



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Full Analysis

HEARING DATE AUGUST 5, 2010

Date: July 29, 2010
Case No.: 2008.0871D
Project Address: 203 Los Palmos Drive
Permit Application: 2008.0506.1388
Zoning: RH-1 (Residential House, One-Family)
40-X Height and Bulk District
Block/Lot: 3027A/117
Project Sponsor: Gabriel Ng, AIA
Gabriel Ng & Associates
1360 – 9th Avenue, Suite 210
San Francisco, CA 94122
Staff Contact: Elizabeth Watty – (415) 558-6620
Elizabeth.Watty@sfgov.org
Recommendation: **Do not take DR and approve the project as proposed.**

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The Project includes the subdivision of lots 116 and 117 into a total of four lots, and the construction of three new single-family dwellings. The three new vacant lots would be Code-compliant with regard to lot size and would each contain a single-family dwelling fronting Los Palmos Drive. The existing single-family dwelling that is located on the corner of lot 117 fronting Foerster Street will not be demolished or altered, and will retain a Code-compliant lot size and rear yard.

Each new single-family dwelling would be Code-compliant, containing approximately 2,500 square-feet of floor area, 2 off-street parking spaces, and would be approximately 20'-6" feet tall. Beginning with the most uphill dwelling, the buildings will step down the hill, in-keeping with the neighborhood pattern, which responds to the laterally-sloping topography.

The Department has worked with the Project Sponsor to refine the design and materials, reduce the garage door width, and reduce the overall building height in order to increase the "stepping" pattern along the block.

The Project before the Planning Commission is a Discretionary Review filed on one of the three new buildings: 203 Los Palmos Drive.

SITE DESCRIPTION AND PRESENT USE

The Subject Property, which includes two lots (lot 116 and 117) is located at the southwest corner of Los Palmos Drive and Foerster Street. It is located on a block bounded by Los Palmos Drive, Foerster Street,

Melrose Avenue and Stanford Heights in the Miraloma Park Neighborhood. Lot 117, which is approximately 5,360 square-feet, contains a two-story single-family dwelling with two off-street parking spaces. Lot 116, which is approximately 3,930 square-feet, is undeveloped with substantial vegetation.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The surrounding properties along Los Palmos Drive are all attached single-family dwellings, located in the RH-1 Zoning District, 40-X Height and Bulk District, and Miraloma Park Neighborhood. The properties along Los Palmos Drive were constructed in the 1960s, and are one-story-over-garage at the street. The structures were designed to respond to the existing topography, stepping down the block at the street wall, and increasing in height as the buildings approach their rear yards. Most of the buildings contain flat rooflines – some with parapet detailing at the front – with minimal ornamentation and ground floor entrances.

Miraloma Park was built as a “suburb within the City”, with most of the neighborhood constructed during three periods: Pre-War (1920s and 1930s), Transitional (1940-1955), and Recent (1955-Present). The neighborhood surrounding the Subject Property falls within the Recent time period of construction.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	July 6, 2009 – August 5, 2009	July 21, 2009	August 5, 2010	379 days*

*The Project Sponsor requested that the DR hearing be placed on hold for while discussions took place with the DR Requestor.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	July 26, 2010	July 26, 2010	10 days
Mailed Notice	10 days	July 26, 2010	July 26, 2010	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	1	1 (DR Requestor)	7
Other neighbors on the block or directly across the street	0	0	65
Neighborhood groups		Miraloma Park Improvement Club*	

*The Miraloma Park Improvement Club does not support the Project as they find the building to be too large for the lot and too close to the rear wall of 795 Foerster Street (existing corner structure). They have expressed concerns about the Planning Code provision that allows for smaller lot sizes within 125'-0" of an intersection. They would prefer this Project to be built with two dwellings rather than three, in order to increase the amount of green space surrounding each of the new single-family dwellings. They do, however support the design of the new buildings, finding the design consistent with the Miraloma Park Design Guidelines.

In addition to the DR Requestor, the Department has received opposition to the Project from one member of the community (address unknown). The DR Requestor has informed staff that there are numerous other members of the community opposed to this Project, but they have not directly contacted Planning staff. The Department has also received support from a neighbor across the street from the Project (256 Los Palmos Drive).

DR REQUESTOR

Maida Taylor, 785 Foerster Street, San Francisco, CA. Ms. Taylor's property is perpendicular to the Subject Property.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

Issue #1: The DR Requestor believes that the subdivision size violates the zoning, since the subdivided lots will yield lots of less than 2500 square feet. She feels that success of this application will be setting a precedent for other lots, making the neighborhood ripe for acquisitions, teardowns and subdivisions of other lots, resulting in overcrowding and congestion.

Issue #2: The DR Requestor believes that the Project will result in the destabilization of the hillside. She states that there is considerable concern about the seismic instability of the subject hillside, particularly because there have been two slides since 1942, which resulted in major loss of structures and one death. She points out that there is an underground spring that runs through the site, which has caused flooding, soil instability, foundation and structural damage behind the homes on Foerster. She believes that the Project Sponsor should not be allowed to develop the site until appropriate seismic, hydrology, and civil engineering studies are completed. She also believes that the Project Sponsor should indemnify the site for 20 years for future damage, since prospective buyers should not be held liable for future damage.

Issue #3: The DR Requestor believes that the Project will result in a loss of property value and privacy at 785 Foerster Street. She specifically believes that the devaluation will be caused by the anticipated increase in noise and lack of privacy caused by three new single-family dwellings. She has just completed a several hundred thousand dollar remodel that was designed to create maximum privacy, which she feels will be undermined by the Project. She feels that the Project will devalue her property to the point where she may lose all of the improvement value and investment.

Issue #4: The DR Requestor believes that the Project will result in the destruction of existing tree cover on the Subject Property. She states that the Project Sponsor has already removed major trees, and is concerned that the remaining trees that provide some privacy will be removed to accommodate the construction. She states that the back yard of the existing house (which fronts Foerster Street) was a

botanical wonderland, and has been deconstructed by the owner's workers with little regard to the value and rarity of the plants. The back yard was an arboretum quality collection of plants and they have been uprooted and thrown away. She states that "collectors" were allowed to take the rarest specimens, but has not seen evidence that it ever happened.

PROJECT SPONSOR'S RESPONSE

Response to Issue #1: The Project Sponsor states that there are numerous examples of non-standard lot sizes and of properties that contain no or minimal rear yards in the neighborhood. The proposed Project is not unusual on either account.

Response to Issue #2: The Project Sponsor states that the DR Requestor's assertion that the hillside slid in 1942 is untrue. According to the Project Sponsor, who references an article from mtdavidson.com, the entire hillside gave way and crashed down on the homes below while new roads were being cut on Mount Davidson's southeastern slope during the rainy season. In order to ease neighborhood concerns, the Project Sponsor retained two independent geotechnical engineers to investigate the site. Both consultants have confirmed that the site is suitable for the proposed construction.

Response to Issue #3: The Project Sponsor states that the new construction at 203 Los Palmos Drive will be over 40'-0" away from the DR Requestor's basement and 1st floor levels, and over 46'-0" away from the 2nd floor. The Project Sponsor has included a graphic to show that the DR Requestor's bedroom would not be visible from the Subject Property due to the existing trees at the rear property line as well as the 10'-0" tall fence.

Response to Issue #4: The Project Sponsor indicates that there was no destruction of tree cover. Cacti and plants were taken by interested neighbors and donated to the Alcatraz Historic Gardens. Furthermore, at the request of the DR Requestor's representative, seven existing trees along the rear property line are being retained.

PROJECT ANALYSIS

The new construction proposed at 203 Los Palmos Drive is an appropriately massed and designed in-fill single-family dwelling. The height of the building respects the laterally sloping topography along Los Palmos Drive, stepping down from the existing single-family dwelling at 219 Los Palmos Drive. The depth of the proposed single-family dwelling is consistent with the surrounding neighborhood context, in that it is shorter than the existing single-family dwelling at 219 Los Palmos, it will be the shortest of the three new single-family dwellings, and it will not adversely impact the mid-block open space. The top floor is pulled in from the rear wall in order to reduce the overall height as the lot slopes downward toward the DR Requestor's property. The design of the building – with its flat roofline, strong projecting horizontal cornice, fenestration pattern, and ground floor entry – is in keeping with vernacular expressed by the mid-century buildings on the subject block, while not mimicking the past.

The new single-family dwelling at 203 Los Palmos will be located on a newly developed vacant lot, containing 1,831 square-feet of lot area. The Project – including the creation of the new lot – is entirely Code-compliant. Although the DR Requestor and Miraloma Park are opposed to the Project due to the creation of lots less than 2,500 square feet in area, the Code has established that lots within 125'-0" of an

intersection are appropriately sized if they are at least 1,750 square feet. Furthermore, a survey of the surrounding area – all within Miraloma Park – indicates that there are numerous lots containing fewer than 2,500 square feet.

In RH-1 Districts – particularly on the west side of San Francisco – there are few opportunities to add new housing without demolishing existing housing. One way of achieving additional housing in these neighborhoods is through subdividing large, under-developed lots. By allowing new lots to be created that are Code-complying, it enables the creation of new housing in largely built-out residential neighborhoods. The General Plan – specifically the Housing Element (2004) Objective 1, Policy 1.4 – encourages in-fill housing to be located on appropriate sites in established residential neighborhoods. Appropriate sites are identified as vacant sites. The Implementation for Policy 1.4 states that the Planning Department and the Planning Commission will continue to approve new in-fill housing construction in compliance with the Residential Design Guidelines in established neighborhoods.

Most of the DR Requestor's remaining concerns are not Planning-related issues, such as: decreased property values, the stability of the lot, noise resulting from future occupants, removal of non-protected landscaping and trees (there are no rare, threatened or endangered species known to exist in the vicinity of the Subject Property). The Residential Design Guidelines notes that some privacy impacts should be assumed with development, but provides suggestions for how to mitigate "unusual" privacy impacts. There is more than 40'-0" that separates the rear wall of the Subject Property from the DR Requestor's house. Due to the distance separating the two structures, the Department does not find any "unusual" privacy impacts. Furthermore, the Project Sponsor has agreed to reduce the height of the building and the depth of the top floor, eliminate the concrete patio at the rear yard and retain the natural grade, retain the existing trees located at rear property line, and install a 10'-0" fence in order to further reduce any privacy impacts.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt from environmental review, pursuant to CEQA Guideline Sections 15301(1)(4) and 15303(a).

RESIDENTIAL DESIGN TEAM REVIEW

The request for Discretionary Review was reviewed by the Department's Residential Design Team (RDT) on July 21, 2010. The RDT found no exceptional or extraordinary circumstances associated with the Subject Property or with the Project. Based on the following findings, the RDT determined that this Project should be approved as proposed, although it is categorized as a Full Discretionary Review because it is new construction on a vacant lot:

1. The proposed subdivision is permitted-by-right. The Planning Code allows for smaller lots in zoning districts other than RH-1(D) (minimum of 1750 square feet) if they are within 125'-0" of an intersection. There are numerous examples of smaller lot sizes in Miraloma Park, which makes this Project Code-compliant and consistent with the neighborhood development pattern.
2. The Planning Department does not analyze impacts on surrounding property values as part of routine analysis of permitted-by-right development projects. The new construction does not

create unusual privacy impacts on the DR Requestor's property or any other surrounding properties.

3. The stability of the hillside is not a Planning-related issue, and will be reviewed by the Department of Building Inspection prior to the issuance of any permits.
4. The Project does not include the elimination of any protected trees or required landscaping. The Project Sponsor has provided documentation showing that several non-native aloe, cacti, and succulents were donated to the historic Alcatraz gardens. The Residential Design Team staff has worked with the Project Sponsor to achieve a design that is compatible with the surrounding neighborhood character and consistent with the Residential Design Guidelines and the adopted portions of the Miraloma Park Design Guidelines. The Project is harmonious with the scale, massing, and architectural character of neighboring properties, and it respects the existing topography by stepping down at the street and by not maximizing the development potential of the lot.
5. This Project does not contain or create any exceptional or extraordinary circumstances. Development on hillside terrain is not uncommon in San Francisco or in Miraloma Park, nor is development of smaller lots that are proximate to intersections. The design of the 203 Los Palmos is in-keeping with the neighborhood character, and is recognized as being well-designed by the Miraloma Park Improvement Club.

Under the Commission's pending DR Reform Legislation, this project would be referred to the Commission, as this project involves new construction on a vacant lot.

BASIS FOR RECOMMENDATION

The Department believes that the Project is a well-designed, Code-compliant Project, and does not find any exceptional or extraordinary circumstances associated with the new construction. The Department recommends approval for the following reasons:

- There are not many opportunities to add dwelling units in the City's developed RH-1 Districts, and as such, well designed, Code-complying in-fill projects should be encouraged.
- The Project is compatible with the neighborhood character and is consistent with the Residential and Miraloma Park Design Guidelines. There are numerous examples of smaller lots developed within 125'-0" of an intersection throughout Miraloma Park.
- The Project is consistent with height and depth of surrounding dwellings, being shorter in depth and height than the development's adjacent neighbor at 219 Los Palmos Drive.
- Hillside development is not abnormal in San Francisco and it is the responsibility of the Department of Building Inspection to ensure that the engineering drawings are adequate for construction. The Department believes the Project is sited and massed to respect its hillside topography.

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

Attachments:

Block Book Map

Sanborn Map

Zoning Map

Aerial Photographs

Context Photos

Section 311 Notice

DR Application

Response to DR Application

3-D Rendering

Reduced Plans

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

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

Comments: The neighborhood – specifically the subject block of Los Palmos Drive – is defined. The buildings fronting the south side of Los Palmos Drive were constructed in 1964, and the buildings fronting the north side of Los Palmos Drive were constructed in 1960-1961.

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?			
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 new building respects the existing block pattern by stepping down the block to respect the existing topography, providing appropriate front setbacks with landscaping to enhance the street and create a pedestrian scale at the street wall. The Residential Design Guidelines state that some loss of privacy to existing neighboring buildings can be expected, and that unusual impacts on privacy to “neighboring interior living spaces” can be minimized by providing landscaping and privacy screens, by

using window configurations that break the line of sight between houses. Based on the modifications made by the Project Sponsor in response to the DR Requestor’s concerns about privacy, there should be no “unusual impacts on interior living spaces” caused by the new project. The Project Sponsor has provided a section showing sightlines from the new dwelling toward the DR Requestor’s home, which indicates no direct lines of site into the DR Requestor’s home from any location on the Subject Property. The overall scale and siting of the proposed development is consistent with the block face and is complementary to the neighborhood character.

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 new building is compatible with the established one-story-over-garage scale at the street. The height and depth of the building is compatible with the existing building scale at the mid-block open space (shorter in height and shallower in depth than the existing building at 219 Los Palmos Drive). The buildings’ form, façade width, proportions, entrance, and roofline are compatible with the neighborhood context.

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 location of the entrance is consistent with the predominant pattern of ground floor tunnel entrances found along the 200 block of Los Palmos Drive. The design of the shallow rectangular bay window along the façade is compatible with the surrounding architectural style of buildings in the neighborhood, and the garage door and curb cut is limited to a width of 10 feet. The rooftop architectural parapets are standard in size and compatible with the architectural parapets found on other flat-roofed buildings in the neighborhood. The majority of the dwellings' roofs are fire-rated in order to reduce their overall heights.

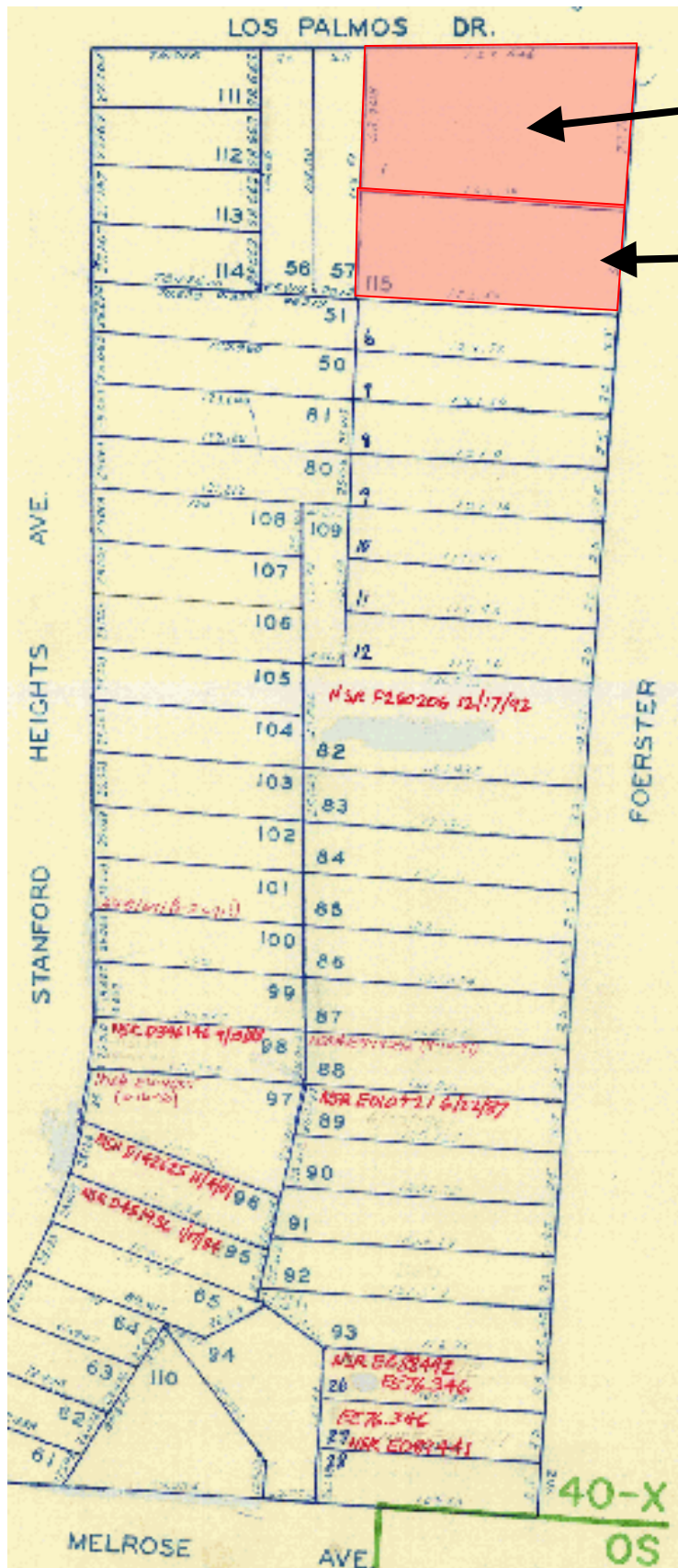
BUILDING DETAILS (PAGES 43 - 48)

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 placement and scale of the architectural details are compatible with the residential character of this neighborhood. The fixed and awning aluminum-frame windows with redwood trim are residential in character and compatible with the mid-century window patterns and materials found on neighboring buildings. The stucco and redwood wall finish with wood banding and detailing are compatible with the existing buildings in the neighborhood.

