



# SAN FRANCISCO PLANNING DEPARTMENT

---

## Discretionary Review Abbreviated Analysis

HEARING DATE: OCTOBER 25, 2012

CONTINUED FROM SEPTEMBER 13, 2012 (WITHOUT HEARING)

*Date:* October 18, 2012  
*Case No.:* **2012.0082DD**  
*Project Address:* **1856 PACIFIC AVENUE**  
*Permit Application:* **2010.03.29.9153**  
*Zoning:* RM-3 [Residential Mixed, Medium Density]  
80-A Height and Bulk District  
*Block/Lot:* 0576/011  
*Project Sponsor:* Roman Knop  
c/o Michael Leavitt, Architect  
1327 Mason Street  
San Francisco, CA 94133  
*Staff Contact:* Glenn Cabreros – (415) 588-6169  
[glenn.cabreros@sfgov.org](mailto:glenn.cabreros@sfgov.org)  
*Recommendation:* **Do Not Take Discretionary Review and Approve**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The project proposes a redesign of the front façade and the construction of one additional story above the existing four-story, 11-unit building resulting in an approximately 55-foot tall, 5-story building. The project includes interior alterations that would retain the existing number of dwelling units.

### SITE DESCRIPTION AND PRESENT USE

The existing lot is approximately 34 feet wide by 128 feet deep with an area of approximately 4,350 square feet. The subject lot contains a four-story, 11-unit residential building constructed circa 1966.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The immediate neighborhood, comprised of the subject blockface and the opposite blockface, is primarily characterized by tall, multi-unit residential buildings ranging from 4 to 11 stories in height and containing 6 to 72 dwelling units. The subject blockface (with the exception of the subject lot and the adjacent lot to the east) is dominated by tall, multi-unit residential buildings 7 to 11 stories in height. The opposite blockface is predominantly comprised of apartment buildings that are 4 to 6 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	May 29, 2012 – June 27, 2012	June 27, 2012	October 25, 2010	119 days

**HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	September 3, 2012	September 3, 2012	10 days
Mailed Notice	10 days	September 3, 2012	August 31, 2012	13 days

**PUBLIC COMMENT**

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

**DR REQUESTOR**

**LSL Properties B14 DE LLC, c/o Oren Rubinstein**, owners of **1870 Pacific Avenue**, a 30-unit, 7-story building directly adjacent and west of the subject property.

**Helen Flavier-Peisse and Paul Flavier**, residents of 1870 Pacific Avenue (apartment no. 505).

**DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES**

See attached *Discretionary Review Applications*, dated June 27, 2012.

**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 exceptional or extraordinary circumstances with regard to the DR requestors' concerns regarding the potential loss of light and air access, loss of privacy and safety, and increased noise. As property line windows and private views are not protected under Planning and Building Codes, and the project is a residential use, the project is within the minimum standards of the Residential Design Guidelines to be expected when a reasonable building expansion is proposed. The proximity of the project to the adjacent building is also within the reasonable tolerances to be expected when living in a dense urban environment such as San Francisco, and particularly the RM-3 Zoning District which is zoned to allow high-density residential buildings. Furthermore, the project proposes a 55-foot tall building within an 80-foot height district. The property line windows that will be affected by the project are not the primary windows to the Requestors' units, as the dwelling units on each floor also contain windows that face onto the street, the rear yard and/or a large existing lightwell; these windows will continue to provide considerable light and air access to the Requestors' units.

**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.**

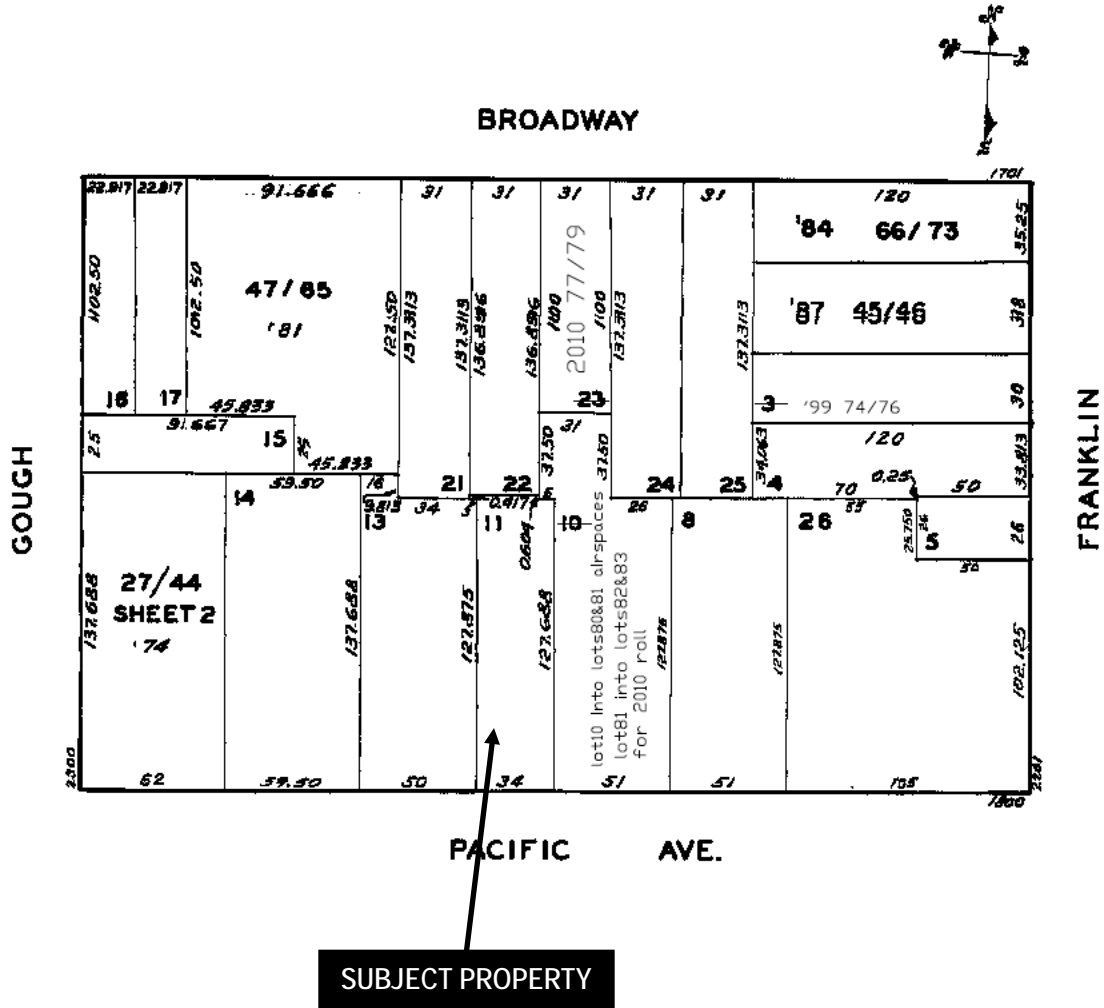
<b>RECOMMENDATION:</b>	<b>Do Not Take Discretionary Review and Approve</b>
------------------------	-----------------------------------------------------

### Attachments:

- Parcel Map
- Sanborn Map
- Context Photographs
- Aerial Photographs
- Zoning Map
- Section 311 Notice
- DR Applications
- Reduced Plans and Rendering

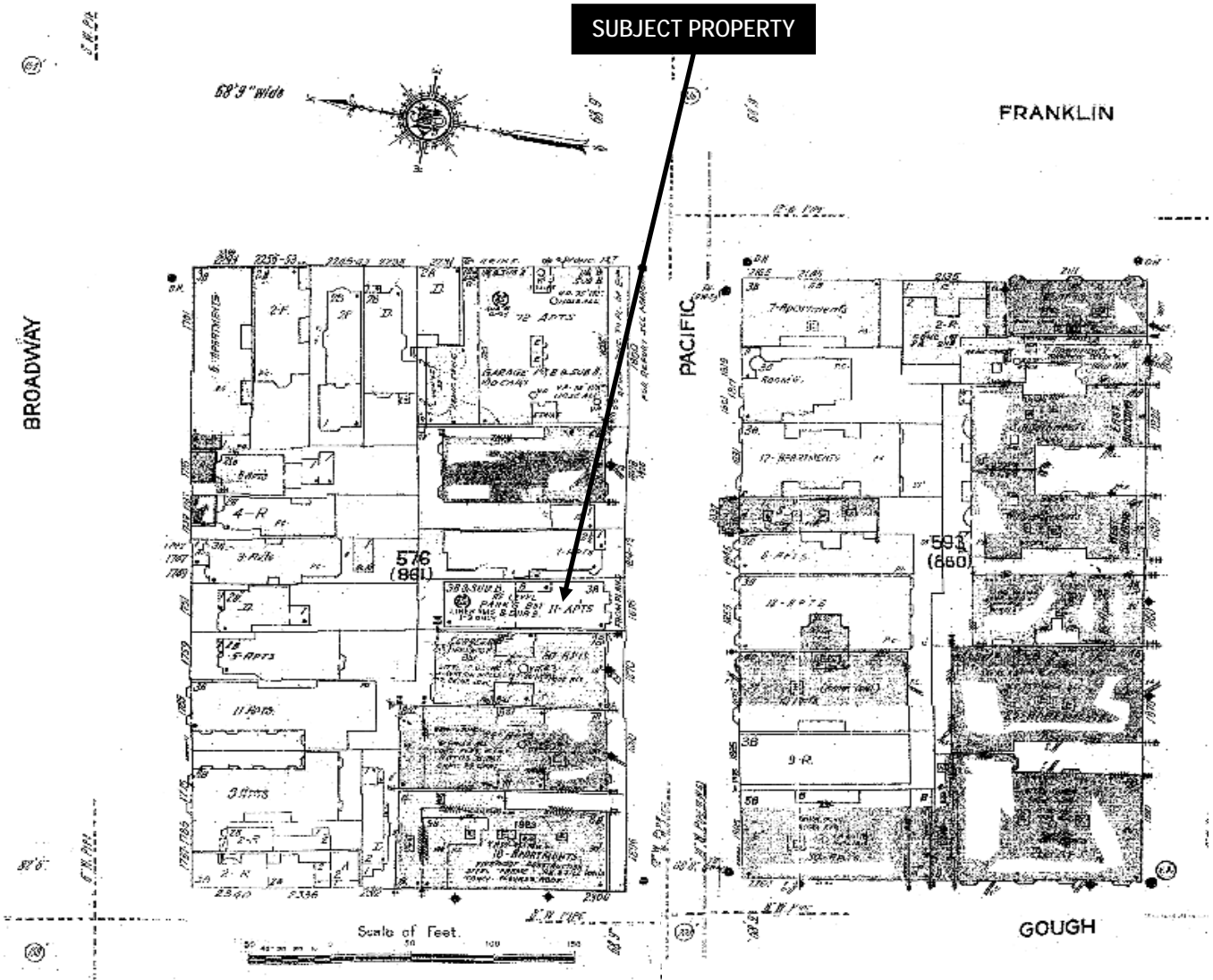
*GC: G:\Documents\2012\DR\2012.0082D - 1856 Pacific\2012.0082D - 1856 Pacific - DR analysis.doc*

# Parcel Map



Discretionary Review Hearing  
 Case Number 2012.0082DD  
 1856 Pacific Avenue  
 Hearing Date: October 25, 2012

# Sanborn Map\*

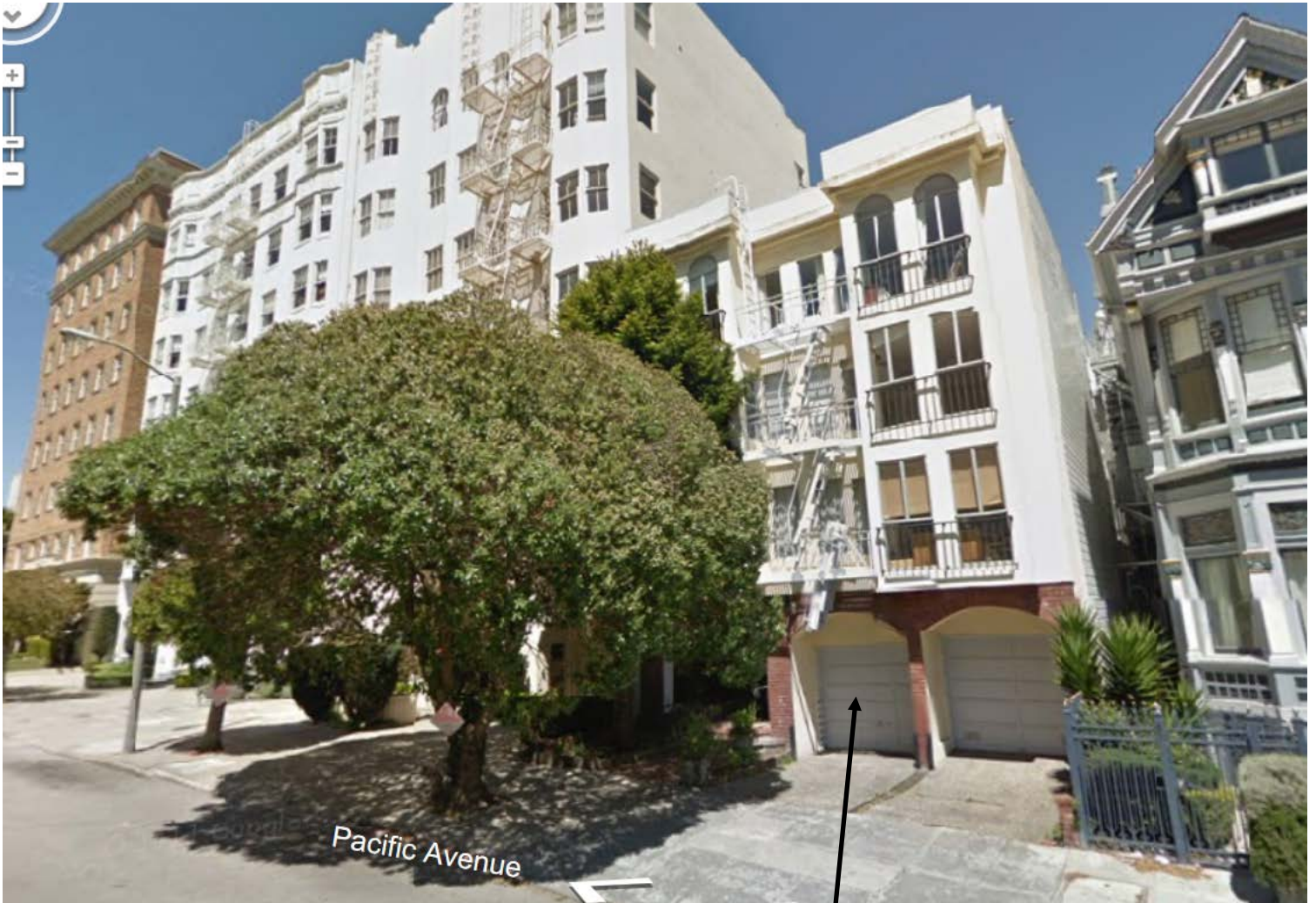


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing  
Case Number 2012.0082DD  
1856 Pacific Avenue  
Hearing Date: October 25, 2012

# Context Photo 1



SUBJECT PROPERTY

Discretionary Review Hearing  
Case Number 2012.0082DD  
1856 Pacific Avenue  
Hearing Date: October 25, 2012



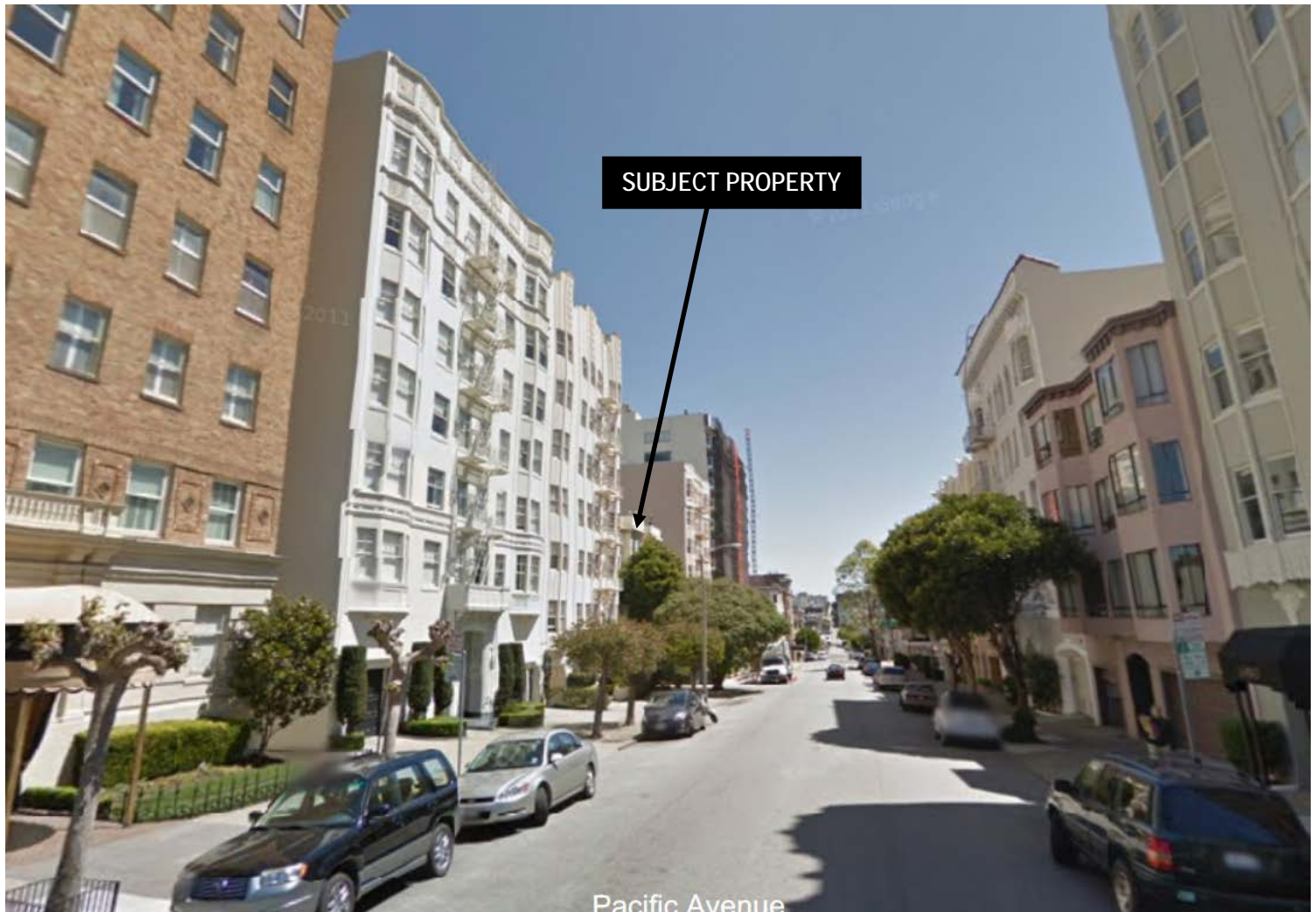
# Context Photo 2 – View towards Gough St.



**SUBJECT PROPERTY**

Discretionary Review Hearing  
Case Number 2012.0082DD  
1856 Pacific Avenue  
Hearing Date: October 25, 2012

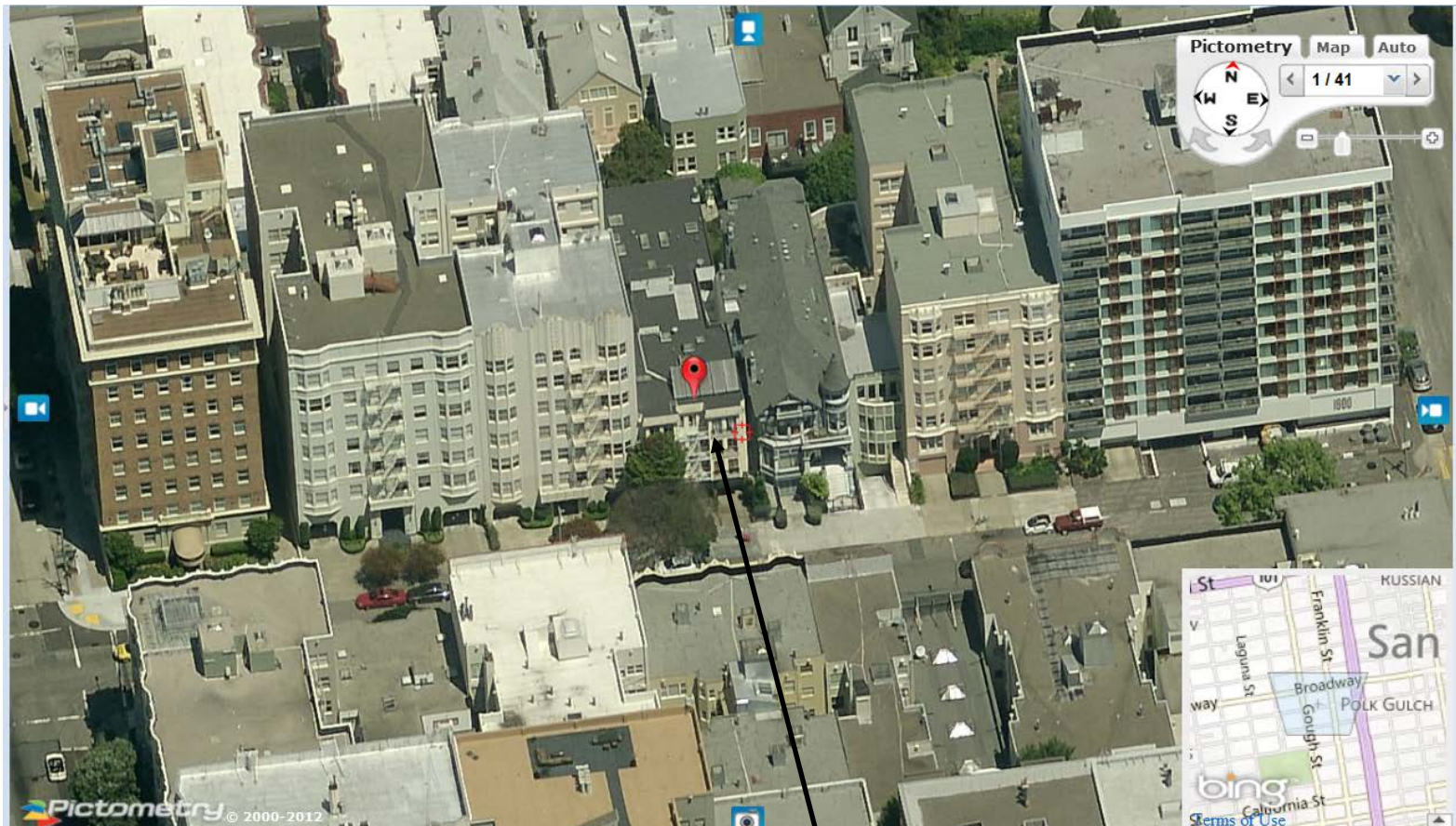
# Context Photo 3 – View toward Franklin St.



