



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Full Analysis

HEARING DATE MARCH 10, 2011

Date: March 3, 2011
Case No.: **2011.0088DDDDV**
Project Address: **184 Edgewood Avenue**
Permit Application: 2010.08.18.9020
Zoning: RH-1(D) (Residential, House, One-Family, Detached)
40-X Height and Bulk District
Block/Lot: 2642/028
Project Sponsor: David Gast, Architect
Gast Architects
355 11th Street, Suite 300
San Francisco, CA 94103
Staff Contact: Shelley Caltagirone – (415) 558-6625
shelley.caltagirone@sfgov.org
Recommendation: **Take DR and approve the project with modifications.**

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

As proposed under Section 311 Notice:

The proposal is to raise the building by approximately 1'-6" and to horizontally extend all floor levels towards the rear of the 2-story-over-basement, single-family house. At the basement, the building will be extended approximately 27'-0" and at the second and third floors the building will be extended approximately 16'-6". Decks are proposed at the rear of the building at the second and third floor levels. The work also includes rebuilding the front entry stair and planters. See supplemental architectural plans A1.0-A3.3 comparing Revision #2 (as proposed under Section 311 Notice) and Revision #3 (as proposed with modifications).

As proposed with modifications:¹

The project is proposed to be modified to better address the ADA-accessibility needs of the property owners. The modification involves increasing the height of the one-story rear addition by 2'-6" so that the deck level is consistent with the floor level of the interior space. To compensate for the increased height, the one-story addition will be further set back from the north property line by 2', for a total setback of 5'. This option was suggested by the Residential Design Team upon its initial review of the project in October 2010. See architectural plans A0.0-A3.3.

VARIANCES (*To be considered by the Zoning Administrator following the Commission's consideration of the DR Requests.*)

¹ The Department recommends support of the project with modifications as it equally meets the requirements of the Planning Code and the intent of the Residential Design Guidelines. See full project analysis on pages 5-6.

PER SECTION 133 OF THE PLANNING CODE the subject 30'-wide property is required to maintain either a single side yard of 5' in width or two side yards of 2' and 3' in width. The front portion of the existing building does not comply with Section 133 as it only maintains a single side yard of 2' in width. Therefore, raising the building 1'-6" and constructing a chimney within the side yard will increase the discrepancy of the non-complying portions of the building with Planning Code Section 133.

PER SECTION 188 OF THE PLANNING CODE expansion of a non-complying structure is prohibited. The existing building is considered a legal non-complying structure because portions of it already encroach into the required side yard area. Therefore, the proposed 1'-6" increase in height and the construction of a chimney in the side yard would be contrary to Planning Code Section 188.

SITE DESCRIPTION AND PRESENT USE

The property at 184 Edgewood Avenue is located on the east side of the street, south of the intersection with Belmont Avenue on Lot 028 in Assessor's Block 2642. The property has approximately 30' of lot frontage along Edgewood Avenue with a lot depth ranging from 101' to 110'. The lot slopes gradually downhill to the north and to the east away from the street. The lot currently contains a two-story-over-basement, single-family house. The building is currently 27'-6" tall and contains approximately 2,139 square feet. The house is set back approximately 8'-6" from the front property line and 59'-6" feet from the rear property line. The property is within an RH-1(D) (Residential, House, Single-Family, Detached) Zoning District and a 40-X Height and Bulk District. City records indicate that the structure was originally constructed circa 1907.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located at the far eastern edge of the Inner Sunset neighborhood at the base of Mount Sutro and above UCSF. Edgewood Avenue is a short secluded street with cul-de-sacs at either end that contains single-family residences mostly constructed in the early 20th century. Many of the buildings on the brick-paved street are designed in the First Bay Tradition, with shingled siding, gabled roofs, and rambling forms. The street also contains a number of contemporary infill buildings.

The neighborhood contains buildings of varying heights and depths, but they are generally 2-3-stories tall. The adjacent property to the north (178 Edgewood Avenue) contains a 2-story-over-basement building at the front of the lot with an approximately 34' rear yard. The adjacent property to the south (190 Edgewood Avenue) contains a 2-story-over-basement building with an approximately 41' rear yard.

BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATES	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	Dec. 10, 2010 – Jan. 10, 2011	Jan. 4, 6, 7, and 10, 2010	March 10, 2011	65 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	Feb. 28, 2011	Feb. 28, 2011	10 days
Mailed Notice	10 days	Feb. 28, 2011	Feb. 28, 2011	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	2	0
Other neighbors on the block or directly across the street	1	3	1
Neighborhood groups	0	0	0

In addition to the four DR Requestors who reside on the block, one additional neighbor residing at 183 Edgewood Avenue also opposes the project based upon the proposed intrusion into mid-block open space and the precedent that the project will set for other projects on the street.

One neighbor residing at 55 Belmont Avenue, located immediately to the east of the subject property, supports the project as proposed.

One neighbor residing at 165 Edgewood Avenue takes no position on the project but has submitted information concerning the character of the neighborhood, specifically its topography and development pattern.

DR REQUESTOR NO. 1 *(in order of filing date)*

James and Marion Robertson, residing at 178 Edgewood Avenue, located immediately adjacent to the subject property on the north side.

DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

Issue #1: The proposed expansion into the rear yard by more than 12’ past the adjoining homes is greatly out of scale in height and depth with the adjacent group of homes and will result in a building that is out of scale with the modestly sized craftsman style houses and cottages.

Issue #2: The expansion sets an undesirable precedent of “boxing-in” neighbors to the north, depriving them of the shared community amenity of the large shared mid-block open space, ambient light, and the visual access to Sutro Forest.

Issue #3: The rear expansion is not articulated in a manner that minimizes its impact on the light and privacy of the immediate neighbors. The project will cast shadows on the gardens to the north and will create views directly into the neighbor's family room and bedroom.

Issue #4: The project will result in major demolition of the existing building and warrants a thorough environmental review.

Proposed Alternatives: Reduce the depth of the first floor so that it does not extend into the mid-block open space more than other houses on the block (reduction of 7'-11'); reduce height of first floor by not raising building 1'-6" or raising grade at the rear of the building; replace the solid parapet with open railing around deck on top of the first floor; reduce depth of second and third floors so that they do not extend past adjacent buildings; and, potentially add a fourth floor near the street to regain square footage.

See the attached *Discretionary Review Application* for additional information.

DR REQUESTOR NO. 2

Debra and Joel Skidmore, residing at 202 Edgewood Avenue, located two properties north of the subject property.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

Issue #1: The proposed expansion into the rear yard is greatly out of scale in height and depth with the adjacent buildings.

Issue #2: The expansion sets an undesirable precedent of "boxing-in" neighbors to the north, depriving them of the shared community amenity of the large shared mid-block open space, ambient light, and the visual access to Sutro Forest.

Issue #3: The rear expansion is not articulated in a manner that minimizes its impact on the light and privacy of the immediate neighbors. The project will cast shadows on the gardens to the north and will create views directly into the neighbor's family room and bedroom.

Proposed Alternatives: Reduce the depth of the first floor so that it does not extend into the mid-block open space more than other houses on the block (reduction of 11'); and reduce height of first floor by not raising building 1'-6".

See the attached *Discretionary Review Application* for additional information.

DR REQUESTOR NO. 3

Susan Dinsmore and Patrick Scannon, residing at 176 Edgewood Avenue, located two properties south of the subject property.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

Issue #1: The proposed expansion into the rear yard is greatly out of scale in height and depth with the adjacent buildings.

Issue #2: The expansion sets an undesirable precedent of “boxing-in” neighbors to the north, depriving them of the shared community amenity of the large shared mid-block open space, ambient light, and the visual access to Sutro Forest.

Issue #3: The rear expansion is not articulated in a manner that minimizes its impact on the light and privacy of the immediate neighbors. The project will cast shadows on the gardens to the north and will create views directly into the neighbor’s family room and bedroom.

Issue #4: The floor plan shows too many offices so that it looks like a commercial building.

Issue #5: The parking is inadequate and should be increased to two spaces.

Proposed Alternatives: Reduce the depth of the second and third floors by 11’ and terrace them so that they respect the rear wall line of neighboring homes; replace solid parapet with open railing around deck on top of the first floor.

See the attached *Discretionary Review Application* for additional information.

DR REQUESTOR NO. 4

Jason Jones and Sarah Smith, residing at 190 Edgewood Avenue, located immediately adjacent to the subject property on the south side.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

Issue #1: The proposed horizontal expansion into the rear yard extends to far past the rear walls of the adjacent houses, cutting off access to the mid-block open space and causing significant privacy concerns by creating potential sightlines into their bath, bedroom and kitchen.

Issue #2: The horizontal extension conflicts with the general neighborhood character established by the midblock homes on the east side of Edgewood Avenue.

Proposed Alternatives: Reduce the depth of the second and third floors (see DR Application for details); offset the third floor bathroom window; and, replace the south-facing window at the southeast corner of their extension with a clerestory window.

See attached *Discretionary Review Application* for additional information.

PROJECT SPONSOR'S RESPONSE

See attached *Response to Discretionary Review*, dated March 2, 2011.

PROJECT ANALYSIS

The proposed project meets all requirements of the Planning Code and the Residential Design Guidelines. Please see responses to the DR Requestors' issues below:

- The proposed raising of the building by 1'-6" will not cause a significant change in the appearance of the building or in the building's impact to light and air access for adjacent properties. Furthermore, the height change will improve the building's ADA-accessibility for the home owner by lessening the grade of the driveway while increasing the privacy of the subject building's street-facing rooms.
- The proposed rear addition is appropriate in terms of scale, massing, and articulation for the subject site. The property will maintain an approximately 33'-deep rear yard, 32% of the lot depth, which is 7' greater than the Code requirement. The addition will also not extend past the second floor deck of the adjacent property to the south (190 Edgewood Avenue).
- The deck at the second floor level is proposed to have an open railing at the north side in the modified project plans, per the directing of DR Requestors.
- Regarding the issue of privacy, the project sponsor's plans indicate that there are no proposed windows directly facing any adjacent windows.
- Regarding the issue of demolition, the project sponsor has provided demolition calculations per Planning Code Section 1005 that demonstrate that the project is not a de facto demolition. The environmental review for the project is, therefore, adequate per the Department's CEQA review policies.
- Regarding the building use, the permit proposes no change in the residential use and the proposed parking meets the Code's requirement for a single parking space per dwelling unit.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt from environmental review, pursuant to CEQA Guideline Sections 15301(1)(e).

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team (RDT) found that the project, both as proposed under the Section 311 Notice and as proposed with modifications, neither contains nor creates any exceptional or extraordinary circumstances. The RDT has reviewed both the modified project and the DR Requestors' concerns, and finds that:

- The proposed 1-story rear addition provides adequate side setbacks so that the DR Requestors' access to mid-block open space would not be impeded.
- The depth and massing of the proposed horizontal addition is appropriate for the site context.
- The project as proposed with modifications will provide an open railing on the north side at the rear deck to reduce the apparent bulk and massing of the project.

- The proposed side windows would not have an adverse impact on privacy to adjacent neighbors as the windows are offset from adjacent windows.

Under the Commission’s pending DR Reform Legislation, this project would be referred to the Commission, due to the complexity of the project which involves two Variances from the Code.

BASIS FOR RECOMMENDATION

The Department recommends that the Planning Commission take DR and approve the project as shown in the modified plans dated February 25, 2011 showing an increased side setback at the northern property line at the rear and a slightly increased height for the 1-story rear addition. This proposal complies with one of the options initially recommended by the RDT.

- Staff has found that the proposed project is a sensitive expansion of the single-family residence that will not detract from the historic design or character of the building and that is consistent with the Residential Design Guidelines.
- Through design review with the Planning Department, the project sponsor has sculpted the proposed addition in a manner that will have minimal impact to the character of the streetscape or to the enjoyment of the neighboring properties.

RECOMMENDATION: Take DR and approve the project with modifications.

Modification proposed at the one-story rear addition:

- **Provide a north side setback of 5’ to allow for an increase in height from 10’ to 12’-6”.**

Attachments:

- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Context Photos
- Section 311 Notice
- DR Applications, including the Robertson’s Supplemental Exhibits Packet
- Response to DR Applications dated March 2, 2011, including Reduced-Size Plans and 3-D Renderings
- Public Comment Letters

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

QUESTION	
The visual character is: (check one)	
Defined	X
Mixed	

Comments: The surrounding neighborhood consists of a mixture of two-to-three-story, single-family, detached residential buildings. Architectural styles in the area range from First Bay Tradition, Edwardian, and Mid-Century Modern styles. The adjacent properties have similarly wide lots; however, those properties downhill and to the north have an angled rear lot line resulting in shorter lot depths.

SITE DESIGN (PAGES 11 - 21)

QUESTION	YES	NO	N/A
Topography (page 11)			
Does the building respect the topography of the site and the surrounding area?	X		
Is the building placed on its site so it responds to its position on the block and to the placement of surrounding buildings?	X		
Front Setback (pages 12 - 15)			
Does the front setback provide a pedestrian scale and enhance the street?	X		
In areas with varied front setbacks, is the building designed to act as transition between adjacent buildings and to unify the overall streetscape?			X
Does the building provide landscaping in the front setback?	X		
Side Spacing (page 15)			
Does the building respect the existing pattern of side spacing?	X		
Rear Yard (pages 16 - 17)			
Is the building articulated to minimize impacts on light to adjacent properties?	X		
Is the building articulated to minimize impacts on privacy to adjacent properties?	X		
Views (page 18)			
Does the project protect major public views from public spaces?			X
Special Building Locations (pages 19 - 21)			
Is greater visual emphasis provided for corner buildings?			X
Is the building facade designed to enhance and complement adjacent public spaces?			X
Is the building articulated to minimize impacts on light to adjacent cottages?			X

Comments: The proposed building respects the existing block pattern by not impeding into the established mid-block open space. The property also provides side setbacks along the side property lines. Privacy on adjacent properties has been respected by not located windows directly opposite windows at

adjacent properties. The overall scale of the proposed addition is consistent with rear yard development on the block.

BUILDING SCALE AND FORM (PAGES 23 - 30)

QUESTION	YES	NO	N/A
Building Scale (pages 23 - 27)			
Is the building's height and depth compatible with the existing building scale at the street?	X		
Is the building's height and depth compatible with the existing building scale at the mid-block open space?	X		
Building Form (pages 28 - 30)			
Is the building's form compatible with that of surrounding buildings?	X		
Is the building's facade width compatible with those found on surrounding buildings?	X		
Are the building's proportions compatible with those found on surrounding buildings?	X		
Is the building's roofline compatible with those found on surrounding buildings?	X		

Comments: The proposed project is compatible with the established building scale at the street, and the height and depth of the building are compatible with the existing mid-block open space. The building's form, façade width, proportions, and roofline are compatible with the predominately First Bay Tradition style of the buildings along Edgewood Avenue.

ARCHITECTURAL FEATURES (PAGES 31 - 41)

QUESTION	YES	NO	N/A
Building Entrances (pages 31 - 33)			
Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building?	X		
Does the location of the building entrance respect the existing pattern of building entrances?	X		
Is the building's front porch compatible with existing porches of surrounding buildings?	X		
Are utility panels located so they are not visible on the front building wall or on the sidewalk?			X
Bay Windows (page 34)			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?			X
Garages (pages 34 - 37)			
Is the garage structure detailed to create a visually interesting street frontage?	X		
Are the design and placement of the garage entrance and door compatible with the building and the surrounding area?	X		
Is the width of the garage entrance minimized?	X		

Is the placement of the curb cut coordinated to maximize on-street parking?			X
Rooftop Architectural Features (pages 38 - 41)			
Is the stair penthouse designed to minimize its visibility from the street?			X
Are the parapets compatible with the overall building proportions and other building elements?			X
Are the dormers compatible with the architectural character of surrounding buildings?			X
Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?			X

Comments: The main entry will be retained and a more appropriate entry stair will replace the non-historic brick stairs. The garage door is located at the basement level of the front façade and limited to a width of 8'.

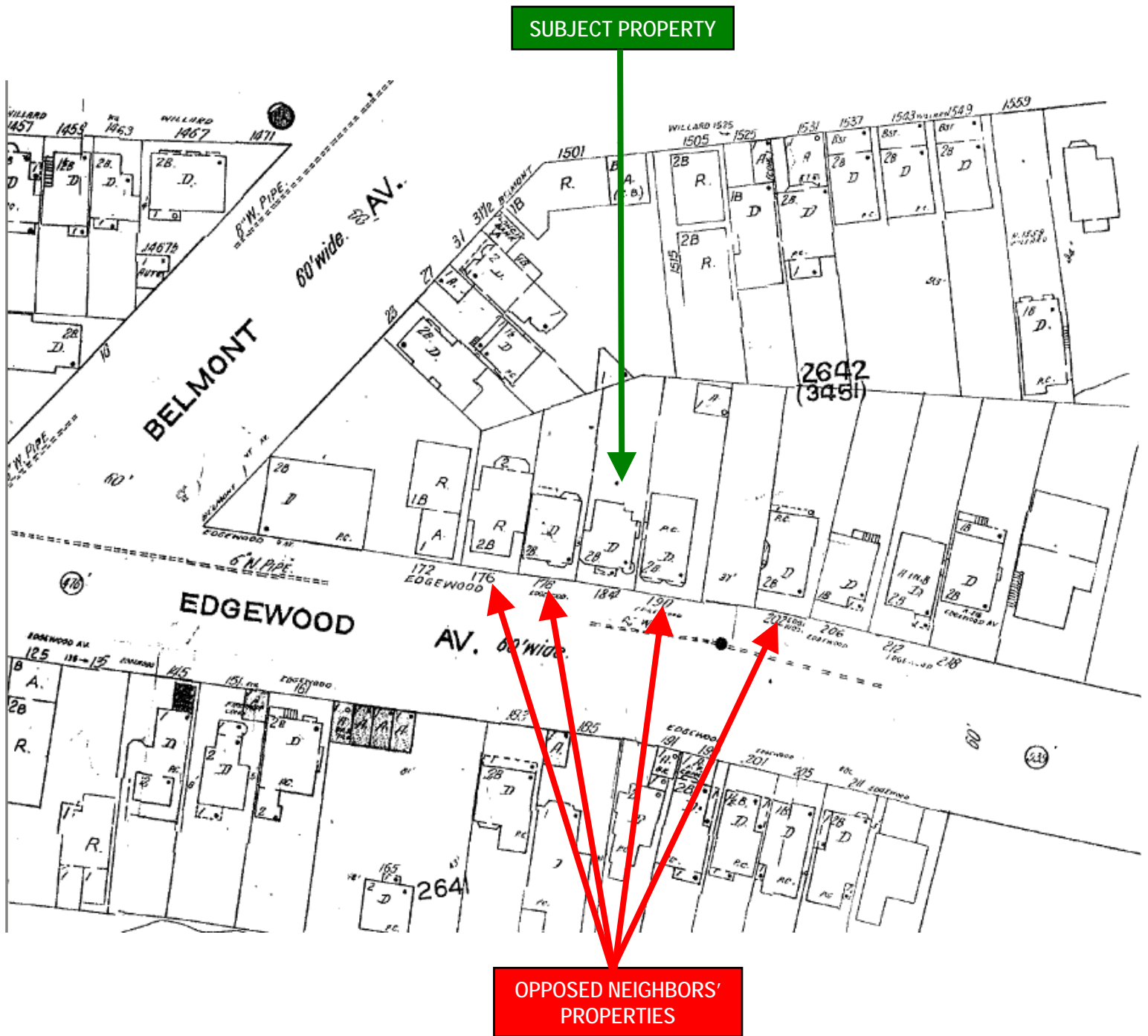
BUILDING DETAILS (PAGES 43 - 48)

QUESTION	YES	NO	N/A
Architectural Details (pages 43 - 44)			
Are the placement and scale of architectural details compatible with the building and the surrounding area?	X		
Windows (pages 44 - 46)			
Do the windows contribute to the architectural character of the building and the neighborhood?	X		
Are the proportion and size of the windows related to that of existing buildings in the neighborhood?	X		
Are the window features designed to be compatible with the building's architectural character, as well as other buildings in the neighborhood?	X		
Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street?	X		
Exterior Materials (pages 47 - 48)			
Are the type, finish and quality of the building's materials compatible with those used in the surrounding area?	X		
Are the building's exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings?	X		
Are the building's materials properly detailed and appropriately applied?	X		

Comments: The project will preserve the historic character-defining features of the building, including the architectural details, windows and materials.

SC: G:\DOCUMENTS\Cases\DR\184 Edgewood\184 Edgewood DR - Full Analysis.doc

Sanborn Map*

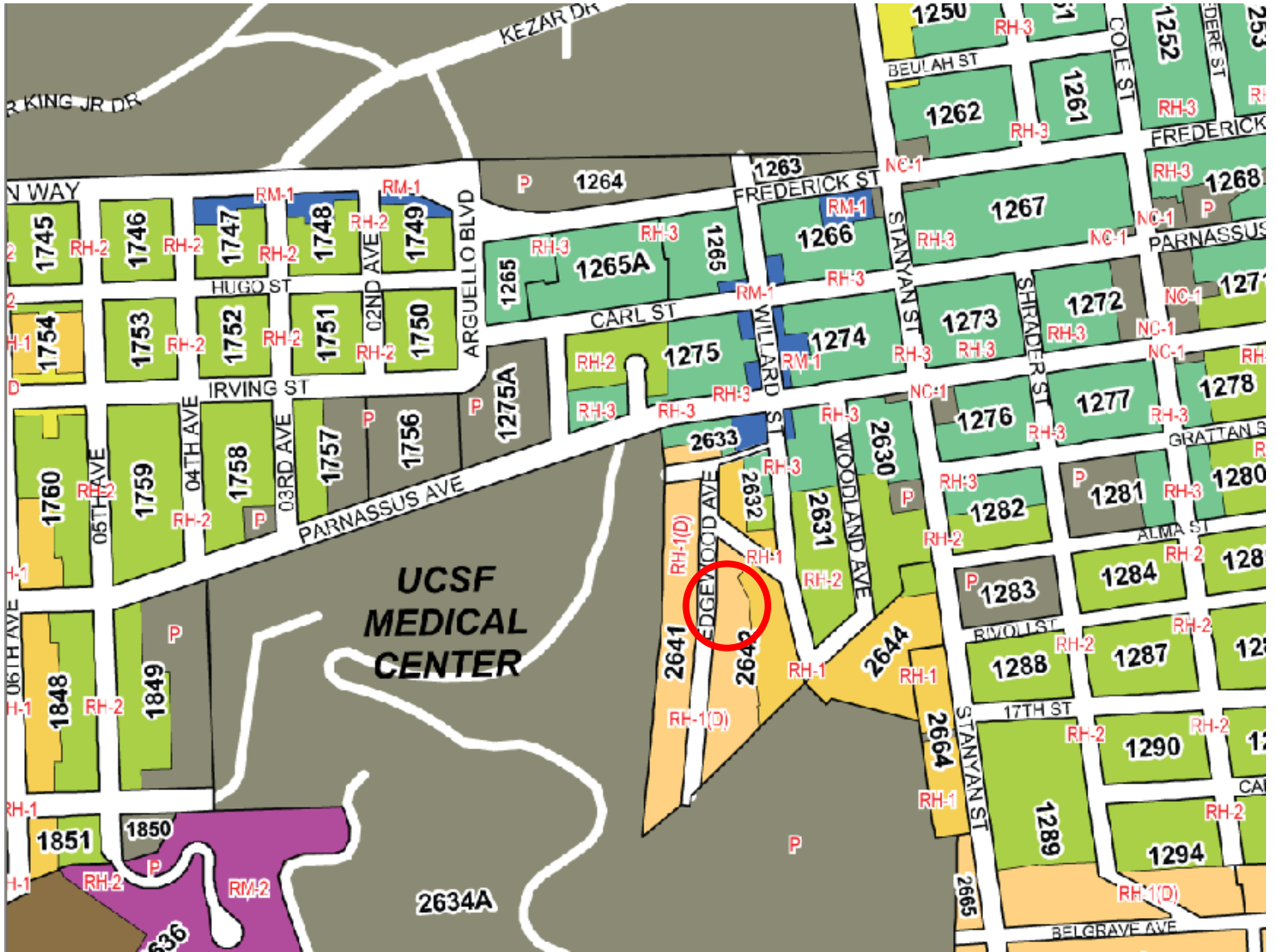


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing
Case Number 2011.0088DDDDV
184 Edgewood Avenue

Zoning Map



ZONING USE DISTRICTS

- RESIDENTIAL, HOUSE DISTRICTS
 - RH-1(D) RH-1 RH-1(S) RH-2 RH-3
- RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS
 - RM-1 RM-2 RM-3 RM-4
- NEIGHBORHOOD COMMERCIAL DISTRICTS
 - NC-1 NC-2 NC-3 NCD NC-S
- SOUTH OF MARKET MIXED USE DISTRICTS
 - SPD RED RSD SLR SLI SSO
- COMMERCIAL DISTRICTS
 - C-2 C-3-S C-3-G C-3-R C-3-O C-3-O(SD)
- INDUSTRIAL DISTRICTS
 - C-M M-1 M-2

- CHINATOWN MIXED USE DISTRICTS
 - CRNC CVR CCB
- RESIDENTIAL-COMMERCIAL DISTRICTS
 - RC-3 RC-4
- REDEVELOPMENT AGENCY DISTRICTS
 - MB-RA HP-RA
- DOWNTOWN RESIDENTIAL DISTRICTS
 - RH DTR TB DTR
- MISSION BAY DISTRICTS
 - MB-OS MB-O
- PUBLIC DISTRICT
 - P

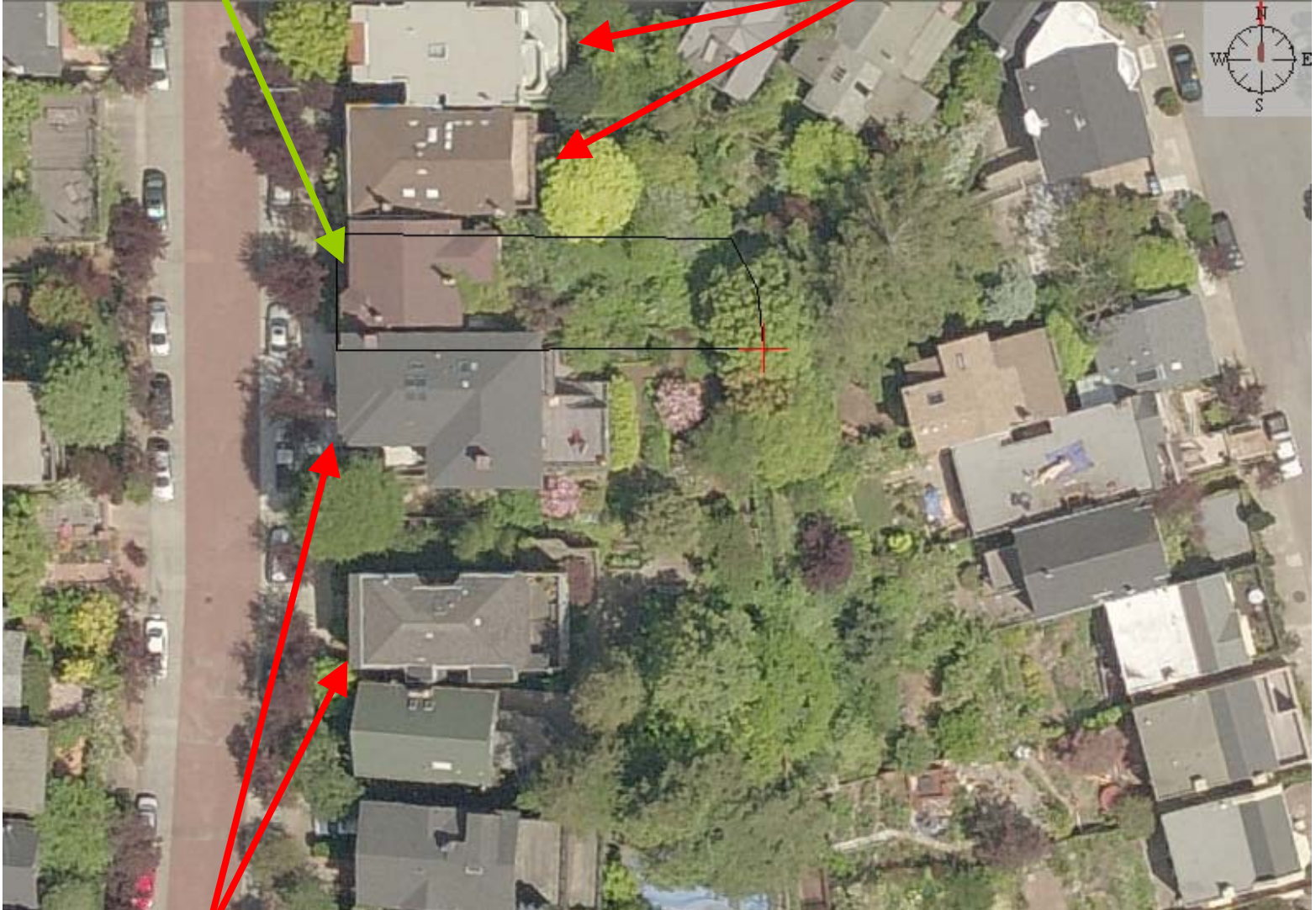


Discretionary Review Hearing
 Case Number 2011.0088DDDDV
 184 Edgewood Avenue

Aerial Photograph

SUBJECT PROPERTY

OPPOSED NEIGHBORS' PROPERTIES



OPPOSED NEIGHBORS' PROPERTIES



Aerial Photograph

SUBJECT PROPERTY



OPPOSED NEIGHBORS'
PROPERTIES



Discretionary Review Hearing
Case Number 2011.0088DDDDV
184 Edgewood Avenue

Aerial Photograph

OPPOSED NEIGHBORS'
PROPERTIES

SUBJECT PROPERTY



OPPOSED NEIGHBORS'
PROPERTIES

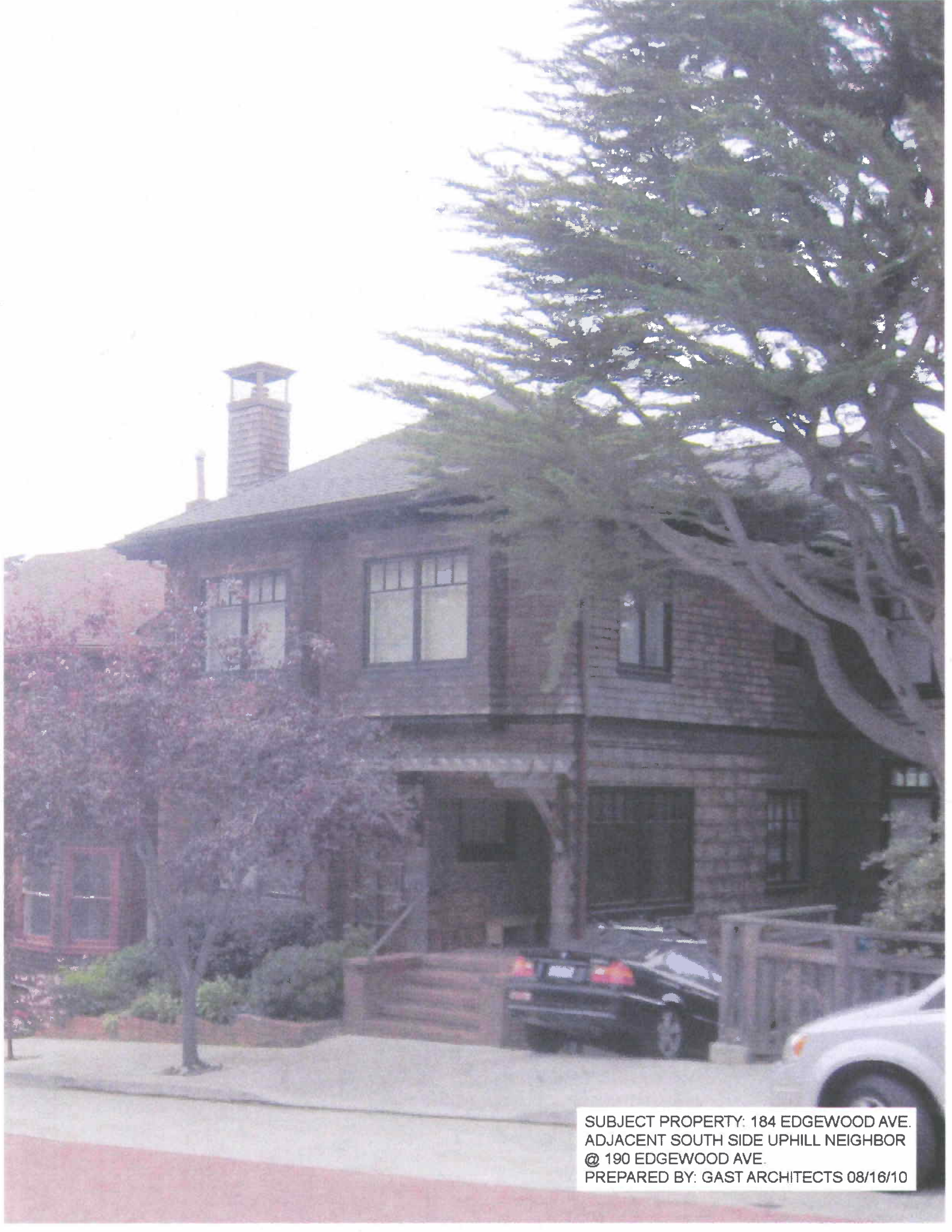




SUBJECT PROPERTY: 184 EDGEWOOD AVE.
FRONT FACADE
PREPARED BY: GAST ARCHITECTS 08/16/10



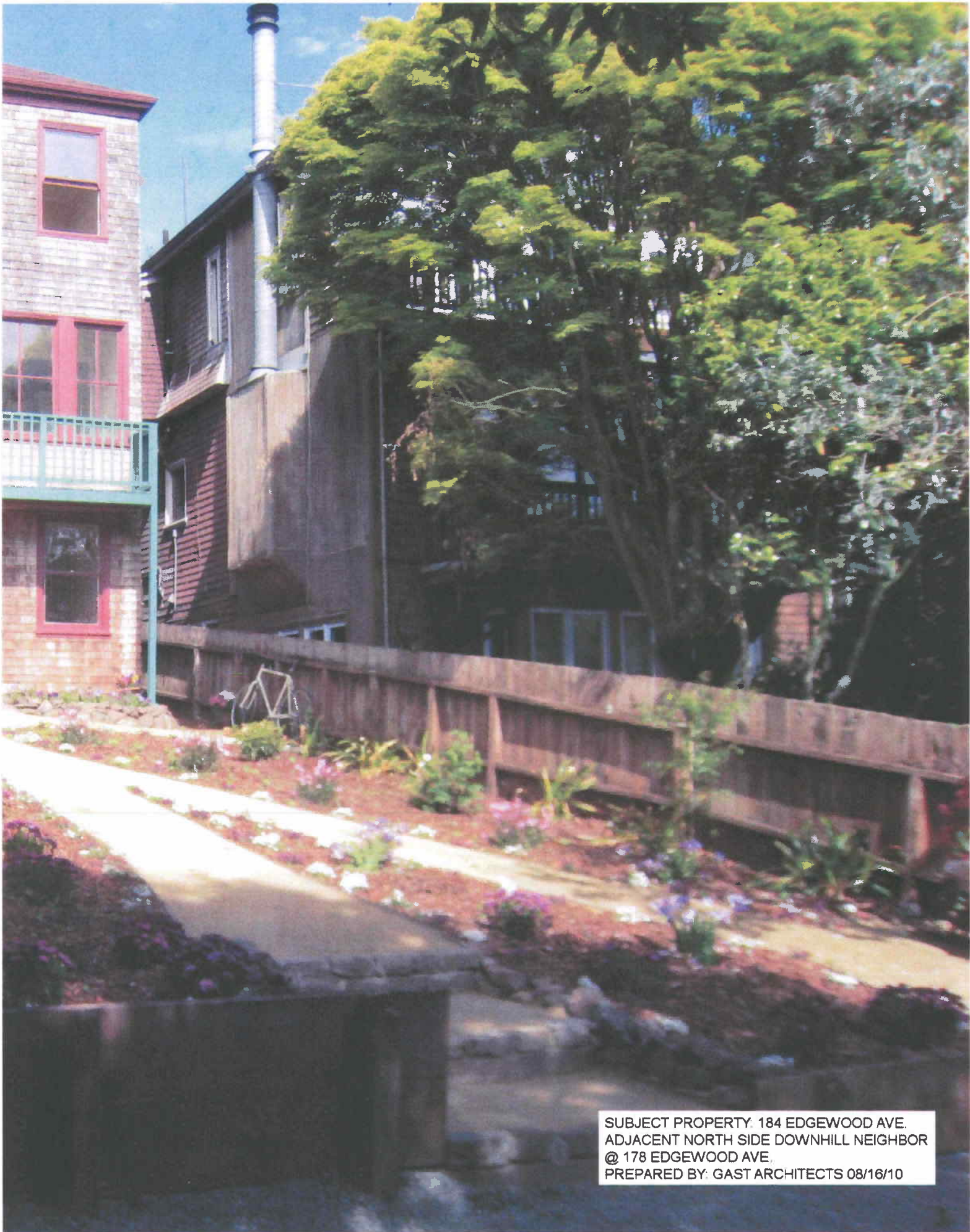
SUBJECT PROPERTY: 184 EDGEWOOD AVE.
ADJACENT NORTH SIDE DOWNHILL NEIGHBOR
@ 178 EDGEWOODE AVE.
PREPARED BY: GAST ARCHITECTS 08/16/10



SUBJECT PROPERTY: 184 EDGEWOOD AVE.
ADJACENT SOUTH SIDE UPHILL NEIGHBOR
@ 190 EDGEWOOD AVE.
PREPARED BY: GAST ARCHITECTS 08/16/10



SUBJECT PROPERTY: 184 EDGEWOOD AVE.
REAR FACADE
PREPARED BY: GAST ARCHITECTS 08/16/10



SUBJECT PROPERTY: 184 EDGEWOOD AVE.
ADJACENT NORTH SIDE DOWNHILL NEIGHBOR
@ 178 EDGEWOOD AVE.
PREPARED BY: GAST ARCHITECTS 08/16/10



SUBJECT PROPERTY: 184 EDGEWOOD AVE.
ADJACENT SOUTH SIDE UPHILL NEIGHBOR
@ 190 EDGEWOOD AVE.
PREPARED BY: GAST ARCHITECTS 08/16/10



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **August 18, 2010**, the Applicant named below filed Building Permit Application No. **2010.08.18.9020** (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	David Gast, Architect	Project Address:	184 Edgewood Avenue
Address:	355 11th Street, Suite 300	Cross Streets:	Belmont Avenue
City, State:	San Francisco, CA 94103	Assessor's Block /Lot No.:	2642/028
Telephone:	(415) 885-2946	Zoning Districts:	RH-1(D)/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 USE.....	Single-Family Dwelling.....	No Change
FRONT SETBACK.....	8 feet, 6 inches	No Change
BUILDING DEPTH.....	37 feet, 6 inches	64 feet, 0 inches
REAR YARD	59 feet, 6 inches	33 feet, 6 inches
HEIGHT OF BUILDING	27 feet, 6 inches	29 feet, 0 inches
NUMBER OF STORIES	3.....	No Change
NUMBER OF DWELLING UNITS	1.....	No Change
NUMBER OF OFF-STREET PARKING SPACES	1.....	No Change
PROJECT DESCRIPTION		

The proposal is to raise the building by approximately 1'-6" and to extend all floor levels towards the rear of the single-family, three-story house. At the first floor the building will be extended approximately 27'-0" and at the second and third floors the building will be extended approximately 16'-6". Decks will be built at the rear of the building at the second and third floor levels. The work also includes rebuilding the front entry stair and planters. See attached plans for details.

