



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: JULY 7, 2011

Date: June 30, 2011
Case No.: **2011.0454D**
Project Address: **610 El Camino del Mar**
Permit Application: 2010.09.20.1192
Zoning: RH-1(D) [Residential House, One-Family (Detached)]
40-X Height and Bulk District
Block/Lot: 1307/001X
Project Sponsor: Aleck Wilson, Architect
Aleck Wilson Architects Inc.
26 O'Farrell Street, Suite 400
San Francisco, CA 94108
Staff Contact: Glenn Cabrerros – (415) 588-6169
glenn.cabreros@sfgov.org
Recommendation: **Do not take DR and approve**

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project proposes a new terrace, approximately 22 feet deep, over a portion of the existing one-story solarium structure at the rear façade of the single-family residence. The floor of the new terrace would be approximately at the same height as the ridgeline of the solarium structure. The project also includes the construction of a bay window at the uppermost floor along the rear building wall. Front and rear façade alterations to include new windows and doors are proposed, and a new deck is proposed on the main roof of the residence.

SITE DESCRIPTION AND PRESENT USE

The site contains a large two-story-over-basement, single-family residence within the Seacliff neighborhood. At the lowest level of the residence is a one-story solarium structure that projects 33 feet beyond the main three-story rear façade. The subject lot slopes downhill from El Camino del Mar and contains approximately 5,070 square feet. Per City records, the subject building was constructed circa 1929.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The immediately surrounding properties and the immediate neighborhood character of the Seacliff neighborhood are characterized by large single-family detached residences on large lots. Due to the orientation of El Camino del Mar and the down-sloping topography along this portion of El Camino del Mar, most residences along this street enjoy sweeping views of the Pacific Ocean and views of the west

side of the Golden Gate Bridge. The stretch of El Camino del Mar directly in front of the subject property has a grade separation with one lane of traffic at least 10 feet higher than the opposite lane of traffic. The adjacent lot directly south of the project contains a three-story-over-basement, single-family detached residence. The adjacent lot directly to the north contains a two-story-over-basement, single-family detached residence. The lot that abuts the rear property line of the project site is downhill from the project and contains a two-story-over-basement, single-family detached residence on Seacliff Avenue and also fronts the China Beach parking lot.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	March 29, 2011 – April 27, 2011	April 27, 2011	July 7, 2011	71 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	June 27, 2011	June 27, 2011	10 days
Mailed Notice	10 days	June 27, 2011	June 27, 2011	10 days

PUBLIC COMMENT

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

In addition to the DR Requestor, two letters in opposition to the project were received from property owners of 80 McLaren and 615 El Camino del Mar (both on the opposite side of the street and uphill from the project).

DR REQUESTOR

Pamela Baer, owner of 620 El Camino del Mar, directly south and adjacent to the project.

DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated April 27, 2011.

PROJECT SPONSOR’S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated June 29, 2011.

ENVIRONMENTAL REVIEW

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

RESIDENTIAL DESIGN TEAM REVIEW (RDT)

The upper roof deck as publicly noticed under Section 311 proposed a glass railing 3'-6" above the ridgeline of the existing roof. The roof deck, as publicly noticed, is consistent with the Residential Design Guidelines (RDGs) as the railing is transparent and set back from the front ridgeline. The transparency allows for continued light access and for the railing to "disappear" in relation to the existing building mass. The railing's setback from the front of the building is approximately 13 feet from the closest portion of the front façade and approximately 19 feet from the furthest portion of the front façade. Additionally, the railing is set back 3 feet from the ridgeline, so when viewed from street level at the front of the residence, the top of the railing would be minimally visible.

While the RDT found the 3'-6" glass railing to comply with the RDGs, it was suggested that the project could better comply with the intent of the RDGs if the roof deck and railing was lowered into the existing sloped roof form. Since the filing of the DR request, the project has been revised so the glass railing is now proposed to extend only 1 foot above the ridgeline, while maintaining the formerly proposed setbacks. This change has been submitted as a formal plan revision to the related building permit application.

With regard to the proposed alterations to the rear façade; including the new terrace and bay window, the project is consistent with the RDGs as this portion of the project, while visible from the public right-of-way (i.e. China Beach and Seacliff Avenue), occurs on a secondary façade. The rear wall of the project does not face a mid-block open space as found commonly in most San Francisco residential blocks, and the proposed quality of the exterior materials and execution of the rear façade design is consistent with the high-quality of design that typifies the Sea Cliff neighborhood.

Furthermore, the project does not create exceptional or extraordinary circumstances, as the project does not create unusual privacy impacts on interior living spaces of the DR Requestor's home or other adjacent residences. The setbacks required from the side property lines, the overall distance from the roof deck to the Requestor's windows and the deck's orientation towards the view does not create exceptional or extraordinary circumstances. Both adjacent buildings on either side of the project are afforded a similar amenity and with larger terrace areas. It is noted that private views are not protected by the Planning Code or the RDGs.

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

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

RECOMMENDATION: Do not take DR and approve
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Attachments:

- Parcel Map
- Sanborn Map
- Aerial Photographs
- Zoning Map
- Section 311 Notice
- DR Application
- Project sponsor submittal:
 - Response to DR Application dated June 29, 2011
 - Reduced Plans

G:\Documents\2011\DR\2011.0454D - 610 El Camino del Mar\610 El Camino del Mar - DR report.doc

Parcel Map

LOTS MERGED
24 INTO 546 1904

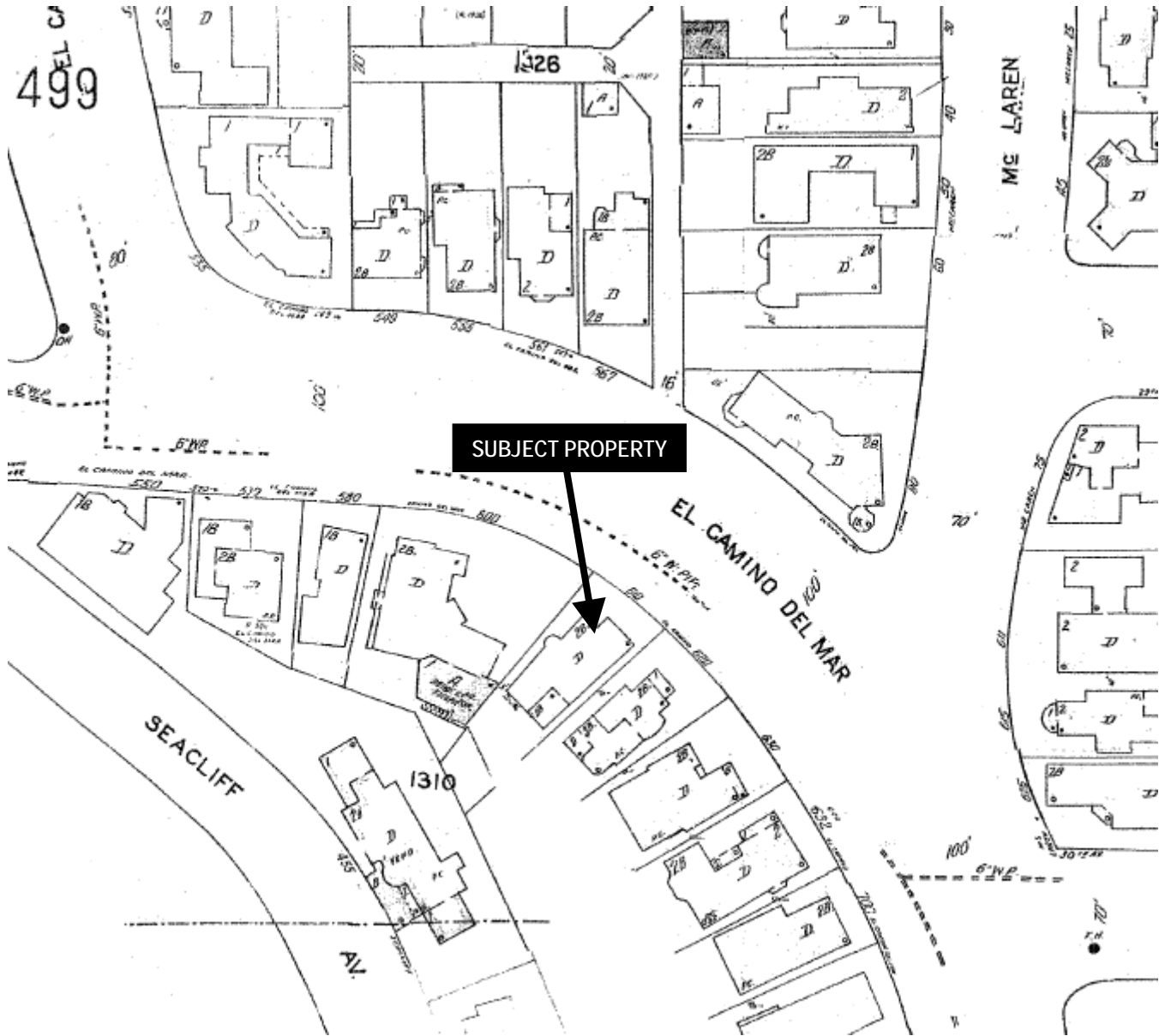
PART OF **1307**
SHEET 1
SEA CLIFF SUB 3
REVISED 1959
" 1960
" '84

RH-1(D)
40-X



Discretionary Review Hearing
Case Number 2011.0454D
Abbreviated Analysis
610 El Camino del Mar

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
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Aerial Photo 1



SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2011.0454D
Abbreviated Analysis
610 El Camino del Mar

Aerial Photo 2

SUBJECT PROPERTY



Aerial Photo 2a



SUBJECT PROPERTY



Aerial Photo 3



SUBJECT PROPERTY



Aerial Photo 4

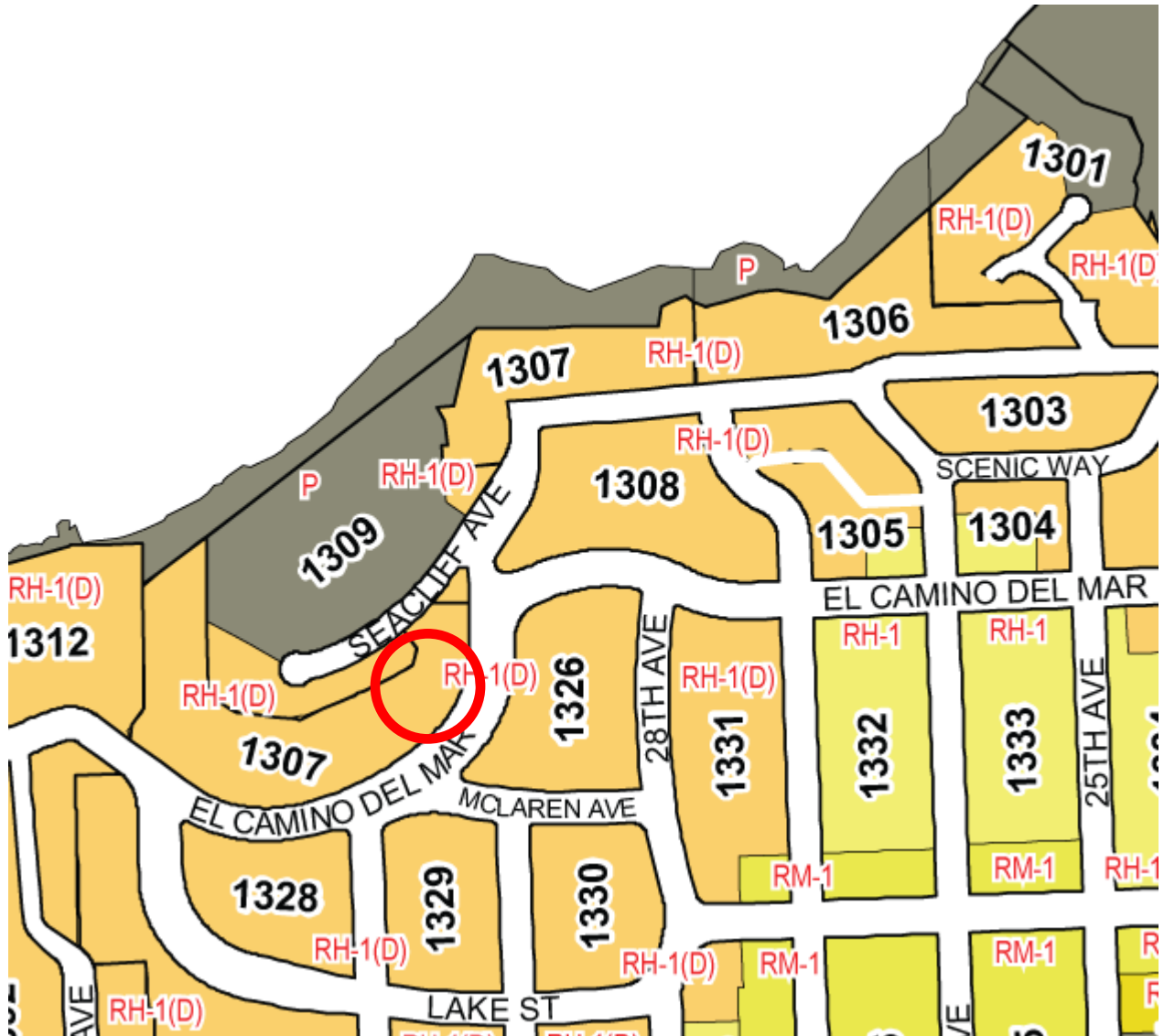


SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2011.0454D
Abbreviated Analysis
610 El Camino del Mar

Zoning Map



Discretionary Review Hearing
Case Number 2011.0454D
Abbreviated Analysis
610 El Camino del Mar

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: Pamela Baer		
DR APPLICANT'S ADDRESS: 620 El Camino Del Mar, San Francisco, CA	ZIP CODE: 94121	TELEPHONE: ()
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Marc Heng		
ADDRESS: 610 El Camino Del Mar, San Francisco, CA	ZIP CODE: 94121	TELEPHONE: (659) 623-1121 1-415-9391546 (Cell)
CONTACT FOR DR APPLICATION: Same as Above <input type="checkbox"/> Nancy Scheinholtz		
ADDRESS: 1319 Howard Avenue, Burlingame, CA	ZIP CODE: 94010-4212	TELEPHONE: (650) 558-0700
E-MAIL ADDRESS: schein@pacbell.net		

2. Location and Classification

STREET ADDRESS OF PROJECT: 610 El Camino Del Mar, San Francisco, CA		ZIP CODE: 94121		
CROSS STREETS: Between 30th Avenue and Sea Cliff Avenue				
ASSESSORS BLOCK/LOT: 1307 / 001X	LOT DIMENSIONS: irregular¹	LOT AREA (SQ FT): 5,074	ZONING DISTRICT: RH-1(D)	HEIGHT/BULK DISTRICT: 40-X

3. Project Description

Please check all that apply

Change of Use Change of Hours New Construction Alterations Demolition Other Additions to Building: Rear Front Height Side Yard Present or Previous Use: Single Family HomeProposed Use: Single Family HomeBuilding Permit Application No. 201009201192Date Filed: 9/20/2010

1 Front property line 50' wide. Rear property line 25.933' wide, depths vary between 132.271' to 145.94'

RECEIVED**APR 27 2011**CITY & COUNTY OF S.F.
DEPT. OF CITY PLANNING
PIC

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

DR requestor is hoping to have another discussion with the permit applicant when he is in town next time.

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.

Project applicant has revised the project to eliminate most of the stair penthouse on the roof.

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.

See attachment

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

See attachment

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

See attachment

11.0454D

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: 

Date: 4/26/2011

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

Pamela C. Baer, owner
Owner / Authorized Agent (circle one)

Discretionary Review Application Submittal Checklist

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

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

NOTES:

Required Material.

Optional Material.

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

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

ATTACHMENT TO DISCRETIONARY REVIEW APPLICATION**PREAMBLE**

Marc Heng, owner of 610 El Camino Del Mar, located between Lake Street and Sea Cliff Avenue (“Heng Residence” or “Site”), proposes a renovation that includes interior remodeling and rear expansion. The Site is on the north side of El Camino Del Mar and is improved with a two-story home with a basement level. The basement level extends beyond the main rear façade with an enclosed swimming pool. The swimming pool enclosure has a gable roof with translucent glass panels. The rear expansion involves removal of the existing swimming pool roof up to the required rear yard line and construction of a flat roof in its place. When completed, the new flat roof of the enclosed swimming pool will be a 23’ deep x 21.5’ average width terrace off the first level of the Heng Residence. The new terrace will be approximately 17’ above the existing rear yard grade and directly accessible from the El Camino Del Mar level of the Heng Residence.

ANSWERS TO DISCRETIONARY REVIEW (“DR”) APPLICATION QUESTIONS

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

A. **Exceptional Circumstances.**

Sea Cliff has a defined visual character; it is one of the most scenic neighborhoods in the City proven by its inclusion in the “49 Mile Scenic Drive.” Many of the residences on this block are either potential or have already been rated as architectural historic resources giving Sea Cliff the potential to become a historic district. Constructed in 1929, the Heng Residence is listed in the 1976 Planning Department Architectural Survey (“Survey”); therefore, it is a rated architectural historic resource under the California Environmental Quality Act. The Heng Residence was awarded the highest rating of “5” for its relationship between its setting and the building. It is rated “4” for its important contribution to a cluster/streetscape. Under architectural design, it is given ratings of “2” and “3.” Although evaluation of a historic resource is primarily directed at the front façade, the rear façade merits careful consideration because it is visible from both Sea Cliff Avenue and China Beach. See **Exhibit 1** for a copy of the 1976 Survey for the Heng Residence.

The exceptional circumstances include (1) the special and unique quality of Sea Cliff; (2) the Site is a rated architectural historic resource; and (3) the rear facades of the homes on this block form the scenic backdrop for China Beach and Sea Cliff Avenue.

B. Residential Design Guidelines.

The Residential Design Guidelines (“Guidelines”) are designed to protect and/or enhance the unique setting and character of the City’s residential neighborhoods. The Guidelines note that “a single building out of context with its surroundings can be disruptive to the neighborhood character and, if repeated often enough, to the image of the City as a whole.” For the reasons discussed below, the proposed rear expansion of the Heng Residence is such a case.

(i) *Neighborhood Character (Pages 7-9, Guidelines)*

The homes on El Camino Del Mar between Lake Street and Sea Cliff Avenue are fairly uniform in height and in depth. See Aerial Map of the neighborhood attached hereto as **Exhibit 2**. The rear facades of the buildings on the north side of El Camino Del Mar and their rear yard open space corridor form the backdrop of the public view from China Beach and Sea Cliff Avenue. The rear of the Heng Residence is a highly visible component of this corridor. See **Exhibit 3** for photographs of the rear yard corridor

Alteration and expansion of an existing home should follow the design principals listed on page 5 of the Guidelines. As discussed above, the Sea Cliff area has a strong defined visual character because the buildings are compatible in placement on their lots, and similar in form, scale, bulk, proportion, and exterior materials. See Exhibit 3. For reasons discussed below, this renovation does not follow the design principals listed on page 5 of the Guideline in that the renovation (1) will impair the mid-block open space, (2) will include architectural features that detract from the neighborhood character, and (3) will impair the character-defining features of a historic building.

(ii) *Site Design*

(a) Rear Yard (Light and Privacy, Pages 16-17, Guidelines) and Roof Deck.

The Guidelines caution that when expanding a building into the rear yard, the impact of the expansion on the light and privacy of the abutting homes must be considered. The proposed terrace, as designed, is approximately 17’ above the existing rear yard grade¹ and will impair sunlight access to the 620 El Camino Del Mar rear yard in the morning.

The proposed terrace projects 23’-4” beyond the rear façades of the adjacent neighbors. The rear yard levels along this block of El Camino Del Mar are usually one story below the sidewalk because these homes are on down sloping lots. The proposed terrace at the sidewalk level will present privacy issues because it allows view into the living areas of the home of the DR requestor. Currently the main living of DR

¹ The 17’ is an estimate because the plans lack sufficient dimensions to make a precise determination.

requestor's home has complete privacy. See **Exhibit 4** for photograph with the parapet of the proposed terrace blocked in. Similarly, the new roof deck can look into DR requestors' east facing windows that are currently above the roof of the Heng Residence.

(b) Views (Page 18, Guidelines).

As stated in the Guidelines, private view is not protected; views from public areas are protected. As discussed above, the rear facades and the mid-block open space of this block of El Camino Del Mar forms a scenic backdrop when viewed from Sea Cliff Avenue and China Beach. The proposed massing of the rear extension intrudes into the mid-block open space green belt.

(iii) *Building Scale and Form*

Building Scale at the Mid-Block Open Space (Pages 25-26, Guidelines). The Guidelines note that, even when permitted by the Planning Code, expansion of the height and depth of a building into the rear yard can impact the mid-block open space. As discussed above, the existing roof enclosing the swimming pool is the *only* architectural feature that intrudes into the rear yard corridor visible from Sea Cliff Avenue; it is out of character with the neighborhood.² However, this intrusion into the mid-block open space is softened by the translucent glass roof. See Exhibit 3.

The proposed rear expansion would increase the height and mass of the roof of the swimming pool making it a prominent feature of the mid-block open space, emphasizing its disruptiveness to the block pattern and mid-block open space. The terrace is inappropriate because it is uncharacteristically deep and tall, and incompatible with the neighborhood character effectively boxing in the rear yard of the DR requestor. See **Exhibit 6** for a photomontage of the proposed rear yard extension.

(iv) *Architectural Features*

Roof Top Architectural Features (Pages 38-41, Guidelines). El Camino Del Mar between 30th Avenue and Sea Cliff Avenue splits into an upper and lower street near the Site. The lanes of the street are separated by a retaining wall and lawn. The southern or upper street presents a unique view of the homes in that you are looking at the 2nd floor of the homes from street level. Rather than looking up at the roof, you have a straight, direct view of the new roof deck and the railing that is out of character. The neighbors on the south side of El Camino Del Mar across the

² While the home east of the Heng Residence (600 El Camino Del Mar) has a terrace at the El Camino Del Mar level, that home is situated in a large lot with street frontage also on Sea Cliff Avenue that provides access to the garage and the terrace and is not visible from Sea Cliff Avenue. When one walks up the drive way, the terrace appears to be a deck off the second floor of a home across from Sea Cliff Avenue. See photograph attached hereto as **Exhibit 5**.

street will look at the roof deck that is not part of the street pattern along El Camino Del Mar. See **Exhibit 7** for a photomontage of the roof deck from the sidewalk across the street. The roof deck and the stair penthouse detract from the appearance of this historic building and disrupt the roof line of the block.

(v) *Building Details*

Windows (Pages 44-45, Guidelines). The Heng Residence, listed in the 1976 Planning Department Survey, is a rated architectural resource. The Guidelines address a block's window pattern. This block of El Camino Del Mar, a long curved block, is unique in that the rear of the homes are visible from the pedestrian gate to China Beach off Sea Cliff Avenue. The project proposes to have the rear rectangular window openings replaced with gothic arched windows. The result is a rear façade design with proportion, shape and size that do not relate to the dominate window patterns of the surrounding buildings in this neighborhood or the architectural style of the existing home. The rear windows should be reviewed for their impact on a historic resource.

(vi) *Alterations to Buildings of Potential Historic or Architectural Merit*

As stated above, the Heng Residence is a rated architectural historic resource. The proposed rear expansion should be reviewed by the Department for compliance with the Standards of the Secretary of Interior for alteration.

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.*

For the reasons stated above,

- My property will be affected because it will significantly affect my privacy and the light access to my rear yard.
- The roof deck and stair penthouse will not conform to the historic roof line pattern of this block.
- The new terrace is disruptive to the mid-block open space impairing the scenic quality and adversely affecting the neighborhood.

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 applicant has removed most of the stair penthouse after its meeting with the DR requestor. However, the DR requestor's request to remove the roof deck, and to lower and reduce the size of the terrace was rejected by the applicant.

A. Roof Deck. Because this block of El Camino Del Mar is a street with split upper and lower levels, the adverse effect on the historic structure and the roof lines of the block cannot be mitigated, except by its removal.³

B. Terrace. The floor to floor height of the terrace is 12' with a clear ceiling height of 10'-6". The applicant suggested that the clear ceiling height be reduced to 8' and the depth be reduced to 12' from the current rear façade. This can be achieved by eliminating the upper and lower decks, reconfiguring the stair to be on the east side of a one level terrace. This terrace will be 12' deep x 21.5' wide. This will reduce the adverse effects discussed above.

³ The roof deck of the home two doors to the west of DR requestor's home (652 El Camino Del Mar) is very visible from Sea Cliff Avenue and China Beach. However, because it is set back far from the street and that block of El Camino Del Mar is not a street with split levels, this roof deck is not noticeable from the side wall across the street.

street address

610 Camino del Mar

1307
block number

17
lot number

3
summary

R/2
Building type/use/number of floors

landmark number

RELATIONSHIP WITH SURROUNDING BUILDINGS

Relationship of setting to building -2 -1 0 1 2 3 4 5

Importance as contribution to a cluster/streetscape -2 -1 0 1 2 3 4 5

ARCHITECTURAL DESIGN VALUATION

Facade proportions -2 -1 0 1 2 3 4 5

Richness/Excellence of detailing/decoration -2 -1 0 1 2 3 4 5

Unique visual feature of interest 0 1 2 3 4 5

Example of a rare or unusual style or design 0 1 2 3 4 5

Overall architectural quality -2 -1 0 1 2 3 4 5

PROPOSED FOR FURTHER INVESTIGATION

CORNICE, PARAPET, APPENDAGE
Importance of cornice to building design -2 -1 0 1 2 3 4 5

Cornice contribution to streetscape -2 -1 0 1 2 3 4 5

FACADE CONDITION

Physical condition -2 -1 0 1 2 3 4 5

Paint/Material color -2 -1 0 1 2 3 4 5

REMODELING

Appropriateness of improvements -2 -1 0 1 2 3 4 5

EWGL 12-31-75
date

Field Notes

Review Notes

Junior League Listing

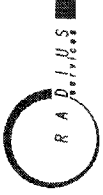
- text index file
- Northern California Guide
- Other Listing _____



photo 134-16

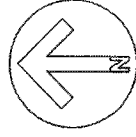


134-15



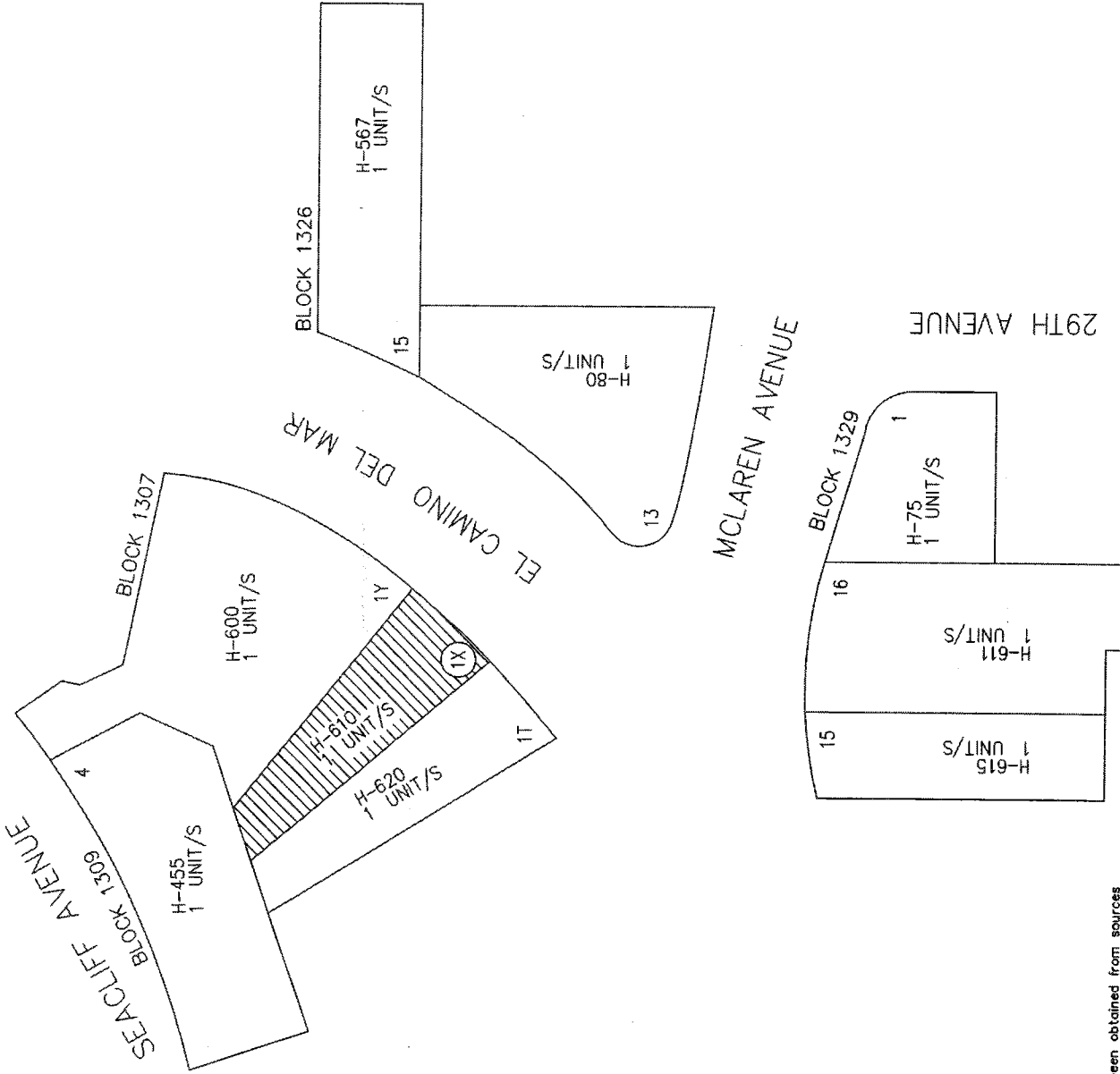
1221 Harrison Street, Suite 18
 San Francisco CA 94103-4448
 (415) 391-4775

BLOCK 1307
 LOT 1X
 San Francisco, CA



JOB NO.:	DATE:
13071XTU	10/25
DRAWN:	CHECKED:
DC	DC

DISCRETIONARY
 REVIEW
 AREA MAP



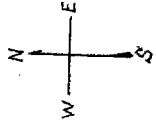
The information contained herein has been obtained from sources that we deemed reliable and current at the time of preparation. We have no reason to doubt its accuracy but we do not guarantee it.

BLOCK	LOT	OWNER	OADDR	CITY	STATE	ZIP
0001	001	RADIUS SERVICES NO. 13071XTU	610 EL CAMINO DEL MAR	LUCE	11	0425
0001	002	.....	.....	.....	.....	.....
0001	003	RADIUS SERVICES	1221 HARRISON ST #18	SAN FRANCISCO	CA	94103
0001	004	LUCE FORWARD	121 SPEAR ST #200	SAN FRANCISCO	CA	94105
0001	005	.....	.....	.....	.....	.....
1307	001T	BAER TRS	620 EL CAMINO DEL MAR	SAN FRANCISCO	CA	94121-1044
1307	001X	MAPLE OAK LLC	1901 60TH PL E #L1289	BRADENTON	FL	34203-5036
1307	001X	OCCUPANT	610 EL CAMINO DEL MAR	SAN FRANCISCO	CA	94121-1044
1307	001Y	DOUGLAS TRS	125 E SIR FRANCIS DRAKE BL #40	LARKSPUR	CA	94939
1307	001Y	OCCUPANT	600 EL CAMINO DEL MAR	SAN FRANCISCO	CA	94121-1044
1309	004	SWISS CONFEDERATION	455 SEA CLIFF AV	SAN FRANCISCO	CA	94121
1326	013	FRANK HUSIC	80 MCLAREN AV	SAN FRANCISCO	CA	94121-1050
1326	015	JIRAIR & SERPOUHIE SARKISSIAN	567 EL CAMINO DEL MAR	SAN FRANCISCO	CA	94121-1041
1329	001	TERHEYDEN & FASTIFF	75 MCLAREN AV	SAN FRANCISCO	CA	94121-1051
1329	015	PAUL & INGER VIDA	PO BOX 4600	SUN VALLEY	ID	83353-4600
1329	015	OCCUPANT	615 EL CAMINO DEL MAR	SAN FRANCISCO	CA	94121-1043
1329	016	C & C COLPITTS	611 EL CAMINO DEL MAR	SAN FRANCISCO	CA	94121-1043
9999	999	.....	.....	.....	.....	.....

