



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: AUGUST 2, 2012

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: July 26, 2012
Case No.: **2012.0637D**
Project Address: **4365 26th STREET**
Permit Application: 2011.10.18.7006
Zoning: RH-1 (Residential House, One-Family) District
 40-X Height and Bulk District
Block/Lot: 6561/024
Project Sponsor: Devon Johnson
 3065 Buchanan Street
 San Francisco, CA 94123
Staff Contact: Doug Vu – (415) 575-9120
Doug.Vu@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The project is to construct a 541 square foot rear addition at the first floor, a new 1,285 square foot second floor, a 200 square foot front deck, and a 58 square foot rear deck to the existing one-story over basement, single family residence.

SITE DESCRIPTION AND PRESENT USE

The project site is an approximately 27 foot wide by 114 foot deep lot containing 3,075 square feet, and located on the south side of 26th Street between Douglass and Diamond Streets. The lot contains a one-story over basement, one-family dwelling that was originally constructed circa in 1939, per City records.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located in the Noe Valley neighborhood. The subject block is within an RH-1 Zoning District and residential in character, and adjacent to the Douglass Playground to the west. The subject blockface contains residences that are primarily one to two stories in height, although there are a few three-story buildings. The adjacent lot to the west (4371 26th Street) contains a two-story, single-family residence, and the adjacent lot to the east (4365 26th Street) contains a one-story, single-family residence.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	April 11, 2012 – May 11, 2012	May 11, 2012	August 2, 2012	84 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	July 23, 2012	July 20, 2012	13 days
Mailed Notice	10 days	July 23, 2012	July 20, 2012	13 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	-	1	1
Other neighbors on the block or directly across the street	6	-	-
Neighborhood groups	-	-	-

Owners and/or residents from six properties on the subject block or directly across the street have submitted letters to the Department either supporting or not objecting to the proposed addition. Other than the DR Requestor, the Department is not aware of any opposition to the proposed project.

DR REQUESTOR

Maryo and Anke Mogannam
4371 26th Street
San Francisco, CA 94131
(Adjacent neighbor to the west)

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated May 8, 2011 and submitted May 11, 2012.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated May 23, 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 REVIEW

The Residential Design Team (RDT) reviewed the project following the filing of the DR application and found the project to be consistent with the Residential Design Guidelines (RDGs). The RDT determined the proposed front setback for the second floor addition to be consistent with the setback of the adjacent

building's second floor addition at 4371 26th Street, and the proposed corner notch at the front of the building will provide adequate light protection to the adjacent property line window. The RDT also determined the proposed massing at the rear of the building to be consistent with the development pattern in the mid-block open space, that there are larger and deeper buildings on the subject block, and the proposed depth of five feet more than the DR requestor's building does not result in negative light and air impacts to the rear yard, nor a privacy impact to the adjacent building's interior spaces. In addition, the RDT determined the height of the proposed building to be consistent with the neighborhood pattern of two and three-story buildings and as designed, the building height steps with the topography and gradual slope of the street. Finally, the proposed exterior materials are compatible with the stucco and wood materials found predominantly on the blockface and throughout the neighborhood. In summary, the RDT determined there were no extraordinary or exceptional circumstances.

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.

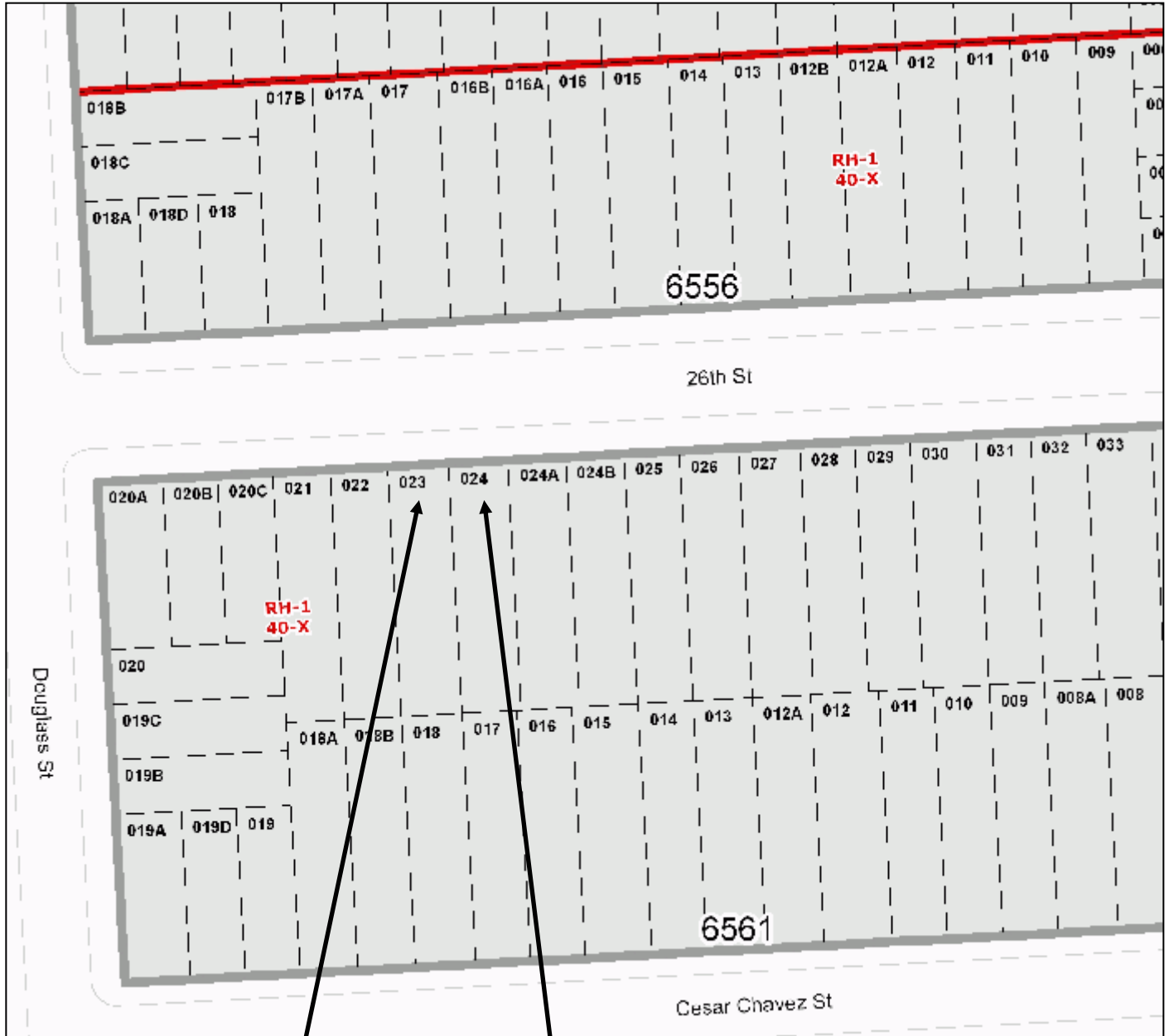
RECOMMENDATION: Do not take DR and approve project as proposed
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Attachments:

- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Context Photograph
- Section 311 Notice
- DR Application
- Response to DR Application dated May 23, 2012
- Public Comment Letters
- Supplemental Materials from DR Requestor
- Reduced Plans

G:\Documents\DRs\4365 26th Street_2012.0637D\Reports\Abbreviated Analysis.doc

Parcel Map



**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY

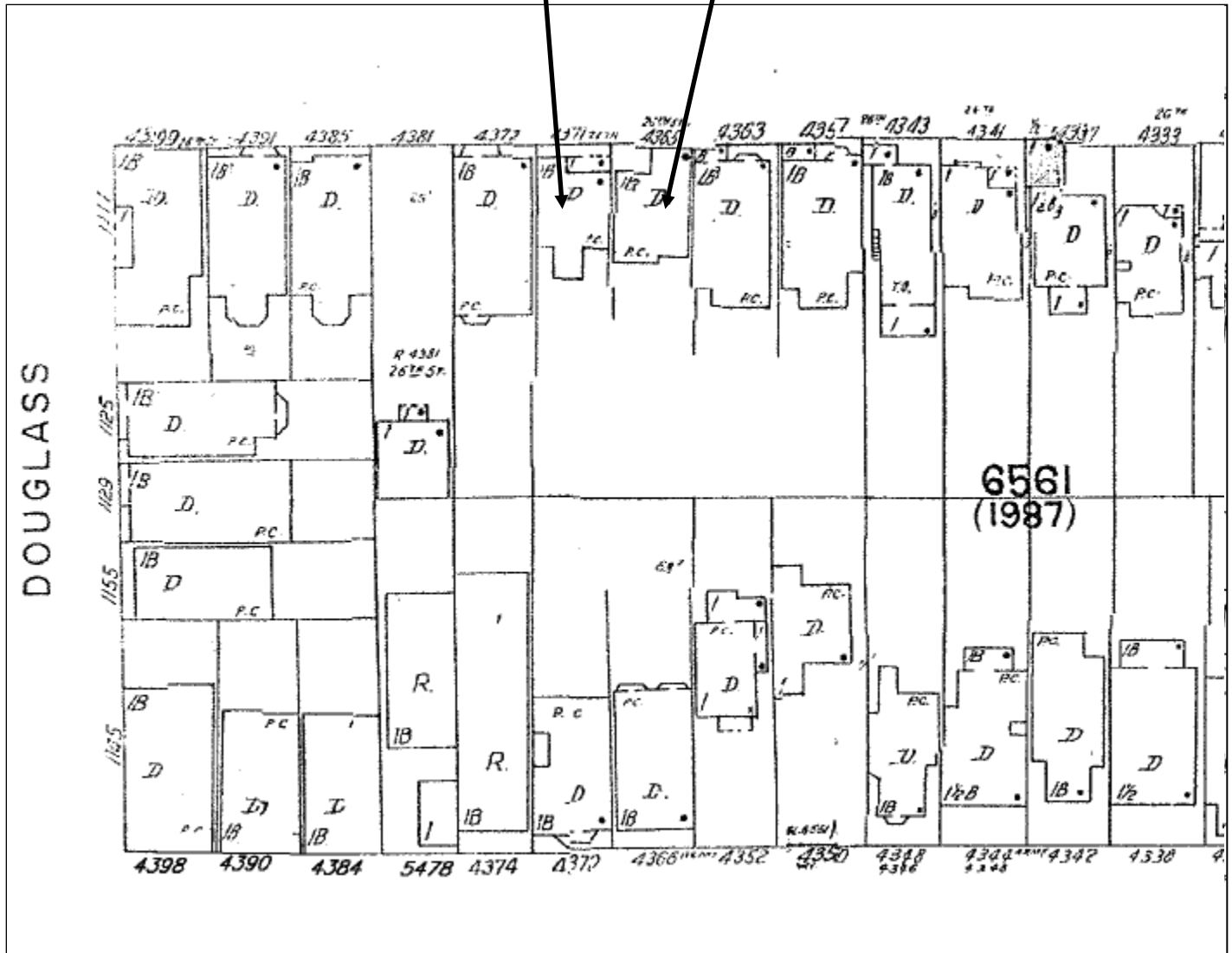


Discretionary Review Hearing
Case Number 2012.0637D
Abbreviated Analysis
4365 26th Street

Sanborn Map*

DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



*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 2012.0637D
Abbreviated Analysis
4365 26th Street

Aerial Photo

view facing south



SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**

Discretionary Review Hearing
Case Number 2012.0637D
Abbreviated Analysis
4365 26th Street

Aerial Photo

view facing north

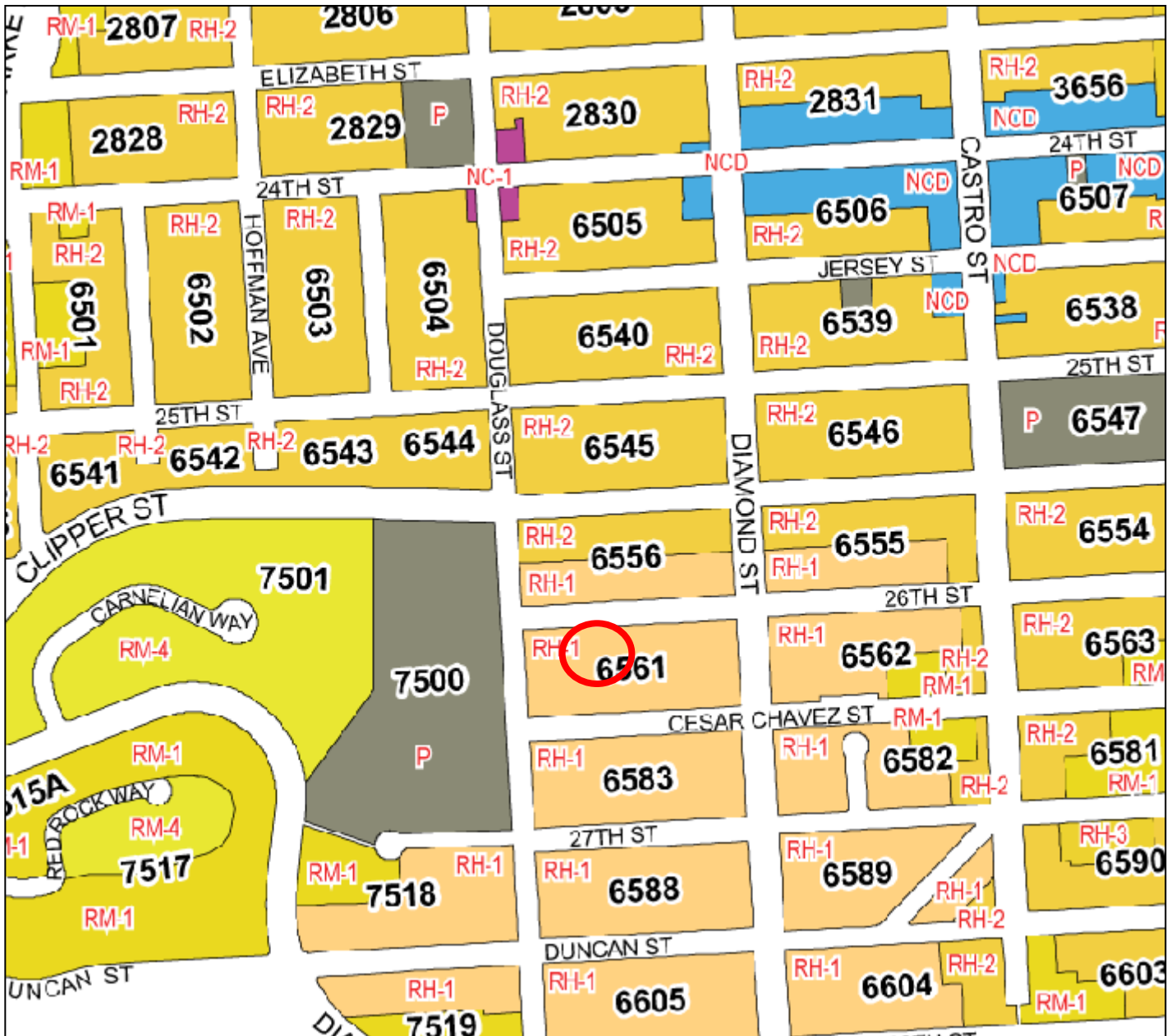


**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2012.0637D
Abbreviated Analysis
4365 26th Street

Zoning Map



Discretionary Review Hearing
Case Number 2012.0637D
Abbreviated Analysis
4365 26th Street

Site Photo



SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**

Discretionary Review Hearing
Case Number 2012.0637D
Abbreviated Analysis
4365 26th Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On October 18, 2011, the Applicant named below filed Building Permit Application No. 2011.10.18.7006 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Devon Johnson	Project Address:	4365 26 th Street
Address:	3065 Buchanan Street	Cross Streets:	Douglass Street / Diamond Street
City, State:	San Francisco, CA 94123	Assessor's Block / Lot No.:	6561 / 024
Telephone:	(415) 305-5151	Zoning Districts:	RH-1 / 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 checked="" type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE	Single Family Dwelling	No Change
FRONT SETBACK	4 feet, 1 inch.....	4 feet, 9 inches
SIDE SETBACKS	None.....	No Change
BUILDING DEPTH	47 feet, 7 inches.....	62 feet, 4 inches
REAR YARD.....	62 feet, 4 inches	46 feet, 11 inches
HEIGHT OF BUILDING	19 feet, 9 inches.....	31 feet, 3 inches
NUMBER OF STORIES	2	3
NUMBER OF DWELLING UNITS	1	No Change
NUMBER OF OFF-STREET PARKING SPACES	1	2

PROJECT DESCRIPTION

The project includes the construction of an approximately 541 square foot rear addition on the first floor and the construction of a new 1285 square foot second floor to the existing single family dwelling unit. The construction of the new second floor also includes a 200 square foot deck at the front of the building and a 58 square foot deck at the rear of the addition. The project is in compliance with all applicable provisions of the Planning Code. See attached plans.

PLANNER'S NAME: Douglas Vu
 PHONE NUMBER: (415) 575-9120
 EMAIL: Doug.Vu@sfgov.org

DATE OF THIS NOTICE: 4-11-12
 EXPIRATION DATE: 5-11-12

NOTICE OF BUILDING PERMIT APPLICATION GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the site plan and elevations (exterior walls), and floor plans (where applicable) of the proposed project, including the position of any adjacent buildings, exterior dimensions, and finishes, and a graphic reference scale, have been included in this mailing for your information. Please discuss any questions with the project Applicant listed on the reverse. You may wish to discuss the plans with your neighbors and neighborhood association or improvement club, as they may already be aware of the project. Immediate neighbors to the project, in particular, are likely to be familiar with it.

Any general questions concerning this application review process may be answered by the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00 a.m. - 5:00 p.m. Please phone the Planner listed on the reverse of this sheet with questions specific to this project.

If you determine that the impact on you from this proposed development is significant and you wish to seek to change the proposed project, there are several procedures you may use. We strongly urge that steps 1 and 2 be taken.

1. Seek a meeting with the project sponsor and the architect to get more information, and to explain the project's impact on you and to seek changes in the plans.
2. Call the nonprofit organization Community Boards at (415) 920-3820. They are specialists in conflict resolution through mediation and can often help resolve substantial disagreement in the permitting process so that no further action is necessary.
3. Where you have attempted, through the use of the above steps, or other means, to address potential problems without success, call the assigned project planner whose name and phone number are shown at the lower left corner on the reverse side of this notice, to review your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects, which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission over the permit application, you must make such request **within 30 days of this notice, prior to the Expiration Date shown on the reverse side**, by completing an application (available at the Planning Department, 1660 Mission Street, 1st Floor, or on-line at www.sfplanning.org). You must submit the application to the Planning Information Center (PIC) during the hours between 8:00 a.m. and 5:00 p.m., with all required materials, and a check, for each Discretionary Review request payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org or at the PIC located at 1660 Mission Street, First Floor, San Francisco. For questions related to the Fee Schedule, please call the PIC at (415) 558-6377. If the project includes multi building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.**

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

An appeal of the approval (or denial) of the permit application by the Planning Department or Planning Commission may be made to the **Board of Appeals within 15 days** after the permit is issued (or denied) by the Superintendent of the Department of Building Inspection. Submit an application form in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including their current fees, **contact the Board of Appeals at (415) 575-6880**.

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: Maryo and Anke Mogannam		
DR APPLICANT'S ADDRESS: 4371 26th St	ZIP CODE: 94131	TELEPHONE: (415)350-7447

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Devon Johnson		
ADDRESS: 3065 Buchanan St	ZIP CODE: 94123	TELEPHONE: (415) 305-5151

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

2. Location and Classification

STREET ADDRESS OF PROJECT: 4365 26th St	ZIP CODE: 94131
CROSS STREETS: Douglass & Diamond	

ASSESSORS BLOCK/LOT: 6561 /024	LOT DIMENSIONS: 114 x 27	LOT AREA (SQ FT): 3075	ZONING DISTRICT: RH-1	HEIGHT/BULK DISTRICT:
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3. Project Description

Please check all that apply

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

SINGLE FAMILY DWELLING

Present or Previous Use:

SINGLE FAMILY DWELLING

Proposed Use:

Building Permit Application No. 2011.10.18.7006

Date Filed: 05/08/2011

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 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.

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.

.....
.....
.....
.....

SEE ATTACHMENT

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

.....
.....
.....
.....

SEE ATTACHMENT

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

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.....
.....
.....

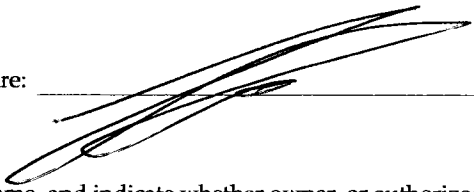
SEE ATTACHMENT

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: _____

05/10/12

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

Manya Magesham Owner
Owner / Authorized Agent (circle one)

Discretionary Review Application Submittal Checklist

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

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input type="checkbox"/>
Address labels (copy of the above), if applicable	<input type="checkbox"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns	<input checked="" type="checkbox"/>
Covenant or Deed Restrictions	<input checked="" type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Letter of authorization for agent <i>no agent</i>	<input type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input 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: Steve Walker

Date: 5/11/12

12.063701

Answer to question #1

Upper level front setback does not comply with Planning Code 132

It's at 12ft

Design does not follow the visual character of the block

Most of the houses' are wood/stucco

Design does not respect the topography of the block or the design scale or building scale

It dwarfs the adjacent (east) building with its reduced front setback and casts shadows on the adjacent properties stealing valuable light

It is the same height as the adjacent (west) building disregarding of the slope of the hill which further accentuates the dwarfing of the east adjacent house. This violates the topography guidelines

It does not respond to the topography and front setback patterns because it does not have any of the character of the stepping or articulation found in surrounding buildings

Planning Code Section 101 states that one of the purposes of the Planning Code is to provide adequate light, air, privacy and convenience of access to property in San Francisco

More than 50% of our windows will lose light due to this project
All of our windows at the rear of the house will lose privacy and light
Our rear patio will lose privacy and light

The rear balcony/patio area will have direct view inside our 2 young daughters' bedrooms, violating their privacy and security. We request this levels rear set-back to be no more than flush with ours.

Being on a hillside that is often very windy the rear of the house may develop wind noise of unknown consequences

The primary reason we made 4371 26th St. our home was that we fell on love with the garden space and sunny weather. This project encroaches on too many of these protected rights. Any of these "minimum standards" discrepancies alone may have been tolerable; collectively they become adverse, exceptional and extraordinary

Midblock Open Space Erosion

“The height and depth of a building expansion into the rear yard can impact the mid-block open space. Even when permitted by the Planning Code, building expansions into the rear yard may not be appropriate if they are uncharacteristically deep or tall, depending on the context of the other buildings that define the mid-block open space. An out-of-scale rear yard addition can leave surrounding residents feeling “boxed-in” and cut-off from the mid-block open space.”