EW: G:\Documents\DRs\203, 207, 213 Los Palmos\DR Analysis - Full.doc

Block Book Map



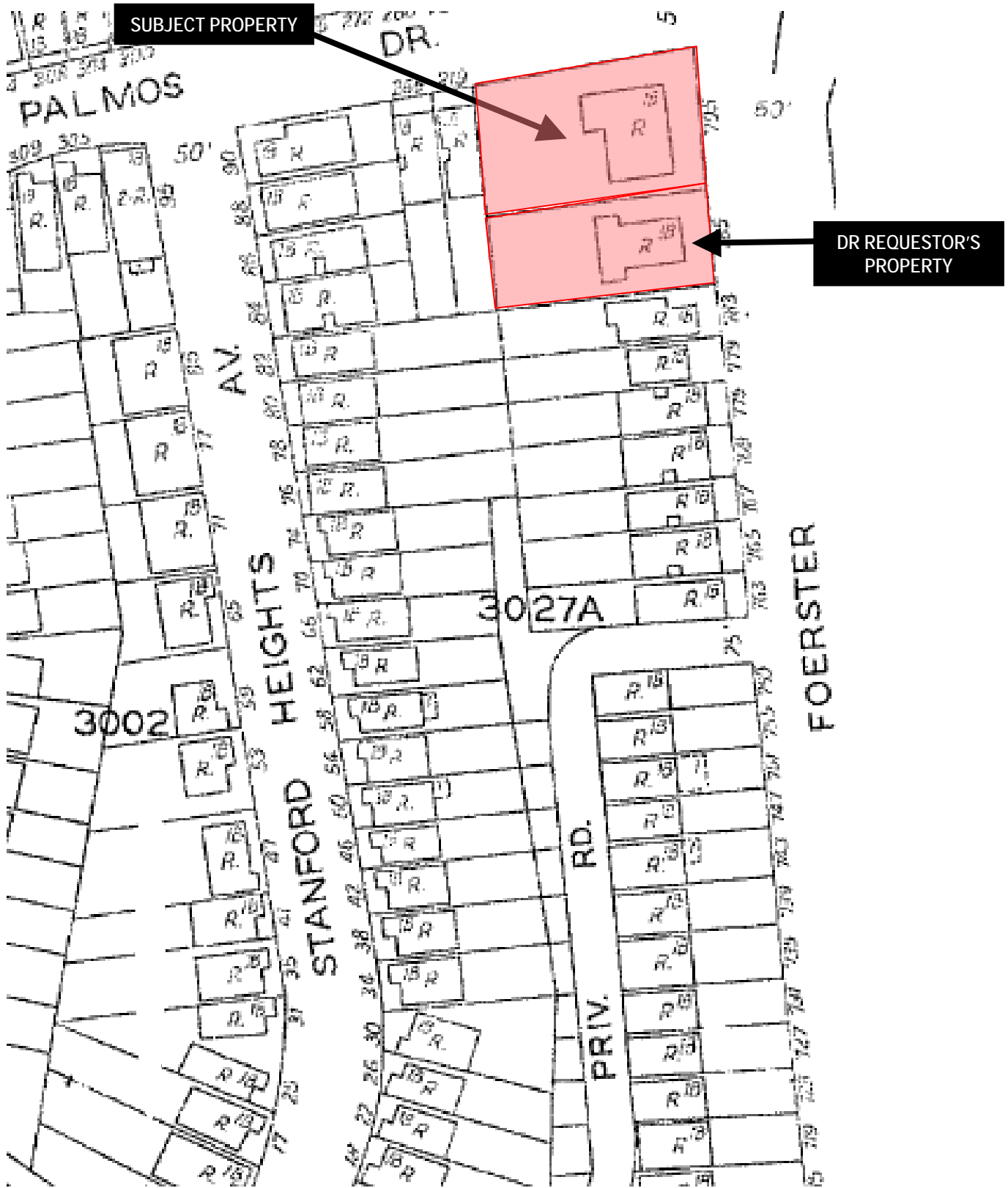
SUBJECT PROPERTY

DR REQUESTOR



DISCRETIONARY REVIEW
Building Permit No. 2008.05.06.1388
Case Number 2008.0871D
203 Los Paltos Drive

Sanborn Map

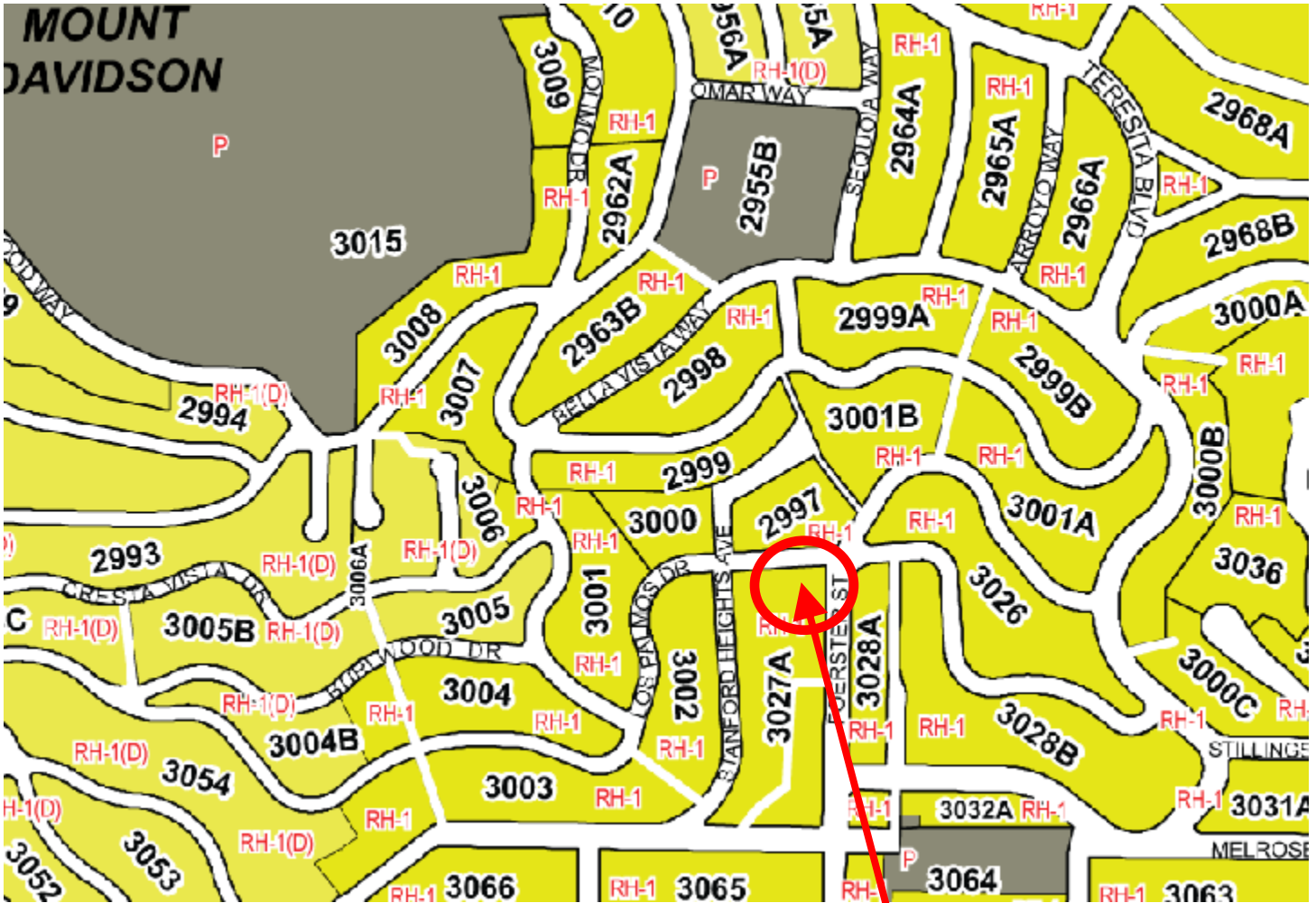


**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*



DISCRETIONARY REVIEW
Building Permit No. 2008.05.06.1388
Case Number 2008.0871D
203 Los Pamos Drive

Zoning Map



SUBJECT PROPERTY

ZONING USE DISTRICTS

RESIDENTIAL, HOUSE DISTRICTS

RH-1(D) RH-1 RH-1(S) RH-2 RH-3

RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS

RM-1 RM-2 RM-3 RM-4

NEIGHBORHOOD COMMERCIAL DISTRICTS

NC-1 NC-2 NC-3 NCD NC-S

SOUTH OF MARKET MIXED USE DISTRICTS

SPD RED RSD SLR SLI SSO

COMMERCIAL DISTRICTS

C-2 C-3-S C-3-G C-3-R C-3-O C-3-O(SD)

INDUSTRIAL DISTRICTS

C-M M-1 M-2

CHINATOWN MIXED USE DISTRICTS

CRNC CVR CCB

RESIDENTIAL-COMMERCIAL DISTRICTS

RC-3 RC-4

REDEVELOPMENT AGENCY DISTRICTS

MB-RA HP-RA

DOWNTOWN RESIDENTIAL DISTRICTS

RH DTR TB DTR

MISSION BAY DISTRICTS

MB-OS MB-O

PUBLIC DISTRICT

P

DISCRETIONARY REVIEW
 Building Permit No. 2008.05.06.1388
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 203 Los Paltos Drive



Aerial Photos



SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY



Aerial Photos



**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY

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Building Permit No. 2008.05.06.1388
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203 Los Palms Drive



Aerial Photos



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Building Permit No. 2008.05.06.1388
Case Number 2008.0871D
203 Los Palmos Drive

Aerial Photos



DISCRETIONARY REVIEW
Building Permit No. 2008.05.06.1388
Case Number 2008.0871D
203 Los Palmos Drive



SAN FRANCISCO PLANNING DEPARTMENT

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **May 6, 2008**, the Applicant named below filed Building Permit Application No. **2008.05.06.1388** (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Gabriel Ng	Project Address:	203 Los Palmos Drive
Address:	1375 Sutter Street, Ste 102	Cross Streets:	Foerster St. & Stanford Hts.
City, State:	San Francisco, CA 94109	Assessor's Block /Lot No.:	3027A/ Lot No. pending subdivision
Telephone:	(415) 563-6655	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, unless otherwise specified below.

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

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
FRONT SETBACK	None	3 feet ±
SIDE SETBACKS	None	none
BUILDING DEPTH	None	52 feet ±
REAR YARD	None	18 feet 6 inches ±
HEIGHT OF BUILDING	None	22 feet ±
NUMBER OF STORIES	None	2 at street, 3 at the rear
NUMBER OF DWELLING UNITS	0	1
NUMBER OF OFF-STREET PARKING SPACES	0	2

PROJECT DESCRIPTION

The proposal is to construct a new single-family dwelling with two off-street parking spaces. The proposed dwelling will be two-stories at the street, increasing to three-stories at the rear due to the down-sloping topography (see plans for details). This development is pending approval of a subdivision to create the subject lot and two other adjacent lots. See attached plans.

PLANNER'S NAME: **Elizabeth Watty**
 PHONE NUMBER: **(415) 558-6620**
 EMAIL: **Elizabeth.Watty@sfgov.org**

DATE OF THIS NOTICE: **7/6/2009**
 EXPIRATION DATE: **8/5/2009**

APPLICATION REQUESTING DISCRETIONARY REVIEW ("D.R.")

This application is for projects where there are exceptional and extraordinary circumstances that justify further consideration, even though the project already meets requirements of the Planning Code, City General Plan and Priority Policies of the Planning Code.

D.R. Applicant's Name MAIDA TAYLOR Telephone No: 415-239-1917

D.R. Applicant's Address 785 FOERSTER ST (Apt. #) _____
SAN FRANCISCO, CA 94127

City _____ Zip Code _____

D.R. Applicant's telephone number (for Planning Department to contact): 415-672-7379
If you are acting as the agent for another person(s) in making this request please indicate the name and address of that person(s) (if applicable):

Name See attach - Mr. I. Tsang Telephone No: _____

Address to act as agent (Apt. #) _____
Number & Street _____

City _____ Zip Code _____

Address of the property that you are requesting the Commission consider under the Discretionary Review: 203, ~~WALKER~~ LOS PALMOS

Name and phone number of the property owner who is doing the project on which you are requesting D.R.: _____

Building Permit Application Number of the project for which you are requesting D.R.: 2008.05.06. ~~02012200~~, 1388

Where is your property located in relation to the permit applicant's property?
Abuts north property line

A. ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST
Citizens should make very effort to resolve disputes before requesting D.R. Listed below are a variety of ways and resources to help this happen.

1. Have you discussed this project with the permit applicant? YES NO
2. Did you discuss the project with the Planning Department permit review planner? YES NO
3. Did you participate in outside mediation on this case? Community Board Other NO

4. If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the results, including any changes that were made to the proposed project so far.

No

B. DISCRETIONARY REVIEW REQUEST

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?

Sub division size violates zoning (see attach Item #1)

2. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

- ① All neighbors on Los Palms, due to crowding (#5)
- ② 785 Foerster loss of value & privacy (Item #3)
- ③ Destabilization of Hillside (see Item #2)
- ④ Destruction of Tree cover (Item #4)

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 B1)?

Reduce scope of project to no more than 2 homes

Please write (in ink) or type your answers on this form. Please feel free to attach additional sheets to this form to continue with any additional information that does not fit on this form.

CHECKLIST FOR APPLICANT:

Indicate which of the following are included with this Application:

REQUIRED:


- G** Check made payable to Planning Department (see current fee schedule).
- G** Address list for nearby property owners, in label format, plus photocopy of labels.
- G** Letter of authorization for representative/agent of D.R. applicant (if applicable).
- G** Photocopy of this completed application.

OPTIONAL:

- G** Photographs that illustrate your concerns.
- G** Covenants or Deed Restrictions.
- G** Other Items (specify).

File this objection in person at the Planning Information Center. If you have questions about this form, please contact Information Center Staff from 8 a.m. to 5 p.m., Monday to Friday.

Plan to attend the Planning Commission public hearing which must be scheduled after the close of the public notification period for the permit.

Signed  Applicant 7/22/09 Date

Maida Taylor
785 Foerster St
San Francisco, CA 94127

Permit Application Number
2008.05.06. 1381, & 1387, & 1388
Property at 203, 207 and 213 Los Palmos

1. SUBDIVISION SIZE

The proposal to subdivide lots 117 and 118, will yield lots of less than 2500 feet, the minimum lot size zoned for this neighborhood. Success of this application will be setting a precedent for other lots – making neighborhood ripe for acquisitions, teardowns and subdivision of other lots... sub division into small lots and then filling the lots edge to edge yielding maximum crowding and congestion. The lot was subdivided 5 years ago, with no protest from the neighbors, and now the current owner has filed to take what was one, and now is two, and turn it into 4 separate entities.

The house at 795 Foerster is not being cared for and allowed to deteriorate. The plantings in the yard are neglected. While it is a sound structure now, the neglect appears to be deliberate. The inhabitants have stated that the owner intends to tear the structure down in the future to make way for a grander structure. The house will be on the largest of the 4 proposed parcels, and it is entirely conceivable that after teardown, the owner might try to subdivide the lot yet again to put two structures, thus moving from 1 house to 5 on the same site.

2. STABILITY OF PROPOSED SITE

There is considerable concern, on the part of the long term residents on the seismic instability of the hills side. This site slid twice in 1942, resulting in major loss of structures, and even one death. The soil stability of the two houses west of the site was questioned at the time of their approval, and almost a building permit was almost denied.

The soil on this site, like my property, is shale and clay. The soil engineering report may not however be sufficient to document the effect of construction. Clay drainage is poor, and in seismic event there is possibility of this area behaving like "quick clay", a unique form of highly sensitive clay, with the tendency to change from a relatively stiff mass to a liquid mass when it is disturbed. This process is similar to liquefaction. It would undermine the stability of the new structures and increase the threat they pose to those of us who live downhill.

A) There is an underground spring that runs through the site. Originating high on Mount Davidson, it runs through rock and soil and ultimately ends in streams down near Bay Shore Blvd. This spring has caused flooding and soil instability behind the homes on Foerster, with foundation damage and

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Maida Taylor
785 Foerster St
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Permit Application Number
2008.05.06. 1381, & 1387, & 1388
Property at 203, 207 and 213 Los Palmos

undermining fences and other structures. The buildings proposed may divert the flow of that stream, rerouting flow under existing homes, with attendant risk of damage or destabilizing their foundations.

B) The developer should not be allowed to develop the site until appropriate seismic, hydrology and additional civil engineering studies are done.

C) The developer should indemnify the site for future damage, since prospective buyers should not be held liable for future damage. In the event of a seismic event or flood or other natural disaster, if the hillside and new structures slip, any damage to my property and others downhill should be covered by the builder, not the buyers, for at least 20 years. There is concern that potential buyers of these new structures will be kept in the dark and not informed of these risks.

3. DEVALUATION OF PROPERTY

With loss of privacy and anticipated increased noise with three additional abutting families, my lot will suffer severe devaluation. I bought my home and improved it anticipating at most 4 -5 persons living on the north side. I am in the midst of completing remodel costing several hundred thousand dollars, having gutted the entire structure to update all systems, finishes, roof, etc and having add one bedroom at the rear. Our design, drafted in 2006, was done to provide maximum privacy for the new bedroom. The new proposed structures completely undermine the new design, since they will all look right into that new bedroom.

This project will devalue my property to the point where I may lose all of the improvement value and investment. The addition of 3 houses will impose 12 - 15 persons living next door with minimum set back, imposing conversation, music, etc directly over the new room and patio.

4. DESTRUCTION OF TREE COVER

The developer has already removed major trees and few of the 80 year old plantings have been spared. It can be anticipated that the existing trees which provide at least some measure of privacy and noise abatement will be removed to accommodate the construction.

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The back yard of the existing house was a botanical wonderland, and has been deconstructed by the owner's workers with little regard to the value and rarity of the plants. This yard was an arboretum quality collection of plants and they have been uprooted, and thrown away. Ostensibly "collectors" were allowed to take the rarest specimens, but we have not evidence that ever happened.

5. POOR COMMUNICATION WITH NEIGHBORHOOD AND CONFLATION OF A HOSTILE RELATIONSHIP WITH NEIGHBORS

A) Change in light and views for neighbors on Los Palmos was pointed out to the developer. When initially architectural plans were provided, Mr. Sina Tarassoly at 246 Los Palmos directly across from the project (who intends to file his application for DR) asked about the proposed height and effect on sunlight to his property. The proposed height was 19-22 feet. He was told that they would lower the height by 3 feet. The most recent plans show the height has been raised 3 feet, not lowered, now 24 feet. The neighbor's concerns have been completely disregarded.

B) The developer has failed to adequately communicate meetings, filings, etc to the neighbors. The only mailed notice we can identify that reached the affected parties is the application for subdivision into 4 lot dated May 2, 2008. No other formal notices have been sent via mail. The neighbors have never been asked their views. The agents for the owner went to the Miraloma Improvement Club and represented to them that there was no neighborhood opposition and no financial impact, representations that are patently false.

C) There was an event at the last "street" meeting at the site, where an engineer for the developer and a resident of the area, bumped into each other. The event has been characterized by the developers agent as an assault and charges have been filed. This minor accident has been conflated into an excuse to end all discussions with neighbors, contending that this "fight" demonstrates that the residents are "hostile". This claim is a fiction and an excuse to halt discussions with the affected parties on the block.

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D) No one has been given the name of the owner/developer. He has not been at any meetings with the community. He has evidenced no interest in developing or maintaining good relations with the immediate neighbors or the surrounding homes.

E) The developer has at times allowed several families (up to three) to live at 795 Foerster, in violation of zoning. These families are in his employ.

6. CONGESTION, PARKING AND TRAFFIC CONCERNS DURING CONSTRUCTION.

Los Palmos will be used for debris, trucks, supply storage, etc impeding the access of all residents to their garages and homes. If only 1 or 2 homes were developed the open areas could be used for storage, helping keep traffic more normal. After construction, the increased density will affect parking, ingress and egress from homes, and traffic at a very dangerous corner.

FINAL REMARKS

We recognize the right of owners to develop property. This should not be allowed to happen at great expense of everyone else living near by. The neighborhood is filled with many 2nd and 3rd generations of families who have lived on Foerster Street for decades. This is one of the oldest neighborhoods in San Francisco, and the proposed development ignores everyone and everything that ties this community together. The owner has not even seen fit to meet with the neighbors ever. Many of the residents feel that "you can't fight City Hall," and that this project is a done deal, a runaway train, that none of us can stop. But we do hope to modify the plan so that it addresses the interests of the collective, and serves a broader array of community interests

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Maida Taylor and Ed Kelly

785 Foerster St
San Francisco, CA 94127

415 239 1917
mobile 415 672 7379
maida.beth@gmail.com

7/21/2009

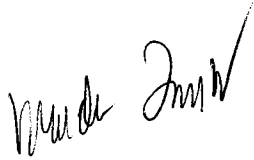
To the San Francisco Planning Commission:

We have retained the following person to act as representative for our request for a discretionary review of the proposed construction on LOTS 3027A 117 and 116:

Ignatius Tsang, AIA, NCARB
Principal

Tsang Architecture
963 North Point Street
San Francisco, CA 94109
T 415-931-1239 ext. 201
F 415-931-7239
www.tsangarchitecture.com

Additional materials and documents will be forthcoming from his office.



Maida Taylor and Ed Kelly

08-0871D

Permit Application Number
2008.05.06. 1381, & 1387, & 1388
Property at 203, 207 and 213 Los
Palmos



July, 17, 2009

Maida Taylor and Ed Kelly
765 Forester Street
San Francisco, Ca. 94127

Re: Protest against proposed development of 203. 207, and 213 Los Pamos Drive.

Dear Maida,

Tsang Architecture (TA) is pleased to present the following proposal for professional Planning and Architectural Design services to assist you and your neighbors to protest against the above referenced developments.

ARTICLE I – SCOPE OF WORK AND SERVICES

1. TA will review drawings, reports, and documents of the proposed developments (project).
2. TA will visit the site, including look at story poles to understand the impacts of the project on the neighbors, including privacy, light, and view obstructions.
3. TA will review Planning codes and requirements including Subdivision and Variance.
4. TA will develop a reasonable development that complies with Planning codes, but no Variance.
5. TA will meet with Planning staff to discuss the project, including lack of notifications.
6. TA will prepare reports to document the findings and the development of the protest.
7. TA will strategize with the Client and to develop reasons against the project.
8. TA will prepare documents and present the opposition to the Planning Commission.
9. TA will work on the Client's behalf to scale down the project.

ARTICLE II – FEES FOR SERVICES

1. BASIC SERVICES

The hourly rates of planning and architectural services are:

Principal (Architect/Planner)	\$200.00/hr
Design Staff	\$150.00/hr
Administrative Staff	\$ 70.00/hr

2. ADDITIONAL SERVICES

Consultants fees, such as Surveyor will be reimbursed to TA with no mark-up.

3. REIMBURSABLES EXPENSES

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In addition to the fees, TA shall be reimbursed monthly for expenses specifically for the project including a 10% handling fee for all reproduction, delivery services, long distance telephone calls, photography, model, renderings, plan review fees, plan checking fees, permit fees, neighborhood notification fees, mileage, parking, travel fares and expenses.

ARTICLE III – PAYMENT TERMS

Fees for professional services and expenses shall be invoiced monthly. Professional services shall be invoiced on percentage of completion, based on TA's determination of the proportion of its services completed through the billing period. Disputes or questions regarding an invoice shall be brought to TA's attention within seven days following receipt of invoice, and shall not be cause for withholding payment for the undisputed portion of the invoice. All accounts are payable within thirty calendar days after the date of the invoice. A service charge of one and one-half percent (1.5%) of the outstanding balance will be applied monthly to all accounts not pay passed the 30 days of invoice date. TA reserves the right to suspend or terminate its services, or withhold its documents, if payment in full (except as to disputed amounts) is not received within 60 calendar days after invoice date, and TA shall not be held liable for any claims or losses that may result therefrom. If the scope of the project, TA's services, or project time is increased, compensation shall be increased accordingly. If decreased, fees for the balance of TA's services not yet performed shall be adjusted accordingly.

