SAN FRANCISCO
PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: MAY 22, 2014
Continued from the May 1, 2014 Hearing

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San Francisco,
CA 94103-2479

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415.558.6378

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Planning
Information:
415.558.6377

Date:	May 12, 2014
Case No.:	**2013.0314D**
Project Address:	**1110 Ashbury Street**
Permit Application:	2013.04.05.3911
Zoning:	RH-2 (Residential House, Two-Family) 40-X Height and Bulk District
Block/Lot:	2629/021
Project Sponsor:	Bill Pashelinsky 197 Hayes Street San Francisco, CA 94117
Staff Contact:	Jessica Look – (415) 575-6812 jessica.look@sfgov.org
Recommendation:	**Do not take DR and approve the project as proposed.**

BACKGROUND

This case was continued on request of the Commission to allow the project sponsor to work on a design that incorporated feedback from the Commissioners from the May 1, 2014 hearing. This feedback included:

- Increasing the setback of the lightwell near the property line to the north, and explore way to make it more of a courtyard.
- Suggested minimum dimensions for this top floor setback to be around 6 to 8 feet.
- Explore additional setbacks on the other lower floors (along the north side property line) and explore a stepping up pattern along the floors.
- Explore different materials for the the courtyard/lightwell to allow more light and sun into area.

Some of the Commissioners also asked the project sponsor to explore two different versions of a design. One version could explore increase setbacks on just the top floor and the second version could look at setbacks on all floors. The Commission also asked the Department to work with the project sponsor regarding any reasonable accommodations requests.

One letter of support was received by the Department on May 5, 2014.

Please contact the project planner, if you would like a set of plans from the May 1, 2014 hearing date.

CURRENT PROPOSAL

The project sponsor has submitted one set of revised plans incorporating some of the feedback from the Planning Commission hearing on May 1, 2014. In addition, the project team met with the Department to discuss reasonable accommodation requests and design solutions.

The proposed revisions dated 5/6/2014 include:

- Third floor lightwell increasing from 5 feet to 7 feet wide x 20 feet, 6 inches in length. The lightwell will remain as originally designed at 27 feet long. The remaining 6 feet, 6 inches (at the west portion) will have a 5 foot width as originally proposed.
- Second floor lightwell to remain the same due to space needed for ADA adaptable bathroom, including turning radius for a wheelchair user and 3 foot wide tub. (See further explanation below).
- New room uses have been added to the 2nd floor, including a specialty gym and a care giver bedroom.
- The first floor lightwell remains the same at 12 feet by 4 feet.
- Sheet A-4.02 includes a cross section of the proposed lightwell.

In addition, the project sponsor has communicated with the Department why increasing the lightwell below the third floor would create a hardship and be a violation of the Americans with Disabilities Act for the following reasons:

- Any increase to the setback on the second floor greater than the proposed 4 feet, will not allow for an ADA bathroom. The plans on the second floor now show additional notations identifying an ADA bathroom.
- Dropping the set back (lightwell) to the garage level would prevent access for a handicap van.

REQUIRED COMMISSION ACTION

In order for the project to proceed as proposed, the Commission would not take DR and approve the proposed as proposed.

BASIS FOR RECOMMENDATION

- The project complies with the Planning Code, in particular Planning Code Interpretation 134+135.
- The proposed addition is within the buildable area and meets all applicable sections of the code including open space and building height.
- The project complies with the Residential Design Guidelines as determined by the Residential Design Team. The project provides adequate side spacing to the adjacent property to the north of various levels of the project and finally unifies the building wall on Ashbury Street.

RECOMMENDATION:	**Do not take DR and approve the project as proposed.**

Attachments:

- One set of revised plans dated 5/6/2014
- Letter of support submitted May 5, 2014

GENERAL NOTES:

INTENT OF DOCUMENTS:

It is the intent of these Contract Documents
to establish a high quality of material and workmanship,
but not necessarily to note and call for every last item
of work to be done. Any item not specifically covered
but deemed necessary for satisfactory completion
of the work shall be accomplished by the Contractor
in a manner consistent with the quality of the work
without additional cost to the Owner. All materials
and methods of installation shall be in accordance
with industry standards and manufacturers recommendations.

A. All materials and workmanship shall conform to the requirements
of the following codes and regulations and any other local and state
laws and regulations:

San francisco Building Code 2010 Edition
San franciscoFire Code 2010 Edition
San francisco Plumbing Code 2010 Edition
San francisco Electrical Code 2010 Edition
San francisco Mechanical Code 2010 Edition

Verify all existing conditions and dimensions at the project site.
Notify the Architect and/or Engineer of any discrepancies
before beginning construction.
B. Provide adequate and proper shoring and bracing to maintain
safe conditions at all times. The contractor shall be solely
responsible for providing adequate shoring and bracing as required
for protection of life and property during the construction of the project.
C. At all times the Contractor shall be solely and completely responsible
for all conditions at the jobsite, including safety of persons and property,
and all necessary independent engineering reviews of these conditions.
The Architects jobsite reviews are not intended nor shall they be
construed to include a review of the adequancy of the contractors safety measures.
D. Unless otherwise shown or noted, all typical details shall used where applicable.
E. All details shall be constued typical at similar conditions.
F. All Drawing conflicts shall be brought to the attention of the Architect
and/or Consulting Engineer for clarification before work proceeds.
G. The Contractor shall supply all labor, materials, equipment and
services, including water and power, necessary for the proper execution
of the work shown on these drawings. All materials shall be new
and workmanship shall be good quality. All workman and subcontractors
shall be skilled in their trade. Any inspections, special or otherwise, that
are required by the building codes, local builing departments, on these
plans shall be done by an independent inspection company.
H. Finishes: Replace patch, repair and refinish all existing surfaces
affected by the new work. All new finishes shall match the adjacent surface.
all surfaces shall align.
I. The General Contractor shall visit the site and familiarize themselves
with the existing site conditions prior to finalizing of any proposal to the owner.
The general Contractor shall be responsibe to inform the owner or Architect
of potential existing conditions that need to be addressed and or modified
inorder to cmplete the work as herein described in these Drawings.
J. The General Contractor shall be reponsible for all means and methods
of construction including but not limited to leveling, shiming, and blocking.
The General Contractor shall make specific note of such items that can not
be known prior to the commencement of construction.
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BUILDING TO BE FULLY FIRE SPRINKLERED PER NFPA 13 REGULATIONS BY SEPERATE PERMIT

DRAWING INDEX:

PROJECT INFORMATION:

ZONING: RH-2

OCCUPANCY R-3
PROPOSED USE: SINGLE FAMILY RESIDENCE

CONSTRUCTION TYPE: 5-B EXISTING
5-A PROPOSED

BLOCK 2618 LOT005

SCOPE OF WORK: NEW HORIZONTAL ADDITION AT FRONT. NEW VERTICAL 1 STORY ADDITION WITH ROOF DECK. PROVIDE NEW GARAGE. PROVIDE 3 NEW BATHROOMS,VANITY, AND REMODEL KITCHEN.

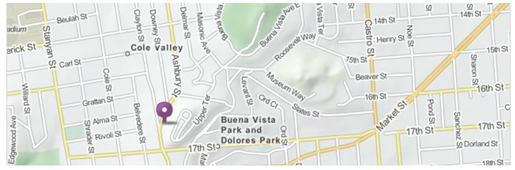
EXISTING:	1,748 SQ FT
PROPOSED:	
HABITABLE:	2,169 SQ FT
TOTAL HABITABLE:	3,917 SQ FT
GARAGE/STORAGE	992 SQ FT

ABBREVIATIONS:

@	AT
℄	CENTERLINE
Ø	DIAMETER OR ROUND
(E)	EXISTING
(N)	NEW
(R)	REPLACE
AFF	ABOVE FINISH FLOOR
BM.	BEAM
BLDG.	BUILDING
CBC	CALIFORNIA BUILDING CODE
CLR.	CLEAR
CLOS.	CLOSET
CONC.	CONCRETE
DECK'G	DECKING
DET.	DETAIL
DIA.	DIAMETER
DISP.	DISPOSAL
DW.	DISHWASHER
DR.	DOOR
DBL.	DOUBLE
DN.	DOWN
DRWGS.	DRAWINGS
D	DRYER
EA.	EACH
F	FAHRENHEIT
FIN.	FINISH
F.R.	FIRE RATED
FLR.	FLOOR
FT.	FOOT OR FEET
FR.	FRENCH
FURN.	FURNISH
FURR.	FURRING
GA.	GAUGE
GL.	GLAZING
GYP.	GYPSUM
GYP.BD.	GYPSUM BOARD
HGT./HT.	HEIGHT
INSUL.	INSULATION
MFG.	MANUFACTURING
MAX.	MAXIMUM
MTL.	METAL
MIN.	MINIMUM
O.C.	ON CENTER
PR.	PAIR
PKT.	POCKET
P.T.	PRESSURE TREATED
REF.	REFRIGERATOR
REQ'D	REQUIRED
REQ'T	REQUIREMENT
RTG.	RETAINING
R & S	ROD AND SHELF
RM.	ROOM
SIM.	SIMILAR
S.C.	SOLID CORE
SQ. FT.	SQUARE FOOT/FEET
STOR.	STORAGE
STRUCT.	STRUCTURAL
TEMP.	TEMPERED
TRANS.	TRANSPARENT
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD
W	WASHER
WH.	WATER HEATER
WP	WATERPROOF
WDO.	WINDOW
W/	WITH
WD.	WOOD

DRAWING SYMBOLS

- 101 — DOOR NUMBER
- 201 — WINDOW NUMBER
- 101 — SKYLIGHT NUMBER
- 1 — DRAWING REVISION
- 1 / A 6.02 — DETAIL NUMBER AND DRAWING REFERENCE
- 1 — NOTE/ITEM NUMBER
- 0'-0" — GRADE
- —PL— — — — — PROPERTY LINE
- 1 / A 3.01 — ELEV NO. DRAWING REFERENCE



VICINITY MAP

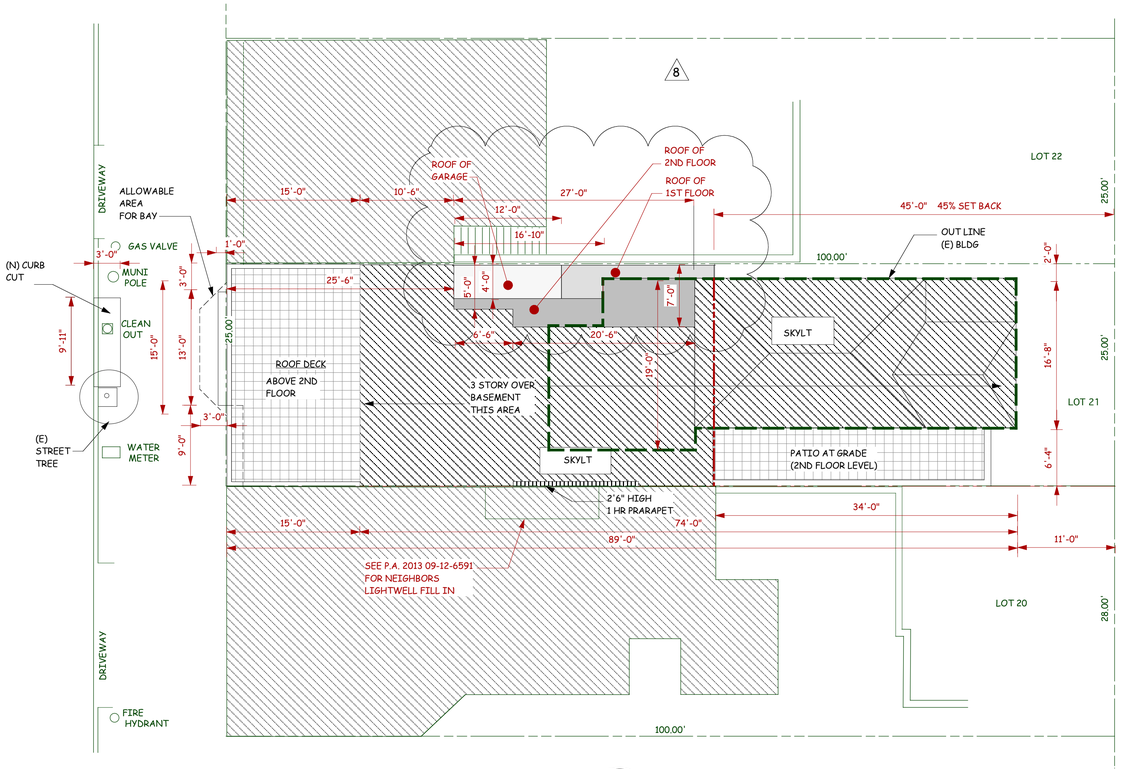
WILLIAM PASHELINSKY ARCHITECT
1937 HAYES STREET
SAN FRANCISCO, CA.94117
415 379 3676

ALTERATIONS
1110 ASHBURY STREET
SAN FRANCISCO, CA.

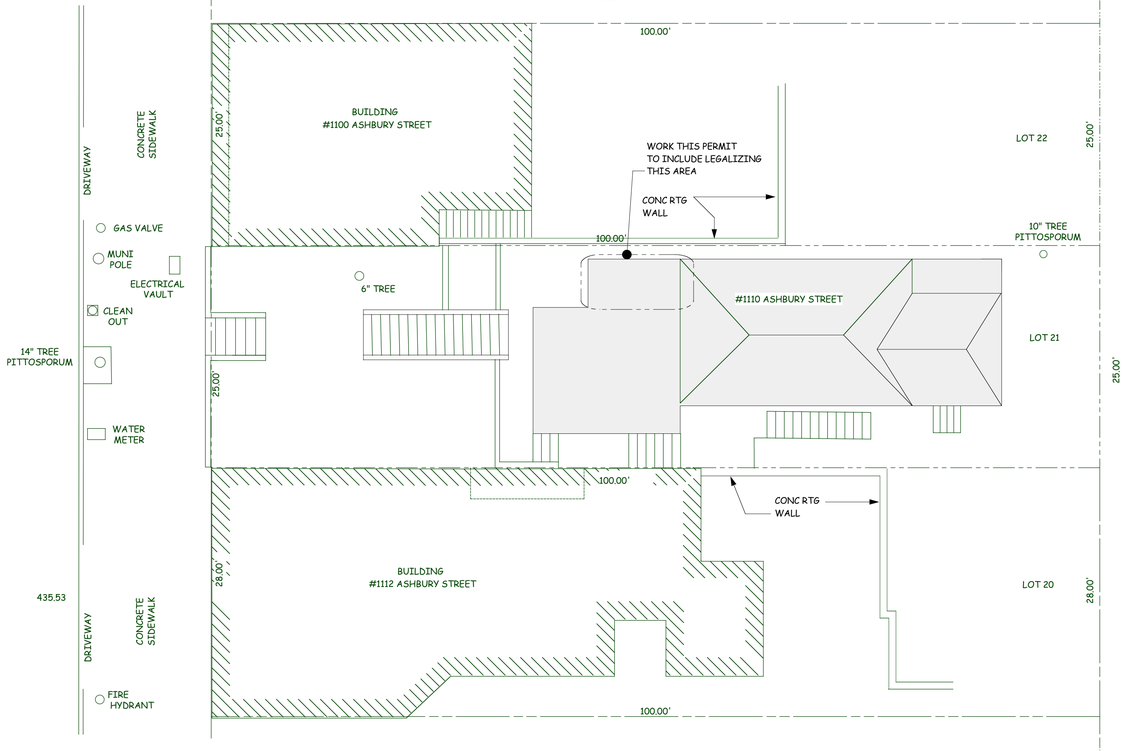
NO.	DATE	DESCRIPTION

PROJECT NO. 2013.08
SHEET

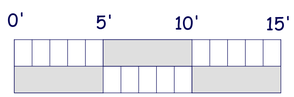
A-1.01



SITE PLAN (N)
1/8"=1'-0"



SITE PLAN (E)
1/8"=1'-0"



GRAPHIC SCALE

WILLIAM PASHELINSKY ARCHITECT
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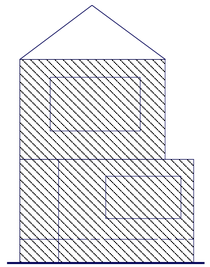
415 379 3676

ALTERATIONS
1110 ASHBURY STREET
SAN FRANCISCO, CA.

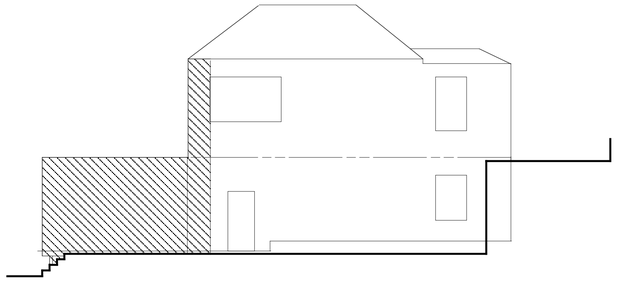
NO.	DATE	DESCRIPTION
1	07/05/13	PLANNING
2	09/17/13	PLANNING REV
3	01/06/14	PLANNING REV
4	02/03/14	PLANNING REV
7	02/24/14	PLANNING REV
8	05/06/14	PLANNING REV

PROJECT NO. 2013.08
SHEET

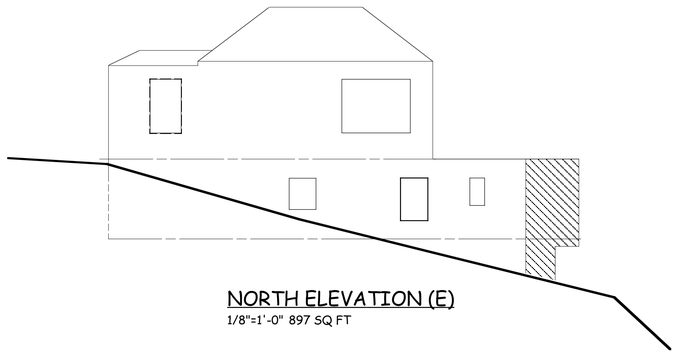
A-1.02



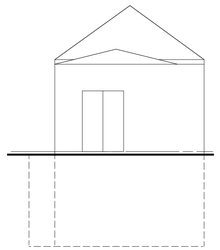
WEST ELEVATION E)
1/8"=1'-0" 412 SQ FT



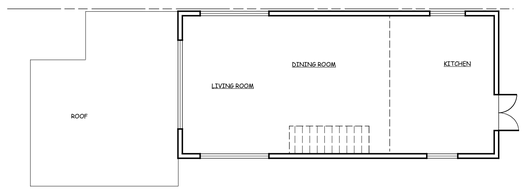
SOUTH ELEVATION E)
1/8"=1'-0" 924 SQ FT



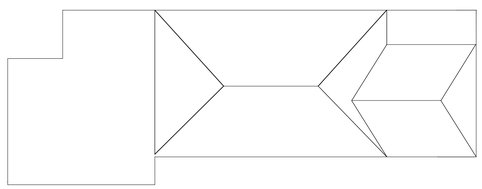
NORTH ELEVATION (E)
1/8"=1'-0" 897 SQ FT



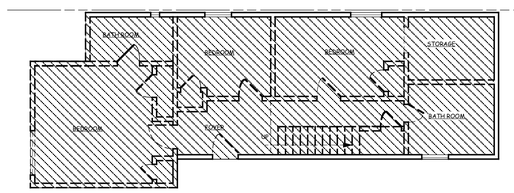
EAST ELEVATION E)
1/8"=1'-0" 179 SQ FT



2ND FLOOR PLAN (E)
1/8"=1'-0" 593 SQ FT



ROOF PLAN (E)
1/8"=1'-0"



1ST FLOOR PLAN (E)
1/8"=1'-0" 867 SQ FT

DEMOLITION ANALYSIS

ELEVATION	EXISTING	DEMOLISH	
NORTH	897 SQ FT	70 SQ FT	
SOUTH	924 SQ FT	235 SQ FT	
EAST	179 SQ FT		
WEST	412 SQ FT	412 SQ FT	
TOTAL	2,412 SQ FT	417 SQ FT	

29% DEMOLITION VERTICAL ELEMENTS

FLOOR	EXISTING	DEMOLISH	
1ST FLOOR	867 SQ FT	867 SQ FT	
2ND FLOOR	593 SQ FT		
ROOF	854 SQ FT		
TOTAL	2,301 SQ FT	879 SQ FT	

38% DEMOLITION HORIZONTAL ELEMENTS

LLEGEND

EXISTING TO REMAIN

DEMOLISH

WILLIAM PASHELINSKY ARCHITECT
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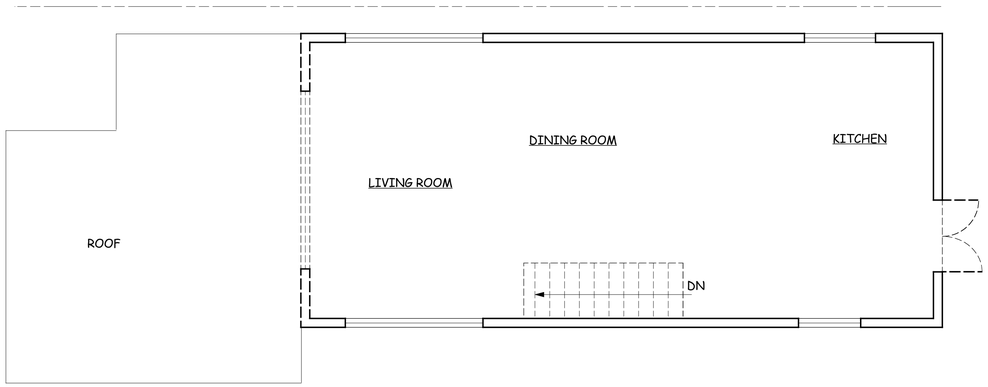
SAN FRANCISCO, CA.94117
415 379 3676

ALTERATIONS
1110 ASHBURY STREET
SAN FRANCISCO, CA.

NO.	DATE	DESCRIPTION
6	2/4/14	PLANNING REV

PROJECT NO. 2013.08
SHEET

A-1.03



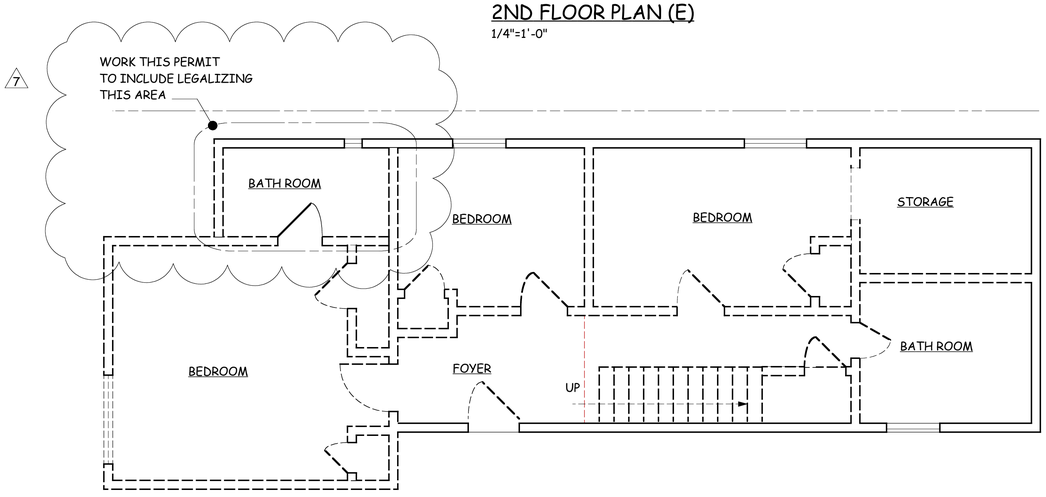
WALL SCHEDULE

EXISTING:

DEMOLISH:

2ND FLOOR PLAN (E)

1/4"=1'-0"



1ST FLOOR PLAN (E)

1/4"=1'-0"

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6	2/4/14	PLANNING REV
7	2/24/14	PLANNING REV

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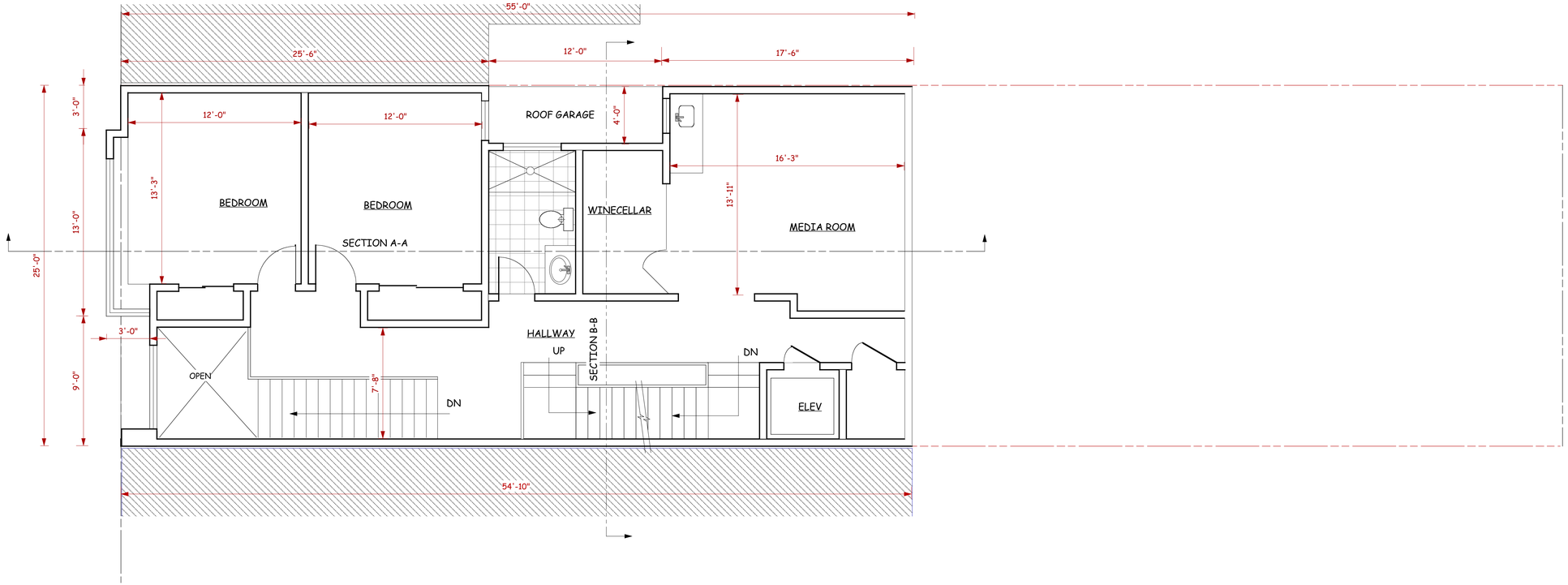
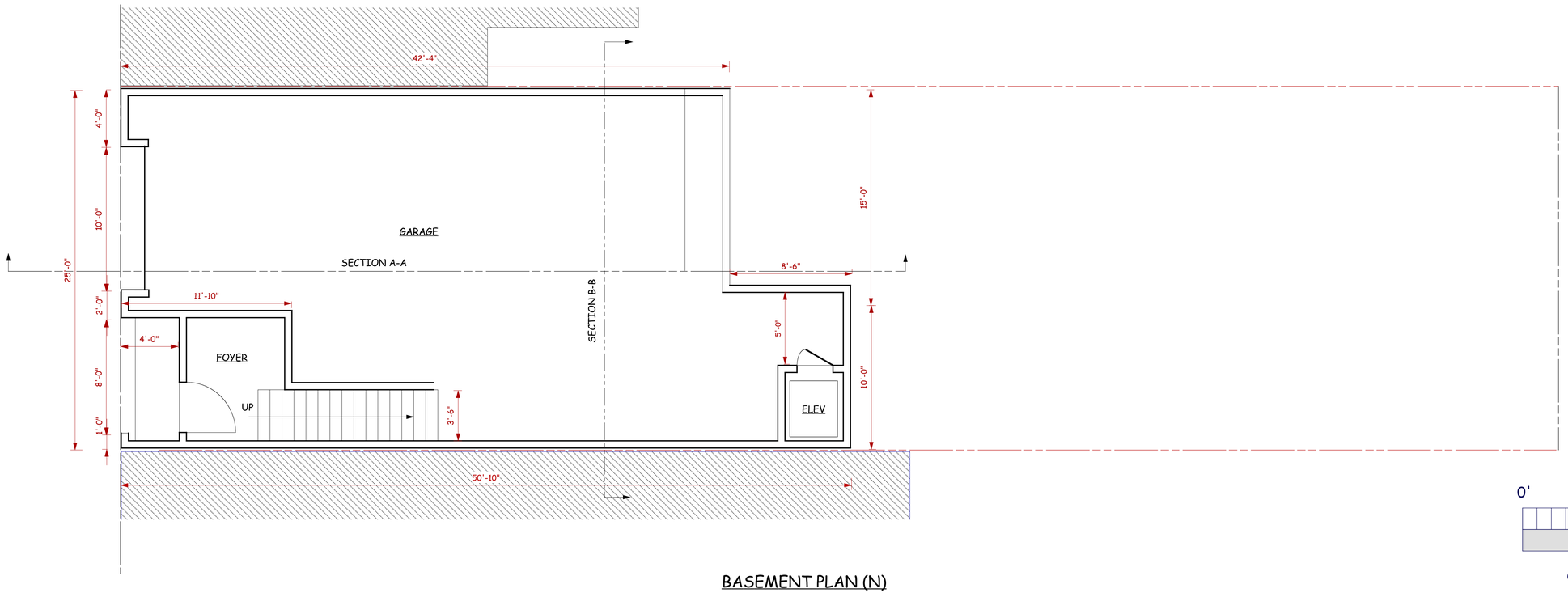
SHEET

A-2.01



1ST FLOOR PLAN (N)

1/4"=1'-0"



BASEMENT PLAN (N)

1/4"=1'-0"

0' 5' 10' 15'

GRAPHIC SCALE

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ALTERATIONS
1110 ASHBURY STREET
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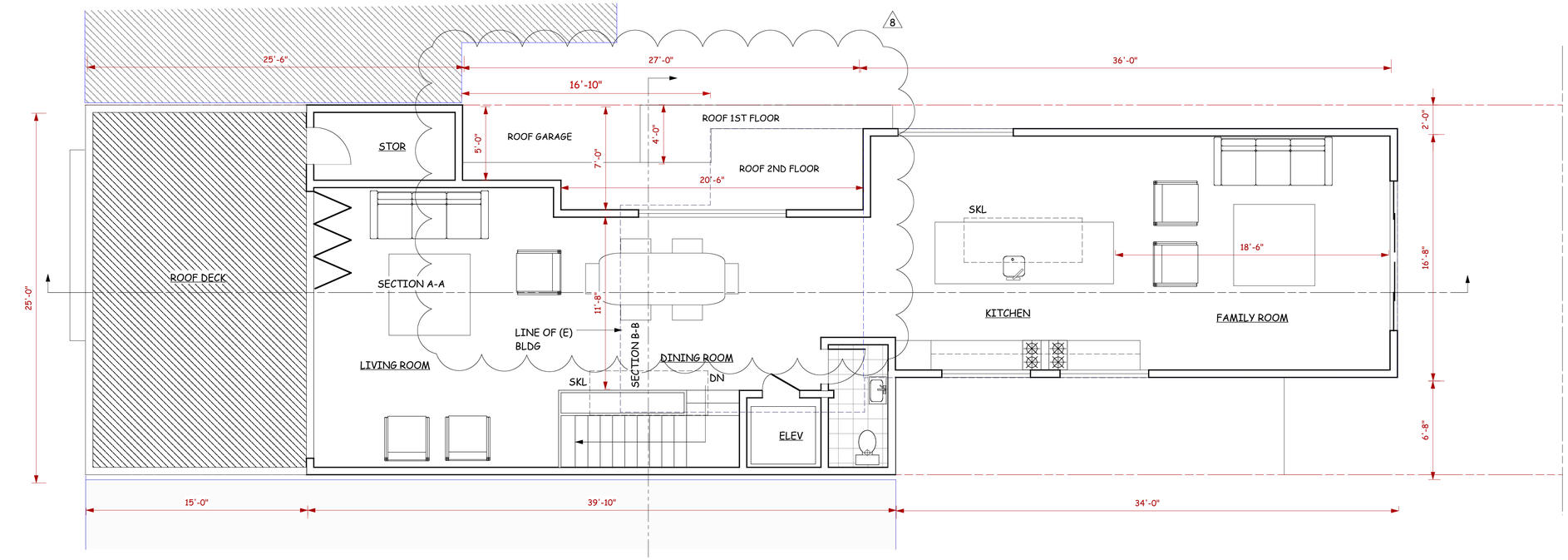
NO.	DATE	DESCRIPTION
8	05/06/14	PLANNING REV

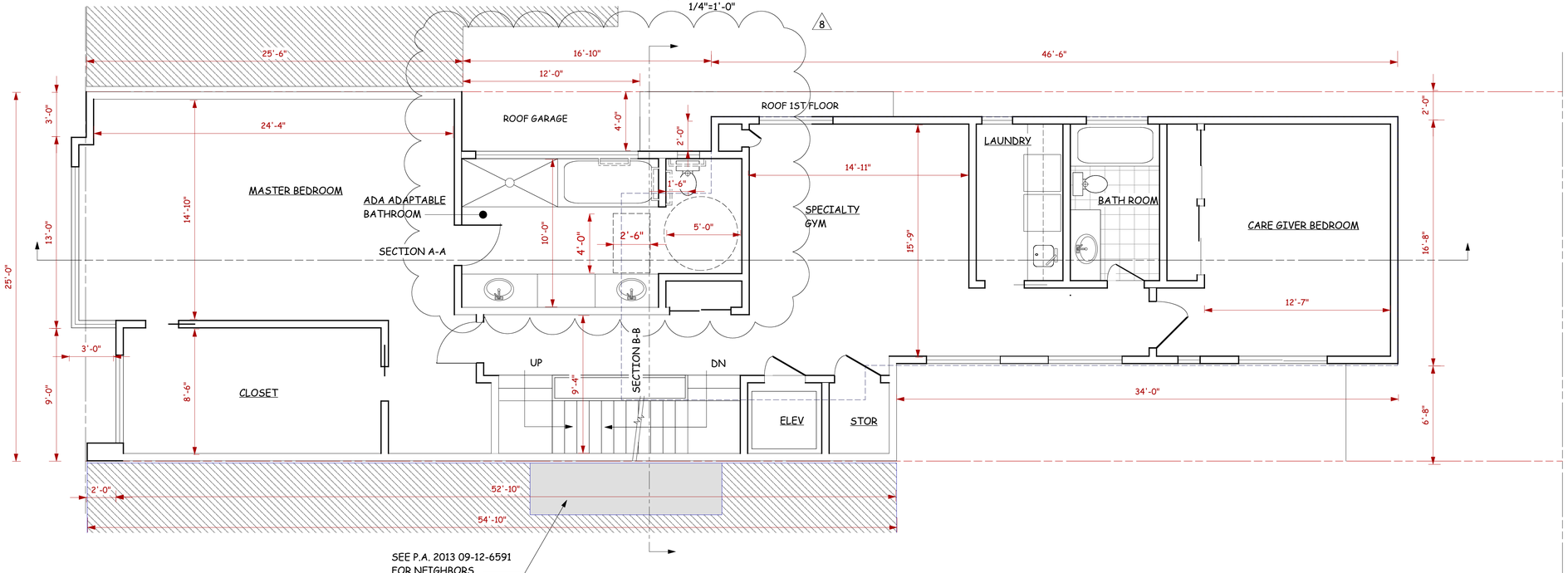
PROJECT NO. 2013.08
SHEET

A-2.02



3RD FLOOR PLAN (N)

1/4"=1'-0"



SEE P.A. 2013 09-12-6591
FOR NEIGHBORS
LIGHTWELL FILL IN

2ND FLOOR PLAN (N)

1/4"=1'-0"

0' 5' 10' 15'

GRAPHIC SCALE

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ALTERATIONS

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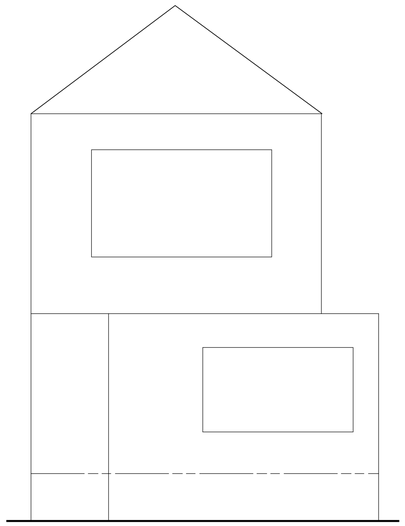
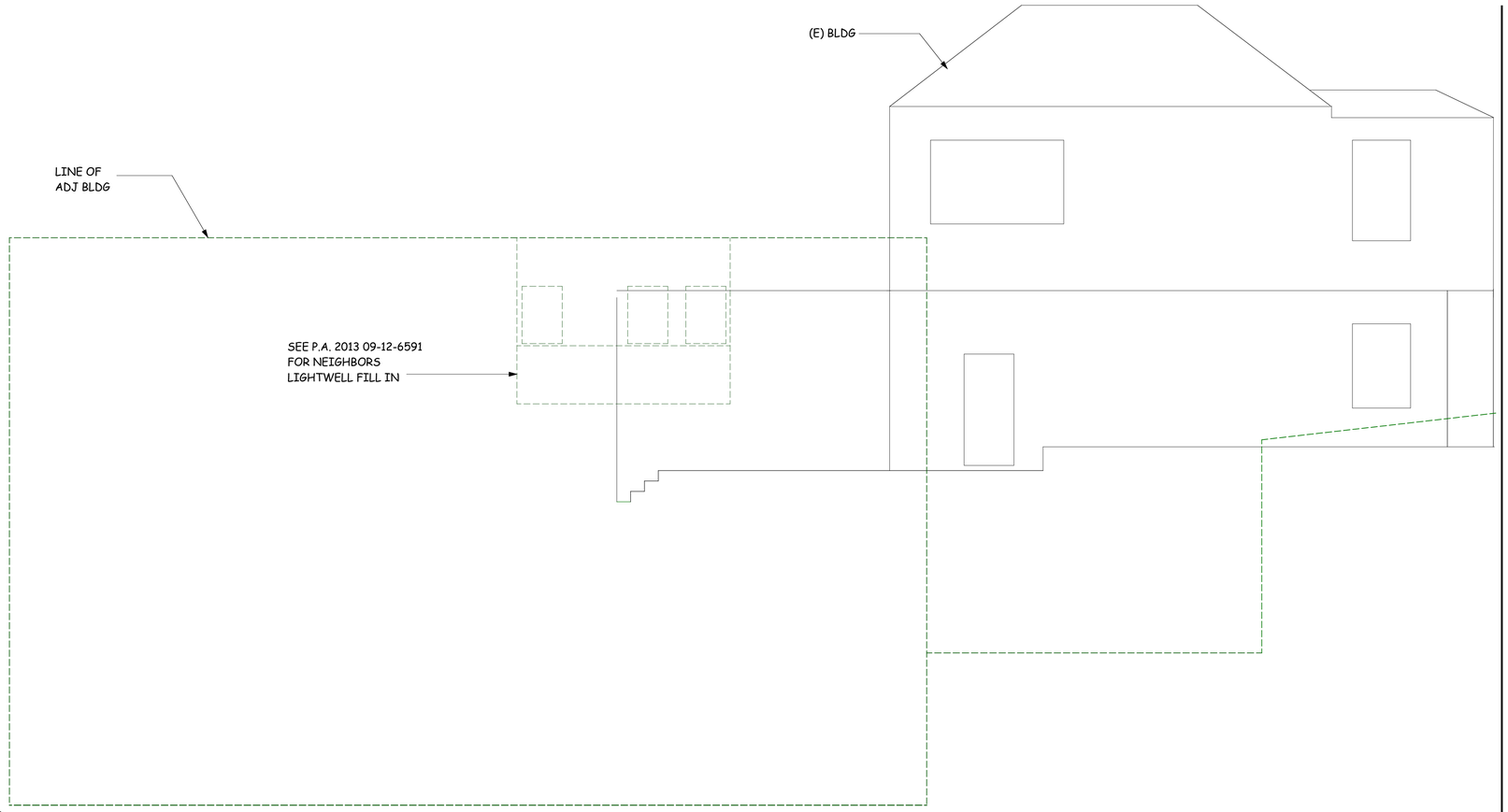
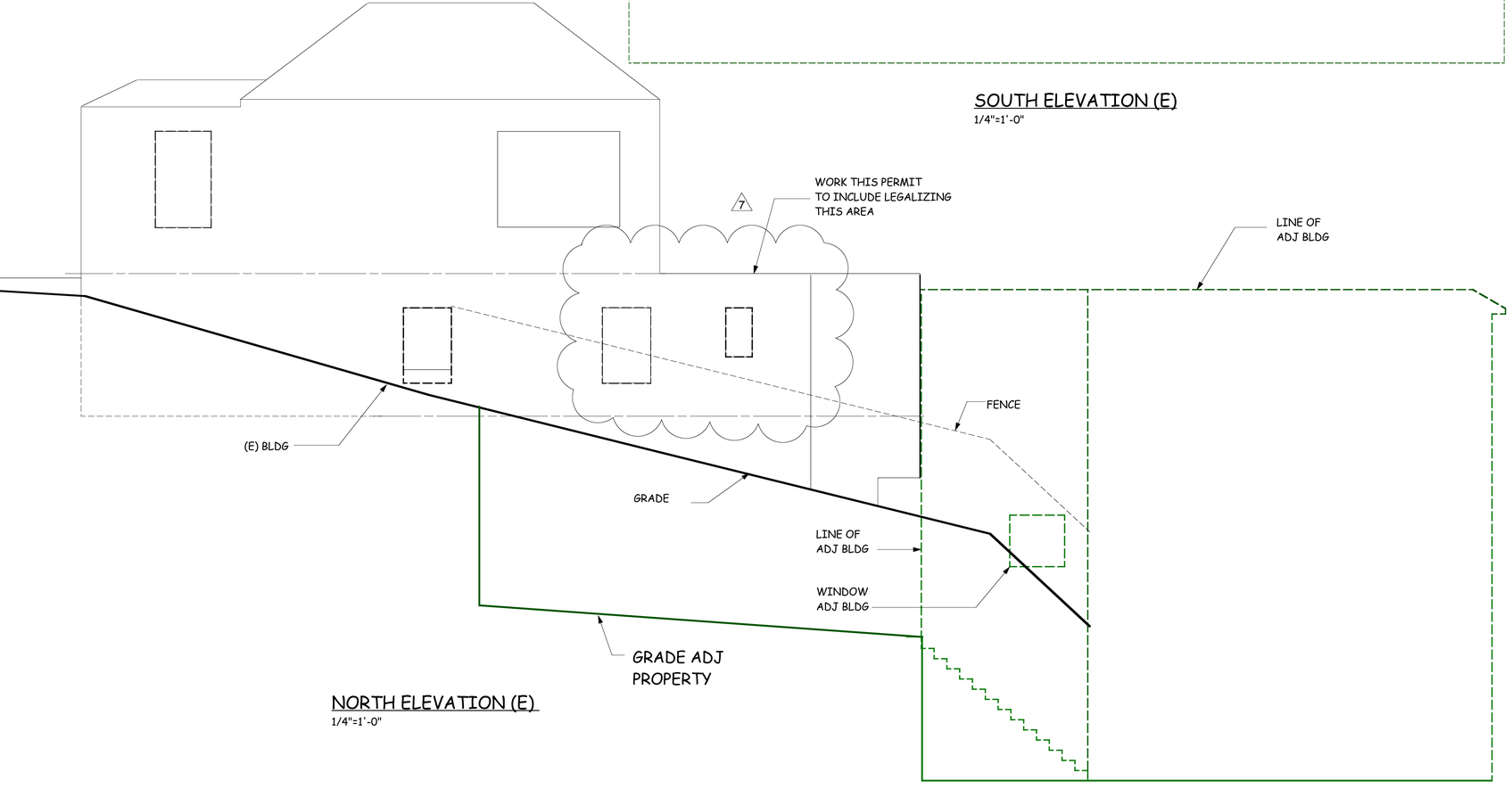
A-2.03