PLANNER'S NAME: **Shelley Caltagirone**

PHONE NUMBER: **(415) 558-6625**

DATE OF THIS NOTICE: **12/10/2010**

EMAIL: **shelley.caltagirone@sfgov.org**

EXPIRATION DATE: **1/10/2011**

APPLICATION FOR Discretionary Review Application

1. Owner/Applicant Information

DR APPLICANT'S NAME: A. James and Marion Robertson		
DR APPLICANT'S ADDRESS: 178 Edgewood Avenue, San Francisco, CA	ZIP CODE: 94117	TELEPHONE: (415) 556-1603

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Nina Srejovic and John Debenedetti		
ADDRESS: 36 Woodland Avenue, San Francisco, CA	ZIP CODE: 94117	TELEPHONE: (415) 731-1776

CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS:		

2. Location and Classification

STREET ADDRESS OF PROJECT: 184 Edgewood Avenue, San Francisco, CA	ZIP CODE: 94117
CROSS STREETS: Belmont Avenue	

ASSESSORS BLOCK/LOT: 2642 / 028	LOT DIMENSIONS:	LOT AREA (SQ FT): 3,214	ZONING DISTRICT: RH-1D	HEIGHT/BULK DISTRICT: 40-X
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3. Project Description

Please check all that apply

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

Present or Previous Use: Single Family Dwelling

Proposed Use: Single Family Dwelling

Building Permit Application No. 201008 189020

Date Filed: August 18, 2010

RECEIVED

JAN 04 2011

CITY & COUNTY OF S.F.
DEPT. OF CITY PLANNING
PIC

11.00880

4. Actions Prior to a Discretionary Review Request

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

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

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

Before the meeting of any design review team we met with the project sponsors on at least four occasions to discuss the project's impact on our home and to suggest modifications which would mitigate its effect. Because the project sponsors declined to erect story poles, it was difficult for us to envision how the project would affect us. Nevertheless, we advised them that a reduction of 10-11 feet in depth should address our concerns. The project sponsors declined to make any revisions, and instead, told us at the last meeting that if we would drop all objections to the project, they would reduce the height of the first floor by 3 feet. This was unsatisfactory to us and we then submitted our written objections to the Planning Department before the meeting of the design review team.

As we understand it, on about October 28, 2010, the design review team requested that the project sponsors reduce the height of the first floor by 3 feet, or to pull the first floor in from the side property line by 5 feet. The project sponsors subsequently filed modifications reducing the height of the first floor by 3 feet, but increased the actual square footage of the project to the south which adversely affects the neighbors to the south.

Later, before we erected our own story poles, a joint written offer was made by us and the other neighbors to the south. This offer was rejected by the project sponsors without any counter offer. Ultimately, because the sponsors would not erect story poles, we erected our own story poles which show that the project's actual impact on both the northern and southern neighbors is far greater than we had previously thought.

Note: Mediation at Community Boards is scheduled for January 7, 2011.

Discretionary Review Request

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

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

PLEASE SEE THE ATTACHMENT WHICH IS INCORPORATED HERE BY REFERENCE.

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:

PLEASE SEE THE ATTACHMENT WHICH IS INCORPORATED HERE BY REFERENCE.

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?

PLEASE SEE THE ATTACHMENT WHICH IS INCORPORATED HERE BY REFERENCE.

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: Marion Robertson Date: Jan 4, 2011
A James Robertson II Jan 4, 2011

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

MARION S. ROBERTSON, owner
Owner / Authorized Agent (circle one)
A James Robertson II owner

11.0088D

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 cite specific sections of the Residential Design Guidelines.

The project is located in the Edgewood neighborhood, a unique group of modestly sized craftsman-style homes on relatively large lots that steeply rise toward Sutro Forest to the south. Even though the neighborhood is located in a small enclave of RH-1(D) and RH-1 zoning, none of the houses on the block approach 75% lot coverage, technically allowed by the zoning. Rather, the pattern of rear yard open space reflects lot coverage of only about 50% to 55%. (See Exhibit A: Aerial Photo of Edgewood Avenue; Exhibit B: Map of Existing Mid-Block Open Space).

The proposed project's three-story horizontal addition in the rear, vertical addition of 18 inches, and expansion into the rear yard by 12+ feet past the adjoining homes and well into the mid-block open space is greatly out of scale in height and depth with the adjacent group of homes. (Residential Design Guidelines ("RDG", "Guidelines") 23). Its expansion deep into the mid-block open space sets an undesirable precedent of "boxing-in" neighbors to the north, unfairly depriving them of the shared community amenity of our large shared mid-block open space, ambient light, and the visual access that provides to Sutro Forest and to the SF Rec. & Park's designated "Interior Greenbelt." (RDG 26). (See Exhibit F: Story Poles Photograph from 190 to 178 Edgewood; Exhibit G: View of Project from Second Floor Deck of 178 Edgewood).

The wedge shape of this block of Edgewood Avenue, with lots of substantially uniform width but ever increasing depth as the street rises from the north to the south, and with houses built on substantially less than the allowable 75% lot coverage creates a unique neighborhood character. (See Exhibit B: Map of Existing Mid-Block Open Space). Permitting this project to build out near to the 75% maximum allowed lot coverage will create a precedent for others to do the same, which, if permitted, will cause the destruction of the shared mid-block open space and the unique character of the neighborhood. (RDG 7). (See Exhibit C: Map of Mid-Block Open Space if Construction to 75% of Lots Occurred). Also, such build outs are undesirable because the higher houses on the longer lots will extend further in the rear always causing light to be blocked to the lower adjacent houses.

Moreover, the rear expansion proposed at 184 Edgewood fails to articulate the building in a manner that minimizes its impact on the light and privacy of the properties immediately to the north and south. The project will cast a shadow that substantially diminishes sunlight to the gardens and residence to the north and will create views directly into the neighbor's family room and bedroom. (RDG 16, PC 101).

Additionally, the project, with its massive proportions (a single-family home of over 3,400 square feet of living space, plus storage and a garage), ignores the overall

neighborhood context of modestly sized craftsman style houses and cottages, disregarding the visual character of the neighborhood. (RDG 7).

Finally, since the project involves one of the first residences on Edgewood Avenue to be built, constructed in 1904, and the project sponsors are proposing the following:

1. To raise the building 18 inches;
2. To increase the footprint by more than 50%; and
3. Major demolition of the existing building: "Removal of more than 75% of the building's existing internal structure..." (Building Code Art 10),

we believe the project warrants a thorough environmental review because there is a strong likelihood that the extensive alterations will impair the significance of this historic resource.

Because the project does not comply with the Guidelines and presents exceptional and extraordinary circumstances, a Discretionary Review is justified and modifications to the project should be made.

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

The proposed project will significantly impact 184 Edgewood Avenue's immediate neighbors and will set a precedent that could destroy the prevailing character of the neighborhood.

The Proposed Project's Impact On Nearby Neighbors

As proposed, the renovation would increase the size of the house at 184 Edgewood by about 70% from 2,179 square feet to 3,687 square feet. This will increase the footprint of the first floor of the project to approximately 69% of the total lot depth. A renovation of this scope will cause unreasonable impacts on the adjacent properties because it will substantially block the daylight into the homes to the north and south and reduce those properties' privacy. As well, it will deny those homes visual access to the prevailing pattern of mid-block open space which is recognized by the San Francisco Planning Department as a "significant community asset" (RDG 25).

The Proposed Project's Impact On 178 Edgewood Avenue

184 Edgewood is built on a higher grade than our house at 178 Edgewood. The proposed project will significantly impact our family because it will block light and access to the mid-block open space.

Extending the rear of the existing property by approximately 27 feet will cause the proposed project to extend 17 feet beyond the rear of our house. Because the house is being raised by 18 inches and is higher in elevation, the top of the so-called first floor of the addition is approximately 15 feet above our lot's grade. The extension 17 feet beyond the rear of our house combined with the height of the addition causes the loss of light and access to the mid-block open space from our garden and deck. (See Exhibit F: Story Poles Photograph from 190 to 178 Edgewood; Exhibit G: View of Project from Second Floor Deck of 178 Edgewood).

About twenty years ago, we built a beautiful 13.5-foot family room/bedroom/office horizontal addition at the first two floors along with a 4-foot deck covering only a portion of the rear of the family room. This addition opens out into our rear yard at the ground floor. Our addition respected the pattern of the block (compared to the proposed 27-foot addition at 184 Edgewood). We discussed this addition with the then-owners of 184 and 176 Edgewood in advance of construction and received their approval to our proposed addition. This addition did not extend beyond the house to the north side of our house, ensuring that we did not impact their access to daylight.

Our rear windows will be cast in shadow by this project because the proposed addition to the neighbor's house extends over fifteen feet high and twelve feet beyond the average common boundary line, thus eliminating light to our property at our first floor and reducing it substantially on floors above.

At our second floor, because of the height of the so-called first floor of the addition, we will not be able to see over the top of this "first" floor, denying us access to the mid-block open space. We will be effectively "boxed in". (RDG 26). (See Exhibit G: View of Project from Second Floor Deck of 178 Edgewood).

In addition, the extension of the second and third floors of the proposed project beyond the rear of our house will block light and will provide 184 Edgewood with direct views into our bedroom and family room, depriving us of privacy that we have enjoyed for over four decades.

Finally, for over forty years we have enjoyed our unique access into the mid-block common open space which melds into Sutro Forest and the designated Interior Greenbelt. The project, as currently designed, effectively blocks this access. From our second floor, where we have our family room and eat our meals, there would be no visual access to the open rear yards.

The Proposed Project's Impact On The Neighborhood

The architectural character of the neighborhood is defined by its modest craftsman-style homes built many years ago. These homes possess marvelous mid-block open access as the open lots meld into Sutro Forest and the Greenbelt. Most of these homes occupy substantially less than the maximum buildable percentages of their lots.

Allowing homeowners to build up to or near 75% of their lots would threaten this character. This risk is rooted in the fact that the lots on this street are initially quite shallow in depth, as ours is, but grow in depth and height as the street rises from Belmont Street south toward Sutro Forest. Permitting the higher and deeper-lot owners to the south to build out to the maximum allowable percent of buildable coverage will always cause the higher house to obstruct more of the open space, and block the sunlight and privacy of its lower neighbors. This will destroy the enjoyment of the feeling of openness and expansion of the open rear yards into Sutro Forest. It will harm the character of the neighborhood and diminish the quality of life for its residents.

Considering the unique physical beauty of Edgewood created by its prevailing scale of development and considering the increased demand for the type of city home available here, it is inevitable that if homes are allowed to expand to near their maximum allowable percentage of lot space, others will rely on this precedent and seek to build equally large houses, eventually overwhelming the current modest scale of development. This process would ultimately destroy the character of the neighborhood. (See Exhibit C: Map of Mid-Block Open Space if Construction to 75% of Lots Occurred).

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?

Three changes to the proposed project will significantly reduce the adverse effects outlined in the answers to Questions #1 and #2.

First, reduce the depth of the first floor of the addition so that it does not extend into the mid-block open space more than other houses on the block. A significant reduction would be required in the range of seven to eleven feet.

Second, the impact of this project could be ameliorated by reducing the height of the first floor which, as proposed, will be fifteen feet above our grade. This reduction can be accomplished by not raising the house by one and a half feet as called for by the project plan and by not raising the grade at the rear (the lot slopes gradually downward from the street). Also, currently, the plan calls for a solid two and a half foot parapet around the deck on the top of the first floor. Replacing this parapet with a metal railing that allows the passage of sunlight will have a similar effect as reducing the top of the project's first floor by two and a half feet. These measures would allow us to see over 184 Edgewood's first floor from our second floor into the mid-block open space, and provide more natural light to our second floor.

Third, the proposed second and third floor additions to the house should be scaled back so that those additions do not extend beyond the common line at the rear of the adjacent houses. This would not substantially reduce the buildable area and would still permit a house much larger than most in the neighborhood. Also, a fourth floor could be added to the project near the street, if absolutely necessary, to regain square footage.

The Guidelines recommend several modifications that can substantially reduce an expansion's impact on the mid-block open space, including setting back the upper floors to provide larger rear yard setbacks, notching the building at the rear, and reducing the proposed additions. (RDG 26) We believe that our proposed alterations are consistent with the spirit of the Guidelines. Moreover, these simple changes will conform this project to the character of the adjoining homes and avoid the loss of ambient light and privacy that neighboring houses will experience. They will also avoid setting the dangerous precedent of eliminating the mid-block open space that, if followed to its logical conclusion, would destroy our neighborhood's character.

LIST OF EXHIBITS

- Exhibit A:** Color Aerial Photograph of Edgewood Avenue Showing Mid-Block Open Space Circa 2006
- Exhibit B:** Map of Edgewood Avenue Showing Location of Houses and Existing Mid-Block Open Space in Green
- Exhibit C:** Map showing Diminishment of Mid-Block Open Space if Construction to 75% of Lots Occurred
- Exhibit D:** Front Façade Photograph of 184 Edgewood Avenue
- Exhibit E:** Back Façade Photograph of 184 Edgewood Avenue
- Exhibit F:** View of Story Poles from 190 to 178 Edgewood Showing how the Project will “Box-In” 178 Edgewood
- Exhibit G:** View of Project from Deck off of the Family at Second Floor of 178 Edgewood, Showing Height of So-Called First Floor
- Exhibit H:** Schematic Showing Actual Rear Depths of 178, 184 and 190 Edgewood Avenue
- Exhibit I:** Photo from Backyard of 178 Edgewood Showing that Project will Cast a Large Shadow Over Our Backyard
- Exhibit J:** Photo from 178 Edgewood Deck showing the view in to Sutro Forest which will be blocked by the Proposed Project

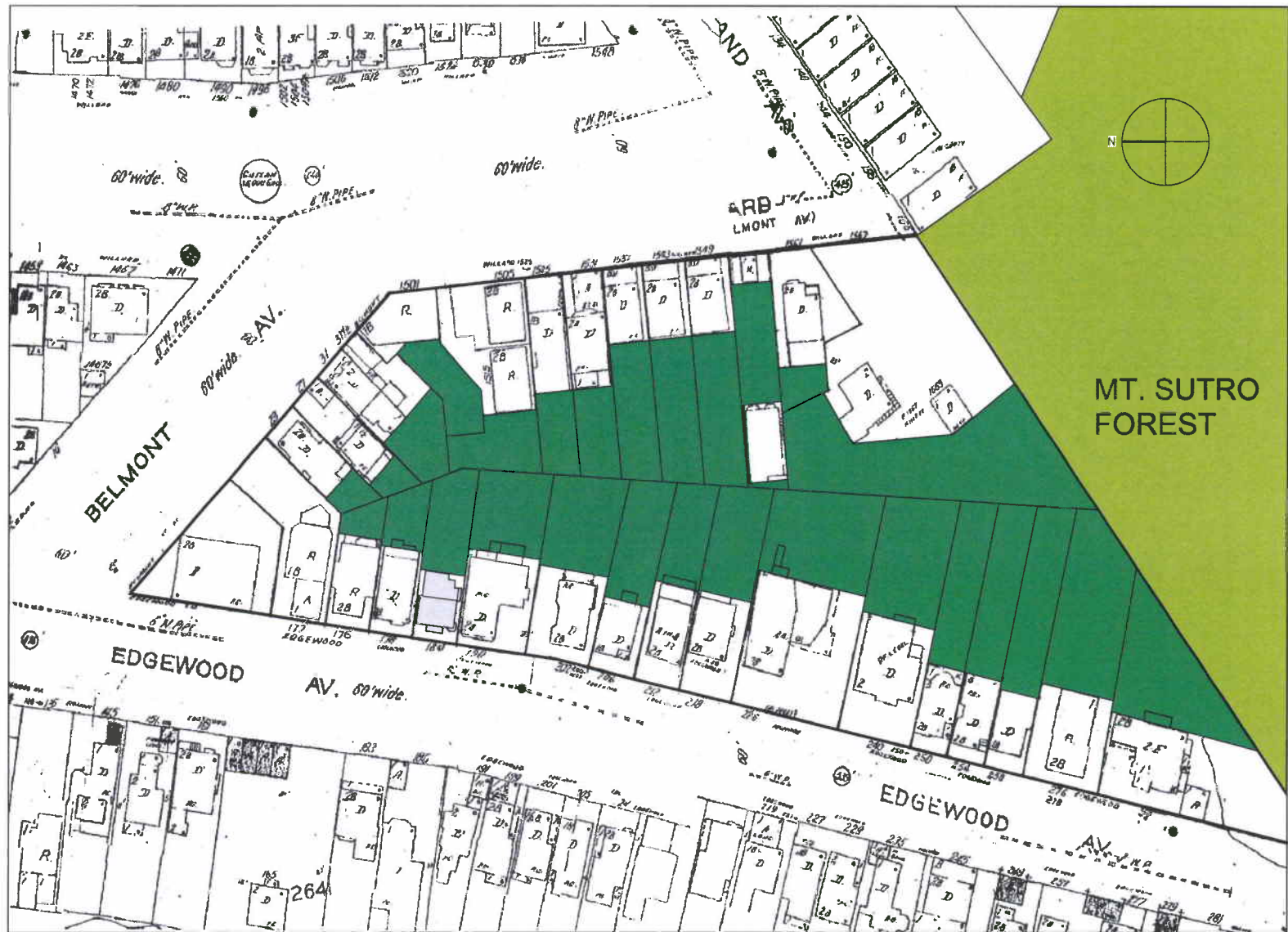


178 Edgewood Avenue

184 Edgewood Avenue

190 Edgewood Avenue

EXHIBIT A



1

PLOT PLAN - BLOCK 2642
 EXISTING REAR YARD OPEN SPACE
 EXHIBIT B



1

PLOT PLAN - BLOCK 2642

OPEN SPACE WITH 25% REAR YARD SETBACK

EXHIBIT C

N.T.S



178 Edgewood

184 Edgewood

190 Edgewood

EXHIBIT D

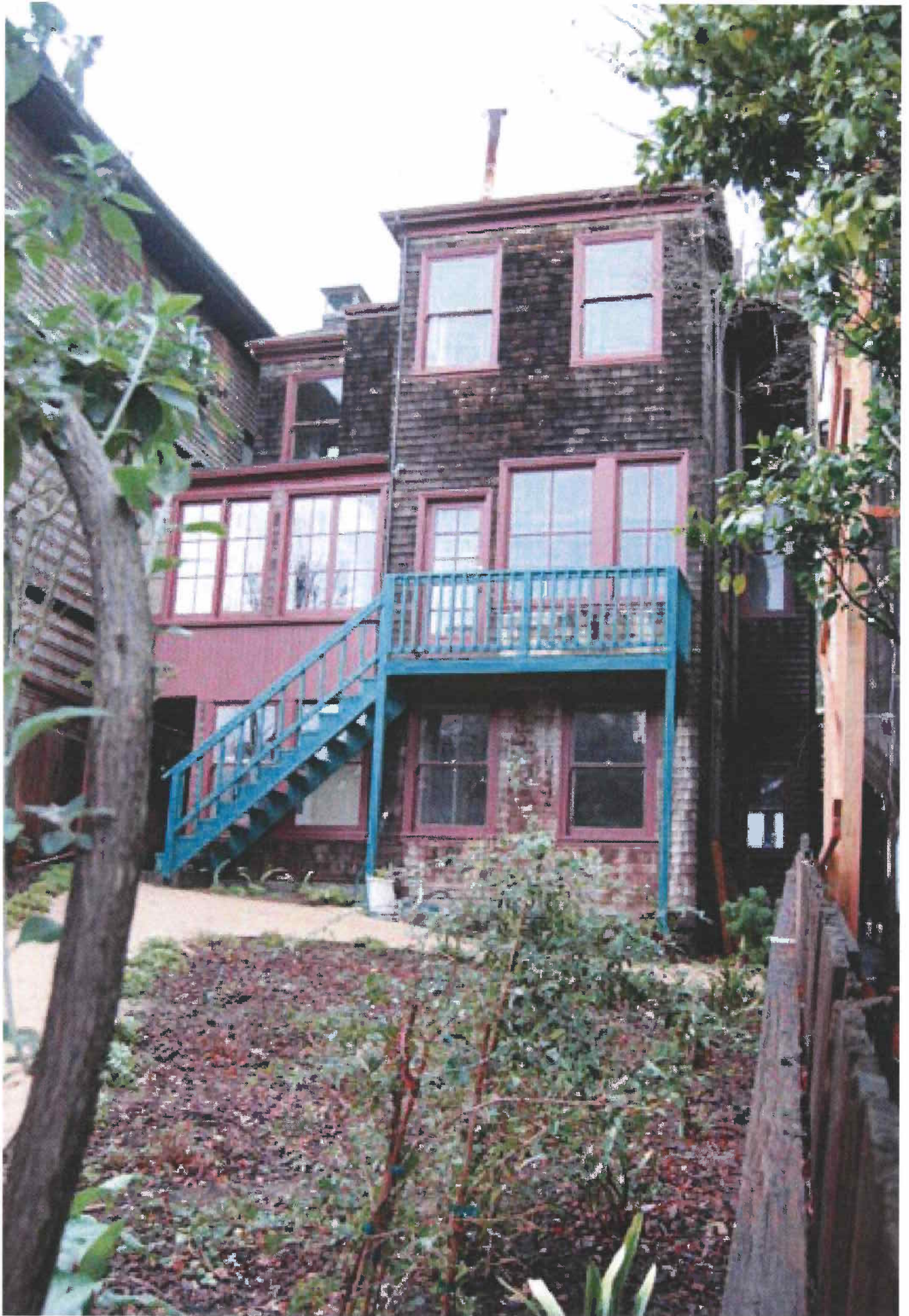
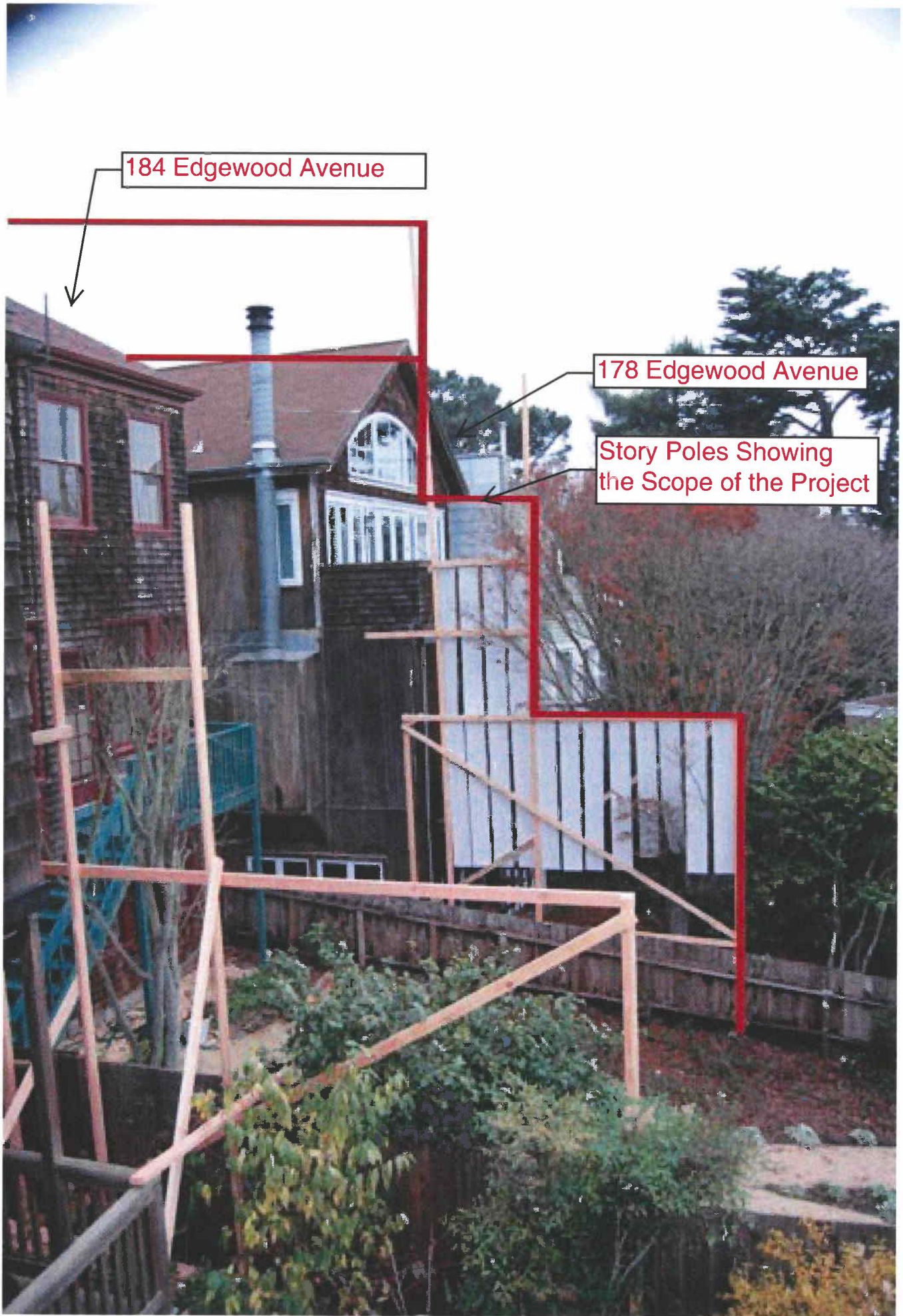


EXHIBIT E



184 Edgewood Avenue

178 Edgewood Avenue

Story Poles Showing the Scope of the Project

EXHIBIT F



Story Poles Showing the Scale of the Proposed Project

EXHIBIT G

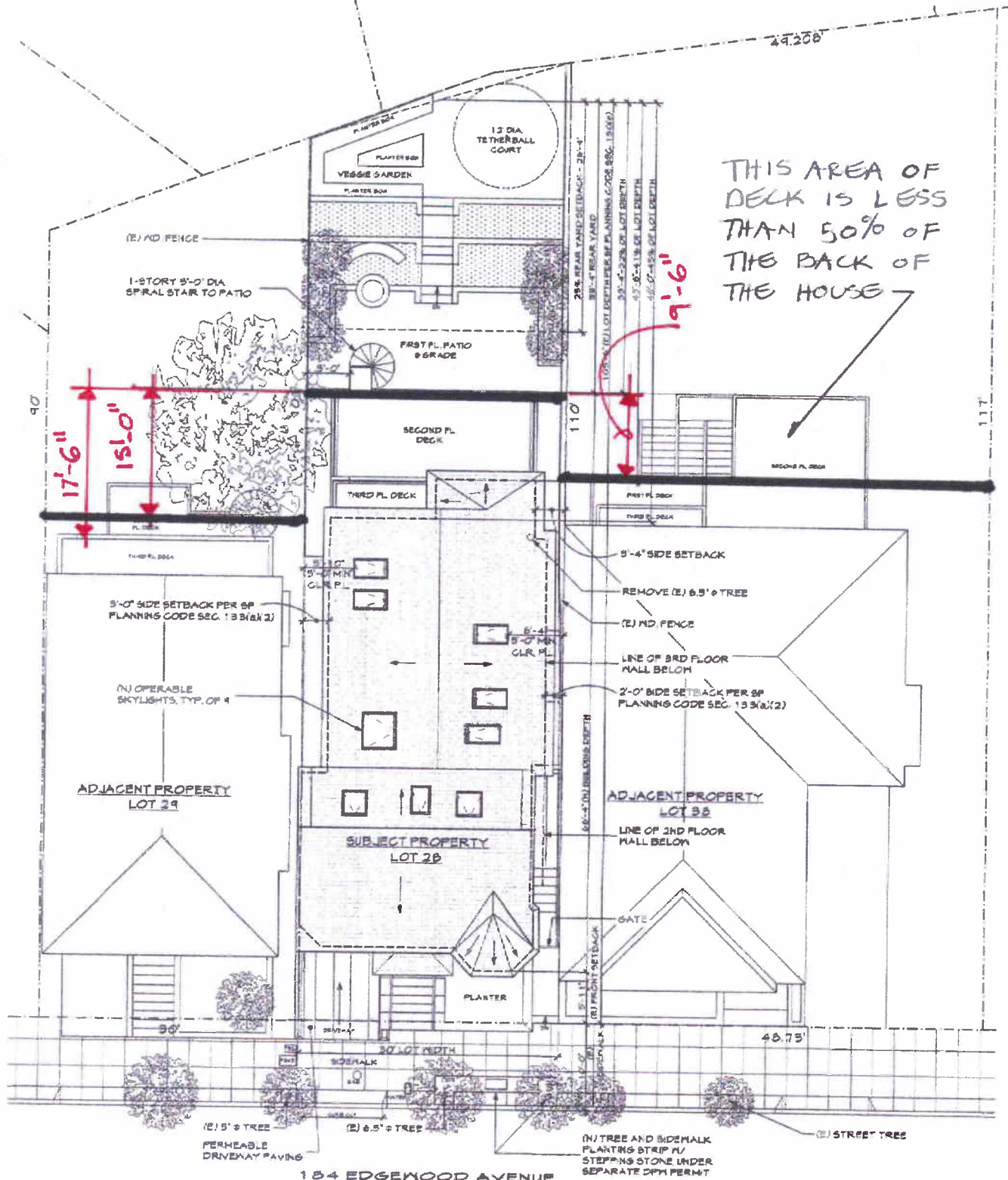


EXHIBIT H

DARK BLACK LINES ARE ACTUAL REAR WALLS OF ADJACENT PROPERTIES IN RELATION TO PROPOSED PROJECT

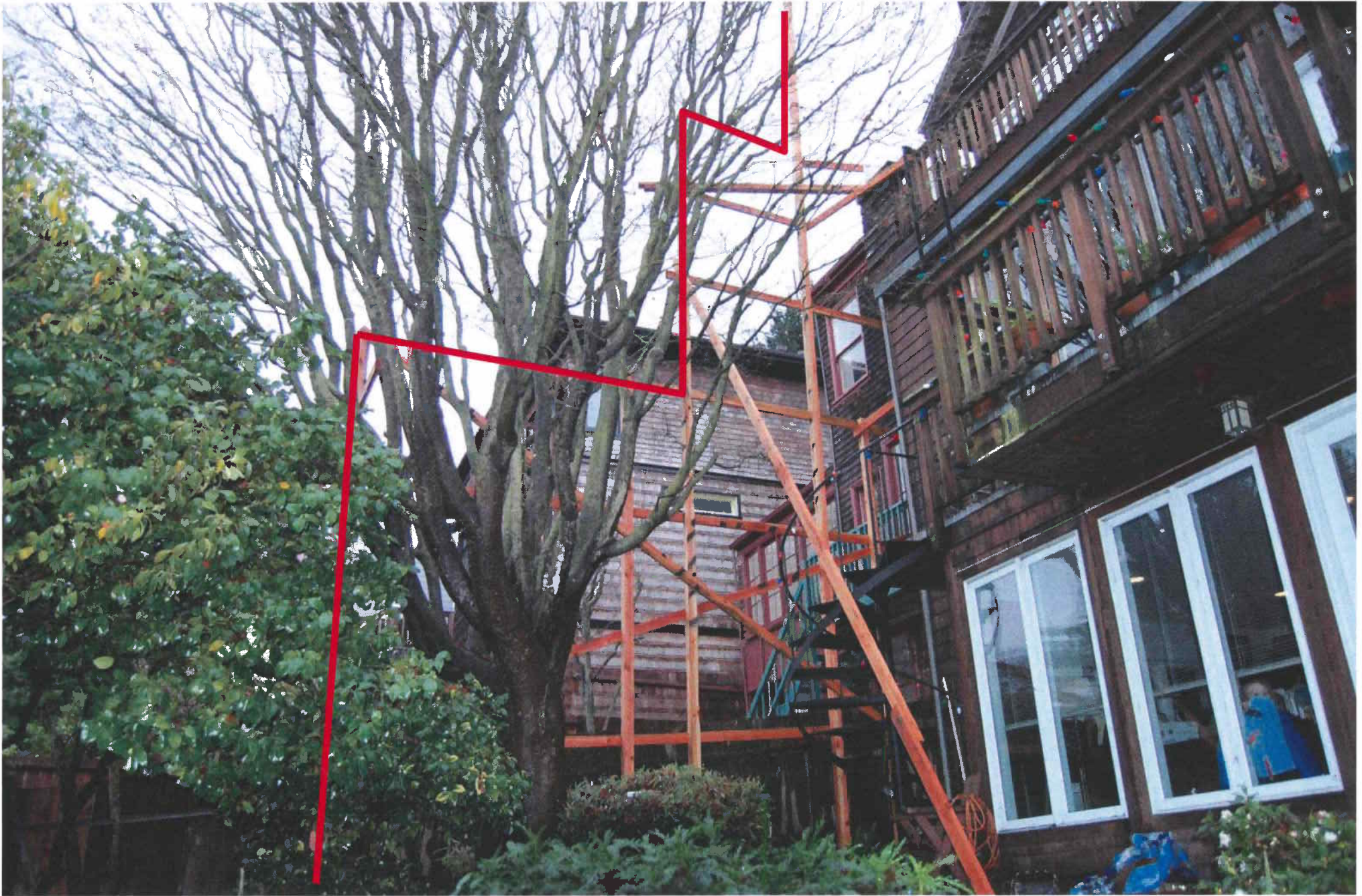


EXHIBIT I



EXHIBIT J

RECEIVED

Application for Discretionary Review

CASE NUMBER:
For Staff Use only

JAN 07 2011

APPLICATION FOR

Discretionary Review Application

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT

1. Owner/Applicant Information

DR APPLICANT'S NAME: Deborah and Joel Skidmore		
DR APPLICANT'S ADDRESS: 202 Edgewood Avenue, San Francisco, CA	ZIP CODE: 94117	TELEPHONE: (415)665-4204

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Nina Srejovic and John Debenedetti		
ADDRESS: 36 Woodland Avenue, San Francisco, CA	ZIP CODE: 94117	TELEPHONE: (415)731-1776

CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS: deborah@well.com;		

2. Location and Classification

STREET ADDRESS OF PROJECT: 184 Edgewood Avenue, San Francisco, CA	ZIP CODE: 94117
CROSS STREETS: Belmont Avenue	

ASSESSORS BLOCK/LOT: 2642 / 028	LOT DIMENSIONS: 30' X 101' on the North 30' x 110' on the South	LOT AREA (SQ FT): 3,214	ZONING DISTRICT: RH-1D	HEIGHT/BULK DISTRICT: 40-X
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3. Project Description

Please check all that apply

Change of Use Change of Hours New Construction Alterations Demolition Other

Additions to Building: Rear Front Height Side Yard

Present or Previous Use: Single Family Dwelling

Proposed Use: Single Family Dwelling

Building Permit Application No. 201008 189020

Date Filed: August 18, 2010

11.0088D

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.