ARTICLE IV– AGREEMENT

This Agreement represents the entire agreement between the Client and TA. It supersedes all prior negotiations or agreement either written or oral. This Agreement may be amended only by written instrument with the consensus of both parties.

If this Agreement meets your approval, please indicate by signing two copies and returning one signed copy as our authorization to proceed with the work. We look forward to working closely with you on this very important project.

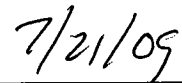
Very truly yours,
TSANG ARCHITECTURE

Ignatius Tsang, AIA, NCARB, Principal
(415) 931-1239x201 ignatius@tsangarchitecture.com

APPROVED



Client's Representative



Date Signed

Maida Taylor and Ed Kelly

785 Foerster St
San Francisco, CA 94127

415 239 1917
mobile 415 672 7379
maida.beth@gmail.com

7/19/2009

To the San Francisco Planning Commission:

We have retained the following person to act as representative for our request for a discretionary review of the proposed construction on LOTS 3027A 117 and 116:


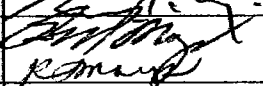
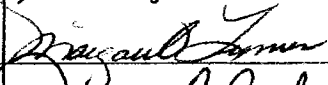
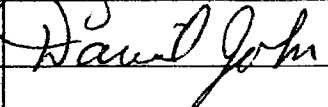
Ignatius Tsang, AIA, NCARB
Principal

Tsang Architecture
963 North Point Street
San Francisco, CA 94109
T 415-931-1239 ext. 201
F 415-931-7239
www.tsangarchitecture.com

At a neighborhood meeting on July 19th 2009, I discussed the role Mr. Tsang might play and other affected persons are also considering asking Mr. Tsang to act on their behalf as well. Thank you.

Maida Taylor and Ed Kelly

If you would like to merge your request into our application for a discretionary review and have Mr. Tsang act as your agent as well please sign below:

NAME	ADDRESS	SIGNATURE	DATE
Guido vanhij	185 Los Palms Dr.		7/19/09
BILL & RUTH MAYS	783 FOERSTER ST		7-19-09
Margaret Lemus	210 Los Palms Dr.		7/19/09
DAVID JOHN	195 Los Palms Dr.		7-19-2009

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Property at 203, 207 and 213 Los
Palms

**Families attending neighbors
planning meeting 7/19/09
2-4 pm**

Ed Kelly and Maida Taylor
785 Foerster
maida.beth@gmail.com

Gundula and David John
196 Los Palmos
gdersjsf@comcast.net

Karen Breslin
839 Foerster St
kbsmail@sbcglobal.net

Gil Nishida
216 Los Palmos Dr.

Winifred Richardson
236 Los Palmos
winifredricco@yahoo.com

Guido and Joanie van Rijn
185 Los Palmos
gvanrijnn@sbcglobal.net
jvanrijn@sbcglobal.net

Martin and Lori Lee
276 Los Palmos
mlbs4@aol.com

John Vanderslice and Isabelle Fix
284 Los Palmos Dr
jv@tinytelephone.com

Margaret Lemus
210 Los Palmos
margaret.lemus@gmail.com

Ruth and Bill Mays
783 Foerster
ruth.mays@gmail.com

Mike Dahlin
782 Foerster
mikedahlin@comcast.net

Sina Tarassoly
246 Los Palmos
sinatarassoly@yahoo.com

Michael Rosenfeld and Vivian Levy
219 Los Palmos
mrosenfe@stanford.edu

Alison Werger
779 Foerster
415-370-5201

Permit Application Number
2008.05.06. 1381, & 1387, & 1388
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Palmos

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Neighbors Notified in Person/Phone and who confirmed interest in the protest (50% were unable to attend meeting 7/19/09)		Maida Taylor and Ed Kelly 785 Foerster San Francisco, CA 94127
Bill and Ruth Mays 783 Foerster San Francisco, CA 94127	Allison Werger 779 Foerster San Francisco, CA 94127	Martha Michelson 775 Foerster San Francisco, CA 94127
Ted Joe 767 Foerster San Francisco, CA 94127	Teresa Lee 765 Foerster San Francisco, CA 94127	Linda and John Mickelson 750 Foerster San Francisco, CA 94127
Francis and James Chan 778 Foerster San Francisco, CA 94127	Richard Breitbarth 800 Foerster San Francisco, CA 94127	Michael Bank 805 Foerster San Francisco, CA 94127
Gil Nishida 216 Los Palms San Francisco, CA 94127	Michael and Vivian Rosenfeld 219 Los Palms San Francisco, CA 94127	Oliva Mendoza 265 Los Palms San Francisco, CA 94127
John Vanderslice/ Isabelle Fix 284 Los Palms San Francisco, CA 94127	Martin and Lori Lee 276 Los Palms San Francisco, CA 94127	Ray Cobane 256 Los Palms San Francisco, CA 94127
Sina Tarassoly 246 Los Palms San Francisco, CA 94127	Vince Fabris 191 Los Palms San Francisco, CA 94127	Todd Smith and David Powell 190 Los Palms San Francisco, CA 94127
Joanie and Guido Van Rijn 185 Los Palms San Francisco, CA 94127	Margaret and Jesse Lemus 210 Los Palms San Francisco, CA 94127	Gundela and David John 195 Los Palms San Francisco, CA 94127
Norm and Skye 184 Los Palms San Francisco, CA 94127	Mrs Woo 226 Los Palms San Francisco, CA 94127	
		Permit Application Number 2008.05.06. 1381, & 1387, & 1388 Property at 203, 207 and 213 Los Palms

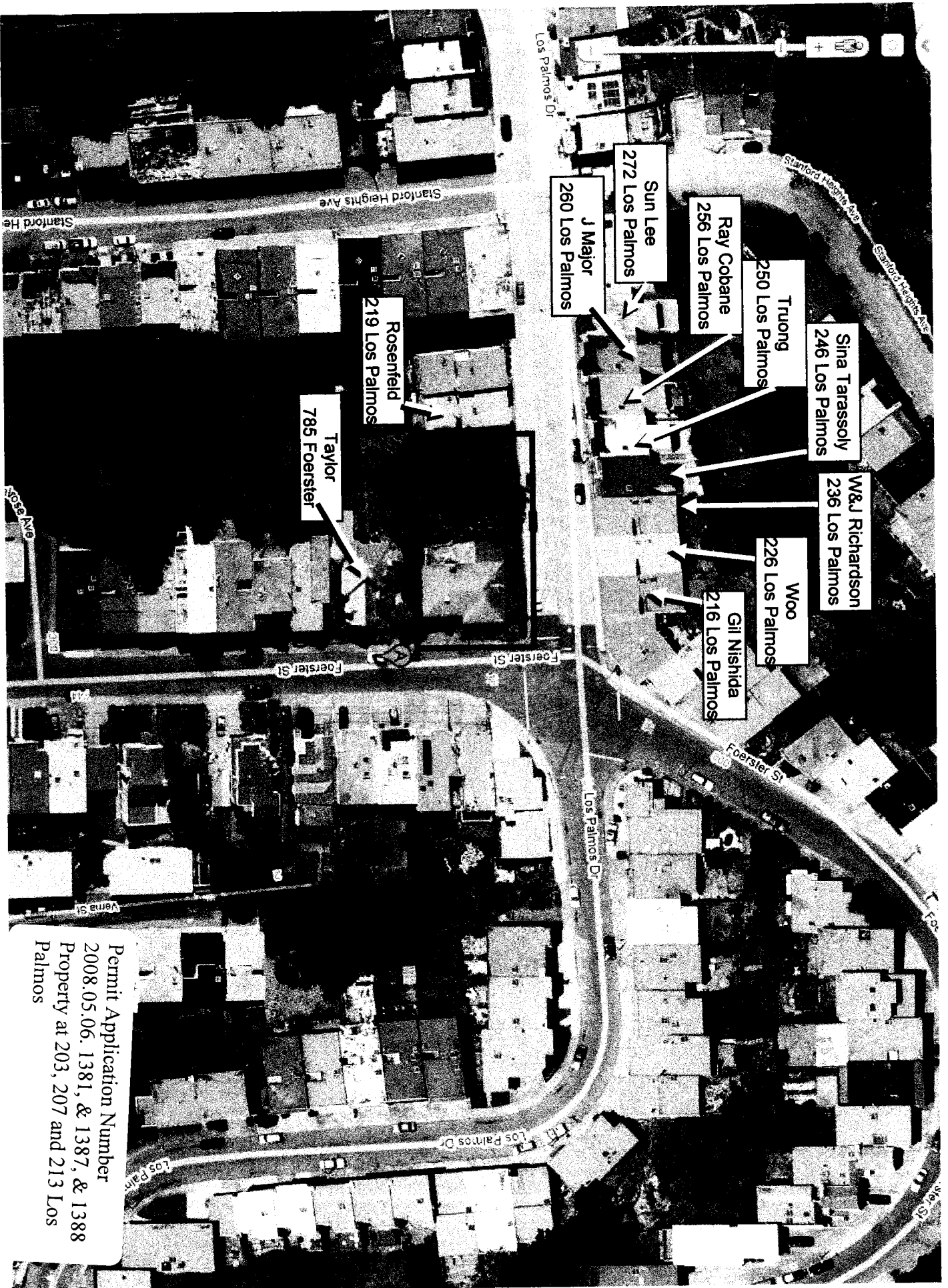
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Permit Application Number
2008.05.06.1381, & 1387, & 1388
Property at 203, 207 and 213 Los
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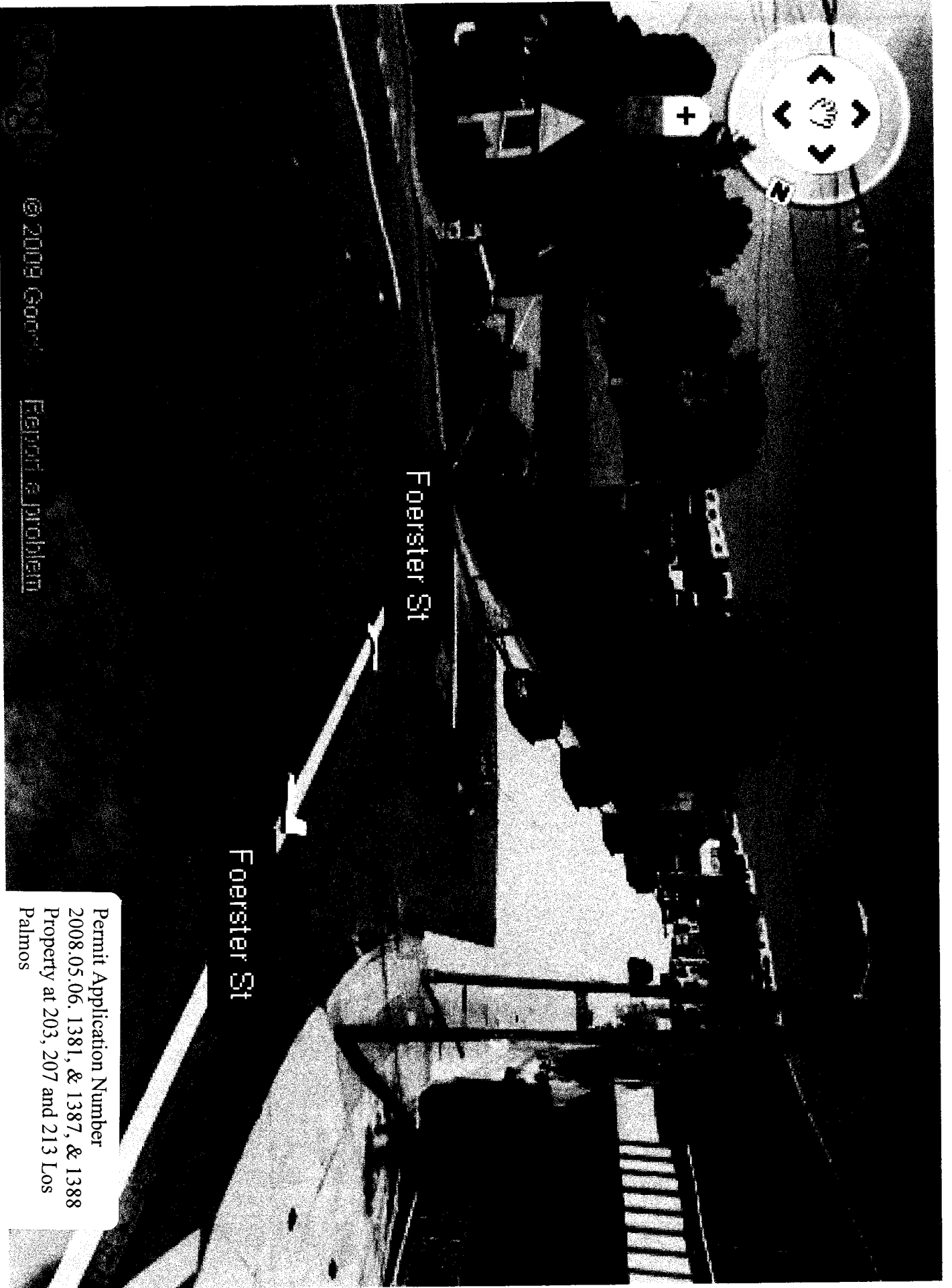
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Report a problem

Permit Application Number
2008.05.06. 1381, & 1387, & 1388
Property at 203, 207 and 213 Los
Palmos

3

08.0871D



SAN FRANCISCO PLANNING DEPARTMENT

RESPONSE TO DISCRETIONARY REVIEW

CASE NO.: 08.0871D
BUILDING PERMIT NO.: 2008-05-06-1388 S
ADDRESS: 203 LOS PALMOS DRIVE

PROJECT SPONSOR'S NAME(S): XIANG XI LEI

TELEPHONE NUMBER FOR PLANNING DEPARTMENT TO CONTACT:
Jeremy Schaub, Architect 415-682-8060 Extension 103 or
Gabriel Ng, Architect 415-682-8060 Extension 102

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

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.)

The proposed new home at 203 Los Palmos should be approved as presented in front of the Commission because it has been revised and modified to properly address the DR Requestor's concerns along with other neighbors' as well as Miraloma Park Improvement Club (MPIC) comments since the project was 1st presented to MPIC on February 13, 2008.

The following exhibits represent the project as revised and modified:

- Exhibit 1: Architectural plans** of 203 Los Palmos, the subject of the DR
Architectural plans the 2 other new dwellings, not being the subject of the DR, as modified
- Exhibit 2: Streetscape** with the new homes as revised with reduction in the overall height in response to concerns on building heights, massing and bulk
- Exhibit 3: Street Perspective** demonstrating how the new homes enhance the stepping pattern of the attached 2-story homes fronting Los Palmos Drive.
- Exhibit 4: Rear Perspective** of the new homes as modified per DR requestor's Requests
- Exhibit 5: Building Relationship** between 203 Los Palmos and 785 Foerster, the DR Requestor's new bedroom addition. This exhibit demonstrates how privacy issue has been addressed with the scale back on the 2nd floor, new 10' fence and planter on 2nd floor deck.

With the project team's diligent efforts in working with concerned neighbors in modifying the project, an amicable agreement was reached with an adjoining neighbor, the owners of 219 Los Palmos. We have also received a support letter from a neighbor who resides directly across the street. **Exhibit 6** is the **letter from Mr. Witherspoon** of 256 Los Palmos expressing his positive experience working with the project team and his **support** of the 3 proposed dwellings as modified.

Although the most extensive efforts were extended in working with the owners of 785 Foerster, directly and indirectly through their representative, we were unable to reach a resolution with them.

Initial Contact with DR Requestor's Husband in August 2008

The initial contacts with the DR requestor's party started as part of the neighborhood outreach efforts conducted in August 2008. The project sponsor's representative met with the DR requestor's husband, Mr. Ed Kelly, on 2 occasions in the DR requestor's home. The scope of the project, the design of the 3 new homes, and construction timeline were all explained to Mr. Kelly. The meetings were entirely friendly and there was no indication of objections to the proposal of any kinds. The contacts concluded with the replacement of the shared side fence along the north side of 785 Foerster at the project sponsor's expense with confirmation of Mr. Kelly's satisfaction of the new fence via telephone in September 2008.

DR filed by Ms. Maida Taylor in July 2009

The DR request filed by Mr. Kelly's wife, Ms. Taylor, came without warnings and as a total surprise in July 2009.

Working with Ms. Taylor's Representative Mr. Gerald Green from September 2009 through March 2010

After the DR was filed, Ms Taylor directed all communication with us through her representative Mr. Gerald Green. Among the six issues raised by Ms. Taylor, it is our understanding through Mr. Green that Ms. Taylor's primary concern is in devaluation of her property. As stated in Ms. Taylor's DR request, she is in the midst of finishing up a complete gut-out remodel of her home with a new rear addition which has cost her several hundred thousand dollars. Her concern is that the project will devalue her property under the assumptions that future home owners will look right into her new bedroom and will impose her with conversation and music noise.

For over a period of seven months, Mr. Green bought to us multiple requests including scaling back the homes as well as for monetary compensations: **Exhibit 7** attached is a graphic presentation of the **requests from Mr. Green**.

Below is a brief chronology outlining the events and requests:

9/3/09 – 1st meeting with Mr. Green, discussion of Ms. Taylor's concerns on view, privacy and noise & probable solutions

10/1/10 – Story poles set up per Mr. Green's request

10/5/09 – Meeting with neighbors at MPIC with Mr. Green as the meeting organizer

10/7/09 – Met with Mr. Green to discuss about changes Ms. Taylor and other concerned neighbors would like to see

11/30/09 – 2nd meeting with Mr. Green to confirmed changes.

1/4/10 – Received final comments from Mr. Green, which includes a list of changes as well as a request for a \$5000 contribution to Ms. Taylor for costs related to this project.

2/5/10 – Revised all architectural plans per 2/4/10 meeting all confirmed changes sent to Mr. Green:

1. Lower all building heights:
 - 203 Los Palmos: 3'1" at front 3'11" at rear
 - 207 and 213 Los Palmos: 2'6" overall
2. 2nd Floor set back by 1'-6" at rear on all 3 homes
3. Lower roof at front entry by 2 feet on all 3 homes
4. Eliminate 2nd floor rear roof overhang on all 3 homes
5. Add 12" wide x 12" high planter box on 2nd floor deck on all 3 homes
6. No paved rear yard, concrete stoop for patio doors only so as to reduce the use of yards on all 3 homes
7. Keep the existing property line retaining wall intact to not disturb Ms. Taylor's garden
8. Add a 10' height solid fence over the existing retaining wall

3/5/10 – Mr. Green requested an agreement be prepared based on the modified plans and monetary contribution

3/10/10 – Settlement Agreement with NSR and revised plans sent to Mr. Green. At this point, the project sponsor was lead to believe that an amicable agreement was reached and waited patiently for Ms. Taylor to return to town to execute the agreement.

On March 31, 2010, Mr. Green came back with the answer that Ms. Taylor would not withdraw the DR unless the rear bays of all 3 buildings were eliminated and that total compensation be increase to \$10,000. It is at this point, after seven months of exhaustive efforts, the project sponsor decided to let go of entertaining more requests and decided to move forward with DR hearing.

Recent Direct Contact with Ms. Taylor

After the project sponsor got through his frustration, and as a last attempt to work out a resolution for Ms. Taylor and to ensure there was no miscommunication involved in the past, the project architect initiated a meeting with Ms. Taylor. The meeting took place at Ms. Taylor's home. Ms. Taylor indicated that the modifications completed are not satisfactory to her. She would much rather see 2 homes, not 3. This last attempt ended with additional offers on screening and scale back without Ms. Taylor's acceptance.

Response to Each Issue Raised by Ms. Taylor

1. **Subdivision Size is in Compliance with all Applicable Codes and Provisions and fits well in the existing Neighborhood Context and Pattern**
 - **Exhibit 8** illustrates **non-standard lot sizes in the vicinity**. As exist and as developed during the post WWII era, there are a good number of homes situated on lots smaller than 2,500 sf with several even below the 1,750 sf minimum corner lot code standards
 - **Exhibit 9** shows **non-standard yards in the vicinity**. The surrounding corner lots have either no rear yards or minimal rear yards with side yards. The subject site at 795 Foerster has a code complying rear yard as well as generous side and front yards, much greater in area than other non-complying yards in the vicinity.

2. The Subject Site did not Slide and is Suitable for Housing Development

Ms. Taylor's claim that this site slid twice in 1942 is untrue. The site did not slide, it was a mud flow caused by new roads construction up on the hill during the rainy season in 1942. According to Mount Davidson.org at http://www.mtdavidson.org/ww2_and_baby_boom, "On February 6, 1942, after a rainy winter during which construction crews busily cut new roads on Mount Davidson's southeastern slope, the entire hillside gave way and crashed down on the homes below."

To ease neighborhood concerns as well as for safety precaution, the project sponsor has retained two independent geotechnical engineers, Earth Mechanics and Trans Pacific Geotechnical Consultants to conduct geotechnical investigation at the site. Both geotechnical consultants have confirmed that the site is suitable for the proposed 3 new homes.

