



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: JANUARY 16, 2014

Date: January 9, 2014
Case No.: **2013.0886D**
Project Address: **15 Allison Street**
Permit Application: 2013.01.31.9224
Zoning: RH-1 (Residential, House, One-Family) Zoning District
40-X Height and Bulk District
Block/Lot: 6462/019
Project Sponsors: Bill Guan
501 Crescent Way, #5412
San Francisco, CA 94134
Staff Contact: Adrian C. Putra – (415) 575-9079
adrian.putra@sfgov.org
Recommendation: **Do not take DR and approve**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The subject property contains a two-story, single-family dwelling built in 1949. The original proposal involves constructing an approximately 20 feet deep two-story, horizontal rear addition and a one-story vertical addition setback approximately 16.5 feet from the existing front building wall and 3 feet from the south facing side property line. Additionally, the rear addition includes side setbacks at the second story of approximately 5 and 4 feet from the north and south facing side property lines, respectively.

Since the filing of the Discretionary Review application the project sponsor has revised the project to address concerns raised by the DR Requestor, which are as follows:

- Provided an approximately 3 feet wide by 15.5 feet deep notch at the south-west corner of the proposed story that faces an existing adjacent light well at 23 Allison Street (which was not shown on the original plans), and
- Provided an approximately 13 feet wide by 3 feet deep notch at the end of the rear addition on the second floor to extend the exterior rear staircase from the second floor to the rear roof deck.

SITE DESCRIPTION AND PRESENT USE

The project site, containing a single-family dwelling, is located on the east side of Allison Street between Mission and Pope Streets. The project site is a rectangular shaped lot measuring approximately 25 feet wide by 120 feet deep with approximately 3,000 square-feet of lot area.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

Lots on the subject block-face and opposite side of Allison Street are predominately developed with two-story, single family dwellings with no side setbacks. Buildings facing Allison Street also laterally slope upwards towards the south. The adjacent lot to the south faces Allison Street and contains a two-story, two-family dwelling. The adjacent lot to the north faces Mission Street and contains a two-story mixed-use building with residence located above ground floor retail.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	May 31, 2013 – June 30, 2013	June 27, 2013	January 16, 2014	203 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	January 6, 2014	January 6, 2014	10 days
Mailed Notice	10 days	January 6, 2014	January 6, 2014	10 days

PUBLIC COMMENT

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

Included in the DR Requestor's application packet is a letter of opposition to the project from the owners of 22 Allison Street.

DR REQUESTOR

Stravoula Skinas, owner of 23 Allison Street, which is the adjacent property to the south of the project site.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated June 27, 2013.

PROJECT SPONSORS' RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated September 1, 2013.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team (RDT) reviewed the project following the filing of the DR application and found that the project meets the standards of the Residential Design Guidelines (RDGs) and that the project does not present any exceptional or extraordinary circumstances for the following reasons:

- The rear addition is reasonable in size and side setbacks further minimizing potential impacts to neighbors. (RDGs pgs. 25-27), and
- The newly incorporated lightwell/notch at the new 3rd floor is consistent with the Residential Design Guidelines. (RDGs pgs. 16-17).

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

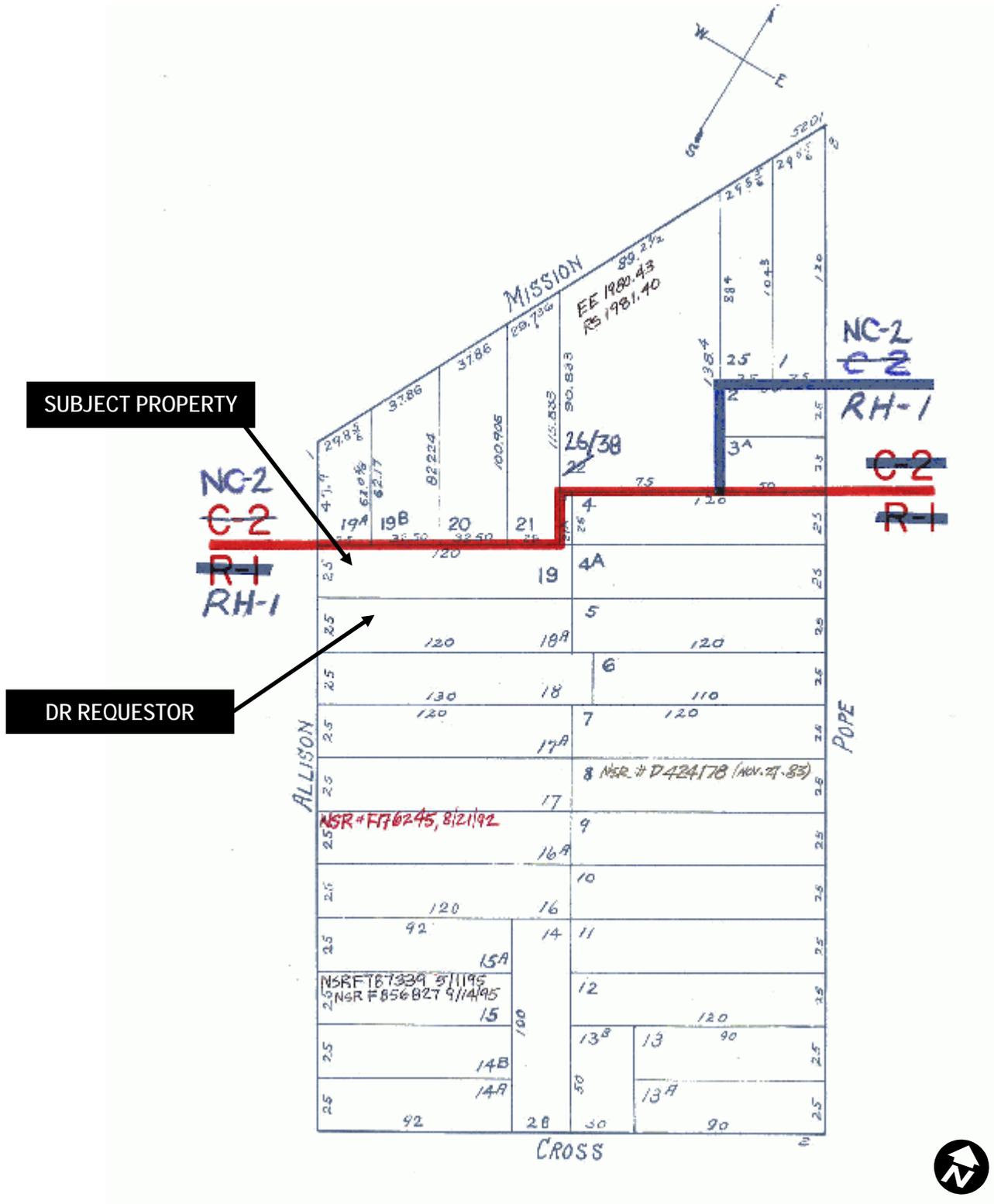
RECOMMENDATION: Do not take Discretionary Review and approve project as proposed
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Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
DR Application dated June 27, 2013
Response to DR Application dated September 1, 2013
3D Renderings
Reduced Plans

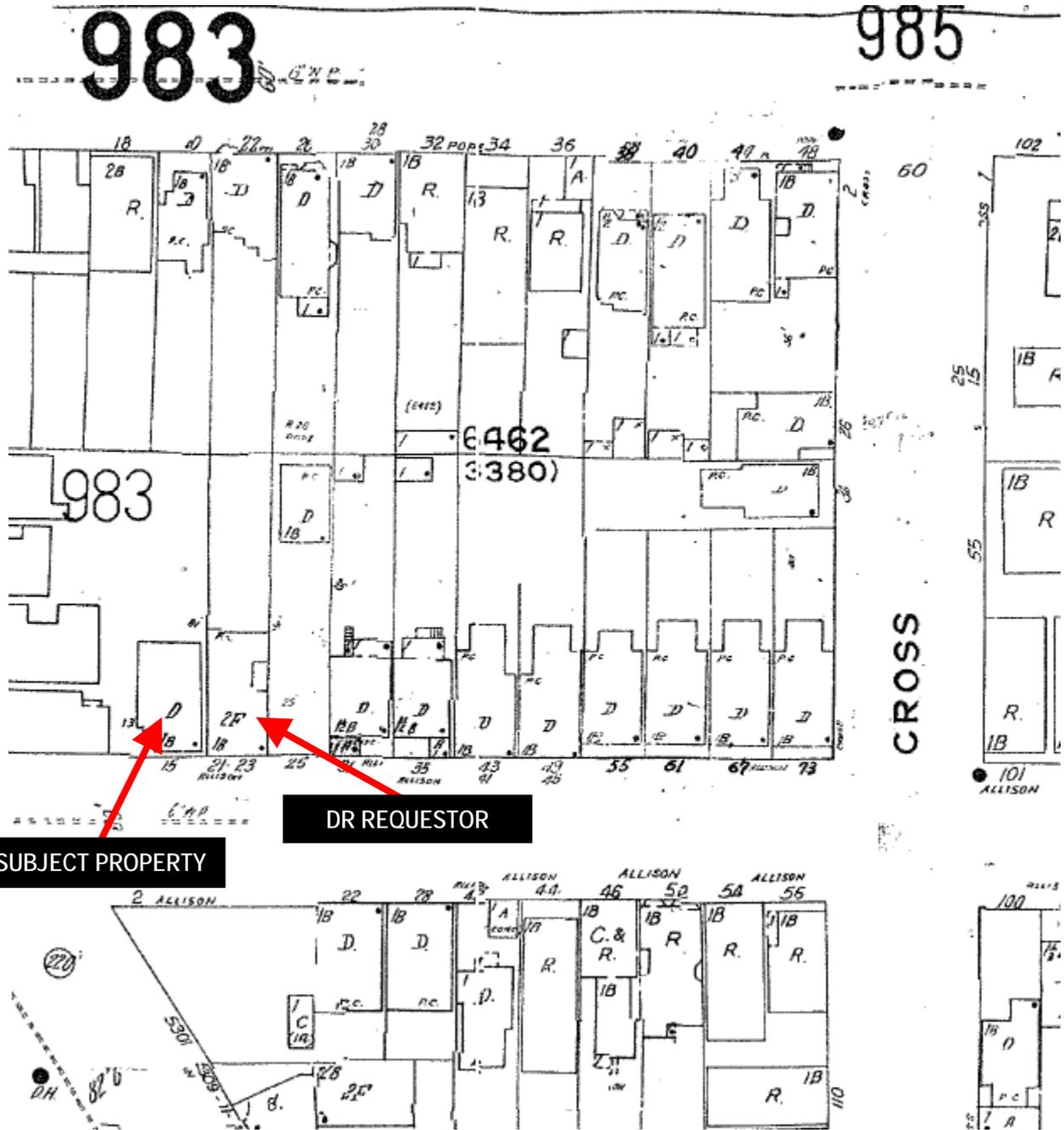
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Parcel Map



