



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: MARCH 15, 2012

Date: March 8, 2012
Case No.: **2011.1204D**
Project Address: **31-33 MALLORCA WAY**
Permit Application: 2011.01.25.8941
Zoning: RH-3 [Residential House, Three-Family]
40-X Height and Bulk District
Block/Lot: 0486A/004
Project Sponsor: Mark and Elizabeth Hanson
c/o Rajat Randev
Fractured 9 Architecture
P.O. Box 29442
San Francisco, CA 94129
Staff Contact: Glenn Cabreros – (415) 588-6169
glenn.cabreros@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project proposes construction of a vertical addition and re-construction of stairs within an existing lightwell located at the south side lot line of the property. The vertical addition proposes construction of a partial fourth floor that is set back 15 feet from the front façade and approximately 10 feet from the rear façade of the three-story, two-unit building. The existing steel stairs located within the lightwell replaced a set of wood stairs; however the existing steel stairs were constructed without a building permit and also occupy a larger footprint than the original wood stair structure. The project proposes to reconstruct the stairs within a smaller footprint that is comparable to the original stair structure that was removed and replaced without permit.

SITE DESCRIPTION AND PRESENT USE

The subject lot contains a three-story, two-unit building on the west side of Mallorca Way between Toledo Way and Chestnut Street. The subject lot measures approximately 91.2 feet deep by 25 feet wide with an area of 2,280 square feet. The building was constructed circa 1925.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The adjacent properties on both sides of the project each contain a three-story, two-unit building. The subject block-face and the opposite block-face contain a varied mix of three- and four-story residential buildings. While the predominant building pattern on both sides of Mallorca Way is defined by front facades three stories in height, the four-story buildings on either side of the street are a mix of fourth floors that are either set back from a three-story front façade or are designed to create main front facades four stories in height.

BUILDING PERMIT NOTIFICATION

| TYPE | REQUIRED PERIOD | NOTIFICATION DATES | DR FILE DATE | DR HEARING DATE | FILING TO HEARING TIME |
|------------|-----------------|---------------------------------|-----------------|-----------------|------------------------|
| 311 Notice | 30 days | July 20, 2011 – August 18, 2011 | August 18, 2011 | March 15, 2012 | 211 days |

HEARING NOTIFICATION

| TYPE | REQUIRED PERIOD | REQUIRED NOTICE DATE | ACTUAL NOTICE DATE | ACTUAL PERIOD |
|---------------|-----------------|----------------------|--------------------|---------------|
| Posted Notice | 10 days | March 5, 2011 | March 5, 2011 | 10 days |
| Mailed Notice | 10 days | March 5, 2011 | March 5, 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 | -- | -- | -- |
| Neighborhood groups | -- | -- | -- |

DR REQUESTOR

Chris Hawkins and **Tom Armbruster**, residents/owners of **25-27 Mallorca Way**, a two-unit, three-story building adjacent and south of the project. (The DR requestors’ property and the subject property share a common lightwell containing a separate set of stairs for each building.)

DR REQUESTORS’ CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated August 17, 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 (RDT) REVIEW

The RDT did not find the project to create exceptional or extraordinary circumstances. The project provides a matching lightwell to protect light and air access to the DR requestor’s adjacent lightwell. The

reconstruction of the stairs within the lightwell would correct the work performed without permit to construct the existing stairs, and the replacement stairs would be constructed with a smaller footprint similar to that of the original wood stairs. Noise concerns and use of the lightwell and stairs are considered to be neighbor-relations/human behavior issues not under the purview of the Residential Design Guidelines.

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

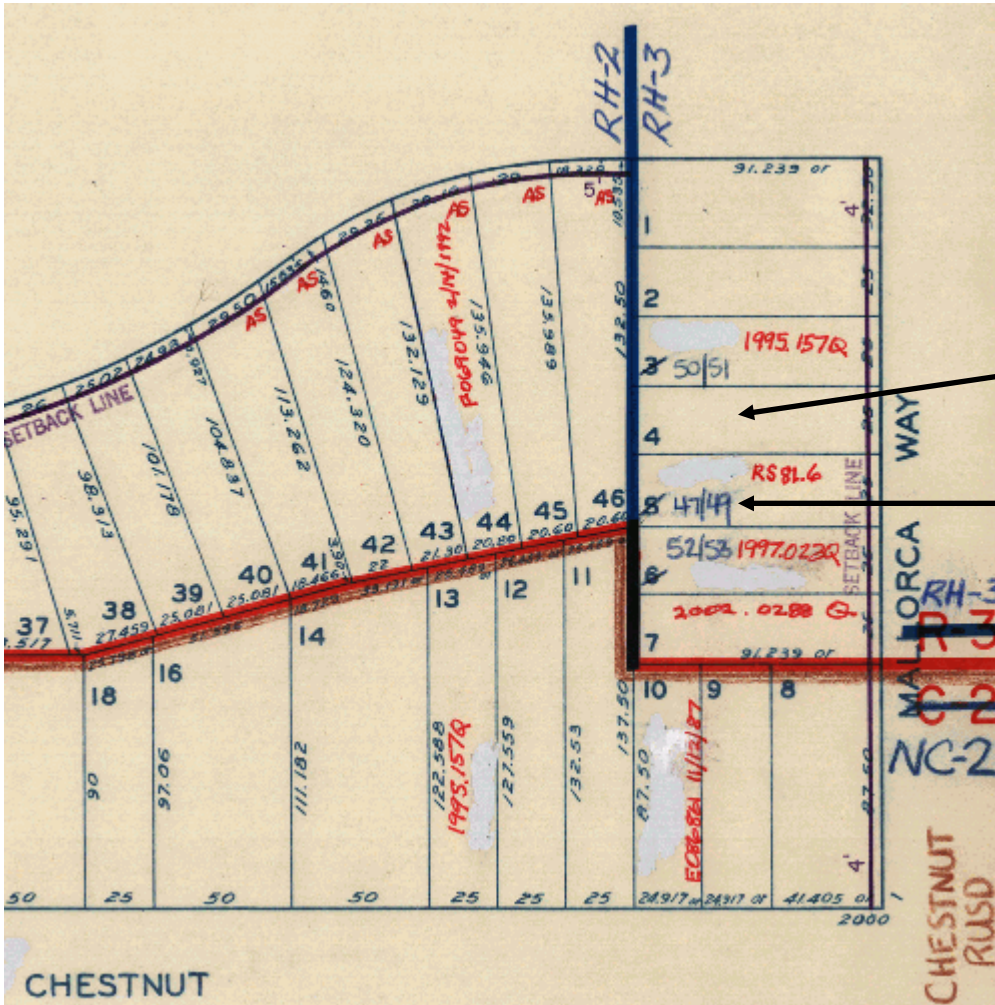
| |
|--|
| RECOMMENDATION: Do not take DR and approve project as proposed |
|--|

Attachments:

- Parcel Map
- Sanborn Map
- Aerial Photographs
- Lightwell/Stair Photos
- Zoning Map
- Section 311 Notice
- DR Application
- Reduced Plans

GC: G:\Documents\2011\DR\2011.1204D - 31-33 Mallorca\2011.1204D - 31 Mallorca - Abbreviated DR Analysis.doc

Parcel Map



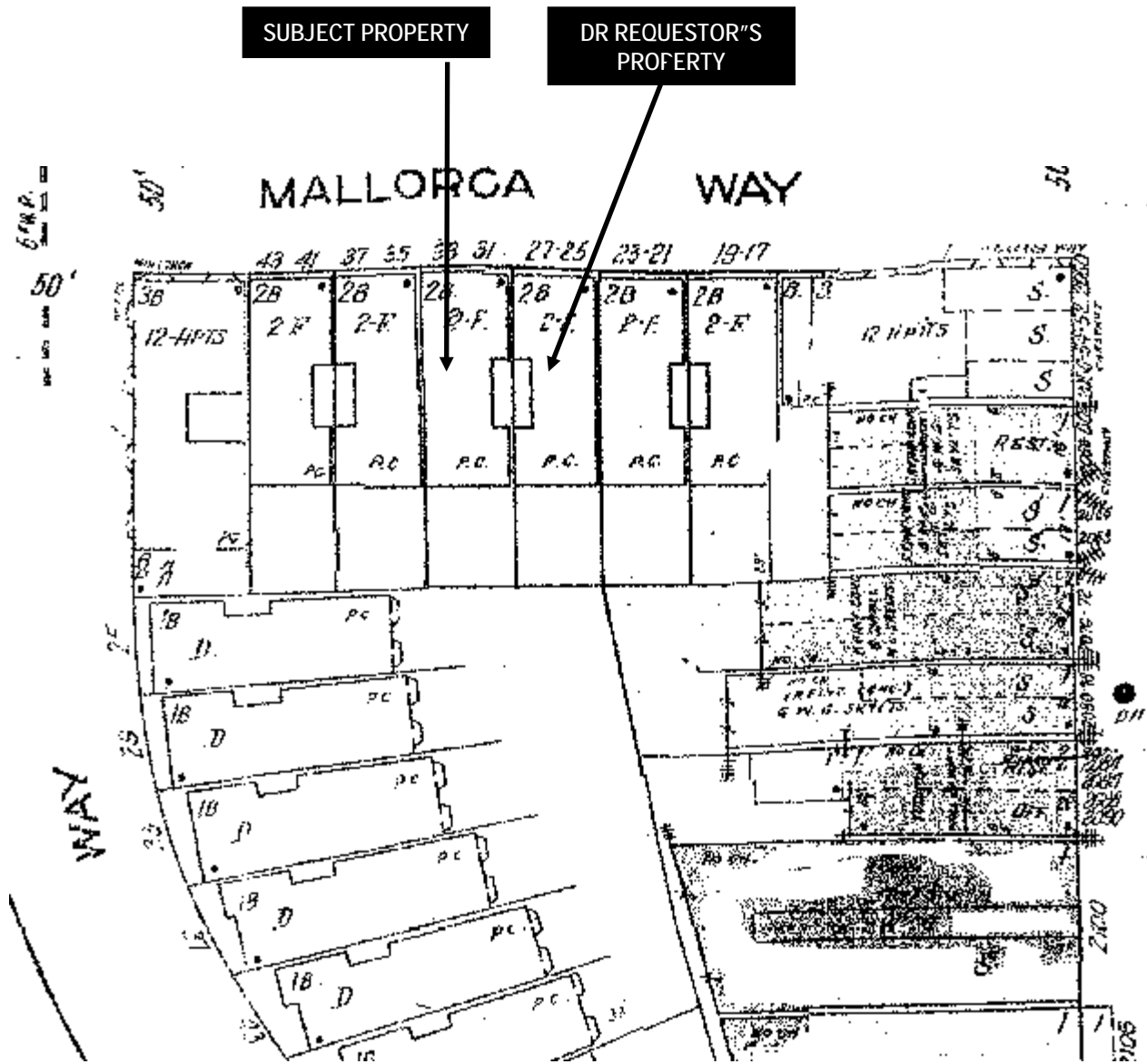
SUBJECT PROPERTY

DR REQUESTOR'S PROPERTY



Case Number 2011.1204D
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Sanborn Map*



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

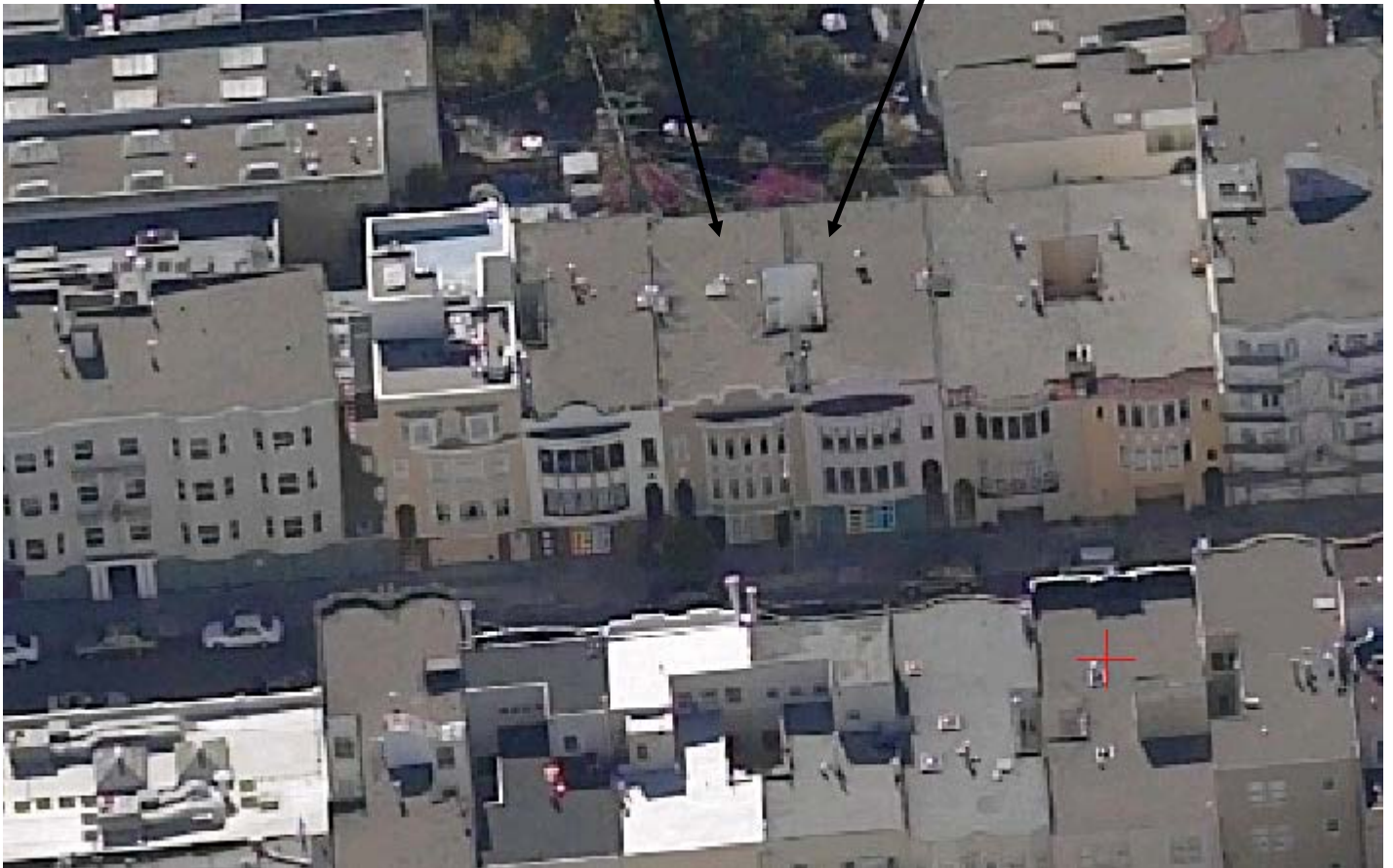


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Aerial Photo 1

DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Case Number 2011.1204D
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Aerial Photo 2



SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY

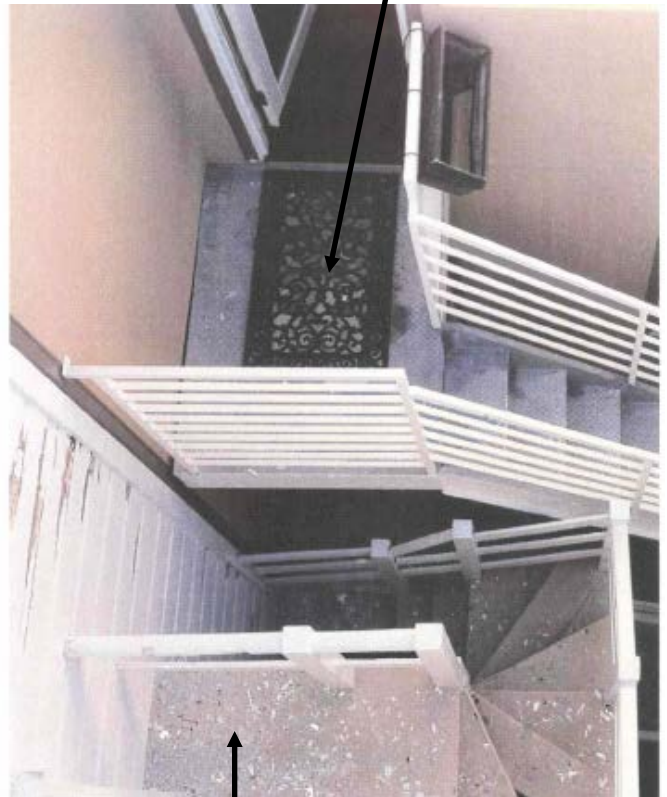
Case Number 2011.1204D
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Lightwell / Stair Photos



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY
STAIRS AS BUILT
WITHOUT PERMIT

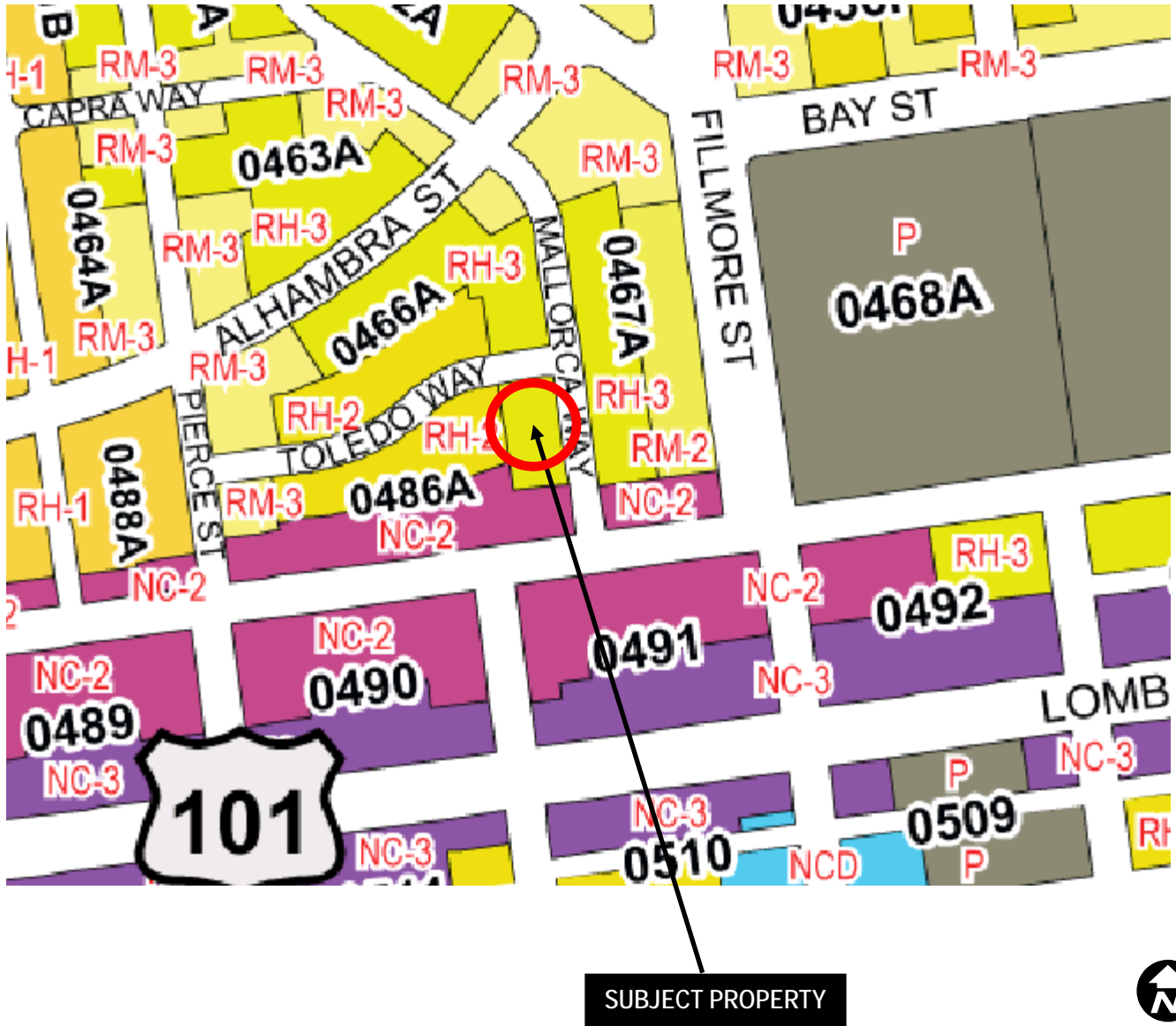


SUBJECT PROPERTY
STAIRS AS BUILT
WITHOUT PERMIT

DR REQUESTOR'S
PROPERTY



Zoning Map



Case Number 2011.1204D
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March 15, 2012



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On January 25, 2011, the Applicant named below filed Building Permit Application No. 2011.01.25.8941 (Alteration) with the City and County of San Francisco.

| CONTACT INFORMATION | | PROJECT SITE INFORMATION | |
|---------------------|---------------------------|----------------------------|--------------------------|
| Applicant: | Rajat Randev, Fractured 9 | Project Address: | 31-33 Mallorca Way |
| Address: | P.O. Box 29442 | Cross Streets: | Chestnut St / Toledo Way |
| City, State: | San Francisco, CA 94129 | Assessor's Block /Lot No.: | 0486A/004 |
| Telephone: | (415) 786-9990 | Zoning Districts: | RH-3 /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 you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

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

| PROJECT FEATURES | EXISTING CONDITION | PROPOSED CONDITION |
|---|---------------------------|--------------------|
| BUILDING USE | Two-Family Dwelling | No Change |
| FRONT SETBACK | None | No Change |
| SIDE SETBACKS | None | No Change |
| BUILDING DEPTH | 60 feet | No Change |
| REAR YARD | 32 feet | No Change |
| HEIGHT OF BUILDING | 29 feet | 40 feet |
| NUMBER OF STORIES | 3 | 4 |
| NUMBER OF DWELLING UNITS | 2 | No Change |
| NUMBER OF OFF-STREET PARKING SPACES | 2 | No Change |

PROJECT DESCRIPTION

The proposal is to construct an additional floor to the existing two-unit, three-story building resulting in a two-unit, four-story building. See attached plans.

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

DATE OF THIS NOTICE: 7-20-11
 EXPIRATION DATE: 8-15-11

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

| | | |
|---|--------------------|-------------------------------|
| DR APPLICANT'S NAME: Constance Hawkins, trustee of F.O.Hawkins survivor's trust, Tom Armbruster & Chris Hawkins | | |
| DR APPLICANT'S ADDRESS: 27 & 25 Mallorca Way | ZIP CODE: 94123 | TELEPHONE: (415) 999-3615 |
| PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Mark D & Elizabeth W Hanson, represented by Rajat Randev, Fractued 9 Architecture | | |
| ADDRESS: PO Box 29442 | ZIP CODE: 94129 | TELEPHONE: (415) 786-9990 |
| CONTACT FOR DR APPLICATION: Same as Above <input type="checkbox"/> Chris Hawkins | | |
| ADDRESS: 25 Mallorca Way | ZIP CODE: 94123 | TELEPHONE: (415) 999-3615 |
| E-MAIL ADDRESS: chhawkins@yahoo.com | | |

2. Location and Classification

| | | |
|--|-----------------|-----------------------|
| STREET ADDRESS OF PROJECT: 31-33 Mallorca Way | | ZIP CODE: 94123 |
| CROSS STREETS: Toledo & Chestnut | | |
| ASSESSORS BLOCK/LOT: 0486A /004 | LOT DIMENSIONS: | LOT AREA (SQ FT): |
| ZONING DISTRICT: RH-3 /40-X | | HEIGHT/BULK DISTRICT: |

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
29 feet, 3 stories

Present or Previous Use:

Proposed Use: 40 feet, 4 stories

Building Permit Application No. 2011.01.25.8941 (Alteration)

Date Filed: January 25, 2011

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"/> |

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.

We thought we had reached agreement with the architect resolving our issues, but this week the project manager responded stating the owners "are out of town and I can't get hold of them" so we could not reach a resolution nor enter mediation before the end of the 311 deadline to respond. We hope to reach a reasonable resolution to our complaints or have the project canceled. We are willing to enter into mediation to resolve this dispute.

Discretionary Review Request

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

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

The recent remodel changed the footprint and use of their stairwell (with no design review notification to us) and has since caused major increase in noise and disturbance and reduced light and privacy and a perceived reduced value to our respective properties. They are using what was previously a fire escape as a primary entrance and exit to their property. proposed expansion to a 4th floor would further exacerbate the current problem and completely obscure the sky from the kitchen & dining rooms of 25 Mallorca.

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

The new all steel fire escape being 3 times larger than the previous existing wood stairwell has proven to be absolutely unacceptable in terms of blocking light, increased noise disturbance and loss of privacy, the addition of a 4th floor would exacerbate this already major problem and produce a further unacceptable decrease of light, sky and privacy further reducing the value of our respective properties. We are concerned about depression resulting from the decrease of light from the expansion of the 4th floor.

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?

1) Fire escape modified to fit footprint of previously existing fire escape. 2) Rubber sound dampening mats installed on steel steps. 3) Designed for use as a Fire Escape only and not to promote primary entrance & egress to and from the building. Owner of 25 Mallorca requests Sky Light and kitchen window box be installed to compensate for loss of light and/or the footprint of new expansion of 4th floor be set back as to not block the light and sky.