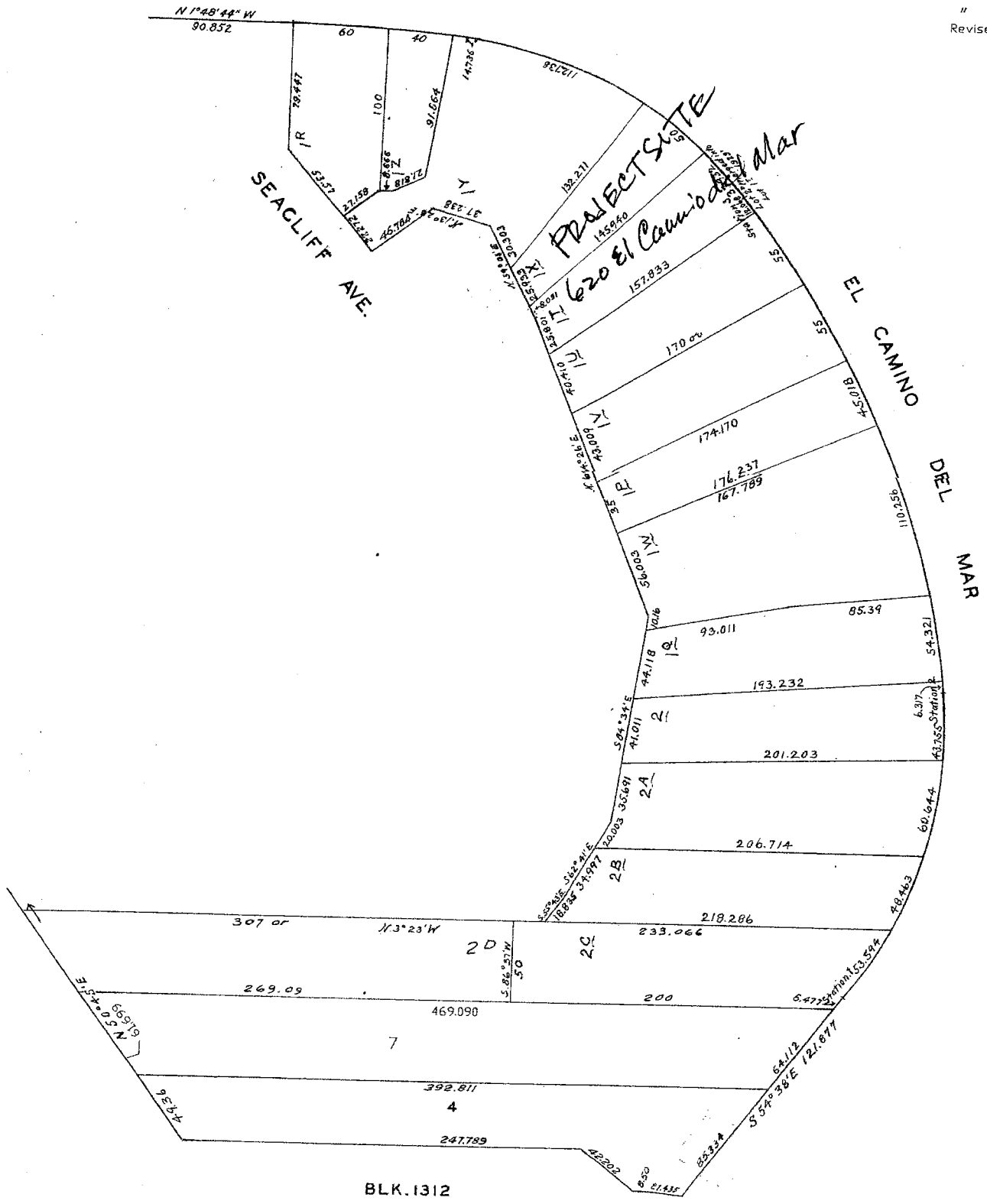
ASSESSOR-RECORDER'S OFFICE

lots 5&6 into lot 7 for 2001 roll
 LOTS MERGED
 2nd INTO 5th 6 1984

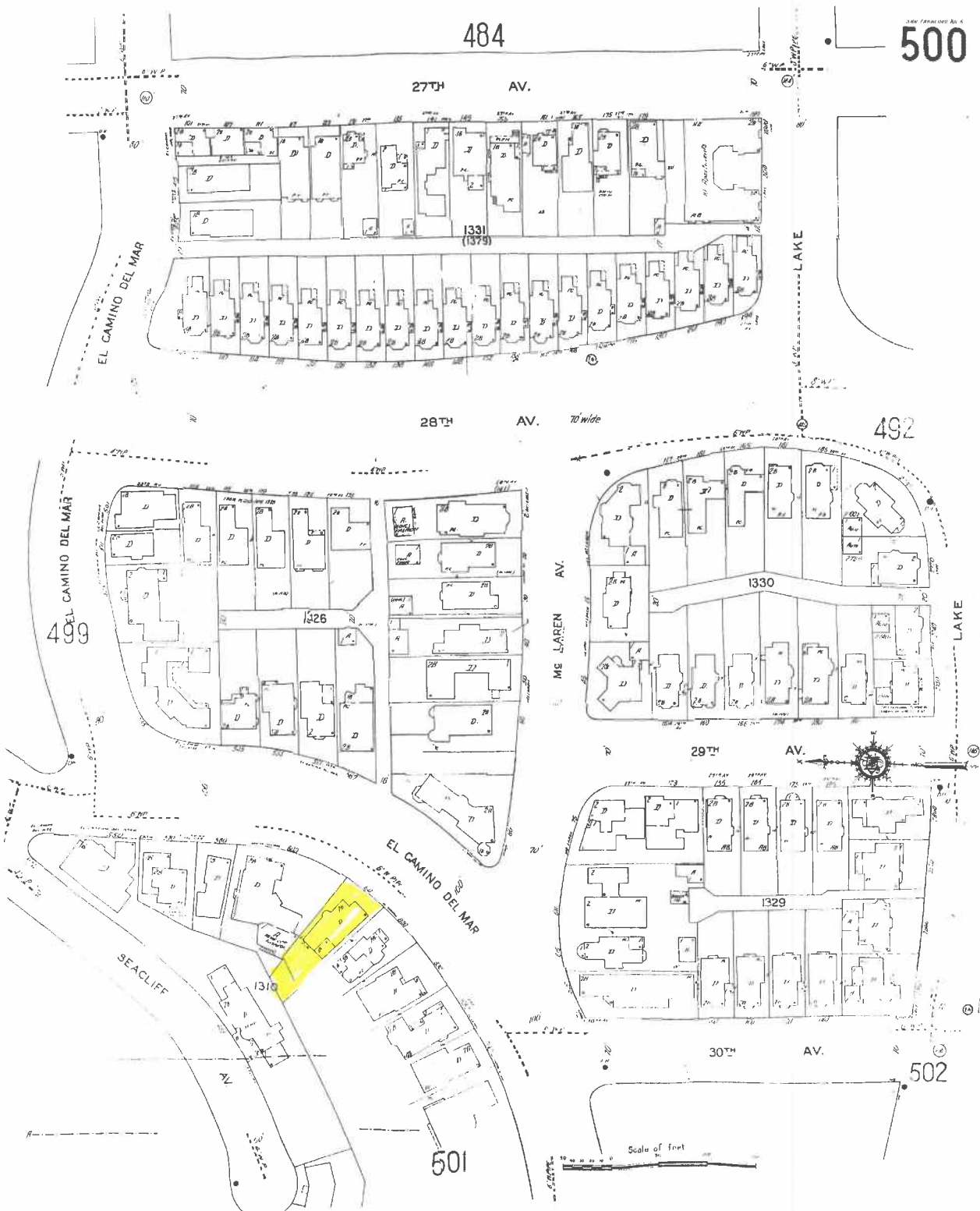
© COPYRIGHT SAN FRANCISCO
 CITY & COUNTY ASSESSOR 1995



PART OF 1307
 SHEET 1
 SEA CLIFF SUB 3
 REVISED 1959
 " 1960
 " '84
 Revised 2001



BLK. 1312



484

500

27TH AV.

EL CAMINO DEL MAR

LAKE

28TH AV. 70 wide

492

499

EL CAMINO DEL MAR

MS LAREN AV.

LAKE

29TH AV.

EL CAMINO DEL MAR

SEACLIFF

1310

1326

1330

1329

30TH AV.

502

501

Scale of feet

SUBJECT
PROPERTY



BUILDING
FACING
SUBJECT
PROPERTY



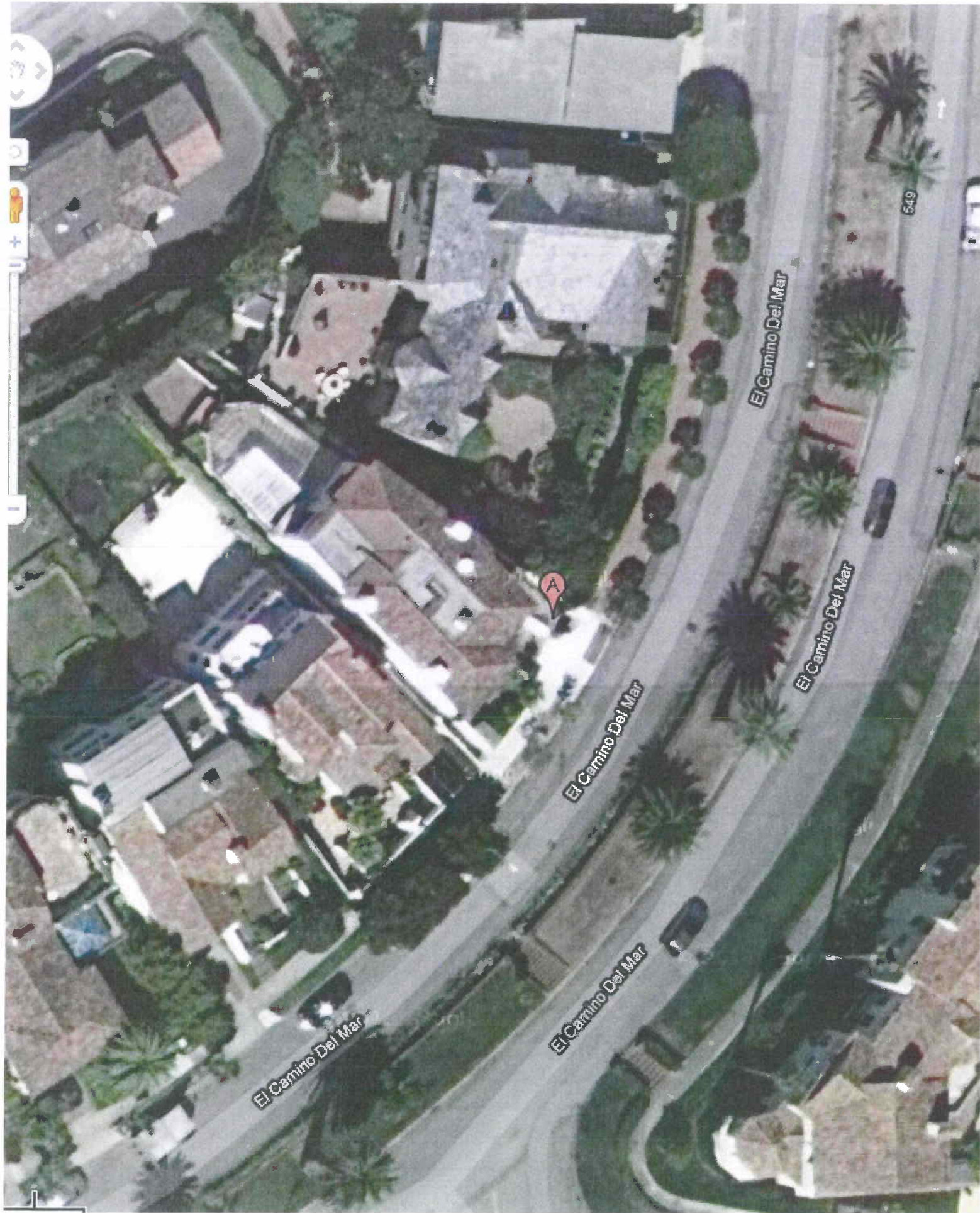






Exhibit 5



IMG_0813.JPG



620







DSC_0238.JPG













SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On September 20, 2010, the Applicant named below filed Building Permit Application No. 2010.09.20.1192 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Aleck Wilson, Architect	Project Address:	610 El Camino del Mar
Address:	26 O'Farrell Street, Suite 400	Cross Streets:	Seacliff / McLaren Avenues
City, State:	San Francisco, CA 94108	Assessor's Block /Lot No.:	1307/001X
Telephone:	(415) 765-9095	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 type="checkbox"/> VERTICAL EXTENSION		<input type="checkbox"/> CHANGE # OF DWELLING UNITS <input 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	16 feet	No Change
SIDE SETBACKS	4 feet (each side)	No Change
BUILDING DEPTH	100 feet	No Change
REAR YARD	23 feet	No Change
HEIGHT OF BUILDING	26 feet	No Change
NUMBER OF STORIES	2 over basement	No Change
NUMBER OF DWELLING UNITS	1	No Change
NUMBER OF OFF-STREET PARKING SPACES	1	No Change

PROJECT DESCRIPTION

The project proposes a new terrace over a portion of the existing one-story solarium structure at the rear of the single-family residence. A new roof deck is proposed on the main roof of the house. The project includes construction of a new bay window at the uppermost floor along the rear building wall. See attached plans.

PLANNER'S NAME: **Glenn Cabreros**
 PHONE NUMBER: **(415) 558-6169**
 EMAIL: **glenn.cabreros@sfgov.org**

DATE OF THIS NOTICE:
 EXPIRATION DATE:

3-29-11
4-27-11

ALICE SUET YEE BARKLEY
DIRECT DIAL NUMBER 415.356.4635
DIRECT FAX NUMBER 415.356.3888
EMAIL ADDRESS ABARKLEY@LUCE.COM

June 29, 2011

Commissioner Christina Olague
President, Planning Commission
1650 Mission Street, Fourth Floor
San Francisco, CA 94103

Subject: 610 El Camino Del Mar Renovation and Addition
Discretionary review request

Dear Commissioner Olague,

Marc Heng (“Applicant”), the owner of 610 El Camino Del Mar, (“Applicant’s Residence” or “Project Site”), proposes to renovate the interior of his home and to add a 20’x23’ wide rear terrace above the existing basement level and into the existing rear yard open space corridor. Pamela and Larry Baer (“Baers” or “DR requestors”), the adjacent property owners of 620 El Camino Del Mar property (“Baer residence”) filed a discretionary review request (“DR”) on April 27, 2011. For the reasons stated below, the proposed 20’ deep x 23’ wide terrace is inappropriate as designed.

PROJECT SITE

The Project site, located on the north side of El Camino Del Mar and west of Sea Cliff Avenue, is in a Scenic Street Sign District and part of the “49 Mile Scenic Drive.” The site is improved with a two-story home with a basement level that extends into the required rear yard approximately 10’. The basement level encloses a swimming pool with a translucent glass paneled hip roof that extends approximately 37’ beyond the Baer residence. See aerial photograph showing the glass roof of the swimming pool at 610 El Camino Del Mar attached as **Exhibit 1**. The Applicant’s main rear façade is approximately 2’ longer than the DR Requestor’s residence. See Sheet A-1.0 of floor plans attached to Department’s case report (herein “Plans”) and aerial photograph attached as **Exhibit 2**.¹

In this block, all the homes have a rear yard at grade except for the Applicant’s Residence and the 600 El Camino Del Mar property. The 600 El Camino Del Mar residence has a rear deck

¹ The aerial photographs in the Planning Department’s file does not show the Baer residence after renovation which extended the kitchen area toward the rear façade as shown in **Exhibit 2**.

Attachment to Discretionary Review Application
Project Address: 610 El Camino Del Mar
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that is below the wall separating it and the Site and is approximately 10' below the Applicant's living room and about 30" below the property line wall. See Sheets SU1 and A1.0. Above the rear yard property line wall or hedges, there are no other rear terraces or intrusion into the rear yard corridor along the block.

PROPOSED PROJECT

The proposed rear expansion involves removal of the existing roof enclosing the swimming pool up to the required rear yard line and construction of a new flat roof that will serve as a terrace off the Applicant's living room and dining room. When completed, the two level 20'+ deep and 23' -27' wide terrace will extend approximately 25' beyond the Baer Residence and into the rear yard corridor ("Project"). See Sheets A1.0 and A2.2 of Plans. The proposed terrace will be approximately 16' to 17' above the existing rear yard grade of the Applicant's Residence. See Sheet SU-1 and Sheet A3.5 of Plans.

CONSULTATION WITH NEIGHBORS

The Applicant's main residence is in Asia. The project architect and Ms. Scheinholtz, who is the Baer's architect, met and/or corresponded between June 23, 2010 and June 25, 2011 in an attempt to resolve the issues raised relating to the proposed rear extension. Notwithstanding specific suggestions by Ms. Scheinholtz, the Project architect and the Applicant were non-responsive to any of the suggestions presented. The following is a chronology of consultation between the parties and/or their architects.

Consultation with Project Architect

Ms. Scheinholtz's first contact with the project architect was on June 23, 2010. In August, 2010, Ms. Scheinholtz requested that story poles be erected. Between October, 2010 and February 2011, the Project architect eliminated the stair penthouse up to the roof deck. Story poles were erected in February, 2011.

In March, 2011, the Project Architect indicated that the Applicant would consider the request to shorten and lowering the terrace but would proceed with sending out the 311 notice so that they would have the comments of the other neighbors. On April 22, 2011, Ms. Scheinholtz sent a letter to the Project architect outlining in detail the design revisions requested. A copy of this letter is attached hereto as **Exhibit 3**. Between March and June, 2011, Ms. Scheinholtz continued to have conversations in an attempt to resolve the issues surrounding the terrace.

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Project Address: 610 El Camino Del Mar
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Various design variations were offered to shorten the deck and to decrease its impact on the DR requestors privacy. The only change made to the plans was the lowering of the roof deck by 30” in response to the comments of the Residential Design Team on May 19, 2011.

Consultation Between the Baers and the Applicant

Late May/Early June: As part of the required pre-application meeting, Applicant and the project architect met with Pamela Baer to discuss the project. The Baers consulted with their architect and informed the Applicant of their objections. The Applicant indicated that his architect would work on revisions to the design to attempt to arrive at a mutually acceptable solution.

April 28, 2001: Since the Applicant failed to respond to any of the Baer’s suggestions and made no change to the plans, the Baers filed a DR with the Commission on the 30th day of the DR period. After filing of the DR, the DR requestors instructed their attorney to continue to work with the Applicant’s architect to resolve the issues. A copy of the DR request is attached to the Case Report.

June 2 to June 25, 2011: The Applicant and the DR requestors corresponded in an attempt to arrange a face-to-face meeting. The parties’ schedule conflicts precluded a meeting until July 5, 2011. Copies of the e-mail correspondence between Applicant and Larry Baer are attached hereto as **Exhibit 4**.

The only substantive revision to the proposed plan are eliminating the stair penthouse and lowering the roof deck responding to the Planning Department’s request.

ISSUES RAISED IN DISCRETIONARY REVIEW

In the discretionary review request, the DR requestors objected to the roof deck. Subsequent to filing of the DR, the Planning Department requested that the roof deck be lowered and the plans before this Commission reflected this design revision. The discussion below will focus on the terrace

1. **Exceptional Circumstances Exist.**

The Sea Cliff has a defined visual character and is one of the most scenic neighborhoods in the City proven by it’s inclusion in the “49 Mile Scenic Drive.” Most of the buildings on this super block of El Camino Del Mar are rated architectural historic resources. The Applicant’s

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residence is listed in the 1976 Planning Department Architectural Survey (“Survey”) and is rated “4” for its important contribution to a cluster/streetscape. While evaluation of a historic resource is generally directed at the front façade, the rear façade merits careful consideration because of the buildings’ contribution to a cluster/streetscape that is visible from both Sea Cliff Avenue and China Beach. See **Exhibit 5** for a copy of the 1976 Survey for 610 El Camino Del Mar. The extra-ordinary circumstance is the special and unique quality of the Sea Cliff neighborhood and the scenic backdrop formed by the rear facades of these homes when viewed from China Beach and Sea Cliff Avenue.

B. The Proposed Rear Extension Does Not Complies With The Residential Design Guidelines

The Residential Design Guidelines (“Guidelines”) are designed to protect and/or enhance the *unique setting and character* of the City’s residential neighborhoods. The Guidelines note that “a single building out of context with its surroundings can be disruptive to the neighborhood character and, if repeated often enough, to the image of the City as a whole.” For the reasons discussed below, the proposed rear expansion of the Applicant’s Residence is such a case.

(i) *Neighborhood Character – pages 7-9*

The Department’s residential design team erroneously concluded that the rear of the property does not contribute to a midblock open space as it is on a cliff overlooking China Beach and the Pacific Ocean. Based on this reasoning, all the blocks on Telegraph Hill, Russian Hill, Pacific Heights do not have to consider a project’s impact on the midblock open space. As can be seen from the aerial photograph attached as **Exhibit 6**, there is a clearly an existing, well defined, midblock open space corridor.

The homes on El Camino Del Mar between Lake Street and Sea Cliff Avenue are fairly uniform in height and in depth. The depths of the buildings on the north side of the 600 and 700 blocks of El Camino Del Mar are fairly uniform and form an uninterrupted rear yard open space. See Exhibit 6. While the swimming pool enclosure intrudes deep into the rear yard corridor, the glass roof minimizes its bulk and visibility. See **Exhibit 7** for photographs of existing condition. However, the proposed rear terrace will be a highly visible and intrusive feature breaking into and disrupting the rear year corridor. See **Exhibit 8** for a photomontage with the outline of the terrace.

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The Department and the Applicants reliance on the rear deck of the 600 El Camino Del Mar home is misplaced. The 600 El Camino Del Mar house is on a parcel that is more than twice the size of most of the other lots on the block and has street frontage on both El Camino Del Mar and on Sea Cliff Avenue. More importantly, the floor of deck of 600 El Camino Del Mar is approximately about 30” below the top of the wall separating the 610 and 600 El Camino Del Mar properties and is approximately 12’+ below the floor of the living room of 610 El Camino Del Mar. and presents no privacy issue to its neighbors. See Sheet SU1 and A1.0. Unlike the current swimming pool enclosure, the 600 El Camino Del Mar rear deck is not visible to the public. See Photographs of the rear façades of 600, 610, 620 and 630 El Camino Del Mar from Sea Cliff Avenue attached hereto as **Exhibit 9**.

Alteration and expansion of an existing home should follow the Design Principals listed on page 5 of the Guidelines. This super block of El Camino Del Mar has a strong defined visual character because the buildings are compatible in placement on their lots, including the depth of the buildings, and are similar in form, scale, bulk, proportion, exterior materials and rear yards.² See Exhibits 3 and 7. For reasons discussed below, this renovation does not follow the design principals on page 5 of the Guideline in that the renovation will (1) impair the mid-block open space, (2) include architectural features that detract from the neighborhood character, and (3) impair the character-defining features of the area which does not include highly visible and inappropriate rear extensions.

(ii) *Site Design*

(a) Rear Yard (Light and Privacy p.16-17)

The Guidelines caution that when expanding a building into the rear yard, the impact of the expansion on the light and privacy of the abutting homes must be considered. When completed, the elevation of the proposed terrace will be 124.52 and 126.52 SF datum. The DR Requestor’s living room floor is at 124.5’ SF Datum. Thus, the proposed terrace will intrude into the DR Requestor’s privacy, unlike the deck at the 610 El Camino del Mar residence which presents no privacy issues to the Applicant’s residence. The increase height and lack of transparency of the new swimming pool enclosure will affect the sun light access to the Baer’s rear yard in the morning, unlike the current enclosure.

² Except for 600 El Camino Del Mar.

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The proposed terrace projects 24'-6" beyond the rear façades of the adjacent neighbors. The rear yard levels along this block of El Camino Del Mar are usually one story below the sidewalk because these homes are down sloping. The proposed terrace at the sidewalk level will present privacy issues because it allows view into the living areas of the home of the DR requestor. See **Exhibit 10** for a photograph of the story pole showing the privacy issue raised by the depth of the deck. Currently the main living area of DR requestor's home, similar to all the other homes on El Camino Del Mar along with the Applicants home enjoy complete privacy.³ See **Exhibit 12**.

(b) Views – page 18

As stated in the Guidelines, private view is not protected; views from public areas are protected. As discussed above, the rear facades and the midblock open space of this block of El Camino Del Mar forms a scenic backdrop when viewed from Sea Cliff Avenue and China Beach. The proposed terrace will be the dominate rear yard feature for the entire block. See Exhibit 8.

(iii) *Building Scale and Form*

(a) Building Scale at the Mid-Block Open Space – pages 25-26

The Guidelines note that, even when permitted by the Planning Code, expansion of the height and depth of a building into the rear yard, can impact the mid-block open space. As discussed above, the existing roof enclosing the swimming pool is the *only* architectural feature that intrudes into the rear yard corridor visible from Sea Cliff Avenue, but this intrusion into the mid-block open space is softened by the translucent glass roof. See Exhibits 1, 7, 9 and 11. The proposed expansion would not only be solid instead of transparent it also increases the height and mass of the roof enclosing the swimming pool making it the prominent feature emphasizing its disruptiveness to the block pattern and midblock open space. See Exhibit 8. The terrace is inappropriate because it is uncharacteristically deep, uncharacteristically tall, making it incompatible with the neighborhood character.

³ This deck is visible to the public only if one walks up the drive way off Sea Cliff Avenue. See photograph attached hereto as **Exhibit 11**.

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(v) *Building Details*

Windows (pages 44-45): The Applicant's Residence, listed in the 1976 Planning Department Survey, is a rated architectural resource. The Guidelines address a block's window pattern. This block of El Camino Del Mar is unique in that the rear of the homes are visible from the pedestrian gate to Baker Beach off Sea Cliff Avenue. The project design calls for the existing rear rectangular windows to be replaced with an angled bay window and large Gothic arched windows. The result is a rear façade design with proportion, shape and size that do not relate to the dominate window patterns of the surrounding buildings in this neighborhood or the architectural style of the existing home. This design is incompatible with the historic character of this building.

Based on the above, it is concluded that the proposed rear terrace will significantly intrude into the DR's requestor's privacy and the light access to their rear yard. The new terrace is disruptive to the midblock open space impairing the scenic quality and the midblock open space adversely affecting the neighborhood. Furthermore, the design of the new windows along the rear façade do not relate to this historically rated residence.

REQUESTED REVISIONS

Since the roof deck has been modified at the Departments suggestion, the focus of the requested revisions is directed at the rear terrace. The DR requestors would like this Commission to require redesign of the two level rear terrace to preserve the midblock open space pattern that currently exists. However, recognizing that the Applicant has a need for a reasonable amount of usable open space, the DR requestors request that, at a minimum, the proposed terrace be revised to (1) lower the terrace floor by 12" by reducing the interior clear ceiling height of the swimming pool enclosure, (2) reduce the depth of the deck from 20' to 14'. This can be achieved by combining the upper and lower decks into a single deck that is 14' x 18' and reconfiguring the stairs to the east side leading down to a one level terrace, and (3) Set back the railing 5' from the east side to maximize the DR requestors' privacy and to provide allow the rear open space corridor to be extended eastward. The outlines comparing the impact of the proposed terrace and one that is reduced in depth and height are attached hereto as **Exhibit 13**.

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CONCLUSION

Based on the foregoing, it is respectfully submitted that this Commission grants the discretionary review request and modify the rear terrace as discussed.

Very truly yours,


Alice Suet Yee Barkley

Enclosure: Exhibits 1-10

cc: Commissioner Ron Miguel
Commissioner Michael J. Antonini
Commissioner Gwyneth Bordon
Commissioner Kathrin Moore
Commissioner Hisashi Sugaya
Commissioner Rodney Fong
John Rahaim
Scott Sanchez
Glenn Cabrerros
Aleck Wilson
Larry and Pamela Baer
Nancy Scheinholtz

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TABLE OF EXHIBITS

Exhibit 1	Aerial photograph showing the glass roof of the swimming pool at 610 El Camino Del Mar
Exhibit 2	Photograph of Rear of 610 El Camino Del Mar and adjacent buildings
Exhibit 3	Letter dated April 25, 2010 from Nancy Scheinholtz to Project Architect
Exhibit 4	E-mail correspondence between Project Applicant and DR Requestor
Exhibit 5	Planning Department 1975 Architectural Survey
Exhibit 6	Aerial photograph of El Camino Del Mar between 28 th Avenue and 32 nd Avenue, Sea Cliff Avenue and China Beach Park
Exhibit 7	Photographs of existing condition from Sea Cliff Avenue
Exhibit 8	Photomontage with the outline and additional side wall height of the proposed terrace.
Exhibit 9	Photographs of at the rear façades of 600, 610, 620 and 630 El Camino Del Mar from Sea Cliff Avenue
Exhibit 10	Photograph of the story pole showing the privacy issue raised by the depth of the deck
Exhibit 11	Photograph of the deck of 600 El Camino Del Mar from driveway off Sea Cliff Avenue
Exhibit 12	Relationship of the rear facades of the buildings on the 600 and 700 blocks of El Camino Del Mar
Exhibit 13	Outlines comparing the impact of the proposed terrace and one that is reduced in depth and height



San Gil Ave

San Gil Ave

30th Ave

123

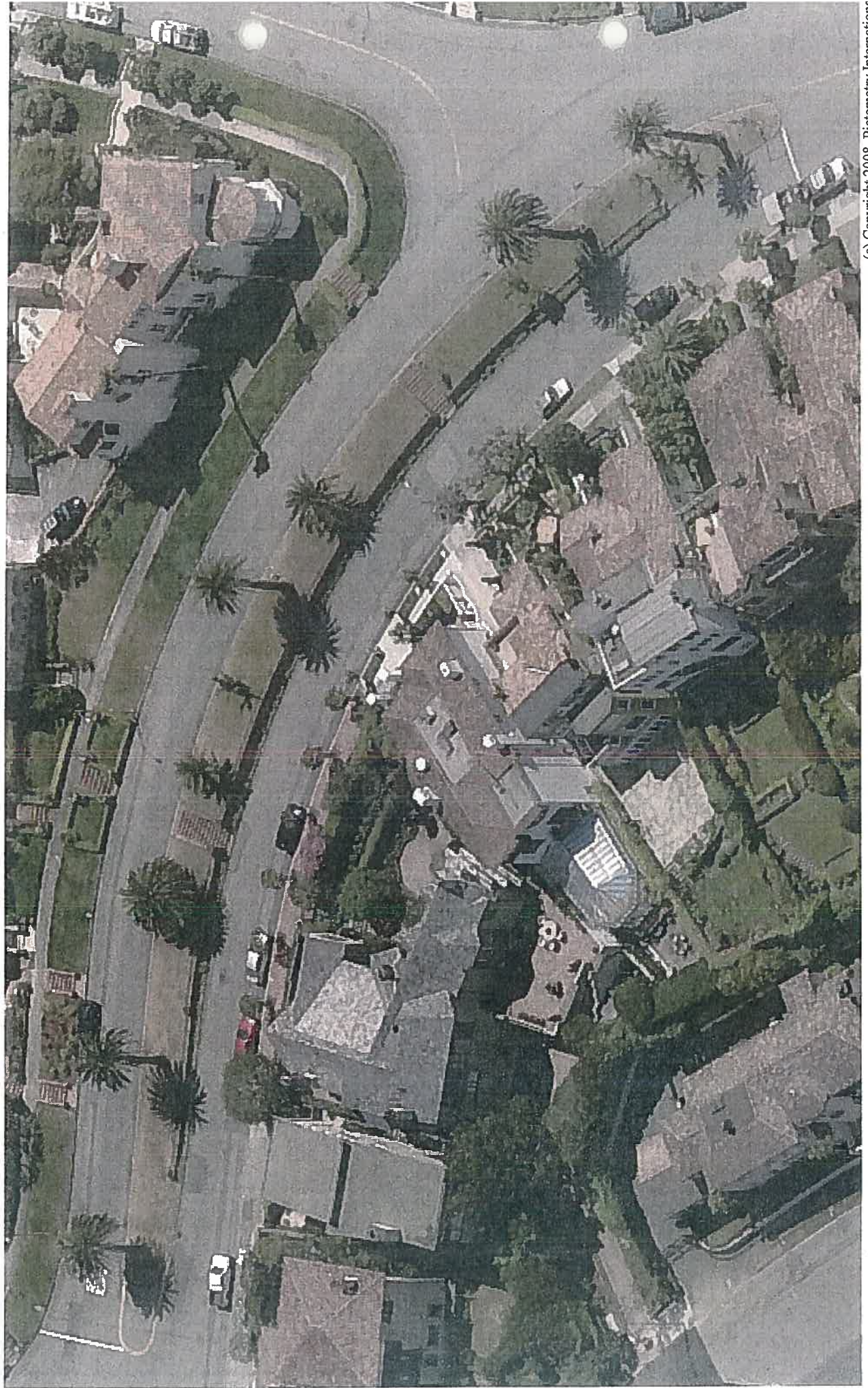
El Camino Del Mar

El Camino Del Mar

El Camino Del Mar







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FROM PLANNING DEPARTMENT FILE

S C H E I N H O L T Z A S S O C I A T E S
a r c h i t e c t u r e . i n t e r i o r s

22 April 2011

Mr. Aleck Wilson
Aleck Wilson Architects Inc.
26 O'Farrell Street
Suite 400
San Francisco, CA 94108

SUBJECT: 610 El Camino Del Mar, San Francisco

Dear Mr. Wilson:

Our office represents Larry and Pam Baer ("Baers"), owners of 620 El Camino Del Mar which is adjacent to the subject property. After reviewing the plans dated March 18, 2011 attached to the Section 311 notification, I am writing to provide you with the Baers' comments. Our comments are based on the Residential Design Guidelines (Guidelines) adopted by the Planning Commission and address the impact of your project on the character of the neighborhood as well as impact on our client's home.