Discretionary Review Hearing
 Case Number 2013.0886 D
 Abbreviated Analysis
 15 Allison Street

Sanborn Map



Discretionary Review Hearing
Case Number 2013.0886 D
Abbreviated Analysis
15 Allison Street

Aerial Photo

View looking East



SUBJECT PROPERTY

DR REQUESTOR

Discretionary Review Hearing
Case Number 2013.0886 D
Abbreviated Analysis
15 Allison Street

Aerial Photo

View looking North



SUBJECT PROPERTY

DR REQUESTOR

Discretionary Review Hearing
Case Number 2013.0886 D
Abbreviated Analysis
15 Allison Street

Aerial Photo

View looking South



Discretionary Review Hearing
Case Number 2013.0886 D
Abbreviated Analysis
15 Allison Street

Aerial Photo view looking West

DR REQUESTOR

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2013.0886 D
Abbreviated Analysis
15 Allison Street

Zoning Map



Discretionary Review Hearing
Case Number 2013.0886 D
Abbreviated Analysis
15 Allison Street

Site Photo from the front



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2013.0886 D
Abbreviated Analysis
15 Allison Street

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: STRAVOULA SKINAS		
DR APPLICANT'S ADDRESS: 23 ALLISON ST	ZIP CODE: 94112	TELEPHONE: (415 333 7251
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: WEN PEIXI		
ADDRESS: 15 ALLISON ST	ZIP CODE: 94112	TELEPHONE: (415 652 3047
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS: nicss@me.com		

2. Location and Classification

STREET ADDRESS OF PROJECT: 15 ALLISON ST SF, Ca.		ZIP CODE: 94112
CROSS STREETS: MISSION & CROSS		
ASSESSORS BLOCK/LOT: 6462. /019	LOT DIMENSIONS: 120x25	LOT AREA (SQ FT): 2996 sf
ZONING DISTRICT: RH-1		HEIGHT/BULK DISTRICT: 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: **SFR**Proposed Use: **SFR**Building Permit Application No. **2013.01.31.9224**Date Filed: **1-31-13**

RECEIVED

JUN 27 2013

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

4. Actions Prior to a Discretionary Review Request

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

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

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

NA

Discretionary Review Request

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

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

PLEASE REFERENCE EXHIBIT 1

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

PLEASE REFERENCE EXHIBIT 2

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?

NO EXTERIOR ALTERATIONS, ONLY INTERIOR

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: Stavroula Skinas Date: 6-27-2013

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

STRAVOULA SKINAS

Owner / Authorized Agent (circle one)

Discretionary Review Application Submittal Checklist

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

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns	<input type="checkbox"/>
Covenant or Deed Restrictions	<input type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/> N/A
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input type="checkbox"/>

NOTES:

- Required Material
- Optional Material.

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

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

June 24, 2013

13.088601

EXHIBIT 1

The owners of 23 Allison St. respectfully submit their objection to the proposed alteration (Alteration) of 15 Allison St. SF, Ca. 94112. The objection is predicated upon the significant adverse impact the Alteration will have upon the half-century residents of 23 Allison; and upon the immoderate amount of contraventions of San Francisco's Residential Design Guidelines.

Adverse Effect on Residents of 23 Allison

The Alteration will materially degrade the life quality of the Discretionary Review Applicants (Applicants). The Applicant's property is the immediate southern adjacent lot to 15 Allison. The Alteration will substantially diminish air and light entering the residence, as well as the garden. Moreover, privacy will be invaded.

The proposed third story expansion will significantly dim the amount of natural, northern light entering the bathrooms of 23 Allison. During the summer, ambient light will be reduced by approximately 80%, and by 60% during the winter. The Applicant's residence was designed with north facing bathroom windows overlooking an open space. Furthermore, the Alteration will almost completely block light from entering the stairway and west facing closet windows.

The Alteration's increase in height and depth will also restrict natural light that illuminates and warms the expansive and productive organic garden of 23 Allison. More specifically, light entering from the North and the West. If the Alteration is built, the subject garden's ability to bear fruits and vegetables will be degraded.

Privacy

Privacy will be compromised. The Alteration will substantively restrict the privacy of the Applicants. Inhabitants of 15 Allison will be able to easily peer into the bathroom, deck, and garden of 23 Allison.

Stravoula and Kosmas Skinas have lived with appropriate light, air, and privacy for over fifty years. The proposed alteration will render these amenities moot. Stravoula and Kosmas have every right to expect their lifestyle to remain constant.

June 24, 2013

Contravention of San Francisco Design Guidelines

On a macro level, the Alteration conflicts with various aspects of the city's design guidelines - most specifically: Neighborhood Character, Design Principle, and Building Scale.

Neighborhood Character

The Alteration will disrupt the visual subtleties of the neighborhood. It is out of scale with nearby buildings, and lot and block patterns. The block area containing 15 Allison St. involves a number of lots that were developed with fairly uniform residential to open space ratios. Proposing a twenty-foot extension will significantly disrupt the said ratio. Air and light to surrounding residences will also be diminished.

Design Principle

The Alteration was designed with little regard for its surroundings. It does not cohesively relate to adjacent buildings. Furthermore, it is incompatible with the scale pattern of the adjoining lots. As such, it will greatly encroach on mid block open space, and will fail to minimize light impact on adjacent properties.

As illustrated by its materially adverse effect on 23 Allison St, the Alteration was not designed to take into consideration abutting properties' privacy and light. The setbacks incorporated into the Alteration are insufficient.

Building Scale

The Alteration has a large footprint. The project's scale and form are not compatible with the height and depth of surrounding buildings. Moreover, the Alteration's block has a strong mid open space pattern while the proposed remodel is deep and tall. Finally, the out of scale rear yard addition will leave surrounding residents feeling encroached upon.

13.08860

June 24, 2013

EXHIBIT 2

Regrettably, the Alteration will have a substantial undesirable impact on abutting properties that goes well above nominal reductions of light and privacy concerns. While many properties will be affected by the Alteration, the Applicants will feel the most acute impact. As previously memorialized, 23 Allison will suffer a major amount of light loss. The Alteration will diminish light to the west facing closet and staircase windows, as well as the north facing bathrooms. Additionally, a noteworthy loss of privacy will occur. The Alteration will allow occupants of 15 Allison to peer unimpeded into 23 Allison's bathroom, deck, and yard. Finally, the Alteration will block afternoon sunlight that is required to maintain the garden at 23 Allison.

Collectively, the loss of light, privacy, and a garden will have an overwhelming impact on the residents of 23 Allison. The magnitude of these losses is well beyond the normal level of light and privacy degradations listed in the city's redesign guidelines. The Applicants will be boxed in and will literally have to change the way they live. Energy costs will rise. Food outlays will increase due to the decline in garden productivity. Finally, structural measures would have to be taken to temper privacy loss – if possible.

The design of the Alteration has done little to mitigate air and privacy concerns. Setbacks have been incorporated. Unfortunately, the proposed setbacks do not provide significant mitigation.

Please reference the following photographs for a visual orientation as to the impact of the Alteration upon 23 Allison.

June 24, 2013

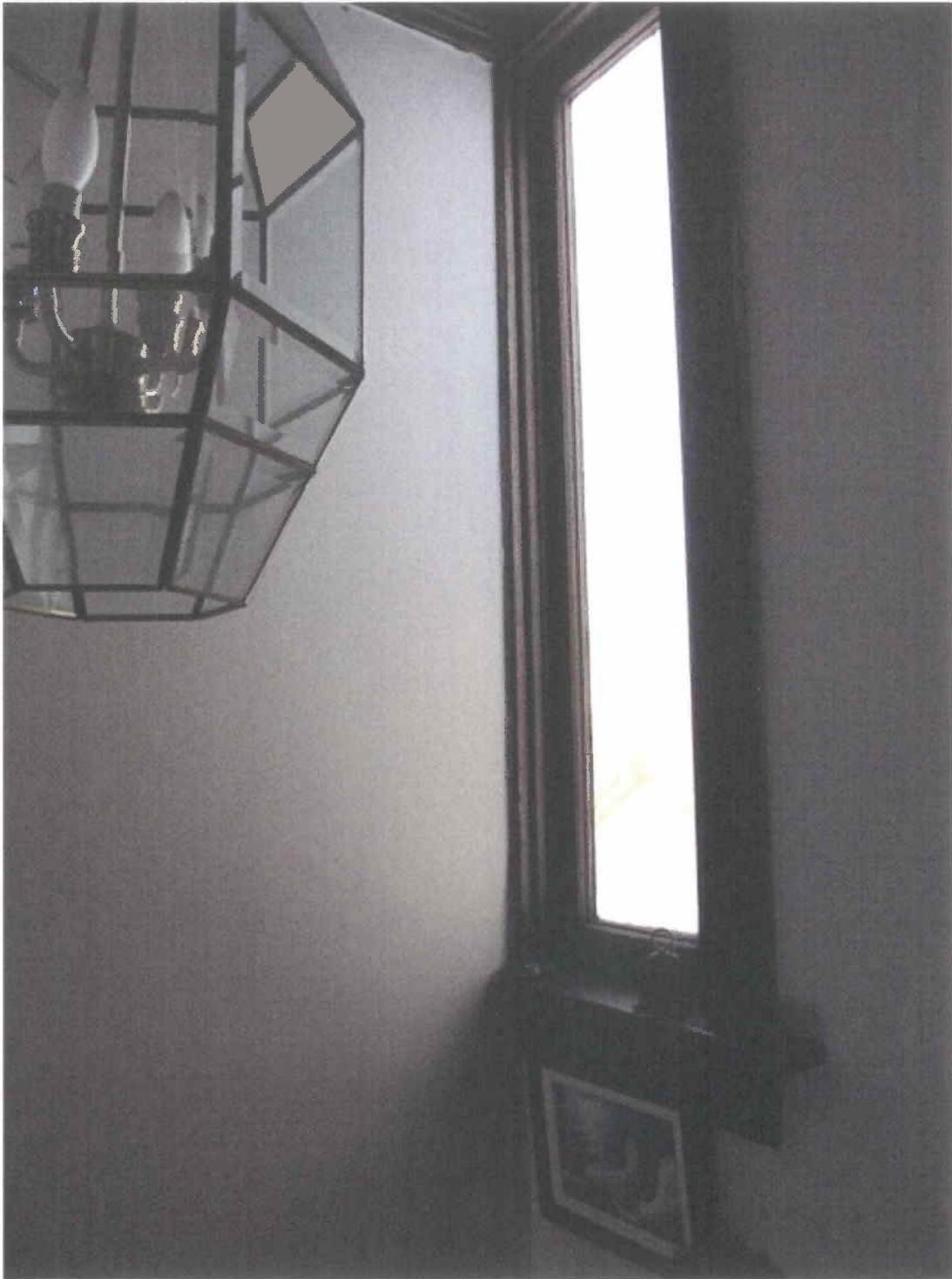


Figure 1

West facing stairway window. Proposed Alteration will block light from reaching this window.