The latest supplemental report prepared by Trans Pacific dated April 8, 2009, provides a summary of the investigations conducted as well as the historical background of the 1942 mud flow is attached as **Exhibit 10**.

3. Privacy & Noise from 3 new homes causing devaluation of the DR Requestor's home is unfounded:

The DR requestor is concerned that future home owners will be looking right into her new bedroom recently added in the rear. But the fact is 203 Los Palmos, being the closest of the 3 proposed home and the subject of the DR, will be over 40' away from Ms. Taylor's addition at the basement and 1st floor levels and over 46' away at the 2nd floor.

Exhibit 5 presented before puts the view angle of a tall 5'-9" human figure in 203 Los Palmos with the distance, topography, trees and fence in perspective. The views into Ms. Taylor's new bedroom are completely blocked by the existing trees and future 10' new fence.

4. There was no destruction of tree cover.

Cacti and plants were taken by interested neighbors as well as transferred to a new habitat at the Alcatraz Historic Gardens by a member of the California Horticultural Society.

In addition, per the DR Requestor's representative Mr. Gerald Green's request, seven existing trees along the shared property line are to remain with six new street trees to be planted on the sidewalk.

5. Extensive Neighborhood Outreach efforts were undertaken and there was no Poor communication with Neighbors:

- **Outreach efforts**, including invitation mailings, meeting sign-in sheets and meeting minutes are documented by Tony Kim of Town Consulting. A total of 7 meetings with the MPIC members and concerned neighbors. See **Exhibit 11**.
- Ms. Taylor's claim about the disregard of Mr. Sina Tarassoly's (246 Los Palmos) concerns is false. Plans of all 3 dwellings were emailed to Mr. Tarassoly with explanation on height

modifications on October 2, 2008 immediately following a Saturday neighborhood meeting. However, no response was received from him.

6. Congestion, Parking and Traffic During Construction

There are ample parking spaces along the side and front of 795 Foerster St. to accommodate the construction crew's needs. As with any construction site, including Ms. Taylor's extensive renovation, traffic and parking inconveniences during the process are inevitable. However, this temporary inconvenience should not be a factor for which a project is to be denied.

203 Los Pamos, Subject DR Data

Number of	Existing	Proposed
Dwelling units (only one kitchen per unit – additional kitchens count as additional units)	0	1
Occupied stories (all levels with habitable rooms)	0	3
Basement levels (may include garage or windowless storage rooms)	0	0
Parking spaces (off-street)	0	2
Bedrooms	0	3
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas	0	2517
Height	0	20'-5"
Building depth	0	50'-4"
Most recent rent received (if any)	N/A	N/A
Projected rents after completion of project	N/A	N/A
Current value of property	unknown	unknown
Projected value (sale price) after completion of project (if known)	N/A	unknown

203 Los Palomos Drive - SUBJECT D.R. PROPERTY



SYMBOLS table listing various architectural symbols and their corresponding descriptions, such as Column Grid Line, Interior Elevation Number, Section/Detail Identification, etc.

Area Calculation (In Square Foot) table with columns for Living, Garage, and Total area for 2nd Floor, 1st Floor, Basement, and Total.

Total Living Area = 2517 S.F. Total Garage Area = 425 S.F.

NOTE: Area Calculation as shown is intended for permit application purposes only and shall not be used for selling purpose.

Open Space (In Square Feet) table with columns for Type and Total area for 3rd Floor Deck, 2nd Floor Patio, and Required area Private.

NOTES: UNDERPINNING & SHORING IF REQUIRED UNDER SEPARATE PERMIT. PROVIDE TEMPERED (SAFETY) GLASS WITHIN 18" OF FLOOR SEC. 2406.3. PROVIDE SMOKE DETECTOR PER SEC. 907.2.10. ALL FIREPLACE SHALL BE "UL LISTED".

APPLICABLE CODE AND ORDINANCES: 2007 CALIFORNIA BUILDING CODE (CBC), W/ SAN FRANCISCO AMENDMENTS. 2007 CALIFORNIA MECHANICAL, ELECTRICAL, AND PLUMBING CODES, W/ SAN FRANCISCO AMENDMENT. 2005 CALIFORNIA ENERGY CODE - TITLE 24.

ABBREVIATIONS

Large table of abbreviations with columns for various building components and materials, such as AND, ANGLE, AREA DRAIN, FLOOR, FLOOR DRAIN, etc.

DRAWING INDEX table listing drawing sheets A-0 through A-6, including General Notes & Project Data, Local Equivalency, Site / Roof Plan, Basement & 1st Floor Plans, 2nd Floor Plan, Front & Right Elevations, Rear & Left Elevations, and Sections.

PROJECT DATA table containing Building Permit Application #, Block/Lot, Occupancy, Zoning, Number of Units, Number of Stories, and Type of Construction.

GENERAL NOTES section containing detailed instructions for the contractor, including responsibilities for design-build, adherence to codes, and completion of work.

REVISIONS table and logo for Gabriel Y. Ng & Associates, Architecture + Planning + Interiors.

NEW SINGLE FAMILY DWELLING 203 LOS PALOMOS DRIVE BLOCK 3027A / LOT 116 & 117 SAN FRANCISCO, CA 94127

GENERAL NOTES & PROJECT DATA section containing general notes and project data.

Project information including Date (5/1/08), Scale (AS NOTED), Drawn (EC), Job (070706), Sheet (A-0 of 8), and a note about drawings issued without approval stamp.

ATTACHMENT A



DEPARTMENT OF BUILDING INSPECTION
City & County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414

REQUEST FOR APPROVAL OF LOCAL EQUIVALENCY FOR MODIFICATION
OR ALTERNATE MATERIALS, DESIGN OR METHODS OF CONSTRUCTION

DATE SUBMITTED 5/1/08 [Note: This form shall be recorded as part of the permanent construction records of the property]

If no permit application has been filed, a Preapplication Review Fee is required for review of a request for local equivalency or modification, per SFBC Table 1-B, Item 8. Additional fees may be required by Fire Department and other City review agencies.

If a permit application has been filed, no additional fees are required for this review.

Permit Application # _____

Property Address: 203 Los Palms Drive

116 &
Block and Lot: 3027A / 117 Occupancy Group: R-3 Type of Construction: V-N No. of Stories: 3

Describe Use of Building: Single Family House

Under the authority of the 2007 San Francisco Building Code, Sections 104A.2.7 and 104A.2.8; the 2007 San Francisco Mechanical Code, Section 108.7; the 2007 San Francisco Electrical Code, Section 089.16; and the 2007 San Francisco Plumbing Code, Section 108.7; the undersigned requests modifications of the provisions of these codes and/or approval of alternate materials, designs or methods of construction. Two copies of supporting documents, including plans showing the proposed modifications or alternate materials, design or methods of construction, are attached.

Regular Code Requirement (specify Code and Sections)

- 2007 SFBC Section 704.8, Allowable area of openings
- 2007 SFBC Table 704.8, Maximum Area of Exterior Wall Openings

Proposed Modification or Alternate

To allow opening of property line windows per AB-009

Case-by-Case Basis of Request - Describe the practical difficulties presented in meeting the specific conditions of the code and how the proposed modification or alternate meets the intent of the code. A separate form should be filled for each requested modification or alternate. Attach copies of any Administrative Bulletin, Code Ruling, reference, test reports, expert opinions, etc., which support this request. The Department may require that an approved consultant be hired by the applicant to perform tests or analysis and to submit an evaluation report to the Department for consideration.

The use of property line windows conforms to the requirements as follows:

1. Required light and air are provided by windows that are not on property line walls.
2. All proposed property line windows are non-operable and are 3/4-hour rated.
3. All proposed property line windows are located more than 6 feet in any direction to any existing opening on the adjoining R occupancy building.
7. A declaration of Use Limitation will be recorded on the subject which will require the windows to be closed or protected when the adjoining property is improved in a manner that the openings no longer comply with AB-009.

Requested by: PROJECT SPONSOR

Xiang Si Lei

Print Name:

ARCHITECT/ENGINEER

Gabriel Y. Ng

Signature:

Telephone:

(415) 585-9817

(415) 563-6655



REVISIONS	BY
7-8-08 Rev.#1 per NPR#1	EC
11-20-09 Rev.#2 P/L adjustment	JS
3-10-10 Rev.#3 Per DR requestor	EC



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SAN FRANCISCO CA 94122 FAX 415.682.8720
www.gyn.com

NEW SINGLE FAMILY DWELLING
203 LOS PALMOS DRIVE
BLOCK 3027A / LOT 116 & 117
SAN FRANCISCO, CA 94127

LOCAL EQUIVALENCY

Date 5/1/08

Scale AS NOTED

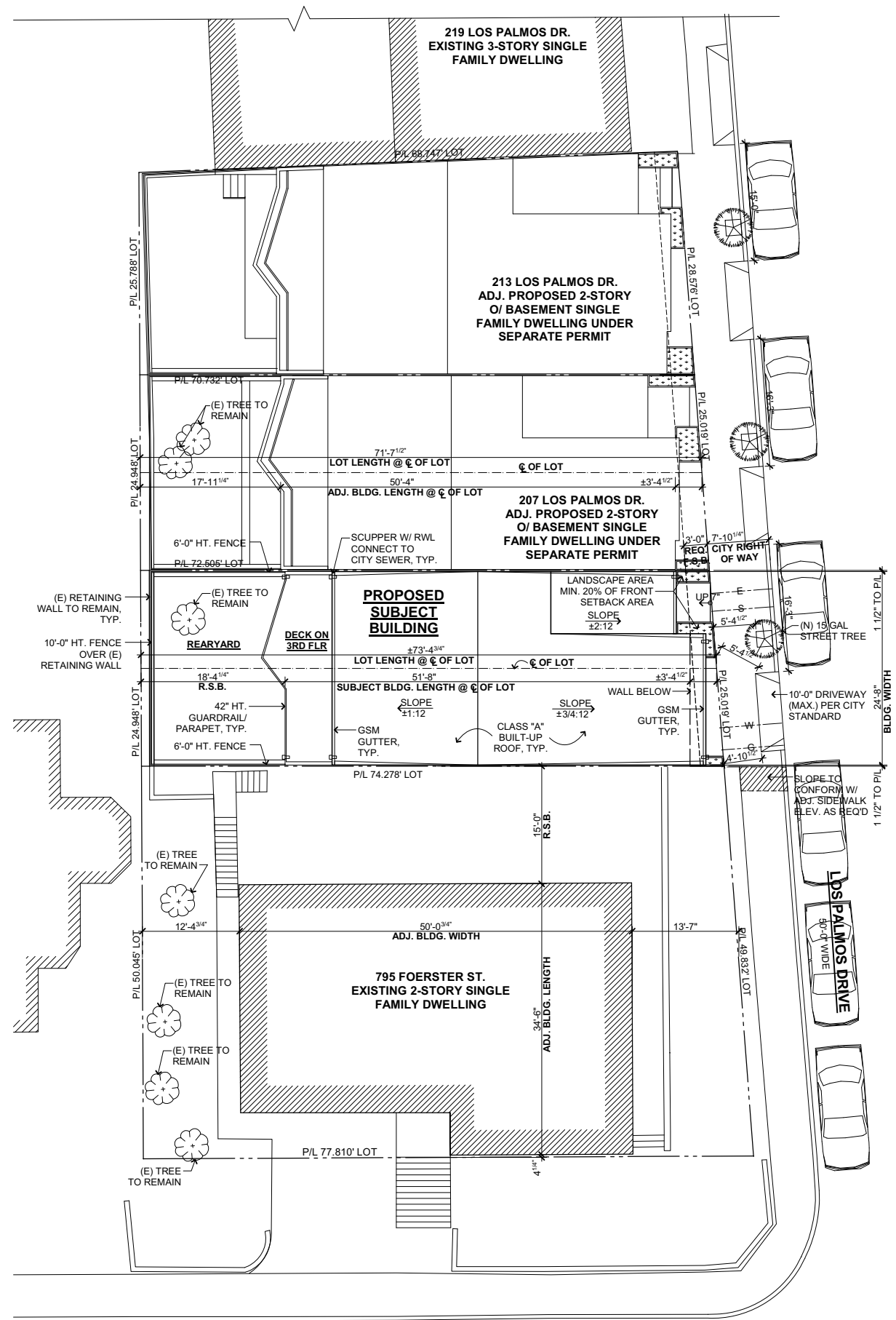
Drawn EC

Job 070706

Sheet

A-0.1

Of 8 Sheets



SITE / ROOF

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"

FOERSTER STREET

REVISIONS	BY
7-8-08 Rev.#1 per NPR#1	EC
11-20-09 Rev.#2 P/L adjustment	JS
3-10-10 Rev.#3 Per DR requestor	EC



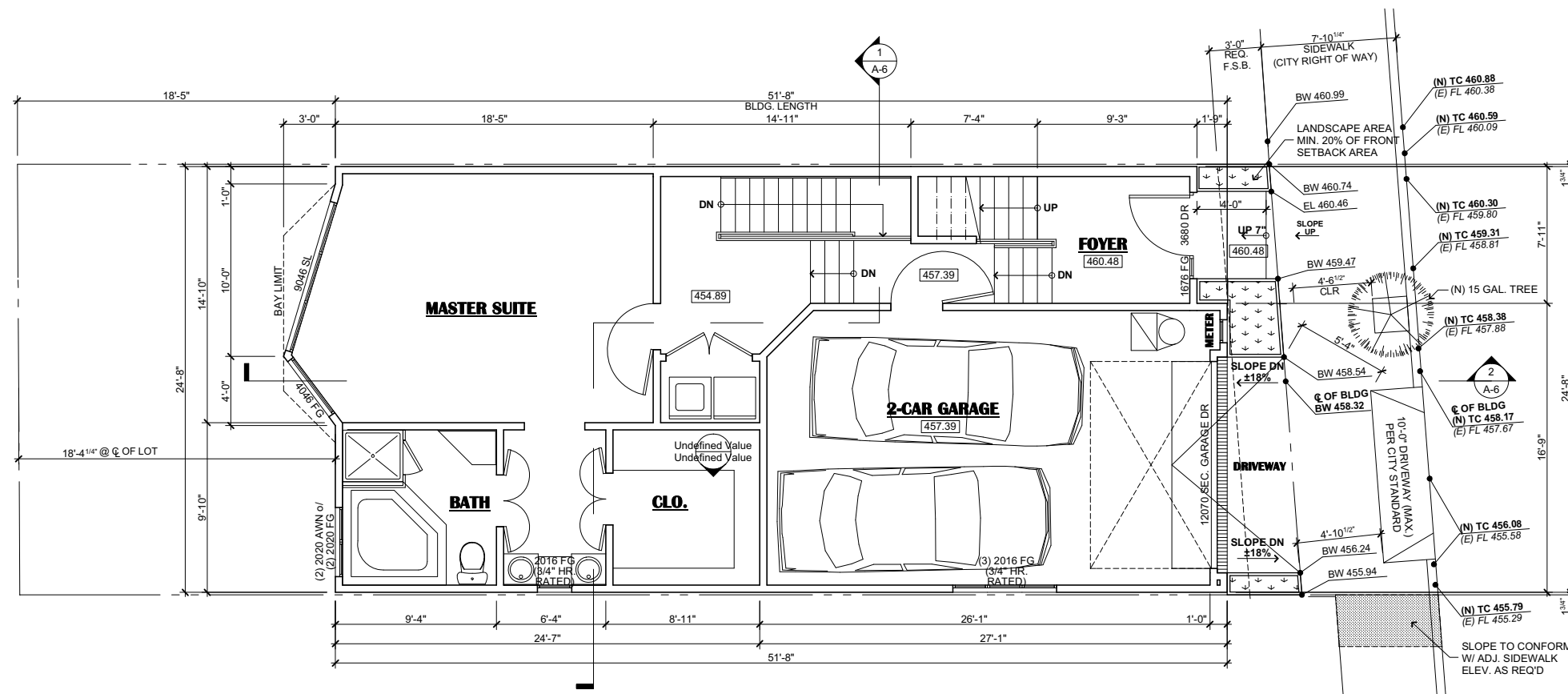
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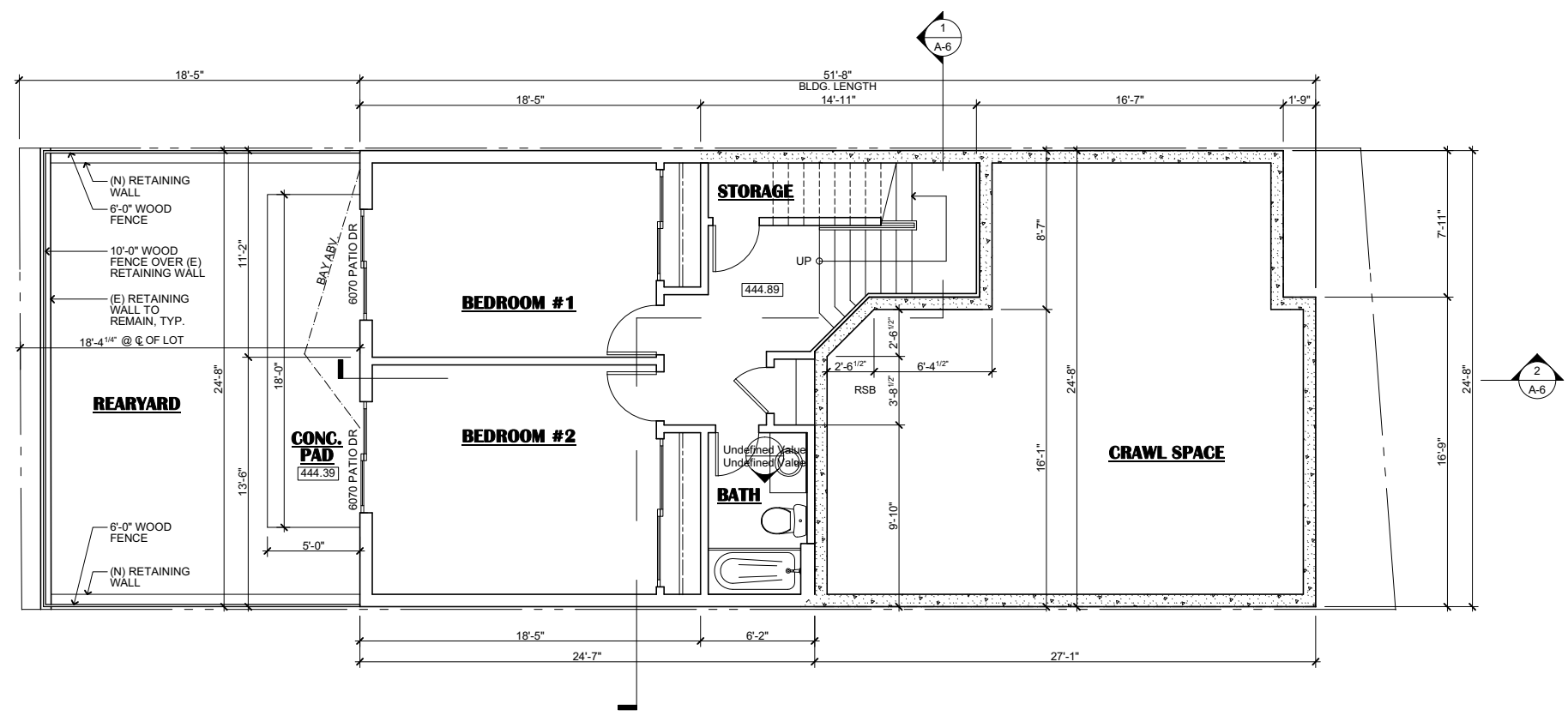
SITE / ROOF PLAN

Date **5/1/08**
 Scale **AS NOTED**
 Drawn **EC**
 Job **070706**
 Sheet

A-1
 Of 8 Sheets



1ST FLOOR PLAN
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"



BASEMENT PLAN
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"