A. Neighborhood Context

1. *The Block*

The Residential Design Guidelines are designed to protect neighborhood character and to enhance the unique setting and character of the City's residential neighborhoods. The Guidelines note that "a single building out of context with its surroundings can be disruptive to the neighborhood character and, if repeated often enough, to the image of the City as a whole." Sea Cliff has a defined visual character and is one of the most scenic areas in the City. Many of the buildings on this block are potential historic resources. Thus, your client's building located at 610 El Camino Del Mar may be located in a potential historic district, is on the 1976 Planning Department Architectural Survey and is a historic resource under the California Environmental Quality Act. The rear of the 610 El Camino Del Mar is visible from Sea Cliff Avenue and China Beach. This is also the last house on the eastern edge of this block that has only one street frontage. The other lots on the east side of this block have frontages on both Sea Cliff and El Camino Del Mar. See Exhibit 1 for an Assessor's Block map.

Along this segment of El Camino Del Mar, the homes are of fairly uniform height and depth. The rear facades of the buildings on the north side of El Camino Del Mar and their rear yard open space corridor form the backdrop of the public view from China Beach and Sea Cliff Avenue. See Aerial Map of the neighborhood attached hereto as Exhibit 2. The building east of the Heng Residence has street frontages on both El Camino Del Mar and Sea Cliff Avenue and has a terrace off the main living level that

intrudes into the rear yard; however, this terrace is not visible from Sea Cliff Avenue. From the driveway, the terrace appears to be off the main floor of a home with access from Sea Cliff Ave. See photograph attached hereto as Exhibit 3.

The roof of the existing covered swimming pool of the Heng Residence is the *only* architectural feature that intrudes into the rear yard corridor visible from Sea Cliff Avenue. See photographs attached hereto as Exhibit 4. The proposed rear extension will increase the height and mass of this intrusion thereby further emphasizing its disruptiveness to the block pattern.

2. *Site Design*

The covered swimming pool is located partly in the required rear yard and intrudes into an established mid-block open space. This architectural element is the only such element in this rear yard corridor. The proposed renovation would increase the bulk of the swimming pool enclosure to create a 22'-4" deep x 24' terrace at the ground floor level that will be approximately 17' above the existing rear yard grade. The new terrace will increase the bulk and prominence of this uncharacteristic rear addition from Sea Cliff Avenue. See also discussion on block pattern above.

3. *Architectural Features - Roof Top Features*

The roof deck and the glass railing will be visible from across the street. El Camino del Mar splits into an upper and lower street near the subject property. The lanes of the street are separated by a retaining wall and lawn. The southern or upper street presents a unique view of the homes in that you are looking at the 2nd floor of the homes from street level. Rather than looking up at the roof, you have a straight on view. The proposed glass railing is much more prominent than it would be if you were looking up two stories at it. It does not conform to the street pattern along el Camino and is out of context, see exhibit 5.

4. *Building Details - Windows*

The residential design guidelines address window patterns on the block. This block of El Camino Del Mar is unique in that it is a long curved block and the rear of the homes are visible from the pedestrian gate to China Beach off Sea Cliff Avenue. The new rear windows replace the rectangular window opening with a Gothic arched window. The result is a rear façade design with proportion, shape and size that do not relate to the dominate window patterns of the existing buildings in this neighborhood or the architectural style of the existing home.

B. Impact On the Immediately Adjacent Neighbors

1. *Privacy*

Terrace: The proposed terrace projects 22'-4" beyond the rear façades of the adjacent neighbors. The rear yard levels along El Camino Del Mar are usually one story below the sidewalk level due to the slope of the lots. The terrace presents privacy issues for the adjacent neighbors because it enables view into the living areas of the adjacent homes; whereas, the street level living spaces have complete privacy now.

Roof Deck: The lots are in an RH-1(D) zoning district with required side yards. As part of my client's renovation of her home, new windows facing your client's property were installed to allow sunlight access. These windows are above your client's roof line. The new roof deck will create privacy issue. Roof deck is not a normal feature in this area, especially when the stair penthouse and the roof deck detract from the appearance of this historic building.

C. **Conclusion**

The roof deck railing disrupts the tile roof pattern along El Camino Del Mar and should be eliminated. The rear façade design and the rear deck expansion should be reviewed for compliance with the Secretary of the Interior Standard for renovation of a historic resource by virtue of its listing in the 1976 Department Architectural Survey. The roof deck and rear yard terrace are unacceptable as designed for the reasons discussed above.

My clients are ready to meet in an effort to resolve their objections to the proposed plan. Since your client resides in Asia, it is unlikely that a solution can be reached before April 27. Therefore, my client will request discretionary review to protect their rights, but will continue to work with your client with the hope that a discretionary review can be avoided.

Sincerely yours,



Nancy Scheinholtz, AIA

Original Message

From: Marc Heng [<mailto:marc.heng@yahoo.com>]
Sent: Friday, June 24, 2011 10:28 PM Pacific Standard Time
To: Baer, Laurence
Cc: Pam Baer
Subject: Re: 610 EL CAMINO DEL MAR

Hi Larry, Hi Pam,

Thanks for responding so soon upon your return and I hope you both had good trips respectively.

I understand that you have consistently held very strong views regarding what you would like to see changed, and the reason why Aleck and I requested (in vain) a face to face with Nancy and/or Pam some weeks ago was to communicate in person that we do not see any possibility of reaching up to the levels of your demands. To the extent that we are willing to compromise, we have done so in good faith in our final set of drawings shown to Nancy. I trust she was able to communicate that it was likely to be our final set of drawings before hearing. The roof deck amendment you refer to was only raised as an alternative design, not one which the approval of our project hinged upon. It was only after considering your request for privacy in your previous email that we decided to proceed with that alternative. Similarly, the solid railings and planters on the left side of the rear terrace was also in response to your request to grant privacy to your family spending them in the family room. Your last email gave me the impression privacy was your primary concern. Despite having learnt recently that neither privacy nor views are protected, we did try to account for the concerns we though you had.

The disappointment you voice is something I completely empathize with, as I absolutely feel the same. I sincerely hope that in the proposed meeting, we will be able to get to the bottom of some of the frustration and confusion Aleck and I feel trying to interpret the signals we receive via Nancy and your emails. After checking with Aleck, we are both available on Tuesday, 5th July between 1030am and 230pm, we were wondering if you could accommodate a slightly later time than your original suggestion.

best,
marc

From: "Baer, Laurence" LBAER@SFGIANTS.com

To: marc.heng@yahoo.com

Cc: Pam Baer markitlink@aol.com

Sent: Saturday, June 25, 2011 3:09 AM

Subject: 610 EL CAMINO DEL MAR

Marc,

We have been away and just returned home. I must say that I am very disappointed in your response. The allowance you made regarding the roof deck was in direct response to requests by the Planning Department. You have completely ignored our concerns about your terrace.

Our architect has been very specific about our requested modifications to your terrace design. Your architect stated that you are prepared to offer only minor "cosmetic" revisions.

For the record, we asked for the following revisions:

1. Reduce the width of the terrace by 5'. This is achieved by setting the railing 5' from the edge of the building to provide privacy. This will reduce the width of the terrace from 23'-3 1/2" to 18'-3 1/2".
2. Reduce the depth of the terrace by 6'. The depth of your deck will still be 14'-10 1/2". As currently designed, the first 6'-10 1/2" is at a different level. If you move the stairs to the east side in lieu of steps across the entire width, your terrace will be about 15' deep and at least 12' wide on the south end next to your house and 18'-3 1/2" wide on the north end.
3. Lowering the terrace by 12". This will still give you a clearance of 8'-7" to the bottom of the moment frame, 9'-1" to the bottom of the beam, and a floor to ceiling height of 9'-6" in your swimming pool enclosure. The ceiling height is still generous. This will substantially lessen the impact of light access into our kitchen breakfast area.
4. Retain the glass railing as you had agreed. We do not wish to see a solid railing in the form of planters and plants.

Most importantly, these revisions will preserve the continuity of the rear yard corridor.

In your June 13 e-mail, you mentioned that you can meet on July 4, 5 or 6. In your architect's 6/22 e-mail, he mentioned July 5 as a date for a meeting. We can meet with you at 8:30 am on July 5. If we are to come to an agreement, it is necessary that we meet face to face with our architects present. If you cannot find a time to meet face to face, we need to schedule a time for a video conference with your architect and our architect participating.

Finally, Nancy told us about the condition of your retaining wall. Your architect states that you will need access from our property to rebuild your retaining wall. We can discuss that possibility when we meet. I look forward to meeting with you to discuss both your proposed terrace and your retaining wall issues.

Sincerely,

Larry

Original Message-----

From: Marc Heng <marc.heng@yahoo.com>

To: Baer, Laurence <LBAER@SFGIANTS.com>

Cc: PAM BAER <markitlink@aol.com>

Sent: Mon, Jun 13, 2011 8:19 pm

Subject: Re: MEETING REGARDING 610 EL CAMINO DEL MAR

Hi Larry,

We're having some problems confirming with the Planning Dept what the next available hearing dates are. Through one source, we're hearing that there are no available dates until Sep; we are trying to confirm through another channel if this is true. A delay past my departure date from the US on 17th July presents a problem for me, and a Sep hearing really starts to present a massive delay that starts to add substantial costs to my project. I am considering your request for a delay seriously and prefer not to turn it down outright until we can get to the bottom of this - hopefully within 2 more days. If we are unable to secure a firm alternative hearing date that is mutually acceptable, I am willing to schedule a meeting late on 4th July, or either on 5th or 6th July. I am also comfortable having Aleck be the point person in my absence if you need to meet when I am in SoCal, or perhaps even a video or phone conference, what ever would make Pam and you, or the people who represent you, more comfortable. It would have been good had that meeting last week occurred as scheduled, but I guess we shouldn't waste any energy crying over spilled milk now.

Aleck, Monica, and I have already worked out a small cosmetic modification to the rear terrace, and a larger modification to the roof deck. While they are very short of the different demands we've seen via Nancy and email, I think they should present something worth your consideration. It is very unlikely our plans will see any further changes beyond these prior to hearing.

I have spoken to Aleck and he is agreeable to walking through the subject of the retaining wall with Nancy. Please let us know if you would like that arranged, I understand Aleck will also contact Nancy directly on this. Frankly, he's probably much more well versed on the issue than I am.

I will try to get back to you again as soon as we have a good idea of what the Planning Dept's schedule is. Meanwhile, please feel free to contact me if any questions arise.

best,
marc

From: "Baer, Laurence" <LBAER@SFGIANTS.com>

To: Marc Heng <marc.heng@yahoo.com>

Cc: PAM BAER <markitlink@aol.com>

Sent: Saturday, June 11, 2011 11:31 AM

Subject: RE: MEETING REGARDING 610 EL CAMINO DEL MAR

Hi Marc,

I welcomed your e-mail and agree that we have an opportunity to work out an amicable solution.

You mention that you will be in LA June 25 to July 4. Given that we will be away and unavailable prior to June 25, it does not appear that we can meet prior to the scheduled hearing on July 7, 2011. There would be no reason to proceed with the hearing if we are to schedule a meeting to discuss a mutually acceptable solution. As I said in my earlier e-mail, I suggest that we continue the hearing from July 7 to sometime in August.

In order to avoid going forward with the discretionary review hearing before the Commission, can you instruct Aleck Wilson to inform the Planning Department that you agree to a continuance until we can meet to resolve the issue.

I understand completely the need to have your architect at a meeting with us. We would also want Nancy Scheinholtz, our architect, to attend.

As for the retaining wall, can you also let me know exactly where the wall requires repair? Since we are away as described above, can our architect contact your contractor or architect to look at the wall so that she can fully understand the problem and explain it to us?

I look forward to hearing from you on the above matters.

Best Regards,

Larry Baer

From: Marc Heng [<mailto:marc.heng@yahoo.com>]
Sent: Thursday, June 09, 2011 3:40 AM
To: Baer, Laurence
Cc: PAM BAER
Subject: Re: MEETING REGARDING 610 EL CAMINO DEL MAR

Hi Larry,

Thank you for taking the time from your schedule to reply. I just wanted to send you a quick response to let you know that I feel much better after receiving your email and agree to meet either Pam, yourself, or any of your representatives after you return from travels. I have to admit I'm somewhat confused about how our communications have been sent and interpreted. It was always my preference to avoid involving any additional third parties beyond our respective architects. I simply did not feel we had exhausted all opportunities for an amicable compromise yet. I tried to communicate via Aleck that we would prefer to meet in person and try to work things out - the meeting Aleck thought we had wednesday this week with Nancy was precisely in line with that spirit. Nevertheless, any issues about our chain of communication is something I intend to investigate with Aleck and his team further.

I do not intend to delve into the project specifics here, it will be more appropriate for me to do so in person at our meeting so any misunderstanding does not escalate from here. But for your background, I specifically started our design phase with the philosophy of not overreaching at the start only to barter later. This I think would be a waste of both of our valuable time.

Regardless, I have some ideas to propose but they are going to be short of the demands I have

seen from your team. It will be at your discretion to determine if they are acceptable, but I think we would be able to proceed into hearing with a clearer conscience thereafter.

An important issue I preferred to raise in person, rather than through a lawyer, was our separating wall which contractors have informed me needs some addressing. They tell me it is already tilting and is a future liability issue. It can be a simple solution with cooperation, or another contentious item, obviously which way it goes is completely within our mutual control.

I will be in LA from June 25th to July 4th. That aside, I will be based in the bay area until July 17th. There should be ample time to meet. You can probably will understand that my preference will always be to have Aleck present at any of our subsequent meetings. If you ever need to reach me directly prior, my US mobile is 415-939-1546. Meanwhile, I agree we need to mutually prepare for the hearing already schedule (which hopefully would not be necessary eventually). Please keep well and enjoy your travels next week.

best,

marc

From: "Baer, Laurence" <LBAER@SFGIANTS.com>
To: marc.heng@yahoo.com
Cc: PAM BAER <markitlink@aol.com>
Sent: Thursday, June 9, 2011 2:17 AM
Subject: MEETING REGARDING 610 EL CAMINO DEL MAR
Marc,

Thanks for getting in touch with us. Pam and I wish that our schedules were not booked so that we could meet with you before June 10 while you are in town. As you know, I travel a lot on business and Pam will be visiting her family with the children so that they can spend time with their grandmother. How long will you be in town? Pam can meet you on June 27 or 28 if you are still in town and we can meet at your architect's office with our architect. We are glad to be hearing from you directly instead of through our architects.

Let me assure you we would like to work with you to arrive at a mutually acceptable solution regarding your renovation. After our initial meeting, you told us that you would like to work things out and would get back to us with a compromise solution.

Before the discretionary review request was filed, we instructed our architect, Nancy Scheinholtz, to continue to reach out to you through Aleck Wilson. Nancy has suggested several solutions but her efforts were rebuffed. The terrace presents privacy issues for us since you can look into our family room area off the kitchen where we spend most of our time. We suggested some modifications to the terrace off your living room, and that you lower the roof deck to eliminate the need for any railing except on the north view side. Your architect informed us that you are unwilling to do that. It was only when we received either no response or were told our suggestions were not acceptable that we reluctantly filed a discretionary review request to preserve our rights.

Nancy has presented very specific design revisions for Aleck and your consideration. The terrace design revisions involve (1) eliminating the upper terrace, rearranging the location of the stairs leading from your living room to the terrace (2) move the deck railing about 5' further back from our house and (3) shorten the deck by at least 4' which will still allow sufficient light to your swimming pool.

I suggest that we agree to continue the hearing from July 7 to sometime in August. We can find a time to speak via video conferencing if we are unable to meet face to face. It is in both of our interests to resolve this matter amicably.

Best regards,

Larry Baer

Aleck Wilson

AWA

26 O'Farrell Street, Suite 400

San Francisco, CA 94108

tel: 415-765-9095 ext. 101

cel: 415-298-9641

fax: 415-765-1779

aleck@aleckwilsonarchitects.com

www.aleckwilsonarchitects.com

From: "Aleck Wilson" <aleck@aleckwilsonarchitects.com>
Subject: **RE: 610**
Date: June 6, 2011 11:49:55 AM PDT
To: "Pam Baer" <markitlink@aol.com>
Cc: "Nancy Scheinholtz" <schein@pacbell.net>, "Marc Heng" <marc.heng@yahoo.com>
Reply-To: <aleck@aleckwilsonarchitects.com>

Nancy

We would like to pursue the meeting on Wednesday with you as an informational meeting. Can you still meet at 11:30? Please confirm.

Pam

Marc would like to better understand your position, and we had intended to set up a meeting with Nancy so that we can walk through it and review the different area of work. We have not formulated a response until Marc has a clearer understanding of your side of the wall. We would be happy to meet with you and Nancy, but at this time I understood you were busy and we were prepared to meet with Nancy.

Thank you and I look forward to the meeting.

Aleck

Aleck Wilson

AWA

26 O'Farrell Street, Suite 400

San Francisco, CA 94108

tel: 415-765-9095 ext. 101

cel: 415-298-9641

fax: 415-765-1779

aleck@aleckwilsonarchitects.com

www.aleckwilsonarchitects.com

From: Pam Baer [<mailto:markitlink@aol.com>]
Sent: Saturday, June 04, 2011 9:42 AM
To: <aleck@aleckwilsonarchitects.com>
Cc: Nancy Scheinholtz; Marc Heng
Subject: Re: 610

Aleck,

Please get me the drawings so I can review prior to any meeting. Thanks alot. Larry is traveling quite a bit and we are leaving on family holiday end of this week, so would like to review plans before any meeting is set. Thanks, Pam Baer

Pam Baer

On Jun 3, 2011, at 7:12 PM, "Aleck Wilson" <aleck@aleckwilsonarchitects.com> wrote:

Nancy

Marc is looking forward to talking to you in person and I let him know that Pam is tied up next week. He prefers to talk to you in person and as a result we have set up the Wednesday meeting.

We can discuss drawings and such at the tail end of the meeting on Wednesday.

Thanks
Aleck

Aleck Wilson
AWA
26 O'Farrell Street, Suite 400
San Francisco, CA 94108
tel: 415-765-9095 ext. 101
cel: 415-298-9641
fax: 415-765-1779
aleck@aleckwilsonarchitects.com
www.aleckwilsonarchitects.com

From: Nancy Scheinholtz [<mailto:schein@pacbell.net>]
Sent: Friday, June 03, 2011 5:23 PM
To: aleck@aleckwilsonarchitects.com
Cc: Pam Baer
Subject: Re: 610

Did you get my other email? The Baer's are very tied up and would prefer looking at a drawing rather than setting up a meeting.

On Jun 3, 2011, at 5:19 PM, Aleck Wilson wrote:

Nancy
Lets meet Wednesday.
I have some flexibility, but propose 11:30 at 610 El Camino Del Mar.
Please confirm and Marc and I will look forward to it
Aleck

Aleck Wilson
AWA
26 O'Farrell Street, Suite 400
San Francisco, CA 94108
tel: 415-765-9095 ext. 101
cel: 415-298-9641
fax: 415-765-1779
aleck@aleckwilsonarchitects.com
www.aleckwilsonarchitects.com

From: Nancy Scheinholtz [<mailto:schein@pacbell.net>]
Sent: Wednesday, June 01, 2011 2:31 PM
To: aleck@aleckwilsonarchitects.com
Subject: Re: 610

Wednesday, I am completely open, I have meeting Thursday and Friday in the middle of the day so I could do it early or late but Wed is looking like the best day right now.

On Jun 1, 2011, at 2:26 PM, Aleck Wilson wrote:

Nancy

Marc will be here next week

Do you have some times that you would be available to talk with us in person?

We can review the roof deck and the pool terrace and it might be best to do that in person.

If you had some time Wed or Thursday, let me know if we could meet.

Thanks

Aleck

Aleck Wilson

AWA

26 O'Farrell Street, Suite 400

San Francisco, CA 94108

tel: 415-765-9095 ext. 101

cel: 415-298-9641

fax: 415-765-1779

aleck@aleckwilsonarchitects.com

www.aleckwilsonarchitects.com

From: Nancy Scheinholtz [<mailto:schein@pacbell.net>]

Sent: Wednesday, June 01, 2011 10:00 AM

To: aleck@aleckwilsonarchitects.com

Subject: 610

Hi Aleck,

Have you come up with any alternatives on the pool terrace? Thanks.

Regards,

Nancy

Nancy Scheinholtz
Scheinholtz Associates
Architecture • Interiors
tel 650.558.0700
fax 650.558.0203

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Architecture • Interiors
tel 650.558.0700
fax 650.558.0203

1610 Camino del Mar
street address

1307
block number

14
lot number

3
summary

R/2
Building type/use/number of floors

landmark number

RELATIONSHIP WITH SURROUNDING BUILDINGS

Relationship of setting to building -2 -1 0 1 2 3 4 5

Importance as contribution to a cluster/streetscape -2 -1 0 1 2 3 4 5

ARCHITECTURAL DESIGN VALUATION

Facade proportions -2 -1 0 1 2 3 4 5

Richness/Excellence of detailing/decoration -2 -1 0 1 2 3 4 5

Unique visual feature of interest 0 1 2 3 4 5

Example of a rare or unusual style or design 0 1 2 3 4 5

Overall architectural quality -2 -1 0 1 2 3 4 5

PROPOSED FOR FURTHER INVESTIGATION

CORNICE, PARAPET, APPENDAGE
Importance of cornice to building design -2 -1 0 1 2 3 4 5

Cornice contribution to streetscape -2 -1 0 1 2 3 4 5

FACADE CONDITION
Physical condition -2 -1 0 1 2 3 4 5

Paint/Material color -2 -1 0 1 2 3 4 5

REMODELING
Appropriateness of improvements -2 -1 0 1 2 3 4 5

EWAL 12-31-75
date

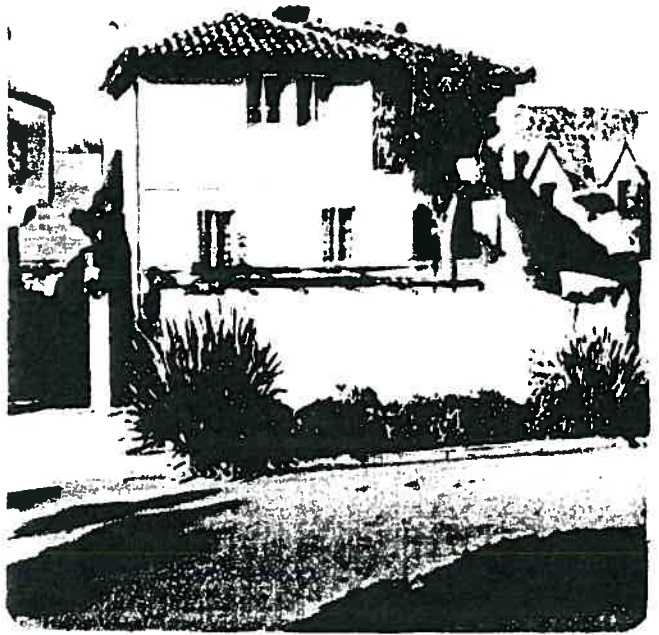
Field Notes

Review Notes

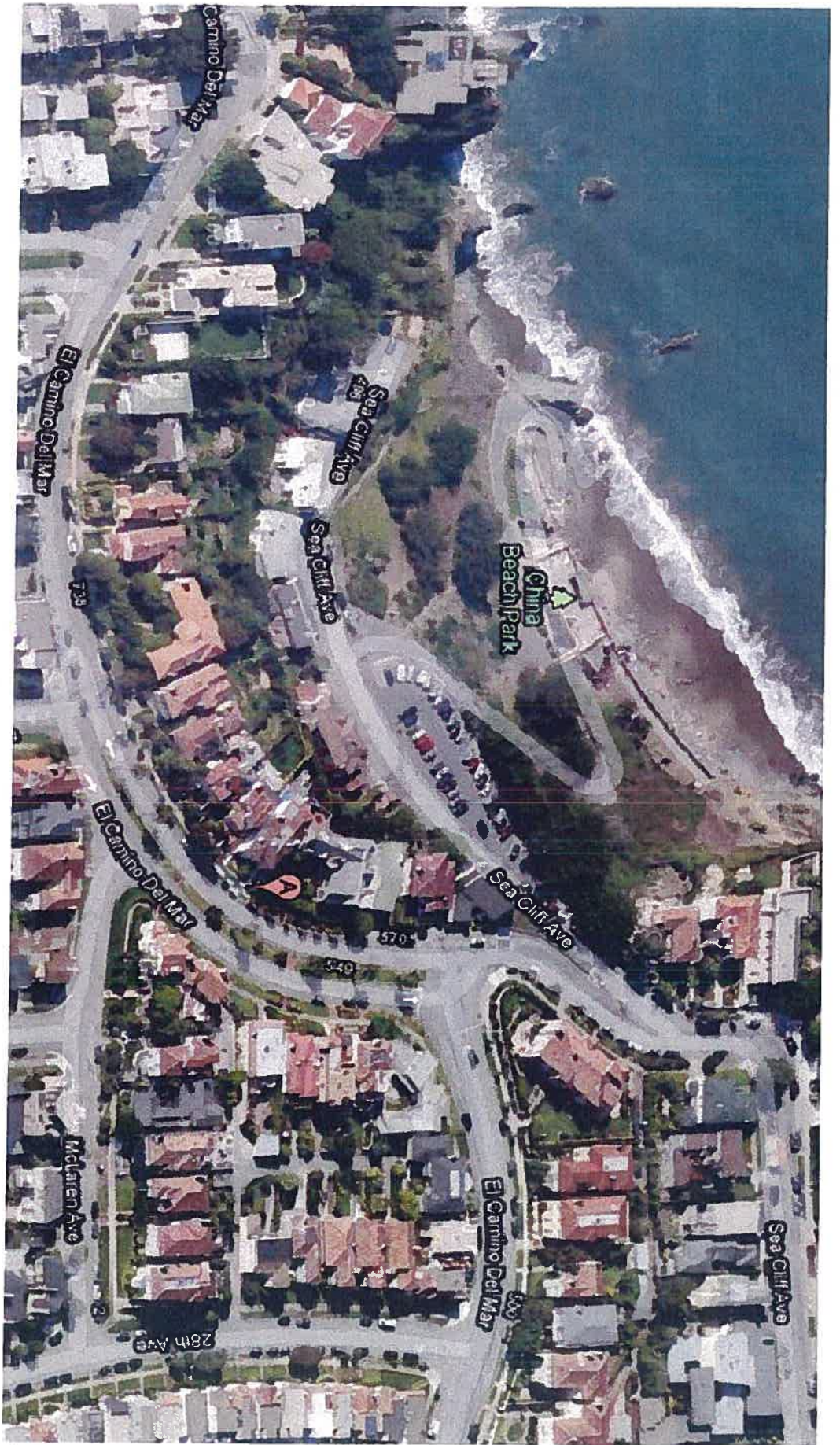
- Junior League Listing
- text index file
- Northern California Guide
- Other Listing _____



photo 134-16



134-15



10/10/10
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11
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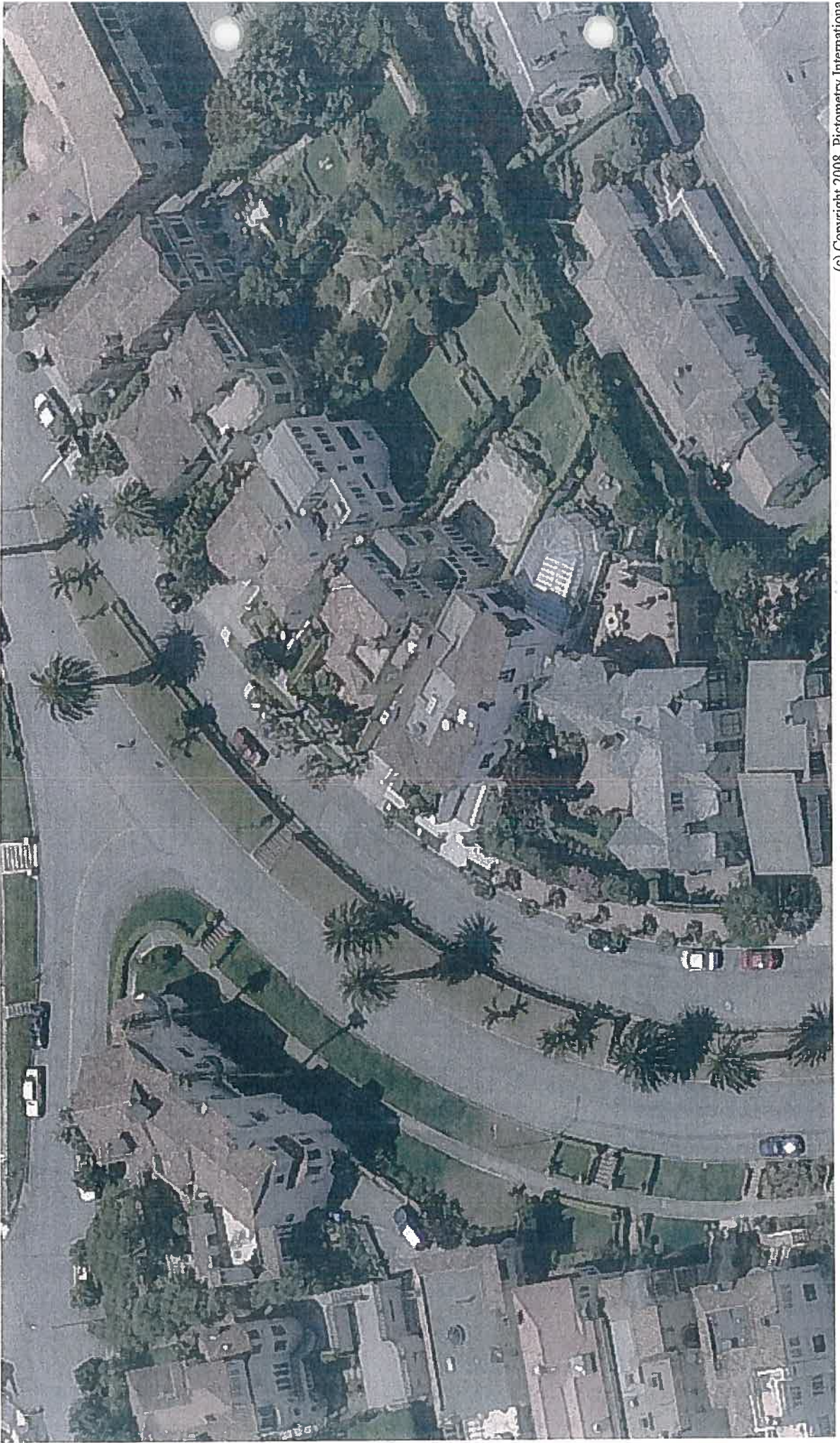
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June 29, 2011

Christina Olague, President
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

**Re: 610 El Camino Del Mar
1307/001X
2010.09.20.1192**

Dear President Olague and Members of the San Francisco Planning Commission:

Marc Heng proposes a very modest addition of 16 square feet for a bay window on the existing rear façade as well as the creation of a reasonable terrace and roof deck on his family home at 610 El Camino Del Mar. The project meets all setback and height requirements and is fully code compliant. The materials and design of the project compliment the interior and exterior of the existing home and the neighborhood. Planning staff has recommended that the Commission not take Discretionary Review (DR) and approve the project. Further, we suggest that under the Commission's DR reform legislation, this request would be deemed frivolous and would not be referred to the Commission.

The Project

The proposed bay window works seamlessly with the character of the home and is not the subject of the DR Requestor's complaint. The proposed rear terrace would be situated over an existing one-story glass roof. This terrace is stepped down from the main floor and below the ridge of the existing glass roof, thereby not increasing the bulk or mass of the property. (See Exhibit 10) The project also would include a roof deck in the area of an existing flat roof on the property. This roof deck has a bird safe glass railing that projects 12 inches above the existing ridge. It is also set back from the street and the stair access is outside, thus eliminating the need for a stair penthouse. (See Exhibit 9)

Please know that Mr. Heng has reached out to the adjacent neighbors on both sides and presented this project to them. The neighbor to the east at 600 El Camino Del Mar has expressed his support for the project. The neighbor to the west at 620 El Camino Del Mar, Pam Baer, has filed a DR. At her request we have erected story poles, had multiple meetings with her architect, and have made several attempts to resolve the concerns expressed by Larry and Pam Baer..

In the spirit of good faith and neighborly cooperation, Mr. Heng has agreed to the following changes to the project modifications:

The Terrace

The terrace has been designed with neighbor relations in mind by stepping it down by two feet from the main floor of the house and working with a combination of solid planters and open railings to mitigate view and privacy concerns.

The Roof Deck

Mr. Heng has agreed to drop the floor of the roof deck structure a full 30 inches into the existing home and has moved it three feet further back from the street. The stair structure that was originally proposed has been removed altogether. He proposes to eliminate a large chimney and a roof ventilation enclosure that partially block views from Larry and Pam Baer's bedroom and bathroom and he has offered bird safe translucent glass to help mitigate view impacts.

Baer Property Comparison (620 El Camino Del Mar)

In 2008 the DR requestors added three distinct terraces on three stories at the rear of their property. Ironically, given the privacy concerns expressed in this DR request, one of these terraces required a variance because of encroachment into the side yard of the subject property at 610 El Camino Del Mar. (See attached Variance) The Baer's project proposal required a total of four variances and created an addition to the third floor including new windows on the third floor facing 610 El Camino Del Mar. By contrast, and as stated above, Mr. Heng's project proposal is fully code compliant.