Discretionary Review Hearing  
Case Number 2012.0082DD  
1856 Pacific Avenue  
Hearing Date: October 25, 2012



# Aerial Photo 1 – Subject Blockface

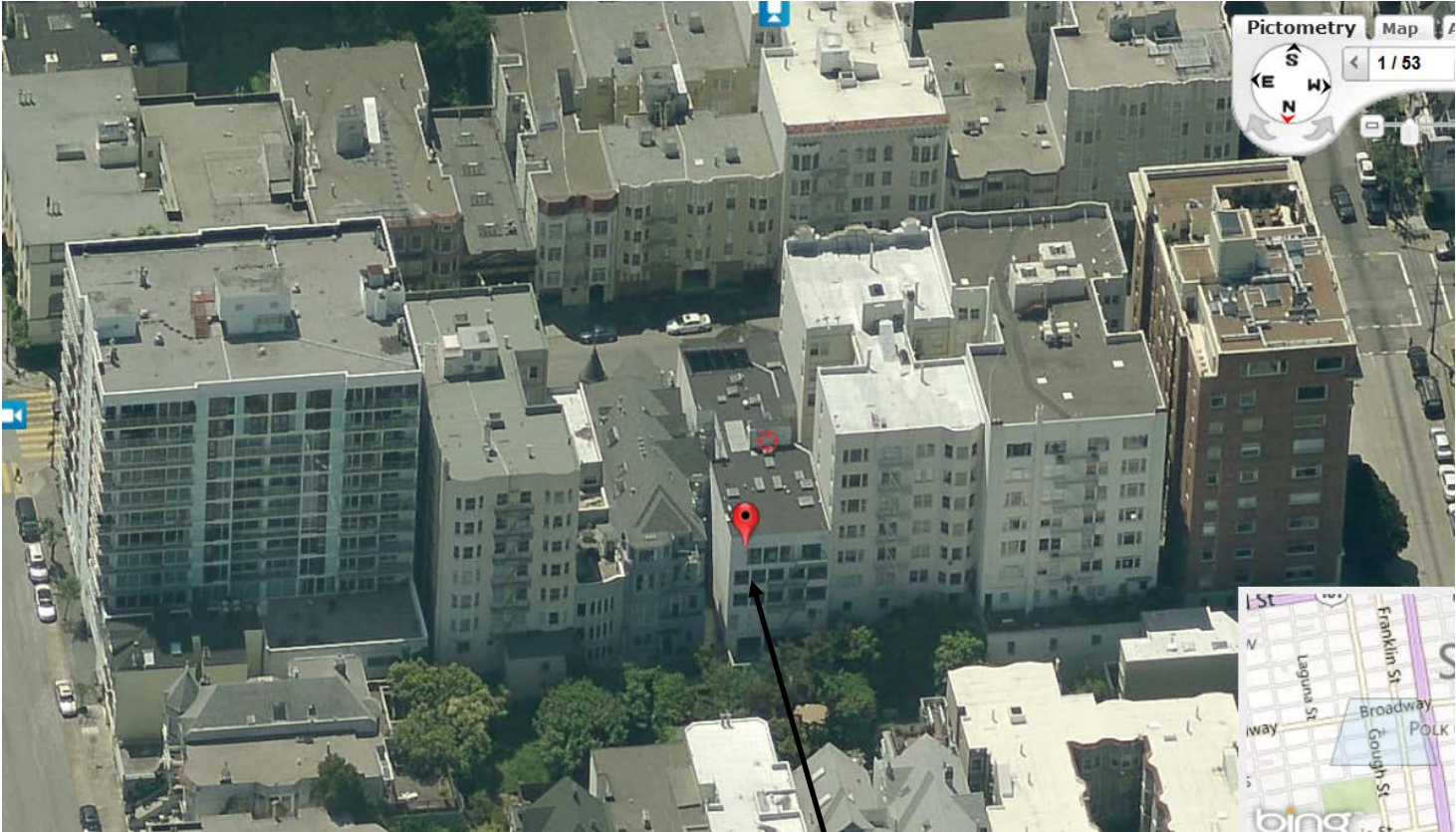


SUBJECT PROPERTY



Discretionary Review Hearing  
Case Number 2012.0082DD  
1856 Pacific Avenue  
Hearing Date: October 25, 2012

# Aerial Photo 2 – Rear Walls and Opposite Blockface



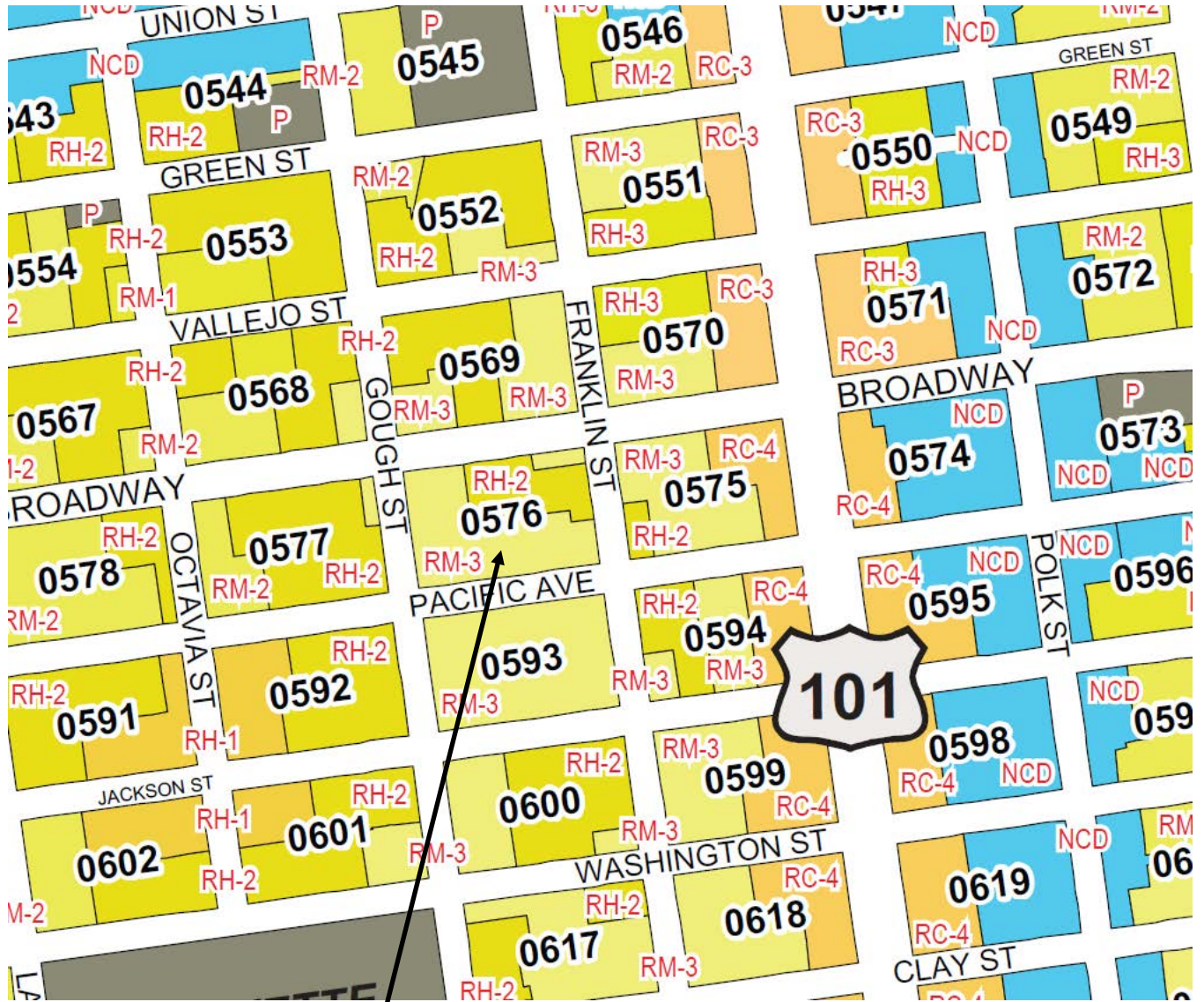
**SUBJECT PROPERTY**



Discretionary Review Hearing  
Case Number 2012.0082DD  
1856 Pacific Avenue  
Hearing Date: October 25, 2012



# Zoning Map



**SUBJECT PROPERTY**



Discretionary Review Hearing  
Case Number 2012.0082DD  
1856 Pacific Avenue  
Hearing Date: October 25, 2012



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **March 29, 2010**, the Applicant named below filed Building Permit Application No. 2010.03.29.9153 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	<b>Michael Leavitt, Architect</b>	Project Address:	<b>1856 Pacific Avenue</b>
Address:	<b>1327 Mason Street</b>	Cross Streets:	<b>Gough/Franklin</b>
City, State:	<b>San Francisco, CA 94133</b>	Assessor's Block /Lot No.:	<b>0576/011</b>
Telephone:	<b>(415) 674-9100</b>	Zoning Districts:	<b>RM-3 /80-A</b>

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 checked="" 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 .....	Multi-Unit Residential .....	No Change
FRONT SETBACK .....	12 feet .....	No Change
SIDE SETBACKS .....	None .....	No Change
BUILDING DEPTH .....	104 feet .....	No Change
REAR YARD .....	12 feet .....	No Change
HEIGHT OF BUILDING .....	42 feet .....	55 feet
NUMBER OF STORIES .....	4 .....	5
NUMBER OF DWELLING UNITS .....	11 .....	No Change
NUMBER OF OFF-STREET PARKING SPACES .....	11 .....	No Change

### PROJECT DESCRIPTION

The proposal is to redesign the existing front façade and to construct one additional floor onto the existing 4-story, 11-unit building. The project includes interior alterations that retain the existing number of dwelling units. See attached plans.

PLANNER'S NAME:	<b>Glenn Cabrerros</b>	DATE OF THIS NOTICE:	<b>5/29/2012</b>
PHONE NUMBER:	<b>(415) 558-6169</b>	EXPIRATION DATE:	<b>6/27/2012</b>
EMAIL:	<b>glenn.cabrerros@sfgov.org</b>		

# APPLICATION FOR Discretionary Review

## 1. Owner/Applicant Information

DR APPLICANT'S NAME: LSL Properties B14 DE LLC		
DR APPLICANT'S ADDRESS: 1870 Pacific Avenue	ZIP CODE: 94109	TELEPHONE: ( 415 ) 578-7610
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Roman Knop (Project Sponsor is Michael Leavitt, Architect)		
ADDRESS: 1327 Mason Street	ZIP CODE: 94133	TELEPHONE: ( 415 ) 674-9100
CONTACT FOR DR APPLICATION: Same as Above <input type="checkbox"/> Oren Rubinstein		
ADDRESS: 2740 Van Ness, Suite 310	ZIP CODE: 94109	TELEPHONE: ( 415 ) 359-6736
E-MAIL ADDRESS: oren@moc10.com		

## 2. Location and Classification

STREET ADDRESS OF PROJECT: 1856 Pacific Avenue		ZIP CODE: 94109
CROSS STREETS: Gough / Franklin		
ASSESSORS BLOCK/LOT: 0576 / 011	LOT DIMENSIONS: 34x128*	LOT AREA (SQ FT): 4,356*
ZONING DISTRICT: RM-3	HEIGHT/BULK DISTRICT: 80-A	

rest

## 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   
Multi-Unit Residential, 42 feet, 4-stories

Present or Previous Use: \_\_\_\_\_

Proposed Use: Multi-Unit Residential, 55 feet, 5-stories

Building Permit Application No. 2010.03.29.9153 Date Filed: March 29, 2010

### RECEIVED

JUN 27 2012

CITY & COUNTY OF S.F.  
PLANNING DEPARTMENT  
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 checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

No changes were made to the proposed project. The applicant, Roman Knop (owner), and Michael Leavitt (project sponsor/architect) were not willing to make changes to the proposed project. The meeting was held at 4 PM, Tuesday, June 26, 2012, at our offices at 2740 Van Ness Ave., Suite 310. Roman Knop, Michael Leavitt attended the meeting. From our group, Roger Snell, Michael McCamish and myself attended. Mr. Knop was excitable and was unwilling to discuss changes to the project. We expressed our concerns that this was the first time we learned of the project, and its major impact on our property.

# 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 project conflicts with planning code section 101 of the Residential Design Guidelines. The project does not provide decent light air, privacy or convenience of access to our adjacent property located at 1870 Pacific Avenue. This project creates exceptional and extraordinary circumstances that justify a DR including, but not limited to: Infill of 2 (or more) windows on our property, elimination of light, air, views from 4 (or more) windows). Project diminishes the quality of 4 (or more units), which effects 8 (or more) residents. The project greatly diminishes privacy for the 2 (or more) Units. Our property is the adjacent building West of the subject property. We were not consulted on the proposed plan. The plan involves interior remodel of 2 (or more) Units.

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 impact of the Project causes unreasonable impact to 1870 Pacific Ave. It adversely affects the residents in 1870 Pacific Avenue. The project adversely effects the owners of 1870 Pacific Avenue. The project reduces the quality of life for the residents, eliminates views, air, privacy. It requires relocation of kitchens, baths, plumbing, electrical and work to infill existing property line windows. In these situations the following design modifications may be appropriate; set backs on the upper floors, shared light wells to provide light to both properties, eliminate parapet etc. In addition there is the likely addition of a roof deck, (warranted or unwarranted) which would impact the privacy of the units.

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?

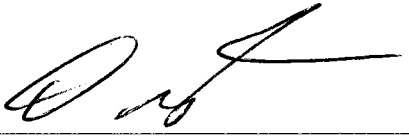
As there has been limited dialogue with the applicant, and there was not prior opportunity to discuss the project with the applicant or Planning, the specific changes required to address the exceptional circumstances have not been developed. We will defer, for now, to the design modifications suggested on page 16-17 in the Residential Design Guidelines.

12.00820

# 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: June 27 2012

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

**Oren Rubinstein**

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.**

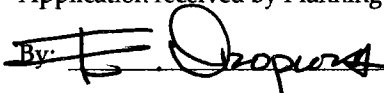
REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
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 checked="" 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: 6.27.12

**LSL PROPERTIES B14 DE LLC**

268 Bush Street #1688  
San Francisco, California 94104  
Phone: (408) 206 6338 • Fax: (415) 901-2621

12.00820

June 26, 2012

San Francisco Planning Department  
1650 Mission Street  
Suite 400  
San Francisco, CA 94103

**Re: 1870 Pacific Avenue, 1856 Pacific Avenue DR Application**

To Whom It May Concern:

This letter authorizes Oren Rubinstein to act as our authorized agent for all matters involving the Discretionary Review Application for 1856 Pacific Avenue, Permit No. 2010.03.29.9153.

Oren is authorized to submit and receive documents on our behalf.

Please feel free to contact me with any questions.

Sincerely,



Yat-Pang Au  
Managing Member  
Nob Hill Villas LLC

cc: Michael McCamish





25 m

© 2012 Microsoft Corporation Pictometry Birds Eye © 2012 Pictometry-Internat

12.0002 Broadway

Pacific Ave

Gough St

Gough St



Pacific Heights

12.0082D

BLOCK	LOT	OWNER	OADDR	CITY	STATE	ZIP
0001	001	RADIUS SERVICES NO. 057611NU	1856 PACIFIC AVE	LEAVITT	12	0329
0001	002					
0001	003	RADIUS SERVICES	1221 HARRISON ST #18	SAN FRANCISCO	CA	94103
0001	004	LEAVITT ARCHITECTURE	1327 MASON ST	SAN FRANCISCO	CA	94133
0001	005					
0576	004	RAYMOND SANTIAGO TRS	PO BOX 641590	SAN FRANCISCO	CA	94164-1590
0576	004	OCCUPANT	2233 FRANKLIN ST #1	SAN FRANCISCO	CA	94109-2427
0576	004	OCCUPANT	2233 FRANKLIN ST #2	SAN FRANCISCO	CA	94109-2427
0576	004	OCCUPANT	2233 FRANKLIN ST #3	SAN FRANCISCO	CA	94109-2427
0576	005	JEAN & BEATRIZ LHULLER	2231 FRANKLIN ST	SAN FRANCISCO	CA	94109-2427
0576	008	POSTMARK PTNRS LP	1717 POWELL ST	SAN FRANCISCO	CA	94133-2823
0576	008	OCCUPANT	1808 PACIFIC AV #101	SAN FRANCISCO	CA	94109-2357
0576	008	OCCUPANT	1808 PACIFIC AV #201	SAN FRANCISCO	CA	94109-2357
0576	008	OCCUPANT	1808 PACIFIC AV #202	SAN FRANCISCO	CA	94109-2357
0576	008	OCCUPANT	1808 PACIFIC AV #203	SAN FRANCISCO	CA	94109-2357
0576	008	OCCUPANT	1808 PACIFIC AV #204	SAN FRANCISCO	CA	94109-2357
0576	008	OCCUPANT	1808 PACIFIC AV #205	SAN FRANCISCO	CA	94109-2357
0576	008	OCCUPANT	1808 PACIFIC AV #206	SAN FRANCISCO	CA	94109-2357
0576	008	OCCUPANT	1808 PACIFIC AV #207	SAN FRANCISCO	CA	94109-2357
0576	008	OCCUPANT	1808 PACIFIC AV #301	SAN FRANCISCO	CA	94109-2357
0576	008	OCCUPANT	1808 PACIFIC AV #302	SAN FRANCISCO	CA	94109-2357
0576	008	OCCUPANT	1808 PACIFIC AV #303	SAN FRANCISCO	CA	94109-2357
0576	008	OCCUPANT	1808 PACIFIC AV #304	SAN FRANCISCO	CA	94109-2357
0576	008	OCCUPANT	1808 PACIFIC AV #305	SAN FRANCISCO	CA	94109-2357
0576	008	OCCUPANT	1808 PACIFIC AV #306	SAN FRANCISCO	CA	94109-2357
0576	008	OCCUPANT	1808 PACIFIC AV #307	SAN FRANCISCO	CA	94109-2357
0576	008	OCCUPANT	1808 PACIFIC AV #401	SAN FRANCISCO	CA	94109-2357
0576	008	OCCUPANT	1808 PACIFIC AV #402	SAN FRANCISCO	CA	94109-2357
0576	008	OCCUPANT	1808 PACIFIC AV #403	SAN FRANCISCO	CA	94109-2357
0576	008	OCCUPANT	1808 PACIFIC AV #404	SAN FRANCISCO	CA	94109-2357
0576	008	OCCUPANT	1808 PACIFIC AV #405	SAN FRANCISCO	CA	94109-2357
0576	008	OCCUPANT	1808 PACIFIC AV #406	SAN FRANCISCO	CA	94109-2357
0576	008	OCCUPANT	1808 PACIFIC AV #407	SAN FRANCISCO	CA	94109-2357
0576	008	OCCUPANT	1808 PACIFIC AV #501	SAN FRANCISCO	CA	94109-2357
0576	008	OCCUPANT	1808 PACIFIC AV #502	SAN FRANCISCO	CA	94109-2357
0576	008	OCCUPANT	1808 PACIFIC AV #503	SAN FRANCISCO	CA	94109-2357
0576	008	OCCUPANT	1808 PACIFIC AV #504	SAN FRANCISCO	CA	94109-2357
0576	008	OCCUPANT	1808 PACIFIC AV #505	SAN FRANCISCO	CA	94109-2357
0576	008	OCCUPANT	1808 PACIFIC AV #506	SAN FRANCISCO	CA	94109-2357
0576	008	OCCUPANT	1808 PACIFIC AV #507	SAN FRANCISCO	CA	94109-2357
0576	008	OCCUPANT	1808 PACIFIC AV #601	SAN FRANCISCO	CA	94109-2357
0576	008	OCCUPANT	1808 PACIFIC AV #602	SAN FRANCISCO	CA	94109-2357
0576	008	OCCUPANT	1808 PACIFIC AV #603	SAN FRANCISCO	CA	94109-2357
0576	008	OCCUPANT	1808 PACIFIC AV #604	SAN FRANCISCO	CA	94109-2357
0576	008	OCCUPANT	1808 PACIFIC AV #605	SAN FRANCISCO	CA	94109-2357
0576	008	OCCUPANT	1808 PACIFIC AV #606	SAN FRANCISCO	CA	94109-2357
0576	008	OCCUPANT	1808 PACIFIC AV #607	SAN FRANCISCO	CA	94109-2357
0576	011	ROMAN & GALINA KNOP	261 17TH AV	SAN FRANCISCO	CA	94121-2310
0576	011	OCCUPANT	1856 PACIFIC AV	SAN FRANCISCO	CA	94109-2351
0576	011	OCCUPANT	1856 PACIFIC AV #1	SAN FRANCISCO	CA	94109-2351
0576	011	OCCUPANT	1856 PACIFIC AV #2	SAN FRANCISCO	CA	94109-2351
0576	011	OCCUPANT	1856 PACIFIC AV #3	SAN FRANCISCO	CA	94109-2351
0576	011	OCCUPANT	1856 PACIFIC AV #4	SAN FRANCISCO	CA	94109-2351
0576	011	OCCUPANT	1856 PACIFIC AV #5	SAN FRANCISCO	CA	94109-2351
0576	011	OCCUPANT	1856 PACIFIC AV #6	SAN FRANCISCO	CA	94109-2351
0576	011	OCCUPANT	1856 PACIFIC AV #7	SAN FRANCISCO	CA	94109-2351
0576	011	OCCUPANT	1856 PACIFIC AV #8	SAN FRANCISCO	CA	94109-2351
0576	011	OCCUPANT	1856 PACIFIC AV #9	SAN FRANCISCO	CA	94109-2351
0576	011	OCCUPANT	1856 PACIFIC AV #10	SAN FRANCISCO	CA	94109-2351
0576	011	OCCUPANT	1856 PACIFIC AV #PH	SAN FRANCISCO	CA	94109-2351
0576	013	LSL PROP HLDGS B14 DE LLC	2099 MARKET ST	SAN FRANCISCO	CA	94114-1315
0576	013	OCCUPANT	1870 PACIFIC AV #201	SAN FRANCISCO	CA	94109-2361
0576	013	OCCUPANT	1870 PACIFIC AV #202	SAN FRANCISCO	CA	94109-2361
0576	013	OCCUPANT	1870 PACIFIC AV #203	SAN FRANCISCO	CA	94109-2361
0576	013	OCCUPANT	1870 PACIFIC AV #204	SAN FRANCISCO	CA	94109-2361

12.0082D

0576	013	OCCUPANT	1870 PACIFIC AV #205	SAN FRANCISCO	CA	94109-2361
0576	013	OCCUPANT	1870 PACIFIC AV #301	SAN FRANCISCO	CA	94109-2361
0576	013	OCCUPANT	1870 PACIFIC AV #302	SAN FRANCISCO	CA	94109-2361
0576	013	OCCUPANT	1870 PACIFIC AV #303	SAN FRANCISCO	CA	94109-2361
0576	013	OCCUPANT	1870 PACIFIC AV #304	SAN FRANCISCO	CA	94109-2361
0576	013	OCCUPANT	1870 PACIFIC AV #305	SAN FRANCISCO	CA	94109-2361
0576	013	OCCUPANT	1870 PACIFIC AV #401	SAN FRANCISCO	CA	94109-2361
0576	013	OCCUPANT	1870 PACIFIC AV #402	SAN FRANCISCO	CA	94109-2361
0576	013	OCCUPANT	1870 PACIFIC AV #403	SAN FRANCISCO	CA	94109-2361
0576	013	OCCUPANT	1870 PACIFIC AV #404	SAN FRANCISCO	CA	94109-2361
0576	013	OCCUPANT	1870 PACIFIC AV #405	SAN FRANCISCO	CA	94109-2361
0576	013	OCCUPANT	1870 PACIFIC AV #501	SAN FRANCISCO	CA	94109-2361
0576	013	OCCUPANT	1870 PACIFIC AV #502	SAN FRANCISCO	CA	94109-2361
0576	013	OCCUPANT	1870 PACIFIC AV #503	SAN FRANCISCO	CA	94109-2361
0576	013	OCCUPANT	1870 PACIFIC AV #504	SAN FRANCISCO	CA	94109-2361
0576	013	OCCUPANT	1870 PACIFIC AV #505	SAN FRANCISCO	CA	94109-2361
0576	013	OCCUPANT	1870 PACIFIC AV #601	SAN FRANCISCO	CA	94109-2361
0576	013	OCCUPANT	1870 PACIFIC AV #602	SAN FRANCISCO	CA	94109-2361
0576	013	OCCUPANT	1870 PACIFIC AV #603	SAN FRANCISCO	CA	94109-2361
0576	013	OCCUPANT	1870 PACIFIC AV #604	SAN FRANCISCO	CA	94109-2361
0576	013	OCCUPANT	1870 PACIFIC AV #605	SAN FRANCISCO	CA	94109-2361
0576	013	OCCUPANT	1870 PACIFIC AV #701	SAN FRANCISCO	CA	94109-2361
0576	013	OCCUPANT	1870 PACIFIC AV #702	SAN FRANCISCO	CA	94109-2361
0576	013	OCCUPANT	1870 PACIFIC AV #703	SAN FRANCISCO	CA	94109-2361
0576	013	OCCUPANT	1870 PACIFIC AV #704	SAN FRANCISCO	CA	94109-2361
0576	013	OCCUPANT	1870 PACIFIC AV #705	SAN FRANCISCO	CA	94109-2361
0576	014	PACIFIC CURTAIN CO	591 REDWOOD HWY FRONTAGE RD #225	MILL VALLEY	CA	94941-6001
0576	014	OCCUPANT	1880 PACIFIC AV #101	SAN FRANCISCO	CA	94109-2363
0576	014	OCCUPANT	1880 PACIFIC AV #102	SAN FRANCISCO	CA	94109-2363
0576	014	OCCUPANT	1880 PACIFIC AV #103	SAN FRANCISCO	CA	94109-2363
0576	014	OCCUPANT	1880 PACIFIC AV #201	SAN FRANCISCO	CA	94109-2363
0576	014	OCCUPANT	1880 PACIFIC AV #202	SAN FRANCISCO	CA	94109-2363
0576	014	OCCUPANT	1880 PACIFIC AV #203	SAN FRANCISCO	CA	94109-2363
0576	014	OCCUPANT	1880 PACIFIC AV #204	SAN FRANCISCO	CA	94109-2363
0576	014	OCCUPANT	1880 PACIFIC AV #301	SAN FRANCISCO	CA	94109-2363
0576	014	OCCUPANT	1880 PACIFIC AV #302	SAN FRANCISCO	CA	94109-2363
0576	014	OCCUPANT	1880 PACIFIC AV #303	SAN FRANCISCO	CA	94109-2363
0576	014	OCCUPANT	1880 PACIFIC AV #304	SAN FRANCISCO	CA	94109-2363
0576	014	OCCUPANT	1880 PACIFIC AV #401	SAN FRANCISCO	CA	94109-2363
0576	014	OCCUPANT	1880 PACIFIC AV #402	SAN FRANCISCO	CA	94109-2363
0576	014	OCCUPANT	1880 PACIFIC AV #403	SAN FRANCISCO	CA	94109-2363
0576	014	OCCUPANT	1880 PACIFIC AV #404	SAN FRANCISCO	CA	94109-2363
0576	014	OCCUPANT	1880 PACIFIC AV #501	SAN FRANCISCO	CA	94109-2363
0576	014	OCCUPANT	1880 PACIFIC AV #502	SAN FRANCISCO	CA	94109-2363
0576	014	OCCUPANT	1880 PACIFIC AV #503	SAN FRANCISCO	CA	94109-2363
0576	014	OCCUPANT	1880 PACIFIC AV #504	SAN FRANCISCO	CA	94109-2363
0576	014	OCCUPANT	1880 PACIFIC AV #601	SAN FRANCISCO	CA	94109-2363
0576	014	OCCUPANT	1880 PACIFIC AV #602	SAN FRANCISCO	CA	94109-2363
0576	014	OCCUPANT	1880 PACIFIC AV #603	SAN FRANCISCO	CA	94109-2363
0576	014	OCCUPANT	1880 PACIFIC AV #604	SAN FRANCISCO	CA	94109-2363
0576	014	OCCUPANT	1880 PACIFIC AV #701	SAN FRANCISCO	CA	94109-2363
0576	014	OCCUPANT	1880 PACIFIC AV #702	SAN FRANCISCO	CA	94109-2363
0576	014	OCCUPANT	1880 PACIFIC AV #703	SAN FRANCISCO	CA	94109-2363
0576	014	OCCUPANT	1880 PACIFIC AV #704	SAN FRANCISCO	CA	94109-2363
0576	015	MOOSHOO TRS	555 CALIFORNIA ST #2975	SAN FRANCISCO	CA	94104-1605
0576	015	OCCUPANT	2312 GOUGH ST	SAN FRANCISCO	CA	94109-2338
0576	016	D & G MANZONE	2336 GOUGH ST	SAN FRANCISCO	CA	94109-2338
0576	016	OCCUPANT	2336A GOUGH ST	SAN FRANCISCO	CA	94109-2338
0576	016	OCCUPANT	2336B GOUGH ST	SAN FRANCISCO	CA	94109-2338
0576	016	OCCUPANT	2340 GOUGH ST	SAN FRANCISCO	CA	94109-2338
0576	017	MIKHAIL & MARINA GELMAN	1787 BROADWAY	SAN FRANCISCO	CA	94109-2425
0576	017	OCCUPANT	1785 BROADWAY	SAN FRANCISCO	CA	94109-2425
0576	021	THOMAS WILEY TRS	9060 W CHEYENNE AV	LAS VEGAS	NV	89129-8911
0576	021	OCCUPANT	1759 BROADWAY	SAN FRANCISCO	CA	94109-2425
0576	021	OCCUPANT	1761 BROADWAY	SAN FRANCISCO	CA	94109-2425
0576	021	OCCUPANT	1763 BROADWAY	SAN FRANCISCO	CA	94109-2425