June 24, 2013



Figure 2

Exterior view of stairway window pictured from the east. To the immediate right (north) is the open space that will vanish once the third story addition is put into place. The inlet shown in this photo is where all light from the north enters 23 Allison. Most of the northern light and air will disappear with the construction of the third floor addition.

June 24, 2013

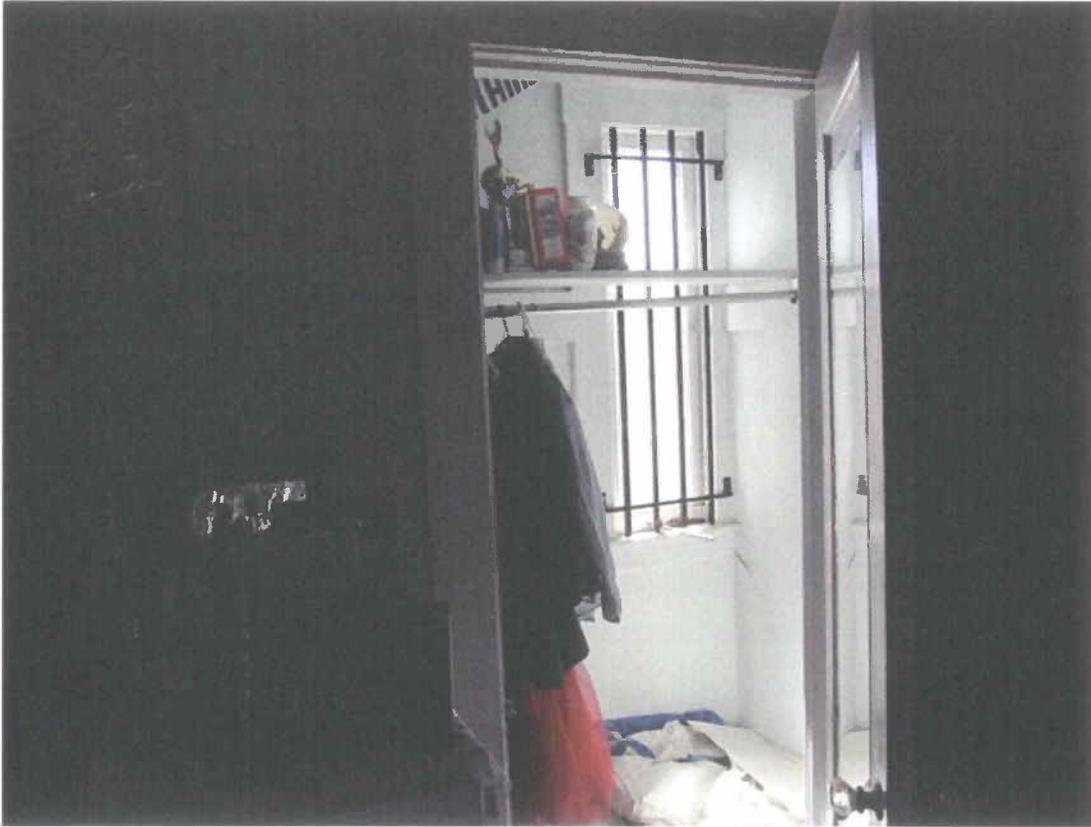


Figure 3

West facing closet window. The afternoon light shining through the subject window will be significantly curtailed by the third story addition.

June 24, 2013



Figure 4

First floor, north-facing bathroom window. Light will almost be eliminated if third story addition is built.

June 24, 2013

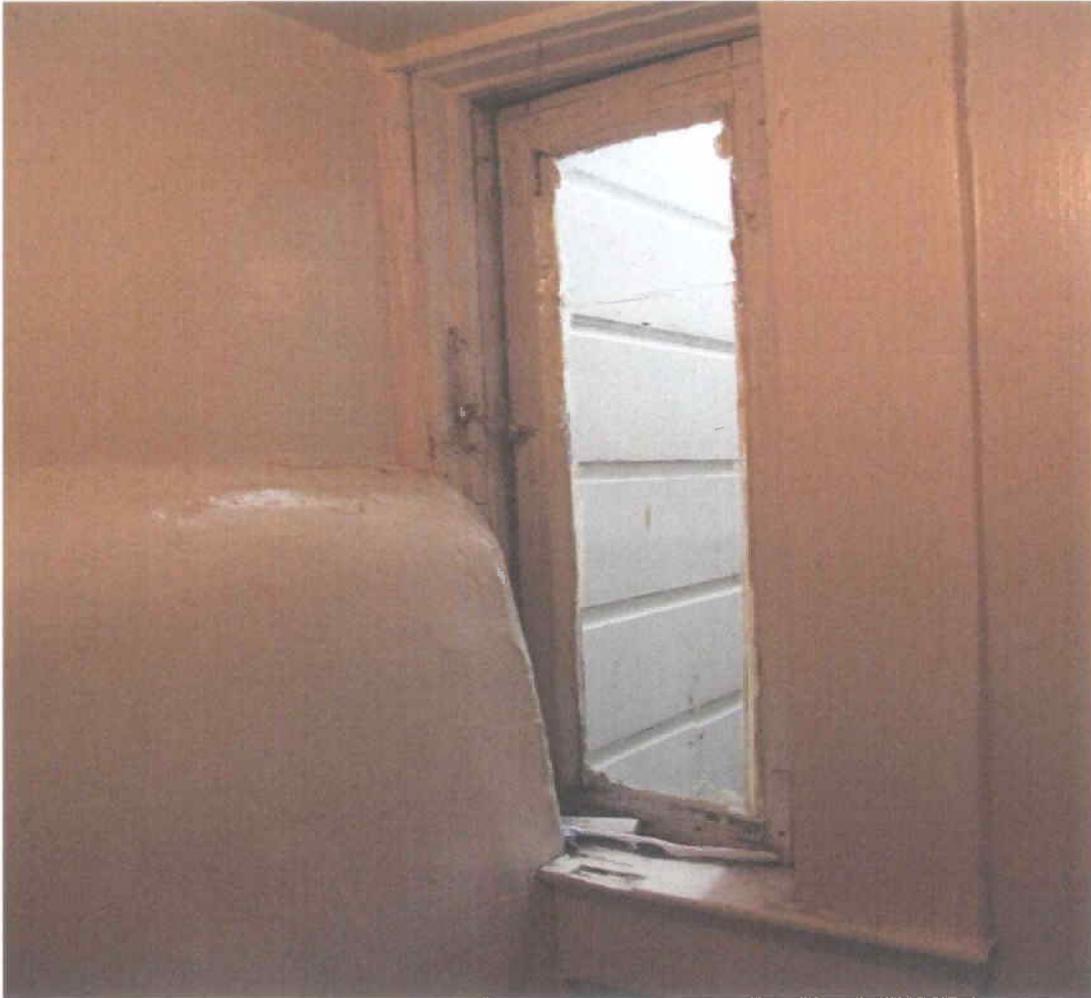


Figure 5

First floor bathroom window. The proposed third story addition will eliminate almost all of the light reaching this window.

June 24, 2013

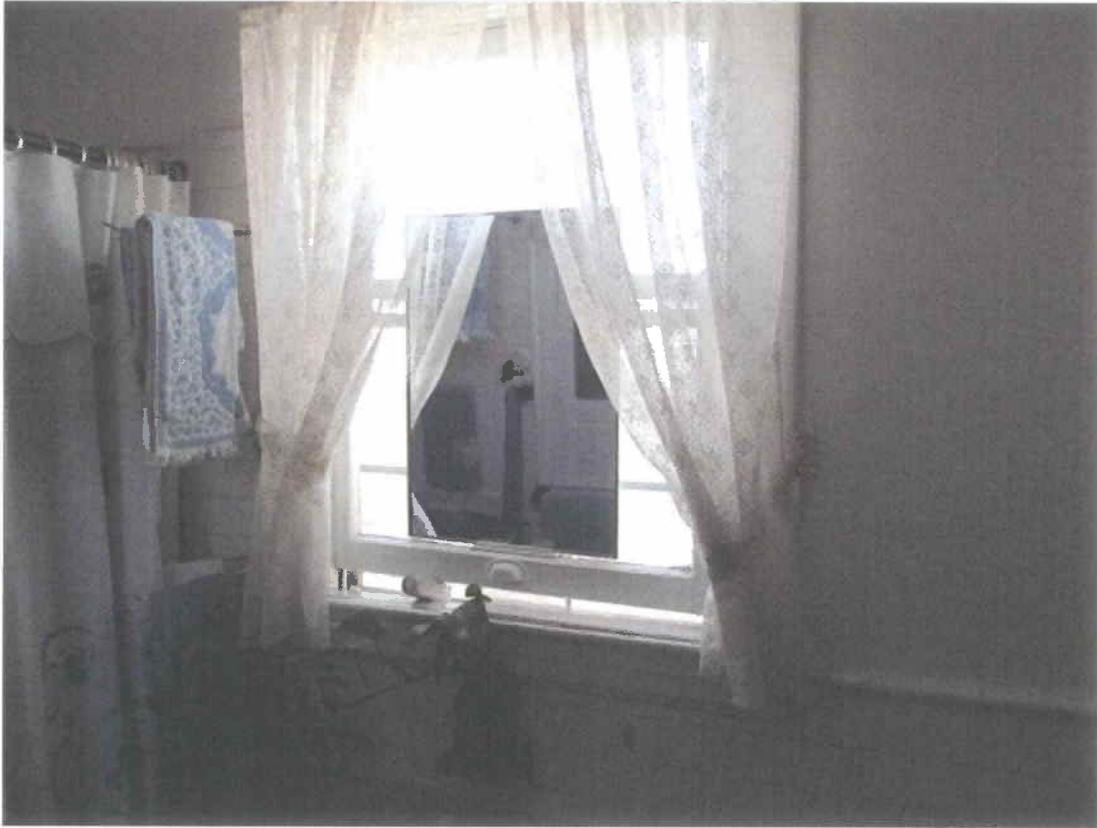


Figure 6

North facing, second floor bathroom window. Proposed Alteration will significantly block light and air to this room.

