



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: JANUARY 10, 2013

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: January 3, 2013
Case No.: **2012.1394D**
Project Address: **1325 Portola Drive**
Permit Application: 2012.03.27.6917
Zoning: RH-1(D) (Residential, House, One-Family, Detached) Zoning District
40-X Height and Bulk District
Block/Lot: 2987A/036
Project Sponsor: Sofia New
219 DeLong Street
San Francisco, CA 94112
Staff Contact: Adrian C. Putra – (415) 575-9079
adrian.putra@sfgov.org
Recommendation: **Do not take DR and approve**

PROJECT DESCRIPTION

The Project is to accurately document the building height relationship between a dwelling currently under suspended construction at 1325 Portola Drive and the adjacent dwelling at 1337 Portola Drive in order to adequately comply with 311 notification requirements. The project does not involve any enlargement to the originally approved dwelling.

BACKGROUND

Building Permit Application (“BPA”) No. 2006.09.06.1483 was issued on March 29, 2010 to construct a two-story over garage level single-family building on a vacant lot at 1325 Portola Drive. On April 9, 2010, the building permit was appealed to the Board of Appeals (Appeal No. 10-035). On September 22, 2010, the Board of Appeals granted the appeal and conditioned the subject building permit with the following conditions: 1) the finished elevation of the ground floor be no higher than 395-396 feet above sea level based on what is on the site survey; 2) the site permit drawings approved by DBI on March 29, 2010 (BPA No. 2006.09.06.1483) be the basis for all future addenda; 3) the rear wall at grade be a retaining wall with no space behind it; and 4) the garage door be twelve feet (12’) wide as shown on the site permit, with a curb cut of ten feet (10’). On January 18, 2011, Building Permit Application No. 2010.11.18.5221 was issued as a Special Conditions Permit per the Board of Appeals decision and sometime after that construction of the building commenced on the subject property.

On March 1, 2012, an adjacent neighbor brought to the attention of the Planning Department (“Department”) that the building was not being constructed in accordance with the approved plans of BPA Nos. 2010.11.18.5221 and 2006.09.06.1483. Specifically, the overall height of the building appeared to exceed the height indicated on the approved plans.

On March 2, 2012, Department staff conducted a site visit to investigate the neighbor's claims and observed that the building under construction was framed up to the second (top) floor and already matched the height of the adjacent building to the West at 1337 Portola Drive. Therefore, it could be concluded that adding the roof framing to the top of building would result in it exceeding the height of the building at 1337 Portola Drive. Based on these observations, the Department issued a Suspension Request Letter to DBI on March 5, 2012, requesting the suspension of BPA Nos. 2010.11.18.5221 and 2006.09.06.1483 issued to verify that the project is being constructed in accordance with the approved plans. The Department also informed the Project Sponsor of the suspension request and provided her a copy of the Suspension Request Letter.

On March 8, 2012, DBI staff conducted a site visit of the subject property and found that the current construction of the building itself was consistent with the plans that were reviewed and approved under BPA No. 2006.09.06.1483. However, the Department staff found a discrepancy between the proposed front elevation of the approved plans which depicts the new building and the adjacent building to the West (1337 Portola Drive) as having approximately the same building height and grade along Portola Drive. Additionally, the proposed front elevation depicted the sidewalk grade along Portola Drive as being level. In reality, project site's grade up slopes to the rear of the lot, and slopes laterally upwards to the East. The difference in grade level between the project site and 1337 Portola Drive was found to be the cause for the discrepancy in the building relationship between the two buildings when comparing the proposed elevation and current as-built condition.

On March 16, Department staff met with the project sponsor to discuss the project, and instructed her to file a new building permit application with plans that accurately reflect the conditions of the property and relationship to the adjacent building at 1337 Portola Drive. Additionally, Department staff informed her that the project would require new 311 notification, because the original 311 notification done under BPA No. 2006.09.06.1483 was inadequate since the proposed elevation of the permit did not accurately represent the relationship between the proposed building and 1337 Portola Drive.

On March 27, 2012, the Project Sponsor filed BPA No. 2012.03.27.6917 to accurately document the building height relationship between the proposed building at 1325 Portola Drive and the adjacent dwelling at 1337 Portola Drive. On March 28, 2012, the Department issued a Notice of Planning Department Requirements ("NPDR") Letter to the Project Sponsor requesting revised plans and materials for 311 notification. Subsequent NPDR Letters requested additional revisions and/or materials were issued to the Project Sponsor on April 19, 2012, May 9, 2012, July 6, 2012, and July 19, 2012. By August, 29, 2012 all requested plan revisions were submitted to the Department.

SITE DESCRIPTION AND PRESENT USE

The project site is located on the south side of Portola Drive between San Lorenzo Way and Santa Clara Avenue. The project site is an irregularly shaped lot with approximately 69 feet of frontage along Portola Drive, a maximum lot depth of approximately 69 feet, and contains 3,900 square-feet of lot area. In addition, the subject lot slopes upwards to the rear and slopes laterally upwards to the East.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located within the St. Francis Woods neighborhood and the subject block is zoned RH-1 (D). The immediate area is entirely residential in character with the subject block-face primarily containing two- to three-story detached, single-family buildings. The adjacent lot to the West (1337 Portola Drive) contains a two-story over garage level, single-family building and the adjacent lot to the

East (Blk/Lot: 2987A/036) is vacant. Buildings on the opposite block-face of Portola Drive are predominately a mix of one- to two-story residential buildings.

BUILDING PERMIT NOTIFICATION

| TYPE | REQUIRED PERIOD | NOTIFICATION DATES | DR FILE DATE | DR HEARING DATE | FILING TO HEARING TIME |
|------------|-----------------|------------------------------------|------------------|------------------|------------------------|
| 311 Notice | 30 days | October 5, 2012 – November 4, 2012 | November 2, 2012 | January 10, 2013 | 69 days |

HEARING NOTIFICATION

| TYPE | REQUIRED PERIOD | REQUIRED NOTICE DATE | ACTUAL NOTICE DATE | ACTUAL PERIOD |
|---------------|-----------------|----------------------|--------------------|---------------|
| Posted Notice | 10 days | January 1, 2013 | December 28, 2012 | 14 days |
| Mailed Notice | 10 days | January 1, 2013 | December 31, 2012 | 11 days |

PUBLIC COMMENT

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

To date, the Department has not received any public correspondence regarding the project.

DR REQUESTOR

Peter Linn, owner of 20 San Lorenzo Way, which is the property located behind the project site to the Southeast.

DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated November 1, 2012.

PROJECT SPONSOR’S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated November 21, 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 that the project meets the standards of the Residential Design Guidelines (RDGs) and that the project does not present any exceptional or extraordinary circumstances for the following reasons:

- The proposed building is separated by a depth of two rear yards, which act as separation between the two properties. The DR requestor's house is south of the subject property and at a higher elevation – the light and air impacts on the DR Requestor's property are negligible/non-existent. (RDG, pg. 16-17)
- The project complies with the Residential Design Guidelines, in that it respects the laterally-sloping block face. (RDG, pg. 11-12)

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.

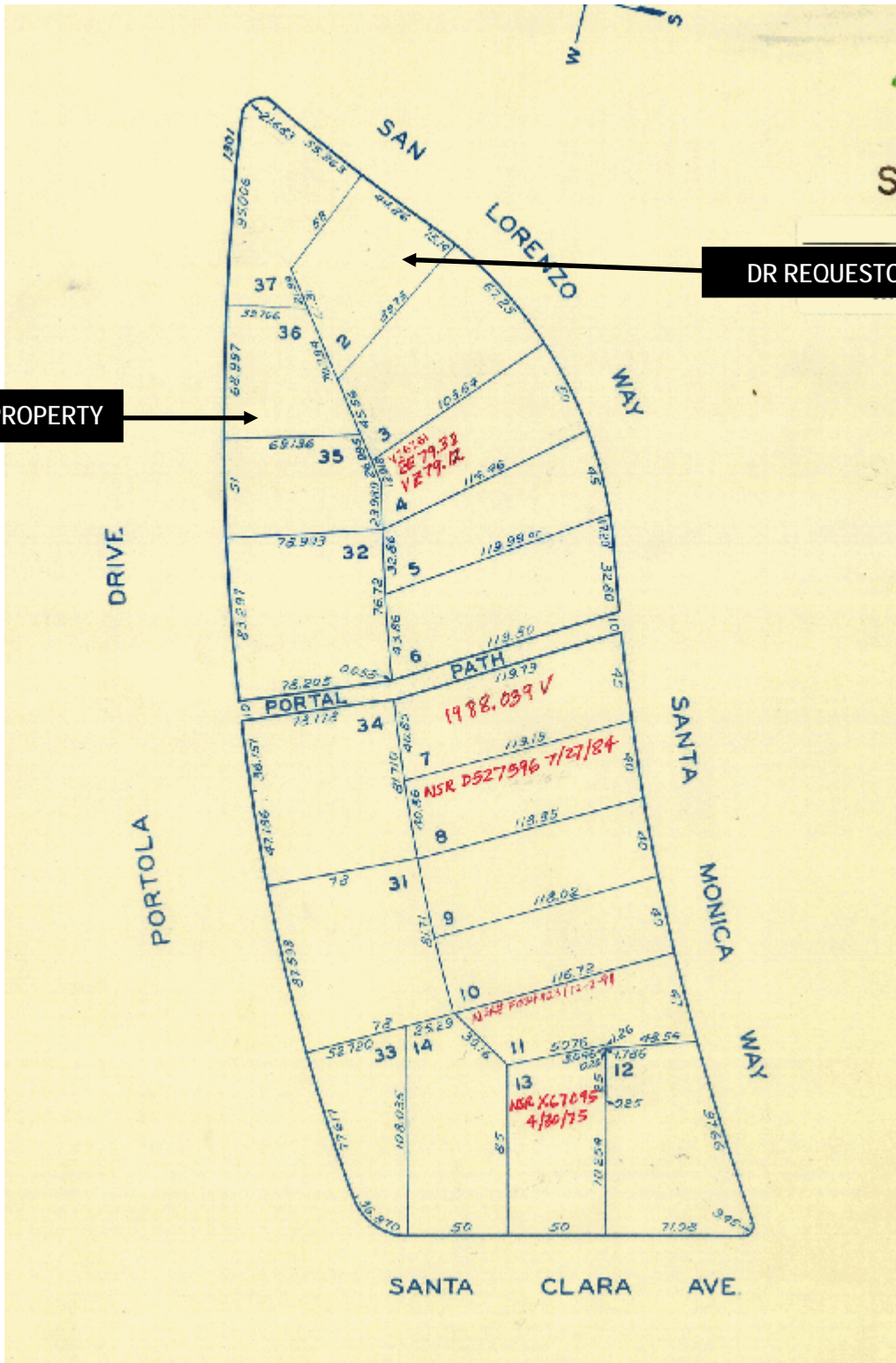
| |
|----------------------------------------------------------|
| RECOMMENDATION: Do not take DR and approve |
|----------------------------------------------------------|

Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
DR Application
Response to DR Application dated November 21, 2012
Reduced Plans

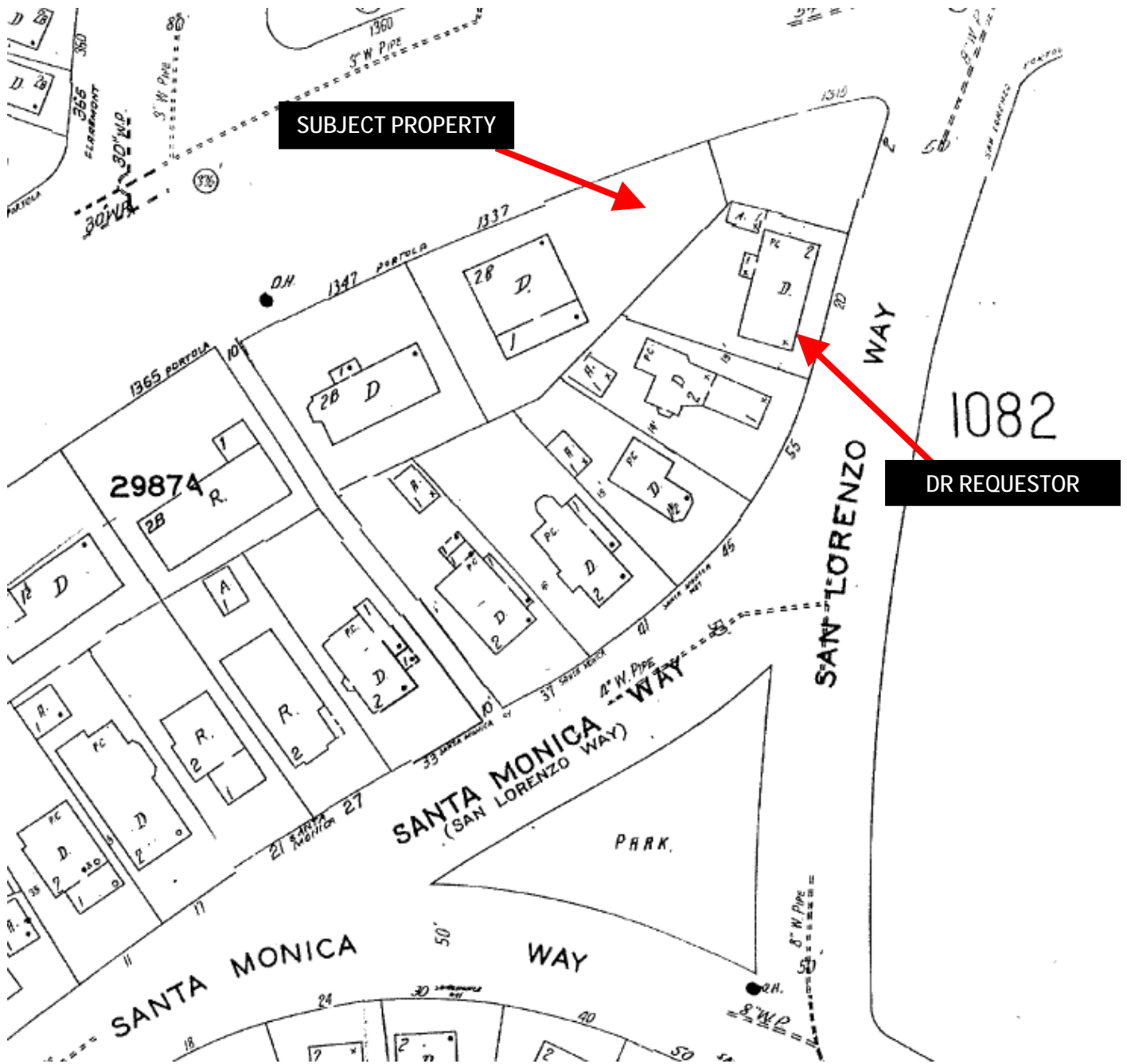
ACP: G:\Documents\DRs\1325 Portola Drive\1325 Portola Drive - 2012.1394D - DR - Abbreviated Analysis.doc

Parcel Map



Discretionary Review Hearing
Case Number 2012.1394 D
Abbreviated Analysis
1325 Portola Drive

Sanborn Map



Discretionary Review Hearing
Case Number 2012.1394 D
Abbreviated Analysis
1325 Portola Drive

Aerial Photo view looking South

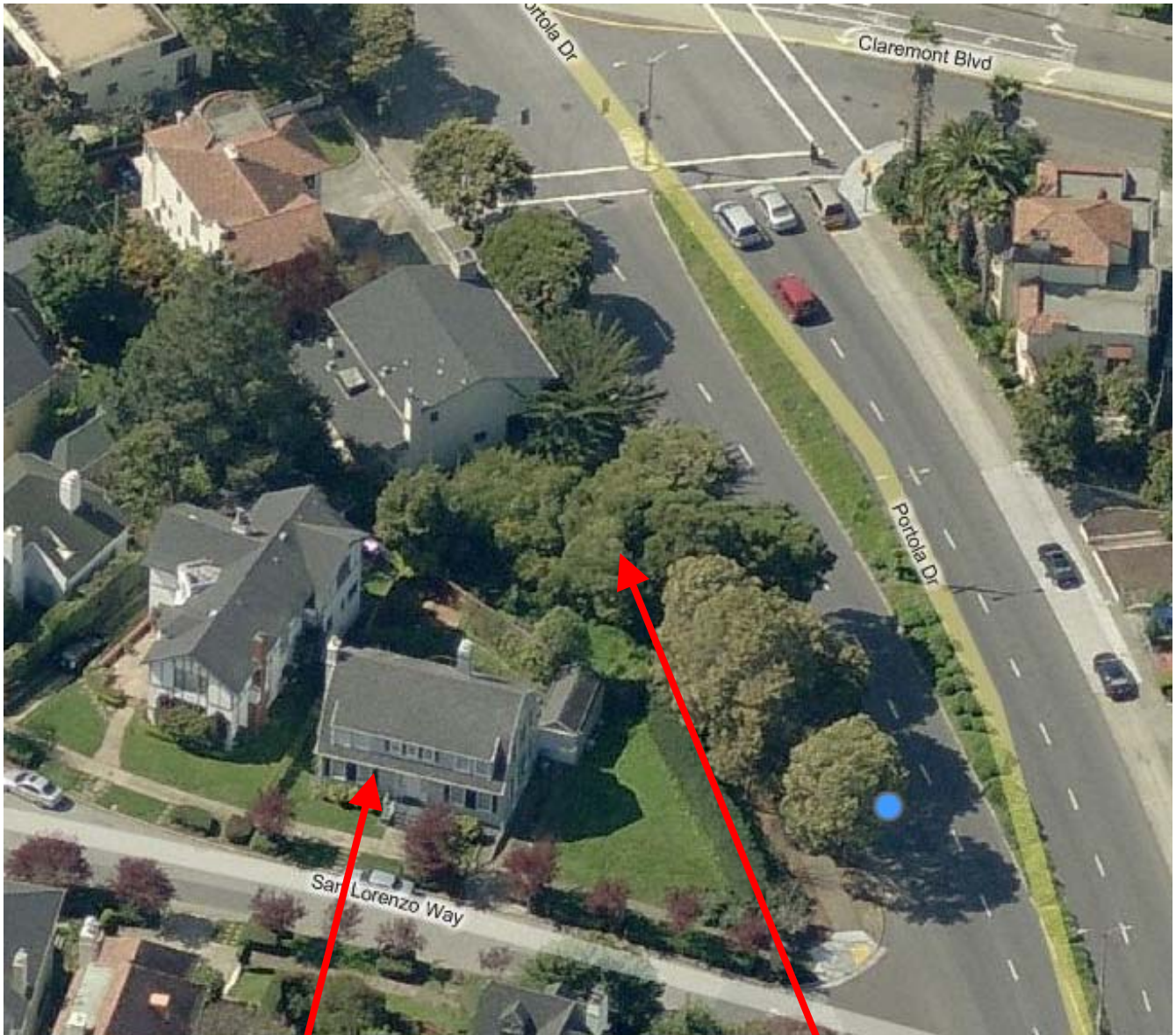


DR REQUESTOR

SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2012.1394 D
Abbreviated Analysis
1325 Portola Drive

