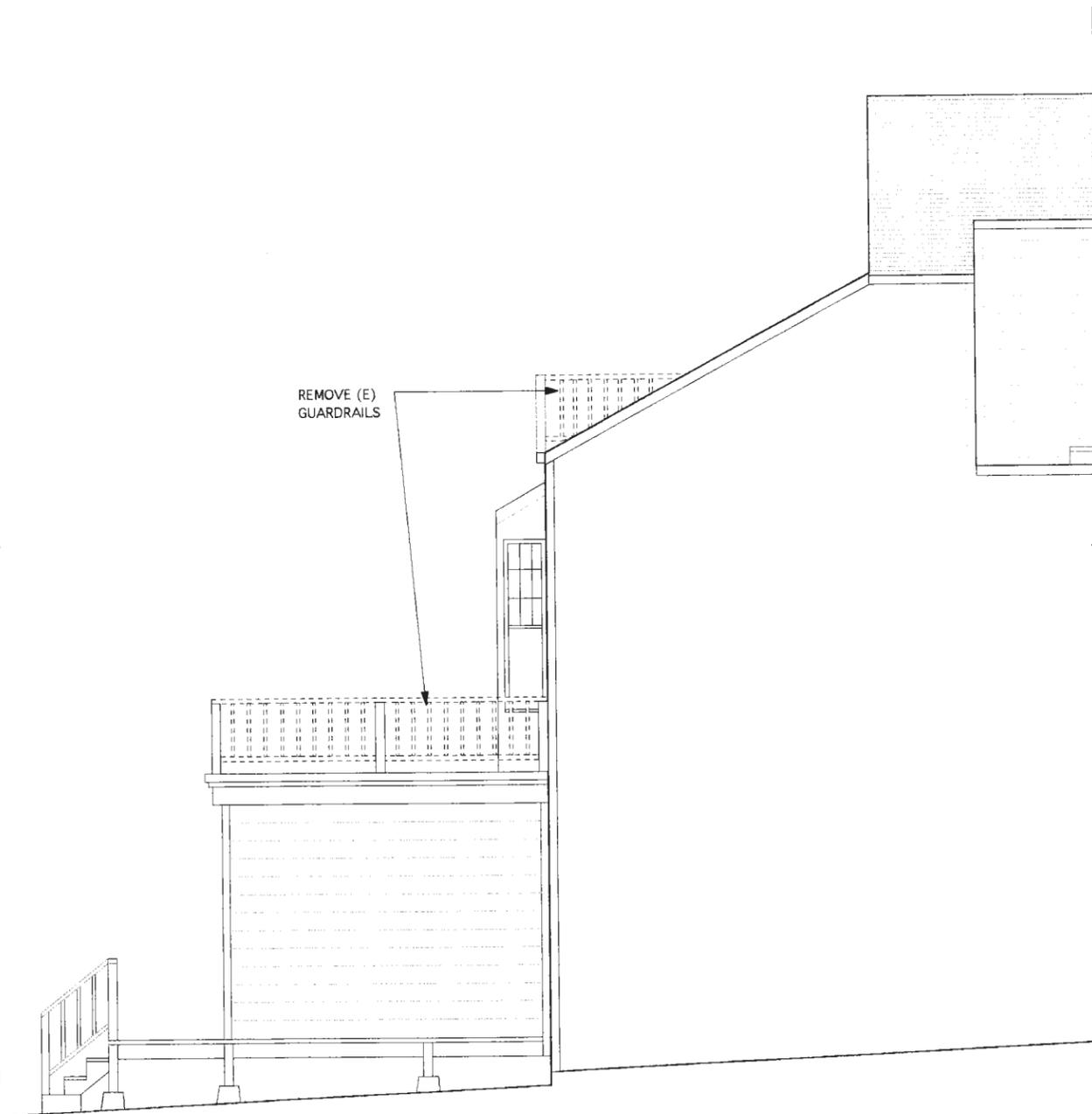
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New & Existing North Elevations