This project will give us a much “boxed in” feeling

Many of the neighbors value their rear garden environment and privacy. This project takes away from that. According to Planning Code any subsequent property can take away even more until the maximum is reached and the character of “strong midblock open space” will be destroyed

GUIDELINE: Respect the existing pattern of building entrances.

Currently 4365 and 4371 stairs mirror each other which offered open space and balance between the two properties.

Answer to question #2

More than 50% of our windows will lose light due to this project
All of our windows at the rear of the house will lose privacy and light
Our rear patio will lose privacy and light

This project will give us a much “boxed in” feeling

Many of the neighbors value their rear garden environment and privacy. This project takes away from that. According to Planning Code any subsequent property can take away even more until the maximum is reached and the character of “strong midblock open space” will be destroyed

Being on a hillside that is often windy the rear of the house may develop wind noise of unknown consequences

The primary reason we made 4371 26th St our home was that we fell on love with the garden space and sunny weather. This project encroaches on too many of these protected rights

Any of these “minimum standards” discrepancies alone may have been tolerable; collectively they become adverse, exceptional and extraordinary.

Answer to question #3

12.0637D

We request that the top floor front setback be 15 ft

We request the top floor rear setback to be no more than flush with ours as to not obscure any light and prevent a “boxed in” feeling

We request that the main level rear setback be no more than flush with ours to preserve privacy and security for our young daughters and maintain midblock open space

We have objection with the house protruding in the front as this will remove any chance of any sunlight reaching our planter in front of our house. We will lose light coming into our front living room window. We are open to solutions

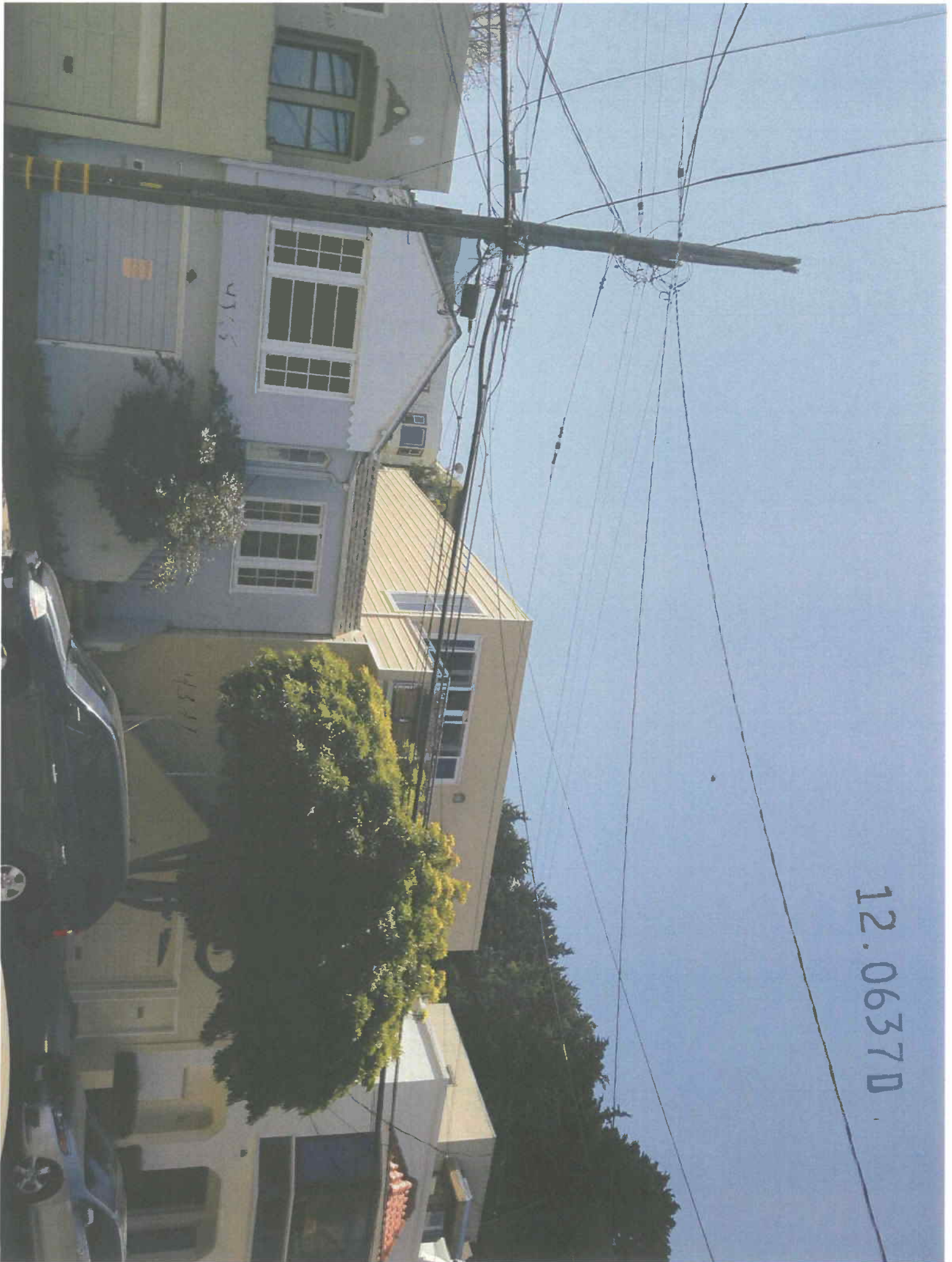
Change the height to match the topography and scale on the sloped block

We have concerns that the extensive scope of this project is not a remodel/addition but a new construction in disguise. The original front and rear faces of the property will be obliterated. The Height will be increased on the main floor as well as the addition. Every original wall will not exist anymore. Why this is called a remodel? We would like this reviewed and explained.

We have no objection with the development of the property. We just want it to be in continuity with the neighboring houses and not at the expense of the neighboring homes. We believe all these objections and concerns are reasonable and in the end will be in the best interest of the neighborhood and city as well.

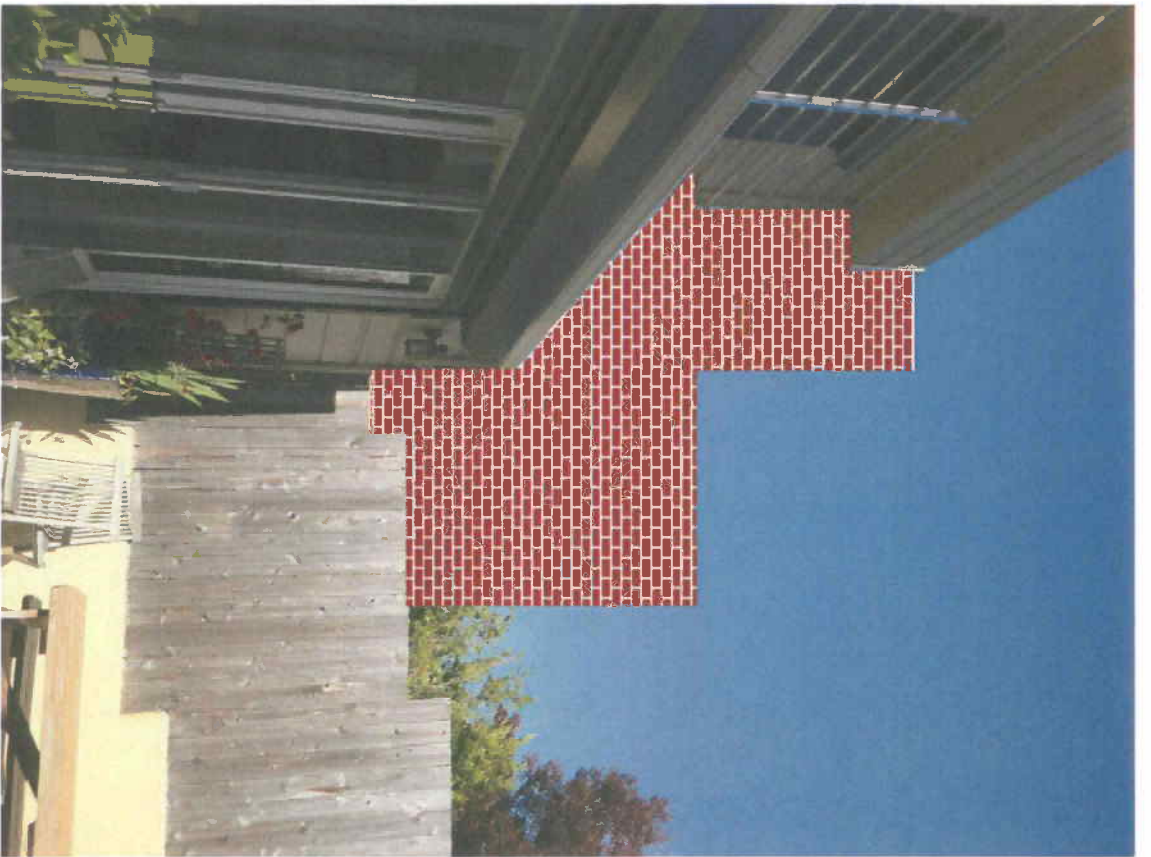
Summery

Our greatest concern with this project is that it pushes and exceeds the limits on too many aspects of the residential guidelines. Individually one can argue for, or against, each item. Collectively, the project has adverse, extraordinary and exceptional impact on its neighbors.



12.0637D

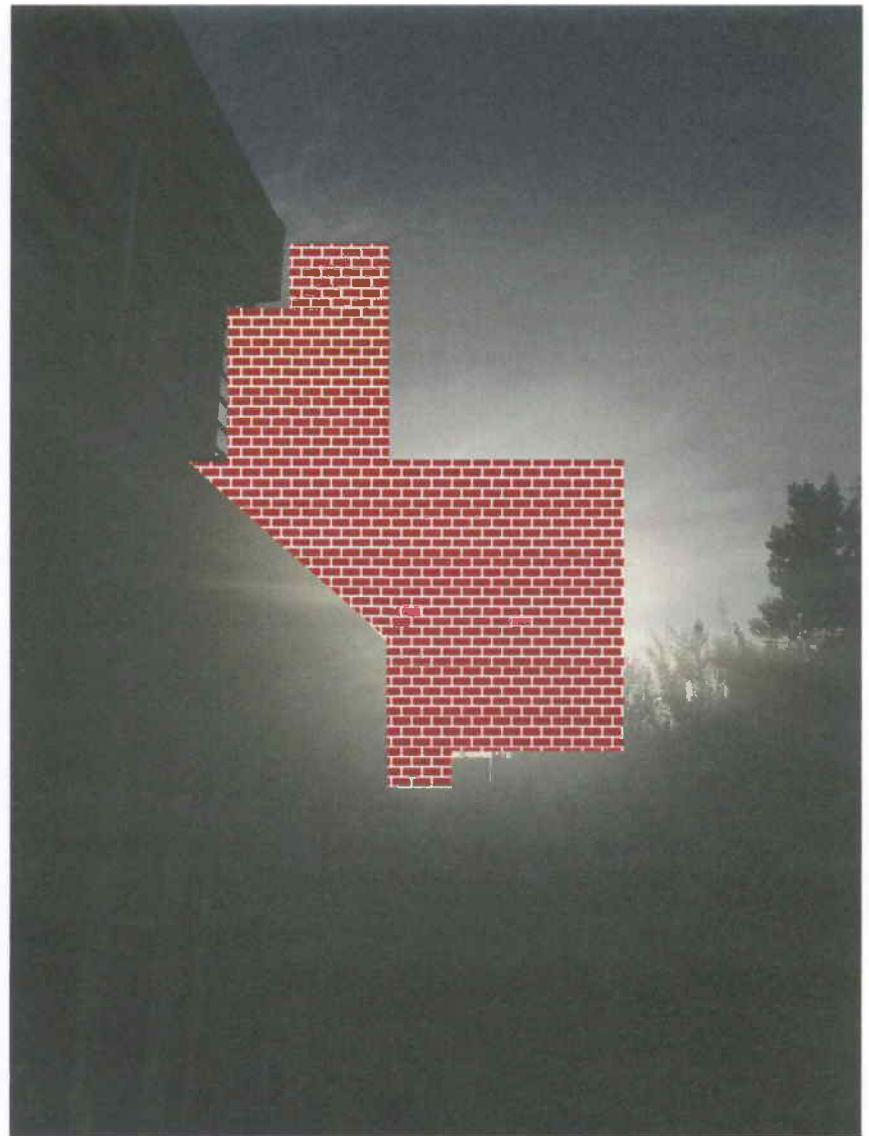
Project House is blame
Shows lack of scale ~~and~~ and there of
houses on street.



12.0637D

Before and After photos
of 4371 South yard

12.0637D



3A
42

Before and After plot of project from 1971 to 1991

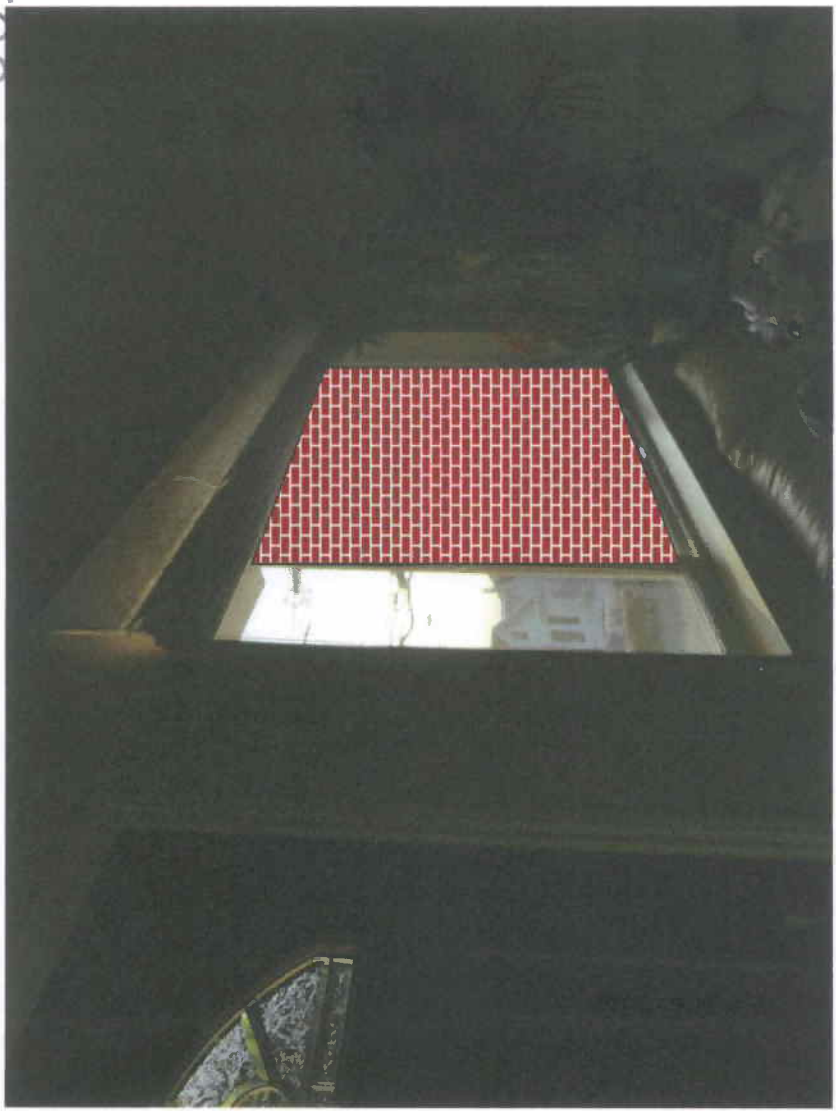
12.0637D



Handwritten notes in pencil, including the number '12.0637D' and some illegible scribbles.

Sun light coming into
front living room of
4371 20th St.

12.0637D

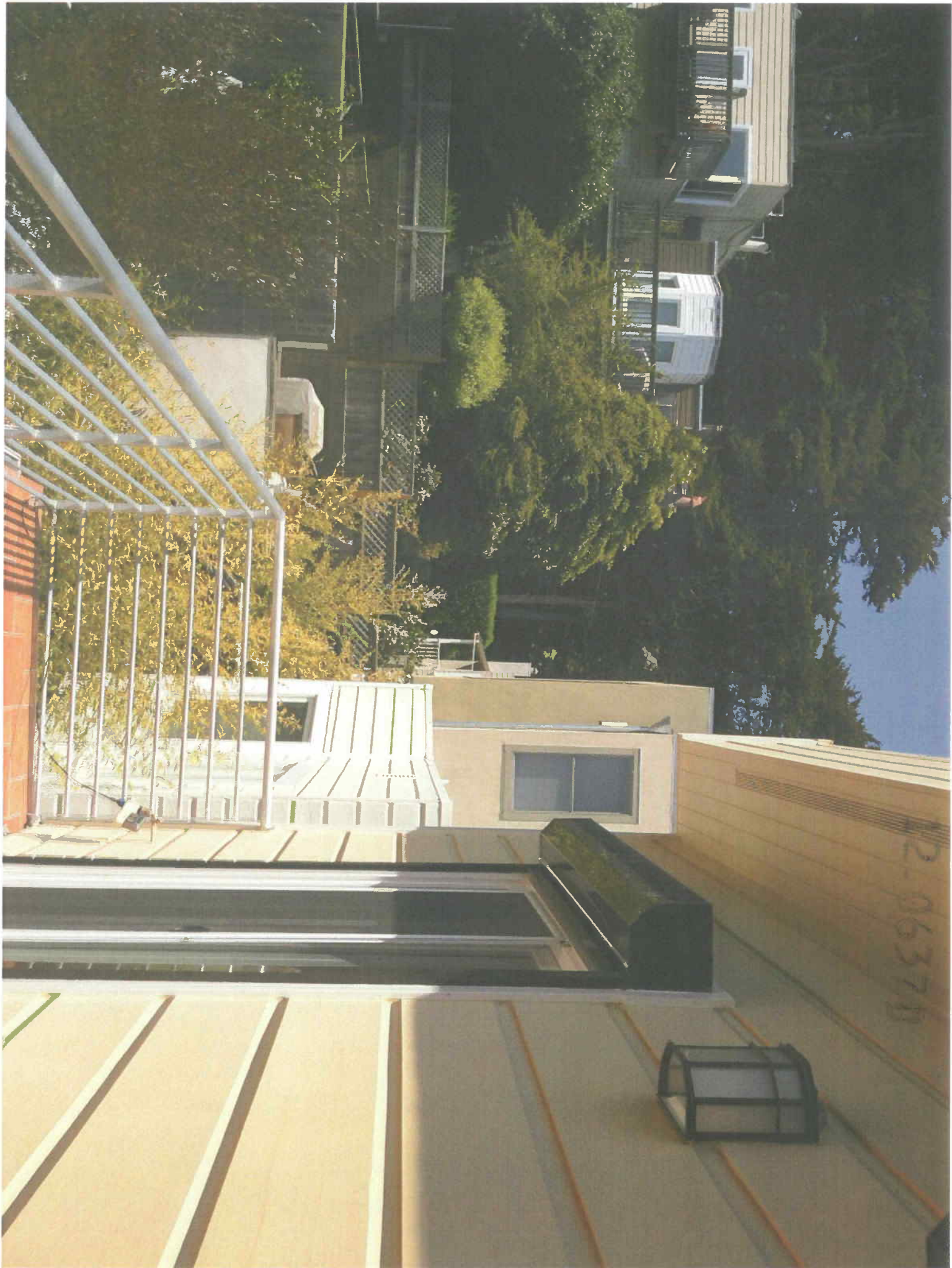


Before and After
of project at 43CS
From 4371

12.0637D



Photo from 4371 upper part
which will be blacked
Emphasizing Open mid black
continuity of adjacent properties
Facing East



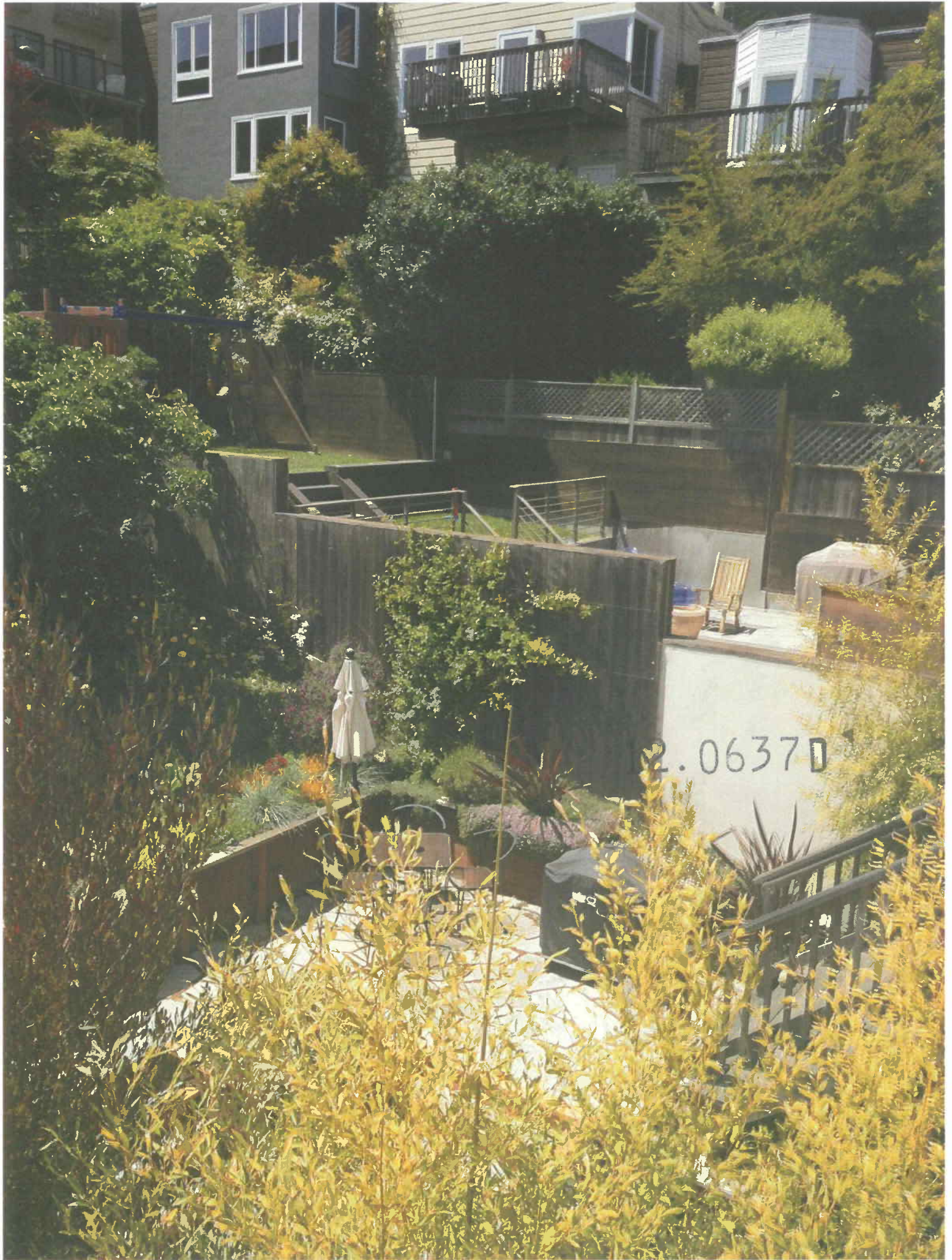
2-96378

415
ESTABLISHED

4371
Photo from
upper parts
showing "mid block" formation
Facies West



4391 back yard



2.06370

Back yards of
4377 and 4381
showing value of
backyard environment
at risk under "mid block"
criteria

ADJACENT HOUSE
ON EAST SIDE

SUBJECT PROPERTY

ADJACENT HOUSE
ON WEST SIDE



HOUSE DIRECTLY ACROSS THE STREET



SAN FRANCISCO PLANNING DEPARTMENT

RESPONSE TO DISCRETIONARY REVIEW

Case No.: 12.0637D

Building Permit No.: 2011.10.18.7006

Address: 4365 26th Street

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Sponsor's Name: Devon Johnson

Telephone No.: 415-305-5151 (for Planning Department to contact)

- Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

See attached.