View

Please find the attached an image that illustrates the nominal decrease to the existing bay view from the breakfast room of the DR requestor. (See Exhibit 7) The decrease in view represents a sliver of an existing panoramic view that the Baer's already have across Mr. Heng's property. With the reduction in railing height for the roof deck the view impact of the proposed project will arguably be a net positive when one factors in the elimination of the prominent chimney and roof ventilation enclosure.

Privacy

Please note that Mr. Heng has an existing a deck off the dining room that has the same vantage as the proposed terrace. He proposes to include a planter and railing to help preserve privacy at the rear terrace. There currently is roof access to the existing roof and as such formalizing this access will not impact privacy. In addition there are multiple windows on the adjacent Heng and Baer properties that directly face each other.

Light

The proposed rear terrace will have an open metal railing and a floor height that is below the existing ridge of the glass roof. This results in almost no gain of solid building mass, as there is a small amount of mass added at the edges of the terrace and mass deleted at the center of the terrace. (See Exhibit 5) The proposed bay window addition is on the opposite side of the Baer property, and the roof deck will have a 12 inch tall bird safe glass railing. The DR requestor's primary view is spectacular and faces directly out towards San Francisco Bay and the Marin headlands and remains unobstructed.

CEQA Review

Planning staff has determined that this project is categorically exempt from the CEQA review process. As a private residence, the front façade is the focus of historical review. Working in concert with planning staff, Mr. Heng removed a previously proposed stair structure and pulled back the roof deck front railing an additional three feet from the street face.

Commissioners, Marc Heng respectfully requests that you not take Discretionary Review on his project proposal for 610 El Camino Del Mar. He is eager to complete these modifications as soon as possible so that he can move his family into their new home. Please find our complete DR Response and corresponding exhibits attached to this letter. Thank you for your attention to this matter. I can be reached directly at (415) 765-9095.

Sincerely,

Aleck Wilson

Attachments:

DR Response

Exhibits 1-11

Variance #2005.0004V

June 29, 2011

VIA EMAIL AND HAND DELIVERY

Christina Olague, President
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

Re: 610 El Camino Del Mar

Dear President Olague and Commission,

On behalf of project sponsor Marc Heng, I write to unequivocally oppose a continuance of this matter that is scheduled for hearing on July 7th as requested by Alice Barkley on behalf of the Discretionary Review (DR) requestor. The project proposal is fully code compliant and includes an addition of 23 square feet and a modest rear terrace and roof deck. It is my understanding that Planning staff will recommend that the Commission not take DR and approve the project as proposed.

As noted by Ms. Barkley and as found in Mr. Heng's DR response, since June 2010 he has made changes in his proposal in his to date unsuccessful effort to accommodate Larry and Pam Baer. As they certainly understand from their own home renovation and deck project that was built in 2008, time delays can be very disruptive to a family. Please know that Mr. Heng is in California now, plans to attend next week's hearing, and most importantly will move into this home once the renovation is approved and built.

Mr. Heng fully intends to meet with Larry and Pam Baer on July 5th if that is still their desire. If they are not able to reach agreement at that meeting that results in withdrawal of the DR, I respectfully submit that this matter should be decided by the Commission next Thursday. I can be reached at (415) 765-9095.

Sincerely,



Aleck Wilson

cc: Planning Commission
John Rahaim
Scott Sanchez
David Lindsay
Glen Cabreros
Larry and Pam Baer
Nancy Scheinholtz
Alice Barkley

Response to Discretionary Review

Preamble

Marc Heng (“Project Sponsor”), owner of a certain property at 610 El Camino Del Mar in San Francisco (“Property” or “Subject Property”), proposes a renovation and expansion at the Property pursuant to Building Permit application No. 201009201192 filed September 20, 2010. This renovation would include an expansion of the existing roof access into a roof deck, extension of an existing rear terrace, and minor modifications to the front and rear facades. The roof deck railing will extend one foot above the existing ridge height and the rear terrace will be extended over an existing indoor swimming pool. (“Project”)

On April 26, 2011 Pamela Baer (“DR Requestor”), owner of 620 El Camino Del Mar, a residence easterly adjacent to the Property, filed an Application for Discretionary Review of the Project.

1. Given the concerns of the DR requester and other concerned parties, why do you feel the proposed project should be approved?

The modest Project should be approved because:

- It is consistent with the Residential Design Guidelines with respect to neighborhood character, mid-block open space, architectural detailing, light and privacy issues, and public view considerations;
- It is consistent with the California Environmental Quality Act (CEQA) with respect to historic considerations;
- It is a code complying proposal that enables the Project Sponsor to capture outdoor living space for his family and children; and
- The Project Sponsor has made several unrequired modifications in the spirit of neighborly accommodation.

Neighborhood Character: The proposed terrace is compatible with the existing scale and pattern of decks and balconies found at the rear of neighboring properties. Indeed the project sponsor’s proposed terrace is much less visually prominent than the second and third floor balconies at DR Requestor’s property, the upper balcony at 630 El Camino del Mar, and the large roof deck at 632 El Camino del Mar. This is due to the plethora of trees and vegetation and the view angle when looking up from China Beach. The proposed terrace is significantly smaller and shallower than the adjacent terrace at 600 El Camino del Mar. Balconies, roof decks and terraces are very typical on the rear facades that form the backdrop for China Beach in the Sea Cliff Neighborhood. (Please see Exhibits 2, 3, 4, 11)

In 2008 DR Requestor built and/or expanded three decks along the shared property line including an addition along the shared property line. (Permit Application No. 200804169901, Variance Case No. 2005.004V (Please see Exhibit 4 and attached variance). The first floor deck required a variance because it encroaches into the required side yard setback. The DR Requestor’s second floor deck has a railing

height of only one foot below the height of the railing of the proposed terrace. (Please see Exhibit 5) Thus, the proposed terrace is neither unreasonably high nor out of character with the neighborhood as she suggests.

Mid-Block Open Space: The proposed terrace will not negatively impact the mid-block open space because no rear yard expansion is proposed. The proposed terrace is entirely over an existing structure and will not increase the building's mass. (Please see Exhibit 10, 11)

Architectural Details: This project has been designed to preserve and enhance the original character of the home, consistent with the Building Details section of the Residential Design Guidelines. The minor window changes proposed for the front façade are largely imperceptible from the street and consistent with the proportion of the existing openings. The proposed rear façade has been designed to create a more cohesive composition. Two mismatched bay windows on the second floor will be replaced with a single bay window that features materials and finishes consistent with the original building. On the first floor at the rear two mismatched openings (one with a pointed arch and one rectangular) will be replaced with two matched openings (both with pointed arches). All proposed changes will unify the rear elevation in keeping with the original design of the home. The proportion of the proposed arch top window is based on a precedent of prominent interior arches by the original architect. (Please see Exhibits 10, 11)

Environmental Review: Before designing the project, Project Sponsor met with Shelly Caltagirone, Preservation Planner at the Planning Department, to discuss the historical standing of the property and to determine the best way to preserve the integrity of the existing building. Our design incorporates her comments and follows Planning Department guidelines. The Planning Department, which requires that all proposals for demolition or exterior alteration to buildings 50 years or older be analyzed to determine 1) whether or not the building is a historic resource and 2) whether or not the project meets the Secretary of Interior Standards for the treatment of Historic Properties, has determined the Project eligible for an administrative environmental review, and categorically exempt from enhanced California Environmental Quality Act (CEQA) review process.

Light to Neighboring Property: The proposed terrace railing is set back four feet from DR Requestor's side property line, exceeding the Planning Code requirement of three feet. The Project proposes an open railing in order to preserve light to DR Requestor's property. As a result of the large side setback and the openness of the proposed railing, there will be no significant impact on light to DR Requestor's property, in accordance with the Residential Design Guidelines. (See Exhibit 6)

Privacy: DR Requestor has expressed concern about the loss of privacy to her property with the proposed terrace. The Subject Property already has an existing smaller terrace at the same location as the proposed new terrace, and thus DR Requestor's property is in no sense "completely private" as she suggests in her Application. (See DR Application, pg. 3) In fact in 2008, DR Requestor herself added a deck to the second and third floor of her home that is well above the level of the proposed terrace and looks directly onto the Subject Property. (See Exhibit 4, 5)

Nevertheless, to address DR Requestor's concerns about privacy, the Project Sponsor has offered to construct either a solid railing instead of an open railing, or landscaping, but these neighborly accommodations have not been accepted. Because of the Project's large side yard setback, a solid railing or vegetative screening would not reduce light to DR Requestor's property. The Project Sponsor continues to be willing to incorporate a solid railing and/or landscaping measures in the spirit of compromise.

View: As a good neighbor gesture, the proposed back terrace railing has been designed as an open railing to preserve the view from the DR Requestor's property, even though private views are not protected by the Residential Design Guidelines. It is worth noting that DR Requestor will continue to enjoy spectacular and panoramic San Francisco Bay and Marin Headlands views. (See Exhibit 7)

Height and Massing: The proposed roof deck is contextually in keeping with existing massing in the neighborhood, and especially with respect to DR Requestor's residence. (Please see Exhibit 9) It should be noted that although DR Requestor contends that views from across the street will be negatively impacted, not one allegedly affected neighbor has joined the DR request.

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the D.R. requestor and other concerned parties?

In order to reduce the visual impact of the roof deck from the public right of way, the following revisions have already been filed with the Planning Department:

- a. Removal of the roof deck stair structure and replacement with a sunken stairwell.
- b. Pull back roof deck railing three feet from front of property.
- c. Removal of an abandoned and prominent chimney that partially blocks the Golden Gate Bridge view from DR Requestor's master bedroom and removal of a roof ventilation enclosure to enhance roof line appearance.
- d. Lowering of the roof deck 30" (into attic space) to reduce the railing from 42" to 12" above the existing ridge height.

Project Sponsor believes that he has sufficiently addressed DR Requestor's concerns. The project's design is compatible with neighboring properties, and no further modification of the project is necessary to ensure compliance with the Residential Design Guidelines.

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

Project Sponsor has worked diligently to accommodate DR Requestor's concerns regarding the roof deck as described in Item #2.

As the open space in the rear yard of the Property is only 18 feet deep, the proposed terrace is the only feasible way to capture additional outdoor living space for Project Sponsor's children and family.

DR Requestor has demanded that the floor height of the terrace be lowered. This is not practical as the terrace sits over an indoor swimming pool below. In addition, lowering the rear terrace would physically separate the main floor living spaces from the outdoor terrace space. As stated herein, in 2008 DR Requestor constructed decks on her second and third floor well above the level of Project Sponsor's proposed back terrace.

The proposed terrace is located below the ridge of the existing pool roof and effectively adds no mass to the rear elevation, and is thus not visually obtrusive or atypical of the neighborhood pattern when viewed from China Beach. (Please see Exhibit 10)The adjacent terrace at 600 El Camino Del Mar is larger and deeper than our proposed terrace and there are several roof decks located higher on DR requestor's property. For these reasons, the terrace does not adversely affect the surrounding properties and is in compliance with the Residential Design Guidelines, and further modification is unwarranted.



PHOTO TAKEN FROM ACROSS RAISED MEDIAN OPPOSITE 610 EL CAMINO DEL MAR



(E) ROOF DECK

(E) TERRACE

THIRD FLOOR DECK ADDITION (2008)

2ND FLOOR DECK ADDITION (2008)

1ST FLOOR DECK EXPANSION (2008, WITH VARIANCE)

PROPOSED TERRACE

(E) TERRACE

PROPOSED ROOF DECK

620 EL CAMINO DEL MAR
DR REQUESTOR

610 EL CAMINO DEL MAR
SUBJECT PROPERTY

600 EL CAMINO DEL MAR

EL CAMINO DEL MAR

(E) TERRACE

(E) TERRACE

(E) TERRACE

(E) TERRACE

(E) TERRACE

(E) ROOF DECK

(E) TERRACE

EXHIBIT 2 | TERRACES, DECKS, & ROOF DECKS IN THE VICINITY



IMAGE TAKEN FROM PARKING LOT AT CHINA BEACH



THIRD FLOOR DECK ADDITION
(2008)

2ND FLOOR DECK ADDITION
(2008)

1ST FLOOR DECK EXPANSION
(2008, WITH VARIANCE)

BASEMENT LEVEL, OPENS OUT
TO BASKETBALL COURT & REAR
YARD

PHOTO TAKEN FROM EXISTING BAY WINDOW AT REAR OF SUBJECT PROPERTY
EXHIBIT 4 | REAR DECKS AT 620 EL CAMINO DEL MAR (DR REQUESTOR)

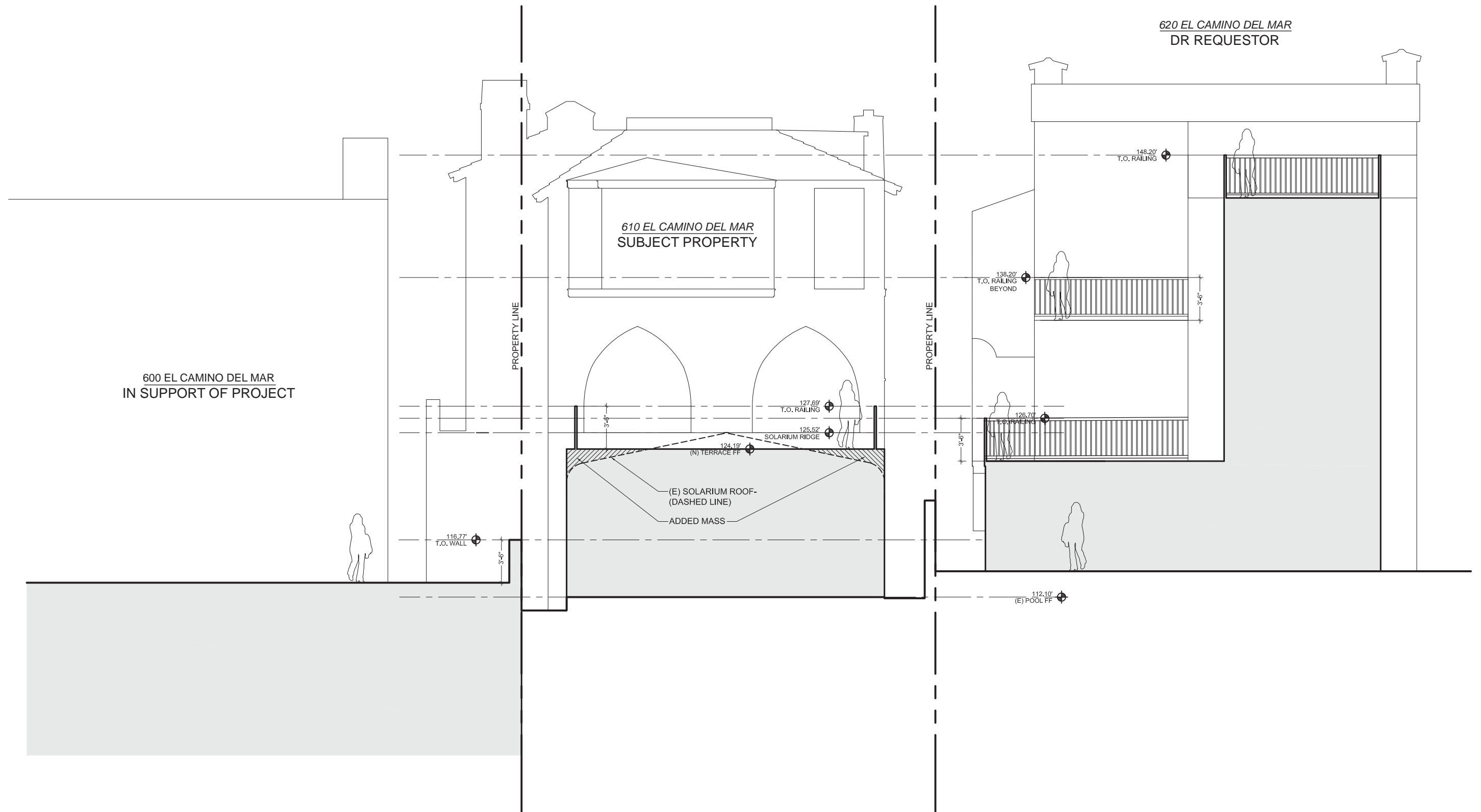
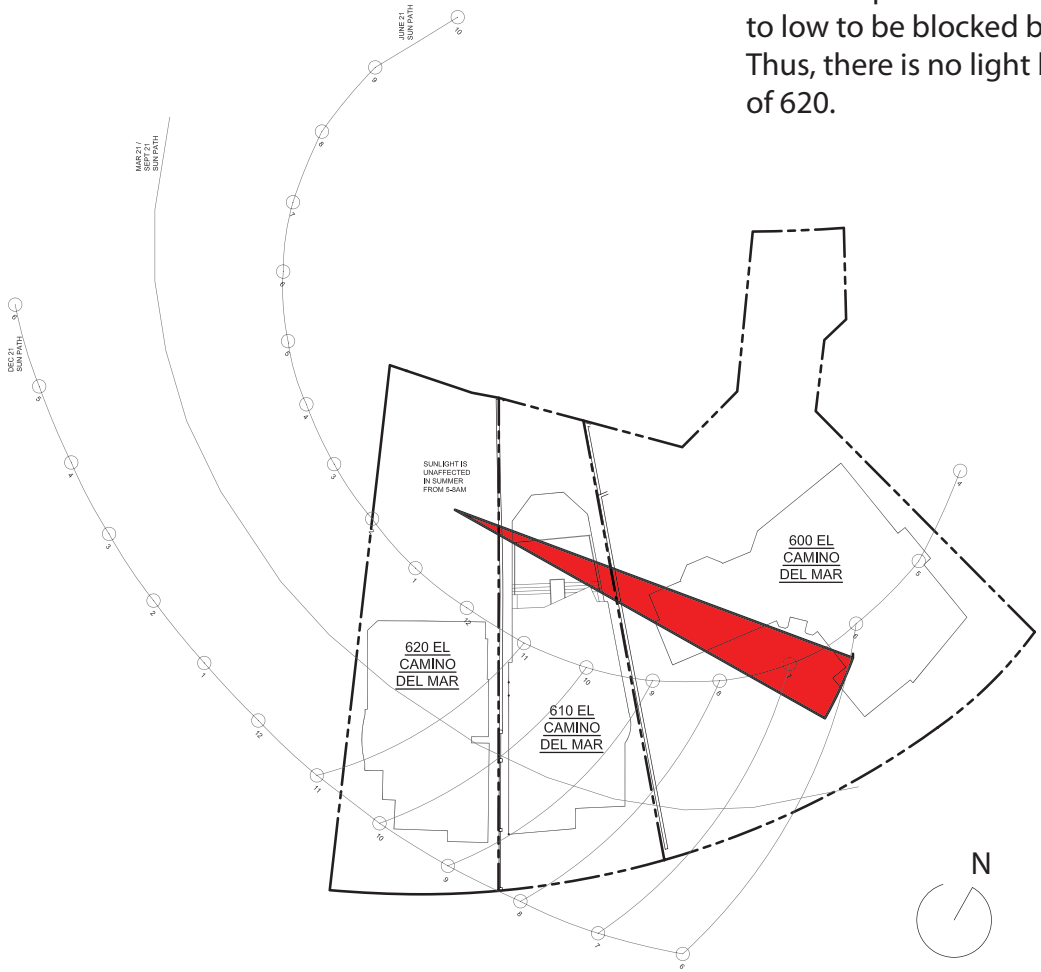
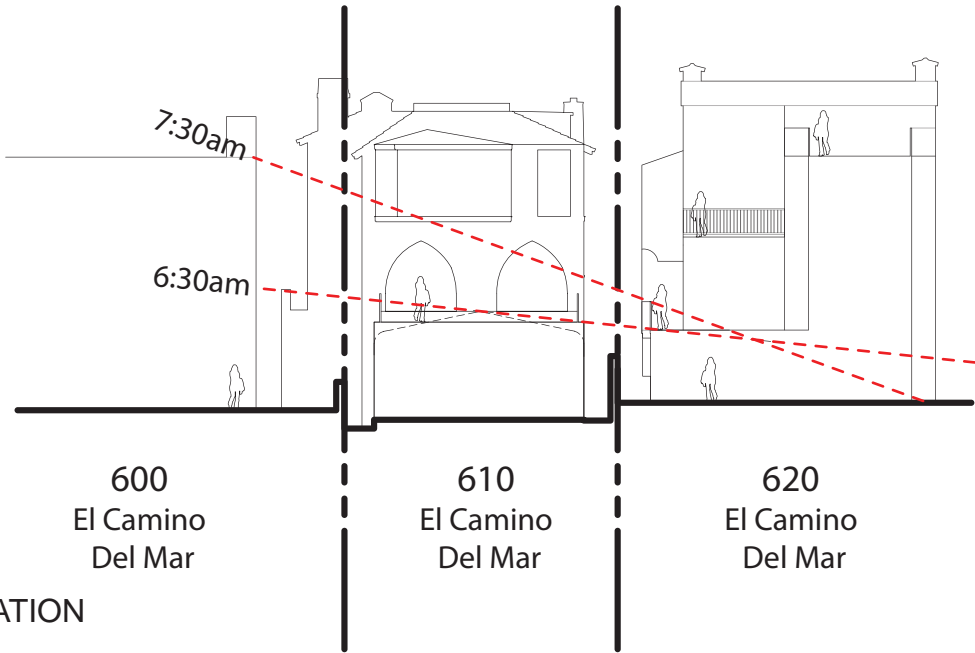


EXHIBIT 5 | RELATIVE DECK HEIGHTS AT REAR ELEVATION

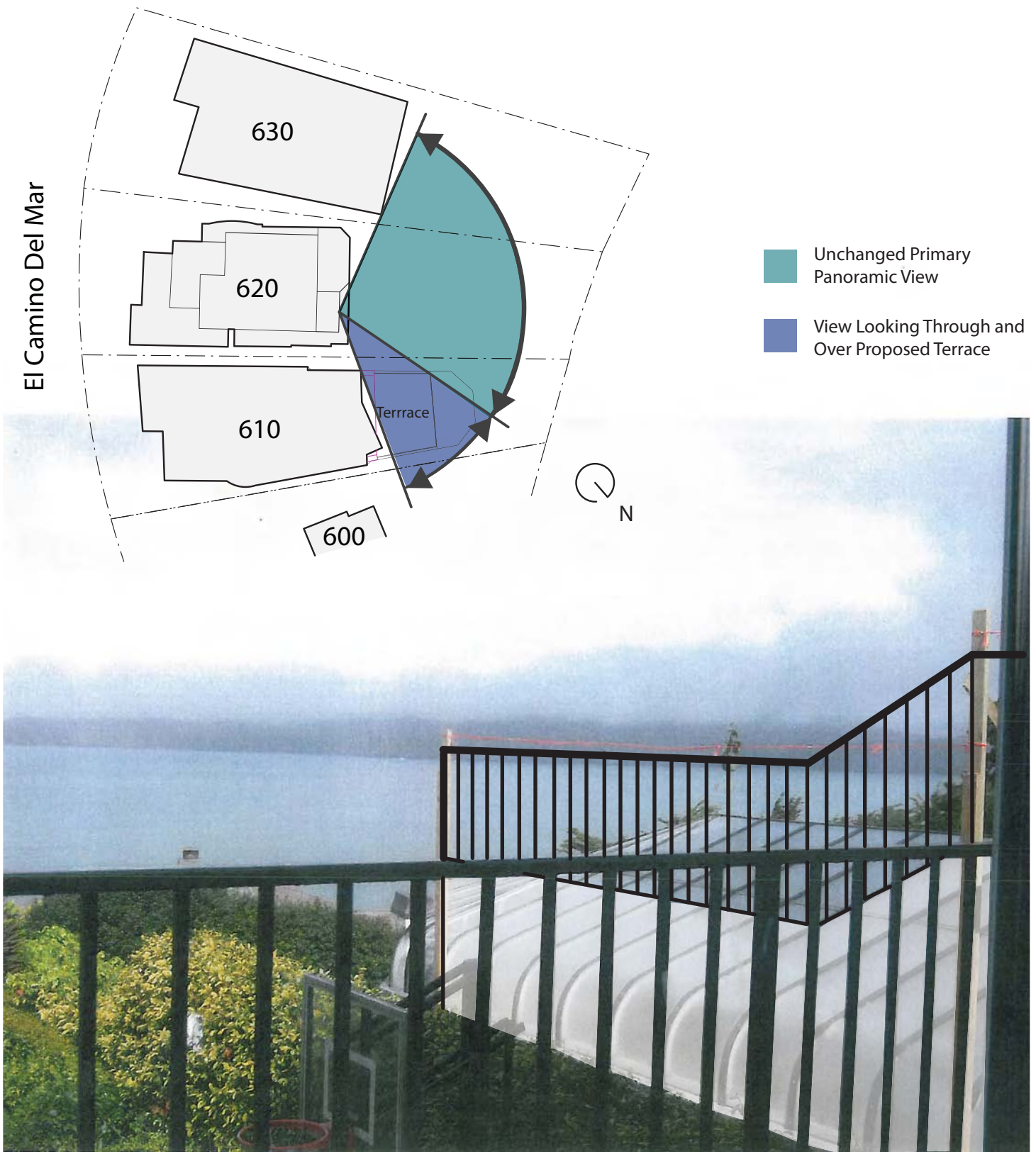
NOTE: Only morning sun 5:00am to 8:00am would possible enter rear yard at 620. However per elevation below sun angle is to low to be blocked by proposed terrace. Thus, there is no light blocked to rear yard of 620.



PLAN DIAGRAM



REAR ELEVATION



***NOTES:**

1. THIS PICTURE TAKEN FROM SEATED POSITION ON DECK AT 620 EL CAMINO DEL MAR. AT A STANDING POSITION RAILING AT 610 EL CAMINO DEL MAR WOULD APPEAR MUCH LOWER. PLEASE REFER TO EXHIBIT 5 FOR ACCURATE RELATIONSHIPS OF RAILING HEIGHTS.

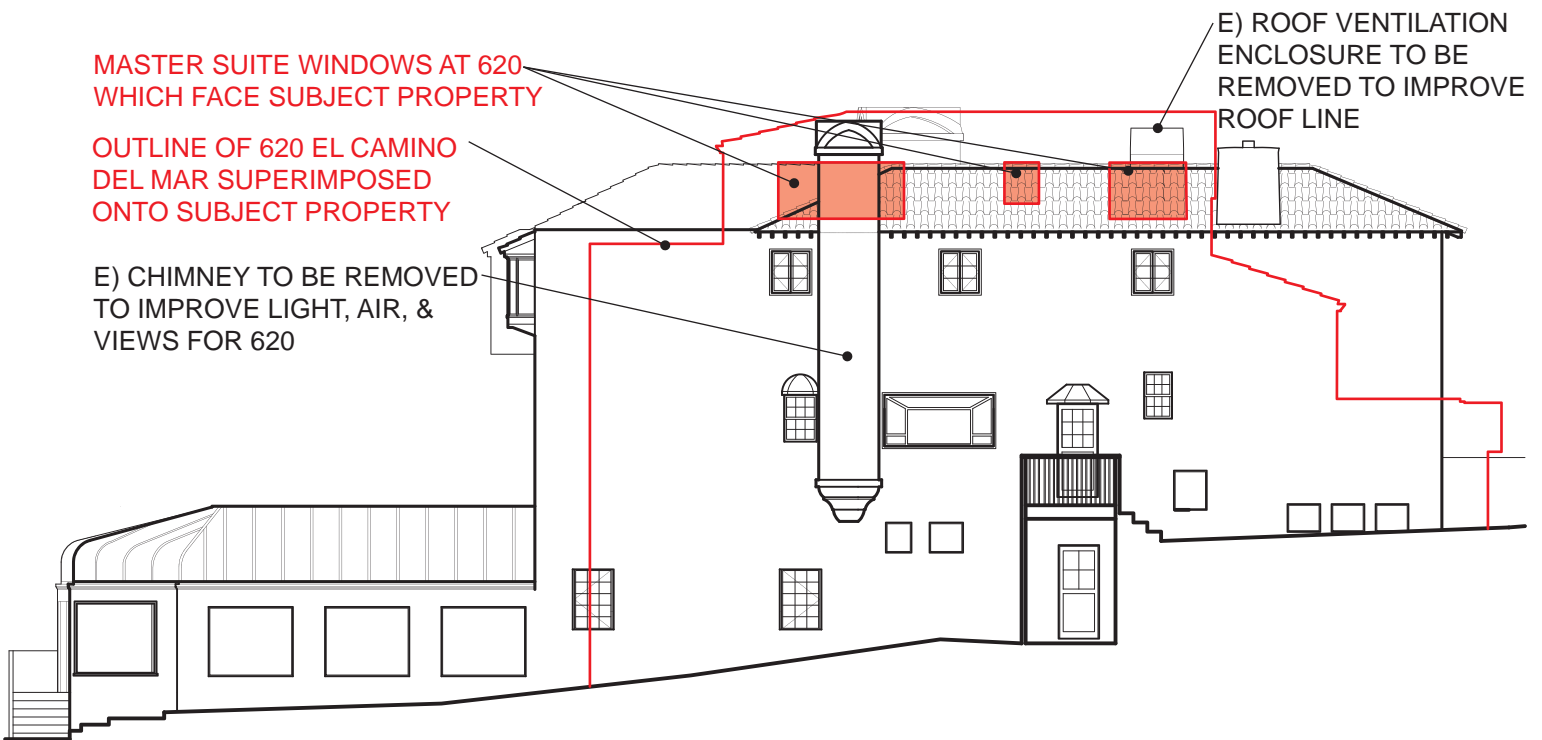
2. THERE ARE TWO STORIES OF DECKS ABOVE THIS DECK ON DR REQUESTOR'S PROPERTY

3. STORY POLES AND RED TAPE ARE 3" TALLER THAN CURRENT RAILING DURING TO FORMER PLANTERS INTEGRATED INTO RAILINGS.

EXHIBIT 7 | VIEW FROM 1ST FLOOR DECK AT 620 EL CAMINO DEL MAR*



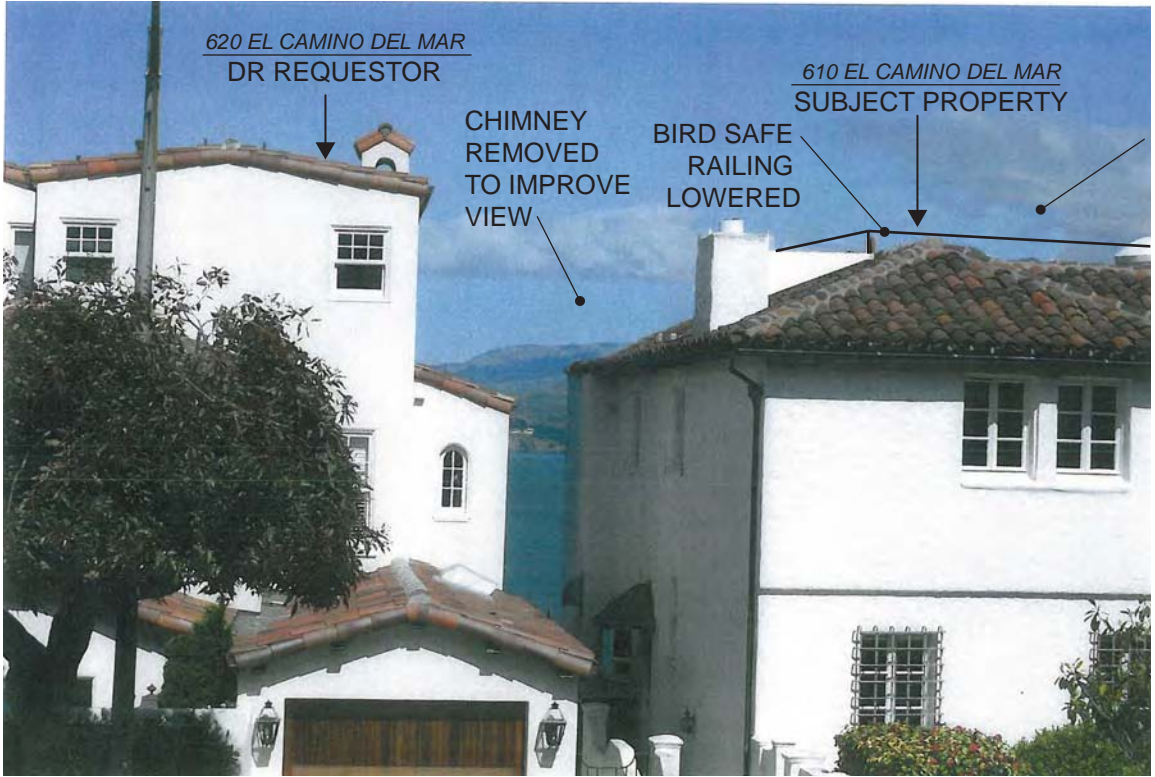
(E) CHIMNEY TO BE REMOVED IS DIRECTLY ADJACENT TO MASTER BEDROOM WINDOW AT 620 EL CAMINO DEL MAR. PHOTO TAKEN FROM PROPOSED ROOF DECK AT SUBJECT PROPERTY.