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:

8/18/2011

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

Chris Hawkins - 25 MALLORCA WAY
Owner / Authorized Agent (circle one)

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: 

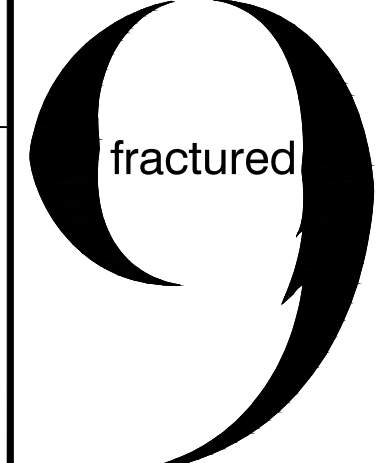
Date: 8/17/2011

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

Thomas Armbruster, MS
 Owner Authorized Agent (circle one) 27 WALLORAWAY



HANSON RESIDENCE
 31-33 MALLORCA WAY
 SAN FRANCISCO, CA



fractured9
 p.o. box 29442
 san francisco ca 94129
 415.786.9950 tel
 415.751.2867 fax

SHEET CONTENTS

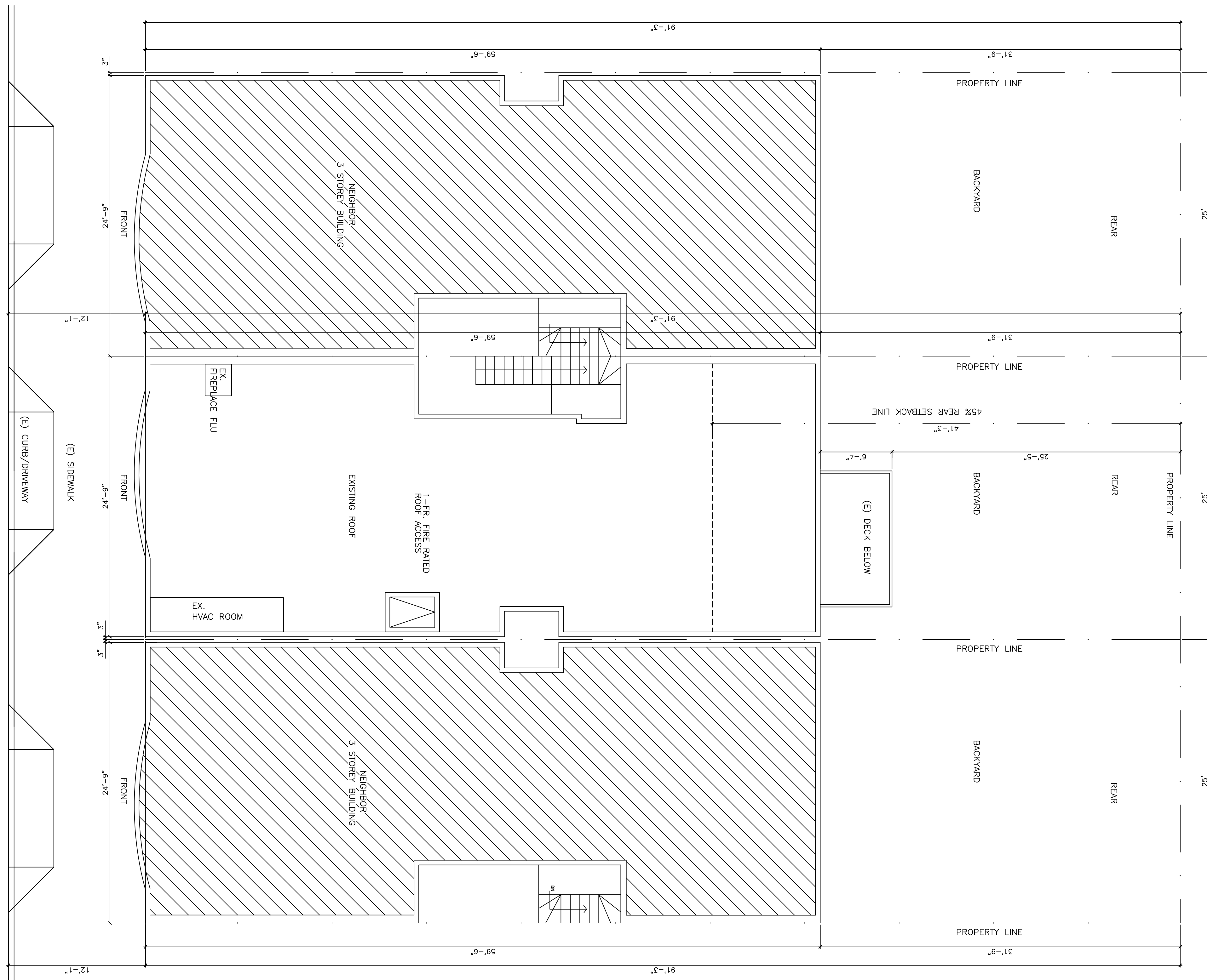
SCALE:
 SHEET #



GENERAL NOTES

1. THE ARCHITECTURAL CONTRACT DOCUMENTS FOR THIS PROJECT CONSIST OF DRAWINGS. THE G.C. IS RESPONSIBLE FOR THE COMPLETE REVIEW OF ALL PARTS OF THE CONTRACT DOCUMENTS AS A REQUIREMENT OF THIS PROJECT.
2. THE ARCHITECTURAL DRAWINGS SPECIFY CONSTRUCTION MATERIALS CONSISTENT WITH THE DESIGN INTENT. SUBSTITUTIONS OF EQUAL OR BETTER QUALITY MAY BE PERMITTED ONLY IF APPROVED BY THE OWNER. THE G.C. SHALL FOLLOW STANDARD PROCEDURES FOR SUBSTITUTIONS AND SUBMITTALS. UNAUTHORIZED SUBSTITUTIONS ARE NOT PERMITTED.
3. THE COMPLETE SCOPE OF WORK FOR THIS PROJECT IS NOT LIMITED TO THE INFORMATION INDICATED ON THE DRAWINGS. THE G.C. IS RESPONSIBLE FOR PROVIDING AND COORDINATING THE WORK OF OTHERS INCLUDING BUT NOT LIMITED TO STRUCTURAL, ELECTRICAL, PLUMBING AND MECHANICAL ENGINEERS IN CONNECTION WITH THE DESIGN, ENGINEERING AND CONSTRUCTION OF ALL APPLICABLE SYSTEMS.
4. THE G.C. SHALL COORDINATE THE WORK OF OTHERS WITH EXISTING CONDITIONS AND REQUIREMENTS SHOWN ON THE ARCHITECTURAL DRAWINGS. GC SHALL SUBMIT ALL DESIGN/BUILD SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION AND INSTALLATION.
5. THE G.C. SHALL REVIEW DRAWINGS FOR COORDINATION WITH EXISTING BUILDING CONDITIONS. ANY VARIANCE OR DISCREPANCY SHALL BE REPORTED TO THE OWNER IMMEDIATELY FOR RESOLUTION. ALL DELAYS AND ADDITIONAL COSTS RESULTING FROM THE INCOMPLETE OR UNTIMELY SUBMISSION OF THE ABOVE REPORT SHALL BE THE SOLE RESPONSIBILITY OF THE G.C. TO REMEDY.
6. THE G.C. SHALL BRING TO THE ATTENTION OF THE OWNER FOR IMMEDIATE RESOLUTION ANY CODE VIOLATIONS, INCORRECT CONSTRUCTIONS, OR SAFETY PROBLEMS THAT ARE EXISTING FIELD CONDITIONS.
7. ALL WORK AND MATERIALS SHALL BE IN FULL CONFORMANCE WITH THE LATEST FEDERAL, STATE AND LOCAL CODES, LAWS AND ORDINANCES, INCLUDING THEIR MOST RECENT REVISIONS, ADDITIONS, AMENDMENTS, AND INTERPRETATIONS
8. ALL EXISTING HAZARDOUS MATERIALS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE CODES. NO NEW OR EXISTING CONSTRUCTION SHALL CONTAIN HAZARDOUS OR PROHIBITED MATERIALS.
9. ALL DIMENSIONS SHALL BE AS INDICATED ON THE DRAWINGS OR AS CLARIFIED BY THE OWNER. UNDER NO CIRCUMSTANCES SHALL DIMENSIONS BE DETERMINED BY SCALING THE DRAWINGS.
10. ALL CLEAR DIMENSIONS ARE TO BE WITHIN $\pm 1/8"$ ALONG FULL HEIGHT AND FULL WIDTH OF WALLS. THE G.C. SHALL NOT ADJUST ANY DIMENSIONS MARKED "CLEAR" OR "CLR" WITHOUT INSTRUCTION FROM THE OWNER.
11. ALL NEW FINISHES ARE TO ALIGN FLUSH WITH EXISTING FINISHES WITHOUT EVIDENCE OF ADDITIONS.
12. ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTERLINE OF FRAMED OPENING UNLESS OTHERWISE NOTED.
13. THE G.C. SHALL COORDINATE WITH THE BUILDING OWNER PRIOR TO REUSING, REFURBISHING, AND REMOVING ALL FIXTURES, EQUIPMENT AND BUILDING MATERIALS.
14. THE G.C. SHALL VERIFY ALL EQUIPMENT DIMENSIONS AND REQUIREMENTS WITH MANUFACTURER PRIOR TO BEGINNING CONSTRUCTION.
15. PROVIDE SMOKE DETECTORS AS REQUIRED PER STATE AND LOCAL CODES.

1. EXISTING SITE/ROOF PLAN
 SCALE 3/16"=1'



LOCATION MAP

LEGEND

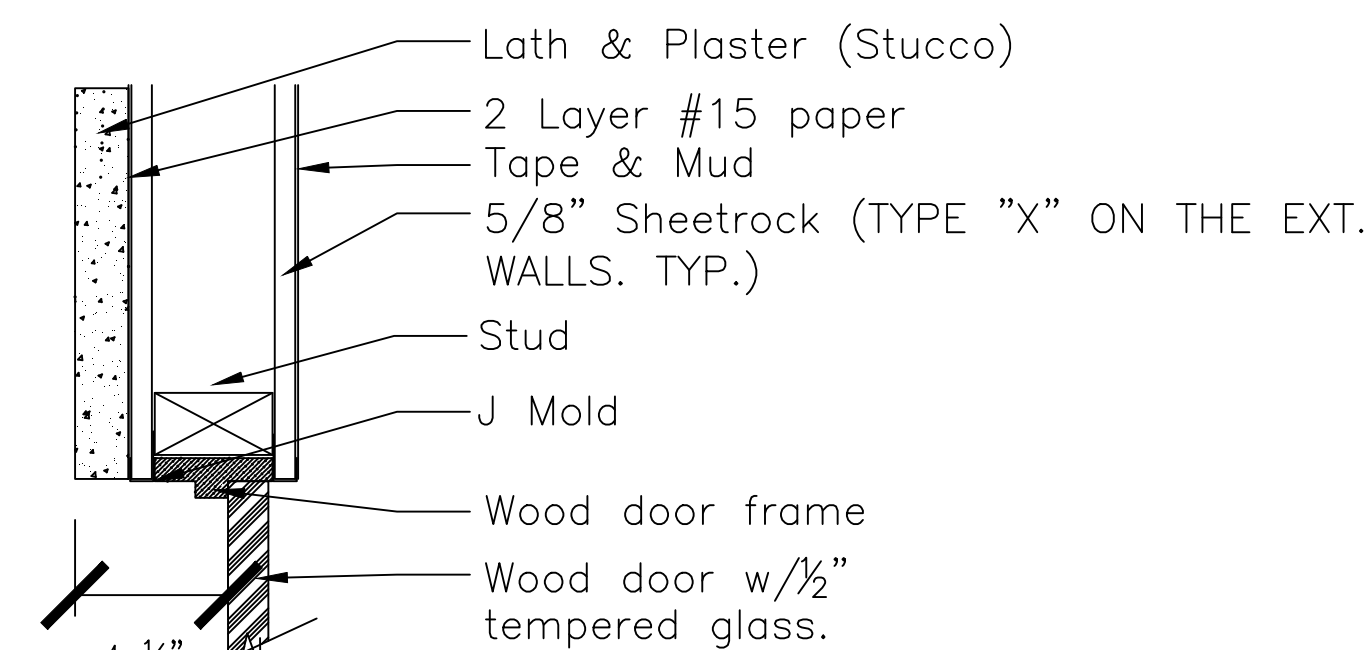
- ===== EXISTING WALL TO REMAIN
- ===== EXISTING WALL TO BE DEMOLISHED
- ===== NEW WALL/PARTITION
- Ⓢ BATTERY OPERATED SMOKE DETECTOR
- Ⓢ_{HW} HARD WIRED SMOKE DETECTOR WITH BATTERY BACK-UP
- [F] NEW CEILING-MOUNTED FAN
- [V] MECHANICAL VENT WITH EXHAUST TO EXTERIOR
- # DOOR SYMBOL
- # WINDOW SYMBOL
- # # INTERIOR ELEVATION MARK
- PROPERTY LINE
- OUTLINE OF OBJECT(S) ABOVE

DRAWING INDEX

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|------|------------------------------|
| CS | COVER SHEET/EX. SITE PLAN |
| A0.0 | EX. PROPOSED SITE PLAN |
| A1.0 | EX. 1ST FLR & 2ND FLR |
| A1.1 | EX. 3RD FLR PLAN |
| A1.2 | PROP. 4TH FLR & ROOF PLAN |
| A2.0 | EX. & PROPOSED ELEVATION |
| A2.1 | EX. & PROPOSED ELEVATION |
| A2.2 | EX. & PROPOSED ELEVATION |
| A2.4 | EX. CONTEXT ELEVATION |
| A2.5 | PROP. CONTEXT ELEVATION |
| A3.0 | EX. & PROP. BUILDING SECTION |
| S1-6 | STRUCTURALS |

SCOPE OF WORK

1. FOURTH FLOOR ADDITION TO EXISTING 3-STORY RESIDENCE LOCATED ON 33 MALLORCA WAY.
2. REDO FIRE ESCAPE IN METAL TO CORRECT NOTICE OF VIOLATION 201170601 & 2011070602 (SAME COMPLAINT DESCRIPTION).