12.00820

0576	021	OCCUPANT	1755 BROADWAY	SAN FRANCISCO	CA	94109-2425
0576	022	RICHARD GERSTEIN	1751 BROADWAY	SAN FRANCISCO	CA	94109-2425
0576	022	OCCUPANT	1753 BROADWAY	SAN FRANCISCO	CA	94109-2425
0576	022	OCCUPANT	1755 BROADWAY	SAN FRANCISCO	CA	94109-2425
0576	024	DENNIS & MICHELLE TRIMBLE	2140 GERI LN	HILLSBOROUGH	CA	94010-6324
0576	024	OCCUPANT	1737A BROADWAY	SAN FRANCISCO	CA	94109-2498
0576	024	OCCUPANT	1737B BROADWAY	SAN FRANCISCO	CA	94109-2498
0576	024	OCCUPANT	1737C BROADWAY	SAN FRANCISCO	CA	94109-2498
0576	024	OCCUPANT	1739A BROADWAY	SAN FRANCISCO	CA	94109-2498
0576	024	OCCUPANT	1739B BROADWAY	SAN FRANCISCO	CA	94109-2498
0576	024	OCCUPANT	1739C BROADWAY	SAN FRANCISCO	CA	94109-2498
0576	025	JIMENEZ TRS	1715 BROADWAY #6	SAN FRANCISCO	CA	94109-2459
0576	025	OCCUPANT	1715 BROADWAY #1	SAN FRANCISCO	CA	94109-2459
0576	025	OCCUPANT	1715 BROADWAY #2	SAN FRANCISCO	CA	94109-2459
0576	025	OCCUPANT	1715 BROADWAY #3	SAN FRANCISCO	CA	94109-2459
0576	025	OCCUPANT	1715 BROADWAY #4	SAN FRANCISCO	CA	94109-2459
0576	025	OCCUPANT	1715 BROADWAY #5	SAN FRANCISCO	CA	94109-2459
0576	026	PARKLYN BAY CO LLC	1800 PACIFIC AV	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #101	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #102	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #103	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #104	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #105	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #106	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #107	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #108	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #201	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #202	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #203	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #204	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #205	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #206	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #207	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #208	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #301	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #302	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #303	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #304	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #305	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #306	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #307	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #308	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #401	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #402	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #403	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #404	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #405	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #406	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #407	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #408	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #501	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #502	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #503	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #504	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #505	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #506	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #507	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #508	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #601	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #602	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #603	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #604	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #605	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #606	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #607	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #608	SAN FRANCISCO	CA	94109-2352

12.0082D

0576	026	OCCUPANT	1800 PACIFIC AV #701	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #702	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #703	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #704	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #705	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #706	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #707	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #708	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #801	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #802	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #803	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #804	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #805	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #806	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #807	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #808	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #901	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #902	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #903	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #904	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #1001	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #1002	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #1003	SAN FRANCISCO	CA	94109-2352
0576	026	OCCUPANT	1800 PACIFIC AV #1004	SAN FRANCISCO	CA	94109-2352
0576	027	JOHNNY JARAMILLO	1896 PACIFIC AV #102	SAN FRANCISCO	CA	94109-2301
0576	028	REYNA & MILLER	1819 POLK ST #382	SAN FRANCISCO	CA	94109-3003
0576	028	OCCUPANT	1896 PACIFIC AV #104	SAN FRANCISCO	CA	94109-2301
0576	029	PATRICIA MCKINNEY	1896 PACIFIC AV #202	SAN FRANCISCO	CA	94109-2301
0576	030	PETER SULLIVAN	1896 PACIFIC AV #204	SAN FRANCISCO	CA	94109-2301
0576	031	PHILIPPE LHUILLIER	1896 PACIFIC AV #302	SAN FRANCISCO	CA	94109-2302
0576	032	SYCIP TRS	1896 PACIFIC AV #304	SAN FRANCISCO	CA	94109-2302
0576	033	PBR	1896 PACIFIC AV #402	SAN FRANCISCO	CA	94109-2302
0576	034	DAVID LING	1896 PACIFIC AV #404	SAN FRANCISCO	CA	94109-2302
0576	035	FREDERICK FIECHTER	1896 PACIFIC AV #502	SAN FRANCISCO	CA	94109-2302
0576	036	SCHILDHAUSE TRS	1896 PACIFIC AV #504	SAN FRANCISCO	CA	94109-2302
0576	037	DOUGLAS BIEDERBECK TRS	1896 PACIFIC AV #602	SAN FRANCISCO	CA	94109-2302
0576	038	JOAN COHEN TRS	15 GRACEMERE	TARRYTOWN	NY	10591-6208
0576	038	OCCUPANT	1896 PACIFIC AV #604	SAN FRANCISCO	CA	94109-2304
0576	039	WALTER NIRENBERG	1896 PACIFIC AV #702	SAN FRANCISCO	CA	94109-2304
0576	040	NEW REAL CORP	1896 PACIFIC AV #704	SAN FRANCISCO	CA	94109-2304
0576	041	NOLA DEMEUSE TRS	31471 OLD SAN JUAN RD	SAN JUAN CAPISTRANO	CA	92675-2504
0576	041	OCCUPANT	1896 PACIFIC AV #802	SAN FRANCISCO	CA	94109-2304
0576	042	KATZ-SNYDER TRS	1896 PACIFIC AV #804	SAN FRANCISCO	CA	94109-2304
0576	043	NIVEN TRS	1896 PACIFIC AV #PH-1	SAN FRANCISCO	CA	94109-2366
0576	043	OCCUPANT	1896 PACIFIC AV #1P	SAN FRANCISCO	CA	94109-2366
0576	044	DAVID REYNA	1819 POLK ST #382	SAN FRANCISCO	CA	94109-3003
0576	044	OCCUPANT	1896 PACIFIC AV #106	SAN FRANCISCO	CA	94109-2301
0576	045	EVANS TRS	2255 FRANKLIN ST	SAN FRANCISCO	CA	94109-2427
0576	046	ERVIN TU	2253 FRANKLIN ST	SAN FRANCISCO	CA	94109-2427
0576	047	JANET BYERLEIN	1769 BROADWAY #1	SAN FRANCISCO	CA	94109-2438
0576	048	ROBERT & JEAN SPENCER	1769 BROADWAY #2	SAN FRANCISCO	CA	94109-2438
0576	049	BARBARA WIRTH	1690 BROADWAY #205	SAN FRANCISCO	CA	94109-2484
0576	049	OCCUPANT	1769 BROADWAY #3	SAN FRANCISCO	CA	94109-2438
0576	050	YVONNE GLAROS	1775 BROADWAY #3	SAN FRANCISCO	CA	94109-2455
0576	051	PAUL BANNOW	1775 BROADWAY #5	SAN FRANCISCO	CA	94109-2456
0576	052	DOUGLASS SMITH	1775 BROADWAY #1	SAN FRANCISCO	CA	94109-2455
0576	052	OCCUPANT	1775 BROADWAY #8	SAN FRANCISCO	CA	94109-2456
0576	053	CATHLEEN OBATA TRS	1769 BROADWAY #4	SAN FRANCISCO	CA	94109-2438
0576	054	W & K CLEARY	20645 MONTALVO HEIGHTS DR	SARATOGA	CA	95070-6337
0576	054	OCCUPANT	1769 BROADWAY #8	SAN FRANCISCO	CA	94109-2471
0576	055	MORGENSTEIN FMLY	444 BELVEDERE ST	SAN FRANCISCO	CA	94117-4310
0576	055	OCCUPANT	1769 BROADWAY #7	SAN FRANCISCO	CA	94109-2471
0576	056	SIMIN MEYKADEH TRS	34 RED HILL CIR	TIBURON	CA	94920-1702
0576	056	OCCUPANT	1775 BROADWAY #2	SAN FRANCISCO	CA	94109-2465
0576	057	JULIE FERRIOT	1775 BROADWAY #5	SAN FRANCISCO	CA	94109-2456
0576	058	LAURA PILZ	1775 BROADWAY #4	SAN FRANCISCO	CA	94109-2455



12.0082D

0576	059	NICHOL TRS	1769 BROADWAY #8	SAN FRANCISCO	CA	94109-2471
0576	059	OCCUPANT	1769 BROADWAY #6	SAN FRANCISCO	CA	94109-2463
0576	060	EVELYN SILVA	2114 LEAVENWORTH ST	SAN FRANCISCO	CA	94133-2520
0576	060	OCCUPANT	1769 BROADWAY #9	SAN FRANCISCO	CA	94109-2463
0576	061	M & J RONDA	1769 BROADWAY #10	SAN FRANCISCO	CA	94109-2471
0576	062	JESSE & MARI CHOPER	2 VALLEY HIGH	LAFAYETTE	CA	94549-2418
0576	062	OCCUPANT	1769 BROADWAY #11	SAN FRANCISCO	CA	94109-2463
0576	063	DANA KERN	7222 AVIARA DR	CARLSBAD	CA	92011-4902
0576	063	OCCUPANT	1775 BROADWAY #7	SAN FRANCISCO	CA	94109-2465
0576	064	CLARKE & WENDY BARRETT	PO BOX 6027	SCHENECTADY	NY	12301-6027
0576	064	OCCUPANT	1775 BROADWAY #8	SAN FRANCISCO	CA	94109-2465
0576	065	LYNNE CHOU	1775 BROADWAY #9	SAN FRANCISCO	CA	94109-2465
0576	066	CHARLES KAVITSKY	1910 STRAITS VIEW DR	TIBURON	CA	94920-1821
0576	066	OCCUPANT	1701 BROADWAY #1	SAN FRANCISCO	CA	94109-2460
0576	067	MARY SCHREIBER	1701 BROADWAY #2	SAN FRANCISCO	CA	94109-2460
0576	068	GEORGE STEWART	1701 BROADWAY #3	SAN FRANCISCO	CA	94109-2460
0576	069	ADMAN HADEED	1701 BROADWAY #4	SAN FRANCISCO	CA	94109-2460
0576	070	ADELE HAYUTIN	1701 BROADWAY #5	SAN FRANCISCO	CA	94109-2461
0576	071	D & B SPINAZZOLA	1701 BROADWAY #6	SAN FRANCISCO	CA	94109-2461
0576	072	LAWRENCE CHOY	1701 BROADWAY #7	SAN FRANCISCO	CA	94109-2461
0576	073	POPLAR INVSTMT ASSOC LLC	577 DORY LN	REDWOOD CITY	CA	94065-1207
0576	073	OCCUPANT	1701 BROADWAY #8	SAN FRANCISCO	CA	94109-2461
0576	074	DONNETTE CLARENS	2243 FRANKLIN ST	SAN FRANCISCO	CA	94109-2427
0576	075	KRISTIN CUNNINGHAM	2245 FRANKLIN ST	SAN FRANCISCO	CA	94109-2427
0576	076	MAUREEN RIORDAN	2247 FRANKLIN ST	SAN FRANCISCO	CA	94109-2427
0576	077	SCOTT AAL	1745 BROADWAY	SAN FRANCISCO	CA	94109-2425
0576	078	SEVAN MINASIAN	1747 BROADWAY	SAN FRANCISCO	CA	94109-2425
0576	079	JEANNIE SHIN	1749 BROADWAY	SAN FRANCISCO	CA	94109-2425
0576	080	YELENA KOTLYAR	PO BOX 471435	SAN FRANCISCO	CA	94147-1435
0576	080	OCCUPANT	1814 PACIFIC AV	SAN FRANCISCO	CA	94109
0576	080	OCCUPANT	1818 PACIFIC AV #1	SAN FRANCISCO	CA	94109
0576	080	OCCUPANT	1818 PACIFIC AV #2	SAN FRANCISCO	CA	94109
0576	080	OCCUPANT	1818 PACIFIC AV #3	SAN FRANCISCO	CA	94109
0576	080	OCCUPANT	1818 PACIFIC AV #4	SAN FRANCISCO	CA	94109
0576	082	SUNDEEP & TARA DEV	6804 CHEYENNE TRL	EDINA	MN	55439-1157
0576	082	OCCUPANT	1810 PACIFIC AV	SAN FRANCISCO	CA	94109-2340
0576	083	TREFETHEN TRS	1812 PACIFIC AV	SAN FRANCISCO	CA	94109-2340
0593	001F	ROBERT PODESTA TRS	9 VINE AV	SAN ANSELMO	CA	94960-2730
0593	001F	OCCUPANT	1831 PACIFIC AV #101	SAN FRANCISCO	CA	94109-2359
0593	001F	OCCUPANT	1831 PACIFIC AV #102	SAN FRANCISCO	CA	94109-2359
0593	001F	OCCUPANT	1831 PACIFIC AV #103	SAN FRANCISCO	CA	94109-2359
0593	001F	OCCUPANT	1831 PACIFIC AV #104	SAN FRANCISCO	CA	94109-2359
0593	001F	OCCUPANT	1831 PACIFIC AV #201	SAN FRANCISCO	CA	94109-2359
0593	001F	OCCUPANT	1831 PACIFIC AV #202	SAN FRANCISCO	CA	94109-2359
0593	001F	OCCUPANT	1831 PACIFIC AV #203	SAN FRANCISCO	CA	94109-2359
0593	001F	OCCUPANT	1831 PACIFIC AV #204	SAN FRANCISCO	CA	94109-2359
0593	001F	OCCUPANT	1831 PACIFIC AV #301	SAN FRANCISCO	CA	94109-2359
0593	001F	OCCUPANT	1831 PACIFIC AV #302	SAN FRANCISCO	CA	94109-2359
0593	001F	OCCUPANT	1831 PACIFIC AV #303	SAN FRANCISCO	CA	94109-2359
0593	001F	OCCUPANT	1831 PACIFIC AV #304	SAN FRANCISCO	CA	94109-2359
0593	001G	IRENE LI TRS	161 23RD AV	SAN FRANCISCO	CA	94121-1218
0593	001G	OCCUPANT	1821 PACIFIC AV #1	SAN FRANCISCO	CA	94109-2358
0593	001G	OCCUPANT	1821 PACIFIC AV #2	SAN FRANCISCO	CA	94109-2358
0593	001G	OCCUPANT	1821 PACIFIC AV #3	SAN FRANCISCO	CA	94109-2358
0593	001G	OCCUPANT	1821 PACIFIC AV #4	SAN FRANCISCO	CA	94109-2358
0593	001G	OCCUPANT	1821 PACIFIC AV #5	SAN FRANCISCO	CA	94109-2358
0593	001G	OCCUPANT	1821 PACIFIC AV #6	SAN FRANCISCO	CA	94109-2358
0593	001G	OCCUPANT	1821 PACIFIC AV #7	SAN FRANCISCO	CA	94109-2358
0593	001G	OCCUPANT	1821 PACIFIC AV #8	SAN FRANCISCO	CA	94109-2358
0593	001G	OCCUPANT	1821 PACIFIC AV #9	SAN FRANCISCO	CA	94109-2358
0593	001G	OCCUPANT	1821 PACIFIC AV #10	SAN FRANCISCO	CA	94109-2358
0593	001G	OCCUPANT	1821 PACIFIC AV #11	SAN FRANCISCO	CA	94109-2358
0593	001G	OCCUPANT	1821 PACIFIC AV #12	SAN FRANCISCO	CA	94109-2358
0593	001G	OCCUPANT	1821 PACIFIC AV #14	SAN FRANCISCO	CA	94109-2358
0593	001G	OCCUPANT	1821 PACIFIC AV #15	SAN FRANCISCO	CA	94109-2358
0593	001G	OCCUPANT	1821 PACIFIC AV #16	SAN FRANCISCO	CA	94109-2358

12.0082D

0593	002C	BIG LLC	2001 UNION ST #200	SAN FRANCISCO	CA	94123-4135
0593	002C	OCCUPANT	1875 PACIFIC AV #201	SAN FRANCISCO	CA	94109-2362
0593	002C	OCCUPANT	1875 PACIFIC AV #202	SAN FRANCISCO	CA	94109-2362
0593	002C	OCCUPANT	1875 PACIFIC AV #203	SAN FRANCISCO	CA	94109-2362
0593	002C	OCCUPANT	1875 PACIFIC AV #204	SAN FRANCISCO	CA	94109-2362
0593	002C	OCCUPANT	1875 PACIFIC AV #301	SAN FRANCISCO	CA	94109-2362
0593	002C	OCCUPANT	1875 PACIFIC AV #302	SAN FRANCISCO	CA	94109-2362
0593	002C	OCCUPANT	1875 PACIFIC AV #303	SAN FRANCISCO	CA	94109-2362
0593	002C	OCCUPANT	1875 PACIFIC AV #304	SAN FRANCISCO	CA	94109-2362
0593	002C	OCCUPANT	1875 PACIFIC AV #401	SAN FRANCISCO	CA	94109-2362
0593	002C	OCCUPANT	1875 PACIFIC AV #402	SAN FRANCISCO	CA	94109-2362
0593	002C	OCCUPANT	1875 PACIFIC AV #403	SAN FRANCISCO	CA	94109-2362
0593	002C	OCCUPANT	1875 PACIFIC AV #404	SAN FRANCISCO	CA	94109-2362
0593	002C	OCCUPANT	1875 PACIFIC AV #501	SAN FRANCISCO	CA	94109-2362
0593	002C	OCCUPANT	1875 PACIFIC AV #502	SAN FRANCISCO	CA	94109-2362
0593	002C	OCCUPANT	1875 PACIFIC AV #503	SAN FRANCISCO	CA	94109-2362
0593	002C	OCCUPANT	1875 PACIFIC AV #504	SAN FRANCISCO	CA	94109-2362
0593	002D	HLADKY TRS	3 BLUEBELL CT	MILLBRAE	CA	94030-1661
0593	002D	OCCUPANT	1855 PACIFIC AV #101	SAN FRANCISCO	CA	94109-2360
0593	002D	OCCUPANT	1855 PACIFIC AV #102	SAN FRANCISCO	CA	94109-2360
0593	002D	OCCUPANT	1855 PACIFIC AV #103	SAN FRANCISCO	CA	94109-2360
0593	002D	OCCUPANT	1855 PACIFIC AV #104	SAN FRANCISCO	CA	94109-2360
0593	002D	OCCUPANT	1855 PACIFIC AV #105	SAN FRANCISCO	CA	94109-2360
0593	002D	OCCUPANT	1855 PACIFIC AV #106	SAN FRANCISCO	CA	94109-2360
0593	002D	OCCUPANT	1855 PACIFIC AV #201	SAN FRANCISCO	CA	94109-2360
0593	002D	OCCUPANT	1855 PACIFIC AV #202	SAN FRANCISCO	CA	94109-2360
0593	002D	OCCUPANT	1855 PACIFIC AV #203	SAN FRANCISCO	CA	94109-2360
0593	002D	OCCUPANT	1855 PACIFIC AV #204	SAN FRANCISCO	CA	94109-2360
0593	002D	OCCUPANT	1855 PACIFIC AV #205	SAN FRANCISCO	CA	94109-2360
0593	002D	OCCUPANT	1855 PACIFIC AV #206	SAN FRANCISCO	CA	94109-2360
0593	002D	OCCUPANT	1855 PACIFIC AV #301	SAN FRANCISCO	CA	94109-2360
0593	002D	OCCUPANT	1855 PACIFIC AV #302	SAN FRANCISCO	CA	94109-2360
0593	002D	OCCUPANT	1855 PACIFIC AV #303	SAN FRANCISCO	CA	94109-2360
0593	002D	OCCUPANT	1855 PACIFIC AV #304	SAN FRANCISCO	CA	94109-2360
0593	002D	OCCUPANT	1855 PACIFIC AV #305	SAN FRANCISCO	CA	94109-2360
0593	002D	OCCUPANT	1855 PACIFIC AV #306	SAN FRANCISCO	CA	94109-2360
0593	003	SNAIDER TRS	2128 FRANKLIN ST	SAN FRANCISCO	CA	94109-2912
0593	003	OCCUPANT	1845 PACIFIC AV #1	SAN FRANCISCO	CA	94109-2389
0593	003	OCCUPANT	1845 PACIFIC AV #2	SAN FRANCISCO	CA	94109-2389
0593	003	OCCUPANT	1845 PACIFIC AV #3	SAN FRANCISCO	CA	94109-2389
0593	003	OCCUPANT	1845 PACIFIC AV #4	SAN FRANCISCO	CA	94109-2389
0593	003	OCCUPANT	1845 PACIFIC AV #5	SAN FRANCISCO	CA	94109-2389
0593	003	OCCUPANT	1845 PACIFIC AV #6	SAN FRANCISCO	CA	94109-2389
0593	003A	GEORGE & LILLIAN ABUYAGHI	112 VILLAGE LN	DALY CITY	CA	94015-1648
0593	003A	OCCUPANT	1837 PACIFIC AV	SAN FRANCISCO	CA	94109-2339
0593	043	JACK & ELLY GHATAN	1080 CHESTNUT ST	SAN FRANCISCO	CA	94109-1240
0593	043	OCCUPANT	1885 PACIFIC AV #101	SAN FRANCISCO	CA	94109-2364
0593	043	OCCUPANT	1885 PACIFIC AV #102	SAN FRANCISCO	CA	94109-2364
0593	043	OCCUPANT	1885 PACIFIC AV #103	SAN FRANCISCO	CA	94109-2364
0593	043	OCCUPANT	1885 PACIFIC AV #201	SAN FRANCISCO	CA	94109-2364
0593	043	OCCUPANT	1885 PACIFIC AV #202	SAN FRANCISCO	CA	94109-2364
0593	043	OCCUPANT	1885 PACIFIC AV #203	SAN FRANCISCO	CA	94109-2364
0593	043	OCCUPANT	1885 PACIFIC AV #301	SAN FRANCISCO	CA	94109-2364
0593	043	OCCUPANT	1885 PACIFIC AV #302	SAN FRANCISCO	CA	94109-2364
0593	043	OCCUPANT	1885 PACIFIC AV #303	SAN FRANCISCO	CA	94109-2364
0593	094	GAIL GOLDMAN	1895 PACIFIC AV #101	SAN FRANCISCO	CA	94109-2322
0593	095	VERONIKA ALBUS	1895 PACIFIC AV #102	SAN FRANCISCO	CA	94109-2322
0593	096	GARY SLOBODA	1895 PACIFIC AV #103	SAN FRANCISCO	CA	94109-2322
0593	097	MARA WEISS	1895 PACIFIC AV #104	SAN FRANCISCO	CA	94109-2322
0593	098	STEPHEN ENGLE	1895 PACIFIC AV #105	SAN FRANCISCO	CA	94109-2322
0593	099	ANTHONY NICCO TRS	1895 PACIFIC AV #201	SAN FRANCISCO	CA	94109-2323
0593	100	ALLAN SCHWARTZ	5934 FULTON ST	SAN FRANCISCO	CA	94121-3423
0593	100	OCCUPANT	1895 PACIFIC AV #202	SAN FRANCISCO	CA	94109-2323
0593	101	2251 WEBSTER SF LLC	3053 FILLMORE ST #197	SAN FRANCISCO	CA	94123-4009
0593	101	OCCUPANT	1895 PACIFIC AV #203	SAN FRANCISCO	CA	94109-2323
0593	102	W M DUNTON	1895 PACIFIC AV #204	SAN FRANCISCO	CA	94109-2323