- What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes. Indicate whether the changes were made before filing your application with the City or after filing the application.

See attached.

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

See attached.

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

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

<u>Number of</u>	<u>Existing</u>	<u>Proposed</u>
Dwelling units (only one kitchen per unit –additional kitchens count as additional units)	<u>1</u>	<u>1</u>
Occupied stories (all levels with habitable rooms) ...	<u>1</u>	<u>2</u>
Basement levels (may include garage or windowless storage rooms)	<u>1</u>	<u>1</u>
Parking spaces (Off-Street)	1	<u>2</u>
Bedrooms	<u>3</u>	<u>4</u>
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas....	<u>994</u>	<u>3110</u> (2810 Living / 300 Finished basement foyer)
Height	<u>19'9"</u>	<u>31'3"</u>
Building Depth	<u>47'7"</u>	<u>62'4"</u>
Most recent rent received (if any)	<u>\$0</u>	<u>\$0</u>
Projected rents after completion of project	<u>\$0</u>	<u>\$0</u>
Current value of property	<u>\$850,000</u>	<u>Unknown</u>
Projected value (sale price) after completion of project (if known)	<u>N/A</u>	<u>Unknown</u>

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

Devon P. Johnson

Signature

23/May 2012

Date

Devon P. Johnson

Name (please print)



4365 26TH STREET

Owner/Sponsor Response for Discretionary Review Hearing
Case # 12.0637D | Filed: May 10, 2012 | Devon Johnson

DR Response



The intent of this document is to respond to the Discretionary Review that has been submitted for 4365 26th Street. I am answering the requested questions, providing additional relevant facts regarding the neighbor's concerns and sharing insights on the effort made to date to accommodate the neighbors.

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

- I purchased a small single family home (4365 26th) in July 2011 with the intent to renovate and expand to make a family home.
- I embarked on this journey intending to be collaborative and sensitive to the neighbors' needs. I engaged with the neighbors early and often to develop a strong relationship, including multiple one-on-one meetings with the 2 adjacent neighbors, and I conducted the broader neighborhood pre-application meeting.
- In order to ensure we were fully code compliant and submitting an application that would be approved, I have had a review meeting with my planner, a pre-application review with RDT where they provided initial guidance, a determination meeting on means of egress by DBI and have studied the Residential Design Guidelines all prior to application. I have implemented all of this guidance and asked for no variances.
- One adjacent neighbor shook hands and agreed to support my project (Judy Prejean, 4363 26th).
- Even with multiple iterations and design accommodations, the other adjacent neighbor (Maryo Mogannam, 4371 26th), has been unsatisfied with any of my proposals to address his concerns. I continued to make design accommodations for him and he increased his list of complaints. So, eventually I submitted my application without his support. This neighbor has submitted the request for Discretionary Review.
- When looking at his concerns and proposed solutions together, he essentially is requesting that my property be smaller than his property in both the front and rear so that he has zero impact from my project. While I have made multiple proposals to address his individual concerns of light, privacy and security, I can't reduce the rear of my house any more without losing the 2 rear bedrooms (they become walk-in closets). These bedrooms are critical to create a family home.
- This same neighbor requesting the DR has also just completed a renovation of his property ~3 years ago, adding a 2nd floor and expanding to the rear (see subsequent photos later in this document).

2) What alternatives or changes to the proposed project are you willing to make? What changes have you already made to address concerns?

Changes Made to Date – (see included “Design Accommodations” document)

- Protected neighbor’s new lot-line window (4371 26th). Designed a deeper front set back to remain behind neighbor and avoid walling off the lot-line window. Removed the windows facing toward his lot-line window from our design to give him privacy, and increased the side setback and removed an overhang to provide more light. This solution provides light, privacy and maintains his views. (Prior to application)
- Provided light and air to neighbor’s rear facade (4371 26th). Reduced rear projection of house to only 5’ beyond lower level of house. Added notch to 2nd level to provide light, air and distance to neighbor’s rear facade. Conducted light study to assess best approach for maximum light. Increased size and reoriented notch to reduce morning sun loss. (Prior to application)
- Provided light and air to other neighbor’s lot line window and back yard (4363 26th). Extended planned light well around lot-line window all the way to the rear of the house creating a side setback. Plan to plant greenery on that side of house per her request. (Prior to application)

Additional Changes

- Rear deck security and privacy. The neighbor at 4371 raised the issue of security and privacy for his daughters’ room, in the last week of the neighborhood notification. The proposed rear design of my property has the rear deck offset from the neighbor’s deck providing more privacy and security than if our properties were flush as the neighbor is requesting. I too need privacy for my property and this offset will help provide privacy for both of us.
- With that said, I also proposed to remove the doors and railing, and eliminate the deck function to increase privacy and security for the neighbor while maintaining the proposed envelope to allow for my rear bedrooms. So far, this offer has been declined.

3) State why you feel that your project would not have any adverse effect on the surrounding properties. Explain needs for space that prevent changes.

- As mentioned previously, I would be willing to remove the rear deck if it helps to satisfy the neighbor's need for privacy and security. This was a new issue that the DR requester raised during the last week of the neighborhood notification period.
- I have made multiple accommodations and reductions to date. At this time, if I further reduce the back of the house, then I lose the rear 2 bedrooms. These bedrooms are critical for the family home that I am building.
- I have attempted to address all of the concerns about light, privacy and security. We have conducted a light study that shows there is next to no impact to my neighbor from my addition. The rear façade is south facing and even at the summer solstice in June, the light comes at an angle and lights both of our rear walls brightly and equally. Any impact is very minor and only occurs in the very early morning around June. The light study also shows that the neighbor's own fence and retaining wall create greater shadows on his patio property than the addition on my property will (see included light study).
- This renovation and addition is fully code compliant and follows the Residential Design Guidelines (RDG). I have asked for no variances and the project is well within the rear setback requirements (by 18'). It has an appropriate 2nd floor front setback and steps down from the neighboring property. I have designed side setbacks along the full length of one neighbor and have notched out the rear for the DR requestor. We would still have a large and beautiful mid block open space. I have truly tried to use the RDG and my own integrity to respect the neighbors and do the right thing.

DR Requester Concerns

I feel that the neighbor and DR Requester, Maryo Mogannam at 4371 26th, has presented some information that is unfair in its presentation. I believe it is either exaggerated to bolster his position or in some cases simply inaccurate. In these next few slides, I will attempt to provide the facts as clearly as I can so that you may be able to objectively judge the situation.

Additional information can be found in the included plans, light study, history of accommodations and 3D drawings.

Neighbor's Renovation



4371 26th (DR Requester) on left. 4365 26th (my property) on right.



4371 projects 24' 6" from rear of 4365 main building and 10' 5" from rear addition.

- The neighbor requesting the DR just completed a renovation of his property ~3 years ago, removing the gabled roof, adding a 2nd floor, and expanding to the rear.
- The neighbor's project maximized his lot and removed all previous side setbacks on our shared property line which left a large blank wall against the property line.
- A lot-line window was installed at the front of his house facing toward the NE views of downtown San Francisco and the East Bay.

Front Setback, 2nd floor

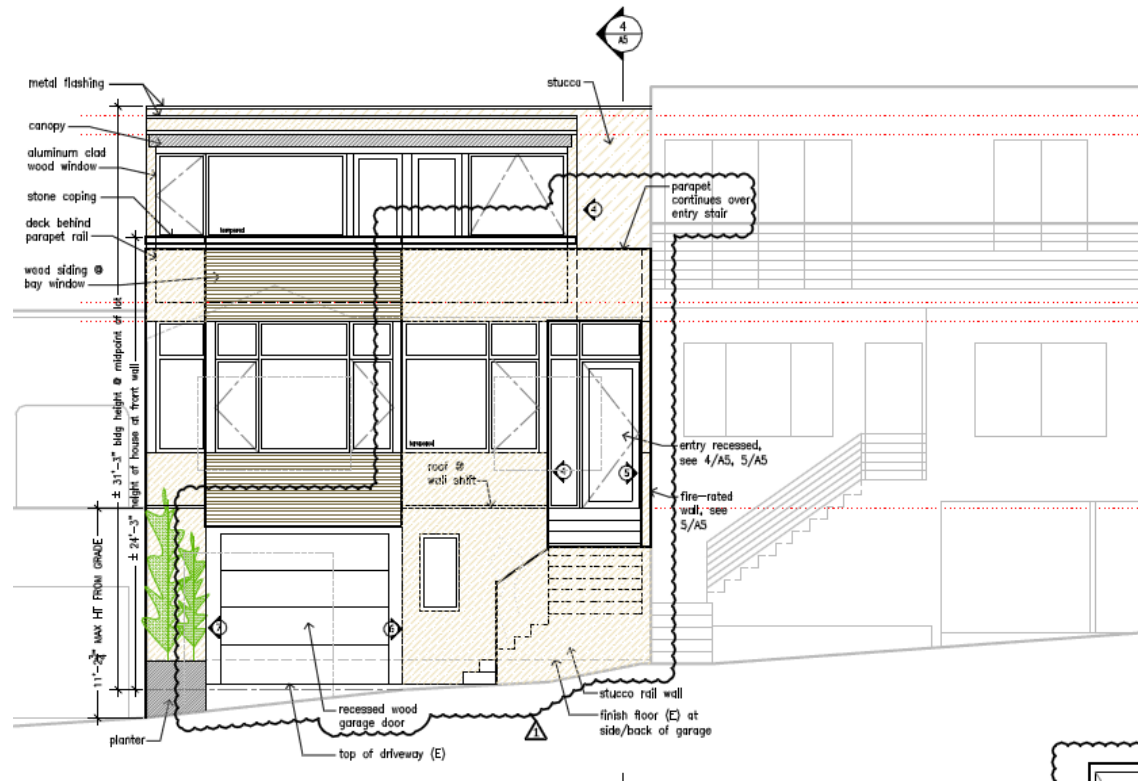


Designed around DR Requester's lot-line window, upper right.

Neighbor Concern: "Upper level front setback does not comply with Planning Code 132, It's at 12ft. We have objection to the top floor front of the house having less than a 15 foot setback, which is stipulated in planning and community building guidelines. We request this guideline be adhered to."

- The neighbor has a 10-foot 2nd story setback after converting his original gabled roof into a full 2nd story during his renovation. He created a lot line window just behind his setback.
- We designed a 15-foot setback by his lot-line window to be a good neighbor and not block the window, we have a 12-foot setback further away (see plans and 3D drawings). The 12-foot was approved since it was right next to a 10-foot set-back next door and creates less of a visual disruption. Planning Code Section 132 does not specify the upper level setback for RH-1.
- We removed the windows facing toward the neighbor's lot-line window from our design to give him privacy and removed an overhang and increased the side setback to provide more light (during our pre-application discussions). This solution provides light, privacy and maintains his views.

Visual Character of Block



Neighbor Concern: *“Design does not follow the visual character of the block. Most of the houses are wood/stucco”*

- The façades will be stucco, wood and siding as shared in the neighborhood notification drawings (see drawings).

Block Topography and Building Scale



DR Requester on right, currently projects above.
Proposed design creates more consistency.

Neighbor Concern: “We have concerns with the height of the project as it takes away from the continuity of the houses along the block. Design does not respect the topography of the block or the design scale or building scale. It dwarfs the adjacent (east) building with its reduced front setback and casts shadows on the adjacent properties stealing valuable light. It is the same height as the adjacent (west) building disregarding of the slope of the hill which further accentuates the dwarfing of the east adjacent house. This violates the topography guidelines. It does not respond to the topography and front setback patterns because it does not have any of the character of the stepping or articulation found in surrounding buildings.”

- The neighbor’s property is 2-story above garage with the 2 adjacent properties (including my property) at 1-story above garage. Currently, his property sticks up above the others. My proposed design should actually create more consistency (see plans and 3D drawings).
- My proposed design is 2’ shorter than the DR requestor’s property, which is consistent with the slight grade of the street (see plans and 3D drawings).
- In addition, my larger 12’ 2nd floor front setback will be harder to see from the street than the DR requester’s 10’ setback. The ground floor setback is the average of the two neighbors.

Block Topography and Building Scale (Continued).



Rear southern exposure and mixed heights
(DR Requester on right).



Other mixed heights on the street (northern exposure).

- My project will not create significant shadows on the neighbors (see light study). It is well aligned with the DR requestor's property to minimize projections. The houses face north on the street side where there is no direct sunlight. The rear of the properties are well lit from the southern exposure to the sun.
- There is a mix of 1-story and 2-story above garage of varying heights on the block (see photos).

Rear Setback, 2nd floor – Light and Privacy



DR Requester's rear southern exposure brightly lit, which will be unaffected by the project.

Neighbor Concern: *"We object to the top floor rear of the house protruding 5 feet beyond our house. This will create shadows and take away valuable morning sunlight from our small patio. We request the top floor to be no more than flush with ours as to not obscure any light. More than 50% of our windows will lose light due to this project. All of our windows at the rear of the house will lose privacy and light. Our rear patio will lose privacy and light."*

- Since we have 12' and 15' setbacks in the front (and the neighbor only has 10'), we need the extra space in the rear or we lose the rear bedrooms.
- We put a large 11' x 5' notch in the SW rear corner of our proposed design (during our pre-application discussions) to further mitigate shadowing and demonstrate good will.
- We have conducted a light study. The rear façade is a south facing wall and even at the summer solstice in June, the light comes at an angle and lights both of our rear walls brightly and equally. Any impact is very minor and only occurs in the very early morning in June (see included light study).
- The light study also shows the neighbor's own fence and retaining wall create greater shadows on his patio property than the addition on my property will (see light study and photo on next page).

Rear Setback, 2nd floor – Light and Privacy (Continued)



DR Requester's rear patio, shadowed by his own fence, rear upper façade shadowed by his canopy. His patio doors completely shadowed by closed roller (5/24/2012, 8:52am).

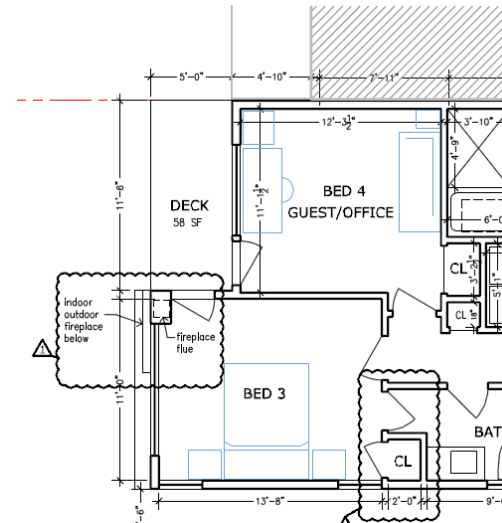
Neighbor Concern: *“More than 50% of our windows will lose light due to this project. All of our windows at the rear of the house will lose privacy and light. Our rear patio will lose privacy and light.”*

- Light. The method of the above 50% calculation is unclear. No north facing (shaded) windows are affected. No west facing windows in neighbor's west side setback are affected. We made multiple accommodations to address the new east facing non-conforming lot-line window. Per the included light study, only the bottom corner of the ground floor south facing patio window will have a small shadow, only around June, only in early morning. I propose the following formula for impact: $1/40$ of neighbor's glass shadowed x 2 hours day in summer x 2 months of the year ($1/40 \times 2/14 \times .5 \times 2/12$) = 0.06% impacted. See light study and 3D drawings.
- Privacy. If the DR requester accepts my offer to remove my rear deck, then there will be no windows on my rear addition facing toward 4371's property line and rear patio and there will be no deck to look down into his patio. The proposed offset of our buildings will create privacy for both of us. If our rear façades are flush as the neighbor is requesting, then I will lose privacy in my rear patio since his deck will look directly down into my patio. Both houses will have windows that face directly to the rear of the yards.

Rear Setback, 1st floor



DR Requester's rear deck.



Rear offset provides mutual privacy. Removal of 2nd floor deck (above) addresses security concerns.

Neighbor Concern: *"We object to the main level protruding 5 feet beyond our house because the balcony area it creates will have direct view inside our 2 young daughters' bedrooms, violating their privacy and security. We request this level to be no more than flush with ours."*

- The proposed rear design of my property has the rear deck offset from the neighbor's deck providing more privacy and security than if our properties were flush as he is requesting. I too need privacy for my property and this offset will help provide privacy for both of us (see plans and 3D drawings).
- As mentioned, I am willing to remove the deck (doors, railing and eliminate the deck function) to increase privacy and security while maintaining the proposed envelope to allow for my rear bedrooms.

Midblock Open Space



Continued strong midblock open space.



Neighbor's heavily wooded yard interrupts open space.

Neighbor Concern: *"This project will give us a much 'boxed in' feeling. Many of the neighbors value their rear garden environment and privacy. This project takes away from that. According to Planning Code any subsequent property can take away even more until the maximum is reached and the character of 'strong midblock open space' will be destroyed."*

- My addition will leave a rear yard set-back of 46' 11" (18' larger than required by zoning). Combined with the adjacent rear lot on Cesar Chavez, this continues to leave a strong mid-block area of almost 100'.
- Finished yard of project will remove the existing weeds and decay, and will contribute to a nicer visually shared open space.
- My neighbor on the opposite side (4363) has a heavily wooded rear yard as she appreciates the privacy and greenery. This creates an interruption to the visual open space.

Front Setback, 1st floor



3D shows no protrusions in front of 4371.
Also visible is saved lot-line window.

Neighbor Concern: *“We have objection with the house protruding in the front as this will remove any chance of any sunlight reaching our planter in front of our house. We will lose light coming into our front living room window.”*

- The front street facing facades are north facing. None of the properties on this side of the street get direct sunlight. The neighbor’s street tree further shadows his 1st floor windows and planter (see photo next page).
- We are increasing our front setback from 4’ 1” to 4’ 9 ½” which is the average setback of the two adjacent properties.
- The existing bay window will be clipped (reduced) from 13’ 8 ½” to 10’ 6 ½” wide.
- These changes should not decrease the indirect light.
- The proposed design does not “protrude” in front of the neighbor. Please see plans and 3D drawings for actual alignment. DR requester’s picture with brick wall is not accurate.

Building Entrance and Wind Noise



Neighbor Concern: *“GUIDELINE: Respect the existing pattern of building entrances. Currently 4365 and 4371 stairs mirror each other which offered open space and balance between the two properties..”*

Neighbor Concern: *“Being on a hillside that is often very windy the rear of the house may develop wind noise of unknown consequences.”*

- Entrance. Original proposed design had a direct ground floor entrance. Prior to application, the RDT asked that we modify to have a 1st floor entry to define and unify the existing context of the block face. We implemented this 1st floor exterior lateral staircase to mimic the strong sideways pattern of the neighboring properties (see plans and 3D drawings).
- Wind noise. I suspect the wind noise from a 2-story residential building will have minimal effect. Likely, wind noise will be mostly generated by the movement of all neighbors' backyard trees when the wind blows strongly.

Remodel



Neighbor Concern: *“We have concerns that the extensive scope of this project is not a remodel/addition but a new construction in disguise. The original front and rear faces of the property will be obliterated. The Height will be increased on the main floor as well as the addition. Every original wall will not exist anymore. Why this is called a remodel? We would like this reviewed and explained.”*

- This is not an accurate assessment of the plans. The side property line walls are being retained and half of the front facade. We have done all of the calculations and it is a renovation, not a demolition. These calculations were included in the 311 mailing.
- We passed the 4-month historic review process and the house has been recategorized such that we don't have to retain the original look of the property (late depression era austere!).
- For context, this neighbor just completed a major remodel ~3 years ago. He added a 2nd level, expanded rearward and removed all of his side setbacks from our shared property line. His property doesn't look anything like it did before, and it was also a remodel.

Summary

I believe that I have presented the previous information in a fair and factual manner so that you may be able to objectively judge the situation. I have attempted to be collaborative and sensitive to my neighbors' needs. I have followed the planning code, residential design guidelines and our planner's guidance all without any requests for variances.

The delays of my project create a personal hardship for me and are certainly stressful. I ask for your support in bringing this review to a close so that I may proceed.

Regards

Devon Johnson

Additional information can be found in the included plans, light study, history of accommodations and 3D drawings.



Proposed to remove deck to preserve neighbor's privacy on his deck and security of his rear bedrooms.

Increased and reoriented notch to reduce morning sun loss

Shrunk upper level square footage by 15 square feet

Added notch to reduce shadow on neighbors' backyard

Shrunk upper level square footage by 33 square feet

Reduced expansion in the back by 1.5 feet

Removed adjacent window to create more privacy between the buildings

Shrunk upper level square footage by 79 square feet

Reduced expansion in the back by 1.5 feet

Designed a deeper front set back to remain behind 4371 26th neighbor and avoid walling off of existing non-conforming lot-line window.