The proposed project elevates the home and more than doubles its square footage to what I believe to be 4,390 square feet, making it greatly out of scale in height and depth with the adjacent properties. (RDG 23). Extending the project over 12 feet past the adjacent neighbors' rear walls and well into the mid-block open space, will obstruct access to this open space and close in the neighbors to the north. (RDG 26). Because of its depth, the proposed expansion will also block natural light to and intrude upon on the privacy of the adjacent neighbors. (RDG 16, PC 101). Permitting a build-out of the project to nearly 75% of the lot space, which is 15-20% beyond the lot coverage of the other houses in the neighborhood, and allowing neighbors to the south to hem in their neighbors to the north will set an example that if followed by other property owners will destroy the character of the Edgewood Avenue. (RDG 7).

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:

Allowing the project to go forward without reductions to its scope will set a dangerous precedent that could destroy the character of the Edgewood Avenue Neighborhood. It will permit properties to extend out to nearly the maximum amount of allowable lot coverage, which is 15-20% greater than the average for houses in this neighborhood. It would allow neighbors to the south to "box in" neighbors to the north while also obstructing the crucial mid-block open space and visual access to Sutro Forest and the Greenbelt. It will encourage renovations that intrude on other neighbors' privacy and block access to ambient light. This project, unmodified, will diminish the quality of life for neighborhood residents.

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?

The project should not extend so deeply into the rear yard and it should be constructed so that it does not cut off light to adjacent homes. To accomplish this, the maximum depth of the project into the rear yard should be reduced by 11 feet at the first floor. Furthermore, the building should not be elevated. These modifications will keep the project within the scale and character of the homes in the neighborhood, keep the mid-block open space unobstructed, preserve the light and privacy of neighbors and avoid setting a dangerous precedent.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

* But see answer to Question 5.

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.

I attended a neighborhood association meeting on December 20, 2010 to discuss concerns about the proposed plans with the project sponsors. To my knowledge no changes to plans were made following the meeting.

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: Joel Skidmore
Deborah Skidmore Date: 1-6-2011

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

Joel and Deborah Skidmore
Owner / Authorized Agent (circle one)
Owner

APPLICATION FOR Discretionary Review Application

1. Owner/Applicant Information

DR APPLICANT'S NAME: Susan Dinsmore and Patrick Scannon		
DR APPLICANT'S ADDRESS: 176 Edgewood Avenue, San Francisco, CA	ZIP CODE: 94117	TELEPHONE: (415)955-3973

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Nina Srejavic and John Debenedetti		
ADDRESS: 36 Woodland Avenue, San Francisco, CA	ZIP CODE: 94117	TELEPHONE: (415)731-1776

CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS: susan_j_dinsmore@ml.com, scannon@xoma.com		

2. Location and Classification

STREET ADDRESS OF PROJECT: 184 Edgewood Avenue, San Francisco, CA	ZIP CODE: 94117
CROSS STREETS: Belmont Avenue	

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
2642 / 028	N: 30'x101' S: 30'x110'	3,214	RH-1D	40-X

3. Project Description

Please check all that apply

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

Present or Previous Use: Single Family Dwelling

Proposed Use: Single Family Dwelling

Building Permit Application No. 201008 189020

Date Filed: August 18, 2010

RECEIVED

JAN 10 2011

CITY & COUNTY OF S.F.
DEPT. OF CITY PLANNING
PIC

11:12 AM

M. Corbett

11.0088D

4. Actions Prior to a Discretionary Review Request

a Hempted

Prior Action	YES	NO
Have you discussed this project with the permit applicant? <i>I tried to - I called & got no response to my messages</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Did you participate in outside mediation on this case? <i>I was out of town during the meeting but I wanted to attend</i>	<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.

Applicant ignored my phone messages

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 cite specific sections of the Residential Design Guidelines.

The height and depth of the proposed project is incompatible with the existing building scale at the mid-block open space because it extends far beyond the back walls of the neighboring properties and blocks the northern houses' access to the mid-block open space and the greenery of Sutro Forest. RDG 25-26. The houses near the project are craftsman style homes and cottages. The scale of the proposed expansion is incompatible with the surrounding buildings because it dramatically increases its square footage and its height. RDG 23. The rear yard articulation of the building does not minimize its impact on the light and privacy of neighboring properties. RDG 16. The proposed project is not responsive to the overall immediate and broader neighborhood context because it covers substantially more of the available lot space than other neighboring houses. RDG 7.

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:

Our family lives two houses to the North of the proposed project. The story poles put up by both the Robertsons and the project sponsors show a significant increase in the height and depth of the project. It is clear that the access from our second floor deck and our garden to the mid-block open space and Sutro Forest will be almost completely blocked by the second and third floor additions which have solid parapets. These additions will also reduce the light that we get from the south. The neighborhood as a whole is threatened by the example that 184 Edgewood Avenue sets. If others follow it, the mid-block open space will dramatically shrink and neighbors to the north of each project will lose light and privacy, destroying the sense of openness that everyone on Edgewood Avenue enjoys. Moreover, a defining characteristic of the neighborhood, its cottages and craftsman style houses, will be replaced by oversized houses occupying as much of the available lot space as possible.

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?

We believe that several modifications to the proposed project would help mitigate the negative effects noted above. First, the second and third floor rear yard additions should be reduced by eleven feet, and they should be appropriately terraced so that they respect the rear wall line of neighboring homes. This will increase light and access to the mid-block open space for the neighbors, like us, to the north. For the same reasons, the project should not be elevated and any parapets should be replaced by railings that let light through. In addition to the benefits noted above, these changes soften the proposed projects' impact on Edgewood Avenue by preserving the neighborhood's character, respecting privacy, and protecting our sense of openness.

Also, the building has so many offices in it that it looks like a commercial building - this is a residential area and there is no commercial permit here.

Also, parking is ridiculously inadequate for such a large building - 2 parking space garage is requested - street is very congested (CPS)

11.0088D

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: 

Date: 1/6/11

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

owner
Owner / Authorized Agent (circle one)

APPLICATION FOR Discretionary Review Application

1. Owner/Applicant Information

DR APPLICANT'S NAME: Jason Jones and Sarah Smith		
DR APPLICANT'S ADDRESS: 190 Edgewood Ave. SF, CA	ZIP CODE: 94117	TELEPHONE: (415) 504-7233
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: John Debenedetti and Nina Srejovic		
ADDRESS: 36 Woodland Ave. SF, CA	ZIP CODE: 94117	TELEPHONE: (415) 731-1776
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS:		

2. Location and Classification

STREET ADDRESS OF PROJECT: 184 Edgewood Ave. SF, CA		ZIP CODE: 94117
CROSS STREETS: Belmont Avenue		
ASSESSORS BLOCK/LOT: 2642 / 028	LOT DIMENSIONS: 30' x 101' N 30' x 110' S	LOT AREA (SQ FT): 3,214
ZONING DISTRICT: RH-1D		HEIGHT/BULK DISTRICT: 40-X

3. Project Description

Please check all that apply

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Additions to Building: Rear Front Height Side Yard

Present or Previous Use: Single Family Dwelling

Proposed Use: Single Family Dwelling

Building Permit Application No. 201008 189020

Date Filed: August 18, 2010

11.0088D

4. Actions Prior to a Discretionary Review Request

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

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

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

Prior to the applicants submission of their project to the Planning Department they agreed to reduce the horizontal extension on the top two floors by 1 foot and to increase the side yard setback at the 3rd floor by 16" to a total setback of 3'-4" for the East face of 184 Edgewood. (See Exhibit A.) For the second filing, in which the applicants responded to the Planning Department's request that the first floor extension be lowered, the applicants simultaneously "reduced" the proposed 3rd floor 16" side yard setback to just the portion of 184 Edgewood's East face that extends past the rear of 190 Edgewood, resulting in a side yard of 2'-0" (the minimal setback and less than what currently exists between the two houses at that level). (See Exhibit B.) In addition, the 3rd floor south facing bathroom window at 184 Edgewood moved to a position directly across from a bathroom window on the north side of 190 Edgewood. The clerestory window at the Southeast corner of 184 Edgewood was replaced by a full-length window. After mediation on January 7, 2011, the applicants expressed a willingness to address the privacy issues surrounding the new windows.

These changes are detailed in the attached pages. Exhibit A is the initial filing. Exhibit B is the amended filing in response to the planning commission.

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.

The proposed horizontal extension to the property at 184 Edgewood extends significantly past the backs of the adjacent houses to the north and south. For the property at 178 Edgewood this, in combination with the hill location, cuts off access to the mid-block open space and results in significant privacy concerns. For the property at 190 Edgewood, the horizontal extension and insufficient setback on the top floor contribute to the sense of being "blocked in" on the north side by the proposed addition.

Regarding both properties at 178 and 190, we believe the horizontal extension at 184 conflicts with the Residential Design Guidelines suggestions for 3 story extensions (Res. Des. Guidelines 27). Additionally, the new window at the Southeast end of the 3rd floor extension (see Fig. 1) added in the second filing, together with the window placed directly opposite an existing bathroom window (see Fig. 1) create potential sightlines into our bath, bedroom and kitchen that do not conform to the Guidelines (Res. Des. Guidelines 17).

Finally, the horizontal extension conflicts with the general neighborhood character established by the midblock homes on the East side of Edgewood Ave. These homes take advantage of the hill location and prioritize access to open space and the green expanse of the UCSF forest by deliberately keeping the impact of rear yard building to a reasonable minimum.

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

The property at 178 Edgewood is the most impacted and is the subject of a separate DR filing. We believe that our property at 190 Edgewood is unreasonably impacted by the depth of the horizontal extension on the 3rd floor and by the addition of windows along the South facing wall of 184 Edgewood that provide sightlines into our bedroom, bathroom and kitchen on the North facing side of 190 Edgewood. We also believe that the depth of the horizontal extension (in combination with the minimum allowable setbacks), which extends significantly beyond both of the adjacent houses, is out of keeping with the neighborhood character established by the surrounding homes extending up and down the hill.

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?

With respect to the South facing side of the horizontal extension at 184 Edgewood, the applicants somewhat mitigated the impact on 190 Edgewood of the 2nd floor extension at the back of their house by initially pulling back 1 foot and in 16" so that the distance out from the back of our house was 2' 4". However, as the 3rd floor at 190 Edgewood is terraced back a further 4 feet, 184 Edgewood extends past our 3rd floor by 6'4". We would like the owners of 184 Edgewood to terrace back their third floor extension as well. While we would be most comfortable with a solution that provided the same degree of relief as was provided at our 2nd floor, in an effort to provide the 184 Edgewood with as much space as possible we would be willing to accept a reduction of 2' 4" that placed the back of their extension even with our 3rd floor deck. This would allow us some utility from our North facing bedroom window as well as significantly decreasing the visibility of the property at 184 Edgewood from our East (rear) facing windows and deck. To deliver either a full or minimized reduction we suggest the applicants could do any of the following:

1. To deliver the same degree of relief to our 3rd floor that they did for our 2nd the applicants could:
 - a. Terrace the 3rd floor a further 4 feet back.
 - b. Increase the South setback for the 3rd story extension.
 - c. Institute some combination of depth reduction and side setback.
 - d. Run their deck across the full width of their 3rd story.
 - e. Replace the Southeast corner with a 45° angled wall or window starting from a depth 4' back from the current corner's location.

2. To deliver the decreased reduction of 2' 4" the applicants could:
 - a. Terrace back 2' 4".
 - b. Increase the South setback for the 3rd story extension at the point past our house.
 - c. Some combination of reduction and setback.
 - d. Replace the Southeast corner with a 45° angled wall or window starting from a depth 2'4" back from the current corner's location.

With respect to the privacy issues created by the new windows introduced in the applicants second filing to the planning commission, we ask that the 3rd floor bathroom window along the South wall be offset from the adjacent bathroom window on our North wall as it was in the original filing. We also ask that the applicants replace the South facing window at the Southeast corner of their extension with a clerestory window or provide some other suitable remedy. Either of the options 1e or 2d outlined above would also satisfy that window's privacy concerns by replacing it with a window angled away from our home.

It has come to our attention that the proposed 2nd story bay window that extends out to the property line and the fireplace may both require a variance. We have spoken with the owners of 184 Edgewood and are willing to provide those.

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.

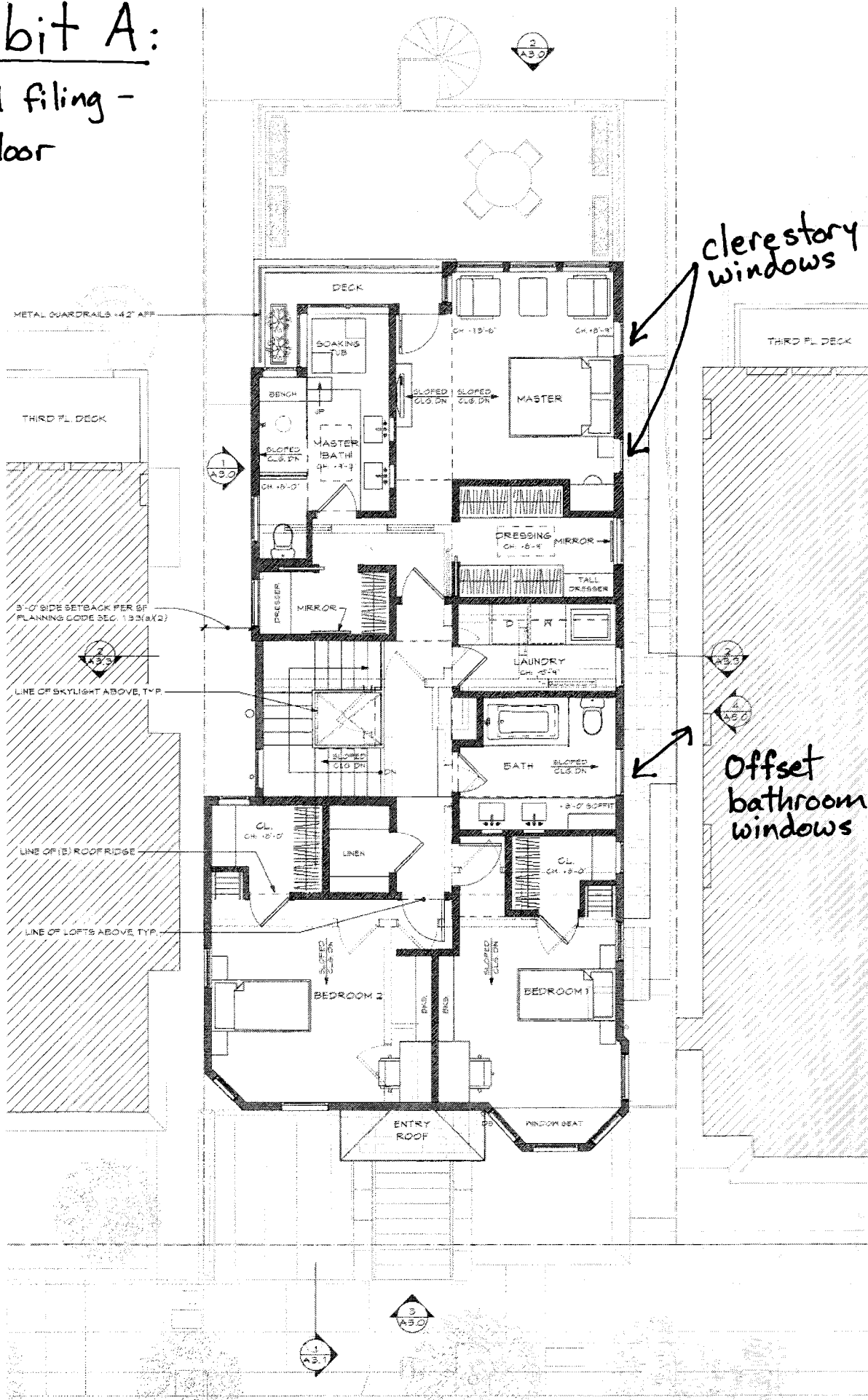
Signature: Jason Jones / Sarah Ann Smith Date: 1/10/2011

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

Jason Jones / Sarah Ann Smith
 Owner / Authorized Agent (circle one)

Exhibit A:

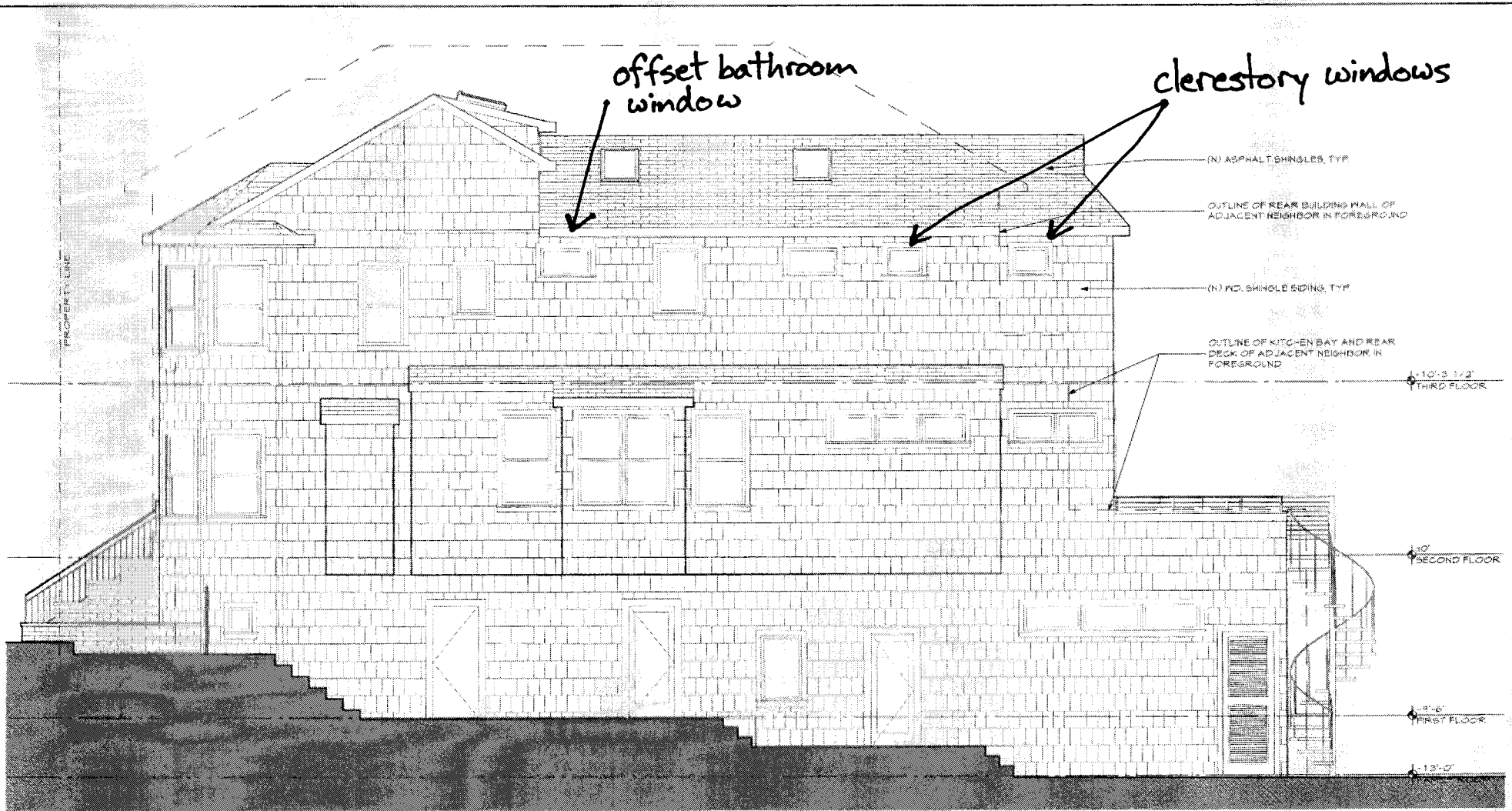
Original filing -
Third Floor



1 THIRD FLOOR
SCALE 1/4" = 1'-0"

184 Edgewood Avenue

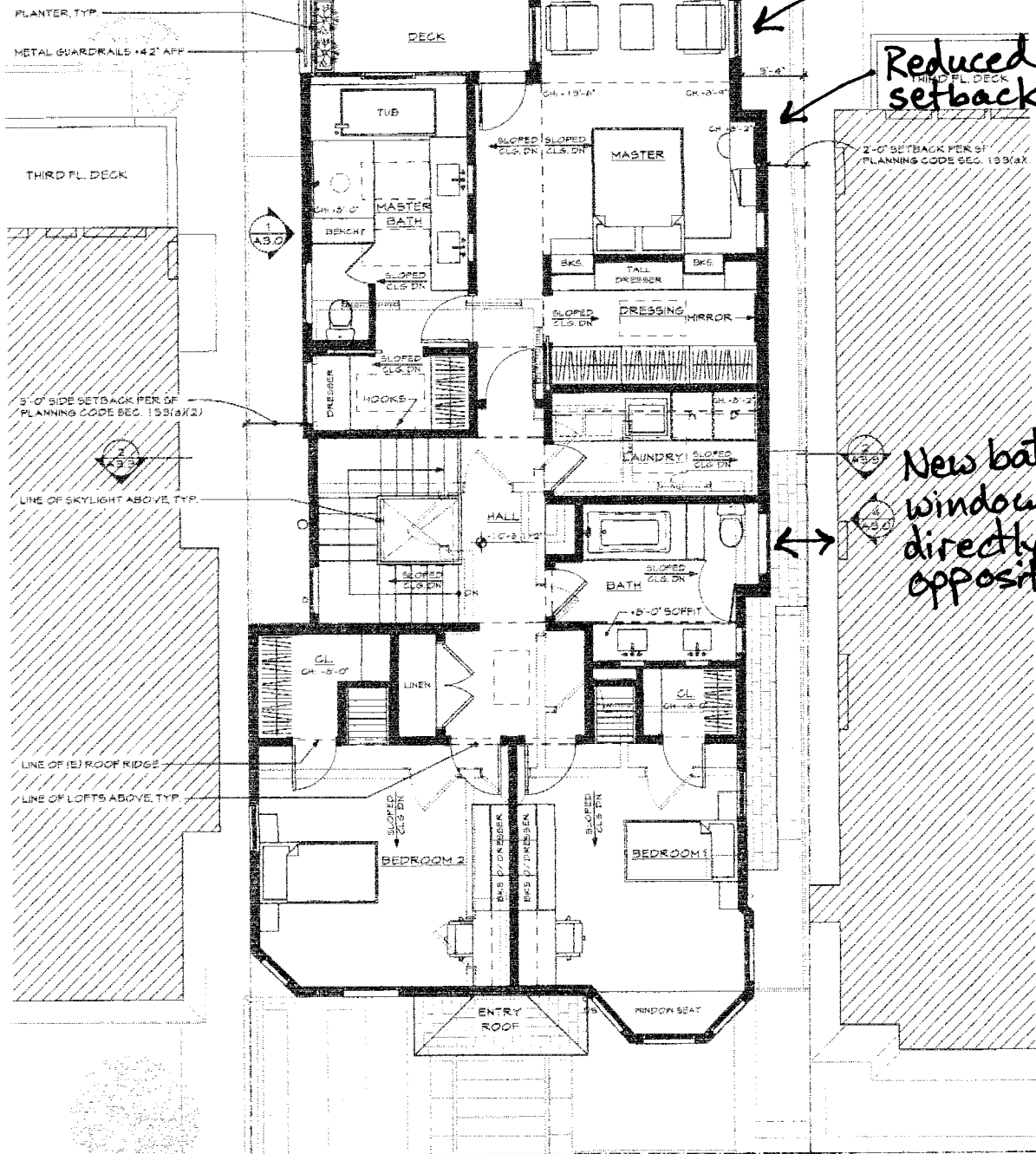
Exhibit A: Original filing - South elevation



1 SOUTH ELEVATION
AS 2 SCALE 1/4" = 1'-0"

184 Edgewood Avenue

Exhibit B: Amended filing - Third floor



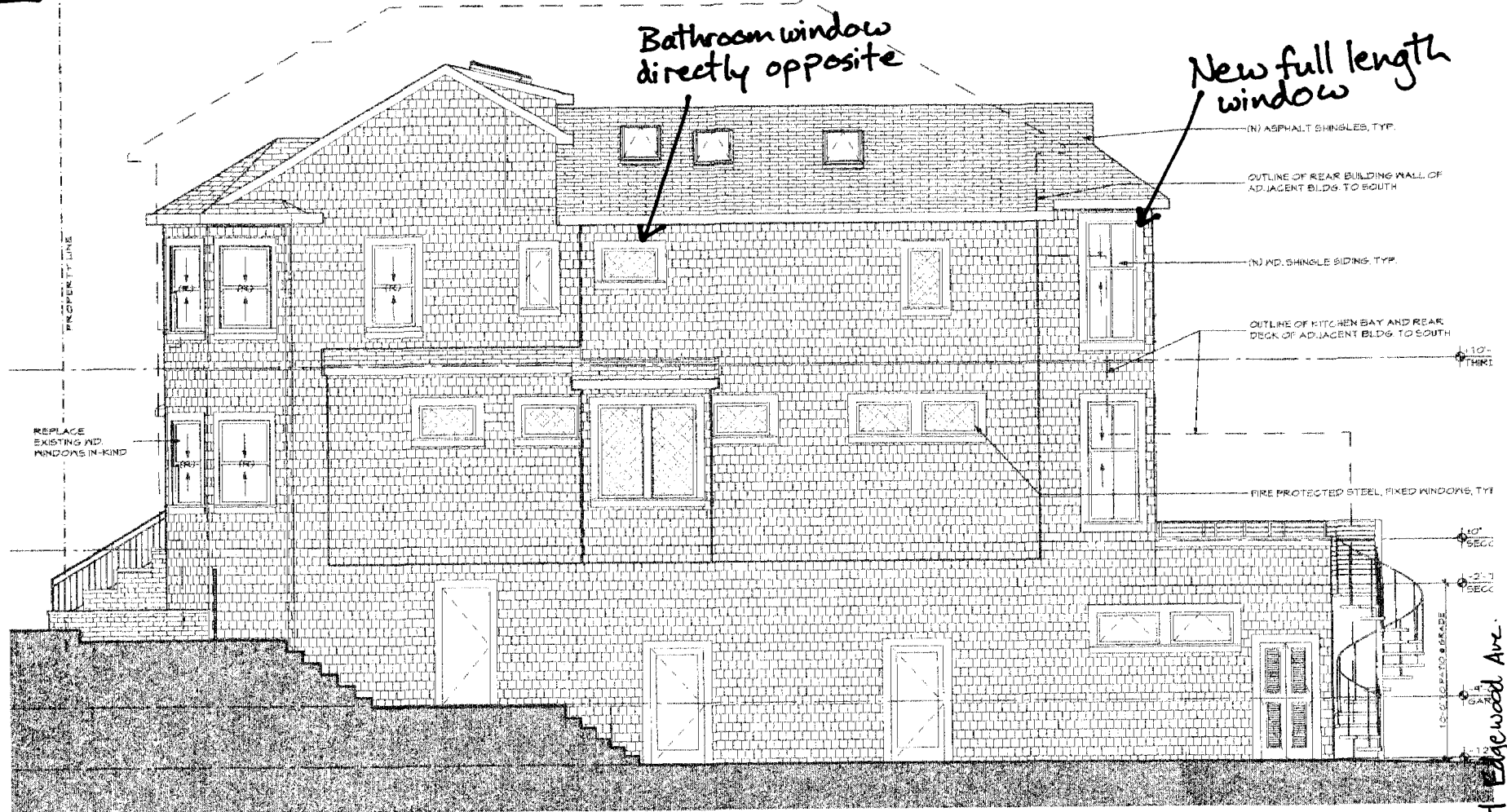
New full length window

Reduced setback

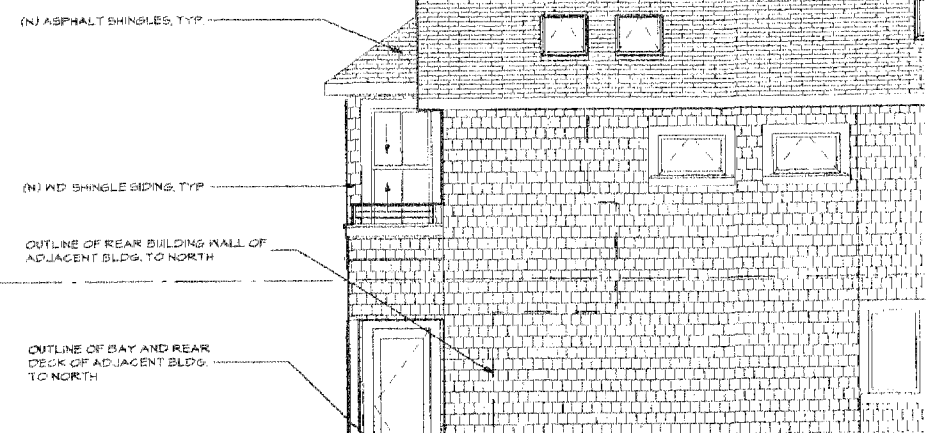
New bathroom window directly opposite

1 THIRD FLOOR
A23 SCALE 1/4" = 1'-0"

Exhibit B: Amended Filing - south elevation



SOUTH ELEVATION
SCALE 1/4" = 1'-0"



184 Edgewood Ave. Edgewood, Pa. 15113-1100
 Tel: 724-739-1100 Fax: 724-739-1101
 www.woodwardclark.com
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INDEX OF ADDITIONAL DOCUMENTS IN SUPPORT OF DR APPLICATION

DOCUMENT

Discretionary Review Supplement in Response to February 11, 2011 Revised Plans

EXHIBITS

Exhibit A: Aerial View of Mid-Block Open Space Indicating the Impact of 25% & 45% Rear Yard Setbacks on the Mid-Block Open Space

Exhibit B: Story Pole Photograph Looking from 178 Edgewood Avenue's Second Floor Deck Outside the Family Room towards Sutro Forest Showing the Height of the Proposed First and Second Floor Extensions and the Impact of the Proposed Extension on Access to the Mid-Block Open Space, Light and Privacy

Exhibit C: Story Pole Photograph Looking from 178 Edgewood Avenue's Second Floor Deck Outside the Family Room towards Sutro Forest Showing the Impact of the Proposed Extension on Access to the Mid-Block Open Space, Light and Privacy

Exhibit D: Story Pole Photograph Looking from 178 Edgewood Avenue's Family Room into the Mid-Block Open Space Showing the Impact of the Proposed Extension on Access to the Mid-Block Open Space, Light and Privacy

Exhibit E: Story Pole Photograph Looking from 178 Edgewood Avenue's Backyard Showing the Impact of the Proposed Extension on Access to the Mid-Block Open Space and Light

Exhibit F: Story Pole Photograph Looking from the Southeast Corner of 184 Edgewood's Yard towards the North Demonstrating how the Project will Box-in 178 Edgewood Avenue

Exhibit G: Story Pole Photograph Looking from 184 Edgewood's Yard towards the North Demonstrating how the Project will Box-In 178 Edgewood

Exhibit H: Photograph Showing how Edgewood Avenue Merges into Sutro Forest Creating the Special Character of the Neighborhood

Exhibit I: Photograph Showing how Edgewood Avenue Merges into Sutro Forest Creating the Special Character of the Neighborhood.

**DISCRETIONARY REVIEW SUPPLEMENT IN RESPONSE TO
FEBRUARY 11, 2011 REVISED PLANS**

On August 18, 2010, the project sponsors for 184 Edgewood Avenue filed plans with the Department of Building Inspections. On January 4, 2011, we filed a Discretionary Review application in response to the proposed plans. Subsequently, additional Discretionary Review applications were filed by the neighboring property to the south at 190 Edgewood Avenue, and by neighbors at 176 Edgewood Avenue and 202 Edgewood Avenue. On February 11, 2011, the sponsors filed revised plans in response to the D.R. Request, and on February 18, 2011, filed an application for a side yard variance.

The scope of the original project extended the house by 26.5 feet into the rear yard, which projected 17.5 feet beyond the rear wall of our house and included a solid parapet wall surrounding the first floor deck. The extension also included a 3 foot setback from our property. With the addition, the house would grow from covering 55% of the lot to 69%. By demolishing and rebuilding 75% of the structure and adding the extension, the plan increased the size of the house from 2,179 to 3,820 square feet, making it 75% larger. Additionally, the plan called for raising the house by 18 inches. Finally, the project included what appeared to be an illegal secondary unit made up of a self contained four room unit with a full bathroom, a separate street entrance on the ground floor and no direct access to the main house unit.