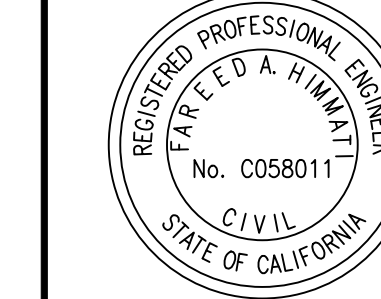


1 FRENCH DOOR FRAME DETAIL

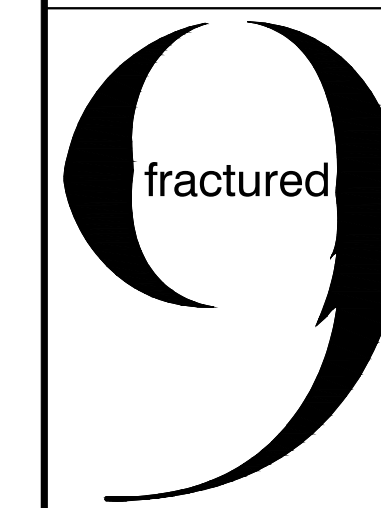
DRAWN BY: ER
 DATE: 06.01.11
 CHECKED BY: R.R.

REVISION / ISSUE
 REVISION #5
 01/26/2012

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 31-33 MALLORCA WAY
 SAN FRANCISCO, CA

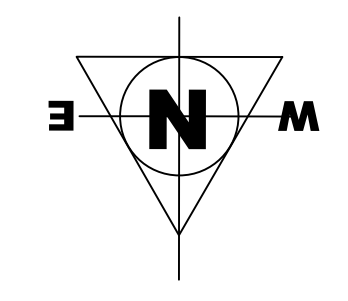
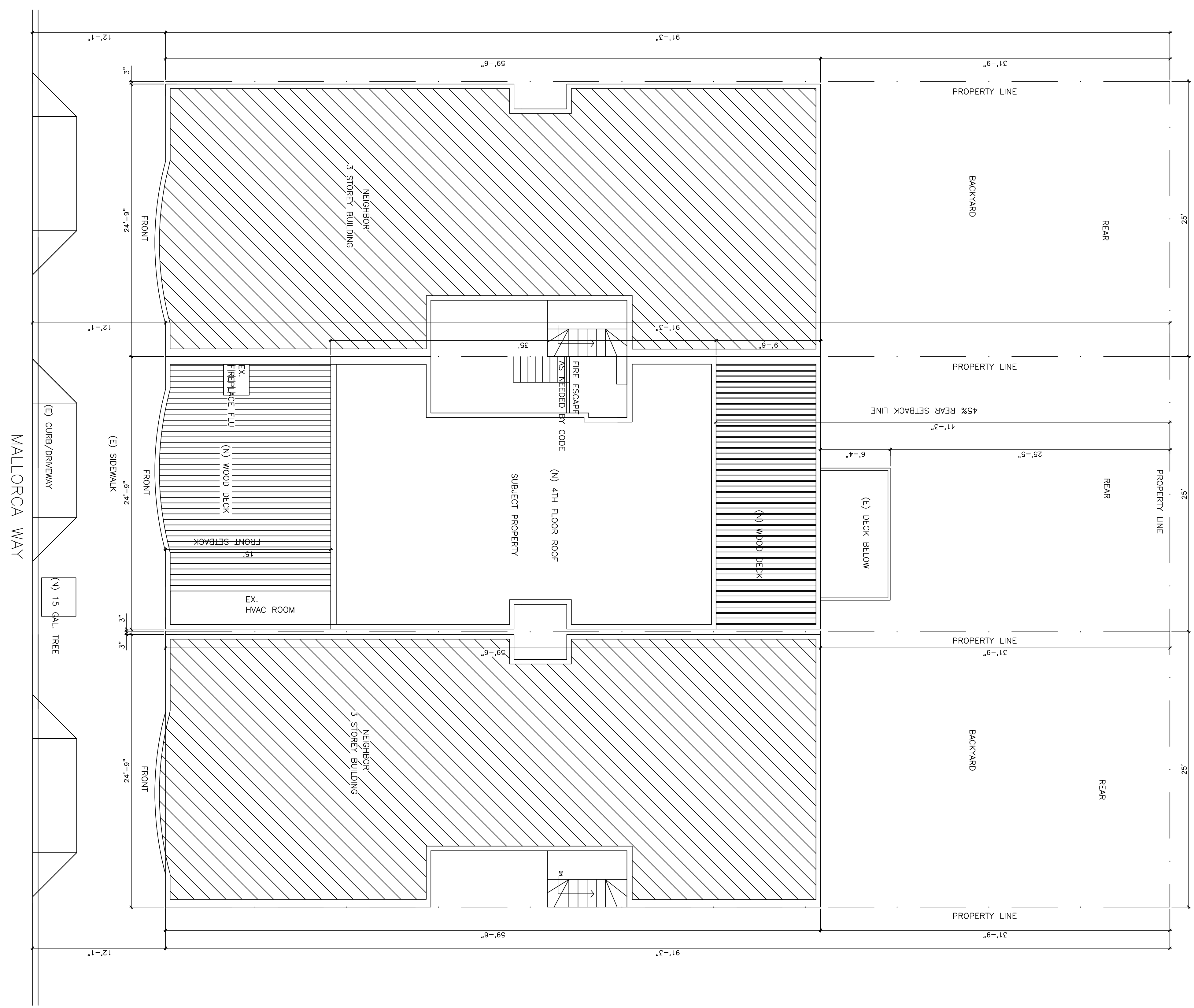


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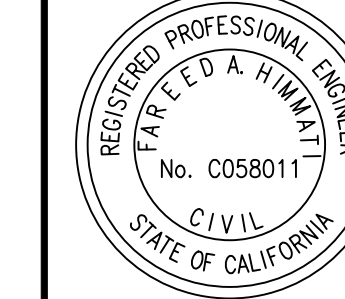
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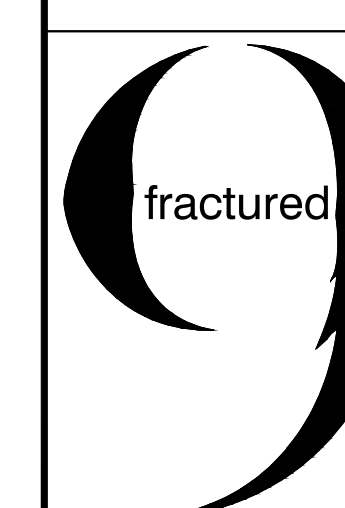
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2. PROPOSED SITE/ROOF PLAN
 SCALE 3/16"=1'



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 31-33 MALLORCA WAY
 SAN FRANCISCO, CA

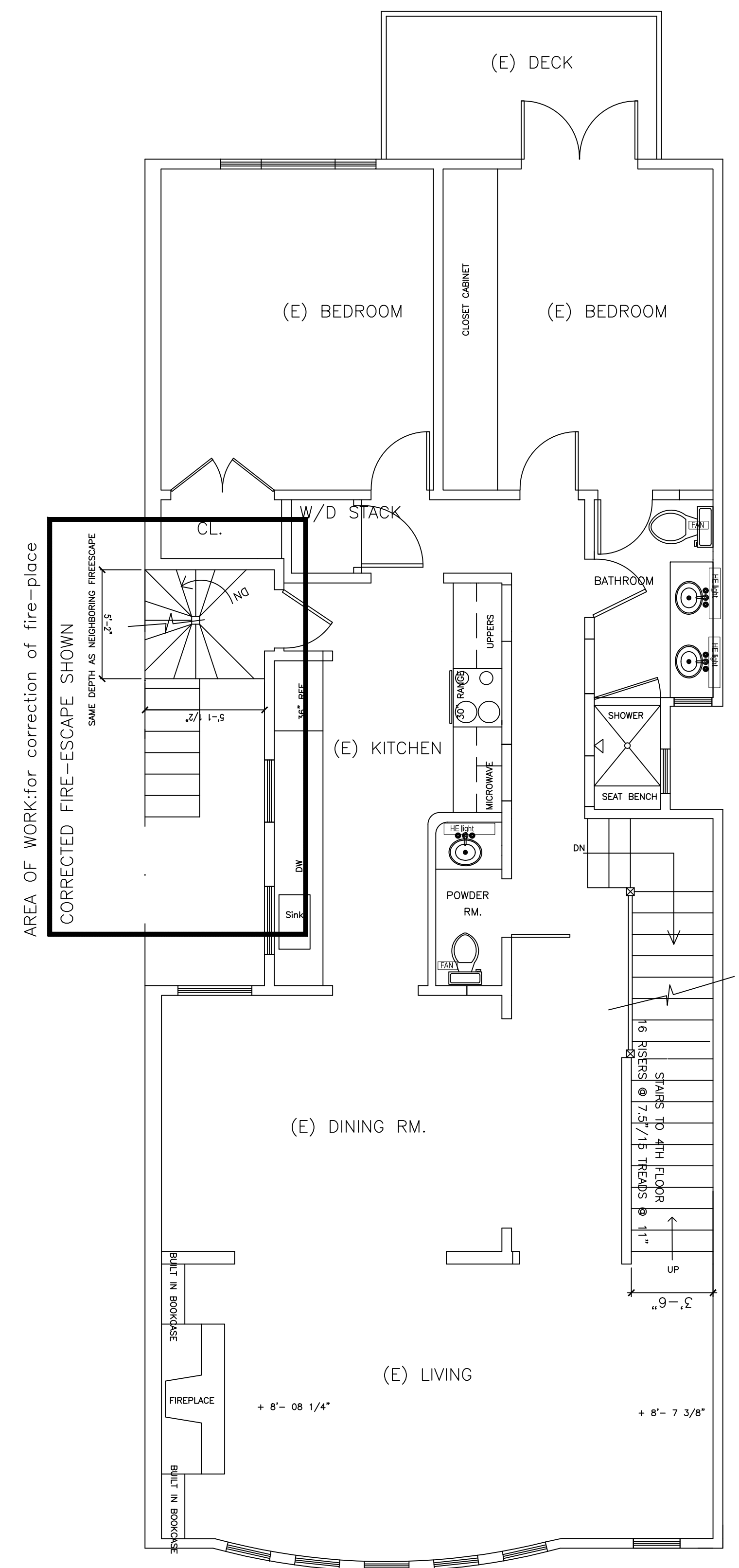


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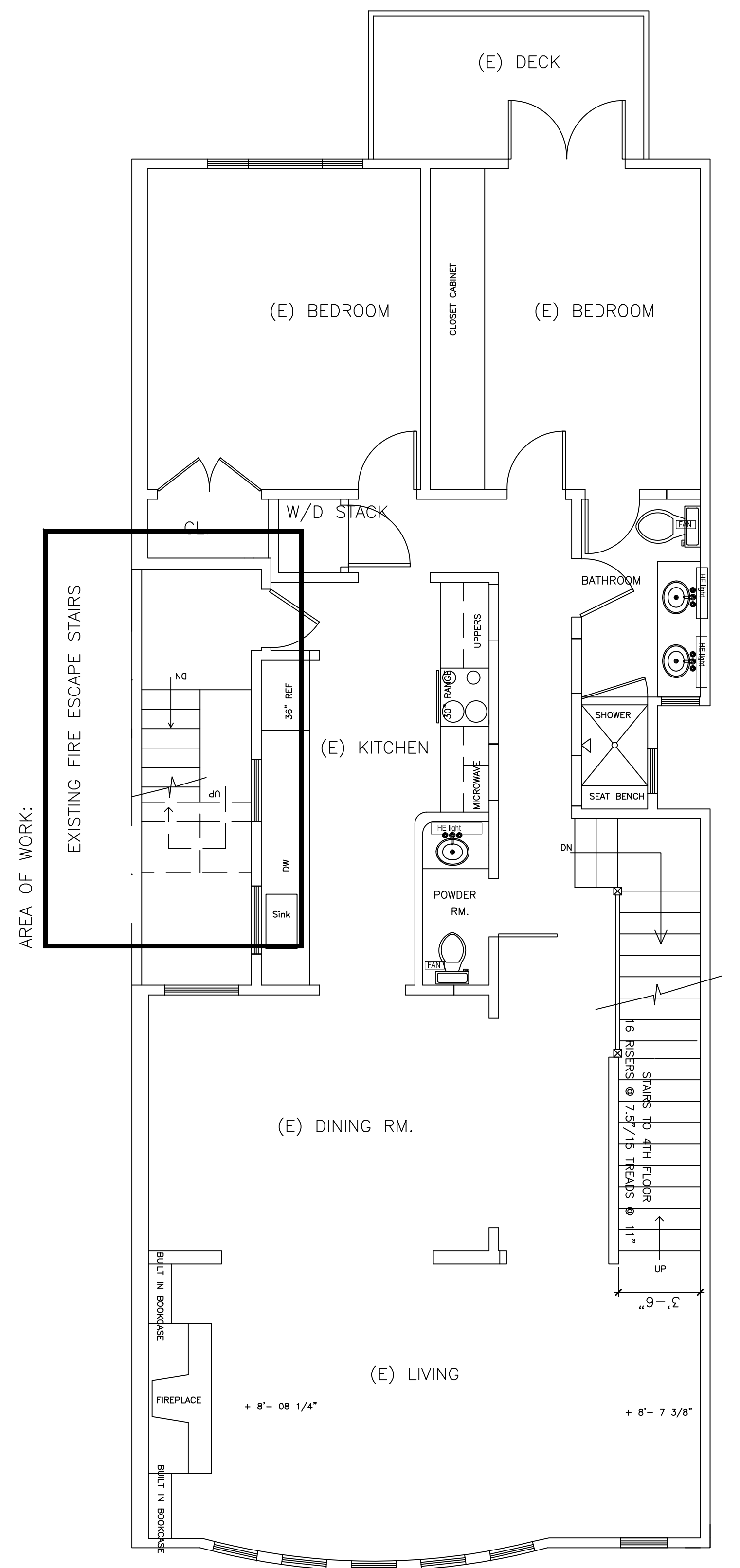
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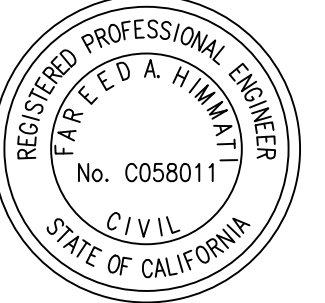
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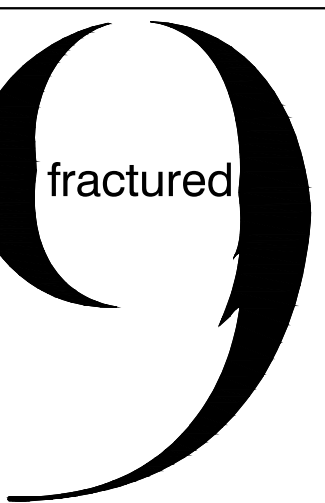
1 PROPOSED 3RD FLOOR
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 (SHOWING CORRECTED FIRE ESCAPE)