Reduced the planned front overhang that would reduce light



1285 SF

4 Revision to address 4371 additional comments
OCT 13, 2011

1300 SF

3 Revision to address 4371 comments
OCT 5, 2011

1333 SF

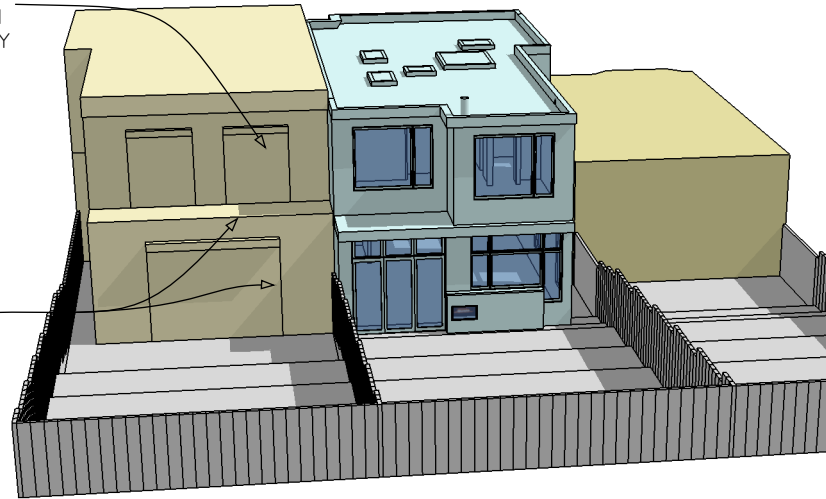
2 Pre-App Meeting Plan
SEPT 29, 2011

1412 SF

1 Project Review Plan
SEPT 14, 2011

THIS SHADOW
CAST BY THIS
HOME'S OWN
CANOPY

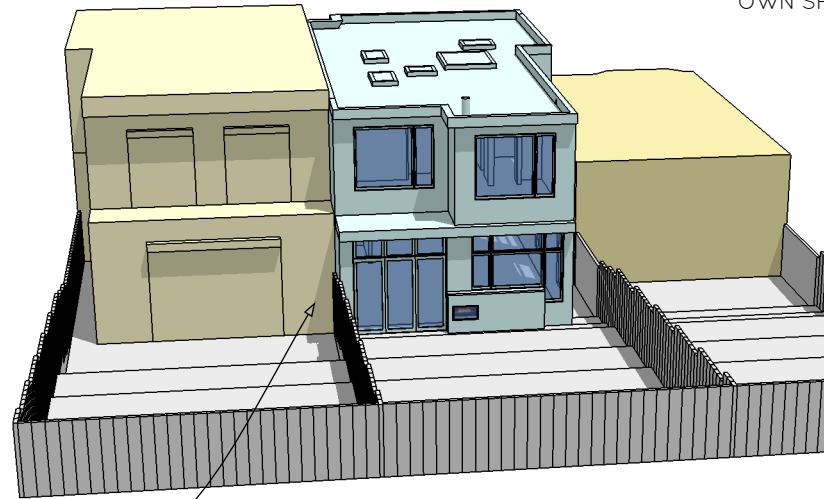
THIS SHADOW
FROM PROJECT
ADDITION



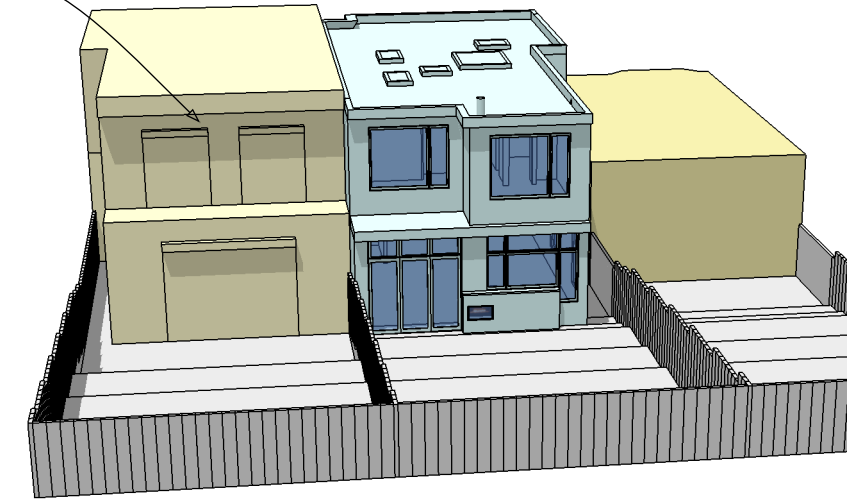
JUNE 21, 8AM

AT NOON THIS
HOME CAST ITS
OWN SHADOW

THIS SHADOW
FROM PROJECT
ADDITION



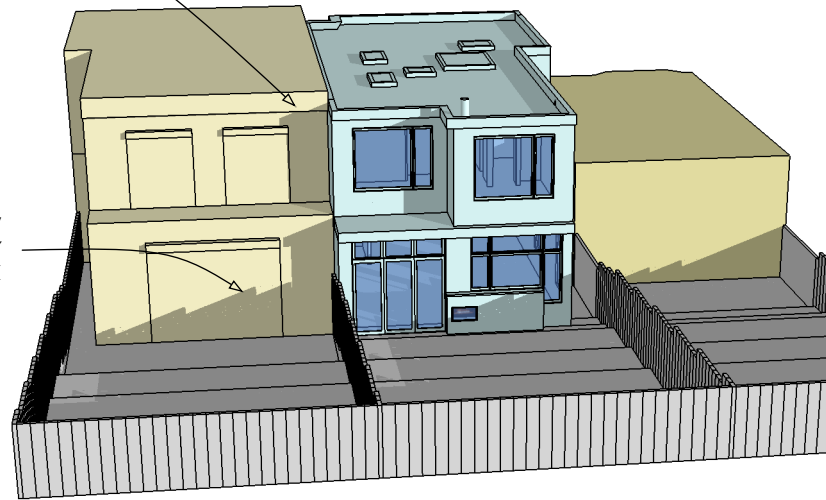
JUNE 21, 10AM



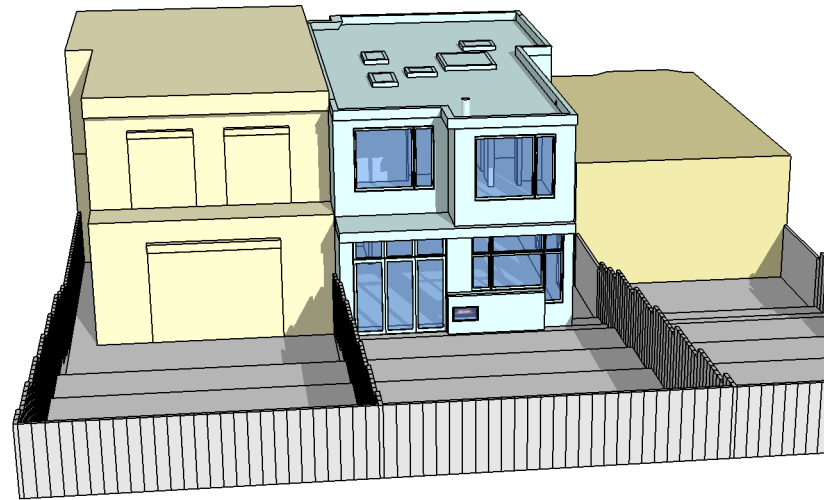
JUNE 21, 12PM

THIS SHADOW
FROM PROJECT
ADDITION

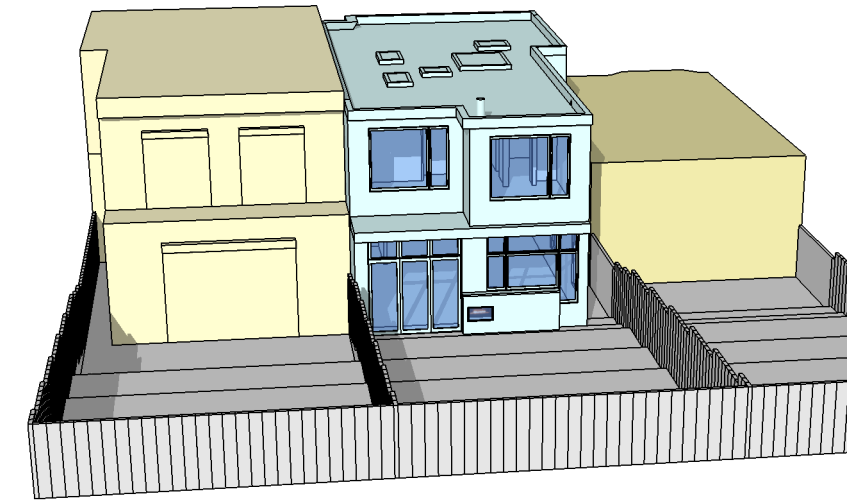
THIS SHADOW
CAST BY
EXISTING FENCE



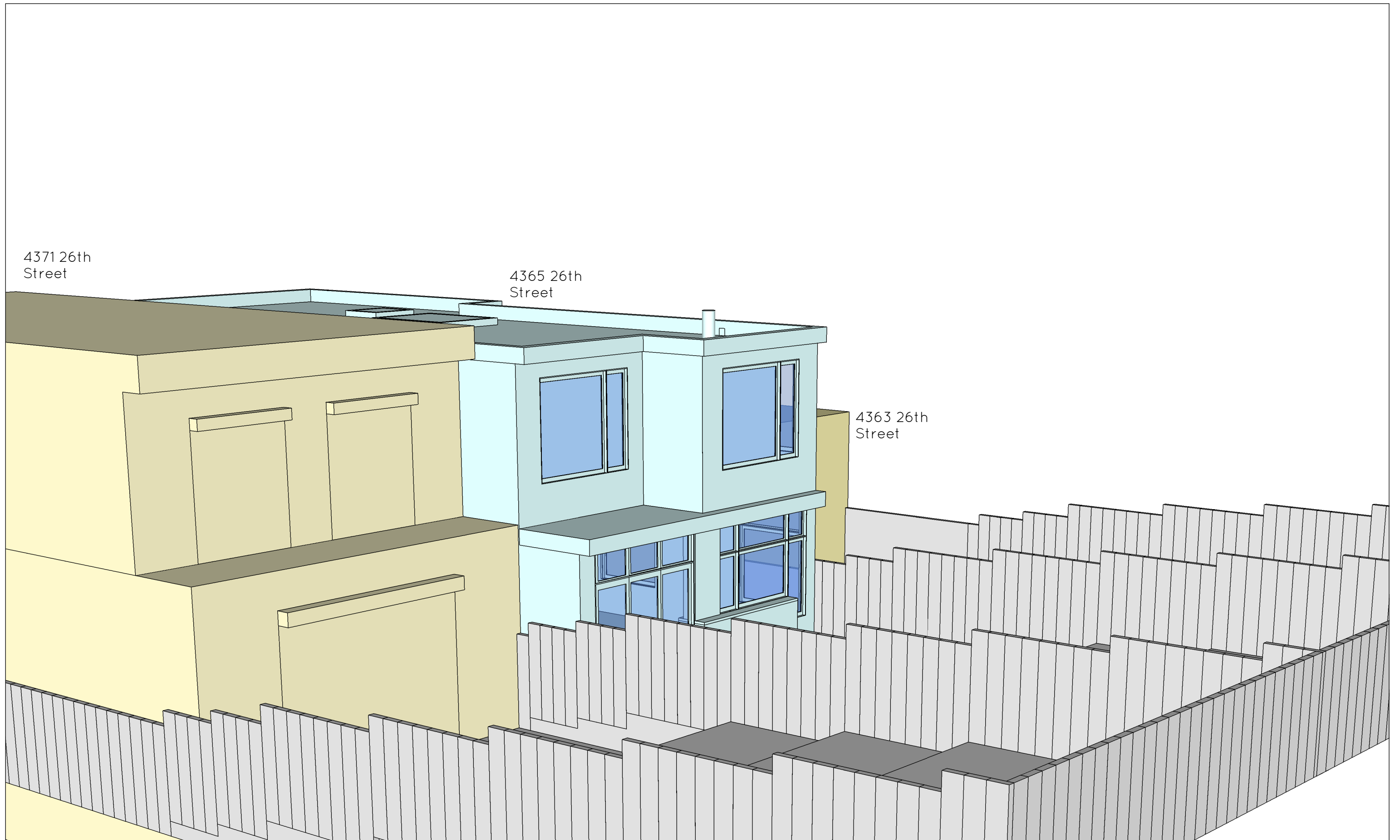
DECEMBER 21, 8AM



DECEMBER 21, 10AM



DECEMBER 21, 12PM

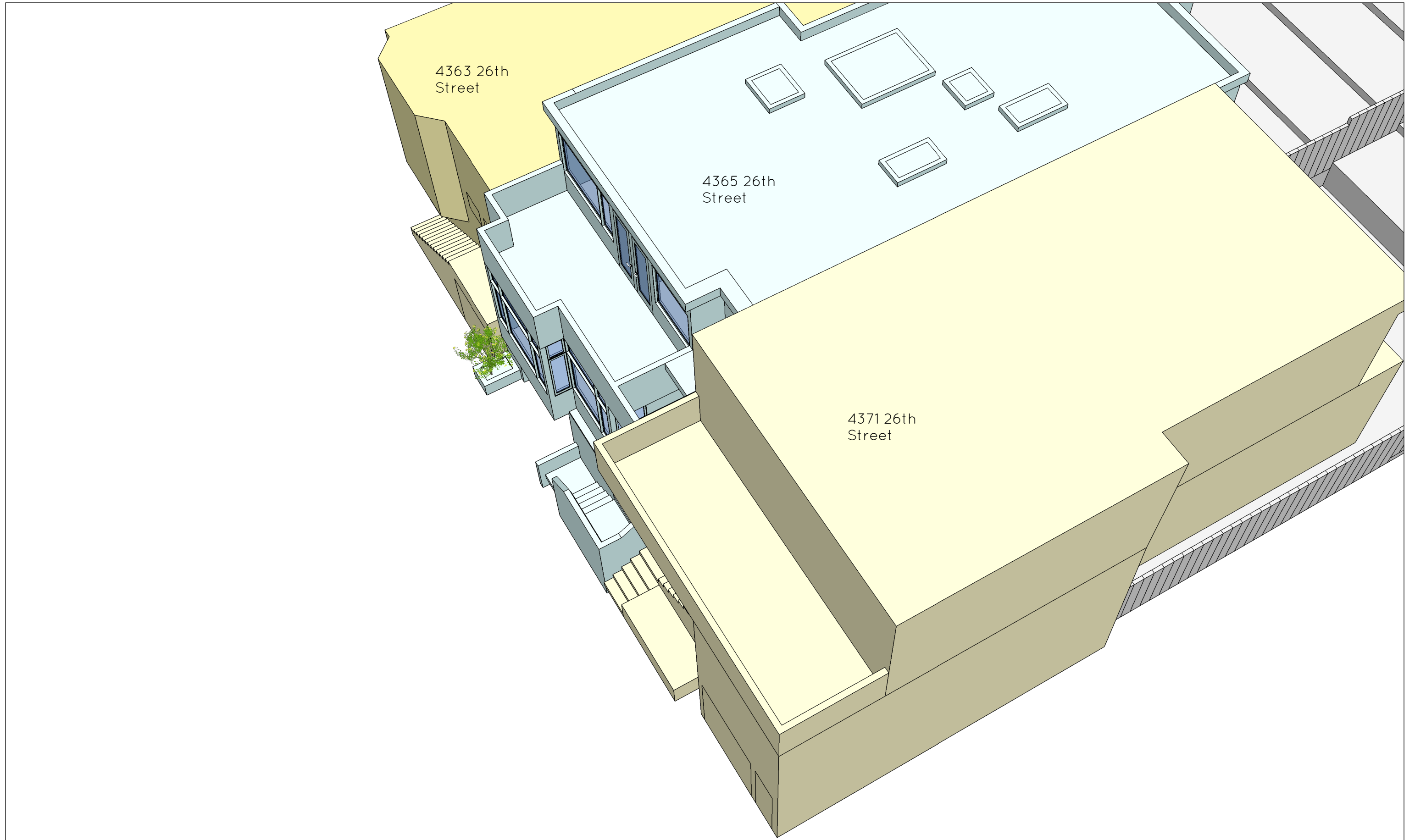


4371 26th
Street

4365 26th
Street

4363 26th
Street

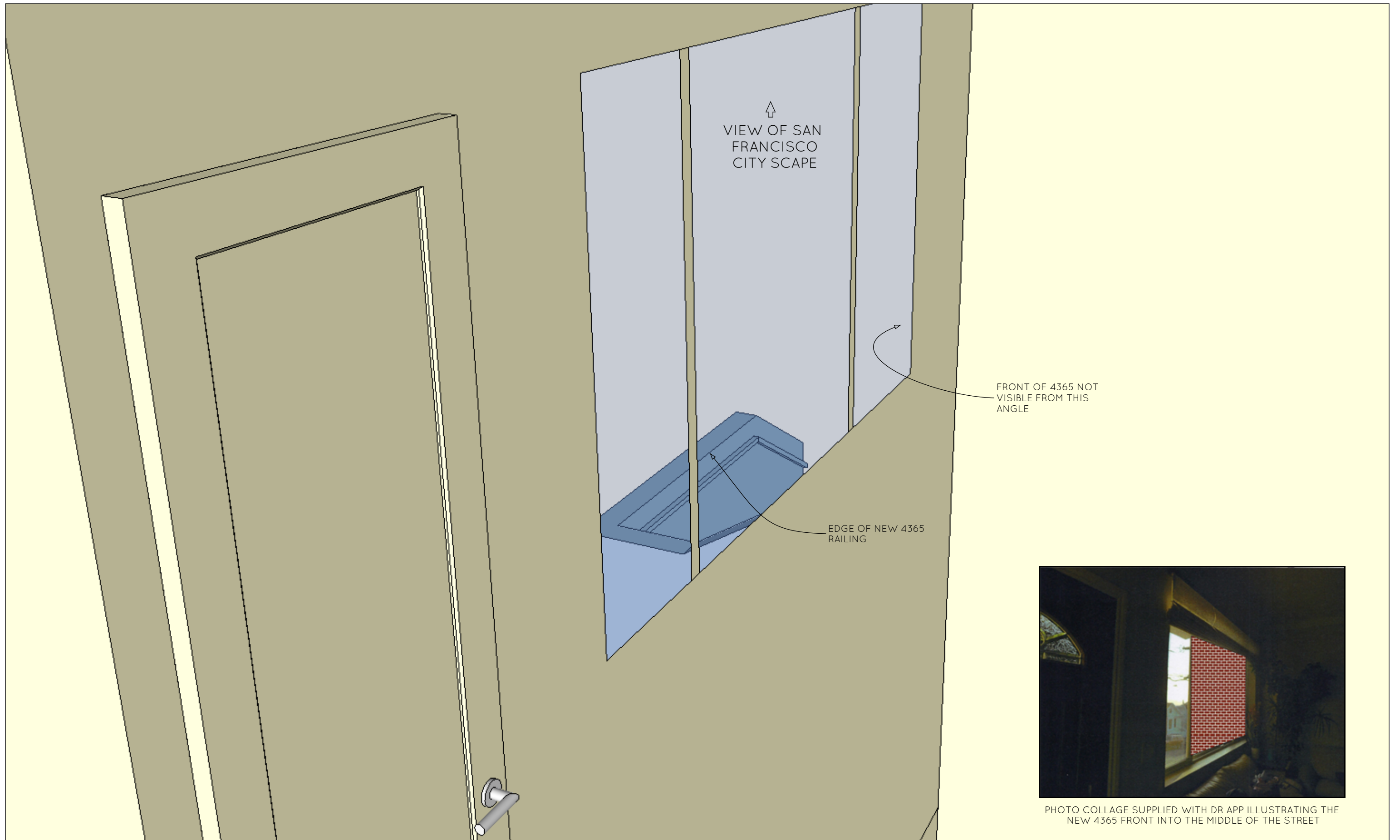




4363 26th
Street

4365 26th
Street

4371 26th
Street



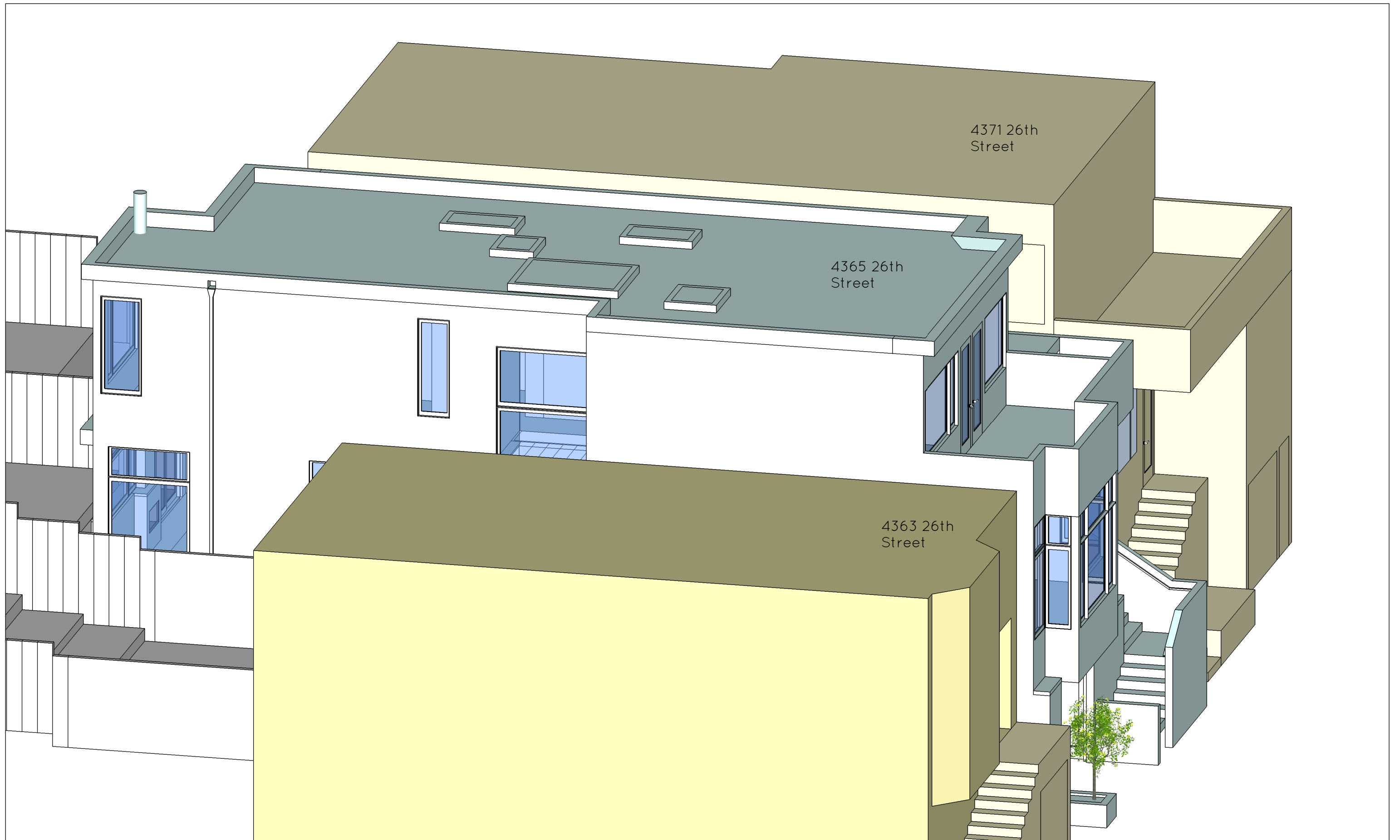
↑
VIEW OF SAN
FRANCISCO
CITY SCAPE

FRONT OF 4365 NOT
VISIBLE FROM THIS
ANGLE

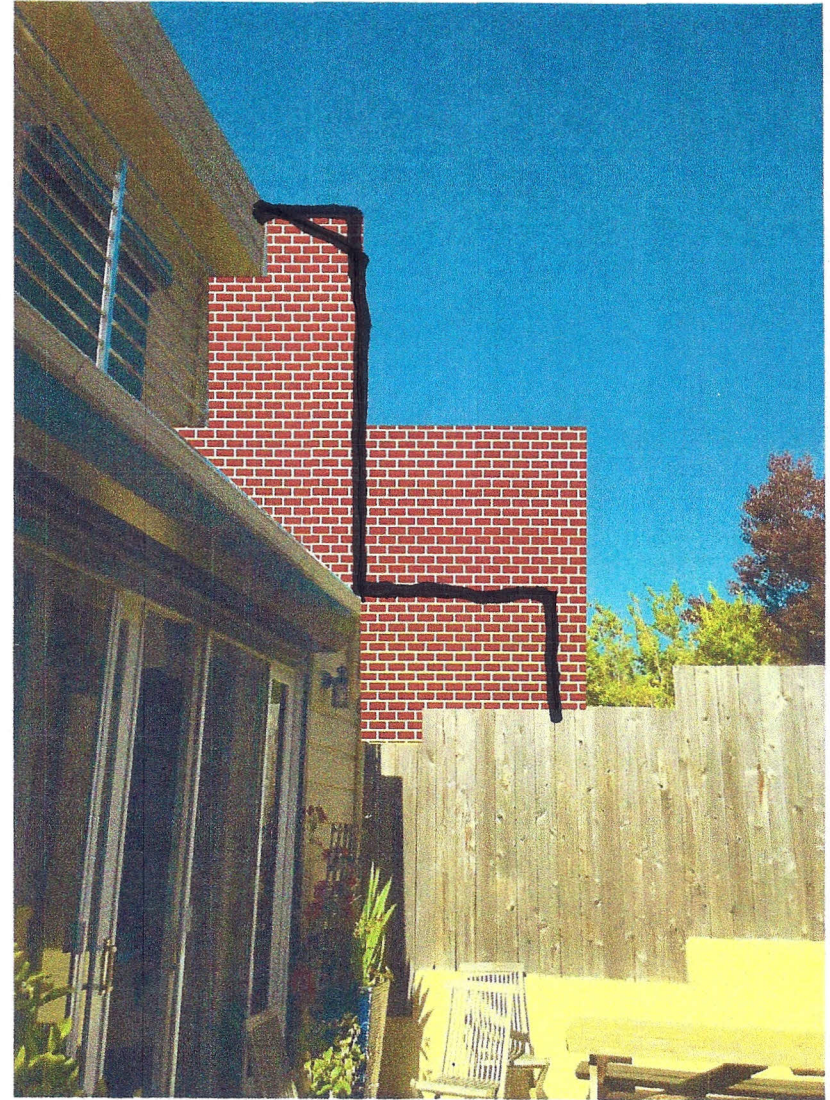
EDGE OF NEW 4365
RAILING



PHOTO COLLAGE SUPPLIED WITH DR APP ILLUSTRATING THE
NEW 4365 FRONT INTO THE MIDDLE OF THE STREET



12.0637D

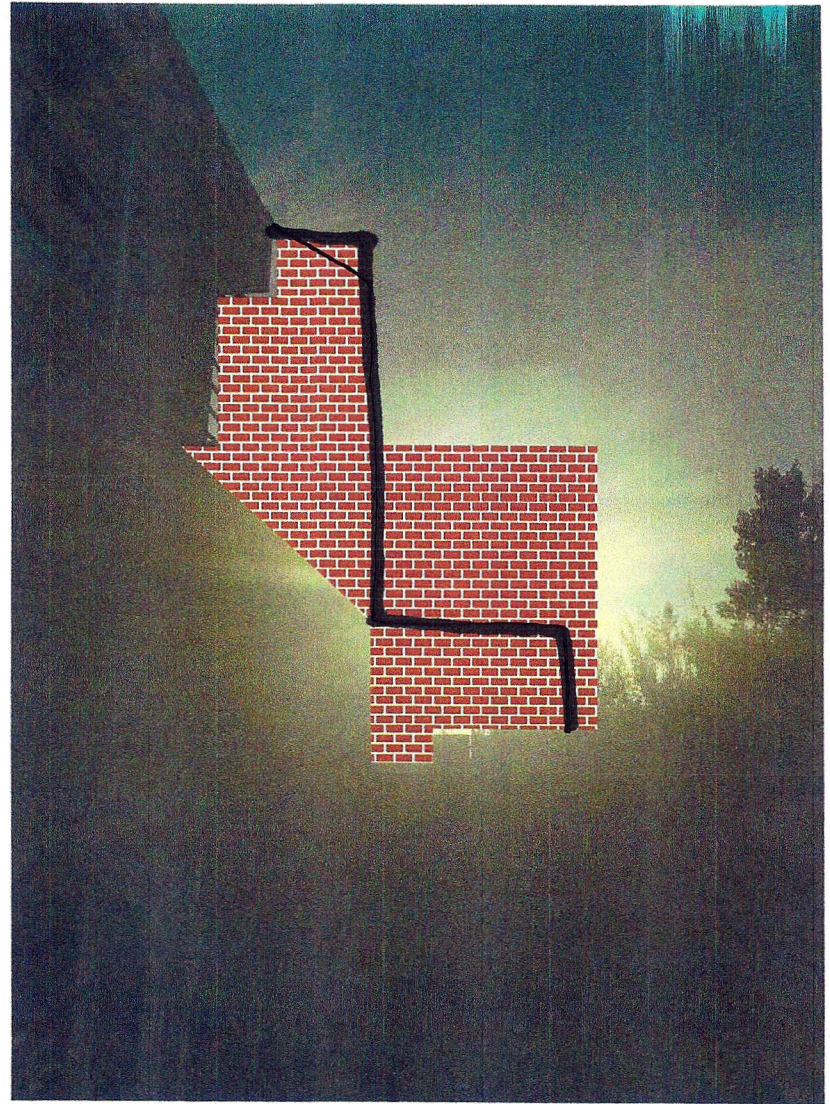


- Actual adjacent wall marked.
- See 3D drawings for realistic representation.

12.0637D1

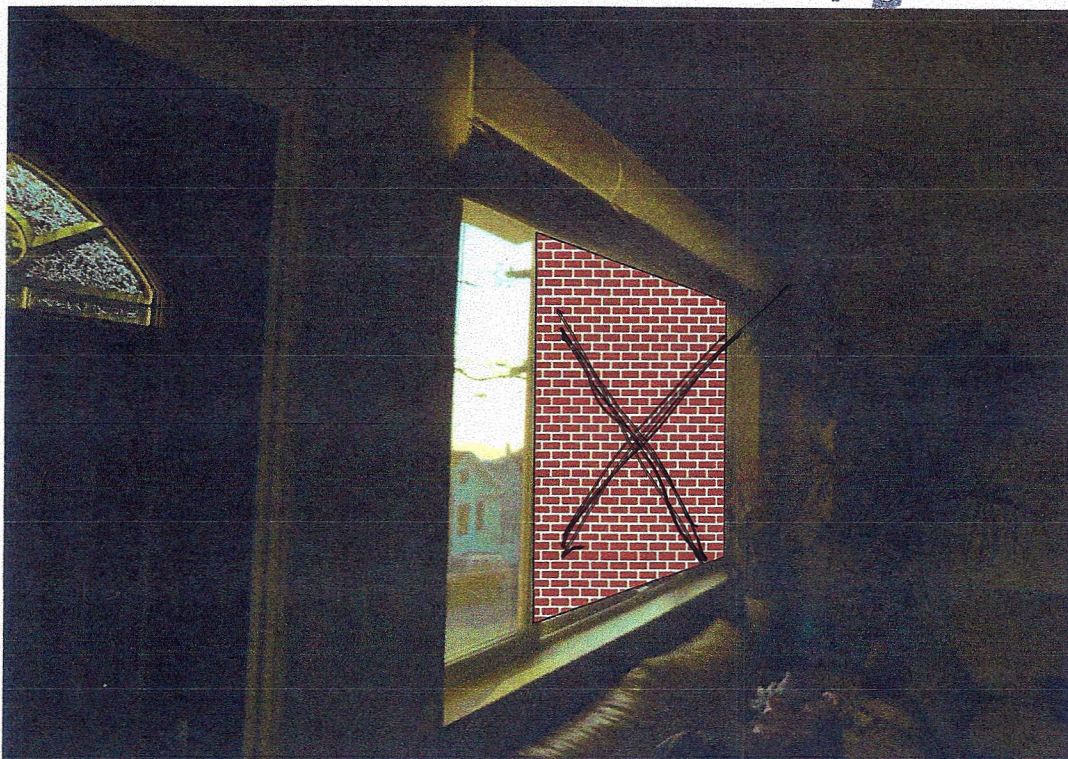


- Sun here only in early morning around June (see light study).



- Actual adjacent wall marked.
- See 3D drawings for realistic representation.

12.0637D



Wall will
not exist
here. see
3D drawings
for actual
representation.



June 27, 2012

San Francisco Planning Department
c/o Doug Vu
1650 Mission Street, Suite 400
San Francisco, CA 94103

Ken Shurtz and Graham Zall
4366 Cesar Chavez St
San Francisco, CA 94131

Dear Mr. Vu,

We are writing regarding the proposed home renovation at 4365 26th St (immediate rear neighbor). We reviewed the neighborhood notification package that we received in April 2012 (bldg. permit #2011.10.18.7006) and the proposed plans do not appear to significantly negatively impact our property. We have no objections to the proposed plans, which appear to be a reasonable use of a property that has been vacant and overgrown for years.

Sincerely,



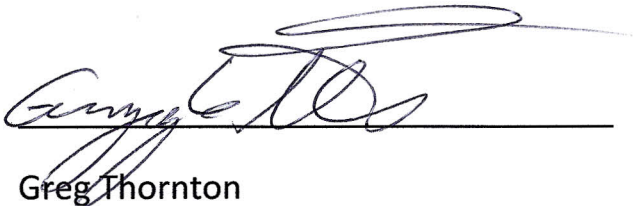
Kenneth Shurtz & Graham Zall

6/27/2012
Date

To whom it may concern:

I am writing to express my support for the renovation and addition project at 4365 26th Street. I have no objections to the project as shared in the neighborhood notification package that I received in April 2012 (building permit application # 2011.10.18.7006).

Sincerely,

A handwritten signature in black ink, appearing to read "Greg Thornton", written over a horizontal line.

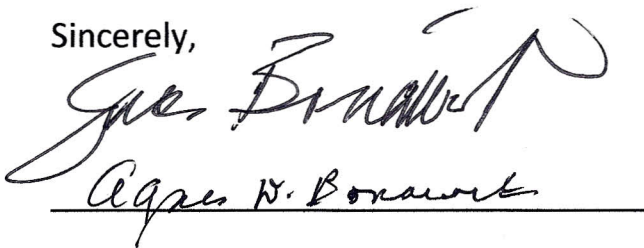
6/26/12 (Date)

Greg Thornton
4356 26th Street
San Francisco, CA 94131

To whom it may concern:

I am writing to express my support for the renovation and addition project at 4365 26th Street. I have no objections to the project as shared in the neighborhood notification package that I received in April 2012 (building permit application # 2011.10.18.7006).

Sincerely,


Agnes W. Bonawit

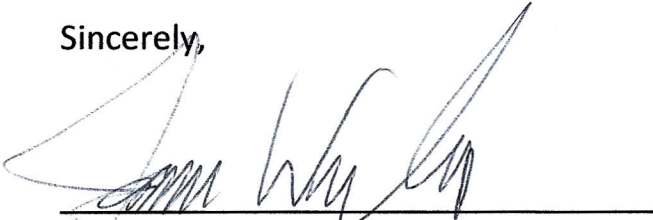
6/21/12
6/21/12 (Date)

George & Agnes Bonawit
4372 26th Street
San Francisco, CA 94131

To whom it may concern:

I am writing to inform that I have no objections to the renovation and addition project at 4365 26th Street as shared in the neighborhood notification package that I received in April 2012 (building permit application # 2011.10.18.7006).

Sincerely,



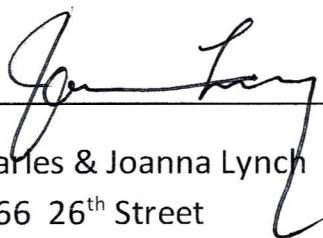
James Winslow
4352 Cesar Chavez Street
San Francisco, CA 94131

6/27/12 (Date)

To whom it may concern:

I have no objections to the renovation and addition project at 4365 26th Street as shared in the neighborhood notification package that I received in April 2012 (building permit application # 2011.10.18.7006).

Sincerely,



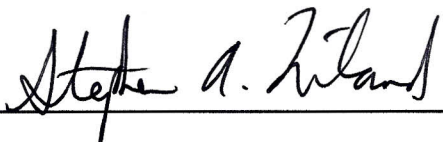
Charles & Joanna Lynch
4366 26th Street
San Francisco, CA 94131

7/9/12 (Date)

To whom it may concern:

I am writing to express my support for the renovation and addition project at 4365 26th Street. I have no objections to the project as shared in the neighborhood notification package that I received in April 2012 (building permit application # 2011.10.18.7006).

Sincerely,



7/20/12 (Date)

Patricia & Stephen Niland
4360 26th Street
San Francisco, CA 94131

Dear Commissioners

The project address is 4365 26th Street, recorded as 4365 26th ST LLC. Our property, 4371 26th Street, is adjacent to the project to the west and uphill.

I want to emphasize we have no objection to the property being remodeled.

We do have objection to elements of it that violate a “strong midblock open space” which is highly valued in Noe Valley. When our family, my wife and two young daughters, made 4371 26th Street our home; its biggest selling point was the backyard open space. We tried to explain this to the developer, but they didn’t seem to care. This project takes an 810 square foot house and makes it a **3,434** square foot house on a block where the average house is 1478 square feet.

As you can see the developer is more than quadrupling the size of the property. The square footage of the development is out of scale for the block. We as well as many of our homeowner neighbors have invested greatly in our gardens and backyards. To have a 3,434 square foot investment project where sponsors’ interest is only in return on investment based on square footage, is quite concerning.

It will be the largest house on the block, the proverbial “ Monster House” or “McMansion”.

Through numerous communications, we have asked the developer to scale back his project by a mere total of approximately **220 sq ft.**

