



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: SEPTEMBER 8, 2011

Date: September 1, 2011
Case No.: 2011.0082D
Project Address: 655 Alvarado Street
Permit Application: 2009.12.11.3061
Zoning: RH-2 (Residential House, Two-Family)
40-X Height and Bulk District
Block/Lot: 2803/028C
Project Sponsor: Ken Linsteadt
Ken Linsteadt Architects
3407 Sacramento Street
San Francisco, CA 94118
Staff Contact: Adrian C. Putra – (415) 575-9079
adrian.putra@sfgov.org
Recommendation: **Do not take DR and approve**

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 to construct a three-story horizontal rear extension and a one-story vertical extension. The proposed rear extension involves add a rear addition at the existing first floor and basement level, and creating a new second basement level (under the proposed basement extension). Additionally, the rear extension at the first floor level will be setback 5 feet from the east side property line. The proposed vertical extension will create a new third story which is setback 15 feet from the existing front building wall, and 9 feet from the existing rear building wall.

SITE DESCRIPTION AND PRESENT USE

The project site is a steeply down sloping lot that also has a lateral upslope west to east. The lot contains 2,850 square feet, measures 25 feet wide by 114 feet deep, and is located on the south side of Alvarado Street between Castro and Diamond Streets. The lot contains a two-story-over-basement, single-family building, which per City records was originally constructed circa 1925. The existing building is not listed in the Planning Department's 1976 Architectural Survey (AS survey) or the National or California Registers as having architectural significance.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located in the Noe Valley neighborhood. The subject block is within an RH-2 Zoning District, but is predominantly developed with single-family dwellings. On the subject block a majority of the lots facing Alvarado Street are 114 feet deep and around 25 feet wide with the exception of one 30 foot wide lot. Buildings on the subject block range from two-to-four stories in height from street view. A majority of buildings on the block were constructed between 1910 and 1940. The adjacent lot to the east

(651 Alvarado Street) contains a two-story-over-basement, single-family building. The adjacent lot to the west (661-663 Alvarado Street) contains a two-story-over-basement, two-family building.

The opposite side of Alvarado Street is developed with multi-family buildings. These include three separate three-story-over-garage apartment buildings that each contain between 26 to 34 dwelling units.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	December 13, 2010 – January 28, 2011	January 24, 2011	September 8, 2011	257 days

**The 311 notice period was extended for an additional 15 days under a second notice sent on 1/13/2011 to better clarify the project’s proposed number of stories and correct the listed cross streets.*

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	August 30, 2011	August 30, 2011	10 days
Mailed Notice	10 days	August 30, 2011	August 30, 2011	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)		1 (DR Requestor)	
Other neighbors on the block or directly across the street		3	
Neighborhood groups			

In addition to correspondence from the DR Requestor at 651 Alvarado Street, the Department has received correspondence from the owners of 647 Alvarado Street, 665 Alvarado Street, and 681 Alvarado Street who also voice concerns to the project similar the DR Requestor’s.

DR REQUESTOR

Mary Ferretti, owner of 651 Alvarado Street, which is the adjacent property to the east of the project site.

DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated January 24, 2011, and additional information submitted on February 9, 2011.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated February 16, 2011.

ENVIRONMENTAL REVIEW

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

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team (RDT) reviewed the proposal prior to 311 notification and requested that the third story vertical addition have a 15 foot setback from the front building wall with the massing stacked along the west side of the property, and that a 5 feet side setback be provided along the east side of the rear addition at the first floor and basement level.

The project was subsequently reviewed by the Department's Senior Management and they agreed with the RDT's design recommendation for the third story front setback. However, they felt that a 5 foot side setback along the east side of the rear extension at only the basement level would be sufficient in reducing the massing of the extension. This feature would not create a significant adverse impact to the adjacent buildings or the DR Requestor's property for the following reasons:

- The DR Requestor's property contains one of the shallowest buildings on the subject block which would severely restrict the buildable envelope of the subject building if limited to averaging adjacent building depths.
- All lots facing Alvarado Street (including the project site) on the subject block are steeply down sloping lots. While the rear extension is deeper than the average depth of the adjacent buildings, the extension at the basement level and second (lower) basement level are at a lower grade than the habitable levels of the DR Requestor's building and other buildings on the block facing Alvarado Street. Also, the rear extension at the first floor level is setback 5 feet from the east side property line. Therefore, the Department believes that the project would not result in exceptional or extraordinary impacts to the DR Requestor's access to light and air or the mid-block open space of the subject block.
- The rear extension's east facing windows at the first floor (see Sheet A1.3 of the reduced plans) are setback 5 feet from the east property line, and has limited visibility to the DR Requestor's building due to the subject building's existing footprint and build-out. Additionally, a 3.5 foot high solid railing has been added to the third floor's rear terrace, which is setback approximately 4 feet from the east side property line. The new railing will provide additional privacy to the DR Requestor's property by preventing terrace users from looking onto the DR Requestor's property from the eastern edge of the terrace. Considering these factors, the DR Requestor's property is within acceptable tolerances for privacy, which is to be expected when living in a dense urban environment.

Following the filing of this Discretionary Application the project sponsor has setback the second floor rear roof deck 5 feet from the east side property line to fully comply with Department's requested modifications.

For reasons stated above the Department finds that the project does not demonstrate an exceptional or extraordinary circumstance.

(NOTE: Historical issues are not discussed as part of this DR report, as that subject matter falls under the purview of the California Environmental Quality ACT {CEQA}. The project has been reviewed by the Department's Historical Preservation staff and was determined to be Categorical Exempt from Environmental Review.)

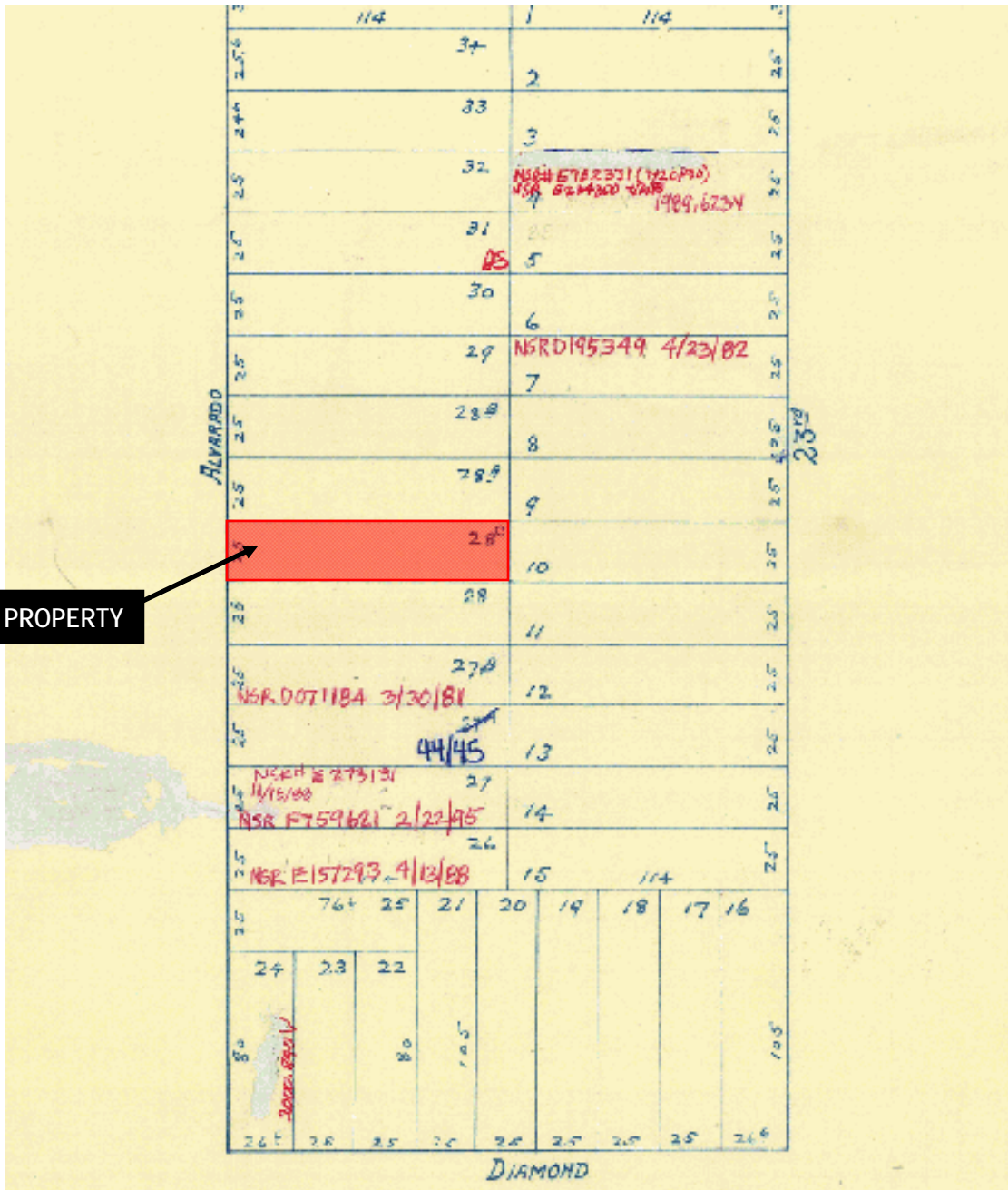
Under the Commission's pending DR Reform Legislation, this project would not be referred to the Commission as this project does not contain or create any exceptional or extraordinary circumstances.

RECOMMENDATION: Do not take DR and approve
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Attachments:

- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Context Photographs
- Section 311 Notice
- Revised Section 311 Notice
- DR Application
- Supplemental information from DR Requestor dated February 9, 2011
- Supplemental information received from DR Requestor on August 29, 2011
- Project sponsor submittal:
 - Response to DR Application dated February 16, 2011
 - Photographs taken from the rear of the subject property
 - Reduced Plans
 - 3D Renderings
 - Aerial view of subject block

Parcel Map

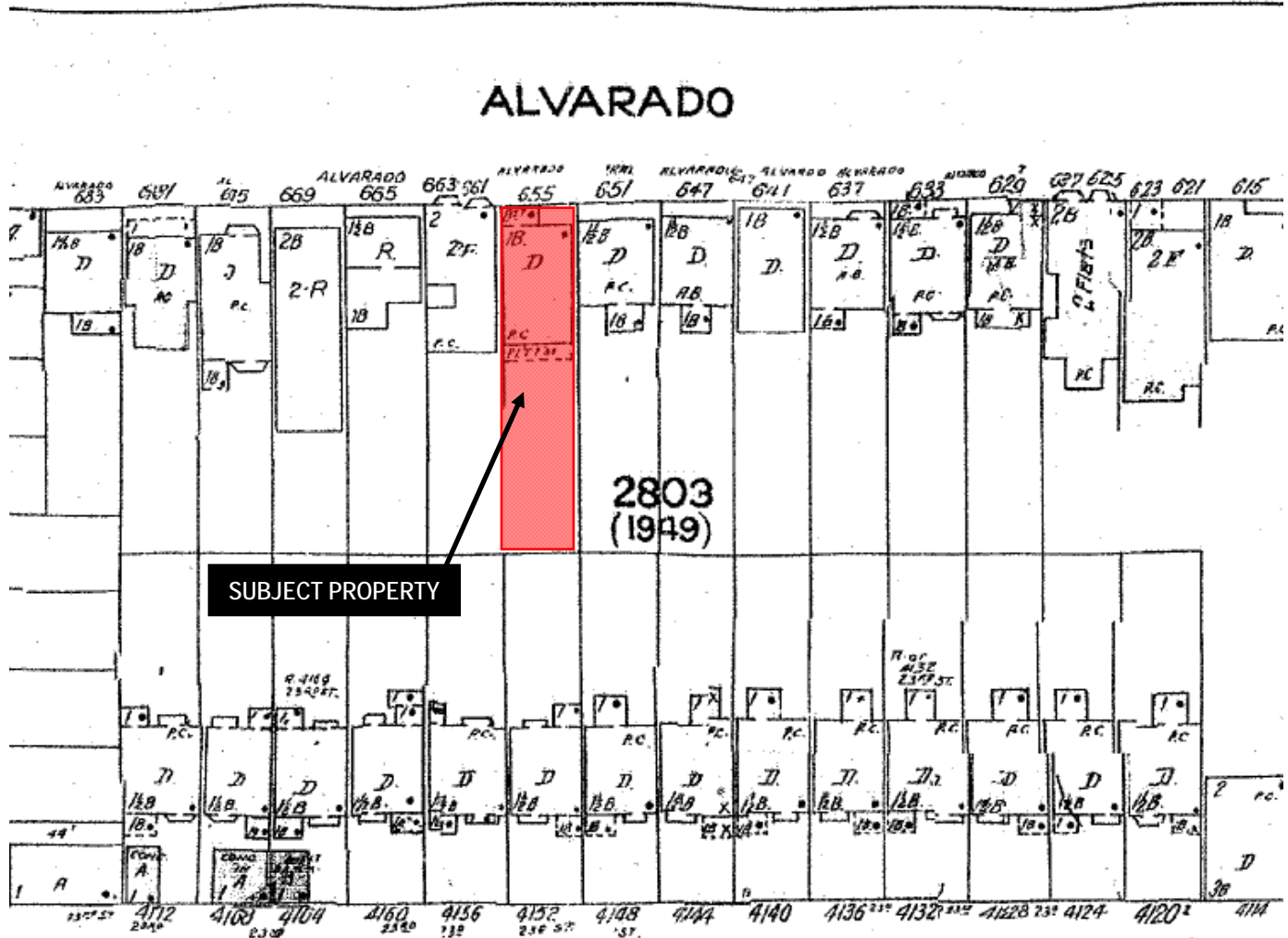


SUBJECT PROPERTY

Discretionary Review Hearing
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 655 Alvarado Street



Sanborn Map*



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



Discretionary Review Hearing
Case Number 2011.0082D
Abbreviated Analysis
655 Alvarado Street

Aerial Photo 1

SUBJECT PROPERTY



Aerial Photo 2



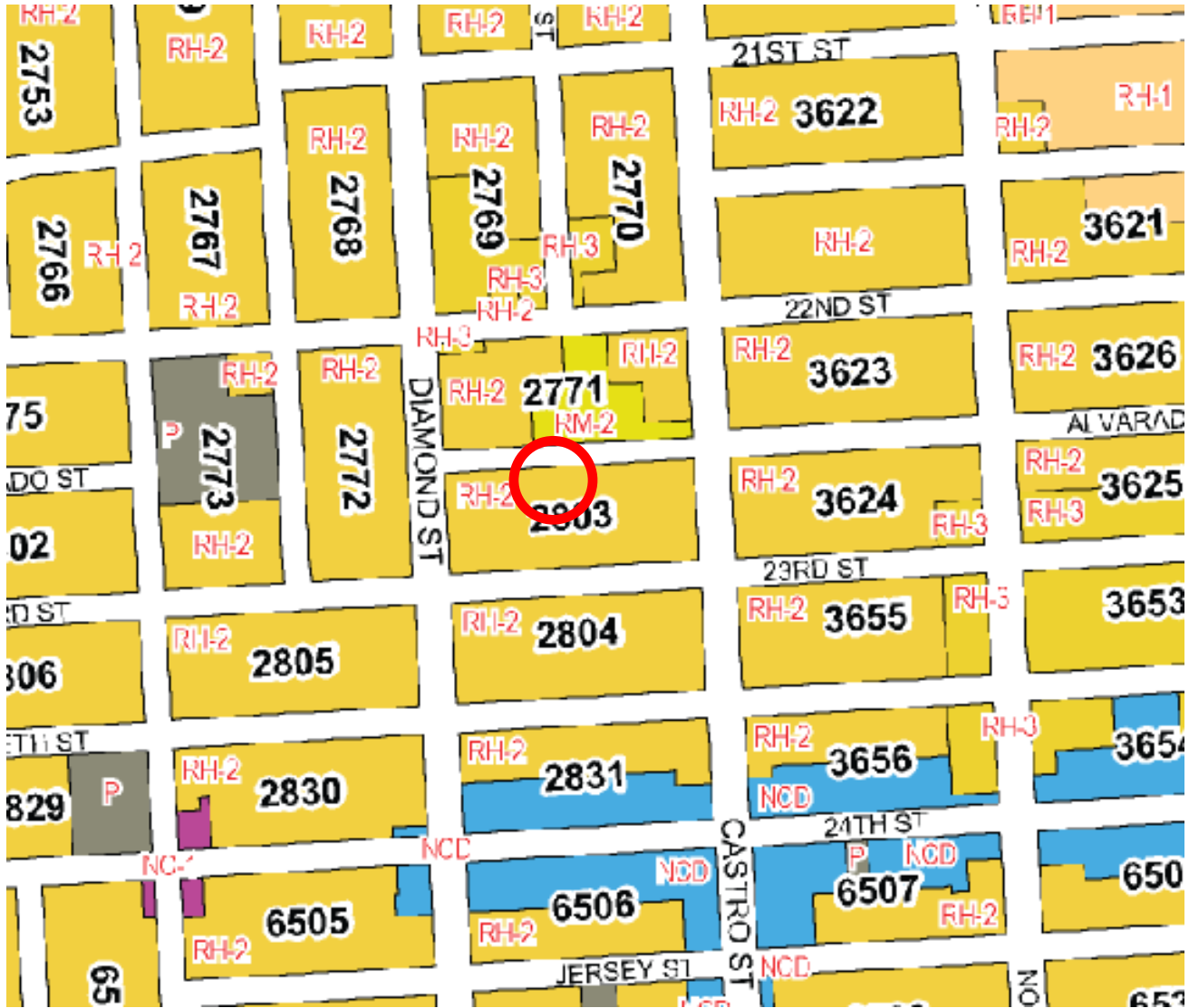
Aerial Photo 3



Aerial Photo 4



Zoning Map



Discretionary Review Hearing
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655 Alvarado Street

Site Photo from the front



Discretionary Review Hearing
Case Number 2011.0082D
Abbreviated Analysis
655 Alvarado Street

CASE NUMBER: 2011.0082D

APPLICATION FOR Discretionary Review Application

1. Owner/Applicant Information

DR APPLICANT'S NAME: John Ferretti and Mary Ferretti		
DR APPLICANT'S ADDRESS: 324 Elm St. San Bruno	ZIP CODE: 94066	TELEPHONE: (415) 401-9438 cell # 235-1680
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Jonathan Kaplan and Marci Glazer		
ADDRESS: 655 Alvarado St.	ZIP CODE: 94114	TELEPHONE: ()
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/> Mary Ferretti		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS:		

2. Location and Classification

STREET ADDRESS OF PROJECT: 655 Alvarado St.		ZIP CODE: 94114
CROSS STREETS: Castro / Alvarado St.		
ASSESSORS BLOCK/LOT: 28031028C	LOT DIMENSIONS: 25x114	LOT AREA (SQ FT): 2850
ZONING DISTRICT: RH-2	HEIGHT/BULK DISTRICT: 40x	

3. Project Description

Please check all that apply

Change of Use Change of Hours New Construction Alterations Demolition Other
 Vertical Extension
 Horizontal Extension

Additions to Building: Rear Front Height Side Yard

Present or Previous Use: single family residence

Proposed Use: single family residence

Building Permit Application No. 2009.11.3061 Date Filed: 12-11-09

11.0082D

Discretionary Review Request

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

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

We were not notified of a pre-planning meeting held on Nov 23, 2009 (Thanksgiving weekend). At the meeting the architect told an attendee we were OK with the project. We never spoke with him. I called the planner. She went on medical leave. I spoke with Delvin Washington. 5/27/10 Mr. Washington said letter was sent out early February, they had concerns about massive project, "wait for next notice." I received a copy of the notice on 12-19-11 (during busy holiday season), not mailed to John Ferretti. I attempted to meet with the architect. He was out of town. I had the permit expiration date extended due to errors written on the building permit application and also wanted to meet →

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:

Sec. 311(c)(1) Sec. 101.1 protects existing neighborhood character →

- Ensures the building's scale is compatible with surrounding buildings both in height and depth.
- Ensures that the building respects the mid block open space
- Maintains light to adjacent properties by providing adequate set backs.
- provide adequate light, air privacy.

None of the above will be ensured leaving 651 Alvarado St. "the feeling of being boxed in and cut off."

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?

Provide adequate set back property line terraces in order to maintain and provide adequate light, air and privacy.
 Remove property line window to maintain privacy
 Reduce size of new 14x20 (plus) wall on the property line
 Reduce the rear addition which impacts mid block open space and is not in keeping with depth of my building (651 Alvarado St.) or neighbors buildings, severing the "specific community amenity"

#1 with the architect. We finally met on January 8, 2011. He never got back to us. The proposed project is 4,700 square feet. Our home is 1200 square feet.

(as of Jan 2010)

* Please note the architect, Mr. Linsteadt, knew the correct address for John Ferretti was 324 Elm St. San Bruno CA. The second Notice of the Building Permit Application dated 12-13-10 was not sent to John Ferretti.

April 2010 - New property owners at 647 Alvarado St. - never notified or discussed project with them

#2

651 Alvarado St.
647 Alvarado St.
663 Alvarado St.
665 Alvarado St.
681 Alvarado St.

are concerned with losing "mid block open space", the "specific community amenity".
• building scale is not compatible with surrounding buildings

651 Alvarado
663 Alvarado } will lose air/light and privacy

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.

The architect never got back to us regarding our concerns.

11.0082D

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: _____

John Ferretti
Mary Ferretti

Date: _____

Jan. 24, 2011

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

John Ferretti and Mary Ferretti - owners

Owner / Authorized Agent (circle one)

11.00820

HAND DELIVERED

February 9, 2011,

Adrian Putra
Planner
San Francisco Planning Department
1660 Mission St.
San Francisco, CA 94103

RE: Building Permit Application No. 2009.12.11.3061

Project Address: 655 Alvarado St.

Assessor's Block / Lot # 2803/028C

DR Application filed 1/24/2011

Dear Mr. Putra,

For your information and to give you a clear understanding of the above referred proposal and it's negative impact please see the attached 11 pages ranging from sizes 11" x 17" thru 11" x 42" containing 38 photos and illustrations my and my neighbor's concerns.

I am also including a copy of emails (between Mr. Linsteadt and I) dating back to January 2010. To date Mr. Linsteadt has not gotten back to me or my neighbors.

I appreciate your time.

Mary Ferretti

Cc: Lucy Webb
Sent: Monday, January 11, 2010 8:58 AM
Subject: RE: 659 Alvarado St. San Francisco

Hi Mary,

Yes, we had the pre application meeting on November 23rd. Your letter came back marked undeliverable - with no forwarding address (we received six such returns). I'm sorry it didn't reach you, and we certainly were not trying to avoid you - San Francisco Planning dictates the exact addresses we were to invite to the meeting. We also didn't suggest to the Flynn's that you were in support of the project (your name/property didn't come up at the meeting). We are happy to send along copies of the plans to you - the Planning Department will be sending them to you as well (the entire neighborhood will receive plans).

Best,

Ken

From: mary ferretti [<mailto:mferrettisf@astound.net>]
Sent: Friday, January 08, 2010 4:19 PM
To: Lucy@kenlinsteadt.com
Subject: 659 Alvarado St. San Francisco

Ken Linsteadt
Ken Linsteadt Architects

Dear Mr. Linsteadt,

My brother, John Ferretti, and I own 651 Alvarado St. I was given your number by my neighbor Chris Flynn whom owns 661 Alvarado St. I was informed by Ms. Flynn and her son John Flynn that you had a pre application meeting the end of last year with neighborhood occupants that might be affected by the addition. The Flynn's informed me that you told them at the meeting that my brother and I were ok with the proposed plans for the addition of 659 Alvarado St. Both my brother and I have never received any information on proposed plans for 659 Alvarado St. nor have we ever spoken with you or the owners of 659 Alvarado St regarding any proposed addition. My next door neighbors at 659 Alvarado St. know my phone number. I find it surprising that the addition was never brought to my or my brothers' attention by you or the owners at 659 Alvarado St. When was the first correspondence sent out to the neighborhood? Why were we not on a list of persons to correspond to?

I would hate to think this was intentional on you and your client's part.

I would appreciate your attention to this matter.

Thank you,

Mary Ferretti

From: John Flynn <flynn@sonic.net>
Subject: **Re: 659 Alvarado St. San Francisco**
Date: January 11, 2010 1:29:31 PM PST
To: "mary ferretti" <mferrettisf@astound.net>
Cc: "Ken Linstead" <Ken@keninsteadt.com>

Dear Ken,

I must correct you on the exchange that took place between you and I back in November.

I had asked why Mary or John Ferretti were not at the meeting as they are the owners of the house to the immediate east of the property at 659 Alvarado. You did convey to me that they were not opposed to the extension, and in fact it was your understanding that Mary and John had similar plans underway for their property.

I also received a version of the plans in the mail, but when I phoned your office with a question whether these plans were the original plans, or the updated ones that you and the property owner were discussing that night, she said that she had "no idea." She also said that she would make sure you phone me to advise of which. I still have not received any call.

John Flynn
(661 Alvarado)
Cell: 650-465-3040

On Jan 11, 2010, at 1:02 PM, mary ferretti wrote:

Dear Ken,

I forwarded a copy of your email to Mr. Flynn. We are old neighbors since we were 6 years old. I have no reason to doubt his word. My renters have always forwarded mail to me and I was in contact with the neighbors at 659 Alvarado St. as late as the end of October because they told me they were interested in purchasing my property and combining making to make one big parcel.

I would appreciate it if you would please email me copies of all correspondances, past and present along with proposed plans.

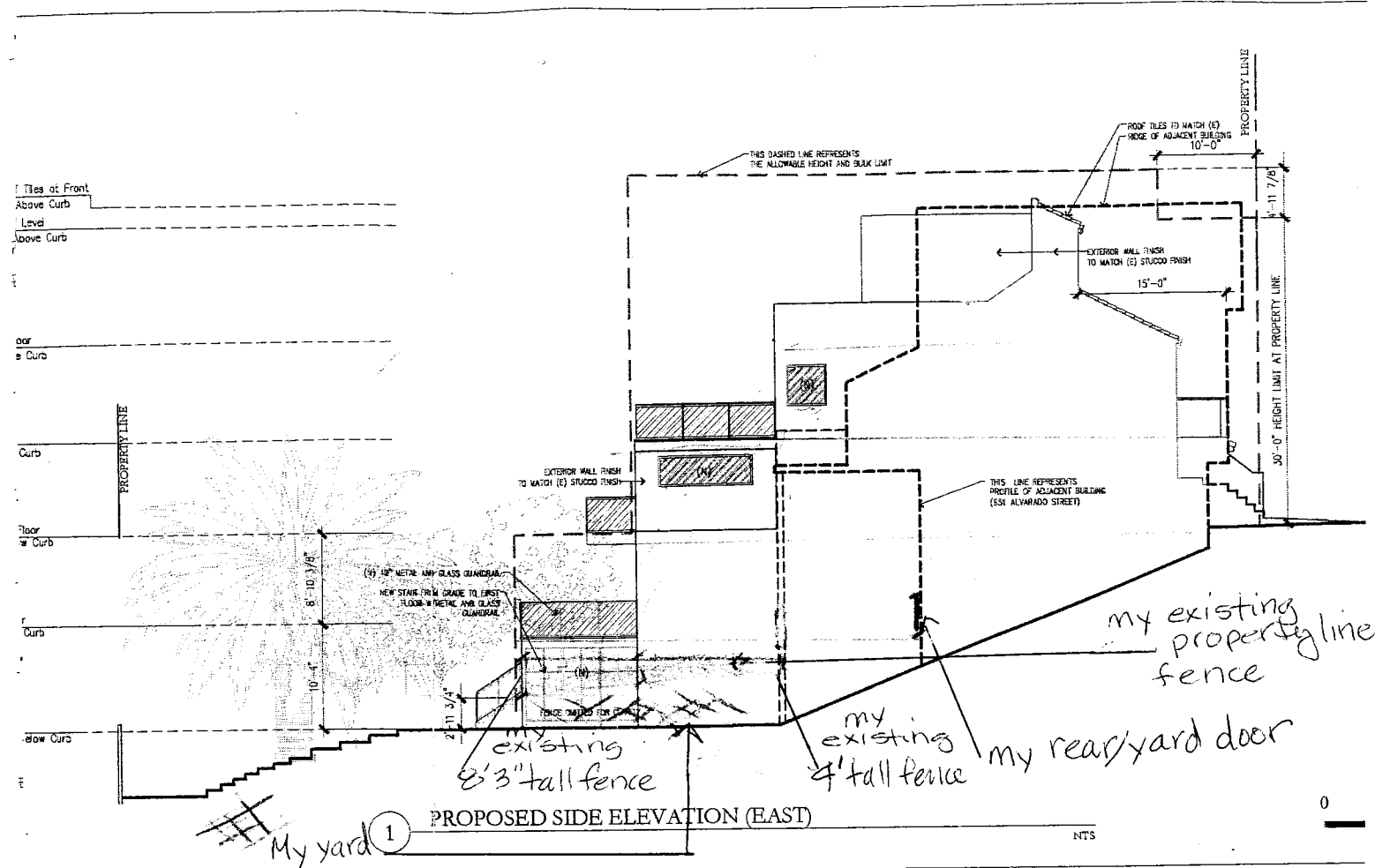
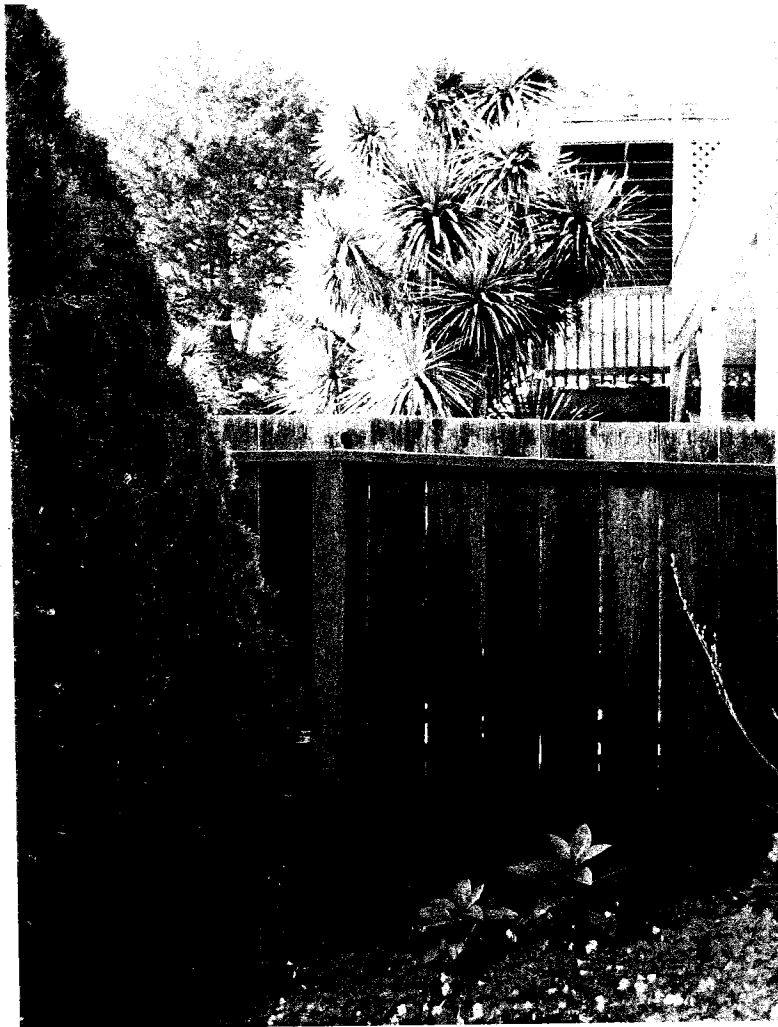
Thank you,

Mary Ferretti

cc: John Flynn

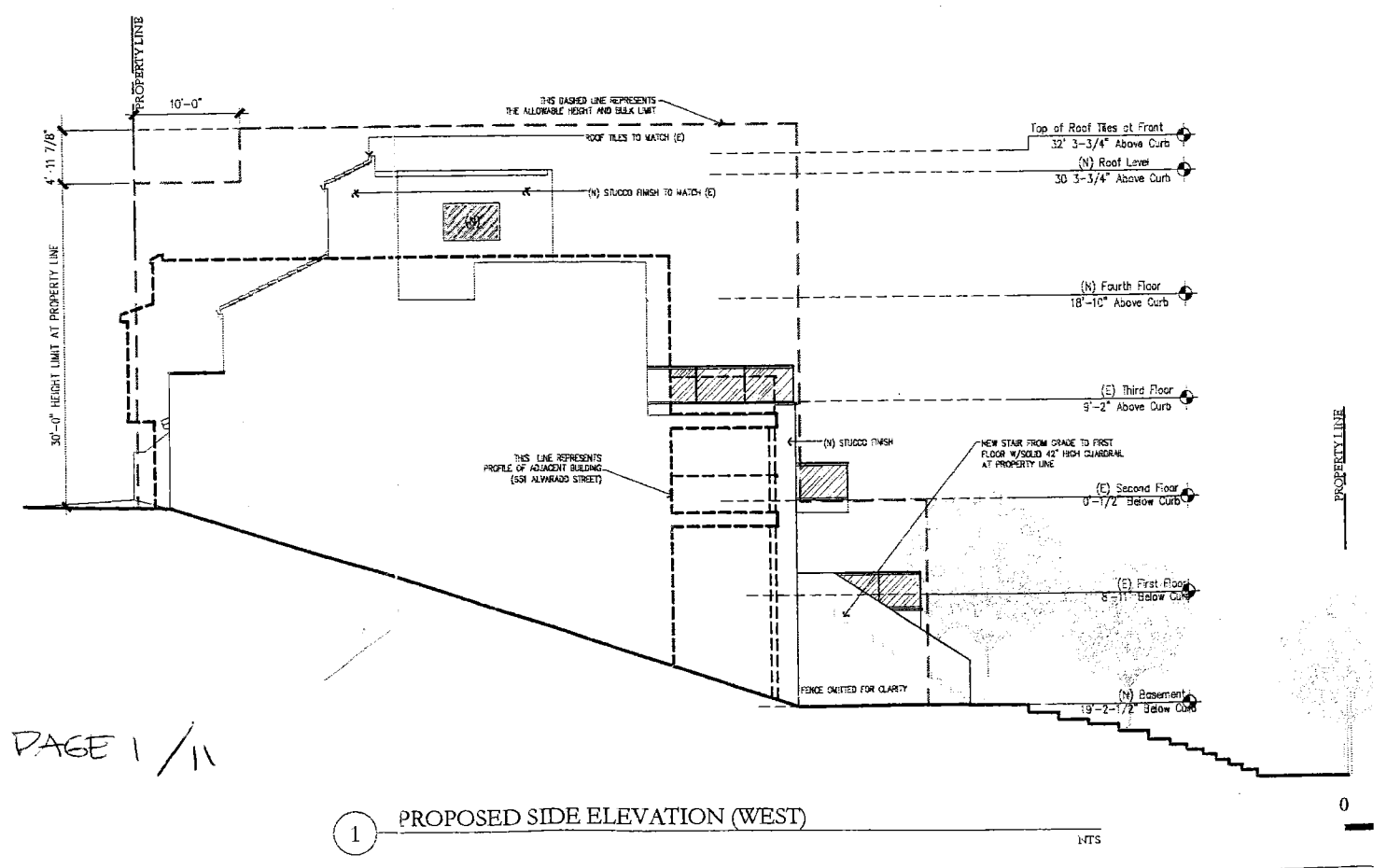
----- Original Message -----
From: Ken Linstead
To: mferrettisf@astound.net

8' 3" tall fence (at left)

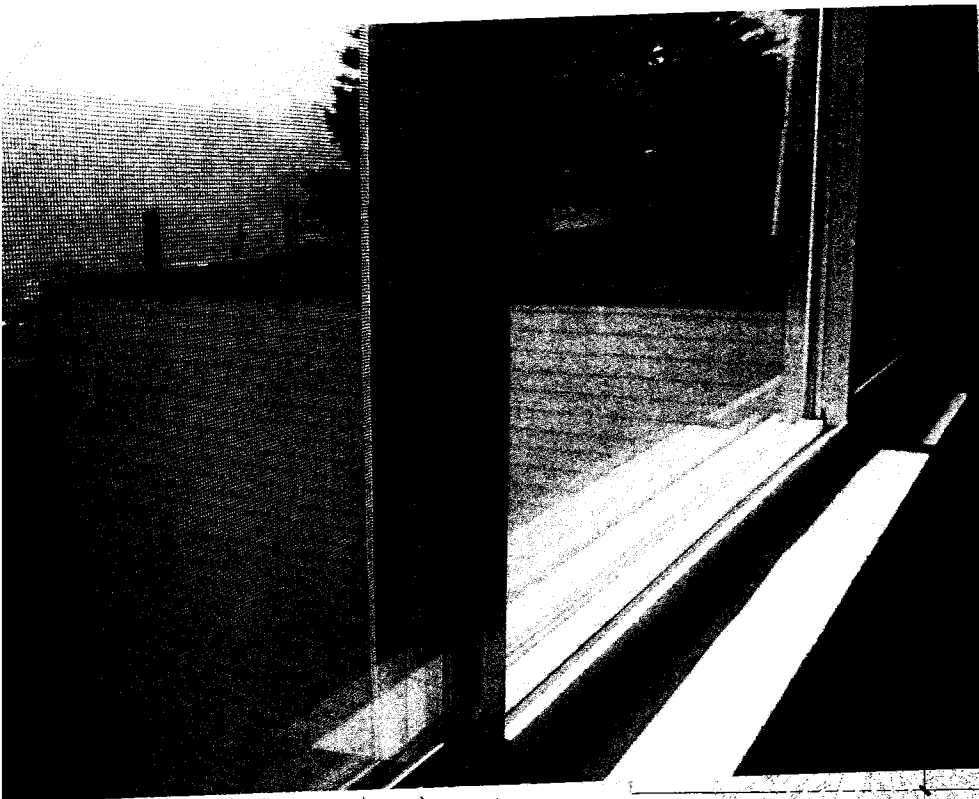


the proposed project will go below my yard (foundation)

4' tall fence (at right)

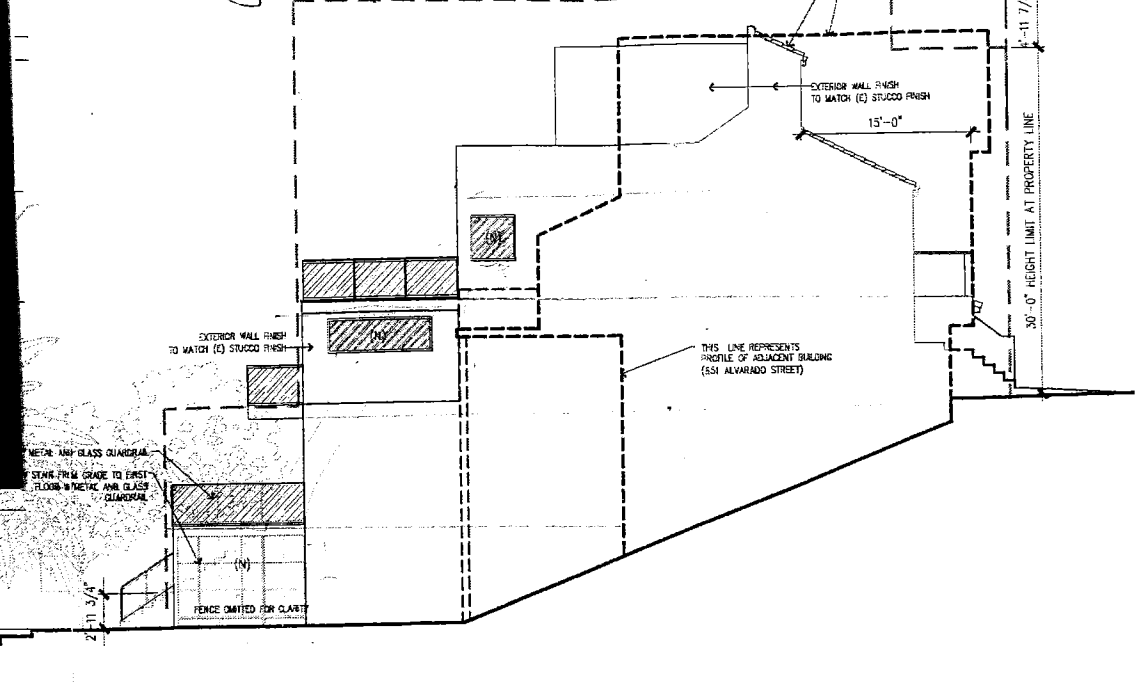


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rear bedroom window

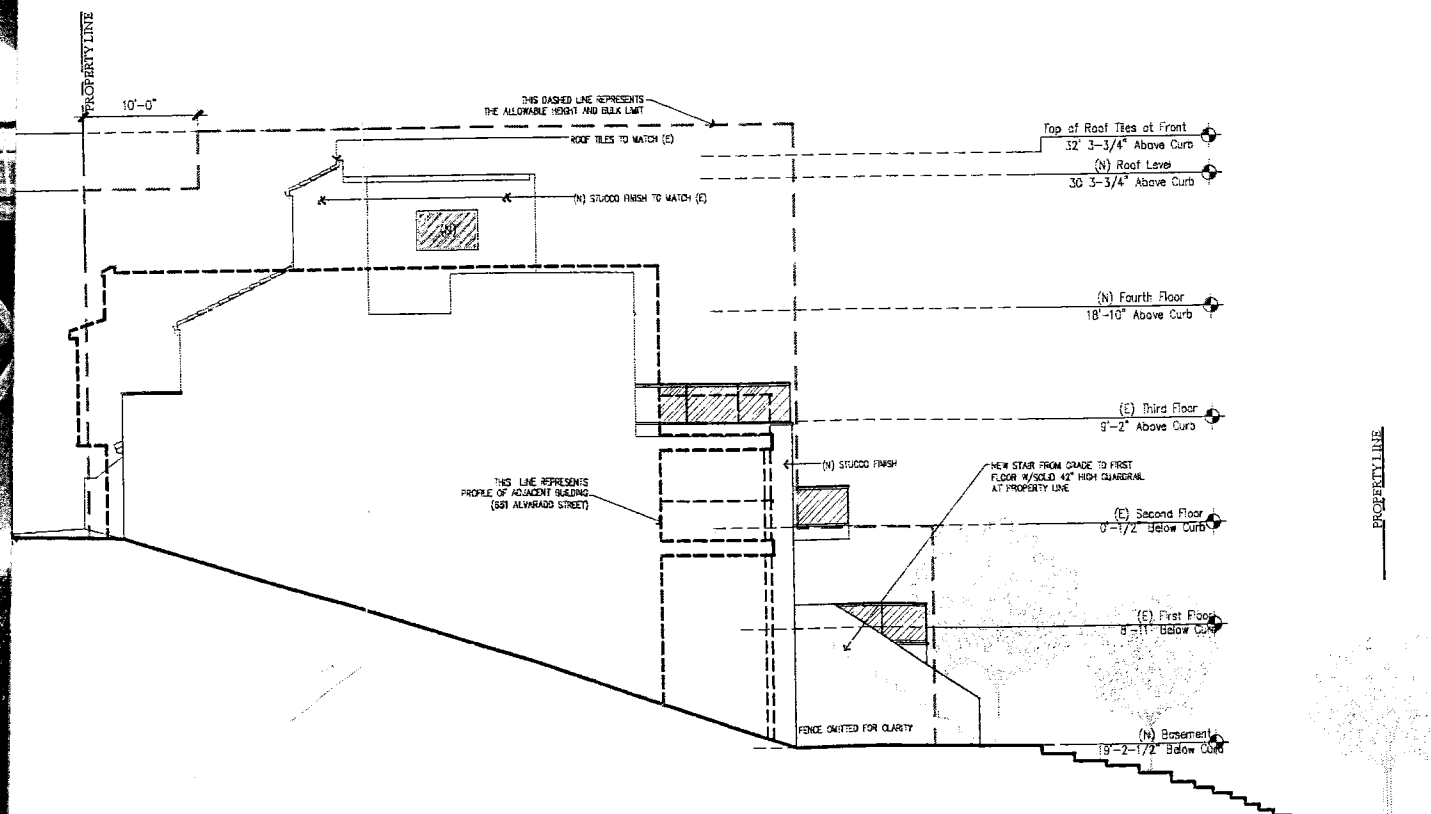
proposed top floor terrace will allow people to look into the bedroom window / will lose privacy, light and air.



1 PROPOSED SIDE ELEVATION (EAST)

NTS

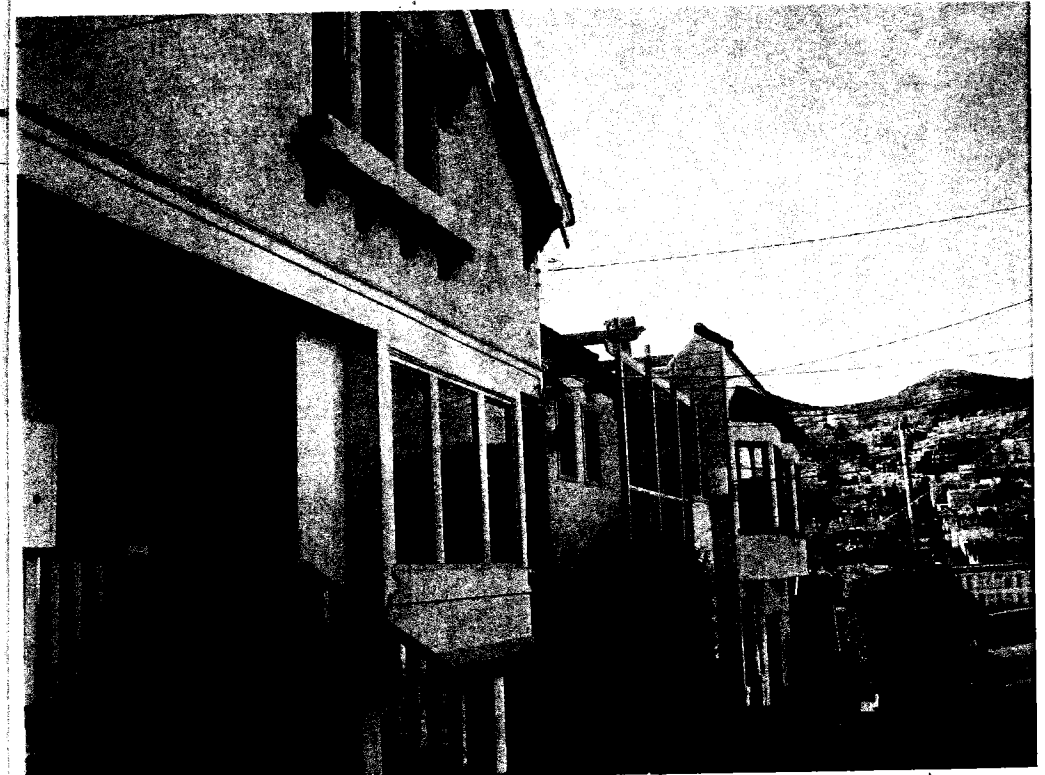
0 5'



1 PROPOSED SIDE ELEVATION (WEST)

NTS

0 5'



655 Alvarado St. is already set back.
 Set back at rear will add to massive property line wall.
 terrace will allow people to look into bedroom; losing privacy.
 terrace will add to loss of light, air and privacy.

Alvarado St.

house is located at the top of the hill.

It is located in middle of block between steep hills.



← Castro St →

Diamond St. →



Castro St.

Diamond St.