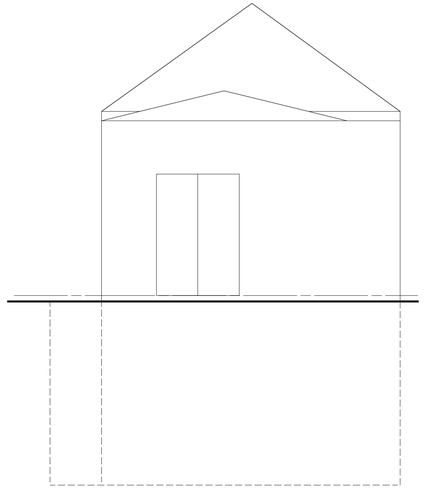
WEST ELEVATION E)
1/4"=1'-0"



SOUTH ELEVATION (E)
1/4"=1'-0"



NORTH ELEVATION (E)
1/4"=1'-0"



EAST ELEVATION E)
1/4"=1'-0"

WILLIAM PASHELINSKY
ARCHITECT
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415 379 3676

ALTERATIONS
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NO.	DATE	DESCRIPTION
3	01/06/14	PLANNING REV
6	2/4/14	PLANNING REV
7	2/24/14	PLANNING REV

PROJECT NO. 2013.08
SHEET

A-3.01

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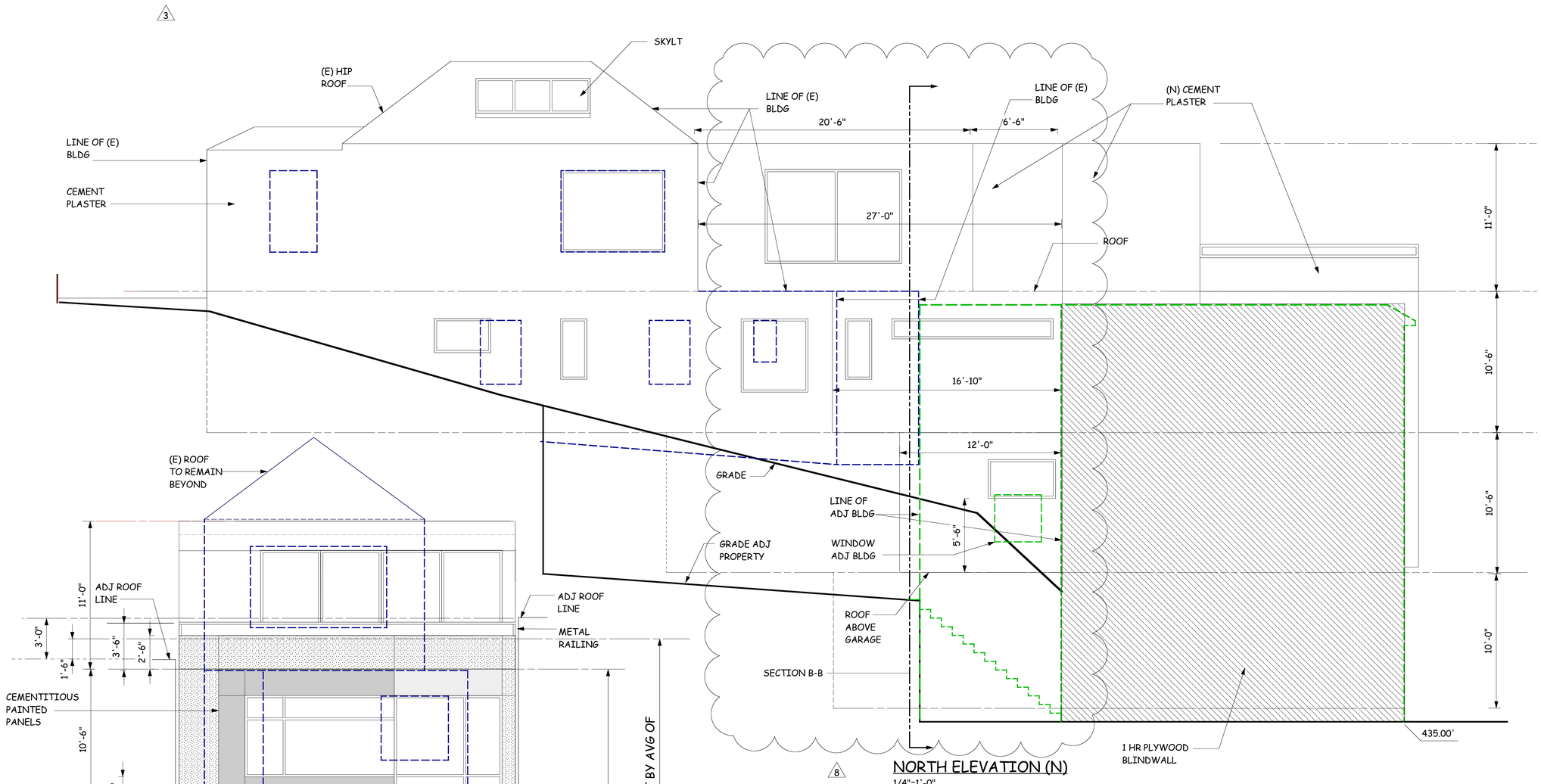
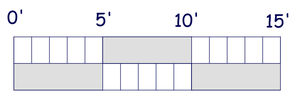
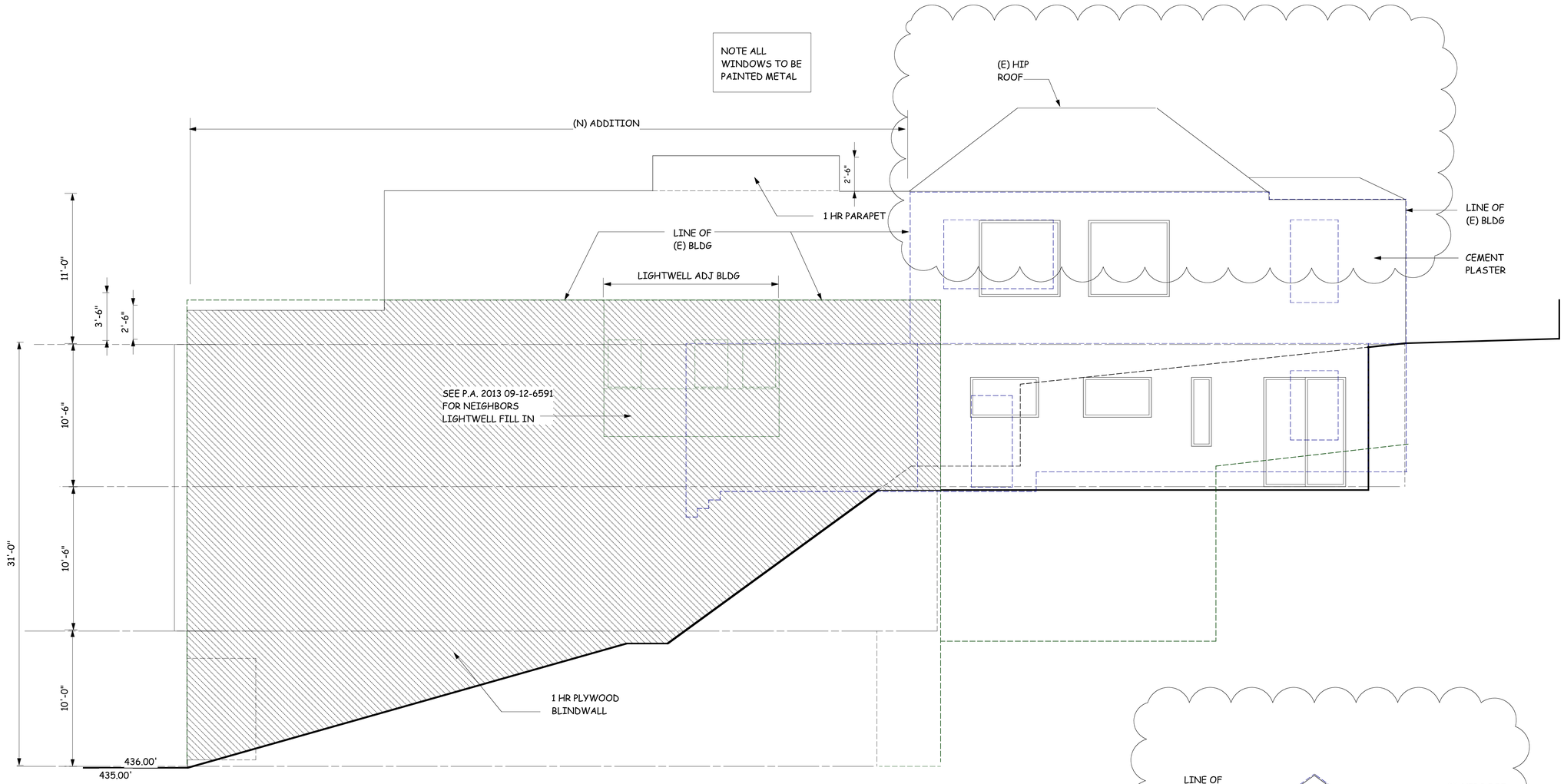




NO.	DATE	DESCRIPTION
2	09/17/13	PLANNING REV
3	01/06/14	PLANNING REV
8	05/06/14	PLANNING REV

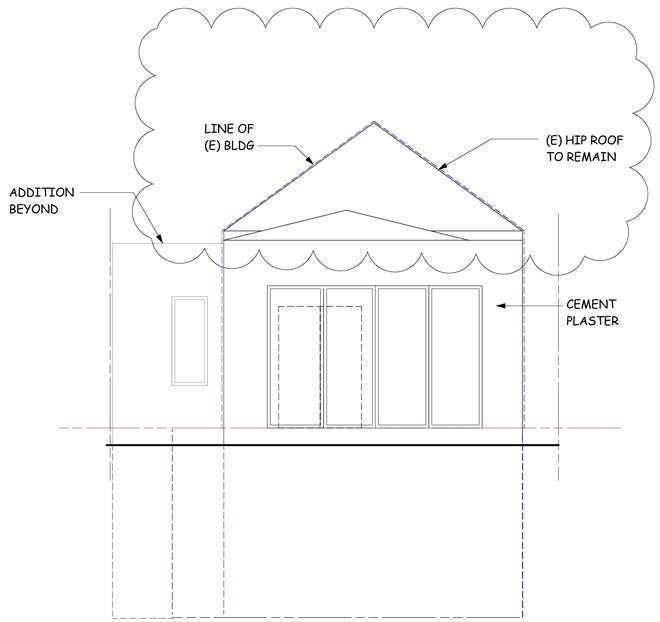
PROJECT NO. 2013.08
SHEET

A-3.02



SOUTH ELEVATION (N)

1/4"=1'-0"



EAST ELEVATION (N)

1/4"=1'-0"

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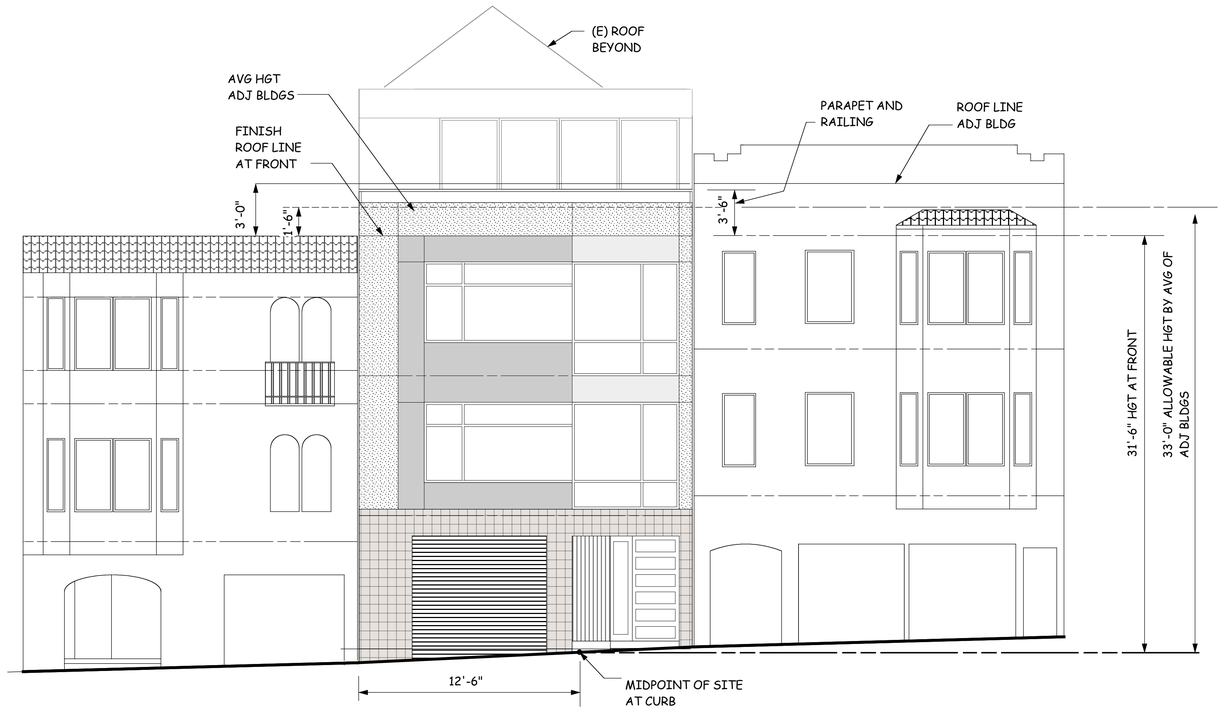
1937 HAYES STREET
SAN FRANCISCO, CA.94117
415 379 3676

ALTERATIONS
1110 ASHBURY STREET
SAN FRANCISCO, CA.

NO.	DATE	DESCRIPTION
3	01/06/14	PLANNING REV

PROJECT NO. 2013.08
SHEET

A-3.03



WEST (FRONT) ELEVATION PROPOSED

3/16"=1'-0"

EAST (REAR) ELEVATION PROPOSED

3/16"=1'-0"

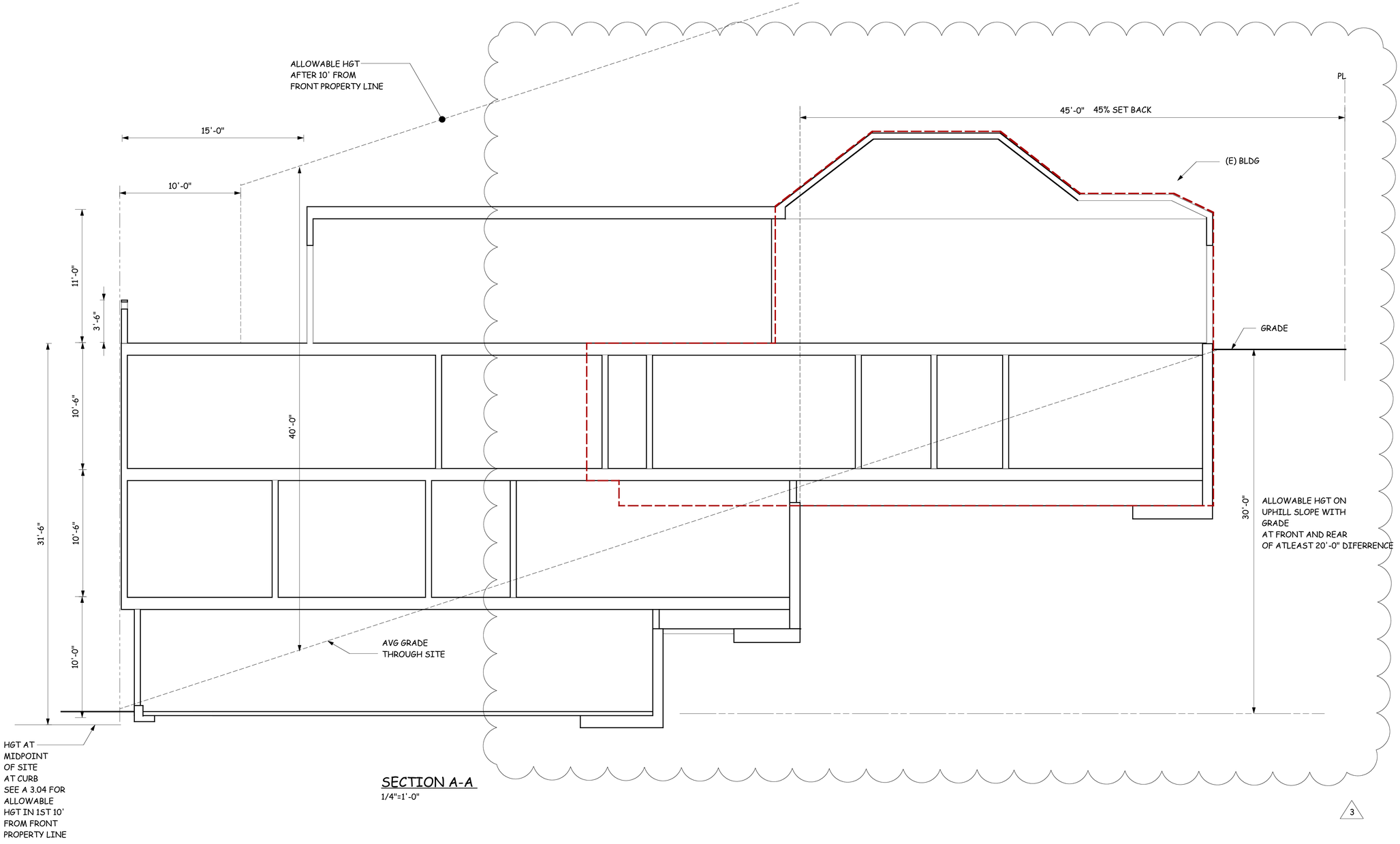
WILLIAM PASHELINSKY ARCHITECT
1937 HAYES STREET
SAN FRANCISCO, CA.94117
415 379 3676

ALTERATIONS
1110 ASHBURY STREET
SAN FRANCISCO, CA.

NO.	DATE	DESCRIPTION
4	2/3/14	PLANNING REV

PROJECT NO. 2013.08
SHEET

A-3.04



SECTION A-A

1/4"=1'-0"

3

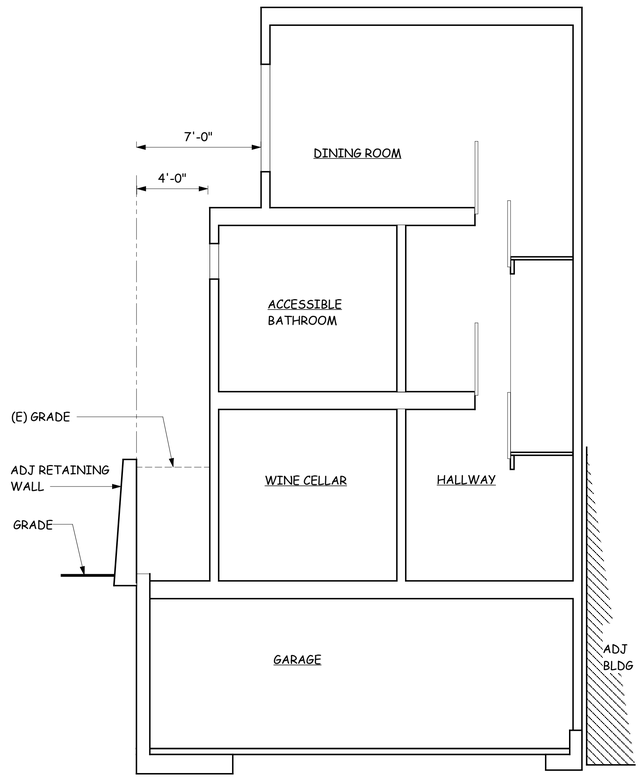
WILLIAM PASHELINSKY ARCHITECT
1937 HAYES STREET
SAN FRANCISCO, CA.94117
415 379 3676

ALTERATIONS
1110 ASHBURY STREET
SAN FRANCISCO, CA.

NO.	DATE	DESCRIPTION
1	08/05/13	PLANNING
3	01/06/13	PLANNING

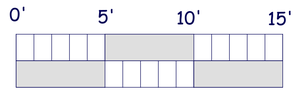
PROJECT NO. 2013.08
SHEET

A-4.01



SECTION B-B

1/4"=1'-0"



GRAPHIC SCALE

WILLIAM PASHELINSKY
ARCHITECT
1937 HAYES STREET
SAN FRANCISCO, CA.94117
415 379 3676

ALTERATIONS
1110 ASHBURY STREET
SAN FRANCISCO, CA.

NO.	DATE	DESCRIPTION
8	05/06/14	PLANNING

PROJECT NO. 2013.08
SHEET

A-4.02

From:	Kirk Scott
To:	Look, Jessica (CPC); tybash@yahoo.com
Subject:	1110 Ashbury Discretionary Review, Case# 2013.0314D
Date:	Monday, May 05, 2014 8:53:28 AM

Dear Planning Department and Planning Commission,

I was unable to attend the DR Hearing for the proposed addition at 1110 Ashbury Street, but I am writing today in support of the project as approved by the Department.

The subject of the DR is the impact of the proposed addition on the DR Requestor's rear yard and rear kitchen window, based on the Residential Design Guideline to "Provide shared light wells to provide more light to both properties." It is customary for these setbacks to match (generally 3' from the property line).

From my review of the plans and the testimony provided at the hearing, the project sponsor has more than met that obligation by providing a stepped light well at 4' from the property line, and increasing to 5' at the upper floor. This unusually generous setback should be more than adequate to preserve light and air to the DR Requestor's rear yard.

Since the Commission has not taken action on this matter yet, I would request that you convey my support of the project to them.

- Kirk Scott
293 Downey St, SF, CA 94117

kirk@kirk.com
415-577-1095

SAN FRANCISCO
PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: MAY 1, 2014
Continued from the April 3, 2014 Hearing

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date:	April 24, 2014
Case No.:	**2013.0314D**
Project Address:	**1110 Ashbury Street**
Permit Application:	2013.04.05.3911
Zoning:	RH-2 (Residential House, Two-Family) 40-X Height and Bulk District
Block/Lot:	2629/021
Project Sponsor:	Bill Pashelinsky 197 Hayes Street San Francisco, CA 94117
Staff Contact:	Jessica Look – (415) 575-6812 jessica.look@sfgov.org
Recommendation:	**Do not take DR and approve the project as proposed.**

BACKGROUND

The proposed project would involve a 2,169-square-foot horizontal and vertical addition to the existing two-story single family residence that is set in the rear of the lot. The proposed project would result in a 3,917-square-foot, 4-bedroom residence.. This addition would expand the existing structure into a larger single-family residence, which would be three stories over a garage on a significant portion of the lot, for a total of 4 floors. The third story would be set back 15 feet from the front property line. The new structure would also include a two-car garage, and feature additions such as a study, a roof deck, two patios, and an elevator. Two skylights would be installed to allow natural light onto the third floor living areas (living room, dining room, and kitchen). Due to the sloping nature of the project site, the proposed garage and first levels would be fully above grade along the front of the building but would be below-grade along the rear of the building.

This case was continued on request of the Commission to allow additional time to review materials. The floor plans were revised to include additional dimensions. In addition, the Commission requested additional renderings of the project and information on the existing conditions of the block face. The project sponsor, Ty Bash (owner of 1110 Ashbury) and Bill Pashelinsky (architect) delivered these three items (updated floor plans, additional renderings and a street wall montage) via hard copied to the Commission on April 3, 2014 . Additional hard copies are submitted with this memo.

CURRENT PROPOSAL

The proposed project would result in a 3,917 square-foot, 4-bedroom single-family residence, which would expand the existing structure into a larger single-family residence. This proposed project would be three stories over a garage on the majority of the lot. There is no building expansion in the required rear

yard. The third story has been set back 15 feet from the front property line to not impact the street with excessive building height. The new structure would also include a two-car garage. Due to the topography of the project site, the proposed garage and first levels would be fully above grade along the front of the building but would be below-grade along the rear of the building. Per Planning Code Section 135, the usable open space requirements for 1 dwelling unit in RH-2 if private is 125 square feet. The project currently has 275 square feet of code complying open space in the rear of the building as well as 375 square feet located on the roof deck above the 2nd floor.

The project proposes side notching at the property line to the north, which should be reviewed closely in relationship with the existing building envelope. On the first floor, the proposed addition will be notched back 4 x 12 feet from the property line along the DR Requestor's yard. The roof of the garage would be below this 1st floor notch. On the second floor, the proposed addition will be set back 4 feet from the property line and continuing all the way back to the existing structure. This notching would result in portions of the roof of the garage and roof of the 1st floor to be exposed. On the third floor, the proposed addition is proposed to be setback 5 feet from the property line, continuing all the way back to the existing structure. Again, below the third floor setback, portions of the roof of the garage and both the first and second floors roofs would be exposed. This is illustrated on the proposed floor plans and through the enclosed renderings provided by the project sponsor.

Due to the unusual circumstances that the existing building is a noncomplying structure within the required rear yard, the project does not build within the required rear yard. As such the existing pattern of mid-block open space will not be affected by this project.

The proposed building also complies with the height requirements of the Planning Code. In addition, based on shadow studies provided by the project sponsor, the project will not result in substantial negative impacts on light to the adjacent properties. In an attempt to further reduce any impacts to light and shadow to the property to the north, the building provides various setbacks at the site of the property's rear side setback. In addition, the project's adjacent neighbor to the south has an approved building permit 2013.09.12.6591 for infill of their light well; therefore the building expansion will not have impacts on light to 1112 Ashbury Street.

It was brought to the Department's attention, that part of the front portion of the building may not have been constructed without the permit getting reviewed through the Planning Department. The front portion in question is the bathroom (5 feet by 10 feet) that is located on the 1st floor as shown on Sheet A-1.02 and A-2.01. This issue along with permit history has been reviewed by the Zoning Administrator who has determined that the permit history is inconclusive and thus the existing permit will include legalizing this addition. This portion of the building was also brought back to review through the Residential Design Team, which approved the bathroom addition in context of the Residential Design Guidelines. Department staff has requested all available building permit history from DBI and can be submitted by request.

Furthermore, the DR requestor is concerned that the project does not comply with an existing interpretation of Sections 134 and 135 (Effective date 3/2010) which states:

> The existence of a building within the rear yard could allow for expansion within the buildable area that would result in excessive overall lot coverage, up to 100 percent. This is contrary to the General Plan and the principles of the Planning Code with respect to lot coverage. In such cases,

> the Zoning Administrator shall require open space to be provided elsewhere on the site. The requirement would be based on established patterns of adjacent development and would be equivalent to the area that would otherwise be provided by a rear yard equal to 25% of lot depth or 15 feet times rear lot width, whichever is greater. In order to count towards the standard, the space would have to meet the minimum dimension requirements for open space of Section 135(f). The Zoning Administrator shall consider lot coverage which does not meet these requirements on a case by case basis and may approve them administratively, or require a variance.

The Zoning Administrator has reviewed this project and determined that the project meets the requirements of this interpretation. The amount of open space required per this code interpretation would be 375 square feet (15 times rear lot width of 25 feet). The project complies with the minimum dimension requirements of Section 135(f). The roof deck provided on the 2nd floor is approximately 375 square feet with dimensions of 25 by 15 feet and the open space in the rear yard is approximately 275 square feet with dimensions of approximately 25 x 11 feet. Therefore, the total amount of open space is meets the requirement of Section 135 (f). Finally, it should be noted, that within the current code, there is no lot coverage controls in RH Districts, as lot coverage is maintained through setbacks.

REQUIRED COMMISSION ACTION

In order for the project to proceed as proposed, the Commission would not take DR and approve the proposed as proposed.

BASIS FOR RECOMMENDATION

- The project complies with the Planning Code, in particular Planning Code Interpretation 134+135. The proposed addition is within the buildable area and meets all applicable sections of the code including open space and building height.
- The project complies with the Residential Design Guidelines as determined by the Residential Design Team. The project provides adequate side spacing to the adjacent property to the north of various levels of the project and finally unifies the building wall on Ashbury Street.

RECOMMENDATION:	**Do not take DR and approve the project as proposed.**

Attachments:

- Floor Plans with additional dimensions on existing and proposed floor plans.
- Renderings
- Photos of the street wall along Ashbury Street.

GENERAL NOTES:

INTENT OF DOCUMENTS:

It is the intent of these Contract Documents
to establish a high quality of material and workmanship,
but not necessarily to note and call for every last item
of work to be done. Any item not specifically covered
but deemed necessary for satisfactory completion
of the work shall be accomplished by the Contractor
in a manner consistent with the quality of the work
without additional cost to the Owner. All materials
and methods of installation shall be in accordance
with industry standards and manufacturers recommendations.

A. All materials and workmanship shall conform to the requirements
of the following codes and regulations and any other local and state
laws and regulations:

San francisco Building Code 2010 Edition
San franciscoFire Code 2010 Edition
San francisco Plumbing Code 2010 Edition
San francisco Electrical Code 2010 Edition
San francisco Mechanical Code 2010 Edition

Verify all existing conditions and dimensions at the project site.
Notify the Architect and/or Engineer of any discrepancies
before beginning construction.
B. Provide adequate and proper shoring and bracing to maintain
safe conditions at all times. The contractor shall be solely
responsible for providing adequate shoring and bracing as required
for protection of life and property during the construction of the project.
C. At all times the Contractor shall be solely and completely responsible
for all conditions at the jobsite, including safety of persons and property,
and all necessary independent engineering reviews of these conditions.
The Architects jobsite reviews are not intended nor shall they be
construed to include a review of the adequancy of the contractors safety measures.
D. Unless otherwise shown or noted, all typical details shall used where applicable.
E. All details shall be constued typical at similar conditions.
F. All Drawing conflicts shall be brought to the attention of the Architect
and/or Consulting Engineer for clarification before work proceeds.
G. The Contractor shall supply all labor, materials, equipment and
services, including water and power, necessary for the proper execution
of the work shown on these drawings. All materials shall be new
and workmanship shall be good quality. All workman and subcontractors
shall be skilled in their trade. Any inspections, special or otherwise, that
are required by the building codes, local builing departments, on these
plans shall be done by an independent inspection company.
H. Finishes: Replace patch, repair and refinish all existing surfaces
affected by the new work. All new finishes shall match the adjacent surface.
all surfaces shall align.
I. The General Contractor shall visit the site and familiarize themselves
with the existing site conditions prior to finalizing of any proposal to the owner.
The general Contractor shall be responsibe to inform the owner or Architect
of potential existing conditions that need to be addressed and or modified
inorder to cmplete the work as herein described in these Drawings.
J. The General Contractor shall be reponsible for all means and methods
of construction including but not limited to leveling, shiming, and blocking.
The General Contractor shall make specific note of such items that can not
be known prior to the commencement of construction.
.

BUILDING TO BE FULLY FIRE SPRINKLERED PER NFPA 13 REGULATIONS BY SEPERATE PERMIT

DRAWING INDEX:

PROJECT INFORMATION:

ZONING: RH-2

OCCUPANCY R-3
PROPOSED USE: SINGLE FAMILY RESIDENCE

CONSTRUCTION TYPE: 5-B EXISTING
5-A PROPOSED

BLOCK 2618 LOT005

SCOPE OF WORK: NEW HORIZONTAL ADDITION AT FRONT. NEW VERTICAL 1 STORY ADDITION WITH ROOF DECK. PROVIDE NEW GARAGE. PROVIDE 3 NEW BATHROOMS,VANITY, AND REMODEL KITCHEN.

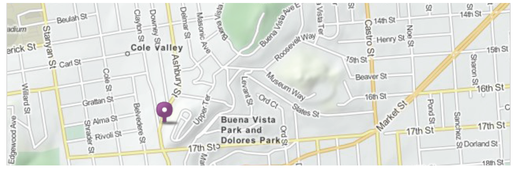
EXISTING:	1,748 SQ FT
PROPOSED:	
HABITABLE:	2,169 SQ FT
TOTAL HABITABLE:	3,917 SQ FT
GARAGE/STORAGE	992 SQ FT

ABBREVIATIONS:

@	AT
℄	CENTERLINE
Ø	DIAMETER OR ROUND
(E)	EXISTING
(N)	NEW
(R)	REPLACE
AFF	ABOVE FINISH FLOOR
BM.	BEAM
BLDG.	BUILDING
CBC	CALIFORNIA BUILDING CODE
CLR.	CLEAR
CLOS.	CLOSET
CONC.	CONCRETE
DECK'G	DECKING
DET.	DETAIL
DIA.	DIAMETER
DISP.	DISPOSAL
DW.	DISHWASHER
DR.	DOOR
DBL.	DOUBLE
DN.	DOWN
DRWGS.	DRAWINGS
D	DRYER
EA.	EACH
F	FAHRENHEIT
FIN.	FINISH
F.R.	FIRE RATED
FLR.	FLOOR
FT.	FOOT OR FEET
FR.	FRENCH
FURN.	FURNISH
FURR.	FURRING
GA.	GAUGE
GL.	GLAZING
GYP.	GYPSUM
GYP.BD.	GYPSUM BOARD
HGT./HT.	HEIGHT
INSUL.	INSULATION
MFG.	MANUFACTURING
MAX.	MAXIMUM
MTL.	METAL
MIN.	MINIMUM
O.C.	ON CENTER
PR.	PAIR
PKT.	POCKET
P.T.	PRESSURE TREATED
REF.	REFRIGERATOR
REQ'D	REQUIRED
REQ'T	REQUIREMENT
RTG.	RETAINING
R & S	ROD AND SHELF
RM.	ROOM
SIM.	SIMILAR
S.C.	SOLID CORE
SQ. FT.	SQUARE FOOT/FEET
STOR.	STORAGE
STRUCT.	STRUCTURAL
TEMP.	TEMPERED
TRANS.	TRANSPARENT
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD
W	WASHER
WH.	WATER HEATER
WP	WATERPROOF
WDO.	WINDOW
W/	WITH
WD.	WOOD

DRAWING SYMBOLS

- 101 — DOOR NUMBER
- 201 — WINDOW NUMBER
- 101 — SKYLIGHT NUMBER
- 1 — DRAWING REVISION
- 1 / A 6.02 — DETAIL NUMBER AND DRAWING REFERENCE
- 1 — NOTE/ITEM NUMBER
- 0'-0" — GRADE
- —PL— — — — — PROPERTY LINE
- 1 / A 3.01 — ELEV NO. DRAWING REFERENCE



VICINITY MAP

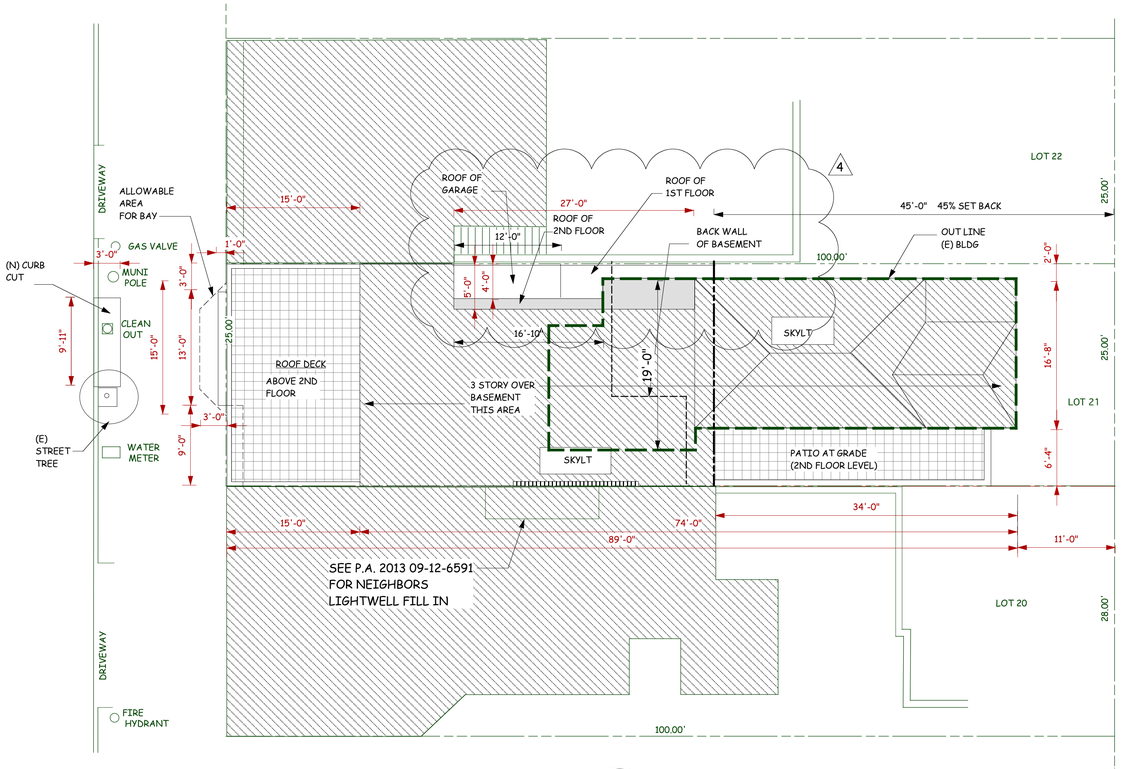
WILLIAM PASHELINSKY ARCHITECT
1937 HAYES STREET
SAN FRANCISCO, CA.94117
415 379 3676

ALTERATIONS
1110 ASHBURY STREET
SAN FRANCISCO, CA.