REVISIONS	BY
7-8-08 Rev.#1 per NPR#1	EC
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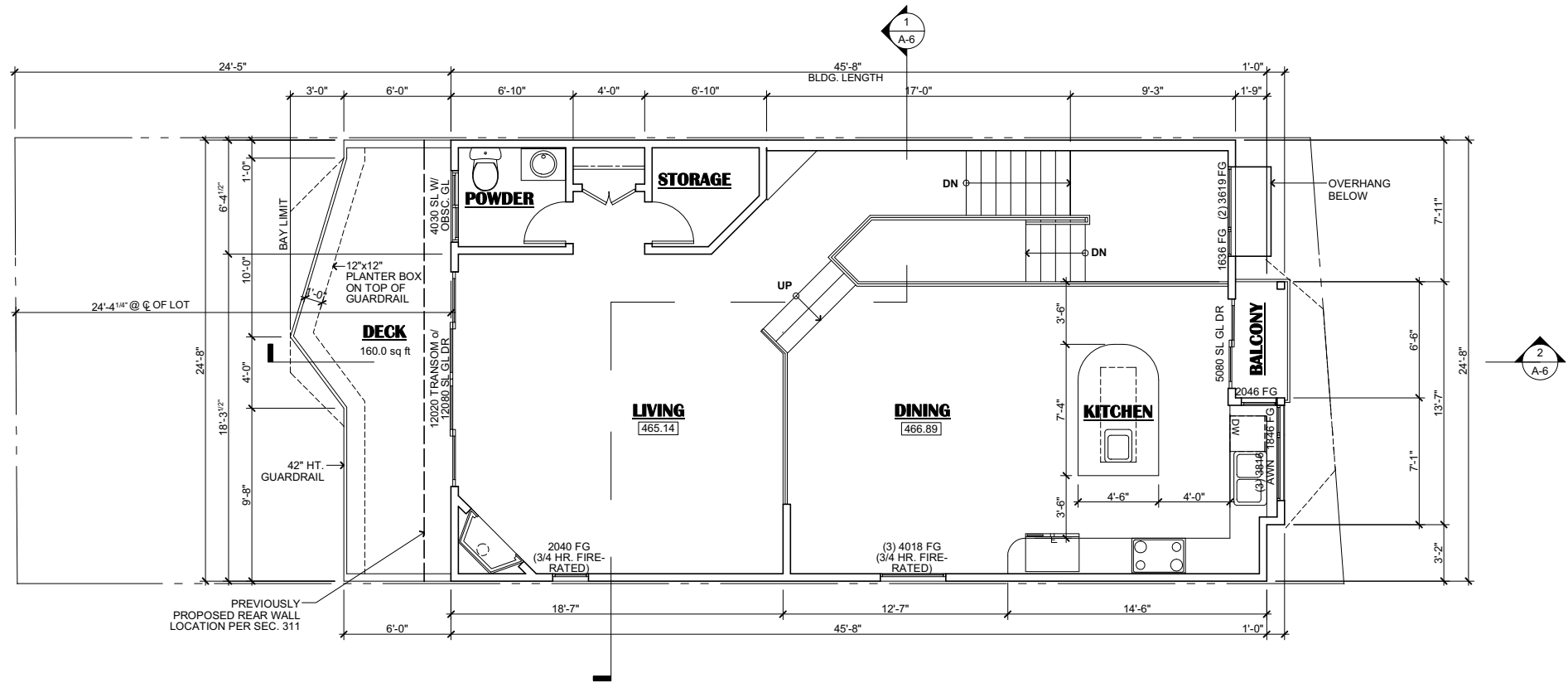


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BASEMENT & 1ST FLOOR PLANS

Date	5/1/08
Scale	AS NOTED
Drawn	EC
Job	070706
Sheet	



2ND FLOOR PLAN
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"

REVISIONS	BY
7-8-08 Rev.#1 per NPR#1	EC
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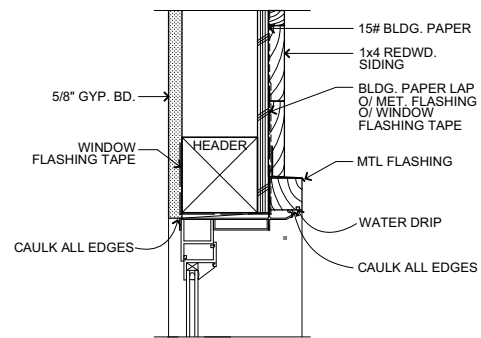
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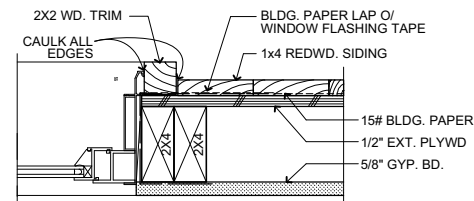
2ND FLOOR PLAN

Date	5/1/08
Scale	AS NOTED
Drawn	EC
Job	070706
Sheet	A-3

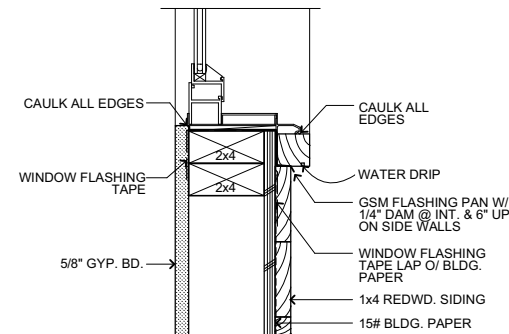
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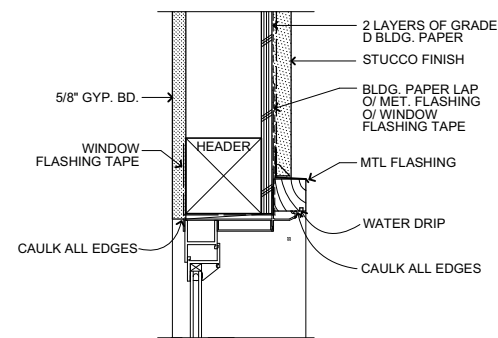
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SCALE 3" = 1'-0"



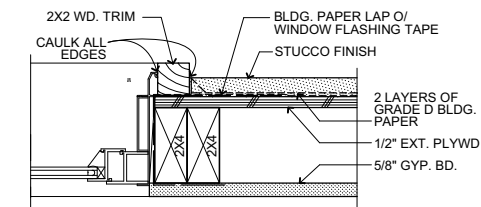
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SCALE 3" = 1'-0"



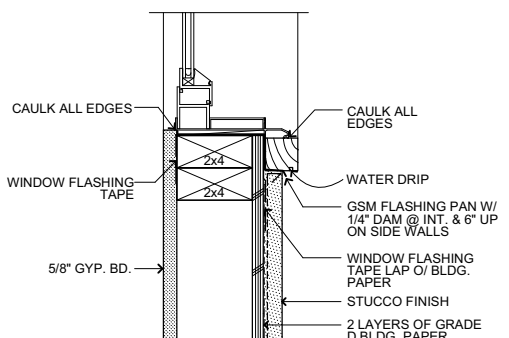
3 WINDOW DETAIL - SILL (SIDING)
SCALE 3" = 1'-0"



4 WINDOW DETAIL - HEAD (STUCCO)
SCALE 3" = 1'-0"

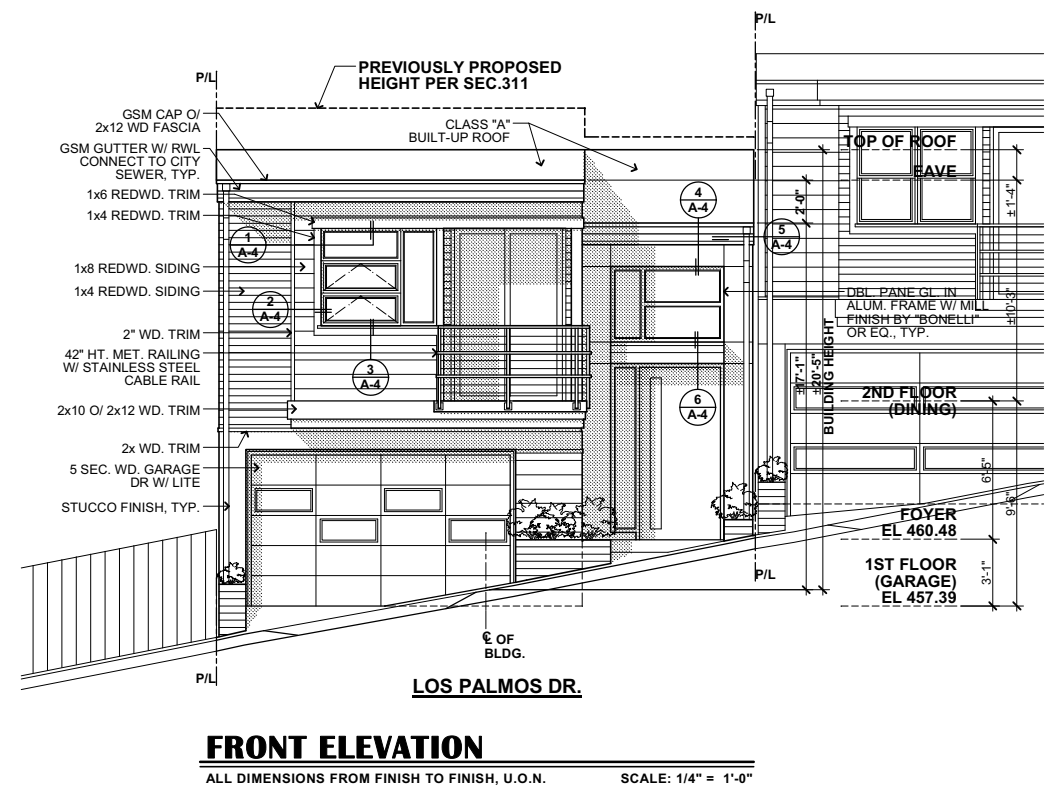


5 WINDOW DETAIL - JAMB (STUCCO)
SCALE 3" = 1'-0"



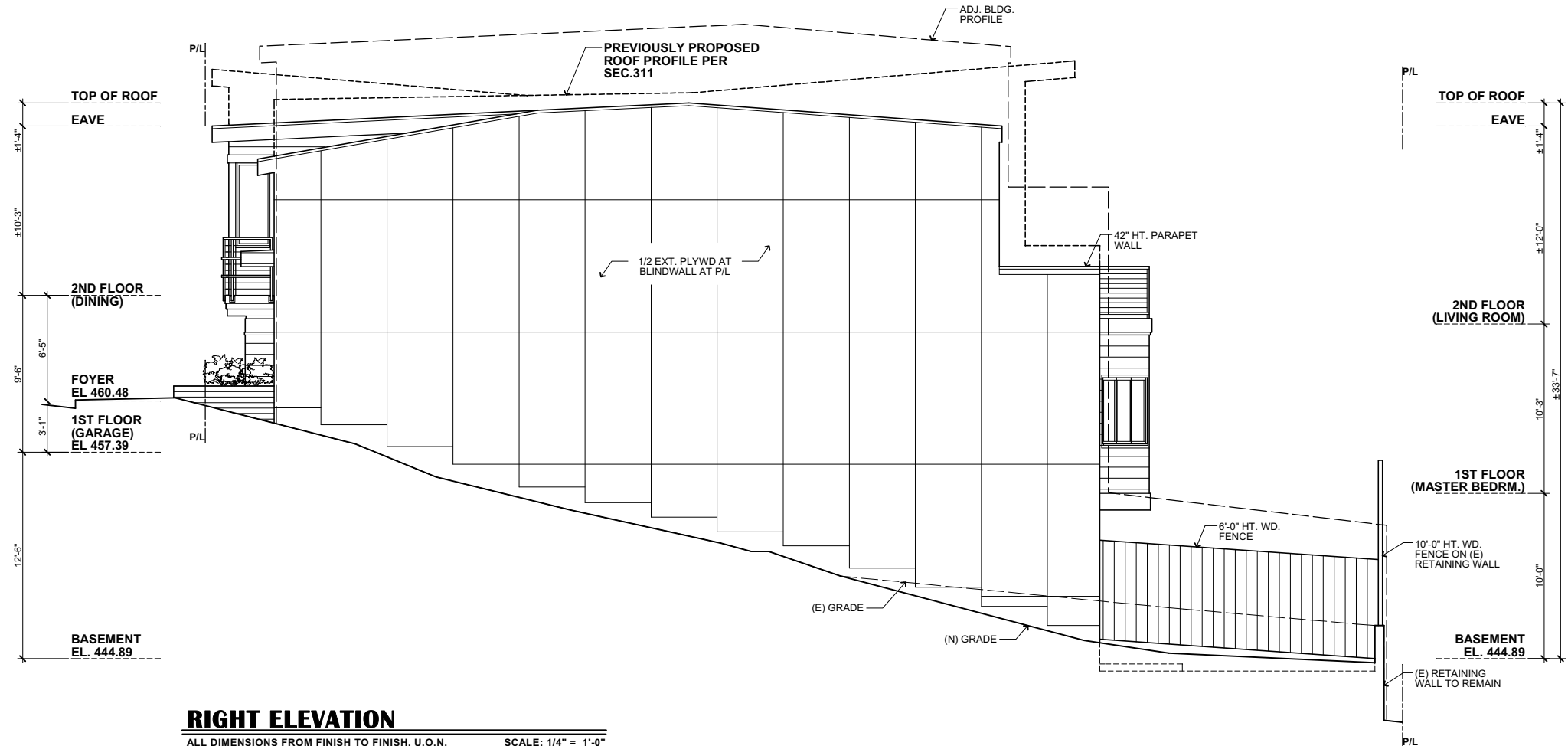
6 WINDOW DETAIL - SILL (STUCCO)
SCALE 3" = 1'-0"

NOTE:
 1. PROVIDE FLASHING FOR ALL WINDOWS BY "TYVEK" FLEX WRAP OR EQ.
 2. ALL WINDOWS TO BE DLB. PANE LOW "E" GL. IN ALUM. FRAME W/ MILL FIN., BY "BONELLI" OR EQ.
 3. INSTALL ALL WINDOWS PER MFR. INSTRUCTIONS & RECOMMENDATIONS.



FRONT ELEVATION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"

REVISIONS	BY
7-8-08 Rev.#1 per NPR#1	EC
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3-10-10 Rev.#3 Per DR requestor	EC

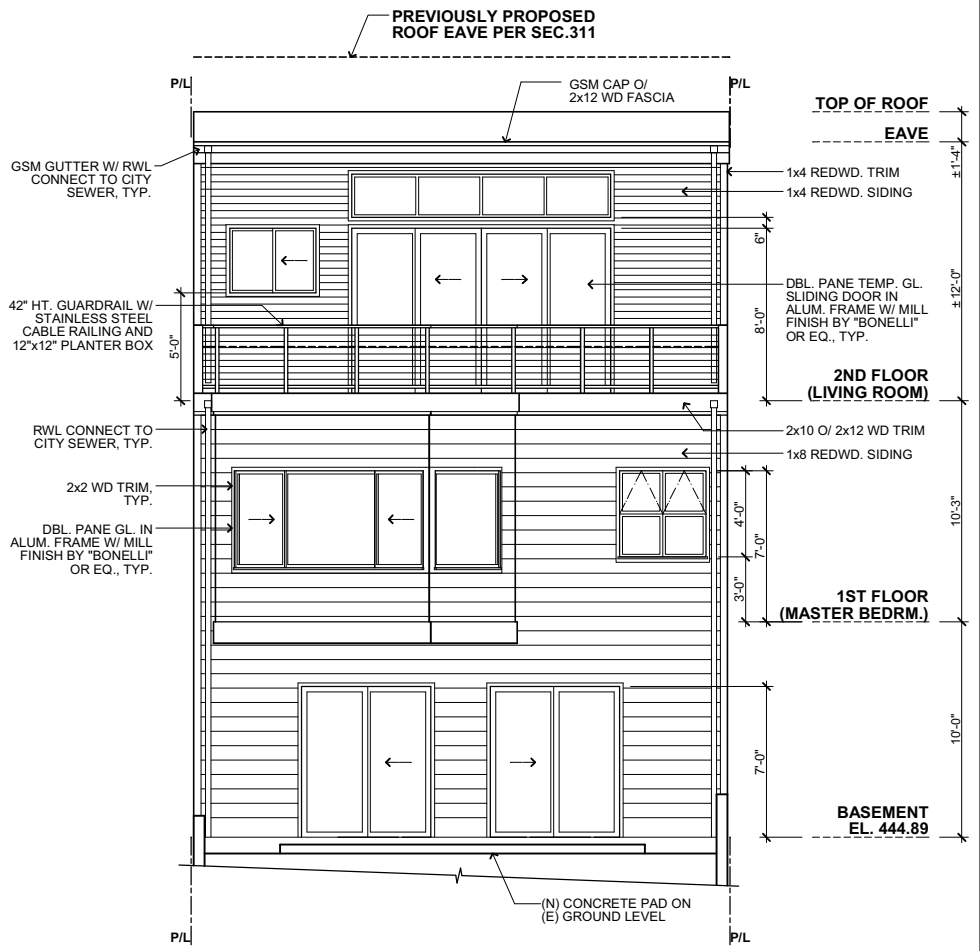


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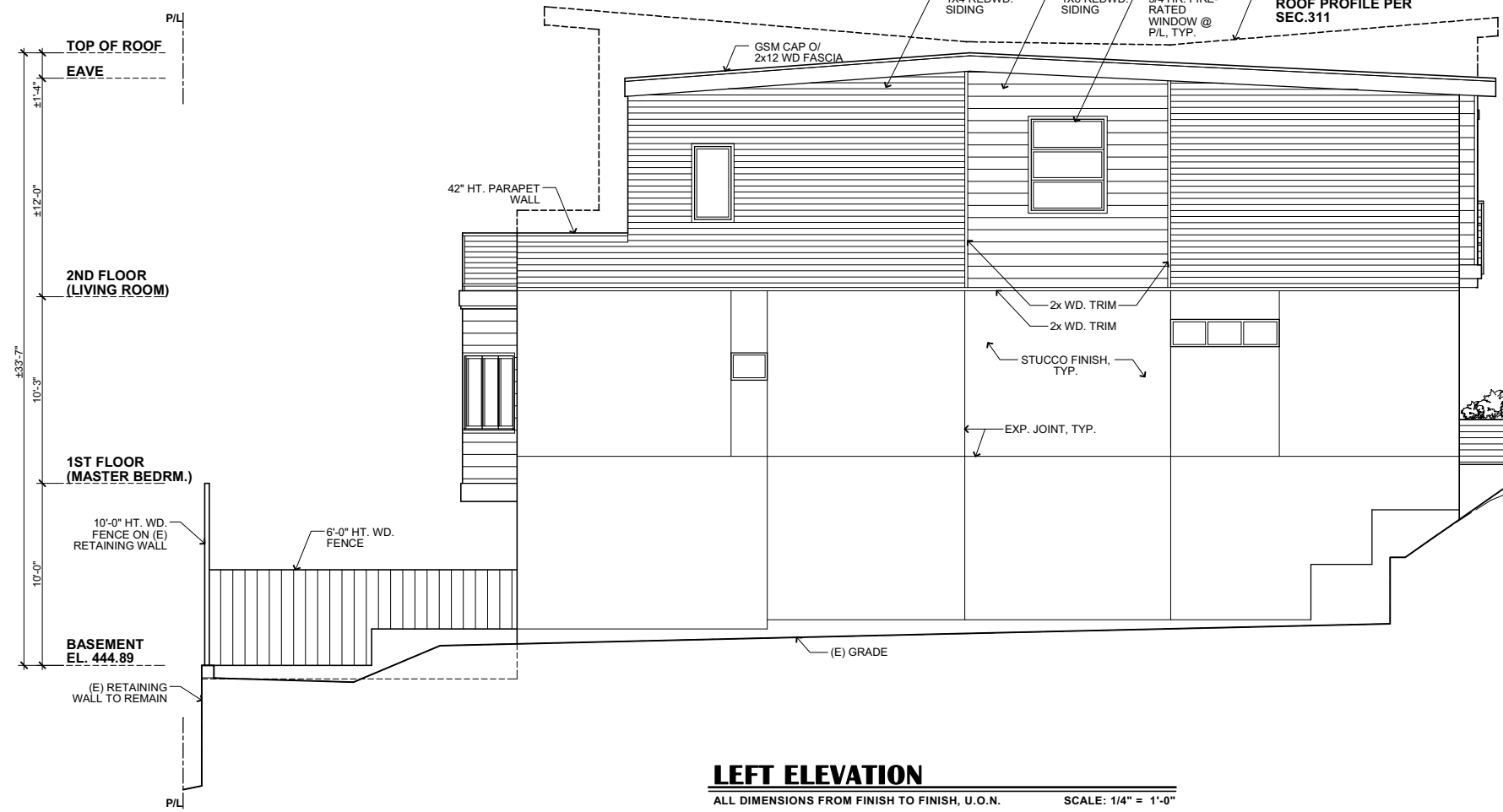
NEW SINGLE FAMILY DWELLING
203 LOS PALMOS DRIVE
BLOCK 3027A / LOT 116 & 117
SAN FRANCISCO, CA 94127

FRONT & RIGHT ELEVATIONS

Date **5/1/08**
 Scale **AS NOTED**
 Drawn **EC**
 Job **070706**
 Sheet



REAR ELEVATION
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"



LEFT ELEVATION
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"