Aerial Photo view looking West



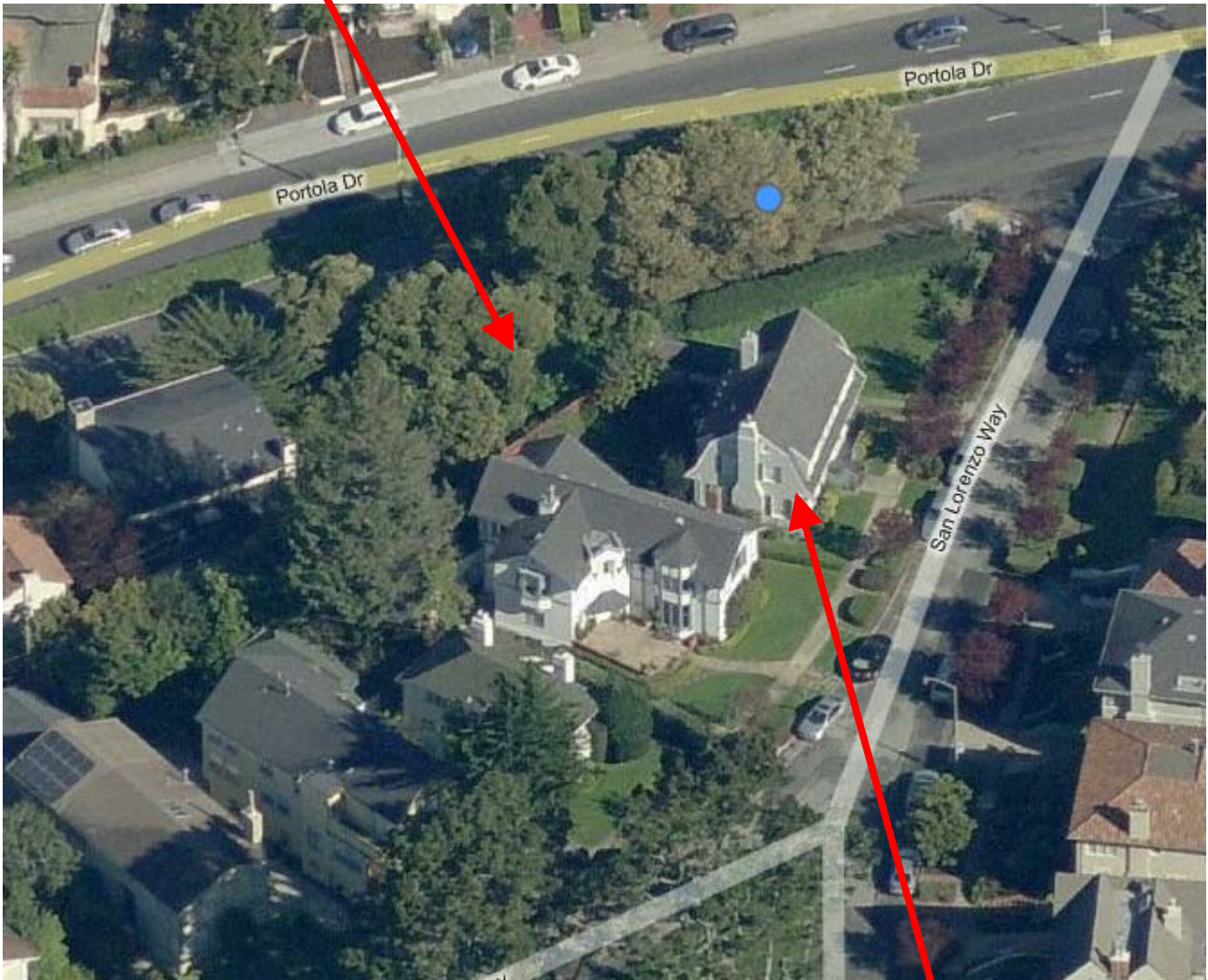
DR REQUESTOR

SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2012.1394 D
Abbreviated Analysis
1325 Portola Drive

Aerial Photo view looking North

SUBJECT PROPERTY



DR REQUESTOR

Discretionary Review Hearing
Case Number 2012.1394 D
Abbreviated Analysis
1325 Portola Drive

Aerial Photo view looking East

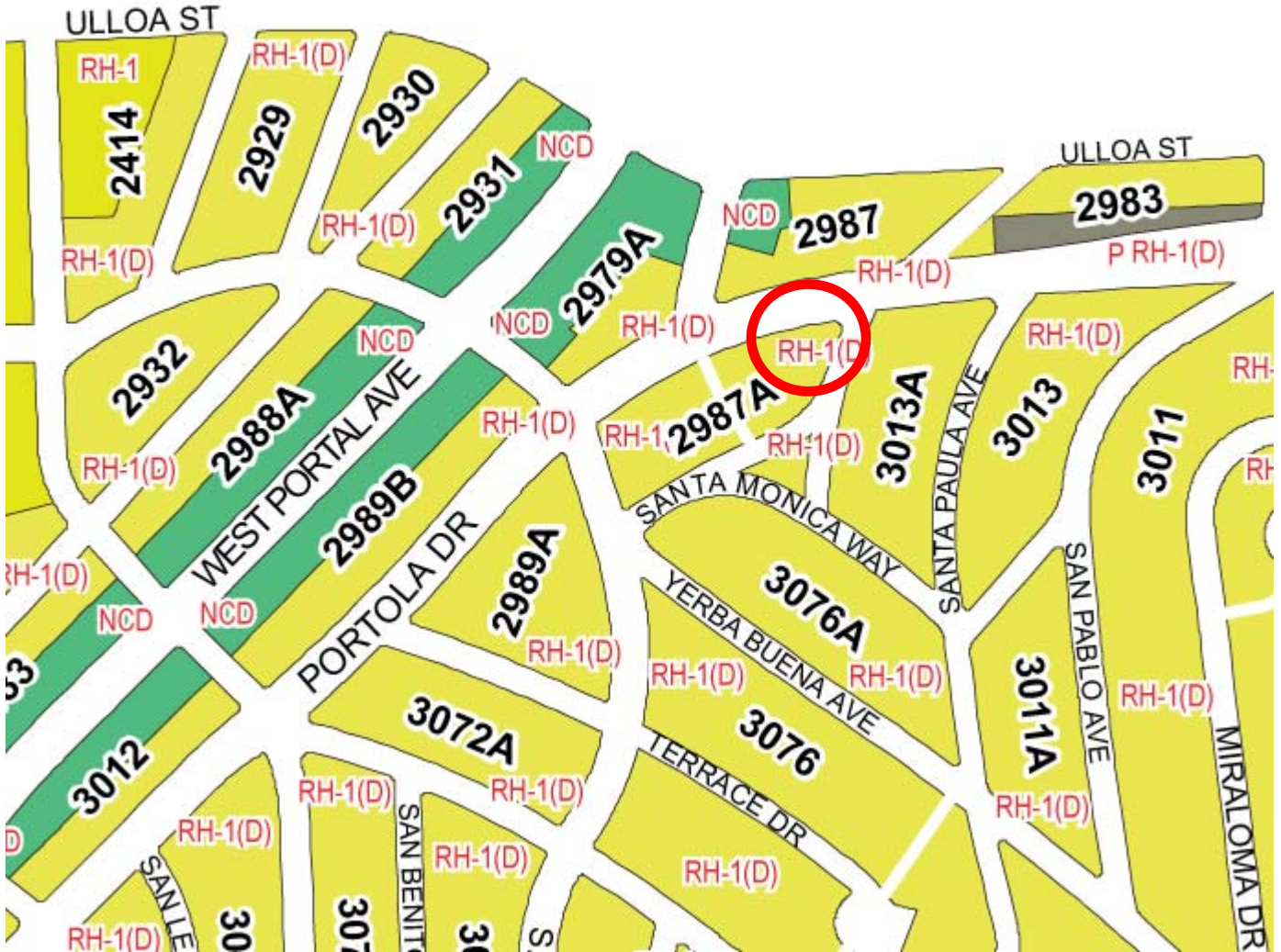
DR REQUESTOR



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2012.1394 D
Abbreviated Analysis
1325 Portola Drive

Zoning Map



Discretionary Review Hearing
Case Number 2012.1394 D
Abbreviated Analysis
1325 Portola Drive

Google Streetview Photo Image Date – April 2011



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2012.1394 D
Abbreviated Analysis
1325 Portola Drive

Site Photo - Subject Property View from Portola Drive – Image taken 3/2/2012



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2012.1394 D
Abbreviated Analysis
1325 Portola Drive

Site Photo - Subject Property

View from Portola Drive – Image taken 3/2/12



SUBJECT PROPERTY

DWELLING AT 1337
PORTOLA DRIVE

Discretionary Review Hearing
Case Number 2012.1394 D
Abbreviated Analysis
1325 Portola Drive

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

| | | |
|---------------------------------------------------------------------------------------------------------------------|---------------------------|-------------------------------------|
| DR APPLICANT'S NAME: <i>Peter Linn</i> | | |
| DR APPLICANT'S ADDRESS: <i>20 San Lorenzo Way</i> | ZIP CODE: <i>94127</i> | TELEPHONE: <i>(415) 859-0222</i> |
| PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: <i>Sophia New</i> | | |
| ADDRESS: <i>219 De Long St.</i> | ZIP CODE: <i>94112</i> | TELEPHONE: <i>(916) 267-8197</i> |
| CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/> | | |
| ADDRESS: | ZIP CODE: | TELEPHONE: () |
| E-MAIL ADDRESS: <i>petelinn@sbcglobal.net</i> | | |

2. Location and Classification

| | | |
|---------------------------------------------------------|-----------------------|---------------------------|
| STREET ADDRESS OF PROJECT: <i>1325 Portola Drive</i> | | ZIP CODE: <i>94127</i> |
| CROSS STREETS: <i>Claremont / San Lorenzo Way</i> | | |
| ASSESSORS BLOCK/LOT: <i>2987 A 1036</i> | LOT DIMENSIONS: | LOT AREA (SQ FT): |
| ZONING DISTRICT: | HEIGHT/BULK DISTRICT: | |

3. Project Description

Please check all that apply

 Change of Use Change of Hours New Construction Alterations Demolition Other

 Additions to Building: Rear Front Height Side Yard
Present or Previous Use: *single family dwelling*Proposed Use: *single family dwelling*Building Permit Application No. *2012.03.27.6917* Date Filed: *03/27/2012*

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.

I spoke with Adrian Putra of the planning staff. Mr Putra contacted Sophia New, the property owner, and she refused to consider any changes. According to Mr. Putra.

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 pages.

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 pages.

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 pages.

12.13940

Nov. 1st, 2012

DISCRETIONARY REVIEW
Application

Re: 1325 Portola Drive, 94127 (permit app. 2012.03.27.6917)

Answers to questions 1, 2, and 3, from pg. 9 of Discretionary Review request

#1. The original plans submitted for 1325 Portola (201011185221), used the neighboring Structure (1337) Portola, as a benchmark for height.

Those original plans clearly showed #1325 to be just 6 in. taller than #1337, next door. In fact #1325 is proposing to be **6 ft.** taller than #1337.

This added height will severely and negatively impact sunlight and air flow to my home, significantly blocking out afternoon sun for me and my neighbors.

There have been numerous tricks and slight of hand used during the planning and construction of this home to make it larger, this is only the latest attempt.

Had the original plans shown true and actual scale we would have dealt with this issue in 2010.

Portola Drive runs at a slight up hill grade when traveling in a north easterly direction.

The rise in grade from lot to lot is approximately 3 and half feet, and the homes rise accordingly, lot to lot, house to house.

This grade is reflected in the most recent drawings submitted.

Top of Sidewalk at Center Line of Building for # 1337 shows an elevation of 381.21 feet above sea level.

Top of Sidewalk at Center Line of Building for # 1325 shows an elevation of 384.96 feet above sea level.

This is a rise of approximately 3 .5 feet.

1337 shows a Roof Peak of 414.76 ft. elevation.

1325 shows a Roof Peak of 420 ft. elevation.