During neighborhood meetings, at mediation and in our Discretionary Review application, we outlined our concerns about the plans to the project sponsors. As planned, the project was greatly out of scale with the height and depth of the adjacent homes; it ignored the context of small craftsman style houses evident throughout the neighborhood, and set a dangerous precedent of significantly diminishing the mid-block open space and over-development that could begin a trend that would destroy the character of the neighborhood. The floor area ratio (FAR) for 184 Edgewood is 114%, while the average FAR for homes abutting the mid-block open space is 64.5%. 278 Edgewood and 1567 Willard are not included due to their large, atypical lot size.

More immediately, the sheer mass of the project would dwarf our home. The rear extension would box-in our property and substantially cut us off from the mid-block open space, destroying our visual access to Sutro forest. Furthermore, the 18 inch increase in elevation combined with the rear deck would provide direct views into our bedroom and family room. This harm would be compounded by the solid parapet wall which would substantially impair ambient light, and cast our first floor and much of our second floor in shadow.

In the spirit of the Residential Design Guidelines, we proposed three changes to the project that would address the adverse impact of the project. First, reduce the depth of the first floor of the addition by 7 feet to 11 feet so that it does not extend into the mid-block open space more than other houses on the block. Second, reduce the height of the first floor by 18 inches and replacement of the two and a half foot solid parapet around

the deck on the first floor with a metal railing to allow for more light and privacy. Third, scale back the second and third floor additions so that they do not extend beyond the rear walls of the adjacent houses, thus restoring access to the mid-block open space.

The depth, height, and side setbacks for the addition triggered an RDT review. After completing the review, the Residential Design Team found the plans flawed and presented the project sponsors with two options. The first option was to modify the plans to “provide a 5'-0" side setback along the north side of the one-story rear addition.” The second option was to “reduce the height of the one-story rear addition to 10'- 0", max. (RDG, pg. 16, 25-26).” (Report from the Residential Design Team Review dated 10/28/10).

Despite repeated attempts on our part to negotiate a workable solution including a Community Boards mediation, which was held on January 7th, the project sponsors have rejected compromise in favor of expanding the scope of the project. Since the Discretionary Review applications were filed, the project sponsors filed revised plans on February 11 that made substantial changes to the proposed plans and which retain, and in some cases increase, the problematic features of the original plans. On February 18, at the eleventh-hour, they also filed an application for a variance that worsens the impact of the project on its neighbors.

The revised plan actually *increase* the height of rear extension by 3 feet, compounding its impact on our house. The variance application facilitates that 3-foot increase by raising the entire house by 18 inches, which increases its noncompliance with the side yard requirements in this RH-1(D) district, and which would allow the installation of a nonconforming fireplace and chimney encroaching into the required side yard.

Though the project sponsors propose an additional 2 foot setback in the new plans along the north side of the property and metal railings for the first floor deck, the net result of the increase in elevation is to block even more light and air to our house than was proposed in the original plans submitted for DR. Likewise, the additional height will further block visual access to the mid-block open space, increasing the sensation of being boxed-in, and continue to provide views from their decks into our family room. The increase in height and encroachment into the side yard makes the house even more out of scale with adjacent homes and ignores the neighborhood context.

In light of the new plans and in the spirit of compromise we request the following modifications to the project as proposed in the new plans:

- First, reduce the depth of the rear yard extension on the first floor by seven and a half feet which is the average depth of the two adjacent homes (see diagram). Reduce the depth of rear yard extension on the second and third floors by five feet. These suggested changes will mitigate the impact of the addition on the visual access to the mid-block open space.

- Second, reduce the height of the present first floor plans by 18 inches, the increase requested in the variance application. This will conform the mass of the project to make it compatible with the neighborhood and provide substantially more air and light access for our family.
- Third, move the circular stairwell from the northeast corner of the deck to the rear of the deck on the south side. This will help reduce the impact of the project on our privacy while still allowing full use of the stairway. We also ask that the project retain the metal railings on the first floor deck in place of the solid parapet wall.



AERIAL VIEW OF MID BLOCK OPEN SPACE INDICATING 25% & 45% REAR YARD SETBACK
NOT TO SCALE

EXHIBIT A

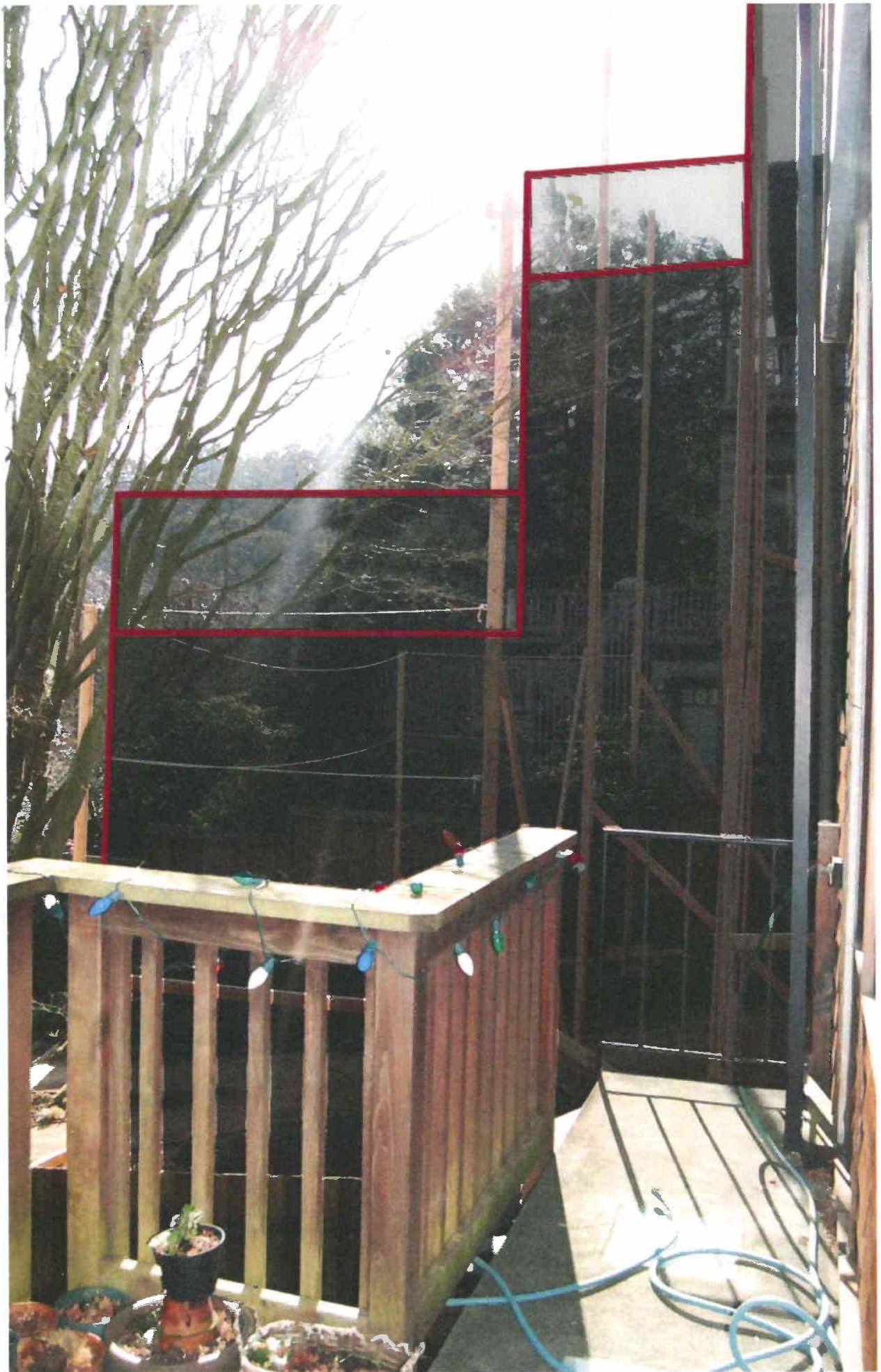


EXHIBIT B



EXHIBIT C



EXHIBIT D



EXHIBIT E

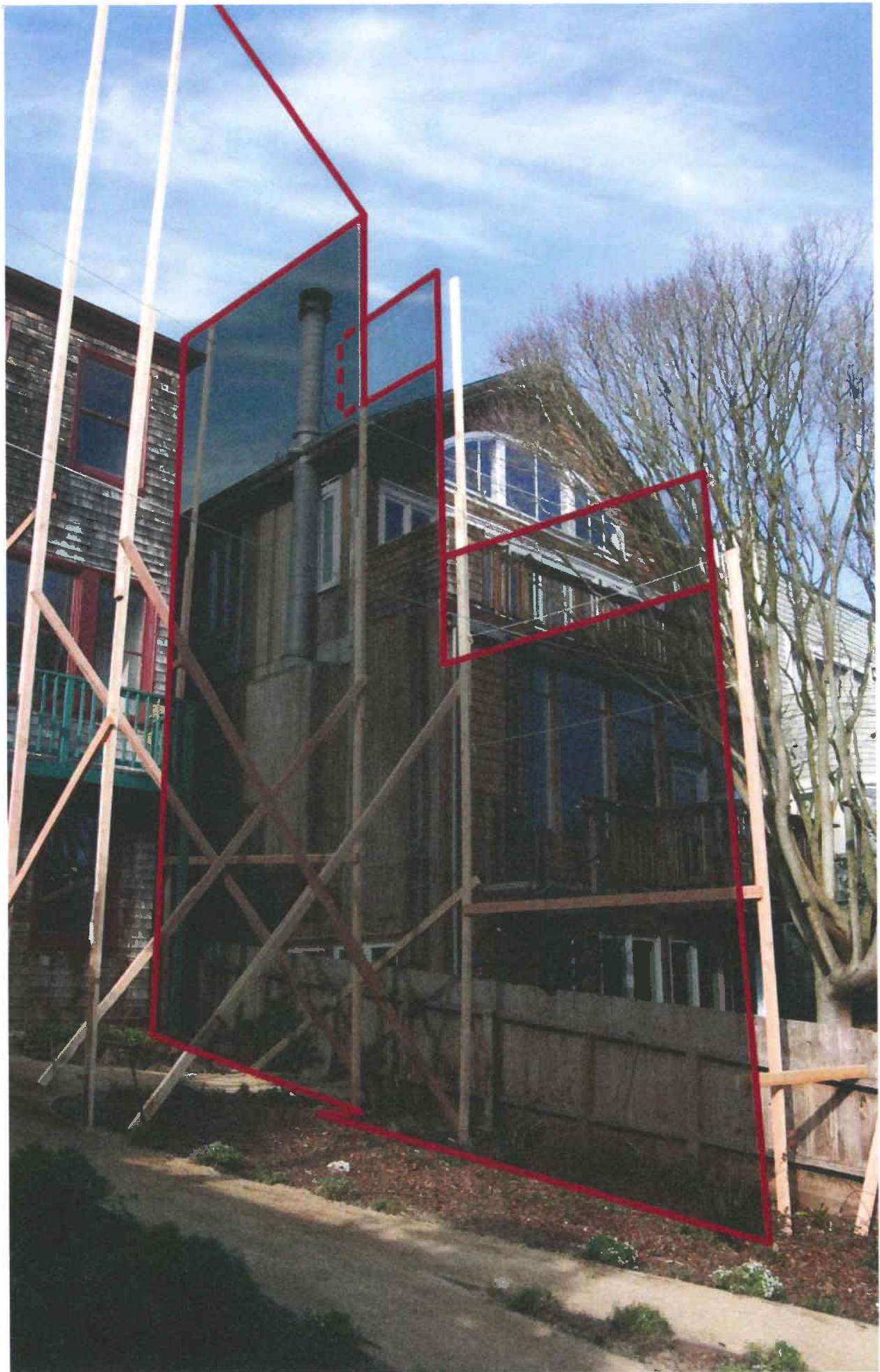


EXHIBIT F

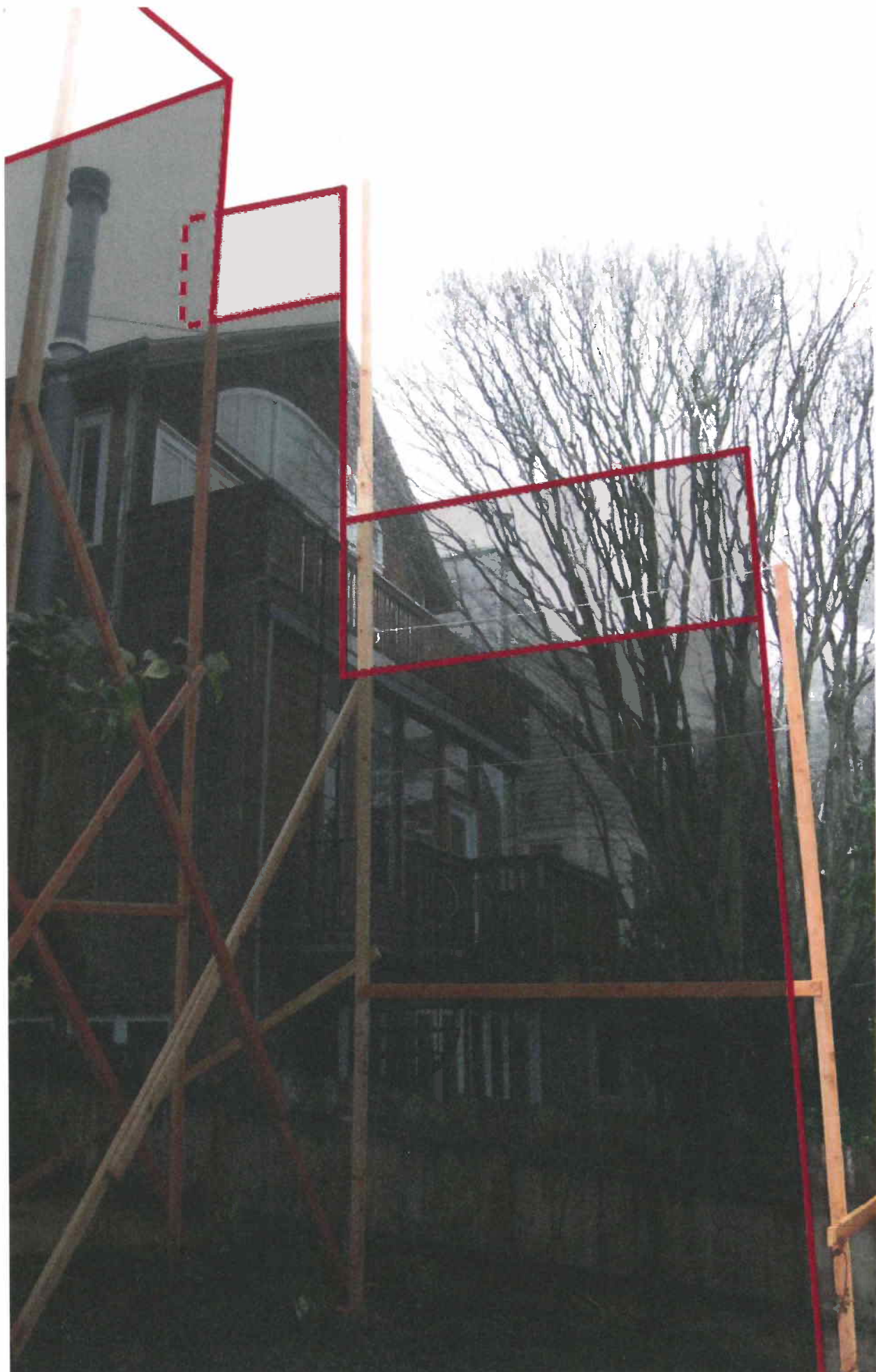


EXHIBIT G



EXHIBIT H

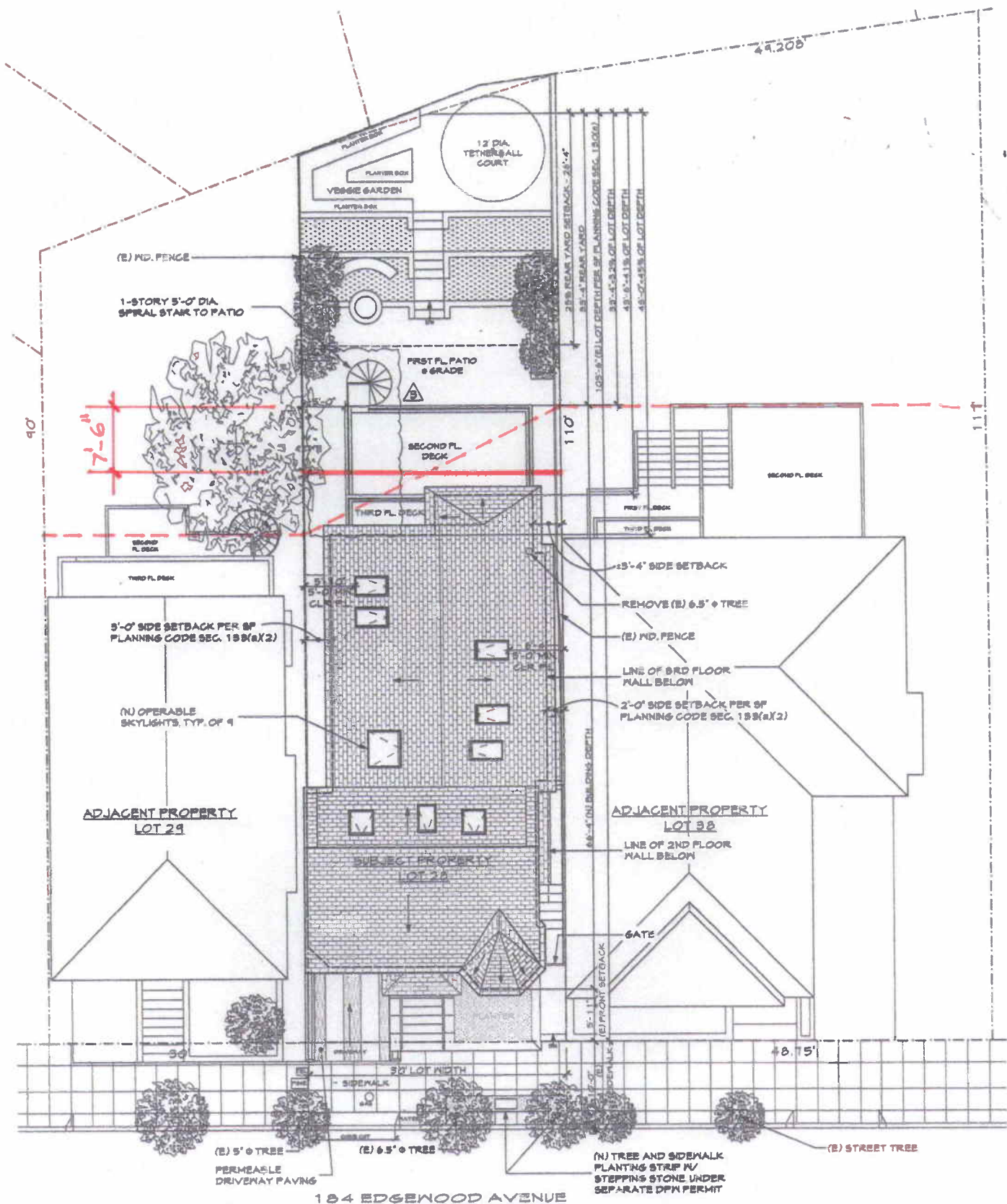


EXHIBIT I

SUPPLEMENT TO INDEX OF ADDITIONAL DOCUMENTS IN SUPPORT OF DR
APPLICATION

EXHIBITS

Exhibit J: Drawing Showing the Average Rear Wall Depth of Adjacent Lots for 184 Edgewood Avenue



• RED LINE INDICATES AVERAGE OF ADJACENT PROPERTIES
PROPOSED SITE PLAN

Nina Srejovic and John de Benedetti
36 Woodland Avenue
San Francisco, CA 94117

RESPONSE TO DISCRETIONARY REVIEW APPLICATIONS

Case No.: 2011.0088D
Building Permit No.: 2010.0810.9020
Address: 184 Edgewood Avenue

March 2, 2011

President Christina Olague
San Francisco Planning Commission
1650 Mission St., 4th Floor
San Francisco, CA 94103

Dear President Olague and Honorable Planning Commissioners:

We respectfully request that the Commission take Discretionary Review of our project at 184 Edgewood and approve the project with the proposed modifications as shown in the attached Revision #3 of the project plans. The existing house at 184 Edgewood is in disrepair and in need of renovation.

Our design includes:

- adding a rear addition,
- replacing inoperable windows and doors with energy efficient elements,
- removing a broken glass roof,
- seismic retrofitting,
- updating old plumbing and electrical systems,
- replacing a rotting front porch,
- enhancing front setback landscaping,

- making ceiling heights code compliant, and
- making an unusable garage and driveway functional.

Our Family

We are a family of four plus one dog. John works in San Francisco and Alameda at California Center for Sleep Disorders, a clinic that diagnoses sleep disorders. John has been blind since childhood. Nina works from our home doing volunteer work for our children's school and other organizations. We have two daughters, Natalie who is 14 and Grace who is 11.

Our Home

We have lived two blocks from 184 Edgewood on Woodland Avenue for 14 years. When we purchased our home on Woodland, we renovated it to install heating, retrofit the foundation, modernize the plumbing and electricity, replace an old wooden garage floor, and add an addition. Since that time, our family has grown and our needs have changed. However, we have always wanted to stay in the neighborhood. A year and a half ago, despite our reluctance to further alter a house that already had been updated, we filed a permit application to remodel our current home again to add the extra space we needed.

Simultaneously with the approval of our planning application on Woodland, we learned that the house at 184 Edgewood would be for sale. We decided to purchase and renovate this house instead. Our new home at 184

Edgewood is a better candidate for renovation for several reasons: 1) the house is in disrepair and needs TLC, 2) we are able to meet the needs of our family in a smaller house than the house approved on Woodland, and 3) and we are able to meet the needs of our family without adding a vertical addition, thereby preserving the façade of the house in the historical setting we so much appreciate.

Because we had just finished submitting a planning application for approval, we carefully considered what the planning code would allow us to change when we decided to make 184 Edgewood our new home. We also carefully studied the houses nearby and chose to work with an architect that had just completed a large project next door. We determined that we could create a home meeting our needs that would be in character with the other houses in the neighborhood.

Our Home will be in Character with Other Houses in the Neighborhood

The DR requestors repeatedly assert that the size of our project is out of scale for the neighborhood. But saying it over and over again does not make it true. The fact is that our home will be within the normal range of other houses in the neighborhood. Many houses in the neighborhood are larger, extend farther into the rear yard, and leave a lower percentage of rear yard than our design. Indeed:

- at least one DR requestor has a house that is larger than our design,
- at least one DR requestor has a house that extends farther into the rear yard than our design, and

- at least one DR requestor has a house with a lower percentage of rear yard than our proposed design.

We minimized any alterations to the front façade of our home to comply with the standards of a potential Edgewood Avenue historic district. We complied with all recommendations of the Preservation staff after our pre-application meeting. We changed the front stair material from stone to brick. We retained the shingle cladding at the base of the house instead of adding painted clapboard. We modified the entry stairs, and we eliminated a proposed ornamental window.

Our Design is Respectful of our Neighbors.

Our adjacent neighbors, both of whom are DR requestors, have expanded their homes so that they currently extend far beyond the rear of our house. Because they have become accustomed to this situation, any alteration to our house will unavoidably affect them. However we have been mindful of that, and we have carefully designed our house to minimize the effect on our neighbors. Our architects designed the slanted roofline of our house to minimize the effect on the neighbors while providing a functional house for the unique needs of our family. The house is articulated at the rear and has increased side yard set backs at the rear. The side of the house closer to the Robertsons, our downhill neighbor, was designed to be more open to minimize the impact on them.

Neighborhood Outreach

From our initial design for 184 Edgewood, we have cooperated with our neighbors to minimize the effect of our project on their property. First, and most importantly, we designed a home that is in character with and of a similar scope as our neighbors' homes. Despite the recommendations of others, we did not start out with the maximum size building allowed under the code as a bargaining tool expecting that we would be "negotiated down." We hope that the Commission will recognize our efforts to design a reasonable project.

We met with our adjacent neighbors individually to review our design. In response to the Jones', our southerly neighbor's, desire to preserve the view out of their side windows, we reduced the depth of the two upper floors and notched the south wall at the rear before submitting our application to the Planning Department.

We initiated several meetings with our northerly neighbor, the Robertsons, which unfortunately were not as productive. Their biggest concern expressed is their view to the side out of their second story rear windows over our rear yard. In response we offered to lower the height of our first floor ceiling and second floor deck, despite the fact that the modification would result in stairs that are difficult for John to navigate because he is blind.

They did not respond to this offer. Instead, they filed a letter with the Planning Department detailing their objections. Finally, when asked again by email, they said that the offer had not changed their position that they

would only be satisfied with a 10-11 foot reduction in the depth of the first floor. Despite the Robertsons' response, we revised the plans to lower the level of the first floor ceiling and second floor deck hoping to come a resolution.

We continued to meet with our neighbors to attempt to work out our issues.¹

- At their request we presented our project to a meeting of the Edgewood Neighborhood Association.
- We provided them with computer studies showing the minimal effect our project will have on their sunlight.
- We further reduced the depth of the master bathroom.
- We reduced the raising of the house.
- We moved a deck from the north side of the building.
- We erected story poles to model our addition.
- We provided them full-scale drawings at their request.
- We attended mediation at Community Boards.

As shown in their Request for Discretionary Review, our neighbors to the north simply continue to ask for an 11-foot reduction in the depth of the first floor and the introduction of stairs down to a lowered first floor addition at the rear of the house.

In a further attempt to come to an agreement with our neighbors, we have offered to:

¹ In addition to the pre-application meeting and general neighborhood meeting, we met with our two adjacent neighbors. No other neighbor has approached us to express opposition to the project. We have never been contacted by Deborah and Joel Skidmore or by Susan Dinsmore and Patrick Scannon (the other two DR requestors).

- reduce the width of the upper level deck to address the Robertsons' privacy concern,
- notch the north wall to provide for a five feet side setback at the single story extension to provide more space between our house and the Robertsons' property,
- put translucent glass in a window on the south wall across from the Jones's translucent bathroom window, and
- provide more open railings on the decks to provide a better view for the Robertsons.

These changes are shown in the attached Rev. #3. Although we originally chose to lower the level of the deck in response to the neighbors' concerns, upon further study and modeling, John has determined that it is necessary to maintain the floor of the deck level with the floor of the house in order to provide safe uninterrupted passage throughout the main living level of the house.

The Personal Requirements Of Our Family

While we are willing to make the changes shown in Rev. #3, we do have certain space and personal requirements that prevent us from making the further changes in the DR requests. We would like to provide our children with a family room in which to play. Rev. #3 already reduces the size of this room to accommodate the Robertsons' concerns. We also need a guest room for our extended family that visits from across the country and overseas.

John is blind and needs certain accommodations that are not obvious to persons unaccustomed to living without sight.

- John has an assistant that reads his mail, does paperwork, and helps him with other daily activities. Our family needs an office space away from the main living area for his assistant to work.
- In order for John to function as normally as possible in his home, the house must be designed to avoid steps or unnecessary changes in grade. Walkways must be slightly wider and free from unnecessary turns.
- A separate closet allows John to organize his belongings so that he can find them again without others moving them.
- Our family also needs to be able to park our car in a garage. Something as trivial as getting a forgotten object out of the back of the car is easy for John if he knows where the car is, but becomes impossible if the car is parked somewhere out on the street instead of in the garage.

We have sincerely sought to accommodate our neighbors' requests for modification of our design. We have made many changes after meeting repeatedly with them. However, we also have had to consider the needs of our family and John's individual need for accessible living in our home. We ask the Commissioners to please recognize our good faith efforts to compromise with our neighbors and allow us to move forward to build a home that our family can live in comfortably and productively.

Sincerely,

Nina Srejavic and John de Benedetti

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

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

<u>Number of</u>	<u>Existing</u>	<u>Proposed</u>
Dwelling units (only one kitchen per unit –additional kitchens count as additional units)	<u>1</u>	<u>1</u>
Occupied stories (all levels with habitable rooms) ...	<u>3</u>	<u>3</u>
Basement levels (may include garage or windowless storage rooms)	<u>0</u>	<u>0</u>
Parking spaces (Off-Street)	<u>0</u>	<u>1</u>
Bedrooms	<u>4</u>	<u>4</u>
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas....	<u>2139</u>	<u>3445</u>
Height	<u>28' 7"</u>	<u>31' 9"</u>
Building Depth	<u>40' 2"</u>	<u>66' 4"</u>
Most recent rent received (if any)	<u>NA</u>	<u>NA</u>
Projected rents after completion of project	<u>NA</u>	<u>NA</u>
Current value of property	<u>2,000,000</u>	<u>-</u>
Projected value (sale price) after completion of project (if known)	<u>—</u>	<u>—</u>

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

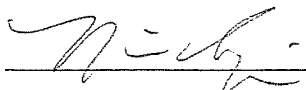

3/2/11
Nina Srejavic
 Signature Date Name (please print)

TABLE OF ATTACHMENTS

- 1 AMERICANS WITH DISABILITIES ACT REQUEST FOR ACCOMMODATION LETTER
- 2 SITE PERMIT SET DRAWINGS
REVISION #3
- 3 SITE PERMIT SET DRAWINGS
REVISION #2 - REVISION #3 COMPARRISON
- 4 GARAGE SECTION ILLUSTRATION
- 5 PROJECT RENDERINGS
- 6 ADJACENT BUILDINGS GROSS SQUARE FOOTAGE ALONG BLOCK FACE

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www.quickdrawsf.com

President Christina Olague
San Francisco Planning Commission
1650 Mission St., 4th Floor
San Francisco, CA 94103

Re: **Americans with Disabilities Act Request for Accommodation**
184 Edgewood Avenue; Building Permit Application Number 2010.08.18.9020
Request for Discretionary Review 2011.0088D

Dear President Olague and Honorable Planning Commissioners:

On behalf of Mr. John deBenedetti and his family, we request accommodation under A.D.A. by the Planning Commission in review of the subject building permit application.

Title II Of the Americans with Disabilities Act provides comprehensive civil rights protection for “qualified individuals with disabilities”. An individual with a disability is defined as a person who has a physical or mental impairment that substantially limits a “major life activity”. As a public entity covered by Title II of the Americans with Disabilities Act, the San Francisco Planning Commission is required to recognize Mr. deBenedetti’s disability as qualification for accommodation.

Mr. deBenedetti is blind and has been since childhood. He uses a white cane to walk and relies upon adaptive technologies to manage his day-to-day functions.

All of the design modifications recommended by the Residential Design Team, the Historic Review Team, and our staff planner, have been incorporated into this application. Our plans as revised on February 11, 2011 comply with the recommendations of the Residential Design Team, provide modifications in response to the requests for Discretionary Review, but primarily serve the needs for accessible living of Mr. deBenedetti and his family.

The proposed alteration and expansion of the deBenedetti home is, as verified by the Planning Staff Case Report, in compliance with San Francisco Planning Code. Disapproval of this application by the Planning Commission would be a contradiction of the requirements of Title II of the Americans with Disabilities Act and would be an inappropriate exercise of Discretionary Review. Please support staff recommendations and grant this permit without further delay.

Respectfully Submitted,

Jeremy Paul

cc. Susan Mizner, Mayors office on Disability
John Rahaim, Director, SF Planning Department
Kate Stacey, Deputy City Attorney
Shelley Caltagirone, Planning Staff

SCOPE OF WORK

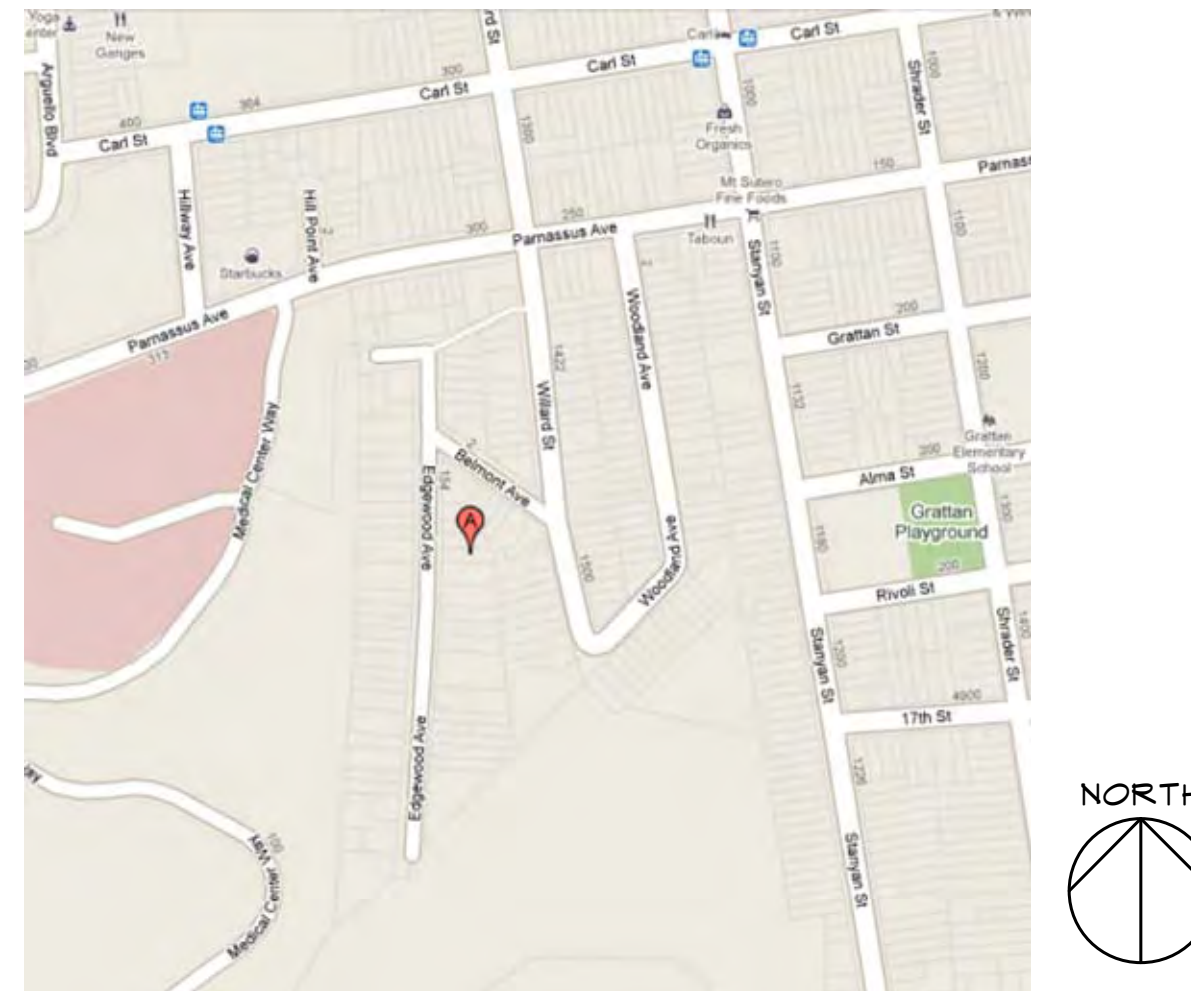
1. RAISE/LIFT EXISTING UPPER 2-STORIES OF EXISTING 2732 SQ. FT. 3-STORY HOME BY +/- 1'-6" AND RAISE GARAGE LEVEL BY +/- 1'-0".
2. CONSTRUCT 1304 SQ. FT. 3-STORY REAR ADDITION WITH 312 SQ. FT. 2ND FLOOR ROOF DECK AND ON-GRADE PATIO.
3. PROVIDE FULL SEISMIC UPGRADE OF STRUCTURE
4. PROVIDE NEW INTERIOR PARTITIONS PER PLANS AND FINISHES THROUGHOUT.
5. REBUILD EXISTING FRONT ENTRY STEPS & PLANTER WALLS. RE-SLOPE DRIVEWAY.
6. PROVIDE NEW WINDOWS (IN-KIND AT EXISTING LOCATIONS TO REMAIN) AND RE-SHINGLE HOUSE.
7. PROVIDE NEW MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS THROUGHOUT.