REVISIONS	BY
7-8-08 Rev.#1 per NPR#1	EC
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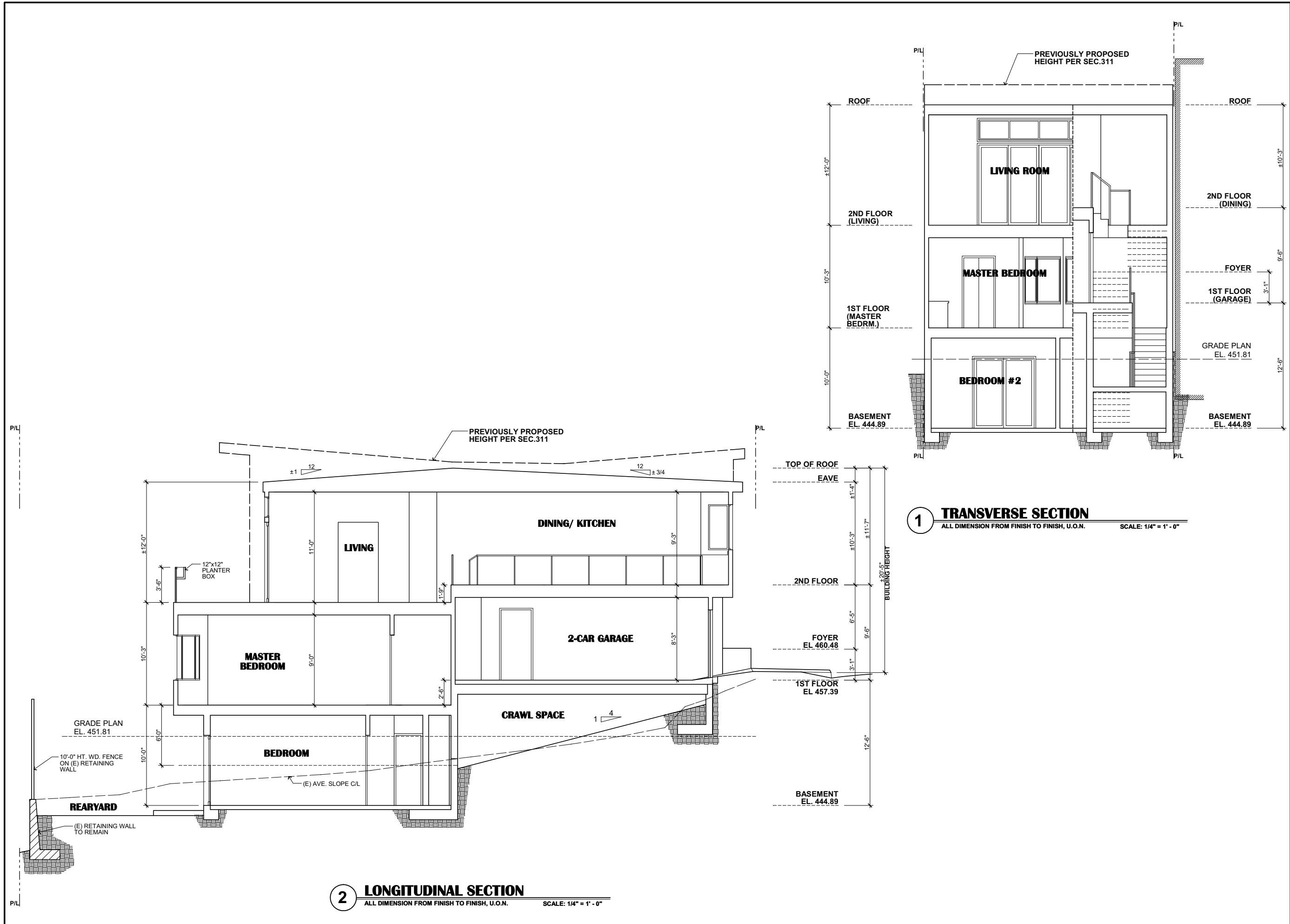


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REAR & LEFT ELEVATIONS

Date **5/1/08**
 Scale **AS NOTED**
 Drawn **EC**
 Job **070706**
 Sheet



2 LONGITUDINAL SECTION
 ALL DIMENSION FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1' - 0"

1 TRANSVERSE SECTION
 ALL DIMENSION FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1' - 0"

REVISIONS	BY
7-8-08 Rev.#1 per NPR#1	EC
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SECTIONS

Date	5/1/08
Scale	AS NOTED
Drawn	EC
Job	070706
Sheet	

A-6
 Of 8 Sheets



STREETSCAPE SHOWING THE CURRENT PROPOSAL FOLLOWING THE TOPOGRAPHY AND STEP DOWN IN HARMONY WITH THE SLOPE



STREETSCAPE ACROSS PROPOSED PROJECT



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STREETSCAPE ALONG LOS PALMOS DRIVE

203 LOS PALMOS DRIVE, SAN FRANCISCO, CA 94127



SOUTH SIDE OF LOS PALMOS DRIVE WITH PROPOSED PROJECT



NORTH SIDE OF LOS PALMOS DRIVE



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WEST VIEW OF LOS PALMOS DRIVE FROM CORNER OF FOERSTER STREET

203 LOS PALMOS DRIVE, SAN FRANCISCO, CA 94127



REAR PERSPECTIVE SHOWING THE CURRENT PROPOSAL FOLLOWING THE TOPOGRAPHY AND REAR YARD PATTERN OF EXISTING ADJACENT BUILDINGS



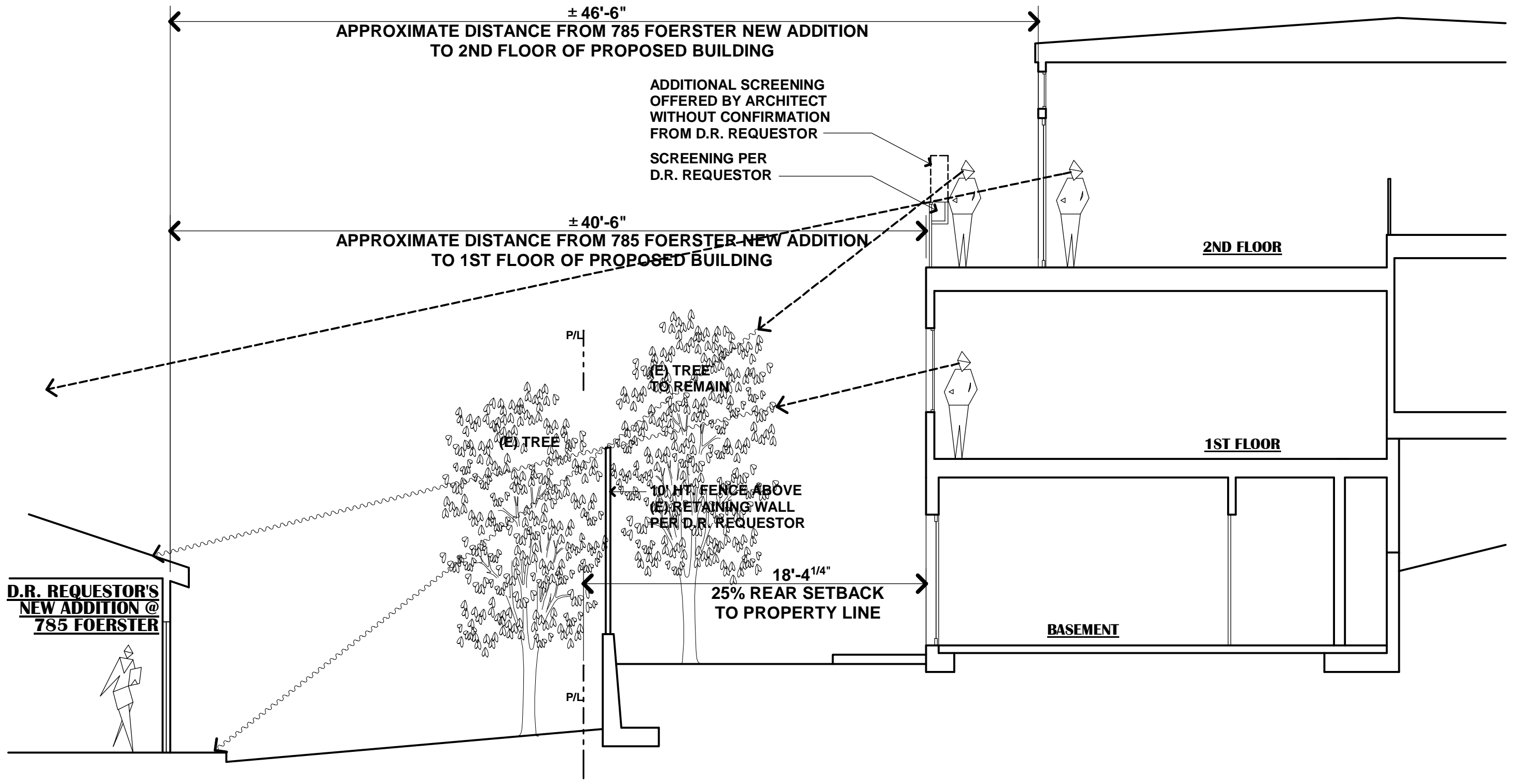
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REAR PERSPECTIVE OF PROPOSED PROJECT

203 LOS PALMOS DRIVE, SAN FRANCISCO, CA 94127



SECTION ACROSS 203 LOS PALMOS

ALL DIMENSION FROM FINISH TO FINISH, U.O.N.



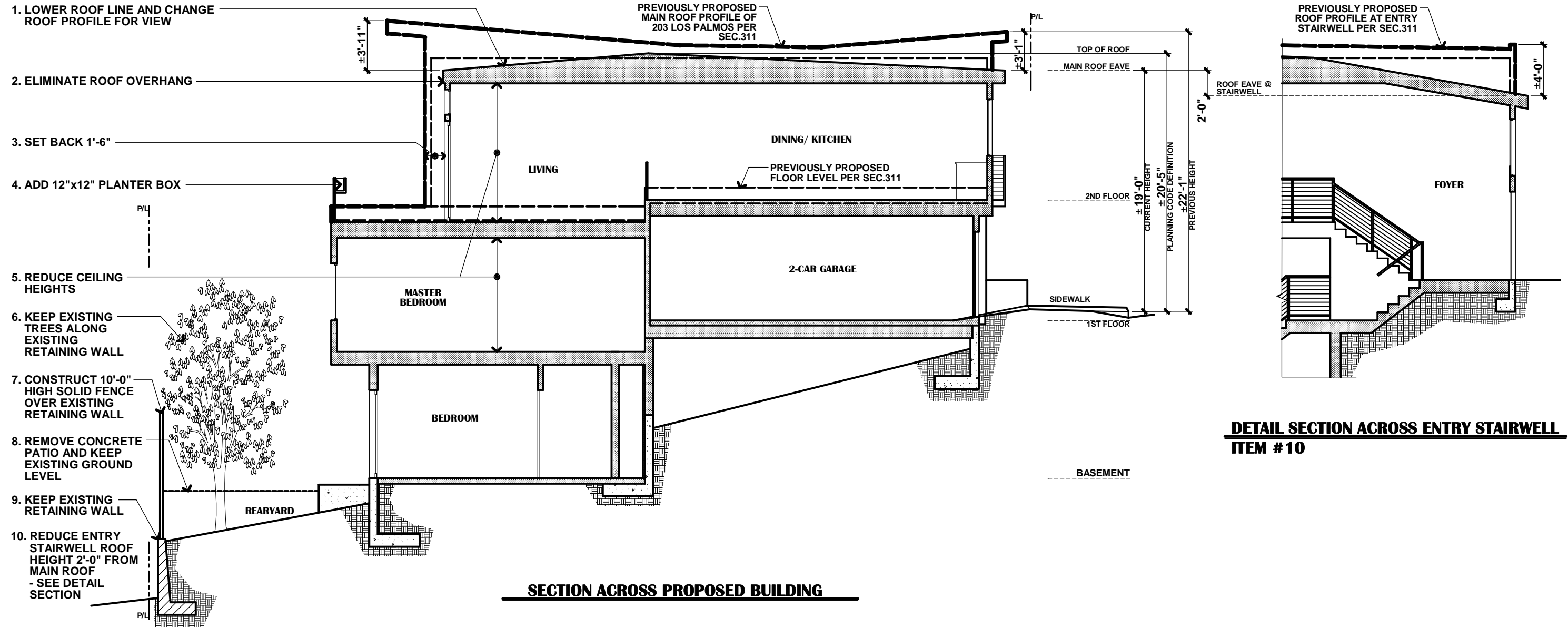
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BUILDING RELATIONSHIP BETWEEN 203 LOS PALMOS & 785 FOERSTER

203 LOS PALMOS DRIVE, SAN FRANCISCO, CA 94127

11/30/09 REQUEST FROM D.R. REQUESTOR



1/4/10 ADDITIONAL REQUEST FROM D.R. REQUESTOR:

- REIMBURSEMENT FOR HIRING ENGINEER TO REVIEW FOUNDATION PLAN.
- COMPENSATION OF \$5,100 FOR OTHER CONSULTANT COSTS AND PURCHASE OF NEW TREES IN HER PROPERTY.

3/31/10 2ND ADDITIONAL REQUEST FROM D.R. REQUESTOR:

- ELIMINATE BAY AT REAR
- INCREASE COMPENSATION TO \$10,000

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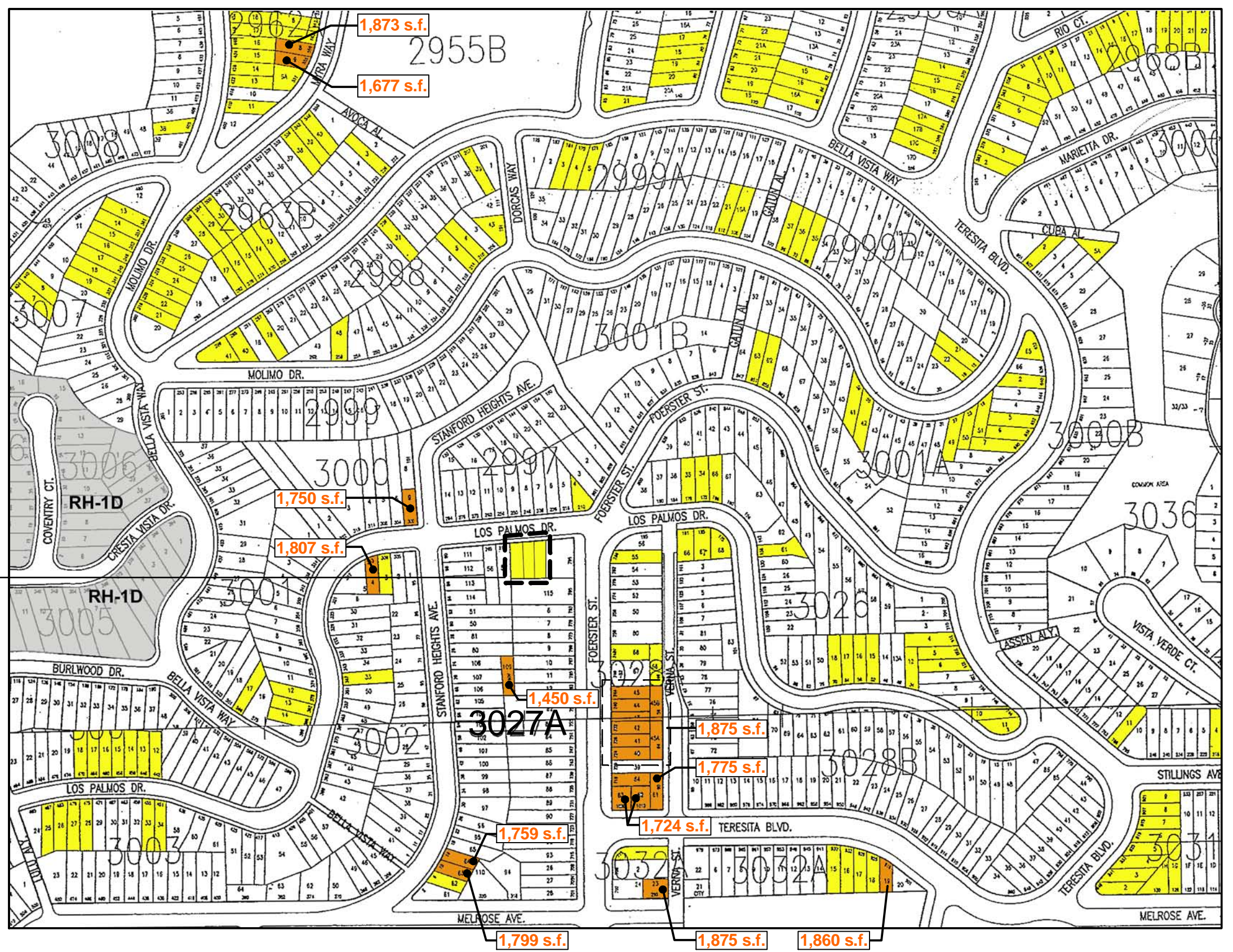
MULTIPLE REQUESTS FROM D.R. REQUESTOR
203 LOS PALMOS DRIVE, SAN FRANCISCO, CA 94127

- LOTS UNDER STANDARD 2,500 S.F.
- LOTS COMPARABLE TO SUBJECT LOTS

SUBJECT SITE

SUBJECT LOT SIZES ARE CODE COMPLYING LOTS PER PLANNING CODE SEC. 121(e)(2):
 LOCATED WITHIN 125 FT. OF AN INTERSECTION AND WITH MINIMUM LOT AREA OF 1,750 S.F.

203 LOS PALMOS - 1,787 S.F.
 207 LOS PALMOS - 1,831 S.F.
 213 LOS PALMOS - 1,894 S.F.



GABRIEL Y. NG & ASSOCIATES
 ARCHITECTURE + PLANNING + INTERIORS

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NON-STANDARD LOTS IN THE VICINITY
203 LOS PALMOS DRIVE, SAN FRANCISCO, CA 94127

795 FOERSTER
 - CODE COMPLYING 25% REAR YARD
 + 17'-4" & 12'-5" SIDE YARDS
 + 14'-6" FRONT YARD

SUBJECT SITE
 CODE COMPLYING 25% REAR YARD

317 LOS PALMOS
 MINIMAL REAR YARD W/ SIDE YARDS

316 & 320 MELROSE
 MINIMAL REAR YARD W/ SIDE & FRONT YARDS

210 LOS PALMOS
 MINIMAL REAR YARD

195 LOS PALMOS
 MINIMAL REAR YARD W/ SIDE YARDS

175 LOS PALMOS
 MINIMAL REAR YARD

746 FOERSTER
 MINIMAL REAR YARD W/ SIDE YARD

101 LOS PALMOS
 NO REAR YARD W/ SIDE YARDS

40-64 VERNA
 NO REAR YARD W/ SIDE YARDS

1010 & 1020 TERESITA
 MINIMAL REAR YARD



NON-STANDARD YARDS IN THE VICINITY
203 LOS PALMOS DRIVE, SAN FRANCISCO, CA 94127



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August 10, 2009

San Francisco Planning Commission
1650 Mission Street, 4th floor
San Francisco CA 94103

RE: 203, 207 & 213 Los Palmos Drive

Dear Commissioners:

I would like to inform you of my positive experience in working with the project sponsor's representatives for the proposed three single-family homes on Los Palmos Drive.

Our street has a very clearly defined visual character with buildings that respect the natural hillside. The existing homes follow the topography and step down in harmony. At my request, the project sponsor's representatives, reduced the proposed building height for 213 Los Palmos Drive by 12 inches. The reduction in the overall building height will provide a more symmetrical balance of the stepping affect. I commend the project architect for responding to my site design concern. I truly believe that the proposal meets the intent and spirit of the Miraloma Park Residential Design Guidelines.

Regards,

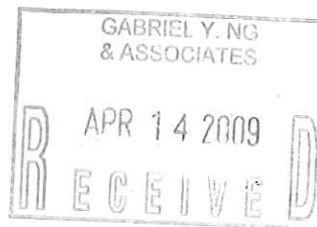


Brad Witherspoon
256 Los Palmos Drive
San Francisco, CA 94127

TRANS PACIFIC GEOTECHNICAL CONSULTANTS, INC.

639 CLAY STREET, SECOND FLOOR, SAN FRANCISCO, CALIFORNIA 94111-6504
TELEPHONE: (415) 788-8627 FAX: (415) 788-3121

REPORT
GEOTECHNICAL CONSULTATION
PROPOSED HOUSING DEVELOPMENT
795 FOERSTER STREET,
203, 207 AND 213 LOS PALMOS DRIVE
SAN FRANCISCO, CALIFORNIA



OUR JOB NO. 1716-001

APRIL 8, 2009

TRANS PACIFIC GEOTECHNICAL CONSULTANTS, INC.

639 CLAY STREET, SECOND FLOOR, SAN FRANCISCO, CALIFORNIA 94111-6504
TELEPHONE: (415) 788-8627 FAX: (415) 788-3121

April 8, 2009

Our Job No. 1716-001

Mr. Xiang Si Lei
616 Rolph Street
San Francisco, California 94112

Dear Mr. Lei,

Report
Geotechnical Consultation
Proposed Housing Development
795 Foerster Street,
203, 207 and 213 Los Palmos Drive
San Francisco, California

This report summarizes our consultation in connection with the proposed housing development at 795 Foerster Street, 203, 207 and 213 Los Palmos Drive in San Francisco, California. The site is located on the southwest corner of the intersection of Foerster Street and Los Palmos Drive, as shown on the Vicinity Map, Plate 1.

Previously, we performed a geotechnical investigation at the site with the results presented in the report¹ dated July 22, 2003. The report described the site conditions and provided recommendations for foundation support of the proposed structures. A supplementary geotechnical investigation report was performed at the site with the results presented in our report² dated April 7, 2009. The report describes the site conditions, provides an update to the July 22, 2003 report along with recommendations for foundation support of the proposed buildings and retaining walls.

We were provided with a geotechnical investigation report³ for the site, prepared by Earth Mechanics Consulting Engineers.

¹"Report, Geotechnical Investigation, Proposed Lot Subdivision, 795 Foerster Street, San Francisco, California," dated July 22, 2003, (Our Job No. 1595-001).

²"Report, Supplementary Geotechnical Investigation, Proposed Housing Development, 795 Foerster Street, 203, 207, and 213 Los Palmos Drive, San Francisco, California," dated April 7, 2009, (Our Job No. 1716-002).

³"Report, Geotechnical Investigation, Planned Residential Development at 795 Foerster Street, San Francisco, California, prepared for Mr. Xiang Se Lei," prepared by Earth Mechanics Consulting Engineers, and dated May 26, 2008. (EMCE Project Number: 08-3049).

PROPOSED CONSTRUCTION

Present plans call for subdividing the site into four separate lots; Parcel D, a lot fronting Foerster Street with the existing house and patio at the 795 Foerster Street, and three other lots in the backyard of the existing house, fronting Los Palmos Drive, Parcel C known as 203 Los Palmos Drive, Parcel B known as 207 Los Palmos Drive and Parcel A known as 213 Los Palmos Drive.