This is a rise of approximately 6 feet.

This change in height causes two problems. As stated above the loss of sunlight and airflow.

Also, this difference in height between the two buildings, side by side, will appear to be more of a large stair step, rather than a more even looking flow in rise that the rest of the street has.

Thus detracting from the beauty of the neighborhood.

DISCRETIONARY REVIEW app.contd.

#2. Allowing this home (#1325 Portola) to be built was always going to block sunshine and airflow.

This was to be expected, after all we live in a city and homes are built here.

What I find unreasonable, is that this structure could be allowed to be SO tall.

The area in question on 1325 Portola is just attic space, attic space that has yet to be built.

I believe that my property, my home, will be adversely affected by the greater height of 1325 Portola.

This building is going to block a significant amount of sunshine anyway.

Allowing 1325 this greater height will effectively block out all my afternoon sun.

This situation also holds true for my next door neighbor Trudy Maurer, at 55 Santa Monica.

#3. An alternative option for 1325 Portola could be either a shorter roof with less pitch, or simply a flat, sloped roof, such as what already exists, 2 doors down, at 1365 Portola.

As stated previously, the area in question is attic space that will always be too small for living space anyway.

This attic space currently only exists on paper. It has not yet been built.

Changing these drawings to be more in line with the flow of both the neighborhood and the slope of the street would not be too big a task.

Nobody is asking for a tear down or anything of the sort.

Both my neighbor and I feel that this would be a reasonable compromise.

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: Peter Linn

Date: Nov 1st, 2012

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

Peter Linn, owner.
Owner, Authorized Agent (circle one)

Discretionary Review Application Submittal Checklist

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

| REQUIRED MATERIALS (please check correct column) | DR APPLICATION |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| Application, with all blanks completed | <input checked="" type="checkbox"/> |
| Address labels (original), if applicable | <input checked="" type="checkbox"/> |
| Address labels (copy of the above), if applicable | <input checked="" type="checkbox"/> |
| Photocopy of this completed application | <input checked="" type="checkbox"/> |
| Photographs that illustrate your concerns | <input type="checkbox"/> |
| Covenant 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: _____



SAN FRANCISCO PLANNING DEPARTMENT

RESPONSE TO DISCRETIONARY REVIEW

Case No.: 12.1394D

Building Permit No.: 1483F

Address: 1325 Portola Ave
San Francisco, CA 94127

Project Sponsor's Name: Sofia New

Telephone No.: _____ (for Planning Department to contact)

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

1. 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.

please see attached

2. 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.

please see attached

3. 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.

please 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) | _____ | _____ |
| Occupied stories (all levels with habitable rooms) ... | _____ | _____ |
| Basement levels (may include garage or windowless storage rooms) | _____ | _____ |
| Parking spaces (Off-Street) | _____ | _____ |
| Bedrooms | _____ | _____ |
| Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas.... | _____ | _____ |
| Height | _____ | _____ |
| Building Depth | _____ | _____ |
| Most recent rent received (if any) | _____ | _____ |
| Projected rents after completion of project | _____ | _____ |
| Current value of property | _____ | _____ |
| Projected value (sale price) after completion of project (if known) | _____ | _____ |

please see attached

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

Sofia U. New 11/21/12 Sofia U. New
 Signature Date Name (please print)

RESPONSE TO DISCRETIONARY REVIEW

Case No: 12.1394D
Building Permit No:
1483F
Address: 1325 Portola Ave
San Francisco, CA 94127

Project Sponsor's Name: Sofia New
Telephone No.: 916-267-8197

Question 1) 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.

Response to Question 1:

The proposed project has previously been approved by the City of San Francisco. The revised plans, which were re-submitted to the City Planning Department, were done in order to accurately depict the building and the grade of the land as well as take into account the difference in height from the neighbor's building (#1337) in comparison to the building on the proposed project site. The building; however, has been designed according to City and Planning Code and the building plans have been taken to and approved by the board of the St. Francis Wood Home Association.

This issue of concern has never been directly discussed with the DR requester. Contrary to application, which states that the DR requester has spoken with the permit applicant, the DR requester has spoken solely to the city officials at the SF Planning Department and Planning Department permit review planner.

Question 2) 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.

Response to Question 2:

No changes have or will be made to the original building plans. The plans were re-submitted to the Planning Department at the request of Adrian Putra, in response to the neighbor's complaint, in order to take into account the grade of the land, which was not depicted in the original plans sent to the neighboring properties prior to the initial approval from the Building Department. The DR requester stated that the project would obstruct sunlight and air flow into his property; however, the height of the building, which DR requester is complaining of, is the result of the natural grade of the land. The land cannot be changed. Any obstruction of sunlight or airflow should not significantly impact DR requester's property, as DR requester's property is located behind the proposed

site and the natural grade of DR requester's property is, in fact, much higher than the grade of the proposed project site.

All concerns in the neighborhood were previously and happily addressed during the board of the St Francis Wood Home Association; therefore, any proposed changes by DR requester to the building itself may not be in accordance with the aesthetic of the building proposed to and approved by the St Francis Wood Home Association. One neighbor's disagreement with the proposed project should not outweigh the opinion and approval of the community as a whole.

Question 3:

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 affect 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.

Response to Question 3:

The building plans have been designed according to City and Planning Code and the design of the building has been previously discussed at length and approved by the St Francis Wood Home Association. The building features nuances that fit the aesthetic of the neighborhood, one of which is a pitched roof with clay tiles. A pitched roof will logically appear higher than a flat roof. As mentioned in the DR requester application, Portola Dr runs up a hill; therefore, the buildings will rise accordingly. The projected project having a pitched roof with clay tiles vs. a flat or roof with low slope will not have an adverse affect on the neighborhood's beauty, but rather, add to the unique features of the home and contribute to the visual attraction of the home, street, and neighborhood. While the area within and enclosed by the roof will not be used for livable space, the design of the roof has personal and particular specifications that would significantly impact the overall appearance of the home as well as effect general upkeep. When taking into consideration the basic structure and characteristic of the rest of the building, the pitched roof provides more structure, stability, as well as excellent drainage during rainfall; Flat roofs or low slope roofs require more maintenance in the long run due to being more prone to moisture damage. Additionally, Flat roofs or low slope roofs are more characteristic of a contemporary or modern design, which would be contrary to the design of the projected home.

DR requester is the only neighbor that is filing a Discretionary Review, while other neighbors are looking forward to the completion of the projected project as originally designed.

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

Response to Question 4:

| <u>Number of</u> | <u>Existing</u> | <u>Proposed</u> |
|----------------------------------|--------------------------------|------------------|
| Dwelling units | <u>Single Family</u> | <u>Dwelling</u> |
| Occupied Stories | <u>Not habitable</u> | <u>3 stories</u> |
| Basement levels | <u>1</u> | <u>1</u> |
| Parking spaces | <u>2</u> | <u>2</u> |
| Bedrooms | <u>4</u> | <u>4</u> |
| Gross square footage | <u>4,042 Sq Ft.</u> | <u>4,042</u> |
| Height | <u>(approximately) 30 Feet</u> | <u>35 Feet</u> |
| Building Depth | <u>34 Feet</u> | <u>34 Feet</u> |
| Most Recent rent received | <u>N/A</u> | <u>N/A</u> |
| Projected rents after completion | <u>N/A</u> | <u>N/A</u> |
| Current value | <u>unknown</u> | <u>unknown</u> |
| Projected value (sale price) | <u>unknown</u> | <u>unknown</u> |



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On March 27, 2012, the Applicant named below filed Building Permit Application No. 2012.03.27.6917 (Alteration) with the City and County of San Francisco.

| CONTACT INFORMATION | | PROJECT SITE INFORMATION | |
|---------------------|-------------------------|----------------------------|-----------------------------------|
| Applicant: | Sofia New | Project Address: | 1325 Portola Drive |
| Address: | 219 De Long Street | Cross Streets: | San Lorenzo Way / Santa Clara Ave |
| City, State: | San Francisco, CA 94112 | Assessor's Block /Lot No.: | 2987A/036 |
| Telephone: | (916) 267-8197 | Zoning Districts: | RH-1 (D) /40-X |

Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as possible. If your concerns are unresolved, you can request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

| PROJECT SCOPE | | | | | |
|-----------------------------------------------------|--------------------|-----------------------------------------------------|----|--------------------------------------------------|--|
| <input type="checkbox"/> DEMOLITION | and/or | <input type="checkbox"/> NEW CONSTRUCTION | or | <input checked="" type="checkbox"/> ALTERATION | |
| <input type="checkbox"/> VERTICAL EXTENSION | | <input type="checkbox"/> CHANGE # OF DWELLING UNITS | | <input type="checkbox"/> FACADE ALTERATION(S) | |
| <input type="checkbox"/> HORIZ. EXTENSION (FRONT) | | <input type="checkbox"/> HORIZ. EXTENSION (SIDE) | | <input type="checkbox"/> HORIZ. EXTENSION (REAR) | |
| PROJECT FEATURES | EXISTING CONDITION | PROPOSED CONDITION | | | |
| FRONT YARD..... | N/A | At least ±9 feet | | | |
| SIDE SETBACKS | N/A | At least ±7 feet | | | |
| BUILDING DEPTH..... | N/A | ±36 feet (maximum) | | | |
| REAR YARD..... | N/A | At least ±16 feet | | | |
| BUILDING HEIGHT (at front taken from the curb)..... | N/A | ±28 feet, 9 inches | | | |
| BUILDING HEIGHT (maximum above grade)..... | N/A | ±24 feet, 6 inches | | | |
| NUMBER OF STORIES | N/A | 2 over garage/basement level | | | |
| NUMBER OF DWELLING UNITS | N/A | 1 | | | |
| NUMBER OF OFF-STREET PARKING SPACES | N/A | 2 | | | |
| PROJECT DESCRIPTION | | | | | |

Building Permit Application (BPA) No. 2006.09.06.1483 for the construction of a single-family dwelling was originally approved on 3/24/10 and permit issued on 3/29/10. BPA No. 2006.09.06.1483 was subsequently suspended and appealed to Board of Appeals and ultimately approved with conditions by the Board of Appeals under Board of Appeals No. 10-035. BPA No. 2010.11.18.5221 was approved and issued on 1/18/12 to reflect the conditions added by the Board of Appeals for the project. Construction of the building commenced earlier this year and was later suspended when it was brought to the Department's attention that the relationship in building height between the proposed dwelling at 1325 Portola Drive and the adjacent dwelling to the west at 1337 Drive was not accurately represented on the proposed elevations of the previously approved permits. The purpose of this notice is to accurately show the building height relationship between the proposed dwelling at 1325 Portola Drive and dwelling at 1337 Portola Drive. The project does not involve any enlargement to the originally approved dwelling. The subject lot slopes upwards to the rear and slopes laterally upwards to the west. For a lot of this nature the building height is measured at the centerline of the building and is taken at curb level for purposes of measuring the height of the closest part of the building within 10 feet of the property line of such street. At every other cross-section of the building the height is measured at right angles to the centerline of the building and taken from the original grade at such points. Please see attached plans.