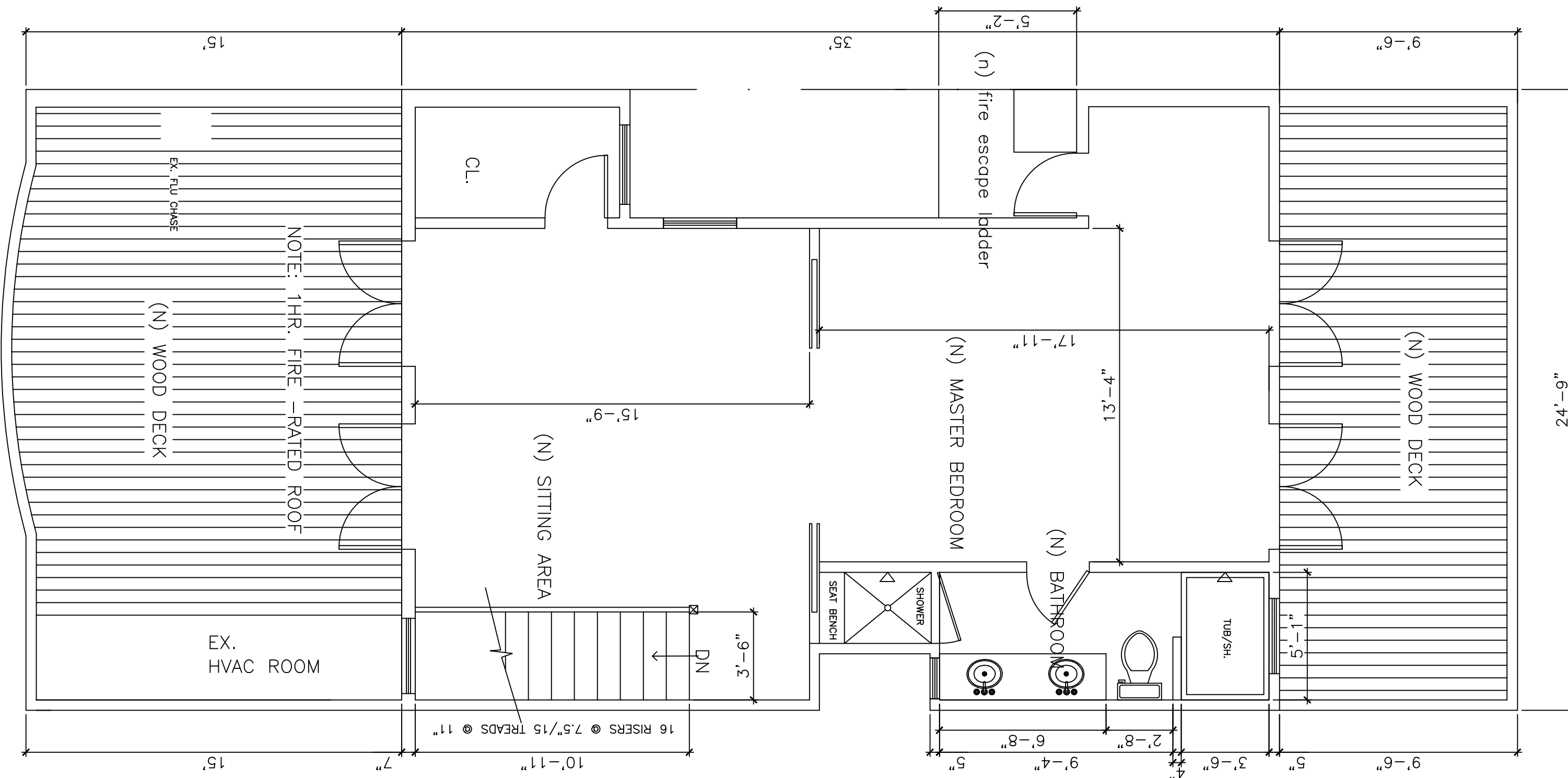
2 EXISTING 3RD FLOOR
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 (SHOWING EXISTING FIRE ESCAPE)



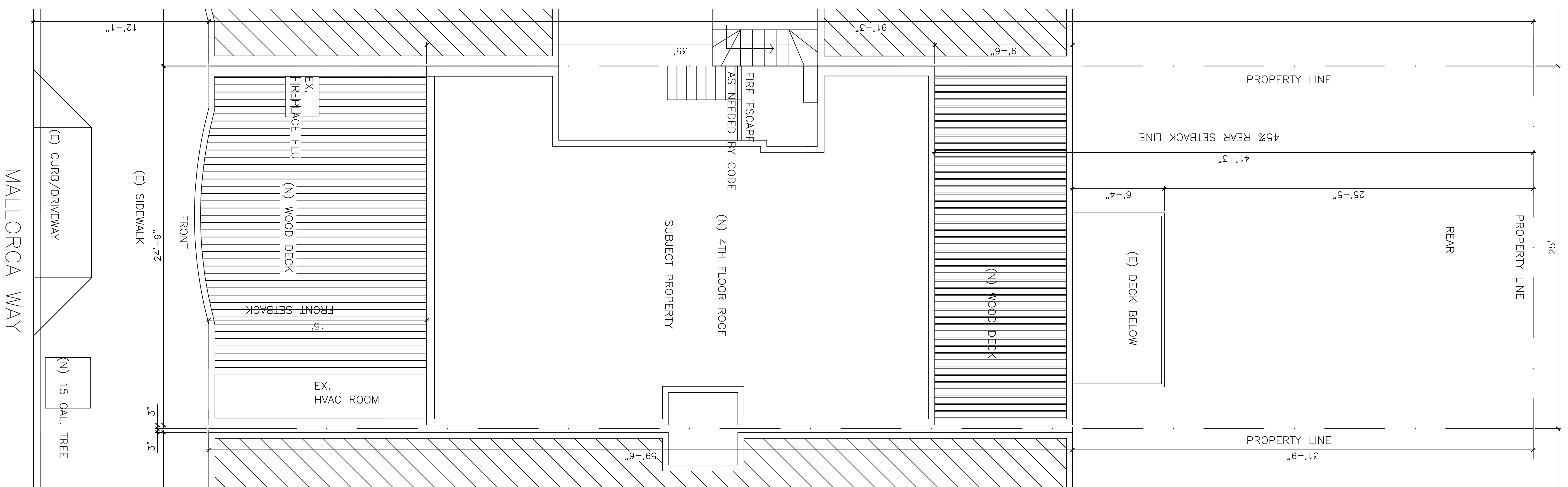
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 SAN FRANCISCO, CA



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 415.751.2867 fax



2 PROPOSED 4TH FLOOR
 SCALE 1/4"=1'



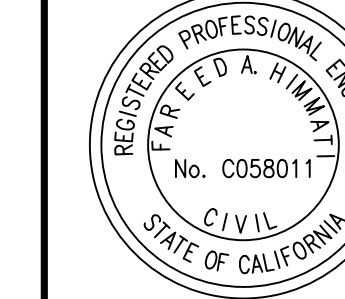
2. PROPOSED ROOF
 SCALE 1/4"=1'

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 DATE: 06.01.11
 CHECKED BY: R.R.

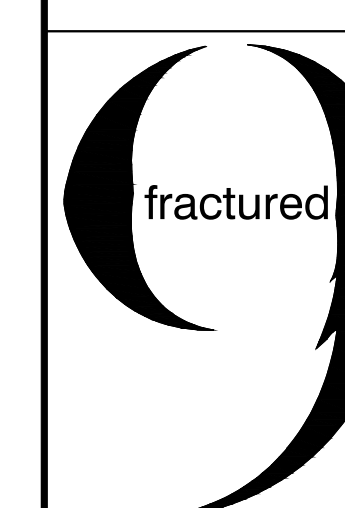
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 415.751.2867 fax

SHEET CONTENTS

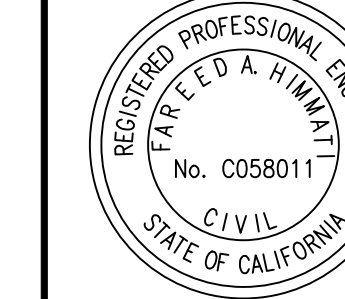
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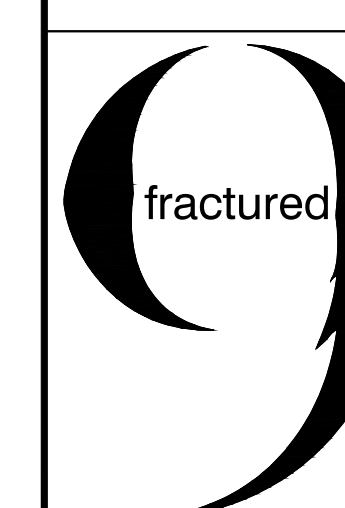


1 EXISTING FRONT ELEVATION
 SCALE: 1/4"=1'-0"

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



HANSON RESIDENCE
 31-33 MALLORCA WAY
 SAN FRANCISCO, CA



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 p.o. box 29442
 san francisco ca 94129
 415.786.9950 tel
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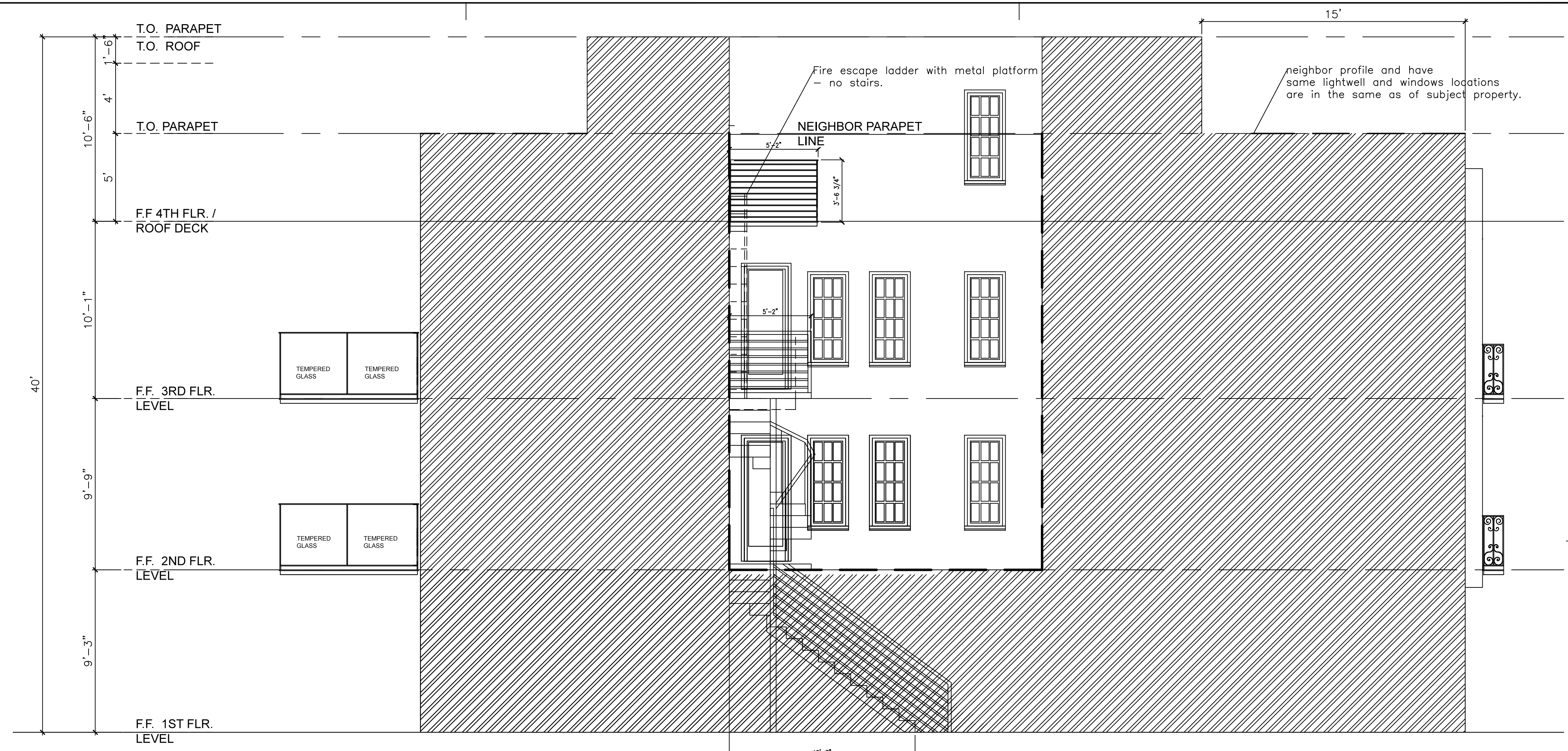
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A2.1



1 EXISTING REAR ELEVATION
 SCALE: 1/4"=1'-0"

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



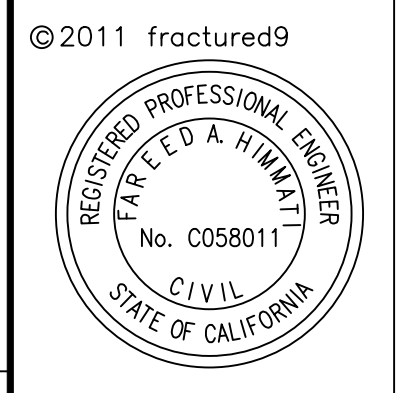
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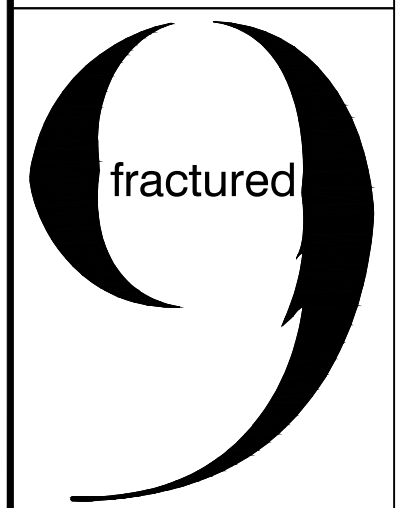
2 EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"

DRAWN BY: ER
DATE: 06.01.11
CHECKED BY: R.R.