80 Sq Ft (5x16) on the first floor to the backyard

80 Sq Ft (5x16) on the second floor to the backyard

60 Sq Ft on the second floor to the front

Primarily in the back yard area, we’ve asked them to stay flush with our property and respect the midblock open space. We also asked for them to scale back the upper level at the front. Since their project is downhill from us yet the same height, this will reduce the scale issue.

These accommodations will also address our concerns over loss of sunlight, reduce shadows and maintain a level of privacy for my young daughters. Their upper back patio if left unchanged, will have clear view of both my daughters bedrooms from as little as 4 feet !

We believe our requests are reasonable but the developers reply has been: “If the project is scaled back anywhere it won’t be feasible. This is the smallest we can go to make it work.” “We are within the planning code guidelines. We are allowed to go back another 15 feet”

We requested “story poles” from the beginning of communications. We have yet to see them.

We were given a “Light Study” and told “The shadows that you have are mostly from your fence and not our project” We found out recently that they had **omitted the mandatory fire walls from the light study.** We ask that you question this and ask for them to substantiate their due diligence and outreach approach.

Our latest offer, which still stands and is attached, to compromise was never responded to. I had to find out from, Douglas Vu, the planner on 07/19 and it was then the reality of "Discretionary Review" hearing formalized. We only ask that you consider our concerns as if they were your own homes. The developer will sell the property and move on to another project and my family and neighbors, will be left with the "unintended consequences".

Thank you for your precious time

Maryo Mogannam



Our back facing east

4394 26th St	2690 Sq Ft
4390 26th St	2837 Sq Ft
4386 26th St	1855 Sq Ft
4380 26th St	1667 Sq Ft
4376 26th St	1567 Sq Ft
4372 26th St	878 Sq Ft
4366 26th St	1012 Sq Ft
4360 26th St	1012 Sq Ft
4356 26th St	1654 Sq Ft
4352 26th St	2480 Sq Ft
4348 26th St	1000 Sq Ft
4344 26th St	2290 Sq Ft
4338 26th St	2000 Sq Ft
4334 26th St	1941 Sq Ft
4330 26th St	1482 Sq Ft
4324 26th St	2100 Sq Ft
4318 26th St	790 Sq Ft
4316 26th St	2077 Sq Ft

Average 1741 Sq Ft

4391 26th St	1225 Sq Ft
4385 26th St	1225 Sq Ft
4381 26th St	3112 Sq Ft
4377 26th St	1325 Sq Ft
4371 26th St	2130 Sq Ft
4365 26th St	810 Sq Ft
4363 26th St	1058 Sq Ft
4357 26th St	1075 Sq Ft
4343 26th St	1474 Sq Ft
4341 26th St	1000 Sq Ft
4339 26th St	1825 Sq Ft
4333 26th St	735 Sq Ft
4331 26th St	2500 Sq Ft
4329 26th St	2200 Sq Ft
4325 26th St	1412 Sq Ft
4321 26th St	1910 Sq Ft
4317 26th St	1763 Sq Ft
4301 26th St	1565 Sq Ft

Average 1574.667 Sq Ft

4390 Cesar Chavez	1125 Sq Ft
4384 Cesar Chavez	1475 Sq Ft
4378 Cesar Chavez	1810 Sq Ft
4374 Cesar Chavez	1531 Sq Ft
4370 Cesar Chavez	1481 Sq Ft
4366 Cesar Chavez	1423 Sq Ft
4352 Cesar Chavez	1027 Sq Ft
4350 Cesar Chavez	1450 Sq Ft
4346 Cesar Chavez	1860 Sq Ft
4344 Cesar Chavez	1854 Sq Ft
4342 Cesar Chavez	1687 Sq Ft
4338 Cesar Chavez	2950 Sq Ft
4332 Cesar Chavez	1125 Sq Ft
4326 Cesar Chavez	1379 Sq Ft
4324 Cesar Chavez	1050 Sq Ft
4318 Cesar Chavez	2427 Sq Ft
4314 Cesar Chavez	1513 Sq Ft

Average 1598 Sq Ft

4390 26th St	2837 Sq Ft
4386 26th St	1855 Sq Ft
4380 26th St	1667 Sq Ft
4376 26th St	1567 Sq Ft
4372 26th St	878 Sq Ft
4366 26th St	1012 Sq Ft
4360 26th St	1012 Sq Ft
4356 26th St	1654 Sq Ft
4352 26th St	2480 Sq Ft
4348 26th St	1000 Sq Ft
4344 26th St	2290 Sq Ft
Average	1659 Sq Ft

4391 26th St	1225 Sq Ft
4385 26th St	1225 Sq Ft
4381 26th St	3112 Sq Ft
4377 26th St	1325 Sq Ft
4371 26th St	2130 Sq Ft
4365 26th St	810 Sq Ft
4363 26th St	1058 Sq Ft
4357 26th St	1075 Sq Ft
4343 26th St	1474 Sq Ft
4341 26th St	1000 Sq Ft
4339 26th St	1825 Sq Ft
Average	1478 Sq Ft

4390 Cesar Chavez	1125 Sq Ft
4384 Cesar Chavez	1475 Sq Ft
4378 Cesar Chavez	1810 Sq Ft
4374 Cesar Chavez	1531 Sq Ft
4370 Cesar Chavez	1481 Sq Ft
4366 Cesar Chavez	1423 Sq Ft
4352 Cesar Chavez	1027 Sq Ft
4350 Cesar Chavez	1450 Sq Ft
4346 Cesar Chavez	1860 Sq Ft
4344 Cesar Chavez	1854 Sq Ft
4342 Cesar Chavez	1687 Sq Ft
Average	1520 Sq Ft



View from our upstairs balcony adjacent gardens looking west.



View from our upstairs balcony looking west.



Garden adjacent to 4365 on the east.

To 4365 26th LLC et al.
c/o Devon Johnson

To Whom it may concern,

We are asking for you to accept these compromises in order for you to proceed with your development.

The expansion to the rear will be flush with our house on both levels. This will result in 150 square feet of reduction

This will maintain the strong open mid-block configuration, minimize any loss of sunlight to us, and maintain our privacy.

The top level will maintain a 15 foot setback at the front of the property. Approximately 50 square feet.

This will minimize the visual impact of your project being the same height as our home even though it is significantly down slope, it will also reduce our loss of sunlight.

Thanks for your consideration on these reasonable compromise

Maryo Mogannam

From: Maryo Mogannam <maryo@postalchase.com>
Date: July 12, 2012 1:02:03 PM PDT
To: Devon@FangJohnson.net
Cc: dougvu@sfgov.org
Subject: re:4365 26th st

Hello Devon,

In order to save us time and effort going to a DR, I am willing to accept your construction project, with the following modifications:

The expansion to the rear will be flush with our house on both levels.

This will maintain the strong open mid-block configuration, minimize any loss of sunlight to us, and maintain our privacy.

The top level will maintain a 15 foot setback at the front of the property.

this will minimize the visual impact of your project being the same height as our home even though it is significantly down slope. it will also reduce our loss of sunlight.