PLANNER'S NAME: Adrian C. Putra
PHONE NUMBER: (415) 575-9079
EMAIL: adrian.putra@sfgov.org

DATE OF THIS NOTICE: 10-5-12
EXPIRATION DATE: 11-4-12

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.

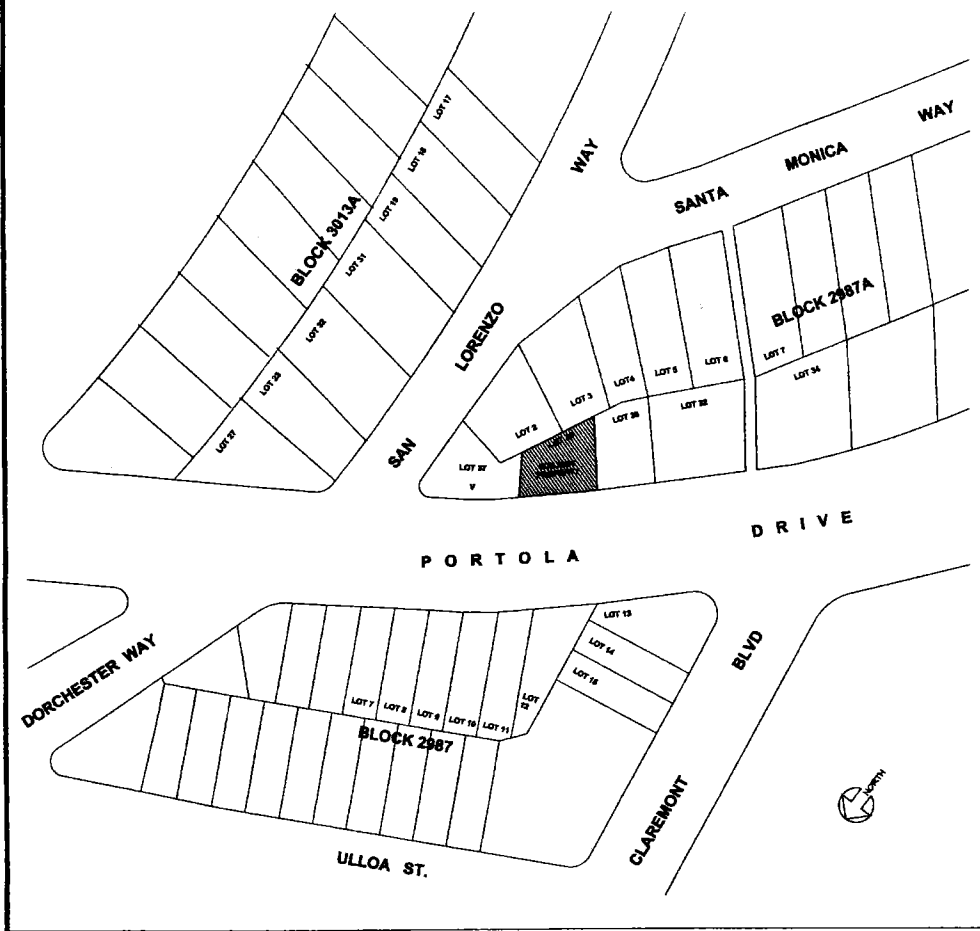
1. Seek a meeting with the project sponsor and the architect to get more information, and to explain the project's impact on you and to seek changes in the plans.
2. Call the nonprofit organization Community Boards at (415) 920-3820. They are specialists in conflict resolution through mediation and can 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.**

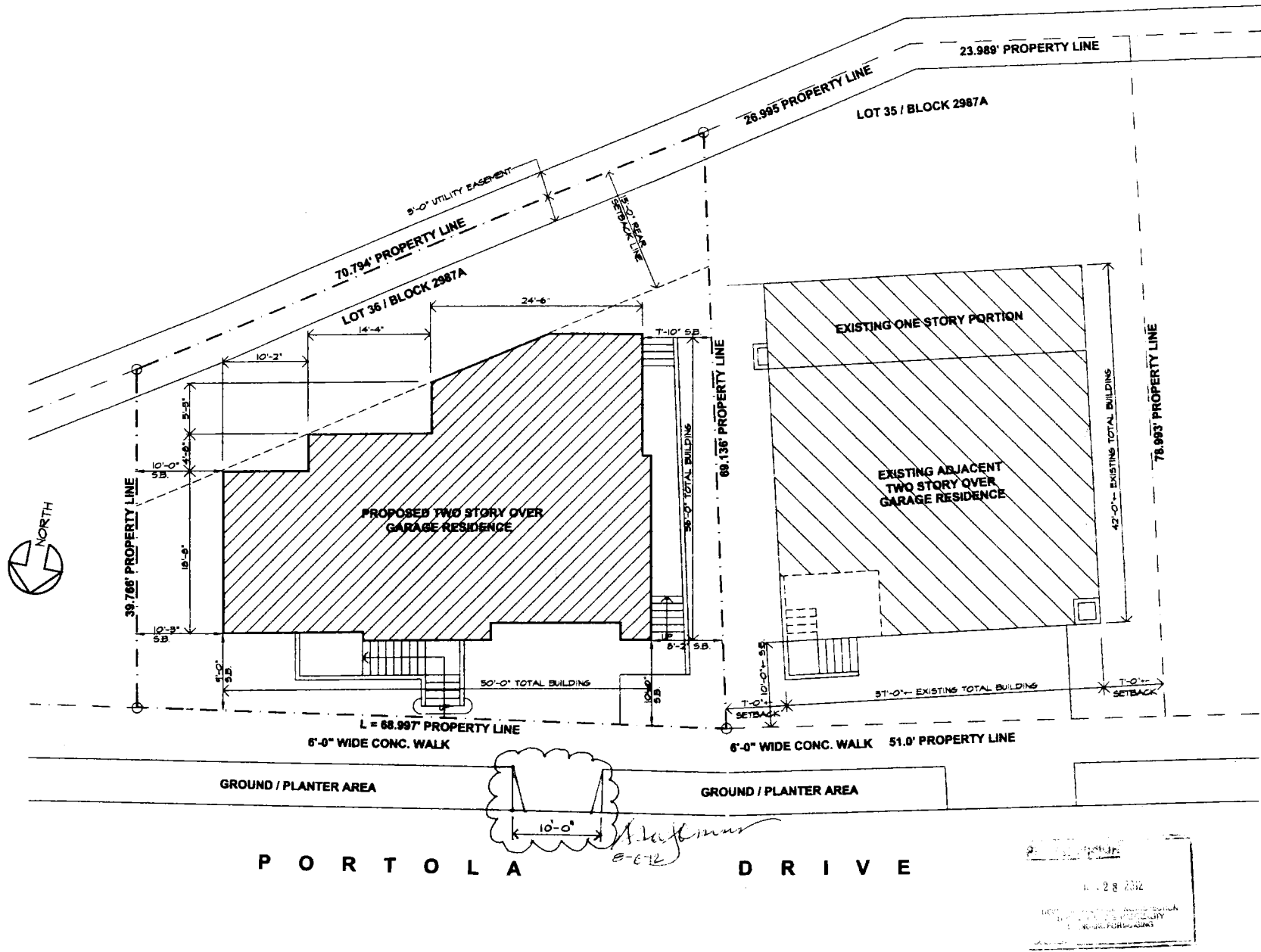
If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

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**.