(E) WEST ELEVATION OF 610 EL CAMINO DEL MAR (SUBJECT PROPERTY) WITH FACING 620 EL CAMINO DEL MAR (DR REQUESTOR) MASTER SUITE WINDOWS SHOWN IN RED



ROOF DECK WITH RAILING 42" ABOVE RIDGE
PER ORIGINAL PROPOSAL SUBMITTED 09.20.10



REVISED ROOF DECK WITH BIRD SAFE RAILING 12" ABOVE RIDGE
PER REVISED PROPOSAL SUBMITTED 06.16.11



EXISTING



PROPOSED



PROPOSED

EXHIBIT 11 | VIEW OF REAR ELEVATIONS



PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER (415) 558-6378	DIRECTOR'S OFFICE PHONE: 558-6411 4TH FLOOR FAX: 558-6426	ZONING ADMINISTRATOR PHONE: 558-6350 5TH FLOOR FAX: 558-6409	PLANNING INFORMATION PHONE: 558-6377 MAJOR ENVIRONMENTAL FAX: 558-5991	COMMISSION CALENDAR INFO: 558-6422 INTERNET WEB SITE WWW.SFGOV.ORG/PLANNING
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August 3, 2005

VARIANCE DECISION

**UNDER THE PLANNING CODE
CASE NO. 2005.0004V**

APPLICANT: Nancy Scheinholtz
1319 Howard Avenue
Burlingame, CA 94010

CASE PLANNER: Mary Woods – (415) 558-6315

PROPERTY IDENTIFICATION – 620 EL CAMINO DEL MAR:

North side between McLaren and Sea Cliff Avenues; Lot 001T in Assessor's Block 1307, in an RH-1 (D) (Residential, House, One-Family, Detached) District and a 40-X Height and Bulk District.

DESCRIPTION OF VARIANCES SOUGHT – FRONT SETBACK AND SIDE YARD SETBACK

VARIANCES SOUGHT: The proposal is to 1) construct a new one-story, single car garage (approximately 12 feet wide by 26 feet deep) that is partially in the front setback and required side yard; 2) construct a new outdoor fireplace structure with a chimney height of approximately 10 feet located in the required front setback; 3) replace an existing 6- to 8-foot solid fence with a new 6- to 8-foot solid fence at the front property line and within the required front setback, and 4) construct a new deck at the first floor level that is partially in the required side yard setback.

Section 132 of the Planning Code requires that the front setback be equal to the average of the two adjacent properties or 15 feet, whichever is less. In this case, the required front setback would be 15 feet. The existing front setback is 16 feet. Both items 1 and 2 as described above would require front setback variances as follows: the proposed one-story garage would encroach into the front setback by approximately 2 to 3 feet due to the curving in the street frontage, and the proposed new outdoor fireplace would be located within the required front setback, at the front property line.

Section 132(f) of the Planning Code states that only those obstructions specified in Section 136 of the Code shall be permitted in a required front setback area. Section 136(c)(16) of the Planning Code states that, within front setback areas, decorative railings and decorative grille work, other than wire mesh, shall be at least 75 percent open to perpendicular view and no more than six feet in height above grade. The height of the new solid fence (item 3 as described above) ranges in height from approximately 6 to 8 feet as the sidewalk downslopes eastward toward Sea Cliff Avenue.

Section 133 of the Planning Code requires that two side yards each of four feet be provided for lots with a width of 40 feet or more but less than 50 feet. In this case, the required side yards would be 4 feet on each side. Both the proposed new garage (item 1) and the new first floor deck (item 4) would encroach one foot into the eastern side yard.

PROCEDURAL BACKGROUND:

1. This proposal was determined to be Categorically Exempt from Environmental Review under CEQA Guidelines Section 15301.
2. The Zoning Administrator held a public hearing on **Variance Application No. 2005.0004V on May 25, 2005.**
3. Planning Code Section 311 notification requirements for the proposed project have been mailed.

DECISION:

GRANTED, in general conformity with the plans on file with this application, shown as Exhibit A and dated January 4, 2005 and May 24, 2005 (revised plan for outdoor fireplace structure only), **to (1) construct a new one-story, single car garage that is partially in the front setback and required side yard; (2) construct a new outdoor fireplace structure in the required front setback with a chimney not to exceed eight feet in height; (3) replace an existing front property line fence in the required front setback, and (4) construct a new deck at the first floor level that is partially in the required side yard setback;** subject to the following conditions:

1. Any future physical expansion, even within the buildable area, shall be reviewed by the Zoning Administrator to determine if the expansion is compatible with existing neighborhood character, scale, and parking. If the Zoning Administrator determines that there would be a significant or extraordinary impact, the Zoning Administrator shall require either notice to adjacent and/or affected property owners or a new Variance application be sought and justified.
2. The proposed project must meet these conditions and all applicable City Codes. In case of conflict, the more restrictive controls shall apply.
3. Minor modifications as determined by the Zoning Administrator may be permitted.
4. The owners of the subject property shall record on the land records of the City and County of San Francisco the conditions attached to this Variance decision as a Notice of Special Restrictions in a form approved by the Zoning Administrator.

FINDINGS:

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

FINDING 1.

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

REQUIREMENT MET.

- A. The existing garage is at the rear of the house, accessible through a driveway along the eastern side of the property. The width of this driveway varies from approximately 10 feet at the street to approximately 8 feet at the rear of the house, making maneuvering at a 90-degree angle very difficult. A portion of the existing building already projects over the driveway to within three feet of the eastern property line. The proposed garage and deck would be in line with this existing projection.
- B. Because the subject property is on a down-sloping lot, the sidewalk is approximately three feet above the front yard, creating a situation where pedestrians could look directly into the front courtyard of the house. Therefore, a taller fence would address privacy and safety concerns as opposed to a lower fence.

FINDING 2.

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

REQUIREMENT MET.

- A. Literal enforcement of the Planning Code would preclude the applicant from constructing a garage at the front of the lot, which is typical of the area. To deny this variance would result in practical difficulty and unnecessary hardship without compensating public benefit.
- B. The Building Code requires a second means of egress from any sleeping rooms on a third floor, and such egress must be at least three feet from the side property lines. The proposed deck would serve as a landing for the second means of egress. Alternate locations of the egress were not feasible except for the east side, which is set back enough from the side to meet the Building Code requirements. To deny this variance would result in practical difficulty and unnecessary hardship without compensating public benefit.
- C. Most lots in the Sea Cliff area are larger than the City average of 2,500 square feet, with buildings set back from the street and enclosed with perimeter fences taller than three feet. Because the subject property is on a down-sloping lot, the sidewalk is approximately three feet above the front yard, creating a situation where pedestrians could look directly into the front courtyard of the house. Therefore, a taller fence would address privacy and safety concerns as opposed to a lower fence. To deny this variance would result in practical difficulty and unnecessary hardship without compensating public benefit.

FINDING 3.

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

REQUIREMENT MET.

- A. Without the variances, the applicant will be unable to have a garage located at the front of the lot, which is the pattern in the neighborhood. A deck in the side yard that will allow the home owners to safely egress from their third floor onto a non-combustible deck in cases of emergencies, and a front fence tall enough to provide privacy and safety to the residents of the subject property are also substantial property rights that are possessed by other property in the Sea Cliff neighborhood.

FINDING 4.

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

REQUIREMENT MET.

- A. The approval of these variances will not significantly change the existing physical character of the neighborhood since there are patterns of garages in the front of the lot and tall fences along the perimeters on the subject block and adjacent blocks.
- B. The adjacent neighbor to the east requested the garage not intrude into the side setback. A proposal that would not extend into the side setback would result in an awkward garage without compensating public or private benefit.

FINDING 5.

The granting of such Variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the General Plan.

REQUIREMENT MET.

- A. The proposal is consistent with the generally stated intent and purpose of the Planning Code to promote orderly and beneficial development. The proposal is in harmony with the Residence Element of the General Plan to encourage residential development when it preserves or improves the quality of life for residents of the City.
- B. Code Section 101.1 establishes eight priority-planning policies and requires review of variance applications for consistency with said policies. Review of the relevant priority planning policies yielded the following determinations:
1. That the project will be in keeping with the existing housing and neighborhood character.
 2. That the project will have no significant effect on public transit or neighborhood parking, preparedness to protect against injury and loss of life in an earthquake,

commercial activity, business or employment, landmarks and historic buildings, or public parks and open space.

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

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

The authorization and rights vested by virtue of this decision letter shall be deemed void and cancelled if (1) a Building Permit has not been issued within three years from the effective date of this decision; or (2) a Tentative Map has not been approved within three years from the effective date of this decision for Subdivision cases; or (3) neither a Building Permit or Tentative Map is involved but another required City action has not been approved within three years from the effective date of this decision. However, this authorization may be extended by the Zoning Administrator when the issuance of a necessary Building Permit or approval of a Tentative Map or other City action is delayed by a City agency or by appeal of the issuance of such a permit or map or other City action.

APPEAL: Any aggrieved person may appeal this Variance decision to the Board of Appeals within ten (10) days after the date of the issuance of this Variance Decision. For further information, please contact the Board of Appeals in person at 1660 Mission Street, Third Floor, or call 575-6880.

Very truly yours,

Lawrence B. Badiner
Zoning Administrator

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

610 EL CAMINO DEL MAR HENG RESIDENCE

SAN FRANCISCO, CALIFORNIA



PROJECT TEAM

OWNER
MARC HENG
1901 60TH PLACE, SUITE L1289
BRADENTON, FL 34203

ARCHITECT
ALECK WILSON ARCHITECTS INC.
CONTACTS: ALECK WILSON | MONICA REAM
10 LOMBARD STREET, SUITE 210
SAN FRANCISCO, CA 94111
TEL: 415.765.9095
FAX: 415.765.1779
ALECK@ALECKWILSONARCHITECTS.COM
MONICA@ALECKWILSONARCHITECTS.COM

STRUCTURAL ENGINEER
HOLMES CULLEY
CONTACT: DENNY KWAN
130 SUTTER STREET, SUITE 400
SAN FRANCISCO, CA 94101
TEL: 415.593.1600
FAX: 415.693.1760

GEOTECHNICAL ENGINEER
ROLLO & RIDLEY, INC.
CONTACT: FRANK J ROLLO
360 POST STREET, SUITE 505
SAN FRANCISCO, CA 94108
TEL: 415.670.9123
FAX: 415.391.4626

SURVEYOR
LEA AND BRAZE ENGINEERING
CONTACT: GREG BRAZE
2495 INDUSTRIAL PKWY WEST
HAYWARD, CA 94545
TEL: 510.887.4086
FAX: 510.887.3019

TITLE 24 CONSULTANT
TBD

CONTRACTOR
PENINSULA CUSTOM HOMES
CONTACT: DICK BREAUX
1118 CHESS DRIVE
FOSTER CITY, CA 94404
TEL: 650.574.0241
FAX: 650.574.0273

SHEET INDEX

SHEET #	TITLE	09.20.2010 PLANNING	01.26.2011 PLANNING REVISION 1	06.16.2011 PLANNING REVISION 2
ARCHITECTURAL				
A0.0	COVER SHEET	●	●	●
SU1	TOPOGRAPHIC SURVEY	●	●	●
A1.0	SITE PLAN	●	●	●
A1.0.A	(E) SITE PLAN	●	●	●
A1.1	DEMOLITION PLAN	●	●	●
A1.2	DEMOLITION PLAN	●	●	●
A1.3	DEMOLITION PLAN	●	●	●
A1.4	EXISTING ELEVATIONS	●	●	●
A1.5	EXISTING ELEVATIONS	●	●	●
A2.1	FLOOR PLAN	●	●	●
A2.2	FLOOR PLAN	●	●	●
A2.3	FLOOR PLAN	●	●	●
A2.4	ROOF PLAN	●	●	●
A2.5	REFLECTED CEILING PLAN	●	●	●
A3.1	EXTERIOR ELEVATION	●	●	●
A3.2	EXTERIOR ELEVATION	●	●	●
A3.3	EXTERIOR ELEVATION	●	●	●
A3.4	EXTERIOR ELEVATION	●	●	●
A3.5	BUILDING SECTION	●	●	●
A3.6	BUILDING SECTION	●	●	●
A7.1	INTERIOR ELEVATIONS			
A7.2	INTERIOR ELEVATIONS			
A7.3	INTERIOR ELEVATIONS			
A7.4	INTERIOR ELEVATIONS			
A7.5	INTERIOR ELEVATIONS			
A7.6	INTERIOR ELEVATIONS			
A7.7	INTERIOR ELEVATIONS			
A8.1	DETAILS			
A8.2	DETAILS			
E1.1	LOWER LEVEL LIGHTING PLAN			
E1.2	MAIN LEVEL LIGHTING PLAN			
E1.3	UPPER LEVEL LIGHTING PLAN			
E1.4	ROOF LIGHTING & ELECTRICAL PLAN			
E1.5	LOWER LEVEL ELECTRICAL PLAN			
E1.6	MAIN LEVEL ELECTRICAL PLAN			
E1.7	UPPER LEVEL ELECTRICAL PLAN			
M1.1	MECHANICAL DIAGRAMS			
STRUCTURAL				
S1.1	GENERAL NOTES			
S1.2	GENERAL NOTES			
S1.3	GENERAL NOTES AND ABBREVIATIONS			
S1.4	TYPICAL CONCRETE DETAILS			
S1.5	TYPICAL WOOD DETAILS AND ABBREV.			
S2.1	FOUNDATION PLAN			
S2.2	FRAMING PLAN			
S2.3	FRAMING PLAN			
S2.4A	CEILING FRAMING PLAN			
S2.4B	ROOF FRAMING PLAN			
S4.1	CONCRETE DETAILS			
S5.1	WOOD SHEARWALL DETAILS			
S5.2	STEEL MOMENT FRAME DETAILS			
S5.3	STEEL AND WOOD FRAMING DETAILS			

SITE INFORMATION

ADDRESS: 610 CAMINO DEL MAR, SAN FRANCISCO, CA 94121
 BLOCK: 1307
 LOT: 1X
 BLOCK: RH-1(D)
 OCCUPANCY: R-3
 CONSTRUCTION TYPE: TYPE V-B
 LOT SIZE: 5,074 SF
 FRONT YARD SETBACK: AVERAGE OF ADJACENT BUILDINGS, MAX OF 15' (NO CHANGES)
 SIDE YARD SETBACK: STEPPED ACCORDING TO LOT WIDTH (NO CHANGES)
 REAR YARD SETBACK: 25% OF LOT DEPTH (NO CHANGES - PORTION OF EXISTING SOLARIUM & POOL TO REMAIN IS IN THE REAR YARD SETBACK, ALL NEW CONSTRUCTION INCLUDING REAR TERRACE OBEYS REQUIRED SETBACKS)

SCOPE

ALTERATIONS TO THE FRONT OF THE HOUSE ARE LIMITED TO THE REPLACEMENT OF TWO WINDOWS WITH TWO DOORS, RAISING THE FLOOR OF THE COURTYARD (NO WORK ON THE WALLS SURROUNDING THE COURTYARD), REPLACING THE DRIVEWAY WITH A NEW STEEPER DRIVEWAY, AND REPLACING THE GARAGE DOOR. WORK TO BOTH SIDES OF THE HOUSE INCLUDES MINOR ALTERATIONS TO WINDOWS AND DOORS. WORK TO THE REAR OF THE HOUSE INCLUDES ALTERATIONS TO WINDOWS AND DOORS, THE REMOVAL OF A PORTION OF THE (E) SOLARIUM ROOF TO BE REPLACED WITH AN OUTDOOR TERRACE AND RAILING, THE REMOVAL OF (2) EXISTING BAY WINDOWS ON THE UPPER FLOOR TO BE REPLACED WITH ONE ANGLED BAY WINDOW. WORK TO THE ROOF INCLUDES THE ADDITION OF A RECESSED STAIRWELL TO ACCESS A NEW ROOF DECK WITH A NEW GLASS RAILING, AND THE RAISING OF A FLAT ROOF 8" ABOVE THE HEIGHT OF THE (E) PARAPET. INTERIOR RENOVATIONS INCLUDE: RECONFIGURING A STAIR, KITCHEN, (4) BATHS, AND THE MASTER SUITE, THE ADDITION OF A POWDER ROOM, THE REHABBING OF THE INDOOR POOL AREA, AND LOWERING THE FLOOR OF THE GARAGE.

BUILDING DATA

	ALLOWABLE	EXISTING	PROPOSED
DWELLING UNITS	1	1	1
BUILDING SQUARE FOOTAGE			
GARAGE	-	590	471
LOWER LEVEL & POOL	-	2,251	2,370
MAIN LEVEL	-	1,965	1,965
UPPER LEVEL	-	2,003	2,019
TOTAL SQUARE FOOTAGE	9,133 SF (1.8 x lot area)	6,809 SF	6,825 SF
# OF STORIES	3	3	3
BUILDING HEIGHT	35'	26'	26'
BUILDING DEPTH	91.33'	100.25'	100.25'
PARKING SPACES	-	1	1

TOTAL ADDITIONAL: 16 SQ. FT.

GENERAL NOTES

- ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES:
 - 2010 CALIFORNIA BUILDING CODE
 - 2010 CALIFORNIA ELECTRICAL CODE
 - 2010 CALIFORNIA PLUMBING CODE
 - 2010 CALIFORNIA MECHANICAL CODE
 - 2010 CALIFORNIA ENERGY CODE
 - 2010 CALIFORNIA FIRE CODE
 - CITY OF SAN FRANCISCO MUNICIPAL CODE: LATEST ADOPTED ADDITION
- TYPE OF CONSTRUCTION: TYPE V NON-RATED
- THE STANDARD A.I.A. GENERAL CONDITIONS ARE HEREBY MADE A PART OF THESE DRAWINGS.
- DO NOT SCALE DRAWINGS FOR DIMENSIONS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK.
- CLARIFY ALL DISCREPANCIES BETWEEN THESE AND ACTUAL SITE CONDITIONS WITH THE ARCHITECT BEFORE PERFORMING THE WORK.
- THE CONTRACTOR SHALL:
 - FURNISH, PAY FOR AND FILE ALL NECESSARY PERMITS, FEES, INSPECTIONS, ETC. EXCEPT FOR PLAN CHECK AND ZONING FEES, WHICH WILL BE PAID FOR BY THE OWNER.
 - GUARANTEE ALL WORK FOR ONE YEAR AS EVIDENCED BY THE DATE OF THE FINAL OF PAYMENT.
 - PROVIDE A RELEASE OF ALL SUBCONTRACTOR LIENS BEFORE FINAL PAYMENT IS MADE.
 - INSTALL ALL MATERIAL AND EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 - PROTECT EXISTING VEGETATION FROM DAMAGE DURING THE COURSE OF THE WORK.
 - PROVIDE STRICT CONTROL OF JOB CLEANUP TO REMOVE DUST AND DEBRIS FROM CONSTRUCTION AREA.
- ALL INSPECTIONS ARE REQUIRED PER CBC, SECTION 108.4
- ALL SPECIAL PROTECTION AGENCIES, INDIVIDUALS AND SHOP FABRICATORS SHALL BE APPROVED BY THE BUILDING DEPARTMENT PRIOR TO ANY WORK BEING PERFORMED. SUBMIT ALL DOCUMENTATION FOR APPROVAL.
- THIS BUILDING MEETS THE ENERGY BUILDING DESIGN REQUIREMENTS OF TITLE 24.
- INSULATION SHALL MEET CALIFORNIA ENERGY COMMISSION QUALITY STANDARDS AND BE CERTIFIED BY THE MANUFACTURER.
- FIRESTOPS SHALL BE PROVIDED IN ALL LOCATIONS SPECIFIED BY THE CBC, SECTION 717.

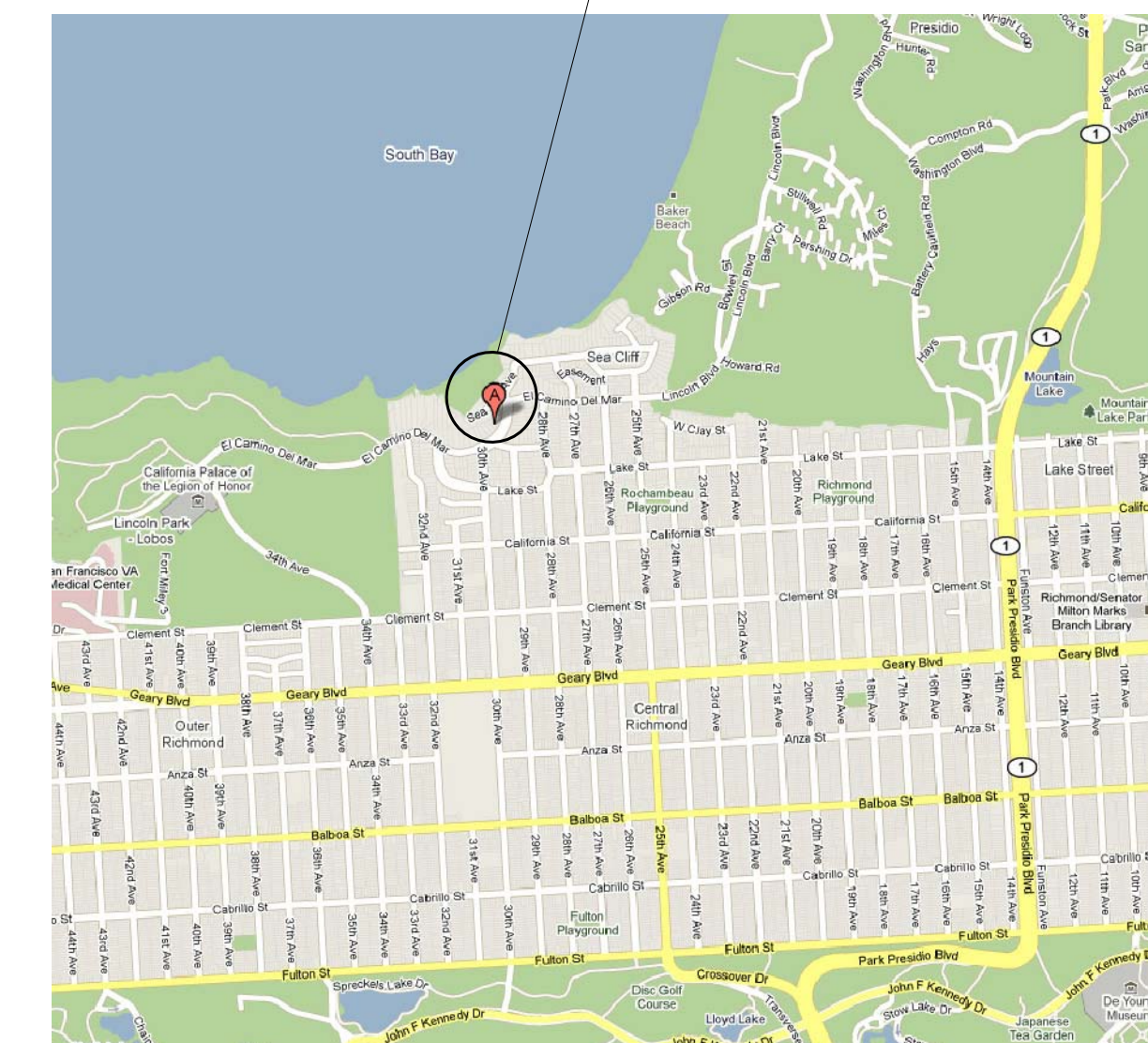
ABBREVIATIONS

ADJ	ADJACENT
ASSY	ASSEMBLY
AFF	ABOVE FINISH FLOOR
AFG	ABOVE FINISH GRADE
AFN	ABOVE FINISH NOSE
B.O.	BOTTOM OF
C	CENTER LINE
CC	CENTER TO CENTER
CL	CLOSET
COMP	COMPOSITE
CONC	CONCRETE
DN	DOWN
DS	DOWNSPOUT
(E)	EXISTING
ELEV	ELEVATION
EW	EACH WAY
FAU	FORCED AIR UNIT
FP	FIREPLACE
GSM	GALVANIZED SHEET METAL
GYP BD	Gypsum BOARD
H	HIGH
HR	HOUR
L/S	LANDSCAPE
MECH	MECHANICAL
(N)	NEW
OC	ON CENTER
OPP	OPPOSITE
REQ'D	REQUIRED
RM	ROOM
RWL	RAIN WATER LEADER
SH	SHOWER
SIM	SIMILAR
SF	SQUARE FEET
SSD	SEE STRUCTURAL DRAWINGS
T.O.	TOP OF
TYP	TYPICAL
UN	UNLESS OTHERWISE NOTED
WOW	WINDOW
WH	WATER HEATER

SYMBOL LEGEND

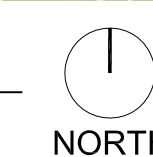
- 0'-0" DIMENSION TO FACE OF FRAMING UNLESS OTHERWISE NOTED; EXTERIOR DIM'S TO FACE OF STRUCTURAL SHEATHING
- 1 A8.1 DETAIL REFERENCE SHEET LOCATION
- D A8.1 C INTERIOR ELEVATION KEY SHEET LOCATION
- 6 DOOR NUMBER, SEE DOOR SCHEDULE
- 2 WINDOW NUMBER, SEE WINDOW SCHEDULE
- ELEVATION DATUM POINT
- 1 A8.1 EXTERIOR ELEVATION
- 1 A8.1 CROSS SECTION SHEET LOCATION
- 28.67' SPOT ELEVATION
- 1 DRAWING KEYNOTE
- 1 DRAWING REVISION

610 EL CAMINO DEL MAR



VICINITY MAP

NOT TO SCALE



AWA

ALECK WILSON
ARCHITECTS INC.

26 O'FARRELL STREET
SUITE 400
SAN FRANCISCO, CA
94108

TEL: 415-765-9095
FAX: 415-765-1779

WWW.ALECKWILSONARCHITECTS.COM

CAMINO DEL MAR
610 EL CAMINO DEL MAR
SAN FRANCISCO, CA 94121



DATES

05.13.2010 PRELIM. PRICING
 06.30.2010 NEIGHBORS
 09.20.2010 PLANNING
 12.22.2010 PROGRESS SET
 01.26.2011 PLANNING REV.
 02.03.2011 PRICING SET
 06.16.2011 PLANNING REV.

COVER SHEET

scale: VARIES

sheet:

A0.0



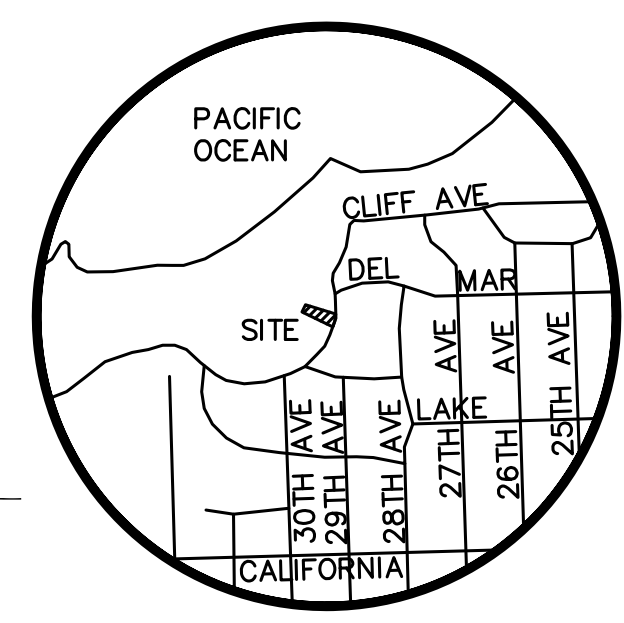
LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS - LAND SURVEYORS
 SACRAMENTO REGION
 BAY AREA REGION
 1000 UNIVERSITY WEST
 HAYWARD, CALIFORNIA 94545
 (P) (510) 887-4066
 (F) (510) 887-3019
 WWW.LEABRAZE.COM

**610 EL CAMINO DEL MAR
 SAN FRANCISCO
 CALIFORNIA**
 SAN FRANCISCO COUNTY
 APN: 1307-001X

**TOPOGRAPHIC
 SURVEY**

REVISIONS	BY

JOB NO: 2100021
 DATE: 3-10-10
 SCALE: 1"=8'
 DRAWN BY: MF
 SHEET NO:
SU1
 1 OF 1 SHEETS



VICINITY MAP
NO SCALE

LEGEND AND NOTES

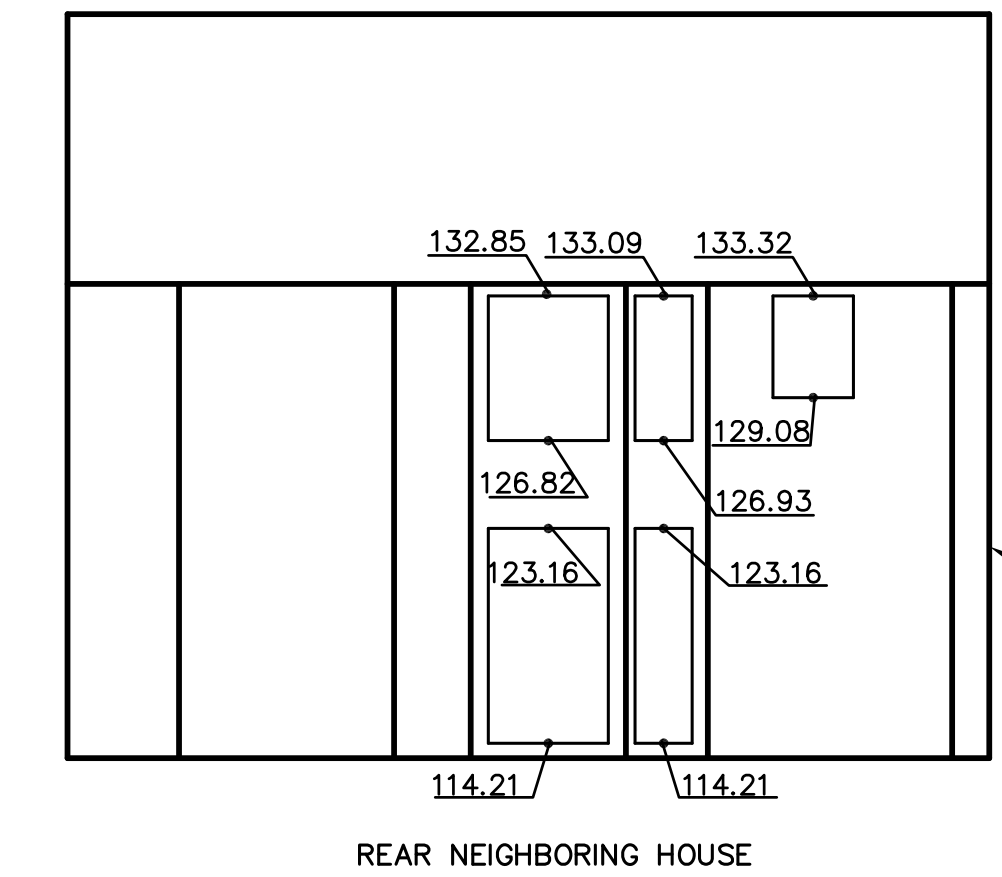
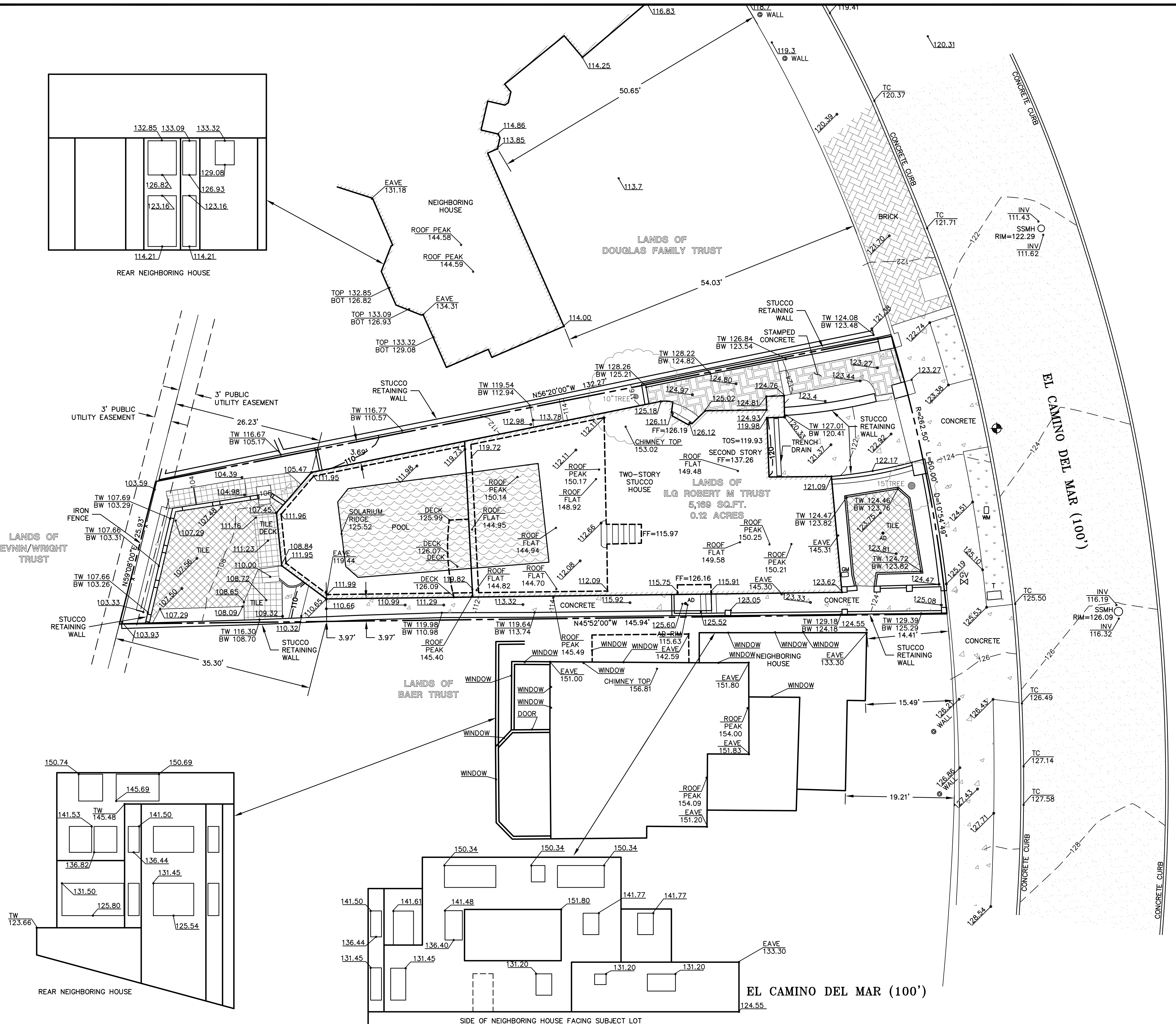
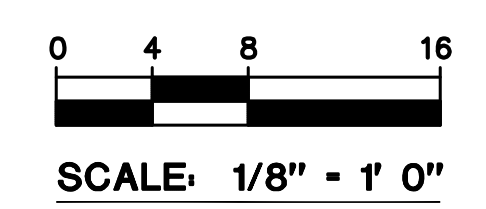
- SSMH ○ SANITARY SEWER MANHOLE
- WM □ WATER METER
- GM □ GAS METER
- T □ TELEPHONE VAULT
- ⊗ GAS VALVE
- AD • AREA DRAIN
- TW TOP OF WALL
- BW BOTTOM OF WALL
- FF FINISH FLOOR
- TOS TOP OF SLAB