13.08860

John Skinas
23 Allison St.
San Francisco, CA 94112

T 415 3337251

johnskinas@yahoo.com

June 26, 2013

San Francisco Planning Dept.
1650 Mission St., Suite 4000
San Francisco, Ca 94103

Attn: Adrian Putra and Planning Commission Committee,

I am writing on behalf of my parents, who oppose the property additions proposed by their neighbor at 15 Allison Street. This issue has been causing them a painful amount of grief and stress since they are certain that their quality of life will suffer greatly if these additions are approved. Every aspect of this project gives them something to worry about. A third story rooftop addition would block the light from no less than five windows, severely reducing the amount of light that comes into their home. Furthermore, the planned extension of 15 Allison St. into the backyard would basically end a way of life for my mother and father. For decades, they have been growing their own fruits and vegetables, cultivating a green oasis in the Outer Mission. The two-story extension would block the afternoon light, take away their privacy, and create an eyesore where they can now see trees, blue sky, and Mt. Davidson and Twin Peaks in the distance.

I grew up at 23 Allison St., and my fondest memories are of spending hours playing in the backyard among the grass, trees and flowers. Now, my own children visit my parents virtually every day of the week and spend hours in the backyard. This garden has been my parents' joy for fifty plus years, during which they've created a wonderful family life at 23 Allison St. My father is now 86 and has a weak heart, while my mother is 72 and dealing with high blood pressure. I'm truly worried for their health. Their garden has continuously provided them with fresh air, fresh produce, and a sense of joyful purpose. The

Discretionary Review 15 Allison St., San Francisco, CA 94112

13.0886D

construction of the planned additions will take all of that away. I already see the effect on their health due to the stress from the mere thought of this.

Along with my mother, my father, their neighbors, and my children, I urge you to not to allow these additions to take place.

Sincerely yours,

A handwritten signature in blue ink, appearing to be 'John Skinas', written in a cursive style.

John Skinas

Discretionary Review 15 Allison St., San Francisco, CA 94112

13.08860

Kosmas Skinas
23 Allison St.
San Francisco, CA 94112

June 15, 2013

San Francisco Planning Department
1650 Mission St. Suite 400
San Francisco, CA 94103

Dear Planning Department:

Years ago, we got this house with a big dream to create a good family! I worked hard everyday to support my wife and three kids. Now I have eight grand kids who come almost everyday to play in our beautiful yard. Watching them gives us happiness. But now we are afraid the happy days will pass because somebody wants to build a monster in the yard of his house, destroying our peace, destroying our life. This building will take our sunlight away since the house of our other next door neighbor blocks the sun from our yard until the early afternoon. This addition will take our afternoon light away.

Since we learned of these plans our life has become miserable. My wife and I have become nervous wrecks, and our health is deteriorating. We want to be able to enjoy life with our gran kids in our backyard, not lose our lives in the shadows.

Sincerely yours,

Kosmas Skinas

Kosmas Skinas

13.08860

Mrs. Paul McKenna
22 Allison St.
San Francisco, CA 94112

June 14, 2013

San Francisco Planning Dept.
1650 Mission St., Suite 400
San Francisco, CA 94103

Attn: Adrian C. Putra and Planning Commission Committee

This letter is in regard to the 15 Allison St residential remodel and addition.

These are our concerns:

- 1) This is a residential zoning area, not zoned for an apartment complex. The entrance is on Allison St; not Mission St., which is commercial zoning.
- 2) Parking on Alison St. is a challenge already. Mr. Wen realizes his truck is too large to park between driveways due to blocking driveways. His renters will also find difficulty, even though a garage is planned. Allison St is a narrow two-way street with heavy traffic during work hours. Arriving and departing from the garage can be difficult and at times dangerous. Accidents have occurred.
- 3) We request Allison St. to remain residential not become commercial and swallowed up by apartment complexes. We have lived in our home for fifty two years and accepted some small changes. This is not a small change.

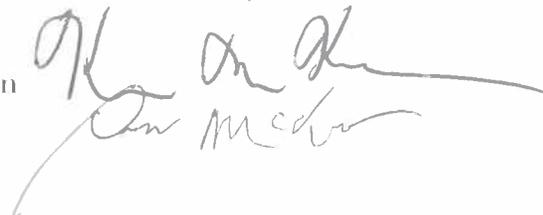
Please hear our plea and reconsider. Thank you for you cooperation in this matter.

Sincerely,

Mc Kenna Family



Arleen, Kevin and Sean





SAN FRANCISCO PLANNING DEPARTMENT

RESPONSE TO DISCRETIONARY REVIEW

Case No.: 13.0886D
Building Permit No.: 2013.01.31.924
Address: 15 ALLISON ST.

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Sponsor's Name: XIE GUAN

Telephone No.: 415-652-3047 (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.

1. THE PROPOSED ADDITION COMPLY TO PLANNING CODES.
2. THE PROPOSED ADDITION WILL NOT CAST ANY SHADOW OR CHANGE SUNLIGHT PATTERN TO 23 ALLISON.
3. A NEW LIGHT WELL IS PROPOSED NEXT TO DR'S (2) LIGHTWELL
4. PRIVACY TREE, AMERICAN HOLLY, IS PROPOSED ALONG THE P.L.

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.

1. NEW LIGHT WELL NEXT TO DR'S EXISTING LIGHT WELL
2. CHANGE SOLID GUARDRAIL TO WOOD GUARDWELL AT ROOF DECK
3. PRIVACY TREE, AMERICAN HOLLY, IS PROPOSED ALONG THE P.L.

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.

MR. WEN PUT HIS LIFE SAVING ON HIS PROPERTY. HE WANT TO IMPROVE IT AND BRING PROSPERITY TO HIS COMMUNITY. THE SCOPE OF WORK IS REASONABLE AND ALTERNATIVES ARE OFFER TO DR.

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

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

<u>Number of</u>	<u>Existing</u>	<u>Proposed</u>
Dwelling units (only one kitchen per unit –additional kitchens count as additional units)	<u>1</u>	<u>3</u>
Occupied stories (all levels with habitable rooms) ...	<u>1</u>	<u>3</u>
Basement levels (may include garage or windowless storage rooms)	<u>1</u>	<u>1</u>
Parking spaces (Off-Street)	<u>1</u>	<u>1</u>
Bedrooms	<u>3</u>	<u>4</u>
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas.....	<u>±1952 SF</u>	<u>±3163 S-F</u>
Height	<u>±22'7"</u>	<u>±29'6"</u>
Building Depth	<u>46'-7"</u>	<u>66'-7"</u>
Most recent rent received (if any)	<u>N/A</u>	<u>N/A</u>
Projected rents after completion of project	<u>N/A</u>	<u>N/A</u>
Current value of property		<u>±\$556,000</u>
Projected value (sale price) after completion of project (if known)		<u>±\$700,000</u>

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



 Signature

09.1.13

 Date

Xie Guan

 Name (please print)



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **January 31, 2013**, the Applicant named below filed Building Permit Application No. **2013.01.31.9224** (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Bill Guan	Project Address:	15 Allison Street
Address:	501 Crescent Way #5412	Cross Streets:	Mission & Pope Streets
City, State:	San Francisco, CA 94134	Assessor's Block /Lot No.:	6462/019
Telephone:	(415) 652-3047	Zoning Districts:	RH-1 / 40-X

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

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

PROJECT FEATURES	ORIGINAL CONDITION	PROPOSED CONDITION
FRONT YARD	±2 feet	No change
BUILDING DEPTH	±46 feet, 6 inches	±69 feet, 6 inches
REAR YARD	±71 feet, 6 inches	±48 feet, 6 inches
HEIGHT OF BUILDING	±19 feet	±29 feet, 6 inches
NUMBER OF STORIES	2	3
NUMBER OF DWELLING UNITS	1	No change
NUMBER OF OFF-STREET PARKING SPACES	At least 1	No change

PROJECT DESCRIPTION

The subject property contains a two-story, single-family dwelling. The project is to construct a two-story horizontal rear addition, and a one-story vertical addition above the existing dwelling. The proposed third-story will be setback approximately 16.5 feet from the existing front building wall. Please see attached plans.

PLANNER'S NAME: **Adrian C. Putra**

PHONE NUMBER: **(415) 575-9079**

EMAIL: **adrian.putra@sfgov.org**

DATE OF THIS NOTICE: **5/31/13**

EXPIRATION DATE: **6/30/13**

NOTICE OF BUILDING PERMIT APPLICATION GENERAL INFORMATION ABOUT PROCEDURES

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

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

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

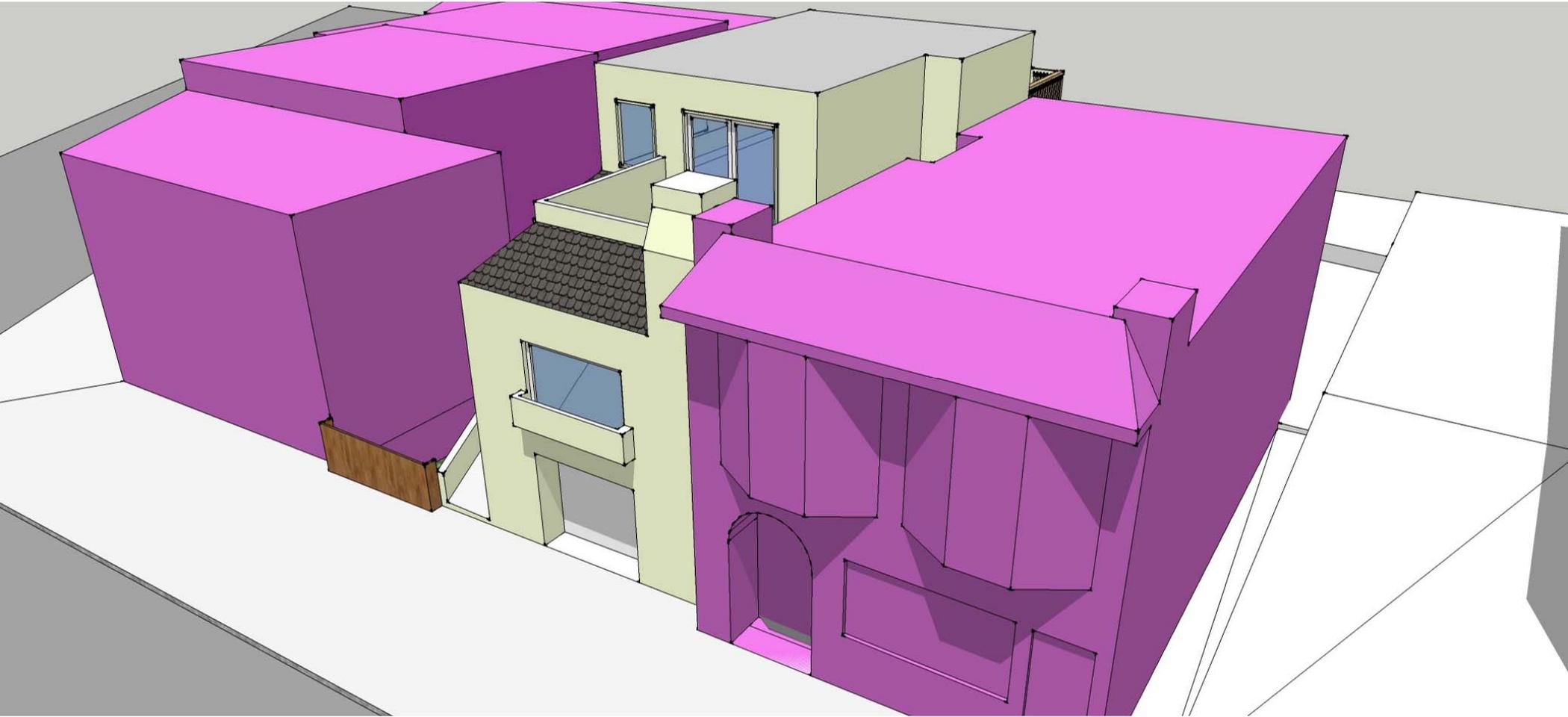
1. Seek a meeting with the project sponsor and the architect to get more information, and to explain the project's impact on you and to seek changes in the plans.
2. Call the nonprofit organization Community Boards at (415) 920-3820. They are specialists in conflict resolution through mediation and can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