1 EXISTING FRONT ELEVATION

NTS

0 5' 10' 20'

3 PROPOSED FRONT ELEVATION

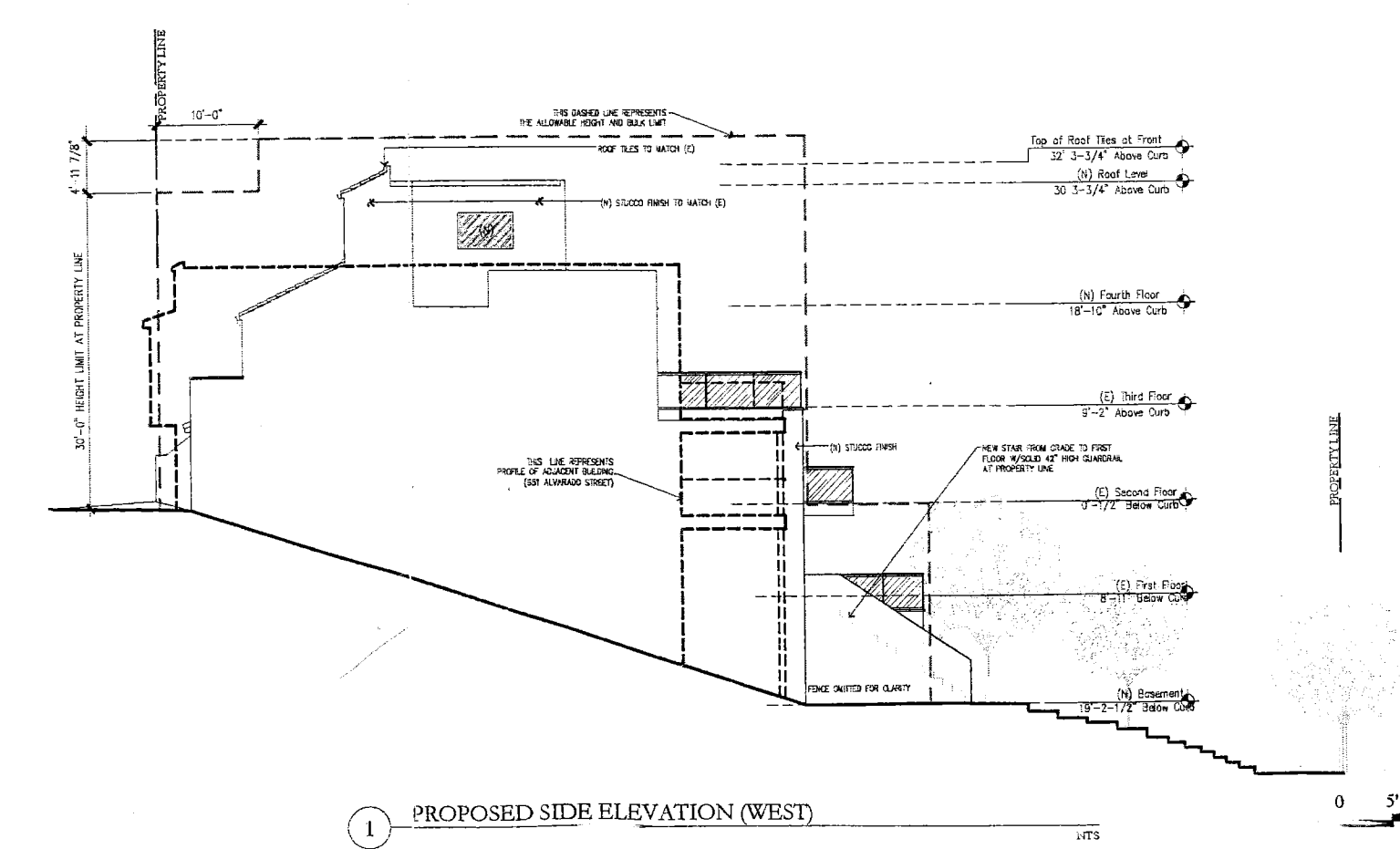
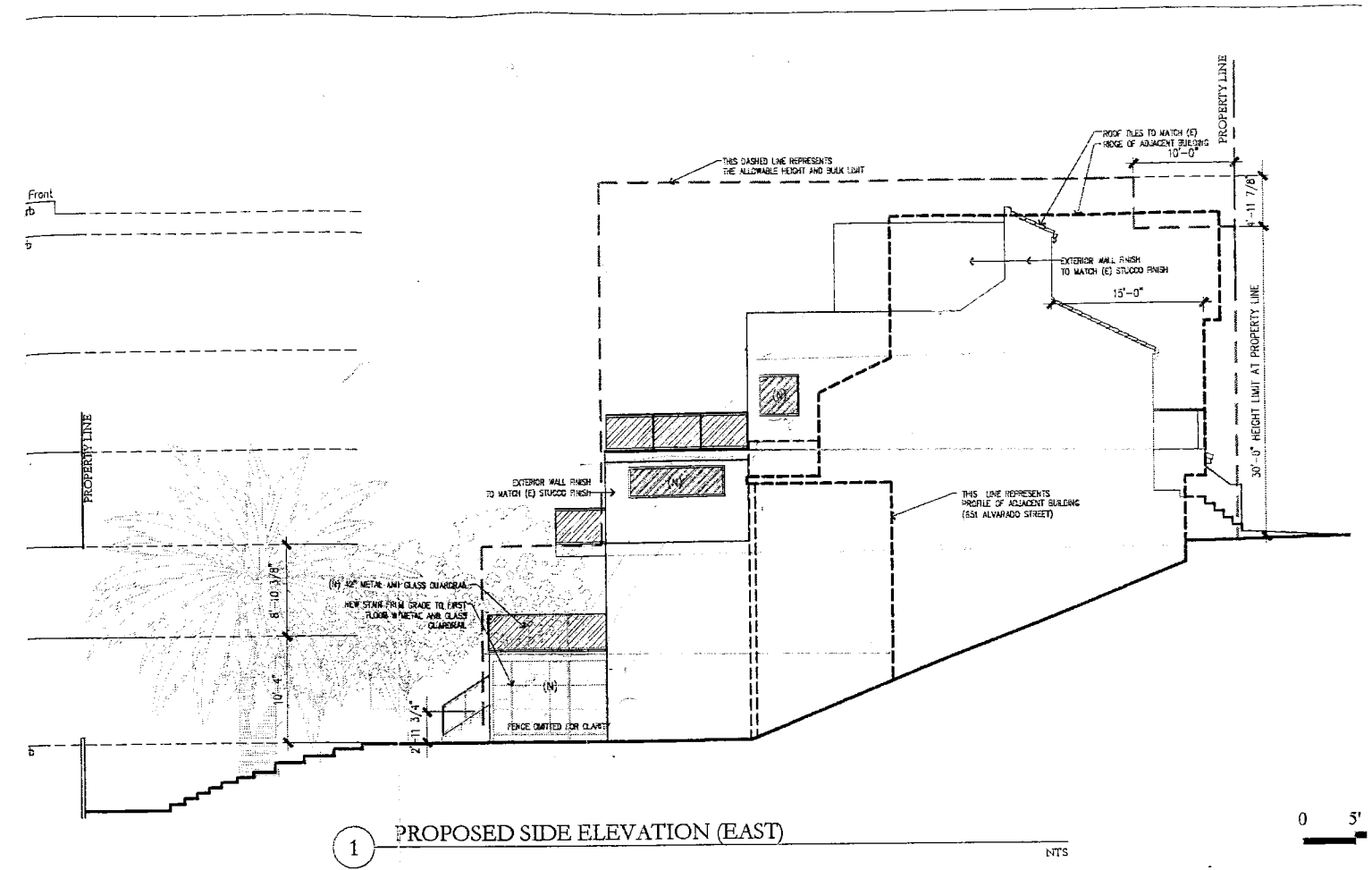
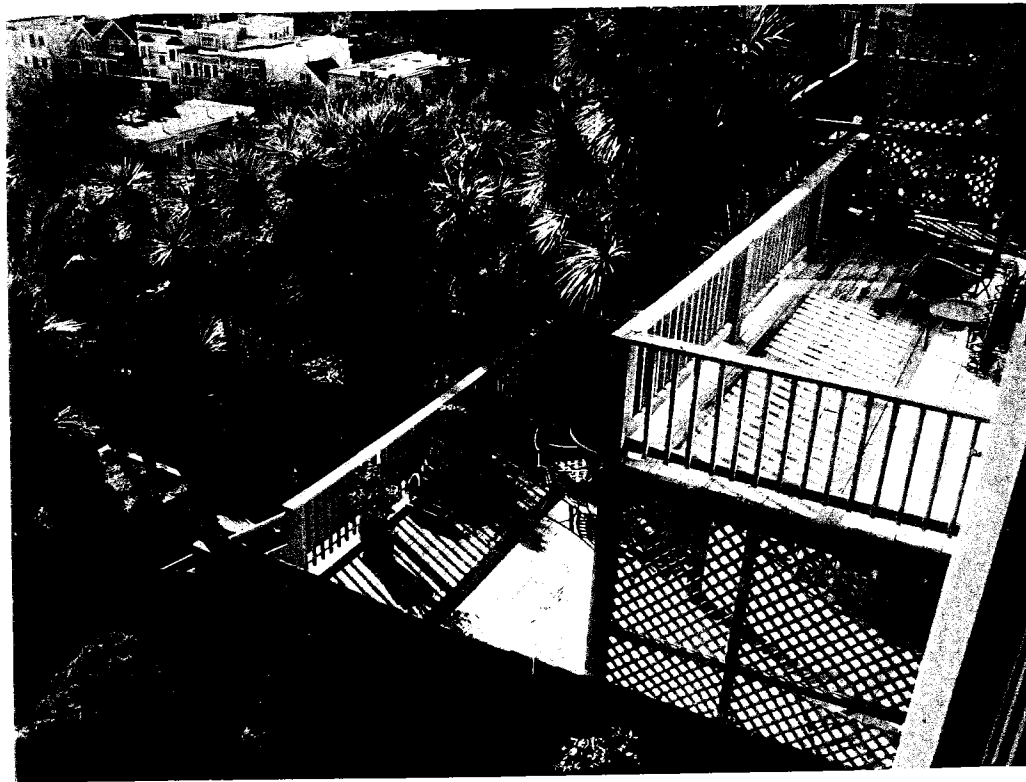
NTS

0 5' 10' 20'

addition will cut me
off from neighbors

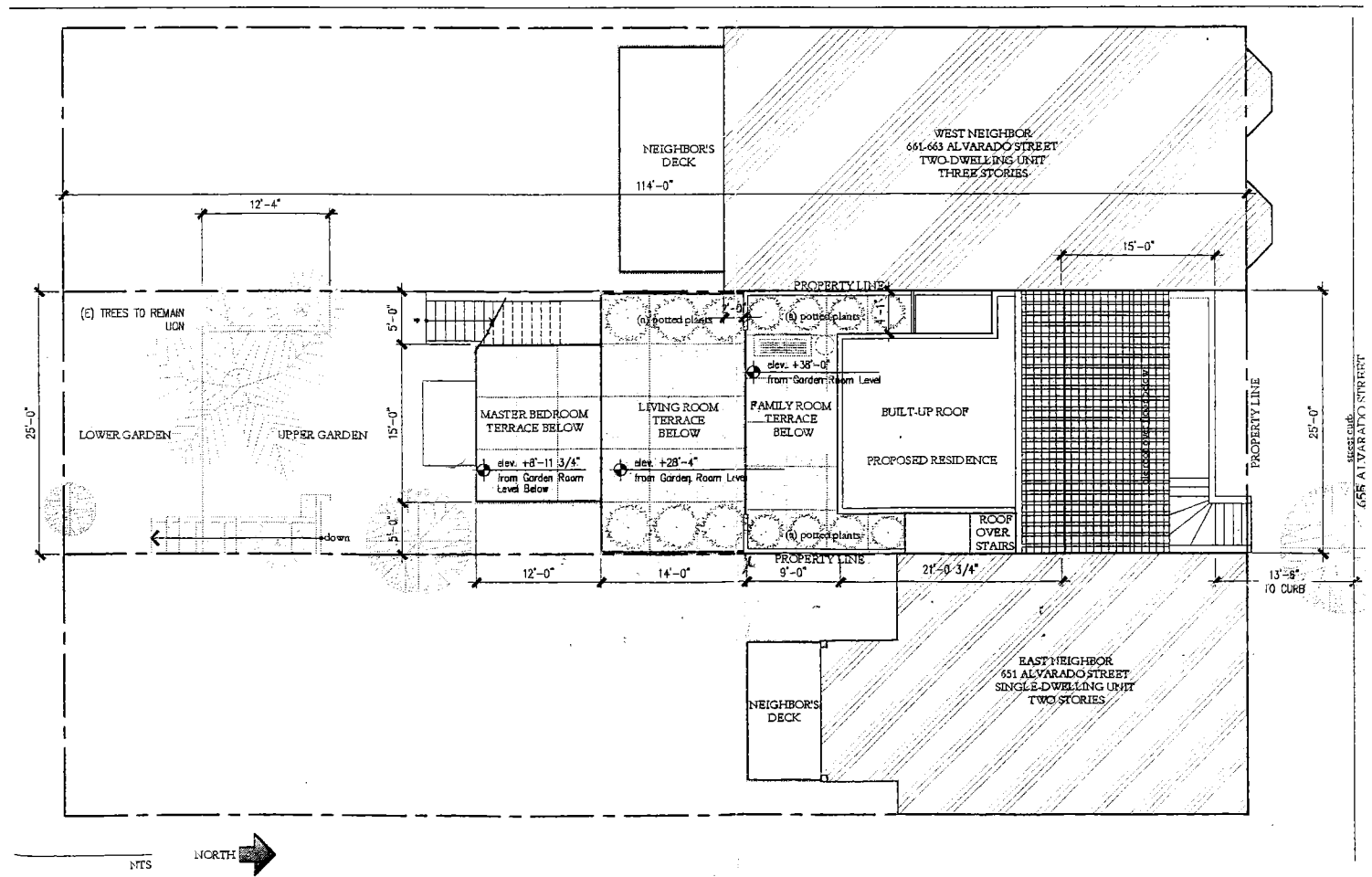
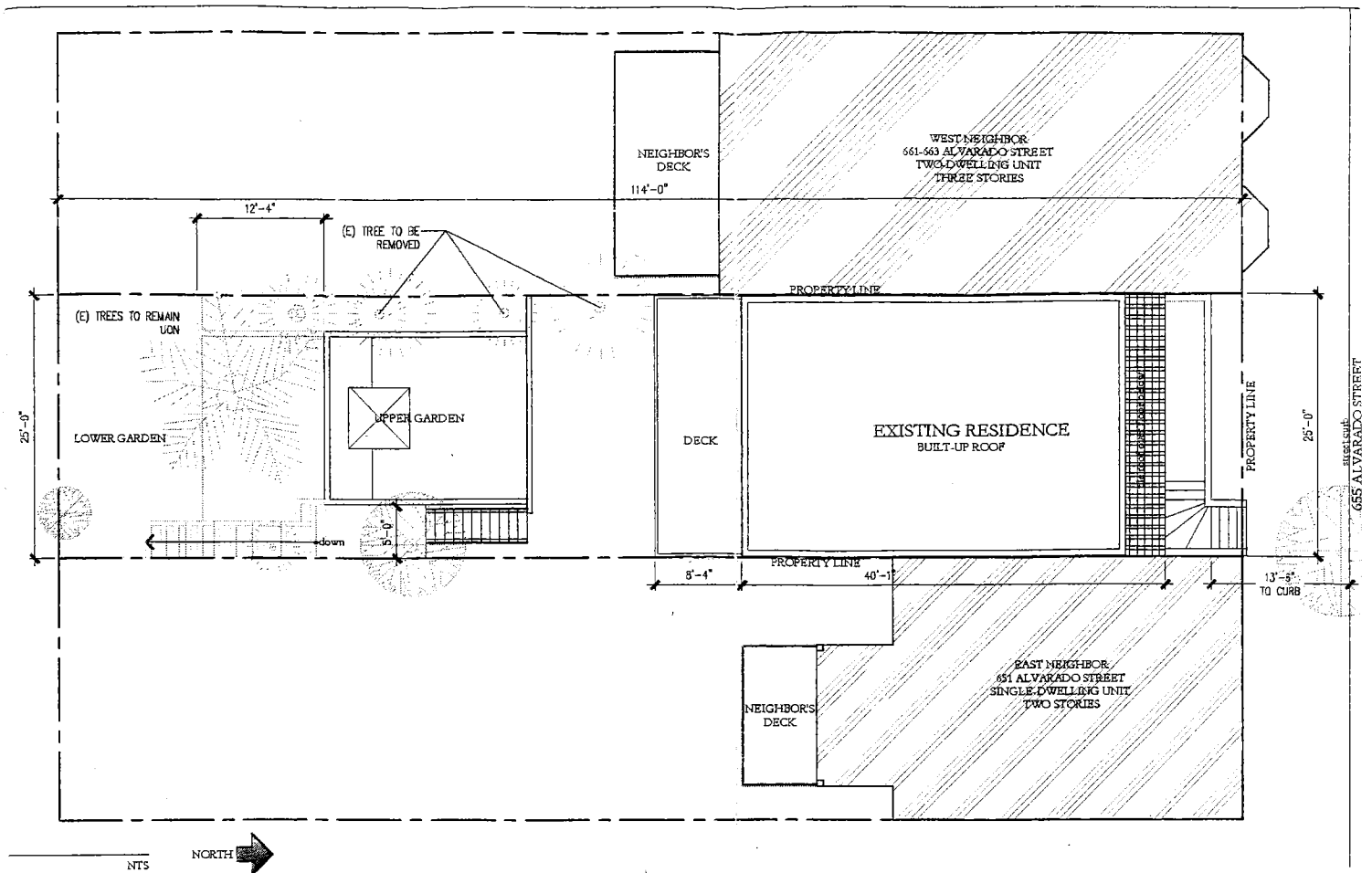
"boxed in" feeling

view from
my deck





- My yard slopes down
- Property line terraces will cause me to lose light, air and privacy.
- While in my yard I will feel dwarfed by the towering building/terraces.
- Neighbors will be looking over me.

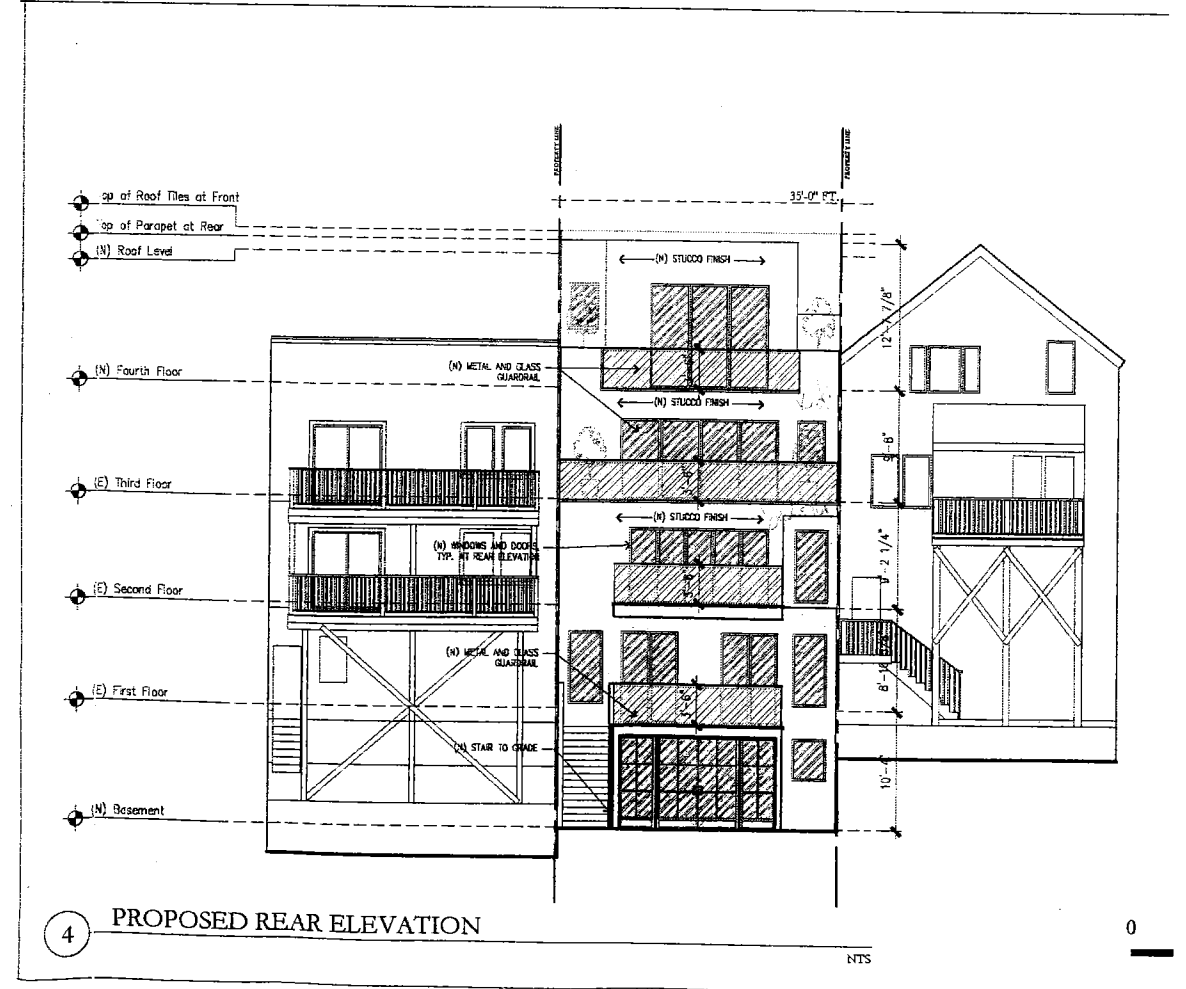
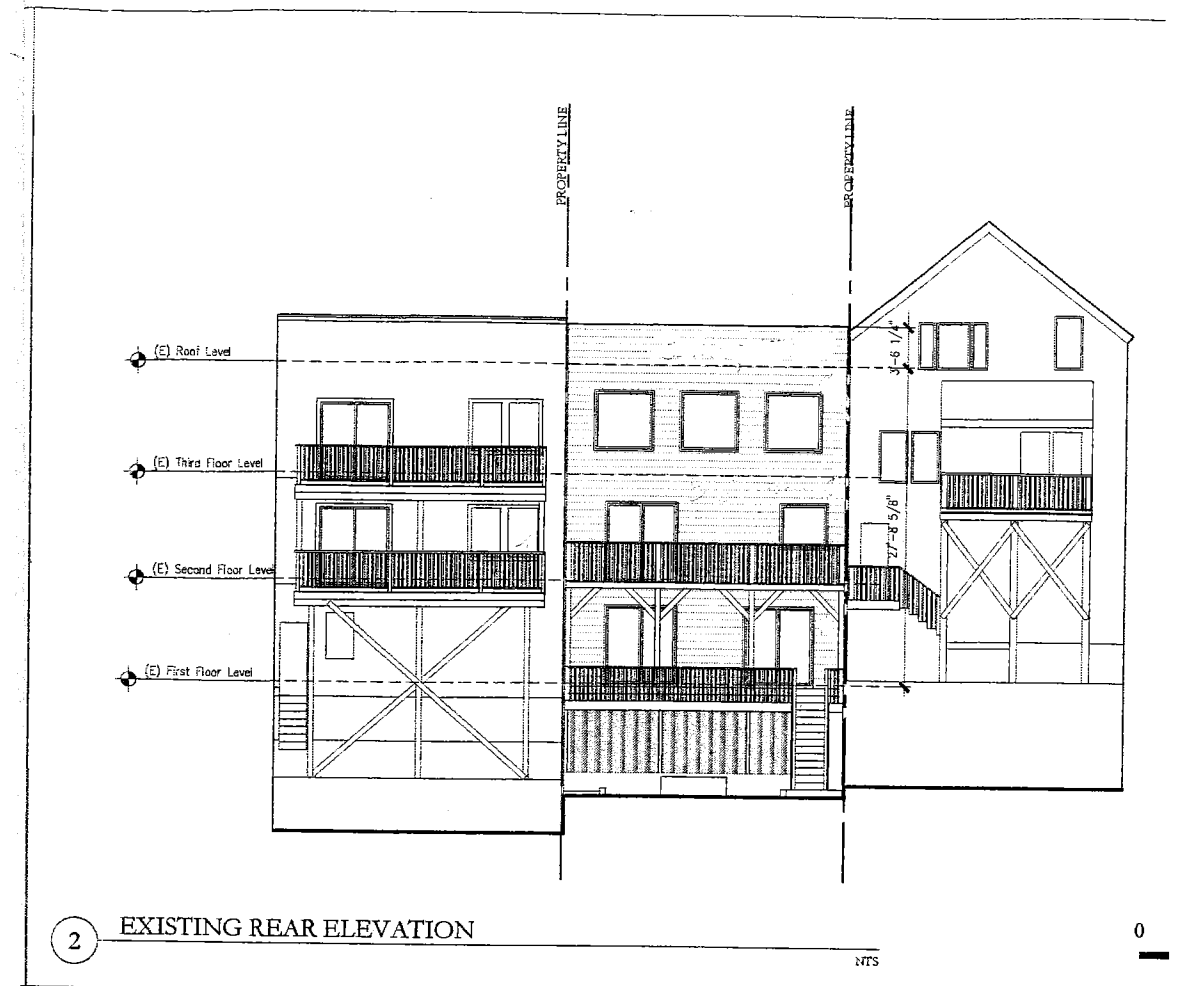


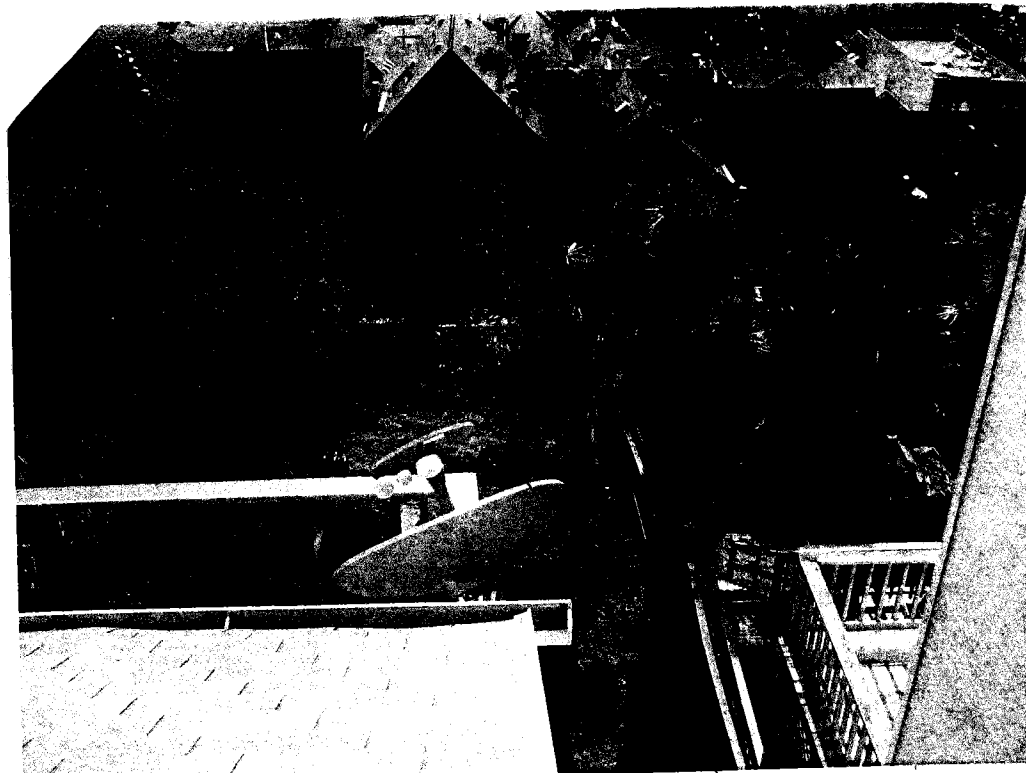


in 1989
 55 Alvarado St. was gutted and went from 900 square feet to 2,700 square feet.
 pushed out just short of rear of 661 Alvarado St.



My yard slopes down.
 Property line terraces will create a dwarfed feeling while standing in yard and will cause loss of light, air and privacy.





"lose mid block open space."

my rear fence



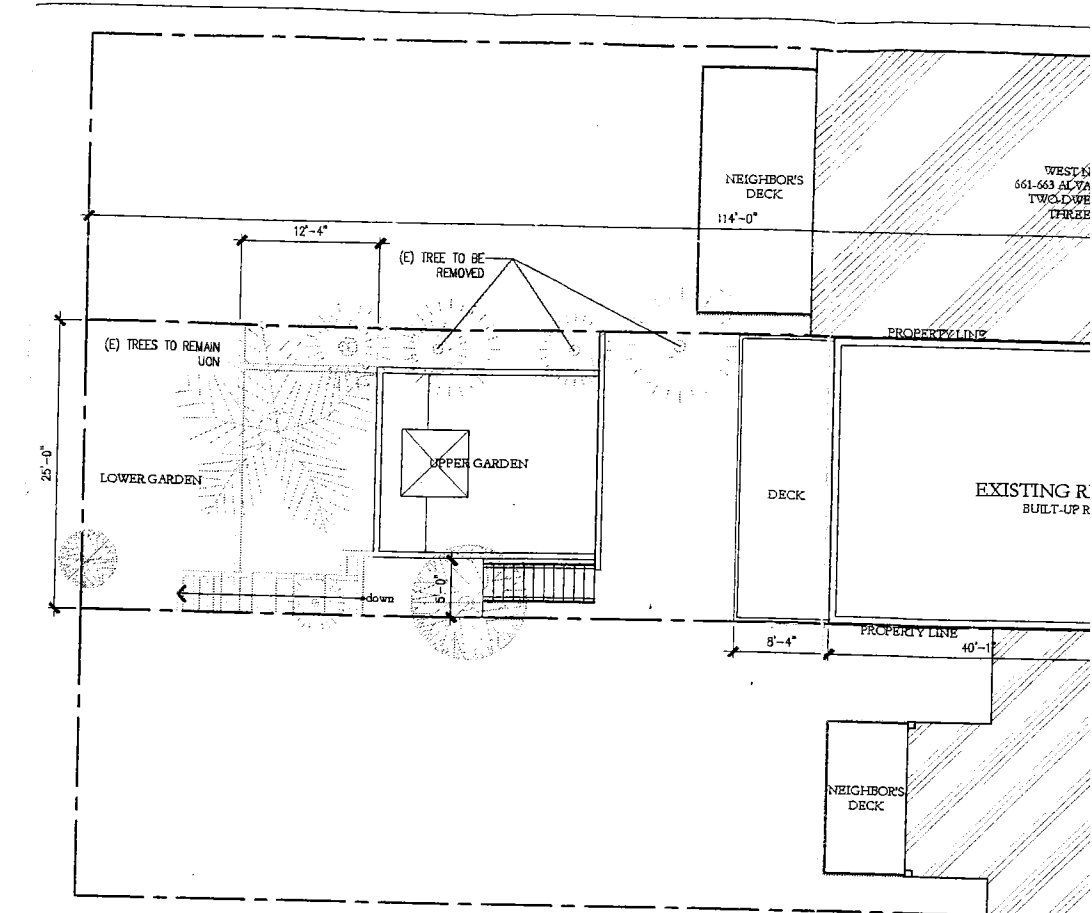
my house

Houses on 23rd St. (rear)

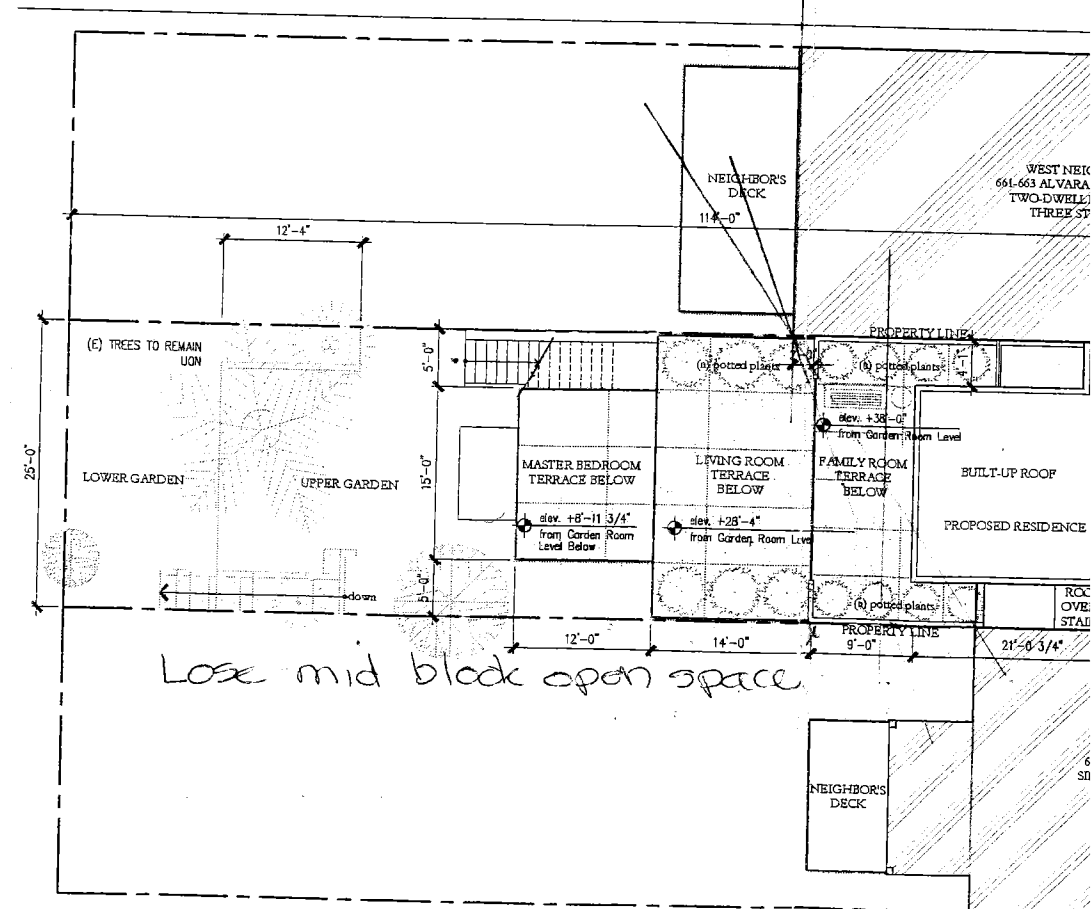


Houses at rear (23rd St.) are set back lot due to high stairs length
 Approx. open yard measurements (NOT INCLUDING OPEN DECKS)

- 651 Alvarado St 60'1"
- 647 Alvarado St 62'1"
- 665 Alvarado St 61'5"
- 661 Alvarado St 55'3"

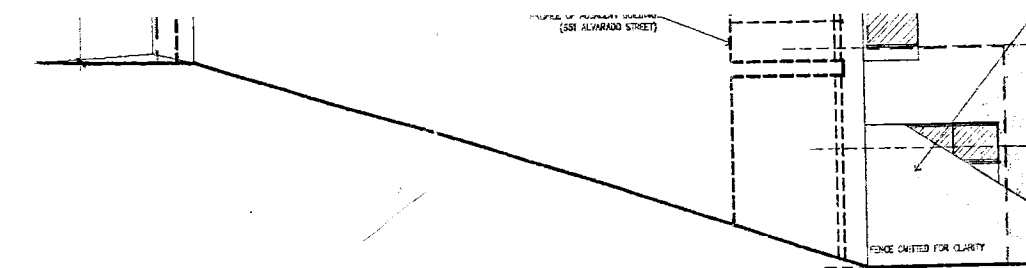


NTS NORTH

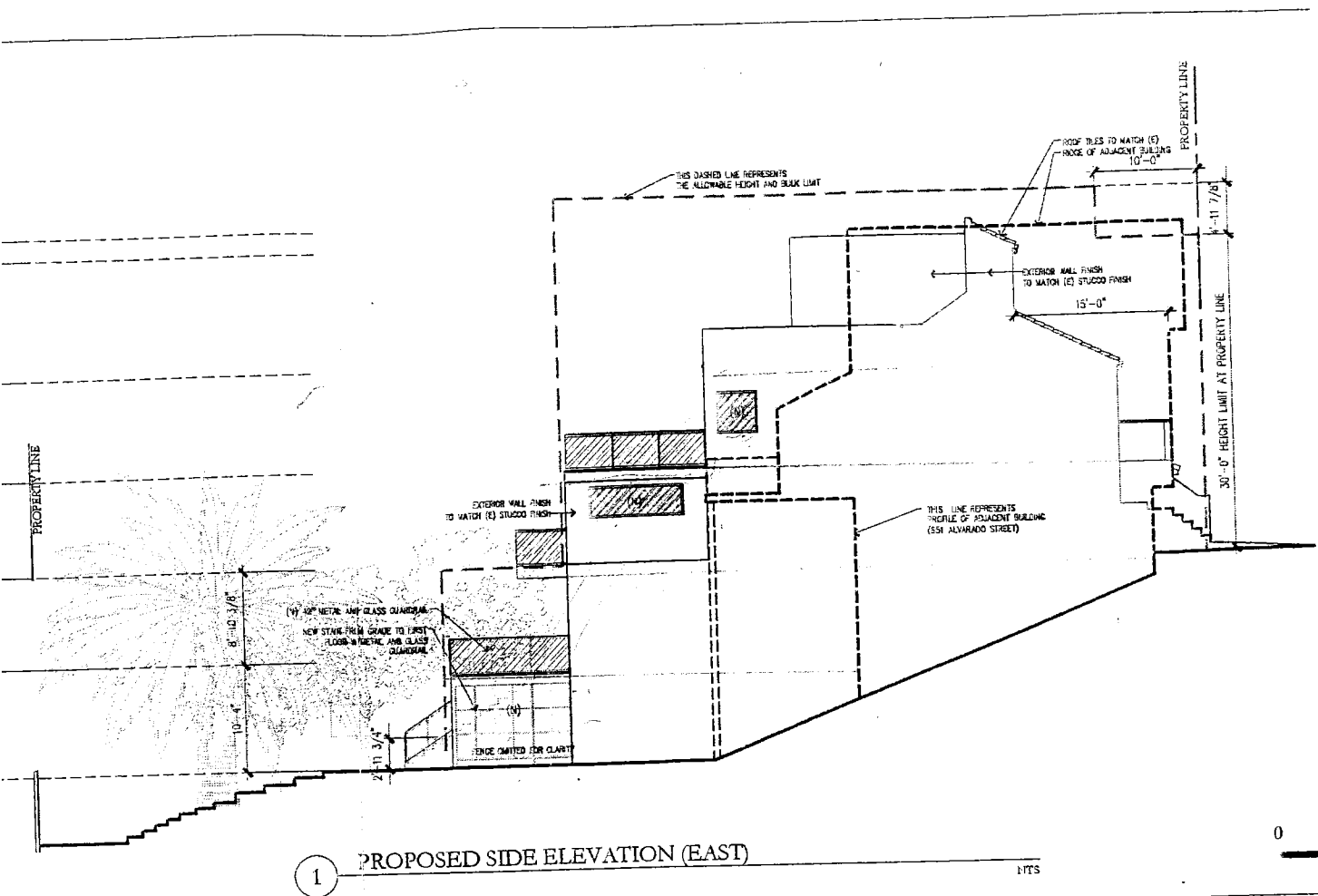


Lose mid block open space.

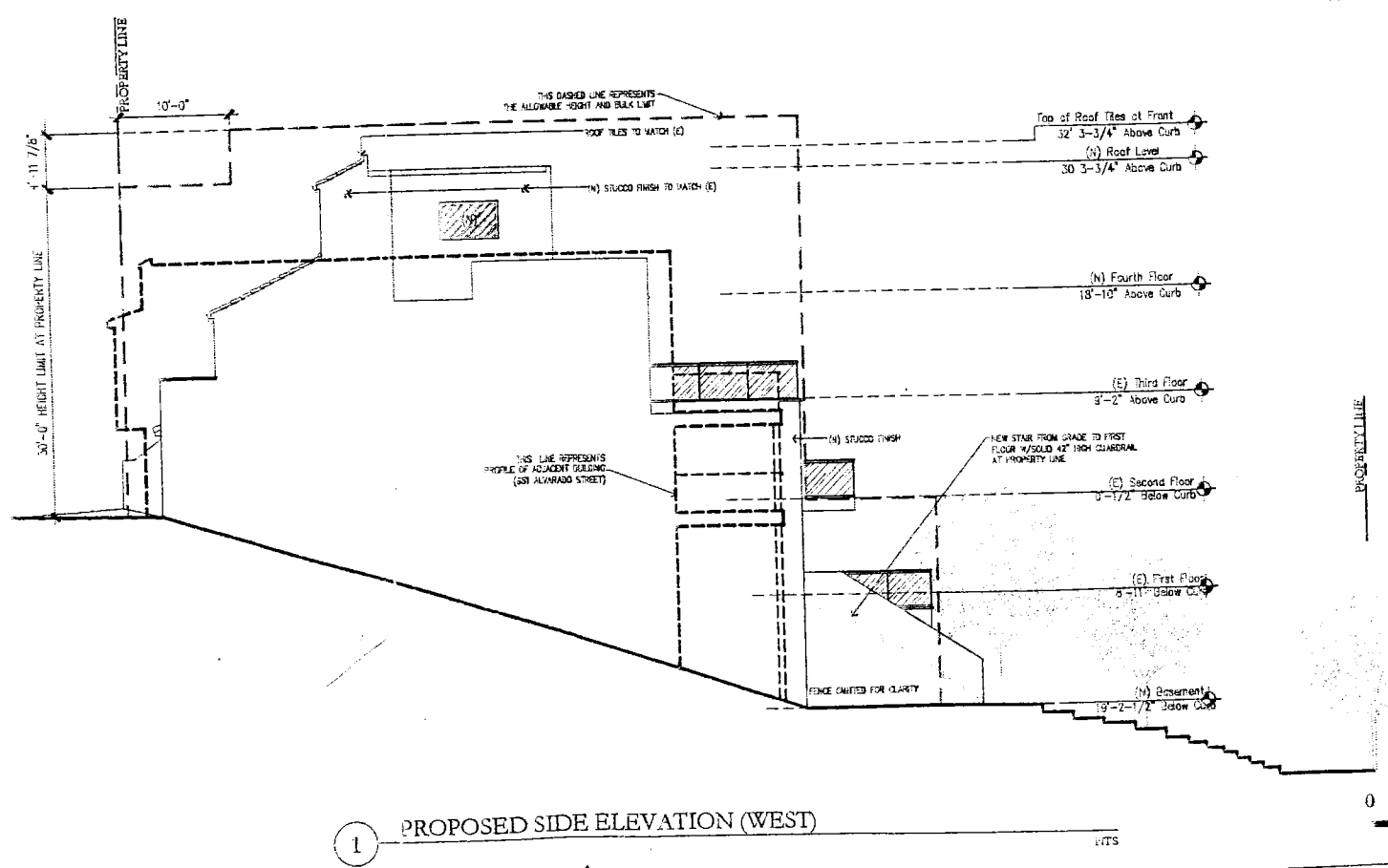
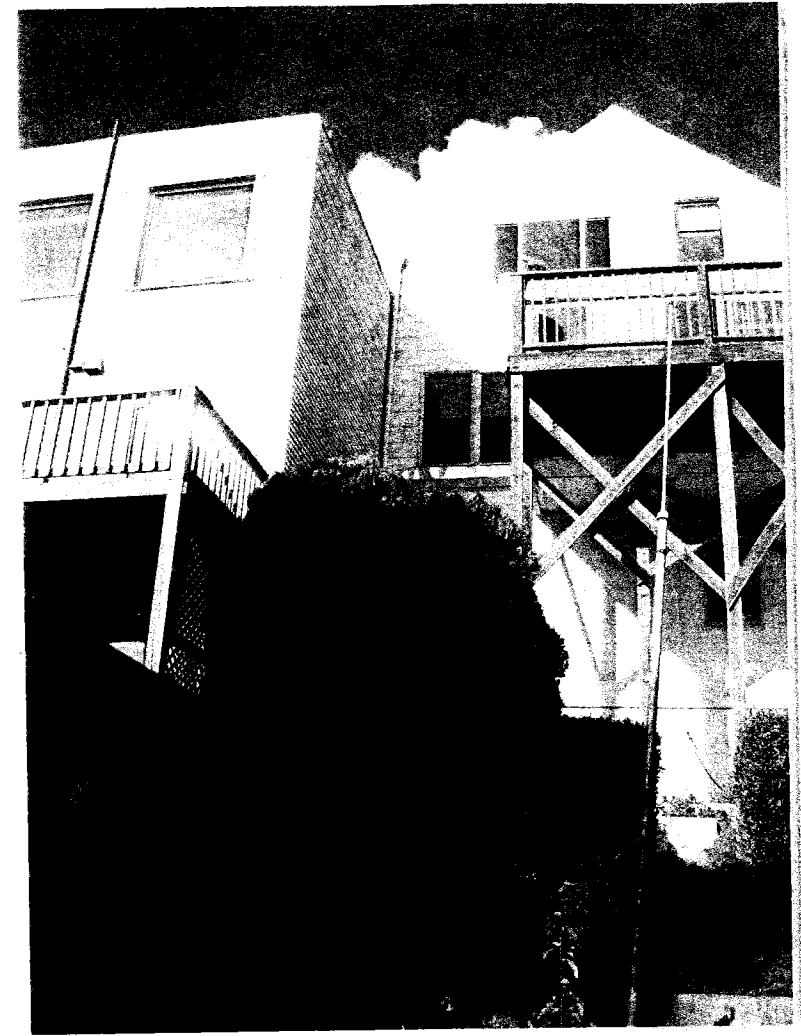
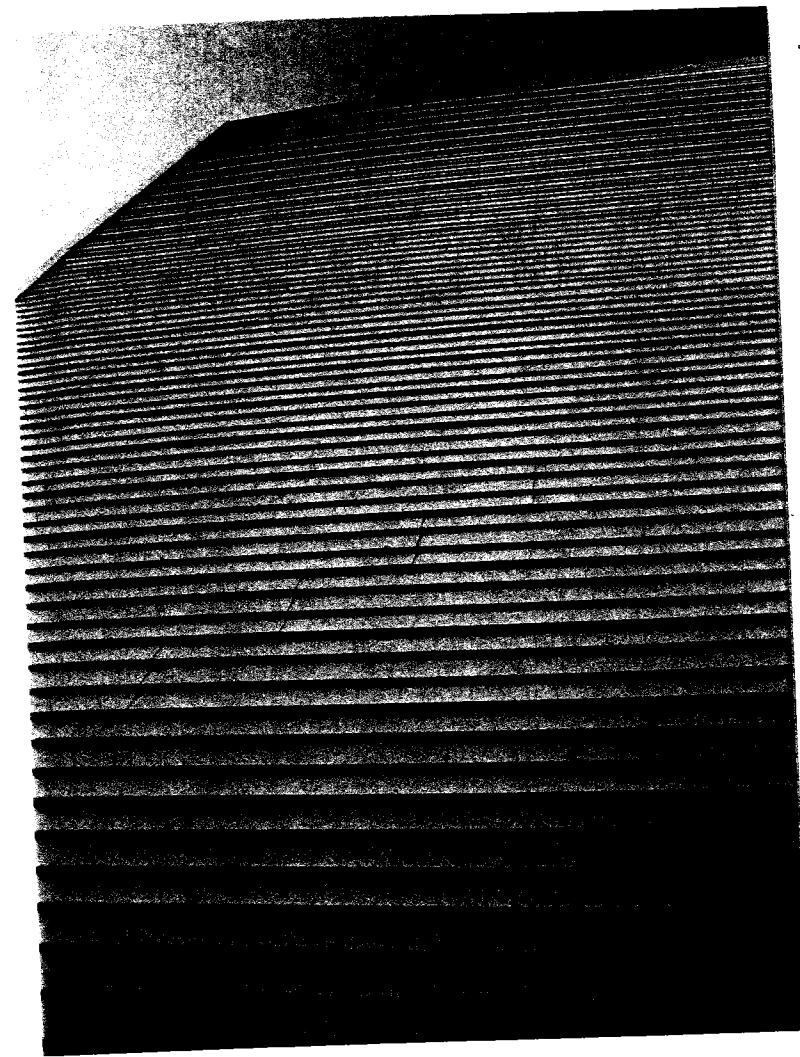
NTS NORTH



1 PROPOSED SIDE ELEVATION (WEST)



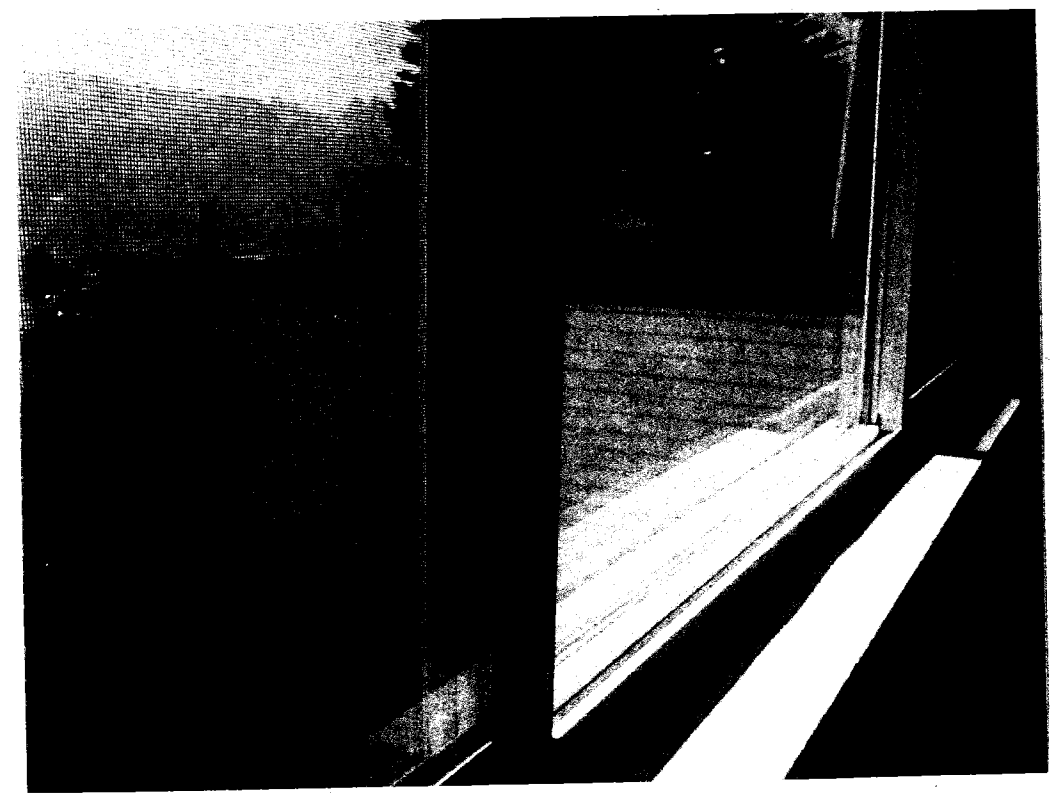
1 PROPOSED SIDE ELEVATION (EAST)

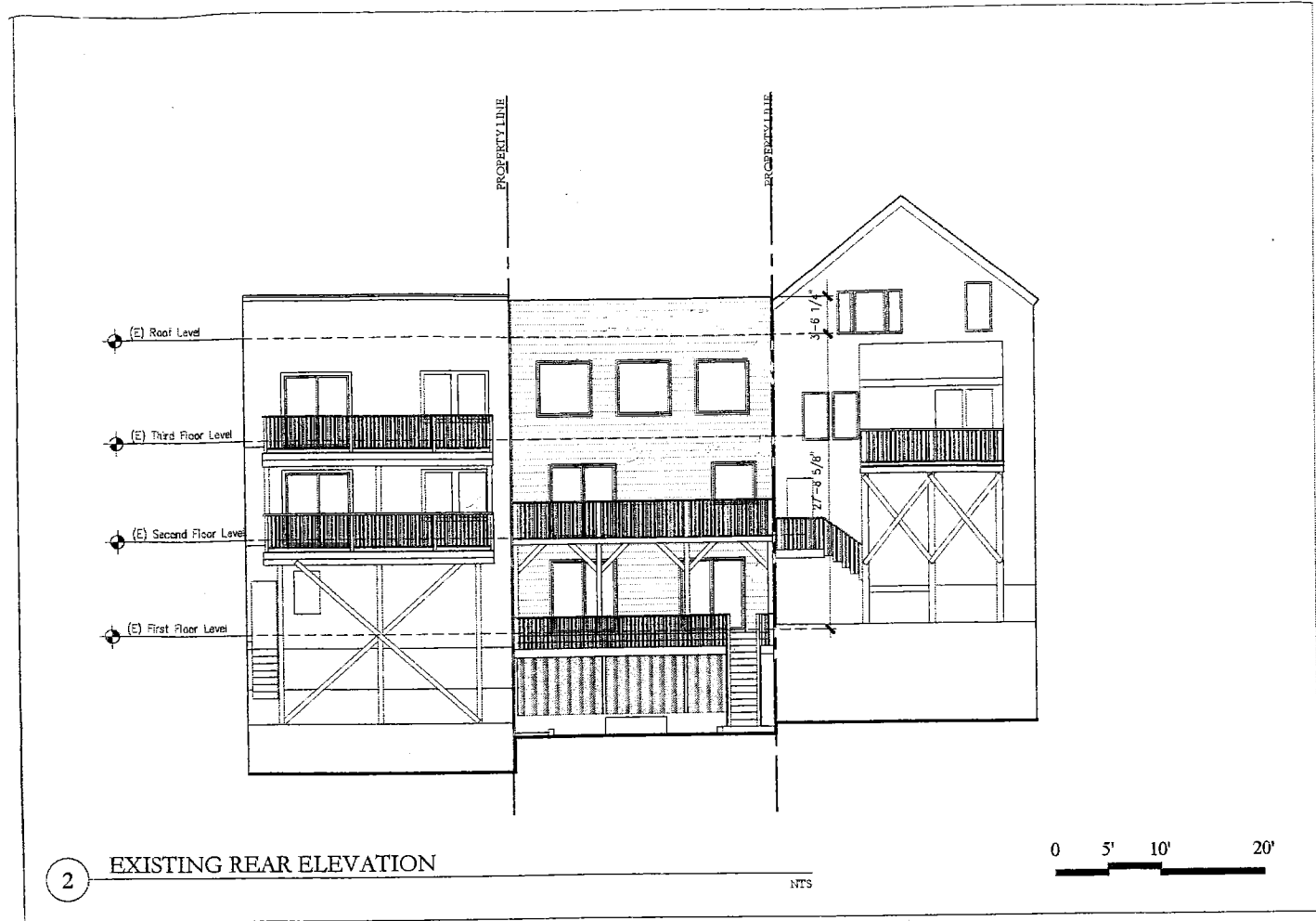
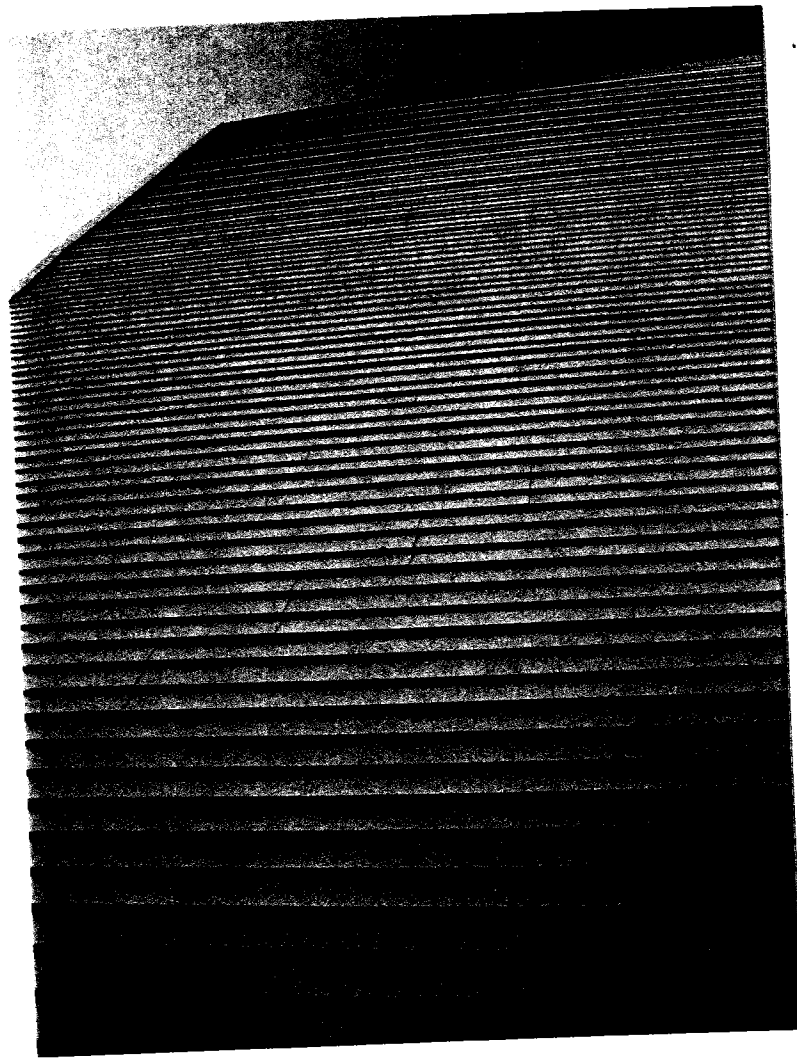


1 PROPOSED SIDE ELEVATION (WEST)

• property line terrace
 will increase the
 "towering wall" feeling
 while one is in the
 yard.