NO.	DATE	DESCRIPTION

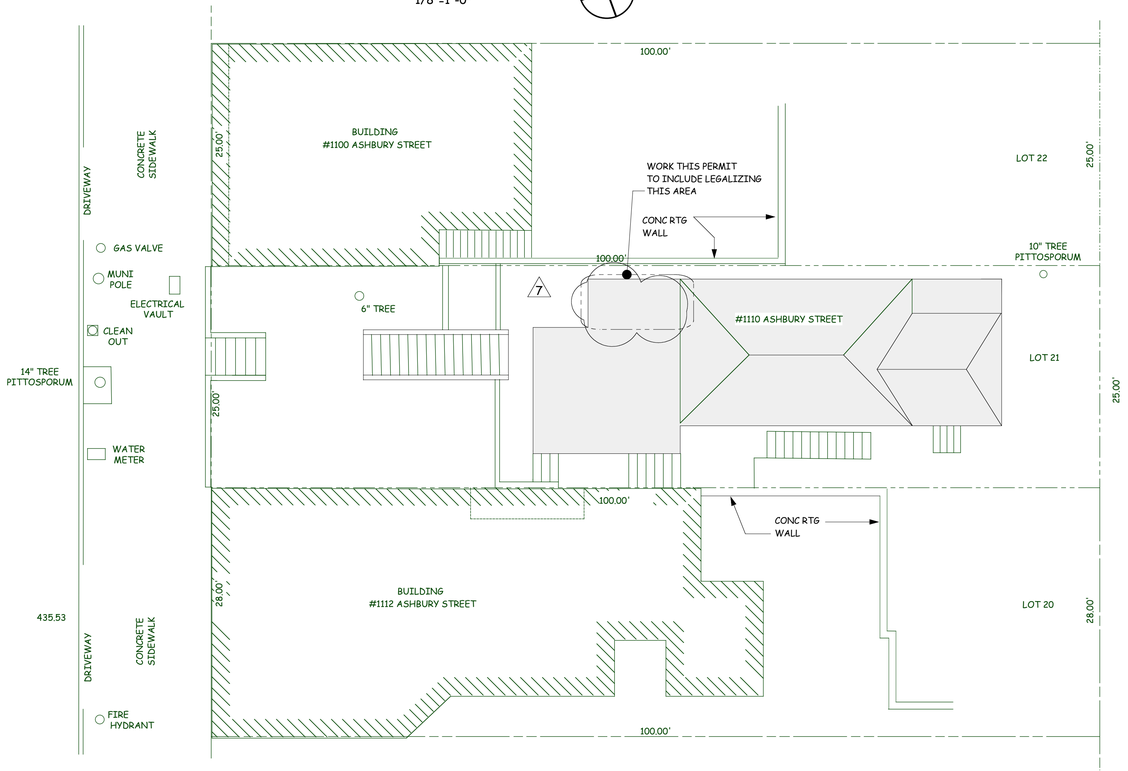
PROJECT NO. 2013.08
SHEET

A-1.01



SITE PLAN (N)

1/8"=1'-0"



SITE PLAN (E)

1/8"=1'-0"

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ALTERATIONS

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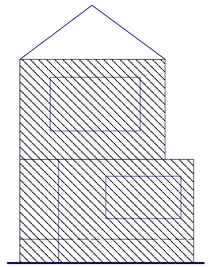
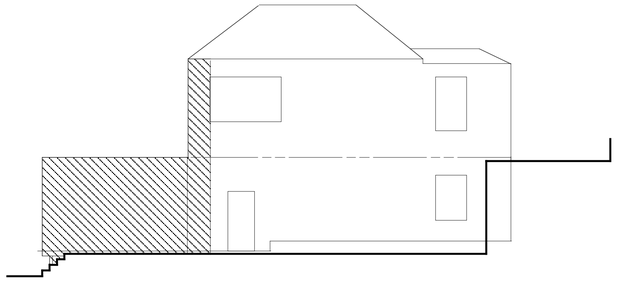
NO.	DATE	DESCRIPTION
1	07/05/13	PLANNING
2	09/17/13	PLANNING REV
3	01/06/14	PLANNING REV
4	02/03/14	PLANNING REV
7	02/24/14	PLANNING REV

PROJECT NO. 2013.08
SHEET

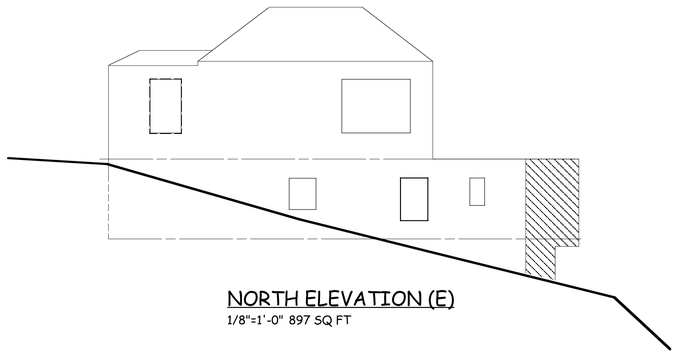
A-1.02



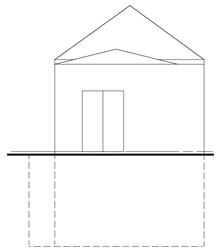
WEST ELEVATION E)
1/8"=1'-0" 412 SQ FT



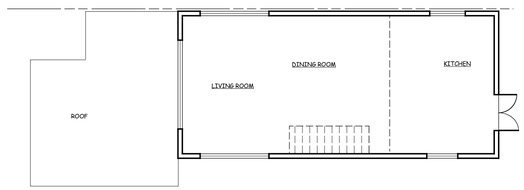
SOUTH ELEVATION E)
1/8"=1'-0" 924 SQ FT



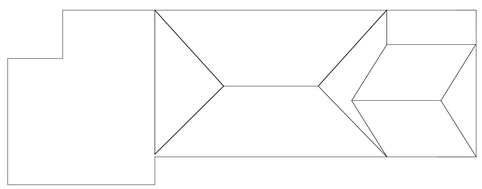
NORTH ELEVATION (E)
1/8"=1'-0" 897 SQ FT



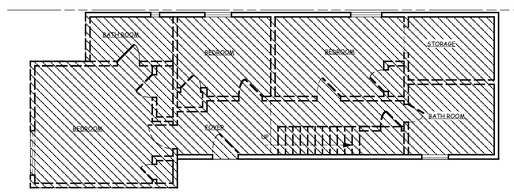
EAST ELEVATION E)
1/8"=1'-0" 179 SQ FT



2ND FLOOR PLAN (E)
1/8"=1'-0" 593 SQ FT



ROOF PLAN (E)
1/8"=1'-0"



1ST FLOOR PLAN (E)
1/8"=1'-0" 867 SQ FT

DEMOLITION ANALYSIS

ELEVATION	EXISTING	DEMOLISH	
NORTH	897 SQ FT	70 SQ FT	
SOUTH	924 SQ FT	235 SQ FT	
EAST	179 SQ FT		
WEST	412 SQ FT	412 SQ FT	
TOTAL	2,412 SQ FT	417 SQ FT	

29% DEMOLITION VERTICAL ELEMENTS

FLOOR	EXISTING	DEMOLISH	
1ST FLOOR	867 SQ FT	867 SQ FT	
2ND FLOOR	593 SQ FT		
ROOF	854 SQ FT		
TOTAL	2,301 SQ FT	879 SQ FT	

38% DEMOLITION HORIZONTAL ELEMENTS

LLEGEND

EXISTING TO REMAIN

DEMOLISH

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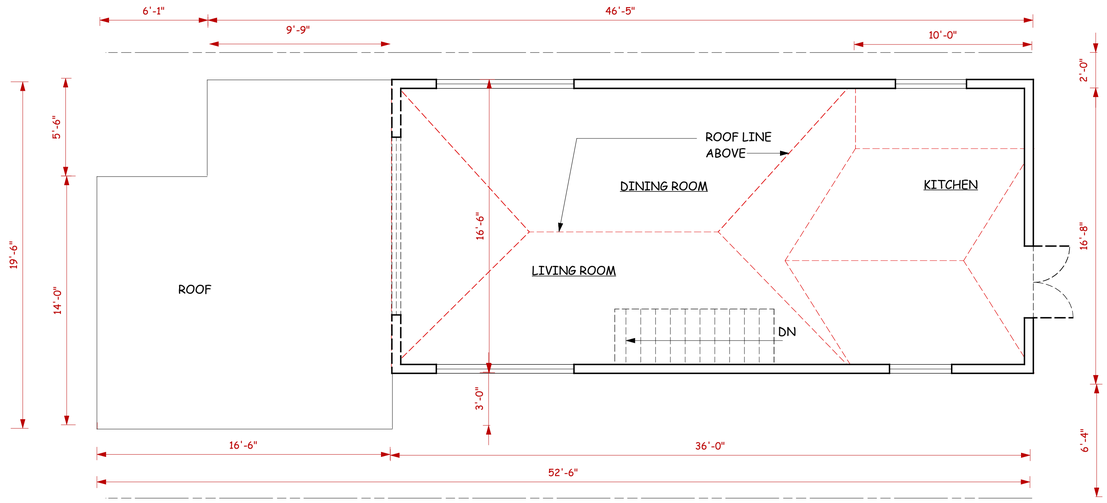
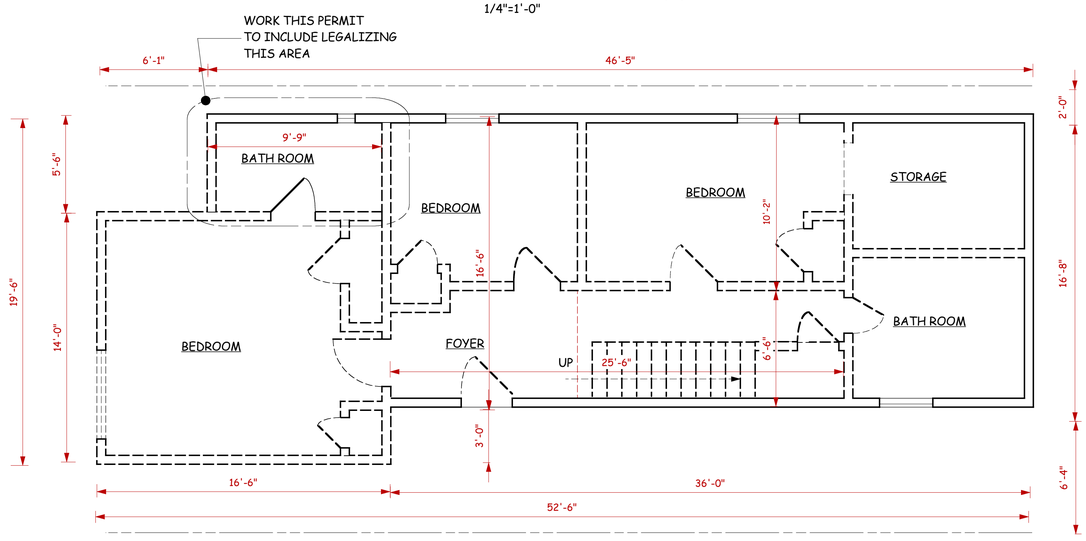


2ND FLOOR PLAN (E)

1/4"=1'-0"



1ST FLOOR PLAN (E)

1/4"=1'-0"

WALL SCHEDULE

EXISTING:

DEMOLISH:

WILLIAM PASHELINSKY ARCHITECT
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6	2/4/14	PLANNING REV
7	2/24/14	PLANNING REV

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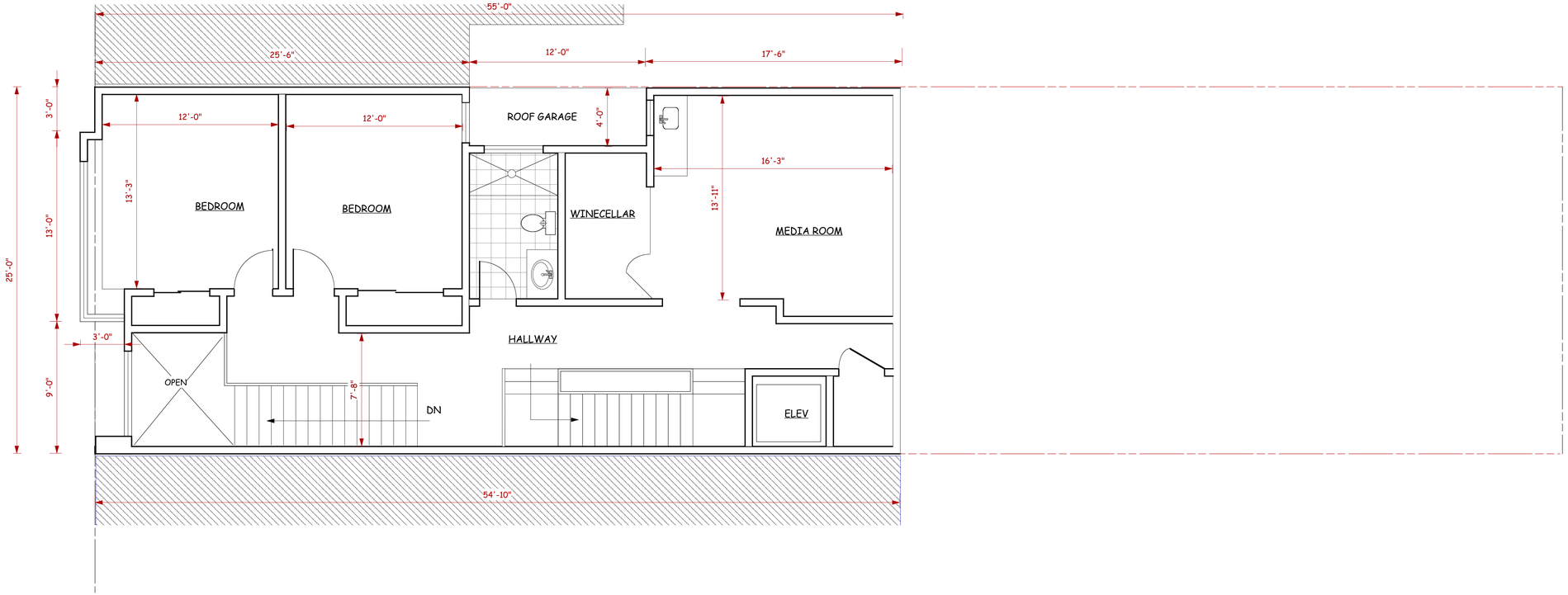
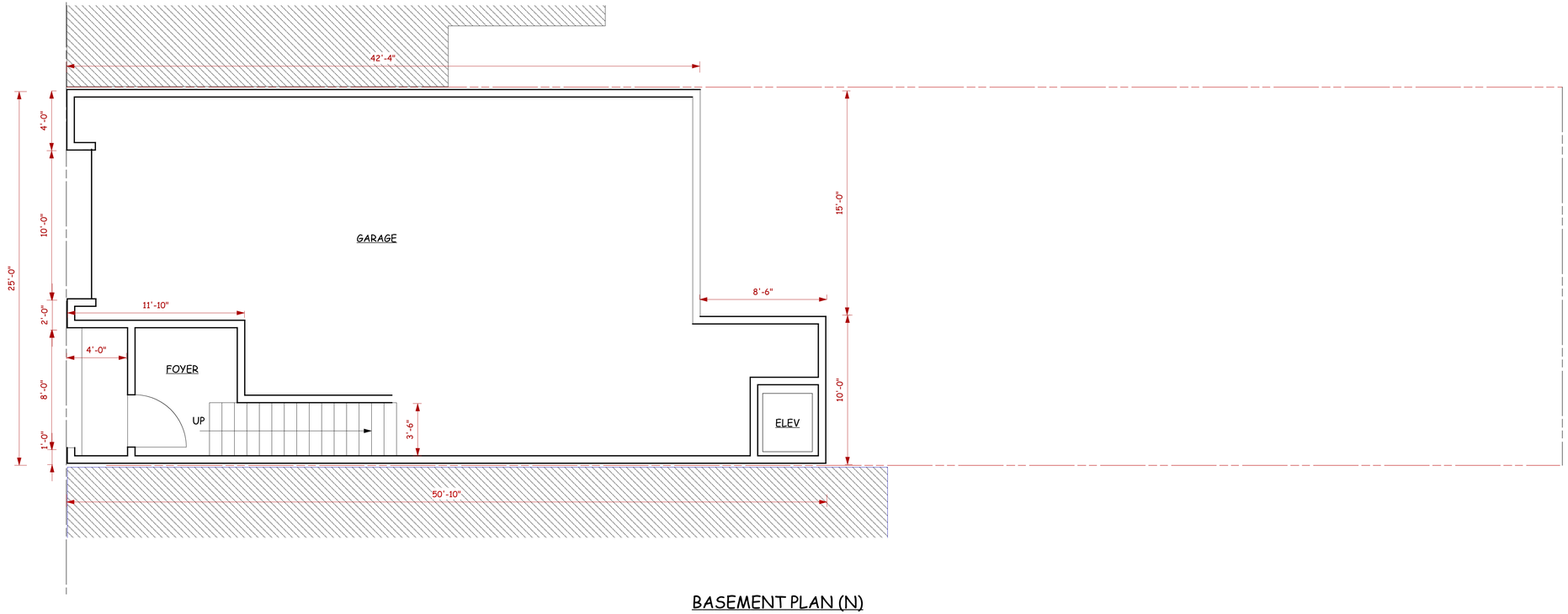
SHEET

A-2.01



1ST FLOOR PLAN (N)

1/4"=1'-0"



BASEMENT PLAN (N)

1/4"=1'-0"

WILLIAM PASHELINSKY ARCHITECT
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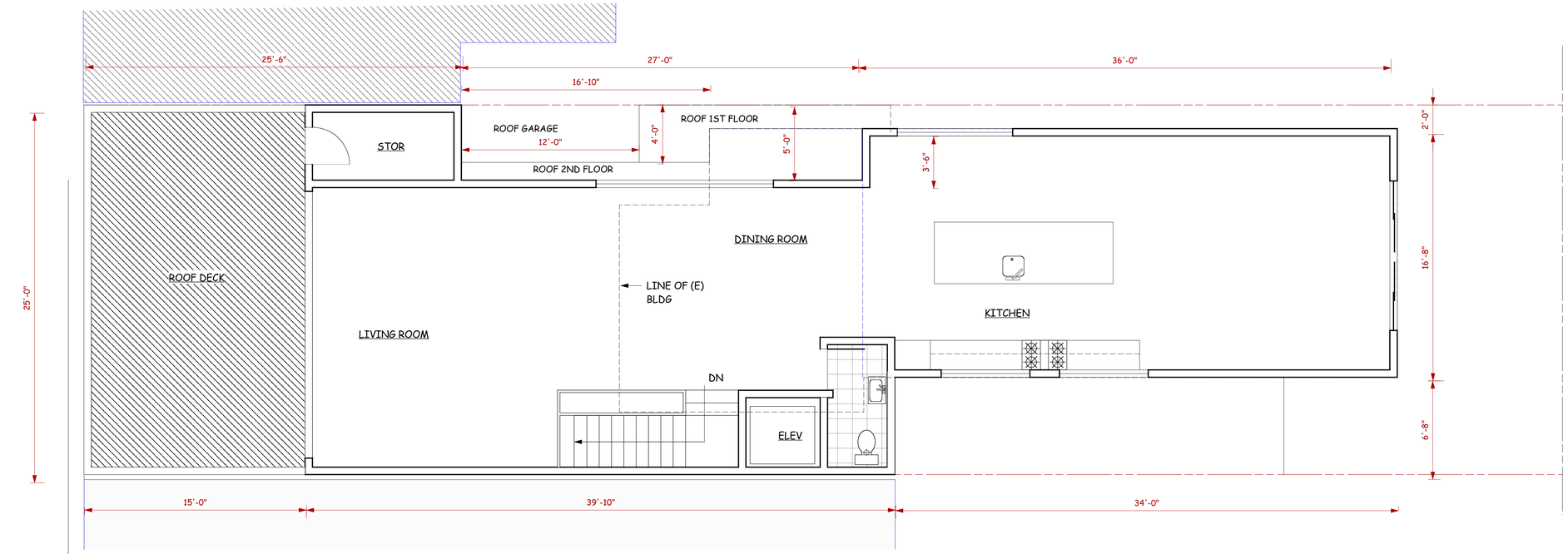
415 379 3676

ALTERATIONS
1110 ASHBURY STREET
SAN FRANCISCO, CA.

NO.	DATE	DESCRIPTION

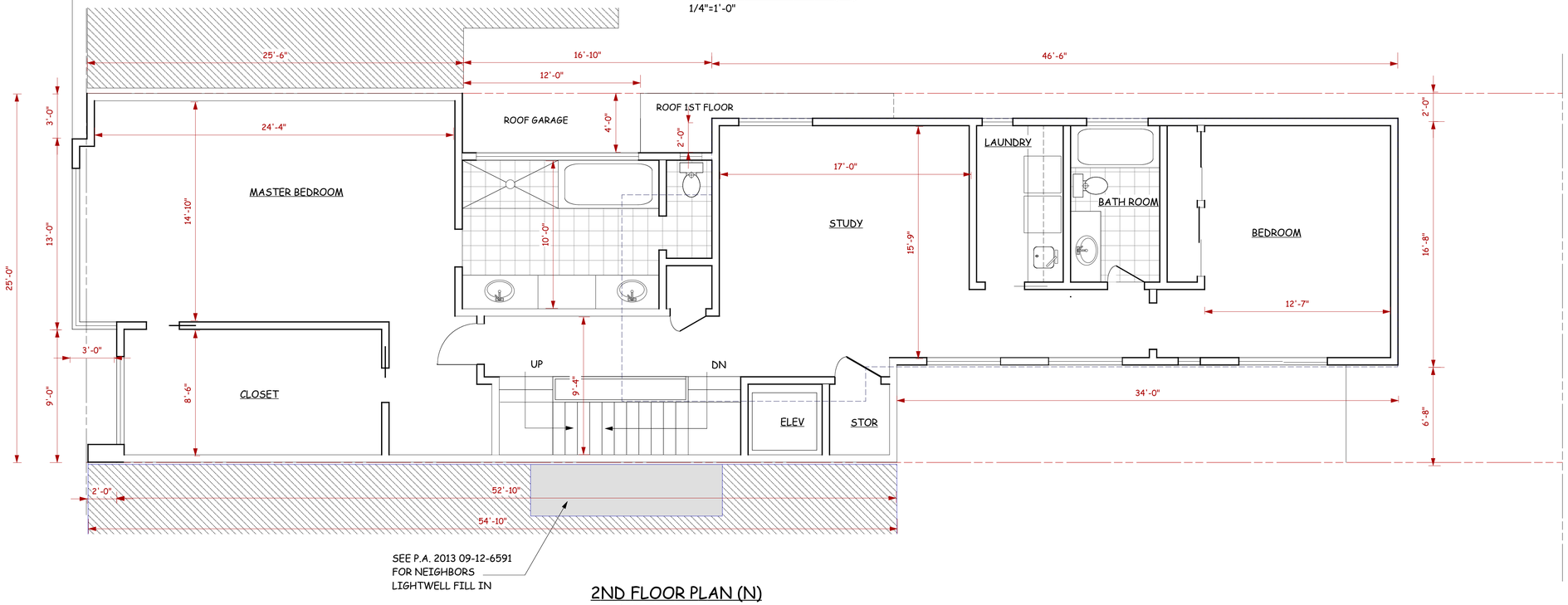
PROJECT NO. 2013.08
SHEET

A-2.02



3RD FLOOR PLAN (N)

1/4"=1'-0"



SEE P.A. 2013 09-12-6591
FOR NEIGHBORS
LIGHTWELL FILL IN

2ND FLOOR PLAN (N)

1/4"=1'-0"

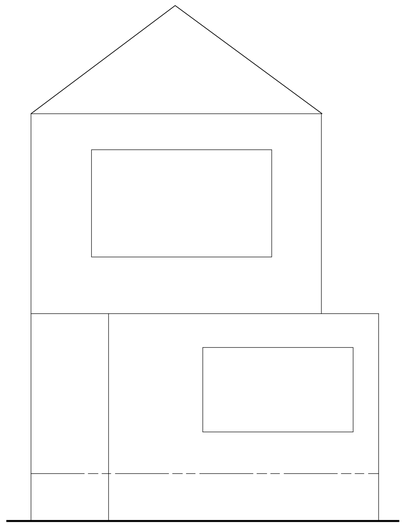
WILLIAM PASHELINSKY
ARCHITECT
1937 HAYES STREET
SAN FRANCISCO, CA.94117
415 379 3676

ALTERATIONS
1110 ASHBURY STREET
SAN FRANCISCO, CA.

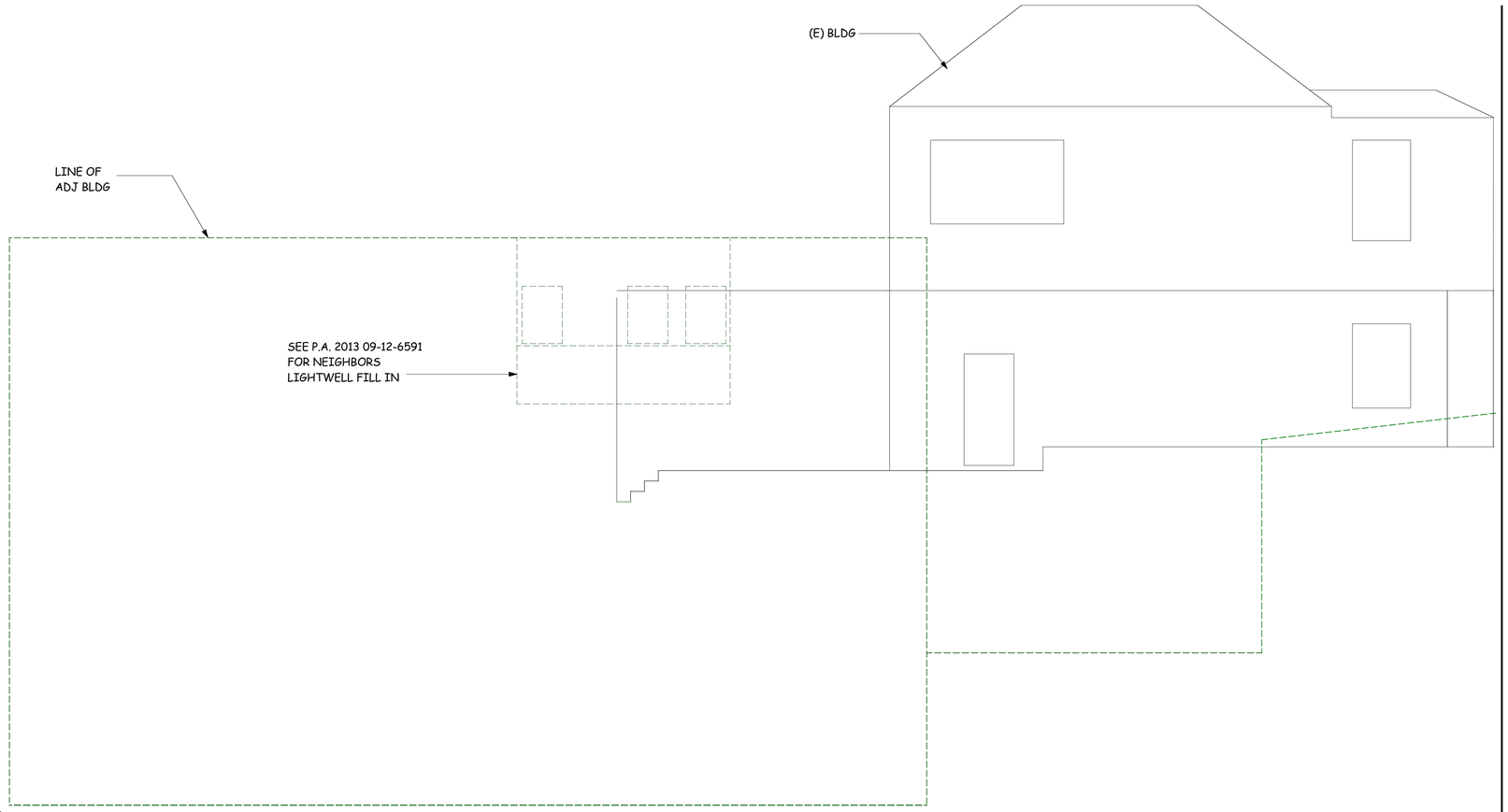
NO.	DATE	DESCRIPTION

PROJECT NO. 2013.08
SHEET

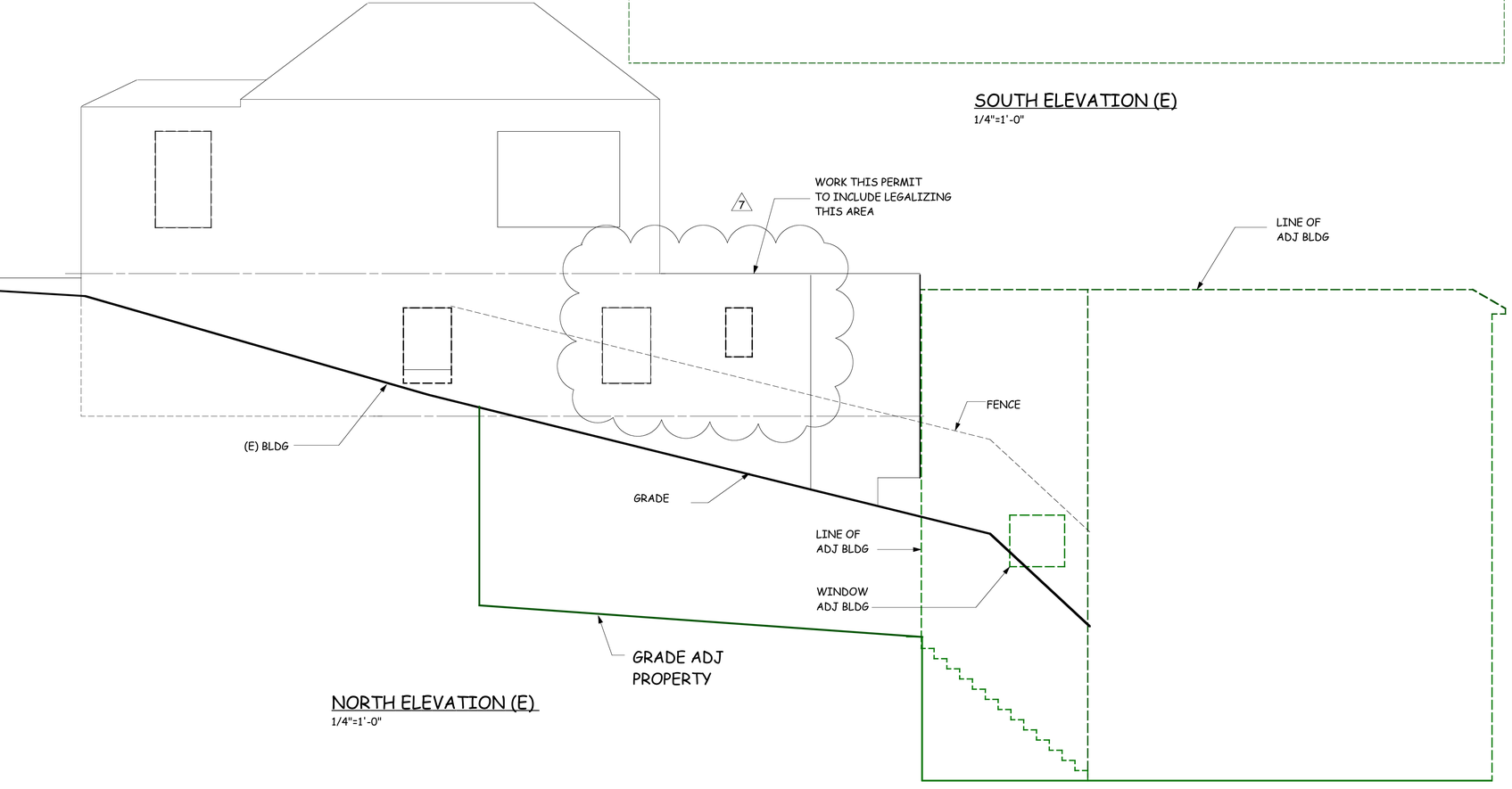
A-2.03



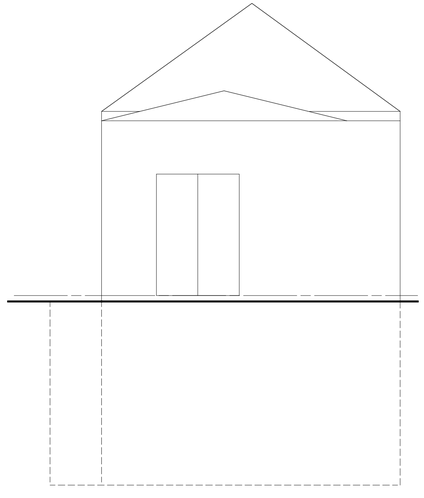
WEST ELEVATION E)
1/4"=1'-0"



SOUTH ELEVATION (E)
1/4"=1'-0"



NORTH ELEVATION (E)
1/4"=1'-0"



EAST ELEVATION E)
1/4"=1'-0"

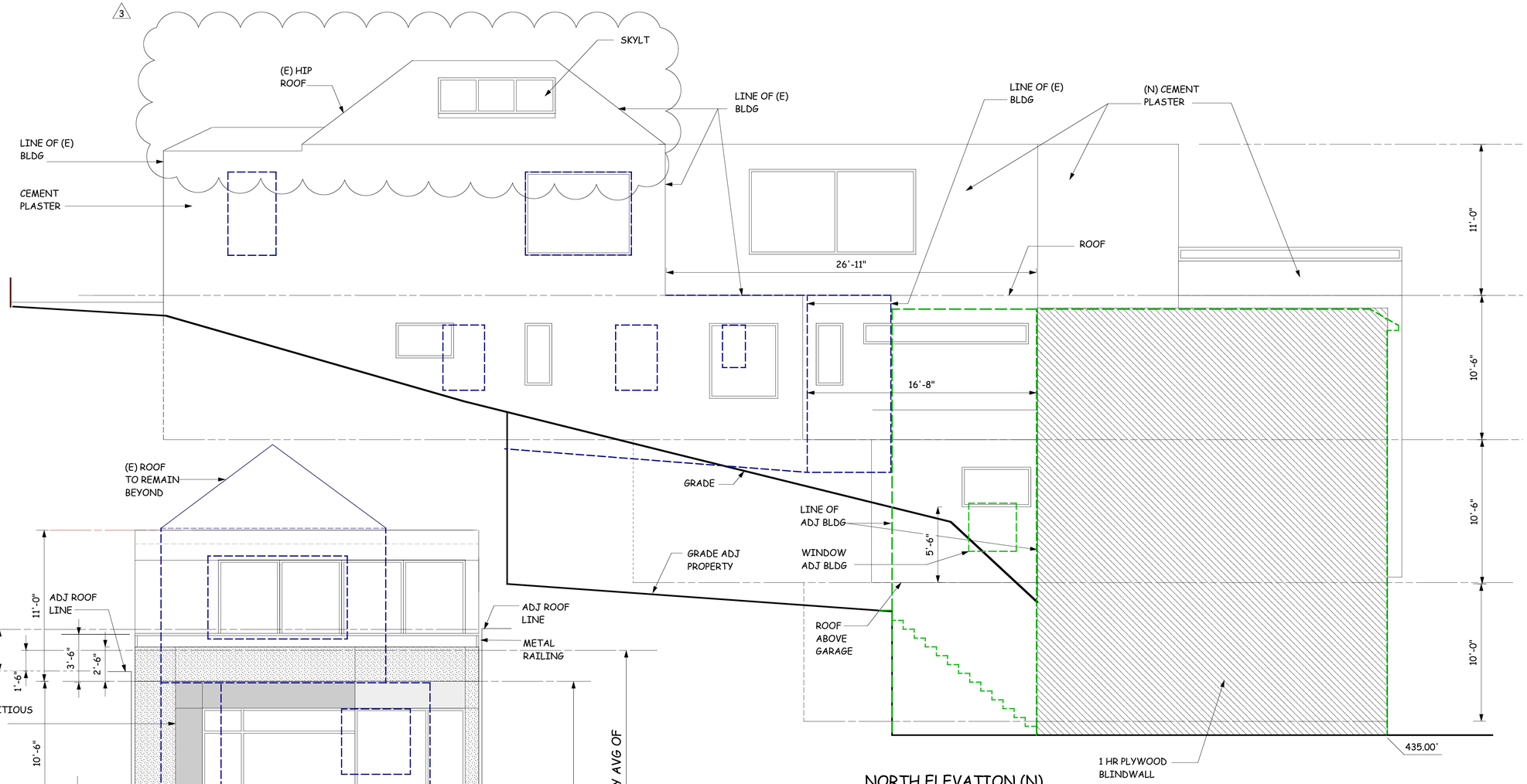
WILLIAM PASHELINSKY
ARCHITECT
1937 HAYES STREET
SAN FRANCISCO, CA.94117
415 379 3676

ALTERATIONS
1110 ASHBURY STREET
SAN FRANCISCO, CA.

NO.	DATE	DESCRIPTION
3	01/06/14	PLANNING REV
6	2/4/14	PLANNING REV
7	2/24/14	PLANNING REV

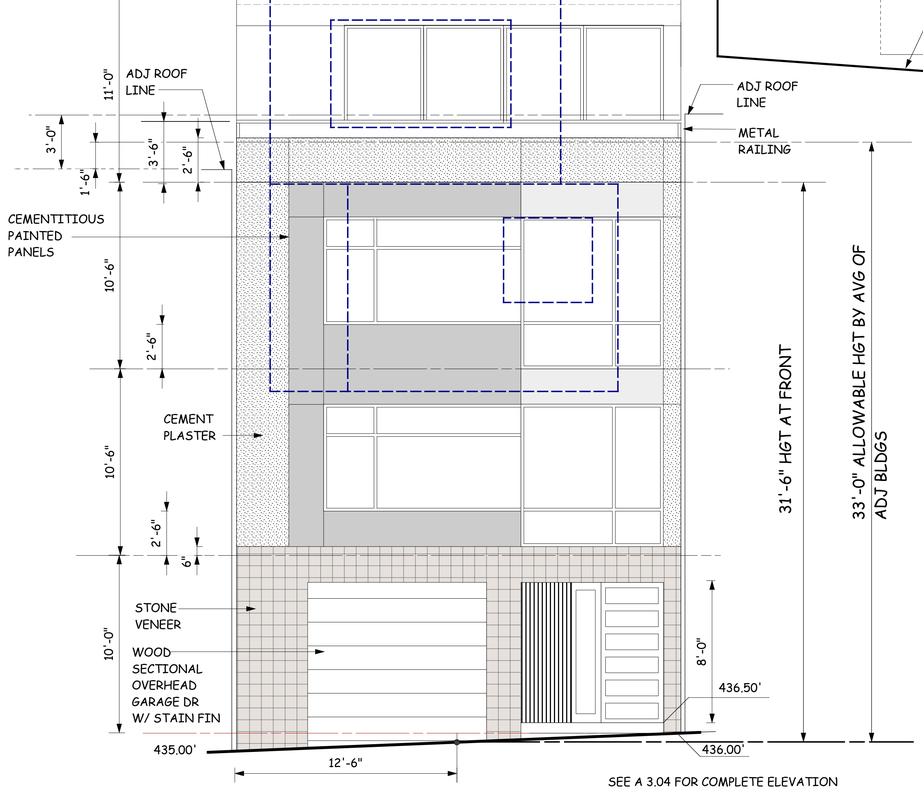
PROJECT NO. 2013.08
SHEET

A-3.01



NORTH ELEVATION (N)

1/4"=1'-0"



WEST ELEVATION (N)

1/4"=1'-0"

NOTE ALL WINDOWS TO BE PAINTED METAL

SEE A 3.04 FOR COMPLETE ELEVATION OF PROPOSED AND EXISTING ADJ ELEVATIONS

WILLIAM PASHELINSKY ARCHITECT
1937 HAYES STREET
SAN FRANCISCO, CA.94117
415 379 3676

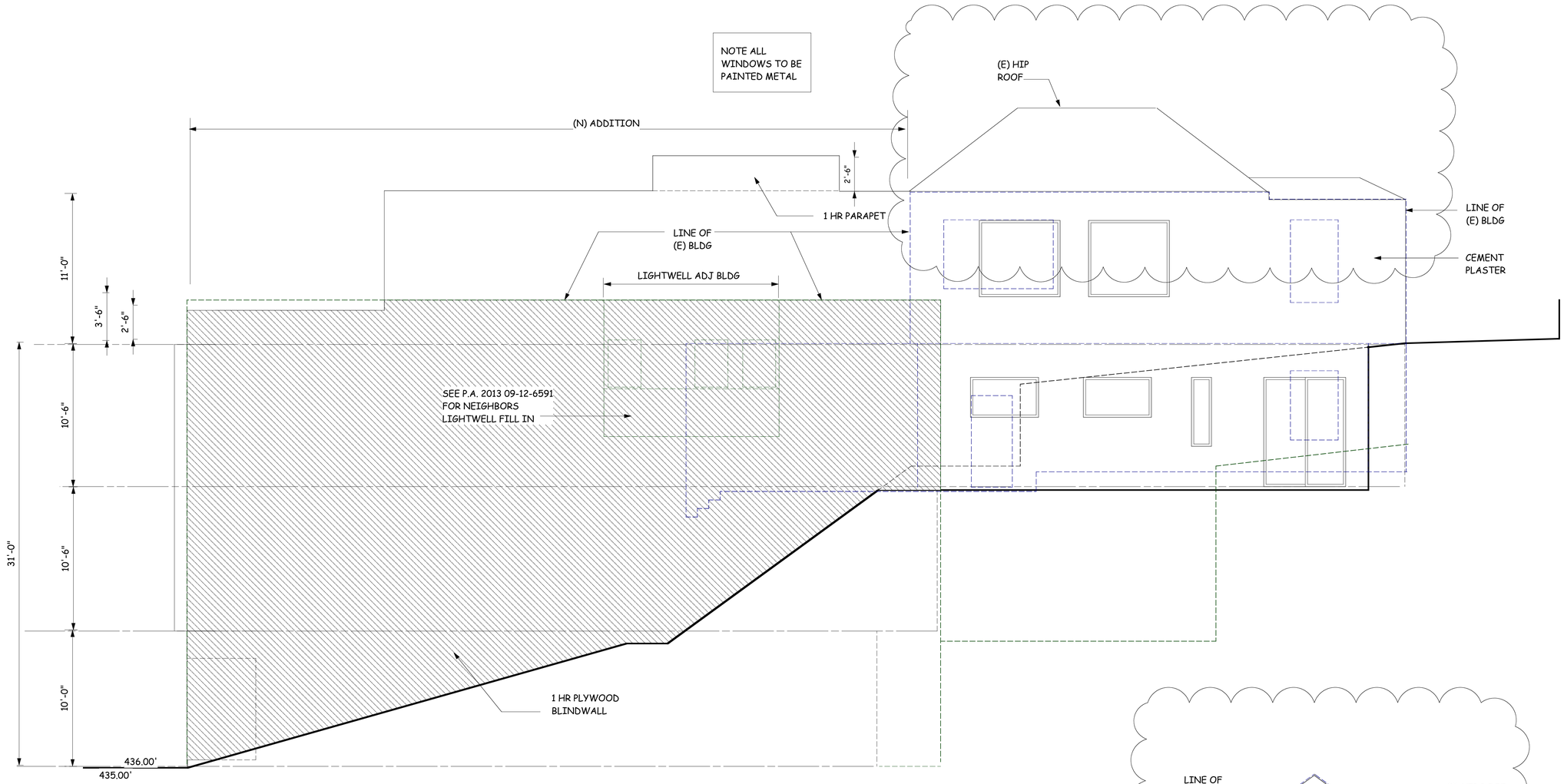
ALTERATIONS

1110 ASHBURY STREET
SAN FRANCISCO, CA.

NO.	DATE	DESCRIPTION
2	09/17/13	PLANNING REV
3	01/06/14	PLANNING REV

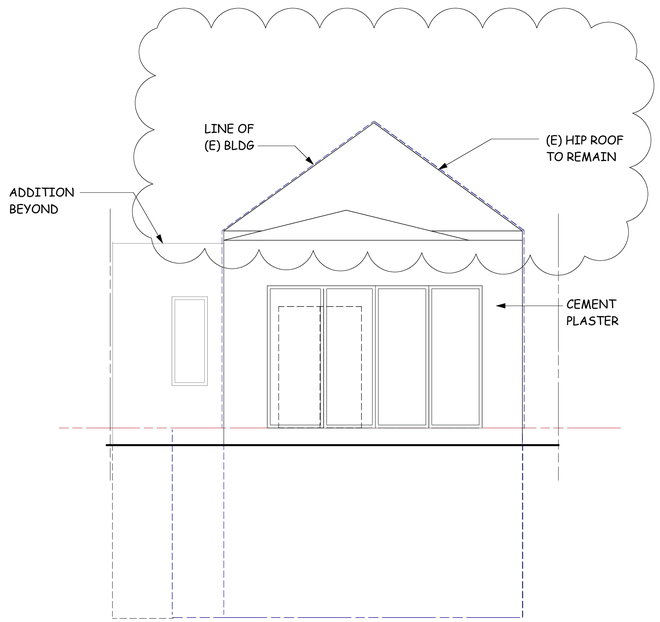
PROJECT NO. 2013.08
SHEET

A-3.02



SOUTH ELEVATION (N)

1/4"=1'-0"



EAST ELEVATION (N)

1/4"=1'-0"

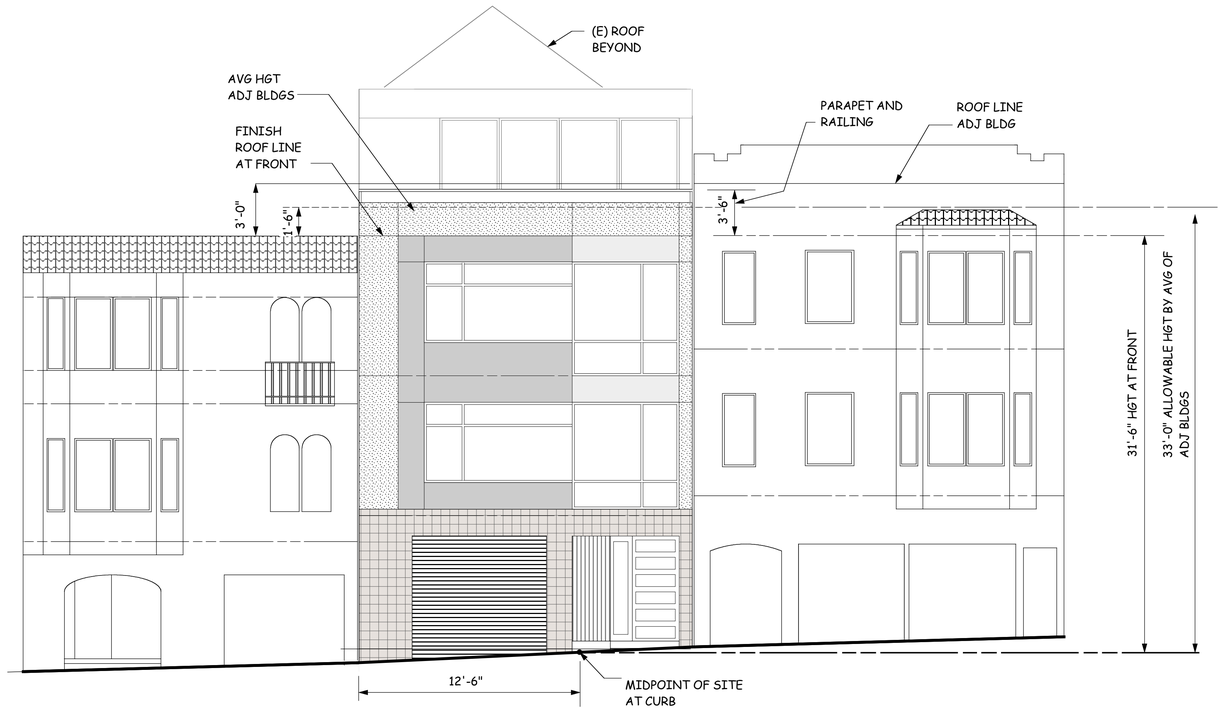
WILLIAM PASHELINSKY
ARCHITECT
1937 HAYES STREET
SAN FRANCISCO, CA.94117
415 379 3676

ALTERATIONS
1110 ASHBURY STREET
SAN FRANCISCO, CA.