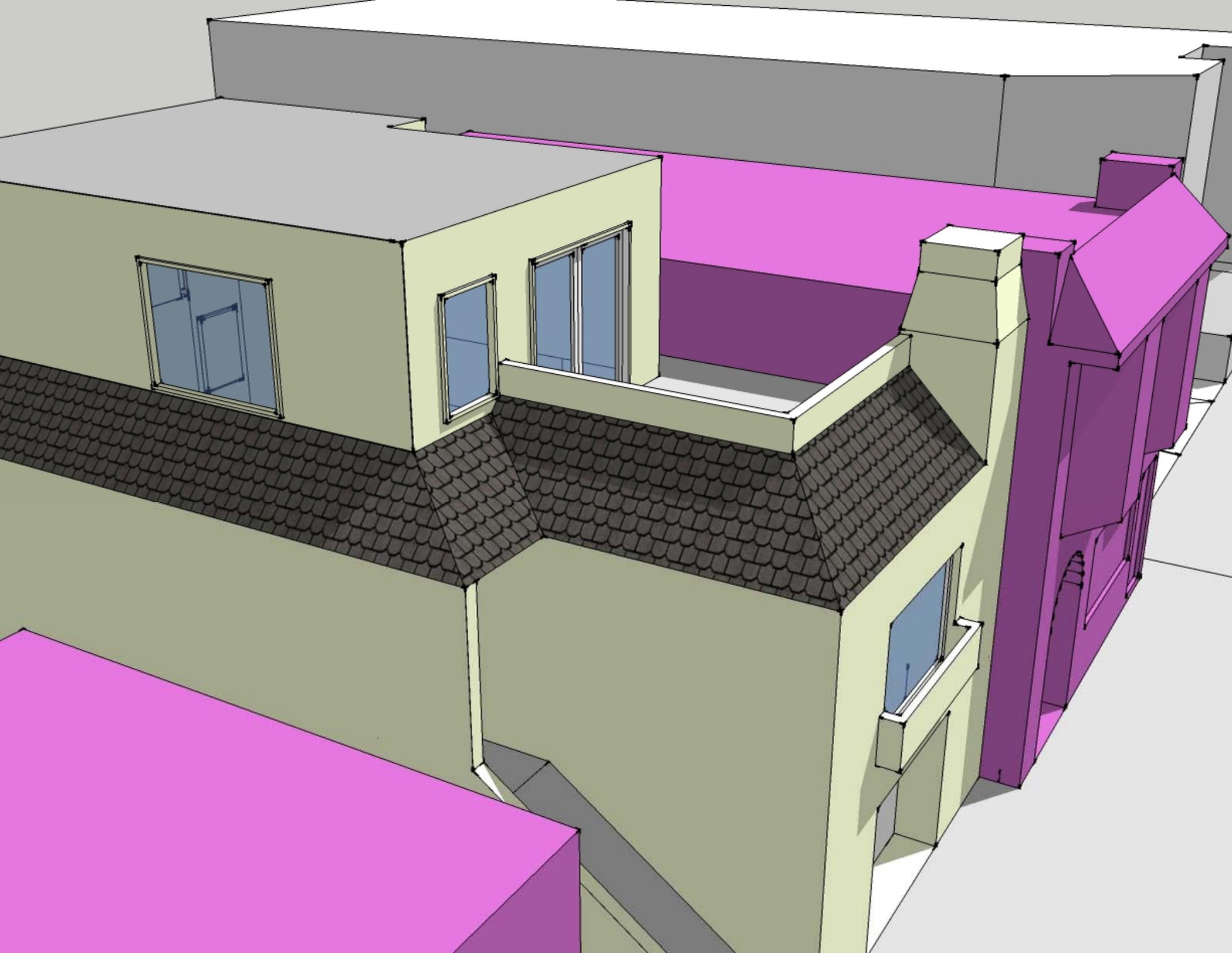
If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary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

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

BOARD OF APPEALS

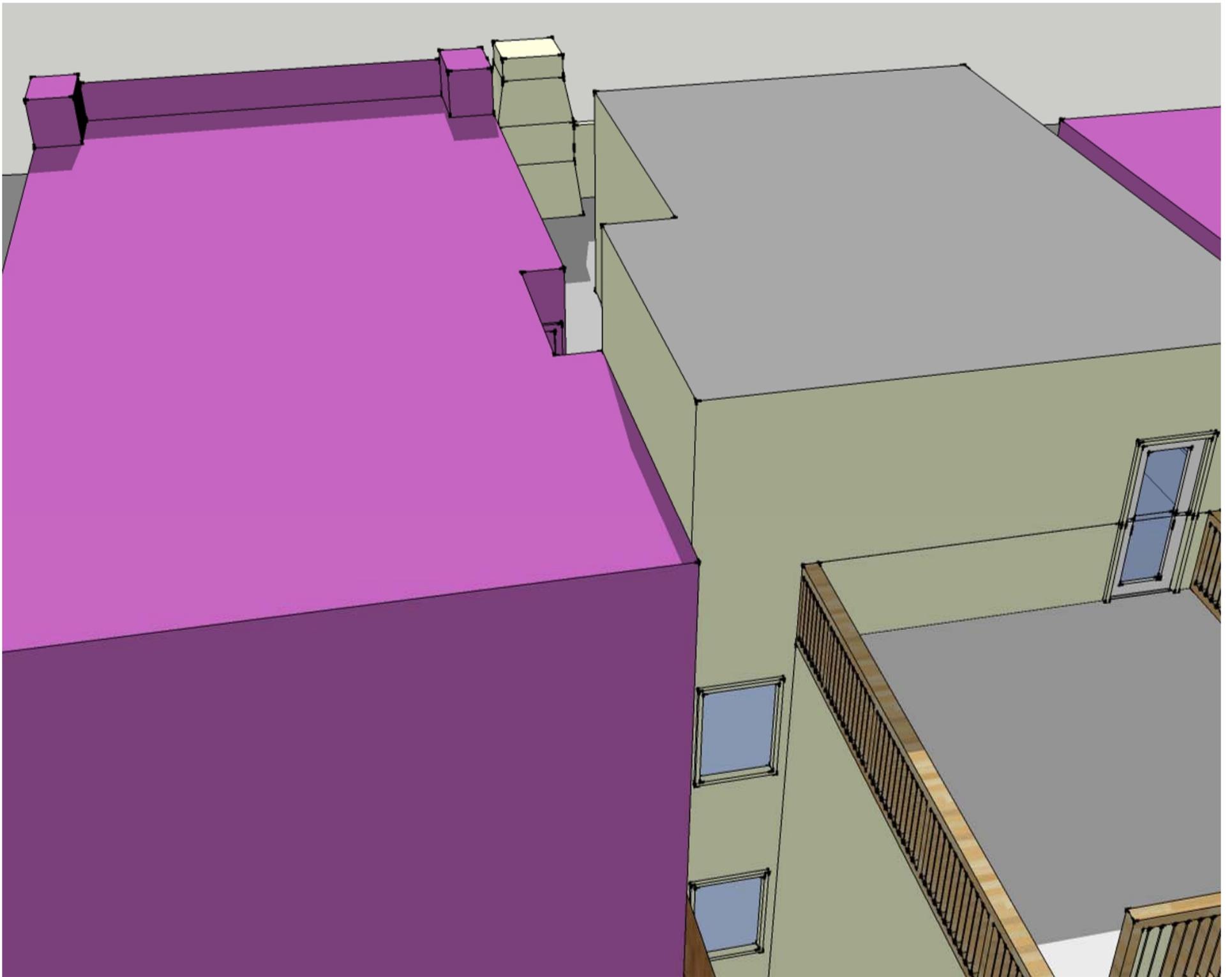
An appeal of the approval (or denial) of the permit application by the Planning Department or Planning Commission may be made to the Board of Appeals within 15 days after the permit is issued (or denied) by the Superintendent of the Department of Building Inspection. Submit an application form in person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

















LEGEND

- WALLS**
 - EXISTING WALL TO REMAIN
 - (E) WALL TO BE REMOVE
- DOORS**
 - EXISTING DOOR TO REMAIN
 - (E) DOOR TO BE REMOVE
- WINDOWS**
 - EXISTING WINDOW TO REMAIN
 - EXISTING WINDOW TO BE REMOVED
 - NEW EXTERIOR WALL
 - NEW INTERIOR WALL
- DOORS**
 - NEW DOOR
- WINDOWS**
 - NEW WINDOW

**RESIDENTIAL
REMODEL
& ADDITION**

**FOR
WEN FAMILY**

XIE ASSOCIATES
 Architectural Design & Planning
 5011 ORCHARD WAY #912
 SAN FRANCISCO, CA 94134
 TEL: 415.625.3247
 FAX: 415.625.3242
 www.xieassociates.com