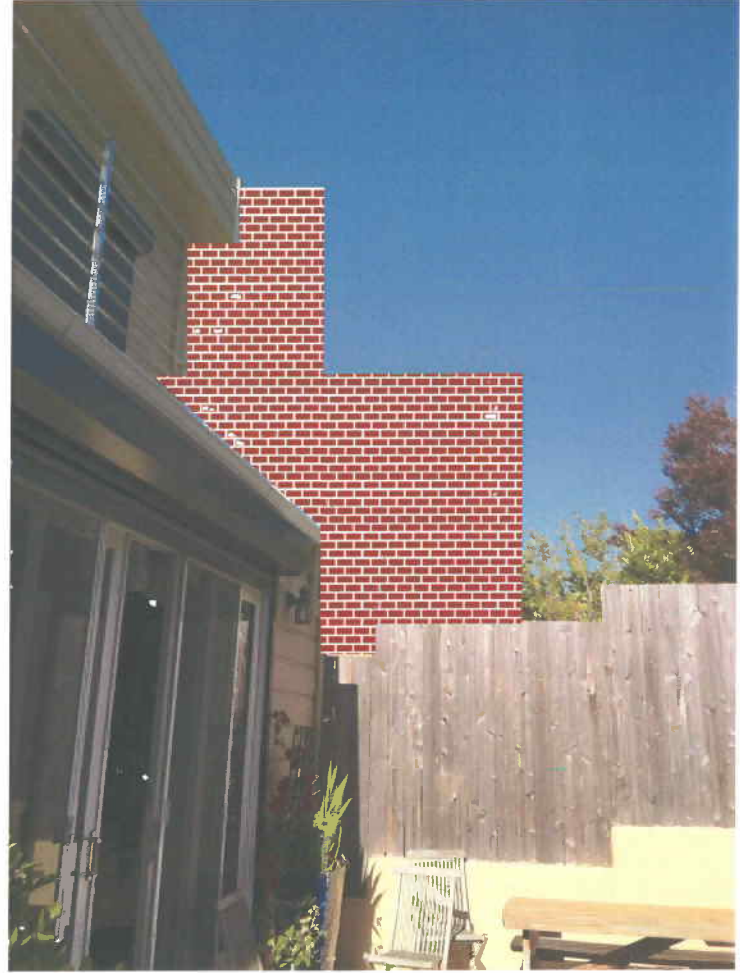
In accepting this offer we will waive our other concerns on the project.

In accepting this offer you won't have to be concerned with an appeal in the event the outcome is not favorable to us or the neighbors.

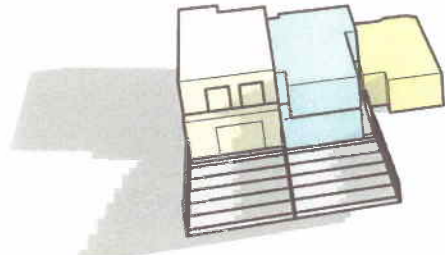
Thanks for your consideration on these reasonable compromise

Maryo Mogannam CEO
The Postal Chase Inc.
President, West Portal Merchants Association

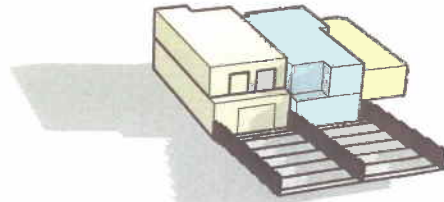
530 Divisadero St. S.F. CA 94117 Now Open!!
912 Cole Street S.F. CA 94117
3053 Fillmore St. S.F. Ca 94123
58 West Portal Ave. S.F. CA 94127



SEPTEMBER 21ST- 8AM

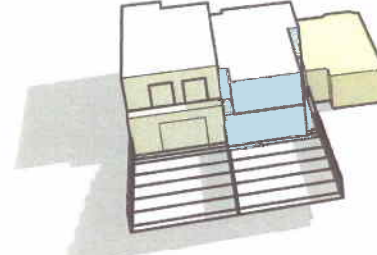


PREVIOUS SCHEME

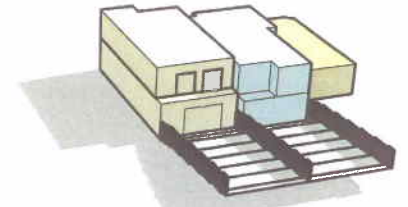


NEW SCHEME

JUNE 21ST- 8AM

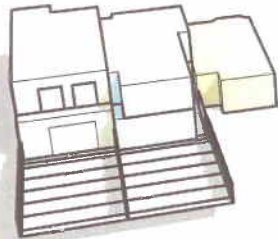


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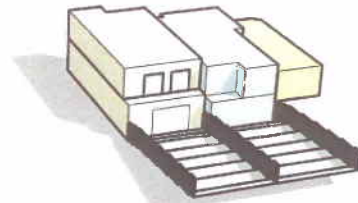


NEW SCHEME

SEPTEMBER 21ST- 10AM

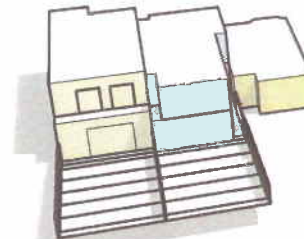


PREVIOUS SCHEME

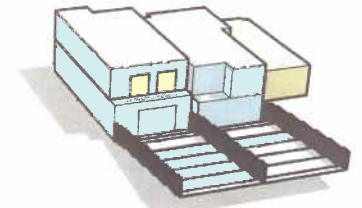


NEW SCHEME

JUNE 21ST- 10AM

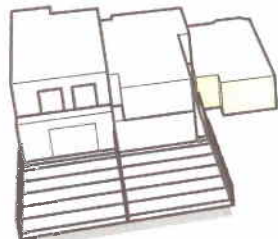


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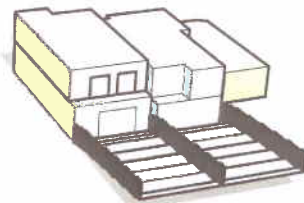


NEW SCHEME

SEPTEMBER 21ST- NOON



PREVIOUS SCHEME

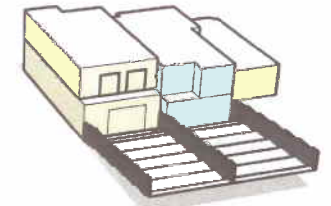


NEW SCHEME

JUNE 21ST- NOON



PREVIOUS SCHEME

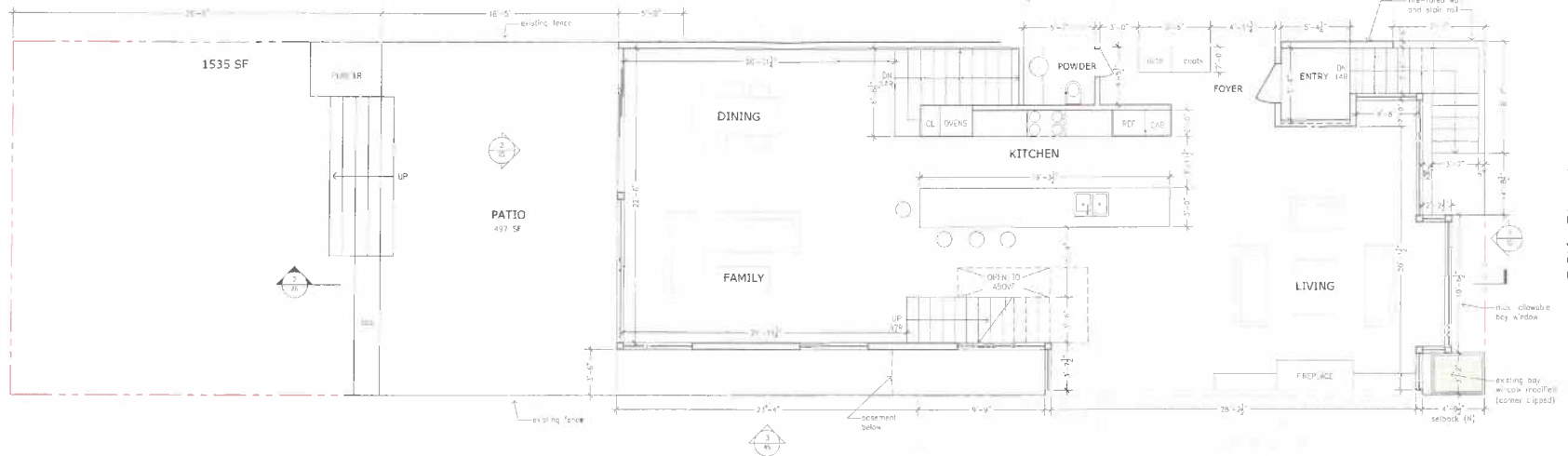


NEW SCHEME

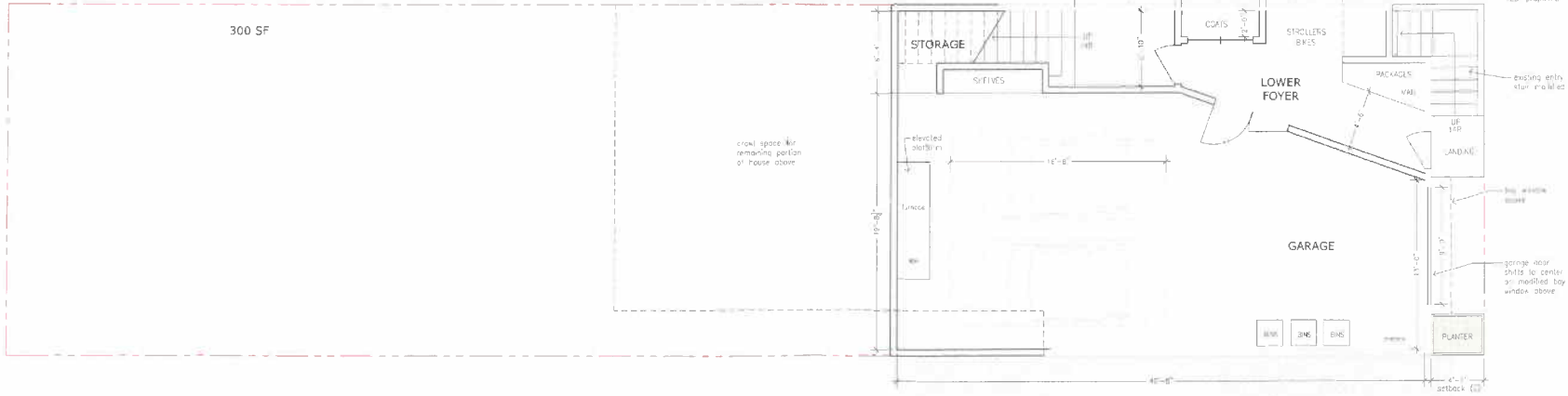
No fire walls?

LEGEND

- existing conditions to remain, typically shown grey
- existing conditions to be demolished, typically shown grey hatched
- proposed new walls, typically shown with black lines



2 First Floor Plan
SCALE 1/4" = 1'-0"



1 Ground Floor Plan
SCALE 1/4" = 1'-0"

PROVISION NOTES

- dimensions to finish w/p
- review any dimensional discrepancies w/31 w/10/14/15

26th Street RENOVATION

by
Devon Johnson

at
4365 26th St
San Francisco, CA



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REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	10/15/15
2	ISSUED FOR PERMITS	10/15/15
3	ISSUED FOR PERMITS	10/15/15
4	ISSUED FOR PERMITS	10/15/15
5	ISSUED FOR PERMITS	10/15/15
6	ISSUED FOR PERMITS	10/15/15
7	ISSUED FOR PERMITS	10/15/15
8	ISSUED FOR PERMITS	10/15/15
9	ISSUED FOR PERMITS	10/15/15
10	ISSUED FOR PERMITS	10/15/15

TITLE

PROPOSED PLANS

SHEET

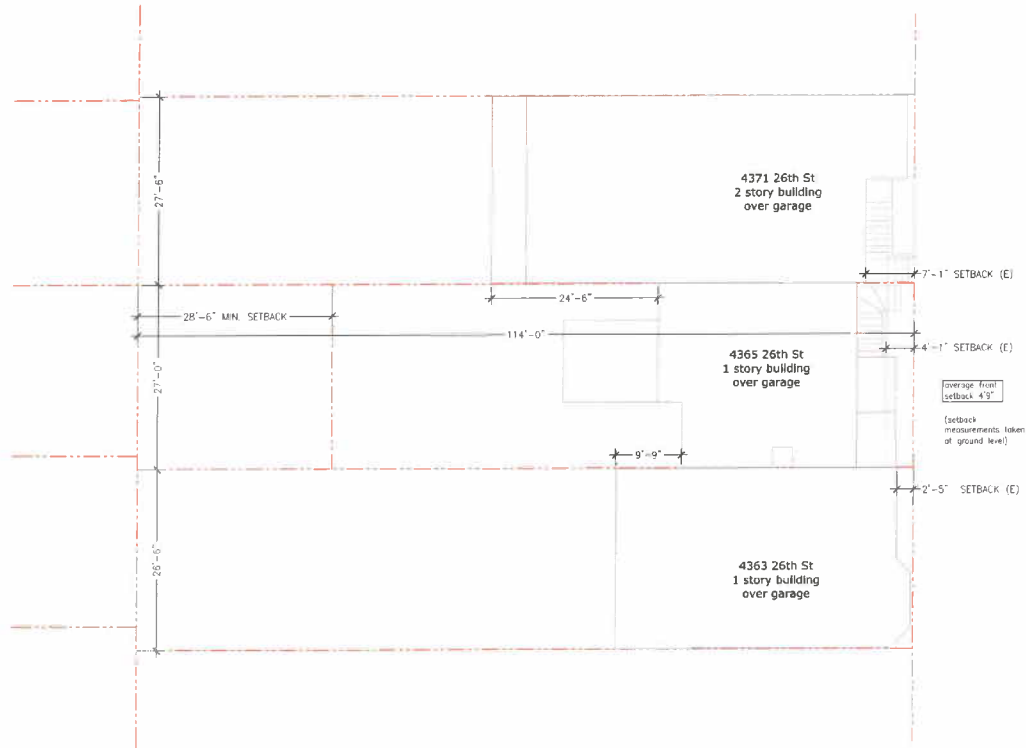
A3

GENERAL NOTES

The Contractor shall carefully review the Construction Documents, shall take field measurements of any existing conditions related to the Work and shall observe any conditions at the site affecting it. Any inconsistencies with the Construction Documents discovered by the Contractor shall be reported promptly to the Architect as a request for information.

The Contractor shall be solely responsible for and have control over construction means, methods, techniques, sequences and procedures and for coordinating all portions of the Work under the Contract.

The Contractor shall comply with and give notices required by laws, ordinances, rules, regulations and lawful orders of public authorities applicable to performance of the Work.



1 Existing Site Plan
SCALE 1/4" = 1'-0"

26th Street RENOVATION

for
Devon Jonsson

at
4365 26th St
San Francisco, CA



LORI HSU
architect

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26th Street



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ISSUE

NO. 1	DATE	DESCRIPTION

TITLE

SITE PLAN

SHEET

A0

ABBREVIATIONS

(E)	existing conditions
(N)	proposed new work
DWGS	drawings
EQ	equal
FF	finish floor
MIN	minimum
MAX	maximum
NTS	not to scale
OC	on center
PL	property line
PT	pressure treated wood
RO	rough opening
SPEC'D	specified
TYP	typical
UNOTD	unless otherwise noted
VF	verify in the field

SCOPE OF WORK

Expansion and renovation of existing home to be 2 stories over basement. Family room, 4th bedroom and 2.5 bathrooms to be added. Front façade to be modified with wider garage door, bay window to be resized, entry stair to be relocated and enclosed, windows to be modified/replaced. New patios at rear yard.

codes in effect for the work:

- 2010 California Building Code
- 2010 California Energy Code
- 2010 California Plumbing Code
- 2010 California Mechanical Code
- 2010 San Francisco Code Amendments

PROJECT DATA

DISTRICT:	RH-1
OCCUPANCY GROUP:	R-3
CONSTRUCTION TYPE:	V6
EXISTING LOT AREA:	3,075 SF
BASIC FLOOR AREA RATIO LIMIT:	1.8 BUILDING AREA : 1.0 LOT AREA = 5535 SF : 3,075 SF
HEIGHT LIMIT:	35', 30' at front
MIN. FRONT SETBACK:	average of adjacent bldgs (or 15')
MIN. REAR SETBACK:	25% of lot depth = 28.5'
EXISTING AREA:	994 SF (810 SF recorded)
PROPOSED ADDITIONAL AREA:	2440 SF
TOTAL PROPOSED AREA:	3434 SF

PROGRESS SET

September 13, 2011

DRAWING LIST

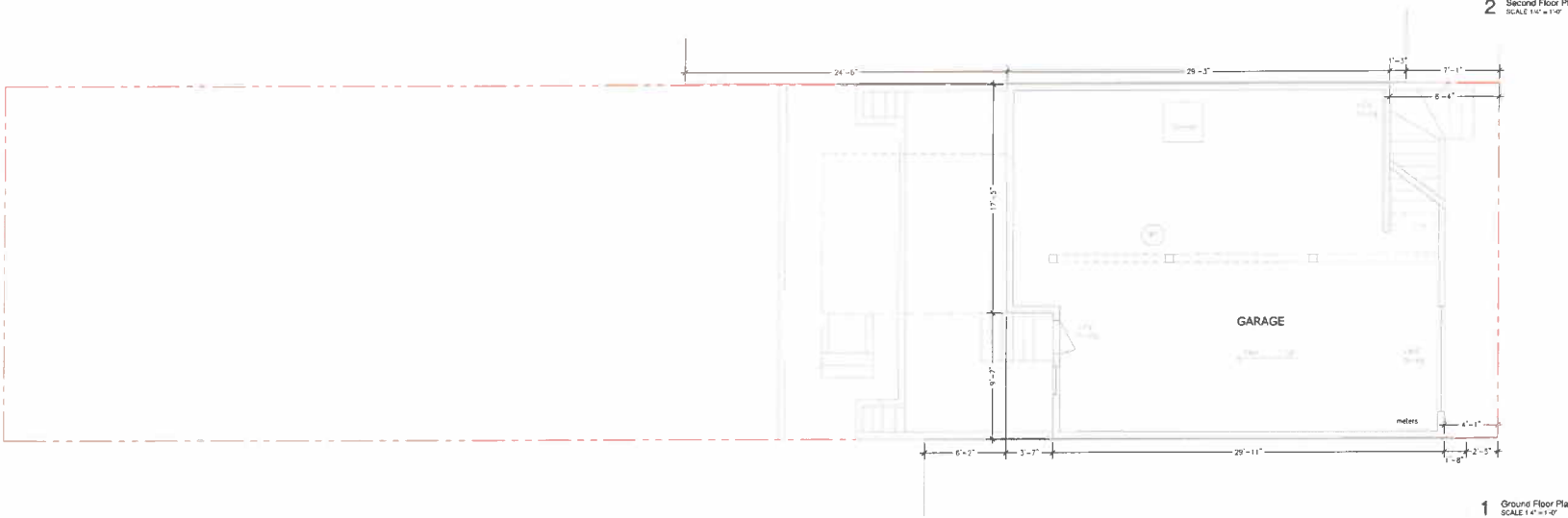
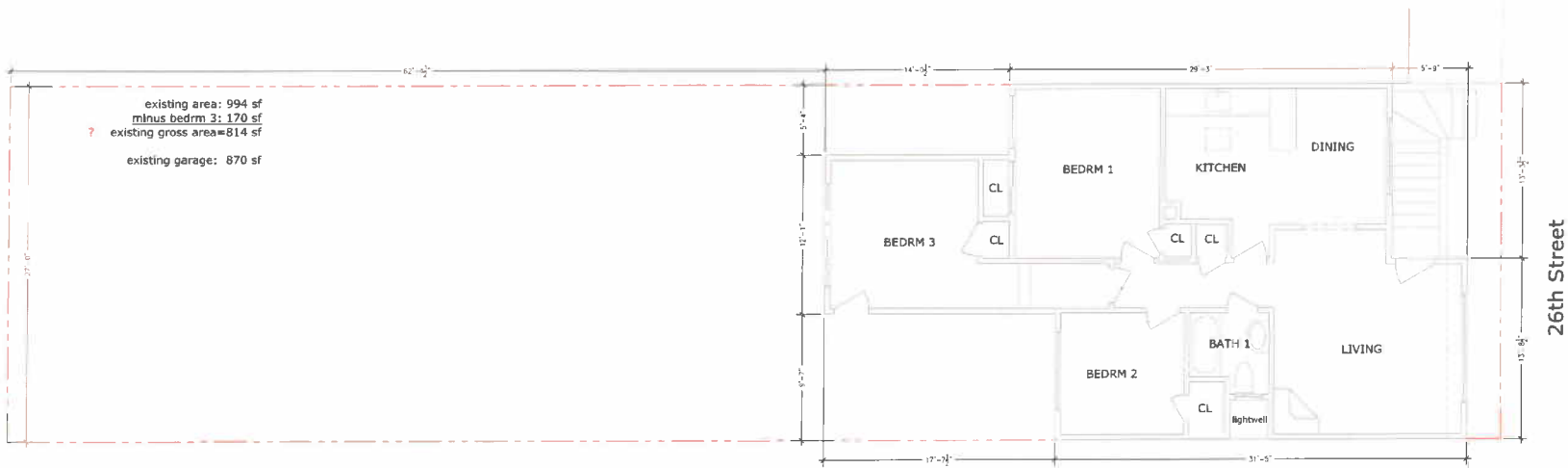
- A0 SITE PLAN
- A1 EXISTING PLANS
- A2 EXISTING ELEVATIONS
- A3 PROPOSED PLANS
- A4 PROPOSED PLANS
- A5 PROPOSED ELEVATIONS
- A6 BUILDING SECTIONS

LEGEND

	existing conditions to remain, typically shown grey
	existing conditions to be demolished, typically shown grey hatched & hatched
	proposed new walls, typically shown with black lines

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

DIMENSION NOTES:
 * dimensions to finish w/df
 * review city dimensional discrepancies with architect



26th Street RENOVATION

for
Devon Jonsson

at
4365 26th St
San Francisco, CA



LORI HSU
architect

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ISSUE

NO. & DATE	DESCRIPTION

TITLE
EXISTING CONDITIONS & DEMOLITION NOTES

SHEET
A1

28th Street RENOVATION

for
Devon Johnson

at
4365 26th St
San Francisco, CA



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vleger@gmail.com (e)

NO.	DESCRIPTION	DATE

TITLE
EXISTING ELEVATIONS

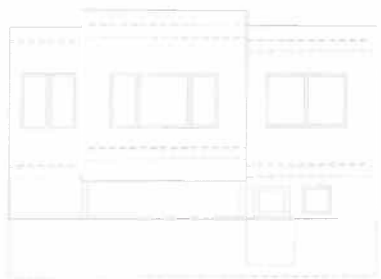
SHEET
A2

LEGEND

	existing conditions to remain, typically shown grey
	existing conditions to be demolished, typically shown grey dotted & hatched
	proposed new walls, typically shown with black lines