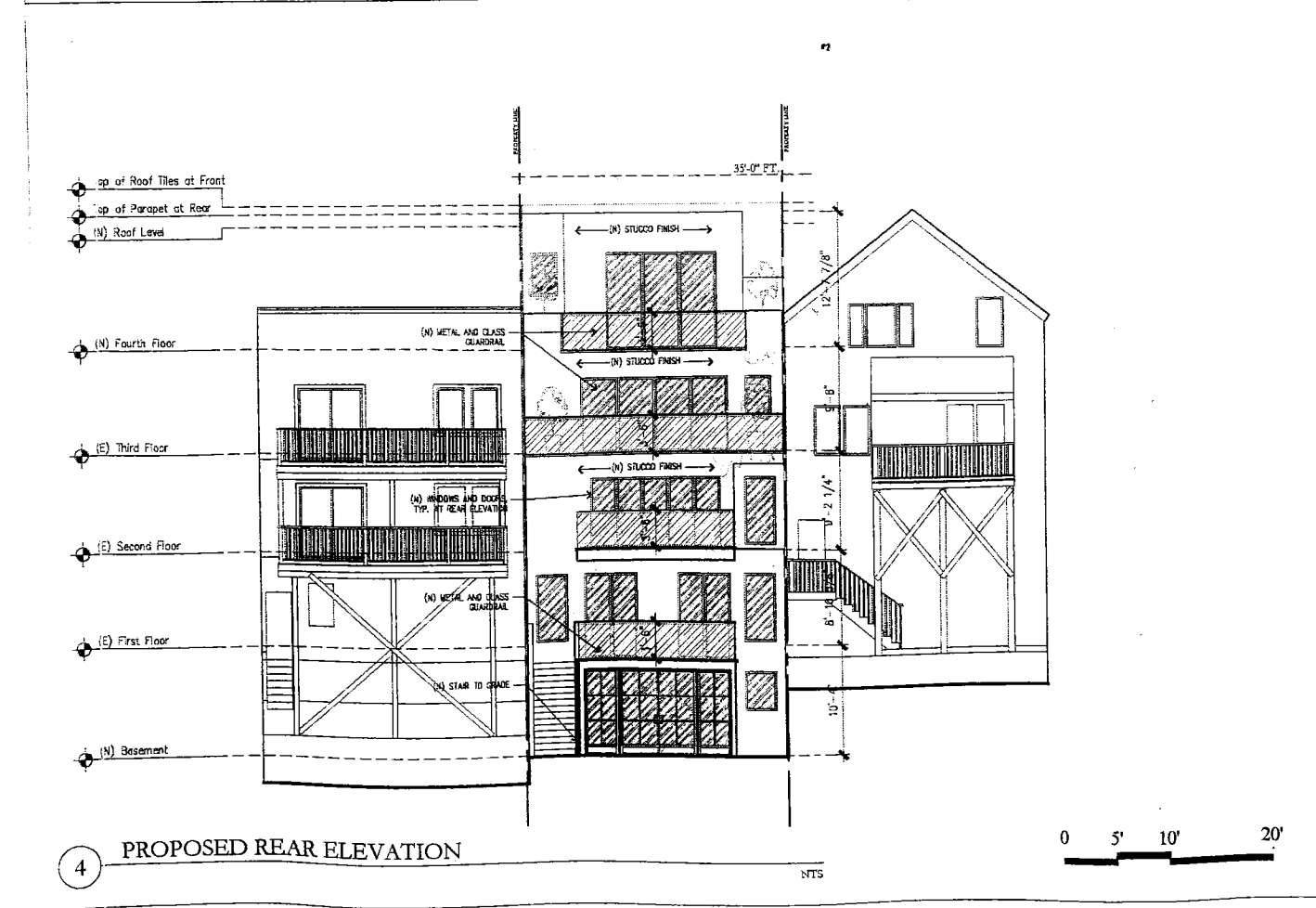
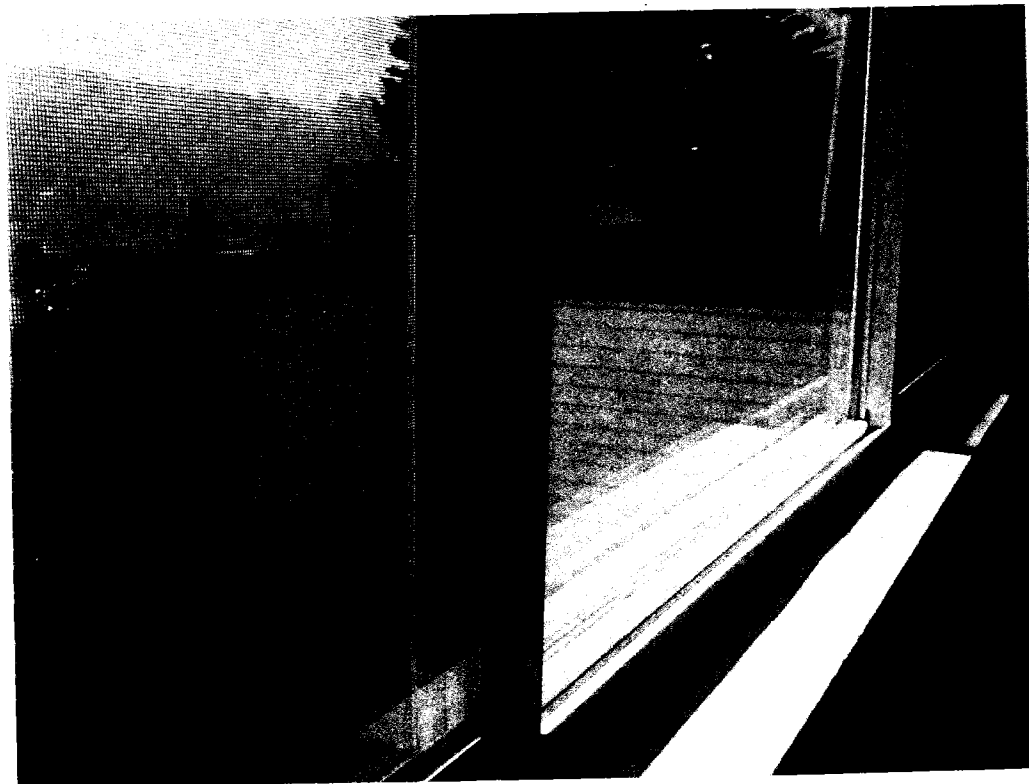
• property line terrace
 will create loss of
 light, air, and privacy

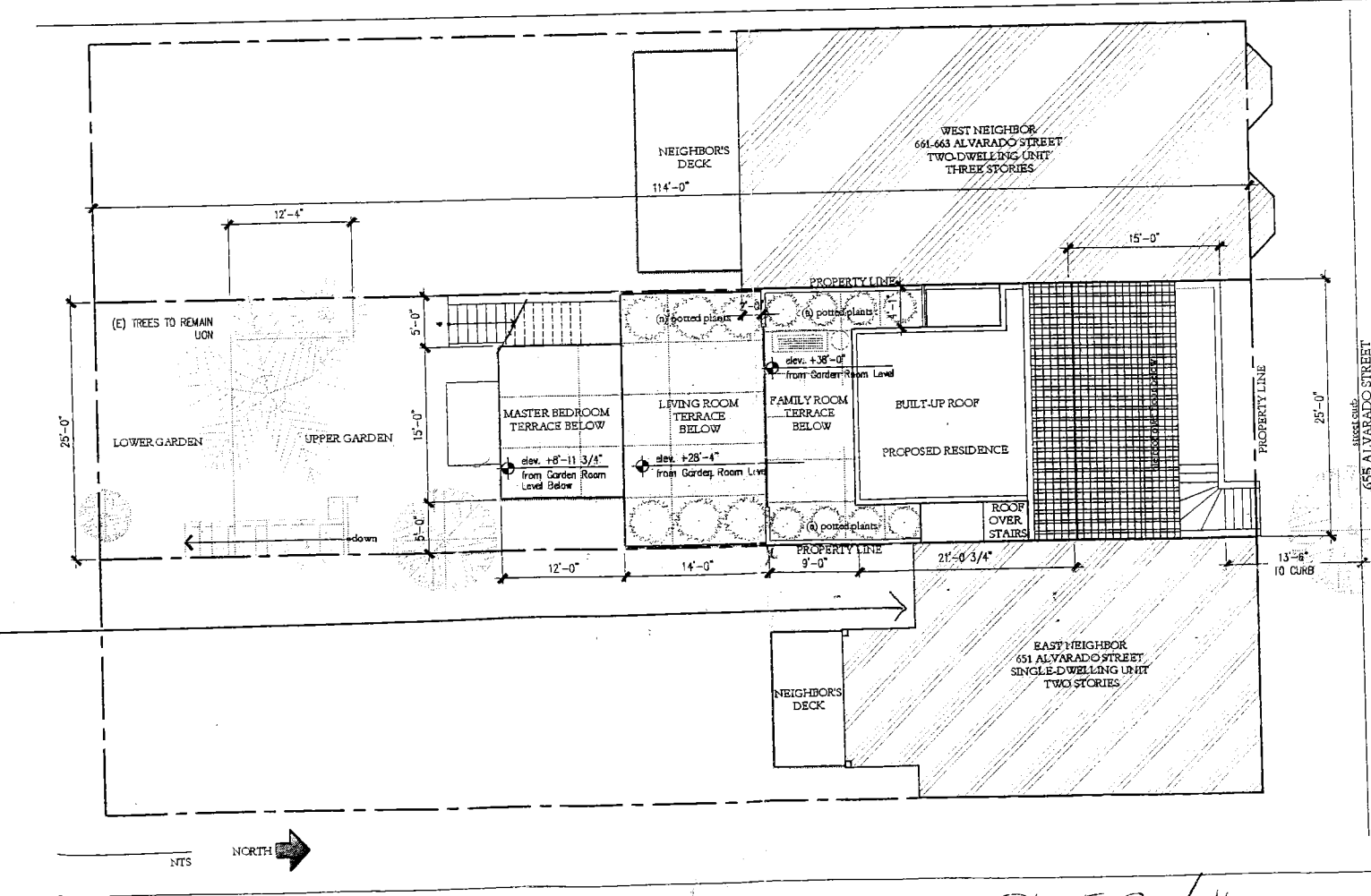
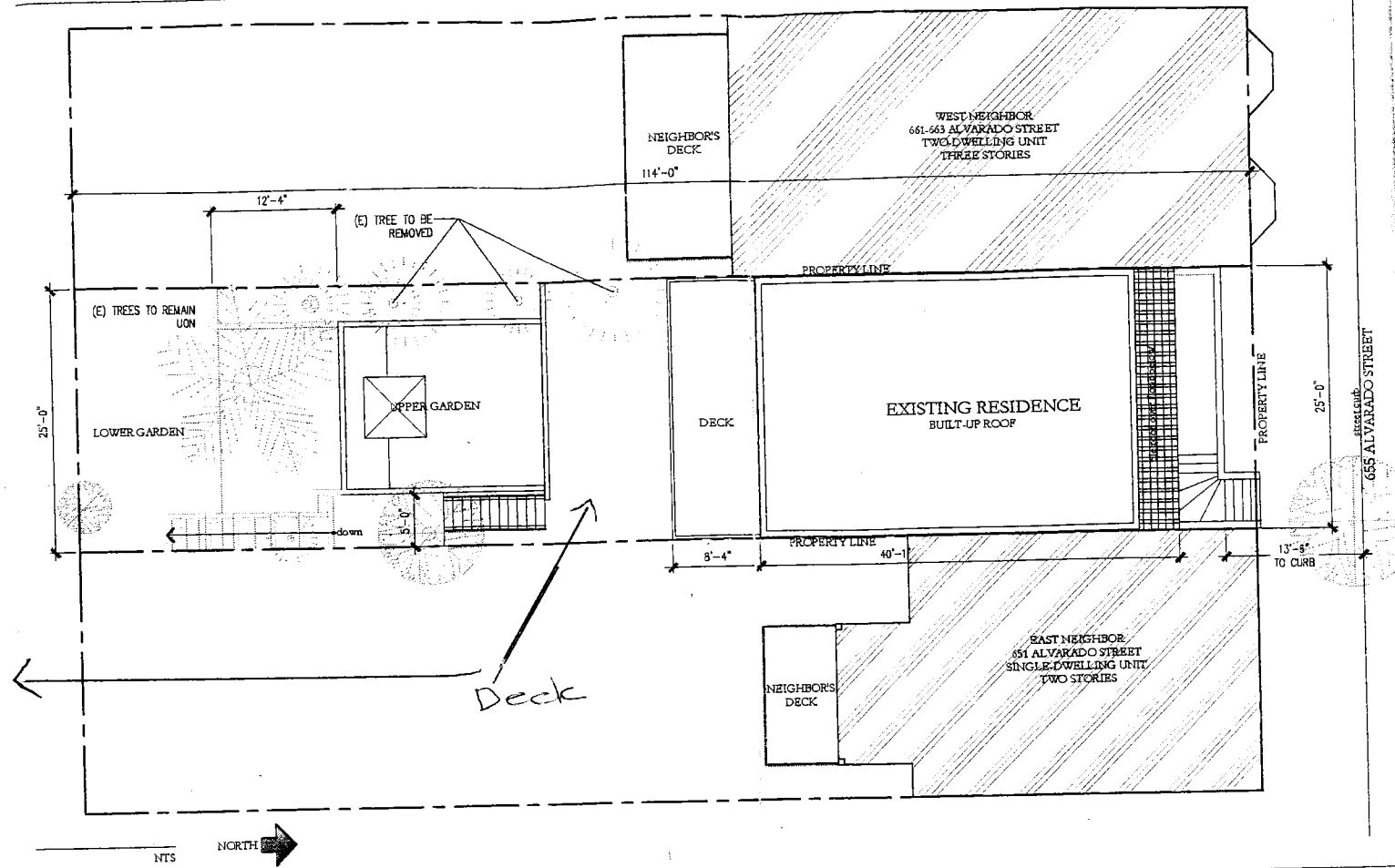
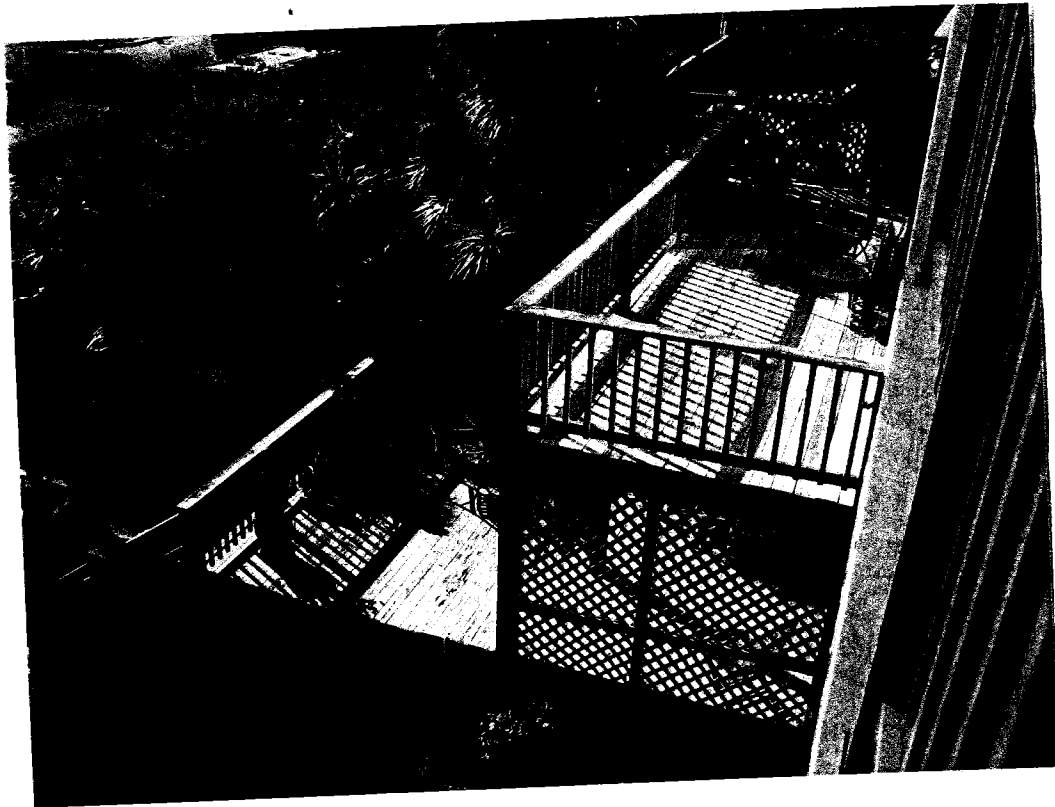




• property line terrace will increase the "towering wall" feeling while one is in the yard.

• property line terrace will create loss of light, air, and privacy





"Boxed in"

23rd rear



Looking out bedroom
"boxed in" feeling

23rd St.
rear property



Looking out bedroom window
"boxed in" feeling



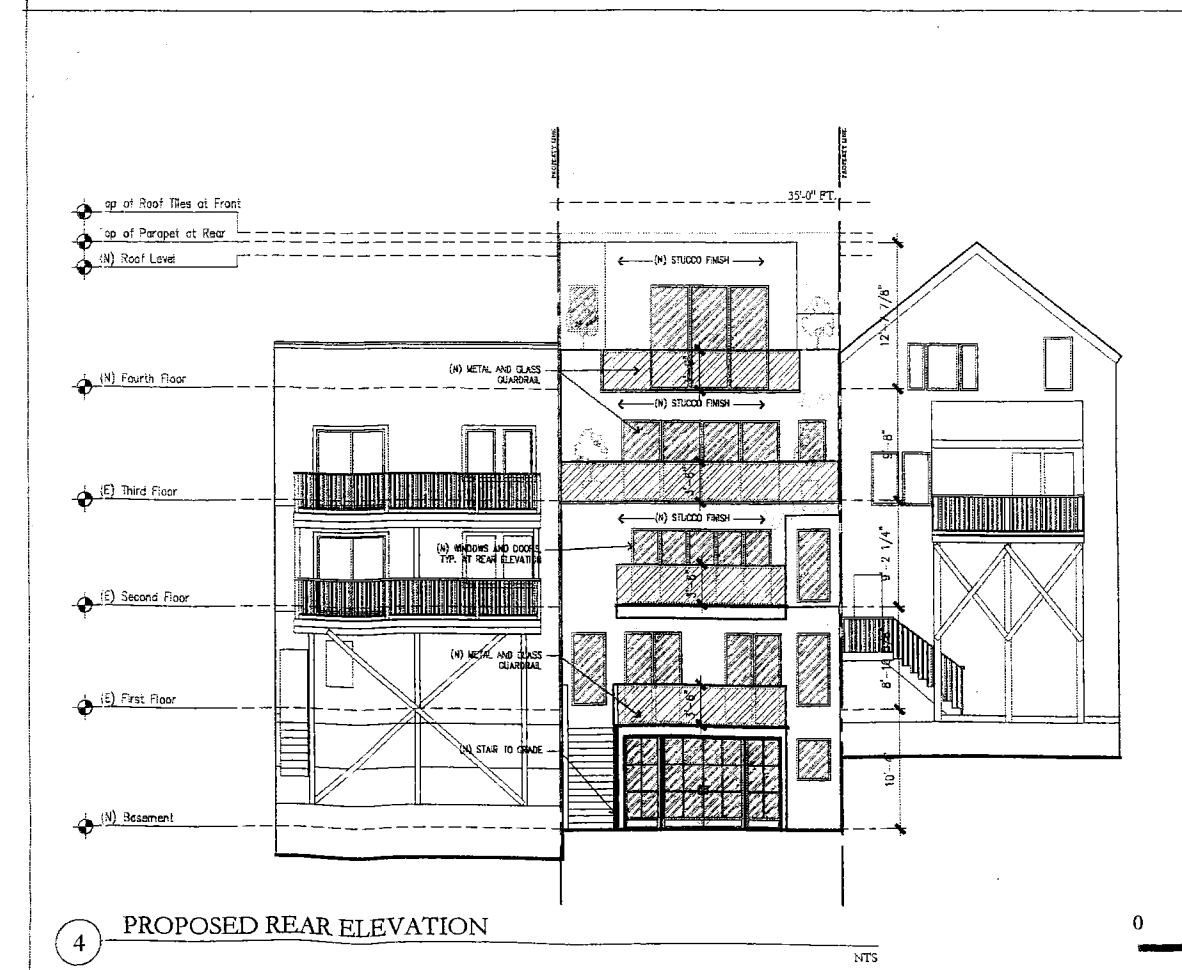
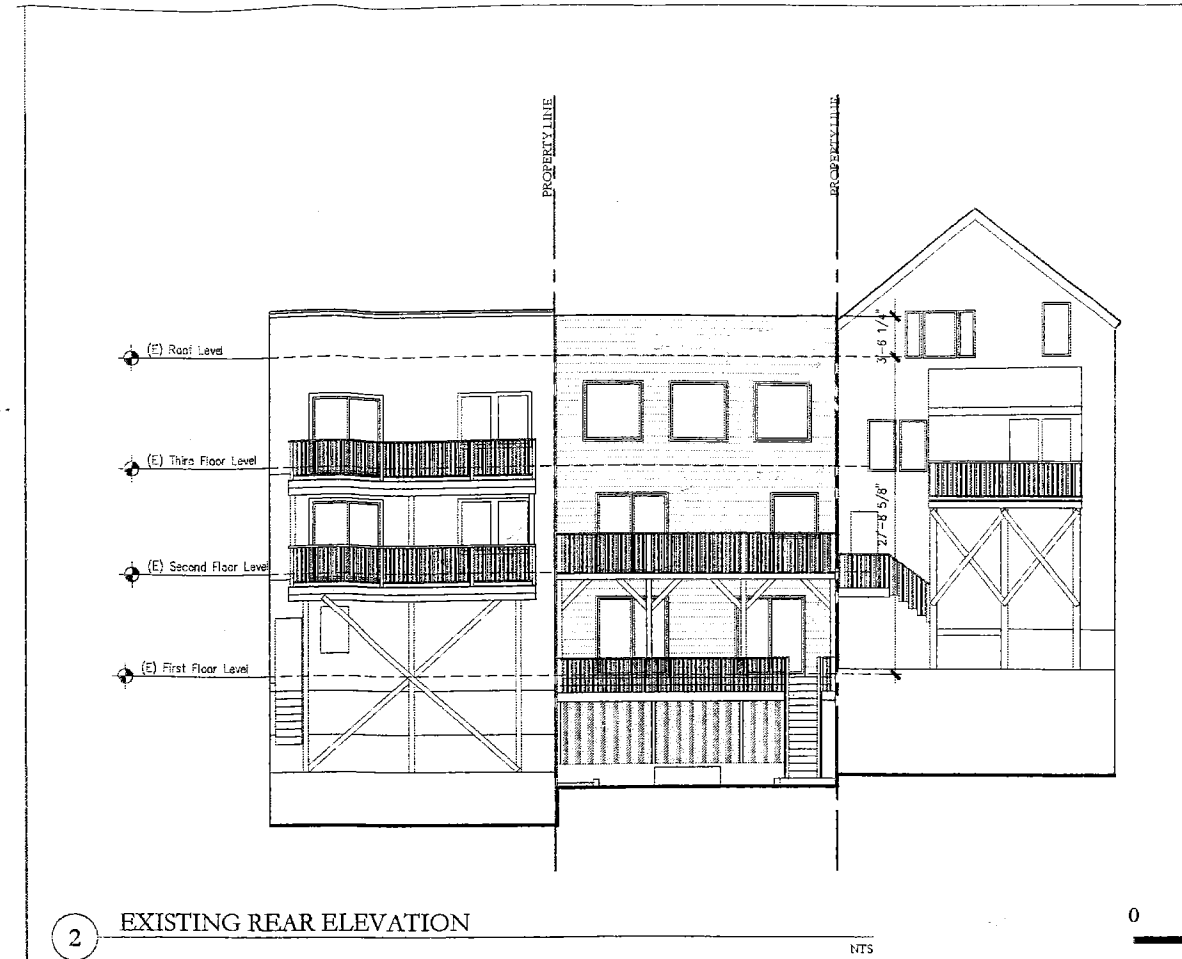
my deck "boxed in"

Homes consistant
protecting "mid block
open space"



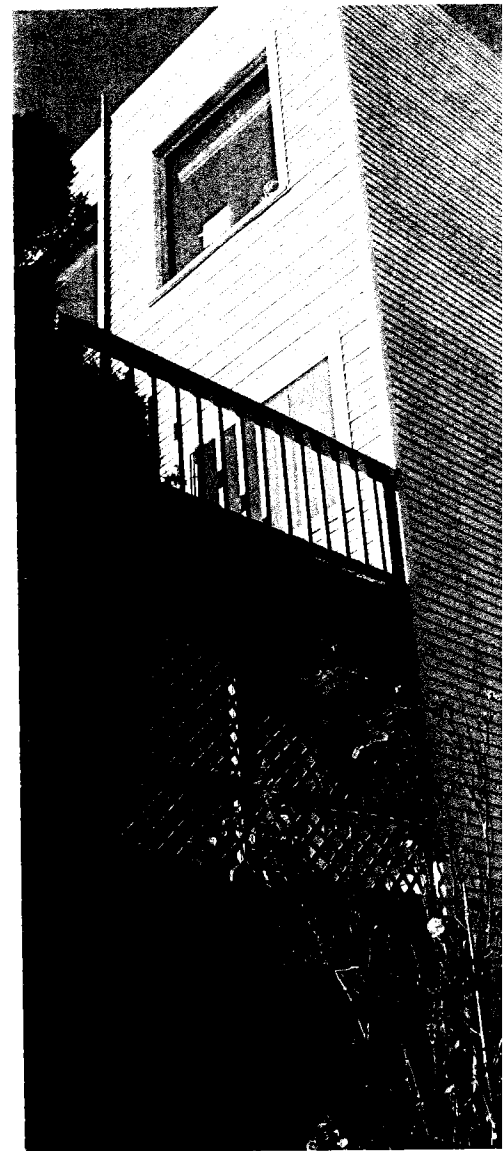
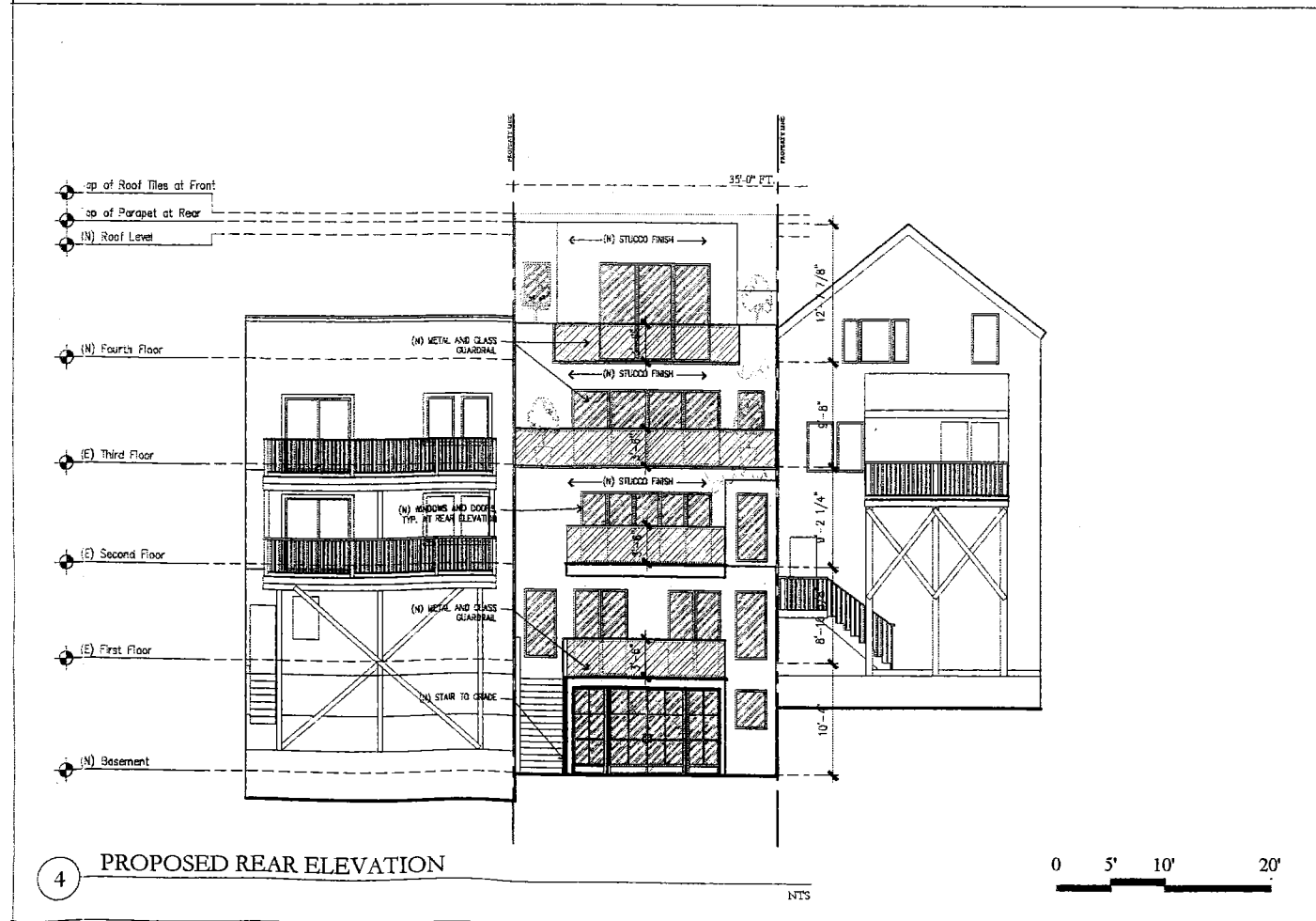
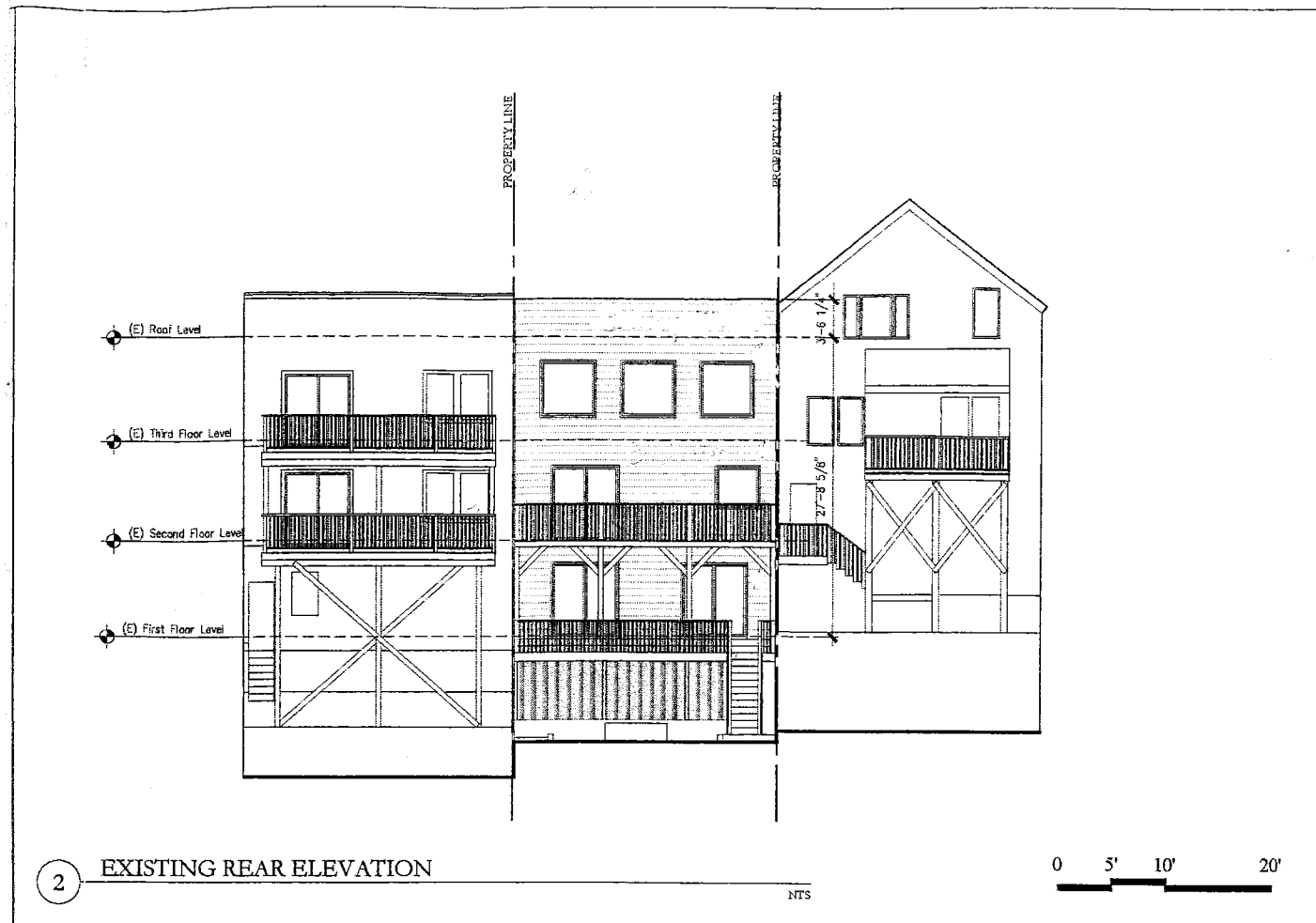
Looking out dining room window
"boxed in"

wants to add property line windows, which
will interfere with privacy in my dining room.





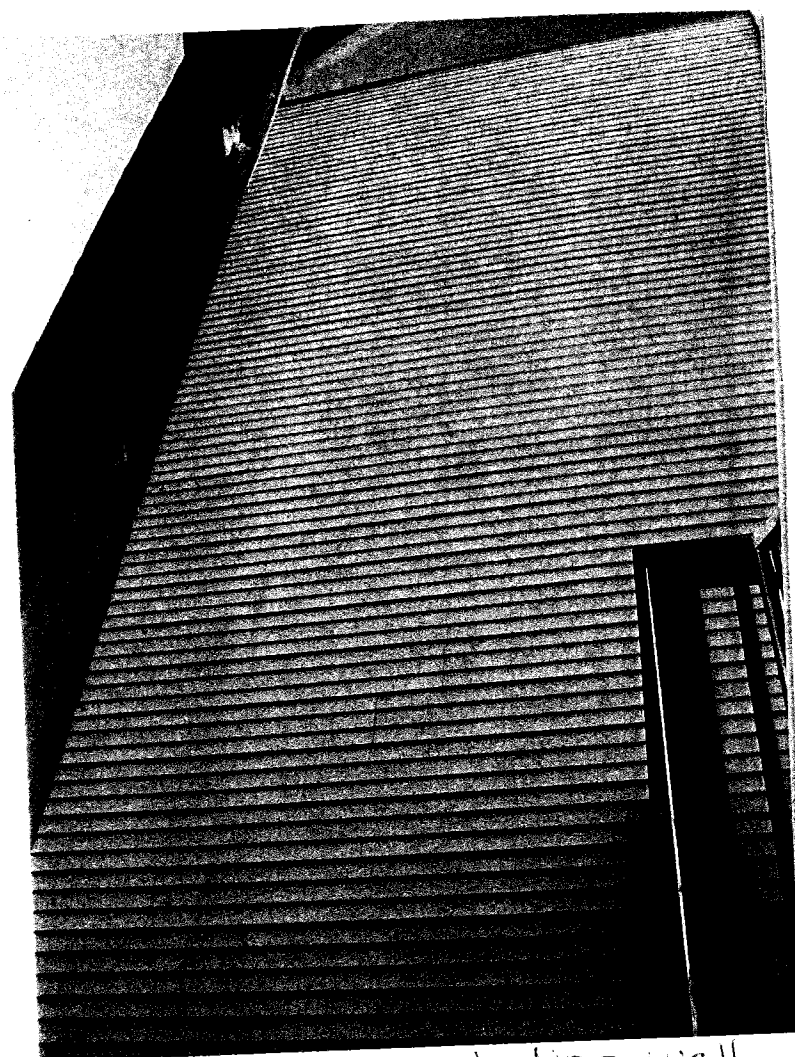
- proposed top level terrace will allow people to look into bedroom window
- I will lose air, light and privacy
- Increased "boxed in" feeling
- Wants to add property line window while there is a proposed large window at the rear of the building a couple of feet away.



- wants to extend existing line wall by making lattice wall and increasing it additional feet.



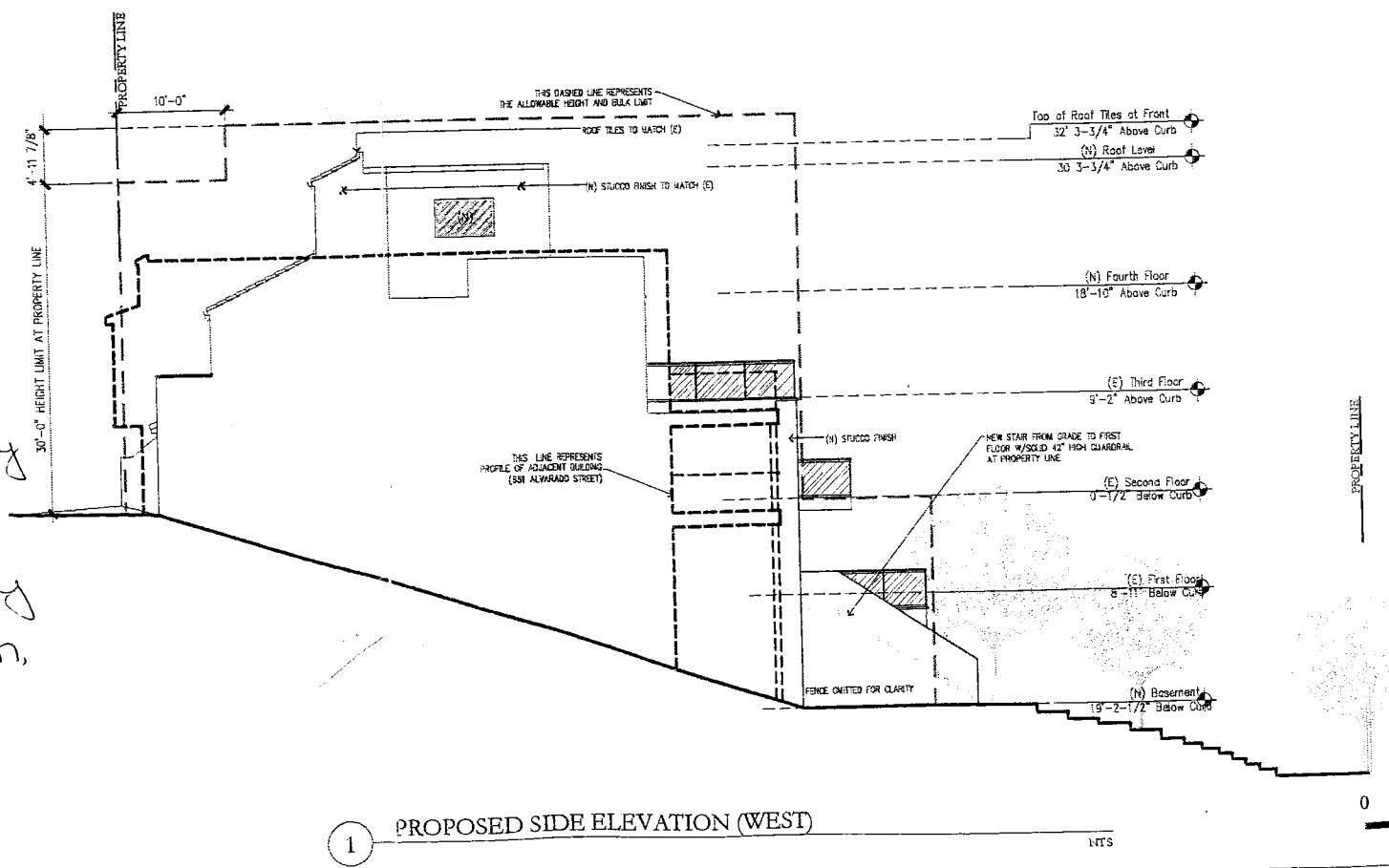
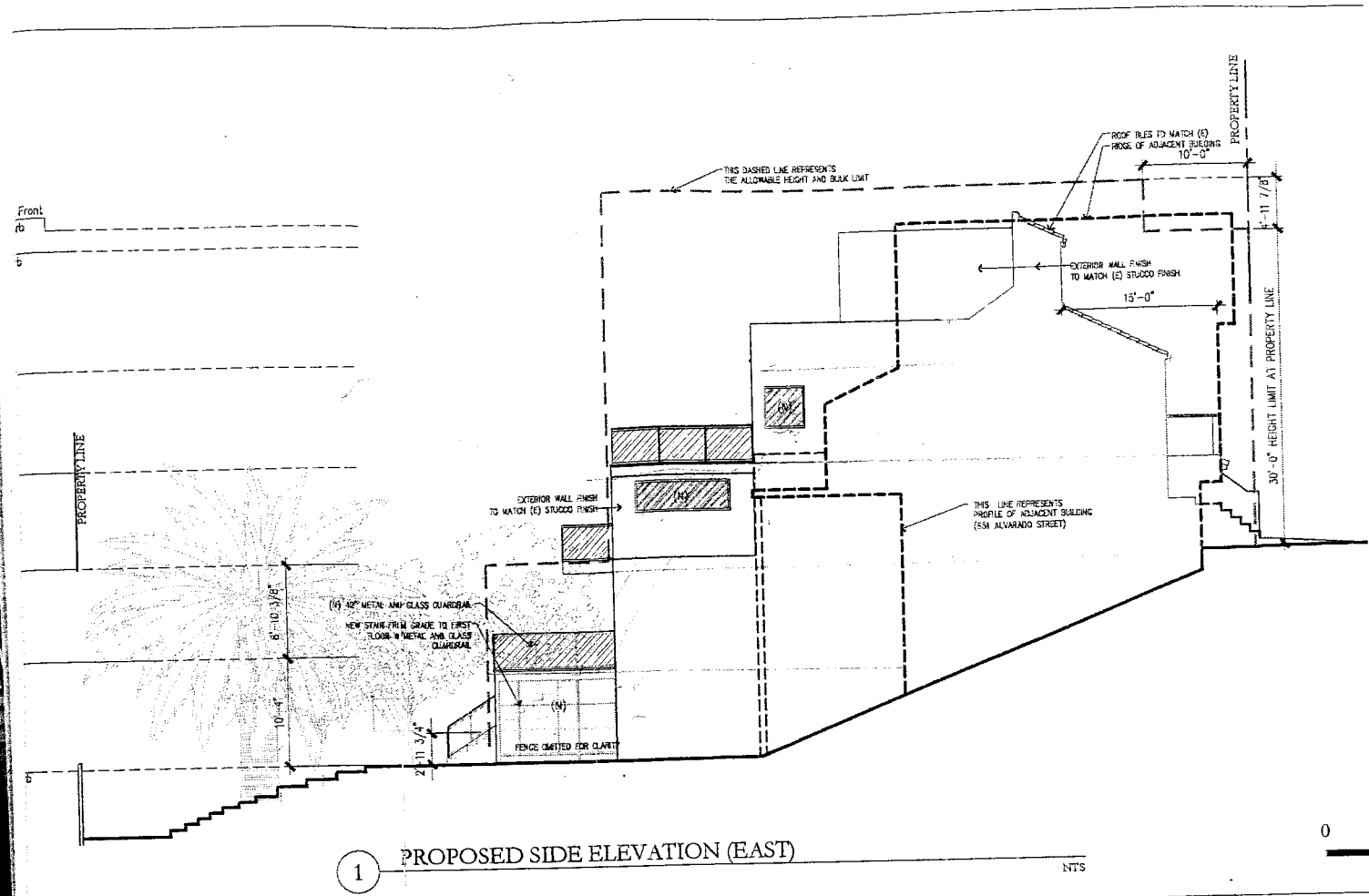
wants to extend existing property line wall by making lattice a solid wall and increasing it 6+ additional feet.



massive property line wall

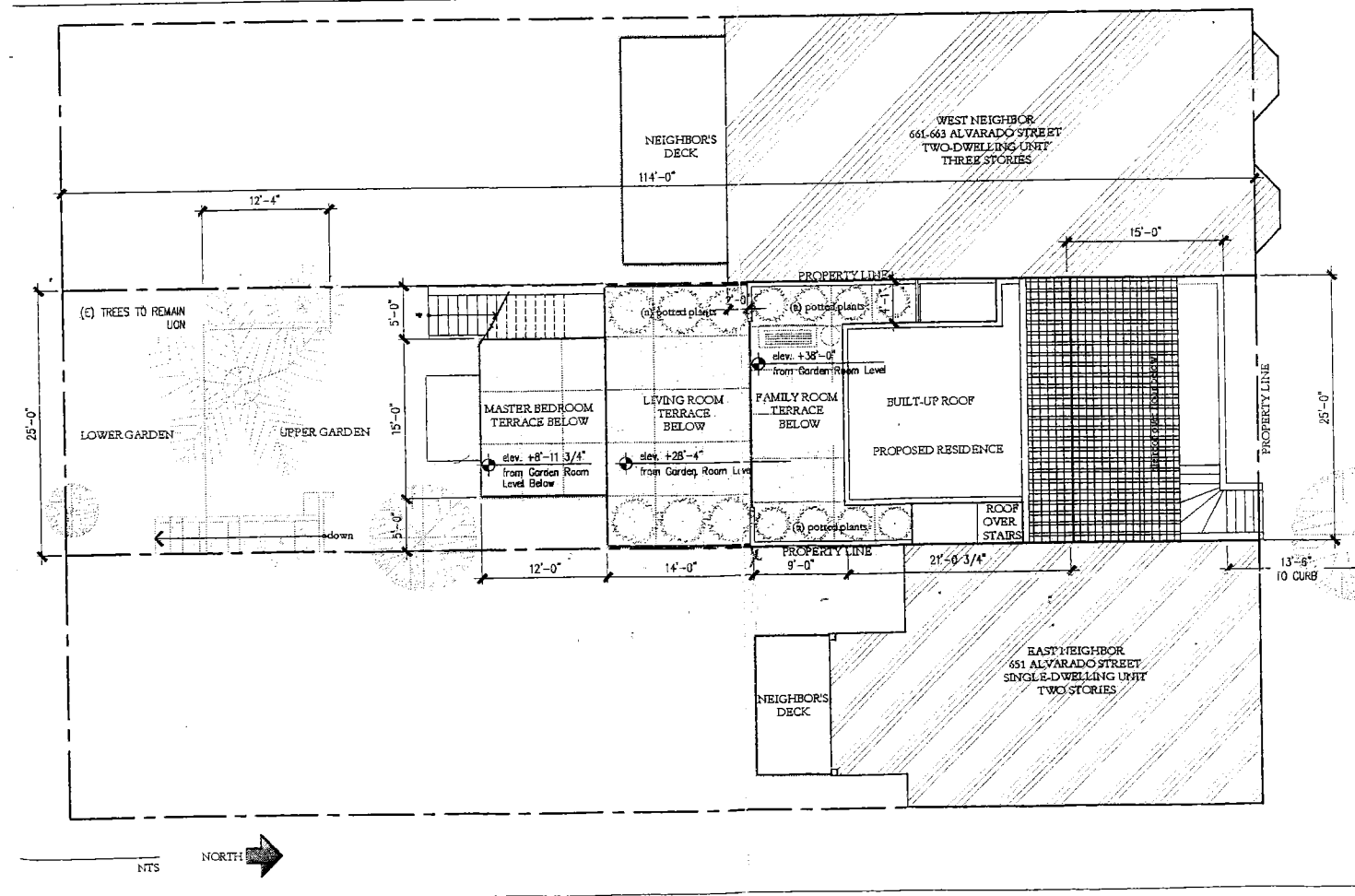
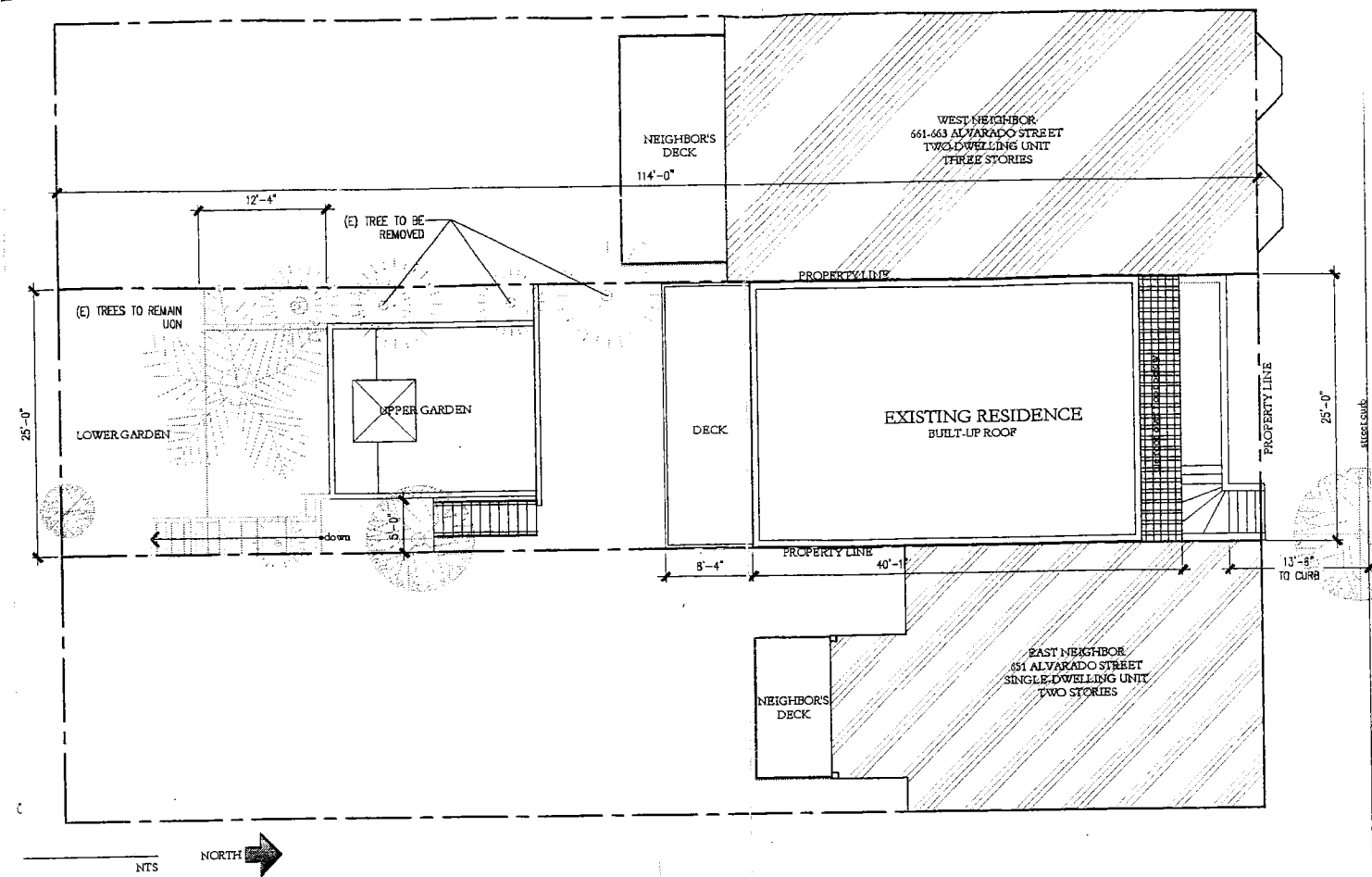


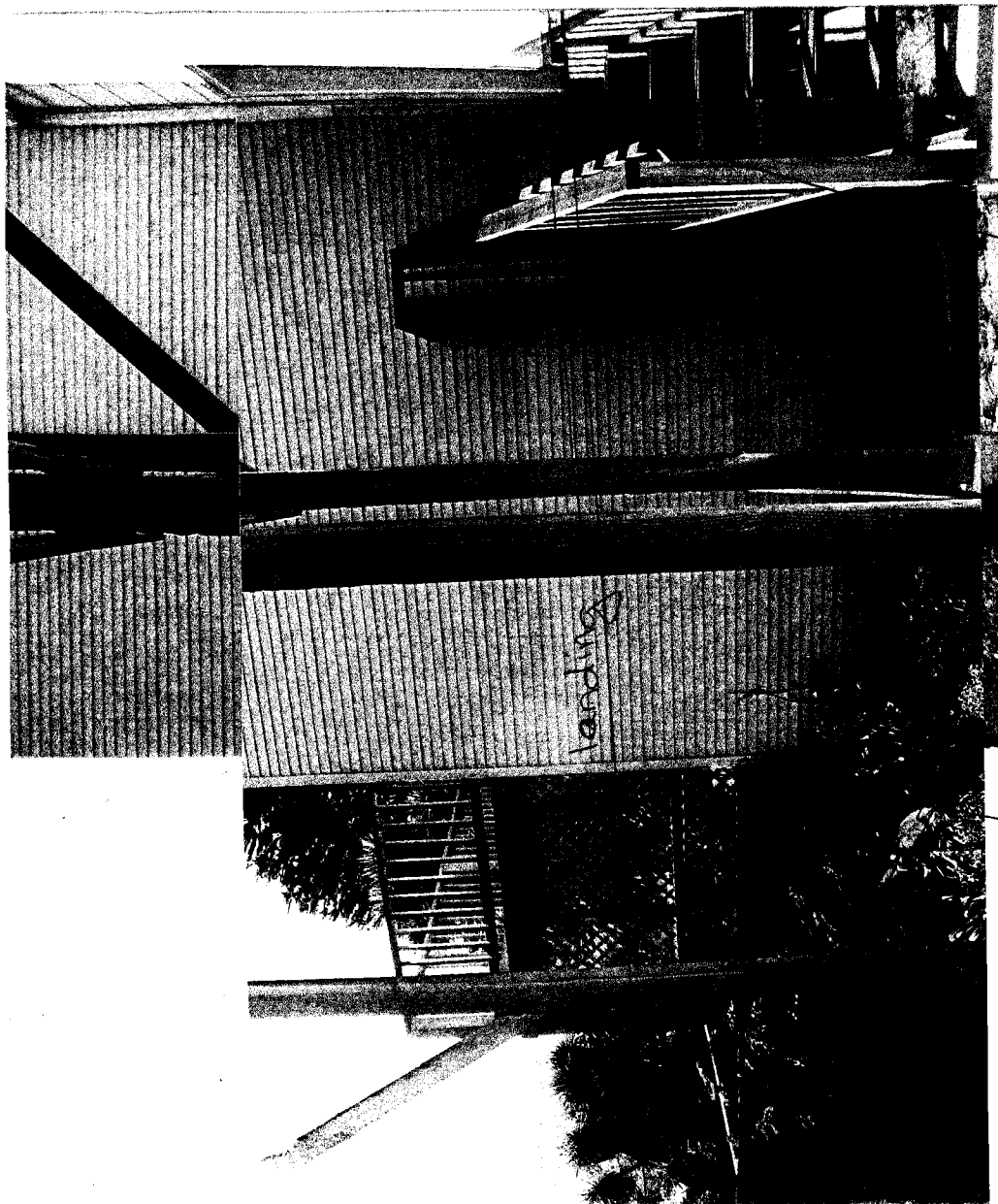
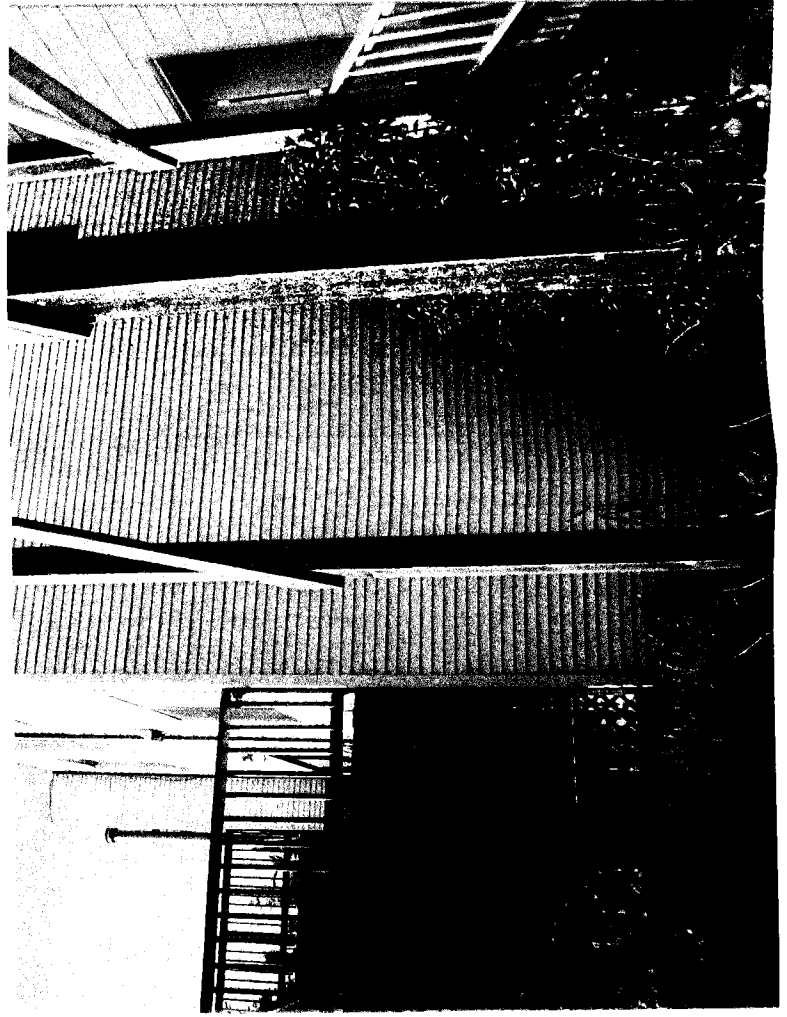
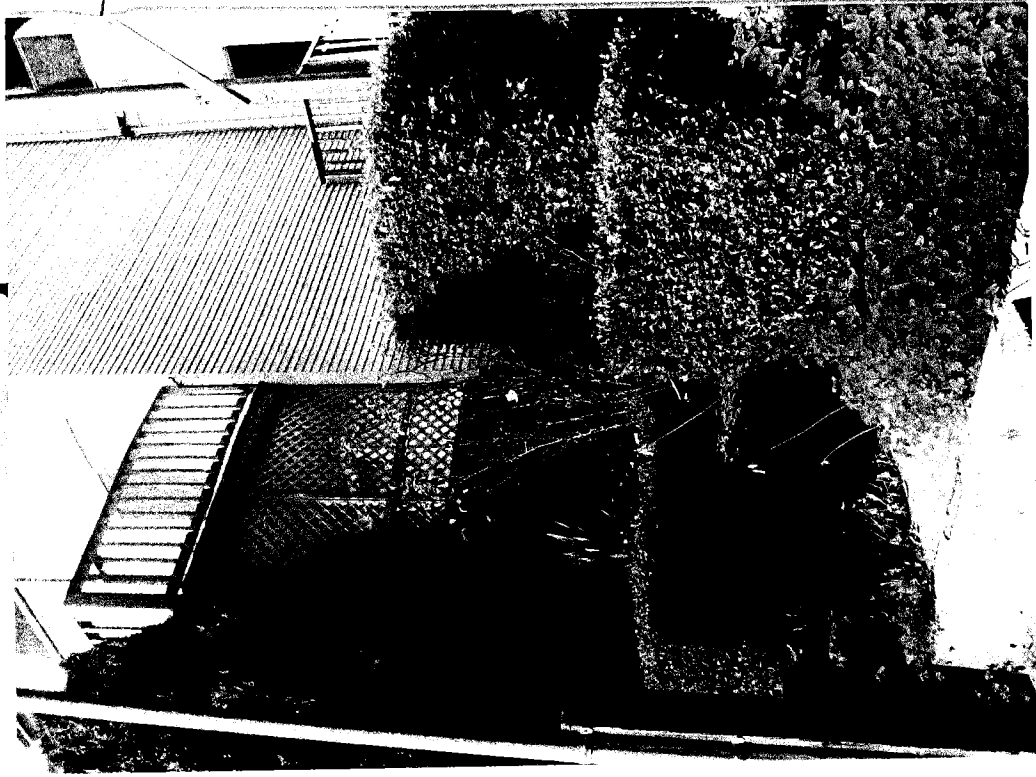
wants to add property line window. This will interfere with privacy in the dining room.