PROJECT GROSS SQUARE FOOTAGE CALCULATIONS

GROSS SQUARE FOOTAGE	EXISTING USES	EXISTING USES TO BE RETAINED	NET NEW CONSTRUCTION	PROJECT TOTALS
RESIDENTIAL*	2139 SF	2139 SF	1304 SF	3443 SF
PARKING	350 SF	350 SF	0 SF	350 SF
STORAGE/LOFT/MECHANICAL	243 SF	243 SF	143 SF	386 SF
DECKS	36 SF	0 SF	312 SF	312 SF

*INCLUDES STAIR AREA COUNTED HALF VALUE AT EACH FLOOR

VICINITY MAP



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 Dennis Budd, AIA, Project Architect
 Email: DGast@GastArchitects.com
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DRAWING INDEX

ARCHITECTURAL

- A0.0 COVER SHEET
- A1.0 EXISTING AND PROPOSED SITE PLAN
- A2.0 FIRST FLOOR PLANS
- A2.1 SECOND FLOOR PLAN
- A2.2 THIRD FLOOR PLANS
- A2.3 LOFT AND ROOF PLANS
- A3.0 EXISTING EXTERIOR ELEVATIONS
- A3.1 PROPOSED ELEVATIONS
- A3.2 PROPOSED ELEVATIONS
- A3.3 PROPOSED BUILDING SECTIONS

SYMBOLS

REFERENCE SYMBOLS

- DEMO WALL
- EXISTING WALL
- NEW WALL
- - - HIDDEN EDGE, ABOVE OR BEYOND
- - - HIDDEN EDGE, BELOW OR BEHIND
- 23 DOOR SYMBOL
- 12 WINDOW SYMBOL
- 12 SKYLIGHT SYMBOL
- 12 WALL TYPE
- A GRID OR REFERENCE LINE
- 3 BUILDING OR WALL SECTION NO. OVER SHEET NO.
- 3 DETAIL NO. OVER SHEET NO.
- 3 ELEVATION NO. OVER SHEET NO.
- 3 ROOM NO. OVER SHEET NO.
- LEVEL LINE OR DATUM
- SPOT ELEVATION (N)
- PROPERTY LINE
- NEW OR FINISHED CONTOURS
- EXISTING CONTOURS

ELECTRICAL/MECHANICAL SYMBOLS

- SINGLE ELECTRICAL OUTLET, DIRECT WIRED
- DUPLEX OUTLET
- FOURPLEX OUTLET
- ELECTRICAL OUTLET, HALF-SWITCHED
- ELECTRICAL OUTLET, FULLY SWITCHED
- P ELECTRICAL OUTLET FOR PICTURE LIGHT
- 240V ELECTRICAL OUTLET
- FLUSH FLOOR MOUNTED OUTLET
- GFI GROUND FAULT INTERRUPT
- JUNCTION BOX
- SD SMOKE DETECTOR
- HD HEAT DETECTOR
- +
- +
- DRY STANDPIPE
- ST STRUCTURED CABLE
- C COMPUTER OUTLET
- DB DOOR BELL BUTTON
- DC DOOR CHIME
- GD GARAGE DOOR OPENER SWITCH
- INTERCOM STATION
- KP ALARM KEYPAD
- MD MOTION DETECTOR
- SP SPEAKER OUTLET
- SC SCENE CONTROL MASTER UNIT
- N SCENE CONTROL REMOTE WALL STATION
- SU STEAM UNIT CONTROL PANEL
- PLUG MOLD
- TV CABLE TV OUTLET
- TELEPHONE
- C COLD WATER CONNECTION
- H HOT WATER CONNECTION
- V CENTRAL VACUUM
- G GAS OUTLET
- HB HOSE BIB
- FD FLOOR DRAIN
- DS DOWNSPOUT
- T THERMOSTAT
- SA REGISTER AT WALL OR TOE SPACE
- SA REGISTER AT FLOOR
- SA REGISTER AT CEILING
- RA GRILL AT WALL
- RA GRILL AT FLOOR
- RA GRILL AT CEILING
- EXHAUST FAN
- EXHAUST FAN/ LIGHT UNIT
- CEILING FAN

ELECTRICAL/MECHANICAL SYMBOLS

- SURFACE CEILING LIGHT FIXTURE
- RECESSED DIRECTIONAL LIGHT FIXTURE
- RECESSED CEILING LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- MD MOTION DETECTOR & PHOTOCONTROL LIGHT FIXTURE
- RECESSED WALL LIGHT FIXTURE
- FLUOR EXPOSED STRIP LIGHT FIXTURE
- CONCEALED STRIP LIGHT FIXTURE
- TRACK AND STRIP LIGHT FIXTURES
- ELECTRICAL SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIMMER SWITCH
- FULL SWITCH
- MANUAL-ON OCCUPANCY SENSOR SWITCH

ABBREVIATIONS

- AT CENTERLINE
- DIAMETER
- ABV ABOVE
- AD. AREA DRAIN
- ADJ. ADJUSTABLE
- AFF. ABOVE FINISH FLOOR
- APPROX. APPROXIMATE
- ARCH. ARCHITECTURAL
- ASPH. ASPHALT
- BLDG. BUILDING
- BLKG. BLOCKING
- BUR. BUILT-UP ROOFING
- CEILING HEIGHT
- CONTROL JOINT
- CLR. CLEAR
- CONT. CONTINUOUS
- CTR. CENTER
- DRYER
- DOUBLE
- DET. DETAIL
- D.F. DOUGLAS FIR
- DIA. DIAMETER
- DIM. DIMENSION
- DISP. DISPOSER
- DN. DOWN
- DR. DOWN SPOUT
- D.S. DISHWASHER
- D.M. DRAWING
- DWR. DRAWER
- E EAST
- (E) EXISTING
- EA. EACH
- EL. ELEVATION
- ELEC. ELECTRICAL
- EQ. EQUAL
- EXT. EXTERIOR
- F.D. FLOOR DRAIN
- FDN. FOUNDATION
- FIN. FINISH
- FL. FLOOR
- F.O. FACE OF
- F.O.F. FACE OF FINISH
- F.O.S. FACE OF STUD
- F.S.M.F. FLEXIBLE SHEET MEMBRANE FLASHING
- FEET
- FTG. FOOTING
- GA. GALVANIZED
- GYP. BD. GYPSUM BOARD
- H. HIGH
- H.B. HOSE BIB
- HDR. HEADER
- HDWR. HARDWARE
- HORIZ. HORIZONTAL
- HT. HEIGHT
- I.D. INSIDE DIAMETER
- I.G. INSULATED GLASS
- INSUL. INSULATION
- INT. INTERIOR
- JOINT
- LAV. LAVATORY
- LT. LIGHT
- M. MAXIMUM
- MECH. MECHANICAL
- MFR. MANUFACTURER
- MIN. MINIMUM
- MISC. MISCELLANEOUS
- (N) NEW
- N.I.C. NOT IN CONTRACT
- NO. NUMBER
- NOM. NOMINAL
- N.T.S. NOT TO SCALE
- O.C. ON CENTER
- O.H. OVERHANG
- OPNS. OPENING
- OPP. OPPOSITE
- O.V. OVER
- PL. PROPERTY LINE
- PL. PLATE
- PLAM. PLASTIC LAMINATE
- PLYND. PLYWOOD
- P.T. PRESSURE TREATED
- PTD. PAINTED
- (R) RELOCATED
- R. RISE, RISER
- R.A. RETURN AIR
- REF. REFRIGERATOR
- REG. REGISTER
- REINF. REINFORCED
- REQ. REQUIRED
- RM. ROOM
- R.O. ROUGH OPENING
- RDWD. REDWOOD
- S. SOUTH
- S.C. SOLID CORE
- S.D. SMOKE DETECTOR
- SECT. SECTION
- SHT. SHEET
- SHEATH'G SHEATHING
- SIM. SIMILAR
- SPEC. SPECIFICATION
- SQ. SQUARE
- S.S.D. SEE STRUCT. DWGS.
- STD. STANDARD
- STL. STEEL
- STOR. STORAGE
- STRUCT. STRUCTURAL
- SUSP. SUSPENDED
- SYM. SYMBOL
- T. TREAD
- T.B. TONGUE AND GROOVE
- T&G TOP OF CURB
- T.O. TOP OF PLATE
- T.O.F. TOP OF WALL
- T.O.N. TOP OF WALL
- T.P.H. TOILET PAPER HOLDER
- TRSM. TRANSM
- T.V. TELEVISION
- TYP. TYPICAL
- U.O.N. UNLESS OTHERWISE NOTED
- V. VENT
- VERT. VERTICAL
- V.I.F. VERIFY IN FIELD
- V.G. VERTICAL GRAIN
- W. WEST
- W. WASHING MACHINE
- W. WITH
- W.C. WATER CLOSET(TOILET)
- WOOD
- W.H. WATER HEATER
- W/O. WITHOUT
- W.P. WATERPROOF, WORK
- POINT
- W.R. WATER RESISTANT
- YD. YARD

GENERAL NOTES

1. CODES: ALL WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF CURRENT APPLICABLE SAN FRANCISCO AND CALIFORNIA CODES, AND ALL OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS. SEE CODE EDITIONS ON THIS SHEET.
2. EXISTING CONDITIONS AND DIMENSIONS: CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS ON SITE. CALLED-OFF DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED-OFF DIMENSIONS. DIMENSIONS ARE TO FACE OF STUD OR CONCRETE WALLS, UNLESS OTHERWISE NOTED. DIMENSIONS IN SECTIONS AND ELEVATIONS ARE TO TOP OF PLATE OR TOP OF SUBPLATE UNLESS OTHERWISE NOTED.
3. PLANS & SPECIFICATIONS: THE PLANS AND SPECIFICATIONS SUPPLEMENT EACH OTHER. CONTRACTOR TO IMMEDIATELY REPORT ANY ERRORS, OMISSIONS, AMBIGUITIES OR CONFLICTS IN THE PLANS AND SPECIFICATIONS TO THE ARCHITECT, AND UNTIL THEY ARE RESOLVED, SHALL NOT PROCEED WITH THE AFFECTED WORK.
4. DETAILS: DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS SHALL APPLY IN SIMILAR CONDITIONS.
5. CONTRACTOR RESPONSIBILITY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES AND SEQUENCES OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL SAFETY PROGRAMS AND PROCEDURES DURING CONSTRUCTION, AND SHALL MAINTAIN THE SHORING AND BRACING UNTIL THE NEW PERMANENT STRUCTURE CAN PROVIDE ADEQUATE VERTICAL AND LATERAL SUPPORT.
6. INSTALLATION: ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS OR RECOMMENDATIONS, UNLESS AGREED TO OTHERWISE BY THE ARCHITECTS.

PLAN CHECK SUMMARY

BLOCK & LOT: 2642
 LOT SIZE: 028
 ZONING: RH-1(D)
 REAR YARD: 25% X 105'-6" (SEE NOTE BELOW) = 26'-4 1/2"
 SIDE YARDS: 3'-0" NORTH SIDE, 2'-0" SOUTH SIDE
 HEIGHT LIMIT: 40'-0"
 EXISTING OCCUPANCY: SINGLE FAMILY DWELLING
 PROPOSED OCCUPANCY: SINGLE FAMILY DWELLING
 CONSTRUCTION TYPE: TYPE V-B

*ADJUSTED LOT DEPTH PER AVERAGE OF SIDE LOT LINES, S.F.P.C. SECT. 134, INTERPRETATIONS

APPLICABLE CODES

- 2007 CALIFORNIA BUILDING CODE
- 2007 CALIFORNIA ELECTRICAL CODE
- 2007 CALIFORNIA MECHANICAL CODE
- 2007 CALIFORNIA PLUMBING CODE
- 2007 SAN FRANCISCO BUILDING, ELECTRICAL, MECHANICAL, PLUMBING AND PLUMBING CODE AMENDMENTS



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COVER SHEET

REVISIONS	BY
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SITE PERMIT REVISION #2	
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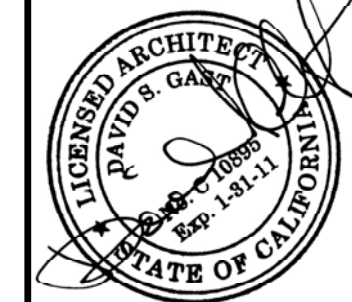
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EXISTING AND
PROPOSED SITE PLAN

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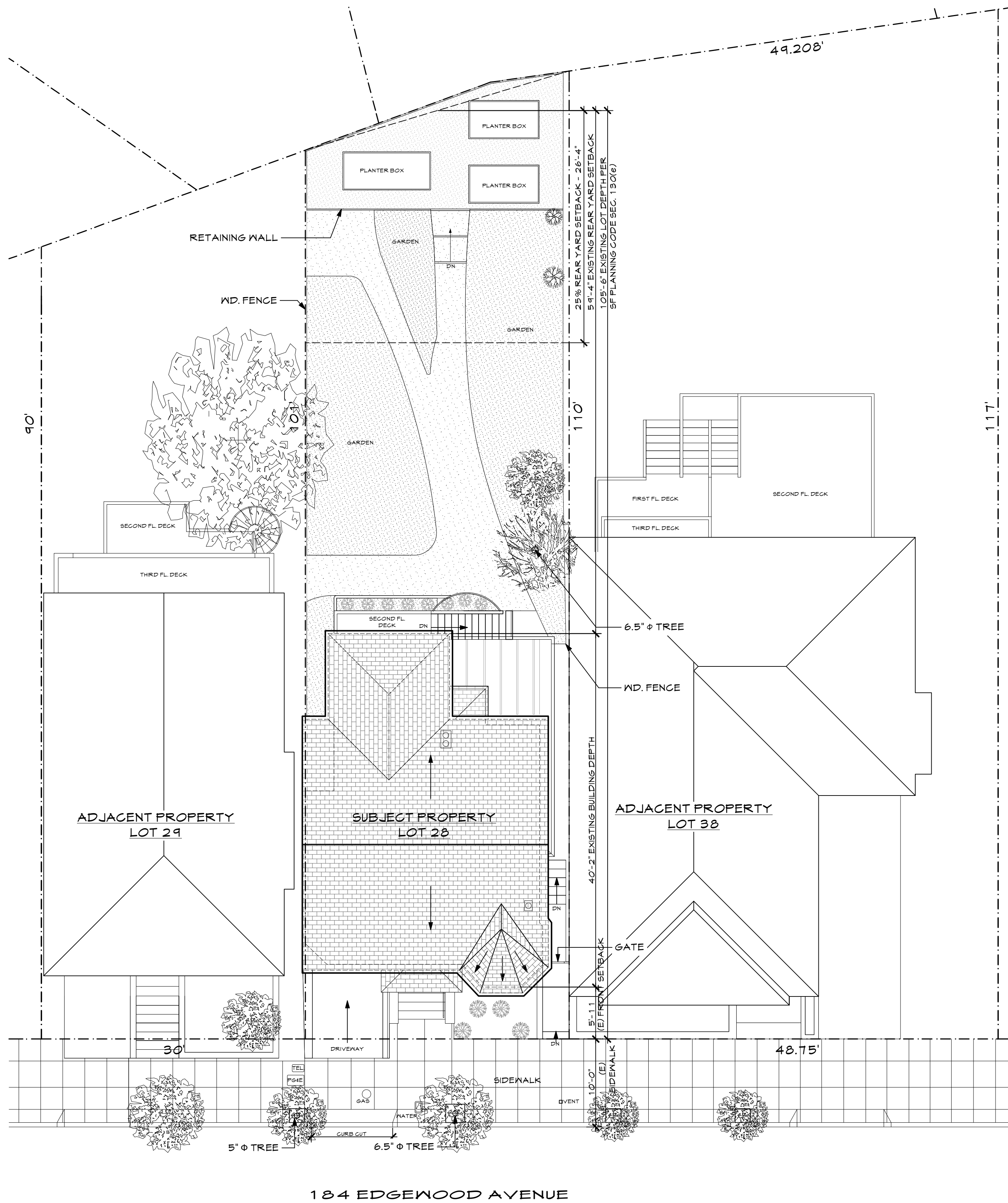
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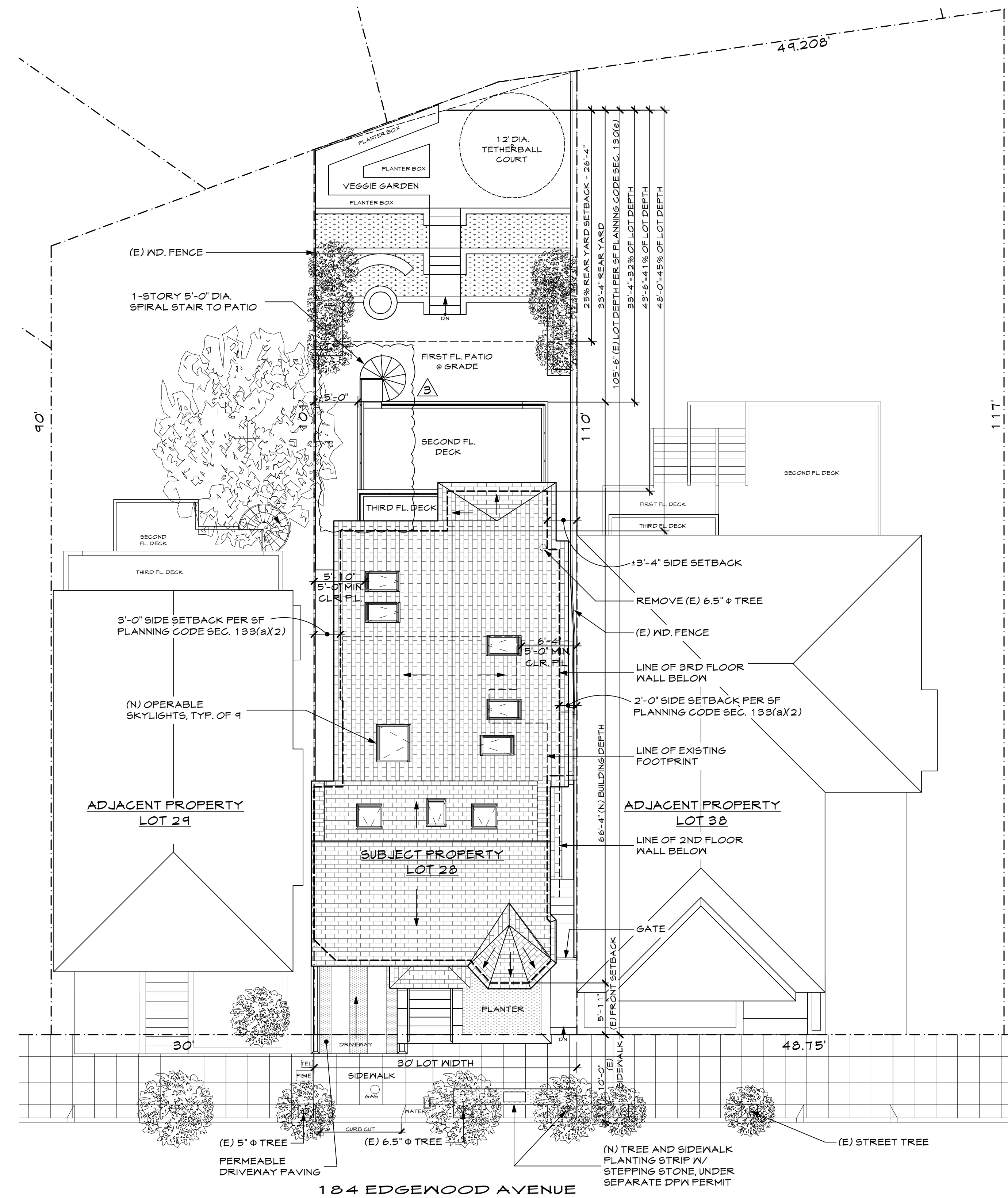
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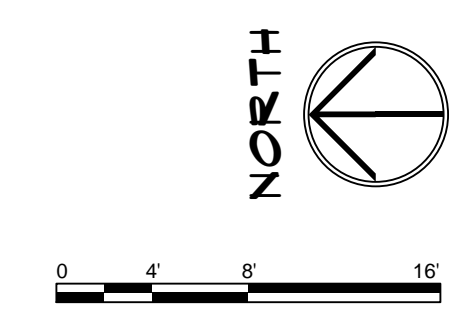
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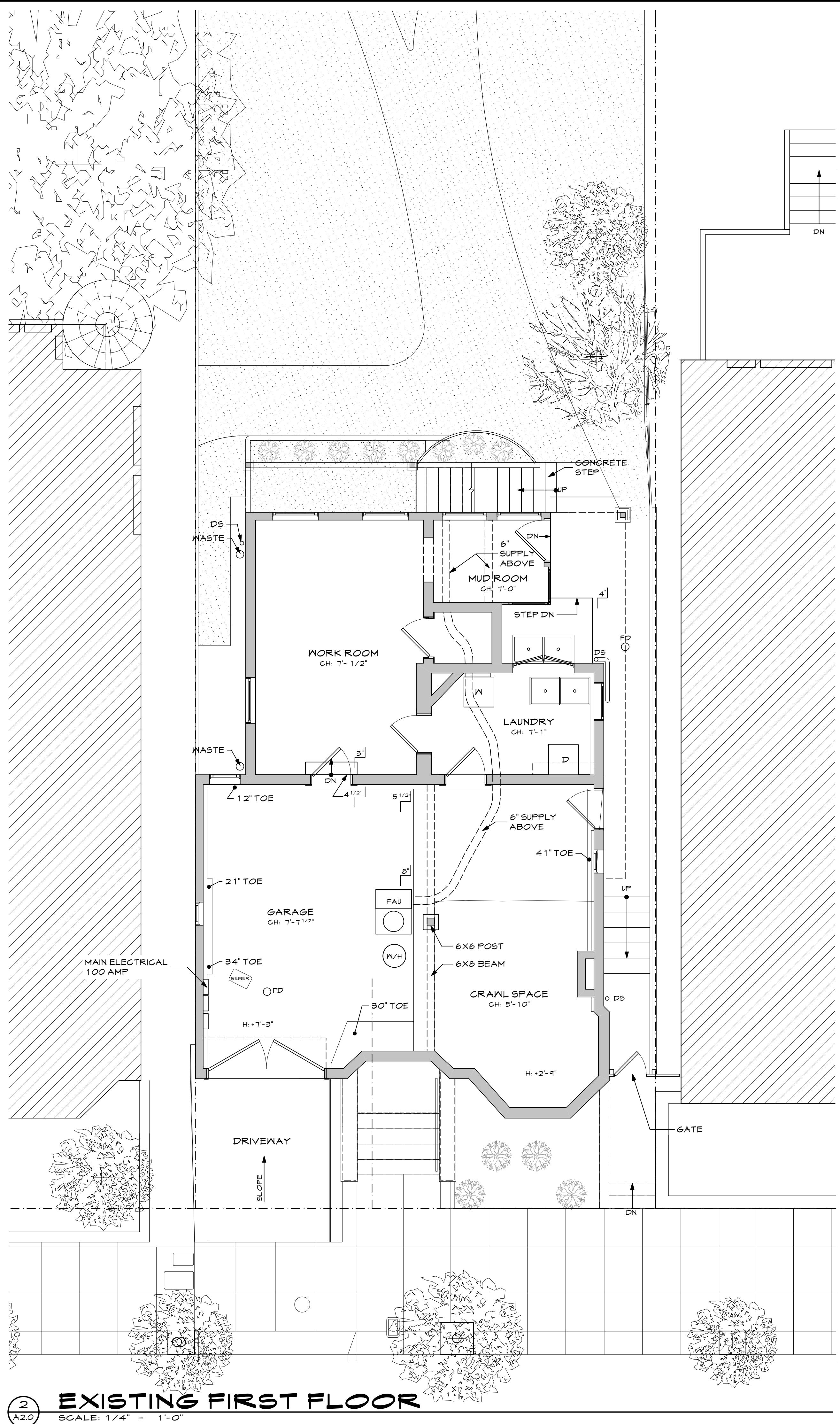


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SCALE: 1/8" = 1'-0"

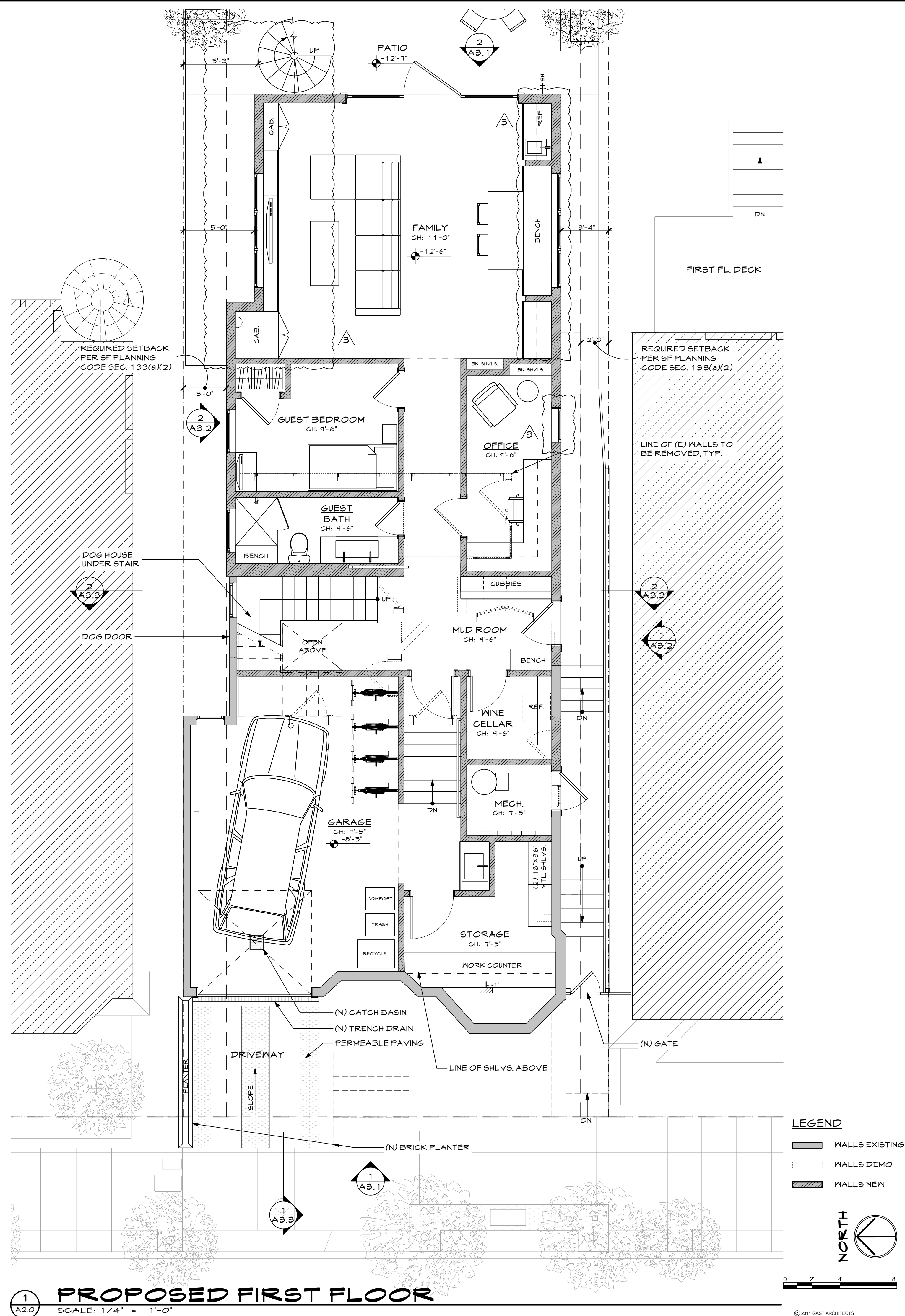


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 Sheet **A2.0**
 Of Sheets



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



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

LEGEND

- WALLS EXISTING
- WALLS DEMO
- WALLS NEW

NORTH

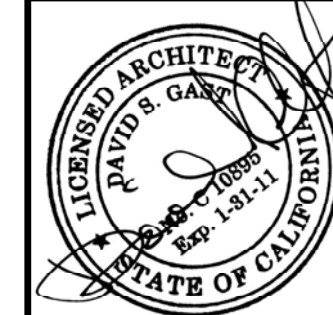
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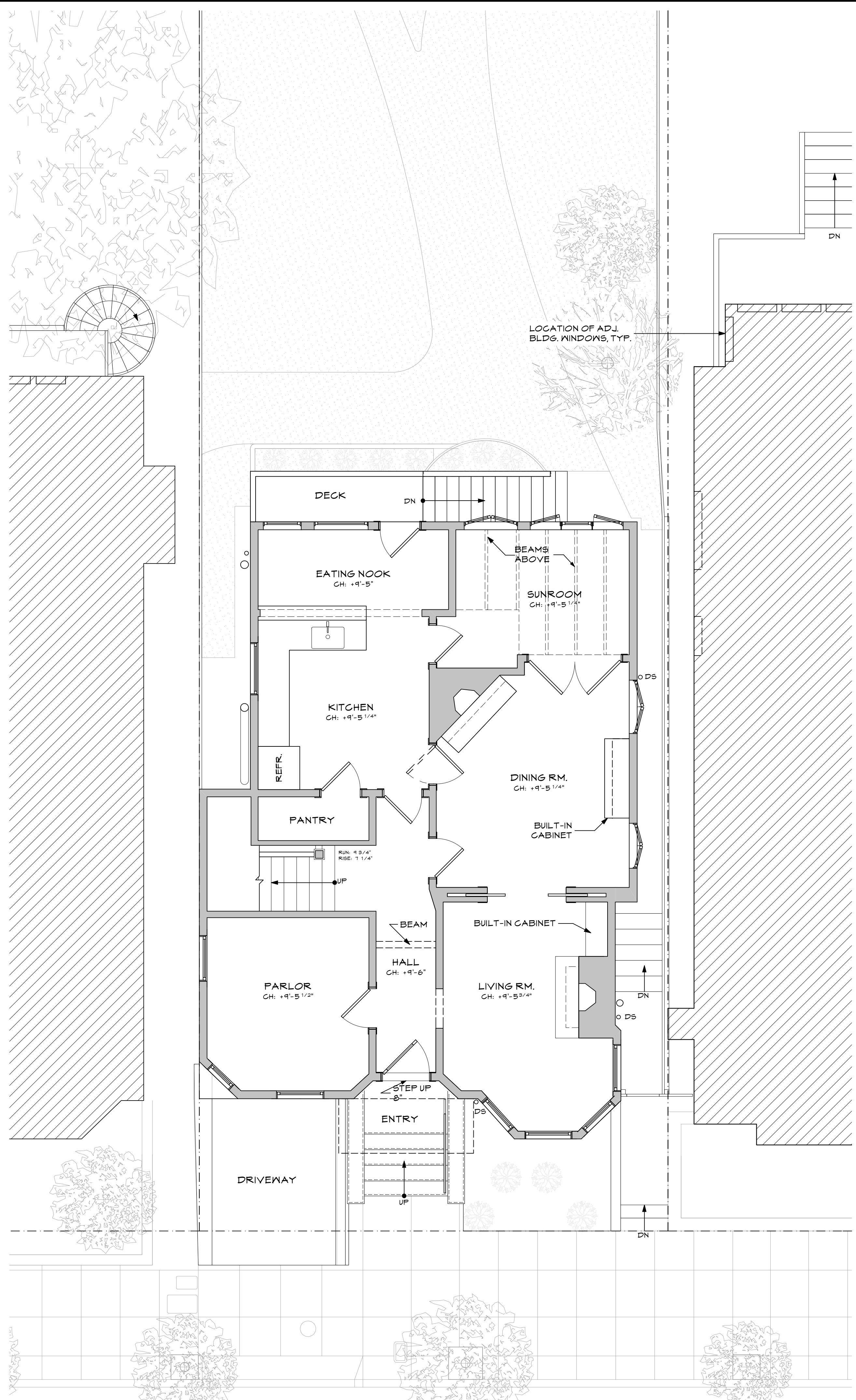
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SECOND FLOOR PLAN

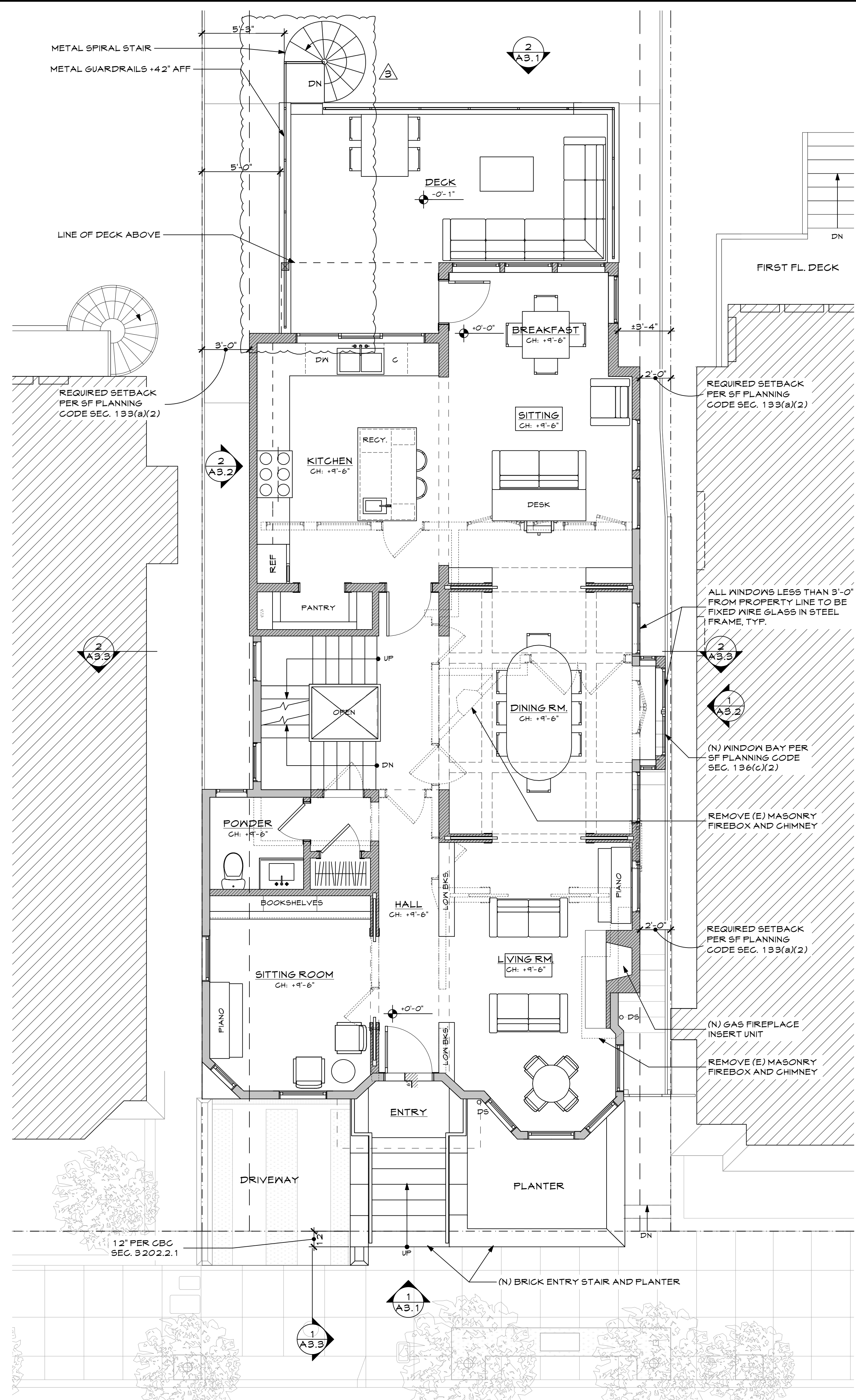
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Of 2 Sheets