It is planned to construct one house on each of the three subdivided lots fronting Los Palmos Drive. For each house, the proposed construction would include two levels above the adjacent street grade along Los Palmos Drive and one level below Los Palmos Drive. The existing retaining wall along the south property line would be demolished and replaced with a concrete retaining wall with proper back drainage.

Details of the loading information are not available at this time. We do not anticipate that any fill will be placed to raise the site grade.

PURPOSE AND SCOPE OF SERVICES

The purpose of our geotechnical consultation was to provide support to you, your architect and engineers in gaining approval of the proposed subdivision.

The scope of our services included the following activities:

1. Review of published literature - these include geologic maps, the web site of Mt. Davidson organization, archives of the San Francisco Department of Public Works, aerial photographs on file at the Pacific Aerial Surveys, past geotechnical investigation reports on file with the San Francisco Department of Building Inspection.
2. Attendance of meetings and consultation with the members of the design team.
3. Various site visits.
4. Attendance of two neighborhood meetings.

FINDINGS AND HISTORICAL BACKGROUND

GEOLOGY

As shown on the Geologic Map⁴ of San Francisco, there is a mapped mud flow, which may have encroached into the southwest corner of the site, but no evidence suggestive of slope instability was observed at the site. An excerpt of the geologic map in the general vicinity of the site is presented on Plate 2, Geologic Map.

MT. DAVIDSON ORGANIZATION

A mud flow occurred in the block bound by Foerster Street and Los Palmos Drive in 1942, as reported in the website of the Mt. Davidson organization. The mud flow was reported to have originated uphill at Bella Vista Way during construction grading for new roads on the southeastern slope of Mount Davidson. The mud flow was estimated to be one-half mile long and 10 feet to 20 feet deep.

⁴"Preliminary Geologic Map of the San Francisco South 7.5' Quadrangle and Part of the Hunters Point 7.5' Quadrangle, San Francisco Bay Area, California," by M. G. Bonilla, 1998, USGS.

A resident was killed during this incident, and the 700 block of Foerster Street was reportedly buried in mud.

In a photograph, depicted as Plate 3, apparently taken shortly after the mud flow in 1942, the house located at 785 Foerster Street, which is immediately adjacent and south of 795 Foerster Street, was not damaged by the mud flow and remained standing. There was no structure on the site now known as 795 Foerster Street. In a photograph taken on February 6, 1942, depicted as Plate 4, two houses on Foerster Street slid off the foundation into Foerster Street, and were destroyed by the mud flow. It appears that these were the houses located in Lot Nos. 7 and 8 of Assessor's Block 3027, which are located south of 785 Foerster Street.

SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS

In a plan entitled, "Foerster St. Slide Area Nr Teresita Blvd, Inspection Schedule," prepared by City and County of San Francisco, Department of Public Works - Bureau of Engineering, and dated February, 1942, File No. LL-15946, depicted as Plate 5, a house located at the southeast corner of the intersection of Los Palomos Drive and Stanford Heights, along with the two houses on Foerster Street, in Lot Nos. 7 and 8 of Assessor's Block 3027 were destroyed by the mud flow. The drawing also indicates the path of the mud flow, which appears to have encroached into the southwest portion of the backyard of 795 Foerster Street.

AERIAL PHOTOGRAPHS

Aerial photos were reviewed for the years 1935, 1948, 1955, 1958, and 2001, on file at the Pacific Aerial Surveys, as listed in the following tabulation.

<u>FILM ID</u>	<u>DATE</u>
AV 7091-7-14	August 17, 2001
AV 279-6-14	April 23, 1958
AV 170-5-11	May 10, 1955
AV 17-7-13	July 28, 1948
AV 248-6-07	1935

The path of the mud flow could not be clearly determined from the 1948 aerial photos, and aerial photos between 1942 and 1948 were not available.

REPORTS PREPARED BY OTHERS

The following geotechnical investigation reports prepared by others on file with the San Francisco Department of Building Inspection in the immediate vicinity of the site were reviewed.

1. 101 Stanford Heights Avenue, Lot 8, Assessor Block 3000, prepared by Harold Lewis Associates, dated November 18, 1985.
2. Lot 26 and 27, Assessor Block 3027A, prepared by Associate Geotechnical Engineers, dated October 22, 1987.
3. 747 & 751 Foerster Street, prepared by Engineered Soil Repairs, Inc. dated October 15, 2008.

DISCUSSIONS

GENERAL

Based on our review of the photograph taken on February 6, 1942, it is our opinion that the destruction of the two houses on Foerster Street were caused by the mud flow, along with their shallow foundation footings that these houses were probably supported on. This type of shallow foundation footings were widely utilized at that time.

As shown on the plan prepared by San Francisco Department of Public Works, Plate 5, the path of the mud flow was mapped to be heading in an easterly direction from the intersection of Bella Vista Way and Cresta Vista Drive. The path of the mud flow made a turn to a southeasterly direction at the intersection of Stanford Heights Avenue and Los Paltos Drive, and encroached into the southwest portion of the backyard of 795 Foerster Street.

NEIGHBORHOOD MEETING

Two neighborhood meetings were held at the site, on the sidewalk in front of the driveway of 795 Foerster Street.

The first one was held on January 17, 2009 and attended by Mr. Carl Lee of 765 Foerster Street and Mr. Ted Joe and Ms. Linda (Yee) Joe of 767 Foerster Street. Mr. Lee and the Joes were advised that our office has been performing a supplementary geotechnical investigation for the proposed development; this included a field exploration program of drilling of two additional borings to supplement our report prepared for the then home owners of 795 Foerster Street, Mr. Paul Juul and Ms. Louise Juul, some five years ago.

We further discussed our findings in the review of the pertinent section of the geologic map, our search of the web site of the Mt. Davidson organization, review of the plan prepared by the San Francisco Department of Public Works, review of the aerial photos and geotechnical investigation reports prepared by others in the immediate vicinity, as discussed previously.

The Joes indicated their concern on the potential impact that the proposed housing development would have on the groundwater flow. They indicated their familiarity with the drainage issues arising in their property. In their 30 years of living at their home, they have an understanding of both the surface water and groundwater flow and have installed provision to minimize damage arising from excess drainage of the surface water and groundwater flow.

We also discussed the proposed construction of three houses, one on each of the subdivided lot Parcels A, B and C. The building foot print will cover most of the lot area and most of the backyard or patio will be paved with concrete slab or stone pavers. It is planned that each of the buildings would have roof gutters and downspouts and all water from downspouts will be collected in closed pipes and discharged away from the house into the storm sewer system. Surface runoff from the concrete slab and patio would also be collected and discharged into the storm sewer system.

In addition, it is planned to replace the existing retaining wall along the south property line of Parcels A, B, and C. Backdrain would be placed behind the wall on the uphill side of the wall. It is the intent of the backdrain to collect the groundwater that accumulates behind the wall. Groundwater collected in this manner would also be discharged into the storm sewer system; a sump pump would be required to lift the collected water to the invert level of the storm sewer system.

Based on the above, it is our opinion that the amount of infiltrated surface water and the groundwater flow in a southerly direction would be decreased. However, we are not prepared to provide an opinion as to whether the direction of the groundwater flow would be altered.

The second one was held on February 21, 2009. The meeting was attended by Mr. Ted Joe and Ms. Linda (Yee) Joe of 767 Foerster Street, and Mr. John Mickelson of 750 Foerster Street. The Joes raised the same questions as in the January 17, 2009 meeting while Mr. Mickelson pronounced that the design team does not have any knowledge of what happened in 1942, etc. and departed. The meeting continued with a site visit of the backyard of the Joes residence at 767 Foerster Street. As the backyard immediately west of the house is covered with either concrete slab or wood decking, and the remainder is professionally landscaped, there was not much to learn from the site visit. The meeting was subsequently adjourned.

CONCLUSION

In conclusion, it is our opinion that the proposed housing development may be constructed as planned, based on review of the documents discussed above. We do not anticipate that the type of mud flow as experienced in 1942 that led to the destruction of three houses and loss of one resident would happen again as the area and the immediate vicinity have been developed. Our recommendations as outlined in the report dated April 7, 2009 with respect to foundation support and site drainage of the proposed development should be implemented to provide satisfactory performance of the proposed buildings and to minimize excess surface water runoff to the neighbors.

CLOSURE

Our services have been performed with the usual thoroughness and competence of the engineering profession. No other warranty or representation, either expressed or implied, is included or intended.

Mr. Xiang Si Lei

April 8, 2009

If you have any questions regarding this report, please contact us. The following plates are attached and complete this report.

Plate	1	Vicinity Plan
Plate	2	Geologic Map
Plate	3	Photograph - Circa 1942
Plate	4	Photograph - February 6, 1942
Plate	5	Foerster St. Slide Area Nr Teresita Blvd



Yours Very Truly,
Trans Pacific Geotechnical Consultants, Inc.

Eddy T. Lau, P.E.
Reg. Civil Engineer 019897
Reg. Geotechnical Engineer 506
Expiration 9/30/2009

Marlene Wong, P.E.
Reg. Civil Engineer 060992
Reg. Geotechnical Engineer 2664
Expiration 12/31/2010

(Three copies submitted)

cc: Gabriel Y. Ng & Associates (8)
1360 9th Avenue, Suite 210
San Francisco, CA 94122
Attention: Mr. Gabriel Y. Ng

Town Consulting (3)
100 Clement Street, Third Floor
San Francisco, CA 94118
Attention: Mr. Tony Kim

Patrick Buscovich & Associates Structural Engineers, Inc. (2)
235 Montgomery Street, Suite 823
San Francisco, CA 94104
Attention: Mr. Patrick Buscovich

1716-001 795 Foerster, 203, 207, and 213 Los Palmos Drive

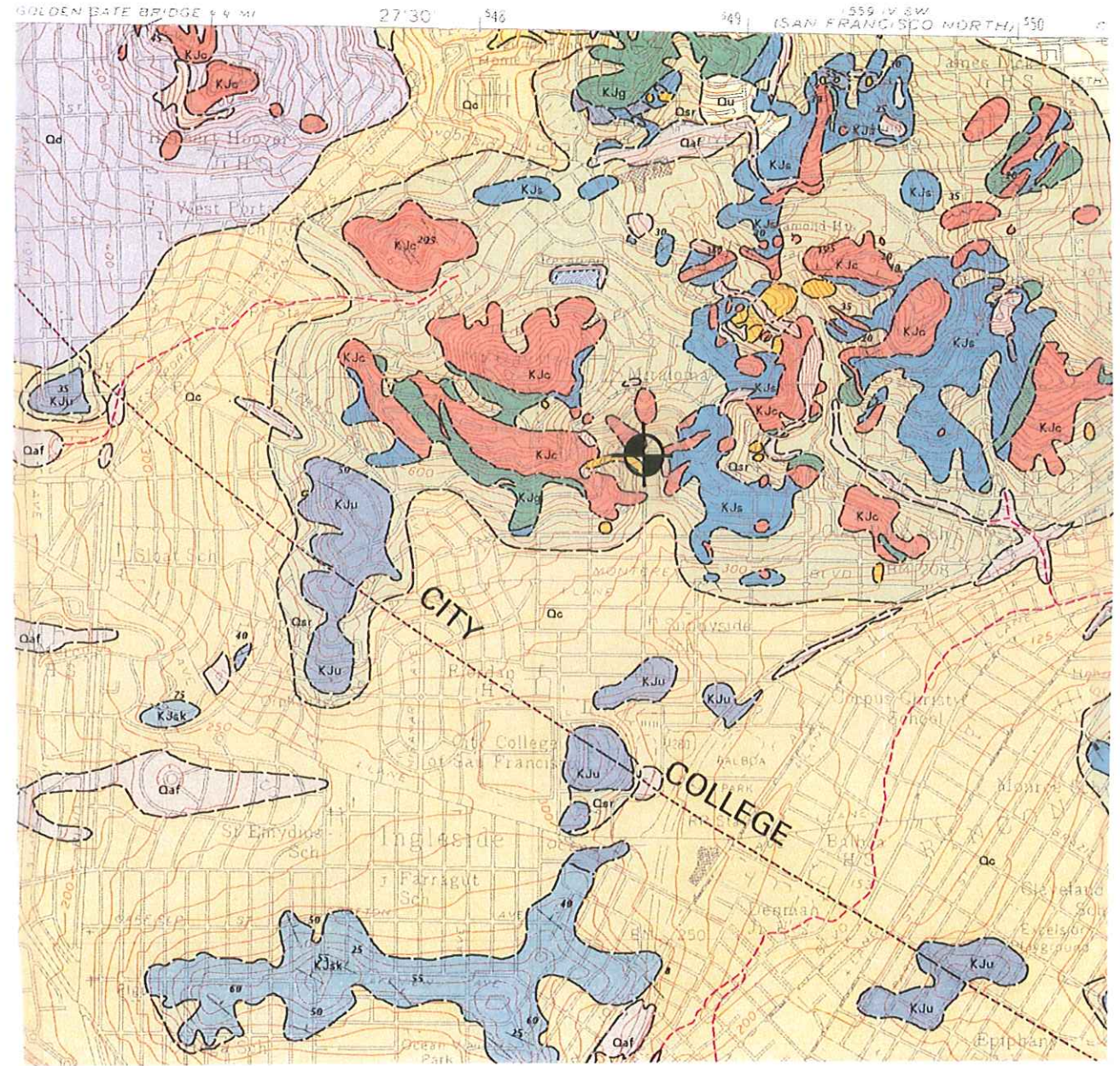


VICINITY PLAN

Trans Pacific Geotechnical Consultants, Inc.

EXPLANATION
GEOLOGIC UNIT DESCRIPTIONS

- | | | | |
|---|--|---|---|
|  | water |  | Qu Sedimentary deposits, undifferentiated |
| QUATERNARY | | | |
| Holocene | | | |
|  | Qaf Artificial fill
Clay, silt, sand, rock fragments, organic matter, and man-made debris. |  | fr Fault rocks
Zone of gouge, breccia, fractured and sheared rock along the San Andreas Fault. Gradational contact with surrounding rocks. Limits poorly known. Age extends into Holocene. |
|  | Qaf/f Artificial fill over tidal flat
Clay, silt, sand, rock fragments, organic matter, and man-made debris, placed over tidal flats. | TERTIARY AND QUATERNARY | |
|  | Qaf/s Artificial fill, Native American shellmound.
Dark silty to sandy soil containing shell fragments and rare intact shells. |  | QTm Merced Formation
Friable to firm sand, silt, and clay; minor amounts of gravel, lignite, and volcanic ash, medium gray to yellowish orange. |
|  | Ql Landslide deposits
Composition and structure depend on the geologic formation involved and type of landslide. | CRETACEOUS AND JURASSIC | |
|  | Qal Alluvium
Mostly sand and silt but locally contains clay, gravel, or boulders; generally gray to brown. |  | KJs Sandstone and shale
Interbedded sandstone and shale, hard where fresh and intact, soft where weathered or sheared. Commonly medium dark gray where fresh, olive gray to yellowish brown where moderately weathered, and yellowish orange to yellowish gray where highly weathered. |
|  | Qs Beach Deposits
Predominantly well sorted medium grained loose gray sand; locally consists of sand, gravel and cobbles. |  | KJsk Sandstone and shale
Sandstone generally containing more than two percent potassium feldspar. |
|  | Qm Bay mud
Soil (moist) to firm (dry) clay and silt, locally contains shell fragments, plant remains, and thin beds of sand. |  | KJc Chert
Hard chert interbedded with firm shale; chert layers generally two or three inches thick, shale layers less than one inch thick; generally grayish red. |
|  | Ql Dune sand
Well sorted fine-grained sand, gray and loose in most places, grayish orange to reddish brown and firm in a few places. Age extends into Pleistocene. |  | KJg Greenstone
Altered volcanic rocks, fine grained, mostly basalt; hard where fresh, but weathered and firm to soft in most exposures; commonly grayish olive to moderate olive gray where moderately weathered, dark yellowish orange to light brown where highly weathered. |
| Pleistocene | | | |
|  | Qt Marine terrace deposits
Predominantly friable well sorted fine-grained yellowish orange to gray sand, includes alluvial gravel and colluvial clay. |  | KJm Metamorphic rocks
Hard to firm, fine- to coarse-grained schistose, gneissose, or granulose metamorphic rocks; dark gray, dark greenish gray, or dark bluish gray. |
|  | Qsr Slope debris and ravine fill
Stony silty to sandy clay; locally silty to clayey sand or gravel, yellowish orange to medium gray, unstratified or poorly stratified. Where it overlies the Merced or Colma Formation it is commonly a silty to clayey sand, or gravel. |  | sp Serpentine
Hard to soft, generally greenish gray; contains small bodies of talc and diabase. |
|  | Qc Colma Formation
In northwest and central parts of area, friable well sorted fine to medium sand containing a few beds of sandy silt, clay, and gravel. In southeast part of area, mostly sandy clay and silty sand. |  | KJu Sheared rocks
Small to large fragments of hard rock in matrix of sheared rock. Matrix generally coherent and firm, but soft in places, especially where weathered. Dark gray where fresh, yellowish brown where weathered. Derived mostly from shale and sandstone of Franciscan Complex and serpentine. |



(Source: Preliminary Geologic Map of the San Francisco South 7.5' Quadrangle and Part of Hunters Point 7.5' Geologic Quadrangle, San Francisco Bay Area, California, USGS Open File Report 98-354, M.G. Bonilla)

GEOLOGIC MAP

Trans Pacific Geotechnical Consultants, Inc.

1716-001 795 Foerster, 203, 207, and 213 Los Palmos Drive



740
Foerster

744
Foerster

746 Foerster

750 Foerster

785
Foerster

756
Foerster

(Source: www.mtdavidson.org)

PHOTOGRAPH CIRCA 1942

Trans Pacific Geotechnical Consultants, Inc.



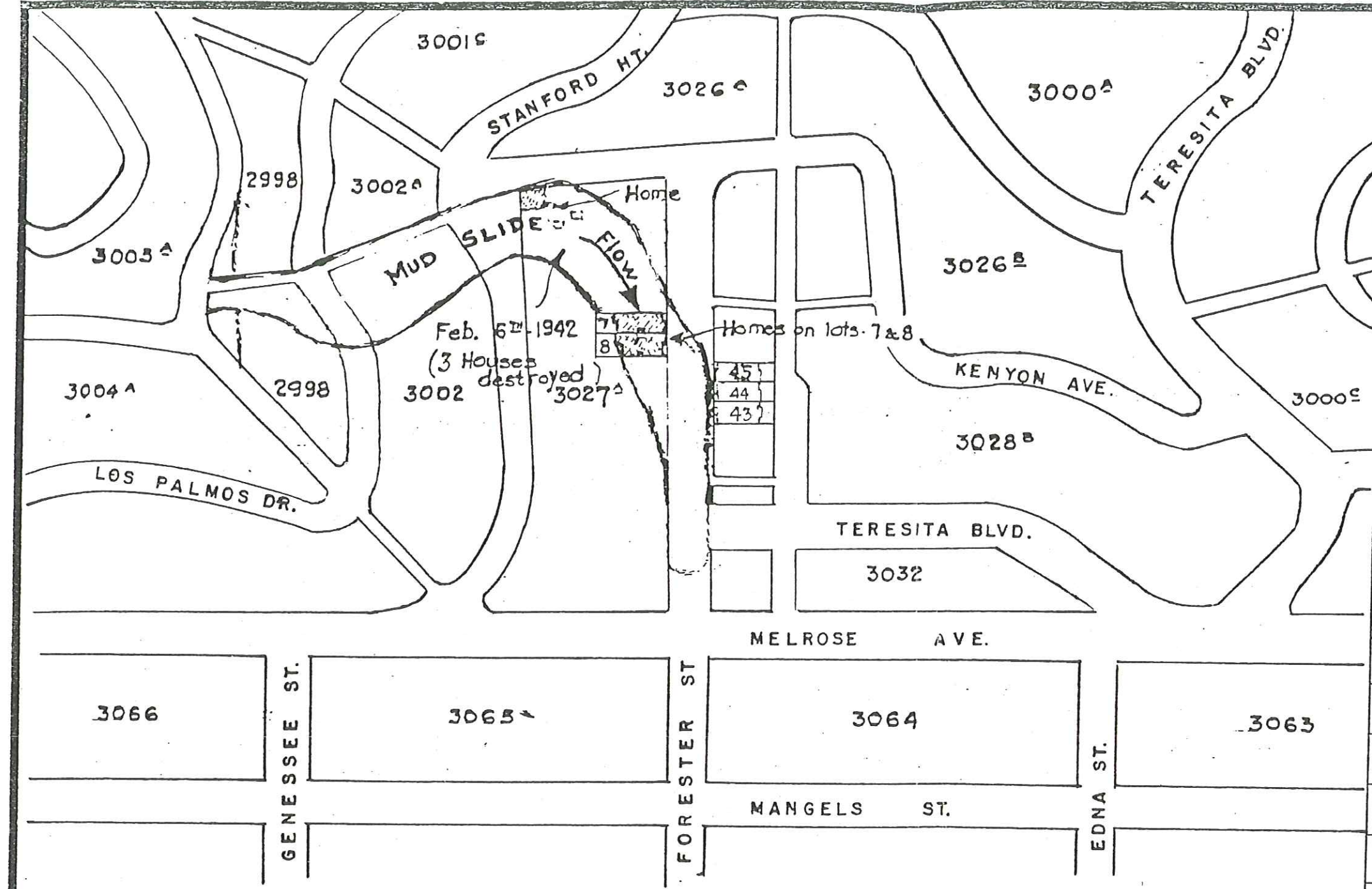
1716-001 795 Foerster, 203, 207, and 213 Los Palmos Drive

(Source: www.mtdavidson.org)

PHOTOGRAPH
FEBRUARY 6, 1942

Trans Pacific Geotechnical Consultants, Inc.