NO.	DATE	DESCRIPTION
3	01/06/14	PLANNING REV

PROJECT NO. 2013.08
SHEET

A-3.03



WEST (FRONT) ELEVATION PROPOSED

3/16"=1'-0"

EAST (REAR) ELEVATION PROPOSED

3/16"=1'-0"

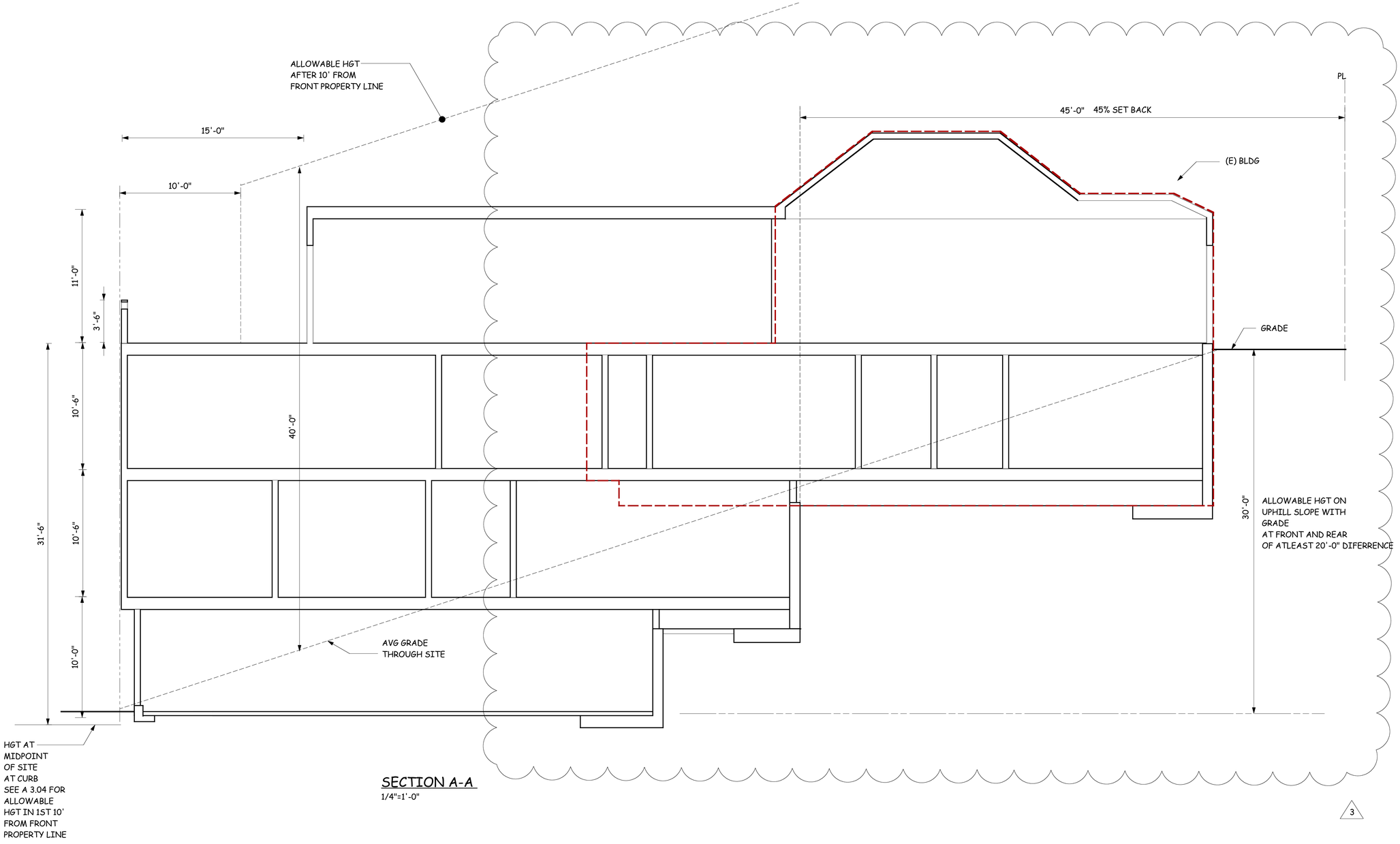
WILLIAM PASHELINSKY ARCHITECT
1937 HAYES STREET
SAN FRANCISCO, CA.94117
415 379 3676

ALTERATIONS
1110 ASHBURY STREET
SAN FRANCISCO, CA.

NO.	DATE	DESCRIPTION
4	2/3/14	PLANNING REV

PROJECT NO. 2013.08
SHEET

A-3.04



SECTION A-A

1/4"=1'-0"

3

WILLIAM PASHELINSKY ARCHITECT
1937 HAYES STREET
SAN FRANCISCO, CA.94117
415 379 3676

ALTERATIONS
1110 ASHBURY STREET
SAN FRANCISCO, CA.

NO.	DATE	DESCRIPTION
1	08/05/13	PLANNING
3	01/06/13	PLANNING

PROJECT NO. 2013.08
SHEET

A-4.01

East side of Ashbury (from left to right)

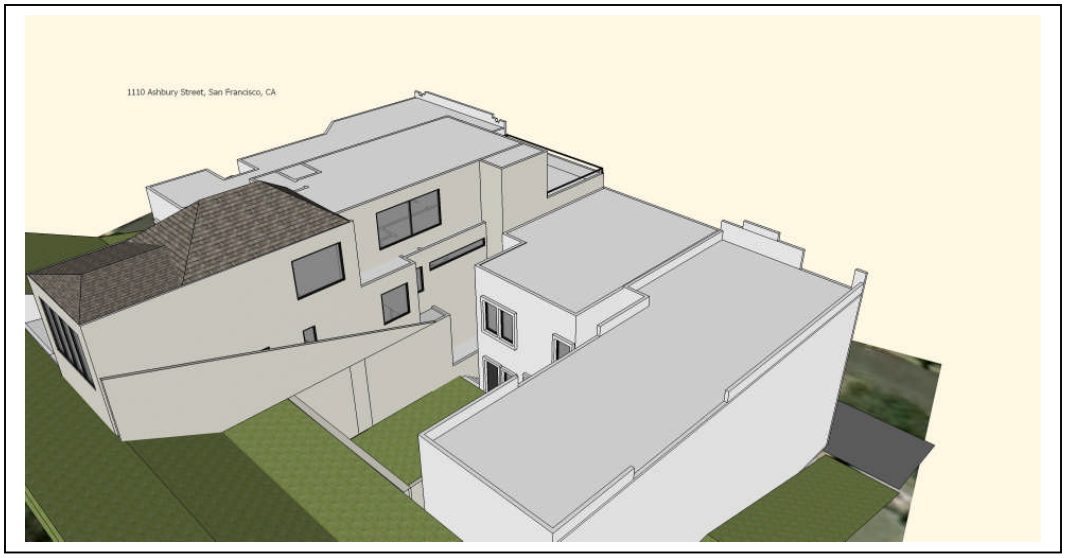
Applicant's Home

West side of Ashbury (from left to right)

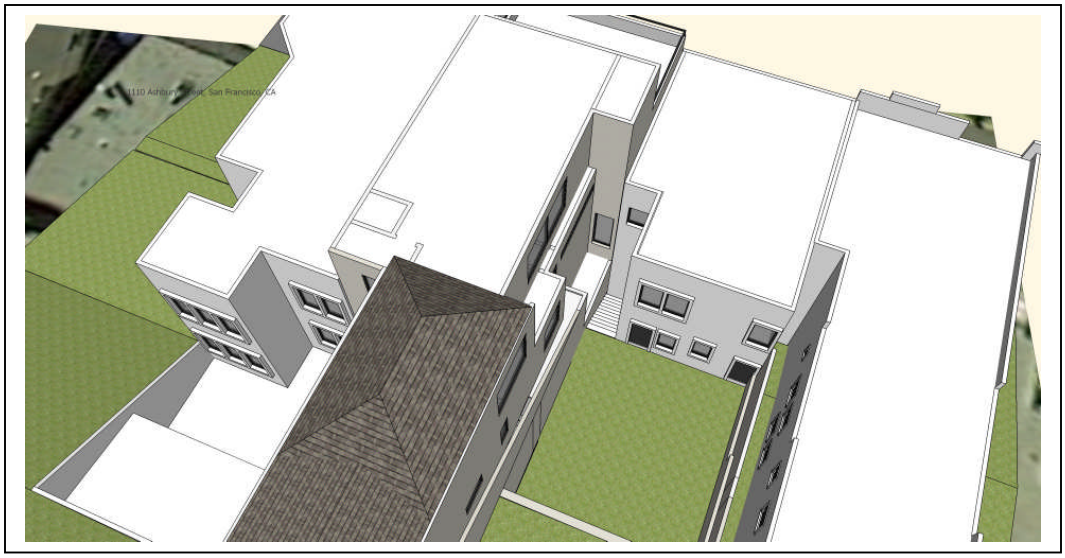

1110 Ashbury Street, San Francisco, CA

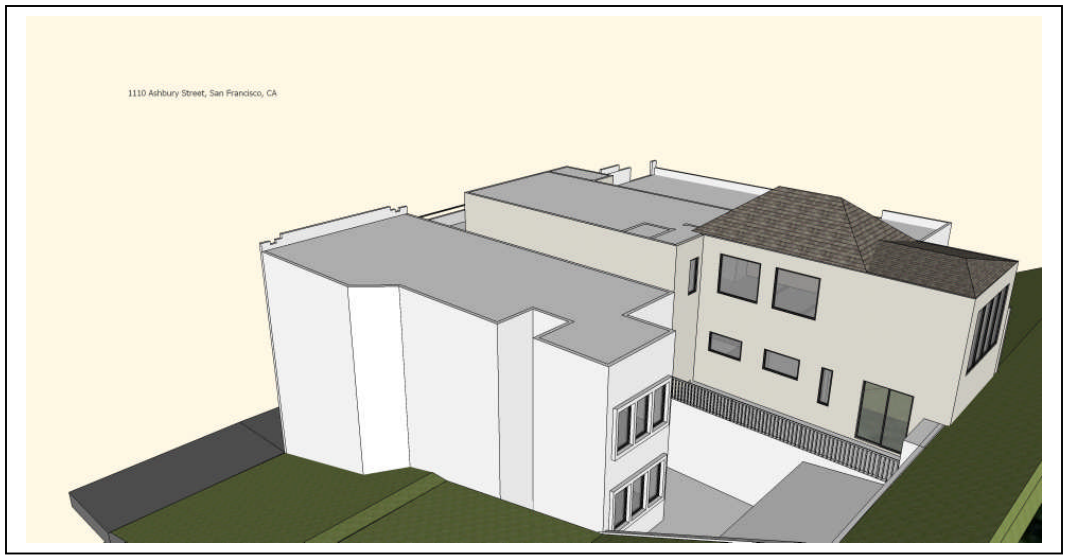

1110 Ashbury Street, San Francisco, CA


1110 Ashbury Street, San Francisco, CA

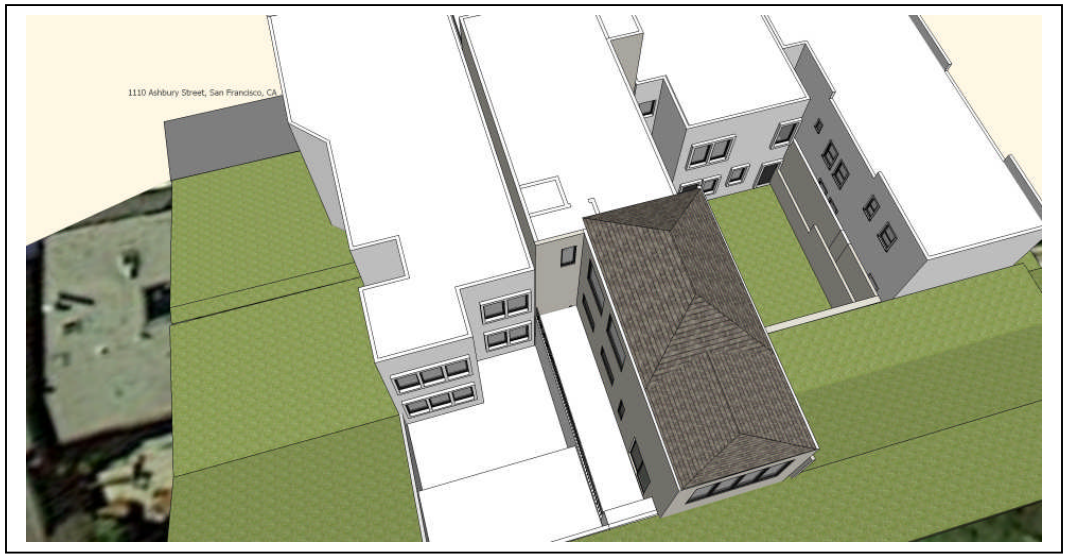

1110 Ashbury Street, San Francisco, CA


1110 Ashbury Street, San Francisco, CA




1110 Ashbury Street, San Francisco, CA


1110 Ashbury Street, San Francisco, CA


1110 Ashbury Street, San Francisco, CA

SAN FRANCISCO
PLANNING DEPARTMENT

Discretionary Review
Full Analysis
HEARING DATE MARCH 27, 2014

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date:	March 20, 2014
Case No.:	**2013.0314D**
Project Address:	**1110 Ashbury Street**
Permit Application:	2013.04.05.3911
Zoning:	RH-2 (Residential House, Two-Family) 40-X Height and Bulk District
Block/Lot:	2629/021
Project Sponsor:	Bill Pashelinsky 197 Hayes Street San Francisco, CA 94117
Staff Contact:	Jessica Look – (415) 575-6812 jessica.look@sfgov.org
Recommendation:	**Do not take DR and approve the project as proposed.**

PROJECT DESCRIPTION

The proposed project would involve a 2,169-square-foot horizontal and vertical addition to the existing two-story single family residence that is set in the rear of the lot. The proposed project would result in a 3,917-square-foot, 4-bedroom residence.. This addition would expand the existing structure into a larger single-family residence, which would be three stories over a garage on a significant portion of the lot, for a total of 4 floors. The third story would be set back 15 feet from the front property line. The new structure would also include a two-car garage, and feature additions such as a study, a roof deck, two patios, and an elevator. Two skylights would be installed to allow natural light onto the third floor living areas (living room, dining room, and kitchen). Due to the sloping nature of the project site, the proposed garage and first levels would be fully above grade along the front of the building but would be below-grade along the rear of the building.

SITE DESCRIPTION AND PRESENT USE

The project site is located on the eastern side of Ashbury Street, just north of its intersection with Clayton Street, in the city's Haight Ashbury neighborhood. The lot is approximately 25 feet in width and 100 feet in length and was built in the 1900's. The subject parcel is 2,495 ± square feet in size and slopes downward toward the front property line. The existing structure on the project site is a two-story single-family residence located at the rear of the parcel. According to the project architect, the dwelling has 1,748 square feet of habitable space and is 26 feet in height. The existing dwelling has three bedrooms and two bathrooms. The yard in the front of the house is terraced with landscaping and has retaining walls that lead to the entrance.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The surrounding neighborhood is residential in nature and characterized by a mix of multi-story, single family and multi-family dwellings. The buildings on 1100 block of Ashbury Street, including the subject property, sit upon the lower slope of a small but steep hill of Mount Olympus. The properties on the west side of the street (across the street from the subject property), slope up towards the street. Finally, with the exception of the subject property, the block face on Ashbury Street has a defined visual character of existing buildings that are built up to the front property line. Ashbury Street is partially zoned RH-2 and to the north is zoned RM-1. The block behind the subject property is zoned RH-3.

BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	10/8/2013 11/7/2013	11/7/2013	3/27/2014	140 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	3/17/2014	3/17/2014	10 days
Mailed Notice	10 days	3/17/2014	3/14/2014	14 days

PUBLIC COMMENT

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

The neighbor at 1096 Ashbury Street in the rear apartment, which is located 2 lots over to the north, sent an email to the Department on 11/26/2013 with concerns of impacts of light to her apartment. The email is attached to this report. At the date of this report, the Department has not received any other public input on this project.

DR REQUESTOR

Michelle Myers, owner/occupant of **1100 Ashbury Street**, a two-story over garage, single family building north of and directly adjacent to the subject building.

DR REQUESTOR'S CONCERNS

Issue #1: As described in the DR application, the DR requestor is concerned that the project does not meet Planning Code Interpretation Section 134: Rear Yard, two buildings on a lot (Effective Date 11/86). In addition, the DR requestor is concerned the proposed building's scale is too large for its site, has excessive lot coverage and does not provide any new open space on the lot.

Issue #2: The DR requestor is concerned that the project does not meet the Residential Design Guidelines in that the proposed project is not articulated to minimize light impacts to the DR requestor's rear yard and creates a "walled in effect".

Issue #3: The DR requestor is concerned that the project is not responsive to the overall neighborhood context and character, specifically lot coverage patterns, height patterns and quality of open spaces.

Issue #4: The DR requestor is concerned that the Section 311 notification plans were sent out without a scale, key dimensions and plans were not legible due to reduced scale of 11 x17 paper size.

Issue #5: The DR requestor is concerned that the project will utilize the existing footprint of an unpermitted room (the addition in question is a 50 square foot bathroom located on the first floor).

PROPOSED ALTERNATIVES

1. As described in the DR application, the DR requestor recommends that the project sponsor design a project with an alternate rear yard location that equals to 45% of the lot, which respects the existing yards of the adjacent properties.

2. The DR requestor recommends to setback the new addition away from the property line on the side of the DR requestor to the portion of the existing building. The DR requestor also recommends that the top story of the building (the third floor), should be pushed back so that it aligns with the rear of the building wall of the 1100 Ashbury

Reference the *Discretionary Review Application* for additional information. The *Discretionary Review Application* is an attached document. The DR Requestor has also submitted alternative drawings as part of this packet. Please see DR Requestor Submittals.

PROJECT SPONSOR'S RESPONSE

Issue #1: The project sponsor is proposing a front addition to a single-family house, and the final structure will remain a single structure. As such, a second structure does not exist, and therefore, the Planning Code Interpretation Section 134: Rear Yard, two buildings on a lot (Effective Date 11/86) does not apply. Furthermore, the entire proposed addition is within the buildable area, and no change to the bulk or size of the existing non-conforming structure is proposed. In response to the lot coverage percentage, the project sponsor states that the actual lot coverage is 83% and provides 875 usable open space (both in the rear yard and on decks).

Issue #2: The project sponsor is proposing a design that attempts to minimally impact the light to windows that face the proposed project. This was done by providing setbacks and articulation at the north side of the proposed addition. On the first floor, the proposed addition was notched back 4 x 12 feet from the property line along the DR Requestor's light well. On the second floor, the proposed addition was set back 4 feet from the property line and continuing all the way back to the existing structure. On the third floor, the proposed addition was setback 5 feet from the property line, continuing all the way back to the existing structure. The project's setbacks were designed to minimize the impact of shadow and light reduction to the DR requestor's windows and yard. Finally, the project will remove the existing fence that is currently 4 feet from the DR requestor's kitchen window in an attempt to allow for additional light.

Issue #3: The project sponsor is proposing a design that has open space and is not 100% full lot coverage. In addition, the project sponsor is designing a project that will create and unify a strong building wall by building along the front of the lot.

Issue #4: The project sponsor did not comment on issue #4.

Issue #5: The project sponsor believes that the addition in question is done with proper permits. The project sponsor has provided documentation, including a foundation permit approved by DBI Application number 09603527, which shows the entire front addition. The project sponsor has submitted other permit history as well. Please see Project Sponsor Submittals for further information.

Reference the *Response to Discretionary Review* for additional information. The *Response to Discretionary Review* is an attached document.

PROJECT ANALYSIS

The proposed project would result in a 3,917 square-foot, 4-bedroom single-family residence, which would expand the existing structure into a larger single-family residence. This proposed project would be three stories over a garage on the majority of the lot. There is no building expansion in the required rear yard. The third story has been set back 15 feet from the front property line to not impact the street with excessive building height. The new structure would also include a two-car garage. Due to the topography of the project site, the proposed garage and first levels would be fully above grade along the front of the building but would be below-grade along the rear of the building. Per Planning Code Section 135, the usable open space requirements for 1 dwelling unit in RH-2 if private is 125 square feet. The project currently has 275 square feet of code complying open space in the rear of the building as well as 375 square feet located on the roof deck above the 2nd floor.

The project proposes side notching at the property line to the north, which should be reviewed closely in relationship with the existing building envelope. On the first floor, the proposed addition will be notched back 4 x 12 feet from the property line along the DR Requestor's yard. The roof of the garage would be below this 1st floor notch. On the second floor, the proposed addition will be set back 4 feet from the property line and continuing all the way back to the existing structure. This notching would result in portions of the roof of the garage and roof of the 1st floor to be exposed. On the third floor, the proposed addition is proposed to be setback 5 feet from the property line, continuing all the way back to the

existing structure. Again, below the third floor setback, portions of the roof of the garage and both the first and second floors roofs would be exposed. This is illustrated on the proposed floor plans and through the enclosed renderings provided by the project sponsor.

Due to the unusual circumstances that the existing building is a noncomplying structure within the required rear yard, the project does not build within the required rear yard. As such the existing pattern of mid-block open space will not be affected by this project.

The proposed building also complies with the height requirements of the Planning Code. In addition, based on shadow studies provided by the project sponsor, the project will not result in substantial negative impacts on light to the adjacent properties. In an attempt to further reduce any impacts to light and shadow to the property to the north, the building provides various setbacks at the site of the property's rear side setback. In addition, the project's adjacent neighbor to the south has an approved building permit 2013.09.12.6591 for infill of their light well; therefore the building expansion will not have impacts on light to 1112 Ashbury Street.

It was brought to the Department's attention, that part of the front portion of the building may not have been constructed without the permit getting reviewed through the Planning Department. The front portion in question is the bathroom (5 feet by 10 feet) that is located on the 1st floor as shown on Sheet A-1.02 and A-2.01. This issue along with permit history has been reviewed by the Zoning Administrator who has determined that the permit history is inconclusive and thus the existing permit will include legalizing this addition. This portion of the building was also brought back to review through the Residential Design Team, which approved the bathroom addition in context of the Residential Design Guidelines. Department staff has requested all available building permit history from DBI and can be submitted by request.

Furthermore, the DR requestor is concerned that the project does not comply with an existing interpretation of Sections 134 and 135 (Effective date 3/2010) which states:

> The existence of a building within the rear yard could allow for expansion within the buildable area that would result in excessive overall lot coverage, up to 100 percent. This is contrary to the General Plan and the principles of the Planning Code with respect to lot coverage. In such cases, the Zoning Administrator shall require open space to be provided elsewhere on the site. The requirement would be based on established patterns of adjacent development and would be equivalent to the area that would otherwise be provided by a rear yard equal to 25% of lot depth or 15 feet times rear lot width, whichever is greater. In order to count towards the standard, the space would have to meet the minimum dimension requirements for open space of Section 135(f). The Zoning Administrator shall consider lot coverage which does not meet these requirements on a case by case basis and may approve them administratively, or require a variance.

The Zoning Administrator has reviewed this project and determined that the project meets the requirements of this interpretation. The amount of open space required per this code interpretation would be 375 square feet (15 times rear lot width of 25 feet). The project complies with the minimum dimension requirements of Section 135(f). The roof deck provided on the 2nd floor is approximately 375 square feet with dimensions of 25 by 15 feet and the open space in the rear yard is approximately 275 square feet with dimensions of approximately 25 x 11 feet. Therefore, the total amount of open space is

meets the requirement of Section 135 (f). Finally, it should be noted, that within the current code, there is no lot coverage controls in RH Districts, as lot coverage is maintained through setbacks.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt from environmental review, pursuant to CEQA Guideline Sections 15301(e)(2)).

RESIDENTIAL DESIGN TEAM REVIEW

While this project is unique due to grade and much of the existing building is set back in the rear of the lot, the Department has determined that with the existing tools of our Residential Design Guidelines and Zoning, the proposed dwelling's form and scale are designed to be compatible with neighborhood character and for the site. The proposed building's scale and form at the front building wall is compatible with that of the surrounding buildings. The two adjacent properties are both three stories and the building's top floor (4th floor) will be setback 15-feet from the front building wall to maintain the existing scale at the street. By making these modifications, the visibility of the upper floor (4th floor) is limited from the street, and the upper floor appears subordinate to the primary façade.

In addition, the Residential Design Team (RDT) reviewed the project on December 11, 2013 upon receipt of the Discretionary Review application in regards to the DR requestor's concerns. The team determined that the proposed side setback is sufficient with regard to the residential design guidelines as the project provides continued light and air access via a side setback similar to a matching lightwell. In addition, the RDT found that the upper story appears appropriate per the guidelines as a side setback is provided against the rear yard of the DR requestor and the depth of the addition is approximately at the same depth as the adjacent building to the south. RDT did find that there are exceptional and extraordinary circumstances to the project since the existing building is a noncomplying structure within the rear yard and the topography of the site and thus warrants a full analysis.

Under the Commission's pending DR Reform Legislation, this project <u>would</u> be referred to the Commission, as this project involves exceptional and extraordinary circumstances.

BASIS FOR RECOMMENDATION

- The project complies with the Planning Code, in particular Planning Code Interpretation 134+135. The proposed addition is within the buildable area and meets all applicable sections of the code including open space and building height.
- The project complies with the Residential Design Guidelines as determined by the Residential Design Team. The project provides adequate side spacing to the adjacent property to the north of various levels of the dwelling unit and finally unifies the building wall on Ashbury Street.

RECOMMENDATION:	**Do not take DR and approve the project as proposed.**

Attachments:
Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Site Photos
Certificate of Determination – Exemption from Environmental Review
Preservation Team Review Form
Section 311 Notice
DR Application
Response to DR Application dated 12/18/2013
Public Comment
Reduced Plans

Project Sponsor Submittals
3-D Rendering
Shadow Study
Letter regarding the legality of the bathroom addition dated 12/18/2013

DR Requestor Submittals
Letter to the Commissioners
Alternative Proposals
Shadow Study

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

QUESTION	
The visual character is: (check one)	
Defined	
Mixed	X

Comments: The neighborhood character is mixed with two to four story structures that were constructed between 1930s -1950s.

SITE DESIGN (PAGES 11 - 21)

QUESTION	YES	NO	N/A
Topography (page 11)			
Does the building respect the topography of the site and the surrounding area?	X		
Is the building placed on its site so it responds to its position on the block and to the placement of surrounding buildings?	X		
Front Setback (pages 12 - 15)			
Does the front setback provide a pedestrian scale and enhance the street?			X
In areas with varied front setbacks, is the building designed to act as transition between adjacent buildings and to unify the overall streetscape?			X
Does the building provide landscaping in the front setback?			X
Side Spacing (page 15)			
Does the building respect the existing pattern of side spacing?			X
Rear Yard (pages 16 - 17)			
Is the building articulated to minimize impacts on light to adjacent properties?	X		
Is the building articulated to minimize impacts on privacy to adjacent properties?	X		
Views (page 18)			
Does the project protect major public views from public spaces?			X
Special Building Locations (pages 19 - 21)			
Is greater visual emphasis provided for corner buildings?			X
Is the building facade designed to enhance and complement adjacent public spaces?			X
Is the building articulated to minimize impacts on light to adjacent cottages?			X

Comments: The project conforms to the Residential Design Guidelines because the new addition has been designed to have a stepped back form to reduce mass at the street and provides articulation to minimize light and shadow to adjacent properties.

BUILDING SCALE AND FORM (PAGES 23 - 30)

QUESTION	YES	NO	N/A
Building Scale (pages 23 - 27)			
Is the building's height and depth compatible with the existing building scale at the street?	X		
Is the building's height and depth compatible with the existing building scale at the mid-block open space?			X
Building Form (pages 28 - 30)			
Is the building's form compatible with that of surrounding buildings?	X		
Is the building's facade width compatible with those found on surrounding buildings?	X		
Are the building's proportions compatible with those found on surrounding buildings?	X		
Is the building's roofline compatible with those found on surrounding buildings?	X		

Comments: The project conforms to the Residential Guidelines because the buildings height is 31-feet, 6 inches, its width 25 feet, and the proportions and form are compatible with the surrounding buildings. The existing building is already set at the rear of the lot and as such, could be argued impacts the mid-block open space.

ARCHITECTURAL FEATURES (PAGES 31 - 41)

QUESTION	YES	NO	N/A
Building Entrances (pages 31 - 33)			
Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building?	X		
Does the location of the building entrance respect the existing pattern of building entrances?	X		
Is the building's front porch compatible with existing porches of surrounding buildings?			X
Are utility panels located so they are not visible on the front building wall or on the sidewalk?			X
Bay Windows (page 34)			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?	X		
Garages (pages 34 - 37)			
Is the garage structure detailed to create a visually interesting street frontage?	X		
Are the design and placement of the garage entrance and door compatible with the building and the surrounding area?	X		
Is the width of the garage entrance minimized?	X		
Is the placement of the curb cut coordinated to maximize on-street parking?	X		
Rooftop Architectural Features (pages 38 - 41)			
Is the stair penthouse designed to minimize its visibility from the street?			X

Are the parapets compatible with the overall building proportions and other building elements?			X
Are the dormers compatible with the architectural character of surrounding buildings?			X
Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?			X

Comments: The project conforms to the Residential Design Guidelines because the building's entrance connects the public realm of the street and sidewalk with the private realm of the building, the placement of the garage entrance and door are compatible with the surrounding area, and width of the garage entrance is minimized to ten feet.

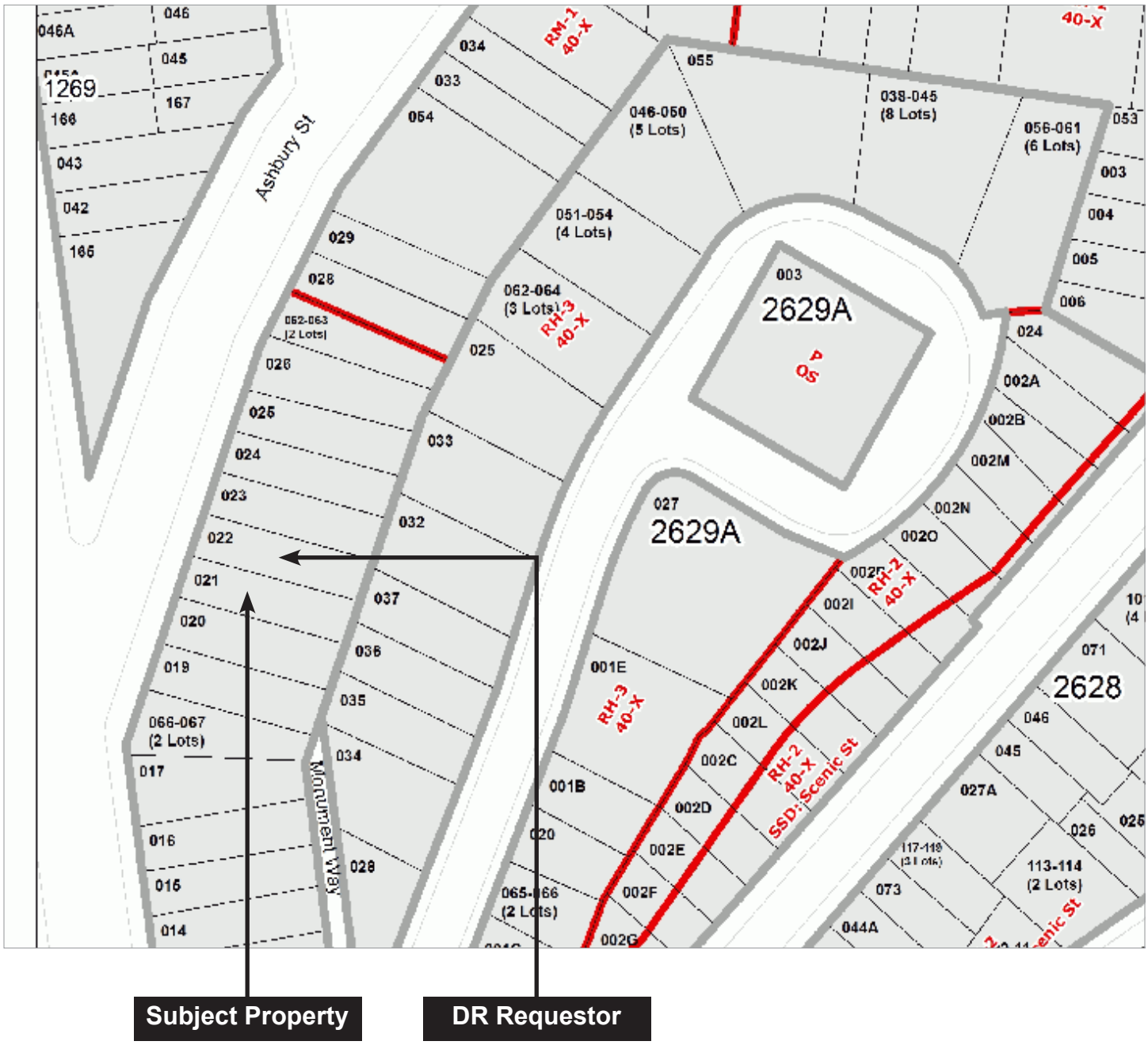
BUILDING DETAILS (PAGES 43 - 48)

QUESTION	YES	NO	N/A
Architectural Details (pages 43 - 44)			
Are the placement and scale of architectural details compatible with the building and the surrounding area?	X		
Windows (pages 44 - 46)			
Do the windows contribute to the architectural character of the building and the neighborhood?	X		
Are the proportion and size of the windows related to that of existing buildings in the neighborhood?	X		
Are the window features designed to be compatible with the building's architectural character, as well as other buildings in the neighborhood?	X		
Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street?	X		
Exterior Materials (pages 47 - 48)			
Are the type, finish and quality of the building's materials compatible with those used in the surrounding area?	X		
Are the building's exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings?	X		
Are the building's materials properly detailed and appropriately applied?	X		

Comments: The project conforms to the Residential Design Guidelines because the proportion, size and material of the windows relate to that of existing buildings in the neighborhood and contribute to the architectural character. The combination of stone veneer and cement plaster are compatible with those used in the surrounding area, and the exposed side walls are finished with cement plaster.

Attachments

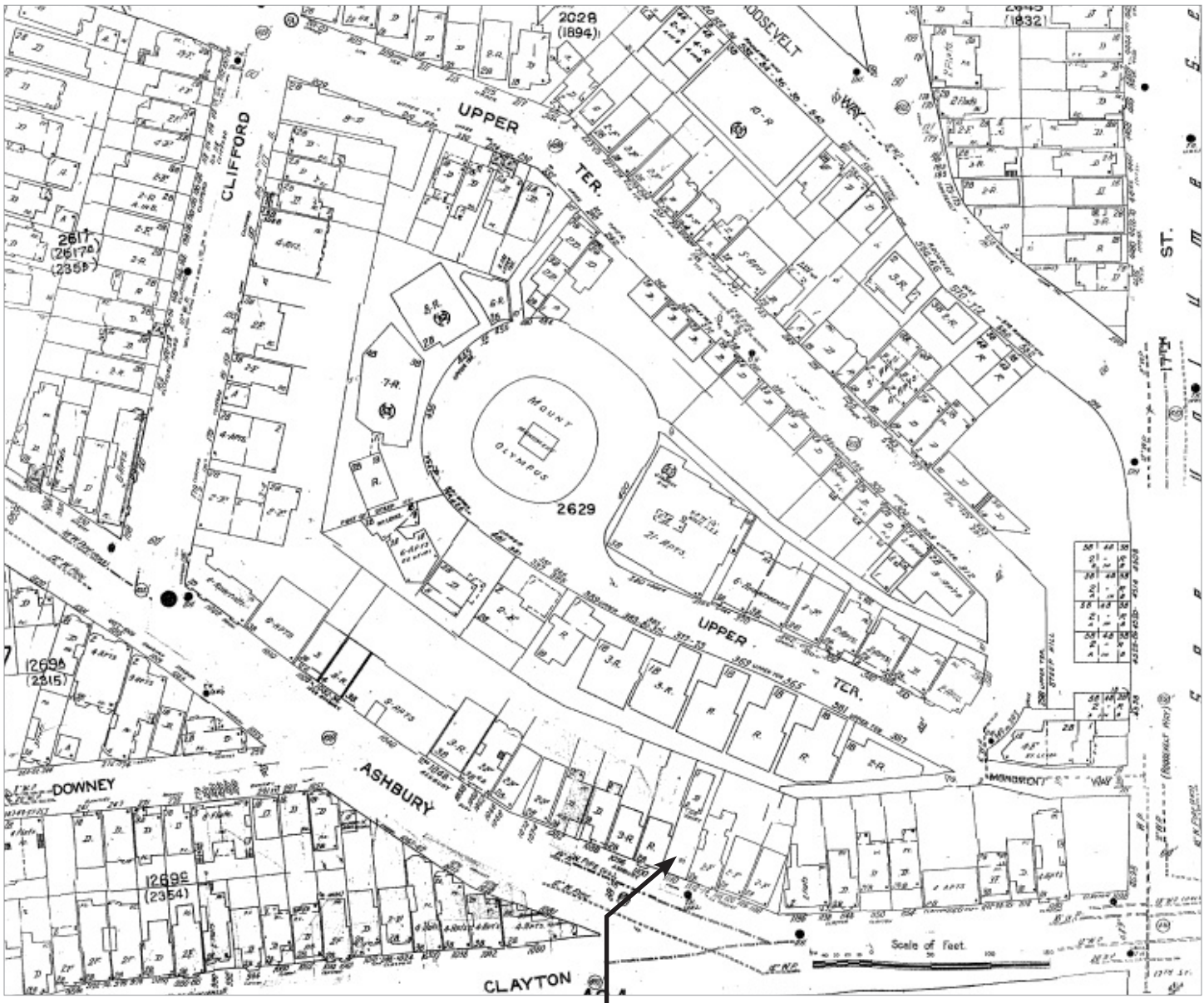
Block Book Map



SAN FRANCISCO
PLANNING DEPARTMENT

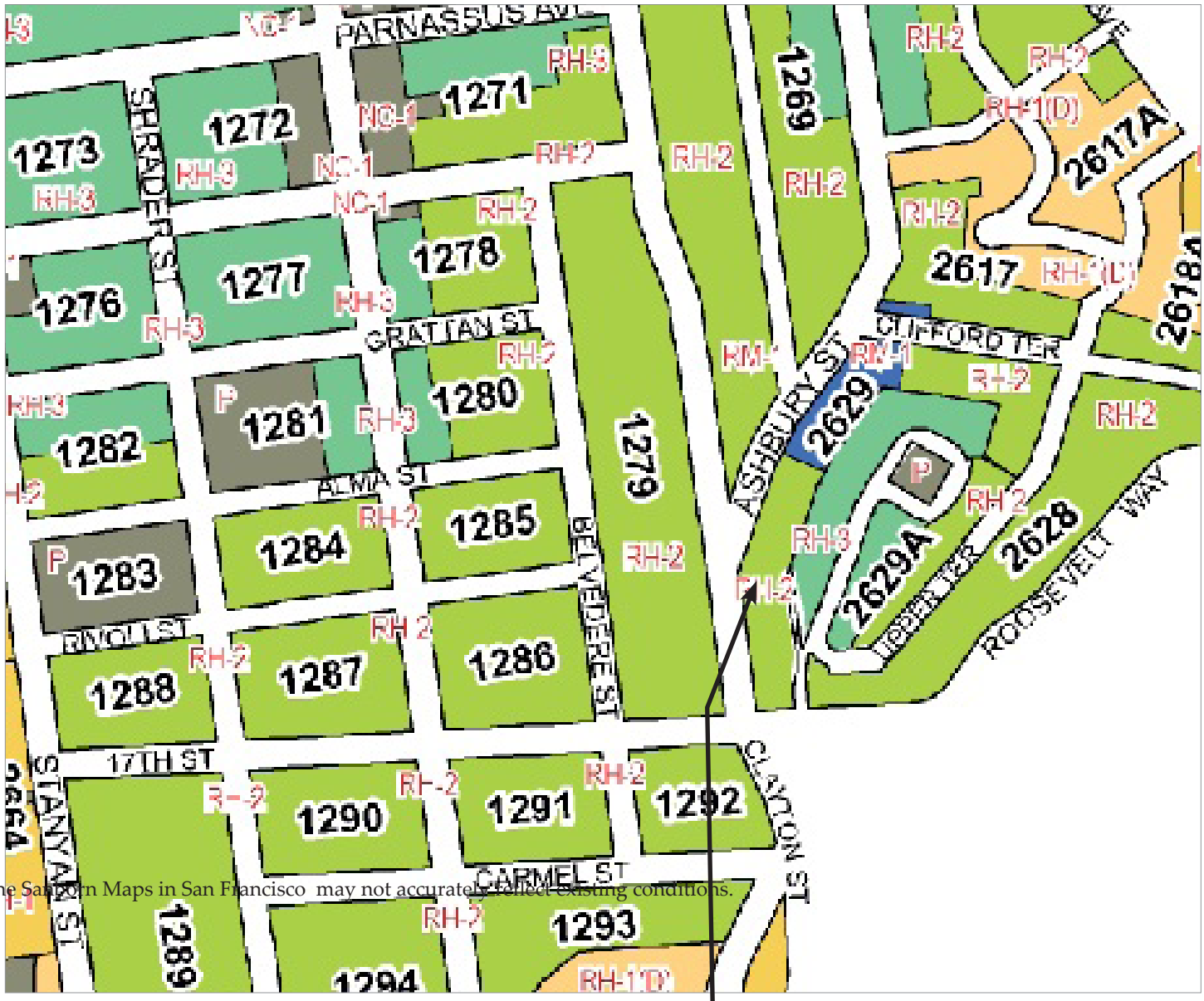
Discretionary Review - Full Analysis
Case Number 2013.0314D
1110 Ashbury Street

Sanborn Map



*The Sanborn Maps in San Francisco may not accurately reflect existing conditions.