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



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

LEGEND

- WALLS EXISTING
- WALLS DEMO
- WALLS NEW

NORTH

0 2 4 8

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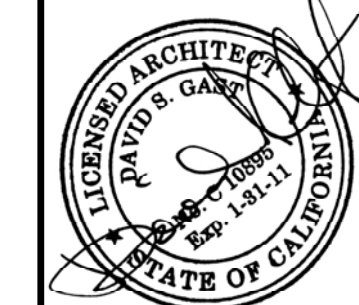
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PROPOSED ELEVATIONS



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



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

NOTE: 1) HOUSE RAISED 1'-6" ABOVE (E) FLOOR LEVEL
2) ADJACENT PROPERTY GRADE NOT VERIFIED



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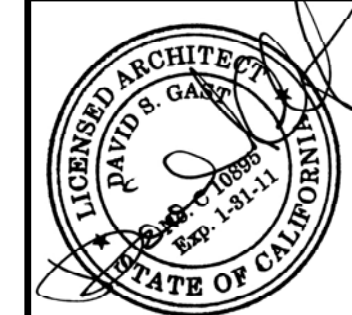
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PROPOSED ELEVATIONS

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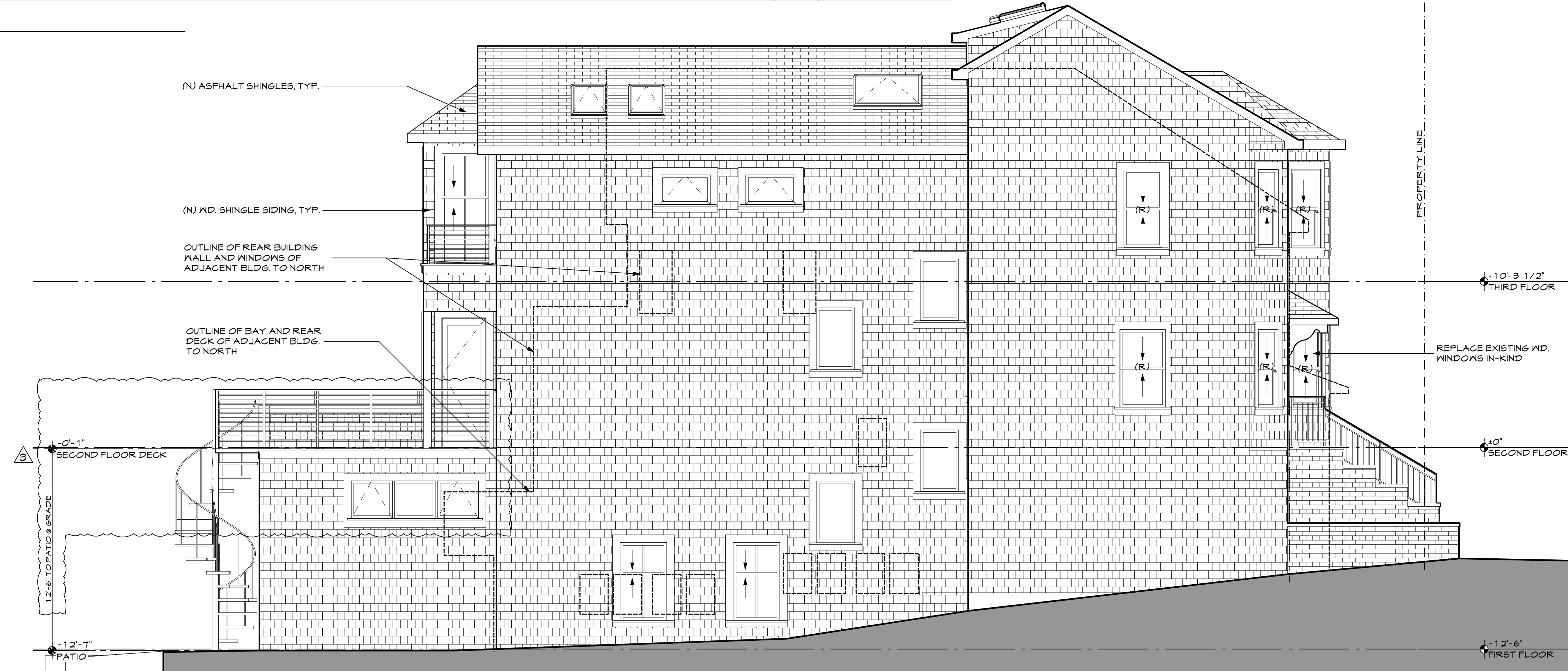
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NOTE: 1) ADJACENT NEIGHBOR WINDOW LOCATIONS ARE APPROXIMATE AND NOT VERIFIED

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



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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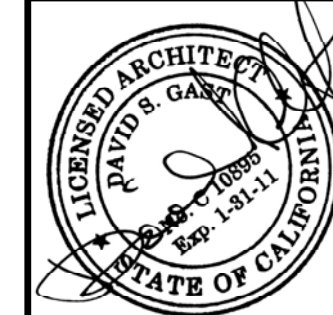
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PROPOSED BUILDING
SECTIONS

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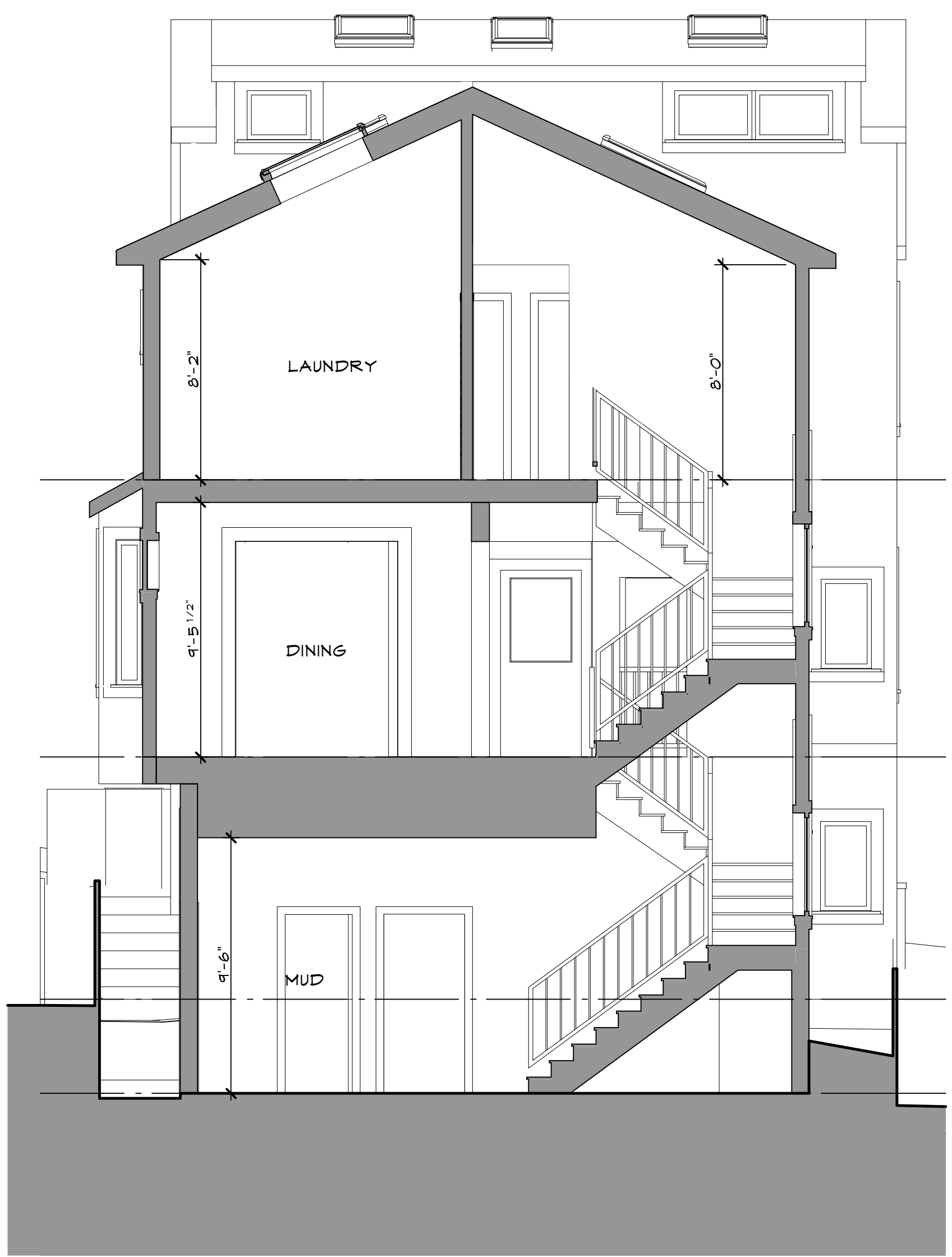
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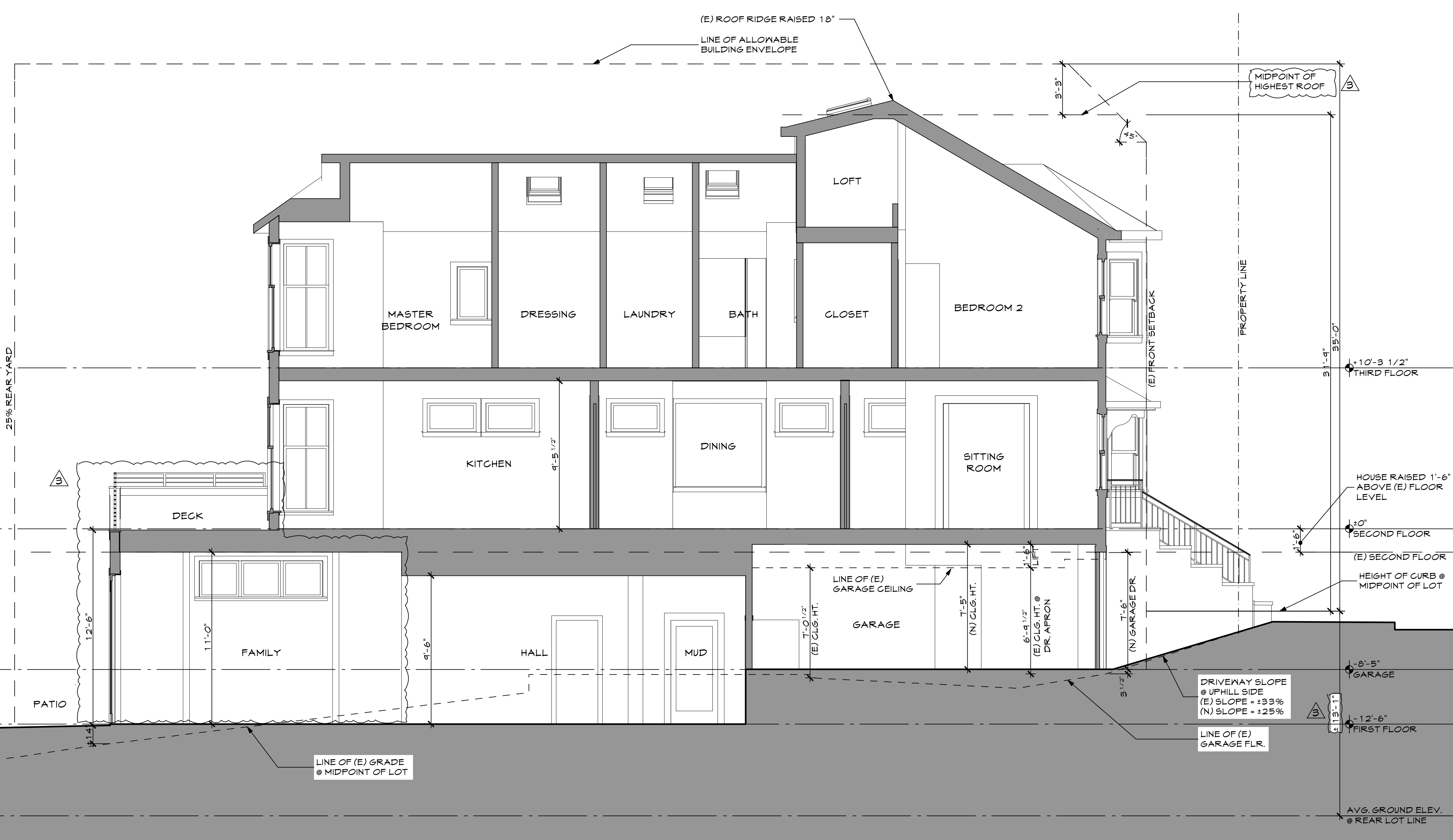
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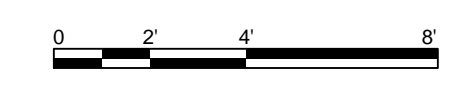
2 CROSS SECTION
SCALE: 1/4" = 1'-0"



25% REAR YARD

REAR LOT LINE

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



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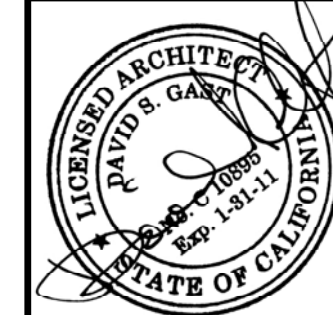
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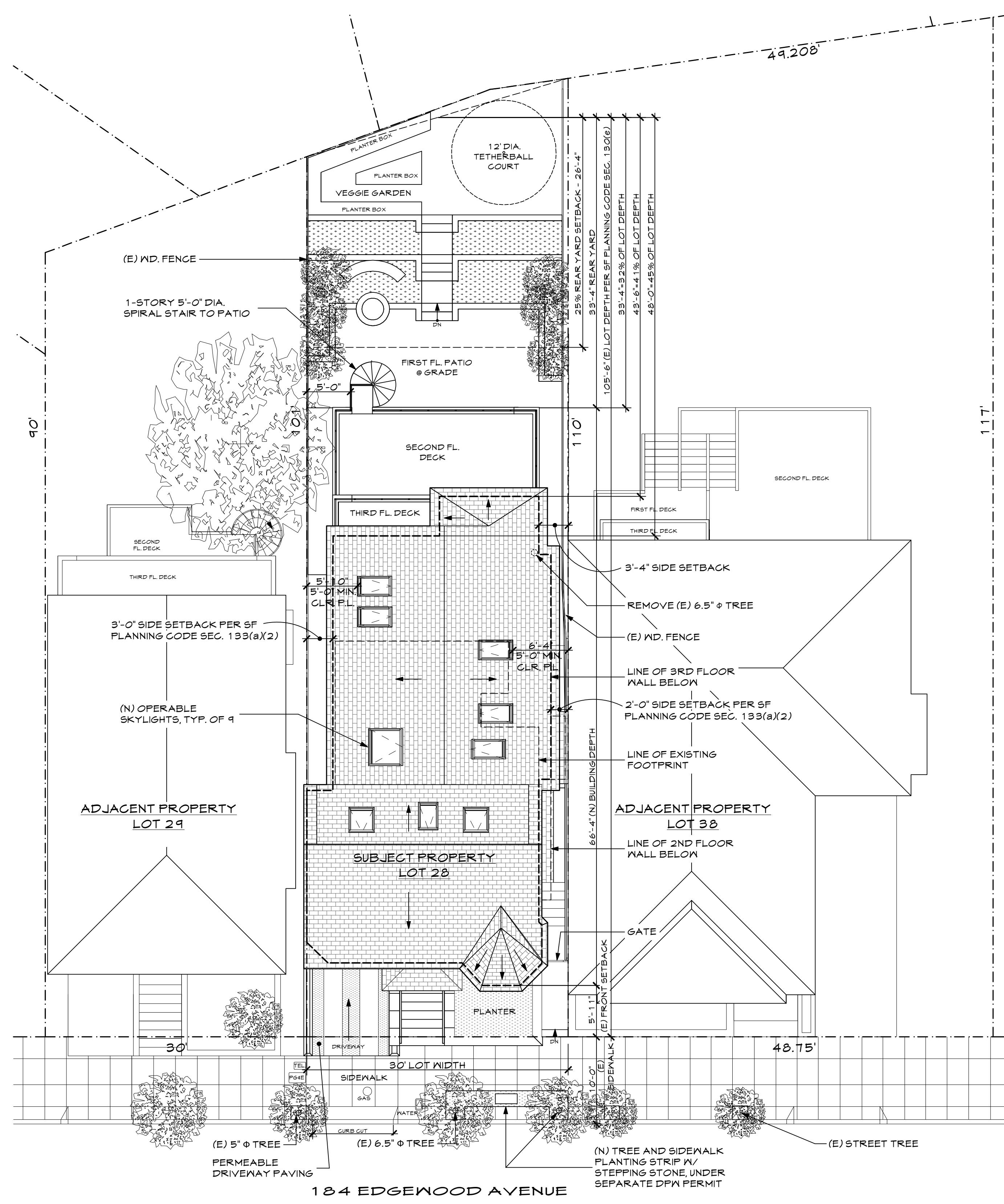
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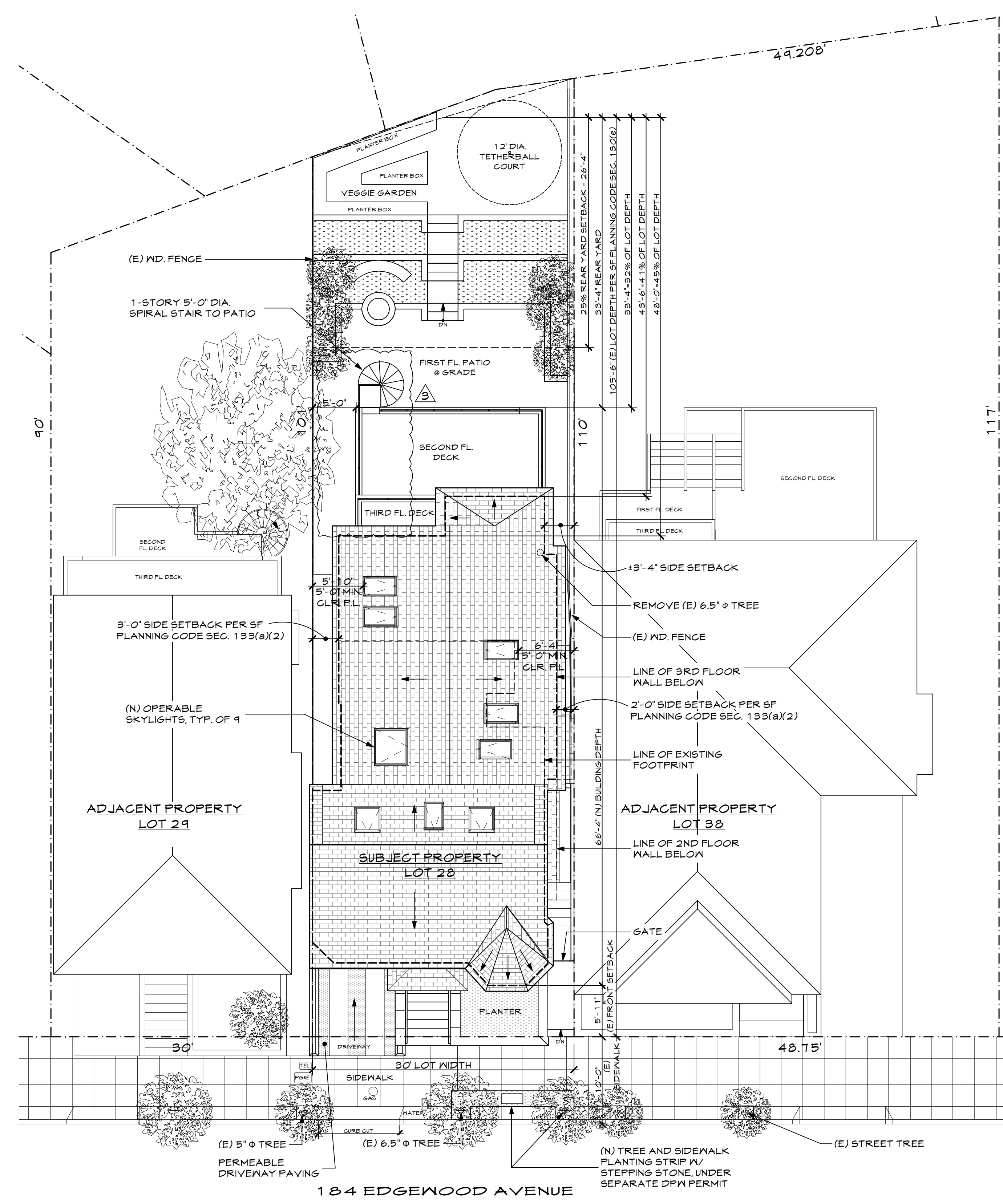
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PROPOSED SITE PLANS

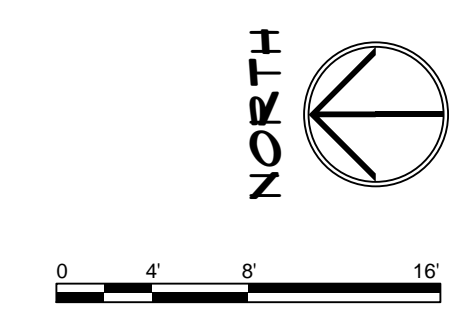
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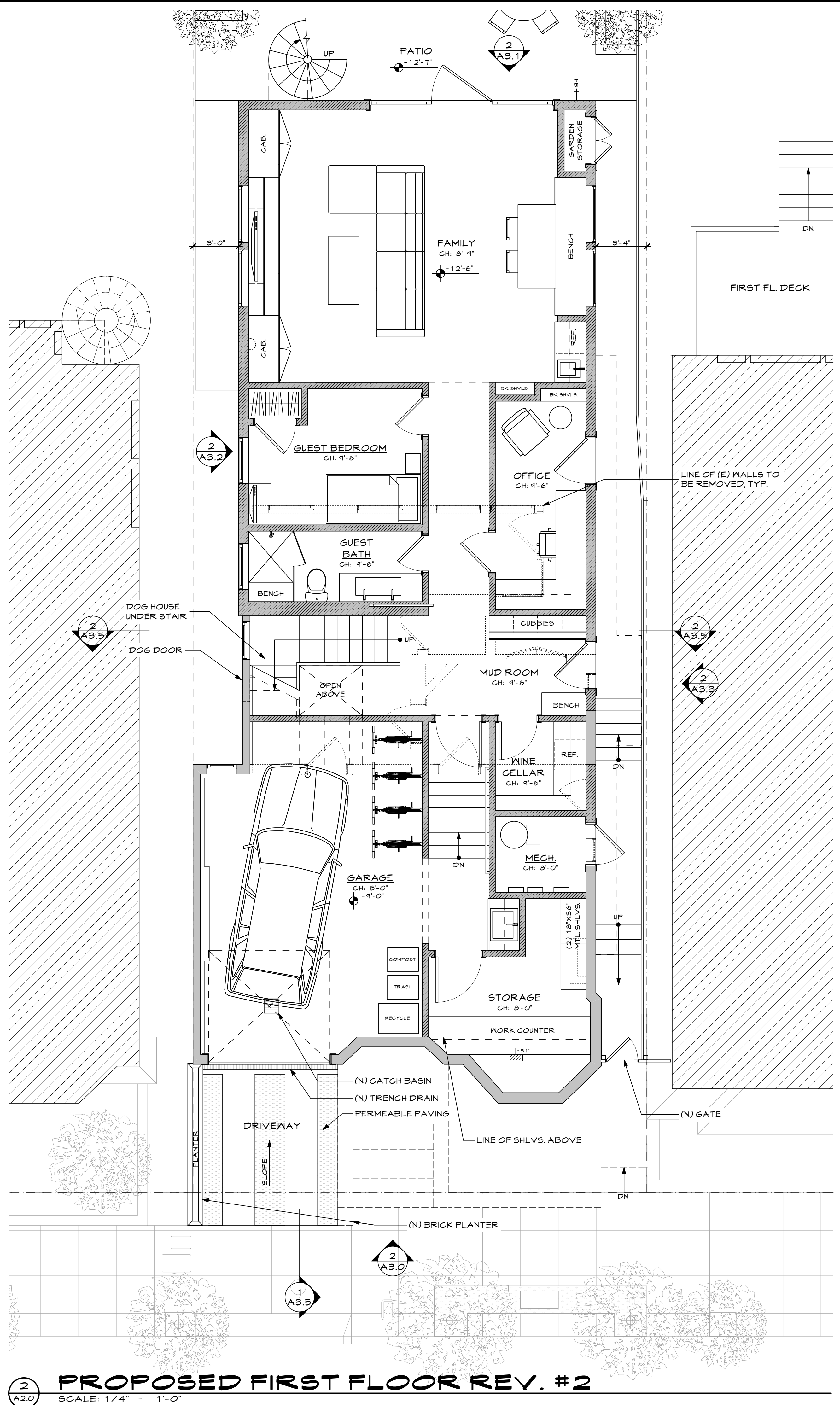
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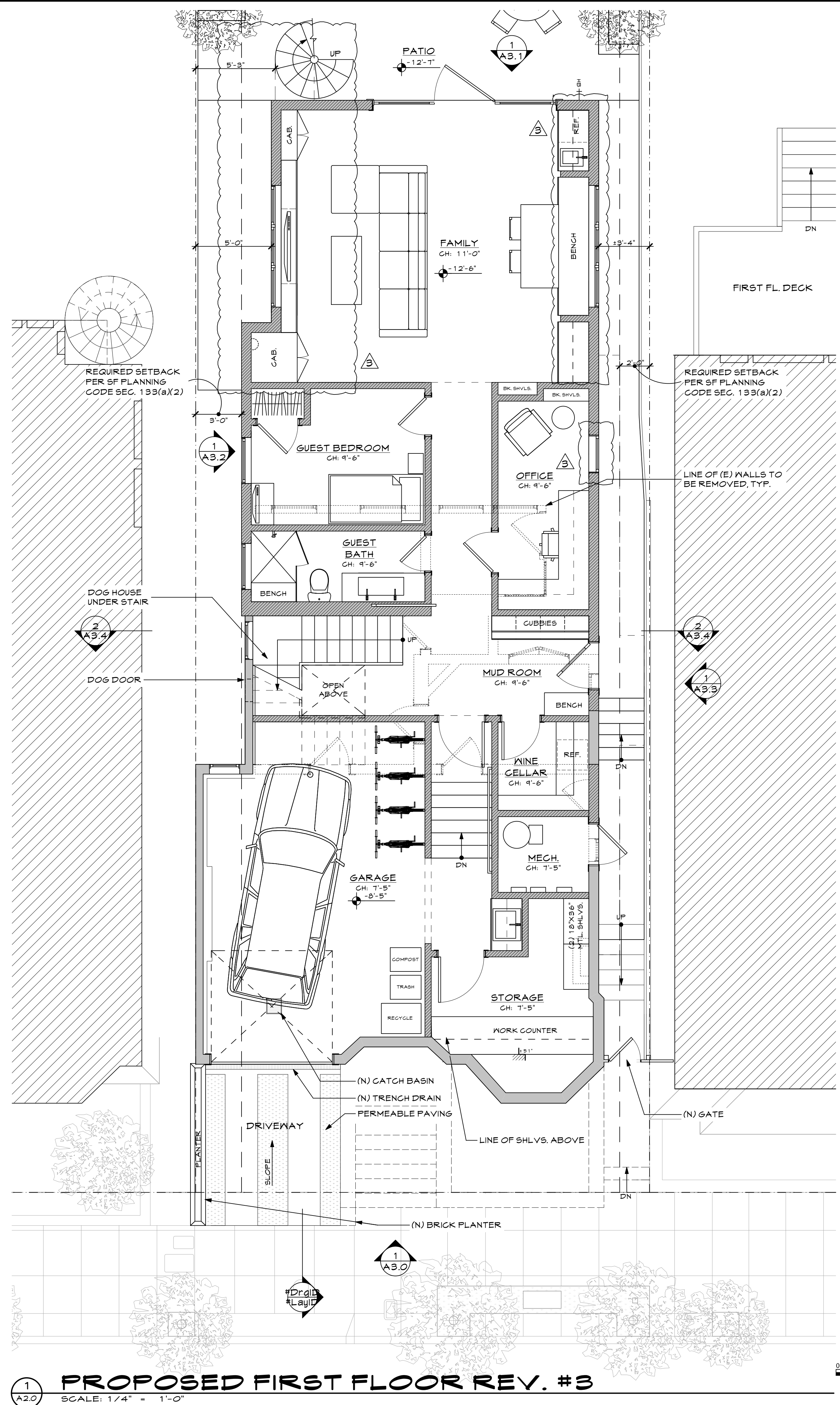
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Date	3/02/2011
Scale	AS SHOWN
Drawn	VW, PD
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Of	Sheets



2 **PROPOSED FIRST FLOOR REV. #2**
 SCALE: 1/4" = 1'-0"



1 **PROPOSED FIRST FLOOR REV. #3**
 SCALE: 1/4" = 1'-0"

LEGEND

- WALLS EXISTING
- WALLS DEMO
- WALLS NEW

NORTH

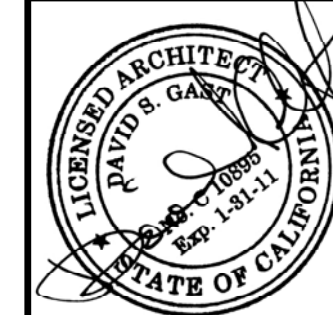
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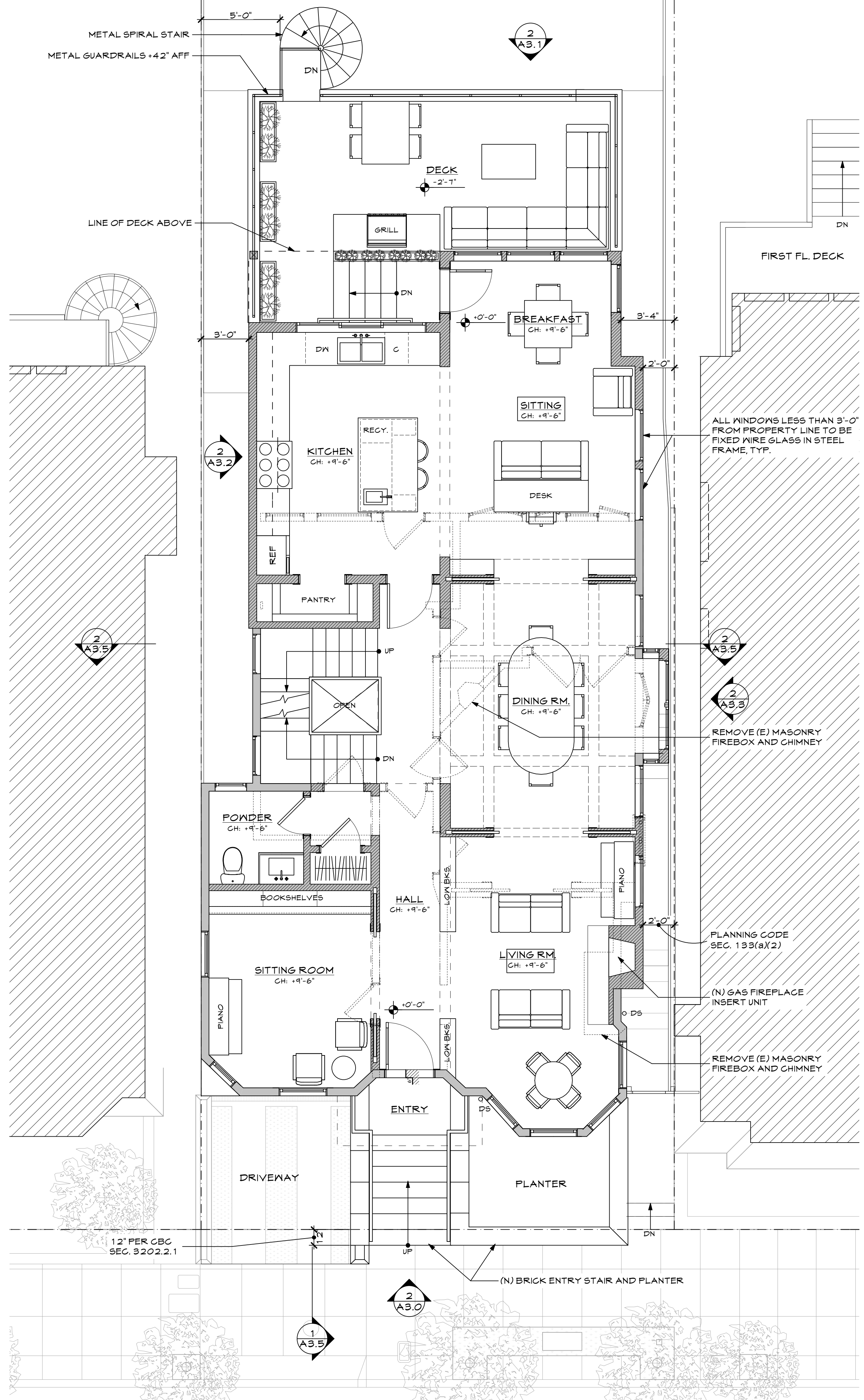
CAST ARCHITECTS

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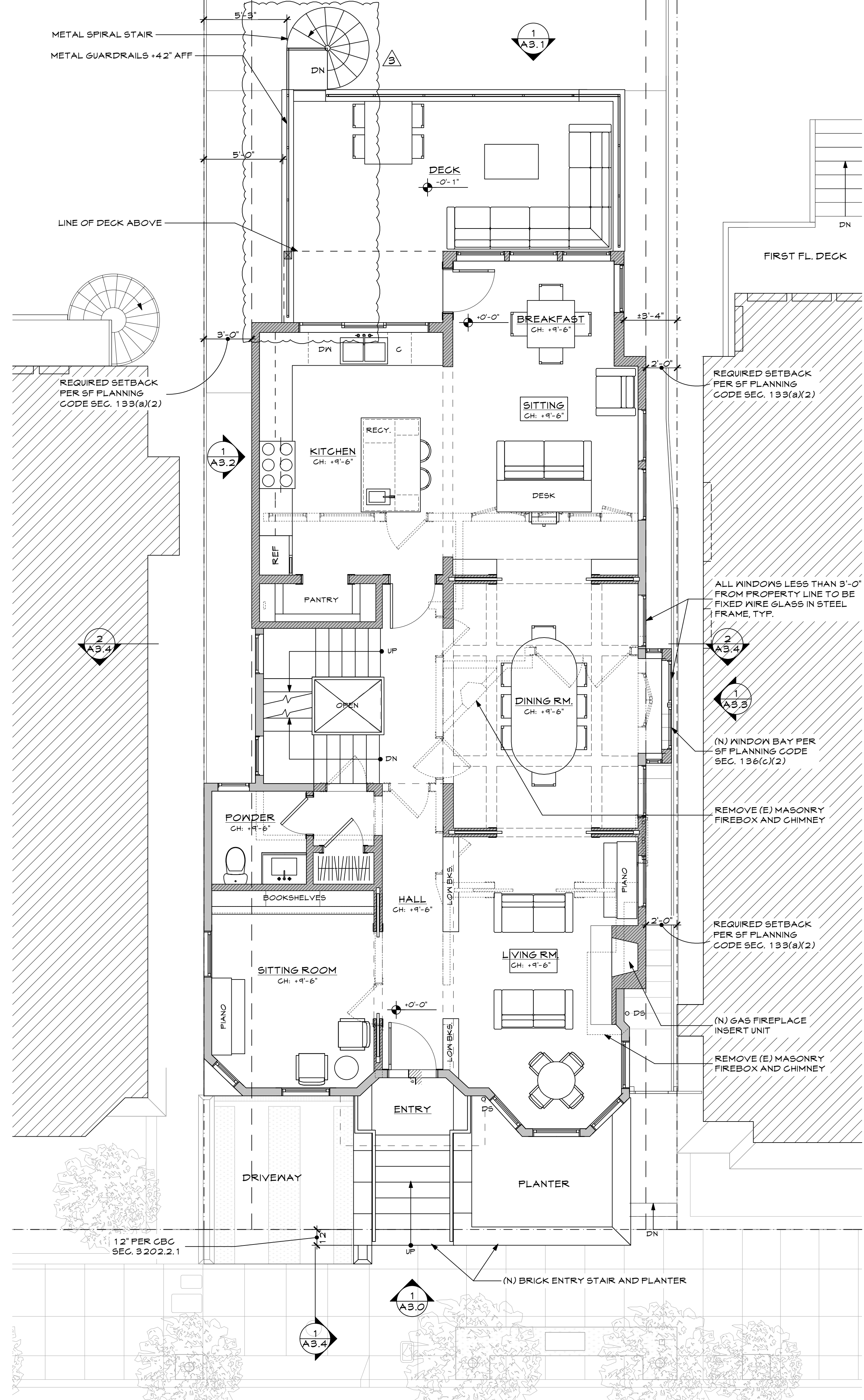