Proposed first level.
 • wants to push out and add a property line terrace.
 • wants to make lattice a solid wall and extend 6+ additional feet/adding a towering feeling while standing in the yard/ while people can look over me.





Rear/yard
Door

existing
4ft high fence

CONCERNS TO ADDRESS AT DISCRETIONARY REVIEW

1. Inadequate notification of proposal to neighborhood as demonstrated by affidavit filed by the architect, Ken Linsteadt:

The meeting was held during busy the Thanksgiving weekend, when many are busy or out of town. Only 3 attended the meeting.

John and I owner's of 651 Alvarado St. were unaware of a meeting.

3 homeowners on the were mailed notices of a pre-application meeting, 1 of which was mailed to "occupant."

4 addresses notified at the rear of the proposal located on 23rd St. were mailed to 23rd Ave. not Street.

28 occupants/renters residing across the Street at 650 Alvarado St. (large apartment complex, not affected by proposal) were mailed notices.

Of the 11 organizations sent notices;

1 person is deceased

1 resides in New York (my children went to school with his children)

1 spends most of her time in Mexico

3 have P.O. Boxes

The remaining are not associated with the Noe Valley Community

This demonstrates that the mailing list was cherry picked.

2. At the Pre-application meeting the architect told the owner of 661 Alvarado St. that John and Mary Ferretti were ok with the project, which was not true.
3. Notices have the history of being sent out during busy holiday seasons; Thanksgiving and Christmas when people are busy or out of town.
4. No meeting with architect after several attempts by neighbors.

Neighborhood concerns:

Ground water problems

Proposal adhering to Planning Code Sec. 311 (c)(1) guidelines:

Ensure that the building respects the mid block open space

Maintain light to adjacent properties by providing adequate set backs

Minimize impact of loss of privacy and light

Neighborhood context / block pattern / leave center of the block open for rear yards and mid block open space

Immediate context of the project, how does it relate to adjacent buildings?

Design the scale of the building to be compatible with the height and depth of surrounding buildings at the mid block open space

Preserve the neighborhood character

Preserve "specific community amenity"

Consider that an "out of scale rear yard can leave residents feeling "boxed in" or "cut-off" from mid block open space

If proposal were to go through it would mean that the largest house in the neighborhood would be next to the smallest house.

We do not agree with the extension or excavation of 655 Alvarado St. especially since it was pushed out to it's maximum and went from a 900 square foot home to a 2700 square foot home in 1989.

Our neighborhood does not support a 5 story 4330.95 square foot home.

If the commission recommends we meet with the architect we ask that the city and the architect send out proper notification to all homeowners within the required radius, so that the neighborhood may attend.

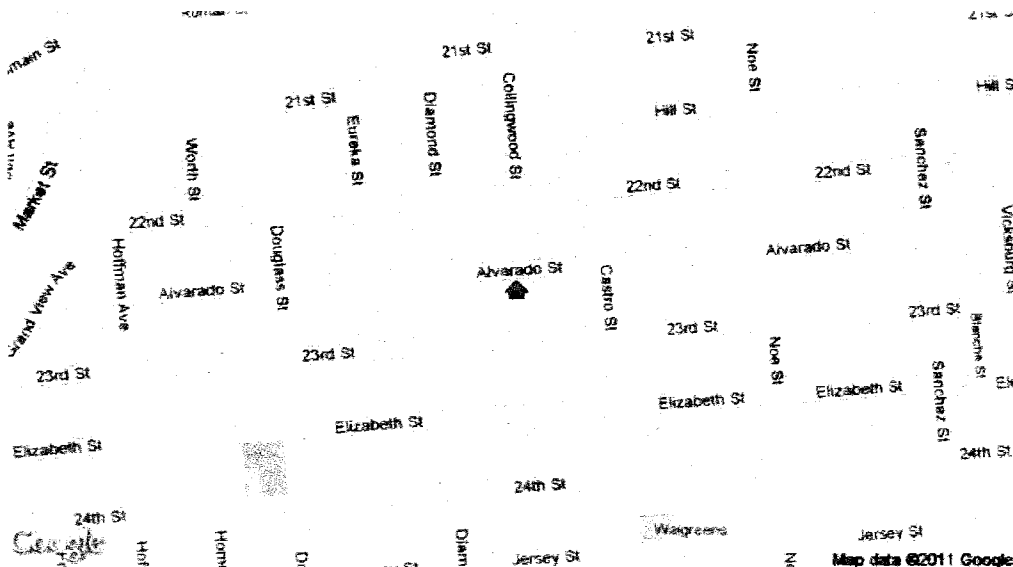


655 Alvarado St
San Francisco, CA 94114

Description

This is a 900 square foot, 1.0 bathroom, single family home. It is located at 655 Alvarado St San Francisco, California. This home is in the San Francisco Unified School District. The nearest schools are Alvarado Elementary School, James Lick Middle School and Mission High School.

Map



- Bedrooms: --
- Bathrooms: 1
- Sqft: 900
- Lot size: 2,850 sq ft / 0.07 acres
- Property type: Single Family
- Year built: 1925
- Parking type: --
- Cooling system: --
- Heating system: --
- Fireplace: --
- Last sold: August 08 2002
- County: San Francisco
- Lot depth: 114
- Lot width: 25
- Parcel #: 2803 028C
- Per floor sqft: 900
- Total rooms: 5
- # Stories: 1
- Unit cnt: 1
- Zillow Home ID: 15131595

Nearby schools

- District: San Francisco Unified
- Primary: Alvarado Elementary School
- Middle: James Lick Middle School
- High: Mission High School

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SUPPORTING FACTS LEADING TO DISCRETIONARY REVIEW

- 11/9/09 **Notice of Pre-Application Meeting**
Owners of adjacent building at 651 Alvarado St. (John Ferretti and Mary Ferretti) did not receive notice.
- 11/23/09 Pre- Application Meeting held during Thanksgiving weekend.
Only 3 attendees
Architect, Ken Linsteadt, told owner of 661 Alvarado St. that John Ferretti and Mary Ferretti were ok with the project. That was not true.
- 1/8/10 I sent an email Ken Linsteadt.
Why were John and I not notified about the meeting?
Why were Chris and John Flynn told we were ok with the project? We never spoke with him.
- 1/11/10 I received an email response from Mr. Linsteadt
John or I's name never came up at the meeting
- 1/11/10 Email to Mr. Linsteadt from John Flynn
John Flynn corrects Mr. Linsteadt that yes indeed he questioned why John and I were not at the meeting.
- 1/20/10 I received copy of plans from Mr. Linsteadt
I called and left message for Cecelia Jaroslowski, SF City planner assigned to the project.
- 3/27/10 I called Cecelia Jaroslowski
She said she a set of revised plans had been submitted but had not had time to review them.
- 4/7/10 Left message for Ms. Jaroslowski
- 5/27/10 Ms. Jaroslowski on medical leave and no longer with planning department.
I spoke with the Southwest Team Leader, Delvin Washington.
I told him I was not notified of Pre-Application Meeting held in November 2009 nor did I speak with anyone regarding the project prior to it being submitted to the planning department.
Mr. Washington informed me that "early February they sent out a notice that they had concerns about the massive project."
I requested a complete set of plans. The ones I received were very vague.
He told me to wait for another notice.
- 12/18/10 Just before Christmas I received a Notice of Building Permit Application dated 12/13/11 with an expiration date of 1/12/11 (another holiday season when people are very busy).
It was not sent to the correct mailing address we provided to Mr. Linsteadt in January 2010.
I was very surprised there was no attempt by the architect to meet with us or the neighbors prior to submitting the plans to the city.
- 12/23/10 Email to Mr. Lindsteadt
We have not received a response from him regarding a meeting (expiration date of

Cc: [Lucy Webb](#)
Sent: Monday, January 11, 2010 8:58 AM
Subject: RE: ~~658~~ Alvarado St. San Francisco
655

Hi Mary,

Yes, we had the pre application meeting on November 23rd. Your letter came back marked undeliverable - with no forwarding address (we received six such returns). I'm sorry it didn't reach you, and we certainly were not trying to avoid you - San Francisco Planning dictates the exact addresses we were to invite to the meeting. We also didn't suggest to the Flynn's that you were in support of the project (your name/property didn't come up at the meeting). We are happy to send along copies of the plans to you - the Planning Department will be sending them to you as well (the entire neighborhood will receive plans).

Best,

Ken

From: mary ferretti [<mailto:mferrettisf@astound.net>]
Sent: Friday, January 08, 2010 4:19 PM
To: Lucy@kenlinsteadt.com
Subject: ~~659~~ Alvarado St. San Francisco
655

Ken Linsteadt
Ken Linsteadt Architects

Dear Mr. Linsteadt,

My brother, John Ferretti, and I own 651 Alvarado St. I was given your number by my neighbor Chris Flynn whom owns 661 Alvarado St. I was informed by Ms. Flynn and her son John Flynn that you had a pre application meeting the end of last year with neighborhood occupants that might be affected by the addition. The Flynn's informed me that you told them at the meeting that my brother and I were ok with the proposed plans for the addition of 659 Alvarado St. Both my brother and I have never received any information on proposed plans for 659 Alvarado St. nor have we ever spoken with you or the owners of 659 Alvarado St regarding any proposed addition. My next door neighbors at 659 Alvarado St. know my phone number. I find it surprising that the addition was never brought to my or my brothers' attention by you or the owners at 659 Alvarado St. When was the first correspondence sent out to the neighborhood? Why were we not on a list of persons to correspond to?

I would hate to think this was intentional on you and your client's part.

I would appreciate your attention to this matter.

Thank you,

Mary Ferretti

John Flynn <flynn@sonic.net>

Re: 659 Alvarado St. San Francisco

January 11, 2010 1:29:31 PM PST

"mary ferretti" <mferrettisf@astound.net>

"Ken Linstead" <Ken@kenlinsteadt.com>

Dear Ken,

I must correct you on the exchange that took place between you and I back in November.

I had asked why Mary or John Ferretti were not at the meeting as they are the owners of the house to the immediate east of the property at 659 Alvarado. You did convey to me that they were not opposed to the extension, and in fact it was your understanding that Mary and John had similar plans underway for their property.

I also received a version of the plans in the mail, but when I phoned your office with a question whether these plans were the original plans, or the updated ones that you and the property owner were discussing that night, she said that she had "no idea." She also said that she would make sure you phone me to advise of which. I still have not received any call.

John Flynn
(661 Alvarado)
Cell: 650-465-3040

On Jan 11, 2010, at 1:02 PM, mary ferretti wrote:

Dear Ken,

I forwarded a copy of your email to Mr. Flynn. We are old neighbors since we were 6 years old. I have no reason to doubt his word. My renters have always forwarded mail to me and I was in contact with the neighbors at 659 Alvarado St. as late as the end of October because they told me they were interested in purchasing my property and combining making to make one big parcel.

I would appreciate it if you would please email me copies of all correspondances, past and present along with proposed plans.

Thank you,

Mary Ferretti

cc: John Flynn

----- Original Message -----

From: Ken Linstead

To: mferrettisf@astound.net



Zoning Administrator - 558-6443

To: Delvin Washington
delvin.washington@sfgov.org

SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On December 11, 2009, the Applicant named below filed Building Permit Application No. 2009.12.11.3061 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION

Applicant: Ken Linsteadt
Address: 3407 Sacramento Street
City, State: San Francisco, CA 94118
Telephone: 415.351.1018

PROJECT SITE INFORMATION

Project Address: 655 Alvarado Street
Cross Streets: Beaver & Castro Streets
Assessor's Block /Lot #: 2803/028C
Zoning District: RH-2
Height-Bulk District: 40-X

Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as possible. If your concerns are unresolved, you can 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.

PROJECT SCOPE

- | | | | | |
|--|--------|---|----|---|
| <input type="checkbox"/> DEMOLITION | and/or | <input type="checkbox"/> NEW CONSTRUCTION | or | <input checked="" type="checkbox"/> ALTERATION |
| <input checked="" type="checkbox"/> VERTICAL EXTENSION | | <input type="checkbox"/> CHANGE # OF DWELLING UNITS | | <input checked="" type="checkbox"/> FACADE ALTERATION(S) |
| <input type="checkbox"/> HORIZ. EXTENSION (FRONT) | | <input type="checkbox"/> HORIZ. EXTENSION (SIDE) | | <input checked="" type="checkbox"/> HORIZ. EXTENSION (REAR) |

PROJECT FEATURES

EXISTING CONDITION

PROPOSED CONDITION

BUILDING DEPTH.....	±48 feet, 3 inches	±74 feet, 3 inches
REAR YARD	±65 feet, 9 inches	±39 feet, 9 inches
HEIGHT OF BUILDING (AT FRONT).....	±23 feet	±32 feet (from curb to top of parapet)
NUMBER OF STORIES	2 over basement level	3 over basement level
NUMBER OF DWELLING UNITS ON PROPERTY	1	No Change
NUMBER OF OFF-STREET PARKING SPACES	At least 1	No Change

PROJECT DESCRIPTION

The subject property is a steeply down sloping lot that contains two-story, single-family dwelling with a basement level below. The project is to construct a two-story over basement level horizontal rear extension, and add a new third story that is setback 15 feet from the existing front building wall. Please see attached plans.

PLANNER'S NAME: Adrian C. Putra
PHONE NUMBER: (415) 575-9079
EMAIL: adrian.putra@sfgov.org

DATE OF THIS NOTICE: 12-13-10
EXPIRATION DATE: 1-12-11

revd 12-8-10

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mferrettisf@g

putra

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Fw: 655 Alvarado St. San Francisco, CA Application No. 2009.12.11.3061 (Alteration) Inbox X

john ferretti to me

show details 12/29/10

Reply

People

John ferretti

johnfredsf@yahoo

Tani Weiner

taniweiner@gma

Map this

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San Francisco, CA
3407 Sacramento
San Francisco, CA
651 Alvarado St
San Francisco, CA

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Drafts (2)

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Deleted Messages

mferrettisf@astou

mferrettisf@atoun

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Mary Ferretti-breid

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Ingrid Wilson

JIMMIE MARQUEZ

Miss Rael

Tani Weiner

adrian.putra

harpreet

john ferretti

John Flynn

johnfred

sunny lemer

Invite a friend

--- On Thu, 12/23/10, Mary Ferretti-breidinger <mferrettisf@gmail.com> wrote:

From: Mary Ferretti-breidinger <mferrettisf@gmail.com>
Subject: 655 Alvarado St. San Francisco, CA Application No. 2009.12.11.3061 (Alteration)
To: ken@kenlinsteadt.com, flynn@sonic.net, adrian.putra@sfgov.org, johnfredsf@yahoo.com
Date: Thursday, December 23, 2010, 10:46 AM

VIA EMAIL AND FAX

December 23, 2010,

Ken Linsteadt

Ken Linsteadt Architects

3407 Sacramento Street

San Francisco, Ca 94131

FAX# 351-1010

Dear Ken Linsteadt,

We are the owners of 651 Alvarado St. in San Francisco, Ca. We are in receipt of a Notice of Building Permit Application No. 2009.12.11.3061(Aleration) filed with the City and County of San Francisco dated 12/13/10.

We have 3 concerns:

1. The height of the wall of 655 Alvarado St. on the proerty line on our side of the building.
2. Excavation involved
3. Limited parking

We would like to meet with you and the owners of 655 Alvarado St., Jonathan and Marci Kaplan. I understand it is a busy time of the year and we are on a time limit to express our concerns / resolve issues (expiration date 1/12/11). We can be reached at (415) 401-9438.

Thank you very much,

John Ferretti

Mary Ferretti-Breidinger

cc: Fraidy and Tani Weiner 647 Alvarado St.

John Flynn and Christine Flynn 661 Alvarado St.

Adrian C. Putra S.F Planning Dept.

Reply Forward

Mary Ferretti-breidinger to taniweiner

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655 Alvarado St. Building permit Application No. 2009.12.11.3061

Mary Ferretti-breidinger to Ken, taniweiner, johnfred, flynn

[show details](#) 5:43 PM (0 minutes ago)

[Reply](#)

VIA EMAIL AND FAX

December 29, 2010,

Ken Linsteadt

Ken Linsteadt Architects

3407 Sacramento Street

San Francisco, CA 94131

FAX# 351-1019

Dear Ken Linsteadt,

We, the owners of 651 Alvarado St. in San Francisco, CA. located next door 655 Alvarado St. We have not received a reply to our letter dated December 23, 2010 in which we request in which we request a meeting with you and the owners of 655 Alvarado St. to discuss our concerns with your project proposal. We are aware that time is of essence. There is a deadline of January 12, 2011.

I will call and send an email to Adrian C. Putra, the planner at the San Francisco Planning Department tomorrow notifying her that you have made no attempt in to contact us to address our concerns with your proposal and follow the procedures written in the Notice of Building Permit Application (section 311) sent to us.

Thank you,

John Ferretti

Mary Ferretti-Breidinger

PH# 401-9438

cc: Fraidy and Tani Weiner 647 Alvarado St.

John Flynn and Christine Flynn 661 Alvarado St.

Adrain C. Putra S.F. Planning Dept.

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Mary Ferretti-breidinger to cyenne, adrian.putra, ken, johnfred, flynn, taniweiner

[show details](#) 12/30/10

[Reply](#)

RE: Building Permit Application No. 2009.12.113061
 Property: 655 Alvarado St. San Francisco, CA
 Assessor's Block / Lot# 2803/028C

POSTPONE PERMIT EXPIRATION DATE DUE TO NO NEIGHBORHOOD MEETING PRIOR TO DISCUSS PLANS PRIOR TO BEING SUBMITTED TO PLANNING DEPARTMENT

Dear Adrian Putra,

I just left you a phone message. John Ferretti and I are requesting that you postpone the permit expiration of January 12, 2011 due to the fact that we or the neighbors located at 647 Alvarado St., 681 Alvarado St., or 4152 23rd St. were not notified or participated in a neighborhood meeting to view or discuss the proposed alteration at 655 Alvarado St.

I would like Mr. Linsteadt and the owners of 655 Alvarado St. schedule a meeting during the day with the neighborhood residents to review their present plans and address any concerns we might have.

In 1986 the owners of 655 Alvarado St. did a major remodel and pushed the building back to it's 14ft maximum allowed by the city.

I would really appreciate the opportunity to have a neighborhood meeting prior to these plans being considered by the San Francisco Planning Department.

I look forward to hearing from you.

I can be reached at [415-401-9438](tel:415-401-9438).

Thank you,

Mary Ferretti-Breidinger

cc: Carol Yenne 681 Alvarado St.
 Christine Flynn and John Flynn 681 Alvarado St.
 Fraidy and Tani Weiner 647 Alvarado St.
 Ken Linsteadt

- Show quoted text -

[Reply](#) [Reply to all](#) [Forward](#)

Mary Ferretti-breidinger to ken, cyenne, flynn, taniweiner, JOHNFREDSF

[show details](#) 12/30/10

[Reply](#)

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Than you very much,

John Ferretti

Mary Ferretti-Breidinger

cc: Carol Yenne 681 Alvarado St.
 Christine Flynn and John Flynn 681 Alvarado St.
 Fraidy and Tani Weiner 647 Alvarado St.

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655 Alvarado St. Building Proposal Permit Application No. 2009.12.11.3061 (Alteration) Inbox X

Mary Ferretti-breidinger to adrian.putra, ken, flynn, taniweiner, johnfred

[show details](#) 12/29/10

[Reply](#)

December 30, 2010,

Adrian C. Putra

San Francisco Planning Department

1650 Mission St. Suite 400

San Francisco, Ca 94131

RE: Project address: 655 Alvarado St. San Francisco, Ca 94131

Cross Sts: Alvarado & Castro Sts

Assessor's Block / Lot #: 2803/028C

Dear Adrian Putra,

We are writing in regards to the proposed project at 655 Alvarado St. We are the owners of the property next door at 651 Alvarado St. We attempted to contact the architect, Ken Linsteadt, on December 23, 2010 via email and fax. We also cc'd you a copy.

We have concerns with the project. We have not received a response from Mr. Linsteadt or the owners of the property requesting a meeting to go over the proposal. 655 Alvarado St. used to be a modest 1,200 square foot home similar to ours. In the year 1986, 655 Alvarado St. underwent a major remodel to become a 2,703 square foot home which created a massive 30 foot wall on our property line.

The plans submitted to the planing department and distributed to the neighborhood are vague and very confusing. We would like to review a full set of drawings and meet with Mr. Linsteadt at the buildings to explain what he is proposing.

The deadline for this application is January 12, 2011. If our concerns are not addressed we will be left with no other alternative but to seek a discretionary review.

I will call you tomorrow.

Yours truly,

John Ferretti

Mary Ferretti-Breidinger

cc: Ken Linsteadt, Ken Linsteadt Architects

John Flynn and Christine Flynn 661 Alvarado St.

Fraidy and Tani Weiner 647 Alvarado St.

[Reply](#) [Reply to all](#) [Forward](#)

ken to me, adrian.putra, flynn, taniweiner, johnfred

[show details](#) 12/29/10

[Reply](#)

Hi Mary,

Sorry I haven't been able to respond earlier - I have been out on vacation since the middle of last week, and will be back in town next Tuesday. I am more than happy to meet with you to discuss your concerns. Perhaps you can give me some possible windows of time to meet, and I'll coordinate with my office.

Best,

Ken

- Show quoted text -

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Mary Ferretti-breidinger to john

[show details](#) 12/29/10

[Reply](#)

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- johnfred
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Compose mail

Fwd: 655 Alvarado St. Building permit No. 2009.12.11.3061 Letter to Planners Incorrect Info

Mary Ferretti-breidinger to Carol

[show details](#) Jan 7

[Reply](#)

here's the email

----- Forwarded message -----
From: **Mary Ferretti-breidinger** <mferrettisf@gmail.com>
Date: Fri, Jan 7, 2011 at 7:57 AM
Subject: 655 Alvarado St. Building permit No. 2009.12.11.3061
To: delvin.washington@sfgov.org, adrian.putra@sfgov.org

Dear Mr. Washington and Mr. Putra,

Thank you for speaking with me yesterday. i know we went over a lot of information however I do not recall a response to one of my concerns with the incorrect information written on the application by your department.

Could you please address the third box entitled Project Features, Existing Condition and Proposed Condition:
Number of stories: Existing 2 over basement.....Proposed condition: 3 over basement

This is incorrect. The proposed project is 5 stories, not 4. It should state 4 over basement or 3 over basement and 1 below basement. I do believe this may constitute correcting the application and resending. This could buy me some time to go over my concerns with the architect and avoid a discretionary review which will need to be addressed on Monday.

i look forward to your response.

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adrian.putra
harpreet
john ferretti
John Flynn
johnfred
sunny lemer

Invite a friend

2009.12.11.3061 (Alteration)
From: Mary Ferretti-breidinger <mferrettisf@gmail.com>
To: ken <ken@keninsteadt.com>
Cc: cvenne@global.net, flynn@sonic.net, taniweiner@gmail.com, JOHNFREDSF@yahoo.com
Content-Type: multipart/alternative; boundary=0015174be8c45b073a0498a71505
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Carol yenne to adrian.putra, me, ken, johnfred, flynn, taniweiner

[show details](#) Jan 7

[Reply](#)

Dear Planner Putra:

We are writing to voice our concerns about the above project.

Two weeks ago we received for the first time the plans for this project and were advised for the first time of the scope and size intended.

As we understand the existing building is the at the allowable depth into the yard and we believe that this should not be exceeded.

We have lived at 681 Alvarado Street since 1975. We love our block and the fact that it is mostly small and medium size one and two unit residential buildings that are of the size in keeping with the planning code. The proposed project appears to be substantially larger than anything on the block. It juts out into the open space of the block way beyond anything currently on the block.

We first heard about it last month during the holiday season when we were distracted by many other things.

We have no issue with people buying houses and remodeling. But we do think that the adjacent neighbors deserve consideration and that the intent of open space for back yards and other issues should be taken into consideration which these plans do not do.

We wish that neighbors had an opportunity to voice their opinions and concerns to reach a suitable compromise before going to a city hearing.

Sincerely,

Carol & Bill Yenne
681 Alvarado Street
San Francisco, Ca 94114

From: Mary Ferretti-breidinger <mferrettisf@gmail.com>
To: cvenne@shcglobal.net
Sent: Sat, January 1, 2011 1:00:44 PM
Subject: Fwd: 655 Alvarado St. Building Proposal Permit Application No. 2009.12.11.3061 (Alteration)
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SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

REVISED NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On December 11, 2009, the Applicant named below filed Building Permit Application No. 2009.12.11.3061 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Ken Linsteadt	Project Address:	655 Alvarado Street
Address:	3407 Sacramento Street	Cross Streets:	Diamond & Castro Streets
City, State:	San Francisco, CA 94118	Assessor's Block /Lot #:	2803/028C
Telephone:	415.351.1018	Zoning District:	RH-2
		Height-Bulk District:	40-X

Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as possible. If your concerns are unresolved, you can 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.

PROJECT SCOPE			
<input type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION	or <input checked="" type="checkbox"/> ALTERATION
<input checked="" type="checkbox"/> VERTICAL EXTENSION		<input type="checkbox"/> CHANGE # OF DWELLING UNITS	<input checked="" type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE)	<input checked="" type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING DEPTH.....	±48 feet, 3 inches	±74 feet, 3 inches
REAR YARD	±65 feet, 9 inches	±39 feet, 9 inches
HEIGHT OF BUILDING (AT FRONT).....	±23 feet	±32 feet (from curb to top of parapet)
NUMBER OF STORIES	2 over 1 basement level	3 over 2 basement levels
NUMBER OF DWELLING UNITS ON PROPERTY	1	No Change
NUMBER OF OFF-STREET PARKING SPACES	At least 1	No Change

On 12/13/10, the Planning Department issued a Section 311 notification for this subject property. This notice corrects the project site cross streets, and clarifies the project's description for proposed number of stories. There is no change to the proposed scope of work. This notice will extend the Section 311 notification period of this Building Permit Application for an additional 15 days (as noted below).

The subject property is a steeply down sloping lot that contains two-story, single-family dwelling with a basement level below. The project is to construct a horizontal rear extension at the existing first floor and basement level, add a new second basement level at the rear (under the proposed rear extension), and add a new third story that is setback 15 feet from the existing front building wall. The site plan and elevations of the proposed project are available on the Planning Department's website at: <http://sf-planning.org/ftp/files/notice/2009.12.11.3061.pdf>.

PLANNER'S NAME: Adrian C. Putra
 PHONE NUMBER: (415) 575-9079
 EMAIL: adrian.putra@sfgov.org

DATE OF THIS NOTICE: 1/13/2011

EXPIRATION DATE: 1/28/2011

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Re: Inadequate Notification of project.(Notice of Building Permit Application No. 2009.12.11.3061)

Inbox X

Carol yenne to adrian.putra, me, BILL, tanweiner, flynn, JOHNFREDSF, sunnyrl, harpreet

show details Jan 25

Reply

Mr. Putra:

I just got a copy of the DR filed by Mary Ferretti today on the above project and wanted to point out a couple of reasons as to why the neighbors are so upset.

1. The project owner listed 47 addresses invited to their "meeting" in 2009. This list of 47 included only SIX actual addresses on our block. Of these, only FOUR had names and they are the two addresses of the two adjacent properties. They mailed invitations to 27 anonymous "occupants" at 650 Alvarado. These 27 renters live in a huge apartment building on the block across the street that sits up above our block. A letter sent to a renter labeled "occupant" during the Christmas holiday, about a meeting regarding construction on the block down the hill is not likely to attract interest from the "occupant". It appears that the rest of the invitations to their meeting were sent to people personally associated with the project. None of the rest of the block, even neighbors two doors down, were notified about any of this until December 2010.

We regularly receive notifications for construction projects on this block, around the corner, down the street, on the next block, on the next street over, so why weren't we notified about this project only 4 doors away until last month?

2. All of the neighborhood associations for Noe Valley listed as notified are either NOT in Noe Valley or are no longer operating. There are many organizations that represent Noe Valley, a complete list is contained in the monthly issue of the Noe Valley Voice for anyone interested. The largest organizations in Noe Valley, Friends of Noe Valley as well as the Noe Valley Merchants and Professionals Association and the Noe Valley CBD are absent from this list. Instead the list used for this project is comprised of defunct organizations or organizations NOT actually in Noe Valley.

For instance, East and West of Castro on Douglas disbanded years ago and Paul Kantus died in 2007. Noe Gardens on Hoffman does not exist and Rich Leoncavallo moved to New Jersey years ago. Upper Noe Neighbors is run by Vicki Rosen, the address listed is not hers, and that organization represents "upper Noe Valley", outer church street, not this side of Noe Valley.

Several of the other organizations used in the posting have only a POST OFFICE BOX in Noe Valley with the 94114 zip code as a result of their P.O. Box They do not work or represent Noe Valley residents or property owners i.e. San Jose/Guerrero Coalition Save R, Dolores Heights Design, Fair Oaks Neighbors, Dolores Heights Improvement. None of these organizations would claim to represent Noe Valley and notification of a project on Alvarado Street between Castro and Diamond would not be on their radar.

I hope this email helps explain to you some of why we feel that we were caught so off guard and are upset that a DR was the only option. Except for the two adjacent neighbors, none of us on this block were notified until December 2010. I urge you to suggest to the property owner that they reach out to the neighbors on the block affected and try and resolve some of the issues before a hearing so that time can be efficiently used to work on the plan and "fences" can be mended between the parties

Carol & Bill Yenne

From: Mary Ferretti-breidinger <mferrettisf@gmail.com>

To: adrian.putra@sfgov.org

Cc: cyenne@sbcglobal.net; tanweiner@gmail.com; flynn@sonic.net; JOHNFREDSF@yahoo.com; sunnyrl@hotmail.com; harpreet@post.harvard.edu

Sent: Mon, January 24, 2011 8:04:35 PM

Subject: Inadequate Placing of Poster on Building at 655 Alvarado St. (Notice of Building Permit Application No. 2009.12.11.3061)

Dear Mr. Putra,

While I was at the planning department (filing a DR) this afternoon I questioned the placement of the Section 311 Neighborhood Notification Notice placed on the front of 655 Alvarado St. I was given a copy of Section 311 mailing Notice and Posting instructions. The bottom of the orange poster (posted on 655 Alvarado St.) is posted over 13' above grade level and you need to climb stairs in order to read it. It is not clearly readable from the street level. There are specific instructions that need to be followed. I was told to bring it up to Scott Sanchez, the zoning administrator via you and could mean resending the notice. I am attaching 2 pictures of the current posting placement for your information.

Thank you for your attention to this matter.

Mary Ferretti

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655 Alvarado St. Building Permit Application No. 2009.12.11.3061

Inbox X

Mary Ferretti-breidinger

Carol Yenne

sunny lemer

Tani Weiner to adrian.putra, johnfredsf, flynn, harpreet, me, cyenne, sunnyrl

show details Jan 28

Reply

Mr. Putra,

We would like to add voice to the concerns that have been expressed by neighbors on Alvarado Street regarding this project. We live two doors down from 655 Alvarado, and believe that the present scope of the project is inconsistent with the character of the houses on this block, both in terms of height and depth, and also in terms of extension into the open space in the backyards. We believe that by allowing a project of the dimensions that have been proposed, there will be a precedent set that will erode the mid-block open space and result in a change to the character of this block by having out-of-scale buildings crowding out light and air.

We are new to this block and do not know the entire history of this project, but were surprised to learn this project has apparently been pursued without communicating or being responsive to neighbor concerns, which is consistent with our experience in that no response at all was provided from the architect/project sponsor following our meeting with him and other Alvarado Street neighbors earlier this month. We remain open to a discussion of modifications to the this proposed project that would meet the needs of the owners of 655 Alvarado and those of their neighbors.

Thank you in advance for your consideration.

Sincerely yours,

Nathaniel and Fraidy Weiner
647 Alvarado Street

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HAND DELIVERED

February 9, 2011,

Adrian Putra
Planner
San Francisco Planning Department
1660 Mission St.
San Francisco, CA 94103

RE: Building Permit Application No. 2009.12.11.3061

Project Address: 655 Alvarado St.

Assessor's Block / Lot # 2803/028C

DR Application filed 1/24/2011

Dear Mr. Putra,

For your information and to give you a clear understanding of the above referred proposal and it's negative impact please see the attached 11 pages ranging from sizes 11" x 17" thru 11" x 42" containing 38 photos and illustrations my and my neighbor's concerns.

I am also including a copy of emails (between Mr. Linsteadt and I) dating back to January 2010. To date Mr. Linsteadt has not gotten back to me or my neighbors.

I appreciate your time.

Mary Ferretti

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655 Alvarado Revised Plans X Inbox X

Adrian.Putra@sfgov.org

Mary Ferretti-breidinger to Carol, Tani, sunny, John, johnfred, harpreet

I am forwarding you a copy of an email I received from Mr. Putra. The plans are a little difficult to compare to the existing (city printed copy). I will request a print.
Thanks,
Mary

- Show quoted text -

655 Alvarado Revised-110714.pdf
5357K View Download

Reply Reply to all Forward

Mary Ferretti-breidinger

Mary Ferretti-breidinger

Mary Ferretti-breidinger to cyenne, taniweiner, sunnyrl, flynn, JOHNFREDSF, harpreet

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655 Alvarado Revised-110714.pdf
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Reply Reply to all Forward

Carol Yenne to Adrian.Putra, me, taniweiner, sunnyrl, flynn, JOHNFREDSF, harpreet

August 18, 2011

Dear Mr. Putra:

For the first time we are seeing plans that we can view of the house remodel four doors down from us. We have written to you three times before with no respon

We have several serious concerns

1. The overall mass of this single family home is unbelievable in every dimension. From the top (see page 1), they are supposed to extend back to an average of their neighbors on two sides, but they are going back farther than the ENTIRE de come. From the side (see page 12) the proposed structure is 5-stories, double the size of the present structure. From the rear (see page 9) it is half again taller than the existing structure EVEN WITH part of it going below grade level. The description of the property is 4330 square feet, it would be one of the largest single-family houses in Noe Valley, and certainly the largest on this block. This i

2. Regarding their going below grade level, there is no mention anywhere of the fact that there are seasonal subterranean streams on this hill. Do the architects a Diamond and 24th required massive, unscheduled, unplanned and unbudgeted resources to deal with these streams. The property owner was even forced to repl below-grade structure will effect the water flow into adjacent properties? We are very concerned for the adjacent down hill neighbors in particular, including our (

3. We count six bathrooms in this building. A single family home does not usually have six bathrooms, at least not on a lot that is 25 foot wide in Noe Valley. This Those are our concerns. Had we ever been mailed a copy of any notice or plans before we would certainly have responded earlier, but as your office mailing indi We hope that your office and the neighbor's architect take another hard review of the plan and scale it back to the home in keeping with our community. As it is p

All best wishes,

Carol & Bill Yenne
681 Alvarado Street
San Francisco, Ca 94114

Reply Reply to all Forward

Tani Weiner to marcela.c.medi., me

Hi Marcela,

As we discussed, attached are the proposed construction plans for 655 Alvarado which will be the subject of the DR hearing on September 8. There is a group c More significant than the fees is the scope of the project which is of great concern in that it will change the character of this block and the backyard space we st

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Meeting / Email Addresses for neighbors on Alvarado St.

X Inbox X

Mary Ferretti-breidinger to Ken, JOHNFREDSF, flynn, tanweiner, harpreet, cyenne, sunnyrl, adria [show details](#) Aug 17 (10 days ago) Reply

Dear Mr. Linsteadt,

I appreciate your call today. I would very much like to meet with you next week to discuss the project a 655 Alvarado St. I understand, as per Mr. Putra, the DR hearing is scheduled for September 8th. As per our conversation I am forwarding you the contacts of the neighbors whom would be interested in attending a meeting with you. Hopefully we can come to a mutual agreement that will avoid us having to go to a DR hearing.

Here are the contacts:

Fraidy and Tani Weiner
647 Alvarado St.
tanweiner@gmail.com

John and Chris Flynn
661 Alvarado St.
flynn@sonic.net

Nishu
661 Alvarado St.
harpreet@pcst.harvard.edu

Bill and Carl Yenne
681 Alvarado St
cyenne@sbcglobal.net

John and Sunny Lerner
665 Alvarado St.
sunnyrl@hotmail.com

I look forward to hearing from you.

Thank you for your time in this matter.

Mary Ferretti
John Ferretti

cc Mr Putra
Alvarado St. Neighbors

[Reply](#) [Reply to all](#) [Forward](#)

Ken Linsteadt to me

[show details](#) Aug 18 (10 days ago)

Reply

Hi Mary.

Thanks - I'll look at my calendar and send you some times for next week.

Ken

From: Mary Ferretti-breidinger [mailto:mferrettisf@gmail.com]

Sent: Wednesday, August 17, 2011 8:01 PM

To: Ken Linsteadt

Cc: JOHNFREDSF@yahoo.com; flynn@sonic.net; taniweiner@gmail.com; harpreet@post.harvard.edu; cyenne@sbcglobal.net; sunnyrl@hotmail.com; adrian_putra@sfgov.org

Subject: Meeting / Email Addresses for neighbors on Alvarado St.

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Mary Ferretti-breidinger to JOHNFREDSF

[show details](#) Aug 18 (9 days ago)

Reply

----- Forwarded message -----

From: Mary Ferretti-breidinger <mferrettisf@gmail.com>

Date: Wed, Aug 17, 2011 at 8:00 PM

Subject: Meeting / Email Addresses for neighbors on Alvarado St.

To: Ken Linsteadt <ken@keninsteadt.com>

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From: Mary Ferretti-breidinger [mailto:mferrettisf@gmail.com]
Sent: Wednesday, August 17, 2011 8:01 PM
To: Ken Linsteadt
Cc: JOHNFREDSF@yahoo.com; flynn@sonic.net; taniweiner@gmail.com; harpreet@post.harvard.edu; cyenne@sbcglobal.net; sunnyrl@hotmail.com; adrian.putra@sfgov.org
Subject: Meeting / Email Adresses for neighbors on Alvarado St.

Dear Mr. Linsteadt,

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Babac Doane babac@keninsteadt.com to me, JOHNFREDSF, flynn, taniweiner, harpreet, cyenne, & [show details](#) Aug 23 (4 days ago) [Reply](#)

Images are not displayed.

Display images below - [Always display images from babac@keninsteadt.com](#)

Hello everyone,

If possible, Ken would like to meet on Thursday at 4:00 pm at 655 Alvarado Street to go over the proposed project rather than on Wednesday since his time tomorrow is very limited.

Thank you,

Babac

Babac Doane

KEN LINSTADT
ARCHITECTS

116 Sheridan Avenue
The Presidio of San Francisco
San Francisco, CA 94129
Phone: +1 531 1018 ext 111
Fax: +1 531 1019
babac@keninsteadt.com

From: Ken Linsteadt

Sent: Tuesday, August 23, 2011 10:25 AM

To: 'Mary Ferretti-breidinger'

Cc: JOHNFREDSF@yahoo.com; flynn@sonic.net; taniweiner@gmail.com; harpreet@post.harvard.edu; cyenne@sbcglobal.net; sunnyrl@hotmail.com; adrian.putra@sfgov.org; Babac Doane

Subject: RE: Meeting / Email Adresses for neighbors on Alvarado St.

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Carol Yenna to Babac, me, JOHNFREDSF, flynn, taniweiner, harpreet, sunnyrl, adrian.putra, KenLir [show details](#) Aug 23 (4 days ago) [Reply](#)

If Mary is able to take off work to make a 4pm mtg we will try and be there m

Sent from my Verizon Wireless BlackBerry

From: Babac Doane <babac@keninsteadt.com>

Date: Tue, 23 Aug 2011 12:28:17 -0700

To: 'Mary Ferretti-breidinger' <mferrettisf@gmail.com>

Cc: JOHNFREDSF@yahoo.com, flynn@sonic.net, taniweiner@gmail.com, harpreet@post.harvard.edu, cyenne@sbcglobal.net, sunnyr1@hotmail.com, adrian.putra@sfgov.org

- Show quoted text -

[Reply](#) [Forward](#)

Ken Linsteadt to Babac, me, JOHNFREDSF, flynn, taniweiner, harpreet, cyenne, sunnyr1, adrian.putra [show details](#) Aug 23 (4 days ago) [Reply](#)

Hi All,

I wonder if we can possibly meet either tomorrow (24th) or Thursday (25th) at 4PM on site?

Best,

..

Cc: JOHNFREDSF@yahoo.com<JOHNFREDSF@yahoo.com>; flynn@sonic.net<flynn@sonic.net>; taniweiner@gmail.com<taniweiner@gmail.com>; harpreet@post.harvard.edu<harpreet@post.harvard.edu>; cyenne@sbcglobal.net<cyenne@sbcglobal.net>; sunnyrl@hotmail.com<sunnyrl@hotmail.com>; adrian.putra@sfgov.org<adrian.putra@sfgov.org>; KenLinsteadt<Ken@keninsteadt.com>

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Babac Doane babac@keninsteadt.com to cyenne, me, JOHNFREDSF, flynn, taniweiner, harpreet, s show details Aug 23 (4 days ago)

Reply

Images are not displayed.

Display images below - Always display images from babac@keninsteadt.com

Thank you,

Babac

From: Carol Yenne [mailto:cyenne@sbcglobal.net]

Sent: Tuesday, August 23, 2011 12:31 PM

To: Babac Doane; Mary Ferretti-breidinger

Cc: JOHNFREDSF@yahoo.com; flynn@sonic.net; taniweiner@gmail.com; harpreet@post.harvard.edu; sunnyrl@hotmail.com; adrian.putra@sfgov.org; Ken Linsteadt

Subject: Re: Meeting / Email Addresses for neighbors on Alvarado St.

- Show quoted text -

image001.jpg 1K View Download

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SunnyLerner to cyenne, Babac, me, JOHNFREDSF, flynn, taniweiner, harpreet, adrian.putra, KenLir show details Aug 24 (4 days ago)

Reply

Hubby is out of town so I'm juggling kids. Will try to make the meeting. Thanks for setting it up. -Sunny

Sent from my iPhone

On Aug 23, 2011, at 12:30 PM, "Carol Yenne" <cyenne@sbcglobal.net> wrote:

If Mary is able to take off work to make a 4pm mtg we will try and be there m

Sent from my Verizon Wireless BlackBerry

From: Babac Doane <babac@keninsteadt.com>

Date: Tue, 23 Aug 2011 12:28:17 -0700

To: Mary Ferretti-breidinger <mferrettisf@gmail.com>

Cc: JOHNFREDSF@yahoo.com<JOHNFREDSF@yahoo.com>; flynn@sonic.net<flynn@sonic.net>; taniweiner@gmail.com<taniweiner@gmail.com>; harpreet@post.harvard.edu<harpreet@post.harvard.edu>; cyenne@sbcglobal.net<cyenne@sbcglobal.net>; sunnyrl@hotmail.com<sunnyrl@hotmail.com>; adrian.putra@sfgov.org<adrian.putra@sfgov.org>; KenLinsteadt<Ken@keninsteadt.com>

Subject: RE: Meeting / Email Addresses for neighbors on Alvarado St.

Hello everyone,

If possible, Ken would like to meet on Thursday at 4:00 pm at 655 Alvarado Street to go over the proposed project rather than on Wednesday since his time tomorrow is very limited.

Thank you,

Babac

Babac Doane

<image001.jpg>KEN LINSTEADT

- Show quoted text -

Reply Reply to all Forward

Ken Linsteadt to SunnyLerner, cyenne, Babac, me, JOHNFREDSF, flynn, taniweiner, harpreet, adri show details Aug 24 (3 days ago)

Reply

Hi Mary, et al.

Should i plan to meet tomorrow at 4PM?

Thanks,

Ken

From: SunnyLerner [mailto:sunnyrl@hotmail.com]

Sent: Wednesday, August 24, 2011 9:53 AM

To: cyenne@sbcglobal.net

Cc: Babac Doane; Mary Ferretti-breidinger, JOHNFREDSF@yahoo.com; flynn@sonic.net; taniweiner@gmail.com; harpreet@post.harvard.edu; adrian.putra@sfgov.org; Ken Linsteadt

Subject: Re: Meeting / Email Addresses for neighbors on Alvarado St.

- Show quoted text -

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Carol Yenne to Ken, SunnyLerner, Babac, me, JOHNFREDSF, flynn, taniweiner, harpreet, adrian.pu [show details](#) Aug 24 (3 days ago) [Reply](#)

Hi Ken, I just spoke with Mary, she can't make a meeting before 7pm. She works and goes to school. I don't see the point of meeting without her. Can you make it at 7pm tomorrow?

Carol Yenne

----- Original Message -----

From: Ken Linsteadt
To: 'SunnyLerner'; cyenne@sbcglobal.net
Cc: Babac Doane; Mary Ferretti-breidinger; JOHNFREDSF@yahoo.com; flynn@sonic.net; taniweiner@gmail.com; harpreet@post.harvard.edu; adrian.putra@sfgov.org
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Ken Linsteadt to Carol, SunnyLerner, Babac, me, JOHNFREDSF, flynn, taniweiner, harpreet, adrian [show details](#) Aug 25 (3 days ago) [Reply](#)

Hi Carol,

Unfortunately, I can't meet that late this eve. Perhaps we can work out something for Saturday? I am out most of next week, so hoping to meet before I leave town this Sunday.

Best,

Ken

From: Carol Yenne [mailto:cyenne@sbcglobal.net]
Sent: Wednesday, August 24, 2011 6:36 PM
To: Ken Linsteadt; 'SunnyLerner'

Cc: Babac Doane; Mary Ferretti-breidinger; JOHNFREDSF@yahoo.com; flynn@sonic.net; taniweiner@gmail.com; harpreet@post.harvard.edu; adrian.putra@sfgov.org
- Show quoted text -
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Carol Yenne to Ken, SunnyLerner, Babac, me, JOHNFREDSF, flynn, taniweiner, harpreet, adrian.pu [show details](#) Aug 25 (3 days ago) [Reply](#)

Hi Ken, on this short notice Saturday will not work for us. Is there an evening next week after 6:30 or 7 that would work for you?