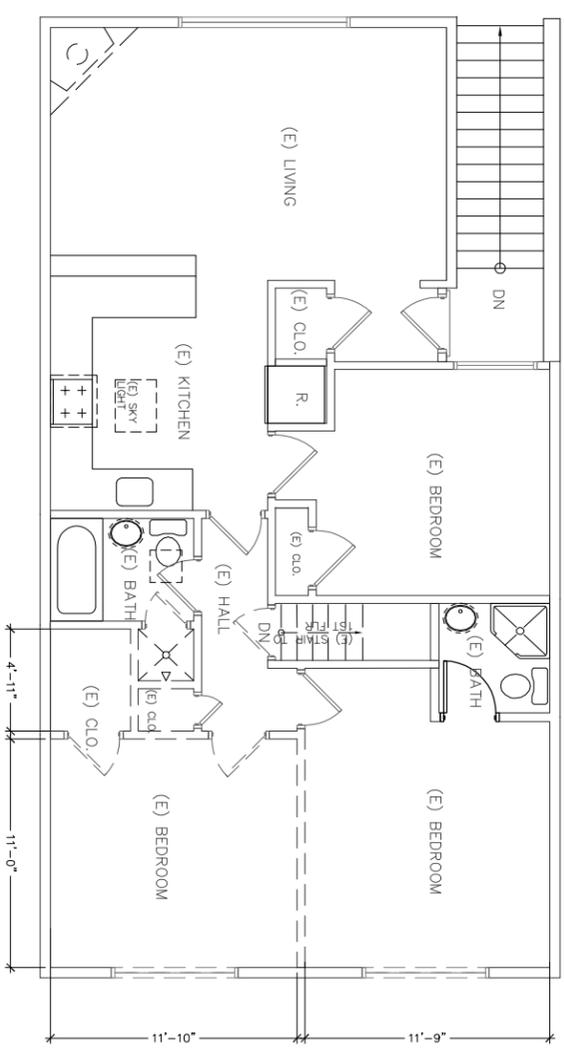
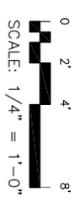
**15
ALLISON AVE
SAN FRANCISCO,
CALIFORNIA**

REVISION	DATE	DESCRIPTION

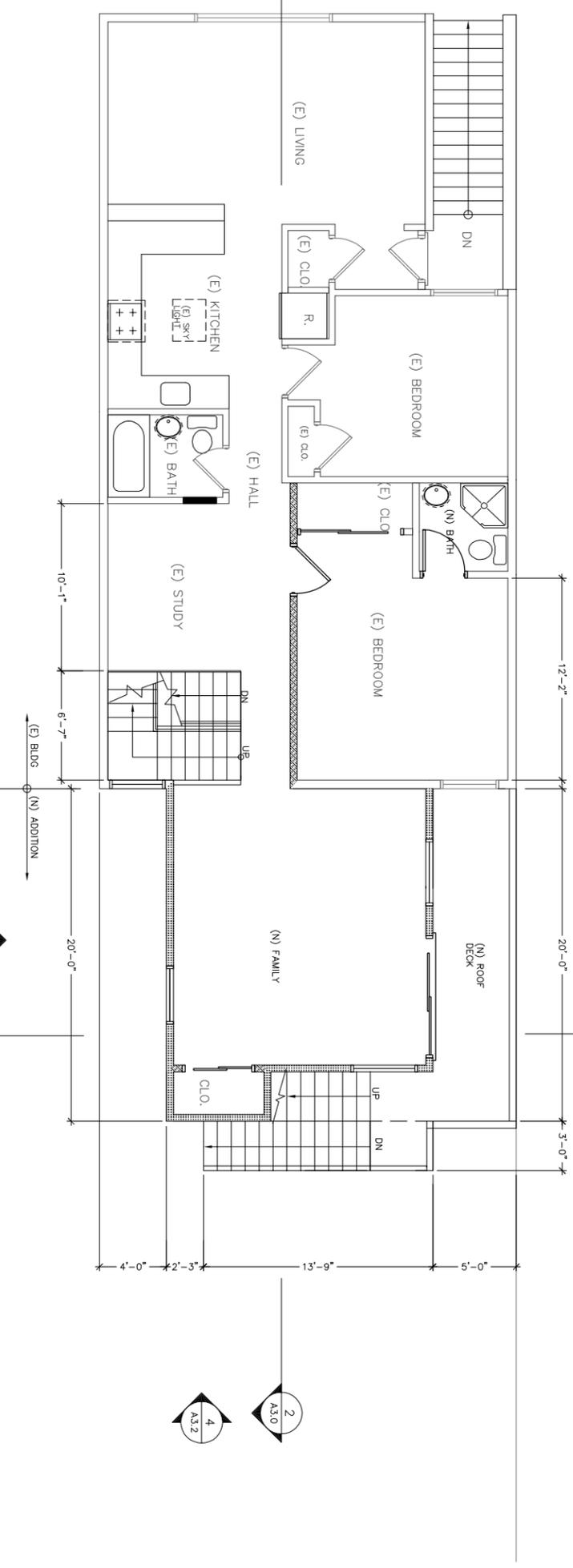
PROJECT NO.	
WOOLBIE	
DRAWN BY: LIPING	
CHECKER:	
DATE: 01/14/13	
<small> XIE ASSOCIATES ARCHITECTURAL DESIGN & PLANNING 5011 ORCHARD WAY #912 SAN FRANCISCO, CA 94134 TEL: 415.625.3247 FAX: 415.625.3242 www.xieassociates.com </small>	
SHEET TITLE	

FLOOR PLANS

A2.1



1-EXISTING 2ND FLOOR PLAN



2-PROPOSED 2ND FLOOR PLAN

PROJECT:

**RESIDENTIAL
REMODEL
& ADDITION
FOR
WEN FAMILY**

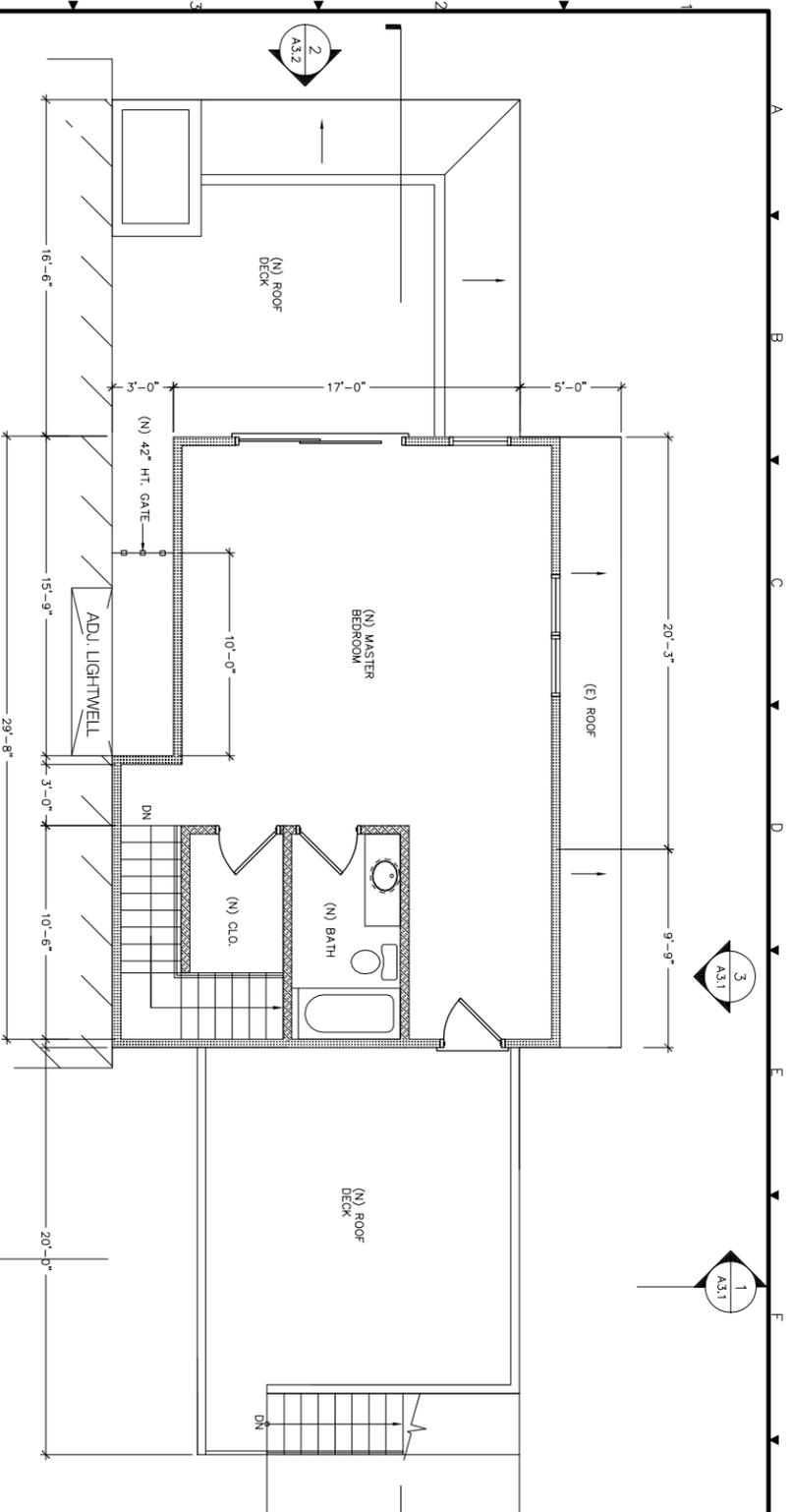
XIE ASSOCIATES

Architectural Design & Planning
301 CRESSBENT WAY #312
SAN FRANCISCO, CA 94134
Tel: 415.862.9477
Fax: 415.866.6542
Email: xie@xiearchitect.com