12.0082D

0593	103	FELIX BRYAN TRS	1895 PACIFIC AV #205	SAN FRANCISCO	CA	94109-2323
0593	104	JEFFERY FENTER	1895 PACIFIC AV #206	SAN FRANCISCO	CA	94109-2323
0593	105	COLLEEN OGRADY	1895 PACIFIC AV #301	SAN FRANCISCO	CA	94109-2324
0593	106	IWERSEN TRS	1455 WOODLAND AV	MENLO PARK	CA	94025-2850
0593	106	OCCUPANT	1895 PACIFIC AV #302	SAN FRANCISCO	CA	94109-2324
0593	107	KEVIN TAUSEND	1895 PACIFIC AV #303	SAN FRANCISCO	CA	94109-2324
0593	108	LAWRENCE ODELL	1895 PACIFIC AV #304	SAN FRANCISCO	CA	94109-2324
0593	109	TAYLOR TRUITT	1895 PACIFIC AV #305	SAN FRANCISCO	CA	94109-2324
0593	110	HELENE FRIED TRS	1895 PACIFIC AV #306	SAN FRANCISCO	CA	94109-2324
0593	111	INGRID SVENSSON	3384 MORAGA BL	LAFAYETTE	CA	94549-4642
0593	111	OCCUPANT	1895 PACIFIC AV #401	SAN FRANCISCO	CA	94109-2388
0593	112	AMIR TALEBI ETAL	2748 STEINER ST	SAN FRANCISCO	CA	94123-4714
0593	112	OCCUPANT	1895 PACIFIC AV #402	SAN FRANCISCO	CA	94109-2388
0593	113	ROBERT SWENSON	1062 CATHCART WAY	STANFORD	CA	94305-1047
0593	113	OCCUPANT	1895 PACIFIC AV #403	SAN FRANCISCO	CA	94109-2388
0593	114	DELIA CRAWFORD TRS	1895 PACIFIC AV #404	SAN FRANCISCO	CA	94109-2388
0593	115	POLAND TRS	4244 E BLUE SPRUCE LN	GILBERT	AZ	85298-4607
0593	115	OCCUPANT	1895 PACIFIC AV #405	SAN FRANCISCO	CA	94109-2388
0593	116	SHERI WISGERHOF TRS	1895 PACIFIC AV #406	SAN FRANCISCO	CA	94109-2388
0593	117	DAVID PARRY	1181 CHESTNUT ST	SAN FRANCISCO	CA	94109-1140
0593	117	OCCUPANT	1895 PACIFIC AV #501	SAN FRANCISCO	CA	94109-2325
0593	118	WENDY LEOPOLD	1895 PACIFIC AV #502	SAN FRANCISCO	CA	94109-2325
0593	119	PAULA LINDEN TRS	436 NEVADA AV	SAN MATEO	CA	94402-2228
0593	119	OCCUPANT	1895 PACIFIC AV #503	SAN FRANCISCO	CA	94109-2325
0593	120	JASON HAYNES	2105 BAY AV	ROCKPORT	TX	78382-3405
0593	120	OCCUPANT	1895 PACIFIC AV #504	SAN FRANCISCO	CA	94109-2325
0593	121	RICHARD IANNONE TRS	71 CASCADE CRK LN	LAS VEGAS	NV	89113
0593	121	OCCUPANT	1895 PACIFIC AV #505	SAN FRANCISCO	CA	94109-2325
0593	122	EDWARD & PEGGY WALLS	3003 PASEO TRANQUILLO	SANTA BARBARA	CA	93105-2934
0593	122	OCCUPANT	1895 PACIFIC AV #506	SAN FRANCISCO	CA	94109-2325
9999	999	.....	.....	.....	.....	.....

# APPLICATION FOR Discretionary Review

## 1. Owner/Applicant Information

DR APPLICANT'S NAME: Helen Flavier-Peisse, Paul Flavier		
DR APPLICANT'S ADDRESS: 1870 Pacific Avenue, Apartment No. 505, San Francisco, California	ZIP CODE: 94109	TELEPHONE: (415 ) 814-2254
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: PACIFIC MANOR LP, Roman Knop, Galina Knop		
ADDRESS: 261 17th Ave., San Francisco, California	ZIP CODE: 94121	TELEPHONE: (415 ) 516-5180
CONTACT FOR DR APPLICATION: Same as Above <input type="checkbox"/> Christine Tour-Sarkissian Law Offices, Christine Tour-Sarkissian		
ADDRESS: 211 Gough Street, 3rd Floor, San Francisco, California	ZIP CODE: 94102	TELEPHONE: (415 ) 626-7744
E-MAIL ADDRESS: christine@tslo.com		

## 2. Location and Classification

STREET ADDRESS OF PROJECT: 1856 Pacific Avenue, San Francisco, California		ZIP CODE: 94109		
CROSS STREETS: Gough and Franklin streets				
ASSESSORS BLOCK/LOT: 0576 / 011	LOT DIMENSIONS: 34' x 143' 3½	LOT AREA (SQ FT): 4871	ZONING DISTRICT: RM-3	HEIGHT/BULK DISTRICT: 80-A

## 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 

Residential

Present or Previous Use:

Proposed Use: Residential

Building Permit Application No. 201003299153

Date Filed: 03/29/2010

4. Actions Prior to a Discretionary Review Request

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

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.

N/A

---

---

---

---

---

# Discretionary Review Request

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

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

(Please see attached)

---

---

---

---

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

(Please see attached)

---

---

---

---

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

(Please see attached)

---

---

---

---

# 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: 06.27.2012

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

HELENE FLAVIER PEISSE

~~Owner~~ / Authorized Agent (circle one)

PETITIONER



# 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 type="checkbox"/> <input checked="" type="checkbox"/>
Photographs that illustrate your concerns	<input checked="" type="checkbox"/>
Convenant or Deed Restrictions	<input checked="" type="checkbox"/> N/A
Check payable to Planning Dept.	<input type="checkbox"/> <input checked="" type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/> <input checked="" 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 checked="" type="checkbox"/>

NOTES:

Required Material.

Optional Material.

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

For Department Use Only

Application received by Planning Department:

By: [Signature]

TODDAR OROPECKA

Date: 6.27.12

**RECEIVED**

JUN 27 2012

CITY & COUNTY OF S.F.  
PLANNING DEPARTMENT  
PIC

**Attachment No. 1 to the discretionary review application.****Building Permit Application: 2010-0329-9153 at 1856 Pacific Avenue, San Francisco, California****1. Reasons for Requesting Discretionary Review.**

Applicants Paul Flavier and Helene Flavier-Peisse (“Applicants”), the occupants of the property located at 1870 Pacific Avenue, Apartment No. 505, San Francisco (“Adjacent Property”) request the San Francisco Planning Commission to conduct a discretionary review of the building permit application No. 2010-0329-9153 for 1856 Pacific Avenue, San Francisco (“Subject Property”). The request for discretionary review is made because of the adverse impacts the approved addition will have on the privacy of the Adjacent Property’s occupants. Additionally, the proposed addition will deprive Applicant’s apartment from majority of its sunlight, view and will disturb Applicants’ quiet enjoyment of their home by making them exposed to noise and other nuisance, which will be hard to avoid when two decks will be constructed immediately next to the Adjacent Property’s wall and right in front of the Applicant’s windows.

**Loss of Privacy by the Adjacent Property and the Applicants**

The building permit application proposes to construct an additional floor level for the existing building (Plans A4, A11), running for 76 feet (71%) of the original length of the existing building (106 feet). The proposed addition will fill the remaining space on that level with a rear deck, indicated on the plans as “terrace below @ 5th level”. (Plan A7, notice on the same plan, the additional proposed “roof deck”). This deck will look out directly to the Applicants’ living room as it will be facing it and will be almost at the same level as the Applicants’ unit. San Francisco’s Municipal Planning Code, Section 101(c) specifies as one of its purposes is “[t]o

provide adequate light, air, *privacy* and convenience of access to property, and to secure safety from fire and other dangers.”

In its existing condition, privacy of the Applicants’ apartment is satisfactory as they have complete privacy as their windows look over the roof of the Subject Property. (See, Plan A4 for the current heights.) Except for an unlikely event of someone walking on the roof, no one looks over the Applicants’ use of their living room and dining room. If the proposed extension were to be approved, users of the Subject Property’s rear deck will be looking directly to the Applicants’ living room, at no distance and would completely destroy Applicants’ privacy.

**Loss of Safety by the Adjacent Property**

For the same reasons as stated above, the safety of the Applicants’ apartment will be severely compromised. Right now, it is next to impossible to get access to the Applicants’ living room, without being noticed, and it will still require some effort and risk to break-in through the living room’s window. If the proposed extension were to be implemented, a possibility for an intruder to walk in to the Applicants’ apartment from the Subject Property’s rear deck will be almost as easy as walking through the door. Applicants will never be able to leave the window open or unlocked, but even keep their window locked will not deliver the level of safety they presently have, since the potential burglar will have an opportunity to break-in, while remaining unnoticed.

The Applicants’ safety will be severely compromised if this addition and/or the associated decks were to be allowed to proceed forward.

**Increased Noise**

Outside decks are not created for mere decorative measures. Outside decks create a calling opportunity for parties, gatherings, and cook-outs. Even when social

events are held indoors, decks are utilized as “fresh air” outlets for those guests who smoke.

The two-deck feature for the Subject Property residents will be the problem for the residents of the Adjacent Property, because they will be directly exposed to the noise, as well as the cooking and smoking fumes and smells. It is especially a direct problem for the Applicants, whose apartment and majority of the windows will be in close-to-immediate proximity to the proposed rear deck. Exposure is even more amplified by the proposed additional, roof-top deck, indicated on the plans as “roof deck.” (Plan A7). Effectively, Applicants will be exposed to noise and fumes from two angles, coming from the entire east side of the Adjacent Property.

In addition to the noise from the deck after construction, there will also be significant noise during construction.

#### **Loss of light and air**

The Applicants today enjoy full sunlight access, fresh air, and an entire line of view through all their east-side windows in the living room and dining room, and the south-side window in the dining room. Proposed elevation of the Subject Property will block the entire east side and rear south side of the Adjacent Property, depriving the Applicants’ apartment from all light and air currently coming from this side. For the dining room it means a complete block. Kitchen’s only window, facing the same lightwell as the dining room, will also receive less light and air as it gets now. Decreased air flow will subdue the opportunity for ventilation and will increase a chance for fungus and mildew to populate in the Applicants’ apartment. One of the major characteristics of the Adjacent Property is the light that penetrates that apartment, with the construction of the proposed addition a

major part of the light filtering through the apartment will be lost thereby significantly reducing the value of the adjacent Property.

**Loss of view**

As seen from the pictures herein attached, the Applicants' apartment also enjoys a view from their living room window as well as the dining room and kitchen' windows. With the proposed construction the views from all these windows will either completely disappear or will be substantially reduced, thereby decreasing the value of the Applicants' unit.

**2. Unreasonable Impacts of the Proposed Extension.**

It is commonly accepted and understood that any new construction will somehow impact the neighboring properties. Current proposed addition to the Subject Property, if left unmodified, will negatively impact the Adjacent Property, because a construction of plain wall upfront the Applicants' apartment windows and east wall, including the portion of their lightwell, combined with a deck on the level of their north-east window, will unreasonably block more light and air, and create more dangers in privacy, safety, view and noise and smoke nuisance.

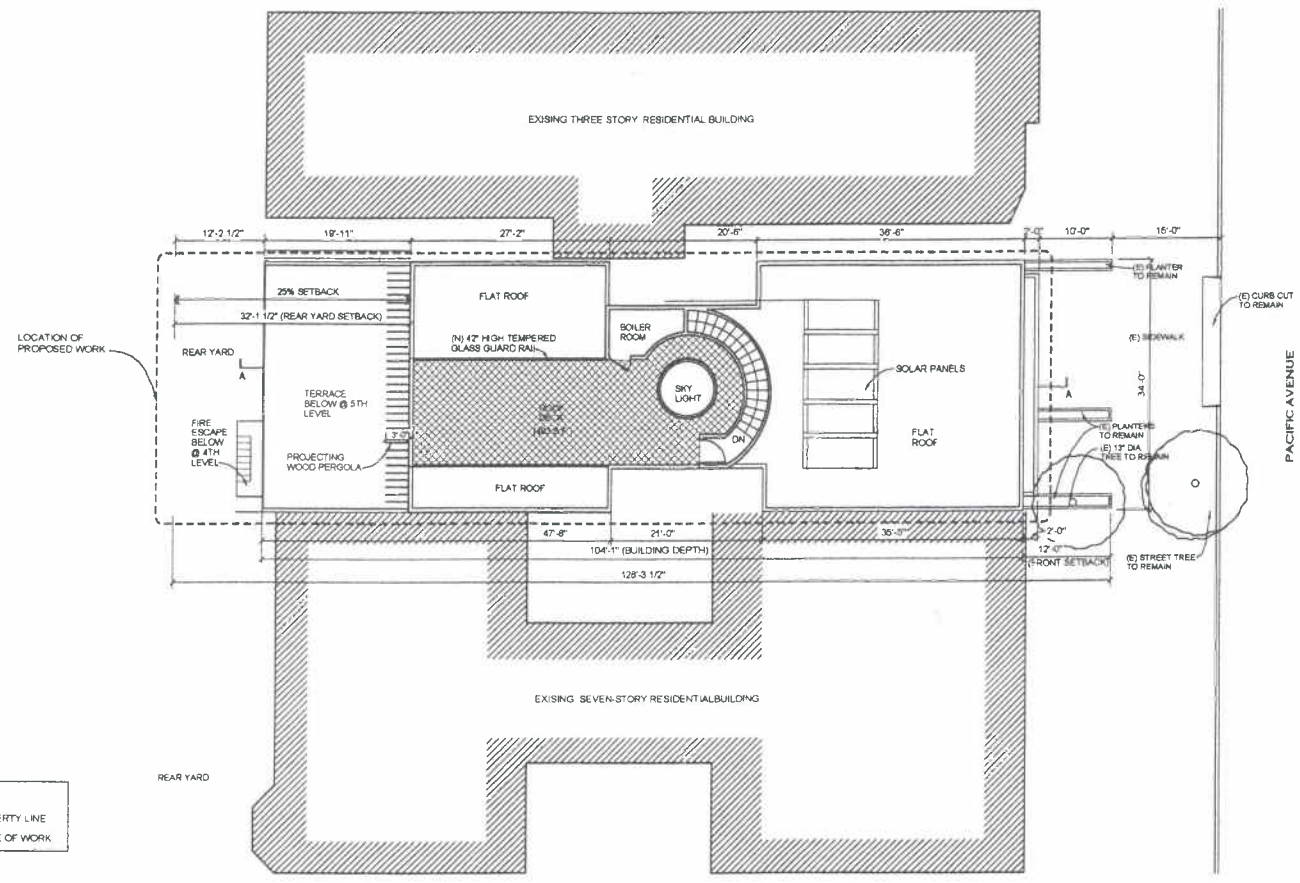
**3. Alternatives or Changes to the Proposed Extension.**

Applicants believe that it is practically impossible to minimize the negative impact of the proposed construction on Applicants' unit. It is clear that it will seriously eliminate the amount of light that the Applicants presently enjoy, it will impact their view and most importantly their privacy, especially if decks are added and windows are placed overlooking the Applicants' unit. Therefore Applicants request that the planning commission deny the proposed addition to the Subject Property.

Alternatively, Applicants request the Planning Commission to require the owners of the Subject Property to adjust or modify their proposed addition to the Subject Property as follows:

- a. Limit the amount of the new proposed decks to one, roof-top deck. It is sufficient for one apartment to have one deck, especially when it is a large, fully-open roof-top deck, like the one proposed.
- b. Eliminate the second deck altogether. Alternatively, replace the second proposed deck with a smaller footprint (up to 2-3 feet, instead of currently proposed 19'-11") garden balcony. This way, both the Adjacent and Subject Properties will receive a nicer view for their North-East and North windows, while the security, safety, noise, and other nuisance impacts will be minimized, and removed from being placed immediately next the Applicant's apartment.
- c. Continue the pattern of the Subject Property's proposed sides' "flat roof" setback throughout the length of the building, in order to avoid direct contact of the deck or garden with the Adjacent Property's wall and windows.
- d. Employ solid, high railings for the South walls on the deck and garden, instead of currently proposed "tempered glass." This will decrease privacy exposure for the Applicants.
- e. Repeat the Adjacent Property's lightwell contour for the proposed elevation on the Subject Property. It is currently proposed to block almost half of the existing lightwell. (Plan A0).

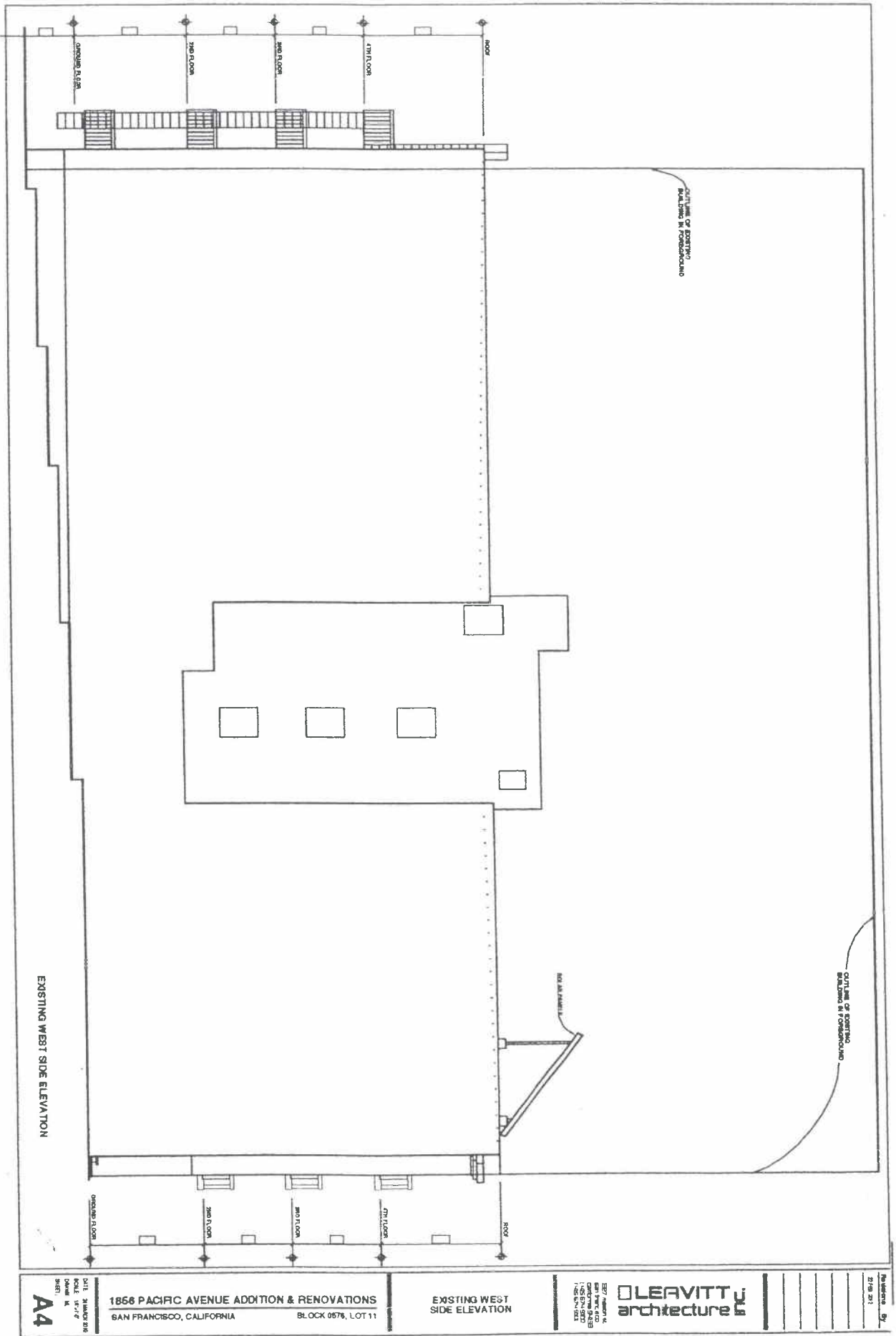
KEY:  
- - - - - PROPERTY LINE  
- - - - - SCOPE OF WORK