NOTES
 ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
 UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.
 BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
 FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)

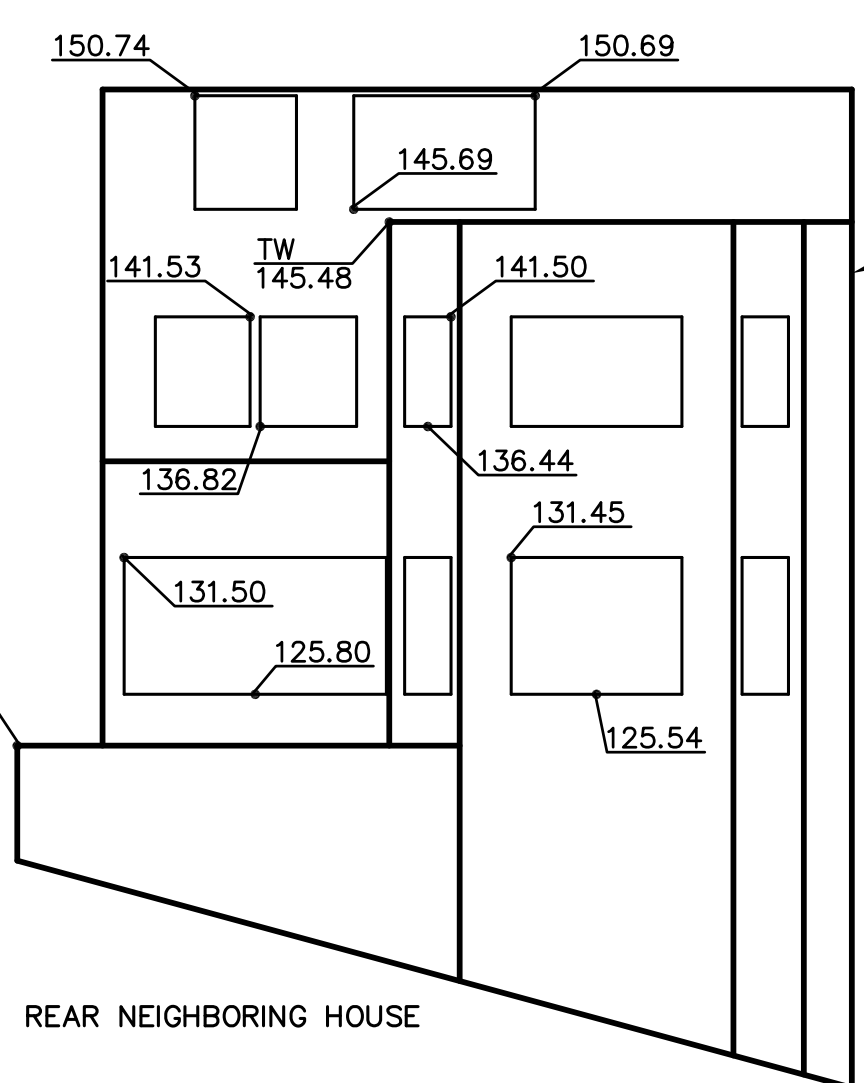
EASEMENT NOTE
 EASEMENTS SHOWN PER TITLE REPORT ISSUED BY FIDELITY NATIONAL TITLE COMPANY, TITLE NUMBER 10-946615-KD, DATED JANUARY 5, 2010

BENCHMARK NOTE
 CITY OF SAN FRANCISCO BENCHMARK CROW CUT ON THE OUTER RIM OF THE STORM WATER INLET ON THE NORTHWEST CORNER OF EL CAMINO DEL MAR AND SEA CLIFF AVENUE ELEVATION = 107.246'

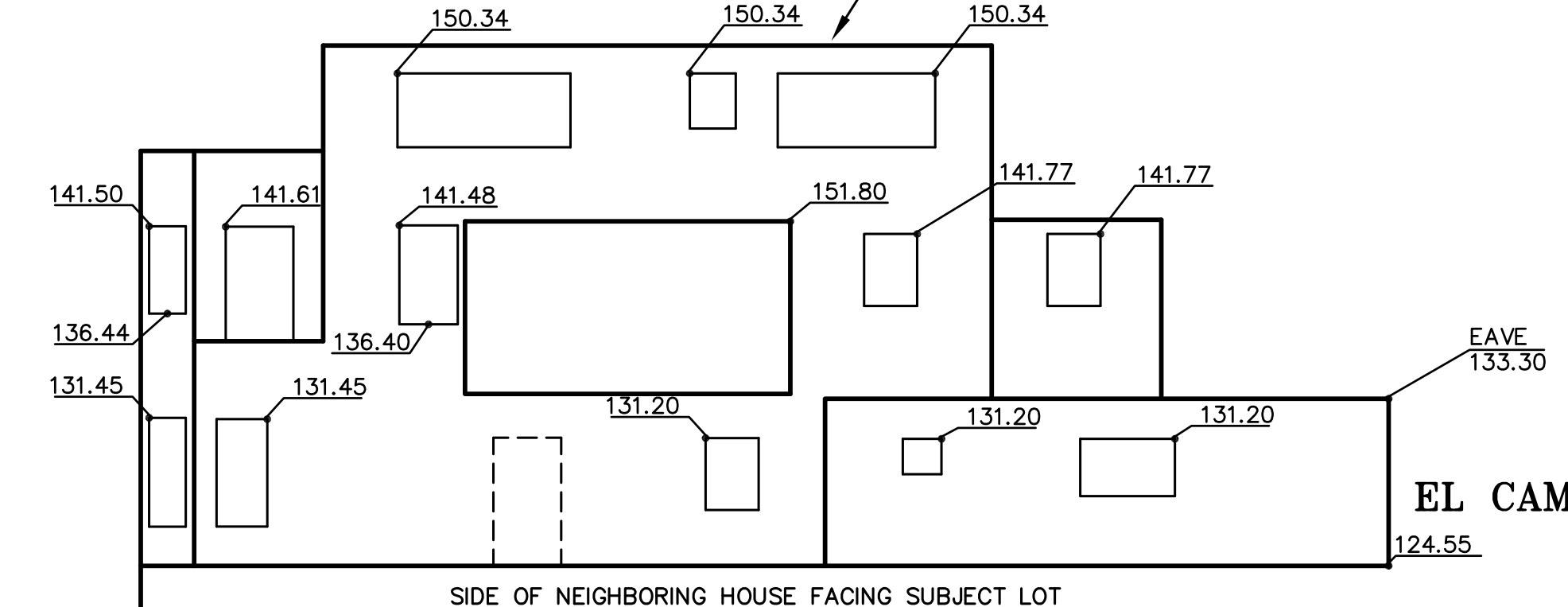
◆ SITE-BENCHMARK
 SURVEY CONTROL SET CUT CROSS ELEVATION = 123.50'



REAR NEIGHBORING HOUSE



REAR NEIGHBORING HOUSE



SIDE OF NEIGHBORING HOUSE FACING SUBJECT LOT

EL CAMINO DEL MAR (100')

SITE PLAN NOTES:
 1. CONTOUR LINES AND ELEVATIONS FROM SURVEY BY LEA & BRAZE ENGINEERING, INC. DATED 3-10-10, REFER TO SHEET SU1 FOR MORE INFORMATION
 2. REFER TO SHEET A2.4 FOR INFORMATION ABOUT NEW ROOF COVERING CLASS

AWA

ALECK WILSON ARCHITECTS INC.
 26 O'FARRELL STREET SUITE 400
 SAN FRANCISCO, CA 94108
 TEL: 415-765-9095
 FAX: 415-765-1779
 WWW.ALECKWILSONARCHITECTS.COM

CAMINO DEL MAR
 610 EL CAMINO DEL MAR
 SAN FRANCISCO, CA 94121

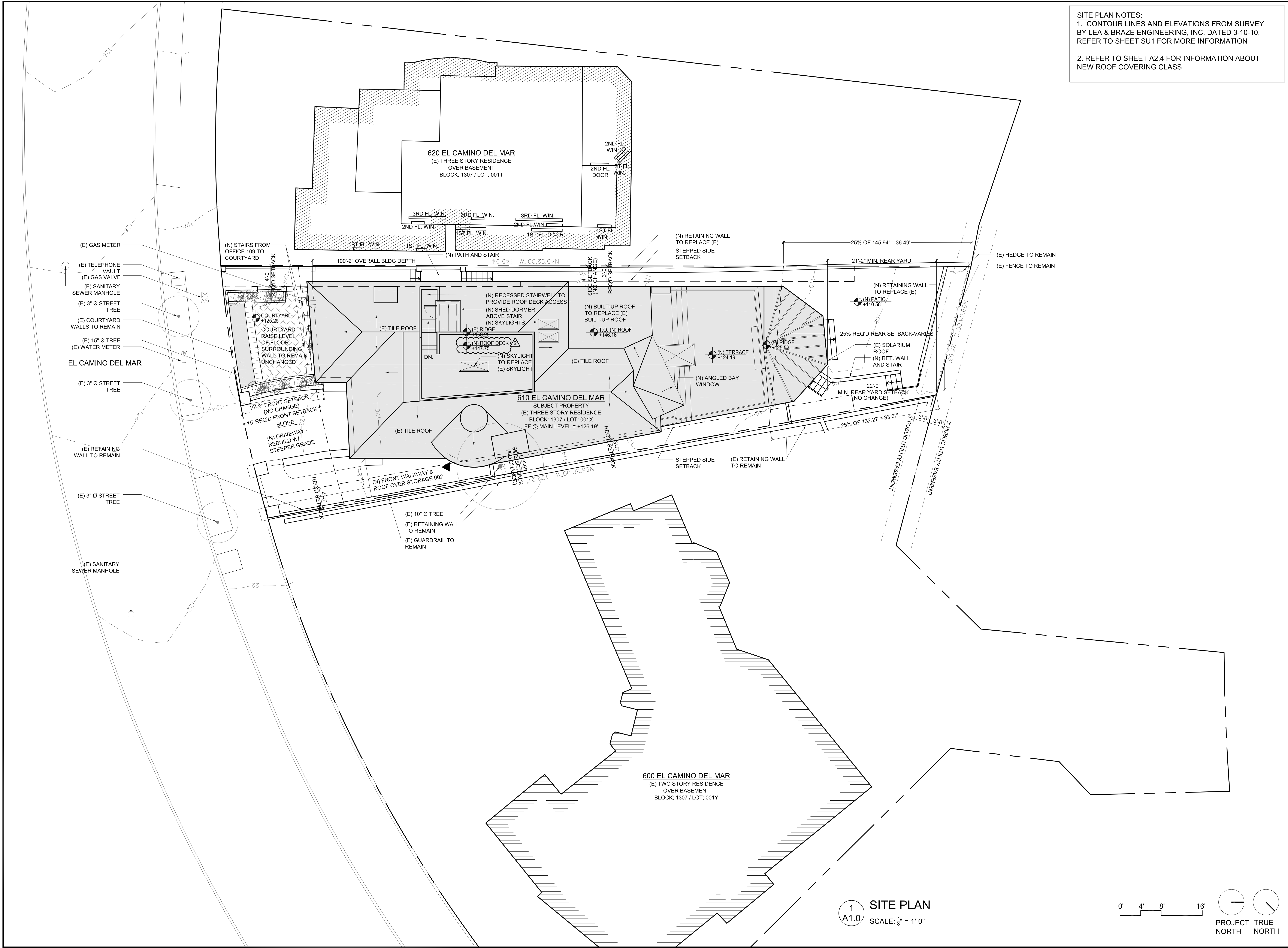
LICENSED ARCHITECT
 ALECK WILSON
 NO. C 25942
 REN. 08/2011
 STATE OF CALIFORNIA

DATES

05.13.2010	PRELIM. PRICING
06.30.2010	NEIGHBORS
09.20.2010	PLANNING
12.22.2010	PROGRESS SET
01.26.2011	PLANNING REV. Δ
02.03.2011	PRICING SET
06.16.2011	PLANNING REV. Δ

SITE PLAN

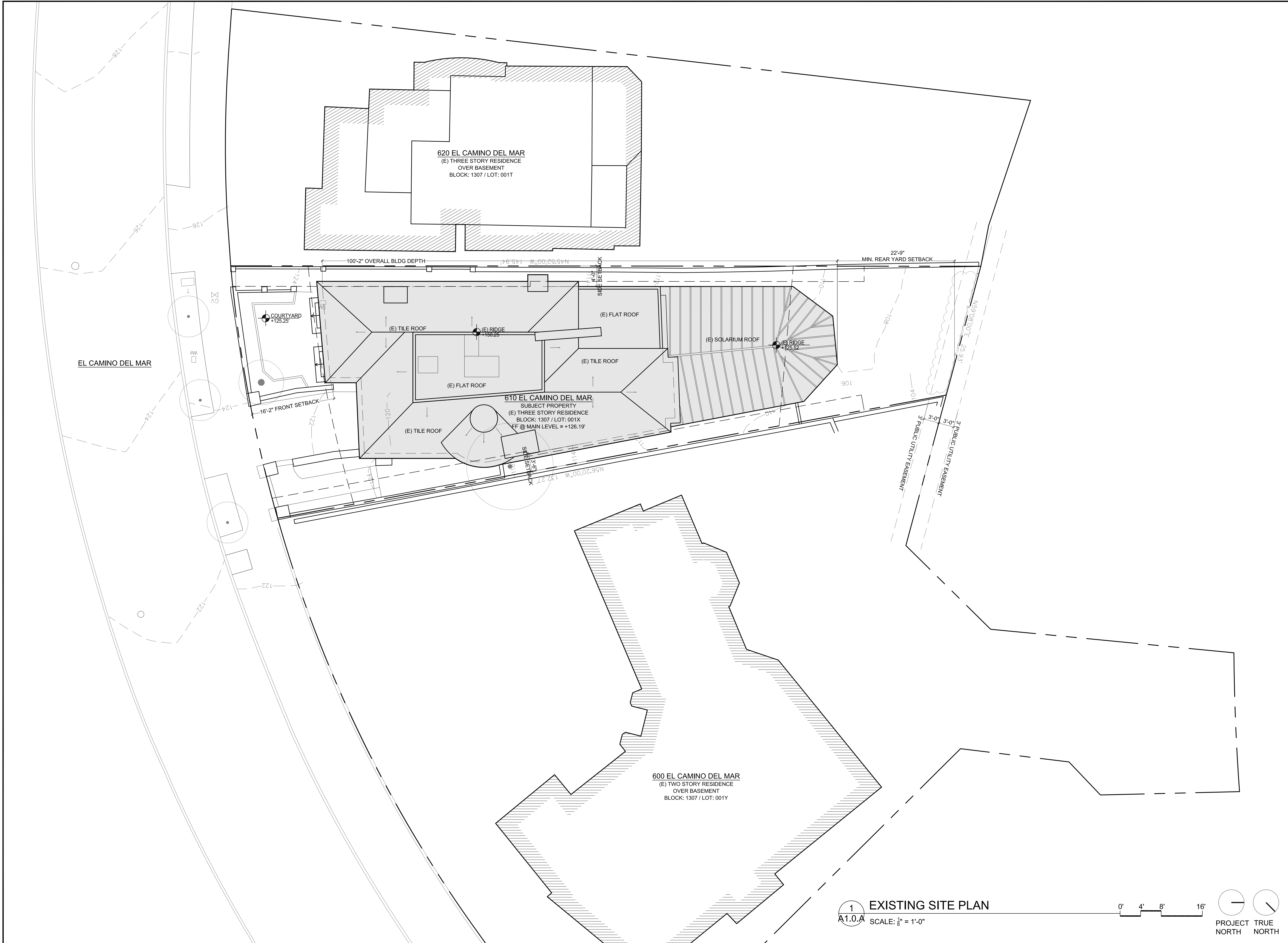
scale: VARIES
 sheet: **A1.0**



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

0' 4' 8' 16'

PROJECT TRUE NORTH



AWA

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ARCHITECTS INC.
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SAN FRANCISCO, CA 94121



DATES

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02.03.2011	PRICING SET
06.16.2011	PLANNING REV. Δ

(E) SITE PLAN

scale: VARIES

sheet: **A1.0.A**

1 EXISTING SITE PLAN

SCALE: $\frac{1}{8}" = 1'-0"$

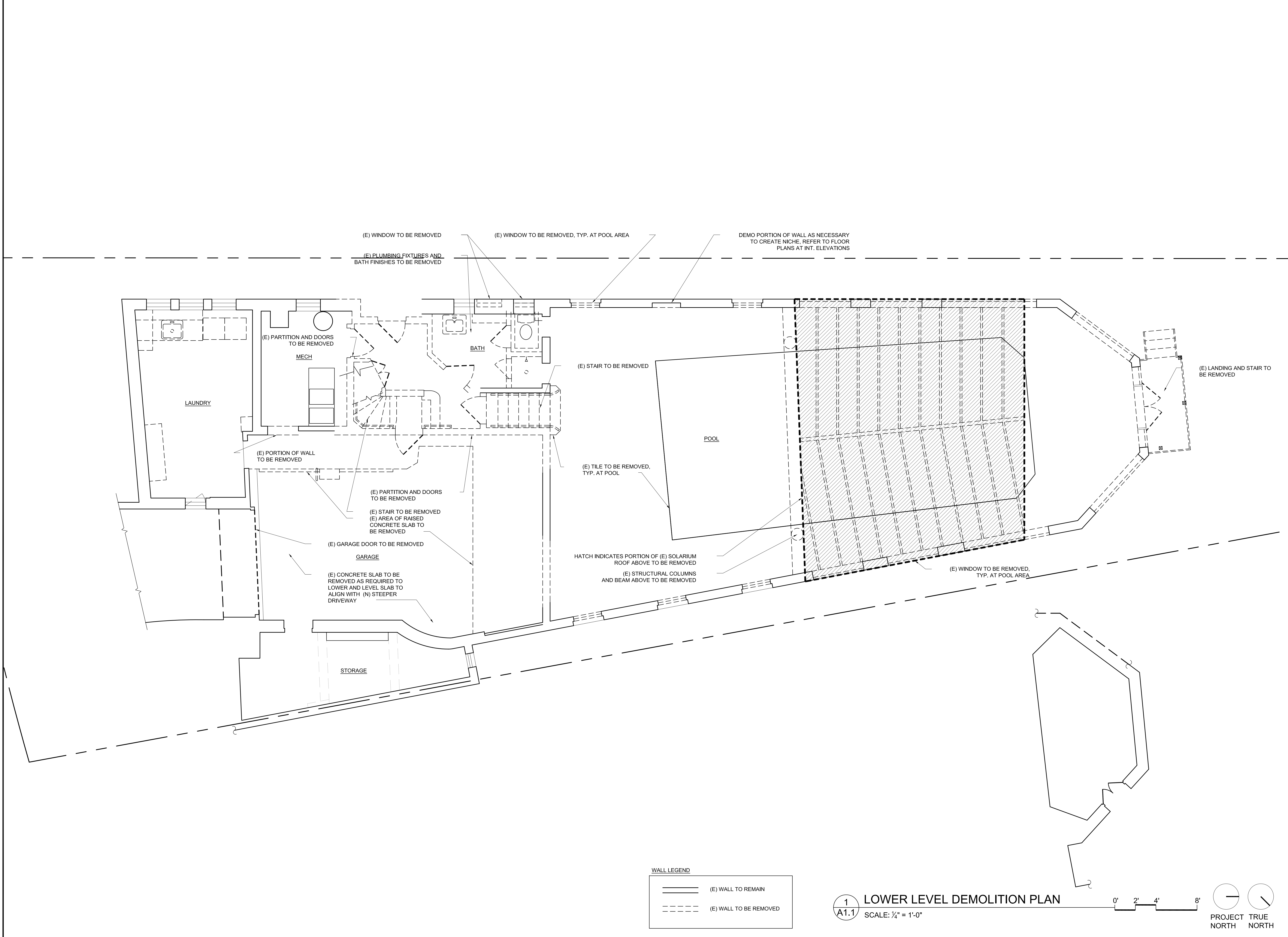
0' 4' 8' 16'

PROJECT TRUE NORTH



DATES	
05.13.2010	PRELIM. PRICING
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01.26.2011	PLANNING REV. Δ
02.03.2011	PRICING SET
06.16.2011	PLANNING REV. Δ

DEMOLITION PLAN	
scale:	VARIES
sheet:	A1.1





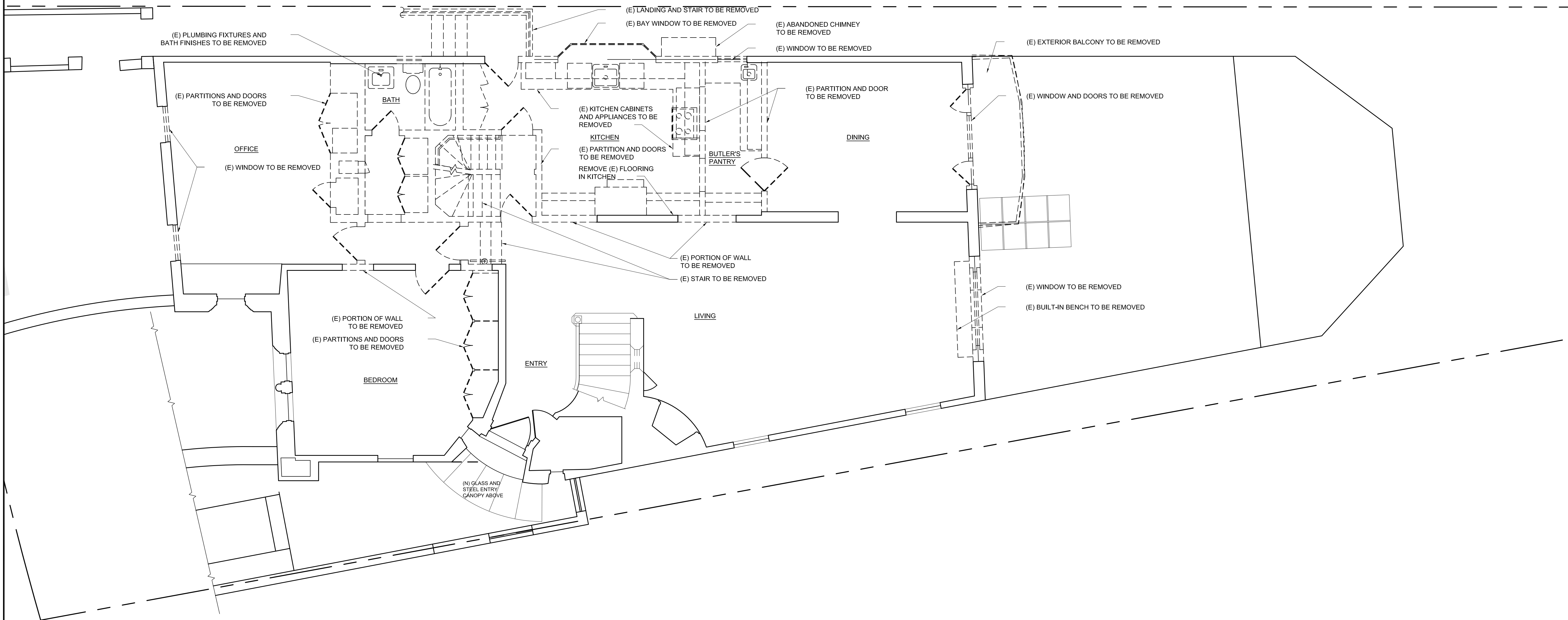
DATES

05.13.2010	PRELIM. PRICING
06.30.2010	NEIGHBORS
09.20.2010	PLANNING
12.22.2010	PROGRESS SET
01.26.2011	PLANNING REV. Δ
02.03.2011	PRICING SET
06.16.2011	PLANNING REV. Δ

DEMOLITION PLAN

scale: VARIES
sheet:

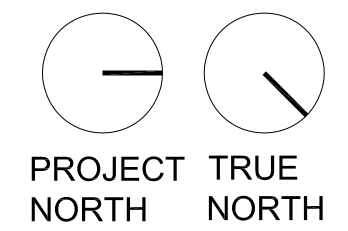
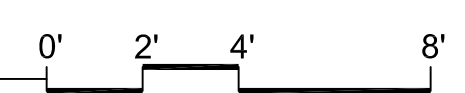
A 1.2

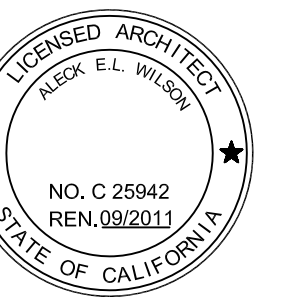


WALL LEGEND

	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED

1 MAIN LEVEL DEMOLITION PLAN
SCALE: 1/4" = 1'-0"





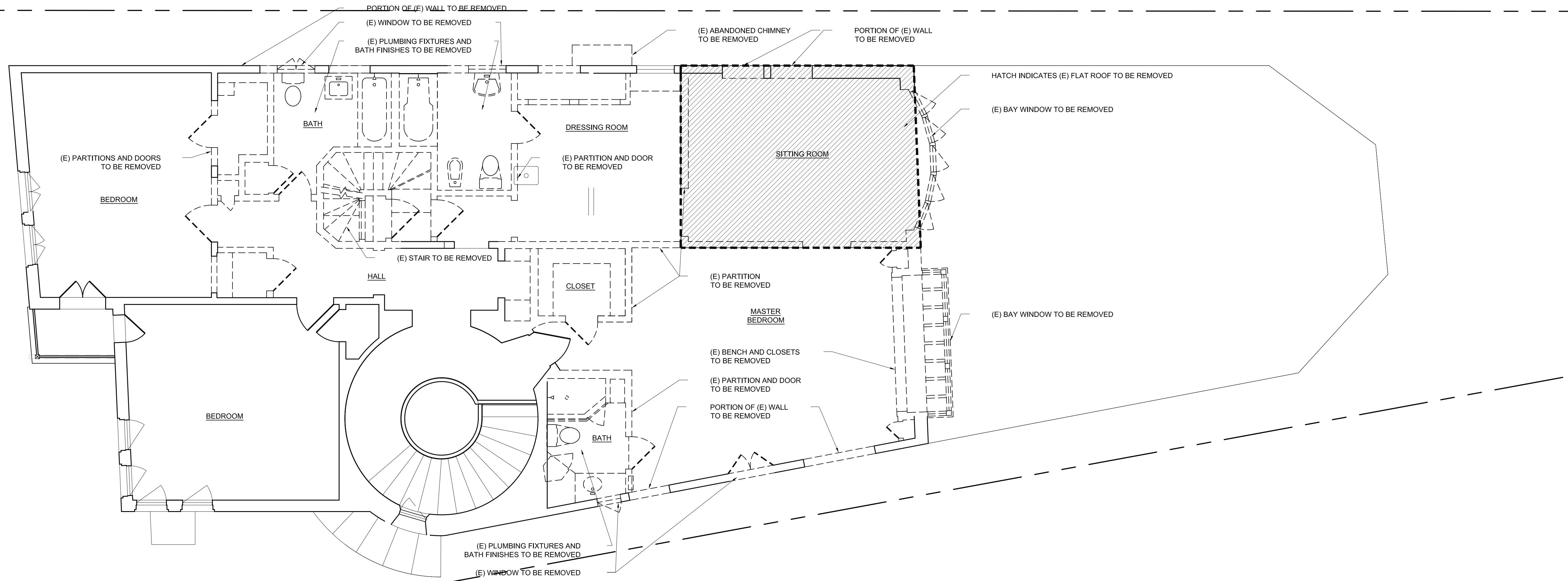
DATES

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02.03.2011	PRICING SET
06.16.2011	PLANNING REV. Δ

DEMOLITION PLAN

scale: VARIES
sheet:

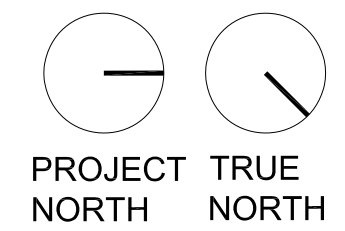
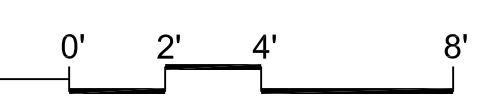
A1.3