1 Existing Front Elevation
SCALE 1/8" = 1'-0"



2 Existing Rear Elevation
SCALE 1/8" = 1'-0"

28th Street RENOVATION

for
Devon Johnson

at
4365 28th St
San Francisco, CA



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ISSUE	
NO. 1	DATE
NO. 2	DATE
NO. 3	DATE
NO. 4	DATE
NO. 5	DATE
NO. 6	DATE
NO. 7	DATE
NO. 8	DATE
NO. 9	DATE
NO. 10	DATE

TITLE

PROPOSED PLANS

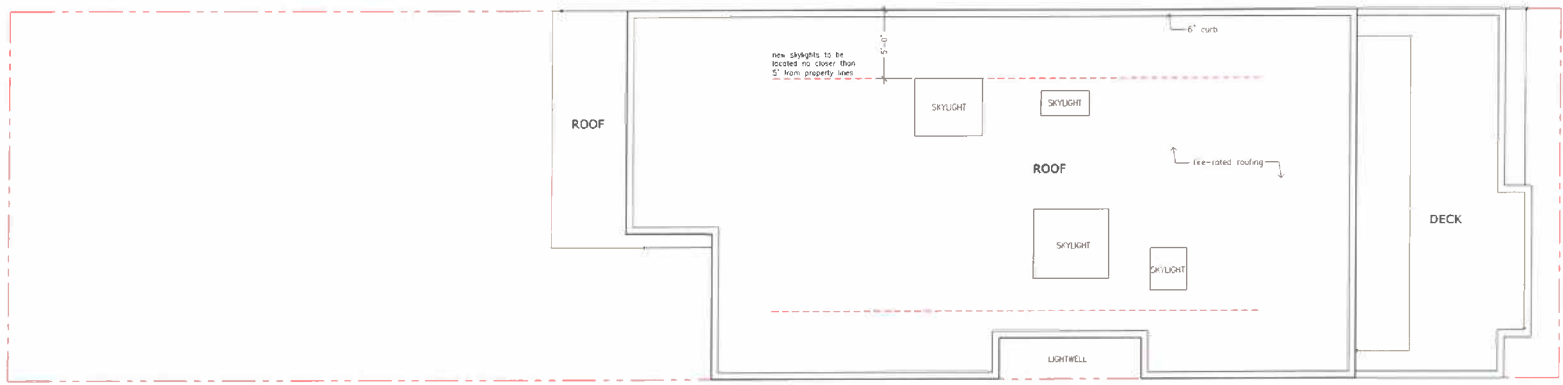
SHEET

A4

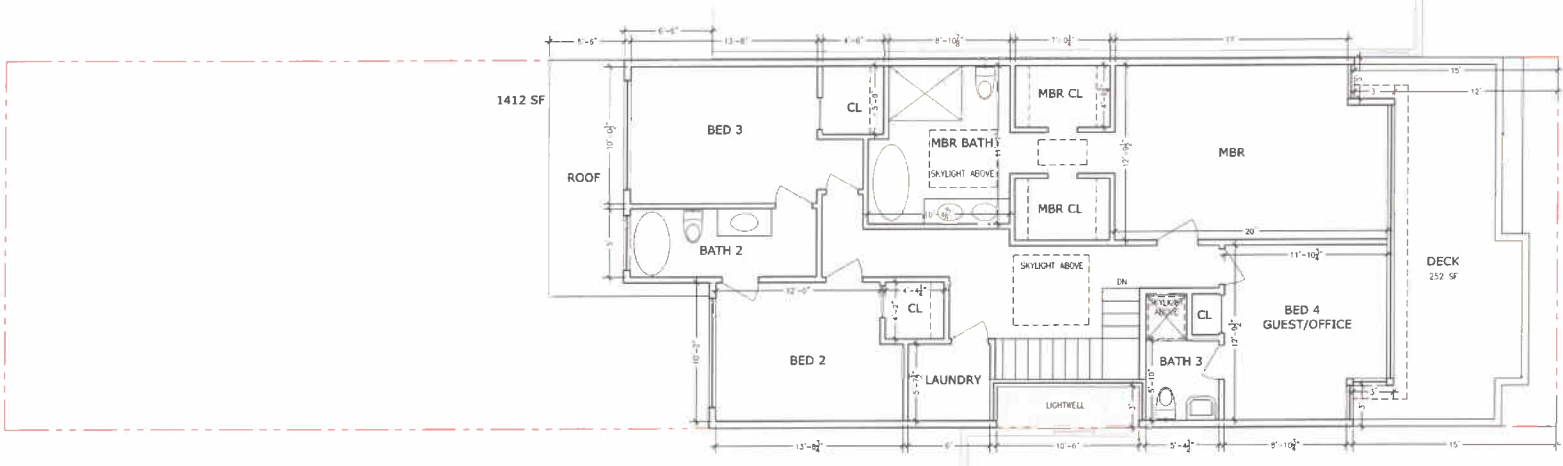


LEGEND

	existing conditions to remain, typically shown grey
	existing conditions to be demolished, typically shown grey dotted & hatched
	proposed new walls, typically shown with black lines



2 Roof Plan
SCALE 1/4" = 1'-0"



1 Second Floor Plan
SCALE 1/4" = 1'-0"

28th Street RENOVATION

for
Devon Johnson

at
4385 28th St
San Francisco, CA



LORI HSU
ARCHITECT

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with special thanks to



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ISSUE

Project No. 2017-001

File No. 2017-001

Sheet No. A5

Date: 08/15/17

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

Author: Lori Hsu

Checker: Vincent Lager

Approver: Lori Hsu

Client: Devon Johnson

Project: 28th Street Renovation

Location: 4385 28th St, San Francisco, CA

Phase: Preliminary Elevations

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

Date: 08/15/17

Author: Lori Hsu

Checker: Vincent Lager

Approver: Lori Hsu

Client: Devon Johnson

Project: 28th Street Renovation

Location: 4385 28th St, San Francisco, CA

Phase: Preliminary Elevations

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

Date: 08/15/17

Author: Lori Hsu

Checker: Vincent Lager

Approver: Lori Hsu

Client: Devon Johnson

Project: 28th Street Renovation

Location: 4385 28th St, San Francisco, CA

Phase: Preliminary Elevations

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

Date: 08/15/17

Author: Lori Hsu

Checker: Vincent Lager

Approver: Lori Hsu

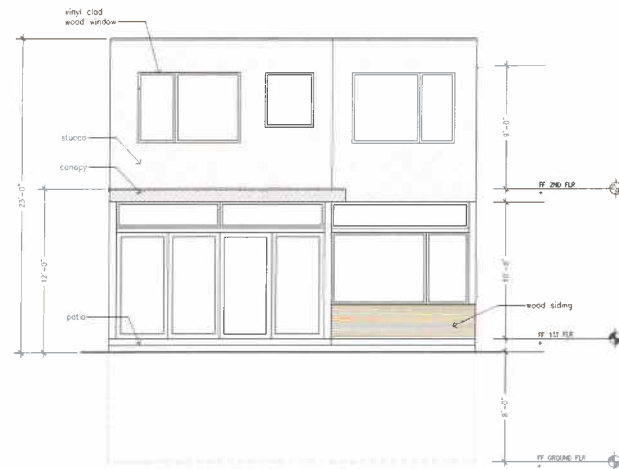
Client: Devon Johnson

LEGEND

	existing conditions to remain, typically shown grey
	existing conditions to be demolished, typically shown grey dotted & hatched
	proposed new walls, typically shown with black lines



1 Proposed Front Elevation
SCALE 1/4" = 1'-0"



3 Proposed Rear Elevation
SCALE 1/4" = 1'-0"

TITLE
PRELIMINARY ELEVATIONS

SHEET

A5

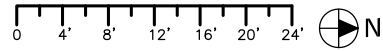
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	existing conditions to be demolished, typically shown grey dotted & hatched
	proposed new walls, typically shown with black lines

PERMIT SET

REVISION #1, 12/14/11

DRAWING LIST

- A0 SITE PLAN
- A1 EXISTING PLANS
- A2 EXISTING ELEVATIONS
- A3 PROPOSED PLANS
- A4 PROPOSED PLANS
- A5 PROPOSED ELEVATIONS



SCOPE OF WORK

Horizontal & vertical addition including renovation of existing home to be 2 stories over basement. Family room, 4th bedroom and 2.5 bathrooms to be added. Front façade to be modified with wider garage door, bay window to be modified, entry stair to be reconfigured, windows to be modified/replaced. New patio at rear yard and deck at upper level.

PROJECT DATA

DISTRICT:	RH-1
OCCUPANCY GROUP:	R-3
CONSTRUCTION TYPE:	VB
EXISTING LOT AREA:	3,075 SF
BASIC FLOOR AREA RATIO LIMIT:	1.8 BUILDING AREA : 1.0 LOT AREA = 5535 SF : 3,075 SF
HEIGHT LIMIT:	35', 30' at front
MIN. FRONT SETBACK:	average of adjacent bldgs
MIN. REAR SETBACK:	25% of lot depth = 28.5'
EXISTING AREA:	994 SF
PROPOSED ADDITIONAL AREA:	2116 SF
TOTAL PROPOSED AREA:	3110 SF

"2-story over basement"
Grade Plane calculations:
perimeter length @ ground floor: $2(27') + 2(47'8") = 54 + 95'6" = 149'6"$
length of wall over 6' high from finished grade = 27'
RATIO: $27' / 149.5' = 18\%$ of floor is above 6' from finish grade
--> less than 50% of floor is more than 6' from grade plane,
the ground level is NOT more than 12' above the finish ground level at any point
--> the level is a "basement" (not a "story")

GENERAL NOTES

The Contractor shall carefully review the Construction Documents, shall take field measurements of any existing conditions related to the Work and shall observe any conditions at the site affecting it. Any inconsistencies with the Construction Documents discovered by the Contractor shall be reported promptly to the Architect as a request for information.

The Contractor shall be solely responsible for and have control over construction means, methods, techniques, sequences and procedures and for coordinating all portions of the Work under the Contract.

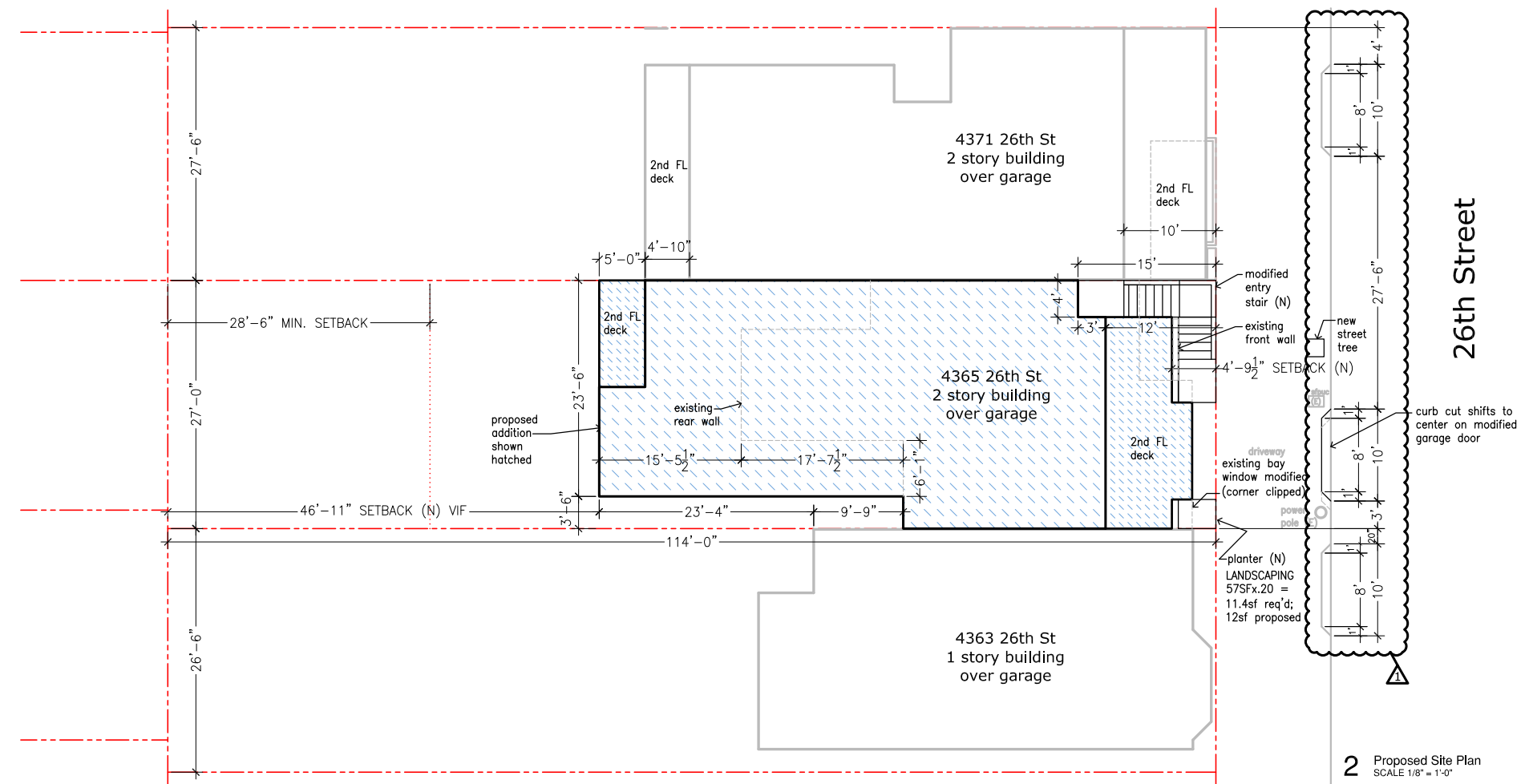
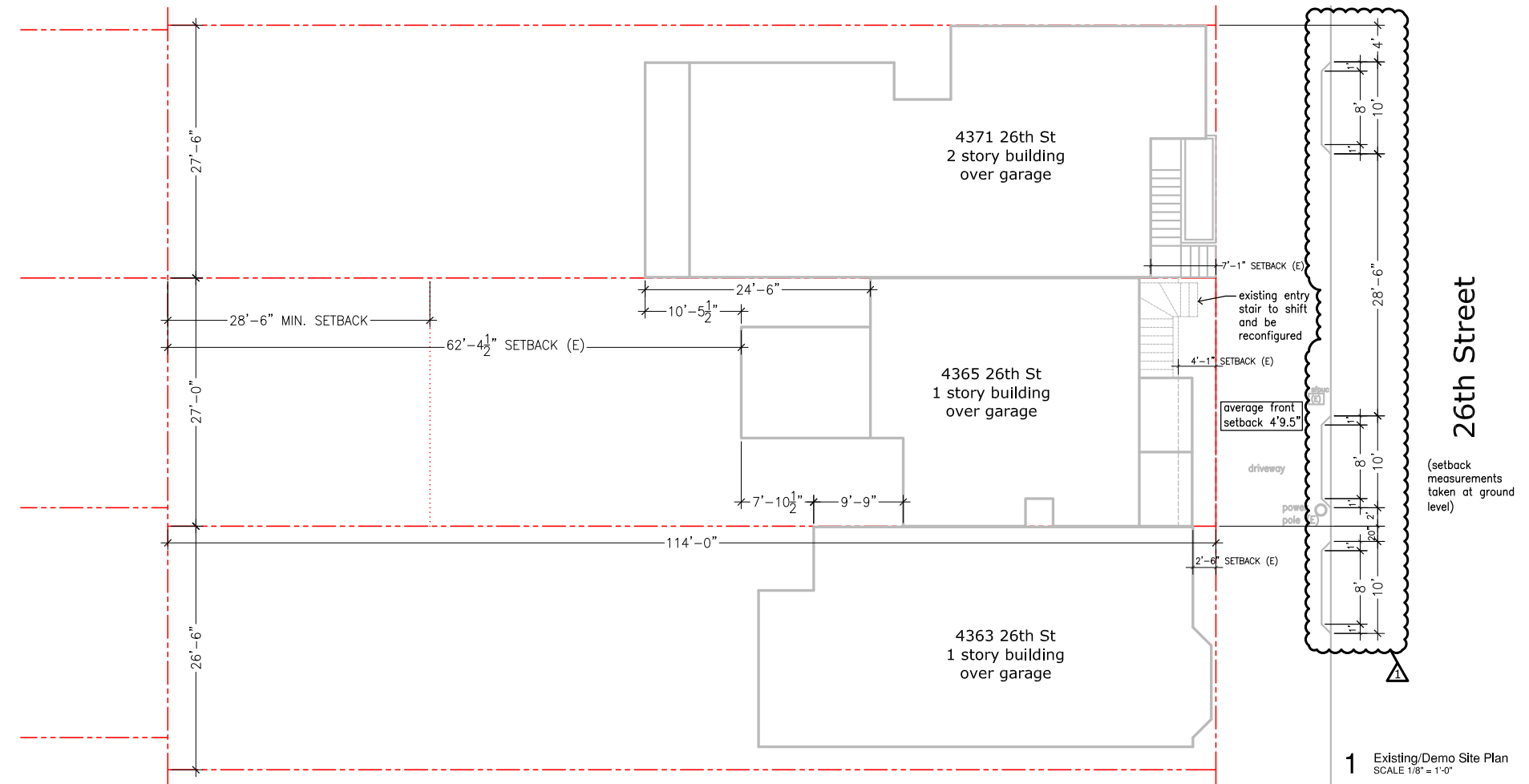
The Contractor shall comply with and give notices required by laws, ordinances, rules, regulations and lawful orders of public authorities applicable to performance of the Work.

ABBREVIATIONS

- (E) existing conditions
- (N) proposed new work
- DWGS drawings
- EQ equal
- FF finish floor
- MIN minimum
- MAX maximum
- NTS not to scale
- OC on center
- PL property line
- PT pressure treated wood
- RO rough opening
- SPEC'D specified
- TYP typical
- UON unless otherwise noted
- VIF verify in the field

codes in effect for the work:

1. 2010 California Building Code
2. 2010 California Energy Code
3. 2010 California Plumbing Code
4. 2010 California Mechanical Code
5. 2010 San Francisco Code Amendments



26th Street RENOVATION

for
Devon Johnson

at
4365 26th St
San Francisco, CA



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ISSUE

PROGRESS PRINT	8/24/11
PROGRESS PRINT	9/12/11
PROGRESS PRINT	9/13/11
PROGRESS PRINT	9/29/11
PROGRESS PRINT	10/16/11
PERMIT REVISION #1	12/14/11

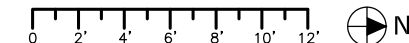
TITLE

SITE PLAN

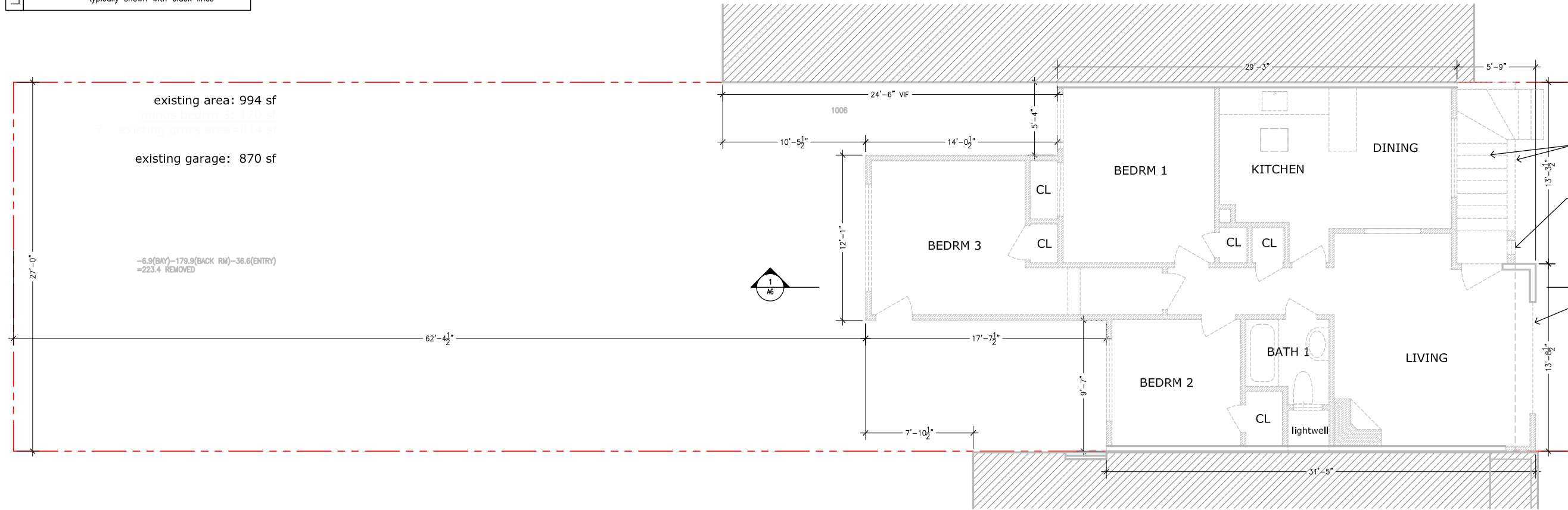
SHEET

A0

LEGEND	
	existing conditions to remain, typically shown grey
	existing conditions to be demolished, typically shown grey dotted & hatched
	proposed new walls, typically shown with black lines



DIMENSION NOTES:
 • dimensions to finish wall
 • review any dimensional discrepancies with architect