EXISTING ROOF / SITE PLAN

12.0082D





EXISTING WEST SIDE ELEVATION

**A4**  
 DATE: 12/10/18  
 SCALE: 1/8" = 1'-0"  
 SHEET: 11 OF 11

**1856 PACIFIC AVENUE ADDITION & RENOVATIONS**  
 SAN FRANCISCO, CALIFORNIA

BLOCK 0576, LOT 11

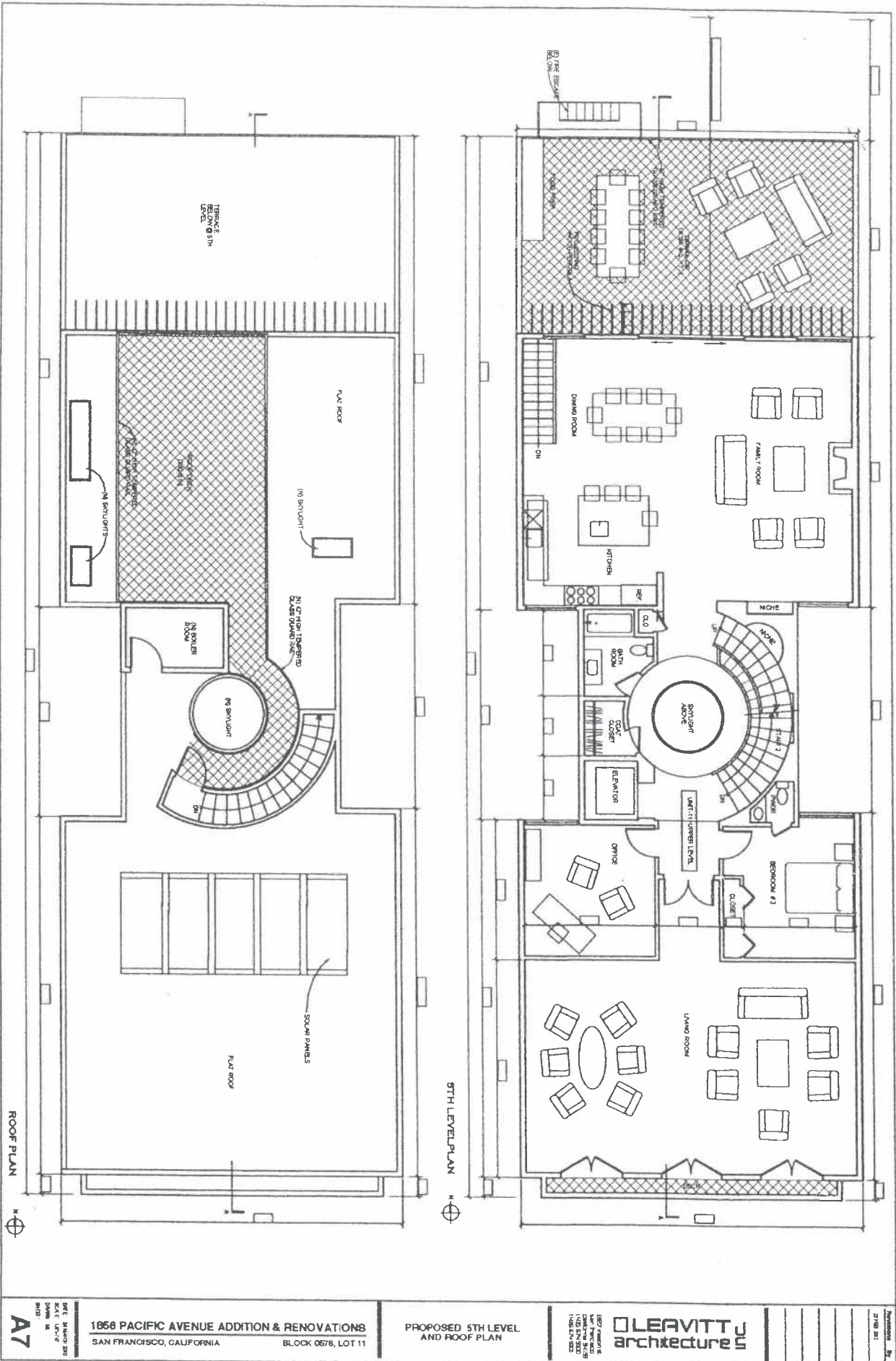
EXISTING WEST  
 SIDE ELEVATION

1856 PACIFIC AVENUE  
 SAN FRANCISCO, CA 94109  
 TEL: 415.774.8888  
 WWW.LEAVITTARCH.COM

**LEAVITT**  
 architecture

Drawn by:  
 12/10/18

12.0082D



12.0082D

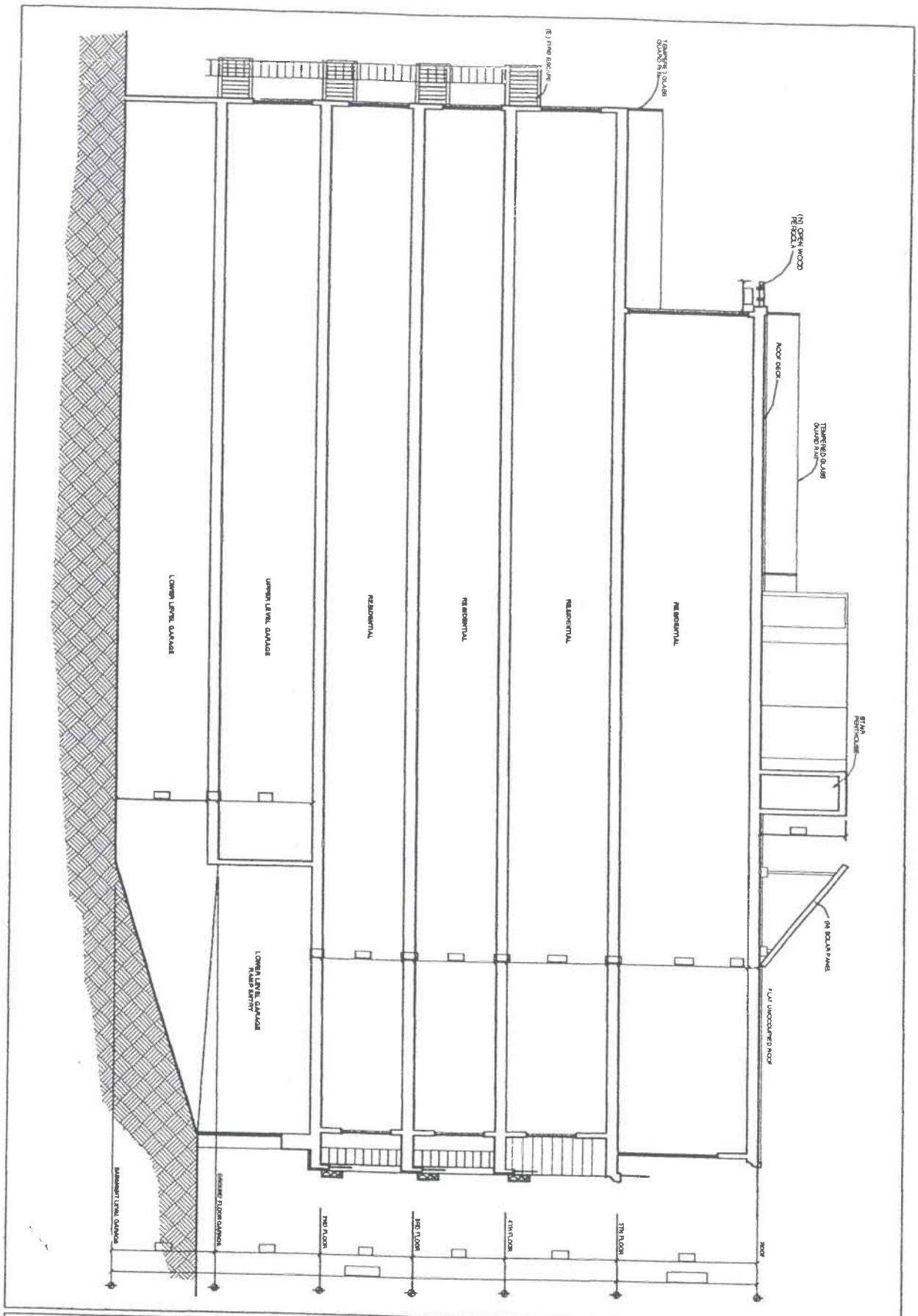
1856 PACIFIC AVENUE ADDITION & RENOVATIONS  
 SAN FRANCISCO, CALIFORNIA  
 BLOCK 0676, LOT 11

PROPOSED 5TH LEVEL  
 AND ROOF PLAN

LEAVITT architecture inc

A7

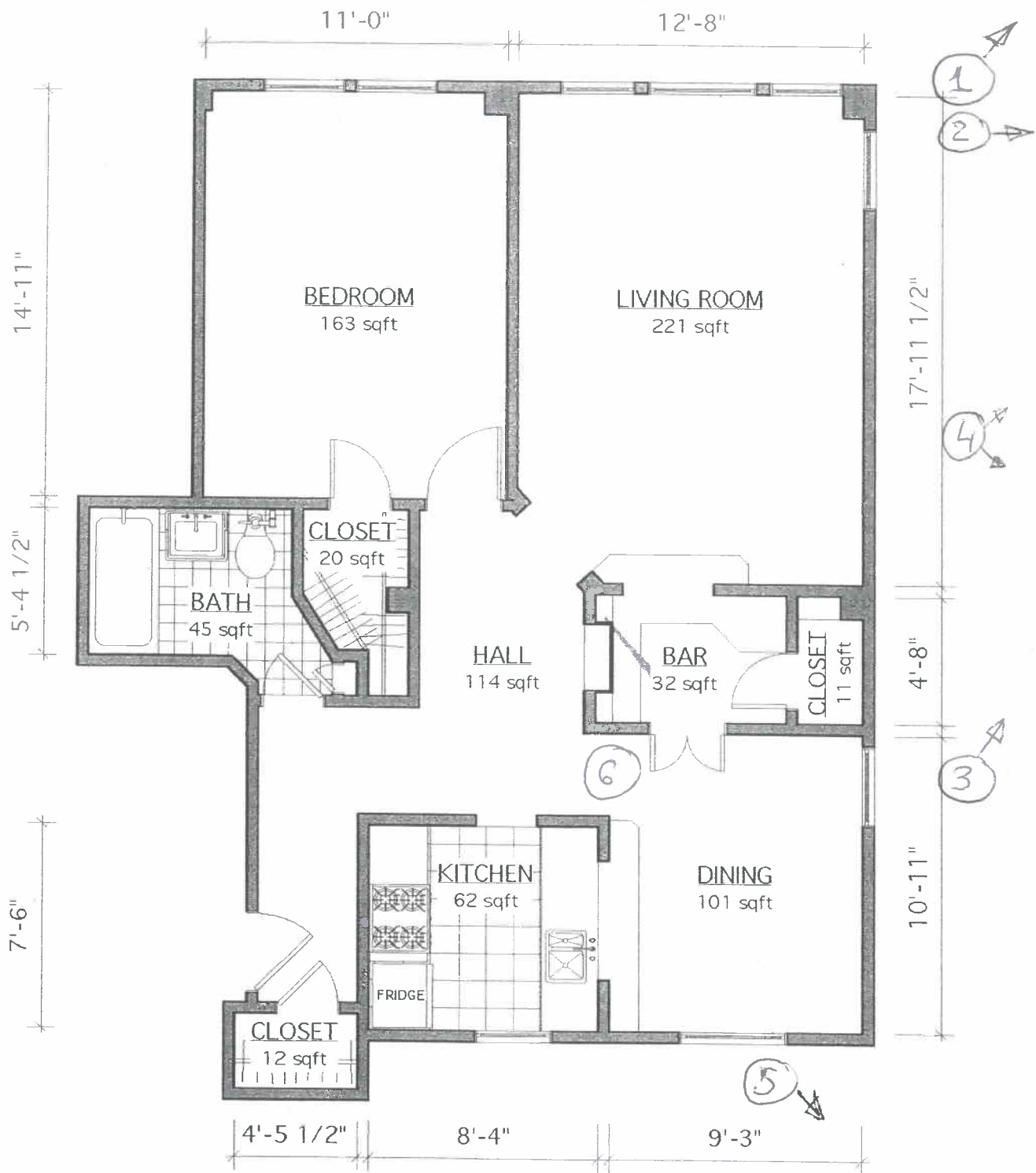
2/19/2011



<p>DATE: 11/15/2012          DRAWN BY: [Name]          CHECKED BY: [Name]  <b>A111</b></p>	<p><b>1858 PACIFIC AVENUE ADDITION &amp; RENOVATIONS</b>          SAN FRANCISCO, CALIFORNIA</p>	<p>BLOCK 0676, LOT 11</p>	<p><b>PROPOSED SECTION</b></p>	<p><b>OLEAVITT architecture</b></p>	<p>Project No. 12-0082D          Date: 11/15/2012</p>
--------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------	---------------------------	--------------------------------	-------------------------------------	-----------------------------------------------------------

12.0082D

PHOTOGRAPHS' PAGES ARE MARKED ON 1870 PACIFIC'S FLOORPLAN:



<b>APARTMENT #505</b> 1870 Pacific Ave., San Francisco	FLOOR PLAN	
	781 TOTAL SQFT	
	NOT TO SCALE	

12.0082D



NORTH-EAST CORNER VIEW. FROM 1870 PACIFIC'S LIVING ROOM,  
SHOWS ROOF OF CURRENT ELEVATION OF 1856 PACIFIC

12.0082D

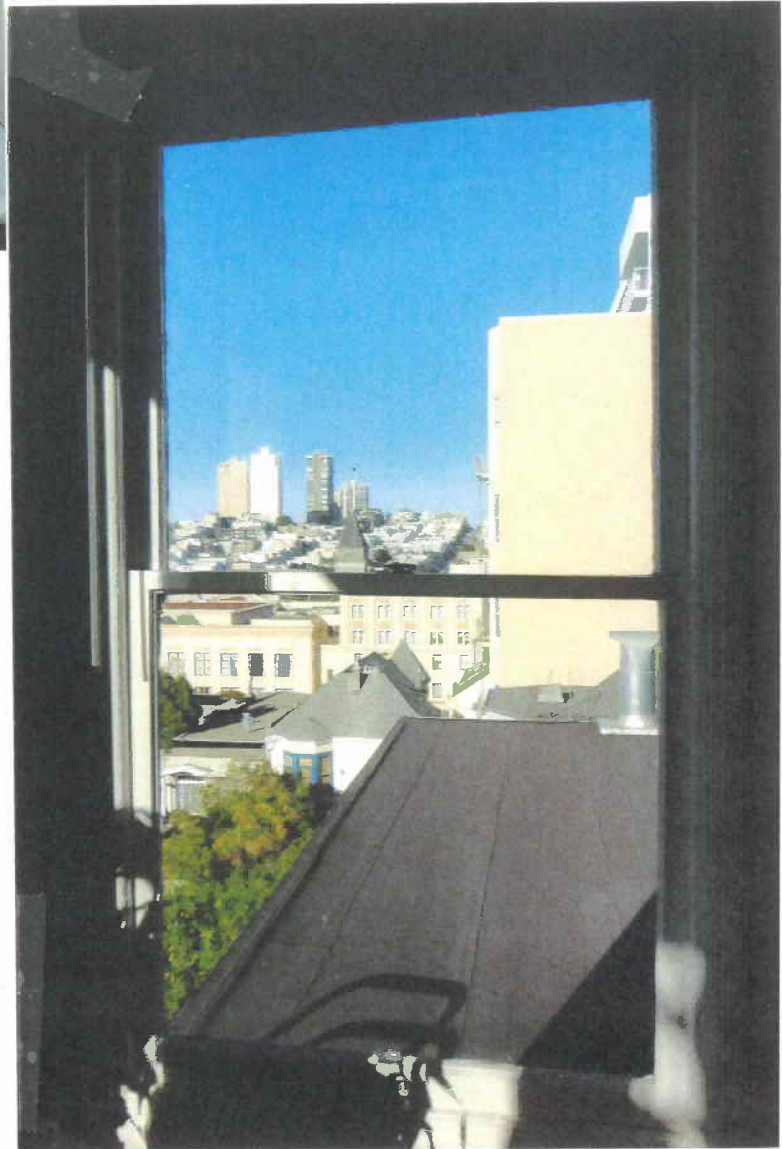


1



(2)

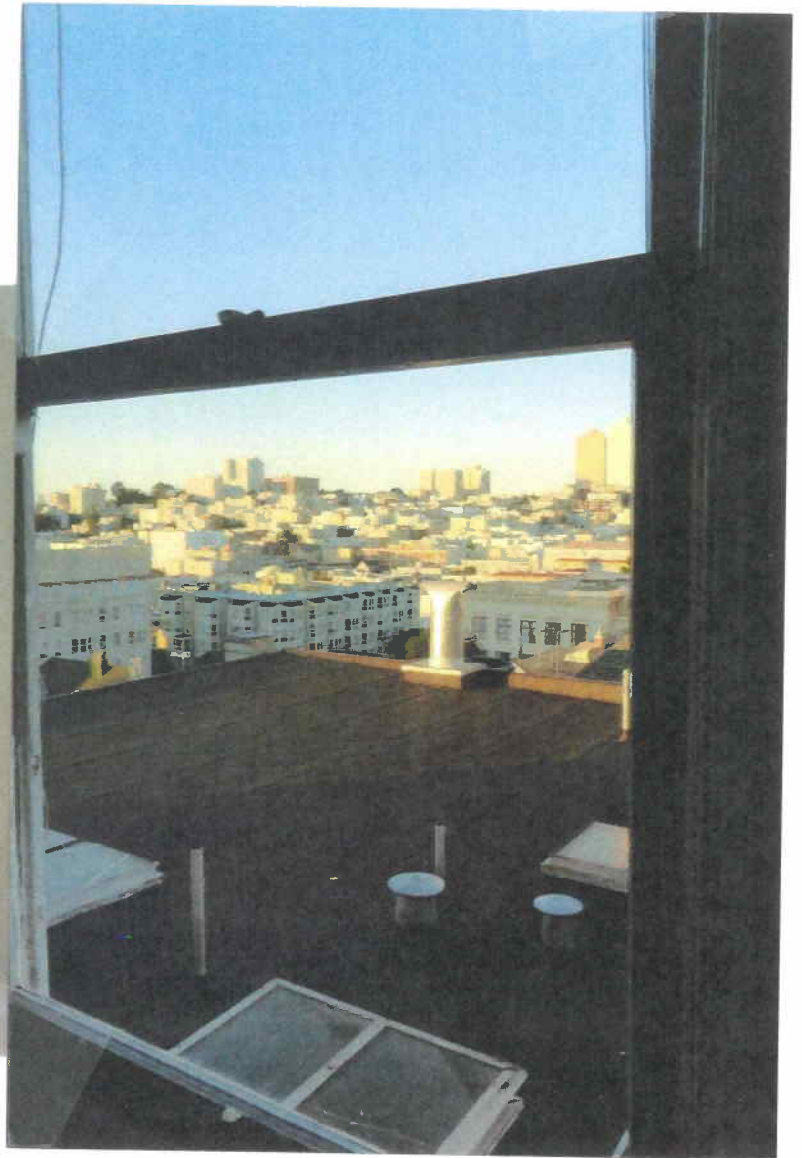
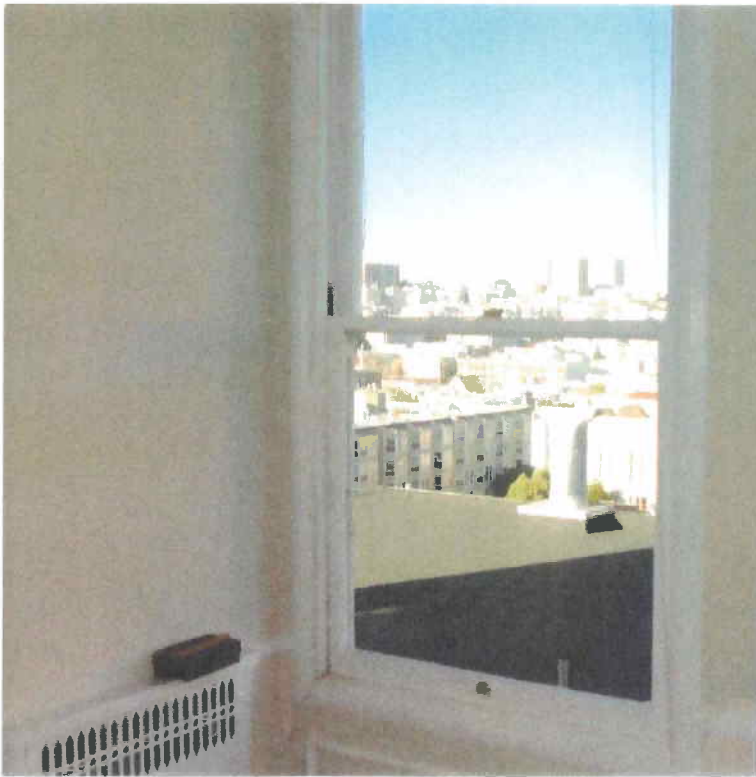
EAST BOUND WINDOW,  
OF 1870 PACIFIC,  
SHOWS 1856'S ROOF,  
PROPOSED TO BE  
A "TERRACE" DECK AT  
THIS LEVEL/ELEVATION



12.0082D



1870 PACIFIC'S EAST  
DINING ROOM'S VIEW  
TO 1856 PACIFIC - PROPOSED  
TO BE COMPLETELY BLOCKED



12.0082D



EAST VIEWS FROM 1870 PACIFIC, TOWARD 1856 PACIFIC.  
PROPOSED TO BE COMPLETELY BLOCKED.



12.00820

↑ \_\_\_\_\_ ↑  
FROM  
EAST DINING ROOM'S WINDOW

↑  
FROM EAST  
LIVING ROOM'S WINDOW

(F)

SOUTH WINDOW OF THE DINING ROOM.  
VIEW & LIGHT PROPOSED TO BE BLOCKED

(5)



1870 PACIFIC'S VIEWS AT 1856 PACIFIC, AND, CURRENTLY, BEYOND

12.0082D



6



1870 PACIFIC'S LIGHT & AIR, COMING FROM THE SIDE OF 1856 PACIFIC, PROPOSED TO BE BLOCKED.





#0576 / #011  
TO: Pacific Manor, LP | Knop  
261 17th Avenue,  
San Francisco, CA 94121

#0576 / #011  
TO: Mr. Michael Levitt  
1327 Mason Street,  
San Francisco, CA 94133

#0576 / #013  
TO: Gibson, Dunn & Grutcher, LLP  
ATTN: Mark S Pécheck  
c/o LSL Properties B14 DE, LLC  
333 South Grand Ave.,  
Los Angeles, CA 90071

#0576 / #013  
TO: Urban Pioneer Management Inc.  
3129 Fillmore Street, 2d Floor  
San Francisco, CA 94123

#0576 / #013  
TO: Paul Flavier  
Helen Flavier-Peisse  
1870 Pacific Avenue, # 505  
San Francisco, CA 94109

#0576 / #013  
To: Greentree Property Mgmt  
Attn: Mike McCamish  
1327 Chestnut Street, # A  
San Francisco, CA 94123

#0576 / #080  
TO: Yelena Kotlyar-Mugin  
Edith Kotlyar  
1814 Pacific Avenue,  
San Francisco, CA 94109

#0576 / #082  
TO: Sundeep Dev & Tara K. Dev  
1810 Pacific Avenue,  
San Francisco, CA 94109

#0576 / #083  
TO: Michael O Brady  
Renette C Brady  
1812 Pacific Avenue,  
San Francisco, CA 94109

0576 / #024  
TO: Dennis F Trimble  
Michelle Trimble  
1737 Broadway Str.,  
San Francisco, CA 94109

#0576 / #022  
TO: Richard M Gerstein  
Marisa Ramirez-Gerstein  
1751 Broadway Str.,  
San Francisco, CA 94109

#0576 / #021  
TO: Sutro Property Mgmt.  
c/o Rob Hand  
330 Townsend Str., #116  
San Francisco, CA 94107

#0576 / #077  
TO: Scott J Aal & Julie F Brown  
1745 Broadway Str.,  
San Francisco, CA 94109

#0576 / #078  
TO: Sevan Minasian  
1747 Broadway Str.,  
San Francisco, CA 94109

#0576 / #079  
TO: Jeannie J Shin  
1749 Broadway Str.,  
San Francisco, CA 94109

#0593 / #043  
TO: Jack D Ghatan  
Elly Renee Nicole Ghatan  
1080 Chestnut Street,  
San Francisco, CA 94109

#0593 / #002C  
TO: Jay Greenberg  
2001 Union Street,  
San Francisco, CA 94123

#0593 / #002D  
TO: Gerald Jarnes Hladky, Jr.  
Susan Lynn Hladky  
3 Bluewell Court,  
Millbrae, CA 94030

#0593 / #003  
TO: Leonard L Snaider  
Jacqueline L Snaider  
2128 Franklin Street,  
San Francisco, CA 94109

#0593 / #003A  
TO: Messrs & Mss Abuyaghi  
112 Village Lane,  
Colma, CA 94015

12.0082D

TOUR-SARKISSIAN LAW OFFICES, LLP

211 GOUGH STREET, THIRD FLOOR  
SAN FRANCISCO, CALIFORNIA 94102  
TELEPHONE (415) 626-7744  
FACSIMILE (415) 626-8189  
EMAIL christine@tslo.com

June 26, 2012

VIA HAND DELIVERY

San Francisco Planning Department  
City and County of San Francisco  
Planning Information Center  
1660 Mission Street, First Floor  
San Francisco, CA 94103

Re: Agent Authorization Letter  
Building Permit Application No. 2010-0329-9153  
Subject Property: 1856 Pacific Avenue, San Francisco, CA 94109

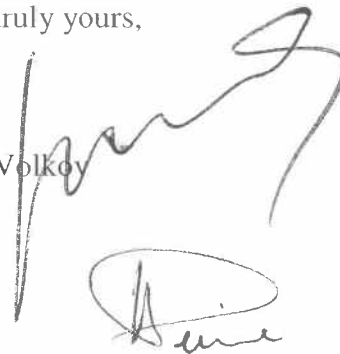
To Whom It Concerns:

This letter confirms that the Applicant Helene Flavier-Peisse authorized our office to represent her in all matters in relation to the above-referenced Subject Property, including the Discretionary Review Application for the Building Permit Application No. 2010-0329-9153.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

Alex Volkoy

A handwritten signature in black ink, appearing to read 'Alex Volkoy', written over a horizontal line.

CONFIRMED:

Helene Flavier-Peisse,  
1870 Pacific Avenue, Apt. No. 505  
San Francisco, CA 94109

12.00820



EXISTING CONDITIONS

1856 PACIFIC AVENUE ADDITION & RENOVATIONS  
 SAN FRANCISCO, CALIFORNIA

BLOCK 0576, LOT 11

PROPOSED RENDERING

3207 Mission St.  
 San Francisco, CA 94118  
 415.551.8818  
 www.leavittarchitecture.com

LEAVITT architecture

Revisions

1 27 FEB 2009

2 03 OCT 2012

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

**EXISTING NET SQUARE FOOTAGES / UNIT COUNT/ BEDROOM & BATH COUNT**

RESIDENTIAL UNIT NUMBERS	FLOOR LEVEL	# OF BEDROOMS	# OF BATHS	NET UNIT AREAS
UNIT - 1	2ND	1 BEDROOM	1 BATH	670 S.F.
UNIT - 2	2ND	1 BEDROOM	1 BATH	600 S.F.
UNIT - 3	2ND	2 BEDROOMS	2 BATHS	890 S.F.
UNIT - 4	2ND	1 BEDROOM	1 BATH	603 S.F.
UNIT - 5	3RD	1 BEDROOM	1 BATH	670 S.F.
UNIT - 6	3RD	1 BEDROOM	1 BATH	600 S.F.
UNIT - 7	3RD	2 BEDROOMS	2 BATHS	890 S.F.
UNIT - 8	3RD	1 BEDROOM	1 BATH	660 S.F.
UNIT - 9	4TH	1 BEDROOM	1 BATH	670 S.F.
UNIT - 10	4TH	1 BEDROOM	1 BATH	600 S.F.
UNIT - 11	4TH	3 BEDROOMS	2 BATHS	1,594 S.F.