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



2 NEW WEST ELEVATION



1 EXG WEST ELEVATION

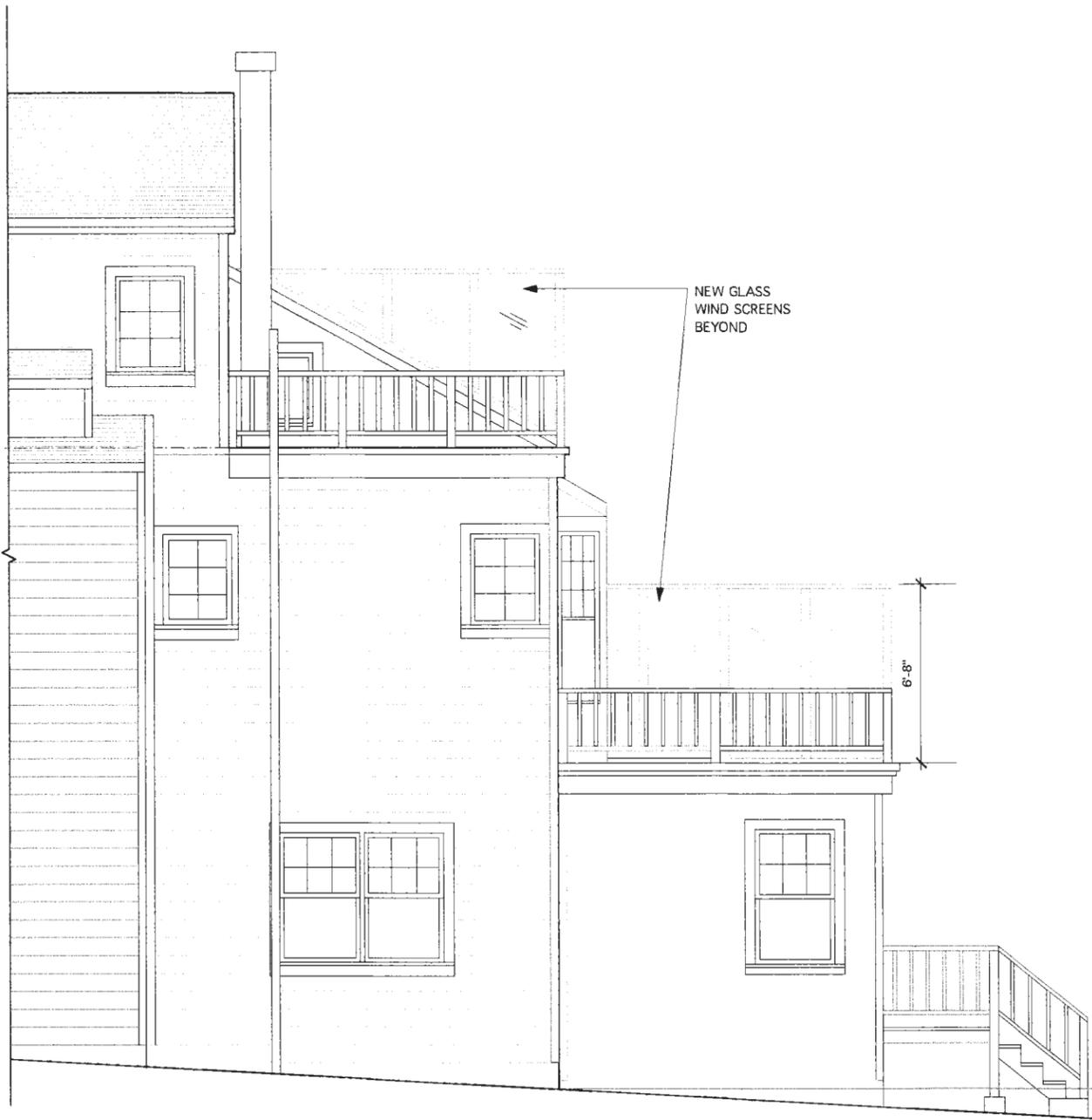
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New & Existing West Elevations