----- Original Message -----
From: Ken Linsteadt
To: 'Carol Yenne'; 'SunnyLerner'
Cc: Babac Doane; Mary Ferretti-breidinger; JOHNFREDSF@yahoo.com; flynn@sonic.net; taniweiner@gmail.com; harpreet@post.harvard.edu; adrian.putra@sfgov.org
- Show quoted text -

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Tani Weiner to marcela.c.medi., Carol, Ken, SunnyLerner, Babac, me, JOHNFREDSF, flynn, harpr [show details](#) Aug 25 (2 days ago) [Reply](#)

Tuesday night after 6:30 would work for me. Ken could you please let us know if that works for you and/or if your clients are willing to meaningfully take the concerns of the neighbor group into account, which are the same as expressed in the initial face to face meeting we had several months ago - and candidly, I do not see the revised plans as being responsive in any meaningful way to these concerns- specifically (and not exhaustively) that the proposed construction is larger by orders of magnitude than existing houses on the block, would change the nature of Alvarado street by presenting a profile that is higher and deeper into the open backyard space than existing houses on the block, and would interfere with the enjoyment of the neighbors of their properties by altering the open space amenity, as well as crowding out the light/air/privacy of neighboring houses due to sheer size and intrusiveness.

Thanks in advance for your response and availability to discuss this important issue with the concerned neighbors on Alvarado street.

Sincerely yours,

Fraidy and Tani Weiner-647 Alvarado st

On Thursday, August 25, 2011, Carol Yenne <cyenne@sbcglobal.net> wrote:

> Hi Ken, on this short notice Saturday will not work for us. Is there an evening next week after 6:30 or 7 that would work for you?

> ----- Original Message -----
- Show quoted text -

[Reply](#) [Reply to all](#) [Forward](#) [Reply by chat to Tani](#)

Carol Yenne to Tani, Ken, SunnyLerner, Babac, me, JOHNFREDSF, flynn, harpreet, adrian.putra, me [show details](#) Aug 26 (1 day ago)

[Reply](#)

Tuesday night at 8:30 would also work for us.

From: Tani Weiner [mailto:taniweiner@gmail.com]

Sent: Thursday, August 25, 2011 10:27 PM

To: Carol Yenne

Cc: Ken Linsteadt; SunnyLerner; Babac Doane; Mary Ferretti-breidinger; JOHNFREDSF@yahoo.com; flynn@sonic.net; harpreet@post.harvard.edu; adrian.putra@sfgov.org; marcela.c.medina@gmail.com

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- Show quoted text -

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Ken Linsteadt to Carol, Tani, SunnyLerner, Babac, me, JOHNFREDSF, flynn, harpreet, adrian.putra, [show details](#) Aug 26 (1 day ago)

[Reply](#)

Hi All,

I am out of the office next week. Let me try to find some alternate times to meet prior to our hearing date.

Thanks,

Ken

From: Carol Yenne [mailto:cyenne@sbcglobal.net]

Sent: Friday, August 26, 2011 10:09 AM

To: 'Tani Weiner'

Cc: Ken Linsteadt; 'SunnyLerner'; Babac Doane; 'Mary Ferretti-breidinger'; JOHNFREDSF@yahoo.com; flynn@sonic.net; harpreet@post.harvard.edu; adrian.putra@sfgov.org; marcela.c.medina@gmail.com

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Thanks for getting back to me. There is no Dr or meeting date scheduled as of yet. I will let you know when I learn more. In the mean time I will drop off a

packet for you to review.

Thanks a lot for you interest.

Mary Ferretti

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Applicant Name
Street Address
City, State Zip

Date
Building Permit Number
Address of Project

4. A hard copy of 11" X 17" plans for the Planning Department's record. This set of plans will remain in the Planning Department for public review.

The Neighborhood Notification Section 311 notice will be mailed out within one week after receipt of the materials by the Planning Department. **The fee and required materials must be submitted within 30 days of the date of this letter.** The application will be sent back to the Department of Building Inspection for cancellation or administrative proceedings if the applicant does not comply with this notice.

INSTRUCTIONS FOR POSTING THE ORANGE NOTICE AT THE SUBJECT PROPERTY

Included with this letter is 1 orange 11" X 17" Notice(s) that must be posted at the site. Post the enclosed Notice (s) as soon as you receive the official 30-day Neighborhood Notification Section 311 notice in the mail. Check the notification dates on the official notice, and write in the notification dates on the bottom right hand corner of the poster. The placement of the poster must comply with following requirements:

1. If a window of the building or building façade is within 6 feet of the property line, the poster must be posted inside the window or on the building façade if the window is not large enough.
 - a. The bottom of the poster must be no lower than three feet above grade and the top of the poster no higher than six feet above grade.
 - b. The face of the poster must be parallel to the street and the entire poster and lettering must be clearly visible from a public street, alley or sidewalk.
 - c. If the poster is posted on the building façade, it must be covered with plastic or transparent materials to protect it from rain.
 - d. The pathway to the sign must be unobstructed so that the interested parties can approach close and read the poster.
 - e. The poster shall not be posted on a commonly used door that might be left open so that the sign will be obscured from public view.
2. If the building is more than six feet from the property line the poster must be mounted on a display board at the property line.
 - a. The top of the poster must be between five and six feet above grade.
 - b. The face of the poster must be parallel to the street and the entire poster and letter must be clearly visible from a public street, alley or sidewalk.
 - c. The poster must be covered with plastic or transparent materials to protect it from rain.
3. If the project site is a corner property or a through lot, the poster must be posted on each street frontage following the instructions above.

The poster must be posted on the site through 5:00 p.m. on the expiration date.

Pictures

- P1 Front of 651 Alvarado St (East side adjacent building) and 655 Alvarado St.
Note: Placement of orange Neighborhood Notification Section 311 Notice in center window to the right of front door. Unable to be viewed by neighbors and public.
- P2 655 Alvarado is set back
- P3 & P4 651 Alvarado St. is located at the top center between 2 down sloped hills
- P5 Rear view of 651 Alvarado St.
Note: Shaded area and 3 homes rear flush to one another
- P6 Homes on 23rd Street (behind 655 Alvarado St.)
Note: Homes are set back
- P7 View of 655 Alvarado St. roof from my the bedroom window
Proposal will obstruct light and privacy
Note: Roof is not at same level as the top of my window as illustrated on A2.1 drawings.
- P8 View of rear from my bedroom window
"boxed in feeling"
- P9 View of rear from dining room window
"boxed in feelin"
- P10 View of rear from dining room window
Note: Closeness of homes at the rear (on 23rd Street)
- P11 Proposed top deck to extend 6' additional feet and become totaling 14'
Lower deck to extend additional 12'
Proposed garden level to extend approximately additional 8' feet.
- P12 & P13
Proposed 14' extension
I will feel "boxed in" and "cut off" from my neighbors
Will "divide the block in half"
Not "consistent with other homes"
Not "protecting mid block open space"
- P14, P15, P16 & P17
Shows my rear basement door to yard
30+ high wall from bottom rear wall to top of roof
Proposal wants to make lattice solid, extending deck level 14' plus lower level additional 8'
- P18, P19, & P20
Height at the beginning of fence is 4'
Height (P22) from tallest part of fence to top of retainer wall is 8' 3"
My yard slopes down (adding to "towering" feeling and "loss of privacy" while trying to enjoy my yard.
Proposal for garden room and storage space calls for excavation, below my foundation. I've had drainage problems since the last extensive remodel. In fact, a year or so after 655 Alvarado St. was gutted and rebuilt in 1989 it had drainage problems and the foundation had to be torn out and redone.

P24 Roof of 655 Alvarado St. is shorter than my roof line (not as illustrated on (A2.1)

Proposal wants to add more height to the 30'+ wall by adding a 5th floor story
Which will add to the "towering feeling" and loss of privacy and light.

P25 In 1989 655 Alvrado St. went from 900 suare feet to 2700 square feet by its previous owners. It was not averaged. It was extended to it's maximum.

P26 I do not agree with adding any property line window.

P27 Birds eye view of "Mid block open space." The yards and open space are a "specific community amenity."

Approximate open yard (length) measurements (not including open decks).

651 Alvarado St 60'1"

647 Alvarado St 62'1"

665 Alvarado St 61'5"

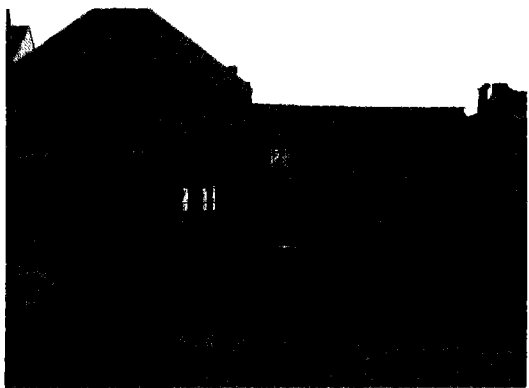
661 Alvarado St 55'3"

P28 Birds eye view of "Mid block open space."

Rear view of 651 Alvarado and 648 Alvarado St.

Proposal wants rear decks of 655 Alvarado St. to become a 26' building extension with terraces

Plus and more height to the existing 30+ wall by adding a penthouse



P1



P2

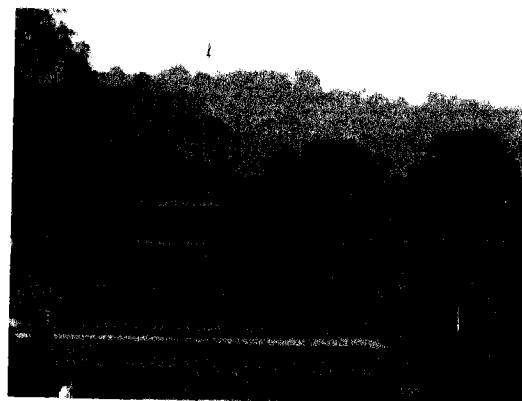
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P4

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P5

P5 Rear view of 651 Alvarado St.
Note: Shaded area and 3 homes rear flush to one another



P6

P6 Homes on 23rd Street (behind 655 Alvarado St.)
Note: Homes are set back



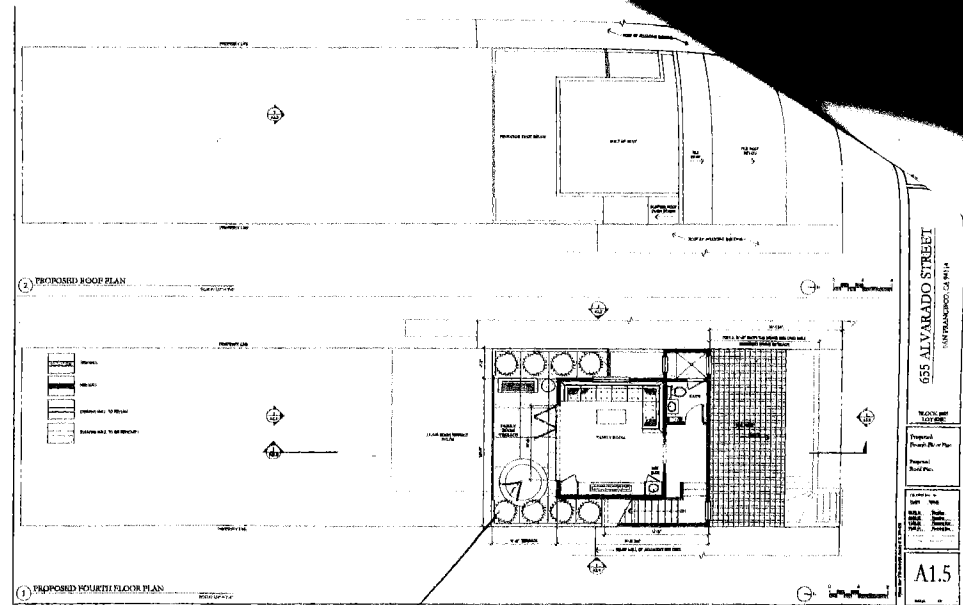
P7

P7 View of 655 Alvarado St. roof from the bedroom window



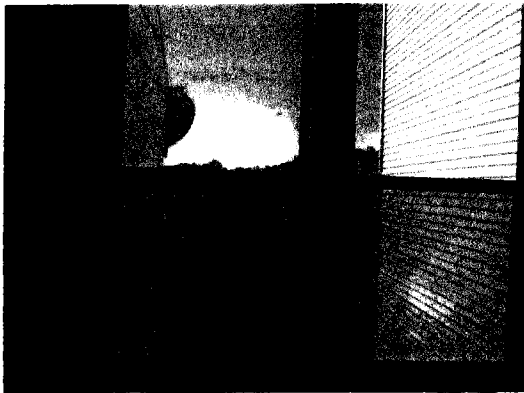
P8

P8 View of rear from my bedroom window "boxed in feeling"



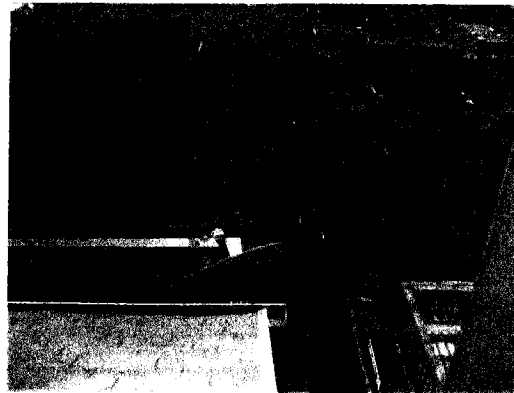
Proposal will obstruct light and privacy

Note: Roof is not at same level as the top of my window as illustrated on A2.1 drawings.



P9

P9 View of rear from dining room window "boxed in feeling"



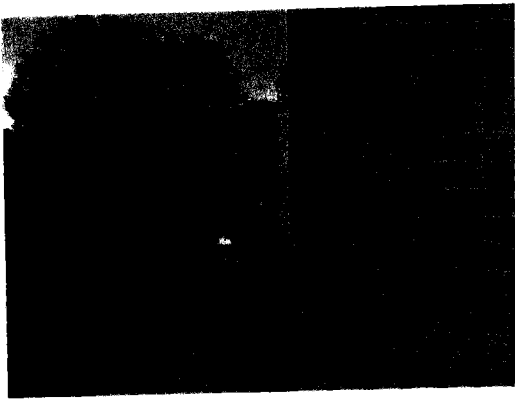
P10

P10 View of rear from dining room window
Note: Closeness of homes at the rear (on 23rd Street)



P11

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Lower deck to extend additional 12'
Proposed garden level to extend approximately additional 8' feet.



P12



P13

P12 & P13

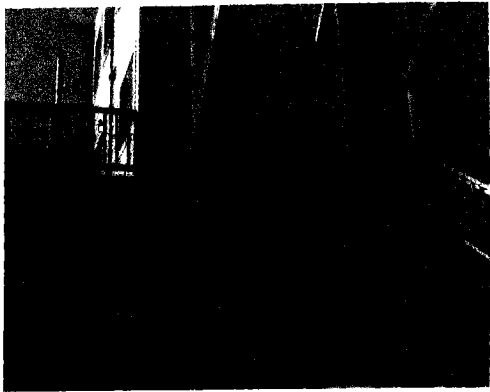
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Will 'divide the block in half"

Not "consistant with other homes"

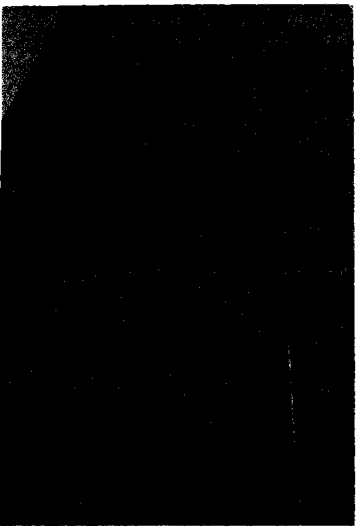
Not "protecting mid block open space"



P14



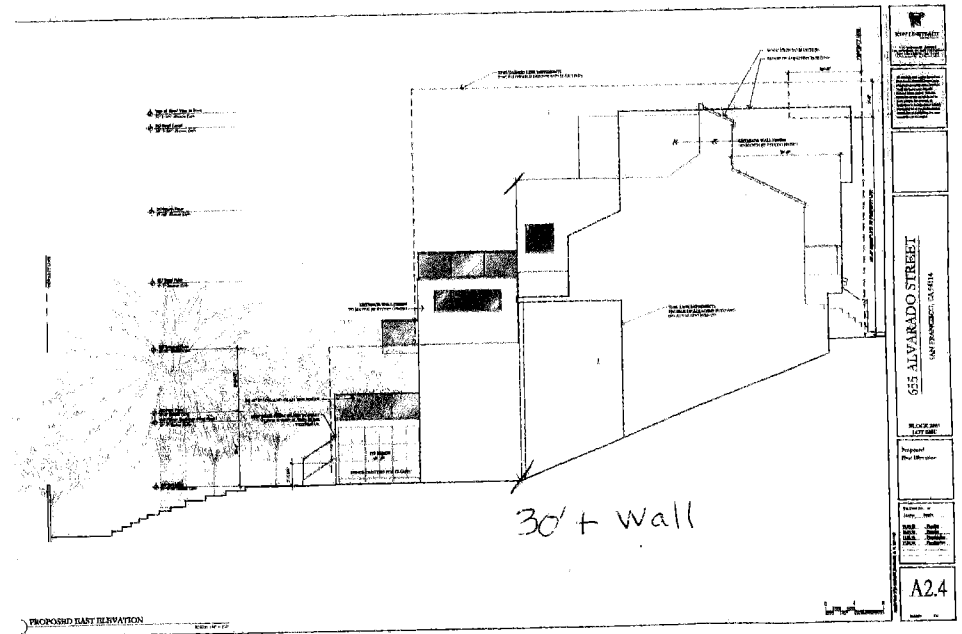
P15



P16



P17



4, P15, P16 & P17

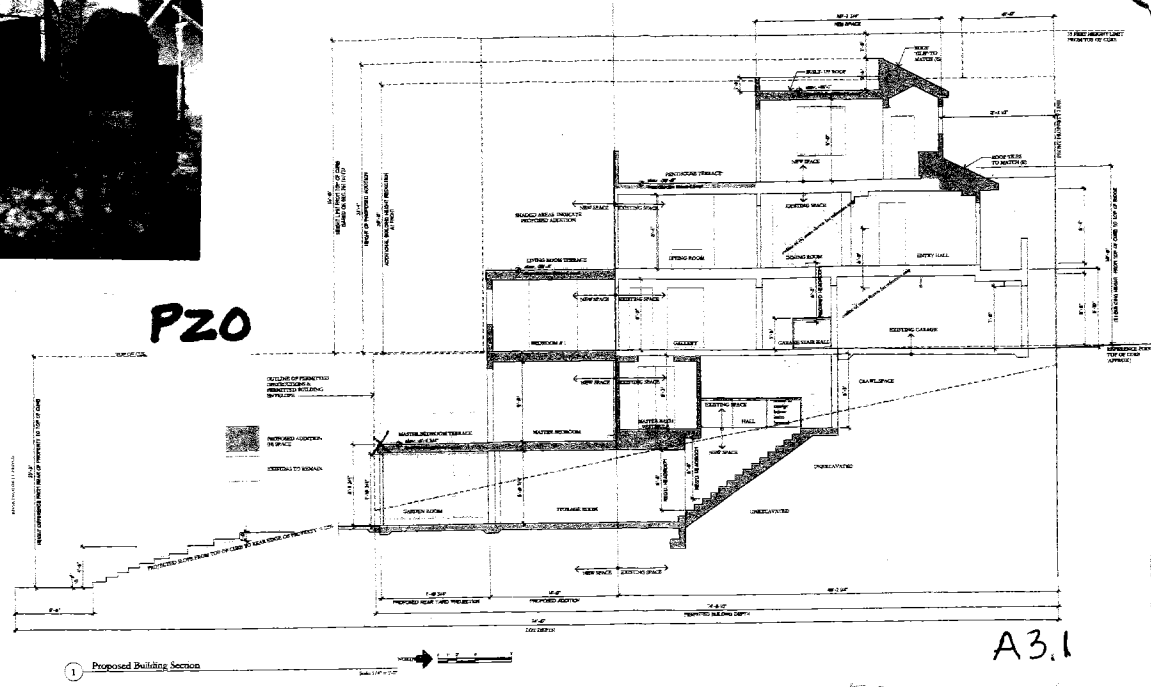
Shows my rear basement door to yard

30+ high wall from bottom rear wall to top of roof

Promosal wants to make lattice solid, extending deck level 14' plus lower level additional 8'



P20



ying to enjoy my yard.

A3.1

end of 655 Alvarado St.
stair rail

x over my fence



P23

I've had
ado St. was
it and redone

KAPLAN-GLAZER RESIDENCE



P18

P19

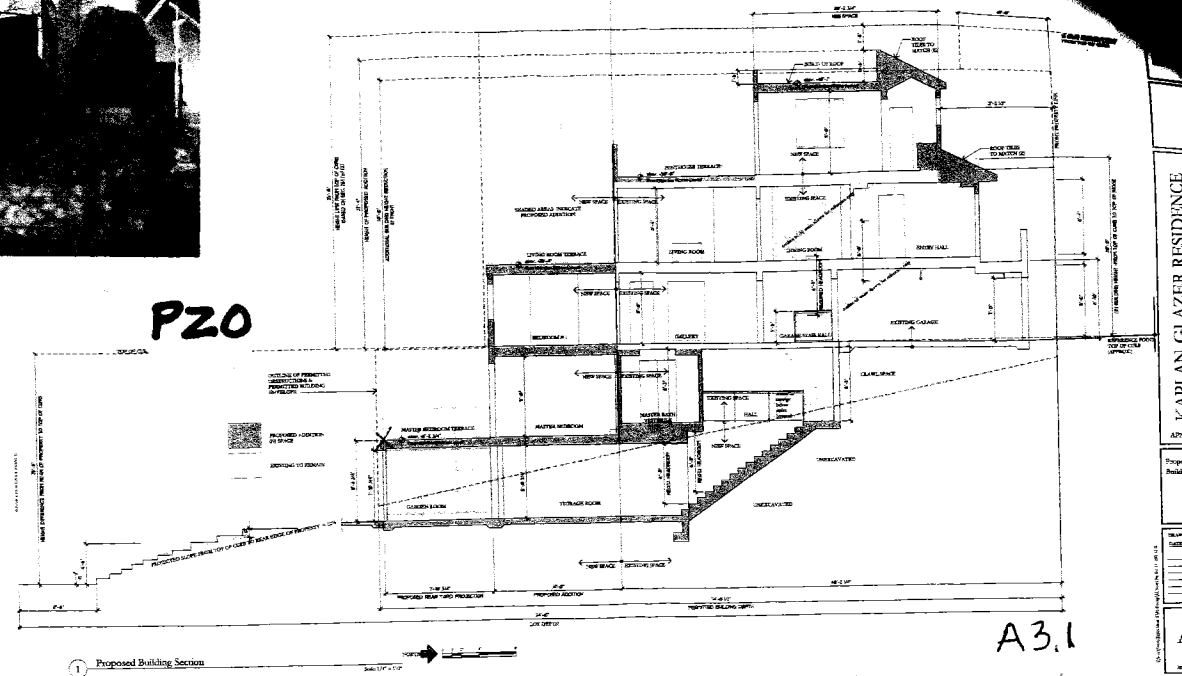
P20

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the neighborhood would
feel "boxed in" or "cut
off" and depth of
yards for rear yards

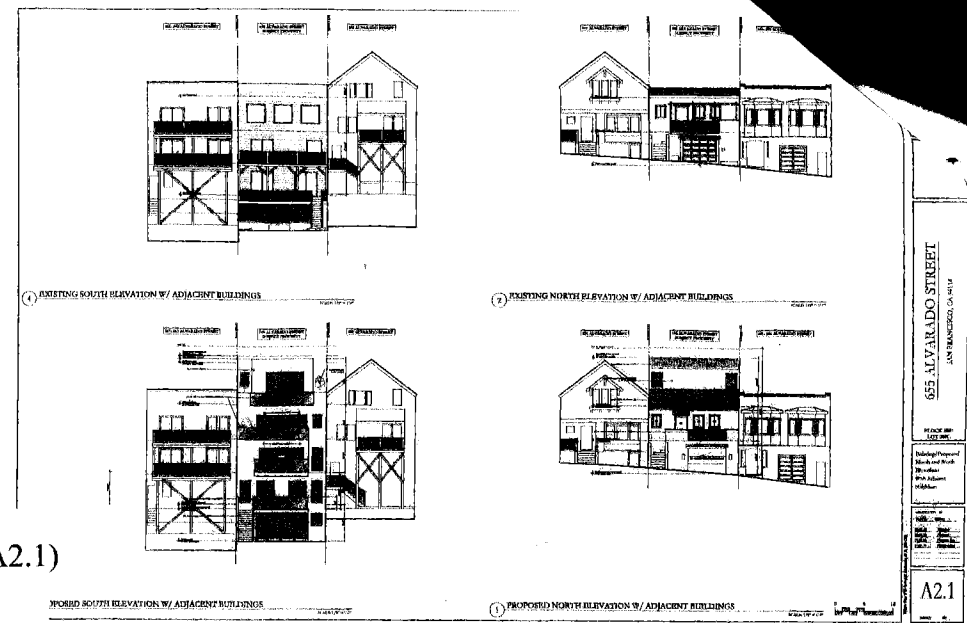
and and



P24

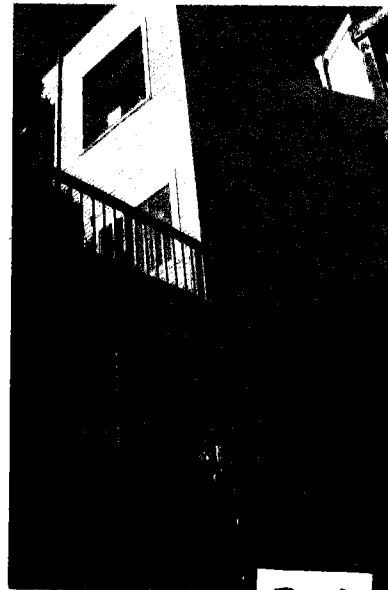
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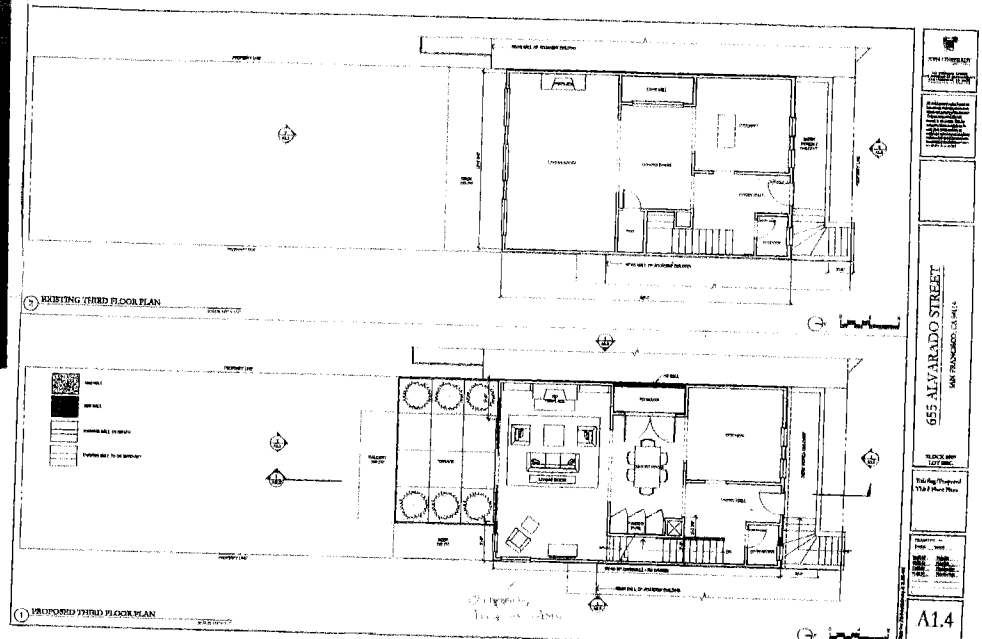
P25

P25 In 1989 655 Alvrado St. went from 900 square feet to 2700 square feet by its previous owners. It was not averaged. It was extended to it's maximum.



P26

P26 I do not agree with adding any property line window.



Street view



Birds eye view



P27 Birds eye view of "Mid block open space." The yards and open space are a "specific community amenity."

Approximate open yard (length) measurements (not including open decks).

651 Alvarado St 60'1"

647 Alvarado St 62'1"

665 Alvarado St 61'5"

661 Alvarado St 55'3"

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Rear view of 651 Alvarado and 648 Alvarado St.

Proposal wants rear decks of 655 Alvarado St. to become a 26' building extension with terraces

Plus and more height to the existing 30+ wall by adding a penthouse

CONCERNS TO ADDRESS AT DISCRETIONARY REVIEW

1. Inadequate notification of proposal to neighborhood as demonstrated by affidavit filed by the architect, Ken Linsteadt:

The meeting was held during busy the Thanksgiving weekend, when many are busy or out of town. Only 3 attended the meeting.

John and I owner's of 651 Alvarado St. were unaware of a meeting.

3 homeowners on the were mailed notices of a pre-application meeting, 1 of which was mailed to "occupant."

4 addresses notified at the rear of the proposal located on 23rd St. were mailed to 23rd Ave. not Street.

28 occupants/renters residing across the Street at 650 Alvarado St. (large apartment complex, not affected by proposal) were mailed notices.

Of the 11 organizations sent notices;

1 person is deceased

1 resides in New York (my children went to school with his children)

1 spends most of her time in Mexico

3 have P.O. Boxes

The remaining are not associated with the Noe Valley Community

This demonstrates that the mailing list was cherry picked.

2. At the Pre-application meeting the architect told the owner of 661 Alvarado St. that John and Mary Ferretti were ok with the project, which was not true.
3. Notices have the history of being sent out during busy holiday seasons; Thanksgiving and Christmas when people are busy or out of town.
4. No meeting with architect after several attempts by nieghbors.

Neighborhood concerns:

Ground water problems

Proposal adhering to Planning Code Sec. 311 (c)(1) guidelines:

Ensure that the building respects the mid block open space

Maintain light to adjacent properties by providing adequate set backs

Minimize impact of of loss of privacy and light

Neighborhood context / block pattern / leave center of the block open for rear yards and mid block open space

Immediate context of the project, how does it relate to adjacent buildings?

Design the scale of the building to be compatable with the height and depth of surrounding buildings at the mid block open space

Preserve the neighborhood character

Preserve "specific community amenity"

Consider that an "out of scale rear yard can leave residents felling "boxed in" or "cut-off" from mid block open space

If proposal were to go through it would mean that the largest house in the neighborhood would be next to the smallest house.

We do not agree with the extension or excavation of 655 Alvarado St. especially since it was pushed out to it's maximum and went from a 900 square foot home to a 2700 square foot home in 1989.

Our neighborhood does not support a 5 story 4330.95 square foot home.

If the commission recommends we meet with the architect we ask that the city and the architect send out proper notification to all homeowners within the required radius, so that the neighborhood may attend.

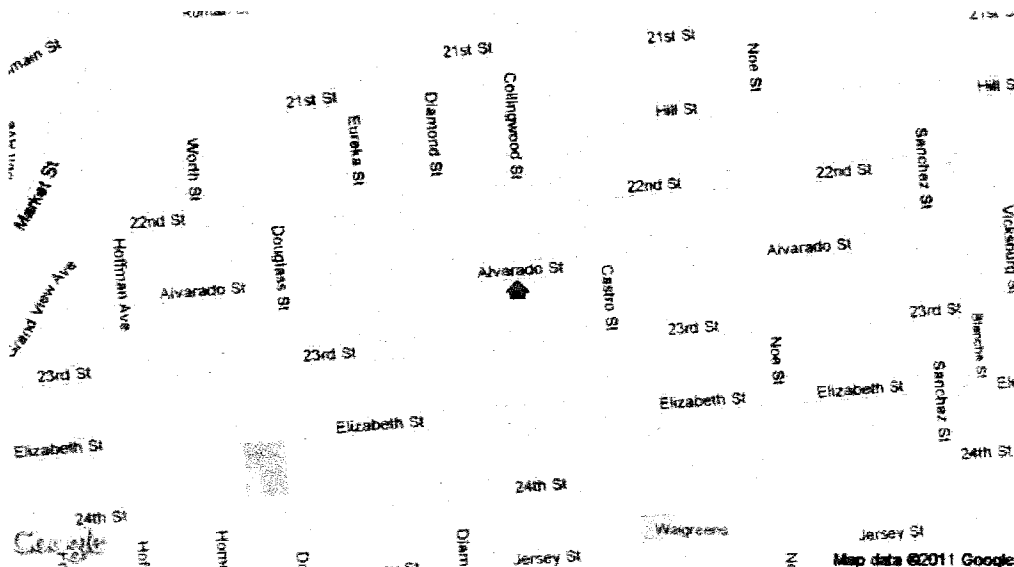


655 Alvarado St
San Francisco, CA 94114

Description

This is a 900 square foot, 1.0 bathroom, single family home. It is located at 655 Alvarado St San Francisco, California. This home is in the San Francisco Unified School District. The nearest schools are Alvarado Elementary School, James Lick Middle School and Mission High School.

Map



- Bedrooms: --
- Bathrooms: 1
- Sqft: 900
- Lot size: 2,850 sq ft / 0.07 acres
- Property type: Single Family
- Year built: 1925
- Parking type: --
- Cooling system: --
- Heating system: --
- Fireplace: --
- Last sold: August 08 2002
- County: San Francisco
- Lot depth: 114
- Lot width: 25
- Parcel #: 2803 028C
- Per floor sqft: 900
- Total rooms: 5
- # Stories: 1
- Unit cnt: 1
- Zillow Home ID: 15131595

Nearby schools

- District: San Francisco Unified
- Primary: Alvarado Elementary School
- Middle: James Lick Middle School
- High: Mission High School

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SUPPORTING FACTS LEADING TO DISCRETIONARY REVIEW

- 11/9/09 **Notice of Pre-Application Meeting**
Owners of adjacent building at 651 Alvarado St. (John Ferretti and Mary Ferretti) did not receive notice.
- 11/23/09 Pre- Application Meeting held during Thanksgiving weekend.
Only 3 attendees
Architect, Ken Linsteadt, told owner of 661 Alvarado St. that John Ferretti and Mary Ferretti were ok with the project. That was not true.
- 1/8/10 I sent an email Ken Linsteadt.
Why were John and I not notified about the meeting?
Why were Chris and John Flynn told we were ok with the project? We never spoke with him.
- 1/11/10 I received an email response from Mr. Linsteadt
John or I's name never came up at the meeting
- 1/11/10 Email to Mr. Linsteadt from John Flynn
John Flynn corrects Mr. Linsteadt that yes indeed he questioned why John and I were not at the meeting.
- 1/20/10 I received copy of plans from Mr. Linsteadt
I called and left message for Cecelia Jaroslowski, SF City planner assigned to the project.
- 3/27/10 I called Cecelia Jaroslowski
She said she a set of revised plans had been submitted but had not had time to review them.
- 4/7/10 Left message for Ms. Jaroslowski
- 5/27/10 Ms. Jaroslowski on medical leave and no longer with planning department.
I spoke with the Southwest Team Leader, Delvin Washington.
I told him I was not notified of Pre-Application Meeting held in November 2009 nor did I speak with anyone regarding the project prior to it being submitted to the planning department.
Mr. Washington informed me that "early February they sent out a notice that they had concerns about the massive project."
I requested a complete set of plans. The ones I received were very vague.
He told me to wait for another notice.
- 12/18/10 Just before Christmas I received a Notice of Building Permit Application dated 12/13/11 with an expiration date of 1/12/11 (another holiday season when people are very busy).
It was not sent to the correct mailing address we provided to Mr. Linsteadt in January 2010.
I was very surprised there was no attempt by the architect to meet with us or the neighbors prior to submitting the plans to the city.
- 12/23/10 Email to Mr. Lindsteadt
We have not received a response from him regarding a meeting (expiration date of

Cc: [Lucy Webb](#)
Sent: Monday, January 11, 2010 8:58 AM
Subject: RE: ~~658~~ Alvarado St. San Francisco
655

Hi Mary,

Yes, we had the pre application meeting on November 23rd. Your letter came back marked undeliverable - with no forwarding address (we received six such returns). I'm sorry it didn't reach you, and we certainly were not trying to avoid you - San Francisco Planning dictates the exact addresses we were to invite to the meeting. We also didn't suggest to the Flynn's that you were in support of the project (your name/property didn't come up at the meeting). We are happy to send along copies of the plans to you - the Planning Department will be sending them to you as well (the entire neighborhood will receive plans).

Best,

Ken

From: mary ferretti [<mailto:mferrettisf@astound.net>]
Sent: Friday, January 08, 2010 4:19 PM
To: Lucy@kenlinsteadt.com
Subject: ~~659~~ Alvarado St. San Francisco
655

Ken Linsteadt
Ken Linsteadt Architects

Dear Mr. Linsteadt,

My brother, John Ferretti, and I own 651 Alvarado St. I was given your number by my neighbor Chris Flynn whom owns 661 Alvarado St. I was informed by Ms. Flynn and her son John Flynn that you had a pre application meeting the end of last year with neighborhood occupants that might be affected by the addition. The Flynn's informed me that you told them at the meeting that my brother and I were ok with the proposed plans for the addition of 659 Alvarado St. Both my brother and I have never received any information on proposed plans for 659 Alvarado St. nor have we ever spoken with you or the owners of 659 Alvarado St regarding any proposed addition. My next door neighbors at 659 Alvarado St. know my phone number. I find it surprising that the addition was never brought to my or my brothers' attention by you or the owners at 659 Alvarado St. When was the first correspondence sent out to the neighborhood? Why were we not on a list of persons to correspond to?

I would hate to think this was intentional on you and your client's part.

I would appreciate your attention to this matter.

Thank you,

Mary Ferretti

John Flynn <flynn@sonic.net>

Re: 659 Alvarado St. San Francisco

January 11, 2010 1:29:31 PM PST

"mary ferretti" <mferrettisf@astound.net>

"Ken Linstead" <Ken@kenlinsteadt.com>

Dear Ken,

I must correct you on the exchange that took place between you and I back in November.

I had asked why Mary or John Ferretti were not at the meeting as they are the owners of the house to the immediate east of the property at 659 Alvarado. You did convey to me that they were not opposed to the extension, and in fact it was your understanding that Mary and John had similar plans underway for their property.

I also received a version of the plans in the mail, but when I phoned your office with a question whether these plans were the original plans, or the updated ones that you and the property owner were discussing that night, she said that she had "no idea." She also said that she would make sure you phone me to advise of which. I still have not received any call.

John Flynn
(661 Alvarado)
Cell: 650-465-3040

On Jan 11, 2010, at 1:02 PM, mary ferretti wrote:

Dear Ken,

I forwarded a copy of your email to Mr. Flynn. We are old neighbors since we were 6 years old. I have no reason to doubt his word. My renters have always forwarded mail to me and I was in contact with the neighbors at 659 Alvarado St. as late as the end of October because they told me they were interested in purchasing my property and combining making to make one big parcel.

I would appreciate it if you would please email me copies of all correspondances, past and present along with proposed plans.

Thank you,

Mary Ferretti

cc: John Flynn

----- Original Message -----

From: Ken Linstead

To: mferrettisf@astound.net



Zoning Administrator - 558-6443

To: Delvin Washington
delvin.washington@sfgov.org

SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On December 11, 2009, the Applicant named below filed Building Permit Application No. 2009.12.11.3061 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION

Applicant: Ken Linsteadt
Address: 3407 Sacramento Street
City, State: San Francisco, CA 94118
Telephone: 415.351.1018

PROJECT SITE INFORMATION

Project Address: 655 Alvarado Street
Cross Streets: Beaver & Castro Streets
Assessor's Block /Lot #: 2803/028C
Zoning District: RH-2
Height-Bulk District: 40-X

Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as possible. If your concerns are unresolved, you can 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.

PROJECT SCOPE

- | | | | | |
|--|--------|---|----|---|
| <input type="checkbox"/> DEMOLITION | and/or | <input type="checkbox"/> NEW CONSTRUCTION | or | <input checked="" type="checkbox"/> ALTERATION |
| <input checked="" type="checkbox"/> VERTICAL EXTENSION | | <input type="checkbox"/> CHANGE # OF DWELLING UNITS | | <input checked="" type="checkbox"/> FACADE ALTERATION(S) |
| <input type="checkbox"/> HORIZ. EXTENSION (FRONT) | | <input type="checkbox"/> HORIZ. EXTENSION (SIDE) | | <input checked="" type="checkbox"/> HORIZ. EXTENSION (REAR) |

PROJECT FEATURES

EXISTING CONDITION

PROPOSED CONDITION

BUILDING DEPTH.....	±48 feet, 3 inches	±74 feet, 3 inches
REAR YARD	±65 feet, 9 inches	±39 feet, 9 inches
HEIGHT OF BUILDING (AT FRONT).....	±23 feet	±32 feet (from curb to top of parapet)
NUMBER OF STORIES	2 over basement level	3 over basement level
NUMBER OF DWELLING UNITS ON PROPERTY	1	No Change
NUMBER OF OFF-STREET PARKING SPACES	At least 1	No Change

PROJECT DESCRIPTION

The subject property is a steeply down sloping lot that contains two-story, single-family dwelling with a basement level below. The project is to construct a two-story over basement level horizontal rear extension, and add a new third story that is setback 15 feet from the existing front building wall. Please see attached plans.

PLANNER'S NAME: Adrian C. Putra
PHONE NUMBER: (415) 575-9079
EMAIL: adrian.putra@sfgov.org

DATE OF THIS NOTICE: 12-13-10
EXPIRATION DATE: 1-12-11

revd 12-8-10

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Fw: 655 Alvarado St. San Francisco, CA Application No. 2009.12.11.3061 (Alteration) Inbox X

john ferretti to me

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Reply

People

John ferretti
johnfredsf@yahoo
Tani Weiner
taniweiner@gma

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3407 Sacramento
San Francisco, CA
651 Alvarado St
San Francisco, CA

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Mary Ferretti-breid

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Ingrid Wilson
JIMMIE MARQUEZ
Miss Rael
Tani Weiner
adrian.putra
harpreet
john ferretti
John Flynn
johnfred
sunny lemer

Invite a friend

--- On Thu, 12/23/10, Mary Ferretti-breidinger <mferrettisf@gmail.com> wrote:

From: Mary Ferretti-breidinger <mferrettisf@gmail.com>
Subject: 655 Alvarado St. San Francisco, CA Application No. 2009.12.11.3061 (Alteration)
To: ken@kenlinsteadt.com, flynn@sonic.net, adrian.putra@sfgov.org, johnfredsf@yahoo.com
Date: Thursday, December 23, 2010, 10:46 AM

VIA EMAIL AND FAX

December 23, 2010,

Ken Linsteadt

Ken Linsteadt Architects
3407 Sacramento Street
San Francisco, Ca 94131
FAX# 351-1010

Dear Ken Linsteadt,

We are the owners of 651 Alvarado St. in San Francisco, Ca. We are in receipt of a Notice of Building Permit Application No. 2009.12.11.3061(Aleration) filed with the City and County of San Francisco dated 12/13/10.

We have 3 concerns:

- 1. The height of the wall of 655 Alvarado St. on the proerty line on our side of the building.
- 2. Excavation involved
- 3. Limited parking

We would like to meet with you and the owners of 655 Alvarado St., Jonathan and Marci Kaplan. I understand it is a busy time of the year and we are on a time limit to express our concerns / resolve issues (expiration date 1/12/11). We can be reached at (415) 401-9438.

Thank you very much,

John Ferretti

Mary Ferretti-Breidinger

cc: Fraidy and Tani Weiner 647 Alvarado St.

John Flynn and Christine Flynn 661 Alvarado St.

Adrian C. Putra S.F Planning Dept.

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Mary Ferretti-breidinger to taniweiner

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655 Alvarado St. Building permit Application No. 2009.12.11.3061

Mary Ferretti-breidinger to Ken, taniweiner, johnfred, flynn

[show details](#) 5:43 PM (0 minutes ago) [Reply](#)

VIA EMAIL AND FAX

December 29, 2010,
Ken Linsteadt
Ken Linsteadt Architects
3407 Sacramento Street
San Francisco, CA 94131
FAX# 351-1019

Dear Ken Linsteadt,

We, the owners of 651 Alvarado St. in San Francisco, CA. located next door 655 Alvarado St. We have not received a reply to our letter dated December 23, 2010 in which we request in which we request a meeting with you and the owners of 655 Alvarado St. to discuss our concerns with your project proposal. We are aware that time is of essence. There is a deadline of January 12, 2011.

I will call and send an email to Adrian C. Putra, the planner at the San Francisco Planning Department tomorrow notifying her that you have made no attempt in to contact us to address our concerns with your proposal and follow the procedures written in the Notice of Building Permit Application (section 311) sent to us.

Thank you,
John Ferretti
Mary Ferretti-Breidinger
PH# 401-9438

cc: Fraidy and Tani Weiner 647 Alvarado St.
John Flynn and Christine Flynn 661 Alvarado St.
Adrain C. Putra S.F. Planning Dept.

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- Call phone
- JIMMIE MARQUEZ
- Angelina
- Erin Breidinger
- Joelle M. Ferretti
- john ferretti
- Judi Lane
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Mary Ferretti-breidinger to cyenne, adrian.putra, ken, johnfred, flynn, taniweiner

[show details](#) 12/30/10

[Reply](#)

RE: Building Permit Application No. 2009.12.113061
 Property: 655 Alvarado St. San Francisco, CA
 Assessor's Block / Lot# 2803/028C

POSTPONE PERMIT EXPIRATION DATE DUE TO NO NEIGHBORHOOD MEETING PRIOR TO DISCUSS PLANS PRIOR TO BEING SUBMITTED TO PLANNING DEPARTMENT

Dear Adrian Putra,

I just left you a phone message. John Ferretti and I are requesting that you postpone the permit expiration of January 12, 2011 due to the fact that we or the neighbors located at 647 Alvarado St., 681 Alvarado St., or 4152 23rd St. were not notified or participated in a neighborhood meeting to view or discuss the proposed alteration at 655 Alvarado St.

I would like Mr. Linsteadt and the owners of 655 Alvarado St. schedule a meeting during the day with the neighborhood residents to review their present plans and address any concerns we might have.

In 1986 the owners of 655 Alvarado St. did a major remodel and pushed the building back to it's 14ft maximum allowed by the city.

I would really appreciate the opportunity to have a neighborhood meeting prior to these plans being considered by the San Francisco Planning Department.

I look forward to hearing from you.

I can be reached at [415-401-9438](tel:415-401-9438).

Thank you,

Mary Ferretti-Breidinger

cc: Carol Yenne 681 Alvarado St.
 Christine Flynn and John Flynn 681 Alvarado St.
 Fraidy and Tani Weiner 647 Alvarado St.
 Ken Linsteadt

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Mary Ferretti-breidinger to ken, cyenne, flynn, taniweiner, JOHNFREDSF

[show details](#) 12/30/10

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Dear Mr. Linsteadt,

I left Adrian Putra at the Planning Department a phone message. John Ferretti and I are requesting that he postpone the permit expiration of January 12, 2011 due to the fact that we or the neighbors located at 647 Alvarado St., 681 Alvarado St., or 4152 23rd St. were not notified or participated in a neighborhood meeting to view or discuss the proposed alteration at 655 Alvarado St.

John and I would like you and the owners of 655 Alvarado St. to schedule a meeting during the day with the neighborhood residents to review your present plans and address any concerns we might have.

In 1986 the owners of 655 Alvarado St. did a major remodel and pushed the building back to it's 14ft maximum allowed by the city.

I would really appreciate the opportunity to have a neighborhood meeting prior to these plans being considered by the San Francisco Planning Department.

Than you very much,

John Ferretti

Mary Ferretti-Breidinger

cc: Carol Yenne 681 Alvarado St.
 Christine Flynn and John Flynn 681 Alvarado St.
 Fraidy and Tani Weiner 647 Alvarado St.

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655 Alvarado St. Building Proposal Permit Application No. 2009.12.11.3061 (Alteration) Inbox X

Mary Ferretti-breidinger to adrian.putra, ken, flynn, taniweiner, johnfred

[show details](#) 12/29/10

[Reply](#)

December 30, 2010,

Adrian C. Putra

San Francisco Planning Department

1650 Mission St. Suite 400

San Francisco, Ca 94131

RE: Project address: 655 Alvarado St. San Francisco, Ca 94131

Cross Sts: Alvarado & Castro Sts

Assessor's Block / Lot #: 2803/028C

Dear Adrian Putra,

We are writing in regards to the proposed project at 655 Alvarado St. We are the owners of the property next door at 651 Alvarado St. We attempted to contact the architect, Ken Linsteadt, on December 23, 2010 via email and fax. We also cc'd you a copy.

We have concerns with the project. We have not received a response from Mr. Linsteadt or the owners of the property requesting a meeting to go over the proposal. 655 Alvarado St. used to be a modest 1,200 square foot home similar to ours. In the year 1986, 655 Alvarado St. underwent a major remodel to become a 2,703 square foot home which created a massive 30 foot wall on our property line.

The plans submitted to the planing department and distributed to the neighborhood are vague and very confusing. We would like to review a full set of drawings and meet with Mr. Linsteadt at the buildings to explain what he is proposing.

The deadline for this application is January 12, 2011. If our concerns are not addressed we will be left with no other alternative but to seek a discretionary review.

I will call you tomorrow.

Yours truly,

John Ferretti

Mary Ferretti-Breidinger

cc: Ken Linsteadt, Ken Linsteadt Architects

John Flynn and Christine Flynn 661 Alvarado St.

Fraidy and Tani Weiner 647 Alvarado St.

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ken to me, adrian.putra, flynn, taniweiner, johnfred

[show details](#) 12/29/10

[Reply](#)

Hi Mary,

Sorry I haven't been able to respond earlier - I have been out on vacation since the middle of last week, and will be back in town next Tuesday. I am more than happy to meet with you to discuss your concerns. Perhaps you can give me some possible windows of time to meet, and I'll coordinate with my office.

Best,

Ken

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Mary Ferretti-breidinger to john

[show details](#) 12/29/10

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Fwd: 655 Alvarado St. Building permit No. 2009.12.11.3061 Letter to Planners Incorrect Info

Mary Ferretti-breidinger to Carol

[show details](#) Jan 7

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here's the email

----- Forwarded message -----

From: **Mary Ferretti-breidinger** <mferrettisf@gmail.com>
Date: Fri, Jan 7, 2011 at 7:57 AM
Subject: 655 Alvarado St. Building permit No. 2009.12.11.3061
To: delvin.washington@sfgov.org, adrian.putra@sfgov.org

Dear Mr. Washington and Mr. Putra,

Thank you for speaking with me yesterday. i know we went over a lot of information however I do not recall a response to one of my concerns with the incorrect information written on the application by your department.

Could you please address the third box entitled Project Features, Existing Condition and Proposed Condition:
Number of stories: Existing 2 over basement.....Proposed condition: 3 over basement

This is incorrect. The proposed project is 5 stories, not 4. It should state 4 over basement or 3 over basement and 1 below basement. I do believe this may constitute correcting the application and resending. This could buy me some time to go over my concerns with the architect and avoid a discretionary review which will need to be addressed on Monday.

i look forward to your response.

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johnfred
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2009.12.11.3061 (Alteration)
From: Mary Ferretti-breidinger <mferrettisf@gmail.com>
To: ken <ken@keninsteadt.com>
Cc: cvenne@global.net, flynn@sonic.net, taniweiner@gmail.com,
JOHNFREDSF@yahoo.com
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Carol yenne to adrian.putra, me, ken, johnfred, flynn, taniweiner

[show details](#) Jan 7

[Reply](#)

Dear Planner Putra:

We are writing to voice our concerns about the above project.

Two weeks ago we received for the first time the plans for this project and were advised for the first time of the scope and size intended.

As we understand the existing building is the at the allowable depth into the yard and we believe that this should not be exceeded.

We have lived at 681 Alvarado Street since 1975. We love our block and the fact that it is mostly small and medium size one and two unit residential buildings that are of the size in keeping with the planning code. The proposed project appears to be substantially larger than anything on the block. It juts out into the open space of the block way beyond anything currently on the block.

We first heard about it last month during the holiday season when we were distracted by many other things.

We have no issue with people buying houses and remodeling. But we do think that the adjacent neighbors deserve consideration and that the intent of open space for back yards and other issues should be taken into consideration which these plans do not do.

We wish that neighbors had an opportunity to voice their opinions and concerns to reach a suitable compromise before going to a city hearing.

Sincerely,

Carol & Bill Yenne
681 Alvarado Street
San Francisco, Ca 94114

From: Mary Ferretti-breidinger <mferrettisf@gmail.com>
To: cvenne@shcglobal.net
Sent: Sat, January 1, 2011 1:00:44 PM
Subject: Fwd: 655 Alvarado St. Building Proposal Permit Application No. 2009.12.11.3061 (Alteration)
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SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

REVISED NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On December 11, 2009, the Applicant named below filed Building Permit Application No. 2009.12.11.3061 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Ken Linsteadt	Project Address:	655 Alvarado Street
Address:	3407 Sacramento Street	Cross Streets:	Diamond & Castro Streets
City, State:	San Francisco, CA 94118	Assessor's Block /Lot #:	2803/028C
Telephone:	415.351.1018	Zoning District:	RH-2
		Height-Bulk District:	40-X

Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as possible. If your concerns are unresolved, you can 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.