WALL LEGEND

	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED

1 UPPER LEVEL DEMOLITON PLAN
SCALE: 1/4" = 1'-0"



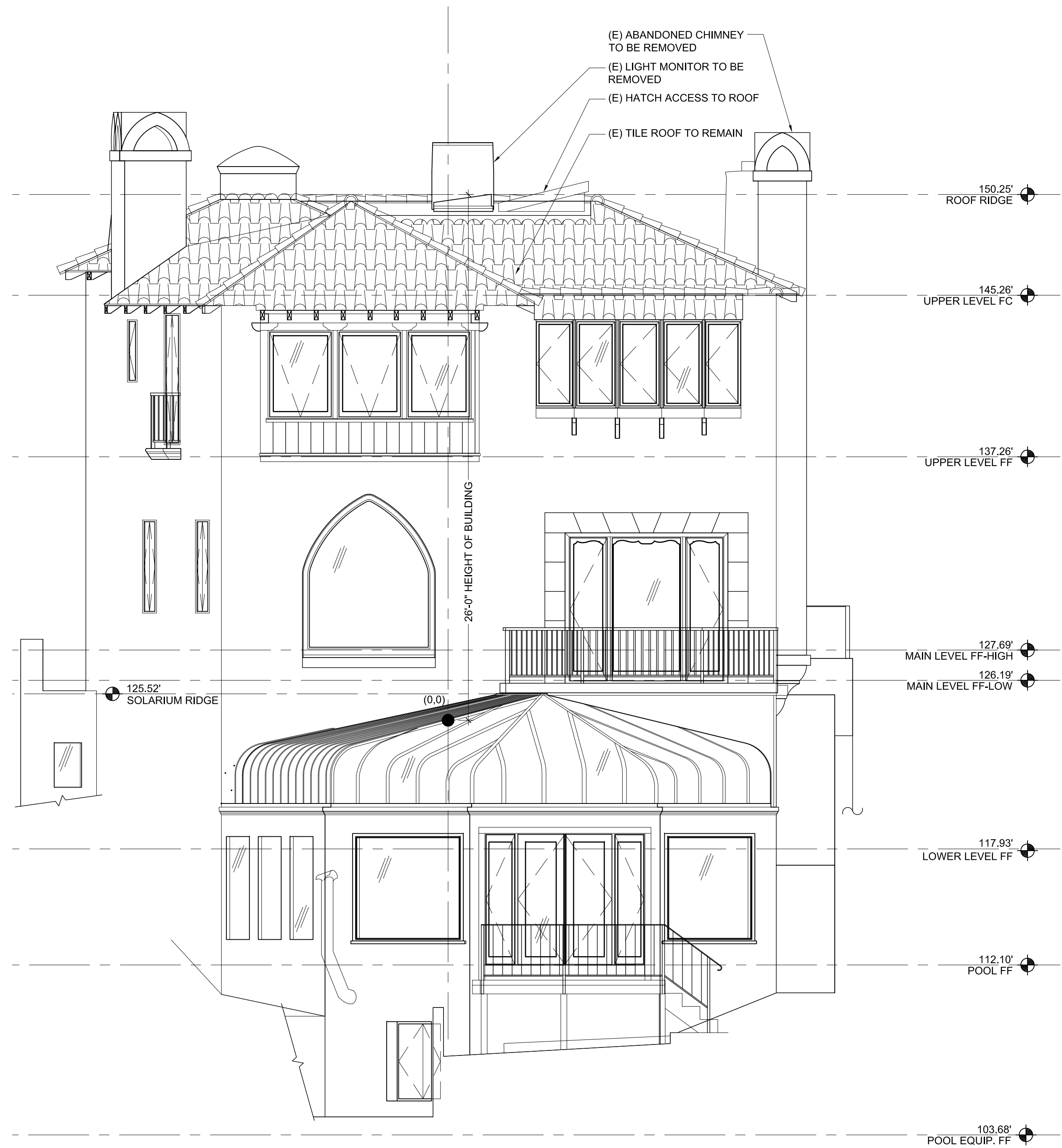


DATES

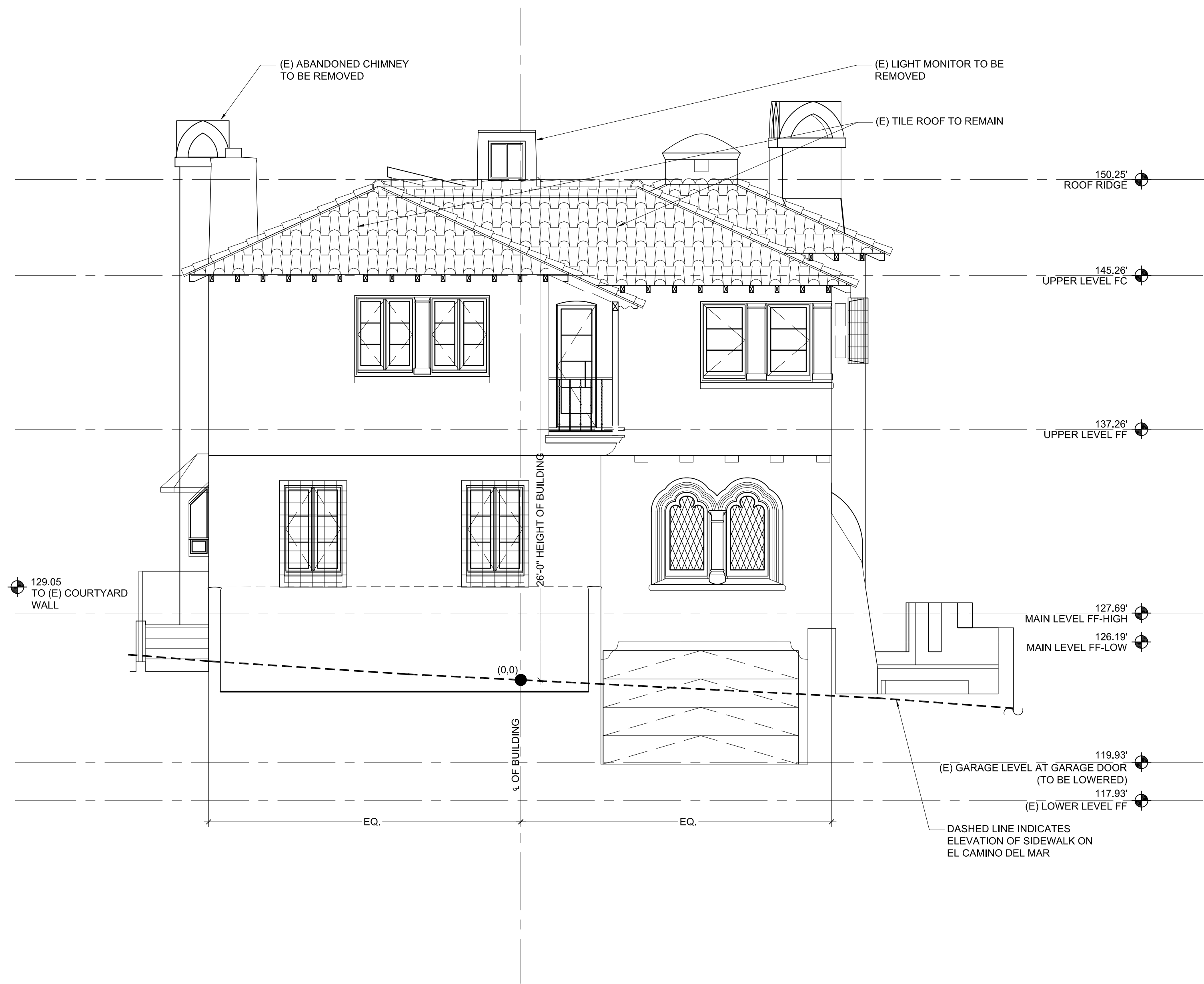
05.13.2010	PRELIM. PRICING
06.30.2010	NEIGHBORS
09.20.2010	PLANNING
12.22.2010	PROGRESS SET
01.26.2011	PLANNING REV. Δ
02.03.2011	PRICING SET
06.16.2011	PLANNING REV. Δ

EXISTING ELEVATIONS

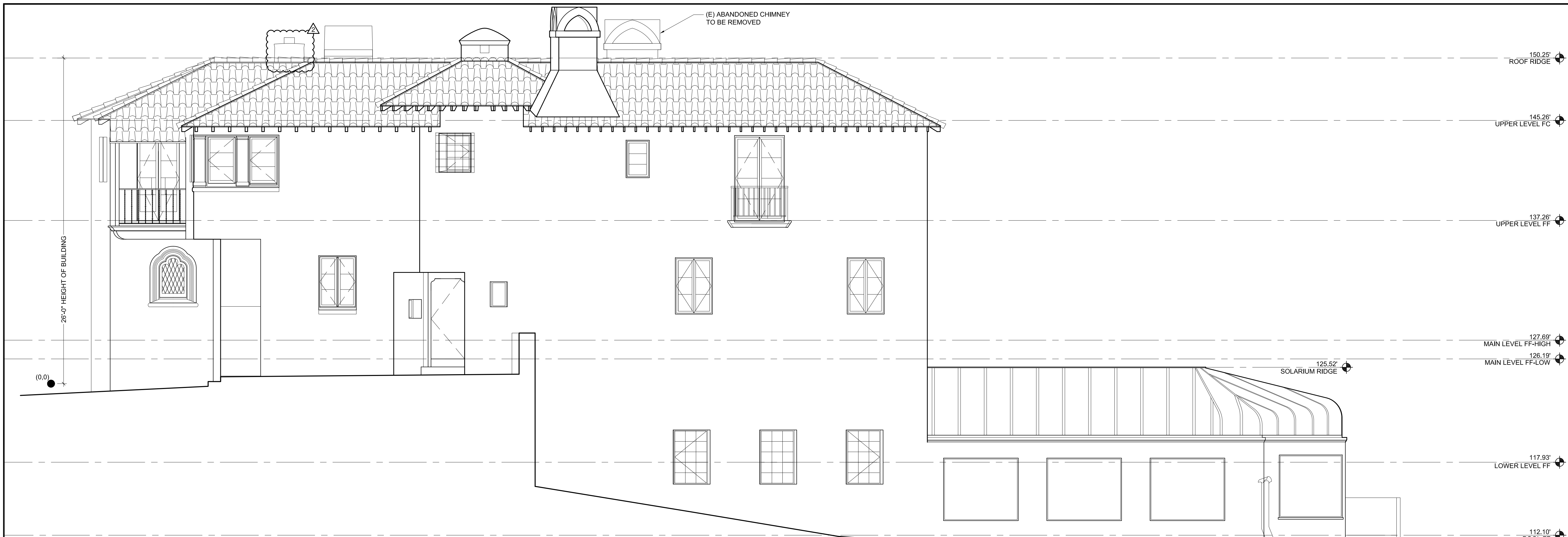
scale: VARIES
sheet:



2 EXISTING NORTH ELEVATION
A1.4 SCALE: 1/4" = 1'-0"



1 EXISTING SOUTH ELEVATION
A1.4 SCALE: 1/4" = 1'-0"



2 EXISTING EAST ELEVATION
A1.5 SCALE: 1/4" = 1'-0"



1 EXISTING WEST ELEVATION
A1.5 SCALE: 1/4" = 1'-0"

AWA

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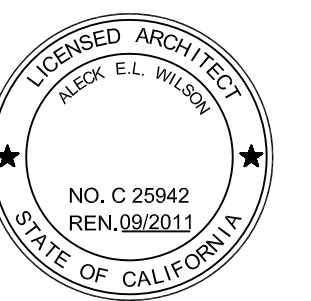
CAMINO DEL MAR
610 EL CAMINO DEL MAR
SAN FRANCISCO, CA 94121

DATES

05.13.2010	PRELIM. PRICING
06.30.2010	NEIGHBORS
09.20.2010	PLANNING
12.22.2010	PROGRESS SET
01.26.2011	PLANNING REV. (A)
02.03.2011	PRICING SET
06.16.2011	PLANNING REV. (A)

EXISTING ELEVATIONS

scale: VARIES
sheet: **A1.5**



DATES

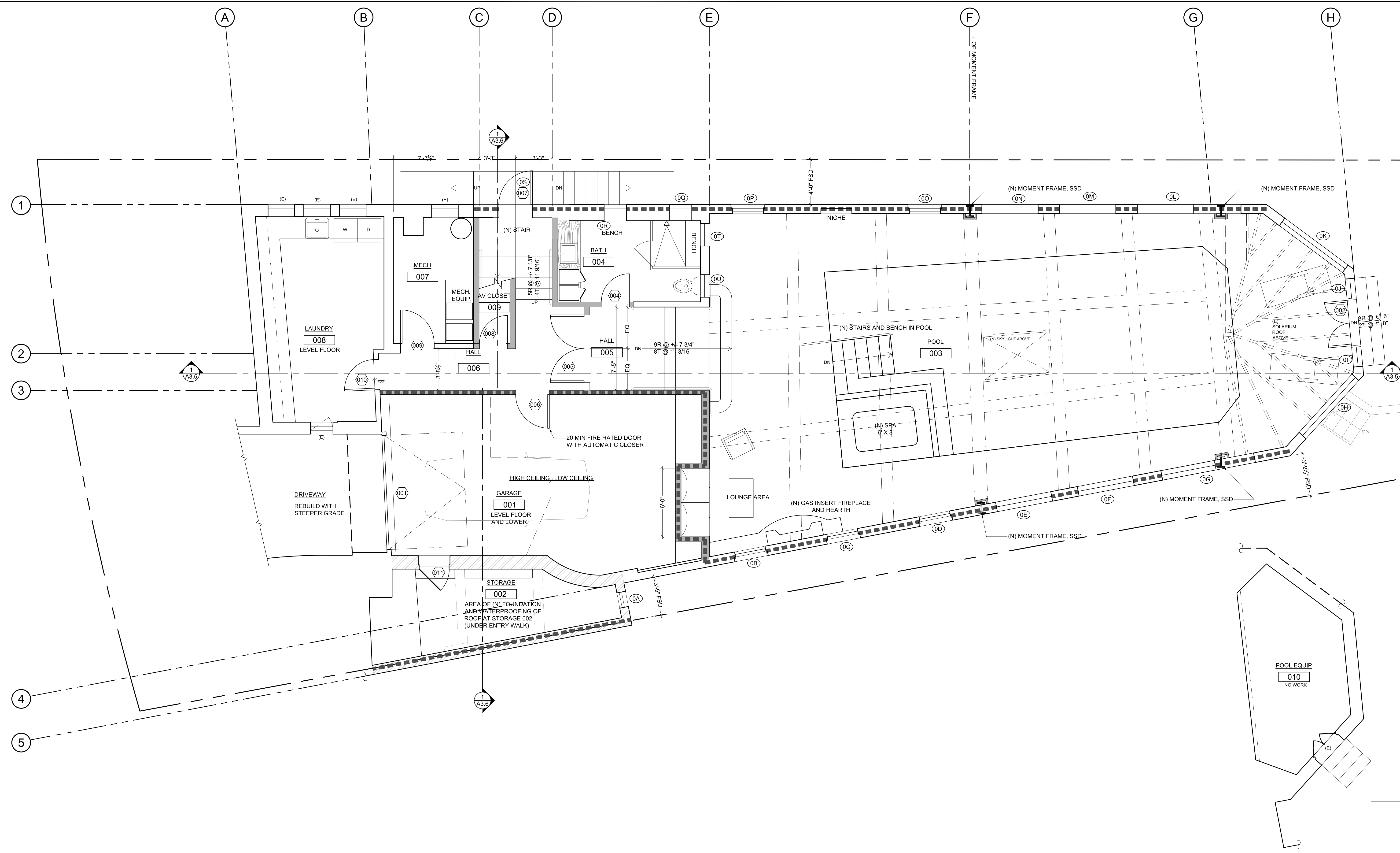
05.13.2010	PRELIM. PRICING
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09.20.2010	PLANNING
12.22.2010	PROGRESS SET
01.26.2011	PLANNING REV. Δ
02.03.2011	PRICING SET
06.16.2011	PLANNING REV. Δ

FLOOR PLAN

scale: VARIES

sheet:

A2.1



PERCENTAGE OF PROTECTED AND UNPROTECTED OPENINGS PER SEC. & TABLE 704.8*

FLOOR	ELEVATION	TOTAL SF OF EXT WALL	TOTAL SF OF OPENINGS	% OF OPENINGS
LOWER	EAST	746.8	135.3	18.1
	WEST	893.0	177.4	19.9
MAIN	EAST	357.3	26.6	7.4
	WEST	684.3	57.3	8.4
UPPER	EAST	241.7	46.4	19.2
	WEST	541.1	30	5.5

*WHERE FSD IS 5' OR LESS AND OPENINGS ARE LIMITED, REFER TO FLOOR PLAN NOTES FOR MORE INFO

FLOOR PLAN NOTES:

- FIRE SEPARATION DISTANCE (FSD) COMPLIES WITH CBC TABLE 602. EXTERIOR WALLS WITHIN 5' OF THE PROPERTY LINE ARE REQUIRED TO BE ONE HOUR RATED. IN AREAS OF REMODEL EXISTING EXTERIOR WALLS TO REMAIN WILL HAVE $\frac{1}{2}$ " TYPE X GYP. BD. APPLIED TO INTERIOR SURFACE. EXTERIOR STUCCO FINISH TO REMAIN.
- MAXIMUM AREA OF EXTERIOR WALL OPENINGS COMPLIES WITH CBC TABLE 704.8. OPENINGS ARE NOT PERMITTED IN WALLS 3'-5" OR LESS FROM THE PROPERTY LINE. PROTECTED AND UNPROTECTED OPENINGS IN WALLS 3'-5" FROM THE PROPERTY LINE SHALL BE LIMITED TO 25% OF THE SF OF THE EXTERIOR WALLS PER STORY.
- FSD AT NORTH AND SOUTH WALLS IS GREATER THAN 5' THUS PER TABLE 602 EXCEPTION F THESE WALLS SHALL NOT BE REQUIRED TO HAVE FIRE-RESISTANCE RATING. PER TABLE 704.8 EXCEPTION G, UNPROTECTED AND PROTECTED OPENINGS ARE NOT LIMITED FOR GROUP R-3 WITH FSD GREATER THAN 5'.

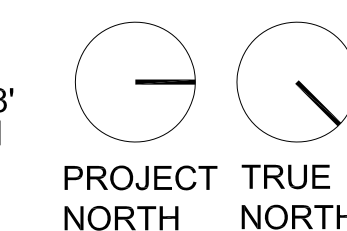
WALL LEGEND

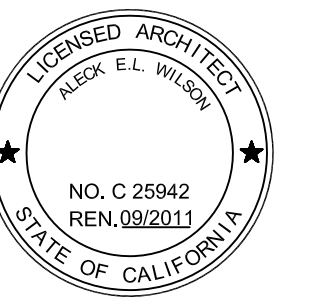
	(E) WALL TO REMAIN
	(N) WALL
	(E) WALL TO BE REFURBISHED
	(N) 1 HOUR RATED WALL
	(E) EXTERIOR WALL, 1 HOUR RATING PROVIDED WITH $\frac{1}{2}$ " TYPE X GYP. BD. APPLIED TO INT. SURFACE. EXT. STUCCO FINISH TO REMAIN

1 LOWER LEVEL FLOOR PLAN

SCALE: $\frac{1}{4}$ " = 1'-0"

0' 2' 4' 8'



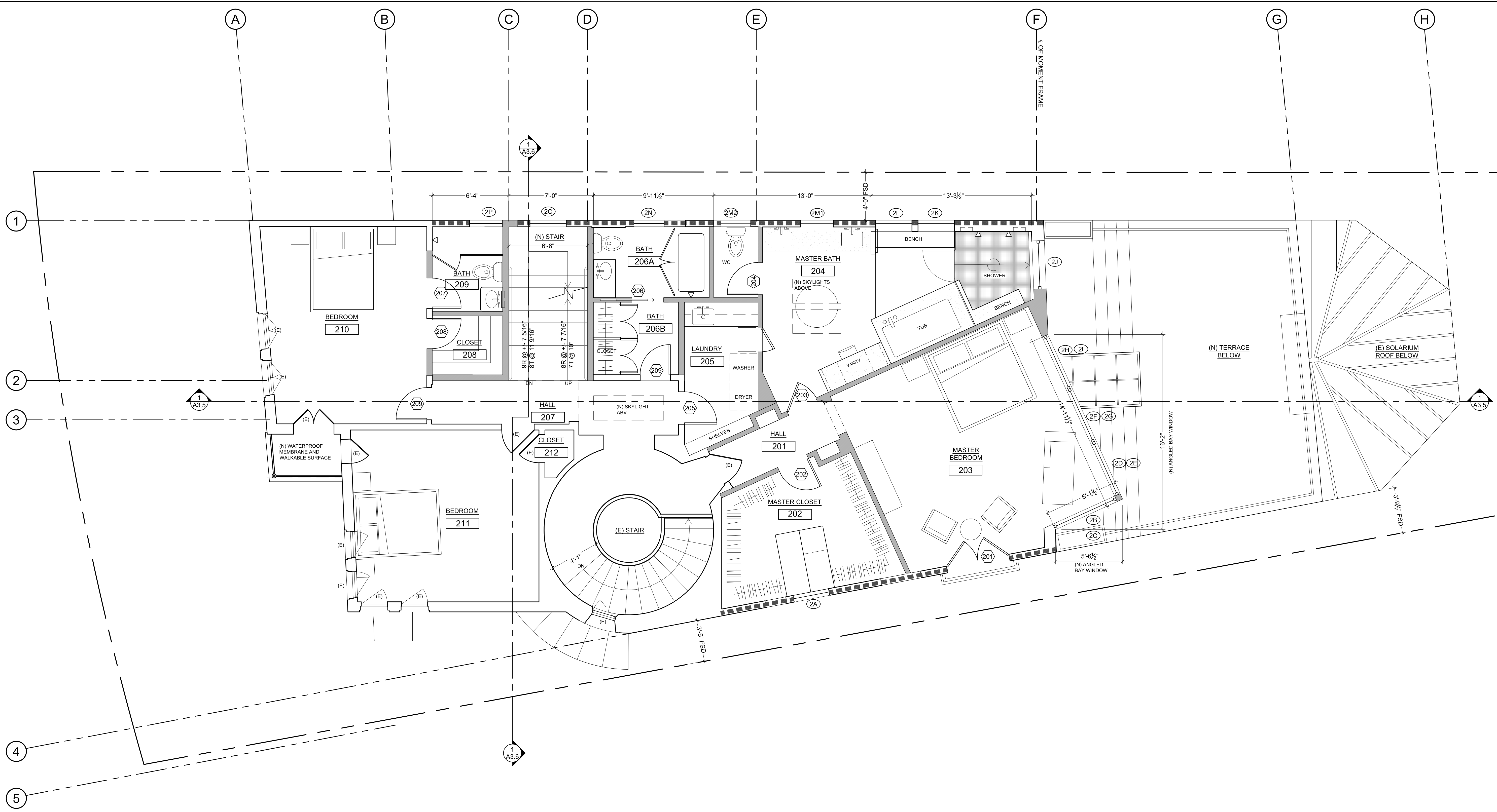


DATES

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09.20.2010	PLANNING
12.22.2010	PROGRESS SET
01.26.2011	PLANNING REV. Δ
02.03.2011	PRICING SET
06.16.2011	PLANNING REV. Δ

FLOOR PLAN

scale: VARIES
sheet: **A2.3**



WALL LEGEND

	(E) WALL TO REMAIN
	(N) WALL
	(E) WALL TO BE REFURBISHED
	(N) 1 HOUR RATED WALL
	(E) EXTERIOR WALL, 1 HOUR RATING PROVIDED WITH 5/8" TYPE X GYP. BD. APPLIED TO INT. SURFACE, EXT. STUCCO FINISH TO REMAIN

1 UPPER LEVEL FLOOR PLAN
A2.3 SCALE: 1/4" = 1'-0"
0' 2' 4' 8'
PROJECT TRUE NORTH



DATES

05.13.2010	PRELIM. PRICING
06.30.2010	NEIGHBORS
09.20.2010	PLANNING
12.22.2010	PROGRESS SET
01.26.2011	PLANNING REV. A
02.03.2011	PRICING SET
06.16.2011	PLANNING REV. B

EXTERIOR ELEVATION

scale: VARIES

sheet:

DOOR SCHEDULE

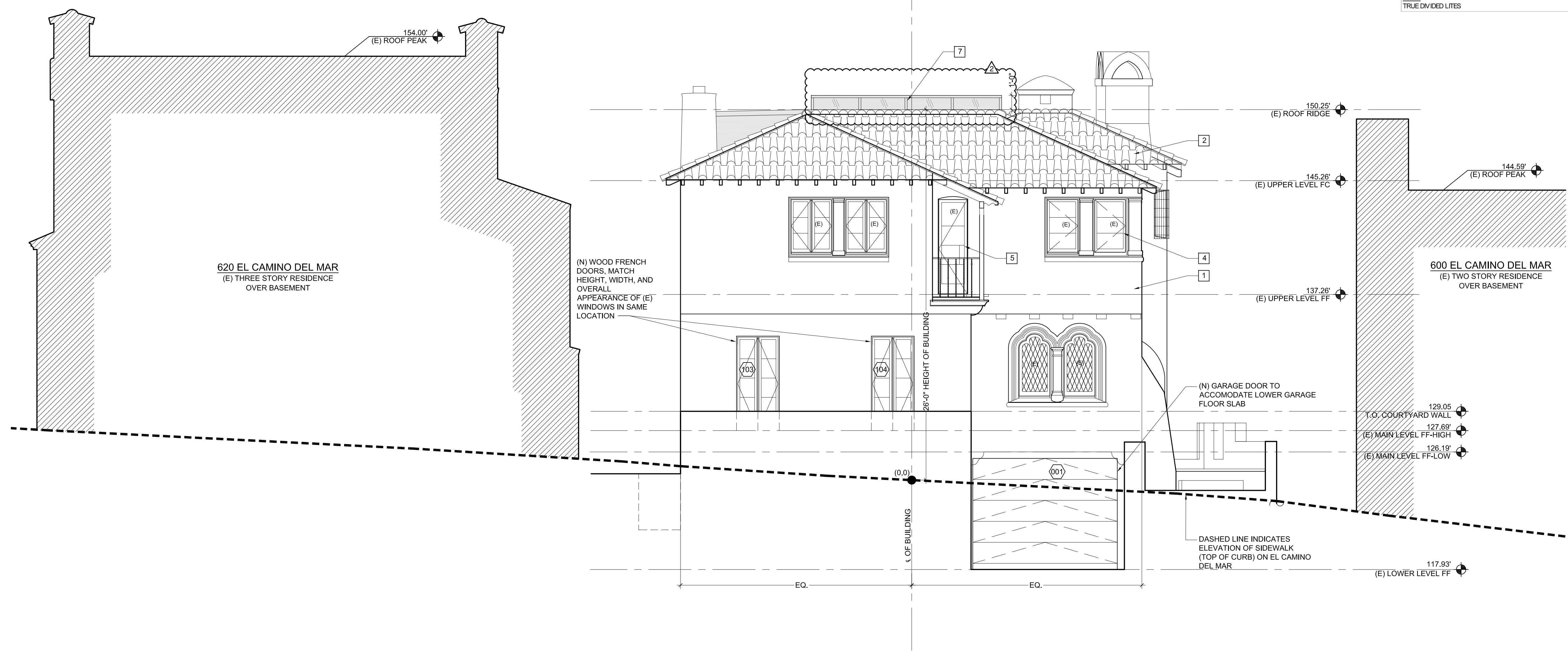
DOOR #	TYPE	LOCATION	DESCRIPTION	SLAB W X H
001		GARAGE 001	GARAGE DOOR	10'-0" X 8'-0" V.I.F.
002		POOL 003	STEEL FRENCH DOORS	(2) 2'-4" X 6'-6"
003		BATH 004	INTERIOR	
004		BATH 004	INTERIOR	
005		HALL 005	INTERIOR	(2) DOORS
006		GARAGE 001	INTERIOR; 20 MIN FIRE RATED W/ CLOSER	
007		(N) STAIR	WOOD FRENCH DOOR	3'-0" X 6'-6"
008		STORAGE 009	INTERIOR	
009		MECH 007	INTERIOR	
010		LAUNDRY 008	INTERIOR	
011		STORAGE 002	INTERIOR	
101		LIVING 102	STEEL & GLASS DOORS W/ TRUE DIVIDED LITES	(2) 2'-3" X 8'-8"
102		DINING 104	STEEL & GLASS DOORS W/ TRUE DIVIDED LITES	(2) 2'-3" X 8'-8"
103		OFFICE 109	WOOD FRENCH DOORS W/ TRUE DIVIDED LITES	(2) 1'-5" X 6'-6" V.I.F.
104		OFFICE 109	WOOD FRENCH DOORS W/ TRUE DIVIDED LITES	(2) 1'-5" X 6'-6" V.I.F.
105		CLOSET 112	INTERIOR	(2) DOORS
106		POWDER ROOM 111	INTERIOR	
107		BEDROOM 110	INTERIOR	
108		BATH 107	INTERIOR	
109		OFFICE 109	INTERIOR	
110		CLOSET 108	INTERIOR	
201		MASTER BED 203	STEEL FRENCH DOORS	(2) 2'-6" X 6'-6"
202		MASTER CLOSET 202	INTERIOR	(2) DOORS
203		MASTER BATH 204	INTERIOR	(2) DOORS
204		MASTER BATH 204	INTERIOR	
205		MASTER BATH 204	INTERIOR	
206		BATH 206A	INTERIOR	
207		BATH 209	INTERIOR	
208		CLOSET 208	INTERIOR	
301		(N) ROOF DECK	SOLID WOOD	2'-6" X 6'-6"

WINDOW SCHEDULE

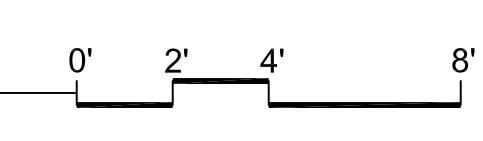
WINDOW	TYPE	DESCRIPTION	SASH W X H
0A		WOOD FIXED	1'-5" X 2'-2"
0B		STEEL CASEMENT	2'-9" X 4'-4"
0C		STEEL FIXED	2'-9" X 4'-4"
0D		STEEL CASEMENT	2'-9" X 4'-4"
0E		STEEL FIXED	5'-0" X 8'-0"
0F		STEEL FIXED	5'-0" X 8'-0"
0G		STEEL CASEMENT	5'-0" X 8'-0"
0H		STEEL FIXED	7'-0" X 5'-0"
0I		STEEL SIDELITE	6'-8" X 2'-0"
0J		STEEL SIDELITE	6'-5" X 2'-0"
0K		STEEL FIXED	7'-0" X 5'-0"
0L		STEEL CASEMENT	5'-0" X 8'-0"
0M		STEEL FIXED	5'-0" X 8'-0"
0N		STEEL FIXED	5'-0" X 8'-0"
0O		STEEL CASEMENT	2'-9" X 4'-4"
0P		STEEL CASEMENT	2'-9" X 4'-4"
0Q		WOOD CASEMENT	2'-0" X 3'-0"
0R		WOOD CASEMENT	2'-0" X 3'-0"
0S		WOOD TRANSOM	2'-0" X 3'-0"
0T		STEEL FIXED	2'-0" X 2'-0"
0U		STEEL FIXED	2'-0" X 2'-0"
1A		STEEL SIDELITE	2'-2" X 6'-6"
1B		NOT USED	
1C		STEEL SIDELITE	2'-2" X 6'-6"
1D		SKYLIGHT	4'-6" X 7'-6"
1E		STEEL SIDELITE	2'-2" X 6'-6"
1F		NOT USED	
1G		STEEL SIDELITE	2'-2" X 6'-6"
1H		WOOD CASEMENT	1'-10" X 3'-4"
1I		WOOD FIXED	7'-0" X 3'-4"
1J		WOOD CASEMENT	1'-10" X 3'-4"
1K		WOOD CASEMENT	1'-10" X 3'-4"
2A		WOOD CASEMENT	3'-0" X 4'-0"
2B		STEEL FIXED	5'-7" X 5'-0"
2C		STEEL AWNING	5'-7" X 2'-0"
2D		STEEL FIXED	4'-10" X 5'-0"
2E		STEEL AWNING	4'-10" X 2'-0"
2F		STEEL FIXED	4'-10" X 5'-0"
2G		STEEL AWNING	4'-10" X 2'-0"
2H		STEEL FIXED	4'-10" X 5'-0"
2I		STEEL AWNING	4'-10" X 2'-0"
2J1		STEEL FIXED	4'-0" X 5'-0"
2J2		STEEL AWNING	4'-0" X 2'-0"
2K		STEEL AWNING	3'-0" X 1'-6"
2L		STEEL AWNING	3'-0" X 1'-6"
2M		STEEL AWNING	2'-6" X 1'-6"
2M2		STEEL AWNING	2'-6" X 1'-6"
2N		STEEL AWNING	2'-6" X 1'-6"
2O		WOOD CASEMENT	3'-0" X 4'-6"
2P		STEEL AWNING	2'-6" X 1'-6"
3A		SKYLIGHT	2'-0" X 5'-10" V.I.F.
3B		SKYLIGHT	2'-0" X 4'-0"
3C		SKYLIGHT	2'-0" X 4'-0"

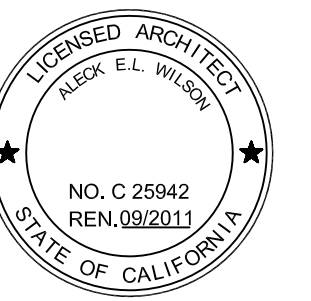
NOTE: ALL DIVIDED LITES SHOWN ON ELEVATIONS ARE TRUE DIVIDED LITES

- KEY NOTES / LEGEND**
- (E) OR (N) STUCCO, PAINT, MATCH TEXTURE AND COLOR OF (E) WHERE NEW OR PATCHED
 - (E) CLAY TILE ROOF, PATCH & REPAIR AS NECESSARY
 - (N) BUILT-UP ROOF
 - (E) WOOD WINDOW, OR (N) PER WINDOW SCHEDULE ON SHEET A3.1, PAINT BLACK/BROWN
 - (E) WOOD DOOR, OR (N) PER DOOR SCHEDULE ON SHEET A3.1, PAINT BLACK/BROWN
 - OPEN METAL DECORATIVE RAILING, PAINT BLACK/BROWN, SEE DETAIL 4/A3.3
 - (N) METAL RAILING, PAINT BLACK/BROWN, WITH CLEAR GLASS INFILL PANELS, SEE DETAIL 2/A3.3
 - (N) PAINTED STEEL WINDOW AND TRIM PER DOOR SCHEDULE
- HATCH INDICATES AREA OF PROPOSED ADDITION



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





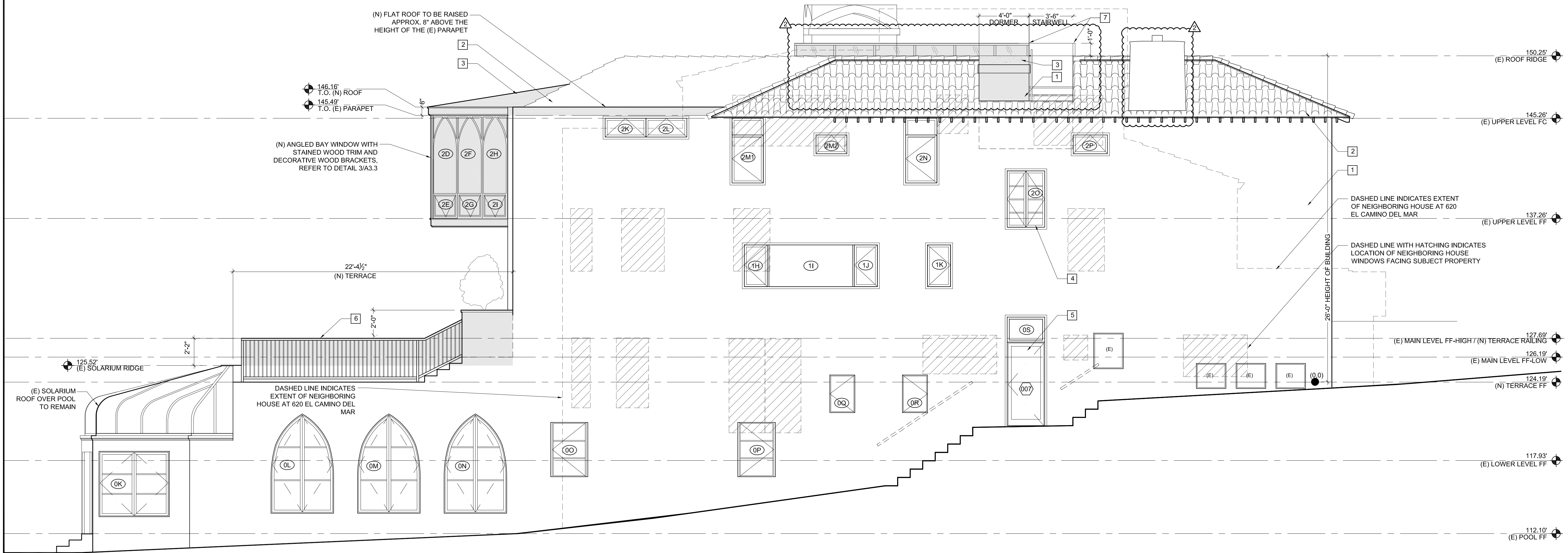
DATES

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12.22.2010	PROGRESS SET
01.26.2011	PLANNING REV. A
02.03.2011	PRICING SET
06.16.2011	PLANNING REV. A