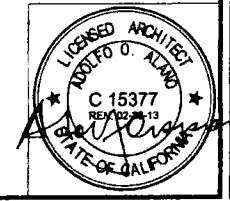


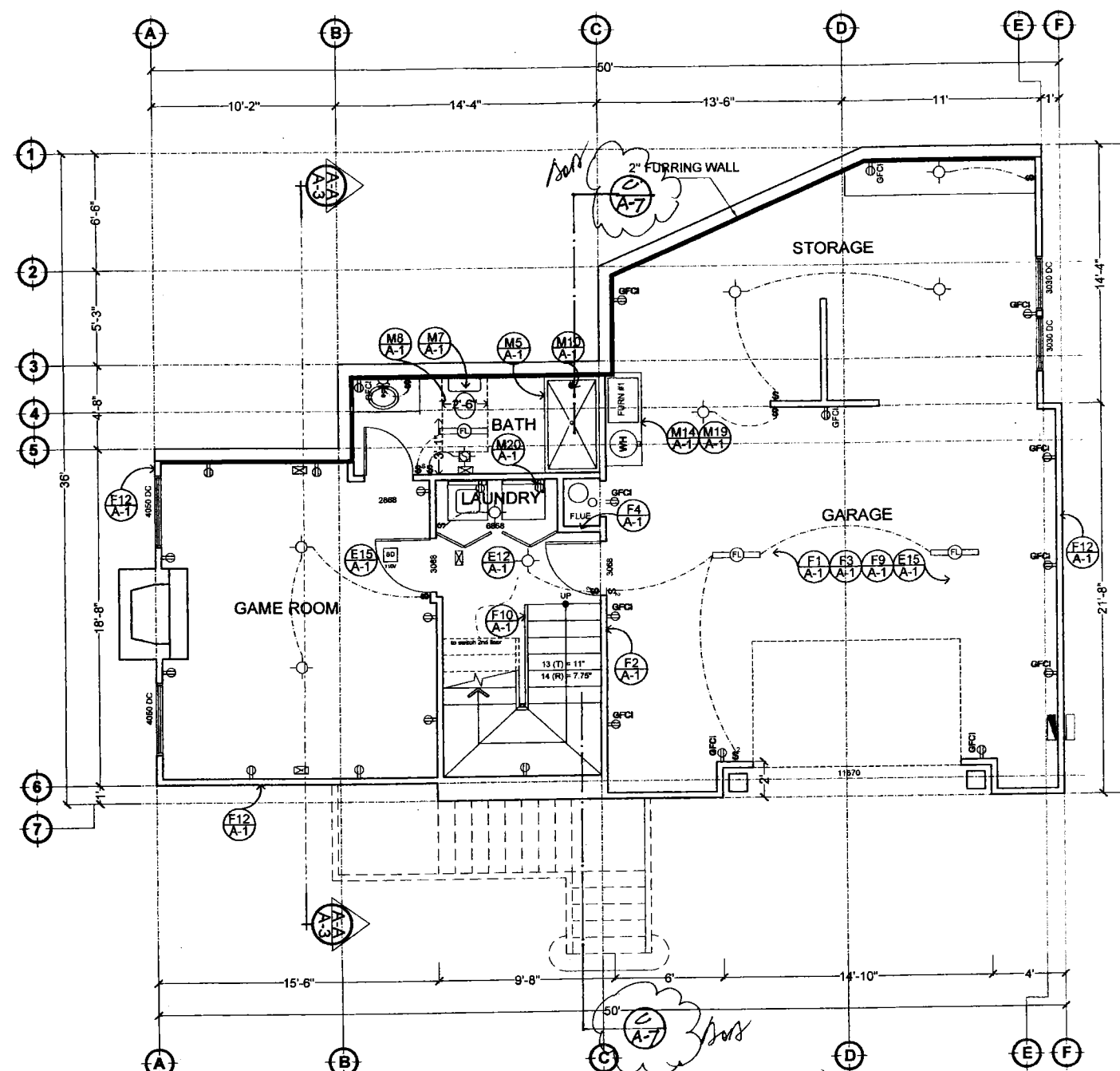
VICINITY MAP
 NOT TO SCALE



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

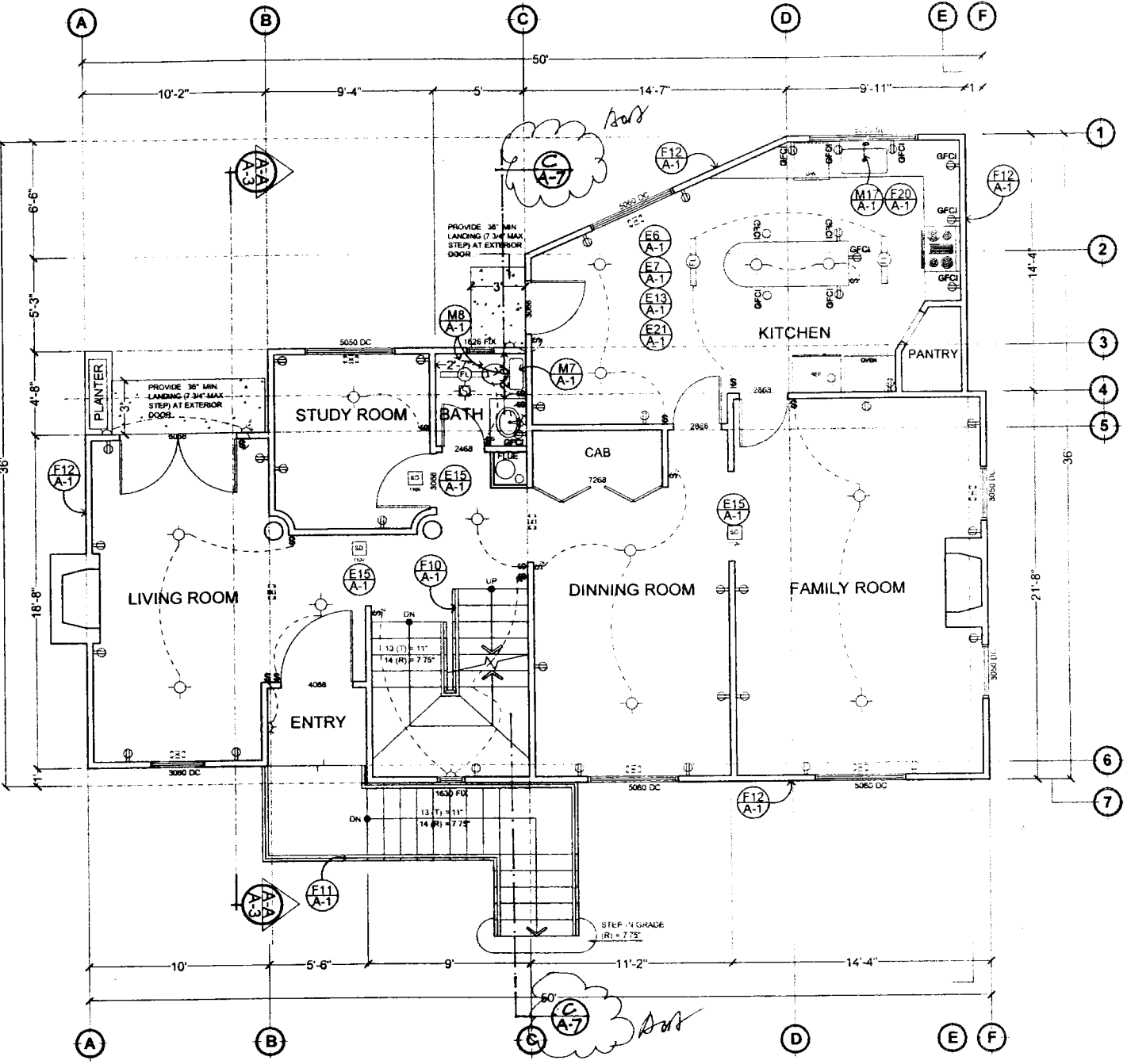
2012.03.27.6917 R-2





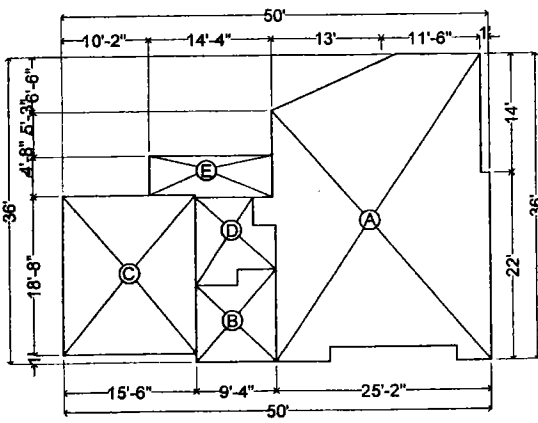
PROPOSED FIRST FLOOR PLAN

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



PROPOSED SECOND FLOOR PLAN

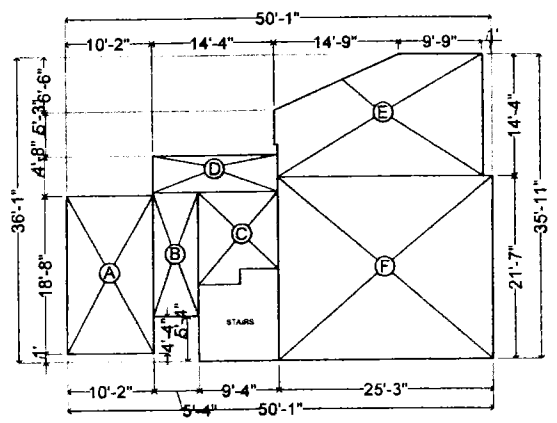
Scale: 1/4" = 1'-0"



1ST FLOOR AREA CALCULATION

Scale: 3/16" = 1'-0"

| | |
|--------------|---------------------|
| A. GARAGE | 835.14 SQ-FT |
| B. | 92.25 SQ-FT |
| C. | 289.29 SQ-FT |
| D. | 79.33 SQ-FT |
| E. | 69.59 SQ-FT |
| TOTAL | 530.46 SQ-FT |



2ND FLOOR AREA CALCULATION

Scale: 3/16" = 1'-0"

| | |
|--------------|-----------------------|
| A. | 189.71 SQ-FT |
| B. | 78.16 SQ-FT |
| C. | 94.42 SQ-FT |
| D. | 63.15 SQ-FT |
| E. | 303.90 SQ-FT |
| F. | 547.03 SQ-FT |
| TOTAL | 1,276.37 SQ-FT |

- (PROVIDE OCCUPANCY SENSOR FOR ALL NON HIGH EFFICIENCY LIGHTS IN BATHROOM
- (ALL LIGHTING IN BUILDING EXCEPT CLOSETS LESS THAN 70 SQ. FT. IN AREA SHALL BE FLUORESCENT LIGHTING FIXTURE UNLESS LIGHTING ARE CONTROLLED WITH VACANCY SENSOR OR DIMMERS
- (LIGHTING FIXTURES IN THE CLOTH CLOSET SHALL BE SURFACE MOUNTED OR RECESSED INCANDESCENT FIXTURE WITH A COMPLETELY ENCLOSED LAMP PER CEC ARTICLE 410.8 (B). THE LIGHTING FIXTURE SHALL HAVE A 6" CLEARANCE FROM THE STORAGE SPACE.
- (ALL EXTERIOR LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY UNLESS THOSE LIGHTING FIXTURES ARE CONTROLLED BY COMBINATION OF VACANCY SENSOR AND PHOTO SENSOR.
- (PROVIDE WEATHER STRIPING AT THE ATTIC ACCESS PANEL TO PREVENT BACK DRAFT.
- (NOTE: WHOLE HOUSE VENTILATION TO BE PROVIDED BY RESTROOM EXHAUST FANS AND THE EXHAUST FANS MUST BE RUNNING CONTINUOUSLY