SREJOVIC-DEBENEDETTI
RESIDENCE RENOVATIONS
184 Edgewood Avenue
San Francisco, CA 94117

SECOND FLOOR PLANS



2 PROPOSED SECOND FLOOR REV. #2
SCALE: 1/4" = 1'-0"



1 PROPOSED SECOND FLOOR REV. #3
SCALE: 1/4" = 1'-0"

LEGEND

- WALLS EXISTING
- WALLS DEMO
- WALLS NEW

NORTH

0 2 4 8

REVISIONS	BY
SITE PERMIT 08/16/10	
SITE PERMIT REVISION #1 11/09/10	
SITE PERMIT REVISION #2 01/07/11	
PLANNING COMMISSION REVISION #1 #2 09/02/11	

Date 3/02/2011
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Job 1012
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Of Sheets

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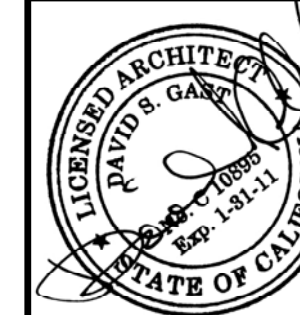
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THIRD FLOOR PLANS

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Date 3/02/2011

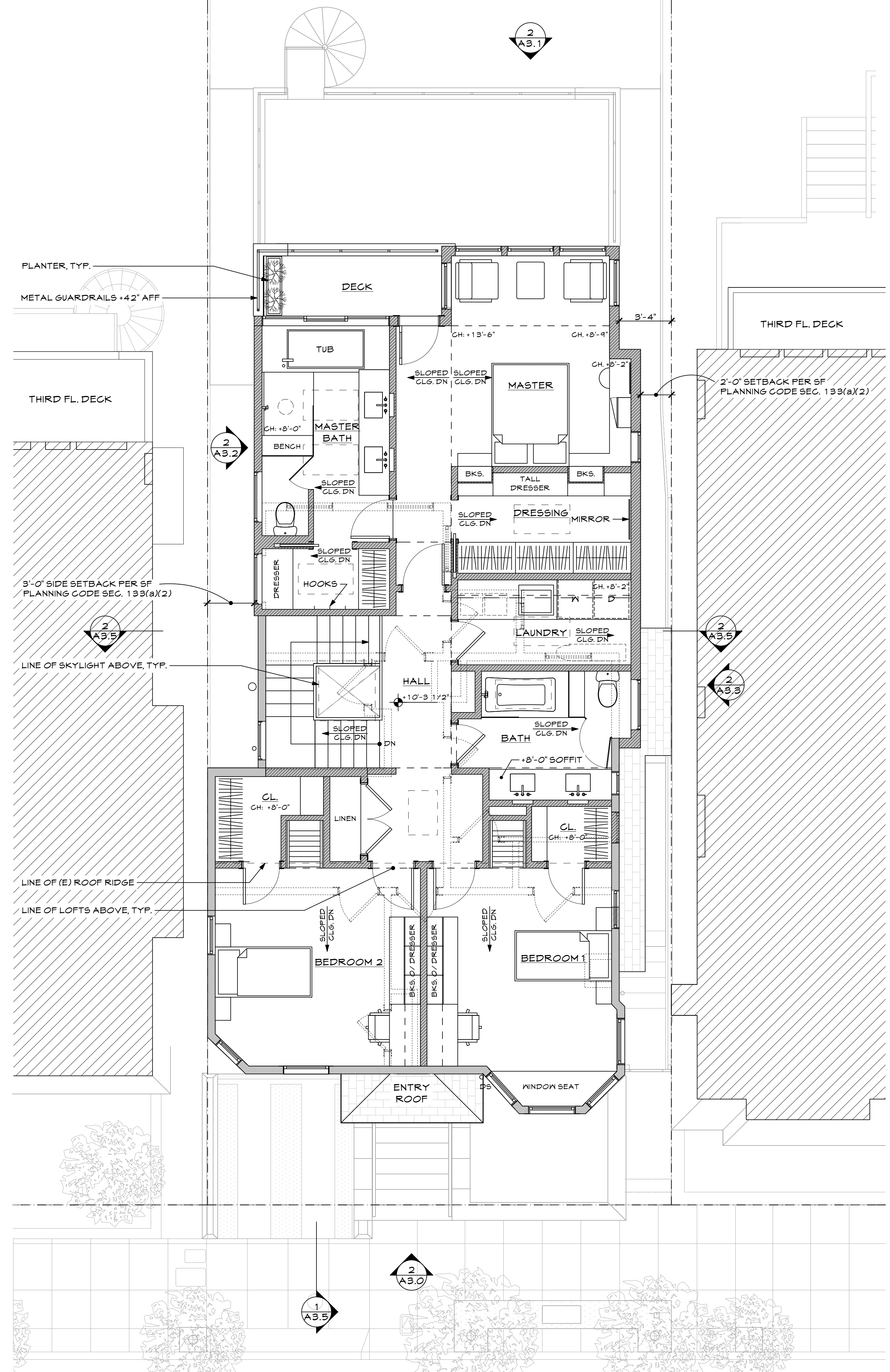
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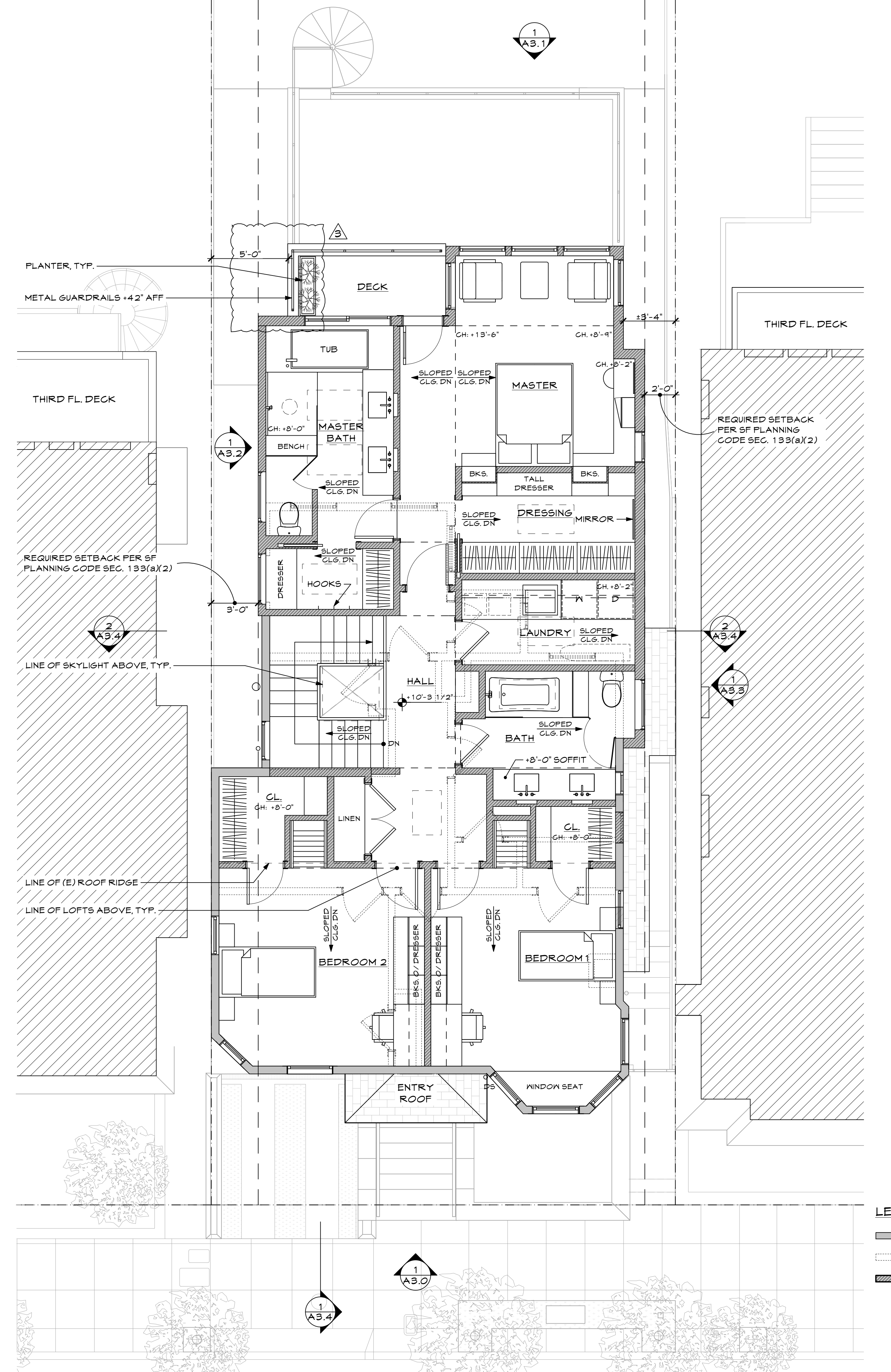
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Of Sheets



2
A2.2
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SCALE: 1/4" = 1'-0"



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A2.2
PROPOSED THIRD FLOOR REV. #3
SCALE: 1/4" = 1'-0"

LEGEND

- WALLS EXISTING
- WALLS DEMO
- WALLS NEW

NORTH

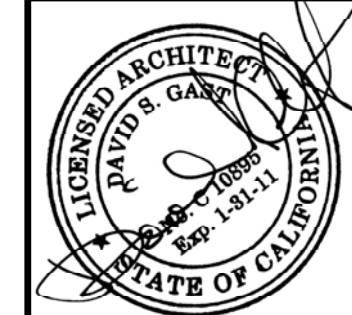
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San Francisco, CA 94117

LOFT AND ROOF PLANS

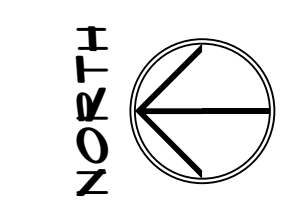
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Date 3/02/2011
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Job 1012

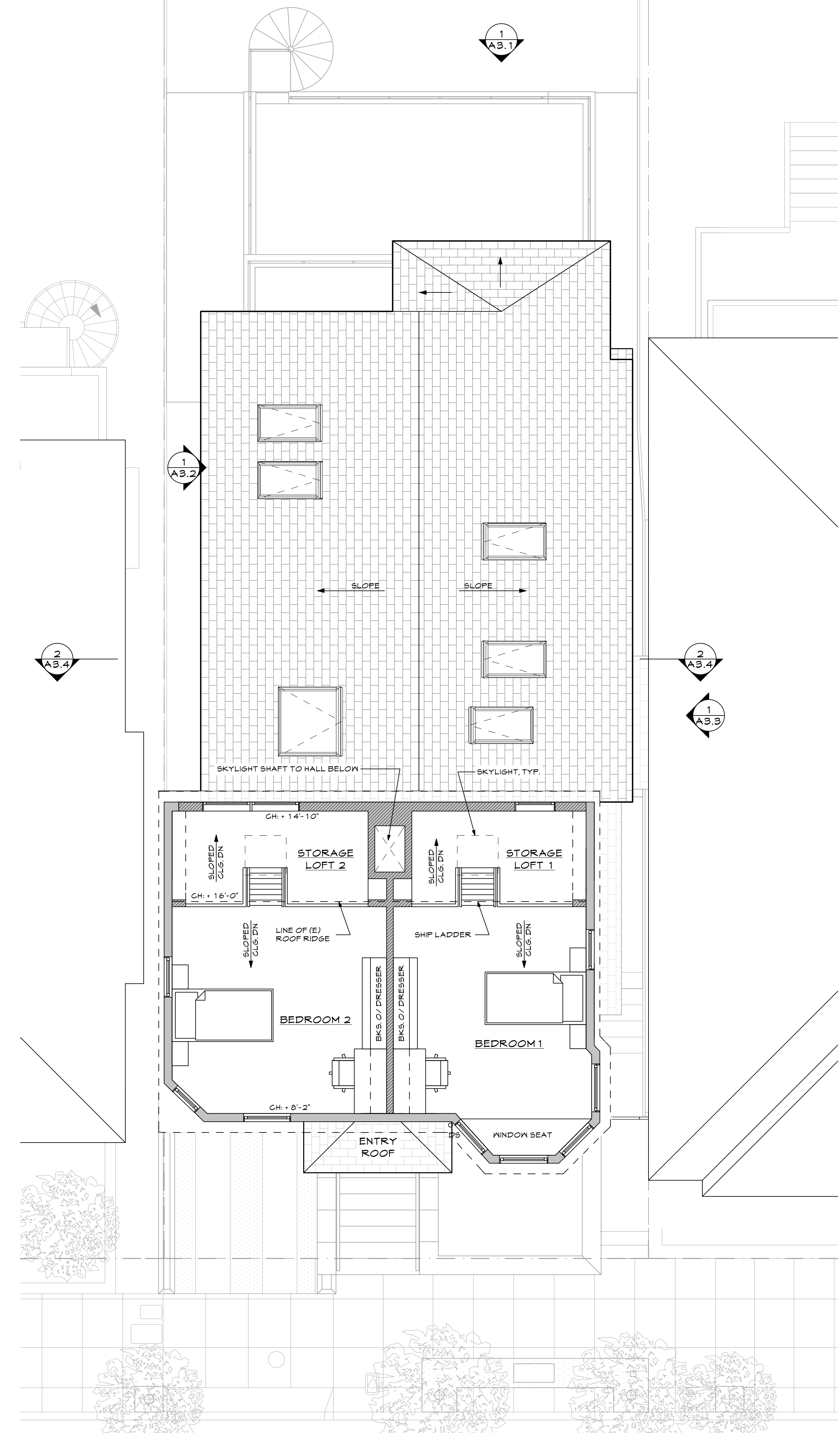
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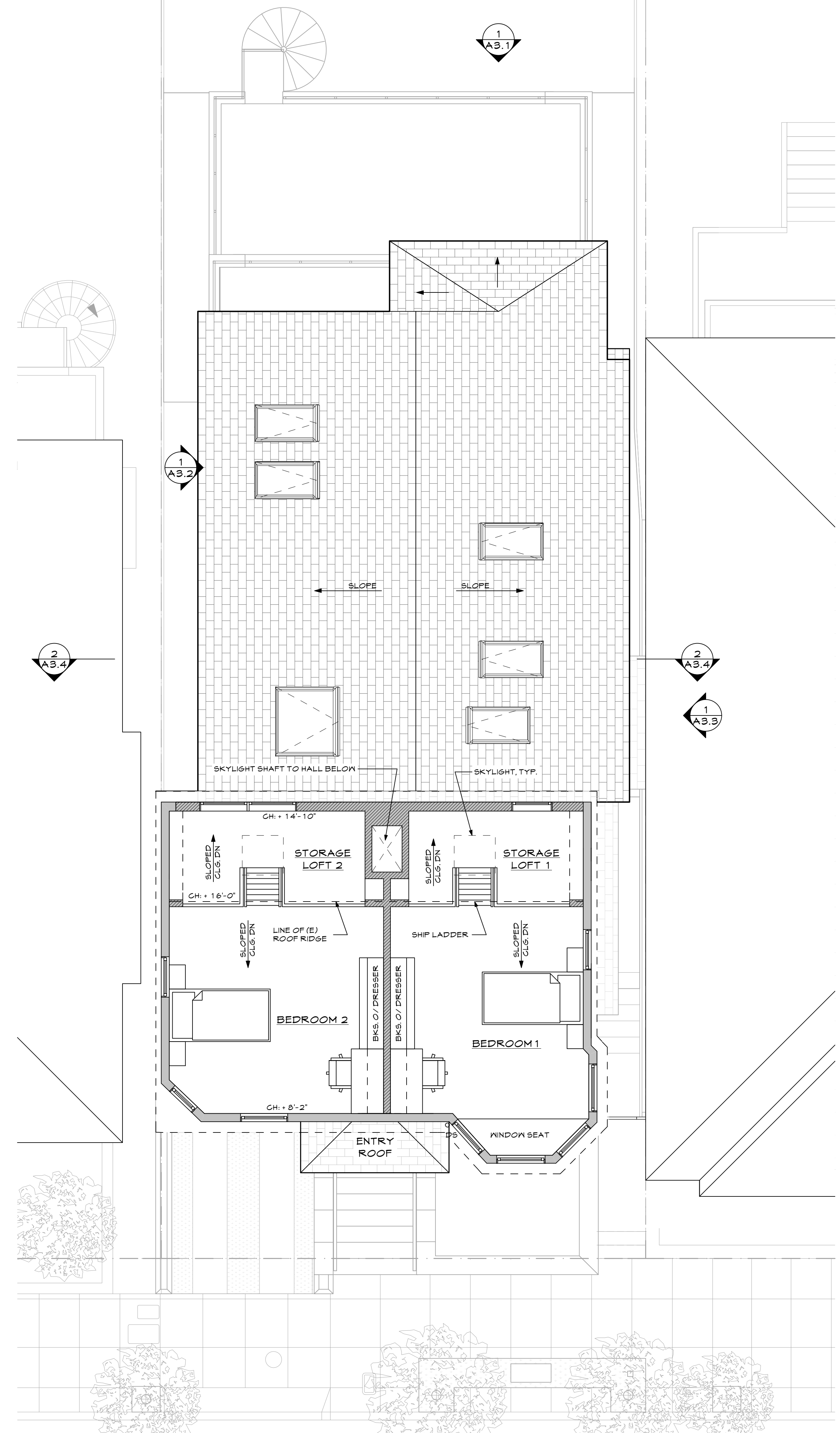
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- WALLS DEMO
- WALLS NEW



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1 **PROPOSED BEDROOM LOFT PLAN REV. #3**
SCALE: 1/4" = 1'-0"



2 **PROPOSED BEDROOM LOFT PLAN REV. #2**
SCALE: 1/4" = 1'-0"

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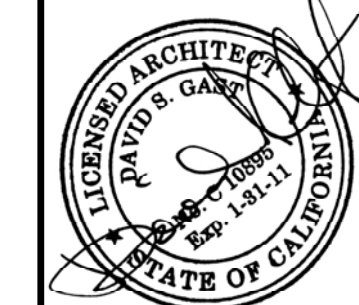
355 11th Street, Suite 300

San Francisco

CA 94103

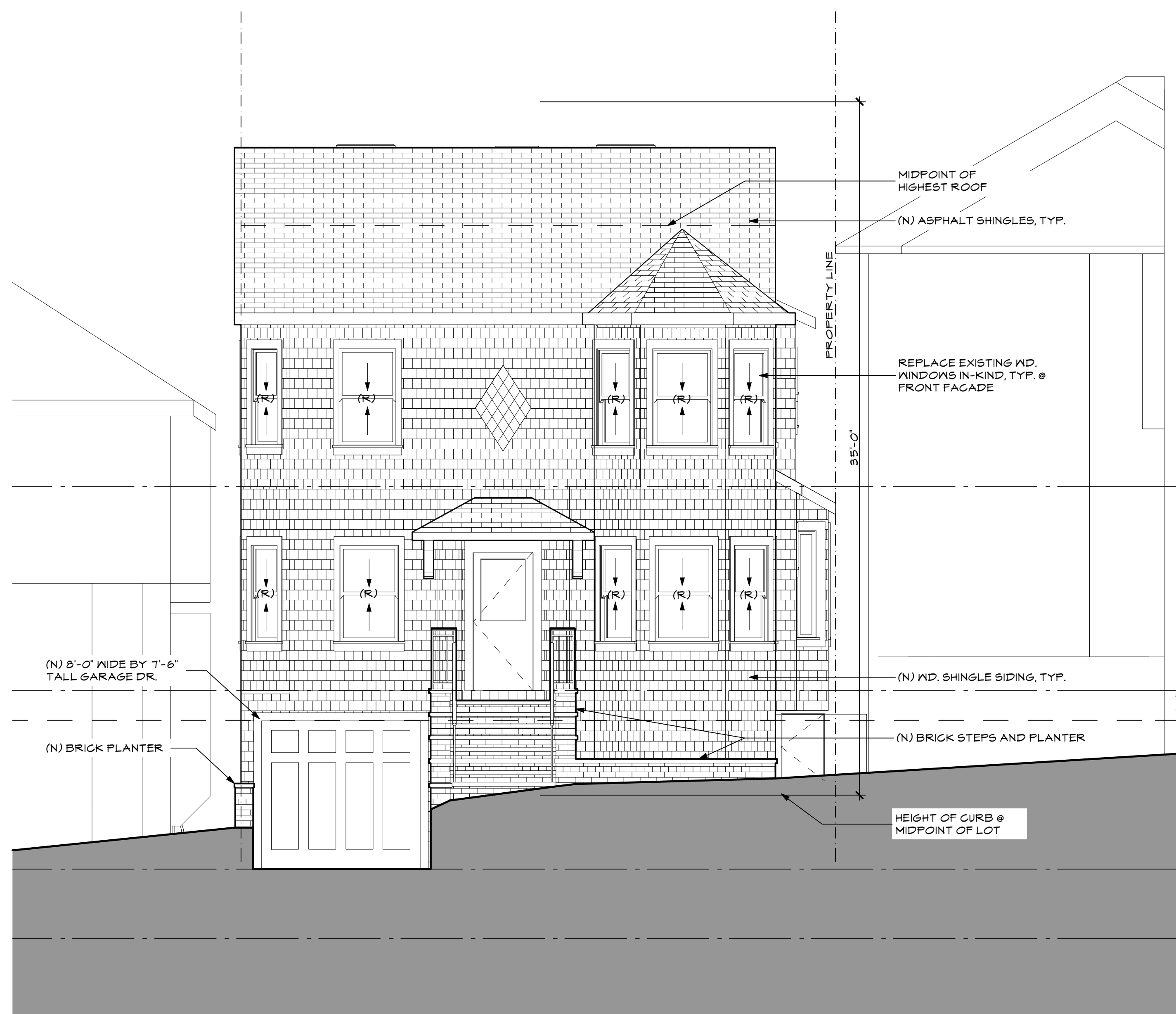
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SREJOVIC-DEBENEDETTI
RESIDENCE RENOVATIONS
184 Edgewood Avenue
San Francisco, CA 94117

PROPOSED ELEVATIONS



2 WEST ELEVATION REV. #2
SCALE: 1/4" = 1'-0"



1 WEST ELEVATION REV. #3
SCALE: 1/4" = 1'-0"

NOTE: 1) HOUSE RAISED 1'-6" ABOVE (E) FLOOR LEVEL
2) ADJACENT PROPERTY GRADE NOT VERIFIED



REVISIONS	BY
SITE PERMIT 08/16/10	
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Date 3/02/2011

Scale AS SHOWN

Drawn VM, PD

Job 1012

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Of Sheets



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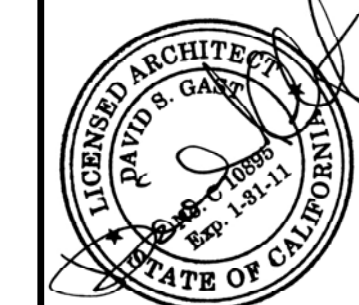
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RESIDENCE RENOVATIONS
184 Edgewood Avenue
San Francisco, CA 94117

PROPOSED ELEVATIONS



2 EAST ELEVATION REV. #2
A3.1 SCALE: 1/4" = 1'-0"



1 EAST ELEVATION REV. #3
A3.1 SCALE: 1/4" = 1'-0"

NOTE: 1) HOUSE RAISED 1'-6" ABOVE (E) FLOOR LEVEL

2) ADJACENT PROPERTY GRADE NOT VERIFIED

REVISIONS	BY
SITE PERMIT 08/16/10	
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SITE PERMIT REVISION #2 01/07/11	
PLANNING COMMISSION REVISION #1 #2 09/02/11	

Date 3/02/2011

Scale AS SHOWN

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Job 1012

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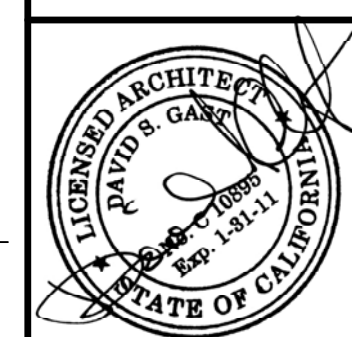
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PROPOSED ELEVATIONS

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Date 3/02/2011

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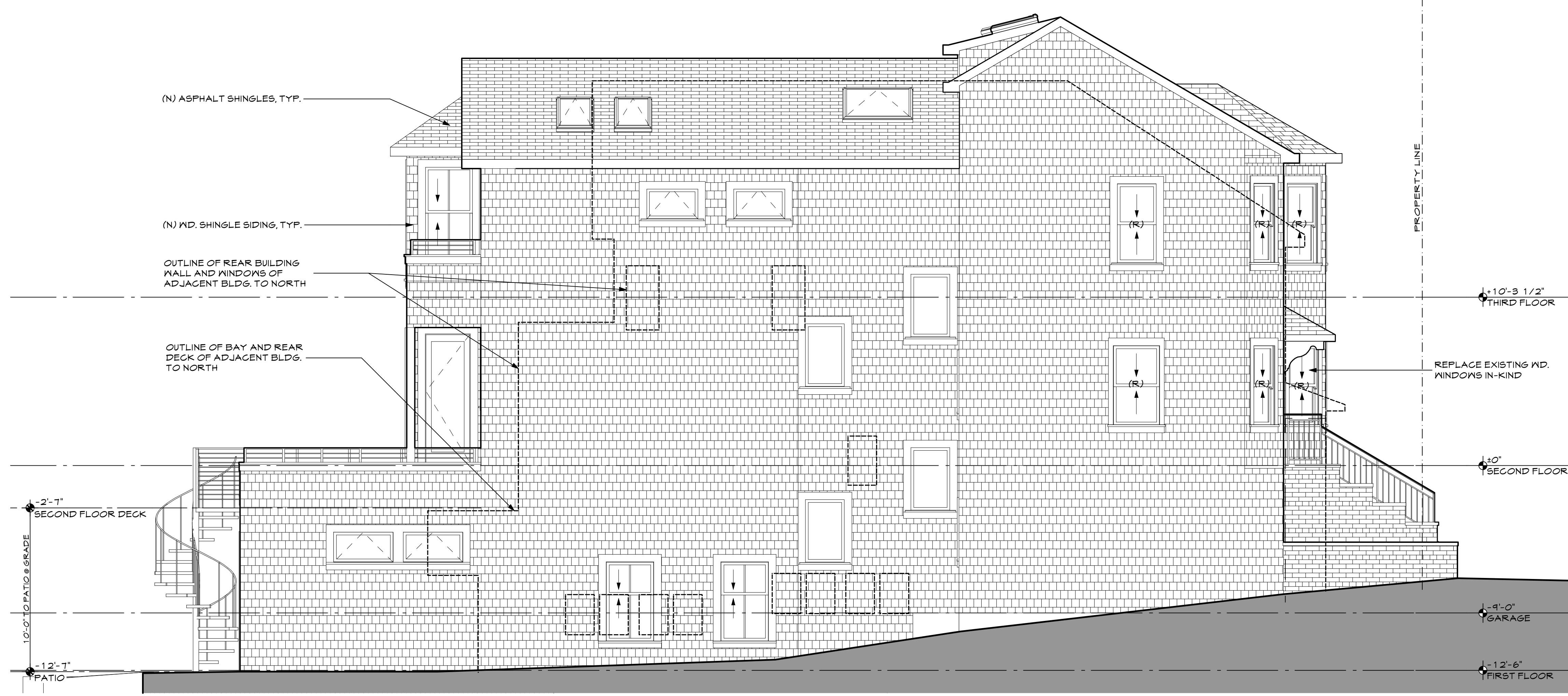
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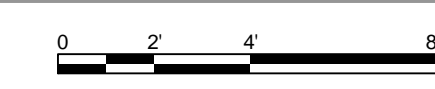


2 NORTH ELEVATION REV. #2
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION REV. #3
SCALE: 1/4" = 1'-0"

NOTE: 1) ADJACENT NEIGHBOR WINDOW LOCATIONS ARE APPROXIMATE AND NOT VERIFIED



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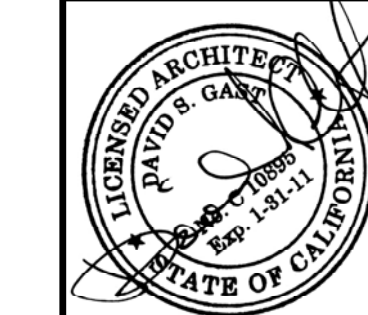
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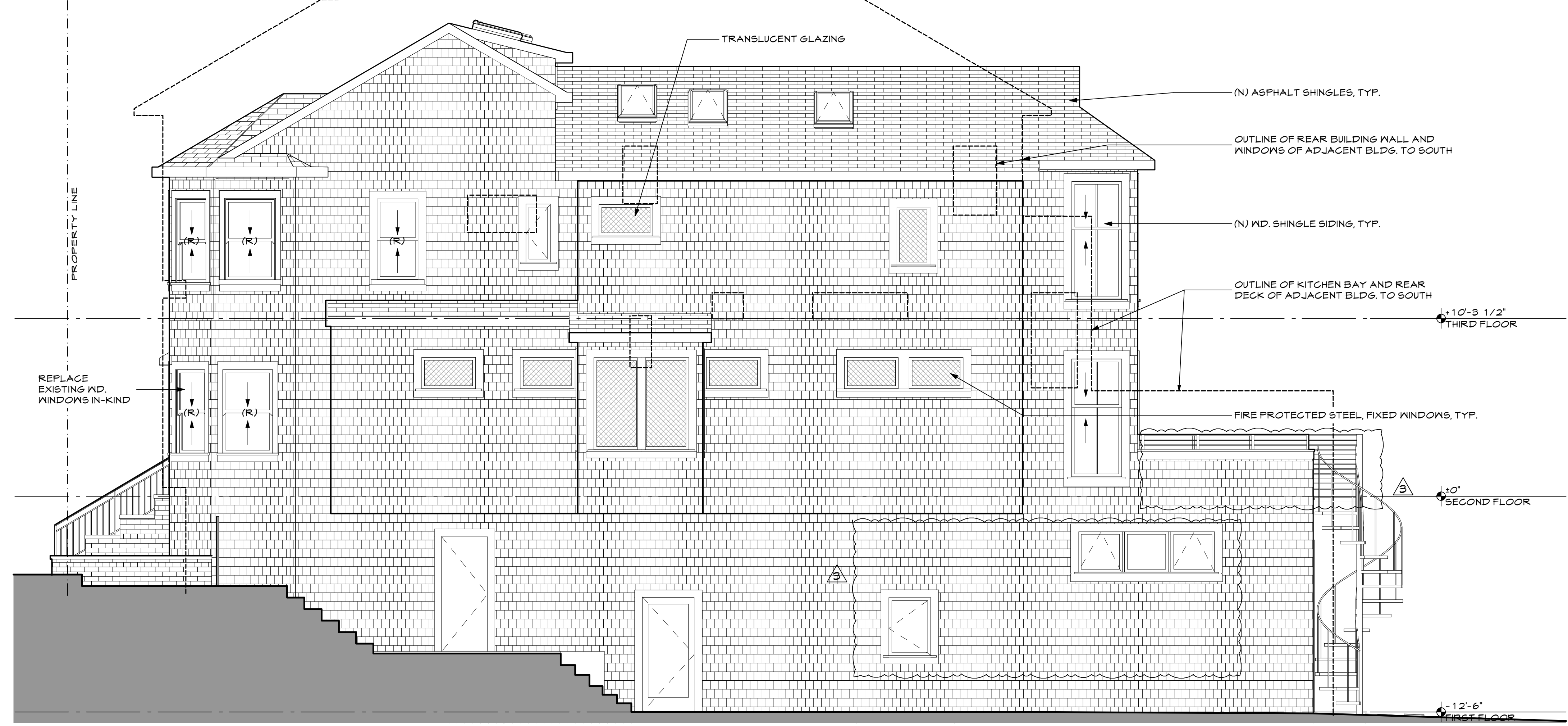


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RESIDENCE RENOVATIONS
184 Edgewood Avenue
San Francisco, CA 94117

PROPOSED ELEVATIONS



2 SOUTH ELEVATION REV. #2
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION REV. #3
SCALE: 1/4" = 1'-0"

NOTE: 1) ADJACENT NEIGHBOR WINDOW LOCATIONS ARE APPROXIMATE AND NOT VERIFIED

REVISIONS	BY
SITE PERMIT 08/16/10	
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Date 3/02/2011

Scale AS SHOWN

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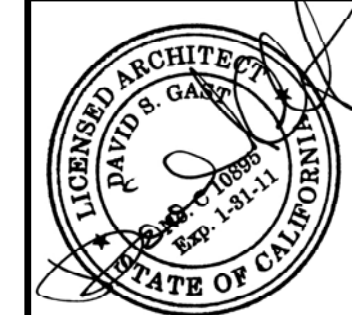
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SREJOVIC-DEBENEDETTI
RESIDENCE RENOVATIONS
184 Edgewood Avenue
San Francisco, CA 94117

PROPOSED BUILDING
SECTIONS

REVISIONS	BY
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REVISION #1 11/09/10	
SITE PERMIT 01/27/11	
REVISION #2 09/02/11	