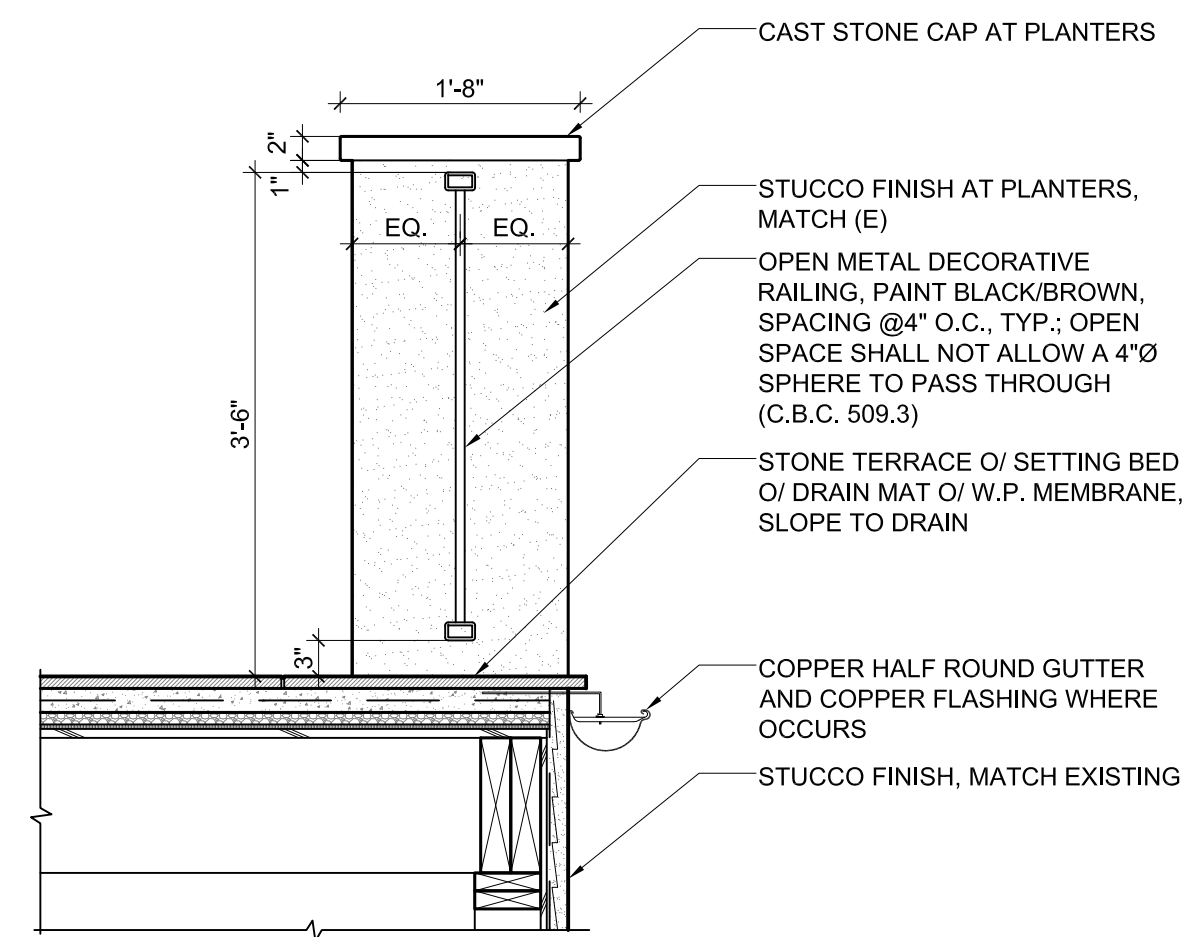
EXTERIOR ELEVATION

scale: VARIES
 sheet: **A3.2**

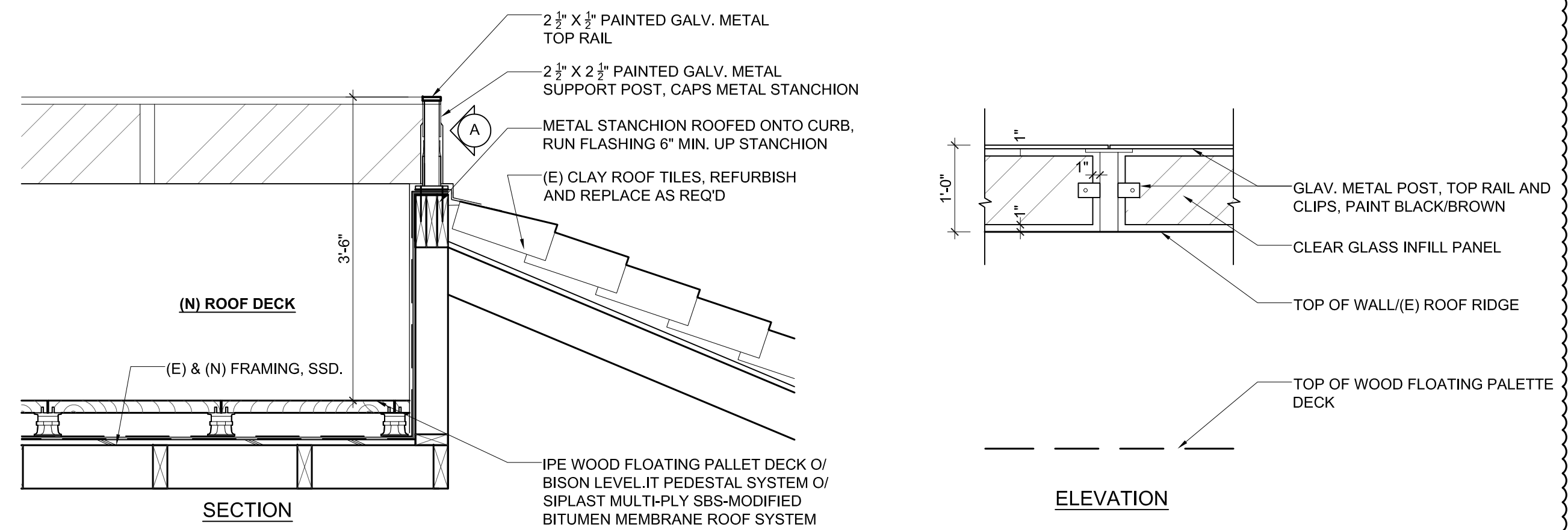
- KEY NOTES / LEGEND**
- 1 (E) OR (N) STUCCO, PAINT, MATCH TEXTURE AND COLOR OF (E) WHERE NEW OR PATCHED
 - 2 (E) CLAY TILE ROOF, PATCH & REPAIR AS NECESSARY
 - 3 (N) BUILT-UP ROOF
 - 4 (E) WOOD WINDOW, OR (N) PER WINDOW SCHEDULE ON SHEET A3.1, PAINT BLACK/BROWN
 - 5 (E) WOOD DOOR, OR (N) PER DOOR SCHEDULE ON SHEET A3.1, PAINT BLACK/BROWN
 - 6 OPEN METAL DECORATIVE RAILING, PAINT BLACK/BROWN, SEE DETAIL 4/A3.3
 - 7 (N) METAL RAILING, PAINT BLACK/BROWN, WITH CLEAR GLASS INFILL PANELS, SEE DETAIL 2/A3.3
 - 8 (N) PAINTED STEEL WINDOW AND TRIM PER DOOR SCHEDULE
 - HATCH INDICATES AREA OF PROPOSED ADDITION



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

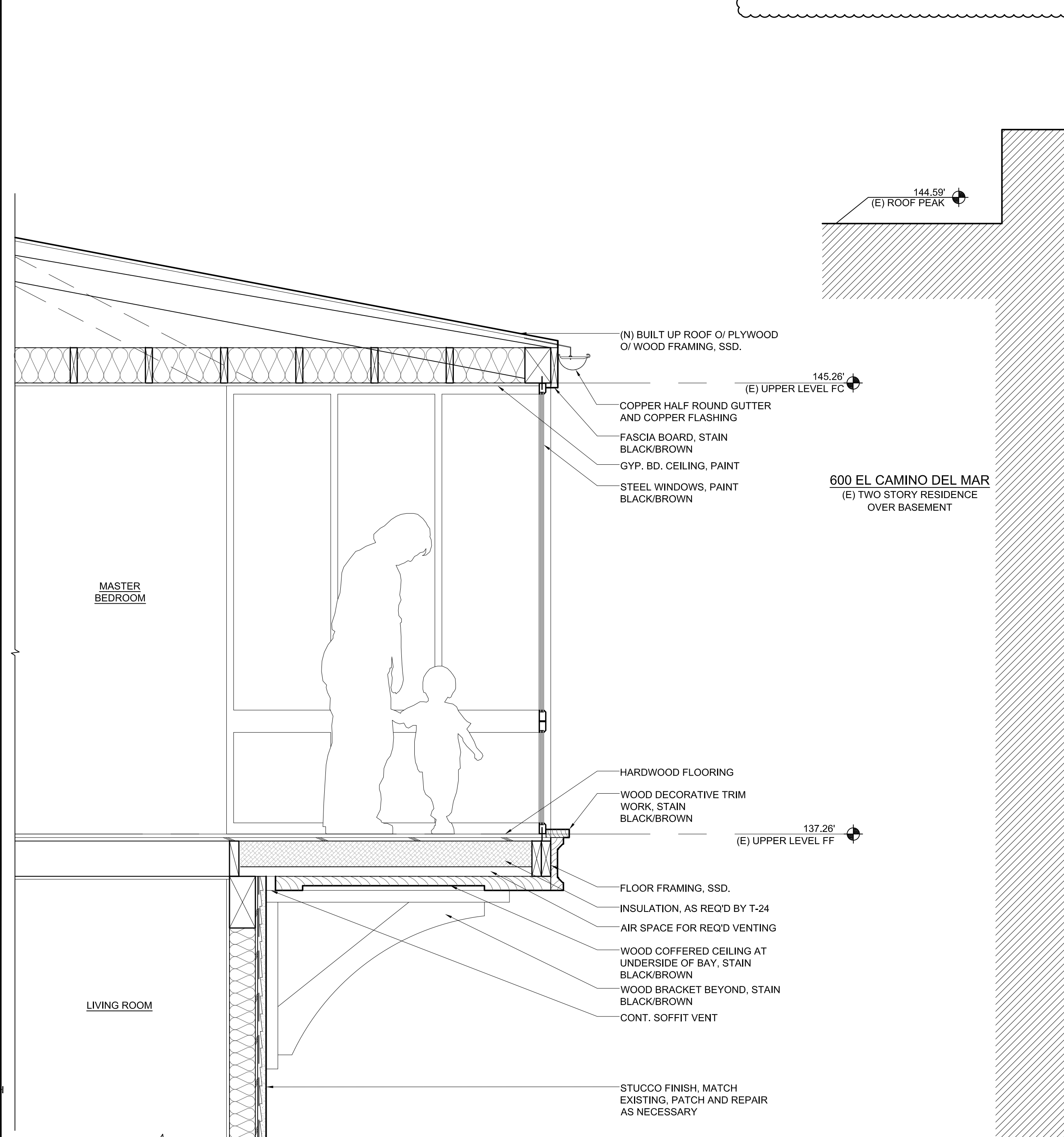


4 SECTION AT (N) TERRACE RAILING
A3.3 SCALE: 3/4" = 1'-0"

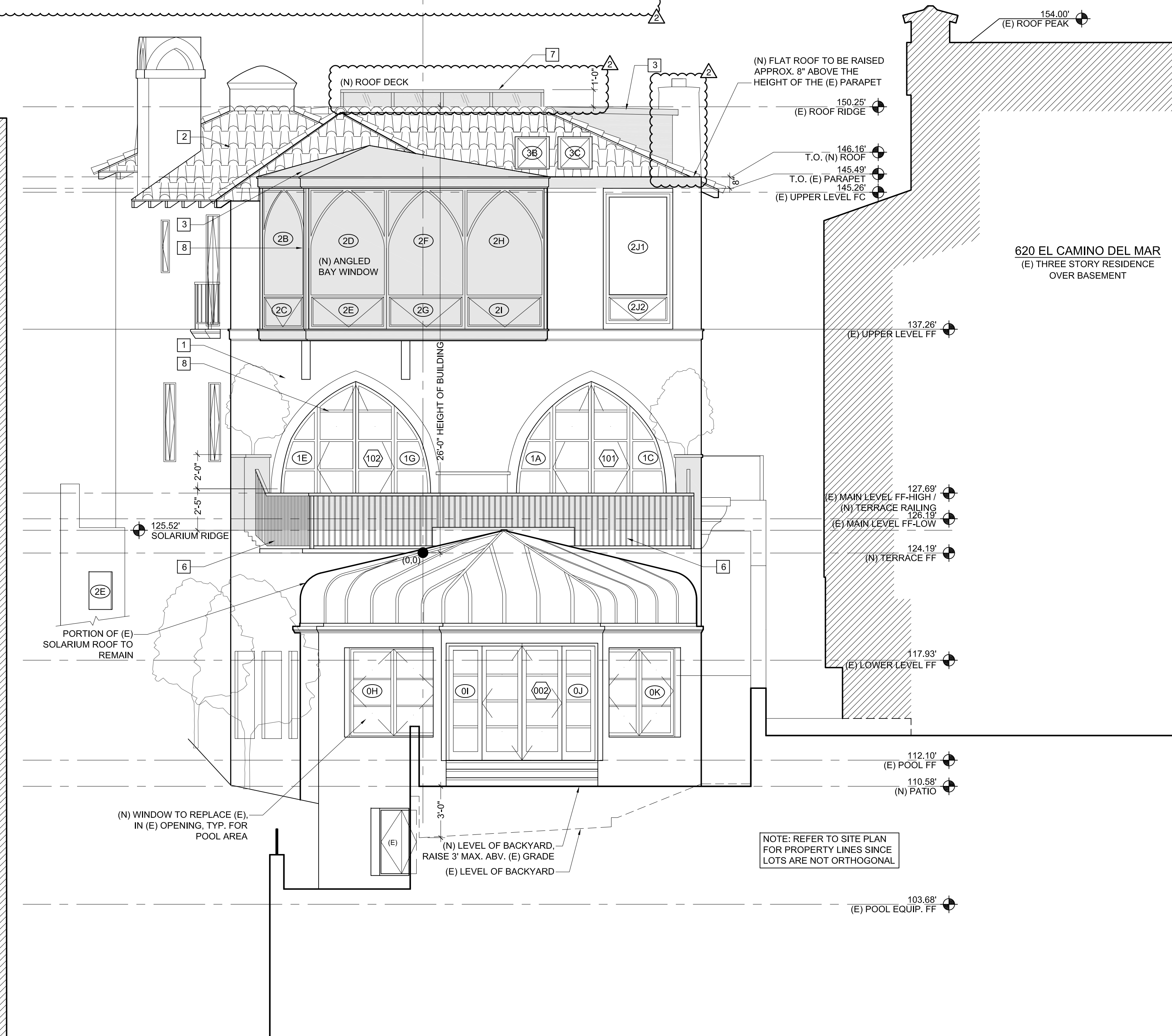


2 (N) ROOF DECK RAILING
A3.3 SCALE: 3/4" = 1'-0"

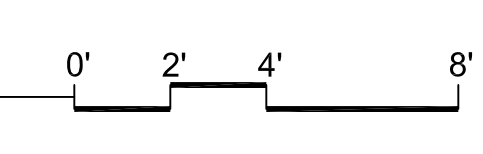
- KEY NOTES / LEGEND
- 1 (E) OR (N) STUCCO, PAINT, MATCH TEXTURE AND COLOR OF (E) WHERE NEW OR PATCHED
 - 2 (E) CLAY TILE ROOF, PATCH & REPAIR AS NECESSARY
 - 3 (N) BUILT-UP ROOF
 - 4 (E) WOOD WINDOW, OR (N) PER WINDOW SCHEDULE ON SHEET A3.1, PAINT BLACK/BROWN
 - 5 (E) WOOD DOOR, OR (N) PER DOOR SCHEDULE ON SHEET A3.1, PAINT BLACK/BROWN
 - 6 OPEN METAL DECORATIVE RAILING, PAINT BLACK/BROWN, SEE DETAIL 4/A3.3
 - 7 (N) METAL RAILING, PAINT BLACK/BROWN, WITH CLEAR GLASS INFILL PANELS, SEE DETAIL 2/A3.3
 - 8 (N) PAINTED STEEL WINDOW AND TRIM PER DOOR SCHEDULE
- HATCH INDICATES AREA OF PROPOSED ADDITION



3 WALL SECTION AT (N) ANGLED BAY
A3.3 SCALE: 3/4" = 1'-0"



1 PROPOSED NORTH ELEVATION
A3.3 SCALE: 1/2" = 1'-0"



AWA

ALECK WILSON ARCHITECTS INC.
26 O'FARRELL STREET SUITE 400
SAN FRANCISCO, CA 94108
TEL: 415-765-9095
FAX: 415-765-1779
WWW.ALECKWILSONARCHITECTS.COM

CAMINO DEL MAR
610 EL CAMINO DEL MAR
SAN FRANCISCO, CA 94121

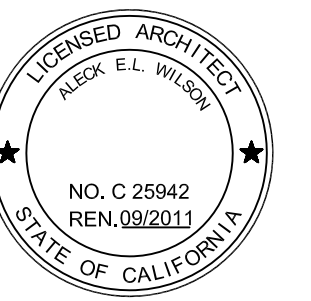
LICENSED ARCHITECT
ALECK WILSON
NO. C 25942
REN. 08/2011
STATE OF CALIFORNIA

DATES

05.13.2010	PRELIM. PRICING
06.30.2010	NEIGHBORS
09.20.2010	PLANNING
12.22.2010	PROGRESS SET
01.26.2011	PLANNING REV. A
02.03.2011	PRICING SET
06.16.2011	PLANNING REV. B

EXTERIOR ELEVATION

scale: VARIES
sheet: **A3.3**



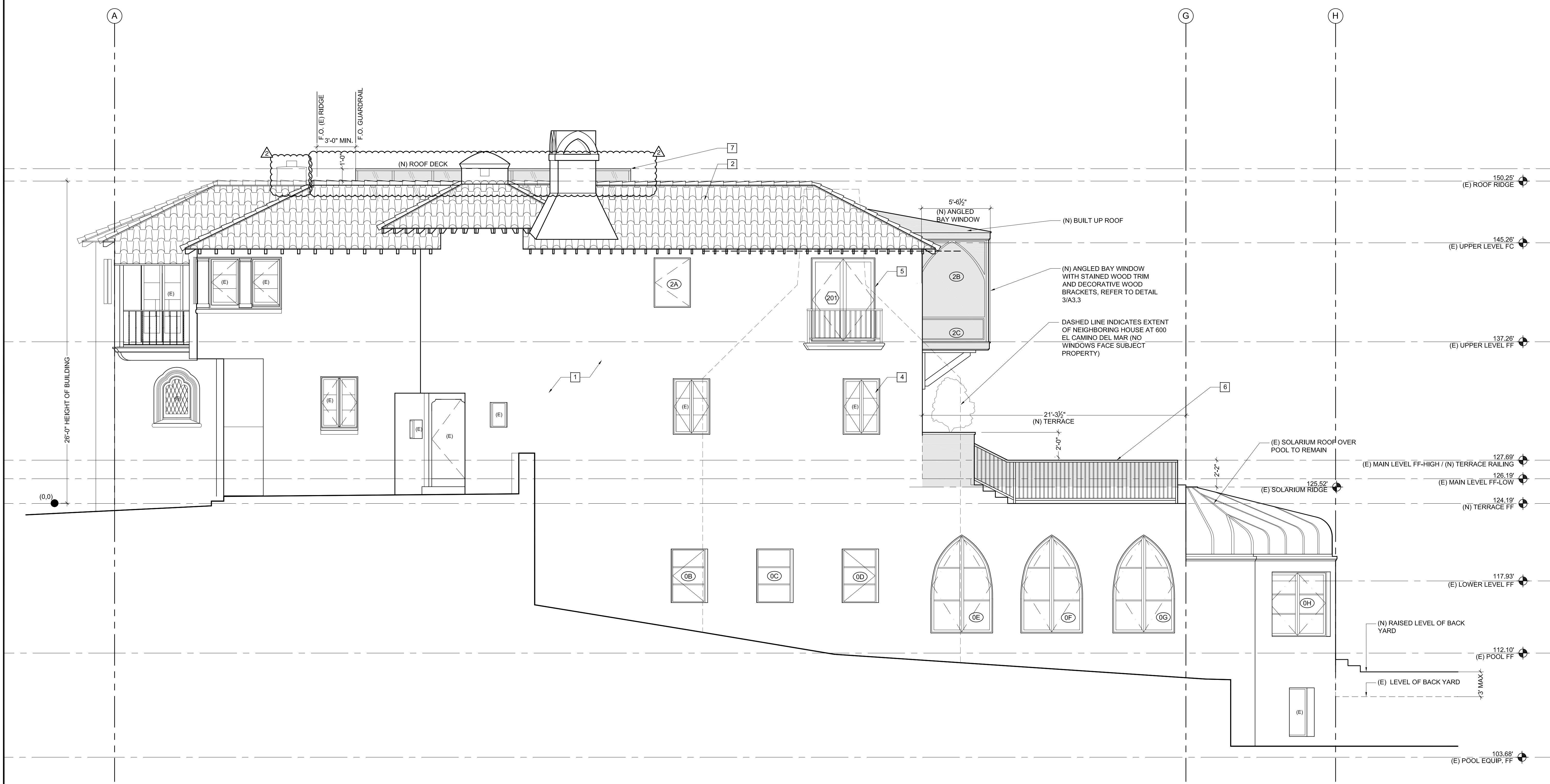
DATES

05.13.2010	PRELIM. PRICING
06.30.2010	NEIGHBORS
09.20.2010	PLANNING
12.22.2010	PROGRESS SET
01.26.2011	PLANNING REV. Δ
02.03.2011	PRICING SET
06.16.2011	PLANNING REV. Δ

EXTERIOR ELEVATION

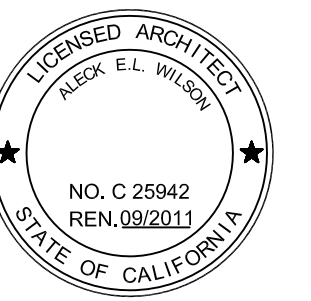
scale: VARIES
 sheet: **A3.4**

- KEY NOTES / LEGEND**
- 1 (E) OR (N) STUCCO, PAINT, MATCH TEXTURE AND COLOR OF (E) WHERE NEW OR PATCHED
 - 2 (E) CLAY TILE ROOF, PATCH & REPAIR AS NECESSARY
 - 3 (N) BUILT-UP ROOF
 - 4 (E) WOOD WINDOW, OR (N) PER WINDOW SCHEDULE ON SHEET A3.1, PAINT BLACK/BROWN
 - 5 (E) WOOD DOOR, OR (N) PER DOOR SCHEDULE ON SHEET A3.1, PAINT BLACK/BROWN
 - 6 OPEN METAL DECORATIVE RAILING, PAINT BLACK/BROWN, SEE DETAIL 4/A3.3
 - 7 (N) METAL RAILING, PAINT BLACK/BROWN, WITH CLEAR GLASS INFILL PANELS, SEE DETAIL 2/A3.3
 - 8 (N) PAINTED STEEL WINDOW AND TRIM PER DOOR SCHEDULE
- HATCH INDICATES AREA OF PROPOSED ADDITION



1
A3.4 PROPOSED EAST ELEVATION
 SCALE: 1/4" = 1'-0" 0' 2' 4' 8'

CAMINO DEL MAR
 610 EL CAMINO DEL MAR
 SAN FRANCISCO, CA 94121

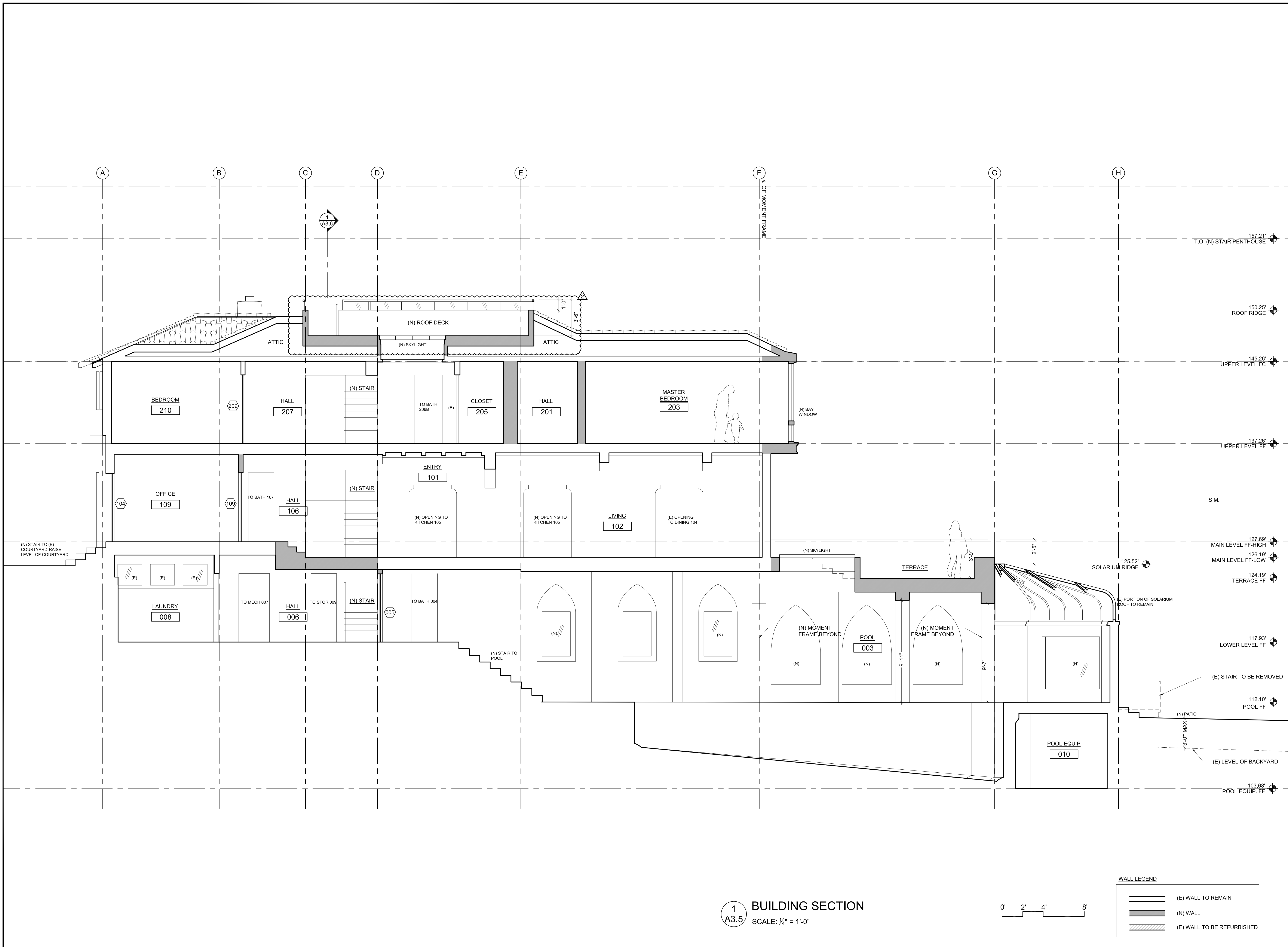


DATES

05.13.2010	PRELIM. PRICING
06.30.2010	NEIGHBORS
09.20.2010	PLANNING
12.22.2010	PROGRESS SET
01.26.2011	PLANNING REV. Δ
02.03.2011	PRICING SET
06.16.2011	PLANNING REV. Δ

BUILDING SECTION

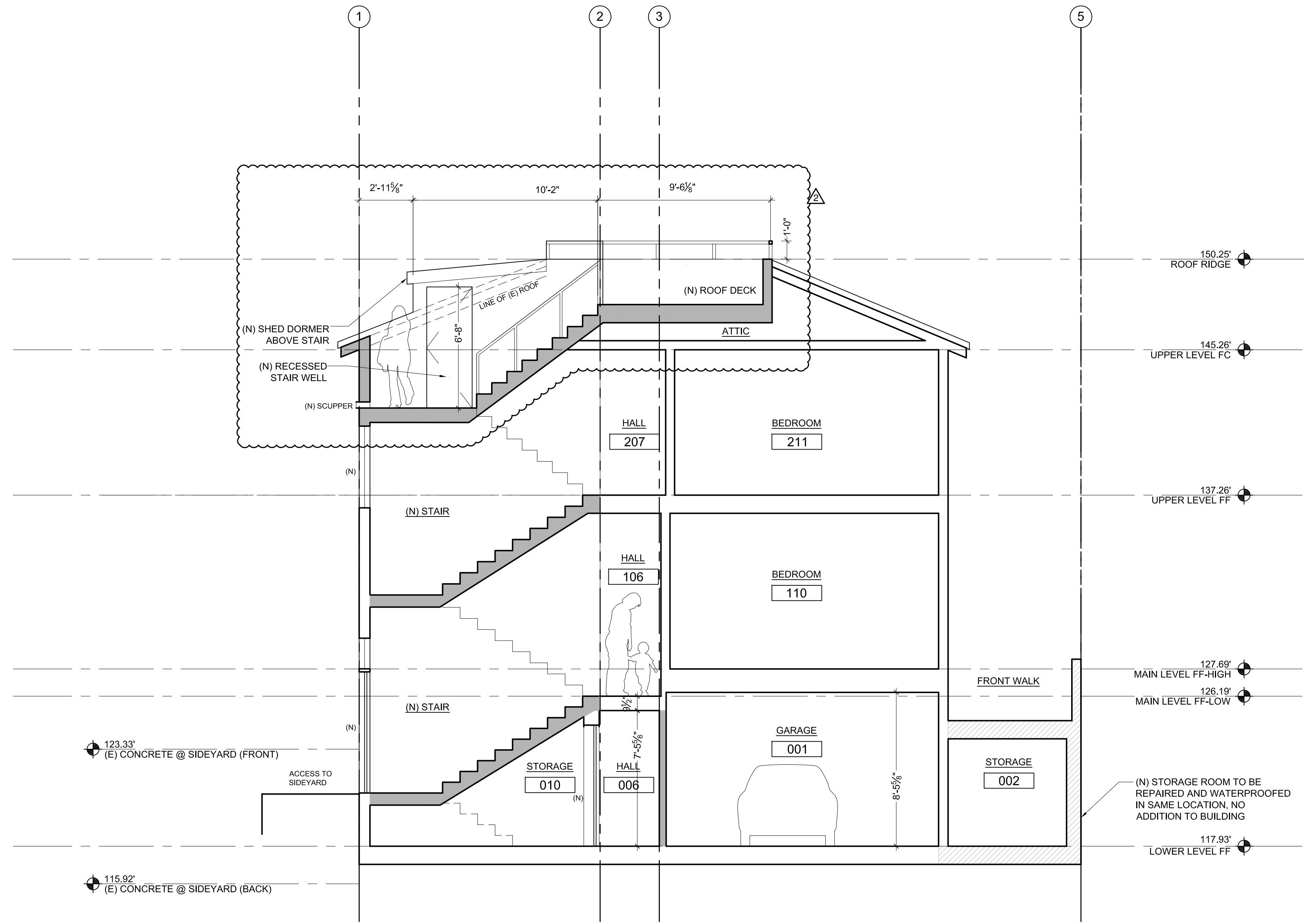
scale: VARIES
 sheet: **A3.5**





DATES	
05.13.2010	PRELIM. PRICING
06.30.2010	NEIGHBORS
09.20.2010	PLANNING
12.22.2010	PROGRESS SET
01.26.2011	PLANNING REV.
02.03.2011	PRICING SET
06.16.2011	PLANNING REV.

BUILDING SECTIONS	
scale:	VARIES
sheet:	A3.6



1 BUILDING SECTION
SCALE: 1/4" = 1'-0"
0' 2' 4' 8'

WALL LEGEND	
	(E) WALL TO REMAIN
	(N) WALL
	(E) WALL TO BE REFURBISHED