PROJECT SCOPE			
<input type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION	or <input checked="" type="checkbox"/> ALTERATION
<input checked="" type="checkbox"/> VERTICAL EXTENSION		<input type="checkbox"/> CHANGE # OF DWELLING UNITS	<input checked="" type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE)	<input checked="" type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING DEPTH.....	±48 feet, 3 inches	±74 feet, 3 inches
REAR YARD	±65 feet, 9 inches	±39 feet, 9 inches
HEIGHT OF BUILDING (AT FRONT).....	±23 feet	±32 feet (from curb to top of parapet)
NUMBER OF STORIES	2 over 1 basement level	3 over 2 basement levels
NUMBER OF DWELLING UNITS ON PROPERTY	1	No Change
NUMBER OF OFF-STREET PARKING SPACES	At least 1	No Change

On 12/13/10, the Planning Department issued a Section 311 notification for this subject property. This notice corrects the project site cross streets, and clarifies the project's description for proposed number of stories. There is no change to the proposed scope of work. This notice will extend the Section 311 notification period of this Building Permit Application for an additional 15 days (as noted below).

The subject property is a steeply down sloping lot that contains two-story, single-family dwelling with a basement level below. The project is to construct a horizontal rear extension at the existing first floor and basement level, add a new second basement level at the rear (under the proposed rear extension), and add a new third story that is setback 15 feet from the existing front building wall. The site plan and elevations of the proposed project are available on the Planning Department's website at: <http://sf-planning.org/ftp/files/notice/2009.12.11.3061.pdf>.

PLANNER'S NAME: Adrian C. Putra
 PHONE NUMBER: (415) 575-9079
 EMAIL: adrian.putra@sfgov.org

DATE OF THIS NOTICE: 1/13/2011

EXPIRATION DATE: 1/28/2011

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Re: Inadequate Notification of project.(Notice of Building Permit Application No. 2009.12.11.3061)

Inbox X

Carol yenne to adrian.putra, me, BILL, tanweiner, flynn, JOHNFREDSF, sunnyrl, harpreet

show details Jan 25

Reply

Mr. Putra:

I just got a copy of the DR filed by Mary Ferretti today on the above project and wanted to point out a couple of reasons as to why the neighbors are so upset.

1. The project owner listed 47 addresses invited to their "meeting" in 2009. This list of 47 included only SIX actual addresses on our block. Of these, only FOUR had names and they are the two addresses of the two adjacent properties. They mailed invitations to 27 anonymous "occupants" at 650 Alvarado. These 27 renters live in a huge apartment building on the block across the street that sits up above our block. A letter sent to a renter labeled "occupant" during the Christmas holiday, about a meeting regarding construction on the block down the hill is not likely to attract interest from the "occupant". It appears that the rest of the invitations to their meeting were sent to people personally associated with the project. None of the rest of the block, even neighbors two doors down, were notified about any of this until December 2010.

We regularly receive notifications for construction projects on this block, around the corner, down the street, on the next block, on the next street over, so why weren't we notified about this project only 4 doors away until last month?

2. All of the neighborhood associations for Noe Valley listed as notified are either NOT in Noe Valley or are no longer operating. There are many organizations that represent Noe Valley, a complete list is contained in the monthly issue of the Noe Valley Voice for anyone interested. The largest organizations in Noe Valley, Friends of Noe Valley as well as the Noe Valley Merchants and Professionals Association and the Noe Valley CBD are absent from this list. Instead the list used for this project is comprised of defunct organizations or organizations NOT actually in Noe Valley.

For instance, East and West of Castro on Douglas disbanded years ago and Paul Kantus died in 2007. Noe Gardens on Hoffman does not exist and Rich Leoncavallo moved to New Jersey years ago. Upper Noe Neighbors is run by Vicki Rosen, the address listed is not hers, and that organization represents "upper Noe Valley", outer church street, not this side of Noe Valley.

Several of the other organizations used in the posting have only a POST OFFICE BOX in Noe Valley with the 94114 zip code as a result of their P.O. Box They do not work or represent Noe Valley residents or property owners i.e. San Jose/Guerrero Coalition Save R, Dolores Heights Design, Fair Oaks Neighbors, Dolores Heights Improvement. None of these organizations would claim to represent Noe Valley and notification of a project on Alvarado Street between Castro and Diamond would not be on their radar.

I hope this email helps explain to you some of why we feel that we were caught so off guard and are upset that a DR was the only option. Except for the two adjacent neighbors, none of us on this block were notified until December 2010. I urge you to suggest to the property owner that they reach out to the neighbors on the block affected and try and resolve some of the issues before a hearing so that time can be efficiently used to work on the plan and "fences" can be mended between the parties

Carol & Bill Yenne

From: Mary Ferretti-breidinger <mferrettisf@gmail.com>
To: adrian.putra@sfgov.org
Cc: cyenne@sbcglobal.net; tanweiner@gmail.com; flynn@sonic.net; JOHNFREDSF@yahoo.com; sunnyrl@hotmail.com; harpreet@post.harvard.edu
Sent: Mon, January 24, 2011 8:04:35 PM
Subject: Inadequate Placing of Poster on Building at 655 Alvarado St. (Notice of Building Permit Application No. 2009.12.11.3061)

Dear Mr. Putra,

While I was at the planning department (filing a DR) this afternoon I questioned the placement of the Section 311 Neighborhood Notification Notice placed on the front of 655 Alvarado St. I was given a copy of Section 311 mailing Notice and Posting instructions. The bottom of the orange poster (posted on 655 Alvarado St.) is posted over 13' above grade level and you need to climb stairs in order to read it. It is not clearly readable from the street level. There are specific instructions that need to be followed. I was told to bring it up to Scott Sanchez, the zoning administrator via you and could mean resending the notice. I am attaching 2 pictures of the current posting placement for your information.

Thank you for your attention to this matter.

Mary Ferretti

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655 Alvarado St. Building Permit Application No. 2009.12.11.3061

Inbox X

Mary Ferretti-breidinger

Carol Yenne

sunny lemer

Tani Weiner to adrian.putra, johnfredsf, flynn, harpreet, me, cyenne, sunnyrl

show details Jan 28

Reply

Mr. Putra,

We would like to add voice to the concerns that have been expressed by neighbors on Alvarado Street regarding this project. We live two doors down from 655 Alvarado, and believe that the present scope of the project is inconsistent with the character of the houses on this block, both in terms of height and depth, and also in terms of extension into the open space in the backyards. We believe that by allowing a project of the dimensions that have been proposed, there will be a precedent set that will erode the mid-block open space and result in a change to the character of this block by having out-of-scale buildings crowding out light and air.

We are new to this block and do not know the entire history of this project, but were surprised to learn this project has apparently been pursued without communicating or being responsive to neighbor concerns, which is consistent with our experience in that no response at all was provided from the architect/project sponsor following our meeting with him and other Alvarado Street neighbors earlier this month. We remain open to a discussion of modifications to the this proposed project that would meet the needs of the owners of 655 Alvarado and those of their neighbors.

Thank you in advance for your consideration.

Sincerely yours,

Nathaniel and Fraidy Weiner
647 Alvarado Street

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HAND DELIVERED

February 9, 2011,

Adrian Putra
Planner
San Francisco Planning Department
1660 Mission St.
San Francisco, CA 94103

RE: Building Permit Application No. 2009.12.11.3061

Project Address: 655 Alvarado St.

Assessor's Block / Lot # 2803/028C

DR Application filed 1/24/2011

Dear Mr. Putra,

For your information and to give you a clear understanding of the above referred proposal and it's negative impact please see the attached 11 pages ranging from sizes 11" x 17" thru 11" x 42" containing 38 photos and illustrations my and my neighbor's concerns.

I am also including a copy of emails (between Mr. Linsteadt and I) dating back to January 2010. To date Mr. Linsteadt has not gotten back to me or my neighbors.

I appreciate your time.

Mary Ferretti

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655 Alvarado Revised Plans X Inbox X

Adrian.Putra@sfgov.org

Mary Ferretti-breidinger to Carol, Tani, sunny, John, johnfred, harpreet

I am forwarding you a copy of an email I received from Mr. Putra. The plans are a little difficult to compare to the existing (city printed copy). I will request a print
Thanks,
Mary

- Show quoted text -

655 Alvarado Revised-110714.pdf
5357K View Download

Reply Reply to all Forward

Mary Ferretti-breidinger

Mary Ferretti-breidinger

Mary Ferretti-breidinger to cyenne, taniweiner, sunnyrl, flynn, JOHNFREDSF, harpreet

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655 Alvarado Revised-110714.pdf
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Carol Yenne to Adrian.Putra, me, taniweiner, sunnyrl, flynn, JOHNFREDSF, harpreet

August 18, 2011

Dear Mr. Putra:

For the first time we are seeing plans that we can view of the house remodel four doors down from us. We have written to you three times before with no respon

We have several serious concerns

1. The overall mass of this single family home is unbelievable in every dimension.
From the top (see page 1), they are supposed to extend back to an average of their neighbors on two sides, but they are going back farther than the ENTIRE de
come.
From the side (see page 12) the proposed structure is 5-stories, double the size of the present structure.
From the rear (see page 9) it is half again taller than the existing structure EVEN WITH part of it going below grade level.
The description of the property is 4330 square feet, it would be one of the largest single-family houses in Noe Valley, and certainly the largest on this block. This i

2. Regarding their going below grade level, there is no mention anywhere of the fact that there are seasonal subterranean streams on this hill. Do the architects a
Diamond and 24th required massive, unscheduled, unplanned and unbudgeted resources to deal with these streams. The property owner was even forced to repl
below-grade structure will effect the water flow into adjacent properties? We are very concerned for the adjacent down hill neighbors in particular, including our (

3. We count six bathrooms in this building. A single family home does not usually have six bathrooms, at least not on a lot that is 25 foot wide in Noe Valley. This
Those are our concerns. Had we ever been mailed a copy of any notice or plans before we would certainly have responded earlier, but as your office mailing indi
We hope that your office and the neighbor's architect take another hard review of the plan and scale it back to the home in keeping with our community. As it is p

All best wishes,

Carol & Bill Yenne
681 Alvarado Street
San Francisco, Ca 94114

Reply Reply to all Forward

Tani Weiner to marcela.c.medi., me

Hi Marcela,

As we discussed, attached are the proposed construction plans for 655 Alvarado which will be the subject of the DR hearing on September 8. There is a group c
More significant than the fees is the scope of the project which is of great concern in that it will change the character of this block and the backyard space we st

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Meeting / Email Addresses for neighbors on Alvarado St.

X Inbox X

Mary Ferretti-breidinger to Ken, JOHNFREDSF, flynn, tanweiner, harpreet, cyenne, sunnyrl, adria [show details](#) Aug 17 (10 days ago) Reply

Dear Mr. Linsteadt,

I appreciate your call today. I would very much like to meet with you next week to discuss the project a 655 Alvarado St. I understand, as per Mr. Putra, the DR hearing is scheduled for September 8th. As per our conversation I am forwarding you the contacts of the neighbors whom would be interested in attending a meeting with you. Hopefully we can come to a mutual agreement that will avoid us having to go to a DR hearing.

Here are the contacts:

Fraidy and Tani Weiner
647 Alvarado St.
tanweiner@gmail.com

John and Chris Flynn
661 Alvarado St.
flynn@sonic.net

Nishu
661 Alvarado St.
harpreet@pcst.harvard.edu

Bill and Carl Yenne
681 Alvarado St
cyenne@sbcglobal.net

John and Sunny Lerner
665 Alvarado St.
sunnyrl@hotmail.com

I look forward to hearing from you.

Thank you for your time in this matter.

Mary Ferretti
John Ferretti

cc Mr Putra
Alvarado St. Neighbors

[Reply](#) [Reply to all](#) [Forward](#)

Ken Linsteadt to me

[show details](#) Aug 18 (10 days ago)

Reply

Hi Mary.

Thanks - I'll look at my calendar and send you some times for next week.

Ken

From: Mary Ferretti-breidinger [mailto:mferrettisf@gmail.com]

Sent: Wednesday, August 17, 2011 8:01 PM

To: Ken Linsteadt

Cc: JOHNFREDSF@yahoo.com; flynn@sonic.net; taniweiner@gmail.com; harpreet@post.harvard.edu; cyenne@sbcglobal.net; sunnyrl@hotmail.com; adrian_putra@sfgov.org

Subject: Meeting / Email Addresses for neighbors on Alvarado St.

- Show quoted text -

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Mary Ferretti-breidinger to JOHNFREDSF

[show details](#) Aug 18 (9 days ago)

Reply

----- Forwarded message -----

From: Mary Ferretti-breidinger <mferrettisf@gmail.com>

Date: Wed, Aug 17, 2011 at 8:00 PM

Subject: Meeting / Email Addresses for neighbors on Alvarado St.

To: Ken Linsteadt <ken@keninsteadt.com>

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From: Mary Ferretti-breidinger [mailto:mferrettisf@gmail.com]
Sent: Wednesday, August 17, 2011 8:01 PM
To: Ken Linsteadt
Cc: JOHNFREDSF@yahoo.com; flynn@sonic.net; taniweiner@gmail.com; harpreet@post.harvard.edu; cyenne@sbcglobal.net; sunnryl@hotmail.com; adrian.putra@sfgov.org
Subject: Meeting / Email Adresses for neighbors on Alvarado St.

Dear Mr. Linsteadt,

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Babac Doane babac@keninsteadt.com to me, JOHNFREDSF, flynn, taniweiner, harpreet, cyenne, & [show details](#) Aug 23 (4 days ago) [Reply](#)

Images are not displayed.

Display images below - [Always display images from babac@keninsteadt.com](#)

Hello everyone,

If possible, Ken would like to meet on Thursday at 4:00 pm at 655 Alvarado Street to go over the proposed project rather than on Wednesday since his time tomorrow is very limited.

Thank you,

Babac

Babac Doane

KEN LINSTADT
ARCHITECTS

116 Sheridan Avenue
The Presidio of San Francisco
San Francisco, CA 94129
Phone: +1 531 1018 ext 111
Fax: +1 531 1019
babac@keninsteadt.com

From: Ken Linsteadt

Sent: Tuesday, August 23, 2011 10:25 AM

To: 'Mary Ferretti-breidinger'

Cc: JOHNFREDSF@yahoo.com; flynn@sonic.net; taniweiner@gmail.com; harpreet@post.harvard.edu; cyenne@sbcglobal.net; sunnryl@hotmail.com; adrian.putra@sfgov.org; Babac Doane

Subject: RE: Meeting / Email Adresses for neighbors on Alvarado St.

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Carol Yenna to Babac, me, JOHNFREDSF, flynn, taniweiner, harpreet, sunnryl, adrian.putra, KenLir [show details](#) Aug 23 (4 days ago) [Reply](#)

If Mary is able to take off work to make a 4pm mtg we will try and be there m

Sent from my Verizon Wireless BlackBerry

From: Babac Doane <babac@keninsteadt.com>

Date: Tue, 23 Aug 2011 12:28:17 -0700

To: 'Mary Ferretti-breidinger' <mferrettisf@gmail.com>

Cc: JOHNFREDSF@yahoo.com, flynn@sonic.net, taniweiner@gmail.com, harpreet@post.harvard.edu, cyenne@sbcglobal.net, sunnyr1@hotmail.com, adrian.putra@sfgov.org

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Ken Linsteadt to Babac, me, JOHNFREDSF, flynn, taniweiner, harpreet, cyenne, sunnyr1, adrian.putra [show details](#) Aug 23 (4 days ago) [Reply](#)

Hi All,

I wonder if we can possibly meet either tomorrow (24th) or Thursday (25th) at 4PM on site?

Best,

..

Cc: JOHNFREDSF@yahoo.com<JOHNFREDSF@yahoo.com>; flynn@sonic.net<flynn@sonic.net>; taniweiner@gmail.com<taniweiner@gmail.com>; harpreet@post.harvard.edu<harpreet@post.harvard.edu>; cyenne@sbcglobal.net<cyenne@sbcglobal.net>; sunnyrl@hotmail.com<sunnyrl@hotmail.com>; adrian.putra@sfgov.org<adrian.putra@sfgov.org>; KenLinsteadt<Ken@keninsteadt.com>

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Babac Doane babac@keninsteadt.com to cyenne, me, JOHNFREDSF, flynn, taniweiner, harpreet, s show details Aug 23 (4 days ago)

Reply

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Thank you,

Babac

From: Carol Yenne [mailto:cyenne@sbcglobal.net]

Sent: Tuesday, August 23, 2011 12:31 PM

To: Babac Doane; Mary Ferretti-breidinger

Cc: JOHNFREDSF@yahoo.com; flynn@sonic.net; taniweiner@gmail.com; harpreet@post.harvard.edu; sunnyrl@hotmail.com; adrian.putra@sfgov.org; Ken Linsteadt

Subject: Re: Meeting / Email Addresses for neighbors on Alvarado St.

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SunnyLerner to cyenne, Babac, me, JOHNFREDSF, flynn, taniweiner, harpreet, adrian.putra, KenLri show details Aug 24 (4 days ago)

Reply

Hubby is out of town so I'm juggling kids. Will try to make the meeting. Thanks for setting it up. -Sunny

Sent from my iPhone

On Aug 23, 2011, at 12:30 PM, "Carol Yenne" <cyenne@sbcglobal.net> wrote:

If Mary is able to take off work to make a 4pm mtg we will try and be there m

Sent from my Verizon Wireless BlackBerry

From: Babac Doane <babac@keninsteadt.com>

Date: Tue, 23 Aug 2011 12:28:17 -0700

To: Mary Ferretti-breidinger <mferrettisf@gmail.com>

Cc: JOHNFREDSF@yahoo.com<JOHNFREDSF@yahoo.com>; flynn@sonic.net<flynn@sonic.net>; taniweiner@gmail.com<taniweiner@gmail.com>; harpreet@post.harvard.edu<harpreet@post.harvard.edu>; cyenne@sbcglobal.net<cyenne@sbcglobal.net>; sunnyrl@hotmail.com<sunnyrl@hotmail.com>; adrian.putra@sfgov.org<adrian.putra@sfgov.org>; KenLinsteadt<Ken@keninsteadt.com>

Subject: RE: Meeting / Email Addresses for neighbors on Alvarado St.

Hello everyone,

If possible, Ken would like to meet on Thursday at 4:00 pm at 655 Alvarado Street to go over the proposed project rather than on Wednesday since his time tomorrow is very limited.

Thank you,

Babac

Babac Doane

<image001.jpg>KEN LINSTEADT

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Ken Linsteadt to SunnyLerner, cyenne, Babac, me, JOHNFREDSF, flynn, taniweiner, harpreet, adri show details Aug 24 (3 days ago)

Reply

Hi Mary, et al.

Should i plan to meet tomorrow at 4PM?

Thanks,

Ken

From: SunnyLerner [mailto:sunnyrl@hotmail.com]

Sent: Wednesday, August 24, 2011 9:53 AM

To: cyenne@sbcglobal.net

Cc: Babac Doane; Mary Ferretti-breidinger, JOHNFREDSF@yahoo.com; flynn@sonic.net; taniweiner@gmail.com; harpreet@post.harvard.edu; adrian.putra@sfgov.org; Ken Linsteadt

Subject: Re: Meeting / Email Addresses for neighbors on Alvarado St.

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Carol Yenne to Ken, SunnyLerner, Babac, me, JOHNFREDSF, flynn, taniweiner, harpreet, adrian.pu [show details Aug 24 \(3 days ago\)](#) [Reply](#)

Hi Ken, I just spoke with Mary, she can't make a meeting before 7pm. She works and goes to school. I don't see the point of meeting without her. Can you make it at 7pm tomorrow?

Carol Yenne

----- Original Message -----

From: Ken Linsteadt
To: 'SunnyLerner'; cyenne@sbcglobal.net
Cc: Babac Doane; Mary Ferretti-breidinger; JOHNFREDSF@yahoo.com; flynn@sonic.net; taniweiner@gmail.com; harpreet@post.harvard.edu; adrian.putra@sfgov.org
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Ken Linsteadt to Carol, SunnyLerner, Babac, me, JOHNFREDSF, flynn, taniweiner, harpreet, adrian [show details Aug 25 \(3 days ago\)](#) [Reply](#)

Hi Carol,

Unfortunately, I can't meet that late this eve. Perhaps we can work out something for Saturday? I am out most of next week, so hoping to meet before I leave town this Sunday.

Best,

Ken

From: Carol Yenne [mailto:cyenne@sbcglobal.net]
Sent: Wednesday, August 24, 2011 6:36 PM
To: Ken Linsteadt; 'SunnyLerner'

Cc: Babac Doane; Mary Ferretti-breidinger; JOHNFREDSF@yahoo.com; flynn@sonic.net; taniweiner@gmail.com; harpreet@post.harvard.edu; adrian.putra@sfgov.org
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Carol Yenne to Ken, SunnyLerner, Babac, me, JOHNFREDSF, flynn, taniweiner, harpreet, adrian.pu [show details Aug 25 \(3 days ago\)](#) [Reply](#)

Hi Ken, on this short notice Saturday will not work for us. Is there an evening next week after 6:30 or 7 that would work for you?

----- Original Message -----
From: Ken Linsteadt
To: 'Carol Yenne'; 'SunnyLerner'
Cc: Babac Doane; Mary Ferretti-breidinger; JOHNFREDSF@yahoo.com; flynn@sonic.net; taniweiner@gmail.com; harpreet@post.harvard.edu; adrian.putra@sfgov.org
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Tani Weiner to marcela.c.medi., Carol, Ken, SunnyLerner, Babac, me, JOHNFREDSF, flynn, harpr [show details Aug 25 \(2 days ago\)](#) [Reply](#)

Tuesday night after 6:30 would work for me. Ken could you please let us know if that works for you and/or if your clients are willing to meaningfully take the concerns of the neighbor group into account, which are the same as expressed in the initial face to face meeting we had several months ago - and candidly, I do not see the revised plans as being responsive in any meaningful way to these concerns- specifically (and not exhaustively) that the proposed construction is larger by orders of magnitude than existing houses on the block, would change the nature of Alvarado street by presenting a profile that is higher and deeper into the open backyard space than existing houses on the block, and would interfere with the enjoyment of the neighbors of their properties by altering the open space amenity, as well as crowding out the light/air/privacy of neighboring houses due to sheer size and intrusiveness.

Thanks in advance for your response and availability to discuss this important issue with the concerned neighbors on Alvarado street.

Sincerely yours,

Fraidy and Tani Weiner-647 Alvarado st

On Thursday, August 25, 2011, Carol Yenne <cyenne@sbcglobal.net> wrote:

> Hi Ken, on this short notice Saturday will not work for us. Is there an evening next week after 6:30 or 7 that would work for you?

> ----- Original Message -----
- Show quoted text -

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Carol Yenne to Tani, Ken, SunnyLerner, Babac, me, JOHNFREDSF, flynn, harpreet, adrian.putra, me [show details](#) Aug 26 (1 day ago)

[Reply](#)

Tuesday night at 6:30 would also work for us.

From: Tani Weiner [mailto:taniweiner@gmail.com]

Sent: Thursday, August 25, 2011 10:27 PM

To: Carol Yenne

Cc: Ken Linsteadt; SunnyLerner; Babac Doane; Mary Ferretti-breidinger; JOHNFREDSF@yahoo.com; flynn@sonic.net; harpreet@post.harvard.edu; adrian.putra@sfgov.org; marcela.c.medina@gmail.com

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Ken Linsteadt to Carol, Tani, SunnyLerner, Babac, me, JOHNFREDSF, flynn, harpreet, adrian.putra, [show details](#) Aug 26 (1 day ago)

[Reply](#)

Hi All,

I am out of the office next week. Let me try to find some alternate times to meet prior to our hearing date.

Thanks,

Ken

From: Carol Yenne [mailto:cyenne@sbcglobal.net]

Sent: Friday, August 26, 2011 10:09 AM

To: 'Tani Weiner'

Cc: Ken Linsteadt; 'SunnyLerner'; Babac Doane; 'Mary Ferretti-breidinger'; JOHNFREDSF@yahoo.com; flynn@sonic.net; harpreet@post.harvard.edu; adrian.putra@sfgov.org; marcela.c.medina@gmail.com

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Thanks for getting back to me. There is no Dr or meeting date scheduled as of yet. I will let you know when I learn more. In the mean time I will drop off a

packet for you to review.

Thanks a lot for you interest.

Mary Ferretti

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Applicant Name
Street Address
City, State Zip

Date
Building Permit Number
Address of Project

4. A hard copy of 11" X 17" plans for the Planning Department's record. This set of plans will remain in the Planning Department for public review.

The Neighborhood Notification Section 311 notice will be mailed out within one week after receipt of the materials by the Planning Department. **The fee and required materials must be submitted within 30 days of the date of this letter.** The application will be sent back to the Department of Building Inspection for cancellation or administrative proceedings if the applicant does not comply with this notice.

INSTRUCTIONS FOR POSTING THE ORANGE NOTICE AT THE SUBJECT PROPERTY

Included with this letter is 1 orange 11" X 17" Notice(s) that must be posted at the site. Post the enclosed Notice (s) as soon as you receive the official 30-day Neighborhood Notification Section 311 notice in the mail. Check the notification dates on the official notice, and write in the notification dates on the bottom right hand corner of the poster. The placement of the poster must comply with following requirements:

1. If a window of the building or building façade is within 6 feet of the property line, the poster must be posted inside the window or on the building façade if the window is not large enough.
 - a. The bottom of the poster must be no lower than three feet above grade and the top of the poster no higher than six feet above grade.
 - b. The face of the poster must be parallel to the street and the entire poster and lettering must be clearly visible from a public street, alley or sidewalk.
 - c. If the poster is posted on the building façade, it must be covered with plastic or transparent materials to protect it from rain.
 - d. The pathway to the sign must be unobstructed so that the interested parties can approach close and read the poster.
 - e. The poster shall not be posted on a commonly used door that might be left open so that the sign will be obscured from public view.
2. If the building is more than six feet from the property line the poster must be mounted on a display board at the property line.
 - a. The top of the poster must be between five and six feet above grade.
 - b. The face of the poster must be parallel to the street and the entire poster and letter must be clearly visible from a public street, alley or sidewalk.
 - c. The poster must be covered with plastic or transparent materials to protect it from rain.
3. If the project site is a corner property or a through lot, the poster must be posted on each street frontage following the instructions above.

The poster must be posted on the site through 5:00 p.m. on the expiration date.

Pictures

- P1 Front of 651 Alvarado St (East side adjacent building) and 655 Alvarado St.
Note: Placement of orange Neighborhood Notification Section 311 Notice in center window to the right of front door. Unable to be viewed by neighbors and public.
- P2 655 Alvarado is set back
- P3 & P4 651 Alvarado St. is located at the top center between 2 down sloped hills
- P5 Rear view of 651 Alvarado St.
Note: Shaded area and 3 homes rear flush to one another
- P6 Homes on 23rd Street (behind 655 Alvarado St.)
Note: Homes are set back
- P7 View of 655 Alvarado St. roof from my the bedroom window
Proposal will obstruct light and privacy
Note: Roof is not at same level as the top of my window as illustrated on A2.1 drawings.
- P8 View of rear from my bedroom window
"boxed in feeling"
- P9 View of rear from dining room window
"boxed in feelin"
- P10 View of rear from dining room window
Note: Closeness of homes at the rear (on 23rd Street)
- P11 Proposed top deck to extend 6' additional feet and become totaling 14'
Lower deck to extend additional 12'
Proposed garden level to extend approximately additional 8' feet.
- P12 & P13
Proposed 14' extension
I will feel "boxed in" and "cut off" from my neighbors
Will "divide the block in half"
Not "consistent with other homes"
Not "protecting mid block open space"
- P14, P15, P16 & P17
Shows my rear basement door to yard
30+ high wall from bottom rear wall to top of roof
Proposal wants to make lattice solid, extending deck level 14' plus lower level additional 8'
- P18, P19, & P20
Height at the beginning of fence is 4'
Height (P22) from tallest part of fence to top of retainer wall is 8' 3"
My yard slopes down (adding to "towering" feeling and "loss of privacy" while trying to enjoy my yard.
Proposal for garden room and storage space calls for excavation, below my foundation. I've had drainage problems since the last extensive remodel. In fact, a year or so after 655 Alvarado St. was gutted and rebuilt in 1989 it had drainage problems and the foundation had to be torn out and redone.

P24 Roof of 655 Alvarado St. is shorter than my roof line (not as illustrated on (A2.1)

Proposal wants to add more height to the 30'+ wall by adding a 5th floor story
Which will add to the "towering feeling" and loss of privacy and light.

P25 In 1989 655 Alvrado St. went from 900 suare feet to 2700 square feet by its previous owners. It was not averaged. It was extended to it's maximum.

P26 I do not agree with adding any property line window.

P27 Birds eye view of "Mid block open space." The yards and open space are a "specific community amenity."

Approximate open yard (length) measurements (not including open decks).

651 Alvarado St 60'1"

647 Alvarado St 62'1"

665 Alvarado St 61'5"

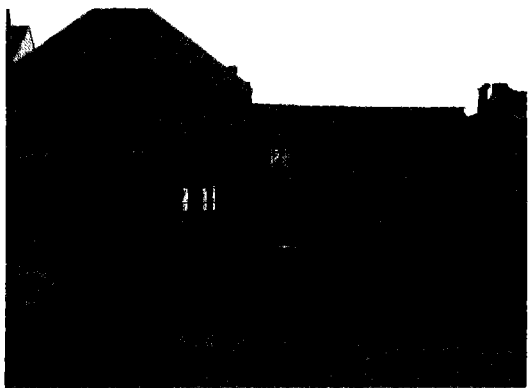
661 Alvarado St 55'3"

P28 Birds eye view of "Mid block open space."

Rear view of 651 Alvarado and 648 Alvarado St.

Proposal wants rear decks of 655 Alvarado St. to become a 26' building extension with terraces

Plus and more height to the existing 30+ wall by adding a penthouse



P1



P2

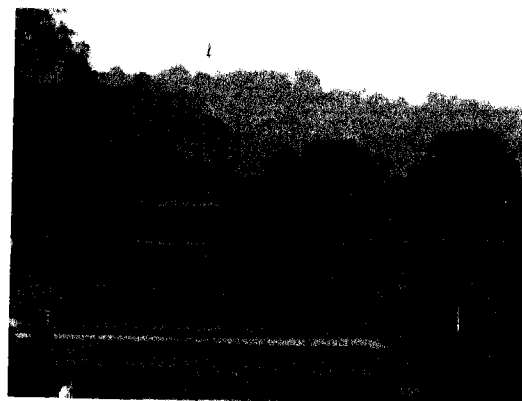
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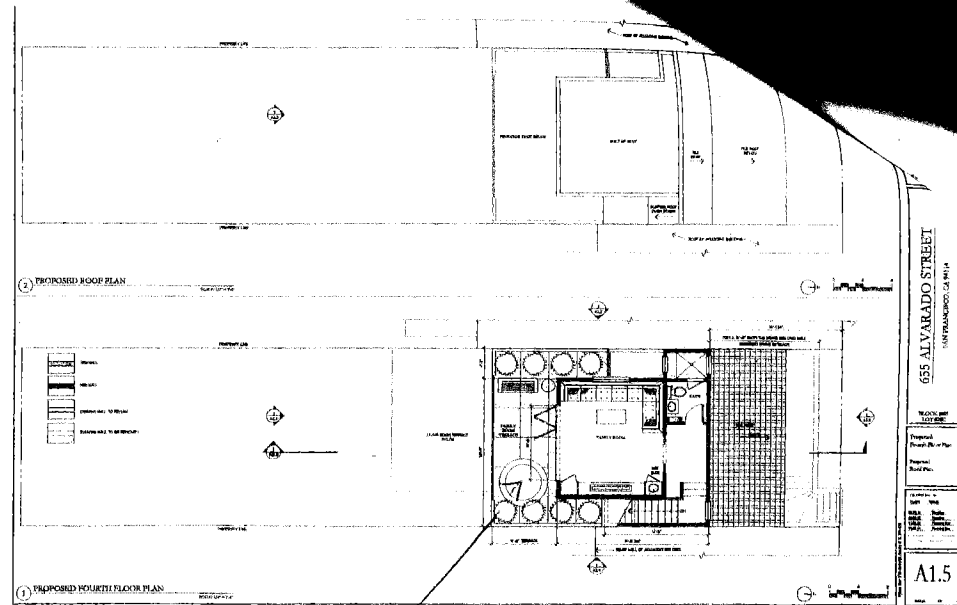
P7

P7 View of 655 Alvarado St. roof from the bedroom window



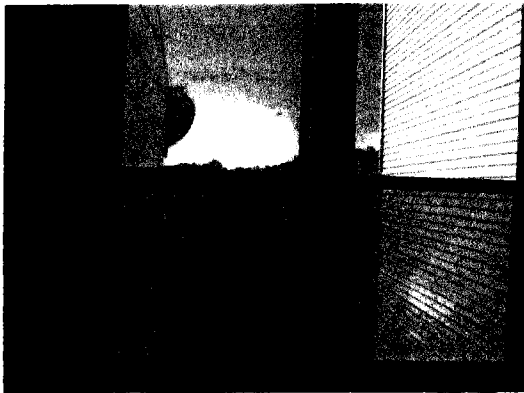
P8

P8 View of rear from my bedroom window "boxed in feeling"



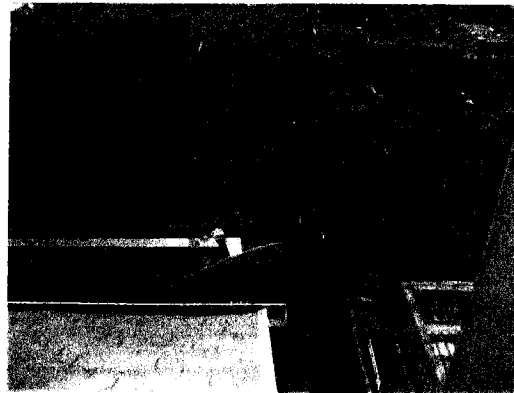
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Note: Roof is not at same level as the top of my window as illustrated on A2.1 drawings.



P9

P9 View of rear from dining room window "boxed in feeling"



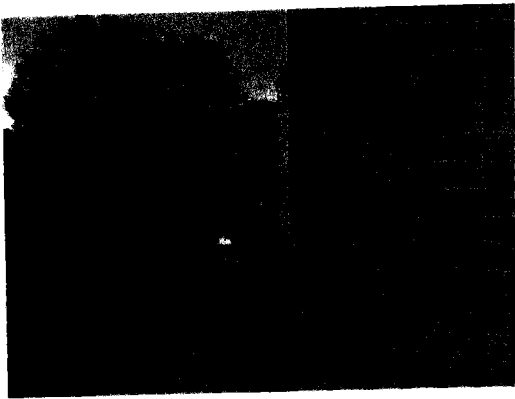
P10

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Note: Closeness of homes at the rear (on 23rd Street)



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P13

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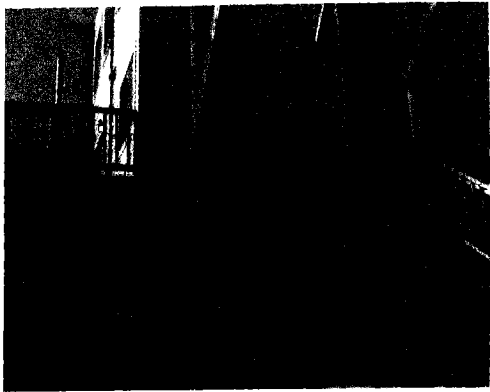
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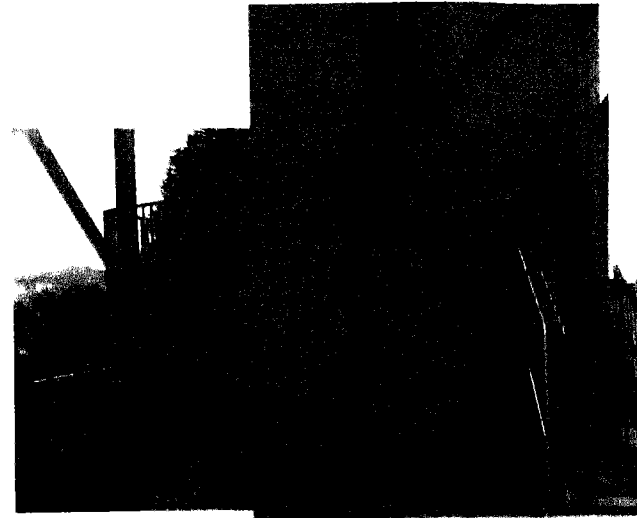
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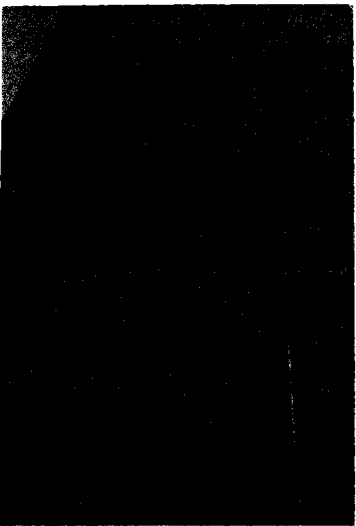
Not "protecting mid block open space"



P14



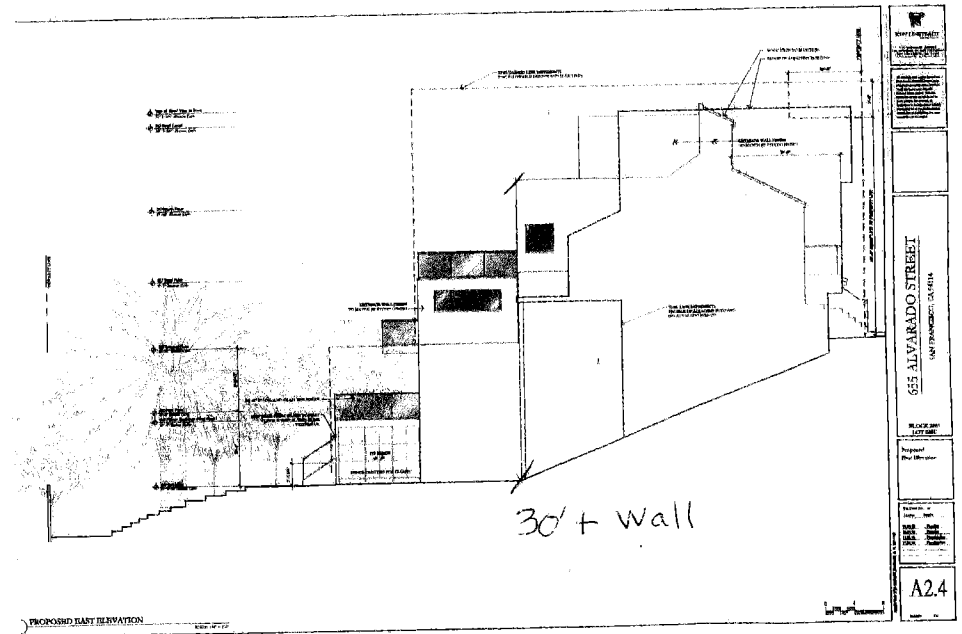
P15



P16



P17



4, P15, P16 & P17

Shows my rear basement door to yard

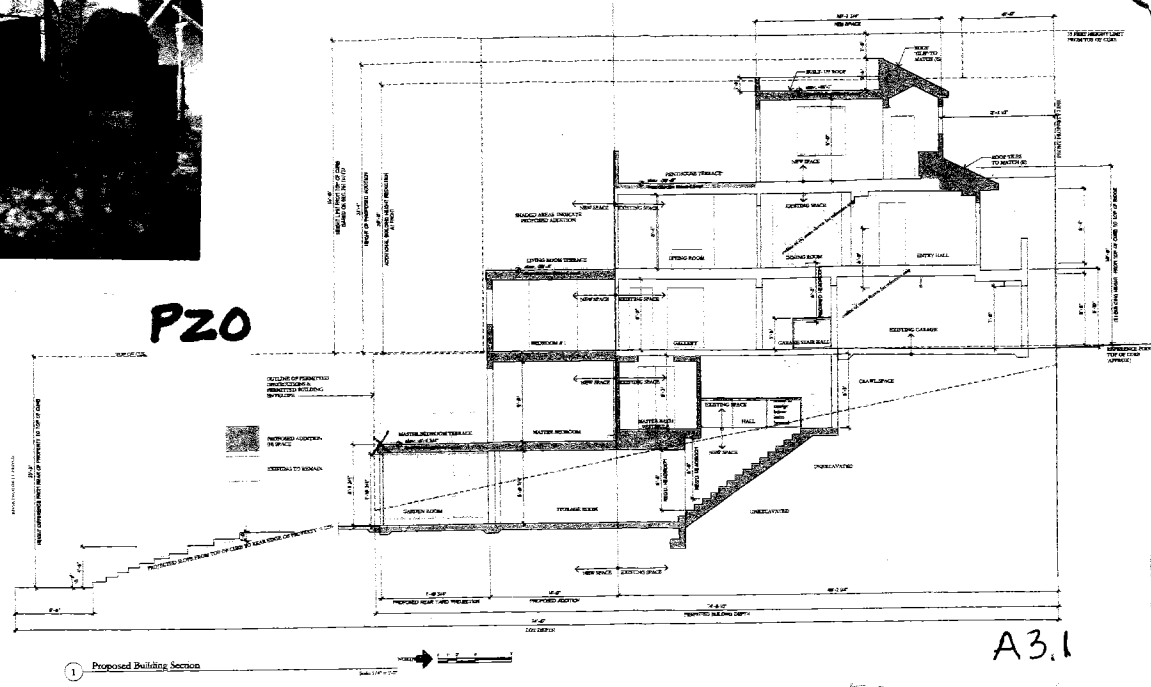
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P20

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A3.1

end of 655 Alvarado St.
stair rail

x over my fence



P23

I've had
ado St. was
it and redone

KAPLAN-GLAZER RESIDENCE



P18

P19

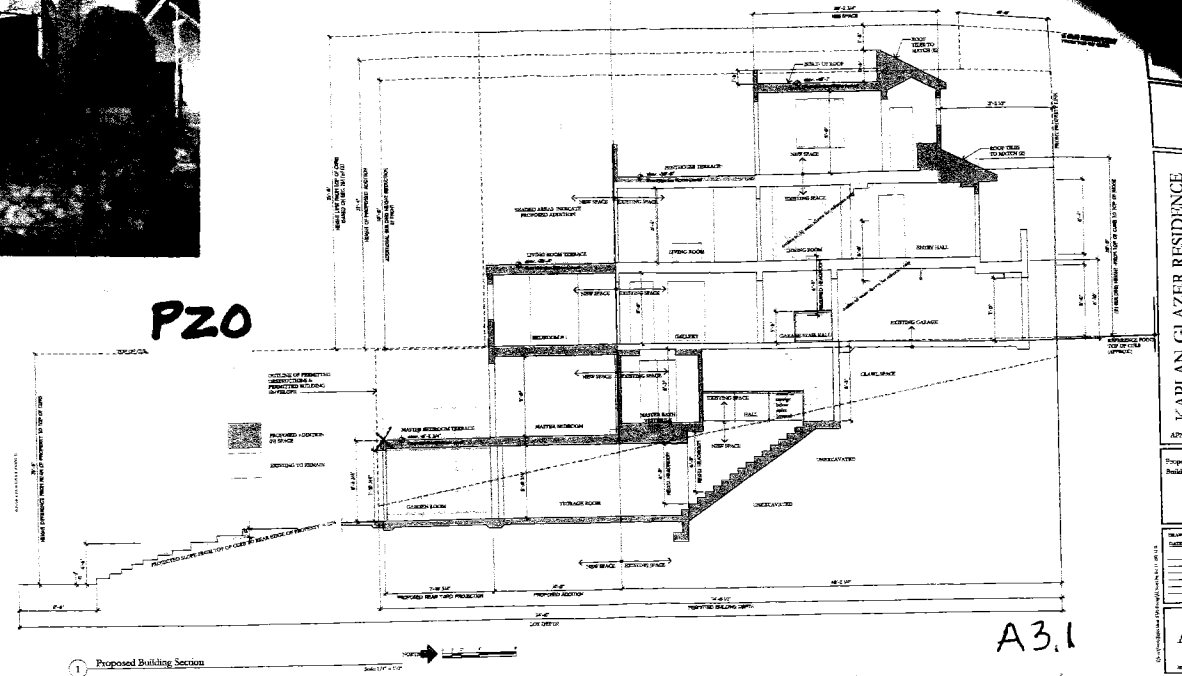
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yards for rear yards

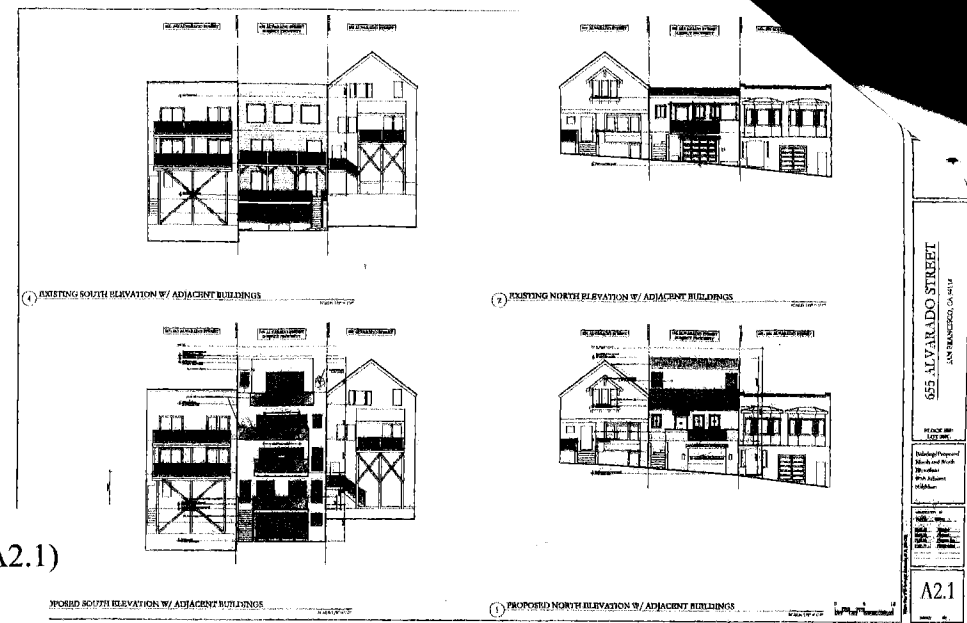
and and



P24

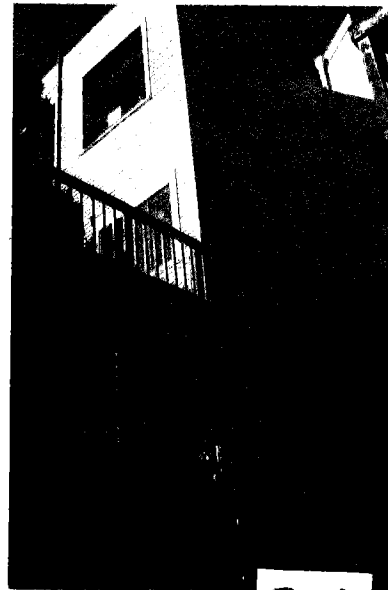
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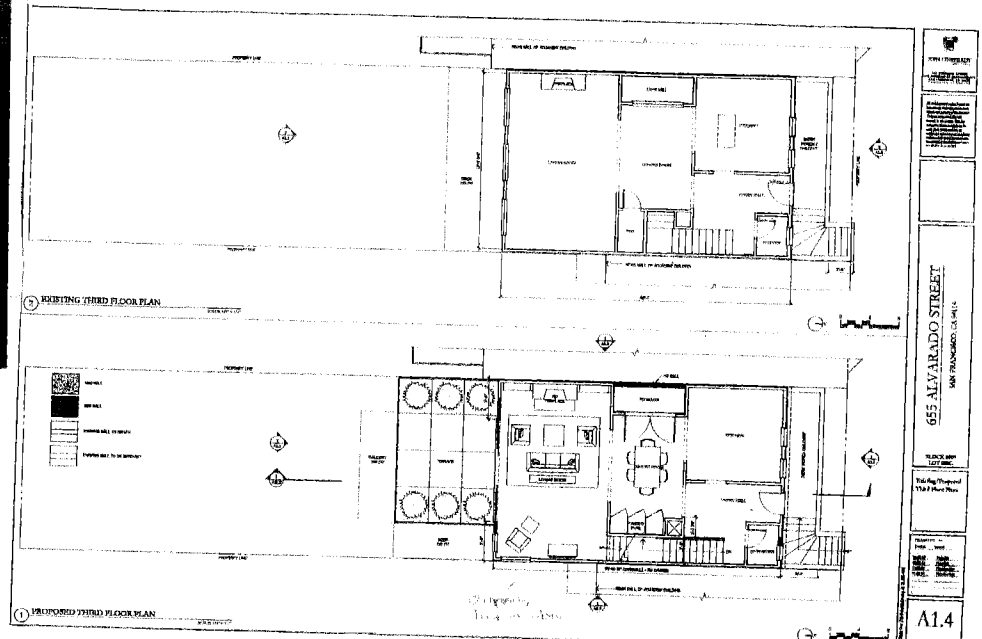
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Street view



Birds eye view



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Plus and more height to the existing 30+ wall by adding a penthouse

Adrian C. Putra
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

February 16, 2011

**Re: 655 Alvarado Street
2803/028C
Planning permit # 2009.12.11.3061**

Dear Mr. Putra:

This letter is in response to the questions on the attached Planning Department discretionary review form.

- 1. Regarding the concerns of the DR requester: Improper notification procedure.**
Response: All pre-application procedures required by the Planning Department were followed. Notice of the pre-application meeting for this project was sent 35 neighbors (owners & occupants) as well as 11 neighborhood associations on November 9, 2009. This mailing included both adjacent neighbors, including the DR requestor, four neighbors to the south of the subject property and 28 across the street (owner and occupants of large apartment building). The list of neighbors to be notified for the pre-application meeting was prepared by Radius Services. The pre-application meeting was held at the time and place listed on the notices: 6:00 – 8:00 pm on November 23, 2009 at Café Ponte, 751 Diamond Street. This location is 0.2 miles (less than three blocks) from the subject property. The discussion summary and sign-in sheet from the meeting as well as all other documents required by the Planning Department were then submitted to the Department with the building permit application. Copies of the Radius Services list, the list of all neighbors and neighborhood organizations, etc. are attached for your review. The section 311 thirty day notification period, which overlapped the holidays, was extended an additional 15 days by the Planning Department.
- 2. Regarding adverse impact on neighboring property and neighborhood: Building scale compatibility with surrounding structures.**
Response: This project has been thoroughly reviewed by the Planning Department for over a year. Even though the initial design of the addition and remodel to the existing building were completely within the basic buildable envelope described in the Planning code, revisions to the design were made based on meetings with Ms. Cecilia Jaroslowski, the planner initially assigned to this project, Mr. Delvin Washington, after her departure from the department and before your involvement with the project. The area of the upper floor addition was reduced and set back 15'-0" from the front wall in order to minimize the visible massing of the addition from the street and the east wall of the addition at the rear was set back 5'-0" from the east property line adjacent to the DR requestor's property. The buildings in this neighborhood are mixed in character and scale: the DR requestor's building is among the smallest, extending only approximately 33'-0" from the front property line and the apartment building directly across the street is approximately 240'-0" deep. The rear wall of the proposed addition to the subject property does not encroach on the required 45% rear yard requirement and therefore does not impede the mid-block open space. The 5'-0" setback on east side of the proposed addition was made solely for the benefit of the DR requestor. The resulting massing is stepped away from the street, stepped down in the rear and the addition is set back from the east property line.

3. Regarding adverse impact on neighboring property and neighborhood: Maintenance of adequate light and air to neighboring building.

Response: As noted, the proposed project meets all of the Planning Code, is well within the limits of the buildable envelope, preserves 45% of the lot depth at the rear, is stepped in the front and back and has a set back on the east side of the addition. All reasonable efforts have been made to minimize the impact of this project on neighbors. The DR requestor's building appears to have two levels of occupancy that approximately correspond to the upper two stories of the subject property. The level below (the garage level) has a single opaque door and a small window that is beneath a deck. Light and air to the garage level are limited by the deck and by the lack of openings. The levels above the garage are both less than 8'-0" from the corresponding proposed rear walls of the subject property. Please see the proposed east elevation showing the outline of the neighboring building as well as the attached photograph of the neighbor's rear wall.

I hope that these responses adequately address the questions. Thank you for your help with this project.