Zoning Map

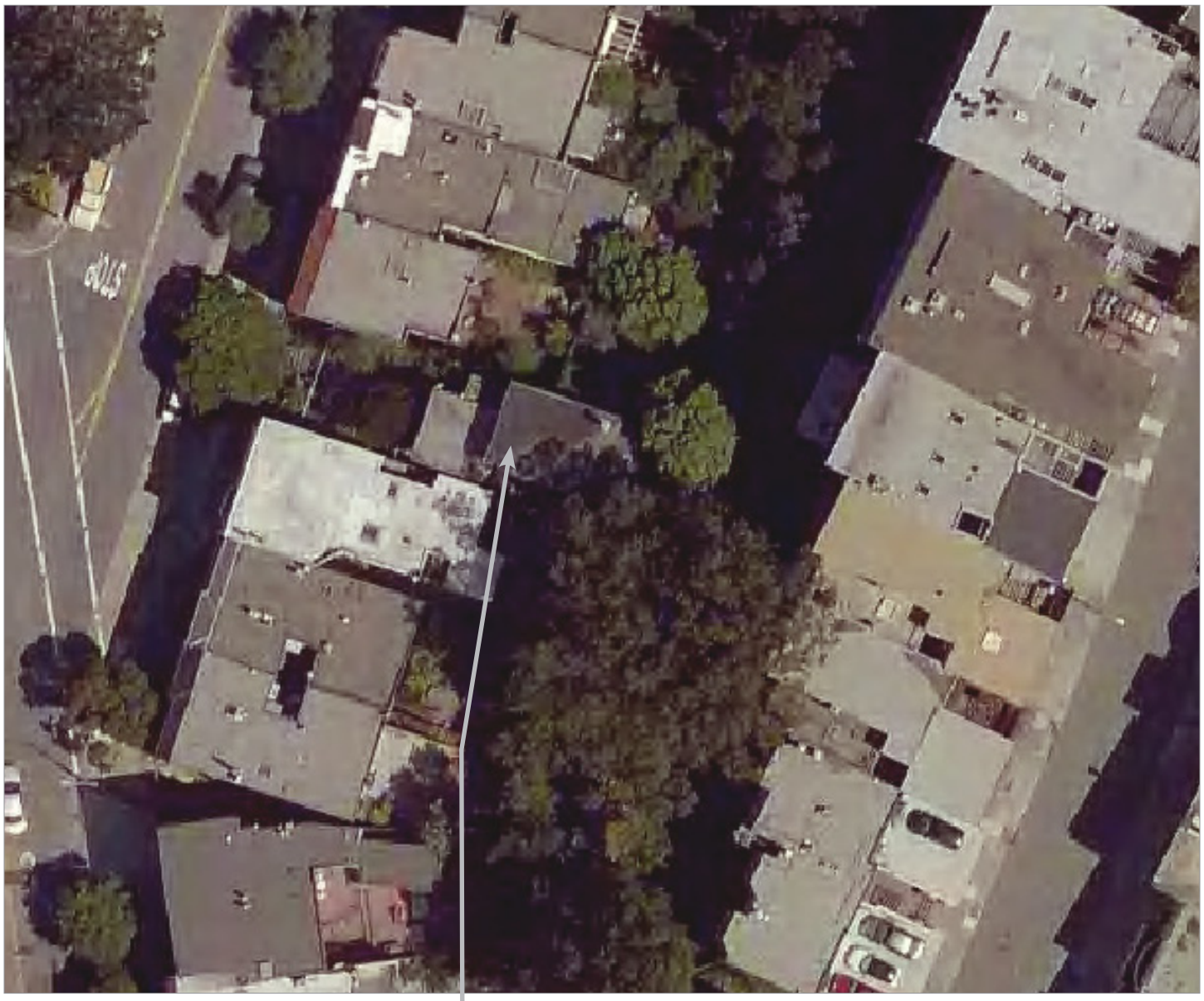


*The Sanborn Maps in San Francisco may not accurately reflect existing conditions.

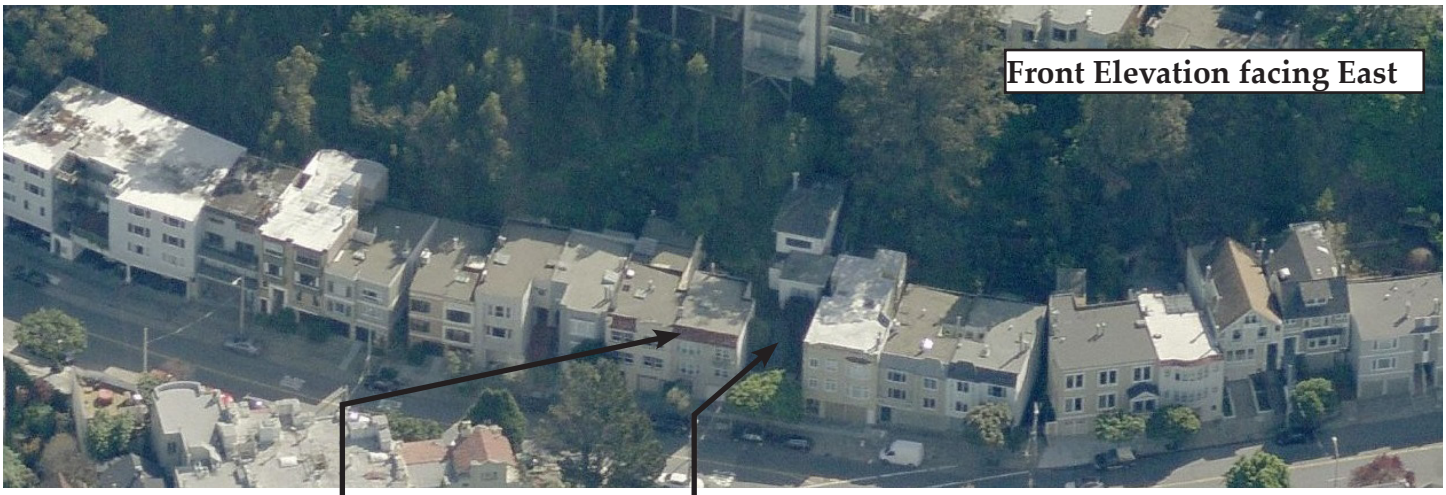
SAN FRANCISCO
PLANNING DEPARTMENT

Discretionary Review - Full Analysis
Case Number 2013.0314D
1110 Ashbury Street

Aerial Map

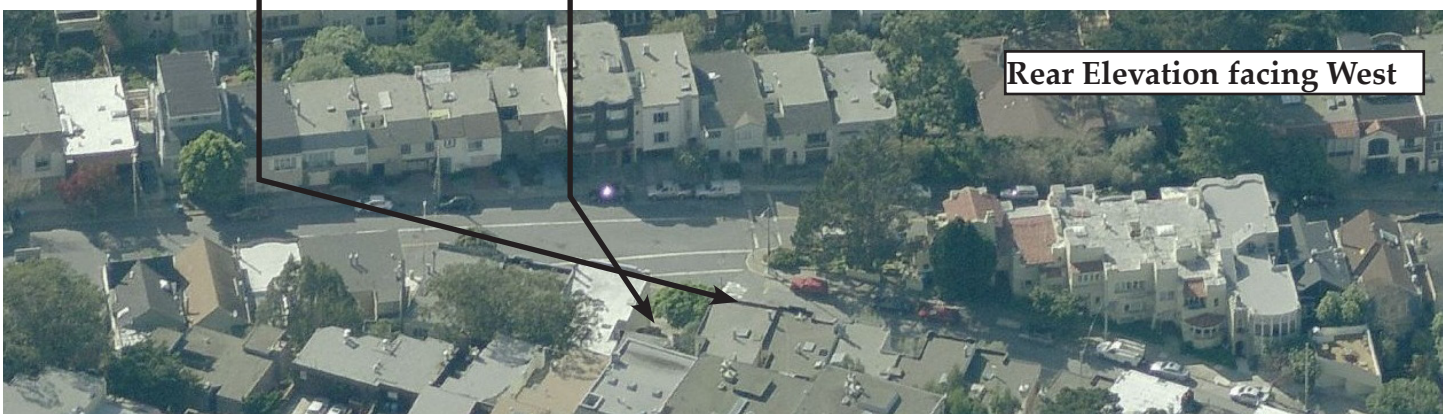


Site Photos



DR Requestor

Subject Property



Subject Property

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
Exemption from Environmental Review

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.:	**2013.0314E**
Project Title:	**1110 Ashbury Street**
Zoning:	RH-2 (Residential – House, Two Family) Use District 40-X Height and Bulk District
Block/Lot:	2629/021
Lot Size:	2,495 square feet
Project Sponsor:	Ty Bash – (415) 515-5003
Staff Contact:	Tania Sheyner – (415) 575-9127 Tania.Sheyner@sfgov.org

PROJECT DESCRIPTION:

The project site is located on the eastern side of Ashbury Street, just north of its intersection with Clayton Street, in the city's Haight Ashbury neighborhood. The subject parcel is 2,495 square feet in size and slopes downward toward the west. The existing structure on the project site is a two-story single-family residence, encompassing 1,472 square feet of space and spanning 26 feet in height. The proposed project would involve a 2,502-square-foot horizontal and vertical addition to the existing four-bedroom residence (built circa 1900), as well as interior renovations. [Continued on the following page.]

EXEMPT STATUS:

Categorical Exemption, Class 1 (California Environmental Quality Act (CEQA) Guidelines Section 15301(e)(2))

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

Sarah B. Jones
Acting Environmental Review Officer

July 15, 2013
Date

cc: Ty Bash, Project Sponsor
Jessica Look, Current Planning
Jonathan Lammers, Preservation Planner
Supervisor Scott Wiener, District 8
Virna Byrd, M.D.F.

PROJECT DESCRIPTION (continued):

The proposed project would result in a 3,974-square-foot, 4-bedroom residence, expanding the existing structure into a larger single-family residence, which would be three stories over a garage on the majority of the lot (the third story would be set back 15 feet from the front property line). The new structure would also include a two-car garage that would be able to accommodate two vehicles, and additions such as a study, a roof deck, two patios, and an elevator. Two skylights would be installed to allow natural light onto the third floor living areas (living room, dining room, and kitchen). The project would also include a new roof, exterior cladding and fenestration, and mechanical, electrical and plumbing work. Due to the sloping nature of the project site, the proposed garage and first levels would be fully above grade along the front of the building but would be below-grade along the rear of the building. The maximum depth of excavation for the project is approximately 11 feet.

REMARKS:

Historical Resources. A property may be considered a historic resource if it meets any of the criteria related to events, persons, architecture, or prehistory that make it eligible for listing in the California Register of Historical Resources, or if it is considered a contributor to a potential historic district. The Planning Department's Preservation staff evaluated the subject property to determine whether the existing structure on the project site is a historical resource as defined by CEQA.[1]

According to property records (and as summarized in the Department's Preservation Team Review Form), the existing building at 1110 Ashbury Street is a wood-frame dwelling constructed in 1909 for Horace Shutts, a dairy salesman, and his wife Nellie Shutts. The building was one of the earliest residences constructed in the immediate area, which was subdivided as part of Adolph Sutro's Park Lane Tract. Alterations in 1950 resulted in a one-story, flat-roofed addition and the removal of the front porch.

Based on Planning Department Preservation staff evaluation, the building does not retain integrity to its original construction, and the addition does not appear architecturally significant in its own right. The structure also does not appear to contribute to a historic district. It is not architecturally significant, and does not appear to be associated with significant events or persons such that it would qualify as a historic resource under CEQA.

Archeological Resources. The proposed project would excavate to a depth of up to 11 feet to accommodate the proposed garage and first floor additions. Although the project site is not located in an archeologically sensitive area, given the proposed depth of excavation, a review of the project by the Department's archeologist was required to assess potential impacts with respect to archeological resources. This review concluded that the proposed project is unlikely to result in any archeological disturbances.

Geotechnical. The Planning Department's records show that the property is not in a landslide or liquefaction zone; however the structure is located on a slope of approximately 20 percent or more. A

1 San Francisco Planning Department, *Preservation Team Review Form, 1110 Ashbury Street, June 17, 2013*. This report is available for review as part of Case No. 2013.0314E.

geotechnical investigation was conducted for the property at 1110 Ashbury Street[2] and notes that the residence slopes downward toward the northwest at an average inclination of about 3:1 (horizontal:vertical). Based on the borings conducted, the project site is underlain by firm to hard, lean clay with varying amounts of sand to the maximum depth explored of 7.5 feet. No groundwater was encountered in the borings. The geotechnical report concludes that the project site is suitable for the proposed project, noting that the primary geotechnical issues of concern are ensuring an adequate foundation support and seismic shaking and related effects during earthquakes. These items are addressed below.

Foundation Support. The Geotechnical Investigation recommended that the project be supported on a conventional spread footing foundation bearing in competent earth materials. A mat foundation may be used as an alternative if the spread footings are expected to cover a substantial portion of the building area. Drilled piers may be used to support the project or for shoring and underpinning, if required.

Seismic Hazards. Because the project site does not lie within the Alquist-Priolo earthquake Fault Zone as defined by the California Division of Mines and Geology, the potential risk for damage to improvements at the site due to surface rupture from faults is low. Moreover, compliance with the Building Code would reduce potential impacts related to earthquake shaking. The project site does not lie within a liquefaction potential zone, and the earth materials encountered in the performed borings were not subject to liquefaction; thus, the project would have low potential for impacts related to liquefaction, and consequently, it would also have low potential for impacts related to lateral spreading.[3] Furthermore, the project has a low potential to result in densification,[4] as earth materials subject to densification do not exist beneath the site in sufficient thickness to cause this potential impact.

The project site lies within an area of potential earthquake-induced landsliding, as mapped by the California Division of Mines and Geology for the City and County of San Francisco. While the geotechnical report notes that there is some potential for ground displacement, it further states that such potential is relatively low and that the proposed project would likely reduce this potential by improving site drainage and by adding rigidity within the slope with the proposed structural improvements.

The Geotechnical Report provided specific technical recommendations and requirements concerning site preparation and grading, seismic design, foundations, retaining walls, slab-on-grade floors and exterior flatwork, and site drainage. The report ultimately concluded that the project site is suitable to support the proposed project, provided that its recommendations are incorporated into the design and construction of the proposed project. The sponsor has agreed to implement the recommendations of the geotechnical report into the final project design, subject to final review and permitting by the Department of Building Inspection.[5]

The San Francisco Building Code ensures the safety of all new construction in the City. Decisions about appropriate foundation and structural design are considered as part of the Department of Building

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[2] Earth Mechanics Consulting Engineers, *Geotechnical Investigation, Planned Improvements at 1110 Ashbury Street, San Francisco, California, March 1, 2013.* This report is available for review as part of Case No. 2013.0314E.

[3] Lateral spreading or lurching is generally caused by liquefaction of marginally stable soils underlying gentle slopes.

[4] Densification generally occurs in clean, loose granular soils during earthquake shaking, resulting in seismic settlement and differential compaction.

[5] Letter from Ty Bash (Project Sponsor) to Tania Sheyner, Planning Department, July 2, 2013. This document is available for review at the Planning Department, 1650 Mission Street, Suite 400, in Case File No. 2013.0314E.

Inspection (DBI) permit review process. Prior to issuing a building permit for the proposed project, the DBI would review the geotechnical report to ensure that the security and stability of adjoining properties and the subject property is maintained during and following project construction. Therefore, potential damage to structures from geologic hazards on the project site would be addressed through compliance with the San Francisco Building Code.

Exemption Class. Under CEQA State Guidelines Section 15301(e)(2), or Class 1(e)(2), additions to existing structures of up to 10,000 sf are exempt from environmental review provided that the project is located in an area where all public services and facilities are available and the area is not environmentally sensitive. The proposed project would increase the existing 1,472 square foot floor area by 2,502 square feet to about 3,974 square feet, substantially less than 10,000 square feet. In addition, the project site does not provide habitat for any sensitive species and is located in an urbanized area where all public services and facilities are available. Therefore, the proposed project would be exempt from environmental review under Class 1.

Summary. CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would not have significant geotechnical, historical, or archeological resource impacts. The proposed project would have no other significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	6/5/2013	**Date of Form Completion**	6/6/2013

PROJECT INFORMATION:		
Planner:	Address:	
Jonathan Lammers	1110 Ashbury Street	
Block/Lot:	Cross Streets:	
2629/021	Clayton Street & Clifford Terrace	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2013.0314E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
(•) CEQA	( ) Article 10/11	( ) Preliminary/PIC	(•) Alteration	( ) Demo/New Construction

DATE OF PLANS UNDER REVIEW:	not dated

PROJECT ISSUES:	
[x]	Is the subject Property an eligible historic resource?
[ ]	If so, are the proposed changes a significant impact?
	Additional Notes:
	Not a historic resource.

PRESERVATION TEAM REVIEW:			
Historic Resource per CEQA	( ) Yes	(•) No *	( ) N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ( ) Yes (•) No	Criterion 1 - Event: ( ) Yes (•) No
Criterion 2 -Persons: ( ) Yes (•) No	Criterion 2 -Persons: ( ) Yes (•) No
Criterion 3 - Architecture: ( ) Yes (•) No	Criterion 3 - Architecture: ( ) Yes (•) No
Criterion 4 - Info. Potential: ( ) Yes (•) No	Criterion 4 - Info. Potential: ( ) Yes (•) No
Period of Significance:	Period of Significance:
	( ) Contributor ( ) Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	◉ N/A
CEQA Material Impairment:	○ Yes	○ No	
Needs More Information:	○ Yes	○ No	
Requires Design Revisions:	○ Yes	○ No	
Defer to Residential Design Team:	◉ Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

1110 Ashbury Street is a wood-frame dwelling located in the Ashbury Heights area on a steeply sloping lot southwest of Mount Olympus. The original building permit is not on file.

Based on information provided by architectural historian, William Kostura (report dated February 2013 and attached to the Supplemental Information Form), the subject building was constructed circa 1909 for Horace Shutts, a dairy salesman, and his wife Nellie Shutts. Staff research confirms that Schutts previously lived on Cole Street, and does not appear at this address in city directories until 1910.

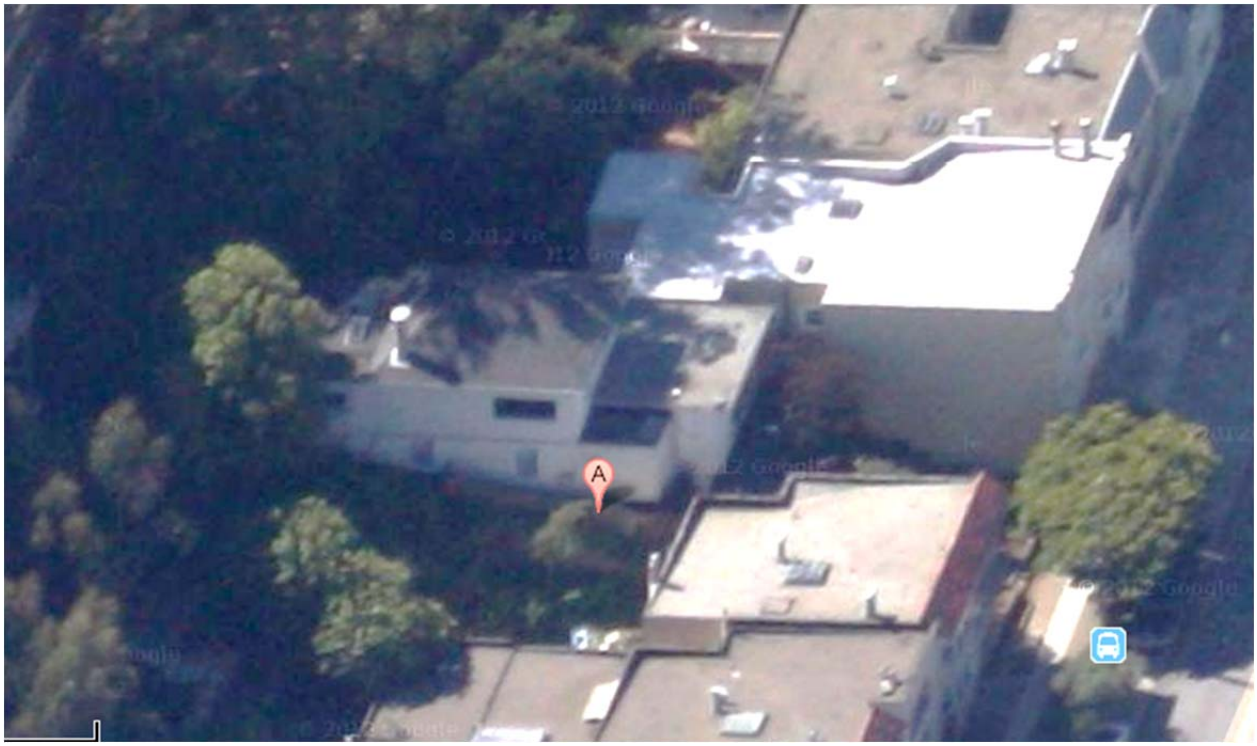
The dwelling was one of the earliest residences constructed in the immediate area, which was subdivided as part of Adolph Sutro's Park Lane Tract. The 1913 Sanborn map shows the building as a two-story dwelling with front porch, and deeply recessed on its lot. The building was subsequently altered in 1950 with a 14' x 16' one-story, flat-roofed addition extending from the front of the original building toward Ashbury Street. This work was done for owner William Hulbert (then assistant treasurer of Western Box Distributors), and completed by contractor, Thomas Lowe. The addition, which shows Mid-Century Modern design influences, removed the front porch and obscured much of the original primary facade of the building. However, the rear and sides of the original building retain their original wood shingle and rustic channel siding.

The building does not retain integrity to its original construction, and the addition does not appear architecturally significant in its own right. The building also does not appear to contribute to a potential historic district. The subject block is characterized by buildings constructed during the 1930s - 1950s in a variety of styles, including Mediterranean Revival, French Provincial, Streamline and Mid-century Modern. Scattered examples of older buildings constructed with Pueblo Revival and Craftsman influences are also present. There is little overall architectural cohesion and no historic district appears to be present.

In summary, the building is not architecturally significant, and does not appear to be associated with significant events or persons such that it would qualify as a historic resource under CEQA.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Mark	6-17-2013

1110 Ashbury Street (William Kostura)



1110 Ashbury Street satellite view (Google Maps)

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On **April 5, 2013,** the Applicant named below filed Building Permit Application No. **2013.04.05.3911** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	**1110 Ashbury Street**	Applicant:	**Bill Pashelinksky**
Cross Street(s):	**17th Street and Clifford Terrace**	Address:	**197 Hayes Street**
Block/Lot No.:	**2629/021**	City, State:	**San Francisco, CA 94117**
Zoning District(s):	**RH-2 / 40-X**	Telephone:	**(415) 379-3676**

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed 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.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE		
☐ Demolition	☐ New Construction	☐ Alteration
☐ Change of Use	☒ Façade Alteration(s)	☒ Front Addition
☐ Rear Addition	☐ Side Addition	☒ Vertical Addition

PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	Residential
Front Setback	36 feet	0 feet
Side Setbacks	2 feet (North) 4 feet (South)	2 feet (North) and 0 Feet (South)
Building Depth	53 feet	89 feet
Rear Yard	11 feet	No Change
Building Height	26 feet (original construction in rear)	31 feet, 6 inches (at front)
Number of Stories	2	3 stories over garage
Number of Dwelling Units	1	1

PROJECT DESCRIPTION

The proposed project would result in a 3,917 square-foot, 4-bedroom single-family residence, which would expand the existing structure into a larger single-family residence. This proposed project would be three stories over a garage on the majority of the lot. The third story has been set back 15 feet from the front property line. The new structure would also include a two- car garage. Due to the sloping nature of the project site, the proposed garage and first levels would be fully above grade along the front of the building but would be below-grade along the rear of the building. Please see attached plans.

For more information, please contact Planning Department staff:

Planner: Jessica Look
Telephone: (415) 575-6812
E-mail: jessica.look@sfgov.org

Notice Date: 10/8/13
Expiration Date: 11/7/13

Application for **Discretionary Review**

CASE NUMBER: 13.0314D

APPLICATION FOR
Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME:
Michelle Meyer

DR APPLICANT'S ADDRESS: 1100 Ashbury Street San Francisco, CA ZIP CODE: 94117 TELEPHONE: (415) 271-3471

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:
Itay Bash

ADDRESS: P.O. Box 2747 Sunnyvale CA ZIP CODE: 94087 TELEPHONE: (415) 515-5003

CONTACT FOR DR APPLICATION:

Same as Above ☒

ADDRESS: ZIP CODE: TELEPHONE: ( )

E-MAIL ADDRESS:
MaM62@sbcglobal.net

2. Location and Classification

STREET ADDRESS OF PROJECT: 1110 Ashbury Street San Francisco CA ZIP CODE: 94117

CROSS STREETS:
Clayton Street

ASSESSORS BLOCK/LOT	LOT DIMENSIONS	LOT AREA (SQ FT)	ZONING DISTRICT	HEIGHT/BULK DISTRICT
2629 / 021		2495	RH-2	40-X

3. Project Description

Please check all that apply

Change of Use ☐ Change of Hours ☐ New Construction ☐ Alterations ☒ Demolition ☐ Other ☐

Additions to Building: Rear ☐ Front ☒ Height ☒ Side Yard ☐

Present or Previous Use: single family dwelling

Proposed Use: single family dwelling

Building Permit Application No. 201304053911 Date Filed: 4/5/2013

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	☒	☐
Did you discuss the project with the Planning Department permit review planner?	☒	☐
Did you participate in outside mediation on this case?	☐	☒

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.

"See attached"

Application for **Discretionary Review**

CASE NUMBER
For Staff Use only

13.0314D

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 attached"

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

"see attached"

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

"see attached"

Applicant's Affidavit

Under penalty of perjury the following declarations are made:
a: The undersigned is the owner or authorized agent of the owner of this property.
b: The information presented is true and correct to the best of my knowledge.
c: The other information or applications may be required.

Signature: _____ Date: 11/7/2013

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

Michelle Meyer

Owner / Authorized Agent (circle one)

Application for **Discretionary Review**

CASE NUMBER: For Staff Use only 13.0314D

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	☑
Address labels (original), if applicable	☑
Address labels (copy of the above), if applicable	☑
Photocopy of this completed application	☑
Photographs that illustrate your concerns	☑
Convenant or Deed Restrictions	⊠
Check payable to Planning Dept.	☐
Letter of authorization for agent	☐
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)	⊠

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.

RECEIVED
NOV 7 2013
CITY & COUNTY OF S.F.

For Department Use Only
Application received by Planning Department:

By: M. Corretta Date: 11.7.13

5. Changes Made

I have expressed problems with this massive project since first being notified about it. The project sponsor has made no changes whatsoever.

DISCRETIONARY REVIEW QUESTIONS

1. This project covers almost 100% of its lot because of an inequitable interpretation of the Code. (SEE SANBORN MAP ATTACHED.) The Planning Code requires a 25-45% rear yard in an RH-2 Zoning District. A published interpretation of the Code requires 25% of undeveloped lot area between buildings in lieu of a standard rear when there is an existing noncomplying rear building on the lot and the owner proposes a new building at front. In order to skirt the rear yard requirement and its related interpretation altogether, the current proposal plans to link the old and new structures and provide no (ZERO) open space on the lot other than the entirely substandard rear yard of about 10 feet. The exceptional and extraordinary circumstances are as follows:

a) The existing building on the lot sits in the required rear yard while ever other building on the block sits on the front of its lot;

b) The proposed single family home proposes covering 90% of the lot area, which would not only be exceptional and extraordinary in any RH-2 zoning district but outrageous and precedent setting as **NO OTHER BUILDING ON THIS BLOCK -- EVEN APARTMENT BUILDINGS -- COVERS MORE THAN 55% of ITS LOT and IN NO OTHER SITUATION DOES THE CODE ALLOW FOR 90% LOT COVERAGE ABSENT A VARIANCE**;

c) The Planning Department allowed the 311 plans to go out WITHOUT a scale, WITHOUT key dimensions such as rear yard and the plans drawn SO SMALL they take up only one-quarter of each 11 x 17 page.

The proposal fails to respect the rear yard of my property, in violation of all of the rear yard guidelines in the Residential Design Guidelines (pages 16 and 17). It is not articulated sufficiently near my building wall; instead it walls in my backyard, creating a canyon effect and eliminating direct sunlight at numerous times during the year.

The proposal fails to respect all of the Neighborhood Character Guidelines (pages 7-10) in that it ignores a pattern on 45-55% open space on each lot. Instead it proposes to cover 90% of the lot by skirting the existing published interpretation requiring open space elsewhere on the lot when it cannot be in the traditional rear yard location. The interpretation was written for a situation in which the new construction would be a separate building in front and thus requiring an open space between the two buildings. Here, to avoid any alternative location for a rear yard the project proposes to link the new and old construction. CLEARLY, the purpose of the existing interpretation is to REQUIRE an alternate location for a rear yard when there is an existing noncomplying building, WHETHER OR NOT the new proposal is a separate structure or a structure linked to the existing building. If this were not the case, the interpretation would not have been written with these words: "*A minimum rear yard depth is required*

for the subject situation to correct this inequity and to fulfill the intent of the rear yard provisions. The minimum rear yard required for any residential development under the Planning Code is 25 percent of the subject lot's depth or 15 feet, whichever is greater."

The proposal also fails to meet the spirit of Design Guidelines having to do with Special Building Locations (page 21). While the Design Guidelines addressing existing cottages speak to adjacent development IT IS COMMON SENSE that the same principles would apply to a cottage proposed for expansion. THE REASON this circumstance was not specifically addressed in the Design Guidelines (developed in large part by Pedro Arce and Peter Albert) IS THAT IT WAS NEVER ENVISIONED A REAR COTTAGE WOULD ATTEMPT TO EXPAND FORWARD TO THE EXTENT LOT COVERAGE WOULD EXCEED 90%.

This proposal attempts to exploit an existing Code Interpretation to obviate

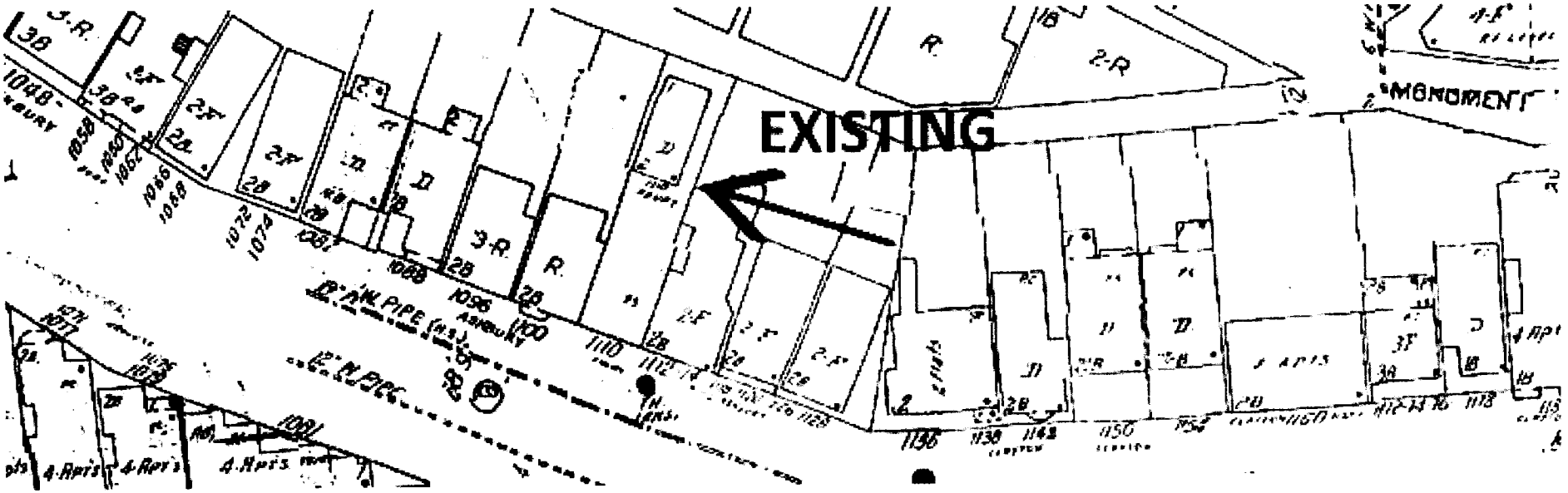
a) every HOUSING ELEMENT policy having to do with preserving affordable housing and preserving and respecting neighborhood character, and

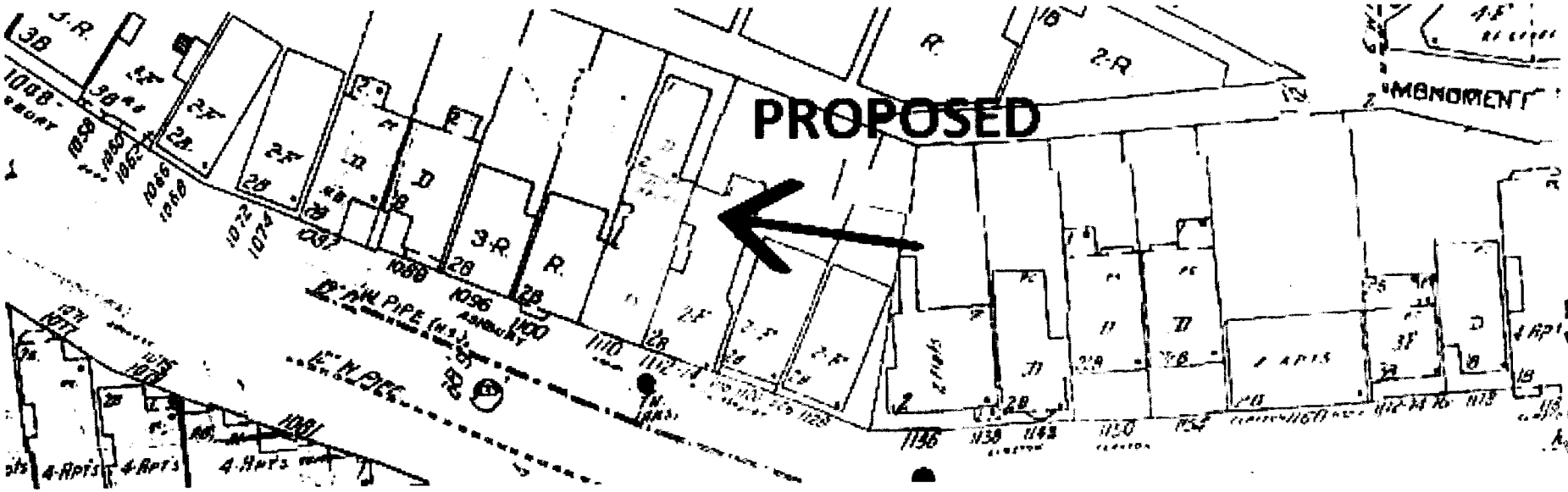
b) every URBAN DESIGN ELEMENT policy having to do with preserving characteristic lot coverage patterns, respecting and improving the integrity of open spaces, and relating new construction to existing bulk, lot coverage and height patterns.

2. Everyone who lives in every RH zoning district in the City should be afraid of a project like this -- a project that covers over 90% of its lot merely because the existing written interpretation requiring alternate rear yard location in the event of a pre-existing rear yard cottage was written for two buildings instead of one. A project like this should have never gotten to the 311 stage. The Zoning Administrator should have clarified that when the owner of an existing non-complying rear yard building wants to expand forward, into the traditionally located buildable area, he or she will have to design the project with an alternate rear yard location that respects the existing yards of adjacent properties. If the Zoning Administrator does not want to make such an interpretation, then the Design Guidelines provide ample direction to do the same.

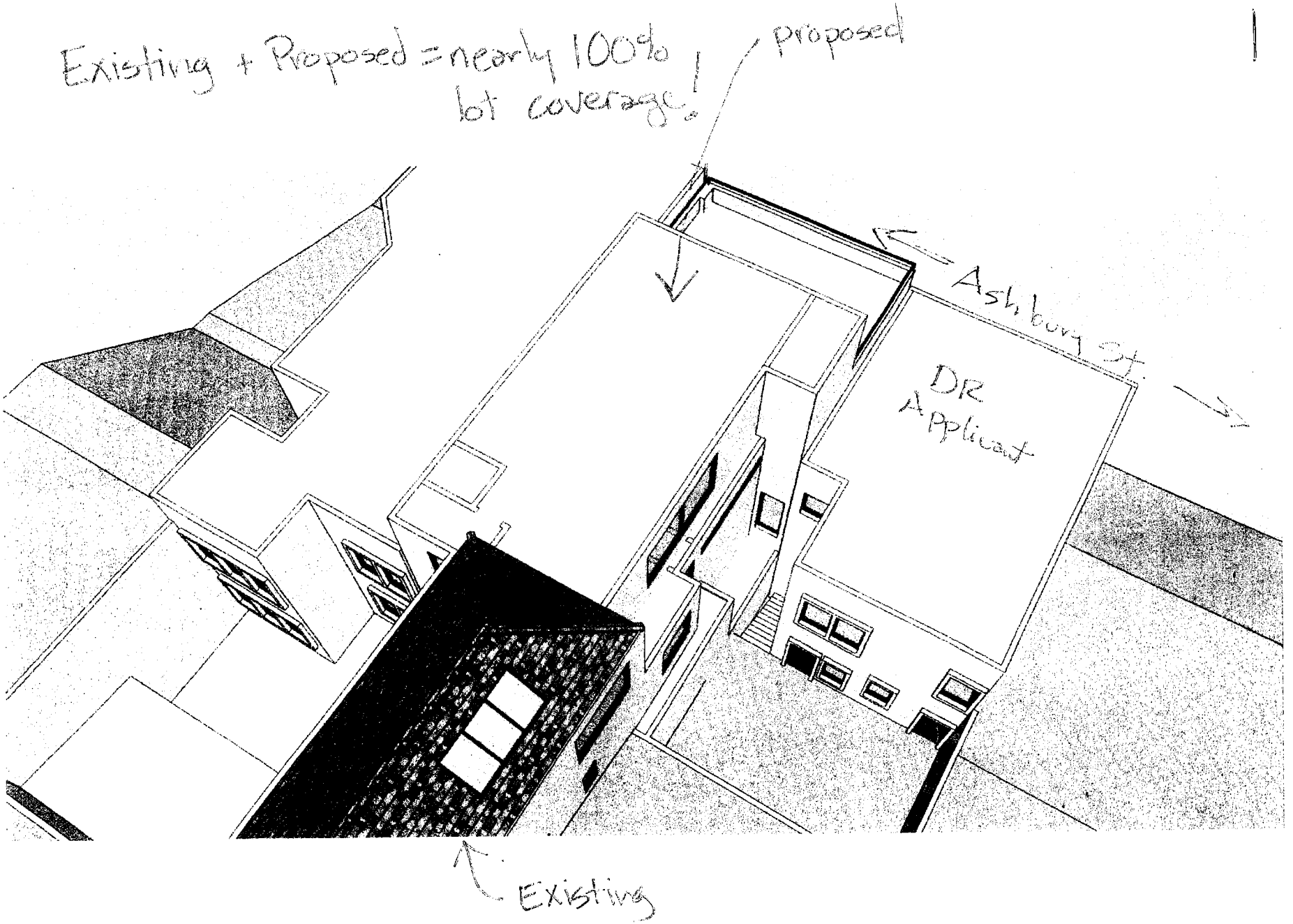
3. The proposal needs to incorporate an approximately 45% yard on the lot in a way that respects my lot. The redesign should pull the new addition further away from my property from my rear building wall back to the existing noncomplying building. Additionally, the proposed top story of the building should be reduced in size such that it does not go deeper into the lot than my rear building wall. (SEE ATTACHED 3-D MONTAGE.)

1110 Ashbury St.: Nearly 100% Lot Coverage Proposed





13.021 D


Existing + Proposed = nearly 100% lot coverage!
Proposed
Ashbury St.
DR Applicant
Existing

13.031D

SAN FRANCISCO
PLANNING DEPARTMENT

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

RESPONSE TO DISCRETIONARY REVIEW

Case No.: 13.03140

Building Permit No.: 2013 0405 3911

Address: 1110 Ashbury

Project Sponsor's Name: Ty Bash

Telephone No.: (415) 515-5003 (for Planning Department to contact)

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.

   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.

   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.

   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.

Number of	Existing	Proposed
Dwelling units (only one kitchen per unit –additional kitchens count as additional units)	1	1
Occupied stories (all levels with habitable rooms)	2	3
Basement levels (may include garage or windowless storage rooms)	0	1
Parking spaces (Off-Street)	0	2
Bedrooms	3	4
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas	1472	3917
Height	26	31.6
Building Depth	53	89
Most recent rent received (if any)	N/A	N/A
Projected rents after completion of project	N/A	N/A
Current value of property	$1.45	
Projected value (sale price) after completion of project (if known)		?

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

Ty Bash — 12/18/13 — Ty Bash

Signature — Date — Name (please print)

Question 1.

The proposed addition should be approved because it either meets or exceeds the Planning Code requirements and the Design Guidelines and presents minimal to no impact to the neighborhood or DR requester.

Since December of last year, I have met with the DR requester three times in person, communicated with her on the phone on numerous occasions, and have exchange over 25 emails. Yet, this DR application is the first time that the DR requester discusses lot coverage or rear yard setbacks.

In her two page DR Request, she repeatedly takes creative liberty with the facts, from claiming near 100% lot coverage (actual lot coverage is 83%), to ZERO open space (project useable open space is 875 sq ft.), while not once mentioning the requests and accommodations that were made to her benefit during the design process.

Under 1(a), DR requester criticizes the location of the existing home on the lot and the resolution the proposed addition will provide. She astutely identifies that, other than my home, "every other building on the block sits of the front of its lot". With an eye to address this problem, and in an attempt to design a building that will beatify the block, while carefully adhering to the Design Guidelines, we designed an addition that will also front my home's lot. Furthermore, both in conversation and email communication, DR requester supported the addition to the front of the lot, as she stated her belief that the addition at 1110 Ashbury will physically support her home in case of an earthquake.

Under 1(b), DR requester goes further to claim that no other building on the block has less than a 45% rear yard setback, while her very next-door neighbor to the north, at 1096 Ashbury has a 32% rear yard setback.

Either way, since the entire proposed addition is within the buildable area, and no change to the bulk or size of the existing non-conforming structure is proposed, the DR requester's argument fails. It appears that the DR requester is asking for a discretionary review of the existing non-conforming structure rather than the proposed addition, as no modification to the proposed addition, even the ones that she recommends, will produce the reduction in lot coverage she erroneously seeks.

During our numerous interactions, the DR requester asked that the design would minimally impact the light to her kitchen window, which faces a 6 foot tall wood fence. We complied and incorporated this request into the design, by providing setbacks and articulation at the north side of the proposed addition (along her property). The design of the proposed addition provides minimal to no impact on the direct light to DR requester's kitchen window or yard, as can be seen in the attached shadow study.

From the project's inception, we worked with the planning department, by conducting a pre-application meeting, with the neighbors, by holding a pre-application neighborhood meeting, and individual meetings with the neighbors on either side, to design an addition that will meet both the Planning Code and Design Guidelines, as well as, incorporate neighbor's concerns.

Question 2.

Several steps were taken to minimize the proposed addition's impact on the DR requester, as was explained to her during our meetings, and email exchanges:

1) The proposed addition was set back 4 feet from the property line, on the first floor along DR Requester's light well, *where no set back is required.*
2) The proposed addition was set back 4 feet from the property line, on the second floor along DR Requester's light well and continuing all the way back to the existing structure, *where only a 3 foot setback is required.*
3) The proposed addition was set back 5 feet from the property line, on the third floor along DR Requester's light well continuing all the way back to the existing structure.
4) The proposed addition provides various setbacks, and creates substantial vertically-progressive articulation (progressively bigger with height) in an attempt to minimize the impact of shadow and light reduction to DR requester's kitchen window and yard, per her request. These articulations are in two directions, South and East.
5) The proposed addition will remove the existing fence currently 4 feet from DR requester's kitchen window to allow for additional light.

Question 3.

The substantial setbacks on the proposed addition, along DR requester's property, minimize the impact to near zero, as can be seen from the shadow study.

Other comments:

Sandborn Maps
DR Requester references the historic (and inaccurate at this point) Sandborn maps. The Sandborn maps do not depict the 16-foot front addition at 1110 Ashbury that was completed in 1950. The front of the 1950 addition aligns with rear of the DR Requester's house. (See Site Plan A-1.02) The Sandborn maps also do not show the rear addition of the neighbor just north of the DR Requester's property line, which appears to protrude into the rear setback.

Impact on Direct Sunlight.
We have conducted a shadow analysis on both the summer and winter solstice at 9am 12pm and 2pm. In each case, the proposed addition has either an insignificant and non-existent impact on DR requester's property. See shadow analysis.

Setbacks between structures
Since the proposed addition is a front addition to a single-family house, the final structure will remain a single structure. As a second structure does not exist, there could not be an application of setback requirements between two structures.

Look, Jessica (CPC)

From: Suchitra Pandey <suchi.pandey1@gmail.com>
Sent: Tuesday, November 26, 2013 6:40 PM
To: Look, Jessica
Subject: Notice of Building Permit Application

Dear Jessica,

I would like further information regarding a notice I received in the mail on November 14, 2013 for a building permit for 1110 Ashbury Street.