PLAN REVISION
 09 2012
 DEPARTMENT OF BUILDING SAFETY
 THIS PLAN MEETS THE QUALITY
 STANDARD FOR IMAGING
 ACCEPTED BY



REMARKS

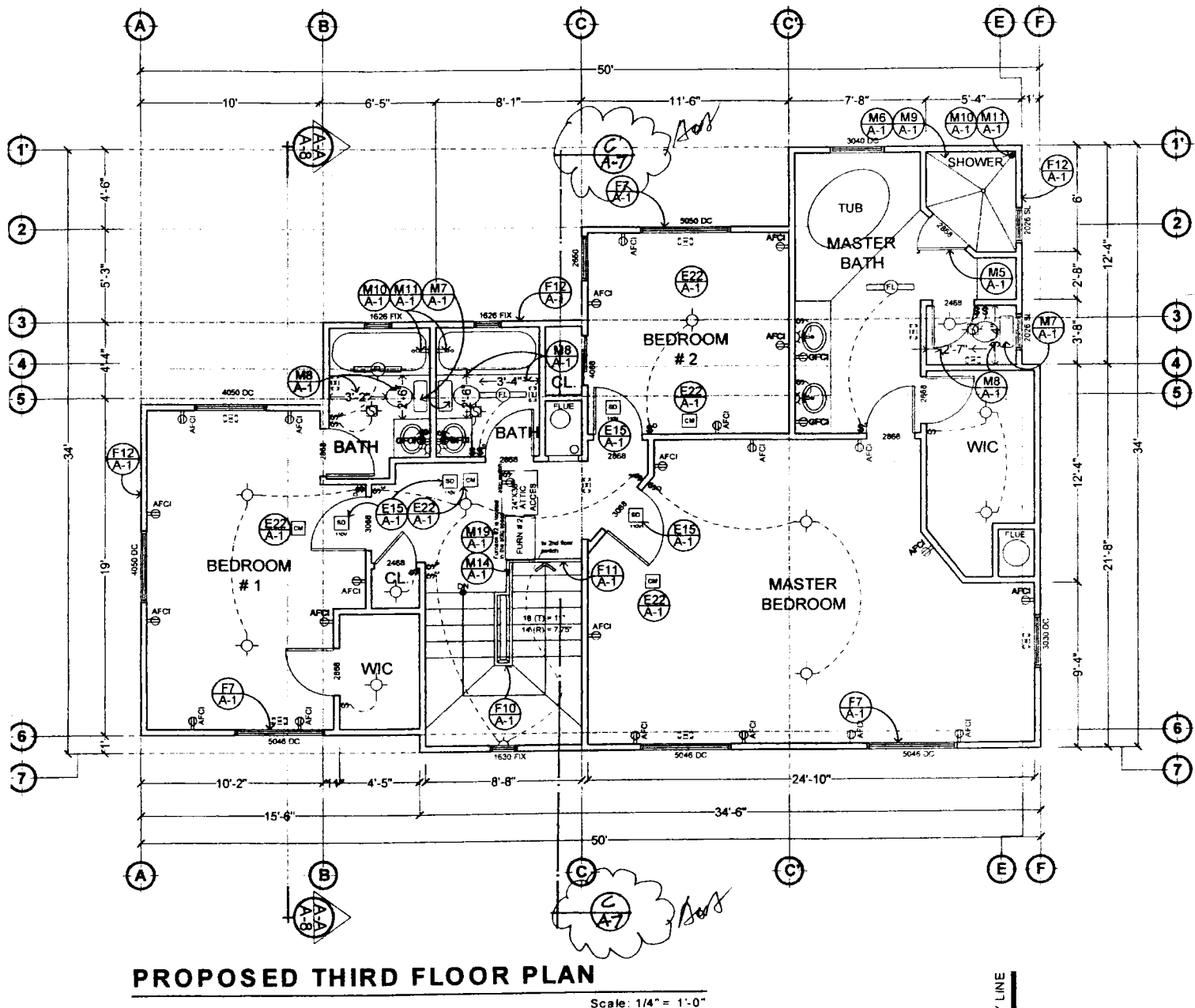
NEW RESIDENCE
 1325 PORTOLLA
 SAN FRANCISCO, CA. 94127
 BLOCK #: 2987A/036

Sheet
 FIRST FLOOR PLAN AND
 AREA CALCULATION

| DATE | ISSUED FOR |
|----------|------------|
| 08-11-11 | PERMIT SET |

Drawn by: JC
 Checked by: JC
 project no: 20110620
 sheet no: A-2

2012.03.27.6917 R-4



PROPOSED THIRD FLOOR PLAN

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

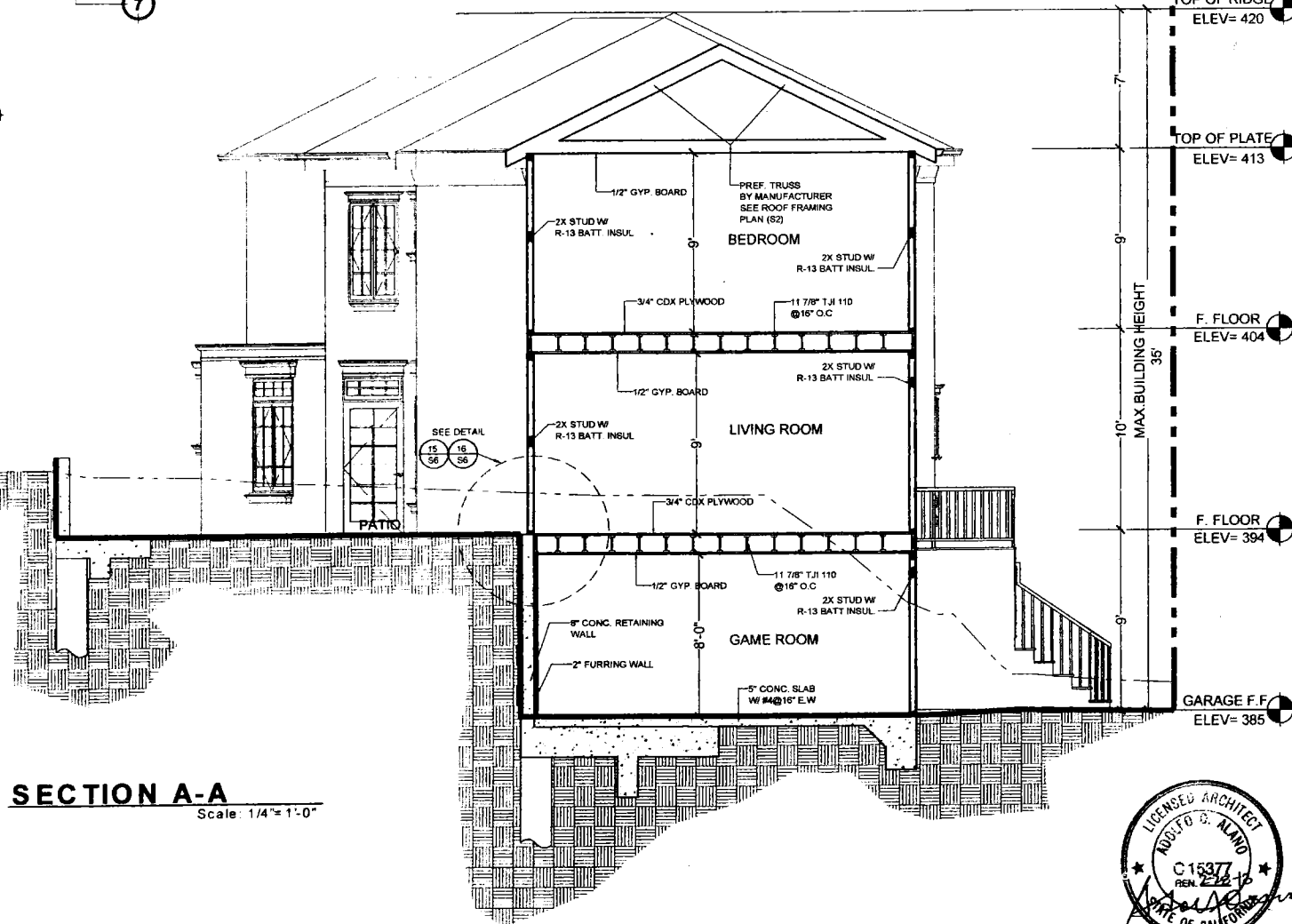
3RD FLOOR AREA CALCULATION

Scale: 3/16" = 1'-0"

| | |
|--------------|-----------------------|
| A | 289.29 SQ-FT |
| B | 92.25 SQ-FT |
| C | 88.33 SQ-FT |
| D | 55.73 SQ-FT |
| E | 66.54 SQ-FT |
| F | 88.67 SQ-FT |
| G | 156.00 SQ-FT |
| TOTAL | 1,338.43 SQ-FT |

PLAN REVISION

DATE: 2-9-2012
 DEPARTMENT OF BUILDING INSPECTION
 THIS PLAN MEETS THE QUALITY STANDARD FOR MARKING
 ACCEPTED BY:



SECTION A-A

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

- PROVIDE OCCUPANCY SENSOR FOR ALL NON HIGH EFFICIENCY LIGHTS IN BATHROOM
- ALL LIGHTING IN BUILDING EXCEPT CLOSETS LESS THAN 70 SQ. FT. IN AREA SHALL BE FLUORESCENT LIGHTING FIXTURE UNLESS LIGHTING ARE CONTROLLED WITH VACANCY SENSOR OR DIMMERS
- LIGHTING FIXTURES IN THE CLOTH CLOSET SHALL BE SURFACE MOUNTED OR RECESSED INCANDESCENT FIXTURE WITH A COMPLETELY ENCLOSED LAMP PER CEC ARTICLE 410.8 (B) THE LIGHTING FIXTURE SHALL HAVE A 6" CLEARANCE FROM THE STORAGE SPACE
- ALL EXTERIOR LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY UNLESS THOSE LIGHTING FIXTURES ARE CONTROLLED BY COMBINATION OF VACANCY SENSOR AND PHOTO SENSOR.
- PROVIDE WEATHER STRIPING AT THE ATTIC ACCESS PANEL TO PREVENT BACK DRAFT
- NOTE: WHOLE HOUSE VENTILATION TO BE PROVIDED BY RESTROOM EXHAUST FANS AND THE EXHAUST FANS MUST BE RUNNING CONTINUOUSLY

REMARKS:

NEW RESIDENCE
 1325 PORTOLLA
 SAN FRANCISCO, CA. 94127
 BLOCK #: 2987A/036

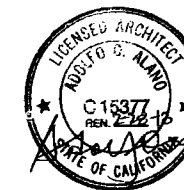
Sheet:

SECOND FLOOR PLAN AND
 AREA CALCULATION
 SECTION A-A

| DATE | ISSUED FOR |
|----------|------------|
| 08-11-11 | PERMIT SET |

Drawn by: JC
 Checked by: JC

project no: 20110620
 sheet no: A-3



TOP OF ROOF
OF NEW BUILDING
420' ELEV.

TOP OF PLATES
413' ELEV.

THIRD FLOOR
FINISH 404' ELEV.

TOP OF EXISTING
GRADE AT REAR
(395.0' ELEV.)

SECOND FLOOR
FINISH 394' ELEV.

TOE OF EXISTING
GRADE AT FRONT
(388.0' ELEV.)

PROPERTY
LINE

7'-0"
9'-0"
10'-0"
9'-0"

95'-0" HEIGHT OF NEW BUILDING

GARAGE FINISH FLOOR
385.0' ELEV.