**PROPOSED NET SQUARE FOOTAGES / UNIT COUNT/ BEDROOM & BATH COUNT**

RESIDENTIAL UNIT NUMBERS	FLOOR LEVEL	# OF BEDROOMS	# OF BATHS	NET UNIT AREAS
UNIT - 1	2ND	2 BEDROOMS	1 BATH	775 S.F.
UNIT - 2	2ND	1 BEDROOM	1 BATH	503 S.F.
UNIT - 3	2ND	2 BEDROOMS	2 BATHS	890 S.F.
UNIT - 4	2ND	1 BEDROOM	1 BATH	600 S.F.
UNIT - 5	3RD	2 BEDROOMS	1 BATH	745 S.F.
UNIT - 6	3RD	1 BEDROOM	1 BATH	520 S.F.
UNIT - 7	3RD	2 BEDROOMS	2 BATHS	890 S.F.
UNIT - 8	3RD	1 BEDROOM	1 BATH	660 S.F.
UNIT - 9	4TH	1 BEDROOM	1 BATH	520 S.F.
UNIT - 10	4TH	1 BEDROOM	1 BATH	503 S.F.
UNIT - 11	4TH/5TH	4 BEDROOMS	3 1/2 BATHS	4,144 S.F.

**SCOPE OF WORK**

INTERIOR MODIFICATIONS TO EXISTING 4TH FLOOR RESIDENTIAL UNIT AND CONSTRUCTION OF A NEW 5TH FLOOR TO CREATE A TWO LEVEL PENTHOUSE UNIT. MODIFICATIONS TO EXISTING BUILDING ELEVATION AT PACIFIC AVENUE.

**DRAWING INDEX**

- A0 COVER SHEET/ PROPOSED SITE/ ROOF PLAN
- A0.5 EXISTING SITE/ ROOF PLAN
- A1 EXISTING / PROPOSED BASEMENT FLOOR PLAN & EXISTING GROUND FLOOR PLAN
- A1.1 EXISTING SECOND AND THIRD FLOOR PLAN
- A1.2 EXISTING FOURTH FLOOR AND ROOF PLAN
- A2 EXISTING FRONT AND REAR ELEVATION
- A3 EXISTING EAST SIDE ELEVATION
- A4 EXISTING WEST SIDE ELEVATION
- A5 PROPOSED GROUND AND SECOND FLOOR PLAN
- A6 PROPOSED THIRD AND FOURTH FLOOR PLAN
- A7 PROPOSED FIFTH FLOOR AND ROOF PLAN
- A8 PROPOSED FRONT ELEVATION
- A8.1 PROPOSED REAR ELEVATION
- A9 PROPOSED EAST SIDE ELEVATION
- A10 PROPOSED WEST SIDE ELEVATION
- A11 PROPOSED SECTION A-A

**PLANNING DEPARTMENT NOTES**

**PROJECT LOCATION:**  
NORTH SIDE OF PACIFIC AVENUE, BETWEEN GOLDEN STREET AND FRANKLIN STREET, ASHLAND'S BLOCK 0576, LOT 011

**ZONING DISTRICT:**  
RM-3

**UNIT DENSITY:**  
ONE RESIDENTIAL UNIT PER 400 SQ. FT. OF LOT AREA. LOT AREA = 4,356 SQ. FT., THEREFORE 10 UNITS ALLOWED PER CODE. BUILDING CONTAINS 11 EXISTING RESIDENTIAL UNITS, THEREFORE 1 UNIT IS NON CONFORMING. UNIT #11 HAS BEEN DESIGNATED AS THE LEGAL NON CONFORMING UNIT. 11 UNITS ARE PROPOSED AFTER IMPROVEMENTS.

**EXISTING / PROPOSED BUILDING USE:**  
MULTI-FAMILY RESIDENTIAL UNITS ABOVE GROUND LEVEL PARKING GARAGE AND UNDERGROUND PARKING GARAGE.

**EXISTING / PROPOSED BUILDING HEIGHT:**  
ALLOWABLE HEIGHT DISTRICT - RM-3  
EXISTING BUILDING HEIGHT - 42'-0" AT BUILDING CENTERLINE ABOVE TOP OF CURB. HEIGHT TO EXISTING SOLAR PANELS = 22'-0"  
PROPOSED HEIGHT = 55'-0" AT BUILDING CENTERLINE ABOVE TOP OF CURB. NEW SOLAR PANELS PROPOSED AT 3'-0" ABOVE ROOF ELEVATION.

**EXISTING / PROPOSED FRONT SETBACK:**  
EXISTING 12'-0" FRONT SETBACK TO BE MAINTAINED.

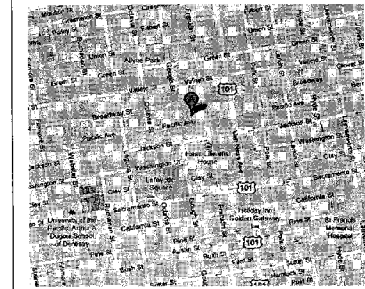
**EXISTING / PROPOSED REAR SETBACK:**  
EXISTING REAR YARD 10' DEEPTH MAINTAINED AT 12'-0" DEPTH. PROPOSED SIDE YARD ALLOCATION AT 7'-0" LOT DEPTH AND 25% REAR YARD MAINTAINED.

**EXISTING / PROPOSED USABLE OPEN SPACE:**  
PER SECTION 155, USABLE OPEN SPACE REQUIRED SHALL BE 80 S.F. PER RESIDENTIAL UNIT. EXISTING BUILDING HAS NO PROVISION FOR USABLE OPEN SPACE. PROPOSED 5TH FLOOR PRIVATE TERRACE AND PRIVATE ROOF DECK PROVIDES A TOTAL OF 1140 S.F. OF USABLE OPEN SPACE FOR UNIT #11.

**NET BUILDING AREA CALCULATIONS: (EXISTING)**  
TOTAL RESIDENTIAL AREA (11 UNITS) = 8,590 N.S.F.  
GARAGE = 4,000 N.S.F.  
CIRCULATION = 1,393 N.S.F.  
TOTAL NET BUILDING AREA = 14,293 N.S.F.

**NET BUILDING AREA CALCULATIONS: (PROPOSED)**  
TOTAL RESIDENTIAL AREA (11 UNITS) = 10,794 N.S.F.  
GARAGE = 4,000 N.S.F.  
CIRCULATION = 1,256 N.S.F.  
TOTAL NET BUILDING AREA = 16,440 N.S.F.

**LOCATION MAP**



Revisions By  
22 FEB 2012 ML  
10 OCT 2012 ML



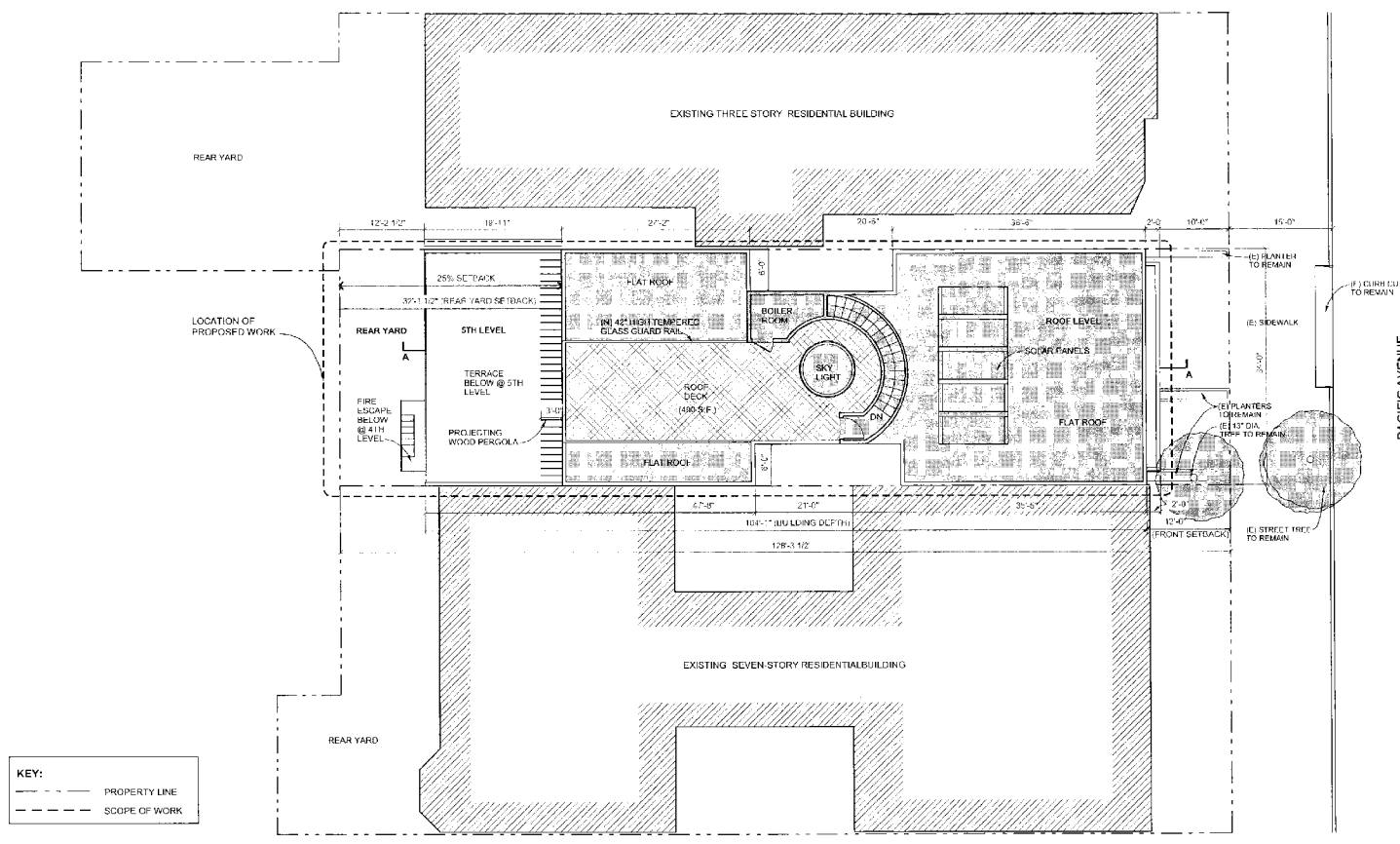
1307 MARKET ST.  
SAN FRANCISCO  
CALIFORNIA 94103  
415.574.9000  
1415.574.9001

COVER SHEET / PROPOSED SITE / ROOF PLAN

1856 PACIFIC AVENUE ADDITION & RENOVATIONS  
BLOCK 0576, LOT 11  
SAN FRANCISCO, CALIFORNIA

DATE: 24 MARCH 2010  
SCALE: 1/8" = 1'-0"  
DRAWN: ML  
SHEET

A0



**KEY:**  
--- PROPERTY LINE  
--- SCOPE OF WORK

PROPOSED SITE / ROOF PLAN N

Revisions	By
1	22 FEB 2012 ML
2	10 OCT 2012 ML

**LEAVITT**   
**architecture**

1327 mason st  
 san francisco  
 california 94103  
 415.674.9830  
 1415 674 9830

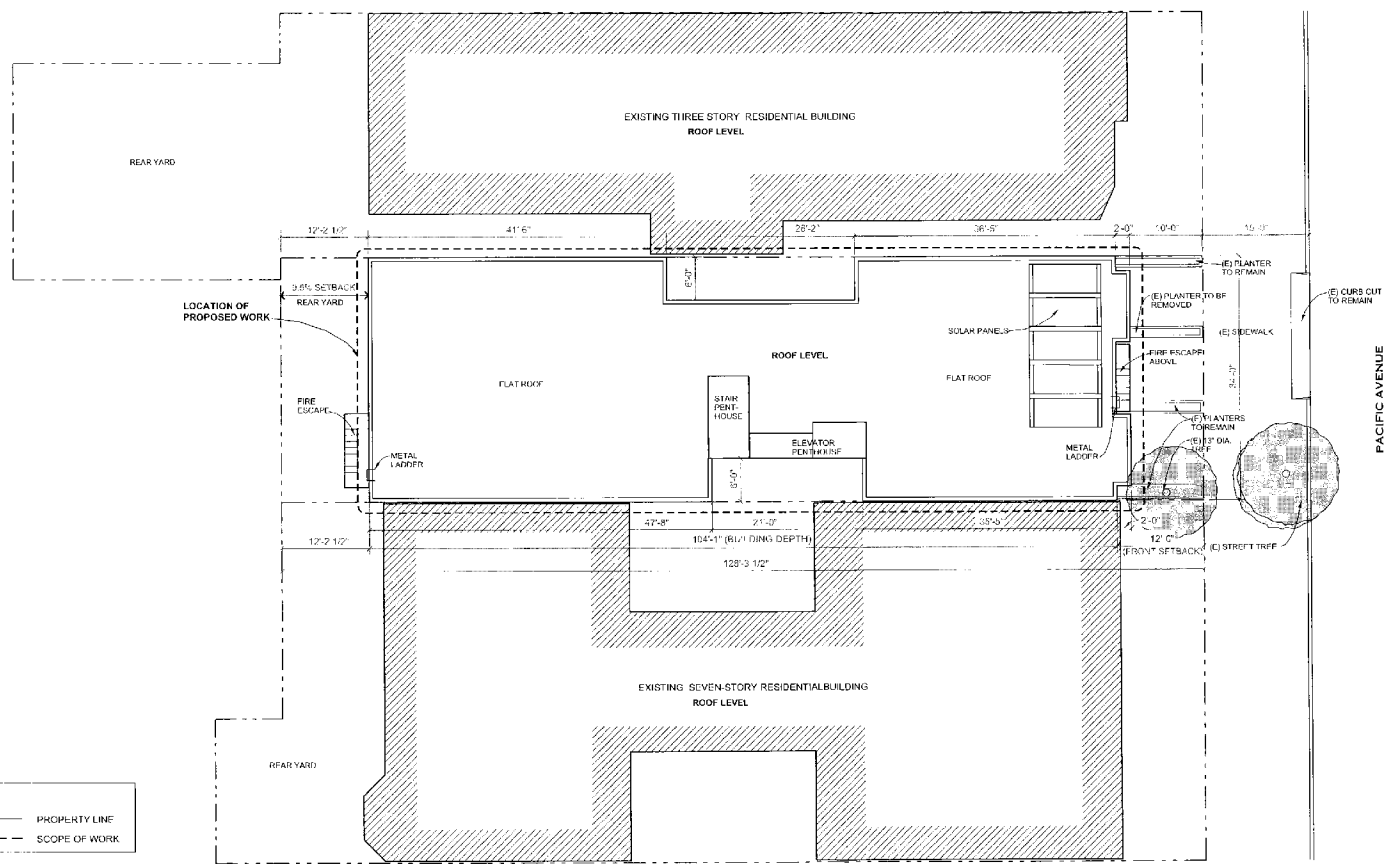
EXISTING SITE /  
 ROOF PLAN

1856 PACIFIC AVENUE ADDITION & RENOVATIONS  
 BLOCK 0676, LOT 11  
 SAN FRANCISCO, CALIFORNIA

DATE: 24 MARCH 2010  
 SCALE: 1/8"=1'-0"  
 DRAWN: ML  
 SHEET:

**A0.5**

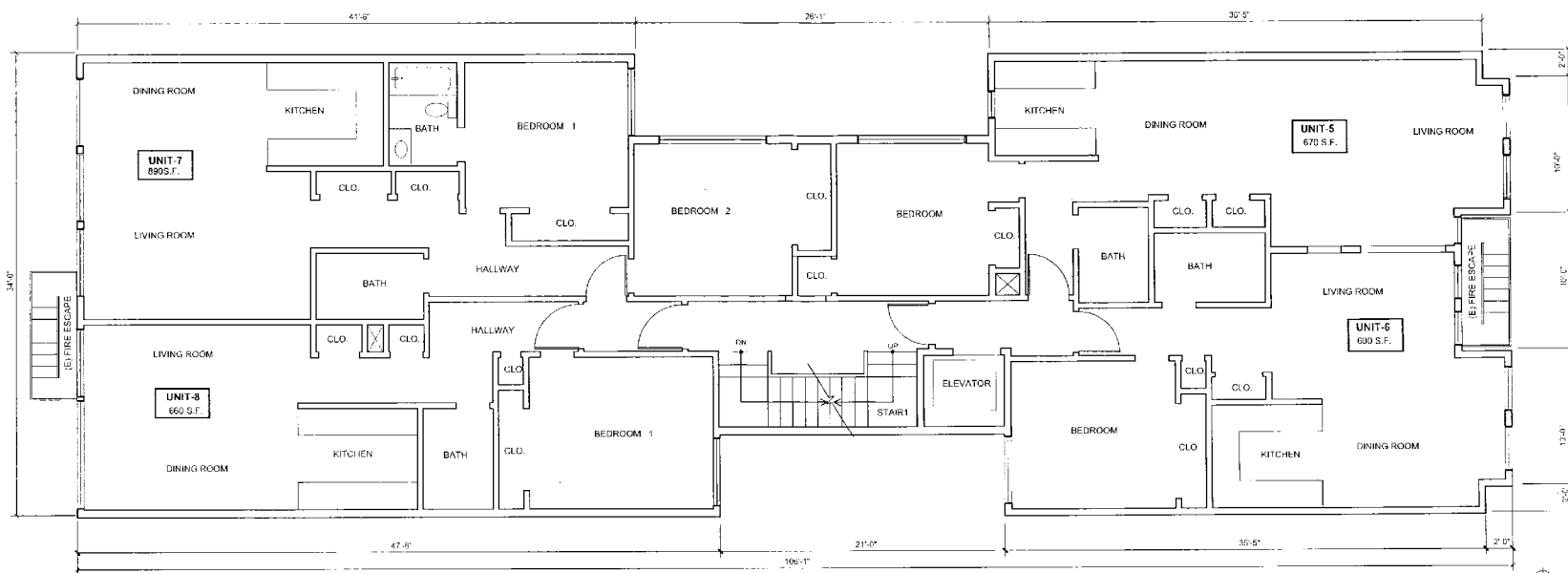
**KEY:**  
 - - - - - PROPERTY LINE  
 - - - - - SCOPE OF WORK



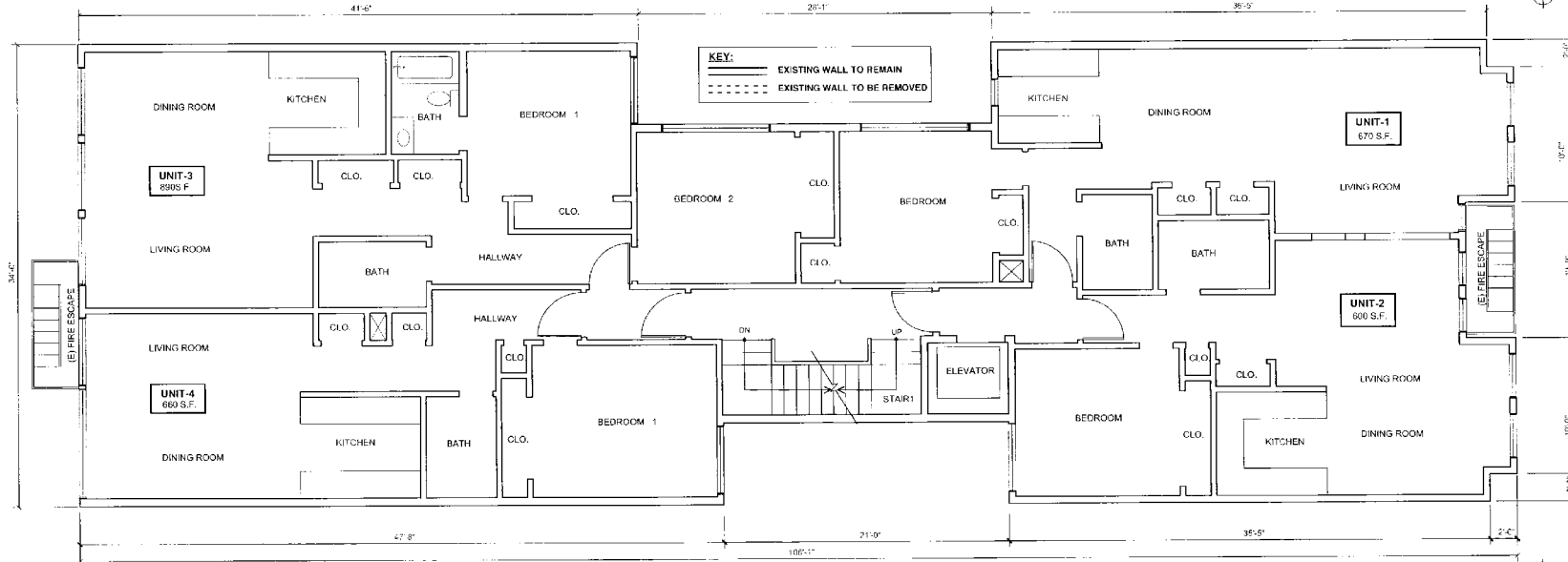
EXISTING SITE / ROOF PLAN 







EXISTING 3RD LEVEL PLAN



EXISTING 2ND LEVEL PLAN

**KEY:**  
 ———— EXISTING WALL TO REMAIN  
 - - - - - EXISTING WALL TO BE REMOVED

Revisions	By
1	22 FEB 2012 ML
2	10 OCT 2012 ML

**LEAVITT J.**  
 architecture

1827 Mission St.  
 San Francisco  
 California 94133  
 (415) 674-9100  
 (415) 674-9101

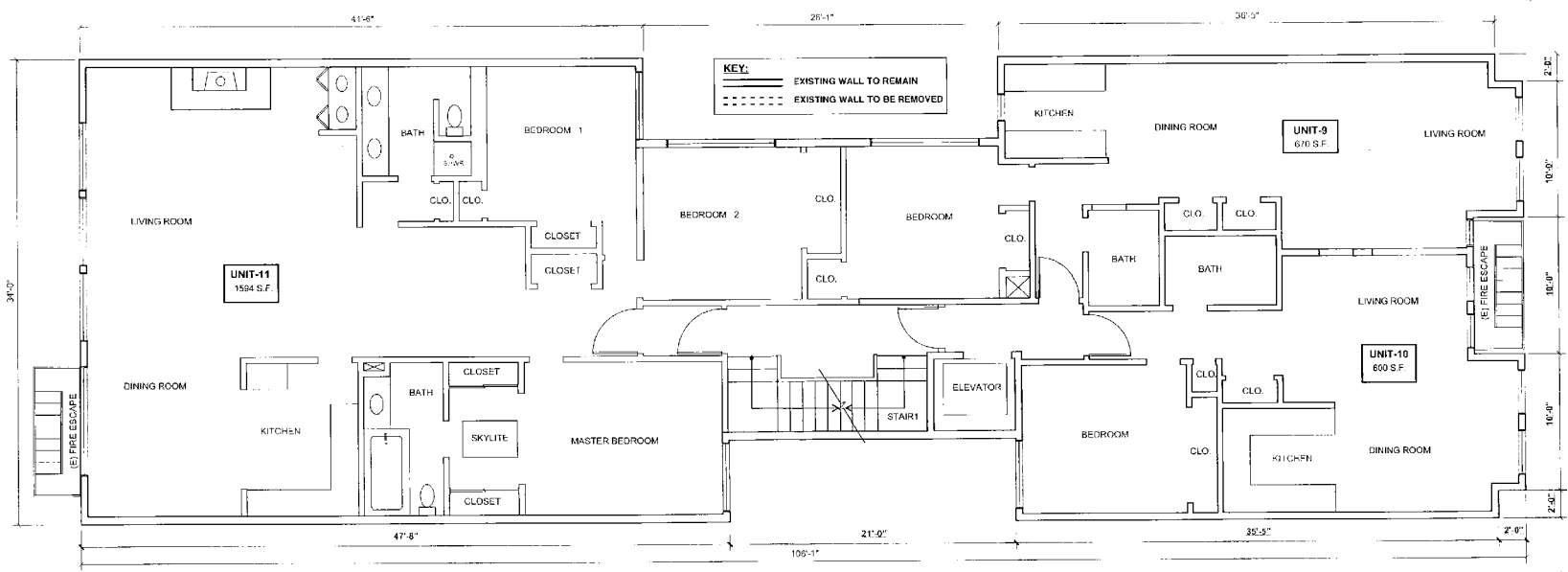
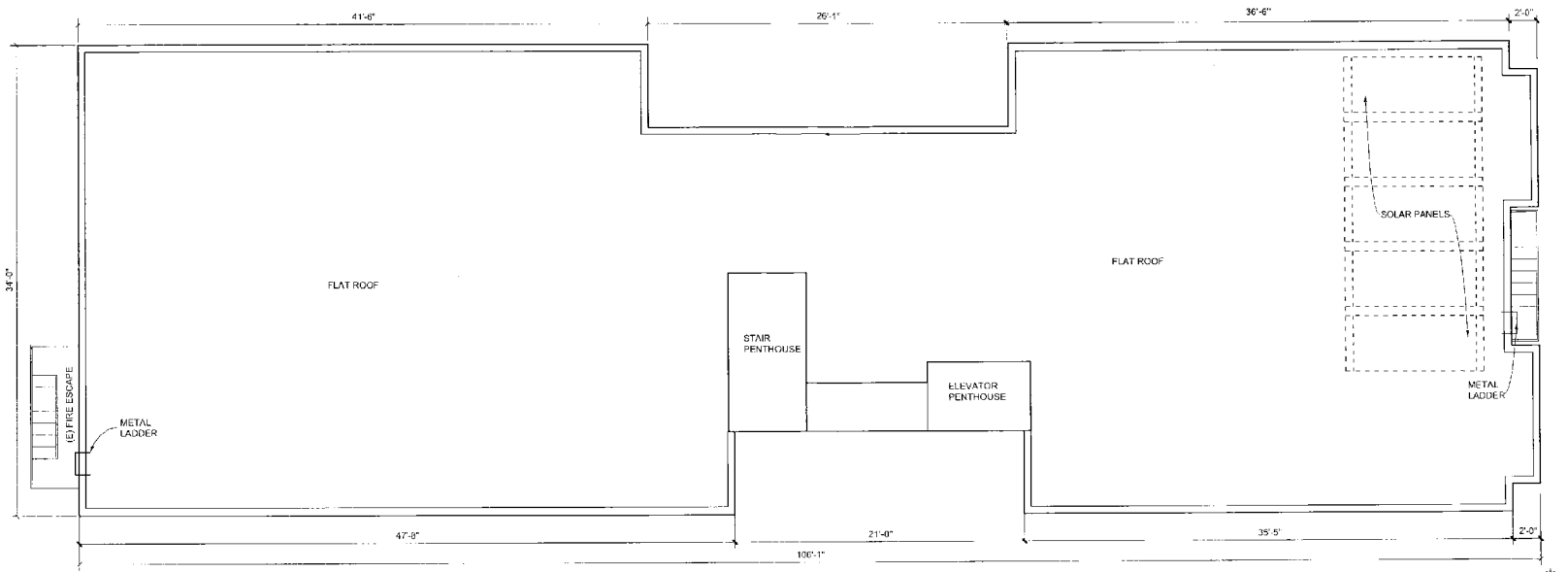
EXISTING 2ND AND 3RD  
 LEVEL FLOOR PLANS