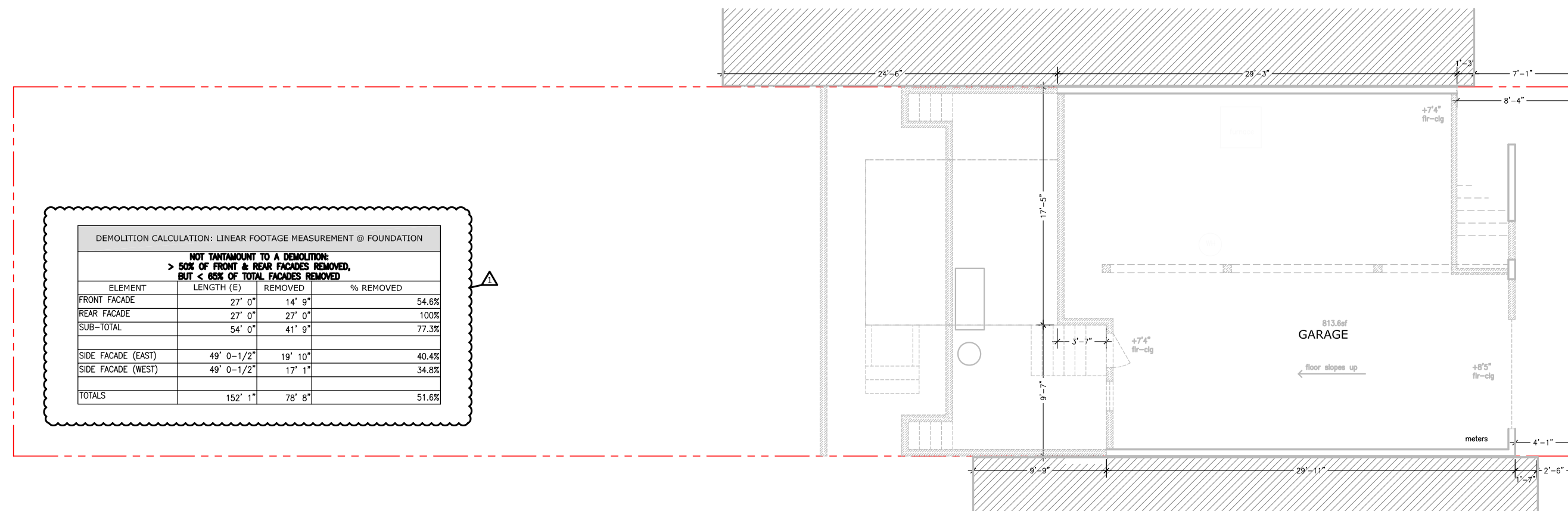


existing entry stair & rail to be relocated/modified
 existing window at fin wall adjacent entry door to be removed
 existing bay window to be modified

26th Street

existing area: 994 sf
 minus bedroom 3: 170 sf
 existing gross area=814 sf
 existing garage: 870 sf
 -6.9(BAY)-179.9(BACK RM)-36.6(ENTRY)
 =223.4 REMOVED

2 First Floor Plan
 SCALE 1/4" = 1'-0"



DEMOLITION CALCULATION: LINEAR FOOTAGE MEASUREMENT @ FOUNDATION

**NOT TANTAMOUNT TO A DEMOLITION:
 > 50% OF FRONT & REAR FACADES REMOVED,
 BUT < 65% OF TOTAL FACADES REMOVED**

ELEMENT	LENGTH (E)	REMOVED	% REMOVED
FRONT FACADE	27' 0"	14' 9"	54.6%
REAR FACADE	27' 0"	27' 0"	100%
SUB-TOTAL	54' 0"	41' 9"	77.3%
SIDE FACADE (EAST)	49' 0-1/2"	19' 10"	40.4%
SIDE FACADE (WEST)	49' 0-1/2"	17' 1"	34.8%
TOTALS	152' 1"	78' 8"	51.6%

1 Ground Floor Plan
 SCALE 1/4" = 1'-0"

26th Street RENOVATION

for
 Devon Johnson

at
 4365 26th St
 San Francisco, CA



LORI HSU
 architect

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 Redwood City, CA 94061
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ISSUE

PROGRESS PRINT	9/12/11
PROGRESS PRINT	9/13/11
PROGRESS PRINT	9/29/11
PROGRESS PRINT	10/16/11
REVISION	11/28/11
PERMIT REVISION #1	12/14/11
PROGRESS PRINT	1/3/12
PERMIT REVISION #1	1/12/12

TITLE
 EXISTING
 CONDITIONS &
 DEMOLITION
 NOTES

SHEET

A1

**26th Street
RENOVATION**

for
Devon Johnson

at
4365 26th St
San Francisco, CA

**LSH
STUDIO**

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architect**

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a collaboration with
**EAG
STUDIO**

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ISSUE

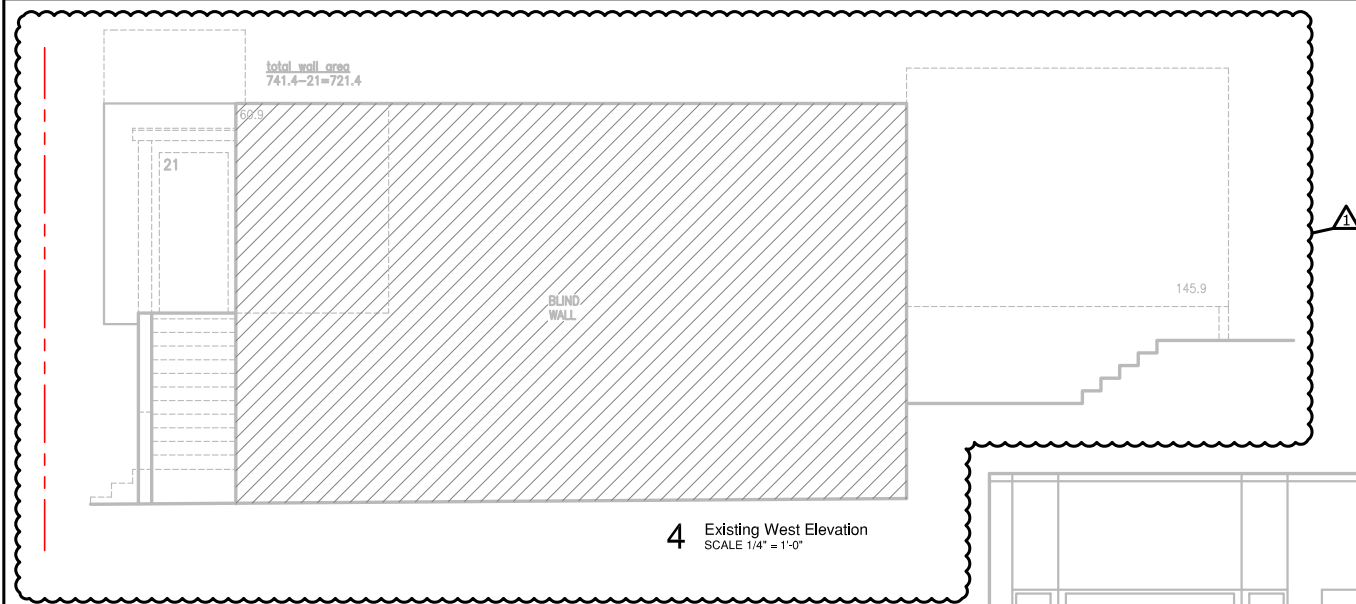
PROGRESS PRINT	9/12/11
PROGRESS PRINT	9/13/11
PROGRESS PRINT	9/29/11
PROGRESS PRINT	10/16/11
PROGRESS PRINT	1/3/12
PERMIT REVISION #1	1/12/12

TITLE

EXISTING
ELEVATIONS

SHEET

A2

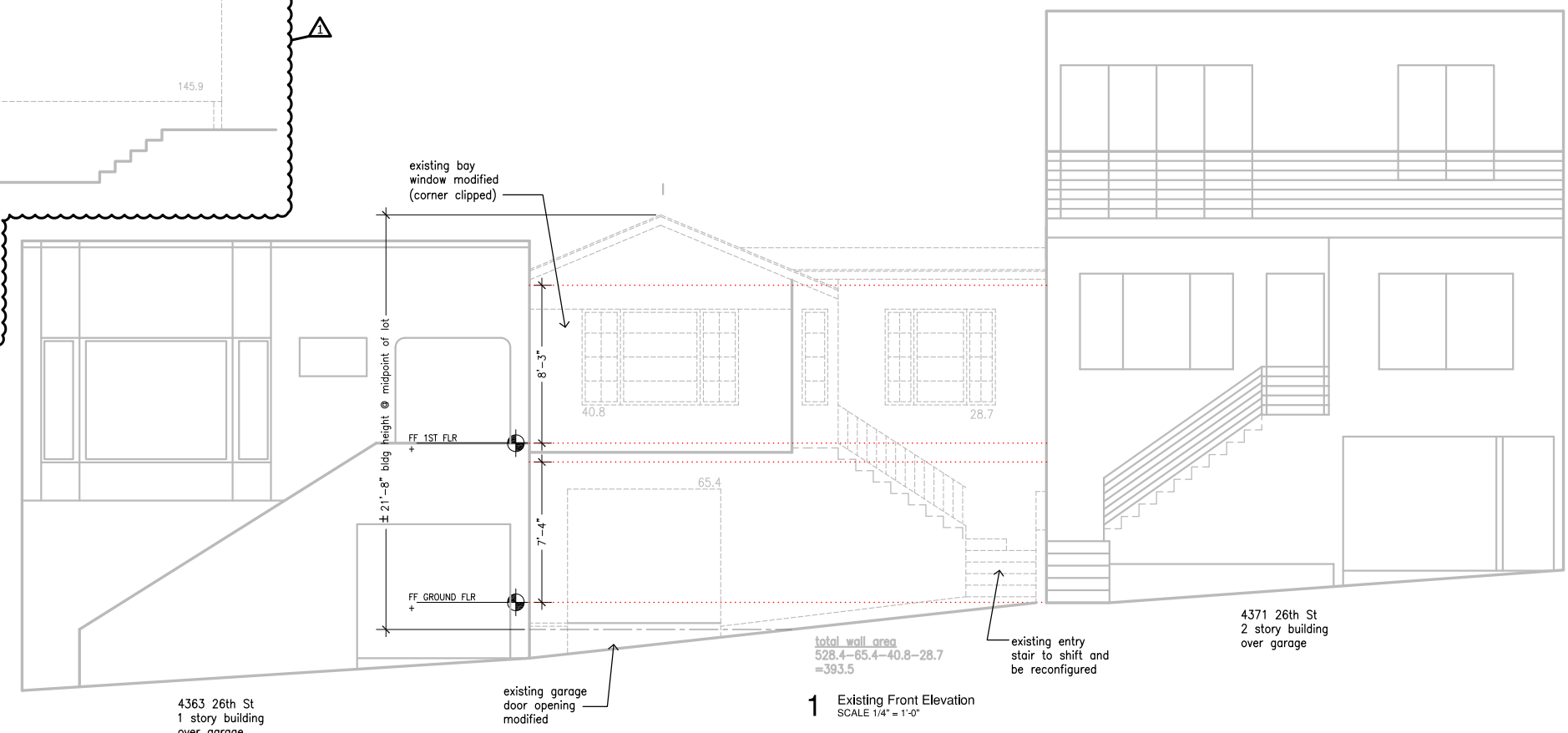


4 Existing West Elevation
SCALE 1/4" = 1'-0"

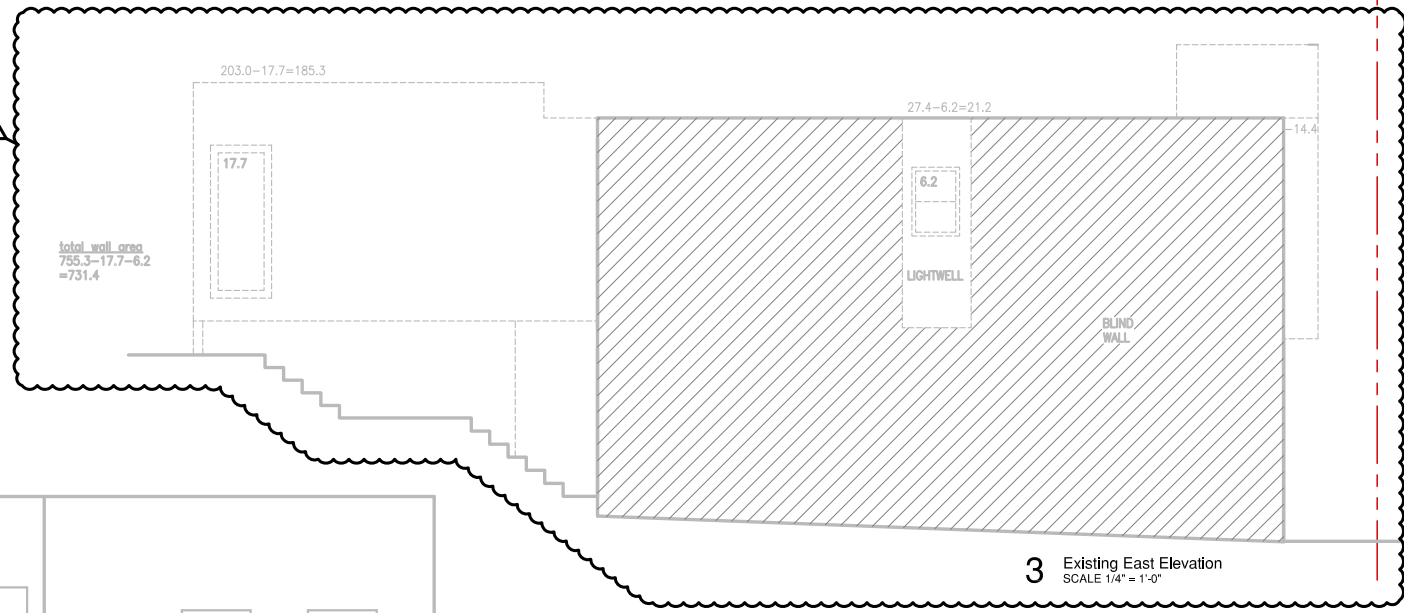
DEMOLITION CALCULATION: AREA MEASUREMENT

**NOT TANTAMOUNT TO A DEMOLITION:
< 50% OF VERTICAL AREAS REMOVED,
AND < 50% OF HORIZONTAL AREAS REMOVED**

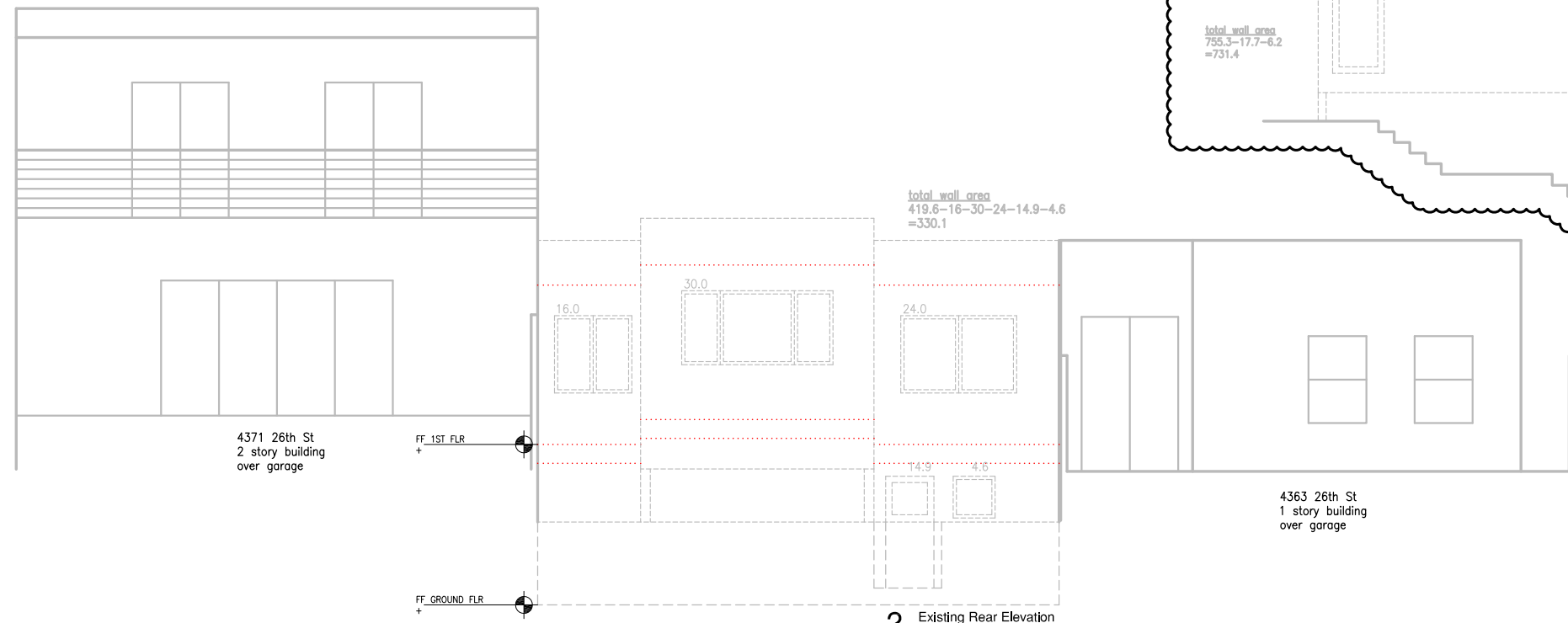
VERTICAL ELEMENTS	AREA (E)	REMOVED	% REMOVED
FRONT FACADE	393.5	276.5	70.2%
REAR FACADE	330.1	330.1	100%
SIDE FACADE (EAST)	731.4	220.9	30.2%
SIDE FACADE (WEST)	721.4	206.8	28.6%
VERT. TOTAL	2176.4	1034.3	47.5%
HORIZONTAL ELEMENTS	AREA (E)	REMOVED	% REMOVED
GROUND FLOOR (GARAGE)	870	46.3	5.3%
FIRST FLOOR	994	223.4	22.4%
ROOF	1008.7	1008.7	100%
HORZ. TOTAL	2872.7	1278.4	44.5%



1 Existing Front Elevation
SCALE 1/4" = 1'-0"






3 Existing East Elevation
SCALE 1/4" = 1'-0"

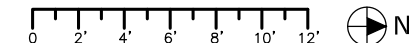


2 Existing Rear Elevation
SCALE 1/4" = 1'-0"

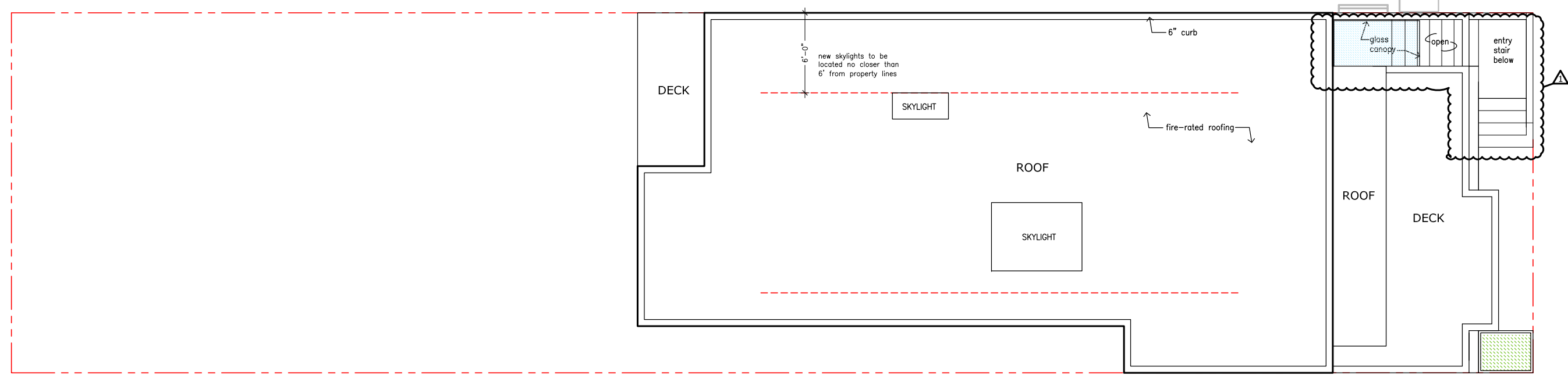
NOTE:
ADJACENT BUILDING INFORMATION
IS APPROXIMATE AND SHOWN AS
VISUAL CONTEXT ONLY

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	existing conditions to be demolished, typically shown grey dotted & hatched
	proposed new walls, typically shown with black lines

LEGEND		existing conditions to remain, typically shown grey
		existing conditions to be demolished, typically shown grey dotted & hatched
		proposed new walls, typically shown with black lines

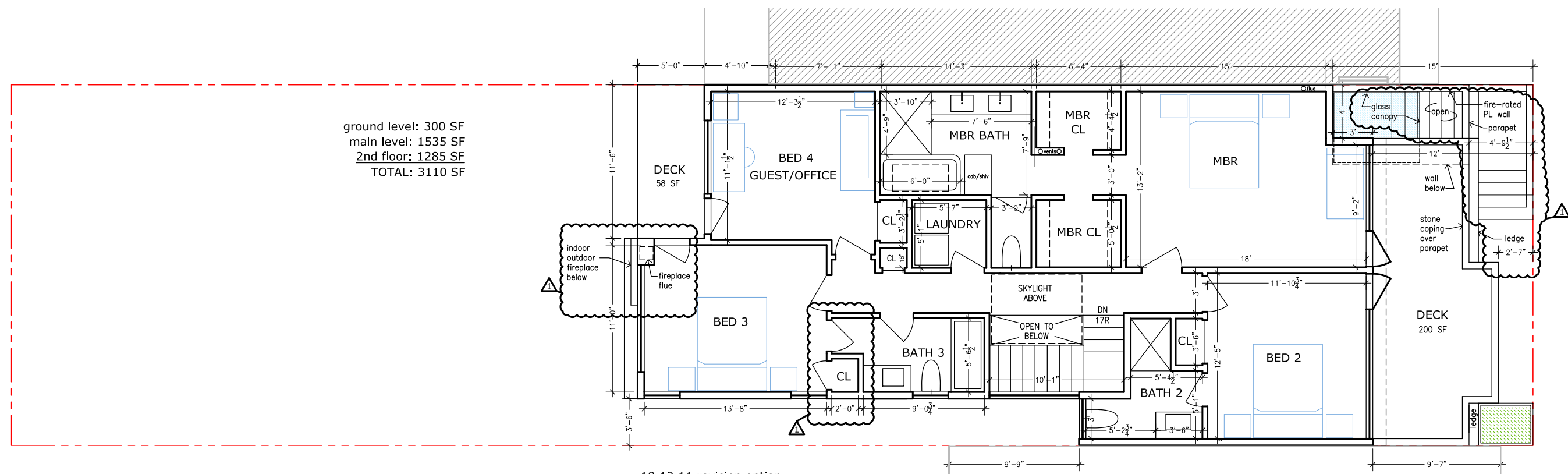


DIMENSION NOTES:
 • dimensions to finish wall
 • review any dimensional discrepancies with architect



2 Roof Plan
SCALE 1/4" = 1'-0"

ground level: 300 SF
 main level: 1535 SF
 2nd floor: 1285 SF
 TOTAL: 3110 SF



10.12.11 revision option

1 Second Floor Plan
SCALE 1/4" = 1'-0"

26th Street RENOVATION

for
Devon Johnson

at
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San Francisco, CA



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PROGRESS PRINT	10/7/11
PROGRESS PRINT	10/12/11
PROGRESS PRINT	10/16/11
REVISION #01	11/29/11
PERMIT REVISION #1	12/15/11

TITLE
PROPOSED PLANS

SHEET

A4