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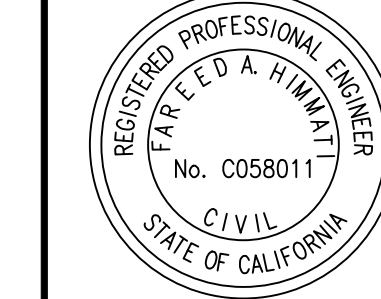
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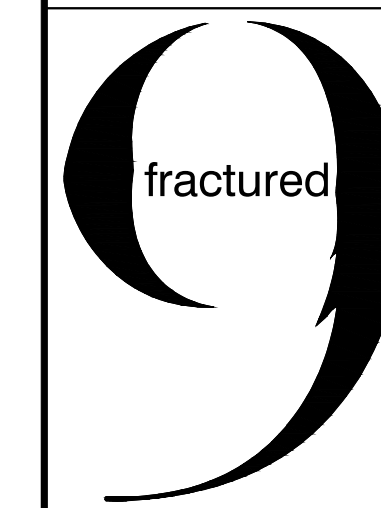
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 DATE: 06.01.11
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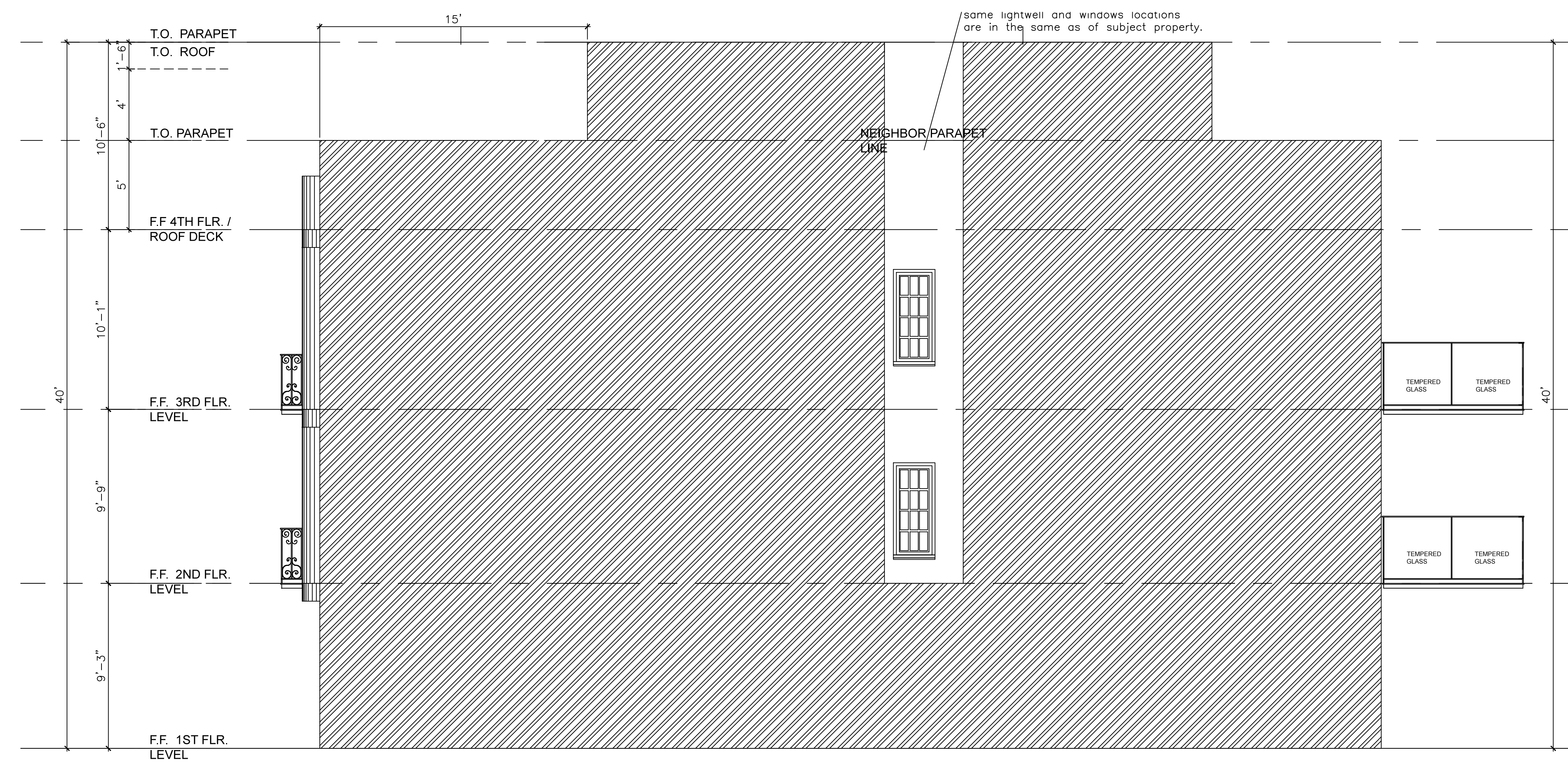


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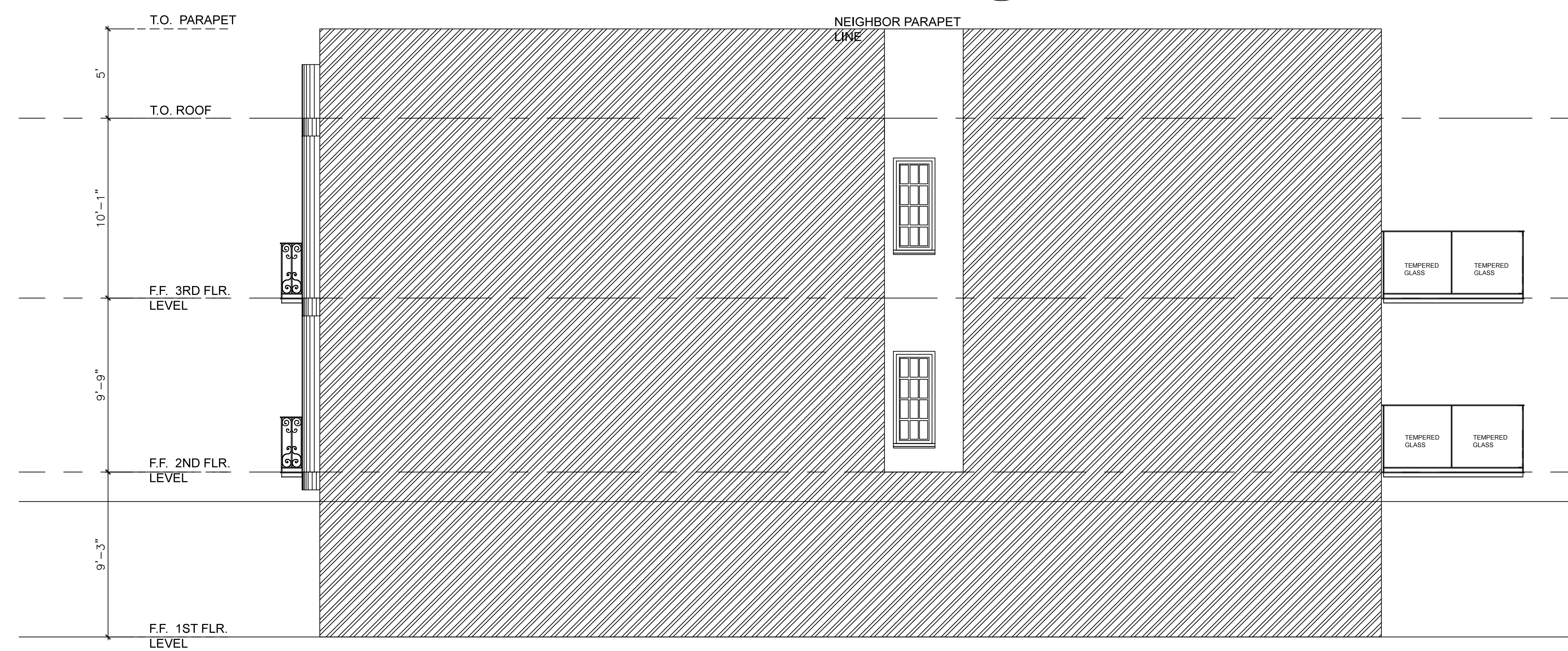
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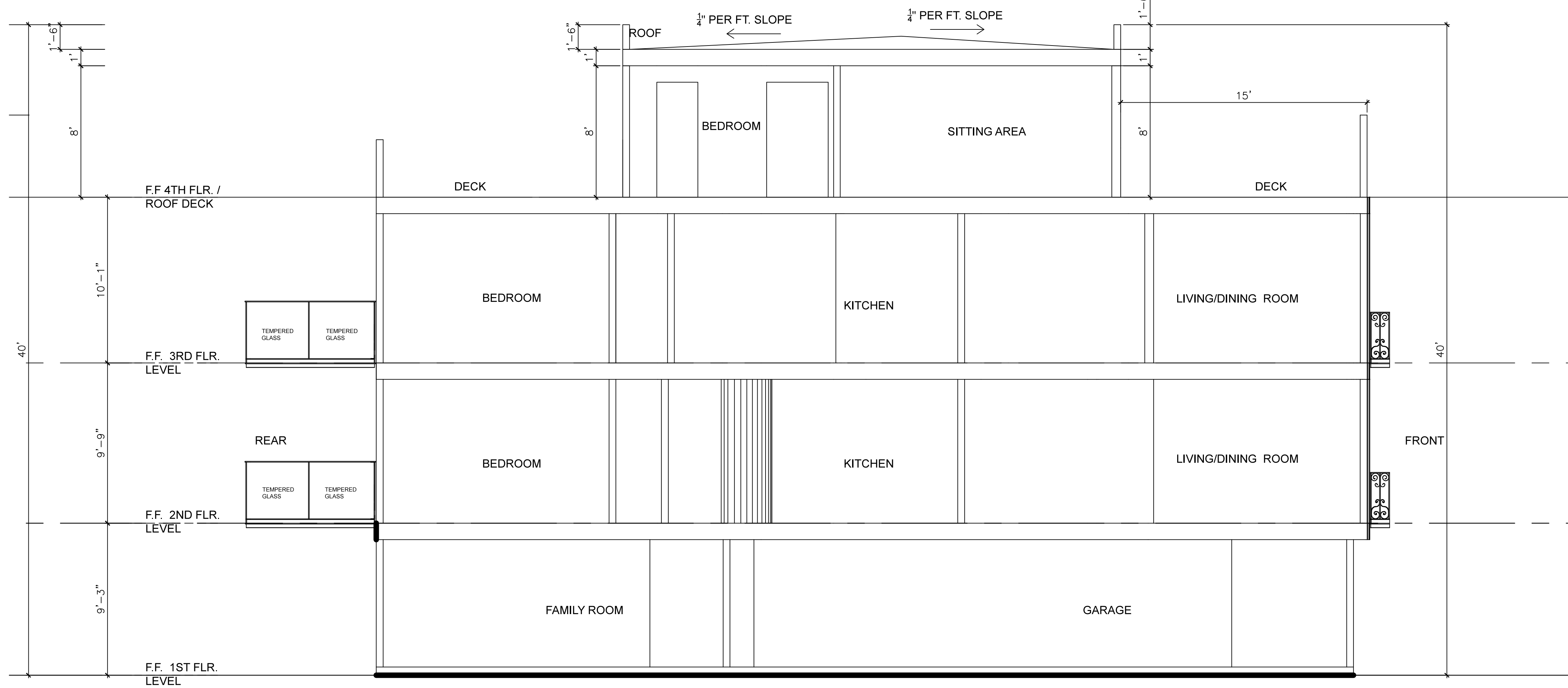
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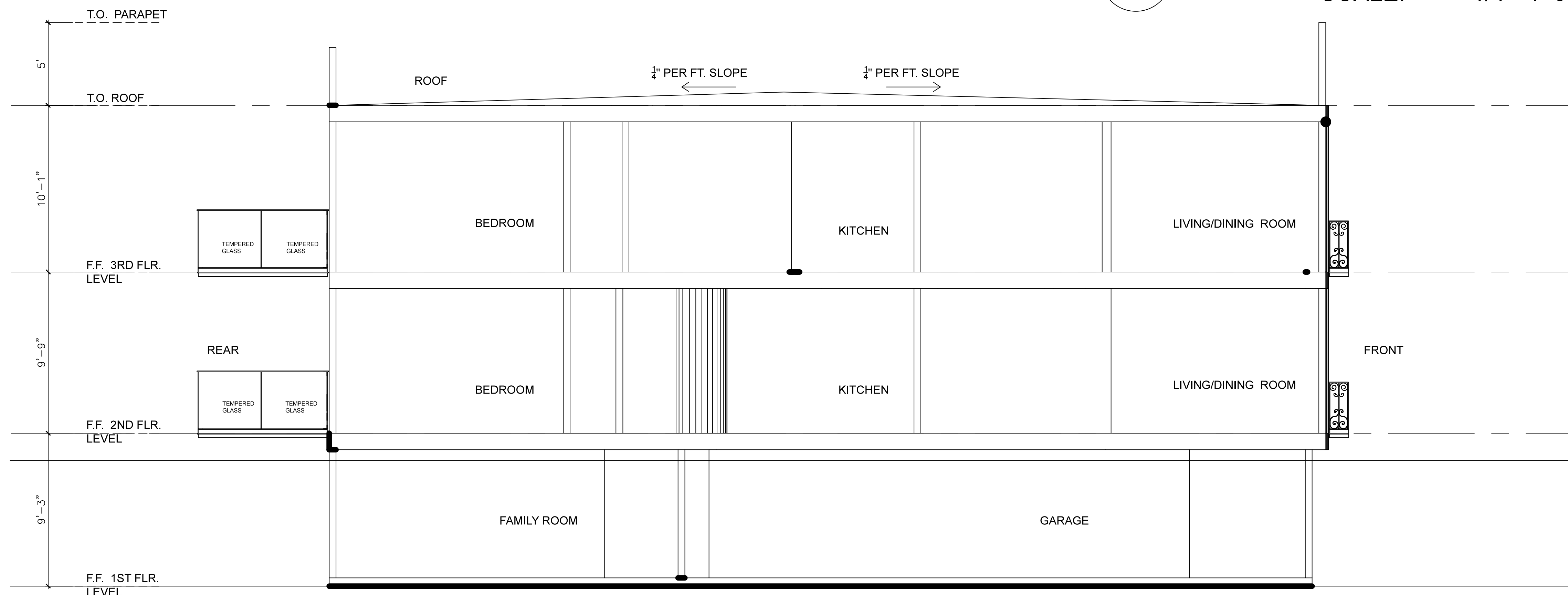
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 SCALE: 1/4"=1'-0"