1886 PACIFIC AVENUE ADDITION & RENOVATIONS  
 SAN FRANCISCO, CALIFORNIA  
 BLOCK 0876, LOT 11

DATE: 24 MARCH 2010  
 SCALE: 1/8"=1'-0"  
 DRAWN BY:  
 SHEET:

**A1.1**





Revisions By

1	22 FEB 2012 ML
2	10 OCT 2012 ML



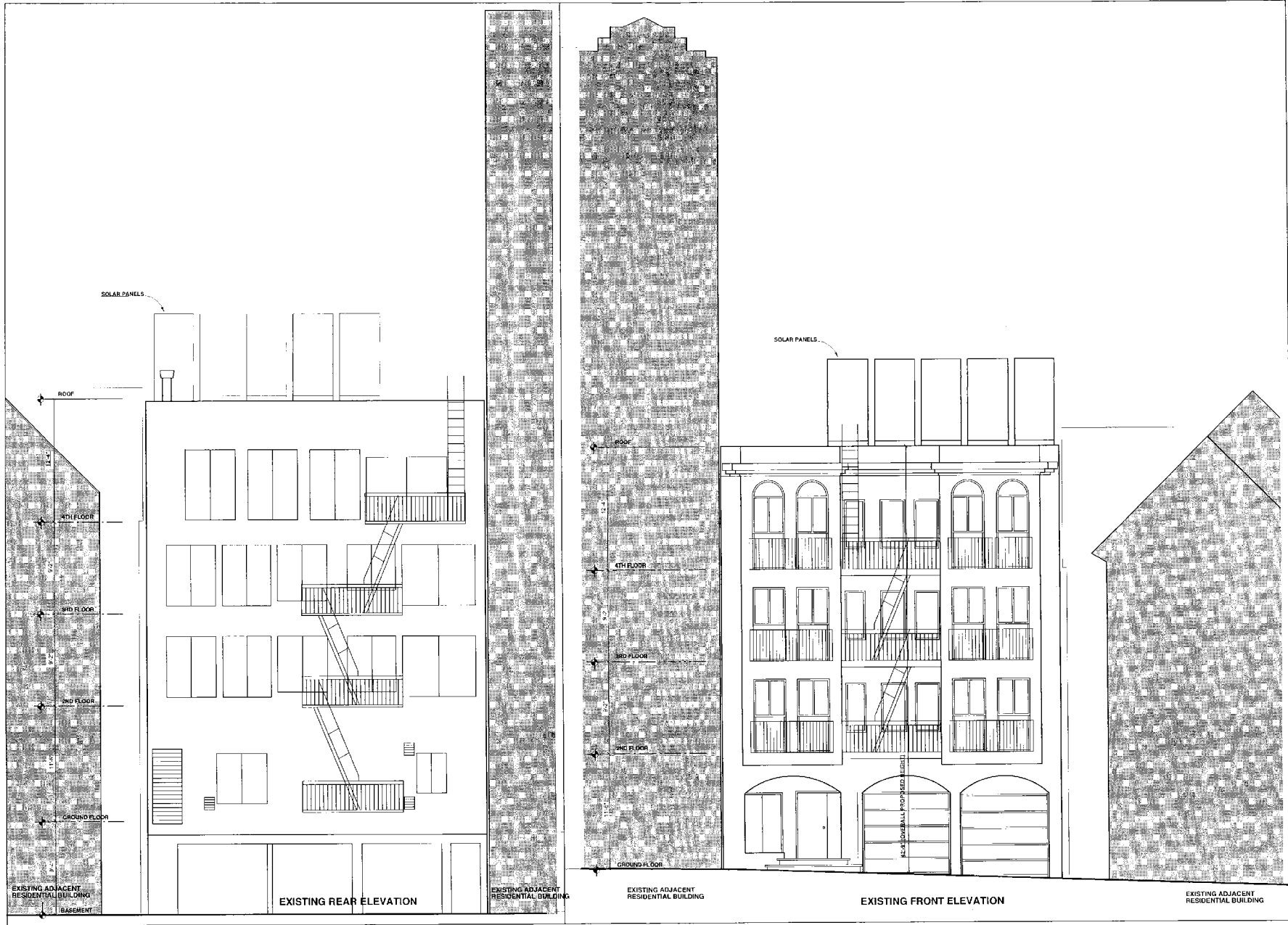
1327 Mission St.  
 San Francisco, CA 94103  
 California 94133  
 415.674.9000  
 415.674.9001

EXISTING 4TH AND ROOF  
 LEVEL FLOOR PLANS

1855 PACIFIC AVENUE ADDITION & RENOVATIONS  
 SAN FRANCISCO, CALIFORNIA  
 BLOCK 0576, LOT 11

DATE: 21 MAR 2016  
 SCALE: 1/8"=1'-0"  
 DRAWN: ML  
 SHEET:

A1.2



Revisions	By
▲	22 FEB 2012 ML
▲	10 OCT 2012 ML

**LEAVITT** *architecture*

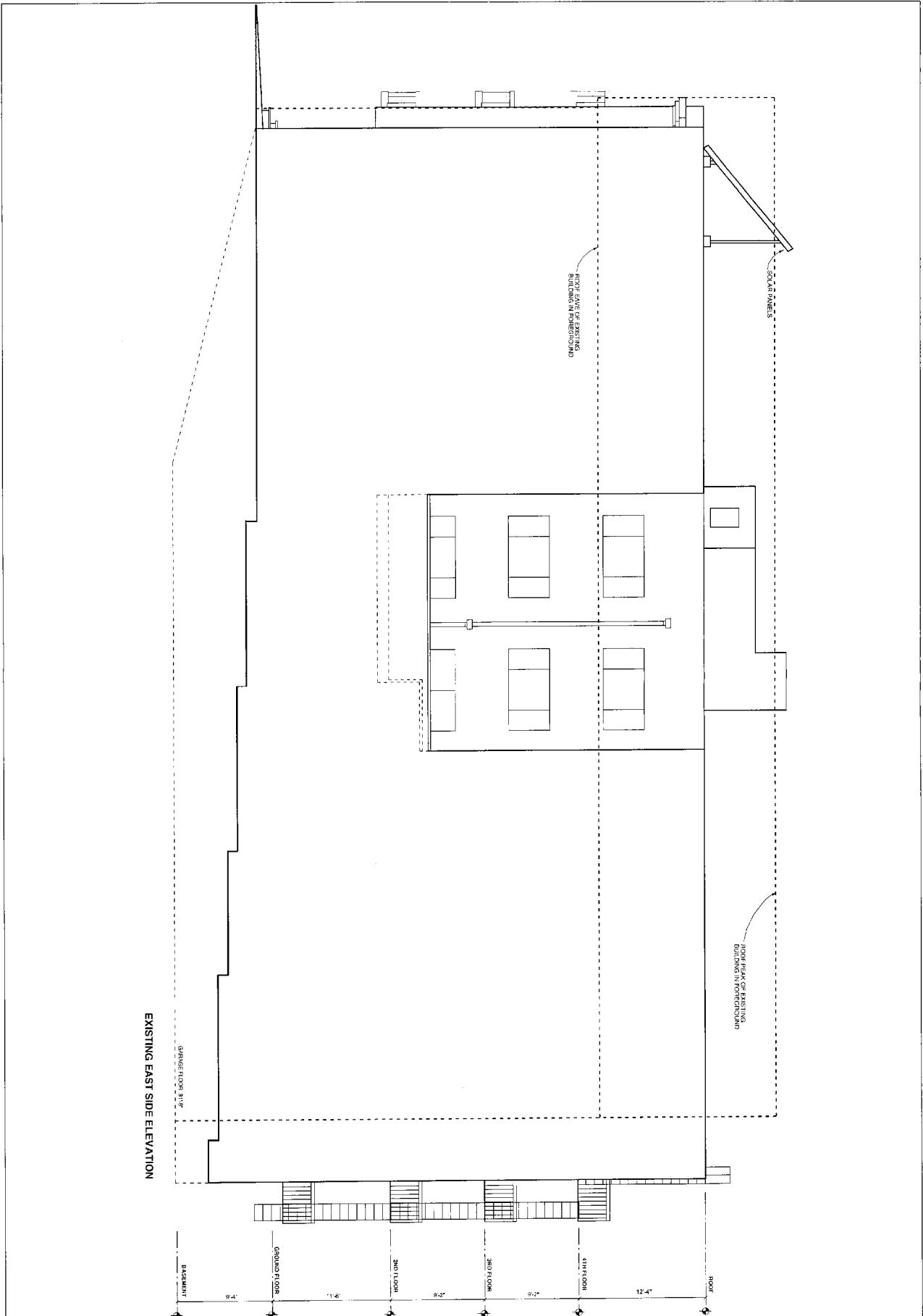
1327 mission st  
 san francisco  
 california 94103  
 415.674.3333  
 415.674.3332

EXISTING FRONT AND  
 REAR ELEVATIONS

1856 PACIFIC AVENUE ADDITION & RENOVATIONS  
 BLOCK 0576, LOT 11  
 SAN FRANCISCO, CALIFORNIA

DATE: 26 MARCH 2010  
 SCALE: 1/4"=1'-0"  
 DRAWN: ML  
 SHEET:

**A2**



**A3**

DATE: 10/20/2016  
 DRAWN BY: J. L. [unreadable]  
 SHEET: 13

**1856 PACIFIC AVENUE ADDITION & RENOVATIONS**  
 SAN FRANCISCO, CALIFORNIA

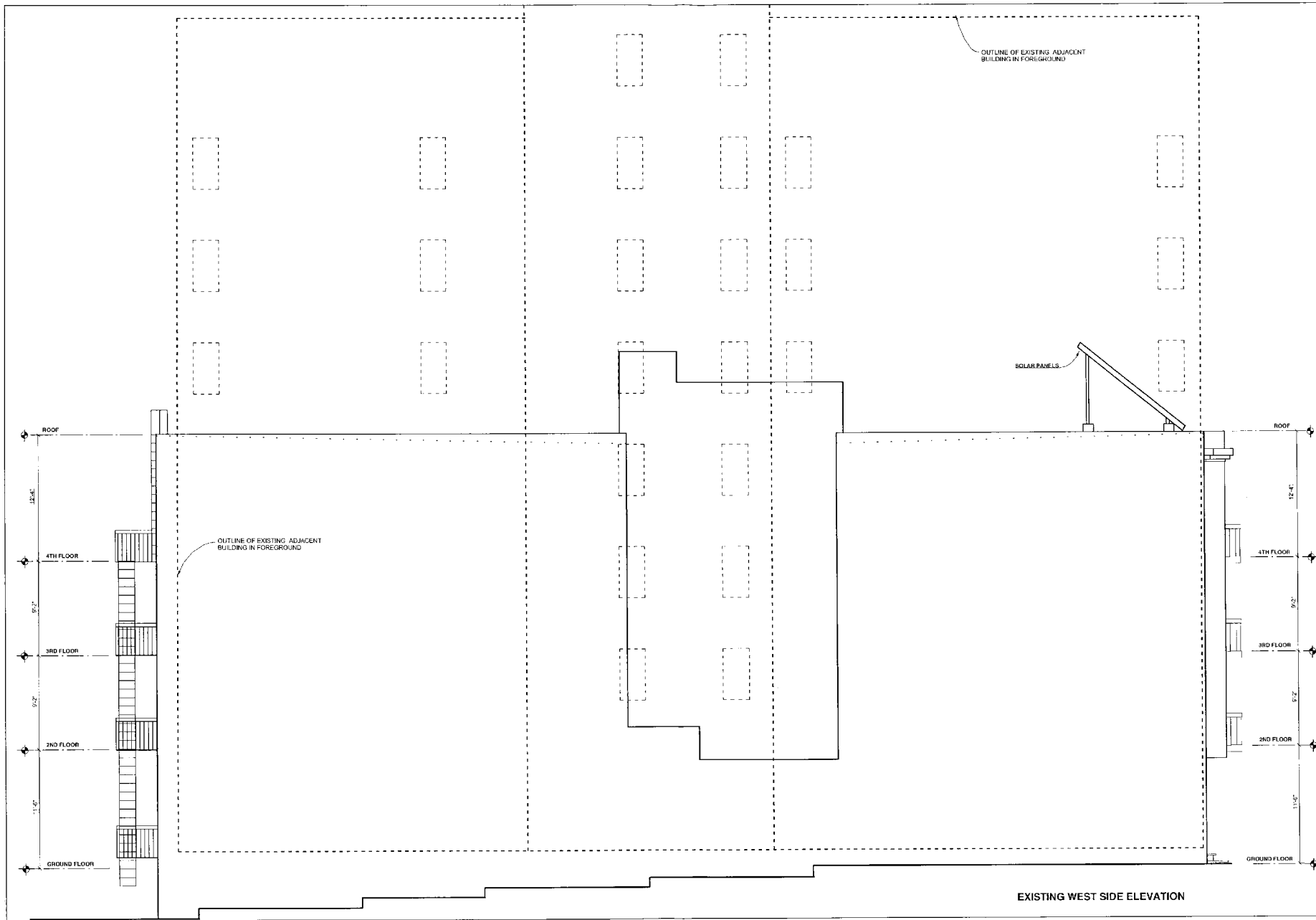
BLOCK 0576, LOT 11

**EXISTING EAST SIDE ELEVATION**

100% MEASUREMENTS  
 SHOWN UNLESS OTHERWISE  
 NOTED. ALL DIMENSIONS  
 IN FEET AND INCHES.

**LEAVITT** architecture

REVISIONS BY:  
 DATE: 10/20/2016  
 BY: J. L. [unreadable]



Revisions	By
▲ 22 FEB 2012 ML	
▲ 10 OCT 2012 ML	



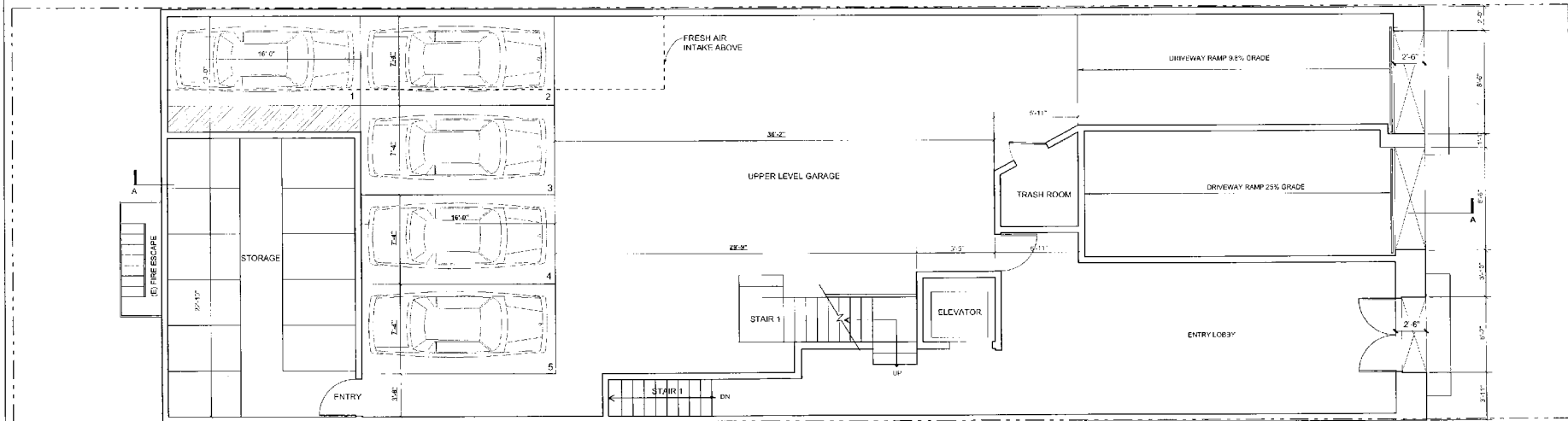
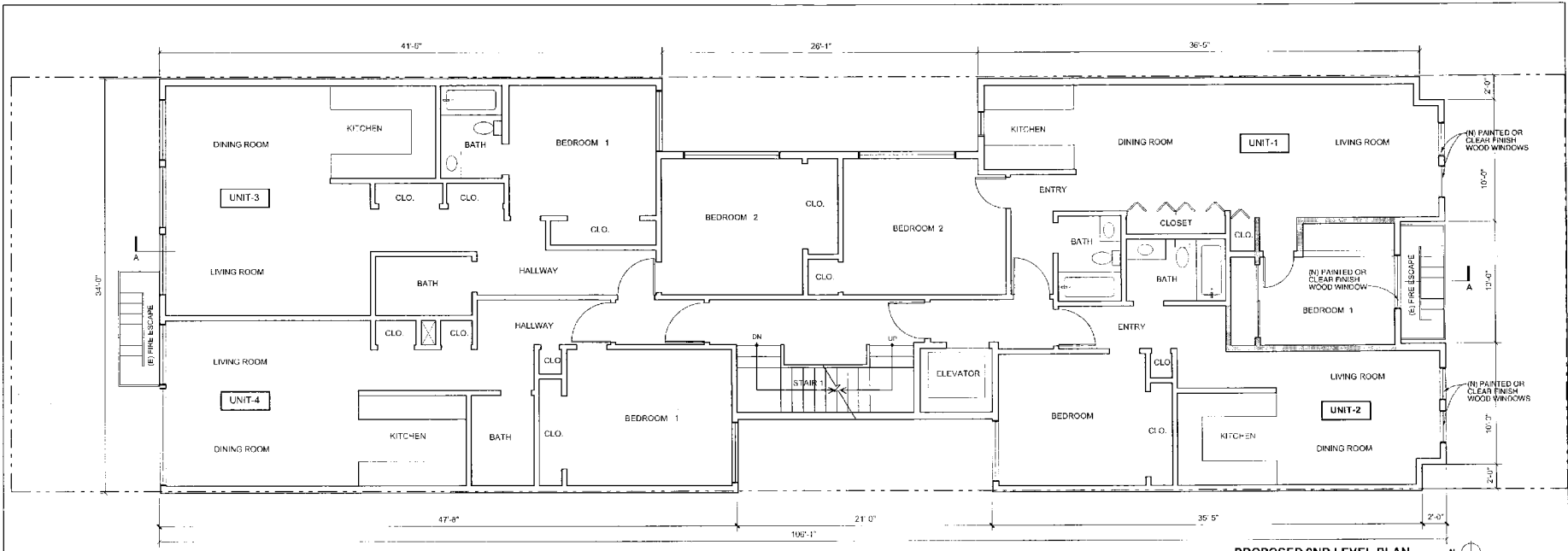
1327 Mission St  
 San Francisco  
 California 94133  
 415.524.8020  
 415.574.9108

EXISTING WEST  
 SIDE ELEVATION

1856 PACIFIC AVENUE ADDITION & RENOVATIONS  
 SAN FRANCISCO, CALIFORNIA  
 BLOCK 0576, LOT 11

DATE: 24 MARCH 2010  
 SCALE: 1/4" = 1'-0"  
 DRAWN: W  
 SHEET:

A4



Revisions	By
1	22 FEB 2012 ML
2	19 OCT 2012 ML



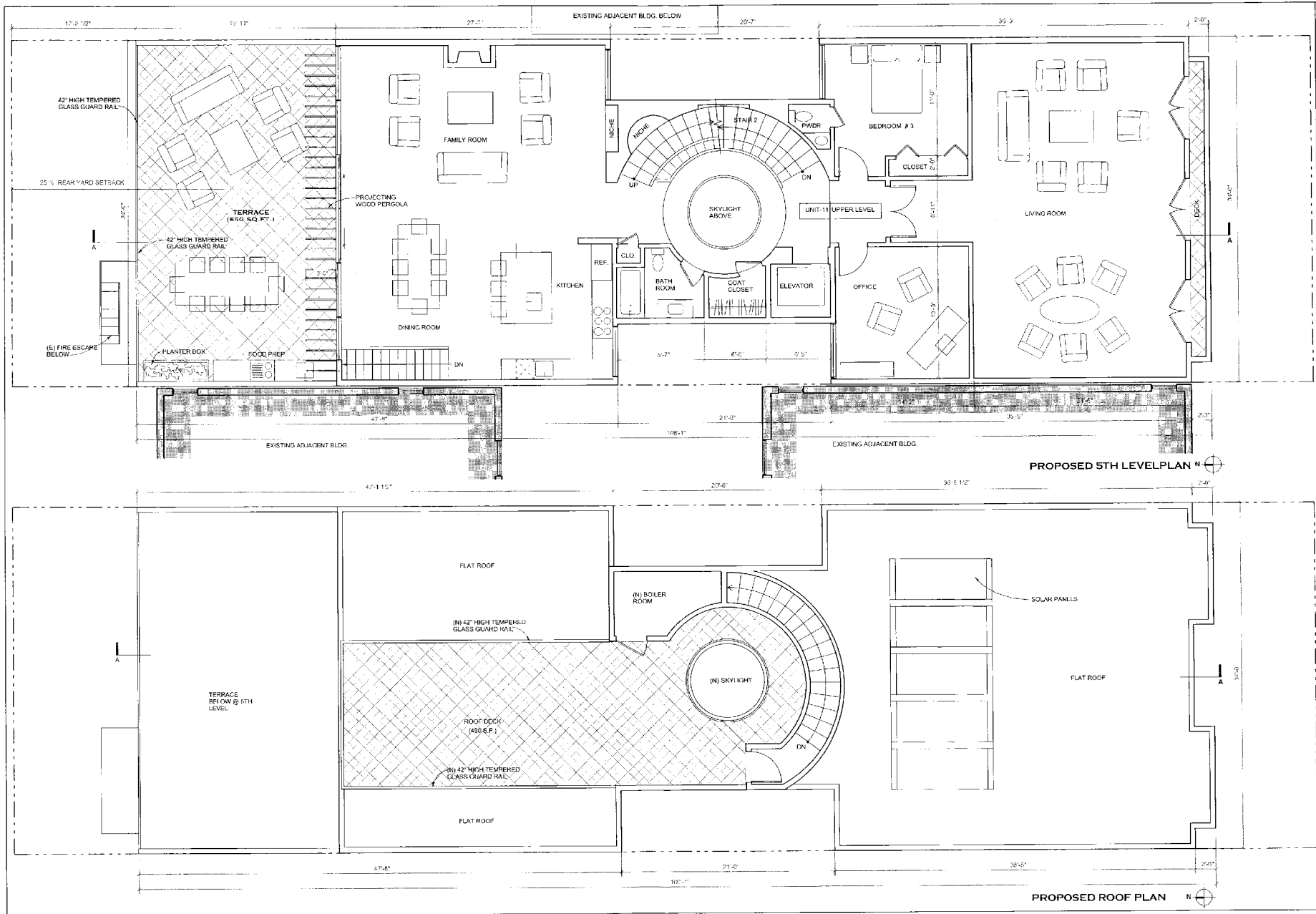
1307 Mason St.  
San Francisco, California 94133  
Tel: 415.424.8100  
Fax: 415.675.1002