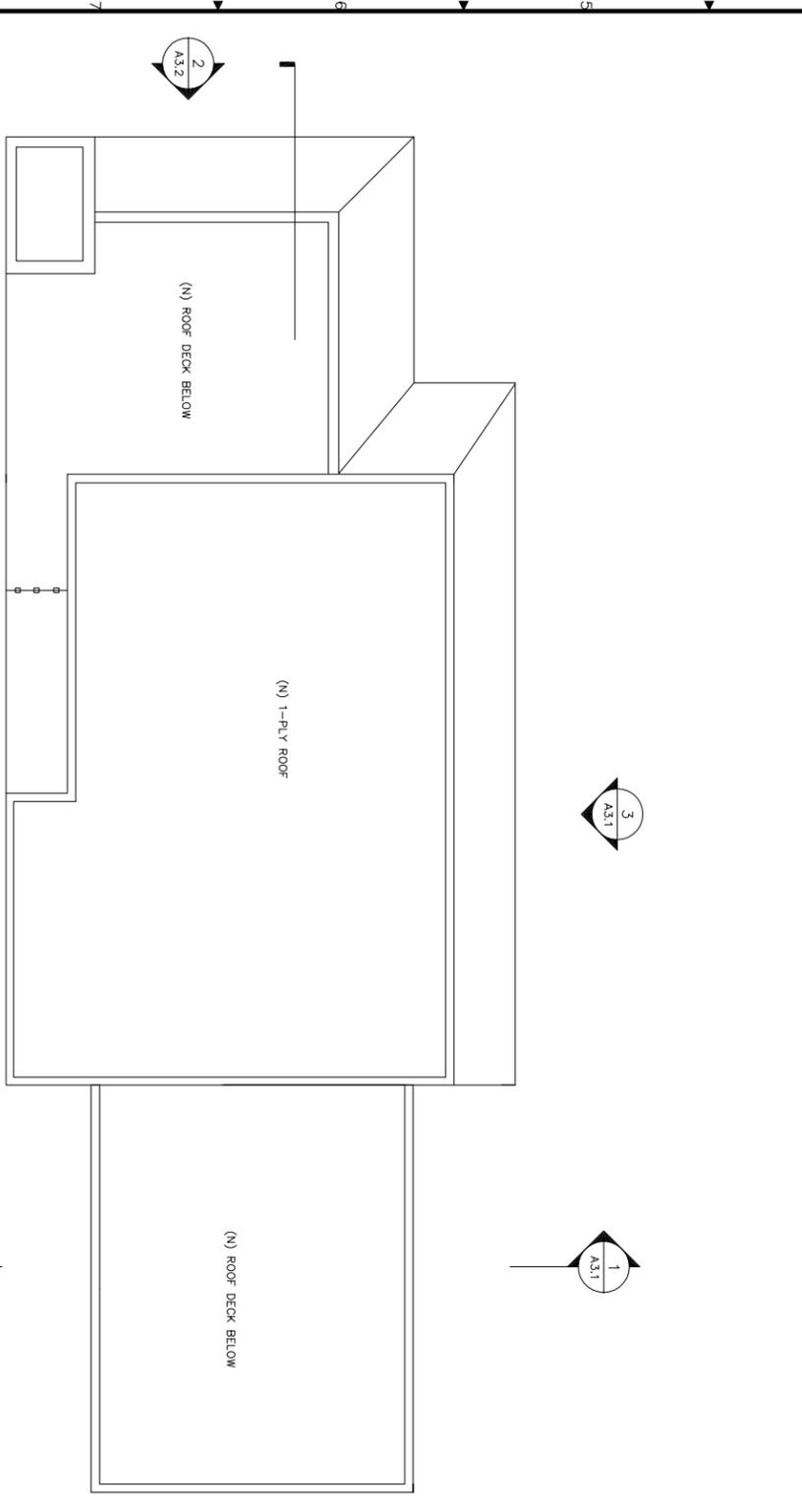
**15
ALLISON AVE
SAN FRANCISCO,
CALIFORNIA**

LEGEND

- WALLS**
 - EXISTING WALL TO REMAIN
 - (E)WALL TO BE REMOVE
- DOORS**
 - EXISTING DOOR TO REMAIN
 - (E)DOOR TO BE REMOVE
- WINDOWS**
 - EXISTING WINDOW TO REMAIN
 - EXISTING WINDOW TO BE REMOVED
 - NEW EXTERIOR WALL
 - NEW INTERIOR WALL
- DOORS**
 - NEW DOOR
- WINDOWS**
 - NEW WINDOW



I-PROPOSED 3RD FLOOR PLAN



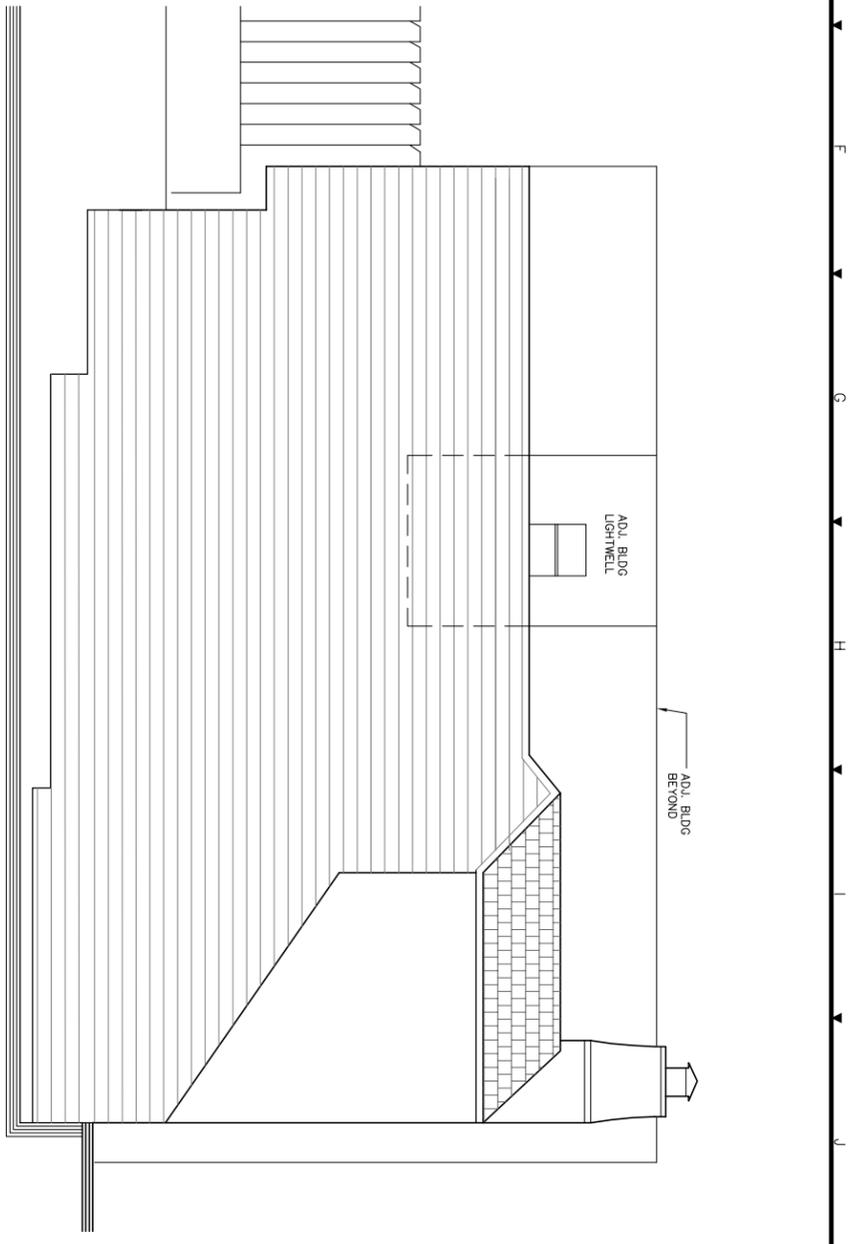
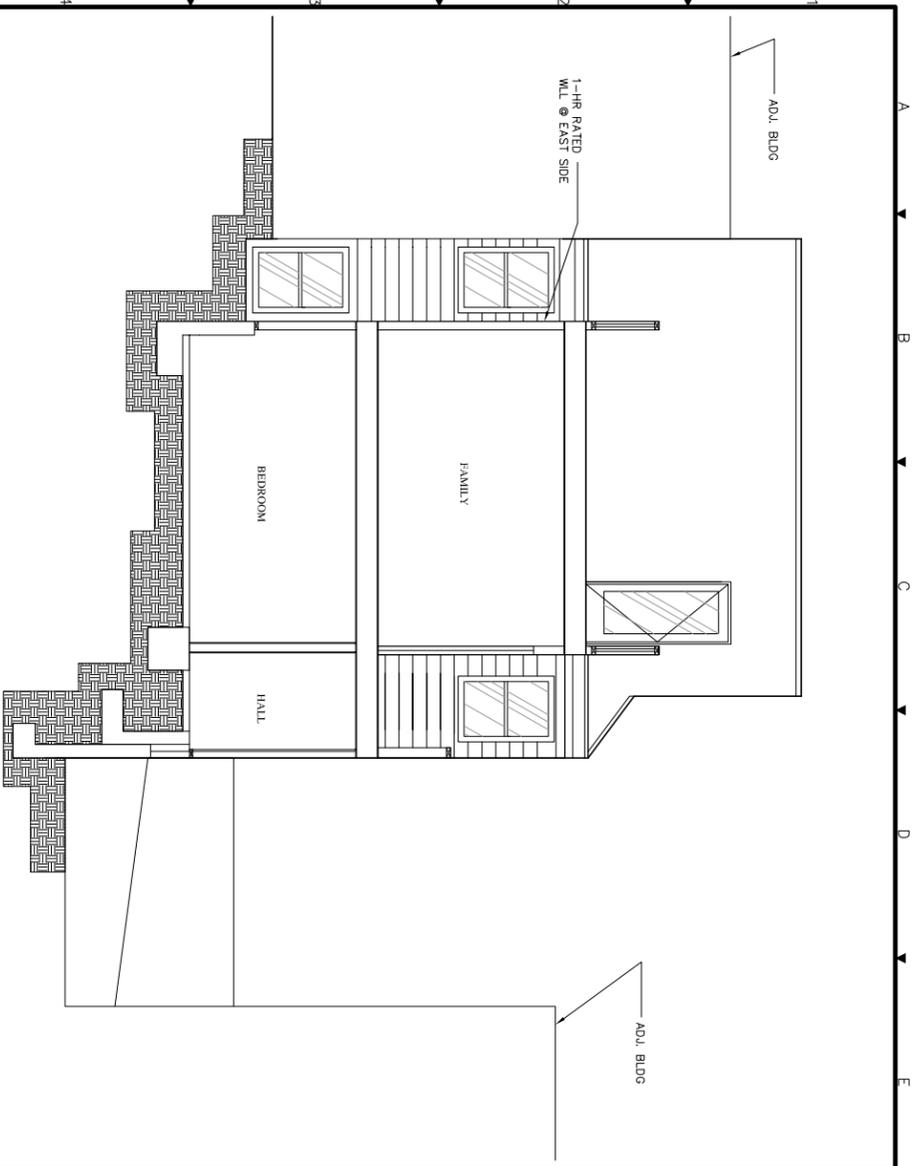
I-PROPOSED ROOF PLAN

REVISION	DATE	DESCRIPTION

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MODEL FILE:	
DRAWN BY: JIMONG	
CHECKER:	
DATE: 01/14/13	
<small> ARCHITECTURAL DESIGN & PLANNING 301 CRESSBENT WAY #312 SAN FRANCISCO, CA 94134 TEL: 415.862.9477 FAX: 415.866.6542 EMAIL: XIE@XIEARCHITECT.COM </small>	
SHEET TITLE	