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



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



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

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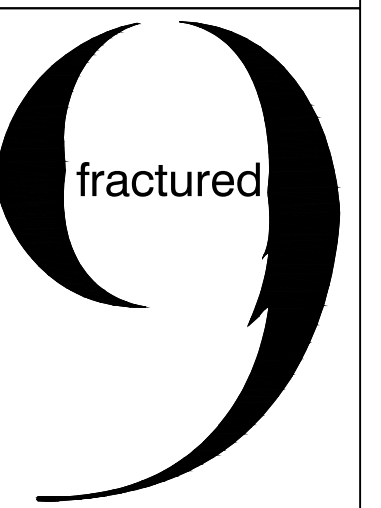
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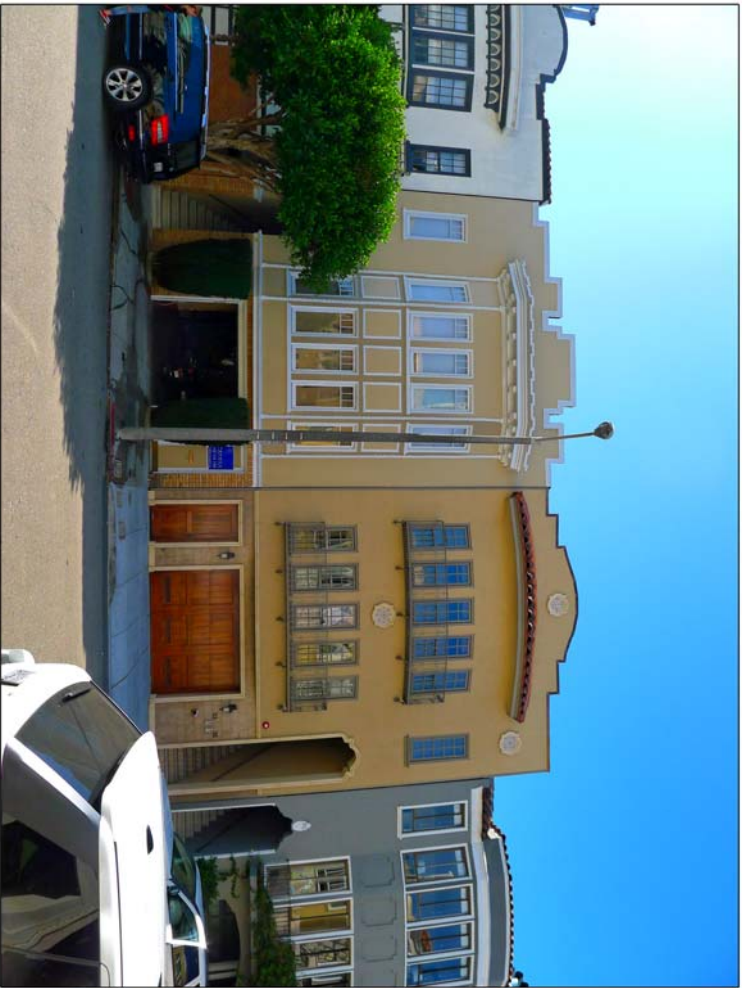
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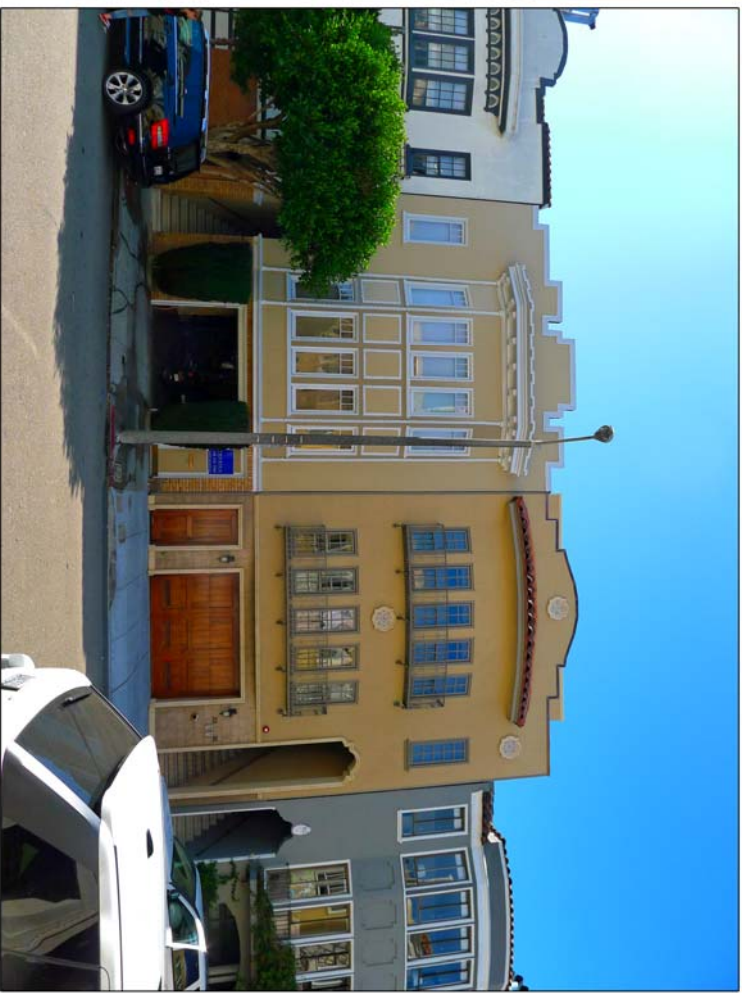
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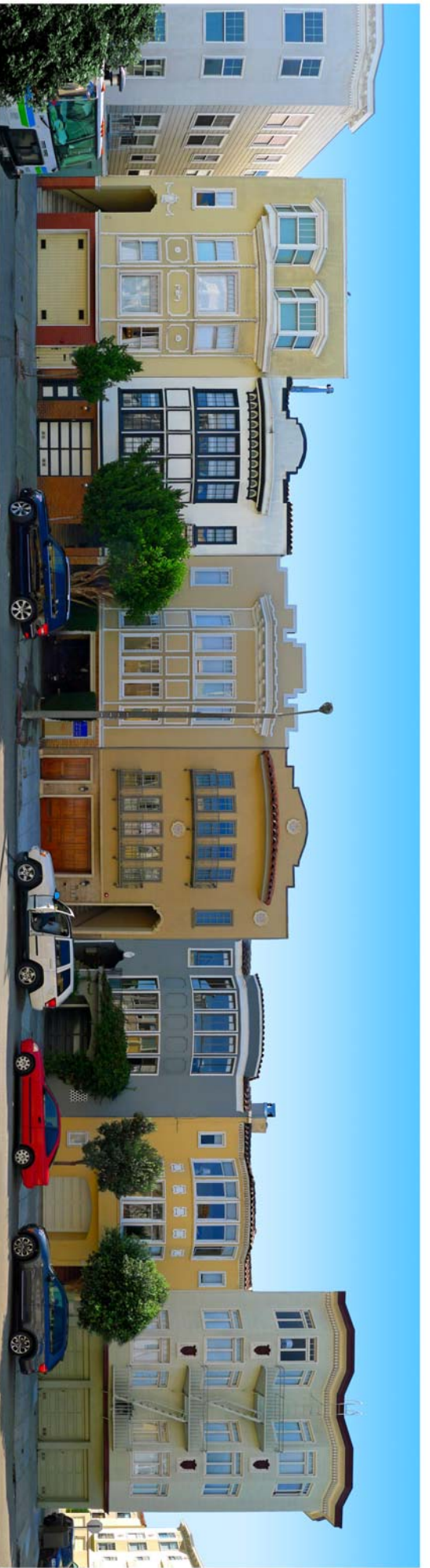


EXISTING



PROPOSED

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| DRAWN BY: AS DATE: 8/20/2011 SCALE: AS SHOWN PROJECT: 31-33 MALLORCA WAY SHEET: 01 ©2011 fractured9 | HANSON RESIDENCE 31-33 MALLORCA WAY SAN FRANCISCO, CA | DETAILS: for discretionary review - existing block views east & west side - proposed block view on west side sun and shadow studies for proposed 4th story addition. www.fractured9.com | fractured9 architecture + graphics + 3-d modeling p o box 29442, san francisco, ca 94129-0442 t. 415/786 9990 f. 415 751 2887 | SCALE: SHEET # |
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WEST MALLORCA WAY EXISTING



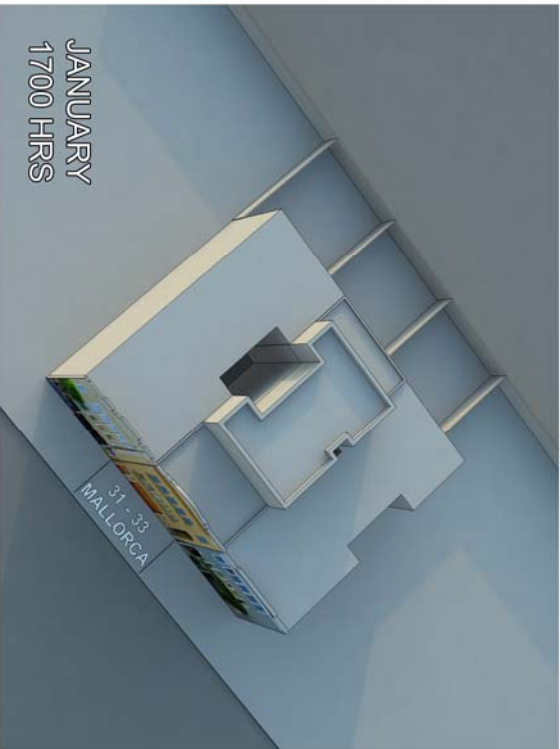
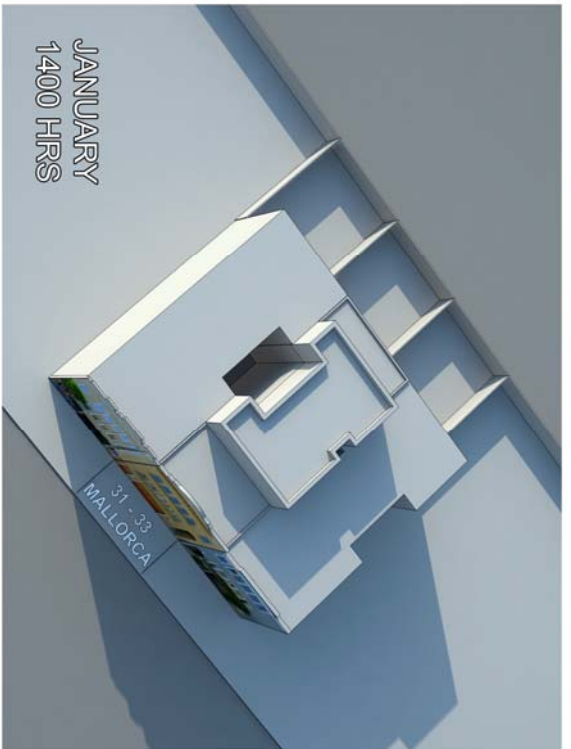
WEST MALLORCA WAY PROPOSED