Sincerely,

Ken Linsteadt

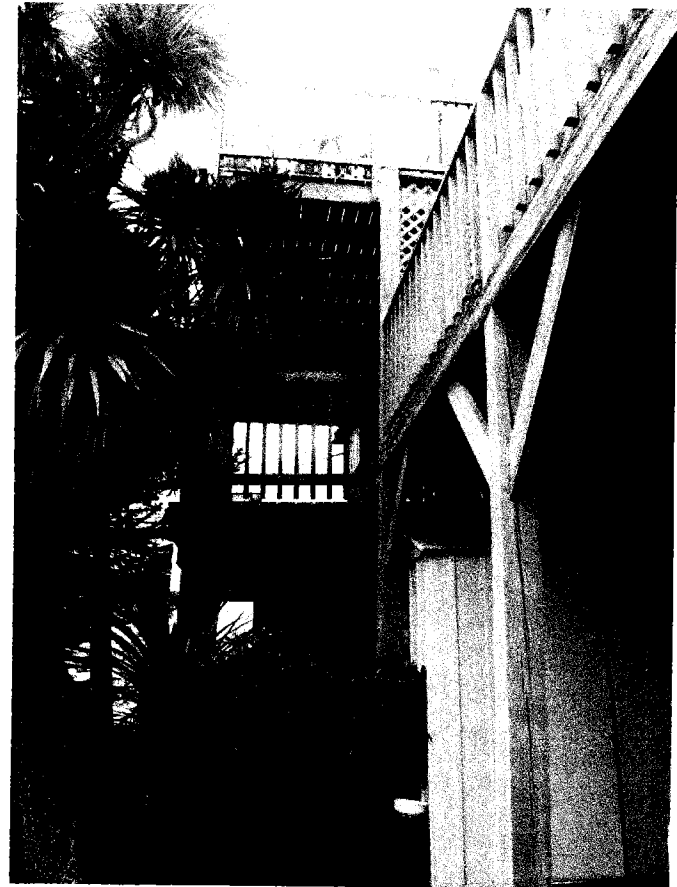
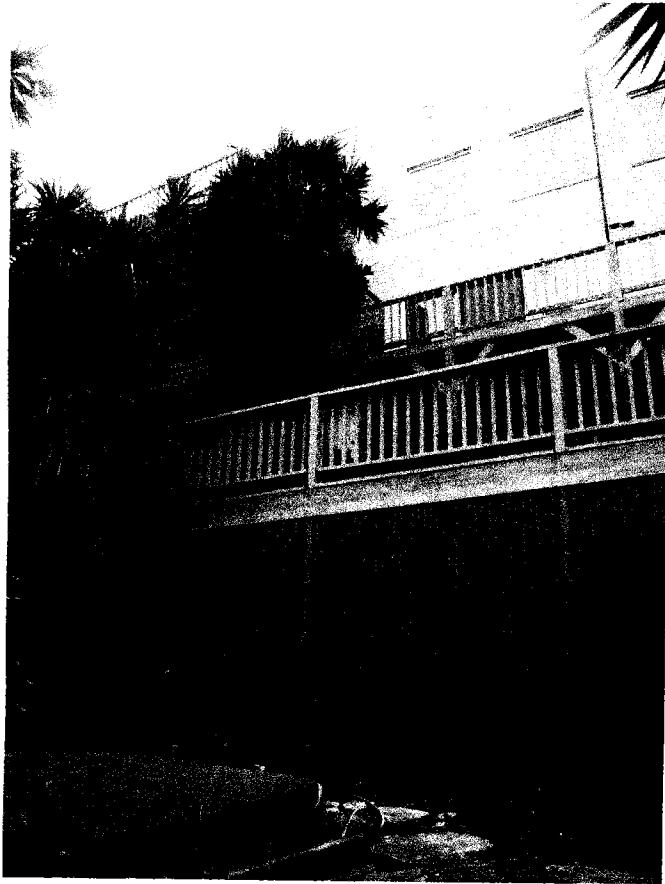


Rear facade of subject property and east neighbor

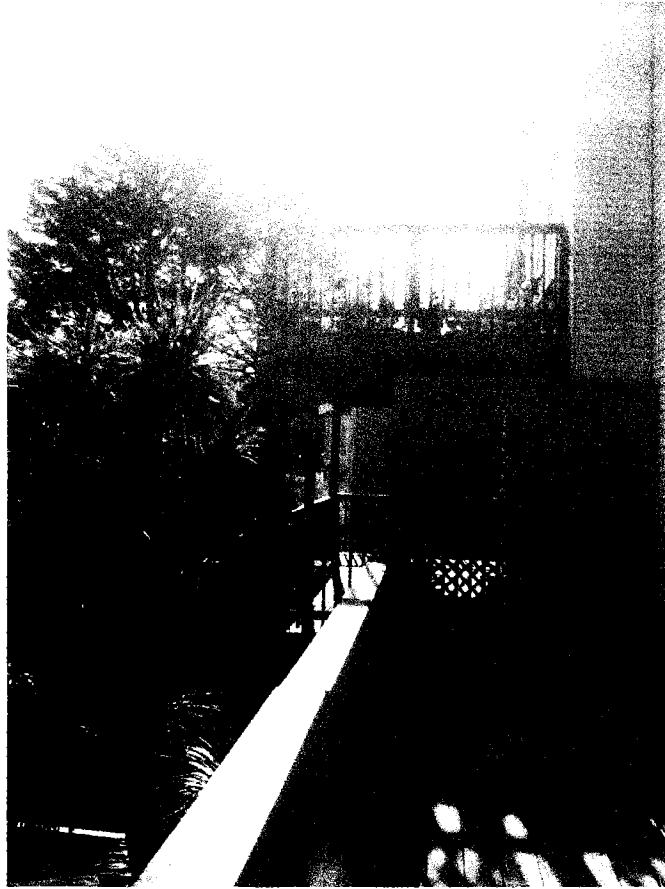




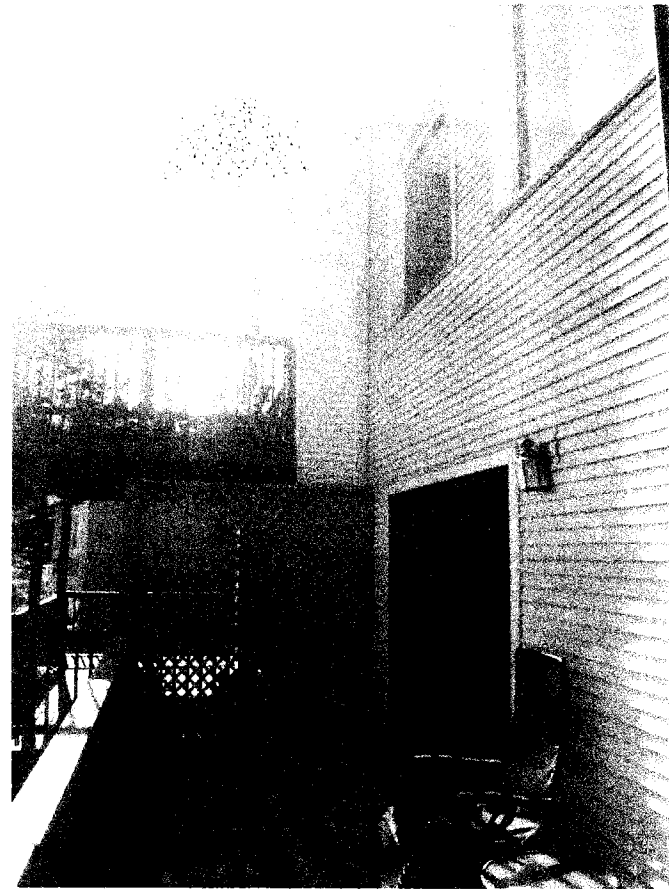
East neighbor



Rear facade of subject property showing west neighbor



Deck of subject property & west neighbor





Rear view of west neighbor



REAR WALL OF
651 ALVARADO



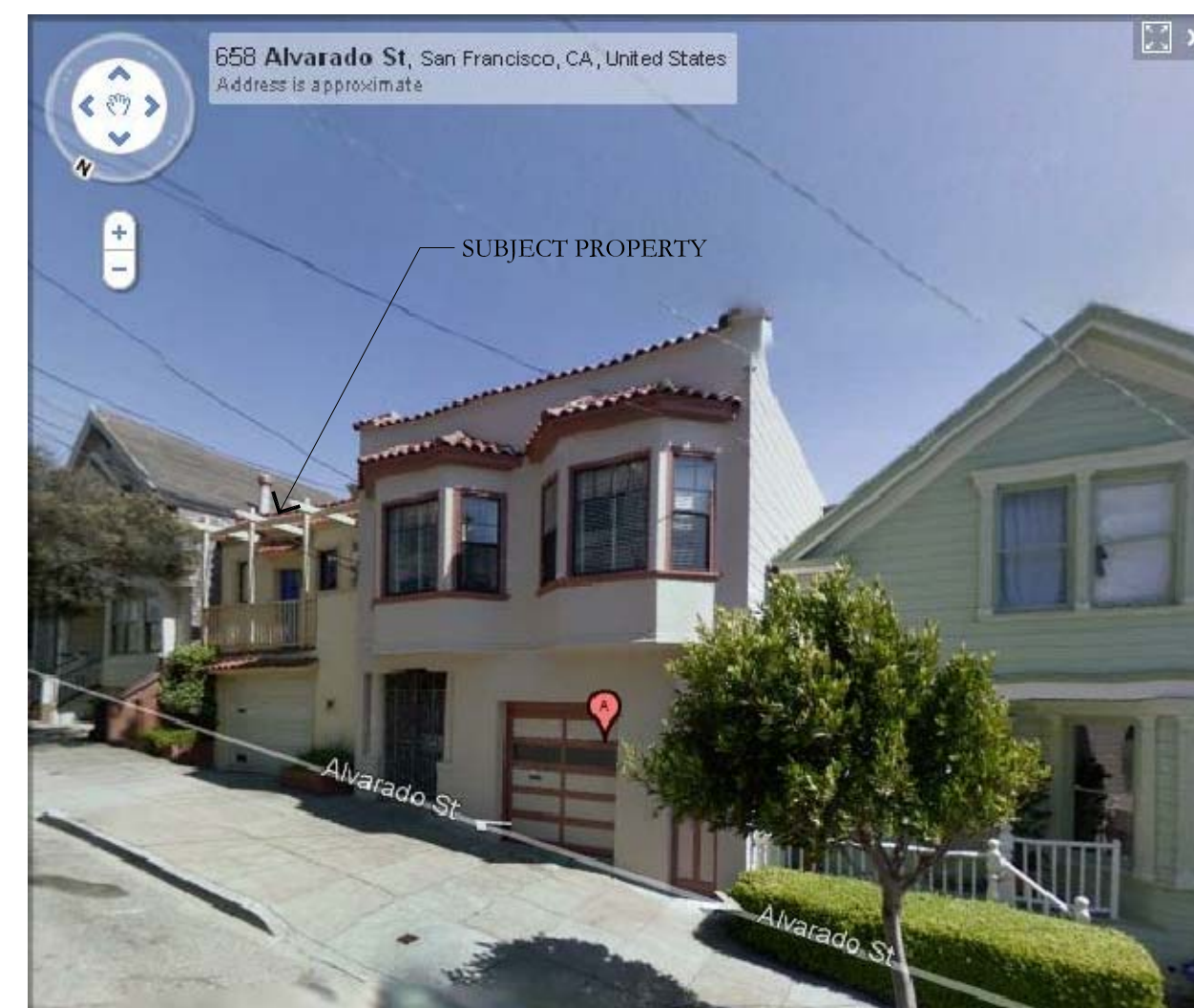
STREET PHOTOS



ALVARADO STREET LOOKING EAST



ALVARADO STREET LOOKING WEST



SUBJECT PROPERTY FROM THE WEST



SUBJECT PROPERTY FROM EAST

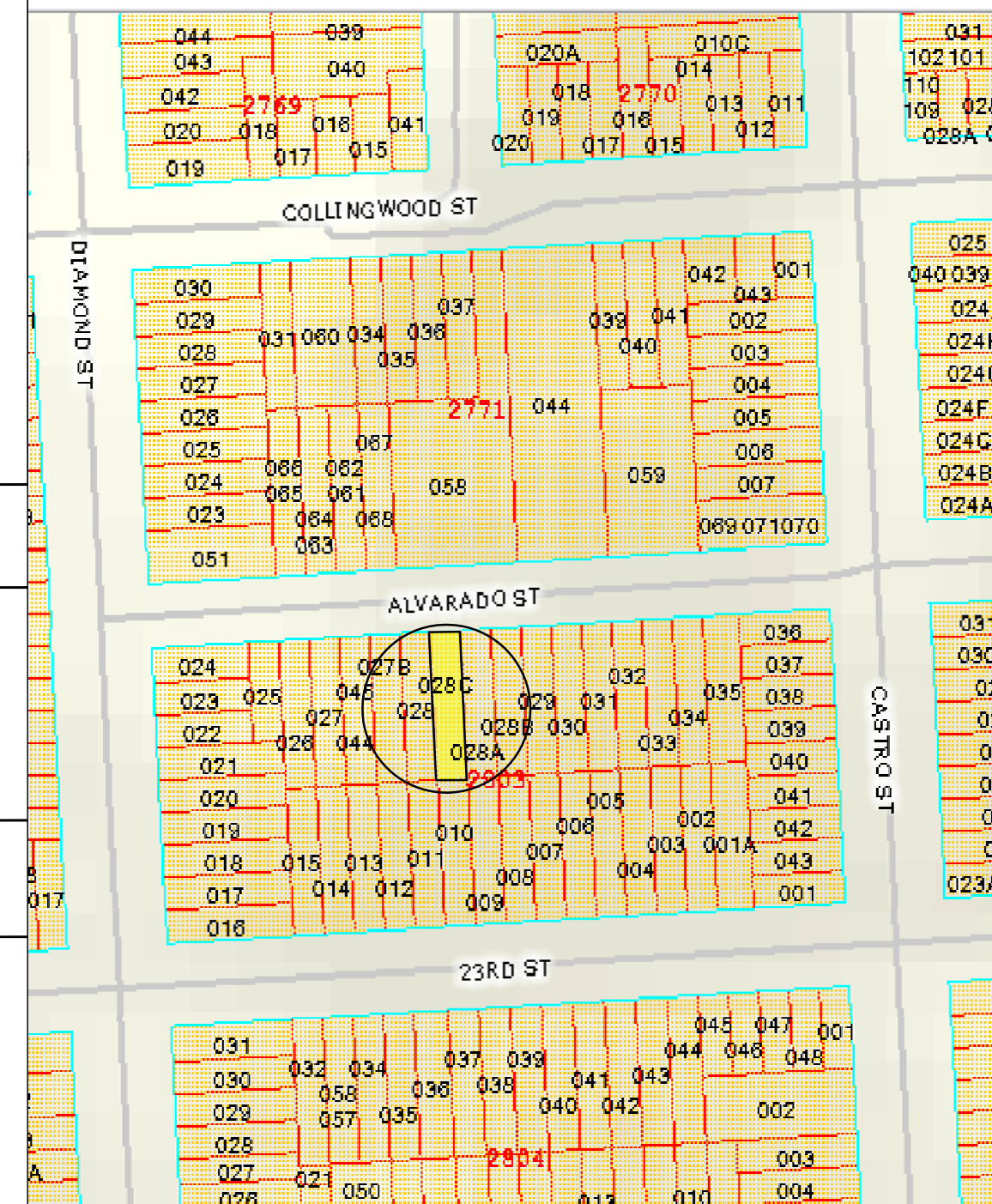


All drawings and copies thereof are instruments of service and as such remain the property of the Architect. They are to be used only with respect to this project. With the exception of one complete set for each copy to the contractor, all copies are to be returned or suitably accounted for to the Architect upon completion of the bidding and upon completion of the project.

PROJECT DATA

BLOCK NUMBER: 2803
 LOT NUMBER: 028C
 LOT AREA: 2850 SQ. FT.
 FRONT SET-BACK REQUIREMENTS: BASED UPON AVERAGE OF ADJACENT BUILDINGS. UP TO 15 FT. OR 15% OF LOT DEPTH
 REAR YARD REQUIREMENTS: 45% OF LOT DEPTH
 USE DISTRICT HEIGHT LIMIT: 40 FT. 30 FT. AT FRONT OF PROPERTY

VICINITY / PARCEL MAP



APPLICABLE CODES

- 2007 CALIFORNIA BUILDING CODE
- 2007 CALIFORNIA FIRE CODE
- 2007 CALIFORNIA PLUMBING CODE
- 2007 CALIFORNIA MECHANICAL CODE
- 2007 CALIFORNIA ELECTRICAL CODE
- 2007 CALIFORNIA ENERGY CODE

PROJECT DIRECTORY

OWNERS
 MARCI KAPLAN-GLAZER & JONATHAN KAPLAN
 655 ALVARADO ST.
 SAN FRANCISCO, CALIFORNIA 94114
 (415)

ARCHITECT
 KEN LINSTADT ARCHITECTS
 3407 SACRAMENTO STREET
 SAN FRANCISCO, CALIFORNIA 94118
 PHONE: (415) 351-1018
 FAX: (415) 351-1019
 CONTACT: KEN LINSTADT
 WWW.KENLINSTADT.COM

AREA CALCULATIONS:

EXISTING RESIDENCE
 BASEMENT /BEDROOM LEVEL 604.93 sq.ft.
 GARAGE/MASTER BEDROOM LEVEL 1065.34 sq.ft.
 LIVING/DINING/KITCHEN LEVEL 1033.07 sq.ft.

TOTAL EXISTING FLOOR AREA: 2703.34 sq.ft.

PROPOSED RESIDENCE
 NEW BASEMENT LEVEL 525.00 sq.ft.
 MASTER BEDROOM LEVEL 943.30 sq.ft.
 GARAGE/BEDROOM LEVEL 1355.45 sq.ft.
 LIVING/DINING/KITCHEN LEVEL 1072.70 sq.ft.
 PENTHOUSE LEVEL 434.50 sq.ft.

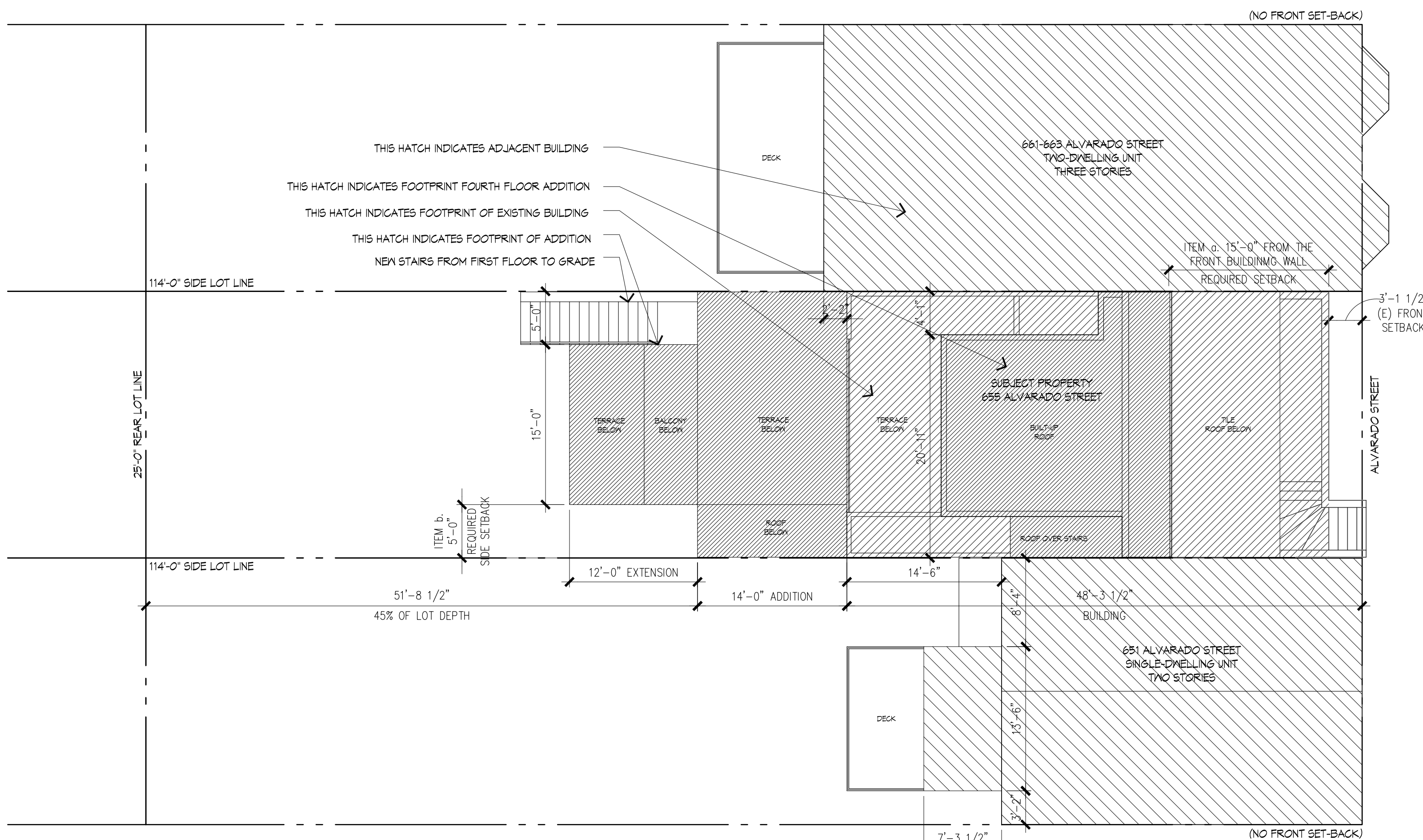
TOTAL PROPOSED FLOOR AREA: 4330.95 sq.ft.

SHEET INDEX

- A0.1 COVER SHEET
- A1.1 PROPOSED BASEMENT PLAN
- A1.2 EXISTING/PROPOSED FIRST FLOOR PLANS
- A1.3 EXISTING/PROPOSED SECOND FLOOR PLANS
- A1.4 EXISTING/PROPOSED THIRD FLOOR PLANS
- A1.5 EXISTING/PROPOSED FOURTH FLOOR/ROOF PLANS
- A2.1 EX/PROP NORTH/SOUTH ELEVATIONS WITH ADJACENT NEIGHBORS
- A2.2 EXISTING/PROPOSED NORTH ELEVATIONS
- A2.3 EXISTING/PROPOSED SOUTH ELEVATIONS
- A2.4 PROPOSED EAST ELEVATION
- A2.5 PROPOSED WEST ELEVATION
- A3.1 EX/PROP SITE SECTIONS
- A3.2 PROPOSED BUILDING SECTION

PROJECT DESCRIPTION

- CONSTRUCTION WORK SHALL INCLUDE:
- ADDITION OF A STORY ABOVE EXISTING AND ADDITION OF A STORY BELOW EXISTING
 - EXTENSION OF THE EXISTING LOWER FLOORS TO ADD FLOOR SPACE AND DECK AREA
 - REPAIR OF THE LANDSCAPING AREA AFFECTED BY THE PROPOSED ADDITION



1 SITE PLAN

SCALE: 1/8" = 1'-0"

655 ALVARADO STREET
 SAN FRANCISCO, CA 94114

BLOCK 2803
 LOT 028C

Cover Sheet

DRAWN BY:	DATE:	ISSUE:
er		
	05.06.10	Planning
	08.04.10	Planning
	11.05.10	Planning Rev
	07.14.11	Planning Rev
	08.29.11	Planning Rev

A0.1

SHEET OF

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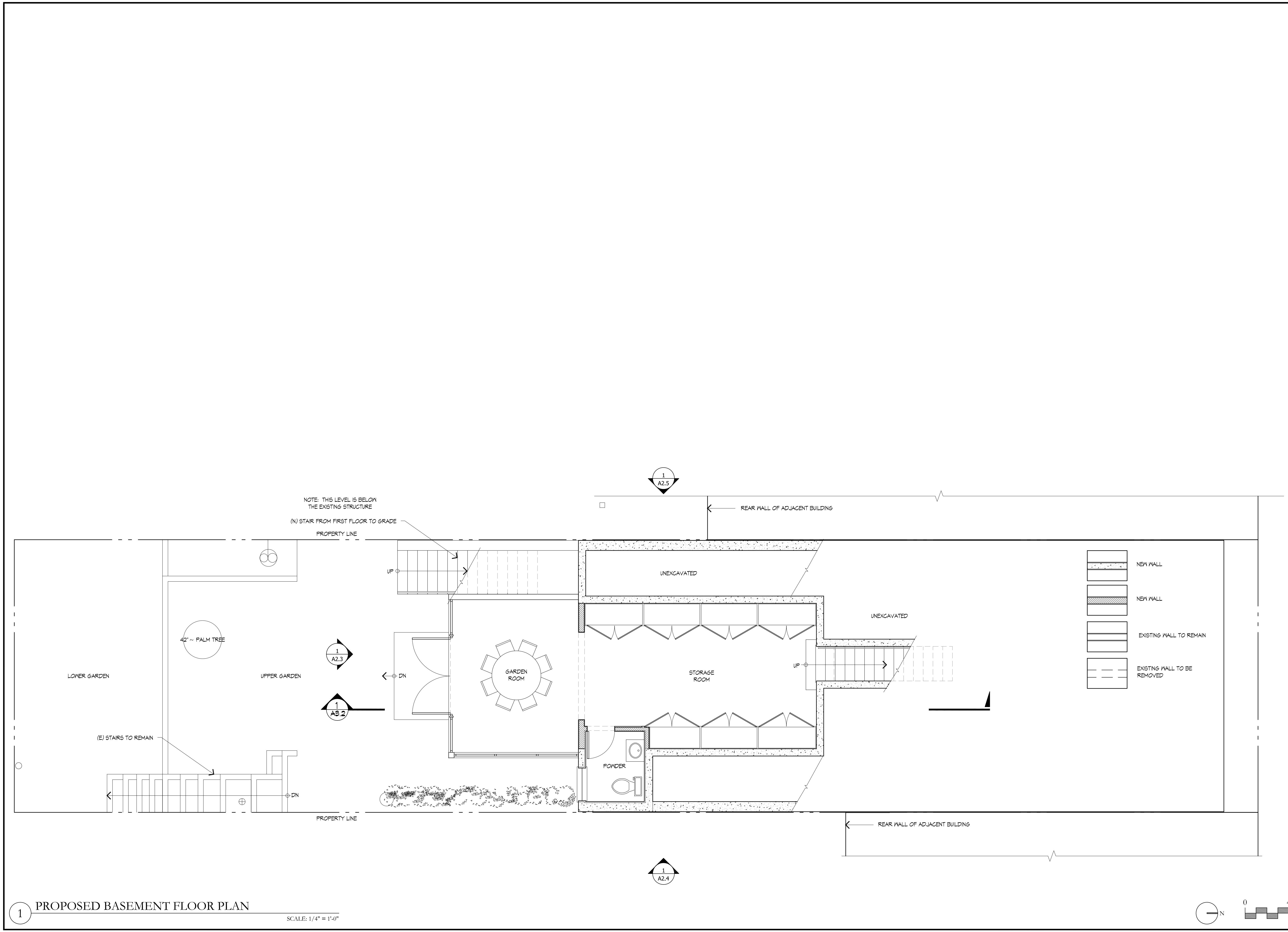
655 ALVARADO STREET
SAN FRANCISCO, CA 94114

BLOCK 2803
LOT 028C

Proposed
Basement
Floor Plan

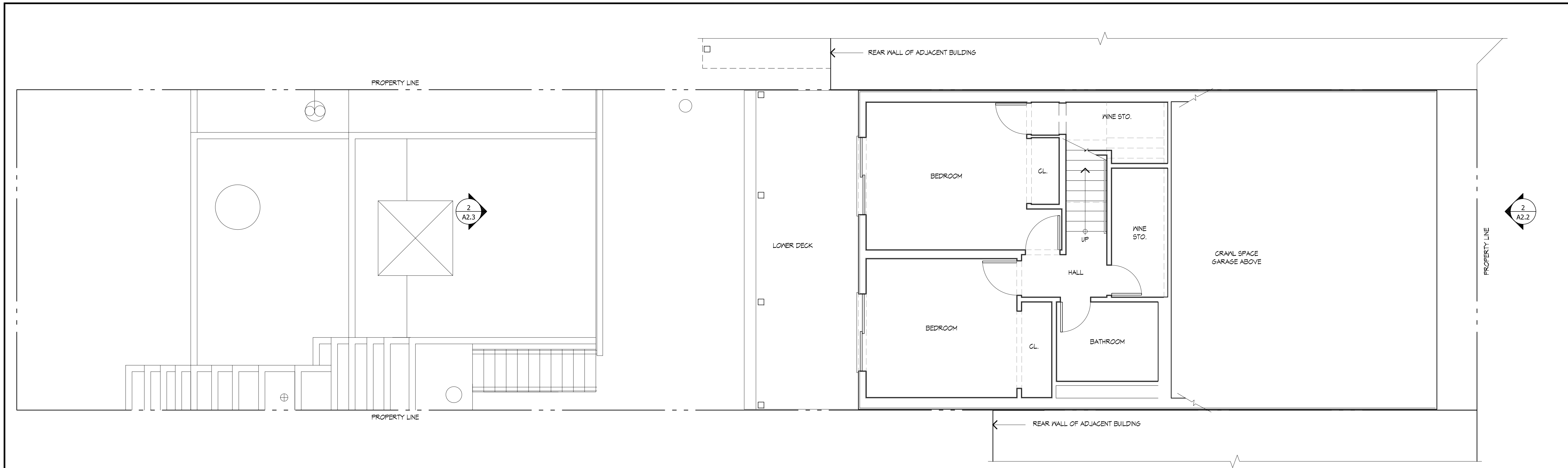
DRAWN BY: er
DATE: _____ ISSUE: _____

05.06.10	Planning
08.04.10	Planning
11.05.10	Planning Rev
07.14.11	Planning Rev
08.29.11	Planning Rev

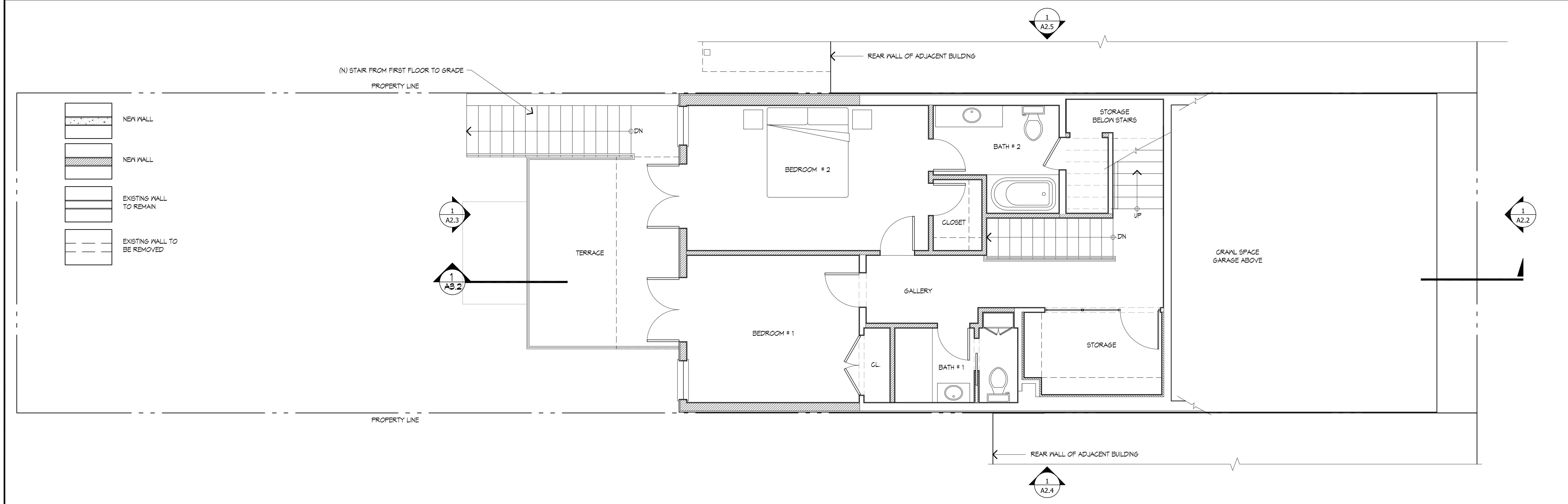


1 PROPOSED BASEMENT FLOOR PLAN

P:\Projects\655 Alvarado\655 Alvarado - Basement - 08.29.11.dwg



2 EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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655 ALVARADO STREET
SAN FRANCISCO, CA 94114

BLOCK 2803
LOT 028C

Existing/Proposed
First Floor Plans

DRAWN BY: er
DATE: _____ ISSUE: _____

05.06.10	Planning
08.04.10	Planning
11.05.10	Planning Rev
07.14.11	Planning Rev
08.29.11	Planning Rev

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655 ALVARADO STREET
SAN FRANCISCO, CA 94114

BLOCK 2803
LOT 028C

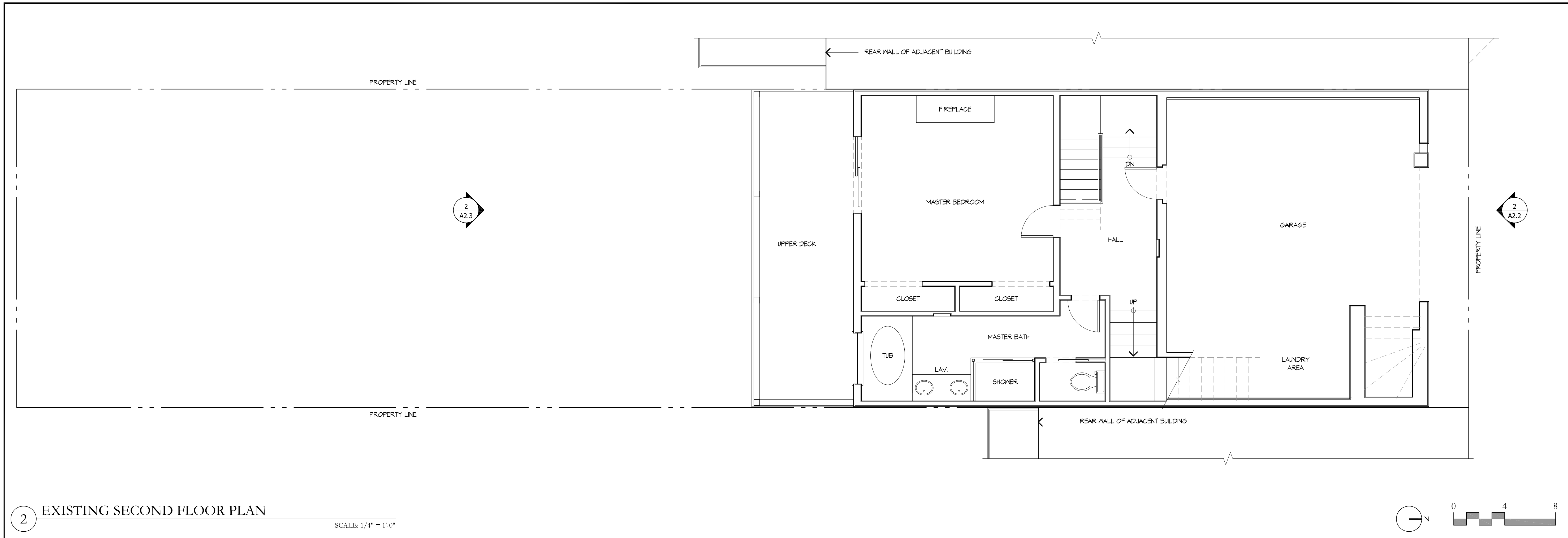
Existing/Proposed
Second Floor Plans

DRAWN BY: er
DATE: _____ ISSUE: _____

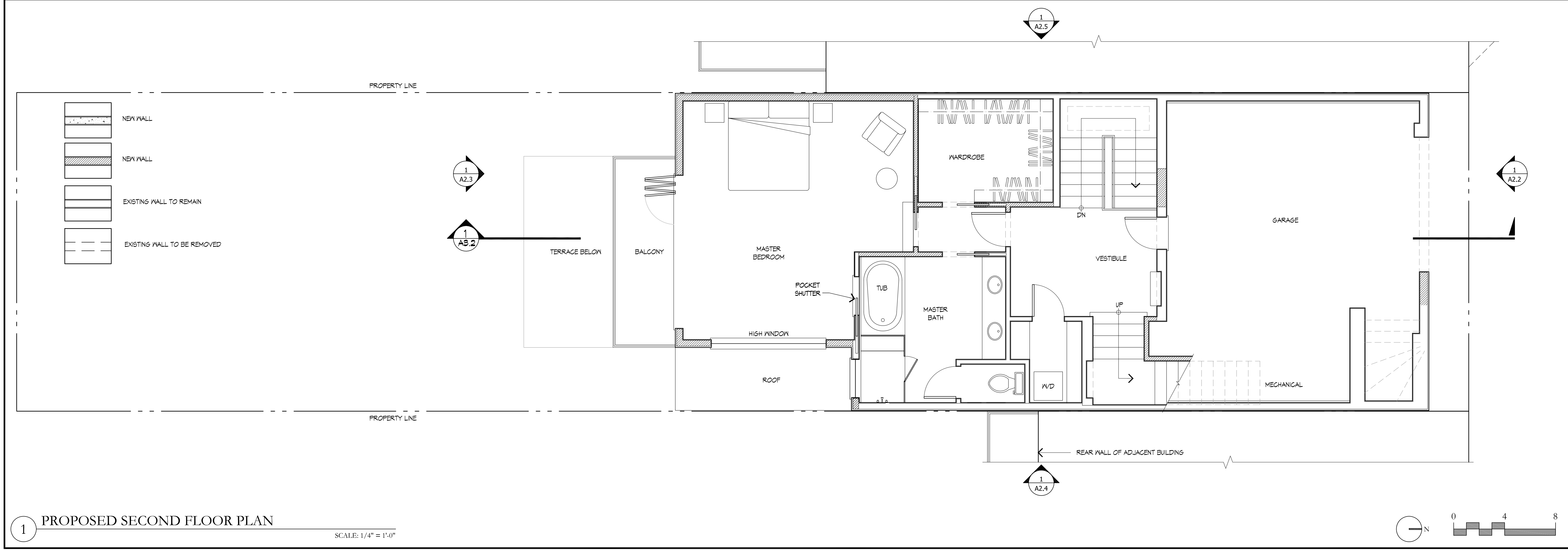
05.06.10	Planning
08.04.10	Planning
11.05.10	Planning Rev
07.14.11	Planning Rev
08.29.11	Planning Rev

A1.3

SHEET OF



2 EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

P:\Projects\655 Alvarado\02 - Framing\01 - Existing Rev.dwg, 08/29/11 11:11

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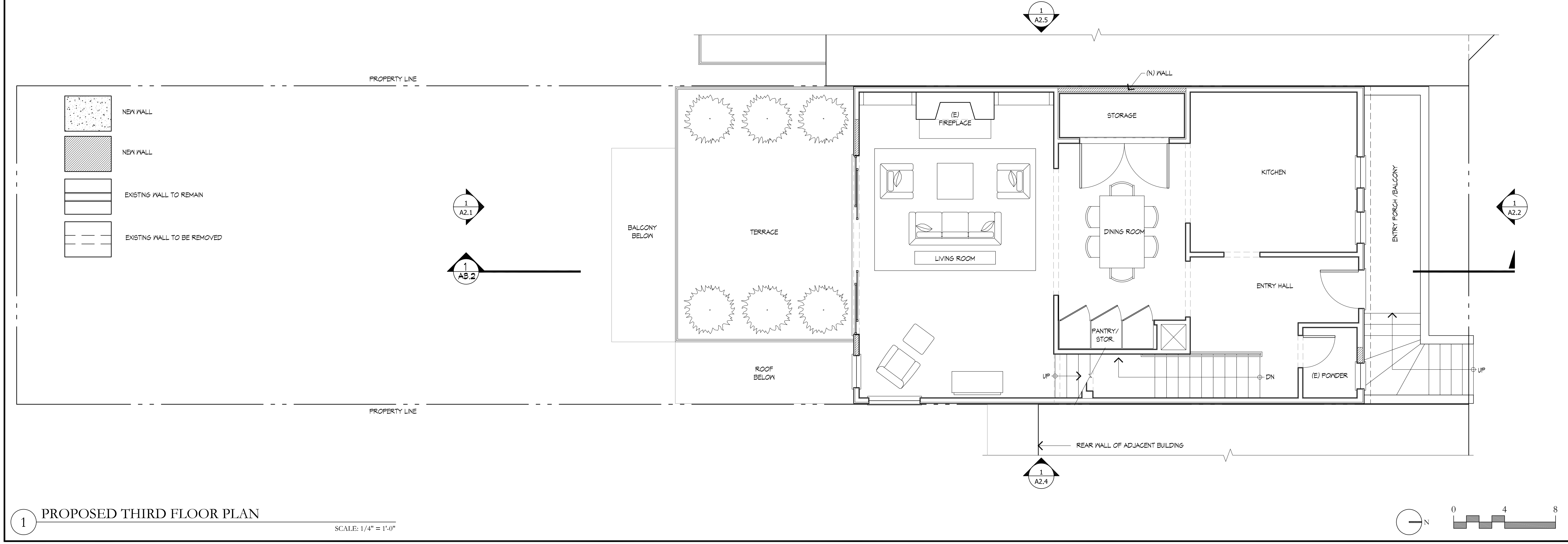
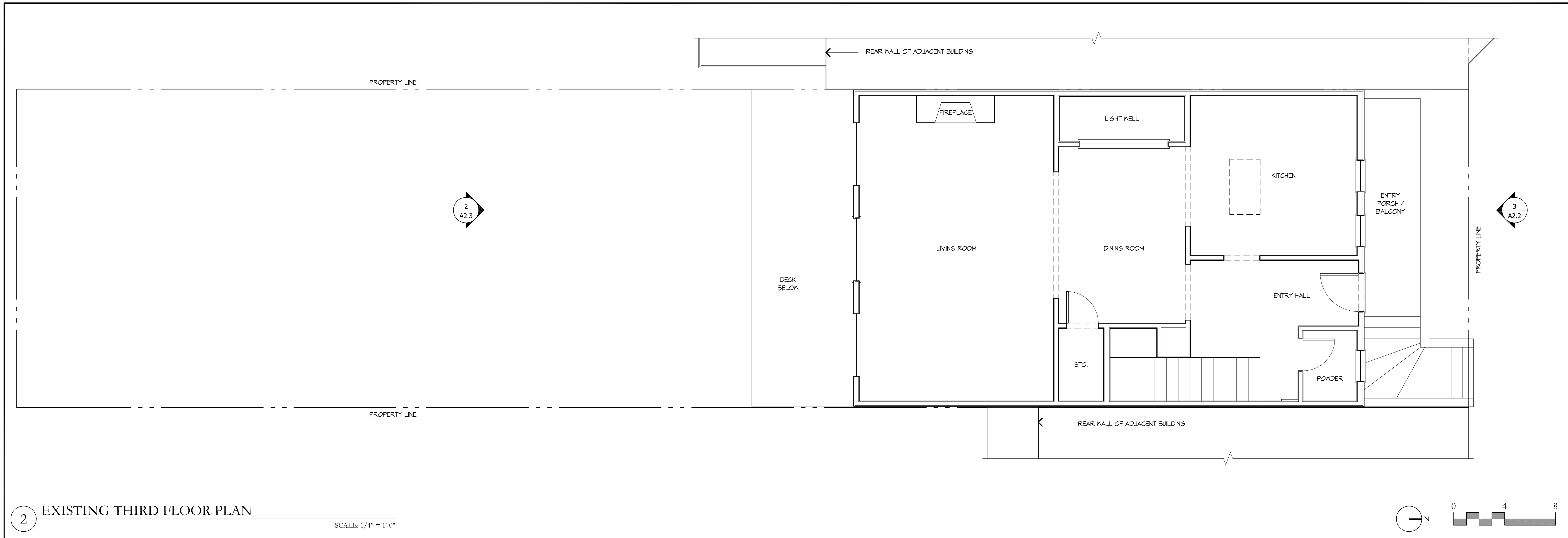
655 ALVARADO STREET
SAN FRANCISCO, CA 94114

BLOCK 2803
LOT 028C

Existing/Proposed
Third Floor Plans

DRAWN BY: *er*
DATE: _____ ISSUE: _____

05.06.10	Planning
08.04.10	Planning
11.05.10	Planning Rev
07.14.11	Planning Rev
08.29.11	Planning Rev



P:\Projects\655 Alvarado\3rd Floor\3rd Floor.dwg, Aug 29, 2011 11:11:11

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655 ALVARADO STREET
SAN FRANCISCO, CA 94114

BLOCK 2803
LOT 028C

Proposed
Fourth Floor Plan

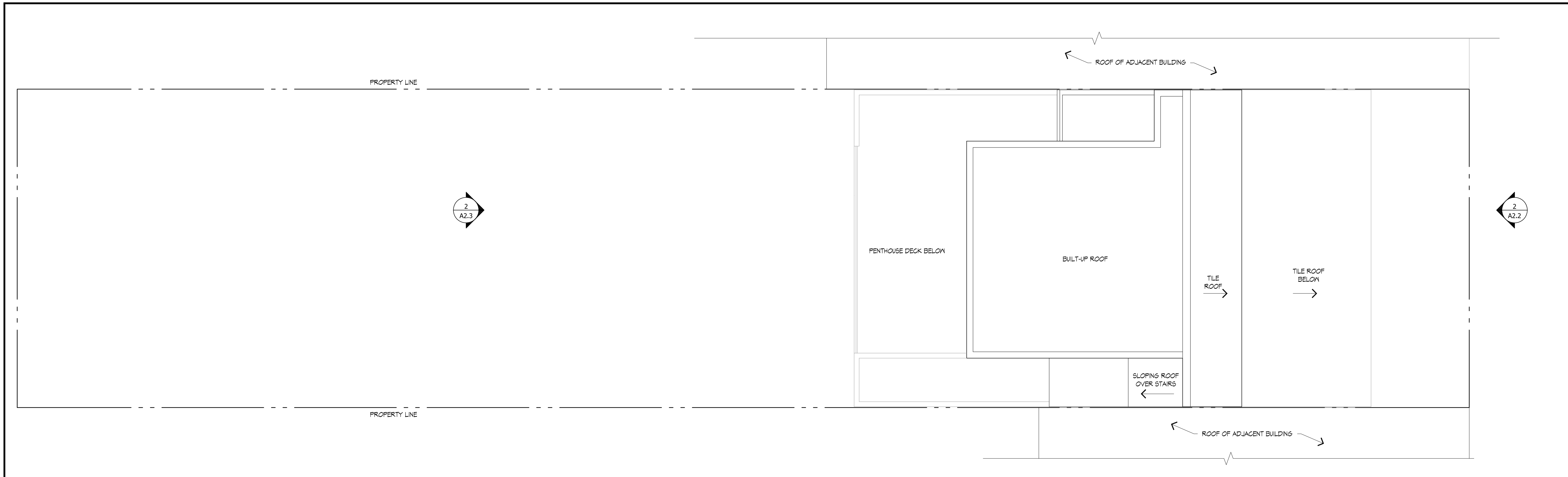
Proposed
Roof Plan

DRAWN BY: er
DATE: _____
ISSUE: _____

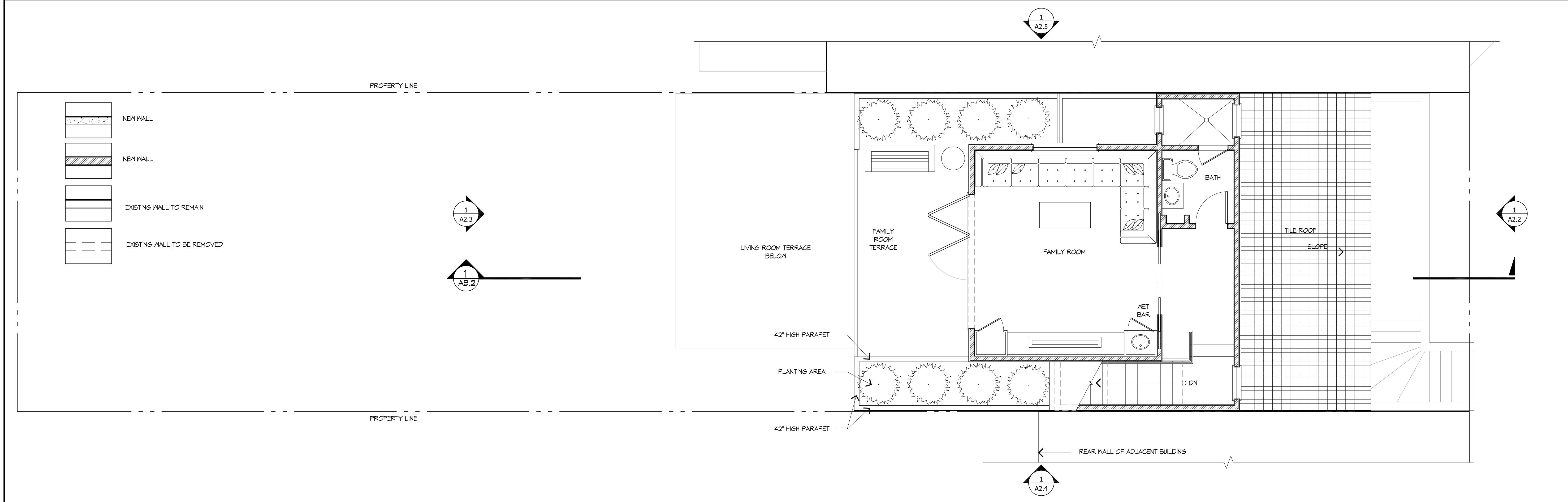
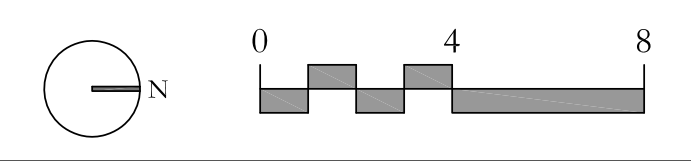
05.06.10	Planning
08.04.10	Planning
11.05.10	Planning Rev
07.14.11	Planning Rev
08.29.11	Planning Rev

A1.5

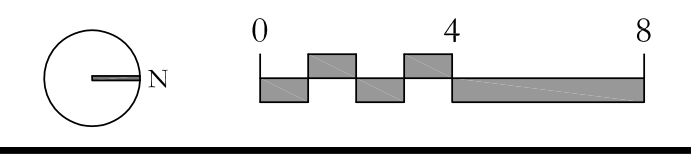
SHEET OF



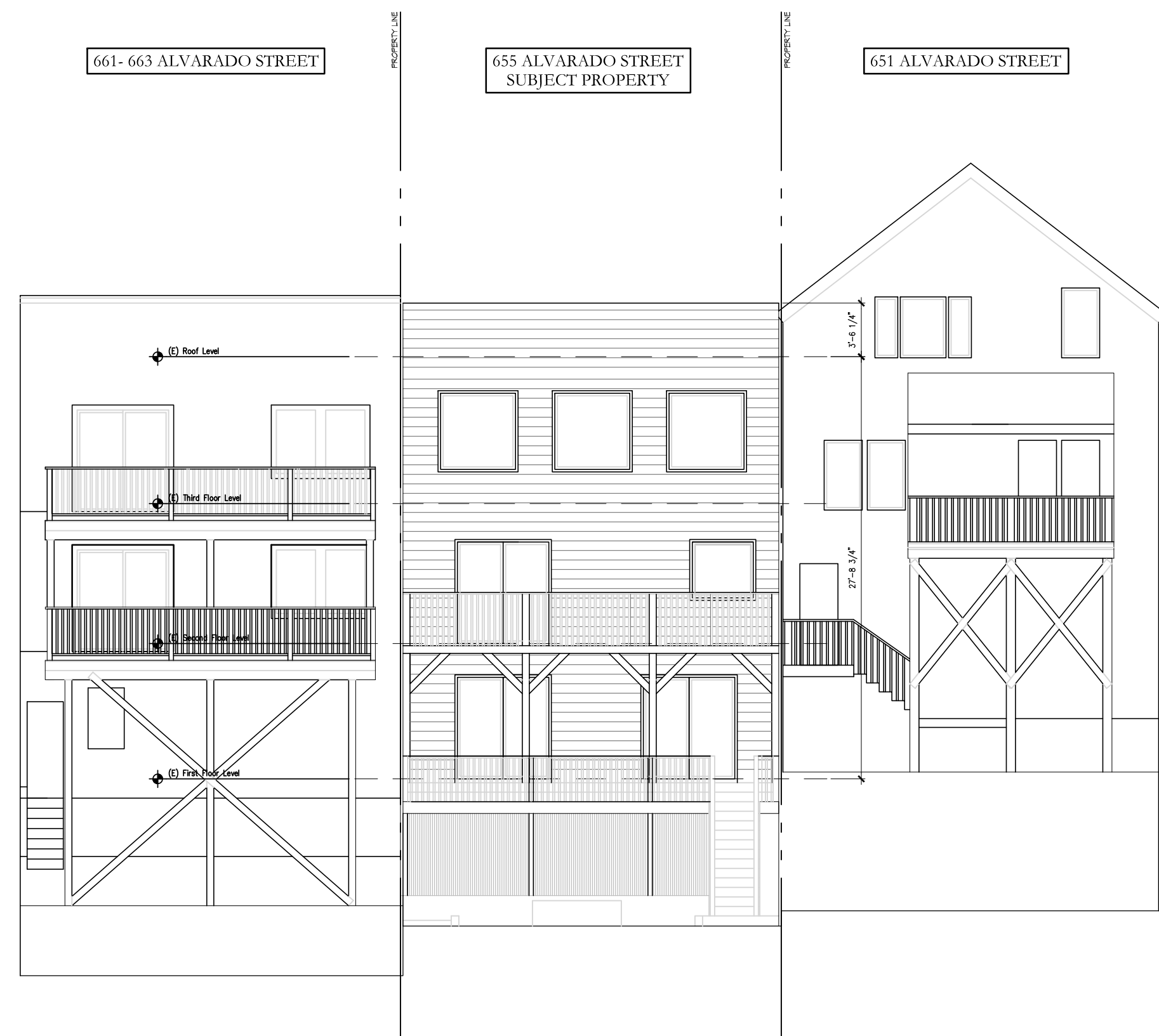
2 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