I live in 1096 Ashbury Street in Apartment #3 which is the rear apartment unit. Since I live within 150 feet of 1110 Ashbury, I received the permit application in the mail. 1110 Ashbury is south of my building. The proposed project at 1110 Ashbury significantly impacts my apartment in the following way:

My apartment is the rear unit and currently the only source of direct light into the apartment is through the south facing windows in the bedroom and kitchen. If the new proposed addition is constructed per the plans detailed in the building permit, I will lose close to all direct sunlight into the apartment. The apartment will become very dark and very different from the current brightness, which is one of the main reasons I purchased this apartment in 2011. Not only is this unacceptable for me but this will also decrease the overall value of my apartment.

Due to the concerns above, I would have put in a request for Discretionary Review. However, since I did not receive the permit in the mail until November 14th, I was not able to submit prior to the November 7th deadline listed on the permit application.

I called you on November 15th and again today to discuss the following with you:

1) Am I still able to put in a Request for Discretionary Review given the impact on my apartment? I think a shadow study should be performed to determine the extent of the affect of the proposed structure on my apartment regarding loss of light.

2) I have learned that my neighbor has put in a Request for Discretionary Review (different reasons). If I am not able to enter a separate request for Review at this point, I would like to add it as an addendum to the Discretionary Review request she has submitted. Is this possible?

Thank you for your time.

A concerned neighbor,
S. Pandey
415-271-8284

GENERAL NOTES:

INTENT OF DOCUMENTS:

It is the intent of these Contract Documents
to establish a high quality of material and workmanship,
but not necessarily to note and call for every last item
of work to be done. Any item not specifically covered
but deemed necessary for satisfactory completion
of the work shall be accomplished by the Contractor
in a manner consistent with the quality of the work
without additional cost to the Owner. All materials
and methods of installation shall be in accordance
with industry standards and manufacturers recommendations.

A. All materials and workmanship shall conform to the requirements
of the following codes and regulations and any other local and state
laws and regulations:

San francisco Building Code 2010 Edition
San franciscoFire Code 2010 Edition
San francisco Plumbing Code 2010 Edition
San francisco Electrical Code 2010 Edition
San francisco Mechanical Code 2010 Edition

Verify all existing conditions and dimensions at the project site.
Notify the Architect and/or Engineer of any discrepancies
before beginning construction.
B. Provide adequate and proper shoring and bracing to maintain
safe conditions at all times. The contractor shall be solely
responsible for providing adequate shoring and bracing as required
for protection of life and property during the construction of the project.
C. At all times the Contractor shall be solely and completely responsible
for all conditions at the jobsite, including safety of persons and property,
and all necessary independent engineering reviews of these conditions.
The Architects jobsite reviews are not intended nor shall they be
construed to include a review of the adequancy of the contractors safety measures.
D. Unless otherwise shown or noted, all typical details shall used where applicable.
E. All details shall be constued typical at similar conditions.
F. All Drawing conflicts shall be brought to the attention of the Architect
and/or Consulting Engineer for clarification before work proceeds.
G. The Contractor shall supply all labor, materials, equipment and
services, including water and power, necessary for the proper execution
of the work shown on these drawings. All materials shall be new
and workmanship shall be good quality. All workman and subcontractors
shall be skilled in their trade. Any inspections, special or otherwise, that
are required by the building codes, local builing departments, on these
plans shall be done by an independent inspection company.
H. Finishes: Replace patch, repair and refinish all existing surfaces
affected by the new work. All new finishes shall match the adjacent surface.
all surfaces shall align.
I. The General Contractor shall visit the site and familiarize themselves
with the existing site conditions prior to finalizing of any proposal to the owner.
The general Contractor shall be responsibe to inform the owner or Architect
of potential existing conditions that need to be addressed and or modified
inorder to cmplete the work as herein described in these Drawings.
J. The General Contractor shall be reponsible for all means and methods
of construction including but not limited to leveling, shiming, and blocking.
The General Contractor shall make specific note of such items that can not
be known prior to the commencement of construction.
.

BUILDING TO BE FULLY FIRE SPRINKLERED PER NFPA 13 REGULATIONS BY SEPERATE PERMIT

DRAWING INDEX:

PROJECT INFORMATION:

ZONING: RH-2

OCCUPANCY R-3
PROPOSED USE: SINGLE FAMILY RESIDENCE

CONSTRUCTION TYPE: 5-B EXISTING
5-A PROPOSED

BLOCK 2618 LOT005

SCOPE OF WORK: NEW HORIZONTAL ADDITION AT FRONT. NEW VERTICAL 1 STORY ADDITION WITH ROOF DECK. PROVIDE NEW GARAGE. PROVIDE 3 NEW BATHROOMS,VANITY, AND REMODEL KITCHEN.

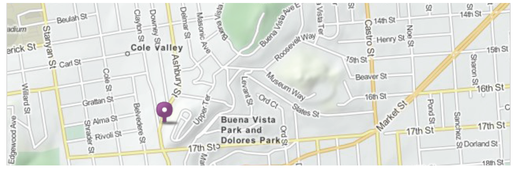
EXISTING:	1,748 SQ FT
PROPOSED:	
HABITABLE:	2,169 SQ FT
TOTAL HABITABLE:	3,917 SQ FT
GARAGE/STORAGE	992 SQ FT

ABBREVIATIONS:

@	AT
℄	CENTERLINE
Ø	DIAMETER OR ROUND
(E)	EXISTING
(N)	NEW
(R)	REPLACE
AFF	ABOVE FINISH FLOOR
BM.	BEAM
BLDG.	BUILDING
CBC	CALIFORNIA BUILDING CODE
CLR.	CLEAR
CLOS.	CLOSET
CONC.	CONCRETE
DECK'G	DECKING
DET.	DETAIL
DIA.	DIAMETER
DISP.	DISPOSAL
DW.	DISHWASHER
DR.	DOOR
DBL.	DOUBLE
DN.	DOWN
DRWGS.	DRAWINGS
D	DRYER
EA.	EACH
F	FAHRENHEIT
FIN.	FINISH
F.R.	FIRE RATED
FLR.	FLOOR
FT.	FOOT OR FEET
FR.	FRENCH
FURN.	FURNISH
FURR.	FURRING
GA.	GAUGE
GL.	GLAZING
GYP.	GYPSUM
GYP.BD.	GYPSUM BOARD
HGT./HT.	HEIGHT
INSUL.	INSULATION
MFG.	MANUFACTURING
MAX.	MAXIMUM
MTL.	METAL
MIN.	MINIMUM
O.C.	ON CENTER
PR.	PAIR
PKT.	POCKET
P.T.	PRESSURE TREATED
REF.	REFRIGERATOR
REQ'D	REQUIRED
REQ'T	REQUIREMENT
RTG.	RETAINING
R & S	ROD AND SHELF
RM.	ROOM
SIM.	SIMILAR
S.C.	SOLID CORE
SQ. FT.	SQUARE FOOT/FEET
STOR.	STORAGE
STRUCT.	STRUCTURAL
TEMP.	TEMPERED
TRANS.	TRANSPARENT
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD
W	WASHER
WH.	WATER HEATER
WP	WATERPROOF
WDO.	WINDOW
W/	WITH
WD.	WOOD

DRAWING SYMBOLS

- 101 — DOOR NUMBER
- 201 — WINDOW NUMBER
- 101 — SKYLIGHT NUMBER
- 1 — DRAWING REVISION
- 1 / A 6.02 — DETAIL NUMBER AND DRAWING REFERENCE
- 1 — NOTE/ITEM NUMBER
- 0'-0" — GRADE
- —PL— — — — — PROPERTY LINE
- 1 / A 3.01 — ELEV NO. DRAWING REFERENCE



VICINITY MAP

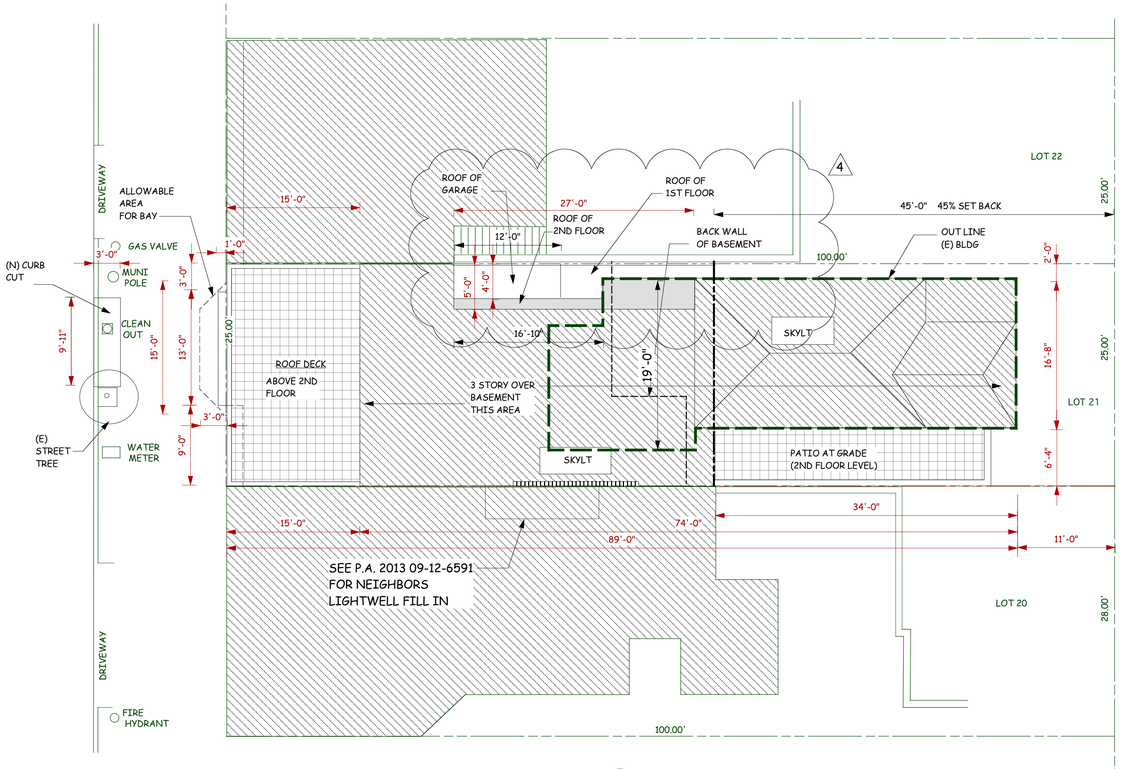
WILLIAM PASHELINSKY ARCHITECT
1937 HAYES STREET
SAN FRANCISCO, CA.94117
415 379 3676

ALTERATIONS
1110 ASHBURY STREET
SAN FRANCISCO, CA.

NO.	DATE	DESCRIPTION

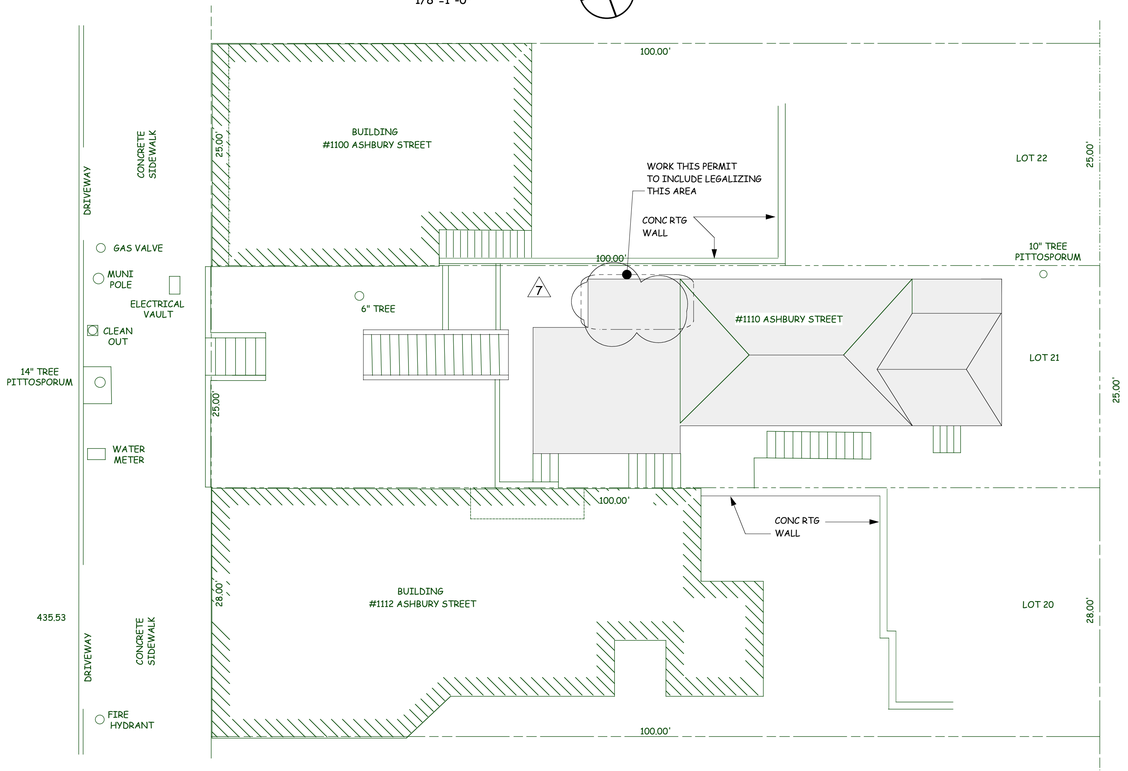
PROJECT NO. 2013.08
SHEET

A-1.01



SITE PLAN (N)

1/8"=1'-0"



SITE PLAN (E)

1/8"=1'-0"

WILLIAM PASHELINSKY ARCHITECT
1937 HAYES STREET
SAN FRANCISCO, CA.94117
415 379 3676

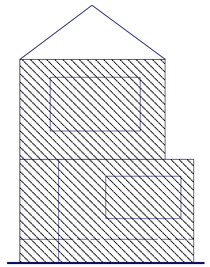
ALTERATIONS

1110 ASHBURY STREET
SAN FRANCISCO, CA.

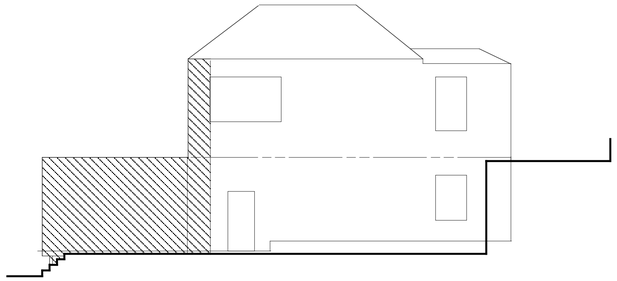
NO.	DATE	DESCRIPTION
1	07/05/13	PLANNING
2	09/17/13	PLANNING REV
3	01/06/14	PLANNING REV
4	02/03/14	PLANNING REV
7	02/24/14	PLANNING REV

PROJECT NO. 2013.08
SHEET

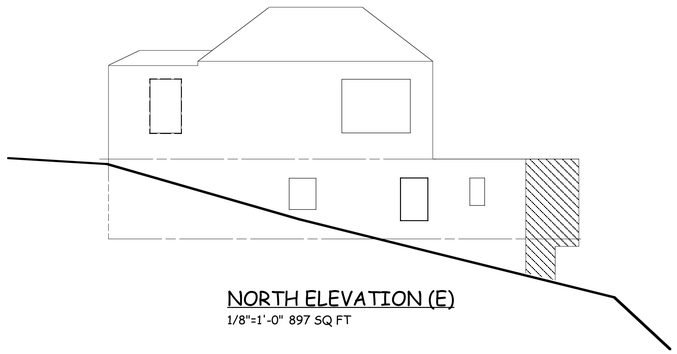
A-1.02



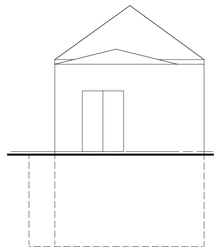
WEST ELEVATION E)
1/8"=1'-0" 412 SQ FT



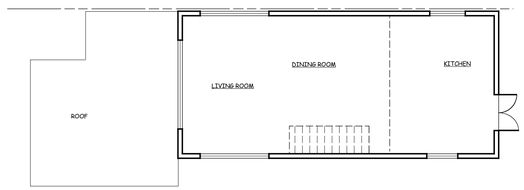
SOUTH ELEVATION E)
1/8"=1'-0" 924 SQ FT



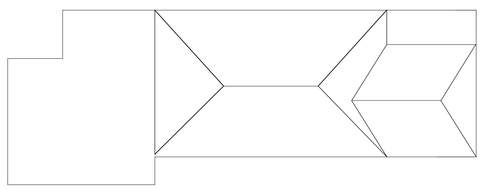
NORTH ELEVATION (E)
1/8"=1'-0" 897 SQ FT



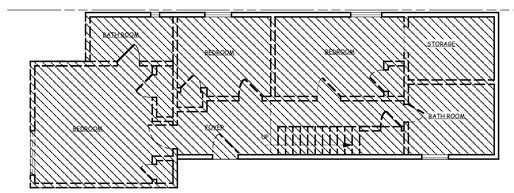
EAST ELEVATION E)
1/8"=1'-0" 179 SQ FT



2ND FLOOR PLAN (E)
1/8"=1'-0" 593 SQ FT



ROOF PLAN (E)
1/8"=1'-0"



1ST FLOOR PLAN (E)
1/8"=1'-0" 867 SQ FT

DEMOLITION ANALYSIS

ELEVATION	EXISTING	DEMOLISH	
NORTH	897 SQ FT	70 SQ FT	
SOUTH	924 SQ FT	235 SQ FT	
EAST	179 SQ FT		
WEST	412 SQ FT	412 SQ FT	
TOTAL	2,412 SQ FT	417 SQ FT	

29% DEMOLITION VERTICAL ELEMENTS

FLOOR	EXISTING	DEMOLISH	
1ST FLOOR	867 SQ FT	867 SQ FT	
2ND FLOOR	593 SQ FT		
ROOF	854 SQ FT		
TOTAL	2,301 SQ FT	879 SQ FT	

38% DEMOLITION HORIZONTAL ELEMENTS

LLEGEND

EXISTING TO REMAIN

DEMOLISH

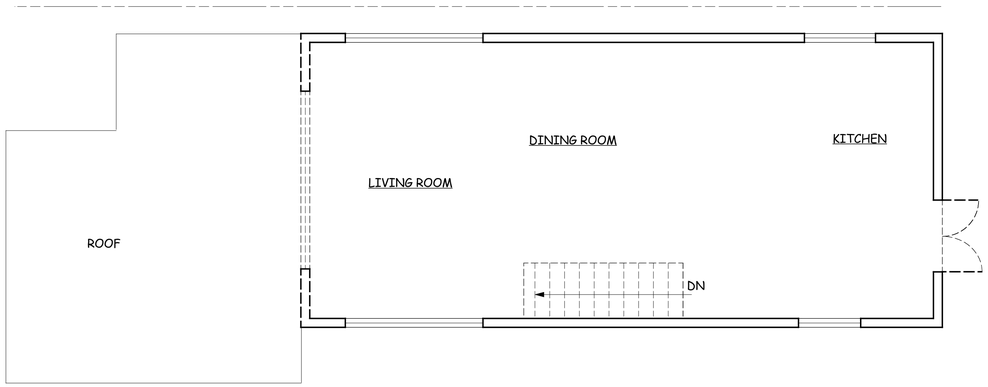
WILLIAM PASHELINSKY ARCHITECT
1937 HAYES STREET
SAN FRANCISCO, CA.94117
415 379 3676

ALTERATIONS
1110 ASHBURY STREET
SAN FRANCISCO, CA.

NO.	DATE	DESCRIPTION
6	2/4/14	PLANNING REV

PROJECT NO. 2013.08
SHEET

A-1.03



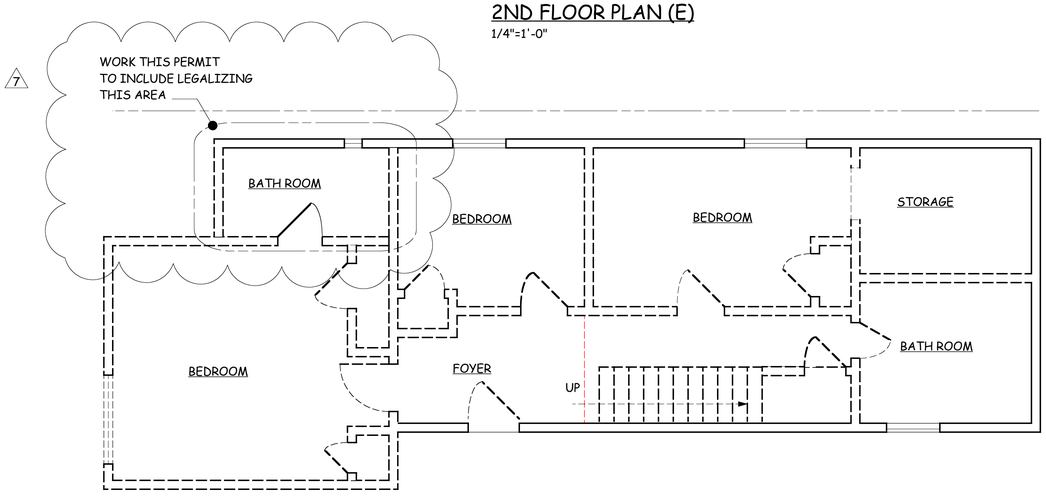
WALL SCHEDULE

EXISTING:

DEMOLISH:

2ND FLOOR PLAN (E)

1/4"=1'-0"



1ST FLOOR PLAN (E)

1/4"=1'-0"

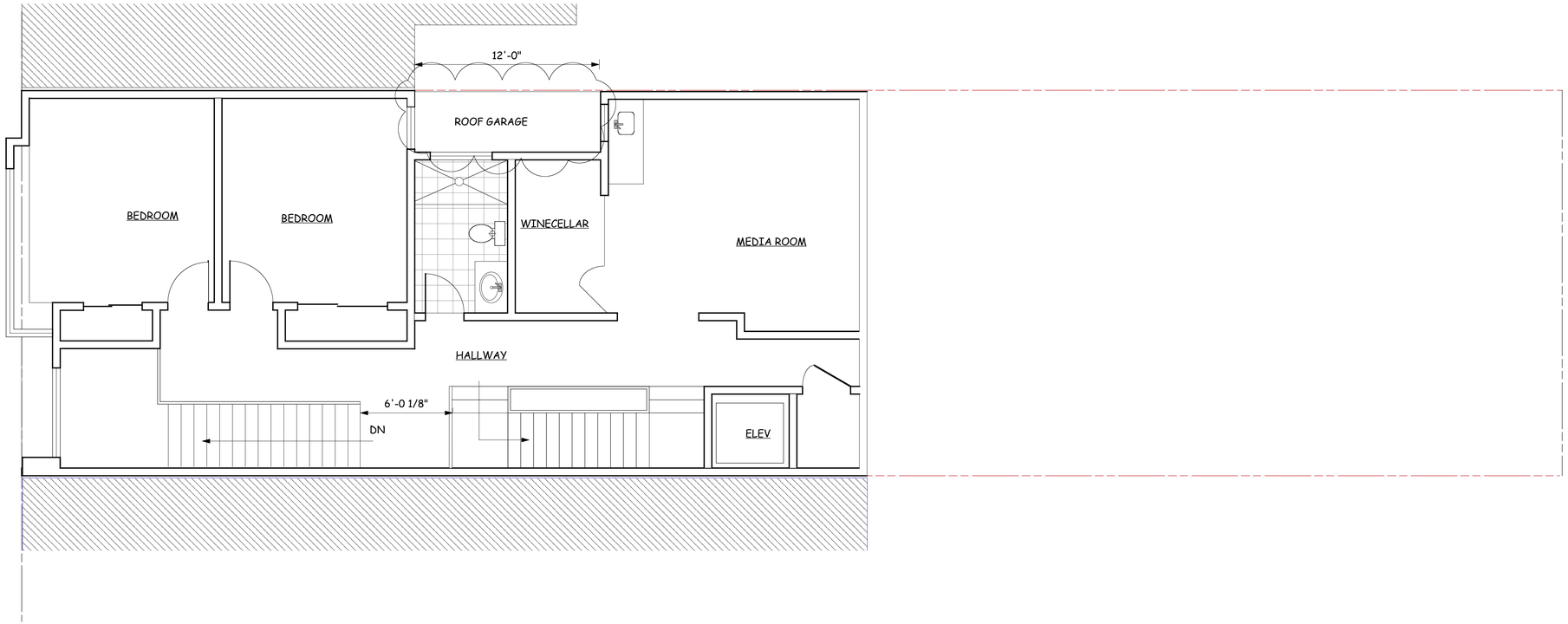
WILLIAM PASHELINSKY ARCHITECT
1937 HAYES STREET
SAN FRANCISCO, CA.94117
415 379 3676

ALTERATIONS
1110 ASHBURY STREET
SAN FRANCISCO, CA.

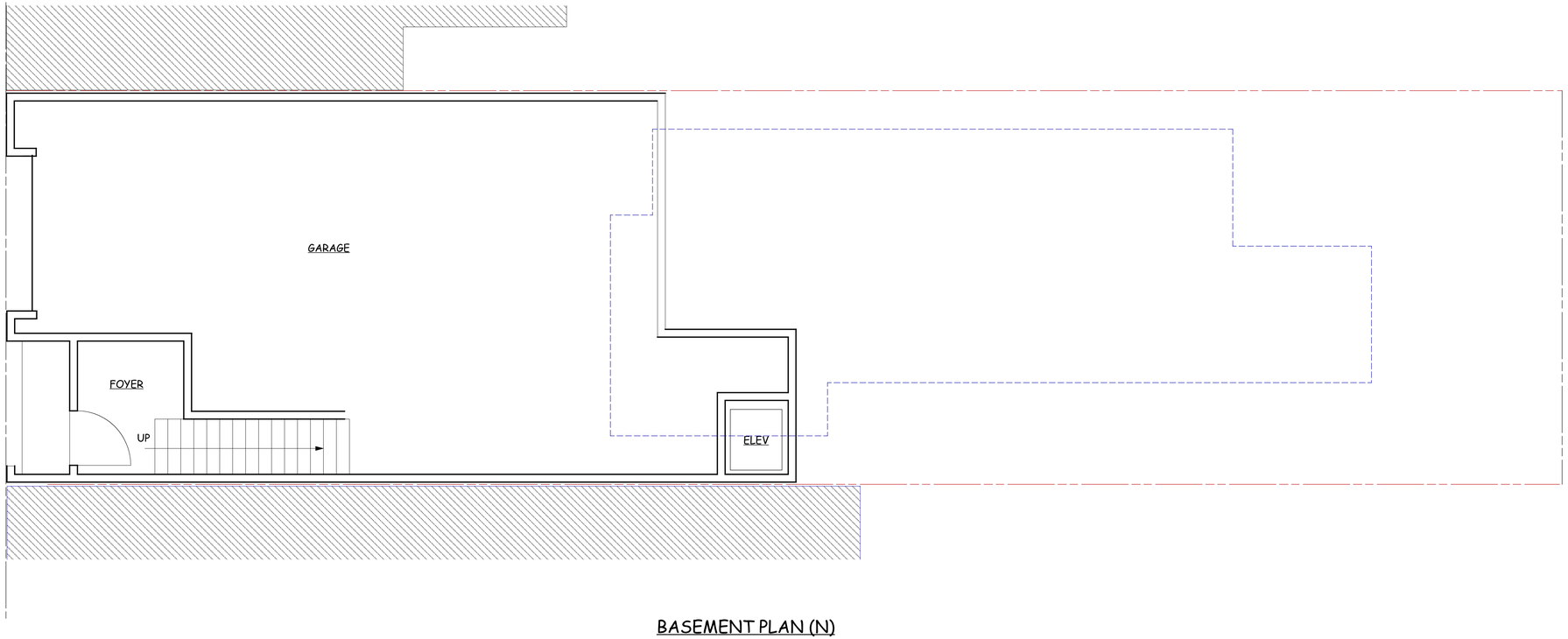
NO.	DATE	DESCRIPTION
6	2/4/14	PLANNING REV
7	2/24/14	PLANNING REV

PROJECT NO. 2013.08
SHEET

A-2.01



1ST FLOOR PLAN (N)
1/4"=1'-0"



BASEMENT PLAN (N)
1/4"=1'-0"

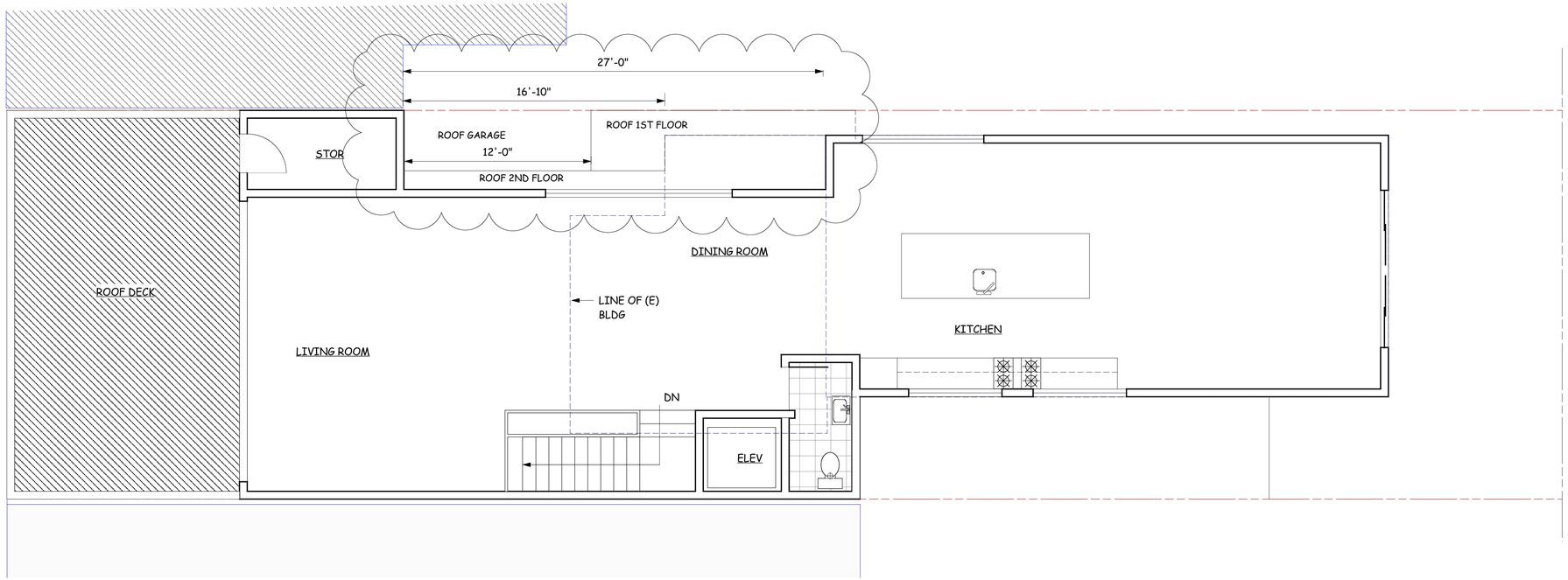
WILLIAM PASHELINSKY ARCHITECT
1937 HAYES STREET
SAN FRANCISCO, CA.94117
415 379 3676

ALTERATIONS
1110 ASHBURY STREET
SAN FRANCISCO, CA.

NO.	DATE	DESCRIPTION

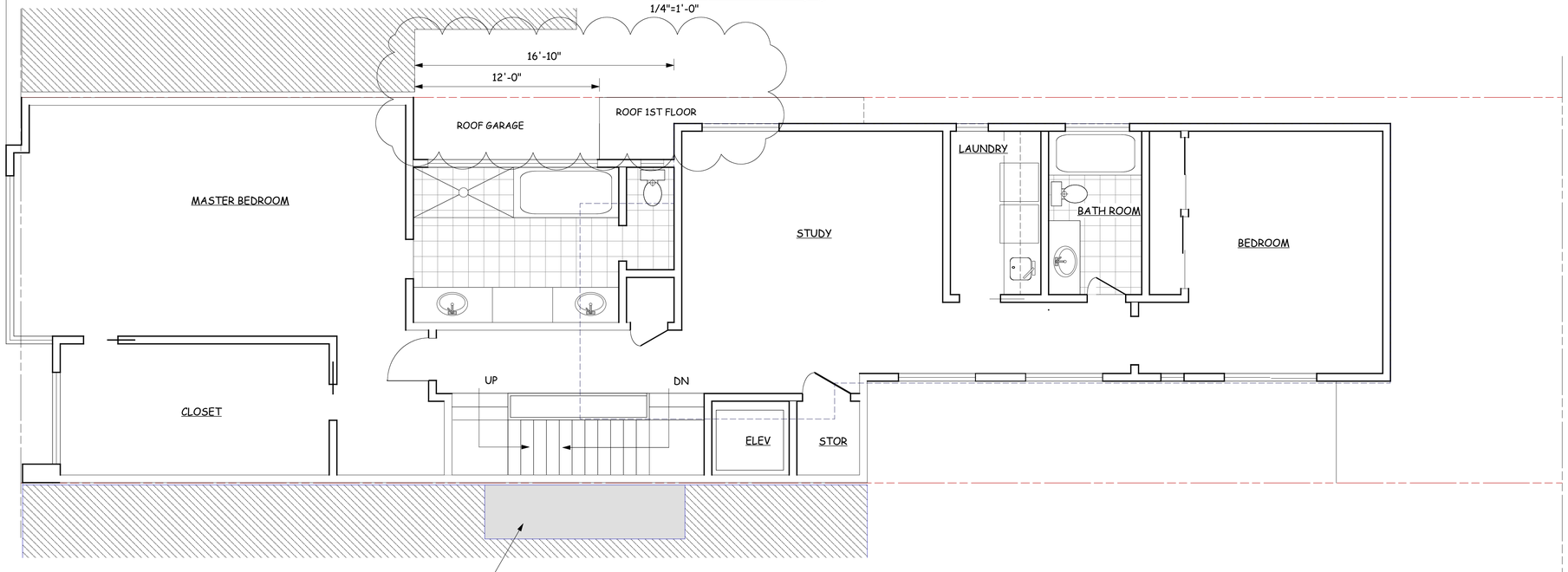
PROJECT NO. 2013.08
SHEET

A-2.02



3RD FLOOR PLAN (N)

1/4"=1'-0"



2ND FLOOR PLAN (N)

1/4"=1'-0"

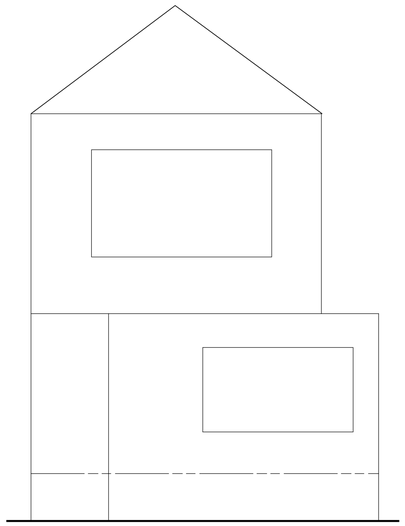
WILLIAM PASHELINSKY
ARCHITECT
1937 HAYES STREET
SAN FRANCISCO, CA.94117
415 379 3676

ALTERATIONS
1110 ASHBURY STREET
SAN FRANCISCO, CA.

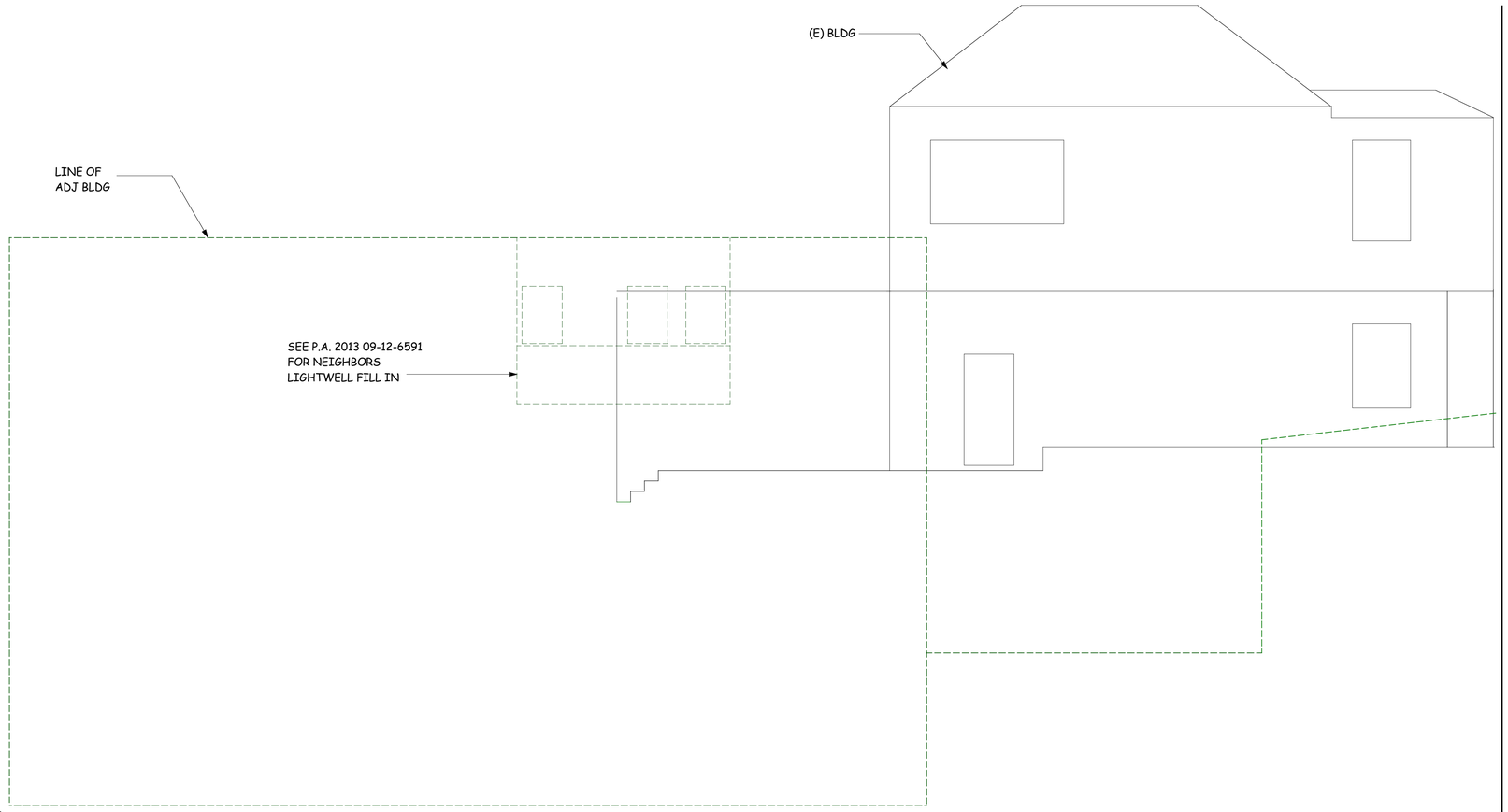
NO.	DATE	DESCRIPTION

PROJECT NO. 2013.08
SHEET

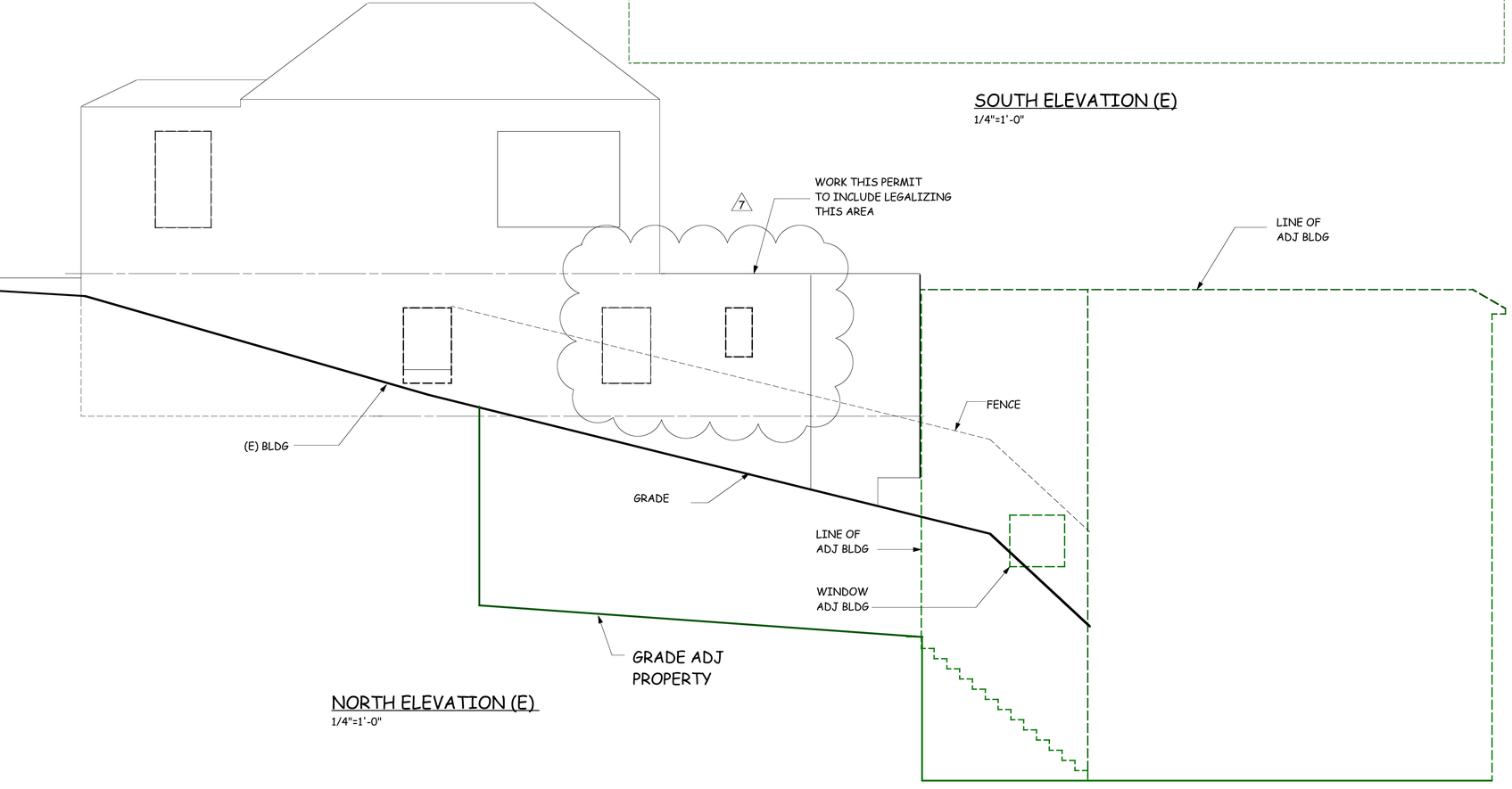
A-2.03



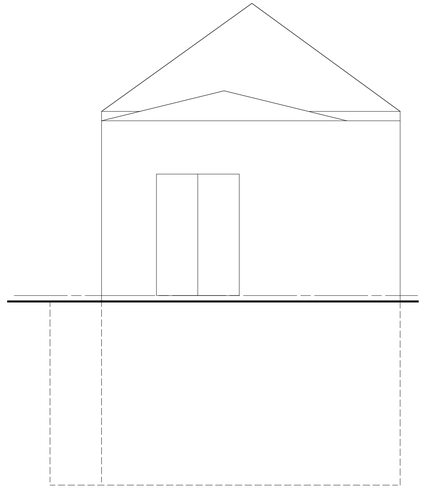
WEST ELEVATION E)
1/4"=1'-0"



SOUTH ELEVATION (E)
1/4"=1'-0"



NORTH ELEVATION (E)
1/4"=1'-0"



EAST ELEVATION E)
1/4"=1'-0"

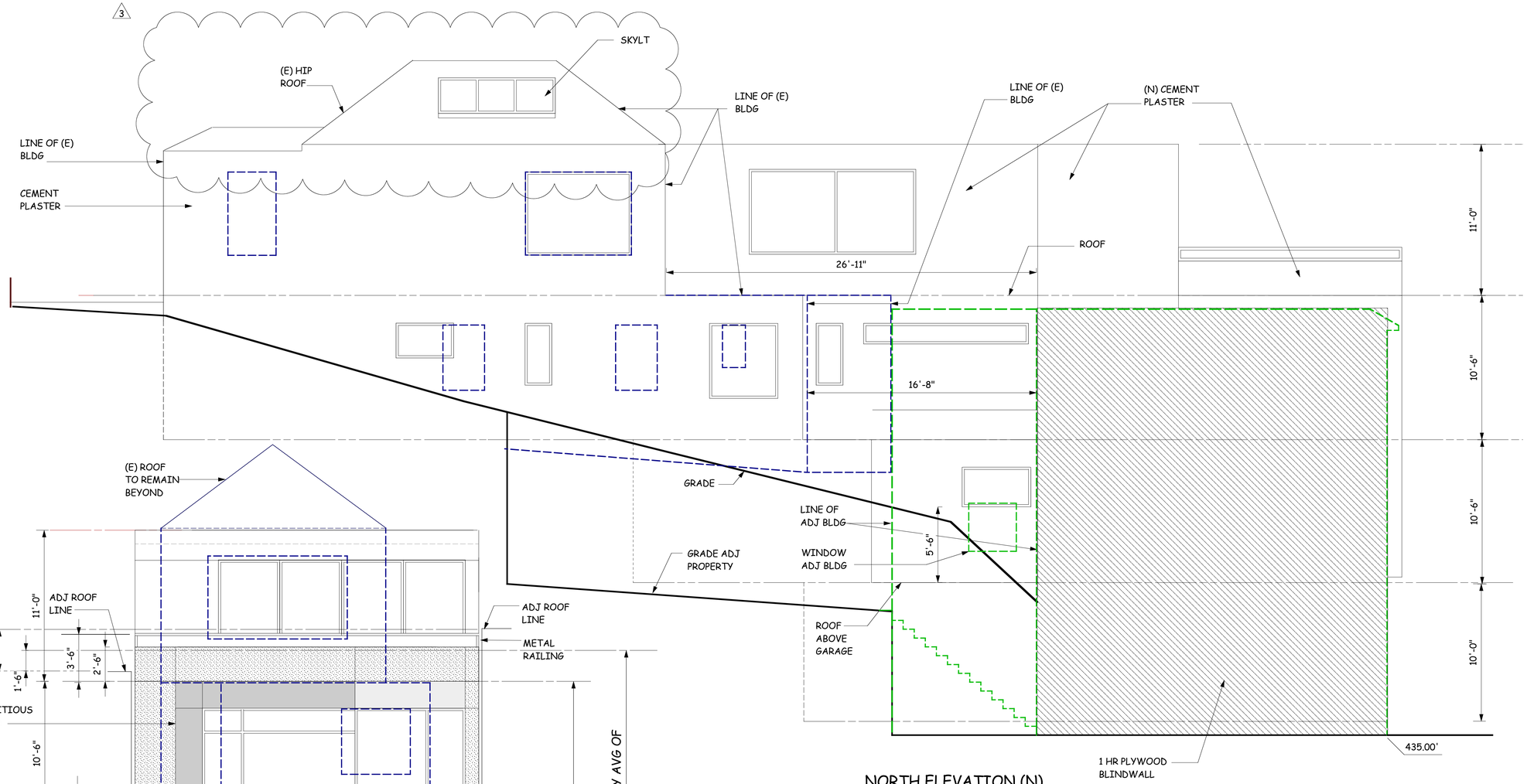
WILLIAM PASHELINSKY
ARCHITECT
1937 HAYES STREET
SAN FRANCISCO, CA.94117
415 379 3676

ALTERATIONS
1110 ASHBURY STREET
SAN FRANCISCO, CA.