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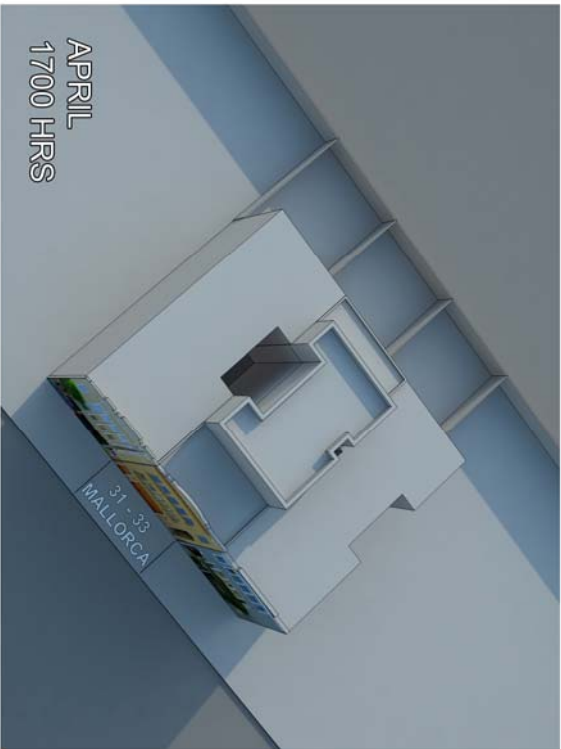
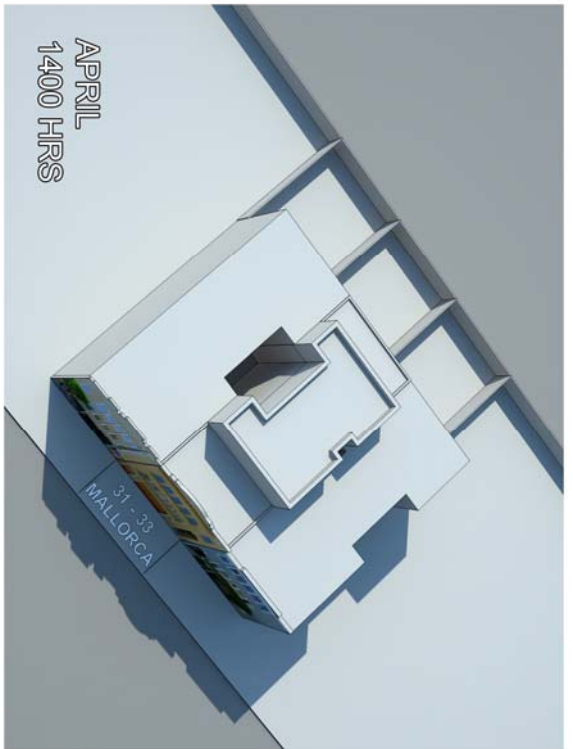
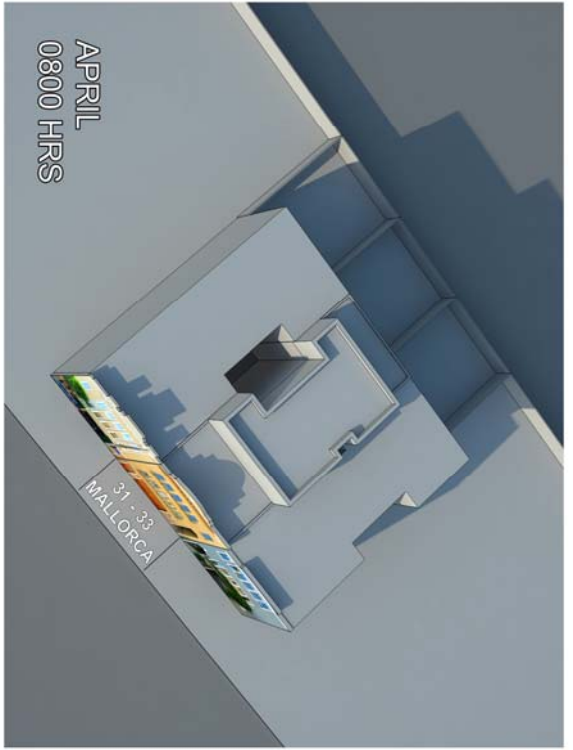


EAST MALLORCA WAY

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 PROJECT: HANSON
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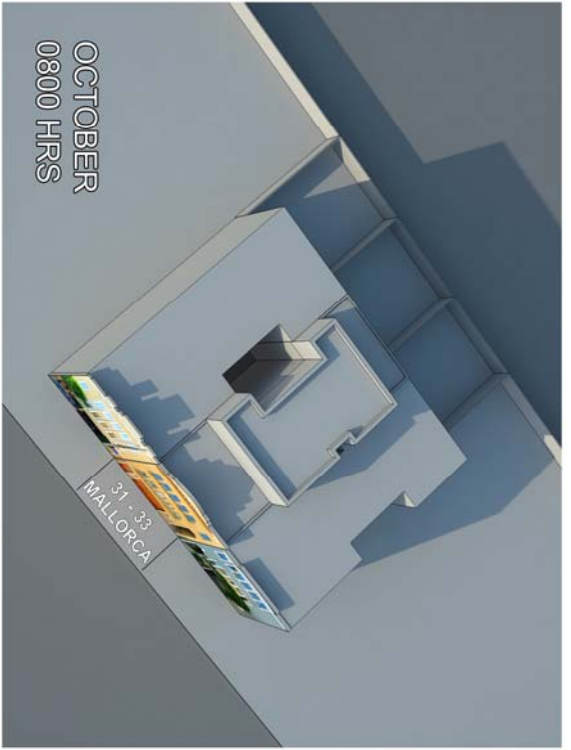
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DETAILS
 for discretionary review - existing block views east & west side - proposed block view on west side
 sun and shadow studies for proposed 4th story addition
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25-27 Mallorca Way Homeowner's Association



Important message regarding Proposed 31-33 Mallorca Way Addition

March 5, 2012

Glenn Cabrerros, LEED AP
Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Mr. Cabrerros,

Thank you for your ongoing communication during this Discretionary Review process, I realize there have been many, many communications and this has been an exhausting process for us all. Please include these written materials to the Commission for their consideration during the review of 31-33 Mallorca Way.

I have been a resident of 25-25 Mallorca way since 1996 – fifteen years. I know most of the neighbors on the street, and I would like to think that I am well respected and liked in the community as I have worked hard to connect with my neighbors and help keep it a neighborhood. I initially welcomed the neighbors of 31-33 Mallorca and was pleased that they were improving upon a very old building badly in need of rejuvenation, however over time it has been clear to me that our new neighbors did not share the same sentiment.

As you can read in the Discretionary Review that I filed on behalf of our Homeowner's Association, we initially opposed the addition of a fourth floor for a number of reasons, including complaints around the enlarged back stairwell as well as our concern of loss of light and the ability to see the sky from inside our kitchen and dining room.

We initially hoped to avoid having to file the Discretionary Review, and had thought we worked out an agreement with their appointed mediator, their Architect, Rajat Randev, however although there was a pending deadline for which we had to file the DR, the owners of 31-33 Mallorca were "unavailable" to respond to the solution we proposed prior to the deadline, to so we felt compelled to file this review.

We have always attempted to act in good faith with our new neighbors to resolve our differences when they arose, however, time and time again it seems to us that our neighbors have not been acting in good faith in return, but instead submitted falsified plans to the building department in what we believe was an intentional attempt to avoid their remodel project from triggering any sort of Planning Department review. In this way, they were able to get what they wanted (the larger steel back stairwell and enlarged garage) and at our expense. Not only did we endure nearly a year of very loud construction and replacement of the foundation, etc., but then after the remodel we endured another year of what we later found out was an illegally built metal stairwell which because of the reconfiguration became the primary point of access for the occupants of 31-33 Mallorca way.

We were initially appalled by the massive metal stairwell and protested immediately, but were told by the architect that there was "no other option" something we found out later to be untrue. In the weeks after filing, I discovered this falsification of the remodel plans upon a visit to the Planning Department while reviewing the plans and reported it to the Planning Department, and we are happy to know that they will be required to rebuild the stairwell in the actual original footprint that it once stood



in, which we believe will resolve many of the complaints we have. It is frustrating that it has taken so much work on our part to force this resolution to occur, and the untruths experienced as well as the entire process has exhausted our neighborly goodwill.

Now that the stairwell issue seems to be resolved, we are still concerned about the loss of light from the proposed addition, and in particular the loss of our ability to see the blue sky from our kitchen and dining room windows. We are also sincerely perturbed that they didn't simply propose to build a 4 story building when they were initially doing the remodel. We believe it was clear they planned on this addition since they put in the large interior stairwell to the roof as well as included all the necessary reinforcements and connections to add the fourth level, but why didn't they simply do this at the same time they did the remodel? Why come back again now and inconvenience the neighbor all over again? We feel that we have endured enough inconvenience at the expense of the owners and occupants of 31-33 Mallorca way and we further believe that this addition will further diminish our quality of life in the loss of light and sky for both 25 & 27 Mallorca Way.

I have spoken with many of the neighbors along the first block of Mallorca Way, and not one would like to see this proposed addition be completed. Some of them plan on speaking up and writing in, but many may not... however if you were to speak to them, they would convey the same sentiment I am.

We respectfully ask that you deny this proposed addition. Thank you for your time.

Sincerely,

Chris Hawkins
25 Mallorca Way

On behalf of the owners and occupants of 25-27 Mallorca Way

Our believe on our ability to see the sky from our kitchen at 25 Mallorca Way

Now (Before):

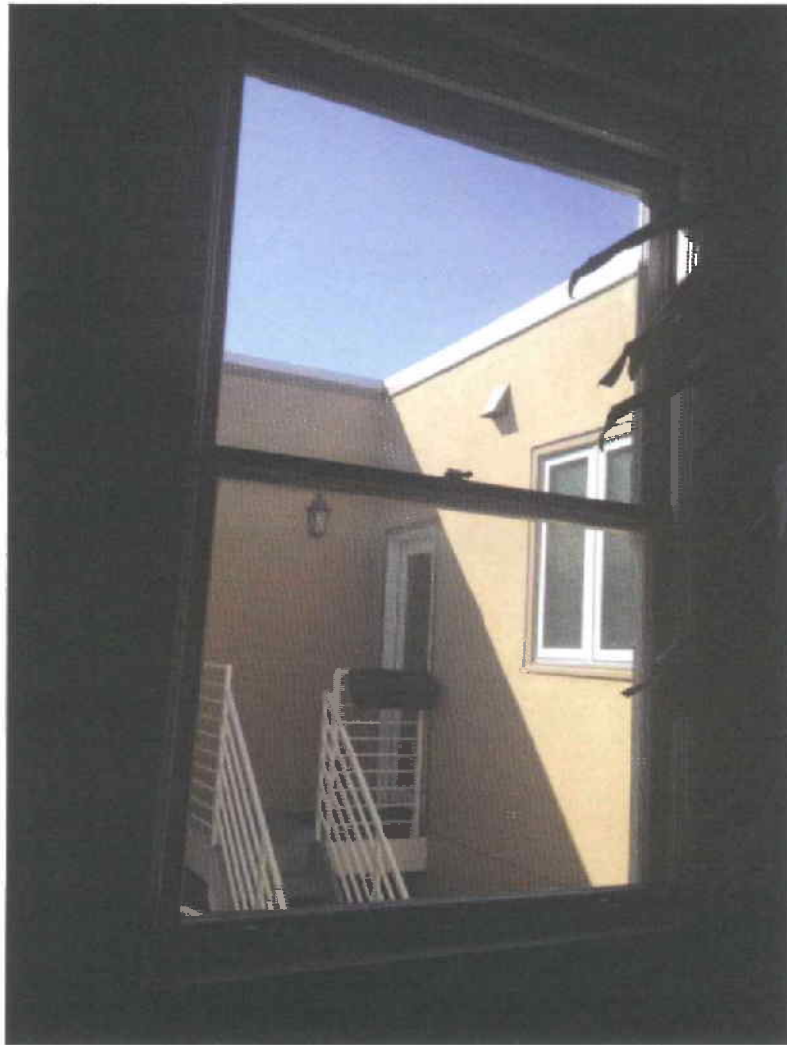


and After, if the proposed addition is approved...



Our believe on our ability to see the sky from our Dining Room at 25 Mallorca Way

Now (Before):



and After, if the proposed addition is approved...