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

2.2
 June 5 14



2 NEW EAST ELEVATION



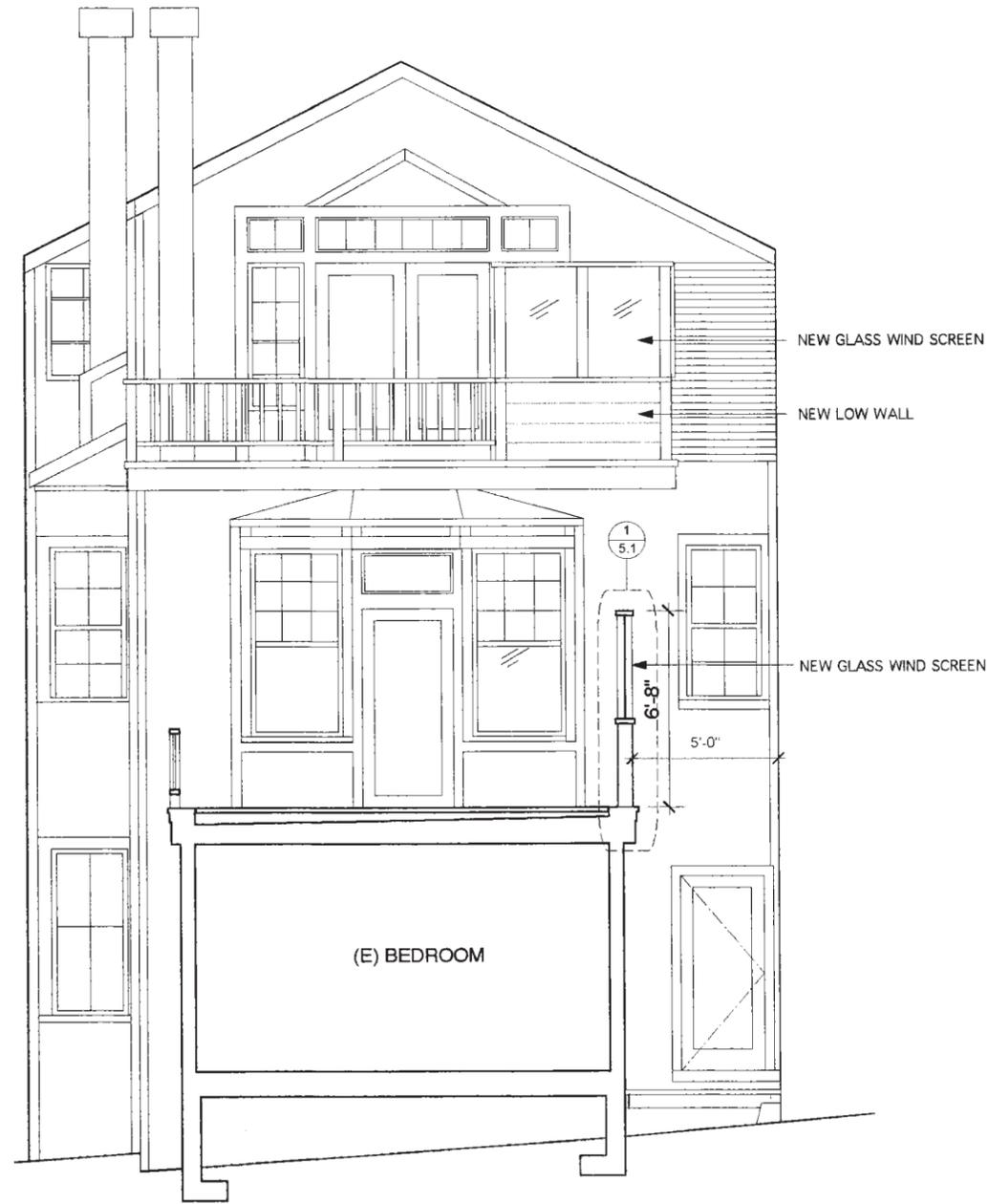
1 EXG EAST ELEVATION

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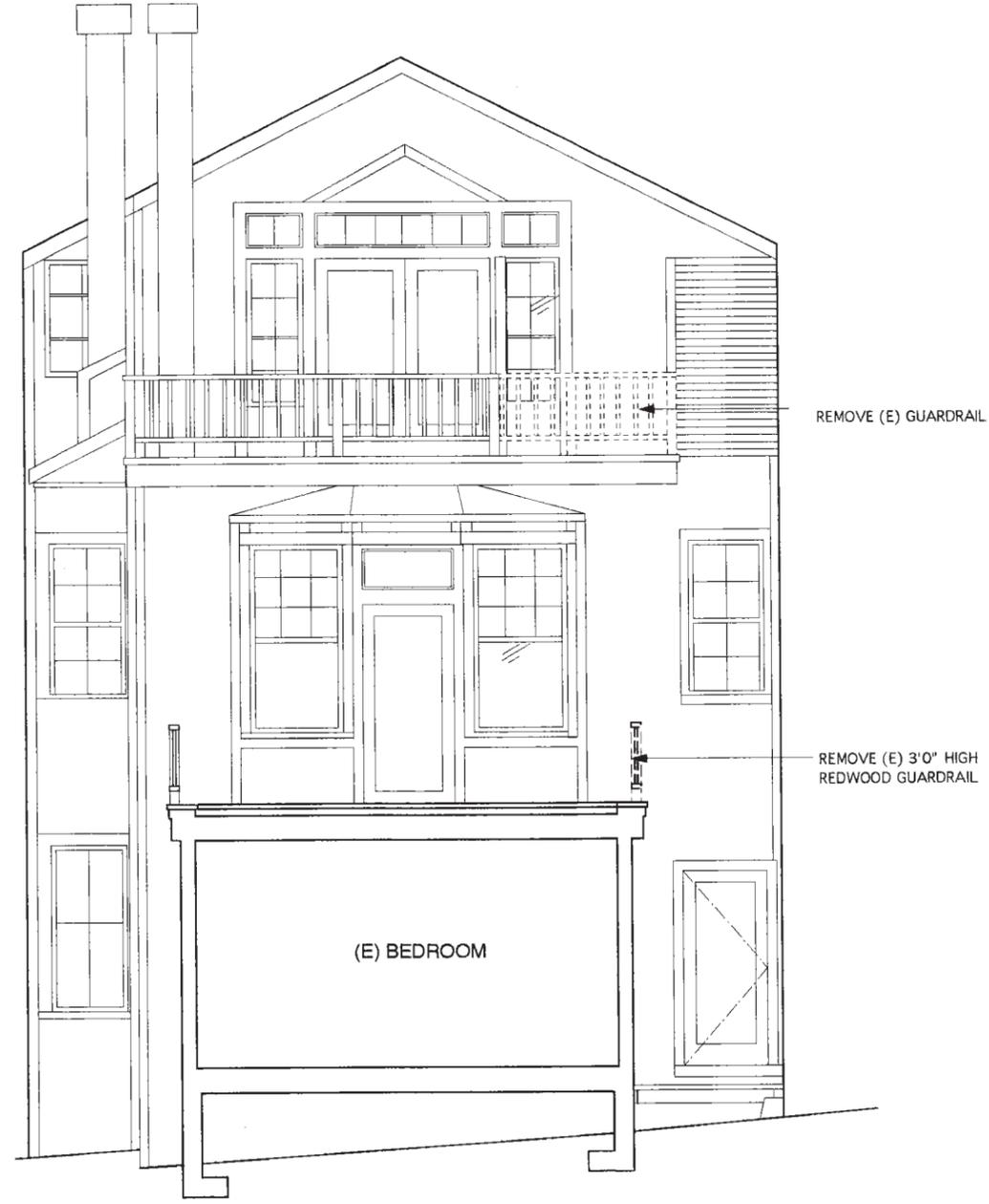
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New & Existing East Elevations

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



2 NEW SECTION



1 EXISTING SECTION

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New & Existing Sections

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