NO.	DATE	DESCRIPTION
3	01/06/14	PLANNING REV
6	2/4/14	PLANNING REV
7	2/24/14	PLANNING REV

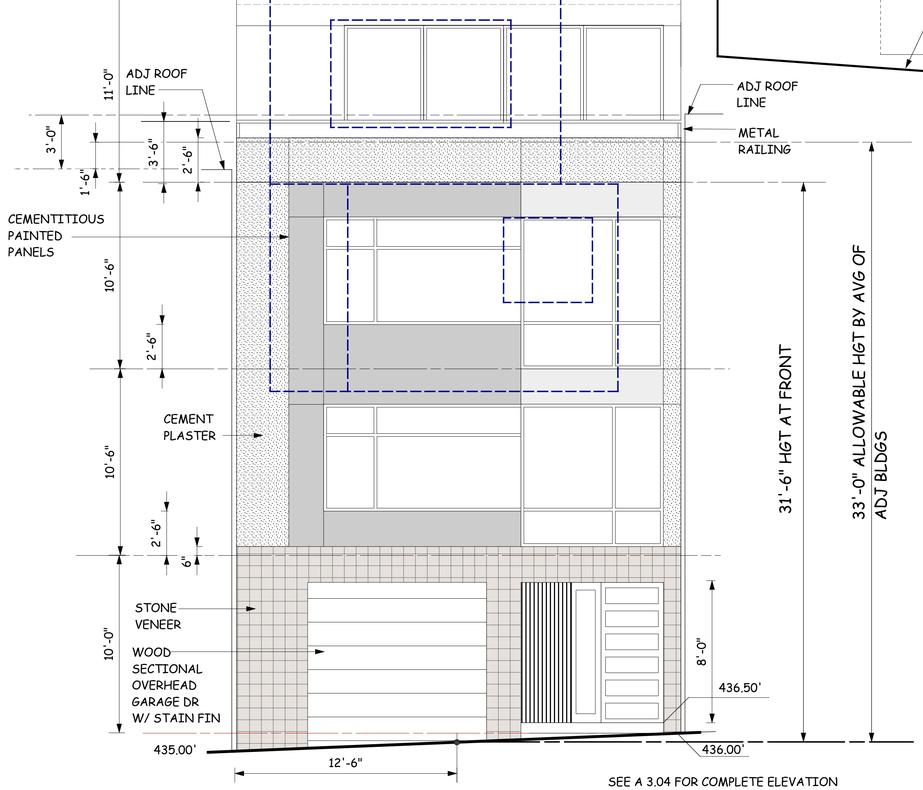
PROJECT NO. 2013.08
SHEET

A-3.01



NORTH ELEVATION (N)

1/4"=1'-0"



WEST ELEVATION (N)

1/4"=1'-0"

NOTE ALL WINDOWS TO BE PAINTED METAL

SEE A 3.04 FOR COMPLETE ELEVATION OF PROPOSED AND EXISTING ADJ ELEVATIONS

WILLIAM PASHELINSKY ARCHITECT
1937 HAYES STREET
SAN FRANCISCO, CA.94117
415 379 3676

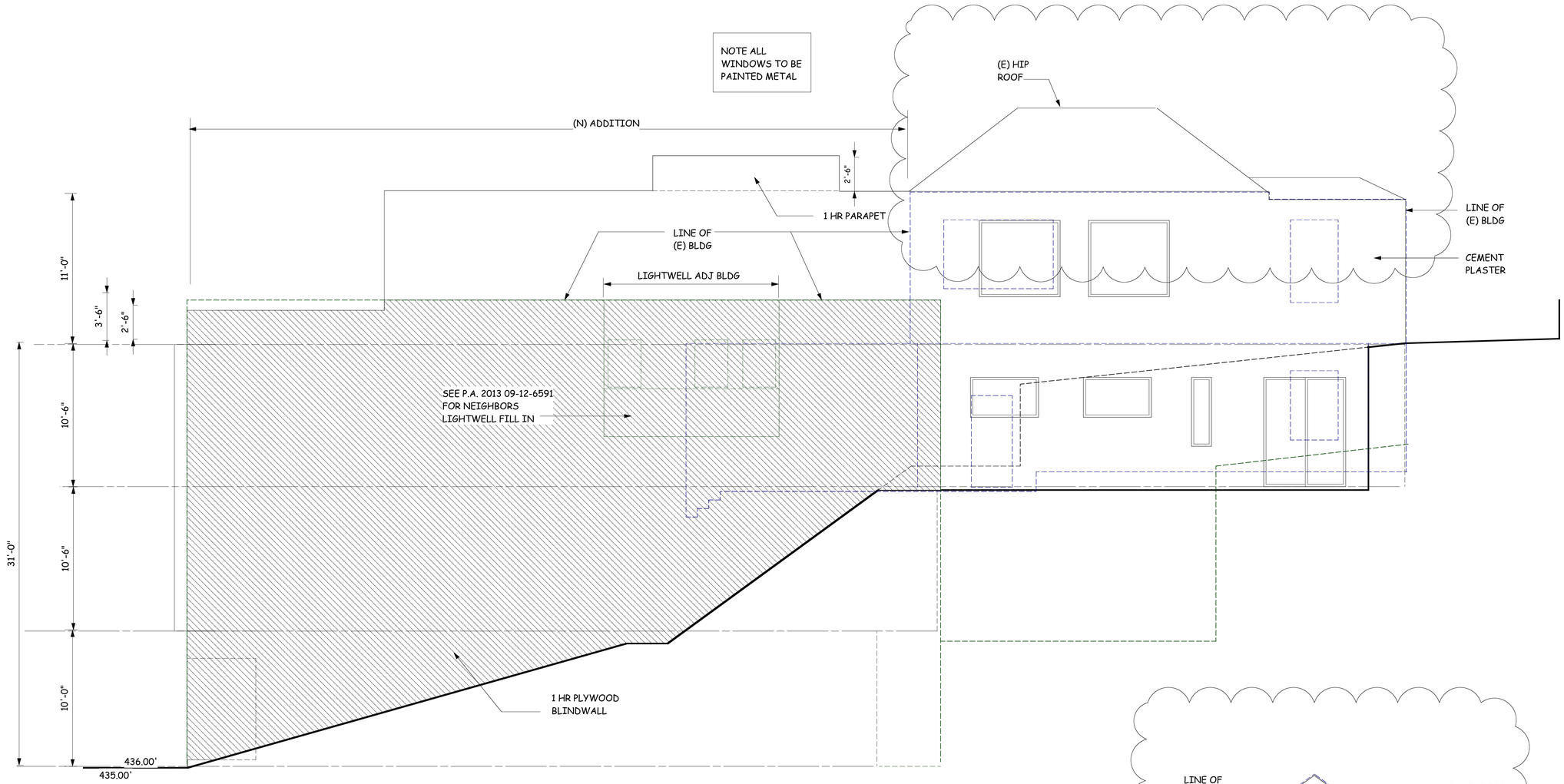
ALTERATIONS

1110 ASHBURY STREET
SAN FRANCISCO, CA.

NO.	DATE	DESCRIPTION
2	09/17/13	PLANNING REV
3	01/06/14	PLANNING REV

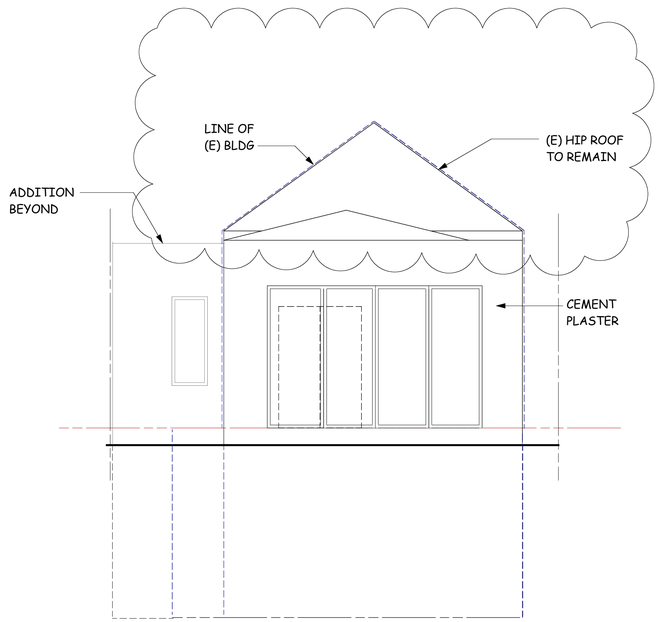
PROJECT NO. 2013.08
SHEET

A-3.02



SOUTH ELEVATION (N)

1/4"=1'-0"



EAST ELEVATION (N)

1/4"=1'-0"

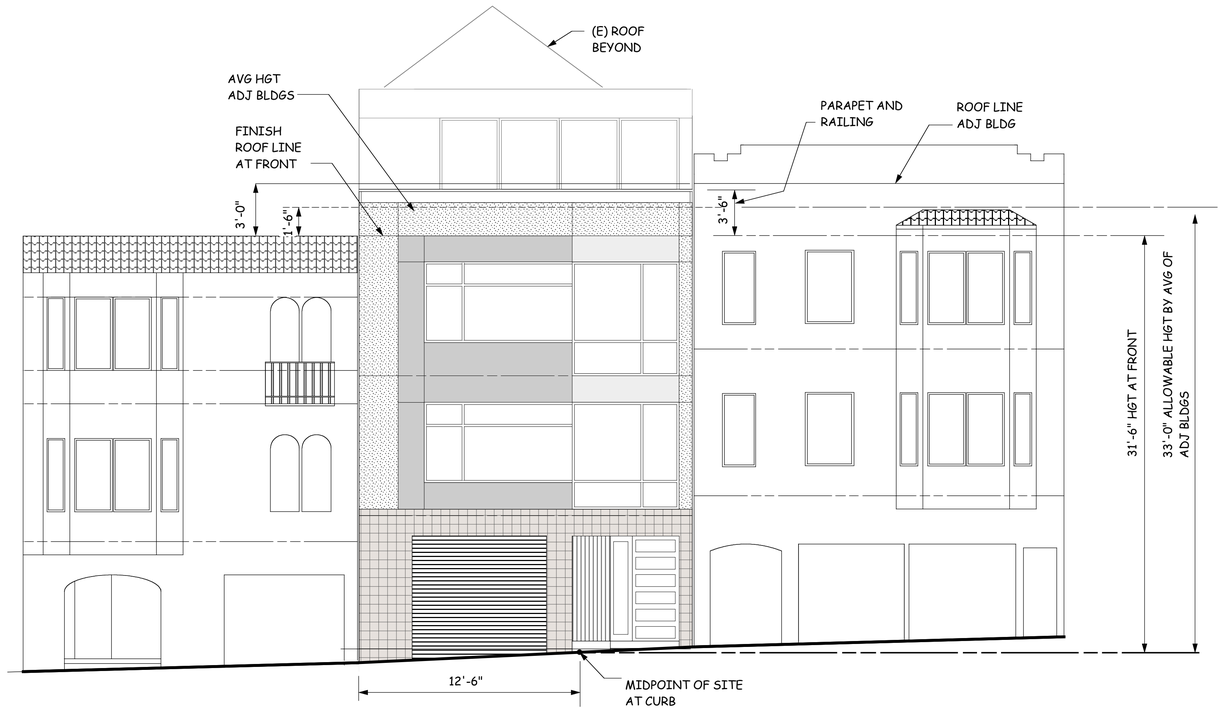
WILLIAM PASHELINSKY
ARCHITECT
1937 HAYES STREET
SAN FRANCISCO, CA.94117
415 379 3676

ALTERATIONS
1110 ASHBURY STREET
SAN FRANCISCO, CA.

NO.	DATE	DESCRIPTION
3	01/06/14	PLANNING REV

PROJECT NO. 2013.08
SHEET

A-3.03



WEST (FRONT) ELEVATION PROPOSED

3/16"=1'-0"

EAST (REAR) ELEVATION PROPOSED

3/16"=1'-0"

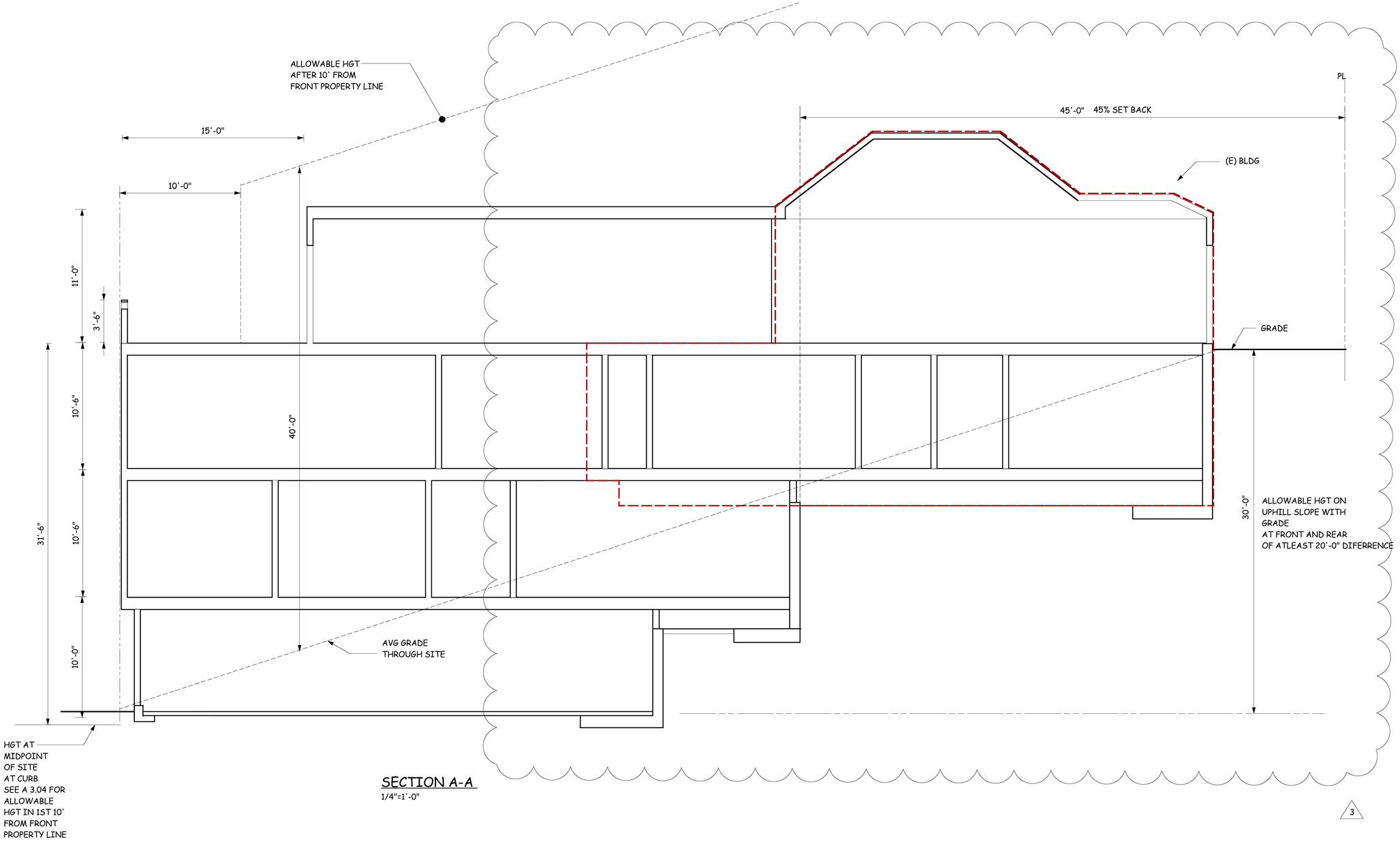
WILLIAM PASHELINSKY ARCHITECT
1937 HAYES STREET
SAN FRANCISCO, CA.94117
415 379 3676

ALTERATIONS
1110 ASHBURY STREET
SAN FRANCISCO, CA.

NO.	DATE	DESCRIPTION
4	2/3/14	PLANNING REV

PROJECT NO. 2013.08
SHEET

A-3.04



SECTION A-A

1/4"=1'-0"

3

WILLIAM PASHELINSKY ARCHITECT
1937 HAYES STREET
SAN FRANCISCO, CA.94117
415 379 3676

ALTERATIONS
1110 ASHBURY STREET
SAN FRANCISCO, CA.

NO.	DATE	DESCRIPTION
1	08/05/13	PLANNING
3	01/06/13	PLANNING

PROJECT NO. 2013.08
SHEET

A-4.01

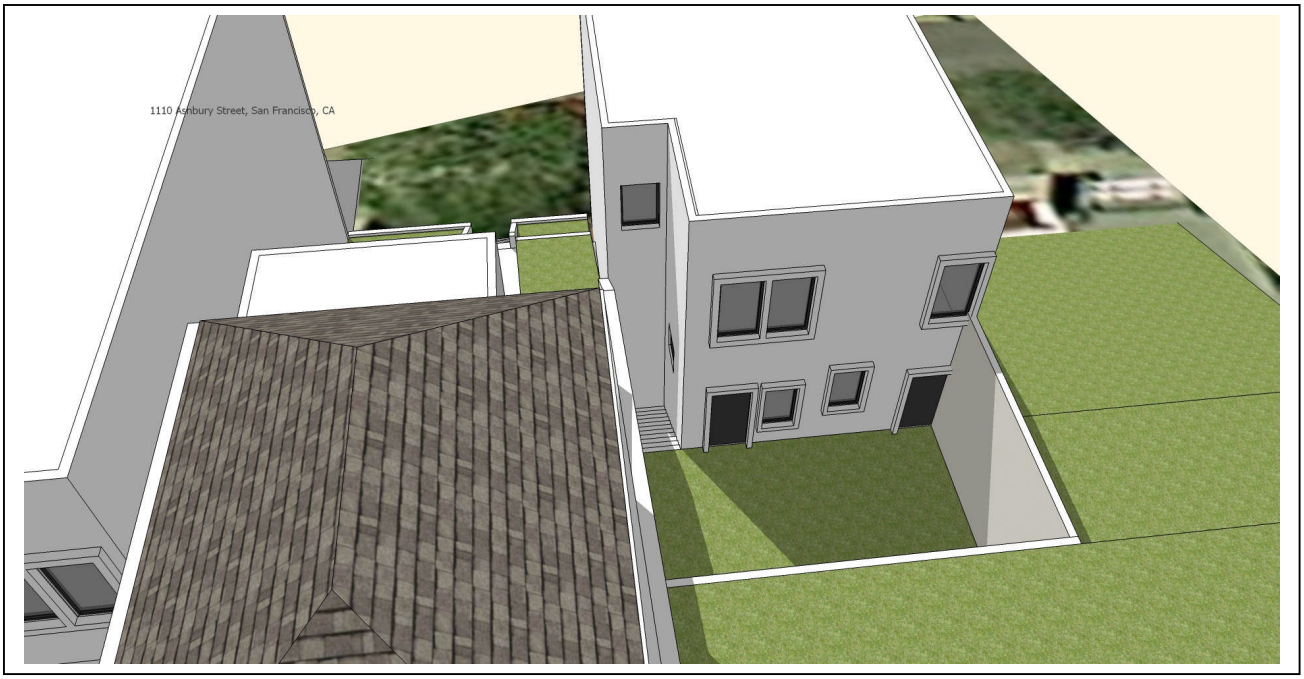
Project Sponsor Submittals

Existing June 21st at 12pm

Proposed June 21st at 12pm

Conclusion: Proposed construction has a minimum to no impact on adjacent lot in June 21st at noon.

Existing June 21st at 2:00pm



Proposed June 21st at 2:00pm

Conclusion: Proposed construction has a minimum to no impact on adjacent lot on June 21st at 2pm.
Note: adjacent building casting shadow on own yard.

Existing December 20th at 12pm

Proposed December 20th at 12pm

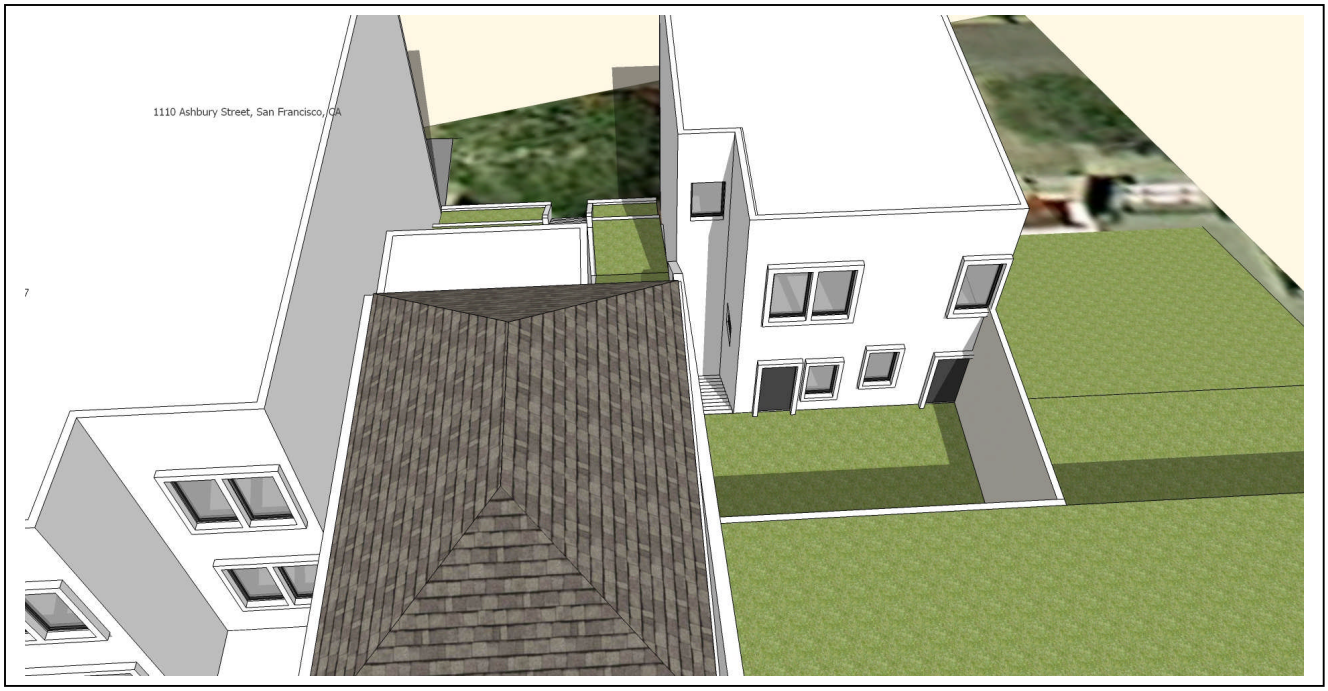
Conclusion: Proposed construction has a minimum to no impact on adjacent lot in December 20th at noon.

Existing December 20th at 2pm

Proposed December 20th at 2pm

Conclusion: Proposed construction has a minimum to no impact on adjacent lot on December 20th at 2pm.

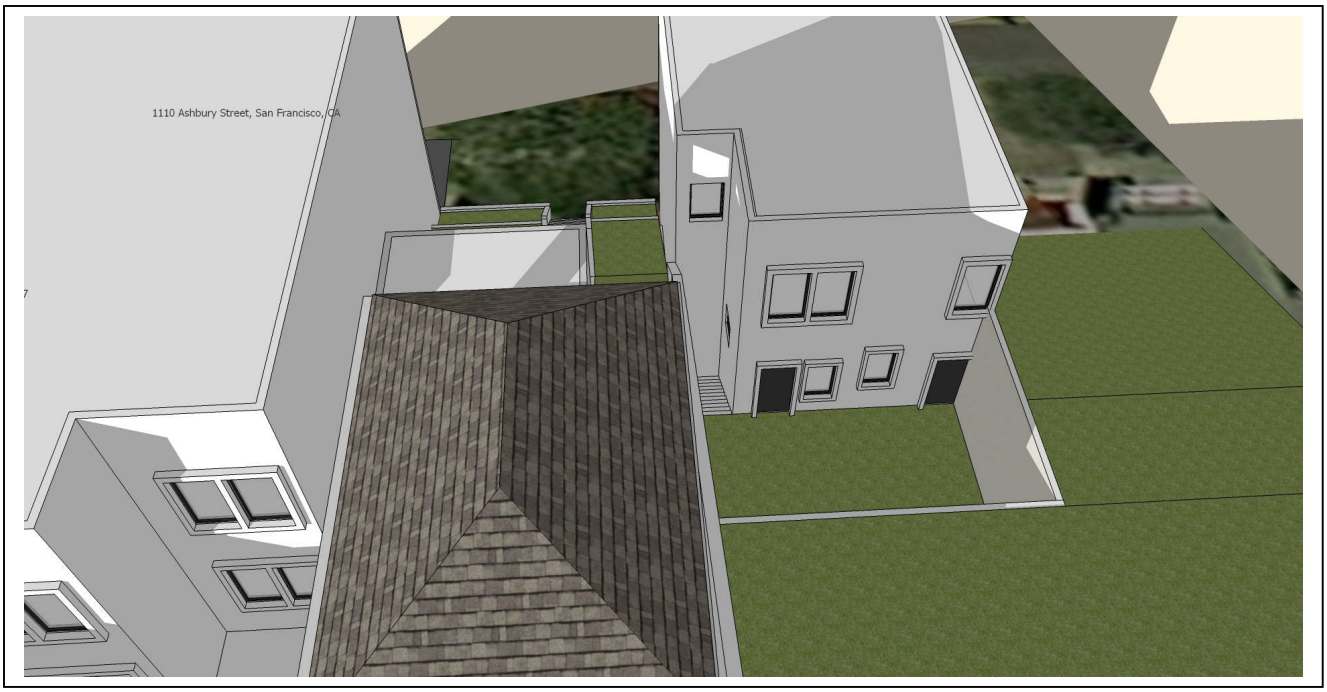
Existing June 21st at 9am



Proposed June 21st at 9am

Conclusion: Proposed construction has no impact on adjacent lot on June 21st at 9am.

Existing December 20th at 9am



Proposed December 20th at 9am

Conclusion: Proposed construction has a minimum to no impact on adjacent lot on December 20th at 9am.

December 18, 2013

JESSICA LOOK, AICP
Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

Dear Jessica,

The DR requester for our proposed addition at 1110 Ashbury has put into question the legality of a portion of a front addition constructed in 1950 (Addition In Question). I have obtained copies of the permit applications related to this addition and will present them within this letter. These documents will show, unequivocally, that the entire addition, including the Addition In Question, was done with permits.

On March 4, 1950 an application to construct an addition approximately 400 square feet in size with the description of work stating "Build an addition 14' by 16' as per plan" was submitted. Application Number 125023 (See "Exhibit A".) Unfortunately, the City Records Department does not have the architectural plans for this addition. Both the dimensions in the description of the addition and the approximate size, point to the fact that the entire addition, including the Addition in Question, was done in 1950. The one item the application leaves unclear is if plumbing work was performed as part of the permit. (Currently the portion of the addition in question is a bathroom, previous used as a closet). The Addition In Question was remodeled as a bathroom in 1997 with permit 9705441. (See "Exhibit B".)

On March 4, 1996, the Building Department approved application number 09603527 for foundation work (See "Exhibit C"). This is the first available permit with drawings (See Exhibit D".) The drawings attached to the permit, show the entire front addition, including the Addition In Question. As these were foundation plans, they were not reviewed by the Planning Department. Still, they do show the Addition In Question as Existing. Furthermore, the permit specifies to Cap the existing concrete footing, which resides below the Addition In Question. In other words, the structural work was done on a portion of the foundation, under the Addition In Question, which was a part of the structure, at the time of the application. This permit reinforces the claim that the Addition In Question was previously permitted.

On November 15, 2005, the Building Department approved application number 200506094645s for a remodel of the existing single-family house (See "Exhibit E".) This application accompanied by a set of plans, which show the entire front addition, including the Addition In Question (See "Exhibit F".) Again, this permit reinforces the fact that the addition in question was previously permitted. This approved set of plans show that the addition in question returned to be a closet – possibly its original use.

Finally, the addition under application number 200506094645s, was initially vetted through the rigorous scrutiny of the Planning Department, was sent out to neighborhood notification and only then approved. As such, even if the claims by DR requester were considered, the legality of the Addition In Question was cured under application number 200506094645s.

Sincerely,

Ty Bash
Home Owner
1110 Ashbury

OFFICIAL COPY

Exhibit A

SAN FRANCISCO
DEPARTMENT OF
BUILDING INSPECTION

CENTRAL PERMIT BUREAU F-435

Write in Ink—File Two Copies

RECEIVED
MAR 7 1950
DEPT. OF BUILDING INSPECTION
CENTRAL PERMIT BUREAU, SAN FRANCISCO

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
BLDG. FORM
3

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

Mar. 4 1950

Application is hereby made to the Department of Public Works of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

(1) Location 1110 Ashbury Street

(2) Total Cost $ 2000.00 (3) No. of stories 2 (4) Basement No (Yes or No)

(5) Present use of building Residence (6) No. of families 1

(7) Proposed use of building Residence (8) No. of families 1

(9) Type of construction 5 (1, 2, 3, 4, or 5) (10) 1.8 (Building Code Occupancy Classification)

(11) Any other building on lot No (Yes or No) (Must be shown on plot plan if answer is Yes.)

(12) Does this alteration create an additional floor of occupancy No (Yes or No)

(13) Does this alteration create an additional story to the building No (Yes or No)

(14) Electrical work to be performed yes (Yes or No) Plumbing work to be performed (Yes or No)

(15) Ground floor area of building approx 400 sq. ft. (16) Height of building 29 ft.

(17) Detailed description of work to be done Build an addition
14' x 16' as per plan

(18) No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

(19) Supervision of construction by Thomas L. Lowe Address 361 Fair Oaks

(20) General contractor Thomas L. Lowe California License No. 62527

Address 361 Fair Oaks San Francisco Cal.

(21) Architect California Certificate No.

Address

(22) Engineer California Certificate No.

Address

(23) I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit and all laws and ordinances applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or subsidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assignees.

(24) Owner Wm. G. Hurlbut (Phone Lo. 6-9107) (For Contact by Bureau)

Address 1110 Ashbury Street

By Thomas L. Lowe Address 361 Fair Oaks

Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor.

PERMIT OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF HOTEL OR APARTMENT HOUSE PURSUANT TO SEC. 808 SAN FRANCISCO BUILDING CODE.

It is image of this document, it is less sharp than this notice, it is due to the quality of the original.

OFFICIAL COPY

SAN
DEP
BUIL

Exhibit B

APPROVED
Dept of Building Insp.
MAR 25 1997

APPROVED FOR ISSUANCE MAR 25 1997

BLDG. FORM 3/8

APPLICATION NUMBER: 9705144

PREM.

OSHA APPROVAL REQ'D ☐

APPROVAL NUMBER:

CORR COPY
1ST # 8

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

DIRECTOR OF PUBLIC WORKS/BUILDING INSPECTION

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

CORRECT COPY

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION "TO BUILD" IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIRED

FORM 8 ☒ OVER-THE-COUNTER ISSUANCE

4 NUMBER OF PLAN SETS 4-97

DO NOT WRITE ABOVE THIS LINE

DATE FILED:	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB	BLOCK & LOT
3/25/97		1110 - Ashbury st	2629-21
PERMIT NO.	**ISSUED**	**(2A) ESTIMATED COST OF JOB**	**(2B) REVISED COST:**
817923	3-26-97	8,000.00	BY: DATE:

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR.	(5A) NO. OF STORIES OF OCCUPANCY:	(5A) NO. OF BASEMENTS AND CELLARS:	(7A) PRESENT USE:	(8A) OCCUP. CLASS	(9A) NO. OF DWELLING UNITS:
V	1	1	Single Home	R-3 (2)	1

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR.	(5) NO. OF STORIES OF OCCUPANCY:	(5) NO. OF BASEMENTS AND CELLARS:	(7) PROPOSED USE (LEGAL USE)	(8) OCCUP. CLASS	(9) NO. OF DWELLING UNITS:
V	1	1	Single Home	R-3	1

(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION?	(12) ELECTRICAL WORK TO BE PERFORMED?	(13) PLUMBING WORK TO BE PERFORMED?
YES ☐ NO ☒	YES ☐ NO ☒	YES ☒ NO ☐	YES ☒ NO ☐

(14) GENERAL CONTRACTOR	ADDRESS	ZIP	PHONE	CALIF. LIC. NO.	EXPIRATION DATE
HRTCO Remodeling Const.	150-Toland St #3 SF	94124	550-1975	427966	08-98

(15) OWNER, LESSEE (CROSS OUT ONE)	ADDRESS	ZIP	STR.#	PHONE (FOR CONTACT BY DEPT.)
MR GARY McCord	1110 Ashbury St SF.	94117		665-1998

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)

Bathroom & Kitchen Remodel - Plumbing & Electrical Permits

KITCHEN: CABINETS / COUNTER /

BATHROOM: VANITY / SINK / TOILET

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT FT.	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING?	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT.
YES ☐ NO ☐		YES ☐ NO ☐	

(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	(23) ANY OTHER EXISTING BLDG. ON LOT? IF YES, SHOW ON PLOT PLAN.	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?
YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐

(25) ARCHITECT OR ENGINEER (DESIGN OF CONSTRUCTION 2)	ADDRESS	CALIF. CERTIFICATE NO.

(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN"). ADDRESS

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX

☐ OWNER	☐ ARCHITECT
☐ LESSEE	☐ AGENT
☒ CONTRACTOR	☐ ENGINEER

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH.

3003-03 (REV. 1/96)

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE: The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropiate method of compliance below:

I hereby affirm under penalty of perjury one of the following declarations:

( ) I. I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

(✓) II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: FREEMONT CAMI.

Policy Number: WN965163006

( ) III. The cost of the work to be done is $100 or less.

( ) IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.

( ) V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent

3-25-97
Date

OFFICIAL COPY

Exhibit C

APPROVED
Dept of Building Insp.
MAR - 4 1996
DIRECTOR

PERMIT CONTROL | ACTIVE COMPLAINTS ☐NONE ☐HID ☐CED/PCD ☐BID ☐DCP ☐OTHER:

STATION	HID	CED PCD	BID	DCP	BBI PC CHECK ONE: CNT-PC	PAD-PC	PAD-MAJ	SSS	PARAPET	FIRE	BSM	HEALTH	PLNG	DPW
SEQ														
ACCEPTED														
APPROVED*														
DATE														

CHECK APPLICABLE: ☐PARKING ☐ELEVATOR ☐SFUSD ☐ALTY ☐9X ☐2X ☐BLDG ENLARGEMENT (STAMP APPL)
☐TITLE 24 - HC ☐TIDE ☐HAZARDOUS MATERIAL ☐GEOLOGICAL REPORT
COMMENT: *SIGN APPL

BBI KEY: RESID. = CNT-PC; NON-RESID. = PAD-PC; NEW / MAJOR = PAD-MAJ; UMB = SSS

MAR 01 1996 BLDG. FORM 8/8 9603521 APPLICATION NUMBER

OSHA APPROVAL NUMBER: APPROVAL REQ'D ☐

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIRED

FORM 8 ☑ OVER-THE-COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH AND AS DESCRIBED BELOW AND FOR THE PURPOSE HEREINAFTER SET FORTH.

OFFICE COPY

▼ DO NOT WRITE ABOVE THIS LINE ▼

DATE FILED	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB	BLOCK & LOT
3/1/96		1110 ASHBURY ST.	2629/21
PERMIT NO.	**ISSUED**	**(2A) ESTIMATED COST OF JOB**	**(2B) REVISED COST:**
768832	3-4-96	$2,000	BY: DATE:

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR.	(5A) NO. OF STORIES OF OCCUPANCY:	(6A) NO. OF BASEMENTS AND CELLARS:	(7A) PRESENT USE:	(8A) OCCUP. CLASS	(9A) NO. OF DWELLING UNITS:
V-N	1	1	SFD	R-3	1

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR.	(5) NO. OF STORIES OF OCCUPANCY:	(6) NO. OF BASEMENTS AND CELLARS:	(7) PROPOSED USE (LEGAL USE)	(8) OCCUP. CLASS	(9) NO. OF DWELLING UNITS:
V-N	1	1	SFD	R-3	1

(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION?	(12) ELECTRICAL WORK TO BE PERFORMED?	(13) PLUMBING WORK TO BE PERFORMED?
YES ☐ NO ☒	YES ☐ NO ☒	YES ☐ NO ☒	YES ☐ NO ☒

(14) GENERAL CONTRACTOR — ADDRESS — PHONE — CALIF. LIC. NO. — EXPIRATION DATE

NOT SELECTED

(15) OWNER (CHECK ONE OR BOTH) — ADDRESS — ZIP — PHONE (FOR CONTACT BY DEPT.)

GARY BELK 1110 ASHBURY ST., S.F. 94117 584-0548

1. ☐ 2. ☐ 3. ☐

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)

TO CAP (E) CONC. FOOTING FOR ABOUT 12' AND INSTALL NEW FOOTING FOR ABOUT 12' AT REAR OF (E) BLDG.

ADDITIONAL INFORMATION — FORM 3 APPLICANTS ONLY

(17) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING?	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING?	(20) IF (19) IS YES, STATE NEW CANOPY FLOOR AREA
YES ☐ NO ☒	FT.	YES ☐ NO ☒	SQ. FT.

(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN)	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?
YES ☐ NO ☒	YES ☐ NO ☒	YES ☐ NO ☒	YES ☐ NO ☒

(25) ARCHITECT OR ENGINEER (DESIGN) OR CONSTRUCTION (26) — ADDRESS — CALIF. CERTIFICATE NO.

DEJA DESIGN 965 HOWARD ST., S.F. 94103 39633

(28) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN").

N/A

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX

☐ OWNER ☐ ARCHITECT ☒ ENGINEER
☐ LESSEE ☒ AGENT WITH POWER OF ATTORNEY
☐ CONTRACTOR ☐ ATTORNEY IN FACT

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH.