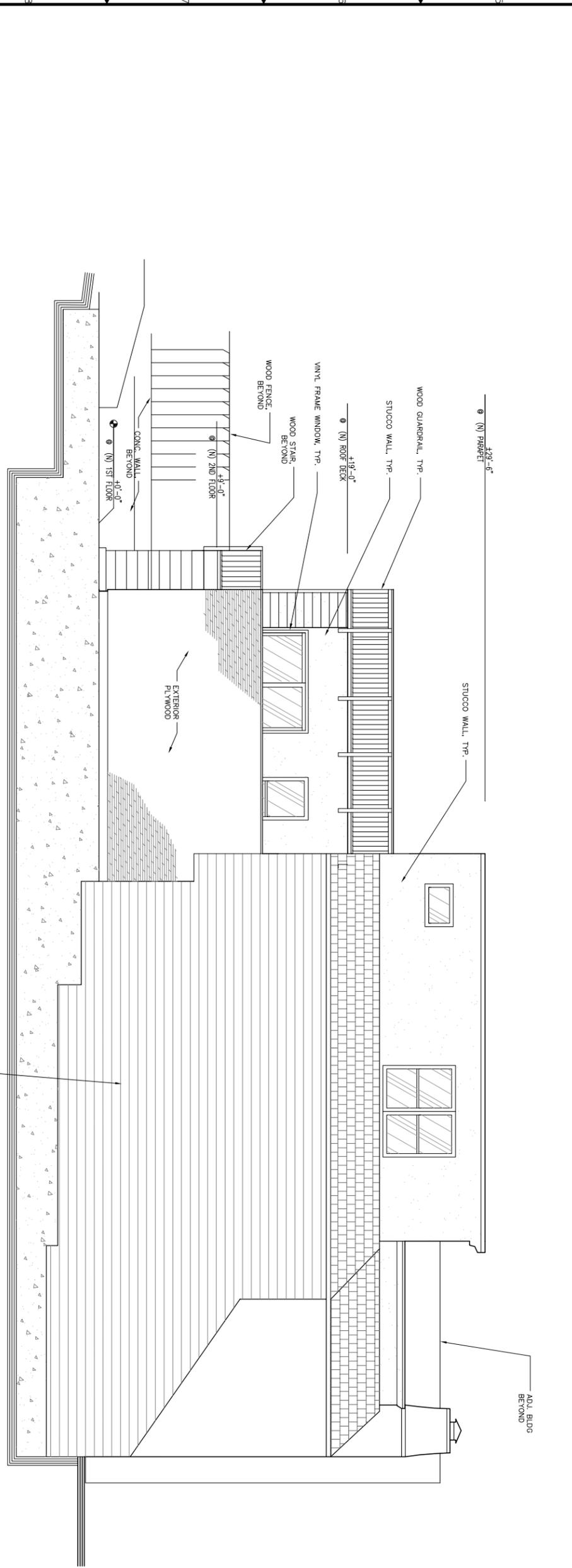
FLOOR PLANS

A2.2



1- BUILDING SECTION

2- EAST(RIGHT) ELEVATION: EXISTING



3- EAST(RIGHT) ELEVATION: PROPOSED

PROJECT:

**RESIDENTIAL
REMODEL
& ADDITION
FOR
WEN FAMILY**

XIE ASSOCIATES
Architectural Design & Planning
301 CECILIA WAY #312
SAN FRANCISCO, CA 94134
TEL: 415.862.9477
FAX: 415.866.5542
EMAIL: office@xiearchitect.com

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ALLISON AVE,
SAN FRANCISCO,
CALIFORNIA**

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CHECK BY:	
DATE:	01/14/13
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**EXTERIOR ELEVATIONS
& SECTION**

A3.1

PROJECT:

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& ADDITION
FOR
WEN FAMILY**

XIE ASSOCIATES
Architectural Design & Planning
580 CASSIDY WAY #412
SAN FRANCISCO, CA 94134
TEL: 415.489.2007
FAX: 415.685.9542
Email: xie@xieassociates.com

**15
ALLISON AVE
SAN FRANCISCO,
CALIFORNIA**

REVISION	DATE	DESCRIPTION

PROJECT NO.	
MODEL FILE:	
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CHECK BY:	
DATE: 01/14/13	
<small> ARCHITECTURAL DESIGN & PLANNING 580 CASSIDY WAY #412 SAN FRANCISCO, CA 94134 TEL: 415.489.2007 FAX: 415.685.9542 Email: xie@xieassociates.com </small>	

EXTERIOR ELEVATIONS

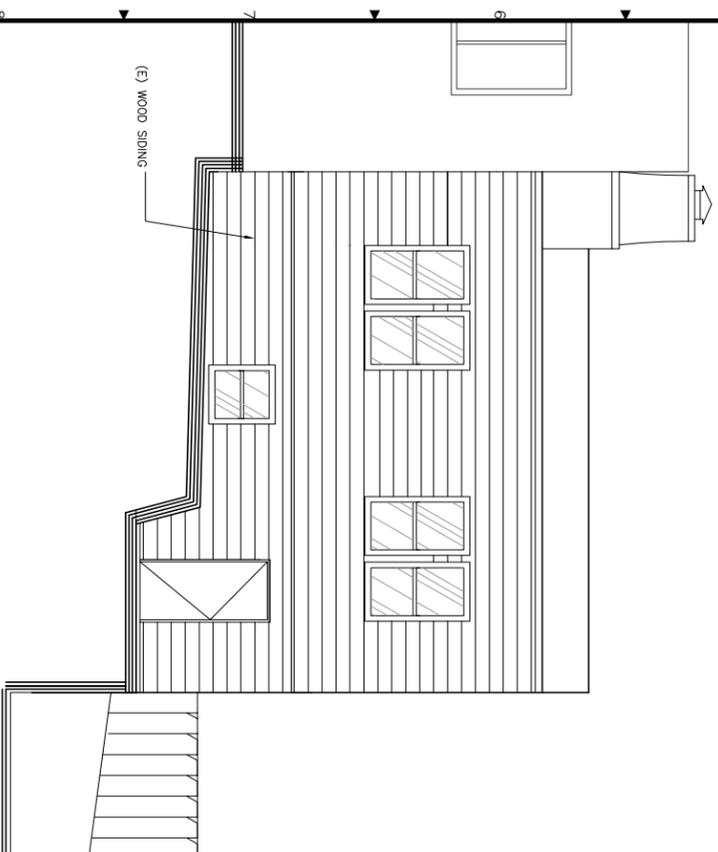
A3.2



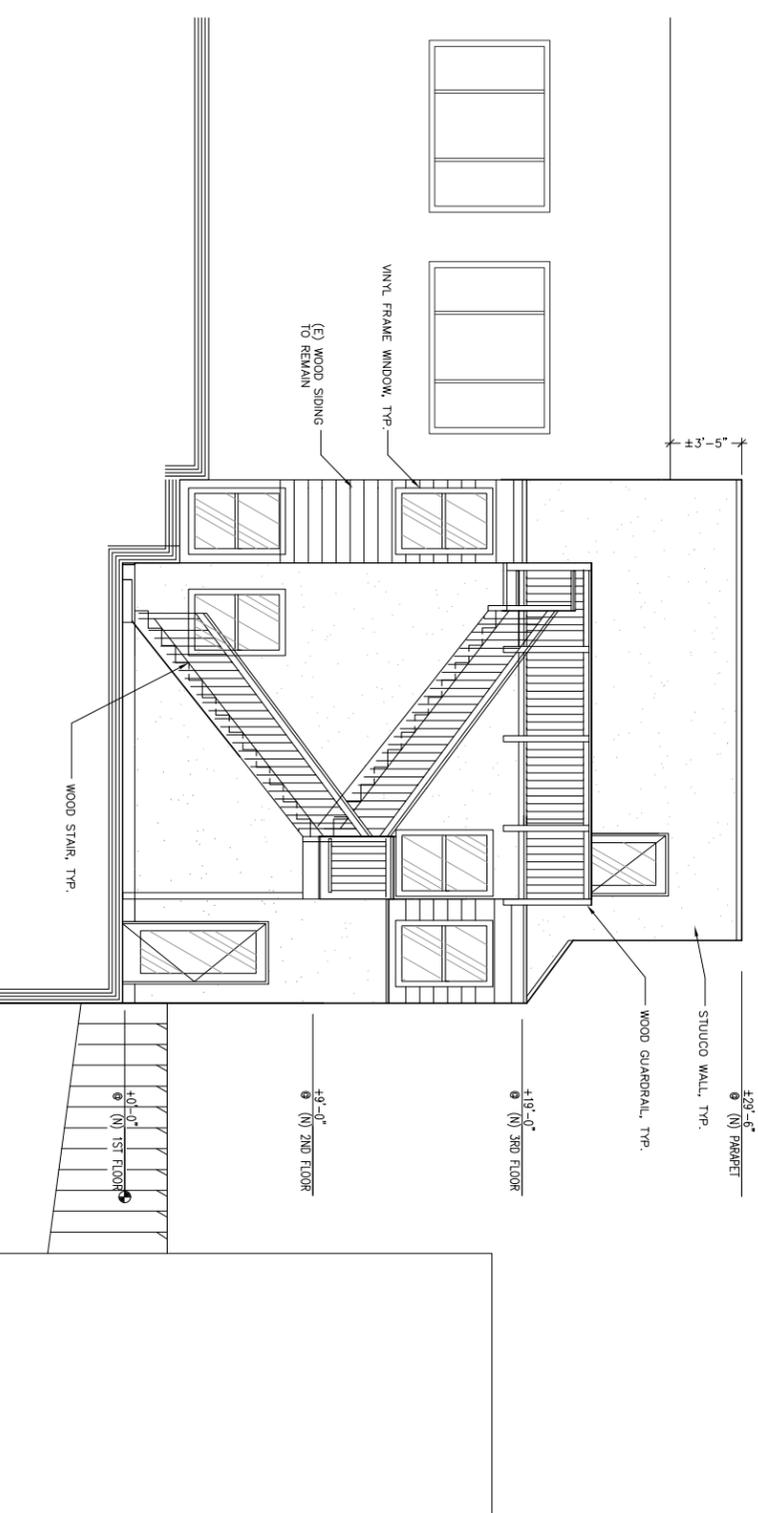
1-SOUTH(FRONT) ELEVATION: EXISTING



2-SOUTH(FRONT) ELEVATION: PROPOSED



3-NORTH(REAR) ELEVATION: EXISTING



4-NORTH(REAR) ELEVATION: PROPOSED