1 PROPOSED FOURTH FLOOR PLAN
SCALE: 1/4" = 1'-0"



P:\Projects\655 Alvarado\04_Plan\04_Plan.dwg, Aug 29, 2011 11:15

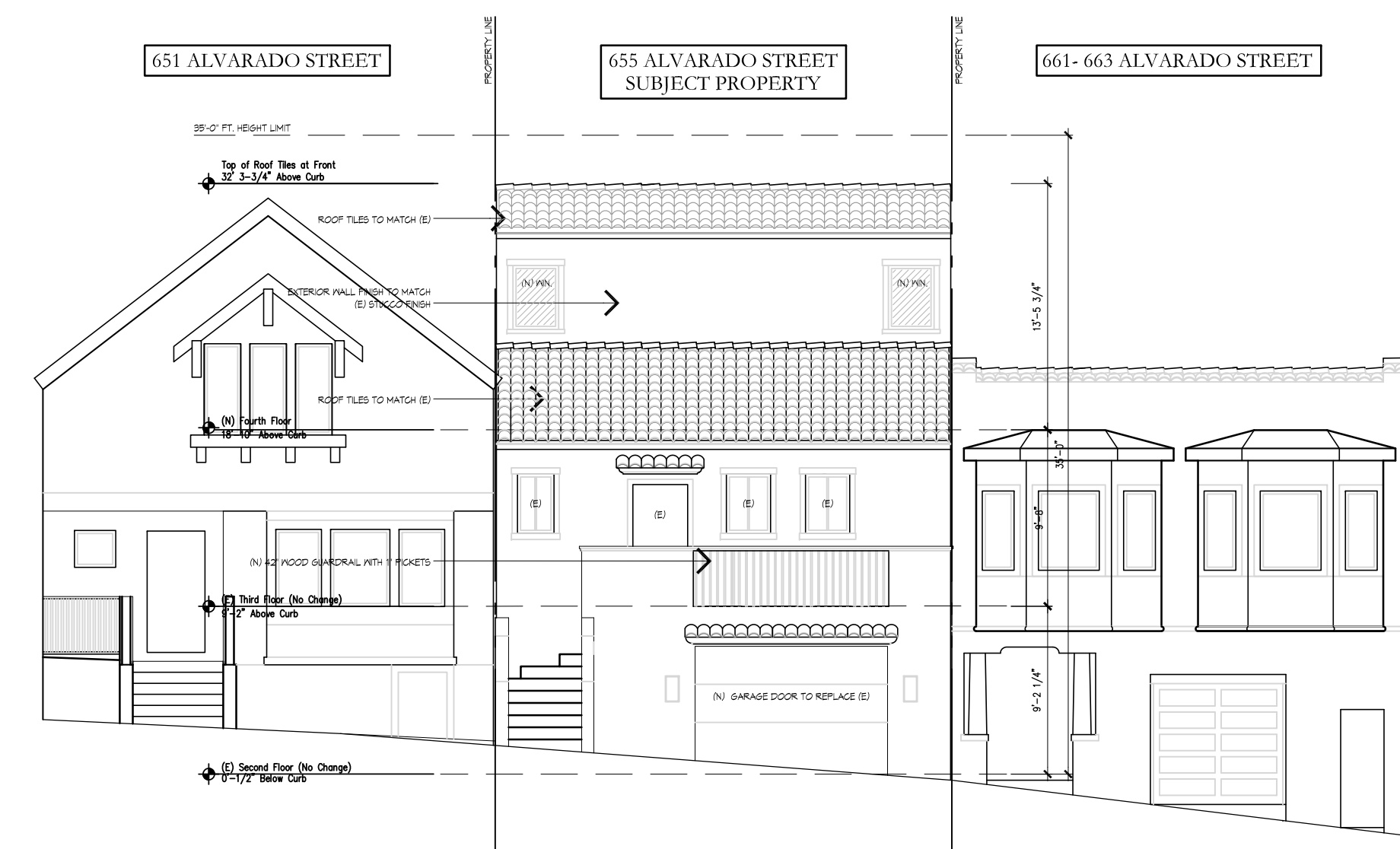
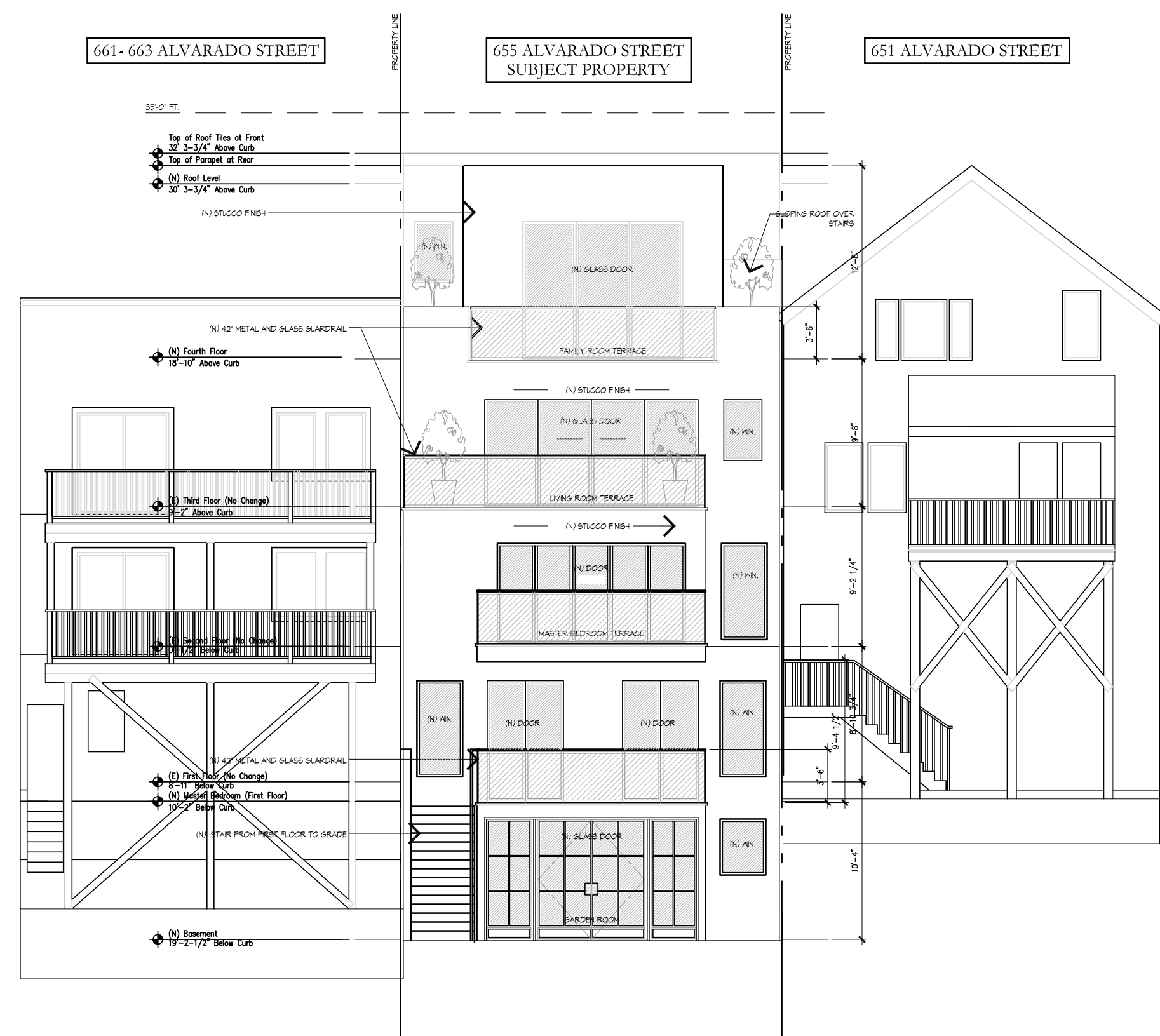


4 EXISTING SOUTH ELEVATION W/ ADJACENT BUILDINGS

SCALE: 1/8" = 1'-0"

2 EXISTING NORTH ELEVATION W/ ADJACENT BUILDINGS

SCALE: 1/8" = 1'-0"

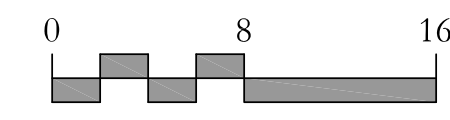


3 PROPOSED SOUTH ELEVATION W/ ADJACENT BUILDINGS

SCALE: 1/8" = 1'-0"

1 PROPOSED NORTH ELEVATION W/ ADJACENT BUILDINGS

SCALE: 1/8" = 1'-0"



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655 ALVARADO STREET
SAN FRANCISCO, CA 94114

BLOCK 2803
LOT 028C

Existing/Proposed
North and South
Elevations
With Adjacent
Neighbors

DATE:	ISSUE:
05.06.10	Planning
08.04.10	Planning
11.05.10	Planning Rev
07.14.11	Planning Rev
08.29.11	Planning Rev

A2.1

SHEET OF

P:\Projects\655 Alvarado\655 Alvarado.dwg, Aug 28, 2011, 1:14:11

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655 ALVARADO STREET
SAN FRANCISCO, CA 94114

BLOCK 2803
LOT 028C

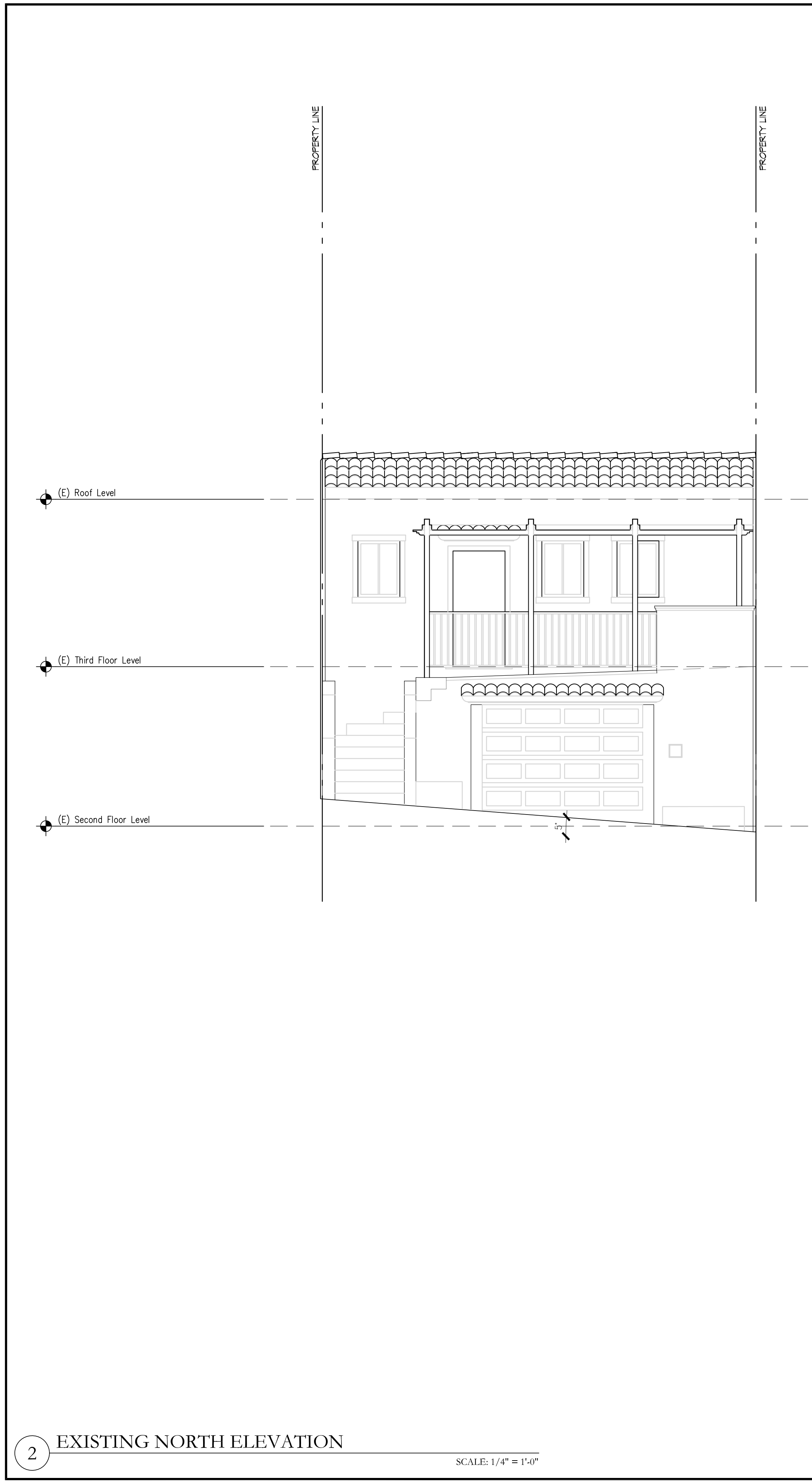
Existing/Proposed
North Elevations

DRAWN BY: *er*

DATE:	ISSUE:
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08.04.10	Planning
11.05.10	Planning Rev
07.14.11	Planning Rev
08.29.11	Planning Rev

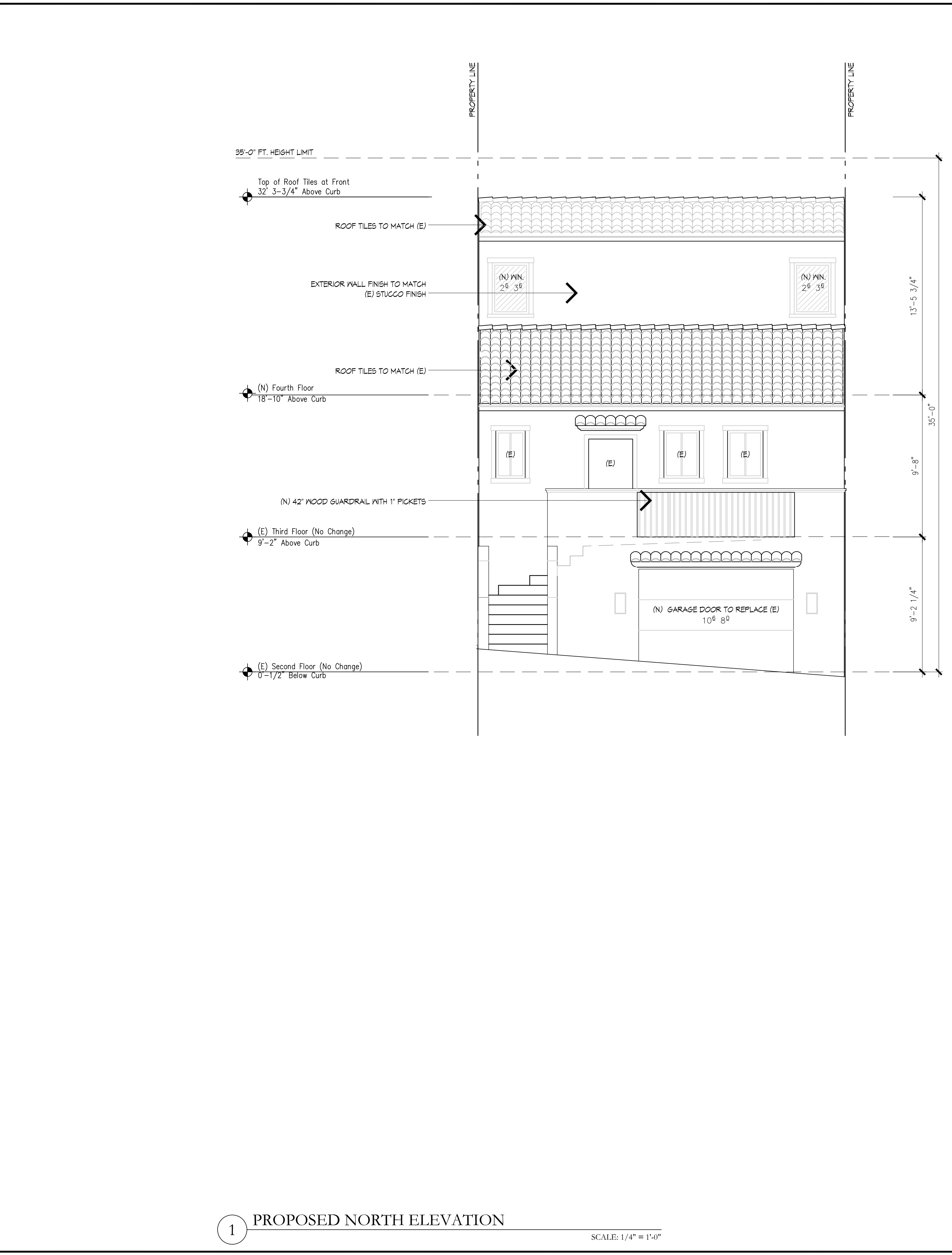
A2.2

SHEET OF



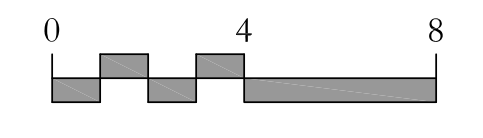
2 EXISTING NORTH ELEVATION

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



1 PROPOSED NORTH ELEVATION

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



P:\Projects\655-Alvarado\02-Drawings\02-Proposed\02-Proposed.dwg, Aug 28, 2011, 11:45

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655 ALVARADO STREET
SAN FRANCISCO, CA 94114

BLOCK 2803
LOT 028C

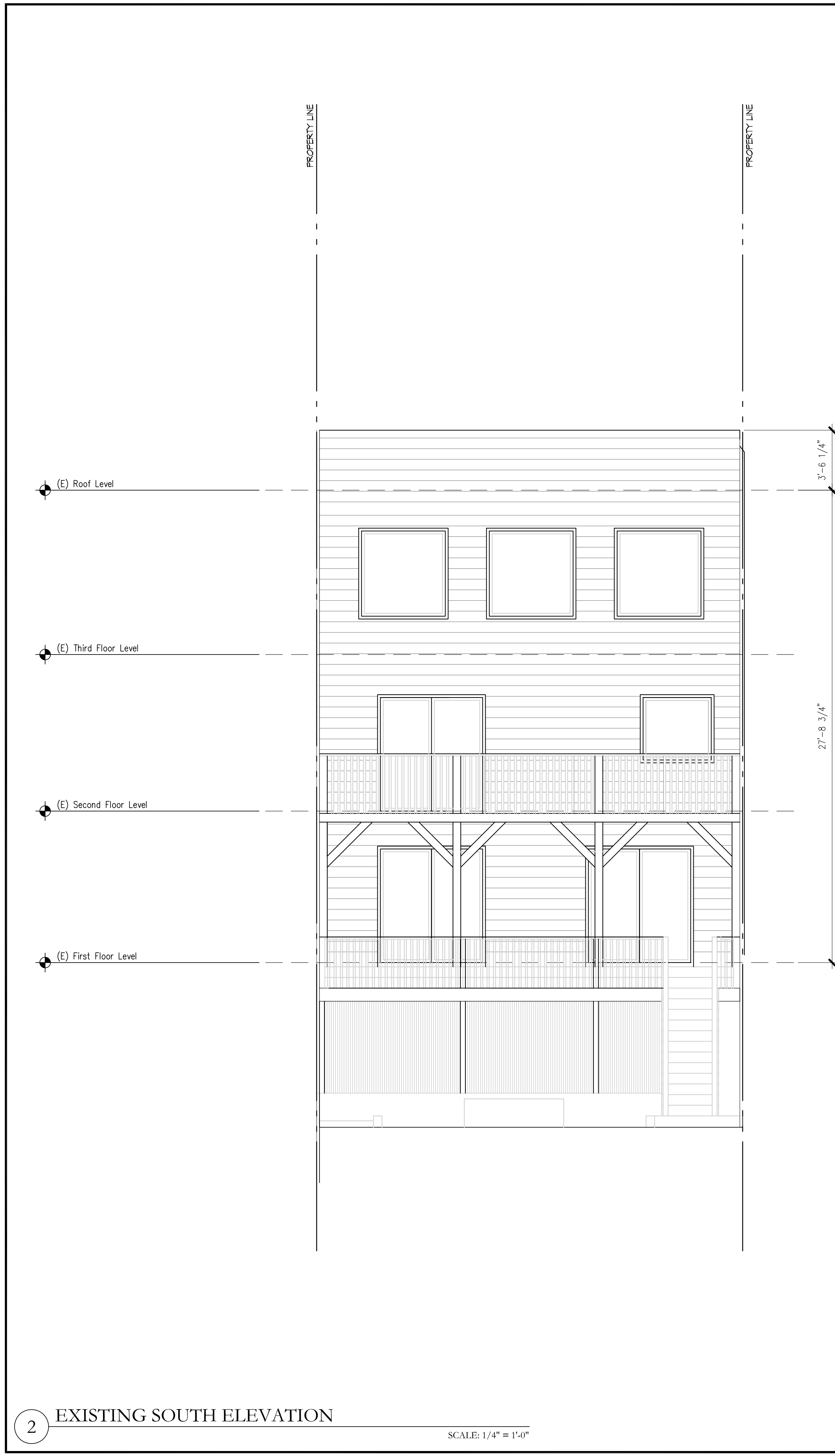
Existing/Proposed
South Elevations

DRAWN BY: er
DATE: _____ ISSUE: _____

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08.04.10	Planning
11.05.10	Planning Rev
07.14.11	Planning Rev
08.29.11	Planning Rev

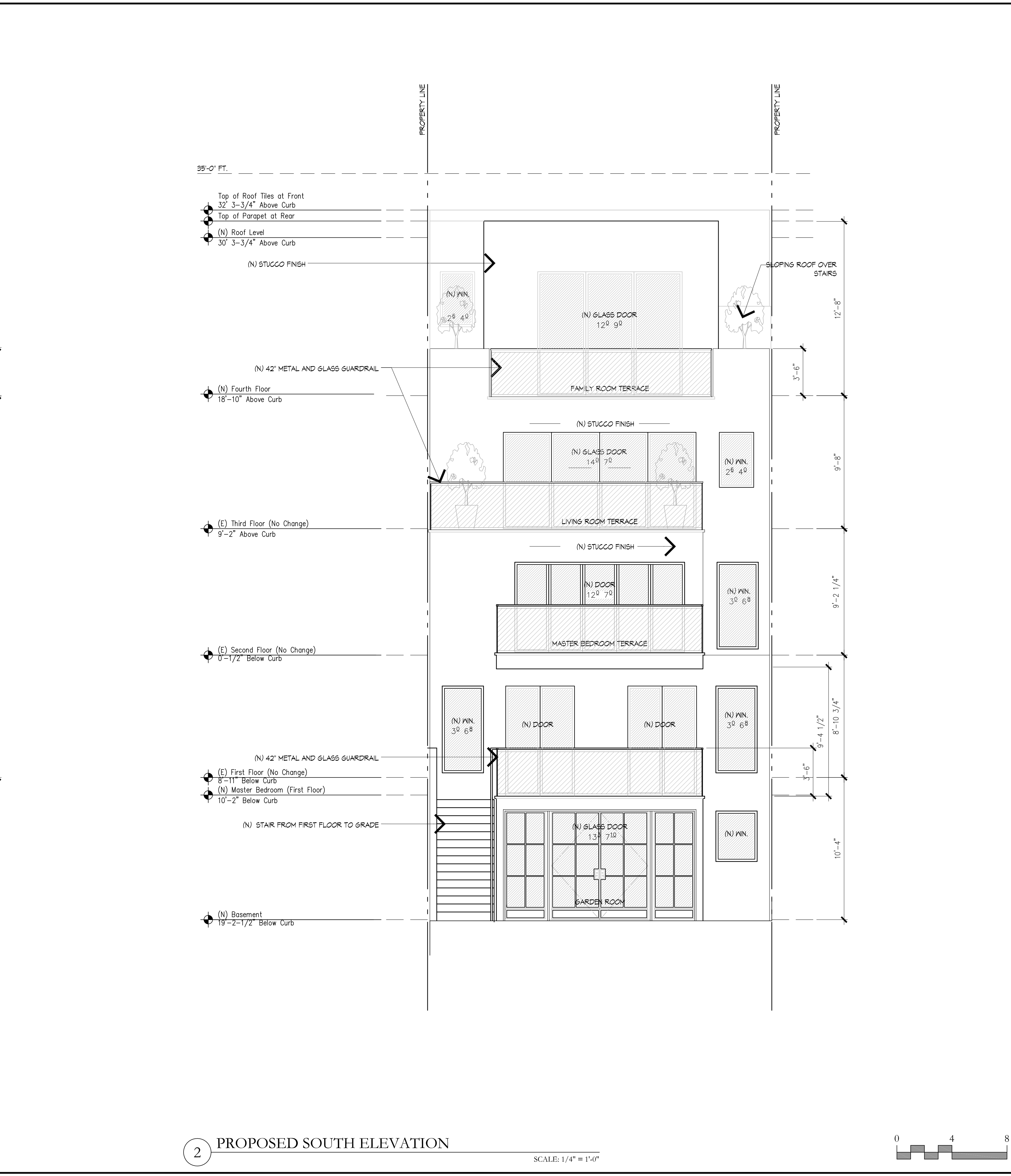
A2.3

SHEET OF



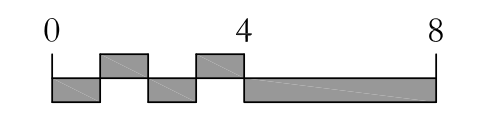
2 EXISTING SOUTH ELEVATION

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



2 PROPOSED SOUTH ELEVATION

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



P:\Projects\655 Alvarado\655 Alvarado.dwg, Aug 28, 2011, 11:45

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655 ALVARADO STREET
SAN FRANCISCO, CA 94114

BLOCK 2803
LOT 028C

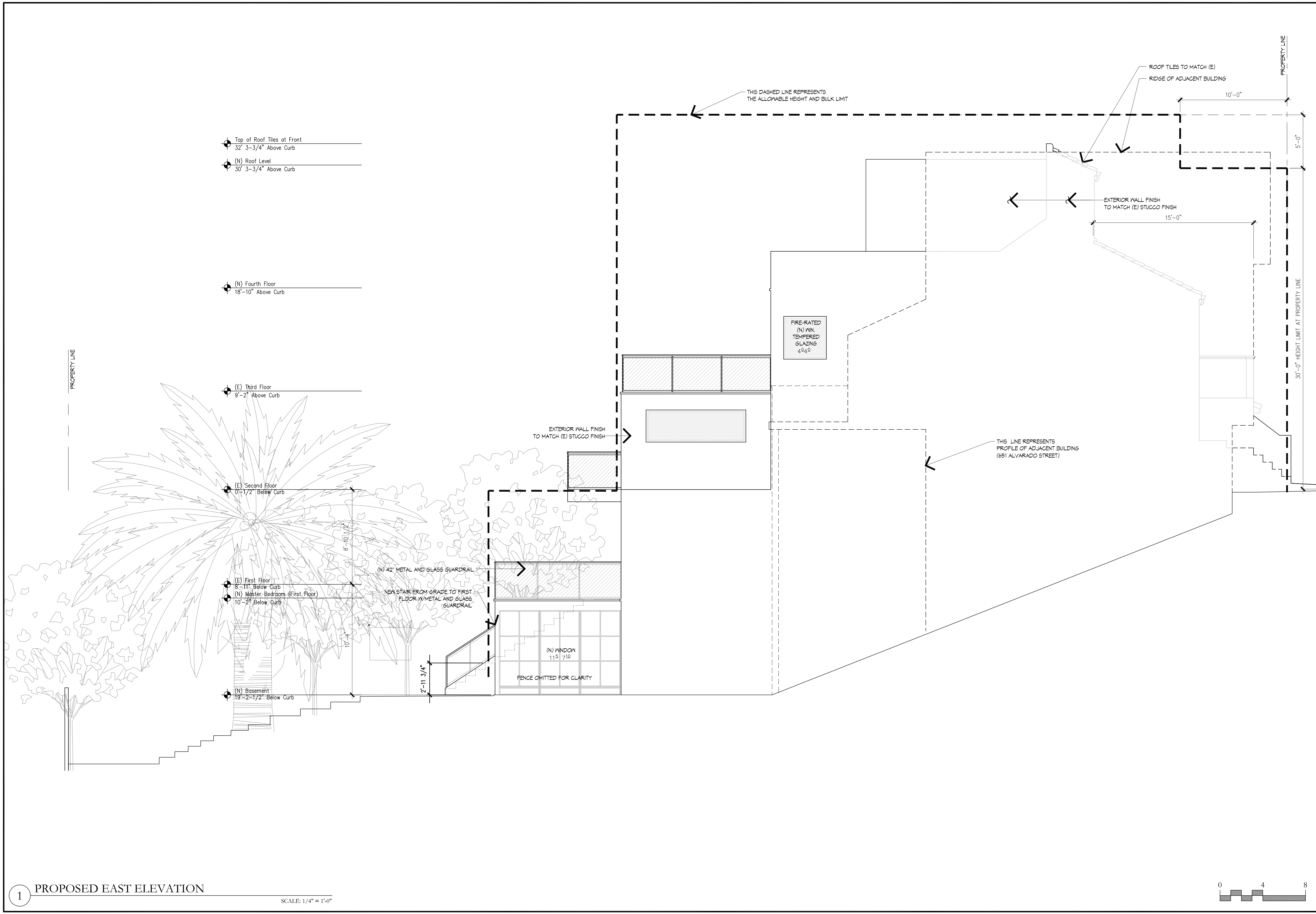
Proposed
East Elevation

DRAWN BY: er
DATE: _____ ISSUE: _____

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08.04.10	Planning
11.05.10	Planning Rev
07.14.11	Planning Rev
08.29.11	Planning Rev

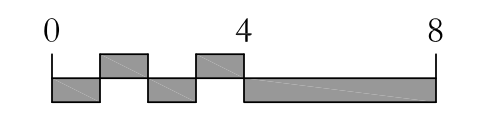
A2.4

SHEET OF



1 PROPOSED EAST ELEVATION

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



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SAN FRANCISCO, CA 94114

BLOCK 2803
LOT 028C

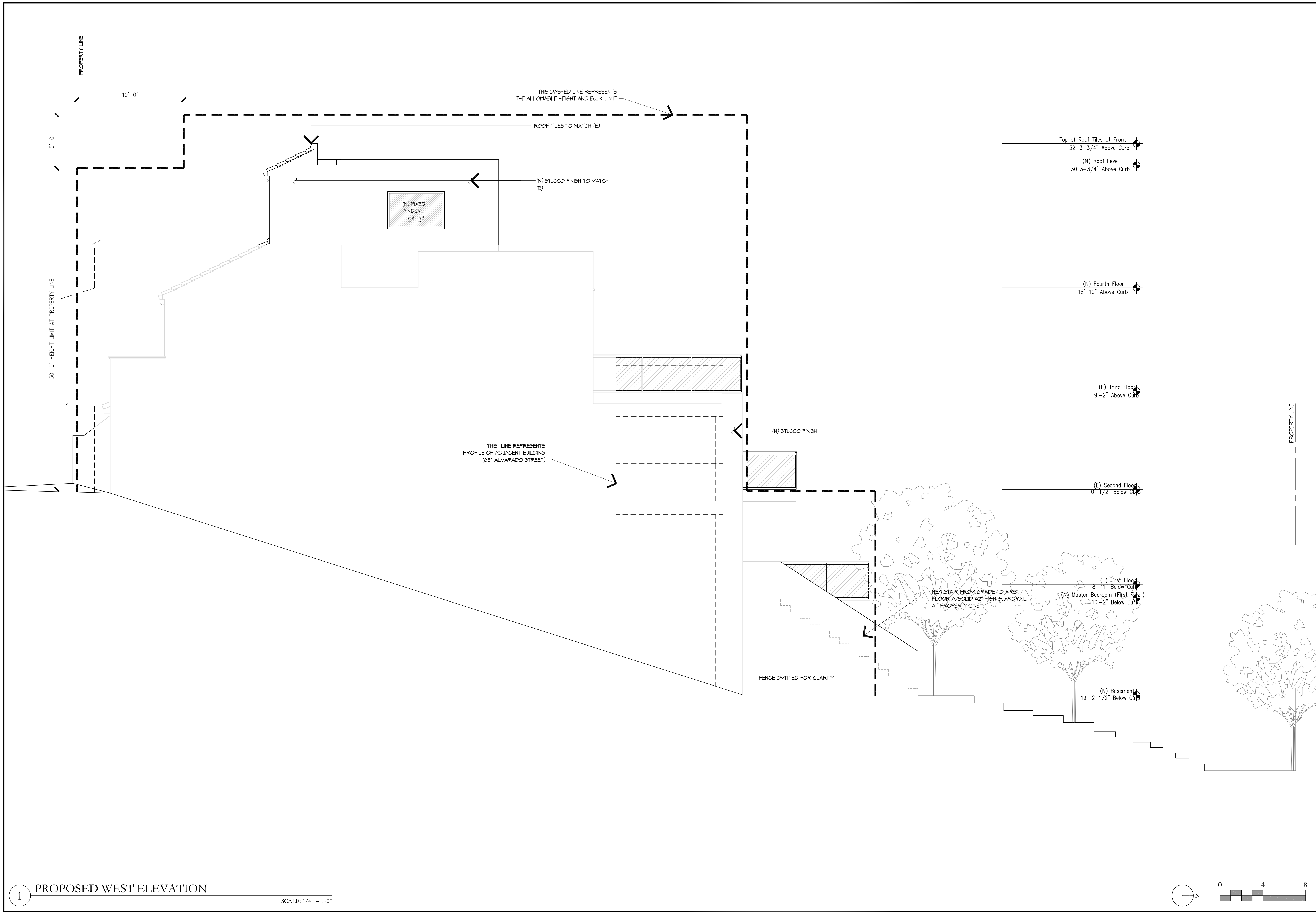
Proposed
West Elevation

DRAWN BY: er
DATE: _____ ISSUE: _____

05.06.10	Planning
08.04.10	Planning
11.05.10	Planning Rev
07.14.11	Planning Rev
08.29.11	Planning Rev

A2.5

SHEET OF



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

P:\Projects\655 Alvarado\655 Alvarado.dwg, Aug 28, 2011, 1:14:44

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655 ALVARADO STREET
 SAN FRANCISCO, CA 94114

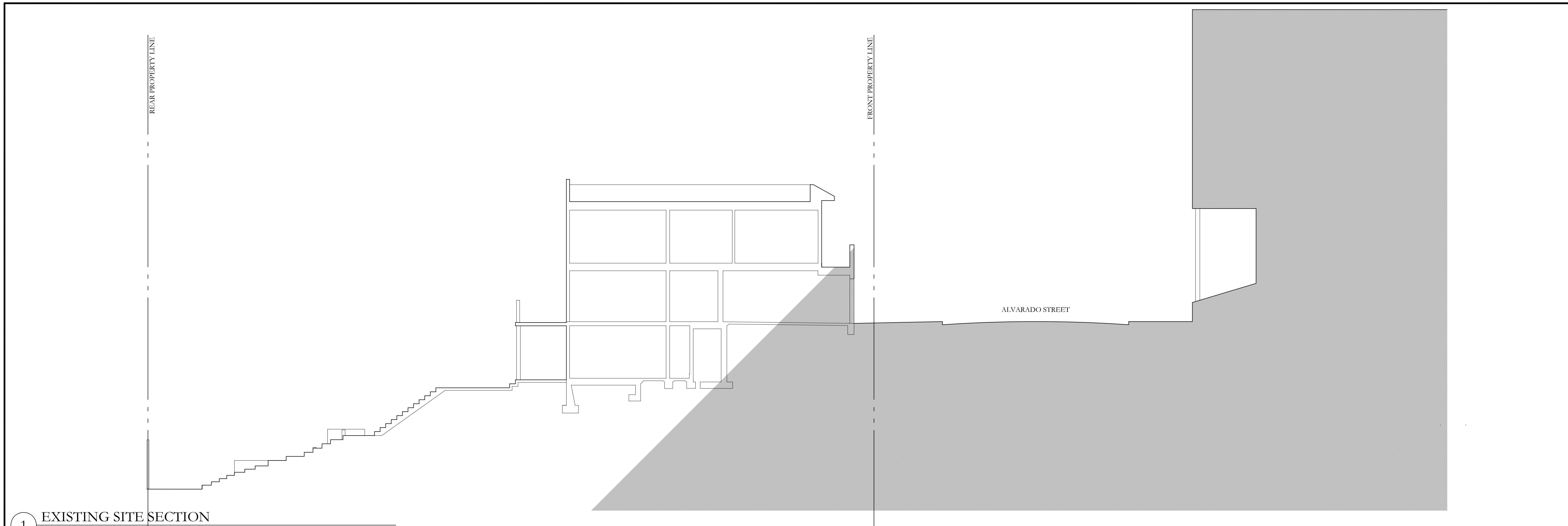
BLOCK 2803
 LOT 028C

Existing/Proposed
 Site Sections

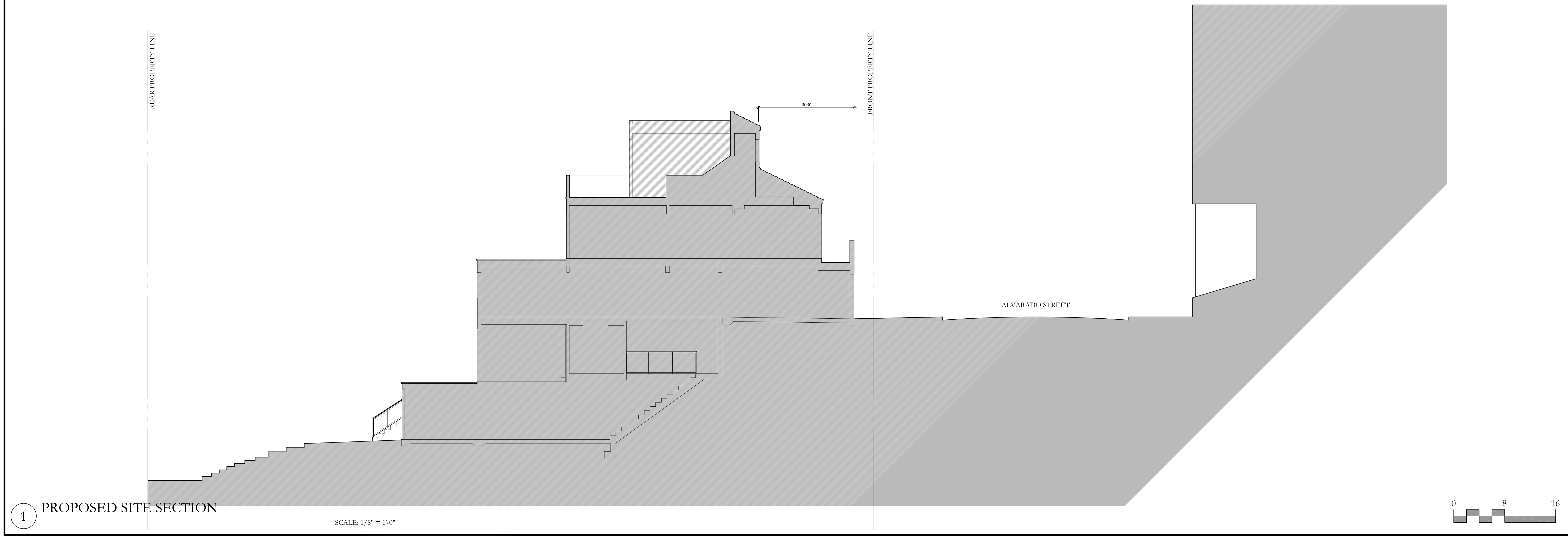
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er		
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	11.05.10	Planning Rev
	07.14.11	Planning Rev
	08.29.11	Planning Rev

A3.1

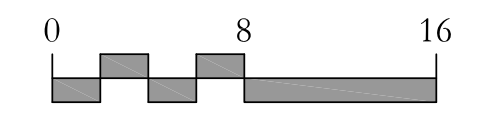
SHEET OF



1 EXISTING SITE SECTION SCALE: 1/8" = 1'-0"



1 PROPOSED SITE SECTION SCALE: 1/8" = 1'-0"



P:\Region\Draw\57105-Framing\03_Section.dwg Aug 28, 2011 11:45

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655 ALVARADO STREET
SAN FRANCISCO, CA 94114

BLOCK 2803
LOT 028C

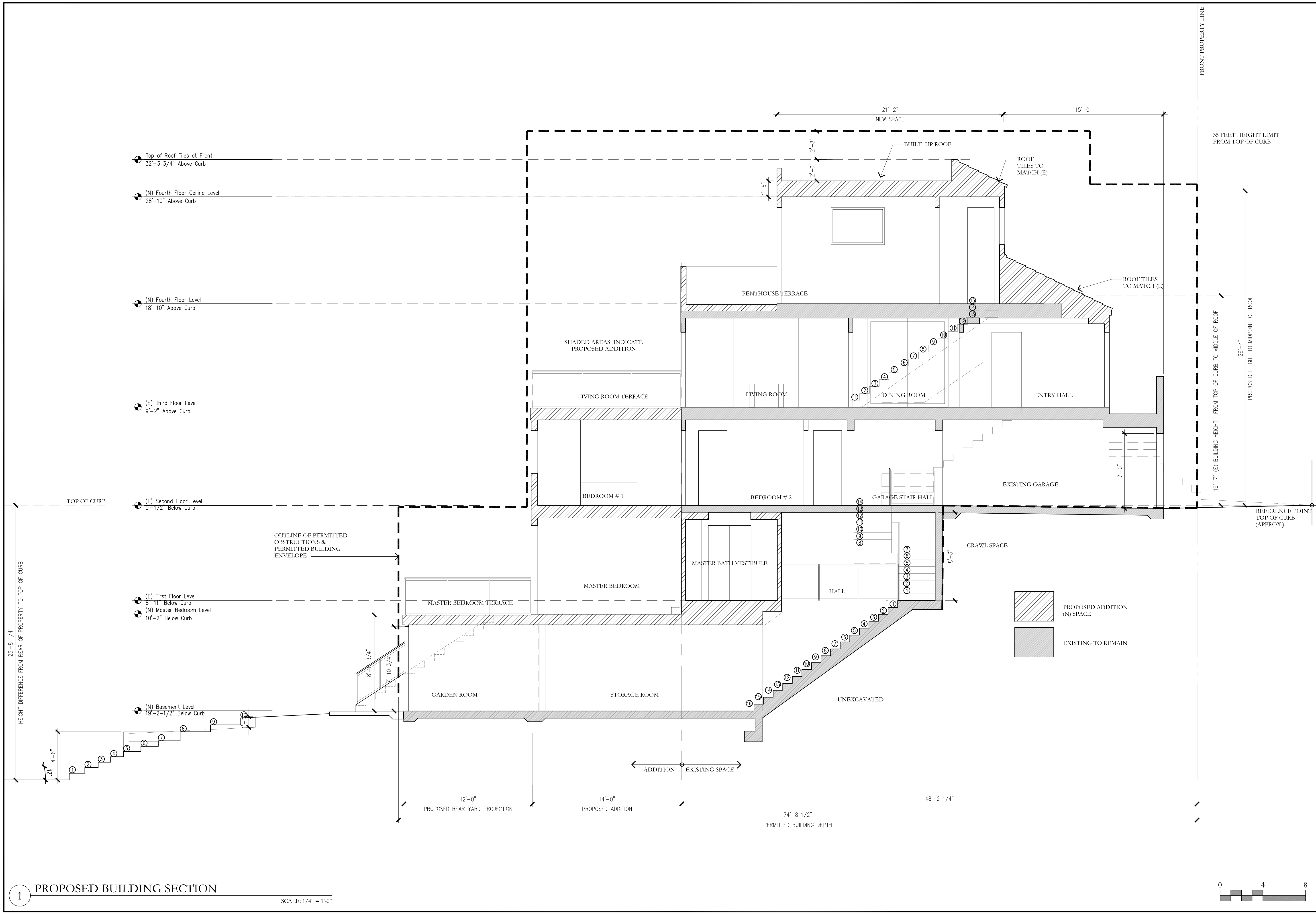
Proposed
Building Section

DRAWN BY: er
DATE: _____ ISSUE: _____

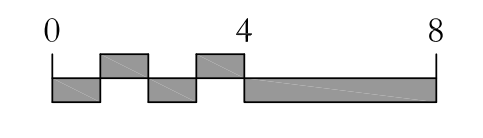
05.06.10	Planning
08.04.10	Planning
11.05.10	Planning Rev
07.14.11	Planning Rev
08.29.11	Planning Rev

A3.2

SHEET OF



1 PROPOSED BUILDING SECTION
SCALE: 1/4" = 1'-0"



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EXISTING



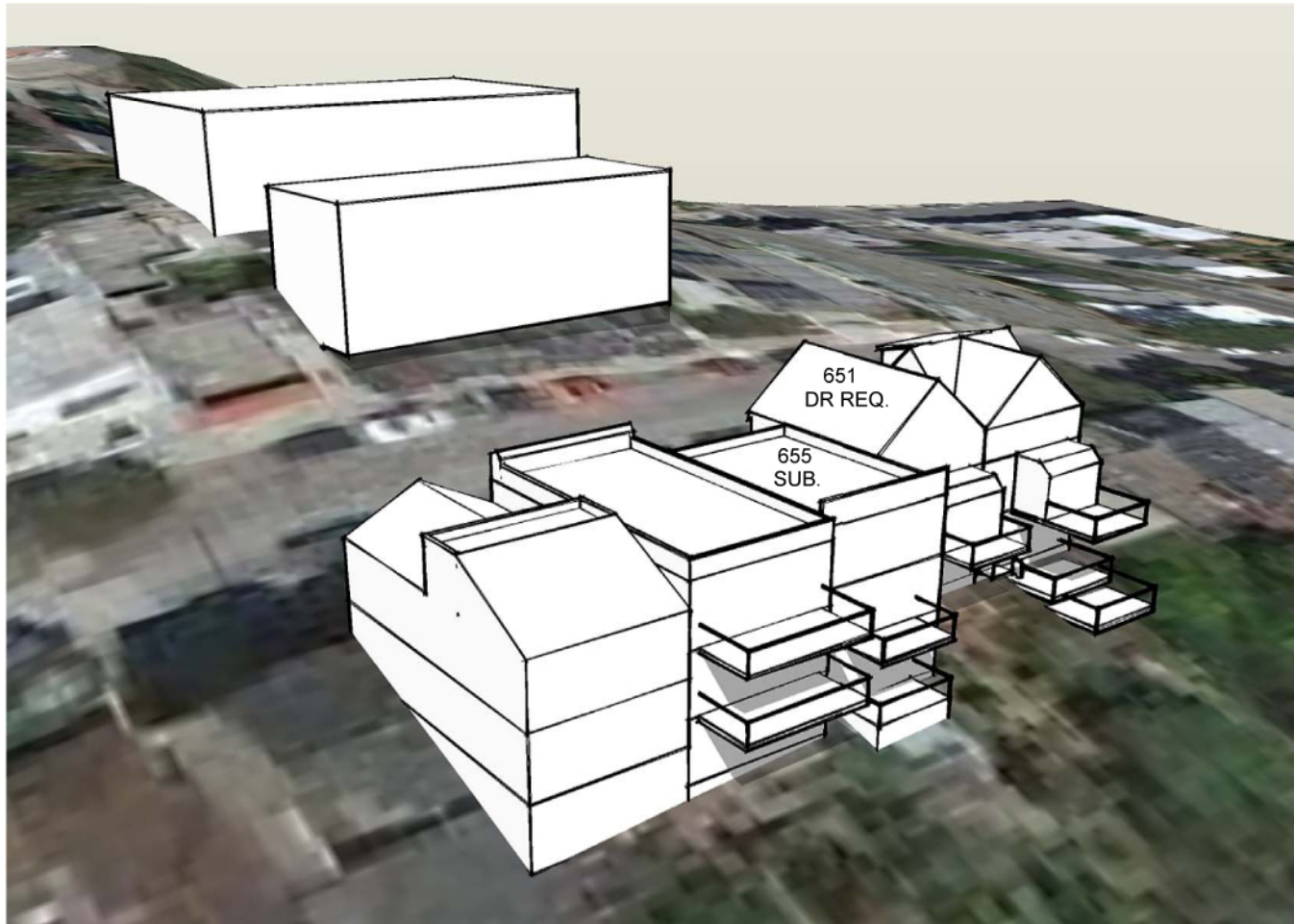
EXISTING



PROPOSED



PROPOSED



EXISTING



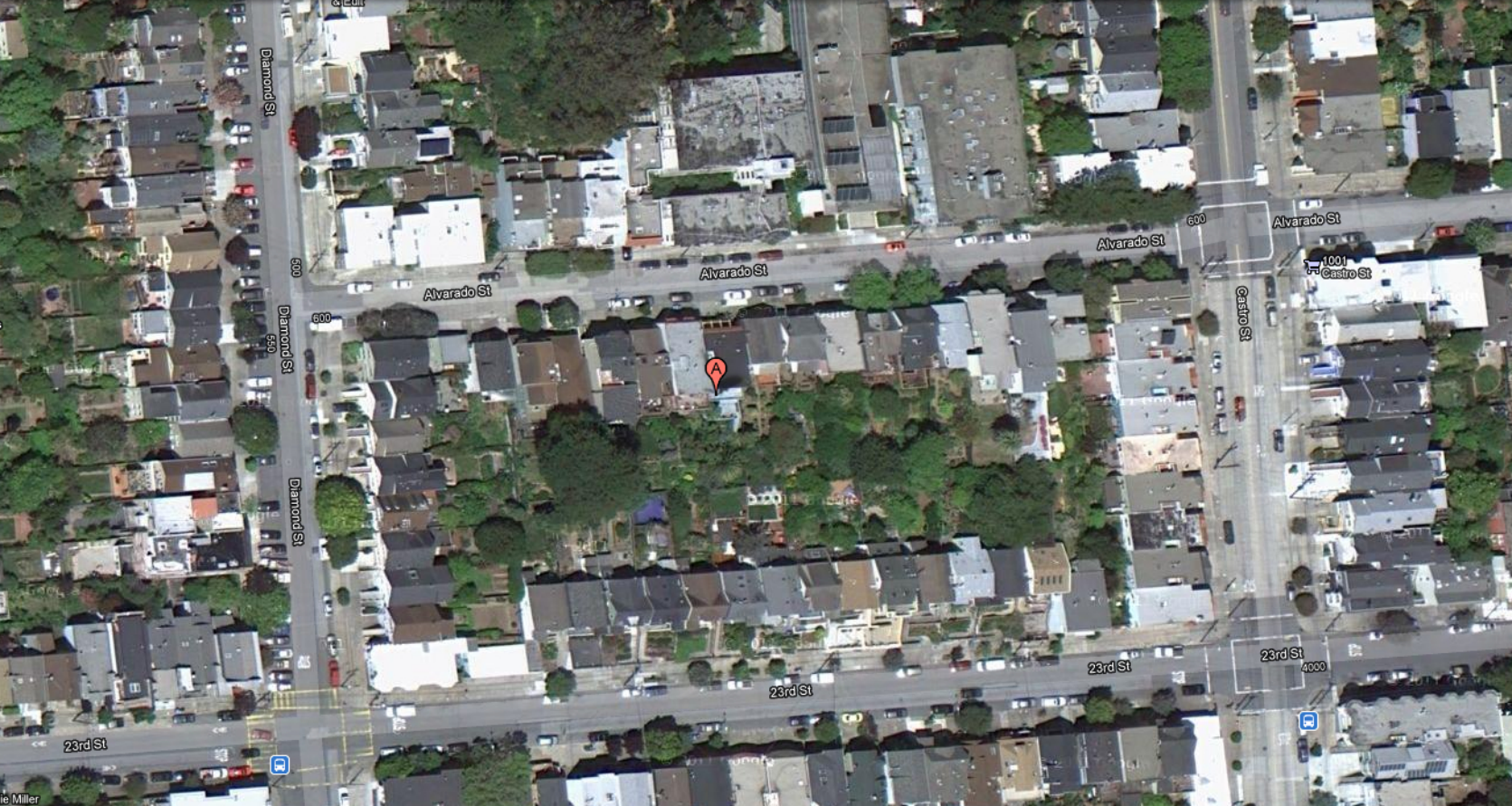
EXISTING



PROPOSED



PROPOSED



Diamond St

500

600

Diamond St

Diamond St

Alvarado St

Alvarado St

Alvarado St

Alvarado St

1001
Castro St

Castro St

600

23rd St
4000

23rd St

23rd St

23rd St

ie Miller