Date 3/02/2011

Scale AS SHOWN

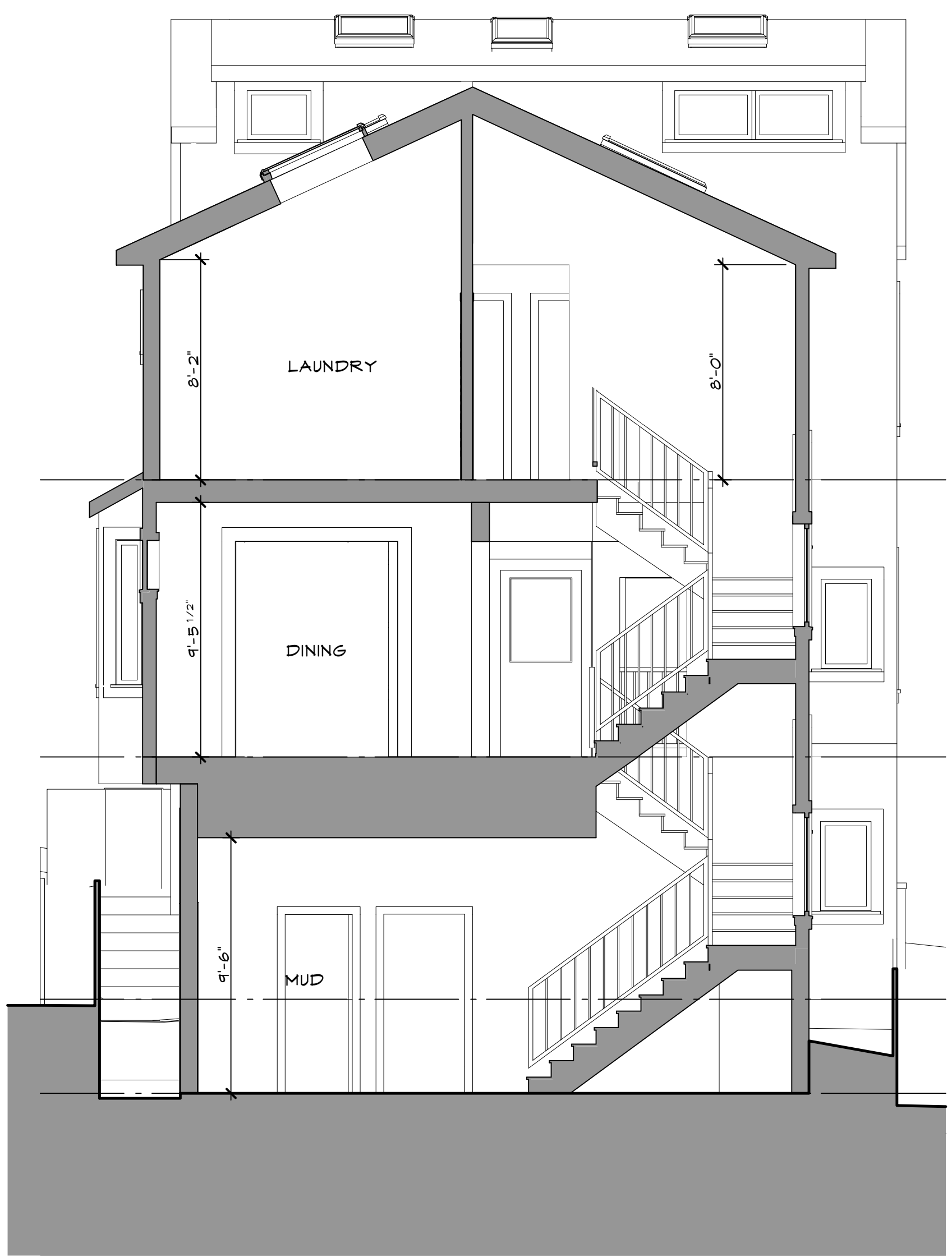
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Job 1012

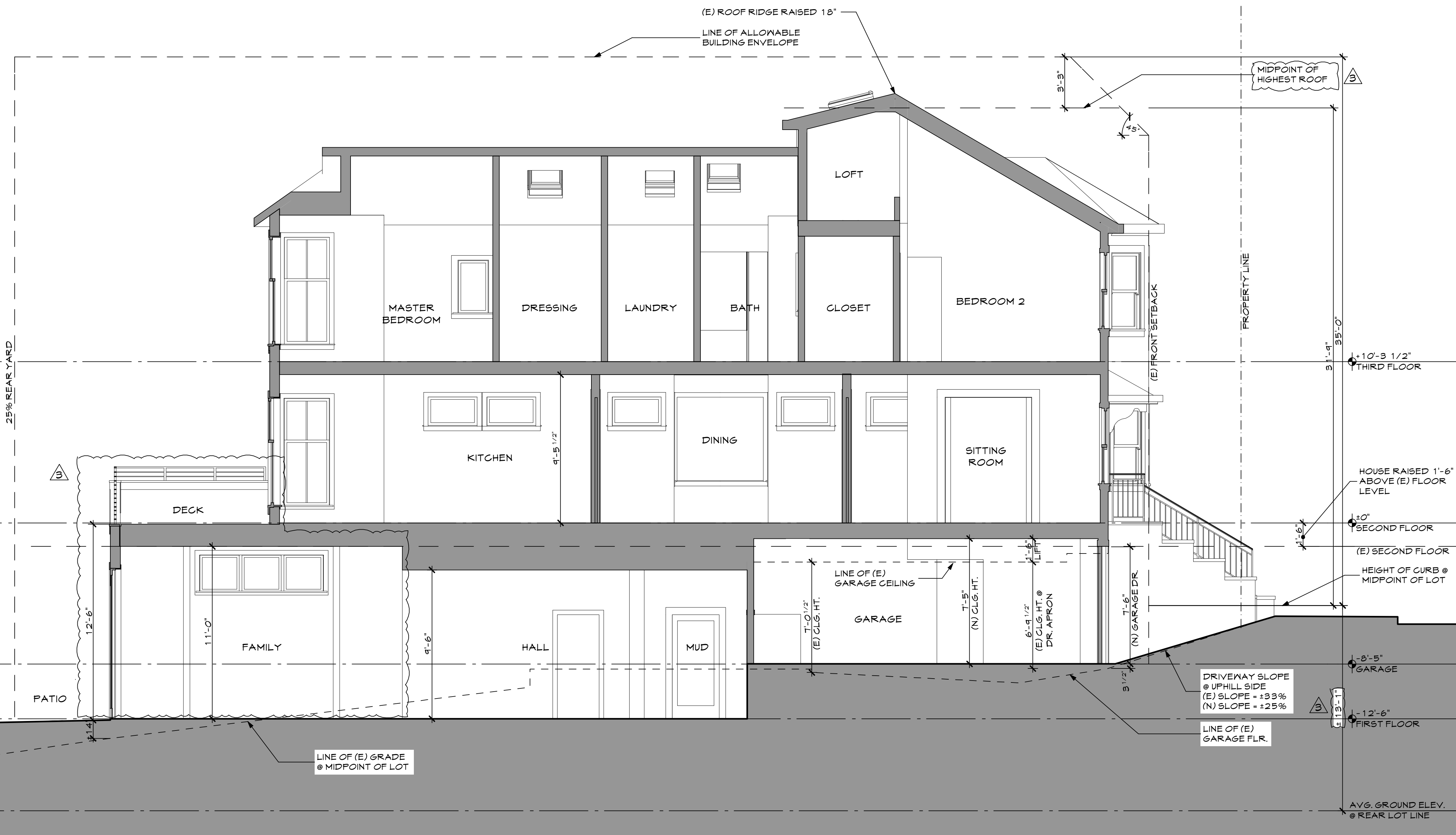
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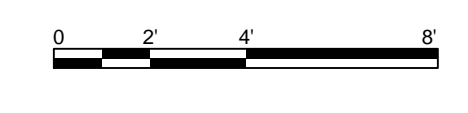
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2 CROSS SECTION REV. #3
SCALE: 1/4" = 1'-0"



1 BUILDING SECTION REV. #3
SCALE: 1/4" = 1'-0"



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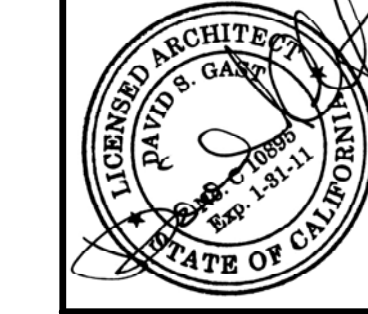
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RESIDENCE RENOVATIONS
184 Edgewood Avenue
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PROPOSED BUILDING
SECTIONS

REVISIONS	BY
SITE PERMIT 08/16/10	
REVISION #1 11/09/10	
SITE PERMIT 01/07/11	
REVISION #2 09/02/11	

Date 3/02/2011

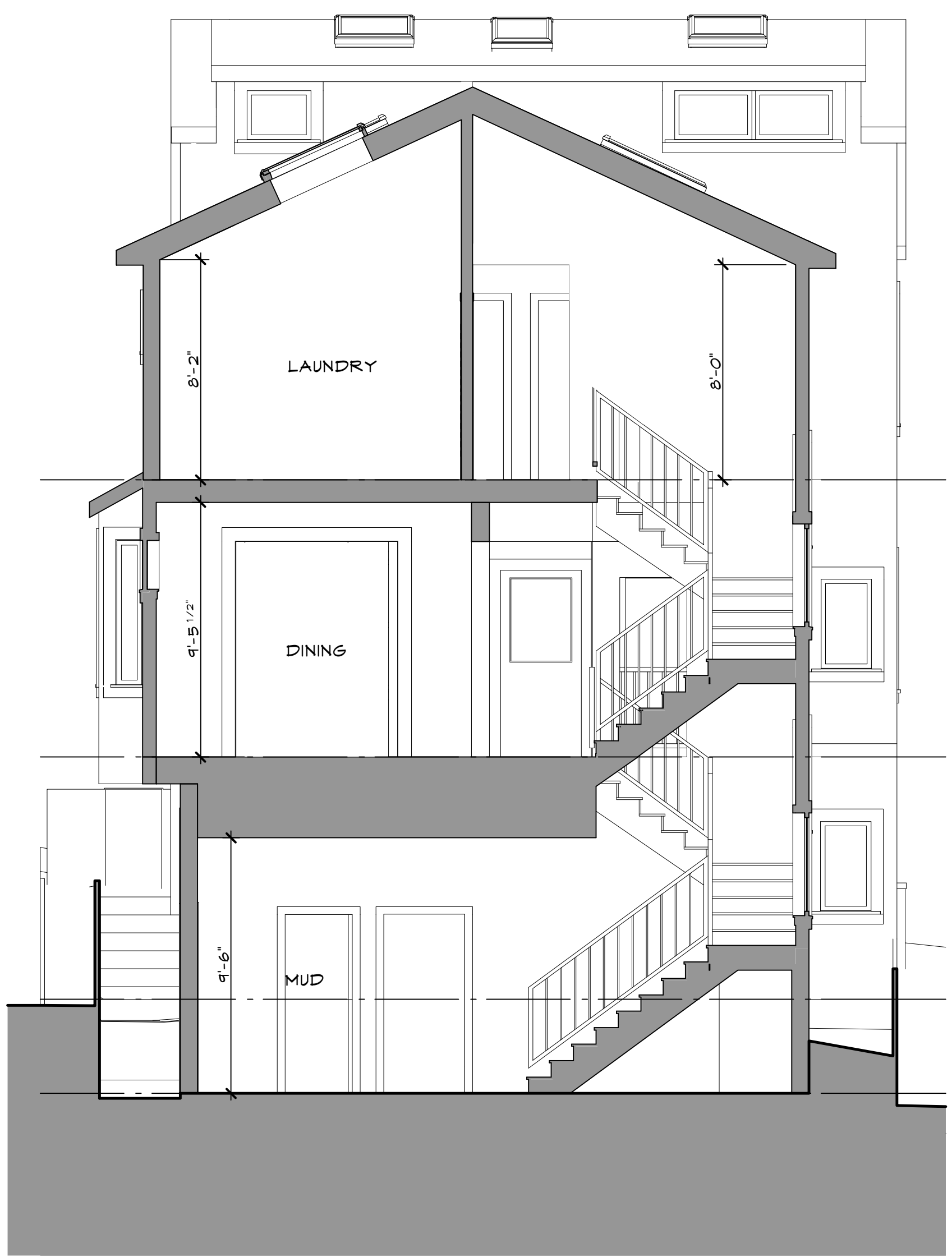
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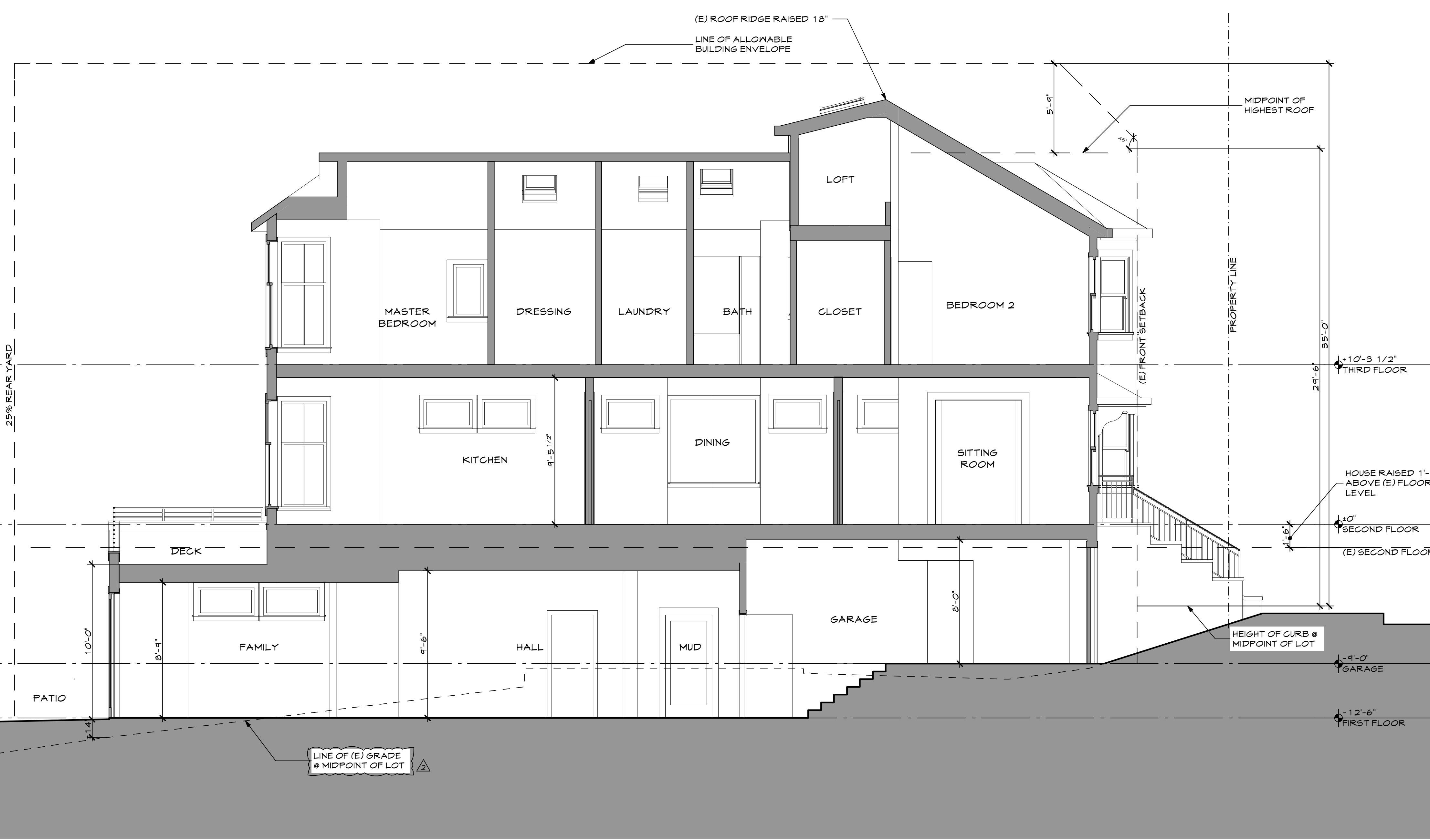
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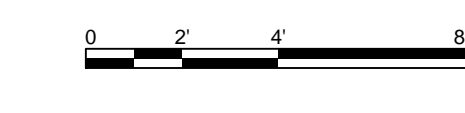
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1 BUILDING SECTION REV. #2
SCALE: 1/4" = 1'-0"



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RESIDENCE RENOVATIONS
184 Edgewood Avenue
San Francisco, CA 94117

Date 3/2/2011

Scale AS SHOWN

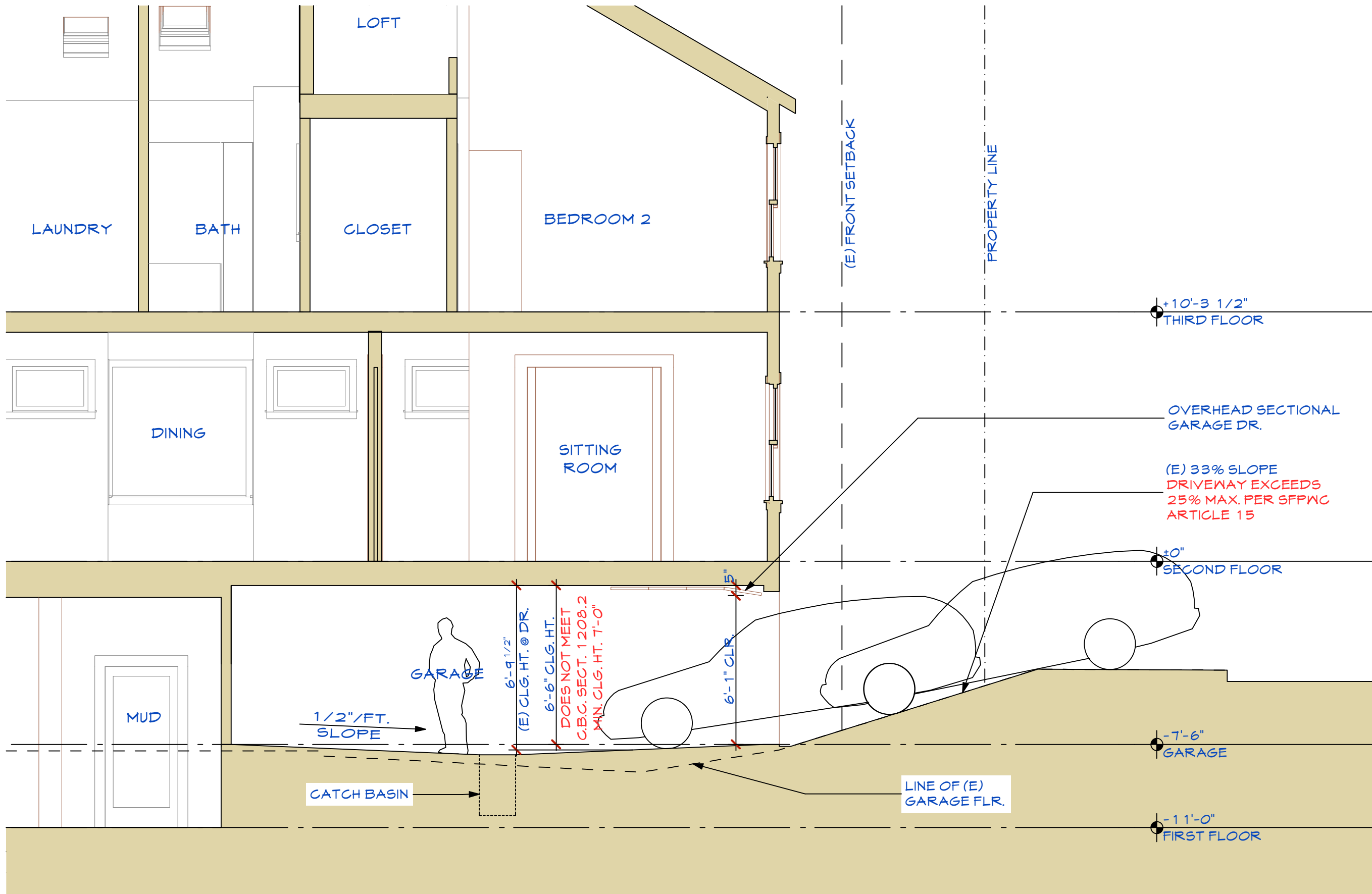
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SK. 1

Of Sheets



1
SK.1

GARAGE SECTION WITHOUT 18" HOUSE LIFT

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



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184 Edgewood Avenue
San Francisco, CA 94117

Date 3/2/2011

Scale AS SHOWN

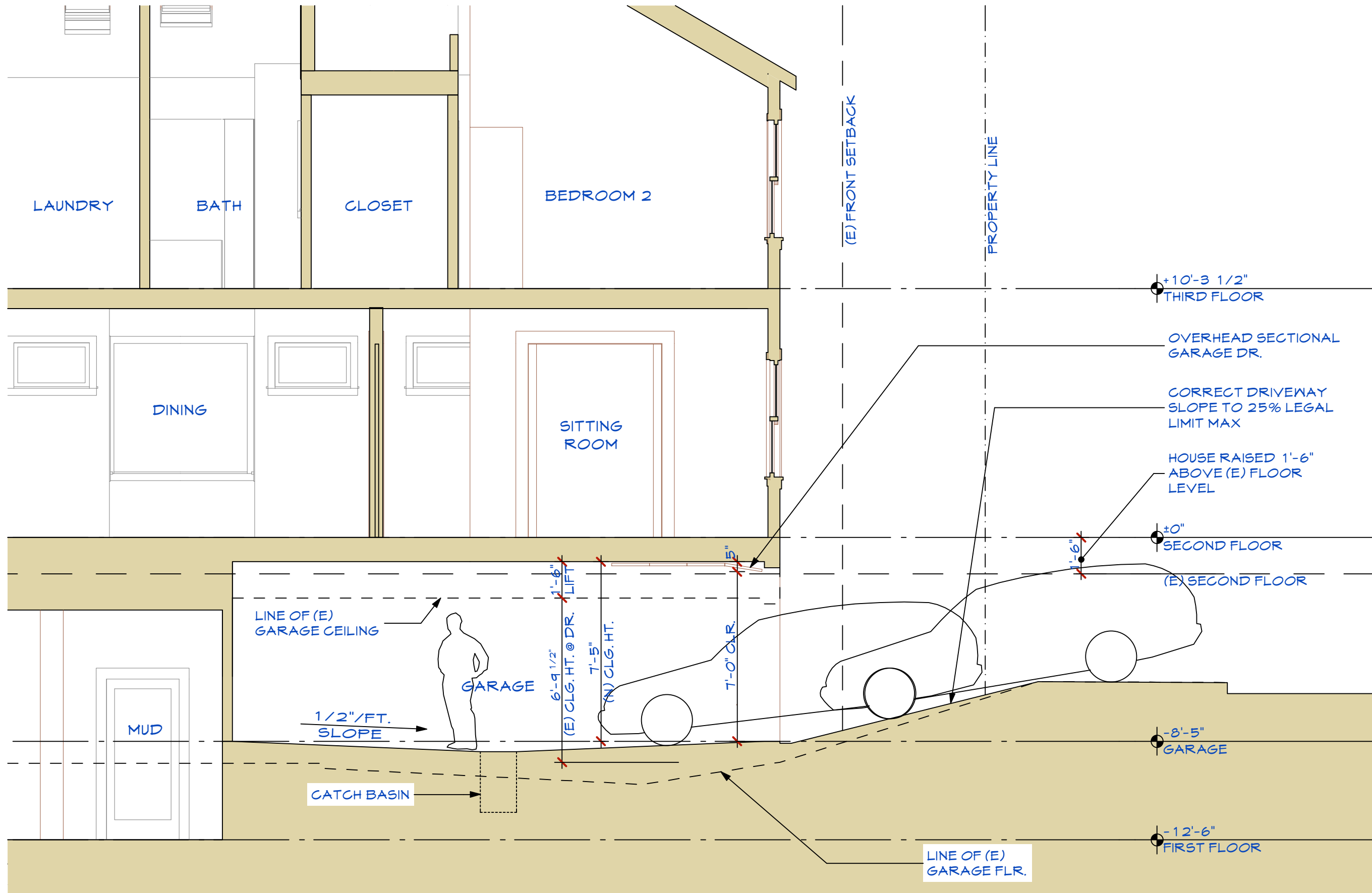
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SK.2

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SK.2

GARAGE SECTION WITH 18" HOUSE LIFT

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



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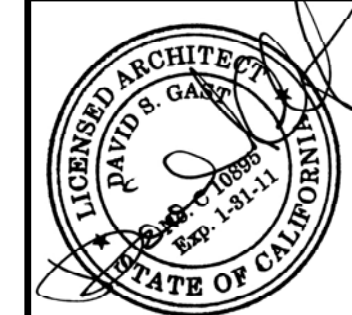
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CA 94103

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RESIDENCE RENOVATIONS
184 Edgewood Avenue
San Francisco, CA 94117



4 REAR VIEW FROM SOUTHEAST-PROPOSED REVISION #2



3 REAR VIEW FROM NORTHEAST-PROPOSED REVISION #2



2 REAR VIEW FROM SOUTHEAST-PROPOSED REVISION #3



1 REAR VIEW FROM NORTHEAST-PROPOSED REVISION #3

REAR PERSPECTIVES

REVISIONS	BY
SITE PERMIT	
08/16/10	
SITE PERMIT	
REVISION #1	
11/09/10	
SITE PERMIT	
REVISION #2	
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PLANNING COMMISSION	
REVISION #2 & #3	
08/02/11	

Date 3/02/2011

Scale AS SHOWN

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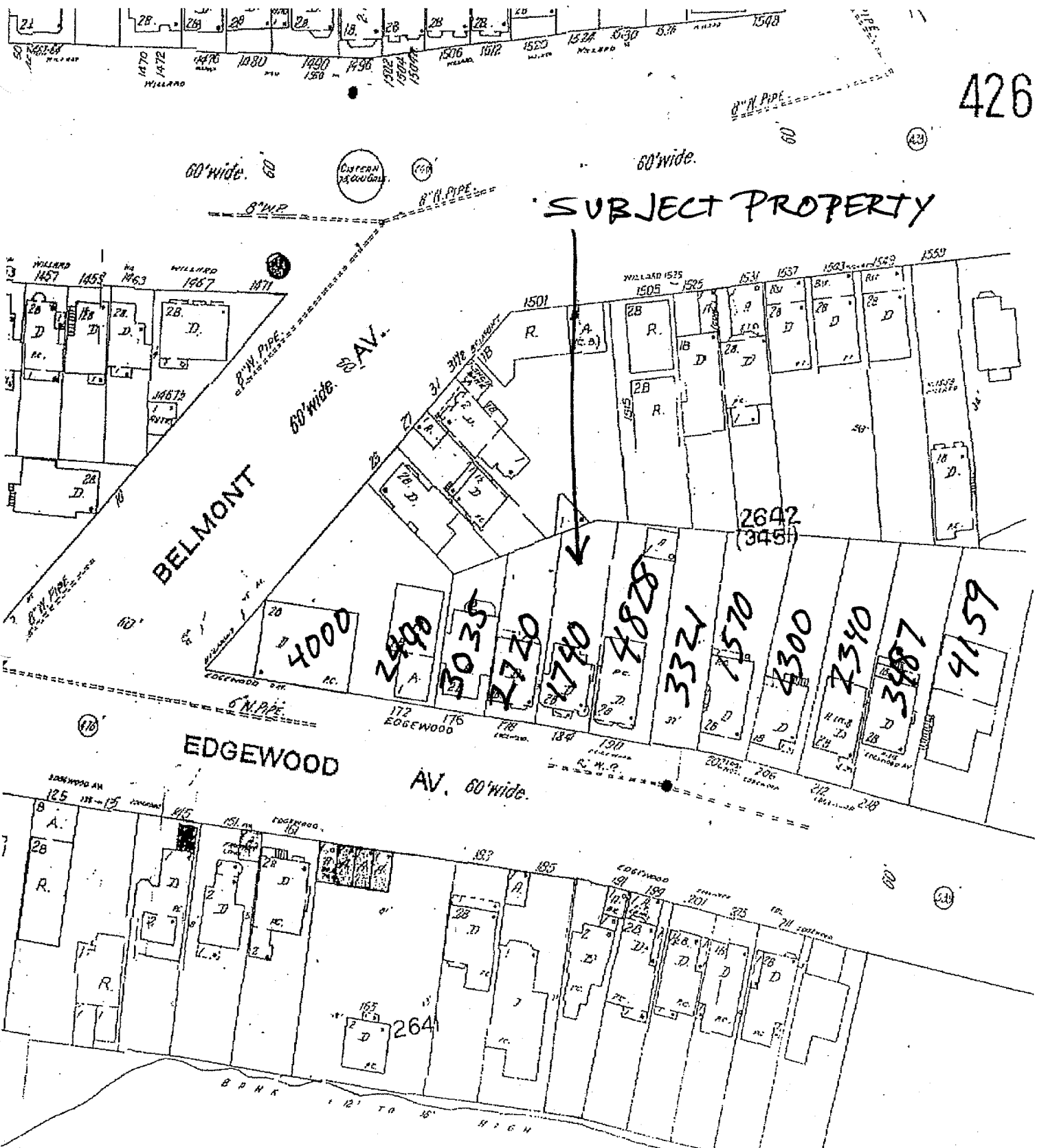
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**EXISTING ADJACENT BUILDING GROSS SQUARE FOOTAGE ALONG BLOCK FACE
PER S.F. ASSESSOR'S RECORDS**

Barbara Stevens
183 Edgewood Avenue
San Francisco, California 94117
Telephone: (415) 564-1311

January 9, 2011

Shelley Caltagirone
San Francisco Planning Department
1660 Mission Street
San Francisco, CA 94103

Re: Permit No. 201008 189020, 184 Edgewood Avenue

Dear Ms. Caltagirone:

I have lived at 183 Edgewood Avenue across the street from 184 Edgewood Avenue for fifty years. I cannot afford to file an extensive application with the Planning Department in opposition to the project at 184. I want you to know that I, along with many of my neighbors on the street, oppose the building of such a large house as is planned for 184 Edgewood that extends so far into the established mid-block open space.

Partial
list
enclosed

I have read the objections prepared by long-time residents Jim and Marion Robertson and whole-heartedly agree with them in that such a large house will definitely establish a precedent for the building of larger and larger houses on Edgewood Avenue as they progress up the hill from north to south into Sutro Forest. We all live on a unique San Francisco brick-lined street which is dead-end at both ends, with one street (Belmont) intersecting approximately mid-block. We are surrounded by Sutro Forest and its greenbelt. All of the houses on Edgewood are modestly sized craftsman houses that occupy far less than 75% of their lots, as apparently allowed by the RH-1(D) zoning, but certainly not permissible under the Residential Design Guidelines, which look to consistency with the established neighborhood pattern, as we have on this street. We know all of our neighbors well, and we treasure the unique character that has been established here over many years.

In addition to the precedent that will be set by allowing such a large and deep house to be built, the Robertson's (and the Jones' at 190 Edgewood) light on three floors and privacy on two floors will be forever affected. I, along with my neighbors, oppose the huge build-out of 184 Edgewood as currently planned.

Sincerely,

Barbara Stevens

Barbara Stevens
183 Edgewood

94117

(Project Sponsors)

John F. DeBenedetti & Nina Srejovic
36 Woodland Avenue
San Francisco, CA 94117

(Project Address) #2641 /# 028

John F. DeBenedetti & Nina Srejovic
184 Edgewood Avenue
San Francisco, CA 94117

(DR Applicants) - #2642 /#029

Jim & Marion Robertson
178 Edgewood Avenue
San Francisco, CA 94117

#2642 /# 033

Nigel Chanter & Lai Mui Cheung
23 Belmont Avenue
San Francisco, CA 94117

#2642 /#034

Armistead Maupin Jr.
27 Belmont Avenue
San Francisco, CA 94117

#2642 /#044

Edwina Leggett
31 Belmont Avenue
San Francisco, CA 94117

#2642 /#045

Michael & Janann Mead
55 Belmont Avenue
San Francisco, CA 94117

#2641 /#008

Marion & Hans Baldauf
165 Edgewood Avenue
San Francisco, CA 94117

#2642 /#030

Patrick Scannon & Susan Dinsmore
176 Edgewood Avenue
San Francisco, CA 94117

#2641 /#012

Jim and Gretchen Sandler
185 Edgewood Avenue
San Francisco, CA 94117

#2642 /#038

Jason & Sarah Jones
190 Edgewood Avenue
San Francisco, CA 94117

#2642 /#037

Deborah & Joel Skidmore
202 Edgewood Avenue
San Francisco, CA 94117

#2641 /#016

Alan Skolnikoff
205 Edgewood Avenue
San Francisco, CA 94117

#2641 /019

Richard and Judith Harrington
227 Edgewood Avenue
San Francisco, CA 94117

2642 /#015

James Campbell
258 Edgewood Avenue
San Francisco, CA 94117

#2642 /#047

Marisa Lin & David Besio
1505 Willard Street
San Francisco, CA 94117

#2641 /#007

Glenn Egrie & Lisa Kessler
161 Edgewood Avenue
San Francisco, CA 94117

#2642 /#048

Glen Gertmenian & Scot Howard
1515 Willard Street
San Francisco, CA 94117

#2631 /#035

Peter and Ellen Huppert
1490 Willard Avenue
San Francisco, CA 94117

Hans R. Baldauf, AIA
165 Edgewood Avenue
San Francisco, CA 94117
415.385.8777

March 2, 2011

The San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Commissioners:

I live across the street from 184 Edgewood Avenue. In December I shared the following letter in draft form with the new owners, their architect and their adjacent neighbors in hope that it would spur all parties to think creatively and come up with a solution for the design that all parties could be reasonably happy with it. As an architect, I believe it is important that we remain able to build and improve our housing stock while at the same time preserving the character of our neighborhoods. Unfortunately they have not been able to find common ground. I now forward the letter and the diagram to you.

I am writing in reference to the proposed project at 184 Edgewood Avenue. I write as a neighbor who is concerned that our present and future neighbors have not been able to come to terms regarding the design of the project.

As an architect I am keenly aware of the complex set of demands that building in any urban setting and San Francisco in particular presents. While respect for the past and our historic structures is important; it is also important that our neighborhoods continue to evolve. I was glad to learn that the owners of 184 Edgewood had hired David Gast who designed the beautiful renovation of the neighboring house at 186 as their architect. My hope was that an architect who was intimately familiar with the specifics of Edgewood Avenue would be able to bridge the gap between the dreams and aspirations of his clients and the concerns of the neighbors and the larger neighborhood.

Unfortunately it seems that there has not been a meeting of the minds, and you the Planning Commission will be asked to determine whether the project is appropriate.

It is my understanding that the San Francisco Zoning code does not confer absolute rights but rather is a guiding document and that ultimate power rests with you the Commission and ultimately the Board of Supervisors. It is also my understanding that when you make decisions that neighborhood form and pattern are important in determining whether a project is appropriate. The urban form that is the result of how the homes along Edgewood Avenue have been built over the years is more complex than in many parts of the city. This is in part due to topography and to decisions that were made prior to the present zoning code. I offer the following diagrams not to take sides for or against any one of our neighbors but rather hopefully to help you make the most informed decision possible and/ or to help our neighbors (including the project sponsor) in how they are thinking about the project.

184 Edgewood Avenue is located on the East side of Edgewood Avenue. The homes are generally entered at grade and the lots slope down hill. Interestingly, although the zoning code allows building to 75% of the lot depth the urban pattern here is one that generally has building to 55% of the lot depth. In the attached diagram the 45% rear yard is in light green and the 25% rear yard is in dark green. I have also indicated with a red dashed line the average between neighboring houses as this standard is used in other districts in the city. As most of these houses exist – this is a largely hypothetical exercise.

Hans R. Baldauf, AIA
165 Edgewood Avenue
San Francisco, CA 94117
415.385.8777

The West side of Edgewood Avenue is the uphill side of the street. The houses are generally entered after climbing a full flight (or more) of stairs. The urban pattern here is more complicated than on the Eastern side of the street. In general houses occupy the front 55% of their lots but a number of homes are positioned on the rear of their lots. This includes the one owned by our family. This staggering of homes allows for shared views and sunlight. I have indicated the front yards of houses that are set back from the street in yellow on the diagram. While this unusual diagram is non conforming with the existing zoning code, it produces many magical relationships. The lesson I take from this is that one needs to really look at the specific impact of any set of decisions on the interconnecting set of relationships between houses here on Edgewood Avenue.

Ultimately, you will need to decide if the project as designed for 184 is appropriate in the nuanced environment of Edgewood Avenue. My hope would be that the parties most effected – the project sponsor and the adjacent neighbors could work this out. In the absence of that, I hope that you will take the time to understand the nuances of this very special street.

Sincerely,

A handwritten signature in black ink, appearing to read 'Hans Baldauf', with a stylized, sweeping flourish extending from the end of the name.

Hans Baldauf, AIA



Edgewood Avenue Zoning Map