PROPOSED GROUND &  
SECOND FLOOR PLANS

1856 PACIFIC AVENUE ADDITION & RENOVATIONS  
BLOCK 0576, LOT 11  
SAN FRANCISCO, CALIFORNIA

DATE: 18 SEPT. 2011  
SCALE: 1/8"=1'-0"  
DRAWN: NAL  
SHEET:

A5



Revisions	By
▲ 22 FEB. 2012 ML	
▲ 19 OCT. 2012 ML	

**LEAVITT**  
architecture

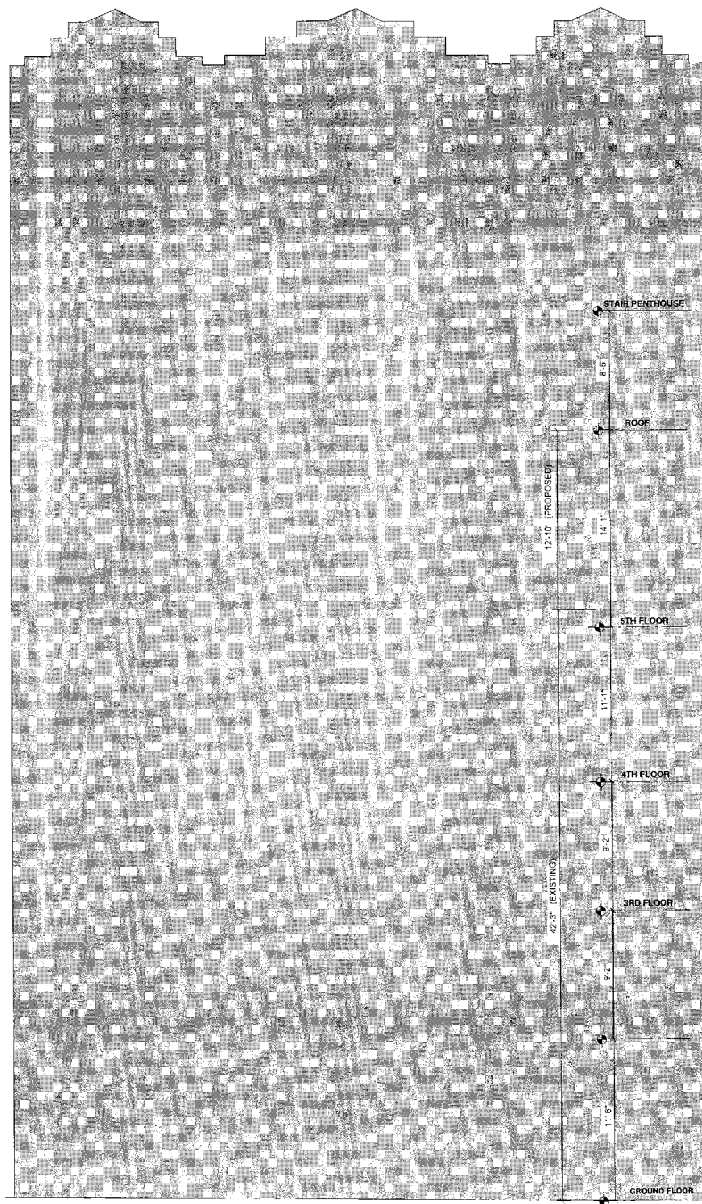
1327 mason st.  
san francisco  
california 94103  
415 571 5800  
415 574 5101

**PROPOSED 5TH LEVEL  
AND ROOF PLAN**

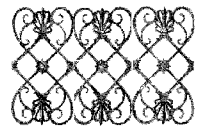
**1855 PACIFIC AVENUE ADDITION & RENOVATIONS**  
SAN FRANCISCO, CALIFORNIA  
BLOCK 8576, LOT 11

DATE: 28 MARCH 2016  
SCALE: 1/8" = 1'-0"  
DRAWN: ME  
SHEET:

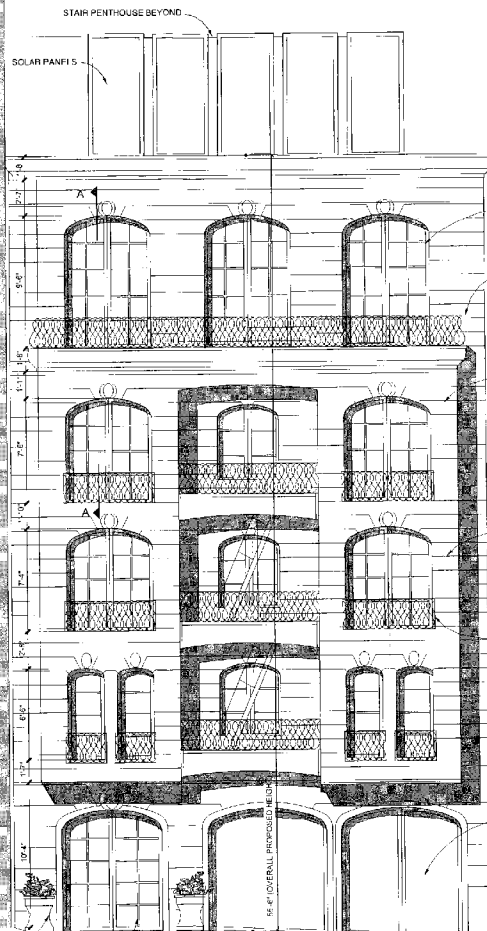
**A7**



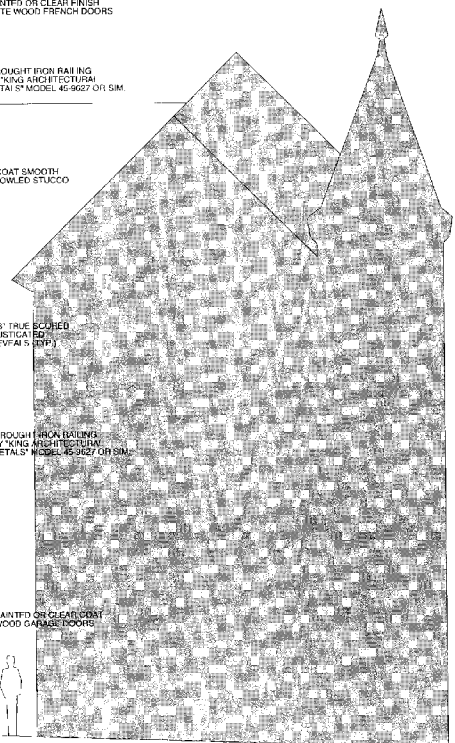
EXISTING ADJACENT RESIDENTIAL BUILDING



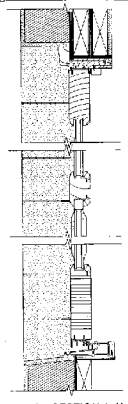
DETAIL OF "KING ARCHITECTURAL METALS" MODEL 45-9827



PROPOSED FRONT ELEVATION



EXISTING ADJACENT RESIDENTIAL BUILDING



DETAIL FD SECTION A-A'  
 LIMEVUL MODEL NO. WJ04F6078  
 2 1/4\"/>

Revisions	By
1	22 FEB 2010 ML
2	10 OCT 2012 ML

**LEAVITT**  
 architecture

1327 WASHINGTON  
 SAN FRANCISCO  
 CALIFORNIA 94109  
 415 574 9100  
 415 574 9111

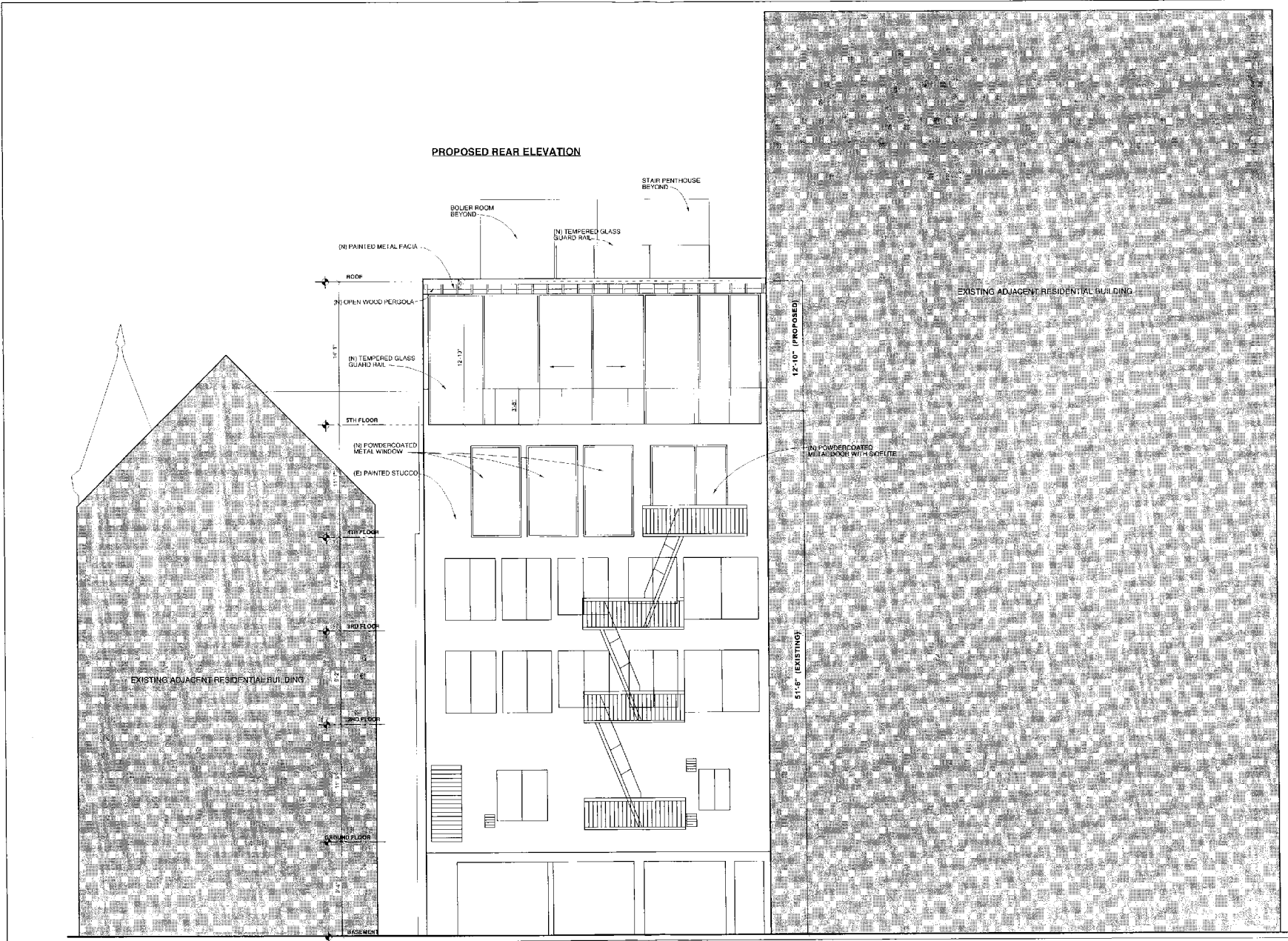
PROPOSED FRONT  
 ELEVATION

1856 PACIFIC AVENUE ADDITION & RENOVATIONS  
 BLOCK 0576, LOT 11  
 SAN FRANCISCO, CALIFORNIA

DATE: 04/03/2010  
 SCALE: 1/4"=1'-0"  
 DRAWN: M.  
 SHEET:

**A8**





PROPOSED REAR ELEVATION

PROPOSED REAR ELEVATION

Revisions	By
△ 23 FEB 2012 ML	
△ 10 OCT 2012 ML	

**LERVITT**  
architecture

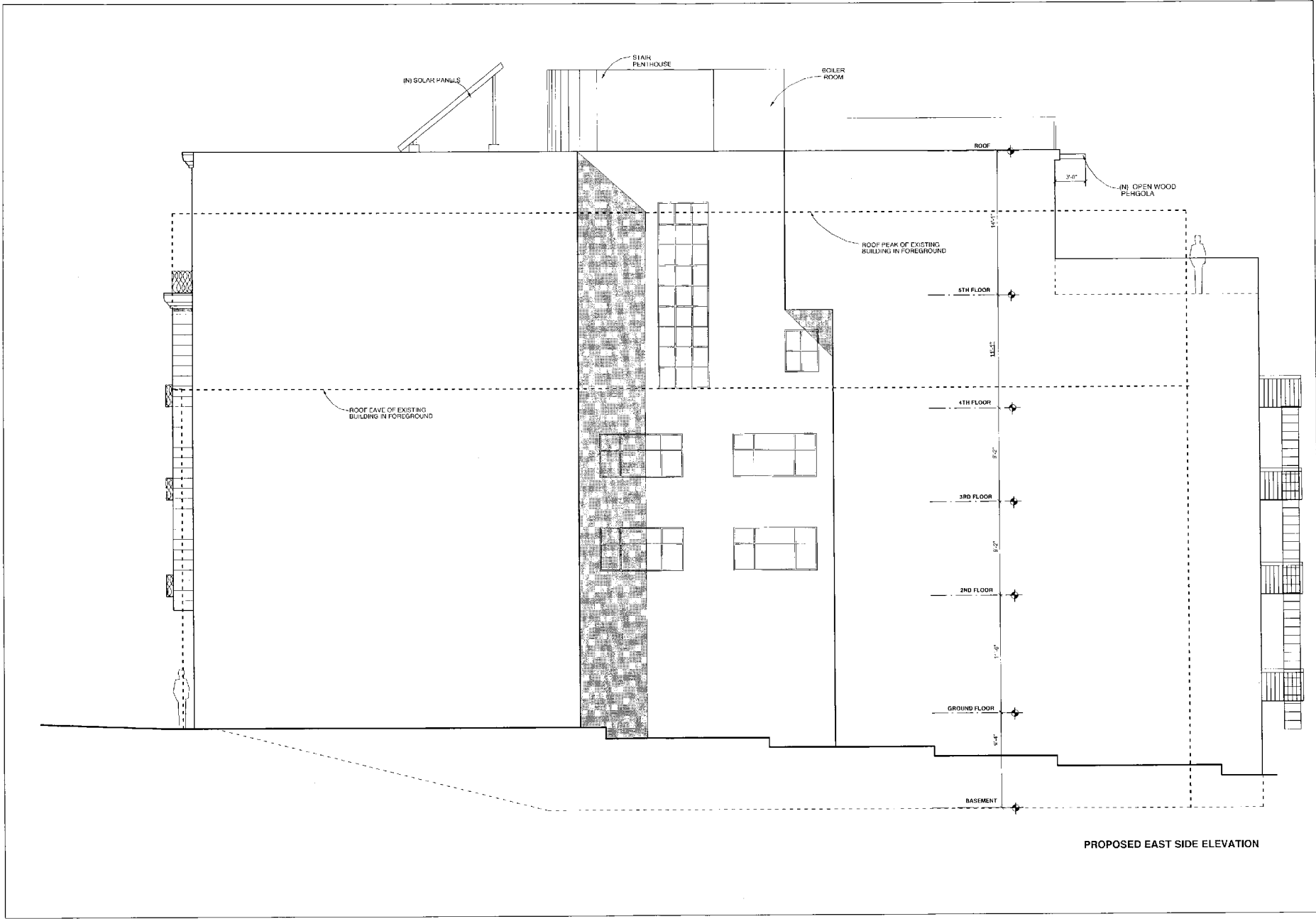
1327 Mission St.  
San Francisco  
California 94133  
(415) 674-3800  
(415) 674-5500

PROPOSED  
REAR ELEVATION

1866 PACIFIC AVENUE ADDITION & RENOVATIONS  
SAN FRANCISCO, CALIFORNIA  
BLOCK 0576, LOT 11

DATE: 04 MARCH 2012  
SCALE: 1/4" = 1'-0"  
DRAWN: ML  
SHOFT:

**A8.1**



PROPOSED EAST SIDE ELEVATION

Revisions	By
1	02 FEB. 2012 ML
2	10 OCT. 2012 ML

**LEAVITT**  
architecture

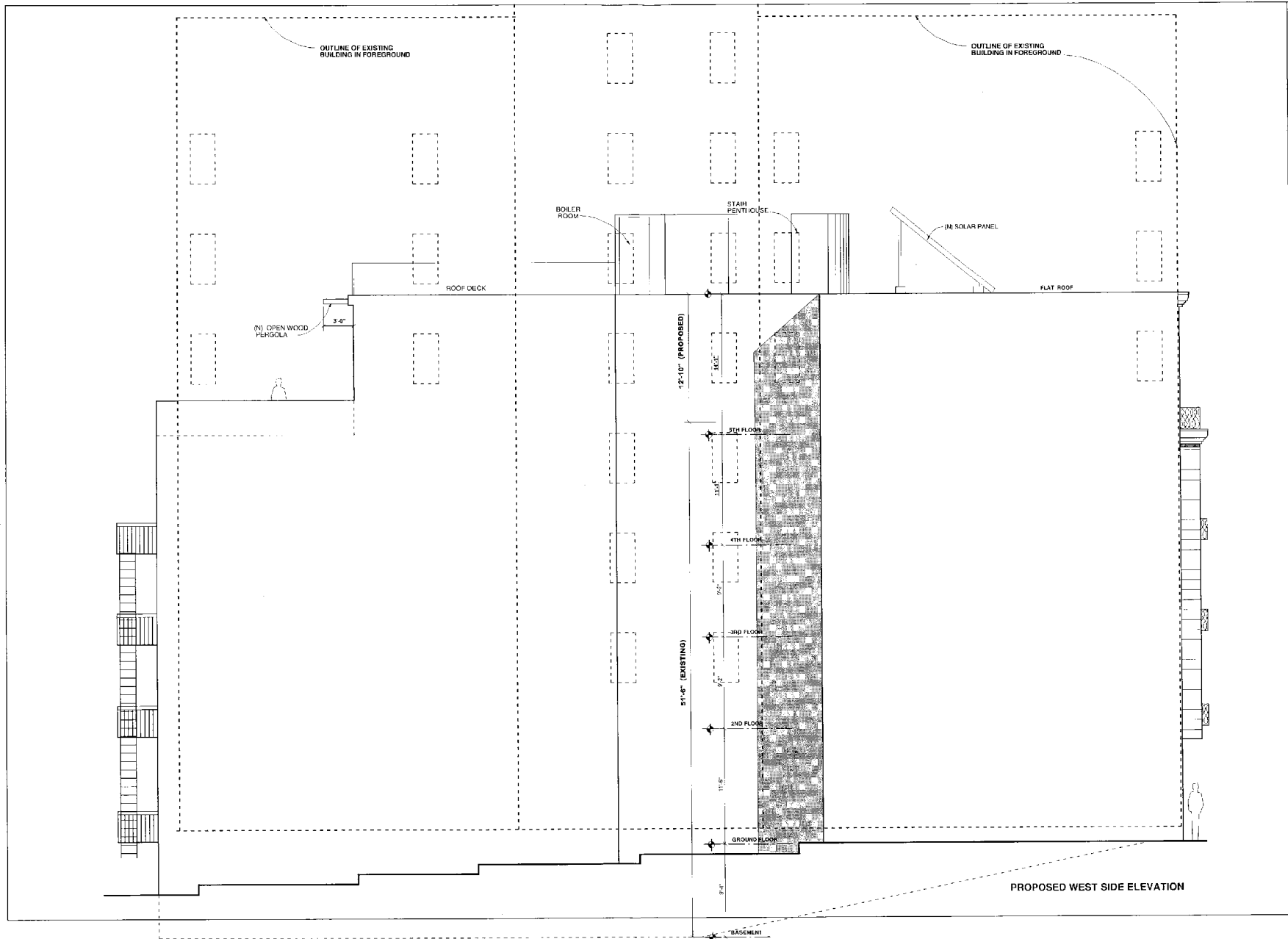
1327 MARSH ST.  
SAN FRANCISCO  
CALIFORNIA 94133  
TEL: 415.574.5000  
WWW: 415.574.3800

PROPOSED EAST  
SIDE ELEVATION

1856 PACIFIC AVENUE ADDITION & RENOVATIONS  
BLOCK 0376, LOT 11  
SAN FRANCISCO, CALIFORNIA

DATE: 3/20/2009  
SCALE: 1/8"=1'-0"  
DRAWN: ML  
SHEET:

**A9**



Revisions	By
1	22 FEB 2012 ML
2	30 OCT 2012 ML

**LEAVITT**  
architecture

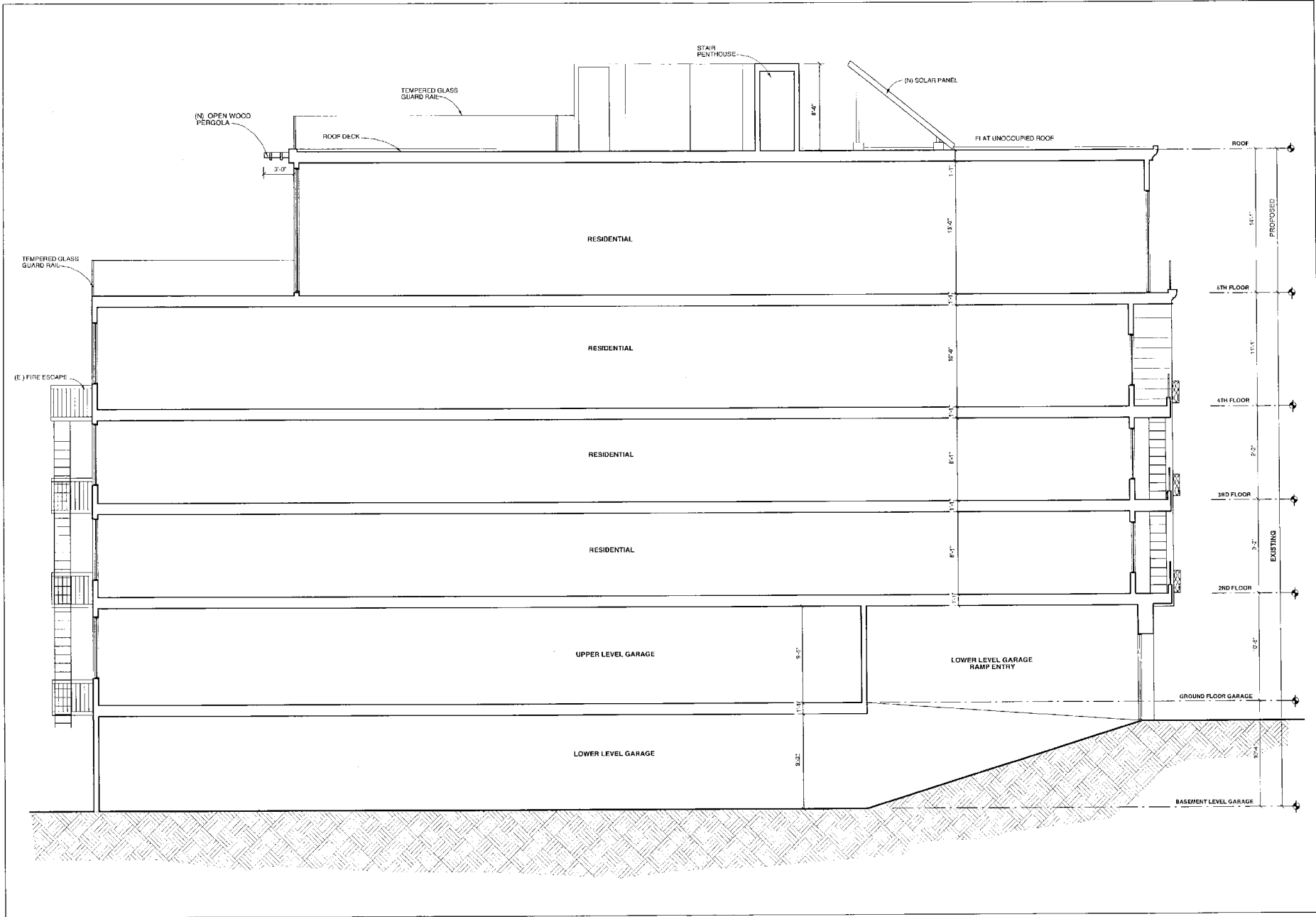
1327 Mission St.  
San Francisco, CA 94103  
415.674.8300  
415.674.8301

**PROPOSED WEST  
SIDE ELEVATION**

**1856 PACIFIC AVENUE ADDITION & RENOVATIONS**  
SAN FRANCISCO, CALIFORNIA  
BLOCK 0576, LOT 11

DATE: 3 NOV 2009  
SCALE: 1/8" = 1'-0"  
DRAWN: JCL  
CHECKED:

**A10**



Revisions

22 FEB. 2012 ML
10 OCT. 2012 ML

**LEAVITT**  
Architecture

1327 Mason St.  
San Francisco  
California 94109  
+1 415 674 5100  
+1 415 674 9101

PROPOSED SECTION

1856 PACIFIC AVENUE ADDITION & RENOVATIONS  
BLOCK 0576, LOT 11  
SAN FRANCISCO, CALIFORNIA

DATE: 24 MARCH 2012  
SCALE: 1/4"=1'-0"  
DRAWN: VE  
CHECK: SWTT

**A11**