9003-03 (REV. 2/95)

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE: The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below:

I hereby affirm under penalty of perjury one of the following declarations:

( ) I. I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

( ) II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____

Policy Number _____

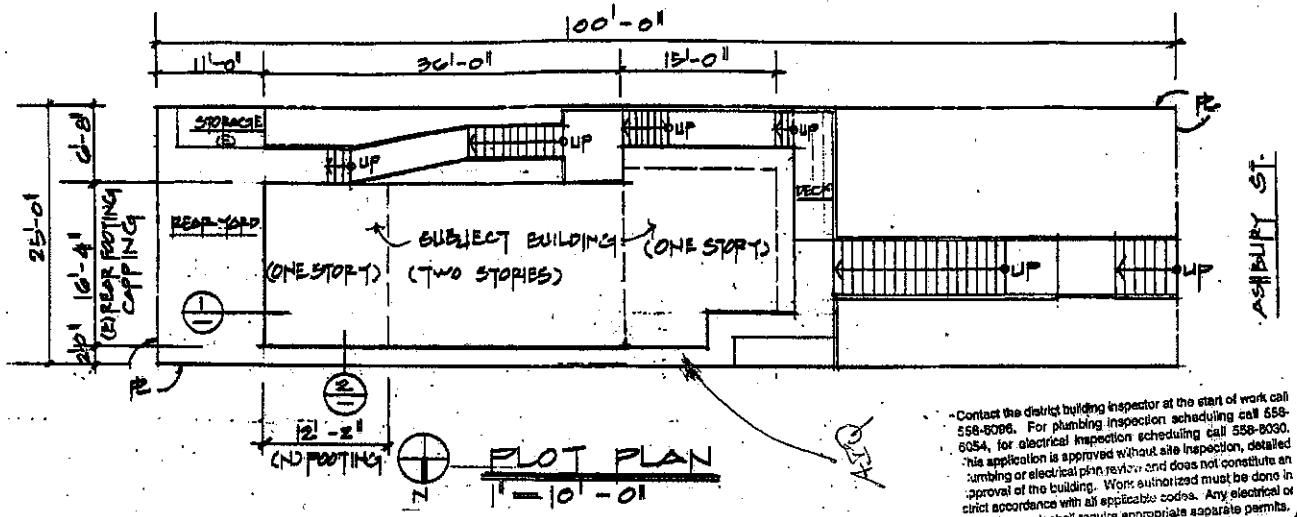
( ) III. The cost of the work to be done is $100 or less.

(X) IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.

(X) V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

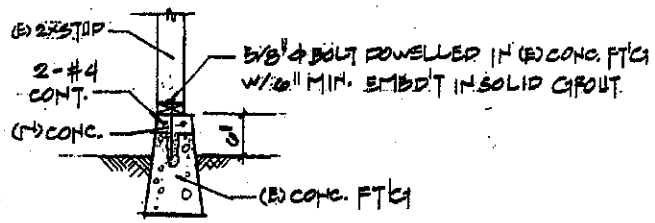
Signature of Applicant or Agent — Date 3/1/96

Exhibit D

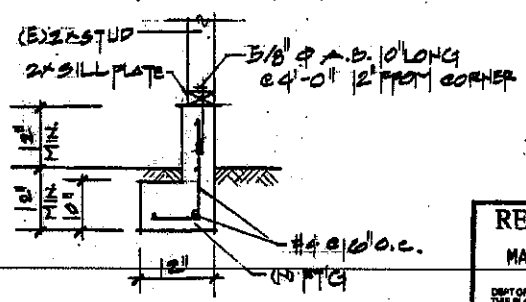


- Contact the district building inspector at the start of work call 558-6096. For plumbing inspection scheduling call 558-6030. 6054, for electrical inspection scheduling call 558-6030. This application is approved without site inspection, detailed plumbing or electrical plan review and does not constitute an approval of the building. Work authorized must be done in strict accordance with all applicable codes. Any electrical or plumbing work shall require appropriate separate permits.

APPROVED
Dept. of Building Insp.
MAR - 4 1996



1



2

NOTES:
1. CONCRETE: f'_c = 2500 PSI
2. REBARS TO BE ASTM-A-615 #4 f_y = 40,000 PSI

RECEIVED
MAR 0 1 1996
DEPT OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY STANDARDS OF THE SPECIFICATIONS ACCEPTED

PROVIDE SMOKE DETECTOR(S) PER SFBC SEC. 1210 (a)

DELTA
DESIGN & ENGINEERING SYSTEM
965 HOWARD ST.
S. F. CO. 94103
(415) 495-5130

PROJECT TITLE:
FOOTING UPGRADING

SHEET TITLE:
PLOT PLAN
FTG DETAILS

LOCATION:
1110 ASHBURY ST.
S. F., CA.
BLOCK: 2629 LOT: 21

ENGINEER:
JIMMY K. M. SEN
REGISTERED PROFESSIONAL ENGINEER
No. C018615
EXP. DEC. 31, 1997
CIVIL
STATE OF CALIFORNIA

JOB NO. 96004

1 OF 1 1

96037

5215

OFFICIAL COPY

SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

Exhibit E

APPROVED Dept. of Building Insp.

NOV 15 2005

SITE PERMIT

JUN 03 2005

THIS APPLICATION APPROVED FOR SITE PERMIT ONLY. NO WORK MAY BE STARTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED.

APPROVED FOR ISSUANCE MAR 18 2006

NOV 08 2005

BLDG. FORM (3/8)

CA-ZOC

APPLICATION NUMBER 200505061645

OSHA APPROVAL NUMBER: APPROVAL REQ'D ☐

Amy Lee
ACTING DIRECTOR
DEPT. OF BUILDING INSPECTION

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☒ OTHER AGENCIES REVIEW REQUIRED

FORM 8 ☐ OVER-THE COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

DO NOT WRITE ABOVE THIS LINE ▼

OFFICE COPY

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

DATE FILED	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB	BLOCK & LOT
6/9/05 ~~JUN 05~~	315990	1110 ASHBURY ST	BLK 2629 / LOT 21
PERMIT NO.	**ISSUED**	**(2A) ESTIMATED COST OF JOB**	**(2B) REVISED COST:**
1072442	11/15/05	$50,000	$60,000 BY: JVC DATE: 10/21/05

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR.	(5A) NO. OF STORIES OF OCCUPANCY:	(6A) NO. OF BASEMENTS AND CELLARS:	(7A) PRESENT USE:	(8A) OCCUP. CLASS	(9A) NO. OF DWELLING UNITS:
TYPE V	2	1	SINGLE FAMILY RESIDENCE	R-3	1

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR.	(5) NO. OF STORIES OF OCCUPANCY:	(6) NO. OF BASEMENTS AND CELLARS:	(7) PROPOSED USE (LEGAL USE)	(8) OCCUP. CLASS	(9) NO. OF DWELLING UNITS:
TYPE V	2 3	1	SINGLE FAMILY RESIDENCE	R-3	1

(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION?	(12) ELECTRICAL WORK TO BE PERFORMED?	(13) PLUMBING WORK TO BE PERFORMED?
YES ☐ NO ☒	YES ☒ NO ☐	YES ☒ NO ☐	YES ☒ NO ☐

(14) GENERAL CONTRACTOR	ADDRESS	ZIP	PHONE	CALIF.LIC.NO.	EXPIRATION DATE
TBD					

(15) OWNER ~~LESSEE~~ (CROSS OUT ONE)	ADDRESS	ZIP	BTRC#	PHONE (FOR CONTACT BY DEPT.)
GREG SCOTT HOWARD CUMMINGS	1110 ASHBURY	94117		415.981.9770

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)

(N) MASTER BATHROOM & RELOCATION OF KITCHEN / LIVING RM. (N) DOORS AT REAR & SIDE. (N) FRNT DOOR LEADING TO (N) BLDG AT STREET. REMOVAL OF FIREPLACE ROUTE TO MAJOR.

*PERMIT TO BE REVISED WITH NEW BLD SUBMITTAL.

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?	(18) IF (17 IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING?	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA
YES ☐ NO ☒	FT.	YES ☐ NO ☒	SQ. FT.

(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN)	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?
YES ☐ NO ☒	YES ☐ NO ☒	YES ☐ NO ☒	YES ☐ NO ☒

(25) ARCHITECT OR ENGINEER (DESIGN ☒ CONSTRUCTION ☐)	ADDRESS	CALIF.CERTIFICATE NO.
(KAVA MASSIH) ARCHITECTS	95 FEDERAL SF, CA	C-24015

(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")

UNKNOWN ADDRESS

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts See Sec 385, California Penal Code.

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CHECK APPROPRIATE BOX

☐ OWNER ☒ ARCHITECT
☐ LESSEE ☐ AGENT
☐ CONTRACTOR ☐ ENGINEER

APPLICANT'S CERTIFICATION

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9003-03 (REV. 1/02)

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claim, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City an County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below.

I hereby affirm under penalty of perjury one of the following declarations:

( ) I. I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance the work for which this permit is issued.

( ) II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____

Policy Number _____

( ) III. The cost of the work to be done is $100 or less.

(X) IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.

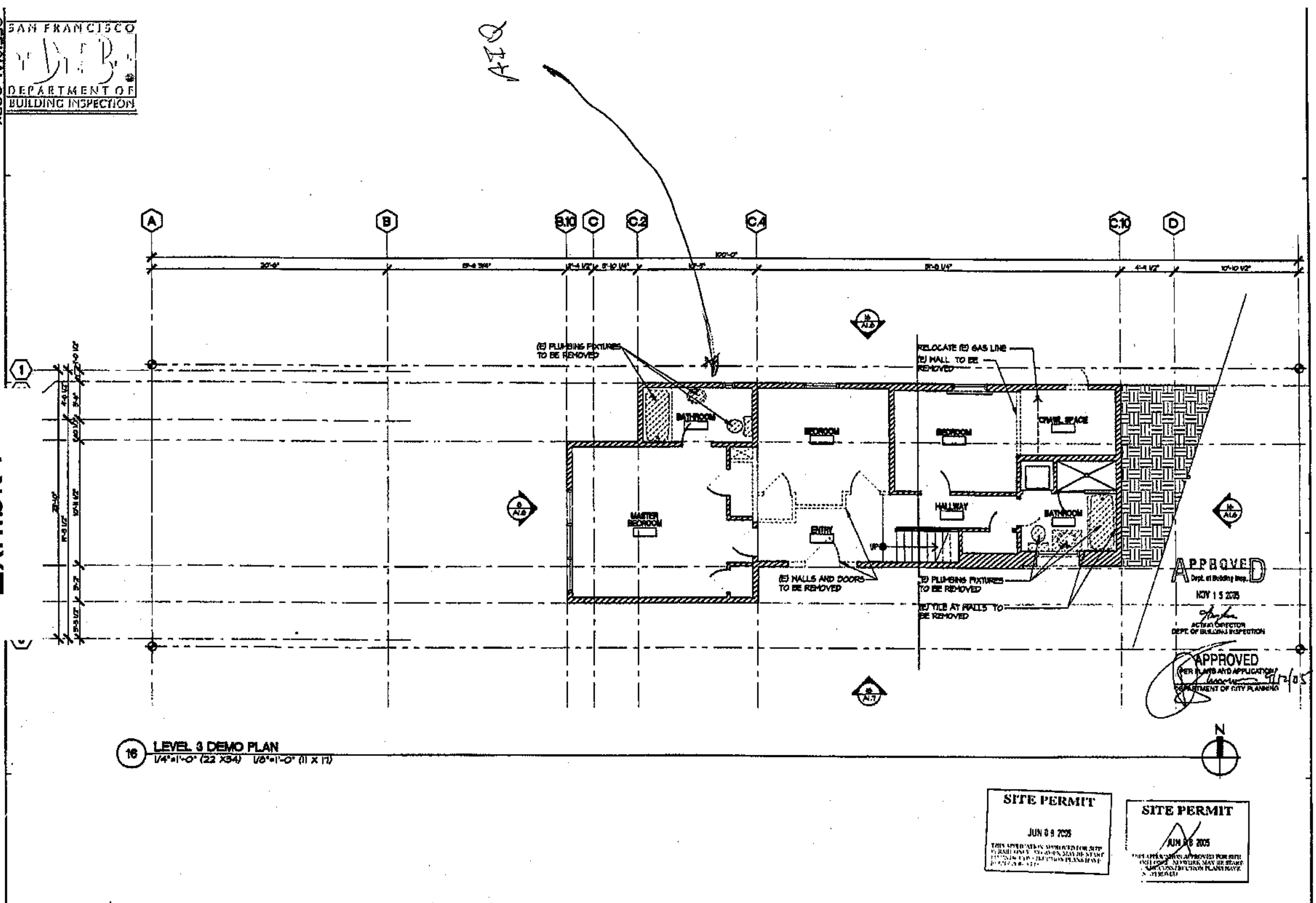
(X) V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent

02 JUN 05
Date

ORIGINAL

Exhibit F



BERKELEY · SAN FRANCISCO

Kava Massih Architects

SITE PERMIT

ALTERATION PERMIT

(SEE CORRESPONDING PERMIT SUBMITTAL)

NOT FOR CONSTRUCTION

Soil Engineer: Jensen-Van Lienden Associates

Surveyor: KCA Engineers, Inc.

1110 ASHBURY

1110 ASHBURY STREET

For HOWARD CUMMINGS / GREG SCOTT

LEVEL 3 DEMO PLAN

DRAWN: staff CHECKED: KH

DATE: 02 JUN 05 SCALE: AS NOTED

SHEET NO. A1.3a

DR Requestor Submittals

SAN FRANCISCO
PLANNING DEPARTMENT

Discretionary Review - Full Analysis
Case Number 2013.0314D
1110 Ashbury Street

MARY GALLAGHER URBAN PLANNING
MG@MGAPLANNING.COM

415-845-3248
MGAPLANNING.COM

March 14, 2014

San Francisco Planning Commission
c/o San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94013

RE: 1110 Ashbury Street, Permit Application 201304053911 for a large front addition
2013.0314D, for hearing on March 27, 2014
Zoning: RH-2
DR Filer: Michelle Meyer

President Wu and Commissioners,

Summary and Requested Action

The existing building is a small legal non-complying cottage near the rear of its lot, with an illegally constructed bathroom near my client's (the DR requestor's) property line. The proposal seeks to take advantage of the footprint of both the legal and illegal rooms and then add to it in 100% of the buildable area. The resulting home is 4 stories and covers 80% of its lot. Because the project sponsor refused requests to consider any changes to the project, we developed an alternative that provides him with a very large home, but pulled back on the side above an existing property line wall, reduced by one floor in the front, providing for horizontal windows above eye level on the north side and removing the hip roof on the cottage. We ask that you take DR and approve the project with the changes shown in the alternative drawings. (See Attachment 1 for existing and proposed site plans and Attachments 2 and 3 for existing, proposed and alternative views.)

How Can a Home Cover 80% of Its Lot in a Residential District Without a Variance?

The quantitative standards in the Code only address what can be developed in the buildable area and make no distinction between lots that are currently *vacant* in the rear yard and lots that are *developed* in the rear yard. So any lot in an RH-2 district can be developed in the front 55% of the lot, whether it is vacant in the rear or has a cottage in the rear. Prior to 1988, residential builders often went out of their way to purchase lots with cottages in the rear so they could exploit this shortcoming in the Code, fully develop the front of the lot, and end up with a structure that covered 100% of its lot. This type of

project was one of the lesser known versions of the so-called "Richmond Specials" that resulted in the development of the Residential Design Guidelines in 1988.

A combination of the Design Guidelines and a Zoning Administrator interpretation originally written at the same time (1988) for this specific instance were together intended to prevent lots with existing non-complying cottages from being developed with 80%, 90% and 100% lot coverage. Whether through a loss of institutional memory with staff attrition or a shifting focus toward modernism absent a respect for the character-defining nature of the City's varied older building types, we now find ourselves right back in the same pre-1988 situation: developers are actively seeking out properties with small rear cottages so they can develop 80-100% of the lot.

If we don't enforce the policies as they were originally intended, we will be actively promoting the disappearance of the rear cottage from San Francisco. These structures, affordable by size and design, are also often quaint and rich in character, and offer a garden-like setting at street frontage. They are one of many varied building types and lot development types that make San Francisco unique. *Consequently, this is an issue and a case with long-term, citywide ramifications.*

The current Zoning Administrator's interpretation on this topic, available in the published interpretations online, and below, is ironically even more strongly worded than its 1988 version, and yet it is not being applied as it was intended:

Code Section: 134, 135
Subject: Rear Yard Requirement where there is a noncomplying structure in the Rear Yard
***Effective Date:** 3/10*
Interpretation:
The existence of a building within the rear yard could allow for expansion within the buildable area that would result in excessive overall lot coverage, up to 100 percent. ***This is contrary to the General Plan and the principles of the Planning Code with respect to lot coverage.*** *In such cases, the Zoning Administrator shall require open space to be provided elsewhere on the site.* ***The requirement would be based on established patterns of adjacent development*** *and would be equivalent to the area that would otherwise be provided by a rear yard equal to 25% of lot depth or 15 feet times rear lot width, whichever is greater. In order to count towards the standard, the space would have to meet the minimum dimension requirements for open space of Section 135(f). The Zoning Administrator shall consider lot coverage which does not meet these requirements on a case by case basis and may approve them administratively, or require a variance.* (Emphasis added.)

The following provisions in the Residential Design Guidelines are intended to work in tandem with the interpretation:

1)"*Ensure that the building's scale is compatible with surrounding buildings,*" p. 5. This is one of the six guiding design principals of the Residential Design Guidelines. Please look at Attachment 2: the proposed building dwarfs the scale of Michelle's building and is even overwhelming in scale compared to the three unit building on the other side of Michelle's house.

2) *"Maintain light to adjacent properties by providing adequate setbacks,"* p.5. This is also one of the six guiding design principals. The proposed project entirely removes both direct and indirect afternoon light from Michelle's kitchen, dining room and bedroom lightwell windows in fall, winter and spring months. It removes direct afternoon sun from her back wall windows in winter. See Attachments 4 and 5 for shadow impacts. The sponsor's shadow study conveniently shows no shadow impact whatsoever.

3) "*When considering the immediate context of a project, the concern is* ***how the proposed project relates to the adjacent buildings,***" p.6. Again, please look at Attachment 2: the proposed project relates to Michelle's home like a container ship relates to a rowboat. What is the point of having guidelines like these if they are not going to be implemented?

4)"*New buildings and* ***additions to existing buildings cannot disregard*** *or significantly alter* ***the existing topography*** *of a site*," p. 11. The lot steps up steeply from the street. The proposed building ignores the topography entirely, creating a 4-floor height carried from front to back. The alternative creates a 3-story profile at front, consistent with both adjacent buildings at streetface, and allows the step-up at the existing cottage. Because the proposal seeks such extensive lot coverage it is reasonable to require the removal of the hip roof on the cottage. This is precisely what was recently approved for a project involving a rear cottage at 553 Elizabeth Street as a trade-off for development in the front part of the lot.

Exceptional and Extraordinary Circumstance

Rear structures in residential districts are unusual, though not rare. However, when combined with the following facts, the circumstances are certainly both exceptional and extraordinary:

1) The DR applicant's home is already nearly boxed in by the non-complying structures on both sides (see Attachment 2);

2) The steeply upsloping topography in the rear effectively creates a rear wall to the DR filer's property (see Attachment 2 and note also that the steep slope continues up throughout the length of the lots adjacent to the rear -- see planner's satellite view);

3) The proposed building footprint allows the project sponsor to make use of the outline of an illegally constructed room on the property line (See Attachment 1);

4) The project proposes to cover 80% of its lot in a residential district.

Requested Actions

We propose the following conditions of approval for this project:

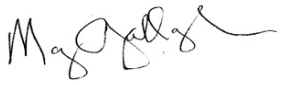
1) The 4th floor of the proposed front addition be removed (note: partial roof deck set back from side property line and with open rail or transparent low parapet permitted);

2) The bathroom constructed without permit (which is in any case proposed for demolition of all but one wall now) be removed and the footprint of this room not be incorporated into the new structure above the height of the existing property line wall;

3) All new north-facing windows and an illegally installed existing north facing window on the existing cottage be horizontal and situated above eye level (note: all proposed bedrooms have east, south or west-facing windows that can be used for egress);

4) The hip roof of the existing cottage be removed in recognition of the extraordinary lot coverage allowed in this project.

Sincerely,

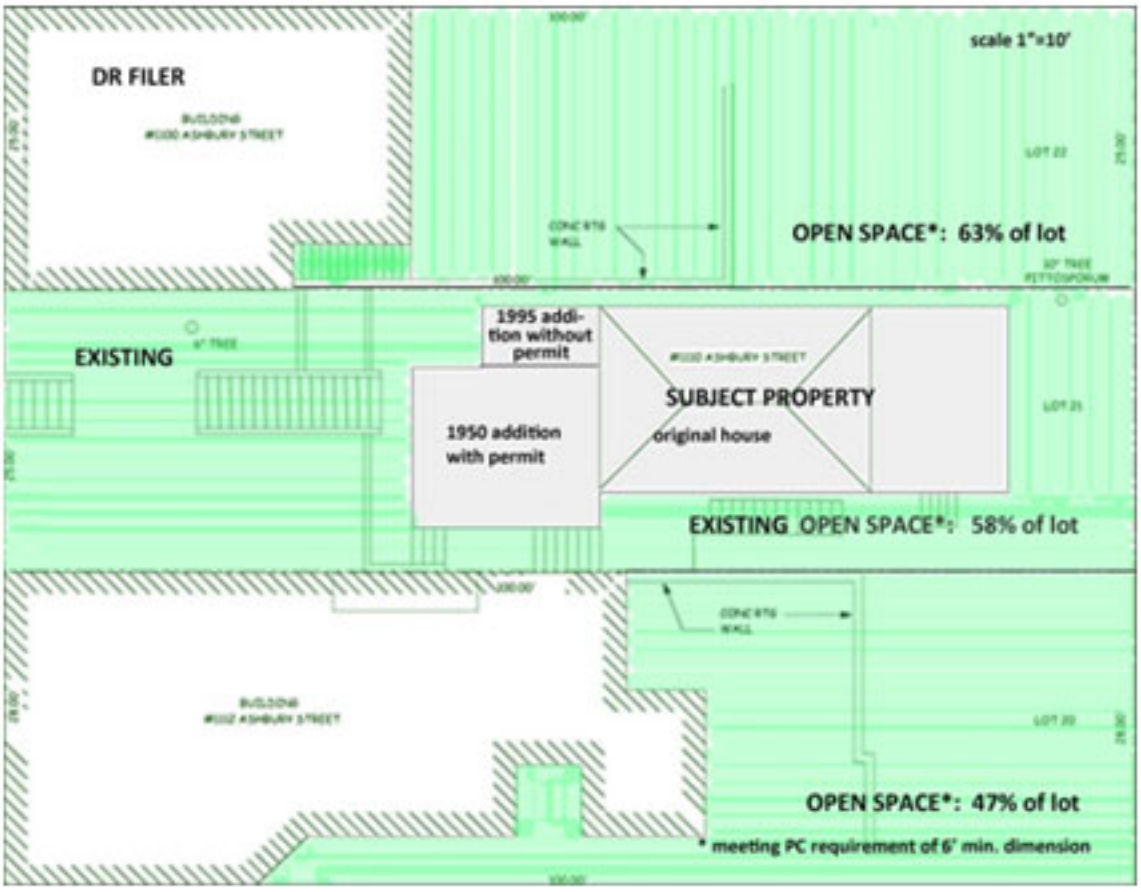


Mary Gallagher
on behalf of DR Applicant Michelle Meyer

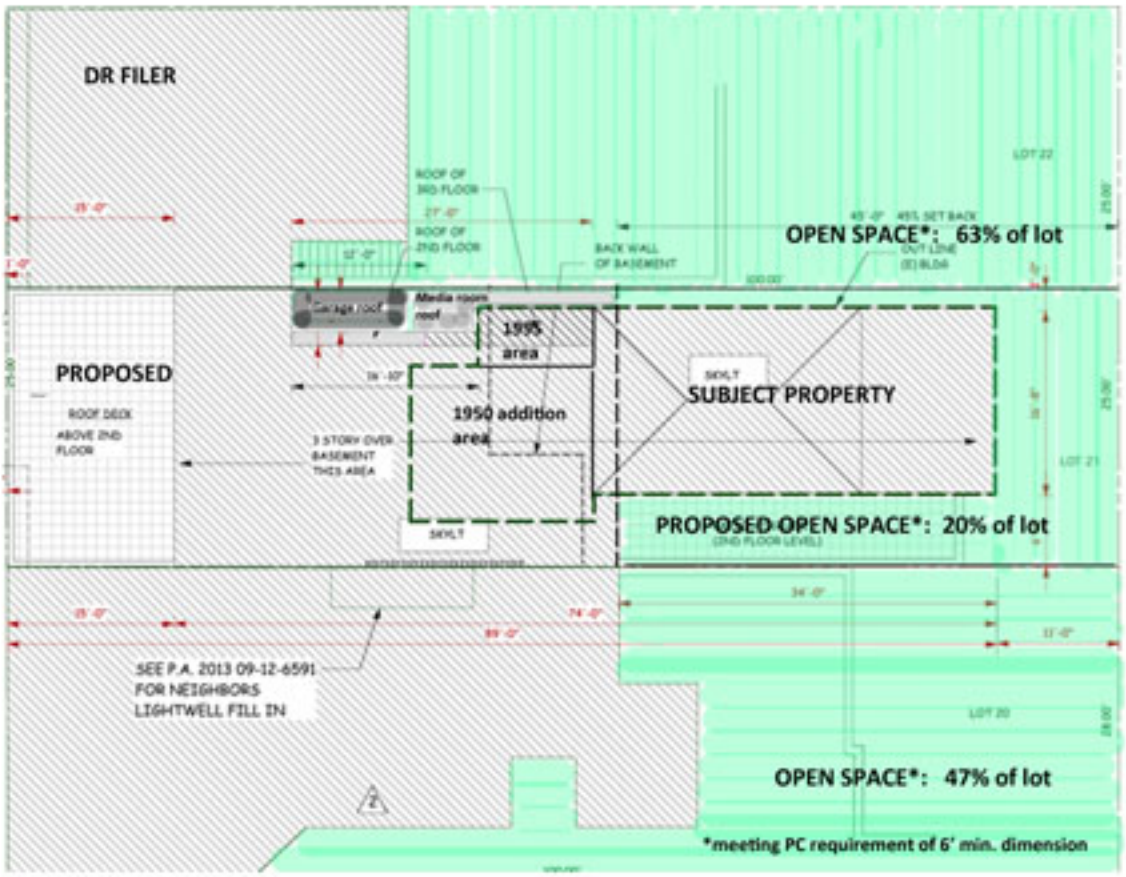
Attachments

cc: Jessica Look
Ty Bash
Scott Sanchez
Delvin Washington

ATTACHMENT 1



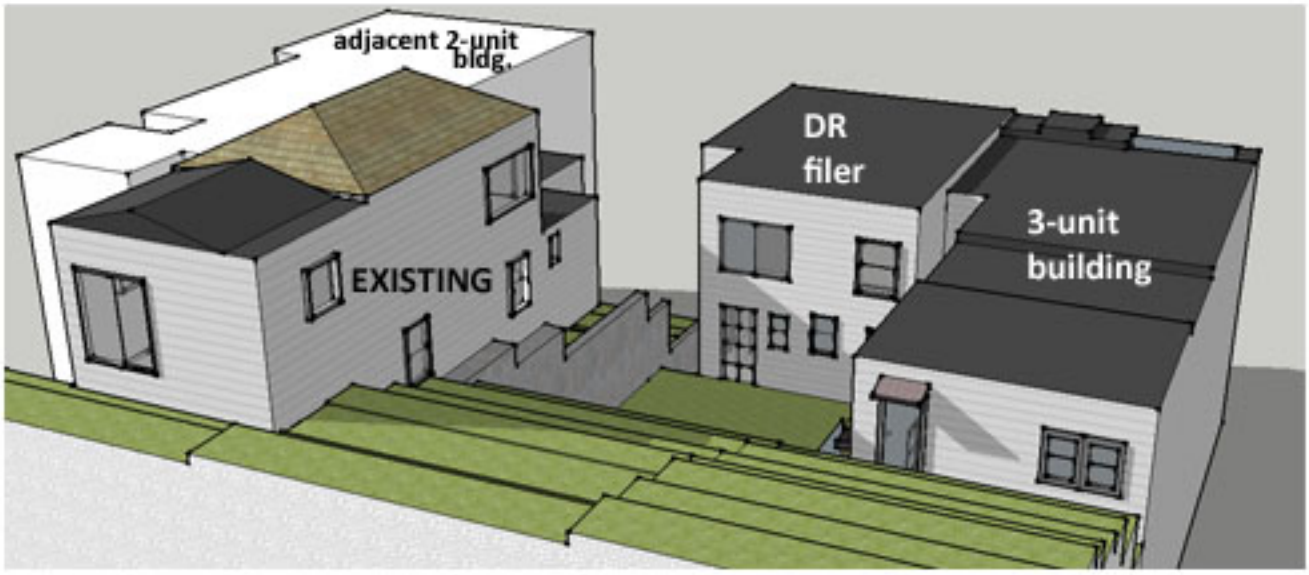
Existing Site Plan

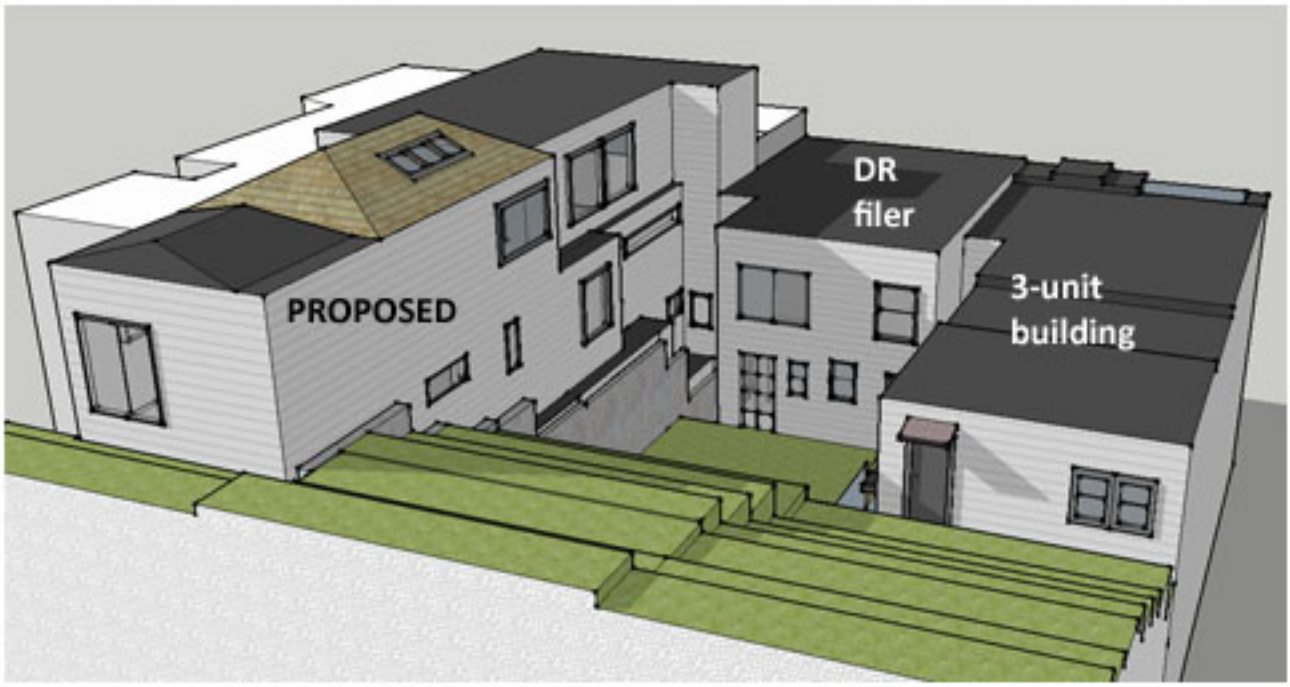


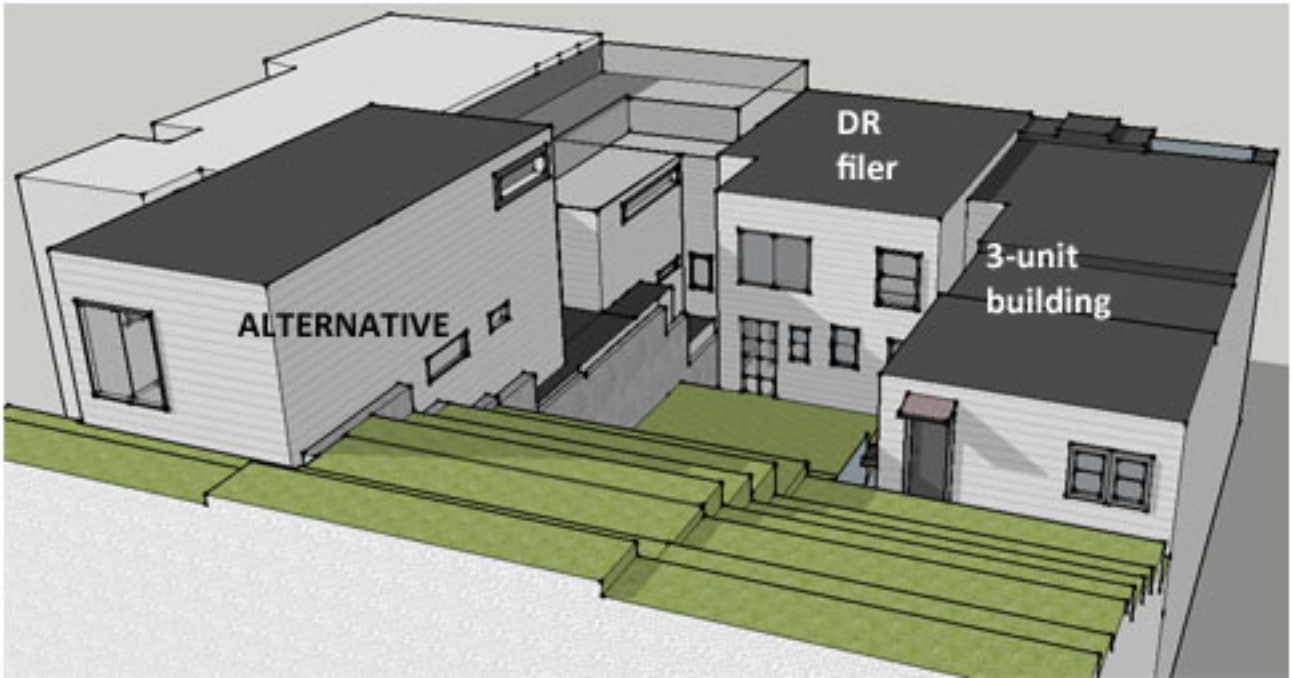
Proposed Site Plan 80% lot coverage

ATTACHMENT 2

1110 ASHBURY: Rear View **Winter Solstice Noon**

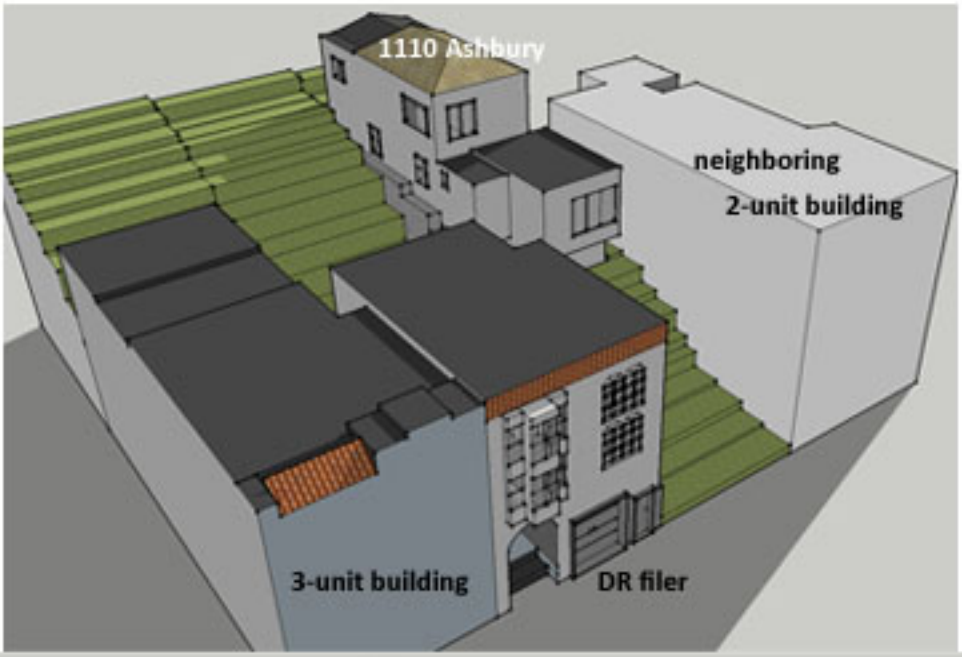






ATTACHMENT 3

front view

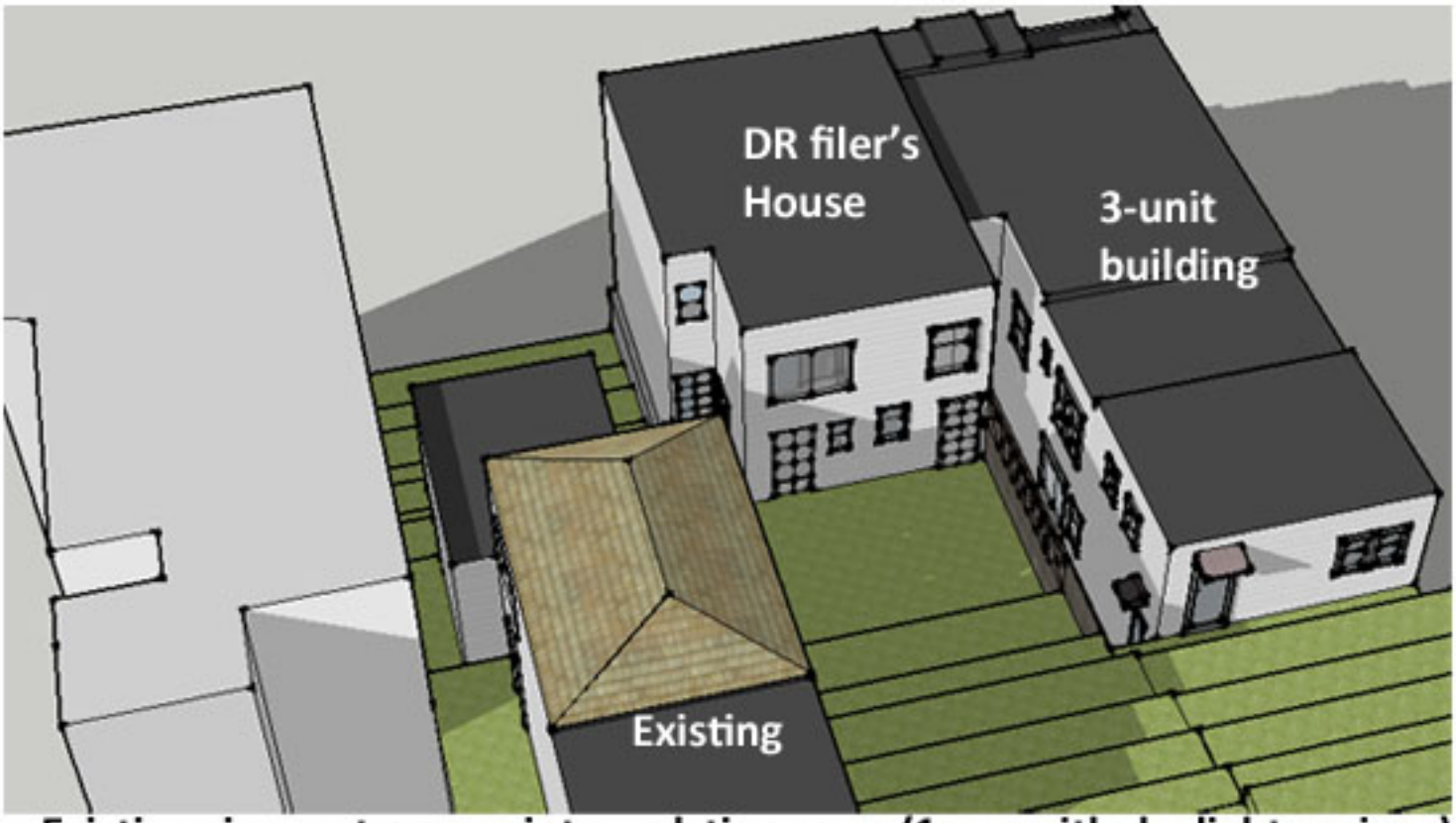


EXISTING

PROPOSED

ALTERNATIVE

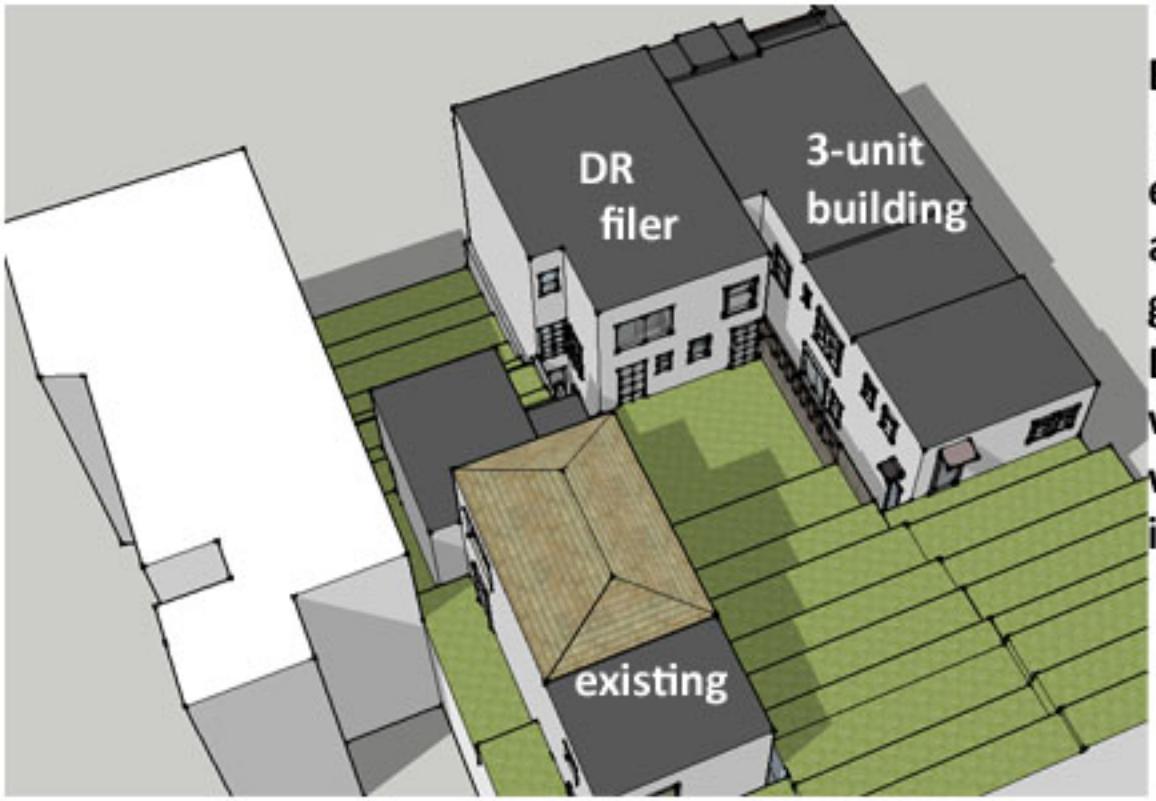
ATTACHMENT 4



Existing circumstance: winter solstice noon (1 pm with daylight savings) when more than 50% of glazed area on back wall on the DR filer's house is in sun, as is all of the bedroom window in the lightwell.

Same day and time with project. Nearly all direct sun is blocked from DR filer's light well and rear building wall.

ATTACHMENT 5



Existing condition at autumn equinox at noon. All glazed areas on DR filer's light-well and back wall are bathed in full sunlight.

Same day and time with project. DR filer's kitchen, dining room and bedroom light-well windows completely blocked. Rear wall glazed kitchen door and window blocked.