384.96'
TOP OF SIDEWALK
AT CENTER LINE OF
NEW BUILDING
384.96' ELEV.

EXISTING SIDEWALK SLOPE
PER TOPOGRAPHIC SURVEY
NEW DRIVEWAY

TOP OF EXISTING
GRADE AT REAR
(390.0' ELEV.)

PROPERTY
LINE

TOE OF EXISTING
GRADE AT FRONT
(385.0' ELEV.)

382.57'

382.01'

381.21'

ROOF PEAK
414.76' ELEV.

33.55' EXISTING BUILDING HEIGHT

TOP OF FINISH
GRADE AT REAR

TOP OF SIDEWALK
AT CENTER LINE
OF BUILDING
381.21' ELEV.

FRONT ELEVATION OF NEW BUILDING

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

FRONT ELEVATION OF EXISTING ADJACENT BUILDING AT RIGHT SIDE

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

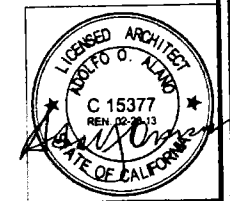
OWNER: SOFIA & JOSEPH NEW

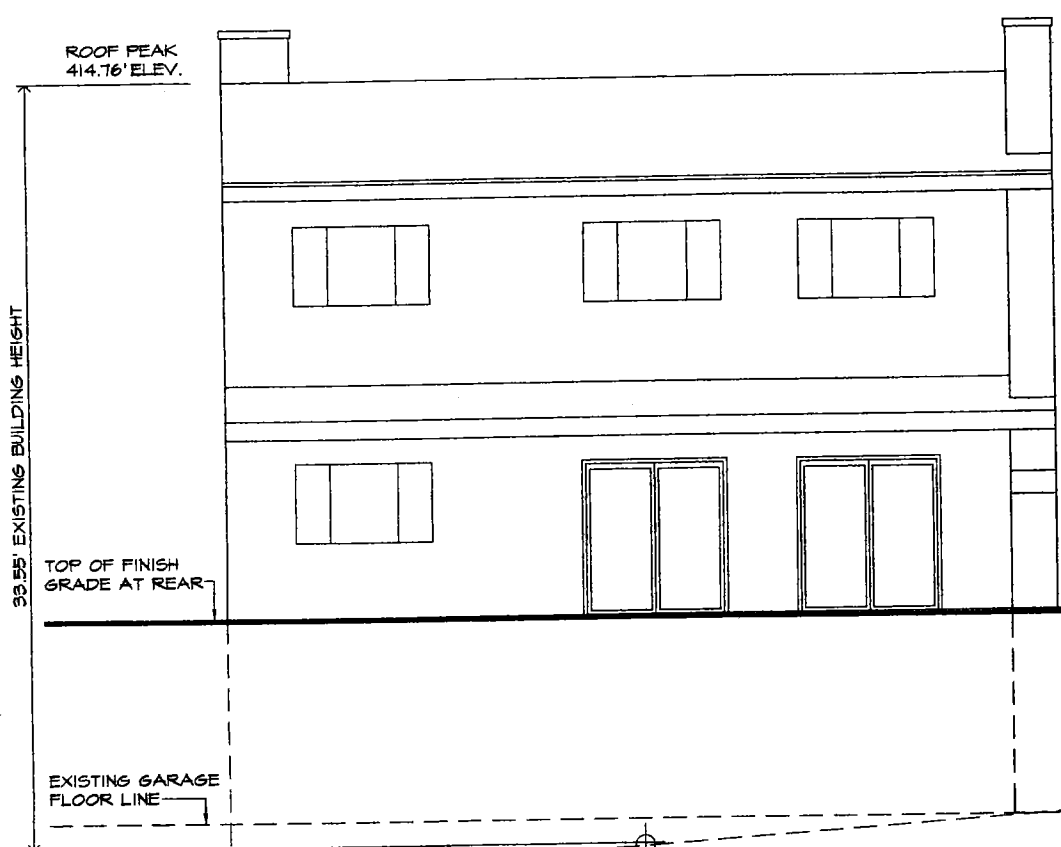
NEW RESIDENCE
1325 PORTOLA DRIVE
SAN FRANCISCO, CA 94117

FRONT ELEVATIONS

Date: 04-
Scale: 1/4
Drawn: A
File: NEW
SHEET

A-





**REAR ELEVATION OF EXISTING
ADJACENT BUILDING AT RIGHT SIDE**

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



REAR ELEVATION OF NEW BUILDING

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

TOP OF ROOF
OF NEW BUILDING
420' ELEV.

TOP OF PLATES
413' ELEV.

THIRD FLOOR
FINISH 404' ELEV.

SECOND FLOOR
FINISH 394' ELEV.

GARAGE FINISH
FLOOR, 385' ELEV.

PROPERTY LINE

PROPERTY LINE

35'-0" HEIGHT OF NEW BUILDING

7'-0"

9'-0"

10'-0"

9'-0"

33.55' EXISTING BUILDING HEIGHT

ROOF PEAK
414.76' ELEV.

TOP OF FINISH
GRADE AT REAR

EXISTING GARAGE
FLOOR LINE

TOP OF SIDEWALK
AT CENTER LINE
OF BUILDING
381.21' ELEV.

PROPERTY
LINE

EXISTING SIDEWALK SLOPE
PER TOPOGRAPHIC SURVEY

TOP OF FINISH GRADE AT REAR

PROPERTY
LINE

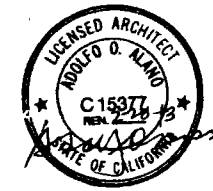
GARAGE FINISH
FLOOR, 385' ELEV.

OWNER: SOFIA & JOSEPH NEW

NEW RESIDENCE
1325 PORTOLA DRIVE
SAN FRANCISCO, CA. 94127
BL OCK 2078A 1 CT 036

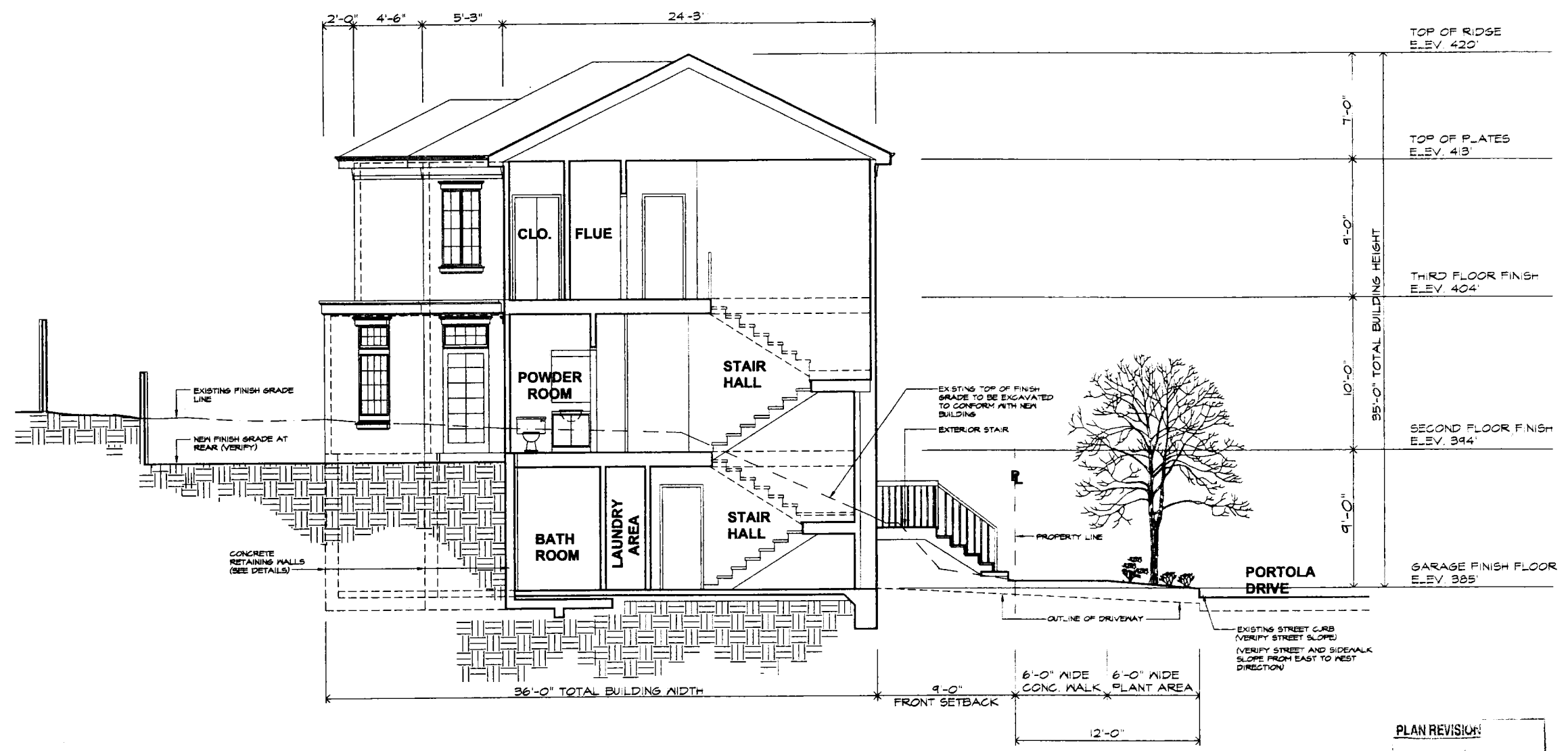
REAR ELEVATIONS

Date: 04-12-11
Scale: 1/4"=1'-0"
Drawn: AOA
File: NEW-RELI
SHEET NO



A-6

| DATE | REVISIONS |
|----------|--------------------------------------|
| 08-14-12 | NEW CROSS SECTION PER PLNG DEF REG # |
| | |
| | |



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

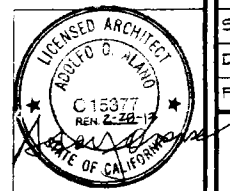
PLAN REVISION:
1. 08-14-12
DEPT. OF CONSTRUCTION
INSPECTION DIVISION
ACCEPTED BY: [Signature]

OWNER: SOFIA & JOSEPH NEW

NEW RESIDENCE
1325 PORTOLA DRIVE

CROSS SECTION

Date: 08-14-12
Scale: 1/4"
Drawn: AC
File: NEW-5
SHEET



A-1