PLATE 4



INSPECTION SCHEDULE		
Inspection Date.	Inspector	Remarks

**CITY AND COUNTY OF SAN FRANCISCO
 DEPARTMENT OF PUBLIC WORKS - BUREAU OF ENGINEERING
 FORESTER ST. SLIDE AREA Nr. TERESITA BLVD.
 INSPECTION SCHEDULE.**

APPROVED _____ CIVIL ENGINEER CITY ENGINEER		DRAWN BY A. J. D. TRACED BY _____ CHECKED BY _____	DATE FEB, 1942	FILE LL-15946	CHANGE.
---	--	--	-------------------	------------------	---------

REFERENCE DRAWINGS	

TRANS PACIFIC GEOTECHNICAL CONSULTANTS, INC.

MEMORANDUM

VIA -MAIL

DATE: August 19, 2009

TO: Ms. Elizabeth Watty, San Francisco Planning Department

CC: Mr. Larry Badiner, Zoning Administrator

FROM: Tony Kim

SUBJECT: 795 Foerster Street, 203, 207 & 213 Los Palmos Drive

This memorandum provides the recent history of the pre-application informational neighborhood meeting process conducted by the project sponsor's representatives. A copy of the associated documents are attached.

Tuesday, February 13, 2008 at Miraloma Park Improvement Club

Gabriel Ng, Eugene Chung and Tony Kim attended the Miraloma Park Improvement Club (MPIC) meeting to present the project to members of the MPIC. The discussions involved how the proposed structures complied with the Miraloma Park Residential Design Guidelines. The Club members suggested that the project sponsor look into relocation of the cactii and other vegetation on the existing lots.

Wednesday, March 12, 2008 at 5:30 p.m. at 795 Foerster Street, 203, 207 & 213 Los Palmos Drive

Invitations to the pre-application meeting were mailed to the appropriate neighbors in advance. The invitations were mailed to neighbors according to the Planning Department instructions. The mailing list and labels were prepared by Radius Services.

Ten neighbors attended the meeting according to the attendance sign in-sheet. Gabriel Ng, Eugene Chung and Tony Kim attended the meeting to represent the project sponsor.

Tuesday, August 12, 2008 at 9:00 a.m. at 785 Foerster Street

Kelly Pepper had a telephone conversation with Mr. Ed Kelly (DR applicant). Kelly Pepper of Town Consulting and I were invited to Mr. Kelly's house for a meeting to

discuss the project. Kelly Pepper and I were given a tour of Mr. Kelly's rear yard. The meeting lasted until 10:00 a.m.

Thursday, August 21, 2008 at 11:00 a.m. at 785 Foerster

Kelly Pepper and I met with Mr. Kelly as a follow-up meeting to provide additional information about the project construction timeline. Mr. Kelly provided beverages and we sat in his rear yard for approximately an hour to discuss the proposal and discuss the details of replacing the shared side fence along the north side 785 Foerster Street and the subject property. On behalf of the project sponsor, I agreed to replace the fence per Mr. Kelly's request and fence details. The project sponsor removed the old fence and a new fence was constructed in early September 2008. Kelly Pepper contacted Mr. Kelly via telephone to confirm his satisfaction of the new fence.

Saturday, September 27, 2008 at 10:00 a.m. at 795 Foerster Street, 203, 207 & 213 Los Palmos Drive

I was informed by telephone from a neighbor that many neighbor were interested in the project and that they were not invited to the pre-application meeting held on March 11, 2008. Therefore, a second pre-application meeting was organized. In order to include additional neighbors, the invitation to the second meeting was mailed in advance to neighbors within the 150-foot radius of the subject property according to the Section 311 notification procedures. The mailing list, labels and map were prepared by Radius Services.

Eight to nine neighbors attended the second pre-application meeting according to the attendance sign in-sheet. Gabriel Ng, Eugene Chung and Tony Kim attended the meeting to represent the project sponsor.

Wednesday, November 19, 2008 9:11 p.m email correspondence form DR applicant

Kelly Pepper of Town Consulting received an email from Mr. Ed Kelly (DR applicant) providing information about the tragic mudslide in 1942.

Saturday, January 17, 2009 at 795 Forester Street and site visit to adjacent properties

A focused group meeting was held to discuss neighbors' concerns about underground and surface water conditions in the area and how the proposed construction would potentially affect the existing conditions. The neighbors also had questions about a mudslide from 1942. A second meeting was agreed to by Linda Yee, Ted Joe and Carl Lee to allow Eddy Lau (project engineer) to research and study the potential cause of the diversion of existing underground and surface water conditions. Gabriel Ng, Eugene Chung, Eddy Lau and Tony Kim attended the meeting to represent the project sponsor.

Saturday, February 21, 2009 at 795 Foerster Street at 10:00 a.m.

Per the neighbors' request a second meeting was held to discuss the existing underground and surface water conditions. The meeting was not productive. Due to an incident between Mr. Patrick Buscovich (project engineer) and Mr. John Mickelson, a neighbor, the San Francisco Police and Fire Departments were called to the site. Since Saturday,

795 Foerster Street, 203, 207 & 213 Los Palms Drive
Page 3 of 3
August 19, 2009

February 21, 2009 the project sponsor has not organized any additional meetings at the site.

From: <info@suekirkham.com>
Subject: **RE: Foerster and Los Palmos project**
Date: February 13, 2008 2:23:54 PM PST
To: "Tony Kim" <tony@townconsulting.com>
Reply-To: <info@suekirkham.com>

Thank you Tony, Sue

-----Original Message-----

From: Tony Kim [mailto:tony@townconsulting.com]
Sent: Wednesday, February 13, 2008 2:13 PM
To: info@suekirkham.com
Subject: Re: Foerster and Los Palmos project



Hi Sue,

Thank you for contacting me. I spoke to my client and we will do everything we can to relocate the cactus.

Tony

Town Consulting
2298 - 3rd Street
San Francisco CA 94107
(415) 246-8855 fax (415) 480-1406

On Feb 13, 2008, at 1:50 PM, <info@suekirkham.com> wrote:

	Sue Kirkham San Francisco's Most Referred Realtor®
	1699 Van Ness Avenue San Francisco, California 94109 Office: (415) 229-1297 Home Office: (415) 333-9840 Fax: (415) 771-1264 www.suekirkham.com

Good morning Tony. Thank you for your recent presentation at the Miraloma Park Improvement Club.

A neighbor close to your project (and part of the Los Palmos community garden project on Los Palmos) made a good suggestion for relocation of the cactus on the Foerster site. She suggested that the Berkeley Botanical Society might be interested in the plants.

I know other suggestions were made during the meeting and I hope you will add this additional recommendation to the list.

I understand that this is extra work for the project owners and that it might be easier to just clear the plants, but many individuals, organizations and public gardens would be grateful to preserve these plants.

Many people in the neighborhood feel that it is important to conserve the plants if possible.

Thank you, Sue



Please join us for an

INFORMATIONAL COMMUNITY MEETING

Please join us to discuss our proposal for 795 Foerster Street. We would like to share with you our initial plans for the property and hear your feedback to ensure that the proposed project fits seamlessly into your unique San Francisco neighborhood.

PLEASE JOIN US!

Wednesday, March 12, 2008

@ 5:30 p.m.

@ 795 Foerster Street.

For more information, please contact Tony Kim at 415.246.8855.

Pre-Application Neighborhood Meeting Sign-in Sheet

Construction of 3 single family dwellings

203, 207, 213 Los Palms Drive

Assessor's Block 3027A, Lot 116 & 117

Date: 3/13/af

Time: 5:30 pm

	Name	Address	Telephone	Email	If you are representing a neighborhood organization for this meeting, please print name of organization.
1	GIL & PAT NISHIDA	216 Los Palms Dr	415-239-0916	PANON@PADELLA.NET	
2	Margaret Lemus	210 Los Palms Dr	584-3925		
3	Sina Tarassoly	246 Los Palms Dr	239-0883	Sinataraassoly@yahoo.com	
4	Joe DiRicco	236 Los Palms Dr	415-555-9436	unfred@ccn.com	
5	L. LEE	276 Los Palms	586-2857		
6	Kara Brubler	839 Fremont St	333-0988		
7	Cassandra Mettling Davis		452-1940		MPIC
8	Jann & Dale Fenckel	805 Forster St	587-3638		
9	David & Suzanne Jean	195 Los Palms Dr	586-4471		
10	Bonnie WHO	226 Los Palms Dr	334-9364		
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					

203, 207, 213 Los Palms Drive Project
Pre-Application Meeting Minutes
Block 3027A, Lots 116 & 117

March 12, 2008 5:30 to 6:45 P.M. Location: Site

Attendance:

Project Sponsors: Gabriel Ng, Eugene Chung, Tony Kim

Neighbors: See attached roster for neighborhood attendance

General comments from neighbors:

1. The design of houses is consistent with the existing block pattern in terms of bulk, height and use of surface materials.

2. There is a persistent drainage issue in that neighborhood.

Response (R): Owner will provide soil report and install necessary preventive measures.

3. Neighbors are concerned about reduction of on-street parking spaces after the houses are built.

R: Besides providing a 2-car garage in each house, we will locate the driveways in such a way that the curb in-between is long enough for regular cars.

4. Are the houses designed with in-law units?

R: The houses are designed as single-family houses.

5. Is the rear yard code complying?

R: In RH-1 zoning, the minimum rear yard required is 25% of the total depth of the lot and not less than 15 feet. All three houses have rear yards in minimum 25% of the depth of the lots.

6. There is a tree and many cacti at the site.

R: Tony has contacted with several organizations on how to relocate the cactus. There are some neighborhood gardens that will take the cacti too. The tree will be removed for construction.

7. Does the project need Environmental Evaluation?

R: Single family house project is categorically exempted from Environmental Evaluation requirements.

Conclusion:

Gabriel, the architect, explained to the neighbors that he will file building permit application to City because it is a long review process.

The client is willing to work with the neighbors while the application is waiting to be reviewed. We can still make changes before planning department review the project. The owner will hold another neighborhood meeting before construction to discuss issues that neighbors concern during construction period.

From: Tony Kim <tony@townconsulting.com>
Subject:
Date: August 20, 2009 1:12:42 PM PDT

Begin forwarded message:

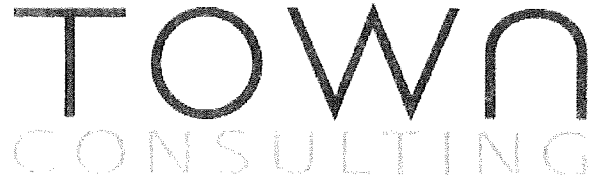
From: "Kelly Pepper" <kelly@townconsulting.com>
Date: July 29, 2009 5:47:40 PM PDT
To: "Tony Kim" <tony@townconsulting.com>
Subject: Meetings with Ed

We met with Ed Kelly:

Initial Meeting: 8/12/08, 9:00 a.m.

Follow up Meeting: 8/21/08, 11:00 a.m.

He also attended the first neighborhood meeting on 9/27/08.



Please join us for an

INFORMATIONAL COMMUNITY MEETING

We realize that some of the neighbors missed the first informational neighborhood meeting on March 12, 2008. The proposal has not been modified since that meeting. However, just in case you missed the first meeting, please join us for the second meeting so that we may inform you about the proposed project.

PLEASE JOIN US!

Saturday, September 27, 2008

@ 10:00 a.m.

@ 795 Foerster Street in the rear yard.

(access through the side yard)

From 10:00 to 12:00, you are welcome to view and help yourself to the cacti and other vegetation in the rear garden.

For more information, please contact Tony Kim at 415.246.8855.

2nd Pre-Application Neighborhood Meeting Sign-in Sheet

Construction of 3 single family dwellings
 203, 207, 213 Los Palmos Drive
 Assessor's Block 3072A, Lot 116 & 117

Date: 9/27/2008
 Time: 10am-12pm

	Name	Address	Telephone	Email	Issues discussed
1	Ted Joe & Linda Yae	767 Foerster Dr.	415-586-6724		Soil issue, parking
2	Carl & Teresa Lee	765 Foerster Dr.	415-585-2361		Soil issue, parking
3	Gil & Pat Nishida	216 Los Palmos Dr.	415-239-0916		
4	Brad Witherspoon & Ray Cobarré	256 Los Palmos Dr.	415-586-9546		Height of building
5	Sina Tarassoly	246 Los Palmos Dr.	415-239-0883	Sina.Tarassoly@oracle.com	Height of building
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					

9 /27/08 2nd Neighborhood meeting minutes
w/ Tony, Kelly, Gabriel & Tony

1. Underground and spring water issue

- There was a landslide with casualty many years ago. The neighbors concern that the new construction will disturb the soil and drive more underground water to the houses down the hill. They request working together with the geotech engineer and make sure the water issue is taken care of.

Response: With the new construction, more underground water will be diverted to city sewage system. Therefore, there should be less water going downhill. Owner will work with a soil engineer to make sure the issue will be addressed. It is possible to arrange a meeting with the neighbors and the soil engineer to talk about how we can address the udnerground water issue.

2. Height of house

- The height difference between existing 219 Los Palmos and the new 217 Los Palmos is less than that of the other existing houses in the neighborhood.
- The 3 new houses will block the view of the neighbors across the street. Can they be lower with a 9' ceiling?
- One neighbor has question about why the roof of 213 is different from other 2 new house and the existing houses in the neighborhood.

Response: The building height has be reduced from 22' to 21' since the last meeting in March. However, we can study the building again to see if we can reduce further more. The reason that there is a different roof form at 213 is because

people can see the side wall from the street and we want to create a more interesting roof form. Planning Dept. also prefer different designs.

3. Parking along Los Palmos

- The new construction and new driveways will take away space for parking.

Response: We are using the standard 10' wide curb cut allowable by the City. The new curb cut is carefully located that there will be a min 16ft space in-between.

4. Sina Tarassoly at 246 Los Palmos Dr requests plans for each house for review.

Regards,

Eugene Chung

Licensed Architect

Gabriel Y. Ng & Associates

1375 Sutter Street, Suite 102
San Francisco, CA 94109

Tel: 415-563-6655 ext. 104
Fax: 415-563-8823

www.gngaia.com

Kelly Pepper

From: Ed Kelly [silversleuth@comcast.net]
Sent: Wednesday, November 19, 2008 9:11 PM
To: Kelly Pepper
Subject: landslide

Kelly,

Here is another reference to the tragic mudslide of '42

http://www.mtdavidson.org/miraloma_park



Checked by AVG - www.avg.com
Version: 8.5.387 / Virus Database: 270.13.8/2226 - Release Date: 07/09/09 05:55:00

7/29/2009

A-7120 2-6-42 Foerster Ave. Slide



Cheers,

Ed Kelly

Gabriel Y. Ng, AIA

From: Gabriel Y. Ng, AIA [gabriel@gngaia.com]
Sent: Monday, January 19, 2009 12:18 PM
To: 'Mei Lam'; 'Eugene Chung'
Cc: My My Ly (mymy@gngaia.com); 'Jeremy'
Subject: Los Paltos - Meeting w/ Linda Yee

Meeting w/ neighbors on Geotechnical Issues

1/17/09

Site

Project Term: Eddy Lau, Tony Kim, Gabriel Ng

Neighbors: Linda Yee, Ted Joe & Carl Lee

We presented to them our research result on 1942 mudslide.

- Cause of 1942 mudslide was due to construction on top of the hill not the soil.
- New buildings on our site will only reduce the surface water run off to their sites. Part of it will become underground water when it reaches their sites.
- New retaining walls at the site will collect some of the underground water around the new retaining walls area; the existing retaining walls had no drainage system.
- All buildings will be supported by drill piers system down to the bed rock and this foundation system will not overburden the existing soil condition.

Concern from neighbors:

- They got a lot of underground water and surface water into their site from last 30+ years with the same pattern every year.
- They wanted us to study to make sure the underground water will not change pattern after buildings are built on our site since they already know how to deal with the same problem every year.

Conclusion:

- Tony will schedule a meeting to all related parties again for Eddy and Pat Buscovich to get in their houses to study their problem.
- Eddy and Pat will come up with finding on underground water issue.

Next meeting will be on a Saturday morning.

Regards,

Gabriel Y. Ng, AIA
Gabriel Y. Ng & Associates
1360 9th Avenue, Suite 210
San Francisco, CA 94122
415-682-8060 ext. 102
Fax 682-8720

www.gngaia.com

We've moved! Please make a note of our new address, phone & fax numbers. Thanks!

1/19/2009

Gabriel Y. Ng, AIA

From: Gabriel Y. Ng, AIA [gabriel@gngaia.com]
Sent: Wednesday, February 25, 2009 2:24 PM
To: 'Gabriel Y. Ng & Associates Mei Lam'
Subject: Los Palmos - 4th Meeting w/ Neighbors

Meeting w/ specific concern neighbors for underground stream problem
Neighbors on west side of Foerster were notified for the meeting.
2/21/2009
10:00 pm
Pat Buscovish, Eddy Lau, Tony Kim and Gabriel Ng
In front of 795 Foerster

Linda Yee and Ted Joe (767 Foerster) shown up at 10:00 pm. John Mickelson (750 Foerster) shown up 20 min. later.

Discussion:

- They still have the same question as last meeting -- Would new construction change the pattern of underground water below their building?
- We emphasized with new buildings on the vacant site will reduce the surface water on site. Excavation at the site is minimized according to the design. All buildings will be supported by pier to bedrock 25 foot down below.
- Since the underground stream is flowing on top of bedrock, new buildings should not disturb the pattern of the underground stream. However, no one can guarantee the Mother Nature.

The meeting was productive until Mr. Mickelson shown up.

Mr. Mickelson was very unfriendly to start with, he questioned everyone's roles on the project with very bad attitude and keep on cut in to the discussion with unreasonable question and challenge.

After 20 min., Tony Kim ended the meeting and asked Mickelson to leave.

During the time, Eddy Lau handed Mr. Mickelson 2 sheets of papers which had picture and map.

Eddy asked Mickelson to give him back the paper, and he indicated to him those are the only copy and he will make copy for him if he wanted to. Mickelson told Eddy that he would not give them back to him since Eddy gave them to him.

He started walking across the street. Eddy kept on asking for the paper back.

When Mickelson reached the sidewalk across the street, he yelled back and threw them on the air. Both papers were on the middle of the street. Eddy was tried to run out to get them.

Pat stopped Eddy running out by telling him that he wanted to take a picture 1st.

When Mickelson saw Pat was taking the picture, he turned around and walked back.

Pat walked very fast toward one of the paper after he took the picture. He kneed down to reach the paper. As the same time, Mickelson run in to him and bump Pat off the ground, Pat row over a few time and laying on the edge of sidewalk.

Pat was very painful and said he could not move, he asked us to call 911 and his wife.

Police came and did not talk to any of us.

Pat was sent to hospital.

We talked to Linda Yee and Ted Joe after the accident, Eddy and I went to their house to look at their rear yard. Eddy took some pictures.

Eddy will finish his soil report w/ amendment that would address the under ground stream issue. Tony will distribute them to Linda Yee & others.

Tony and I decided not to have anymore neighborhood meeting in the future on this project.

Regards,

Gabriel Y. Ng, AIA
Gabriel Y. Ng & Associates
1360 9

2/25/2009

M. BRETT GLADSTONE

GLADSTONE & ASSOCIATES
ATTORNEYS AT LAW
PENTHOUSE, 177 POST STREET
SAN FRANCISCO, CALIFORNIA 94108

TELEPHONE (415) 434-9500
FACSIMILE (415) 394-5188
admin@gladstoneassociates.com

July 26, 2010

Ron Miguel, President
Planning Commission
1650 Mission Street
San Francisco, CA

Re: Discretionary Review for Lot Known As 203 Los Palmos for Miraloma Park

Dear President Miguel and Commissioners:

I represent Yin Kwan Tam, Yu Ling Lee, Irene Chu and Xiang Si Lei, the four owners of the above-referenced property. DR Requestors Ed Kelly and Maida Taylor (living at 785 Foerster) have chosen to appeal to you the site permit for this single lot, one of the three new lots being created by my clients. A discretionary reviewed was filed for 213 Los Palmos by an adjacent neighbor at 219 Los Palmos, but that DR was subsequently withdrawn when modifications were made to the satisfaction of that DR requestor. Also, a compromise agreement was reached with a neighbor across the street at 256 Los Palmos.

The non-subdivided lots today consist of a 5360 square foot Lot 117 with a building on it known as 795 Foerster, and a 3930 square foot vacant Lot 116. The two lots will be merged and then resubdivided into four lots. See drawings at Exhibit A (one drawing for each new building). The three new uphill lots will be code-complying in size and will range from 1787 to 1894 square feet (they are not perfect rectangles), and each will contain a new home. The existing building at 795 Foerster will remain on its own lot, without renovation, but its lot will now be 3792 square feet rather than 5360 square feet. The proposed lot split is pending at the Department of Public Works until this Discretionary Review is decided.

The new homes will be an average of 2440 square feet excluding garage, and range from 2320 to 2517 square feet in size, excluding garages. Given the small size and given they will only be 20 feet 5 inches tall (per the Planning Code definition of height) in a 40 foot height district, each of the three new homes will be quite modest. A summary of the square footages of each of the three new buildings can be seen at Exhibit B.

Your Department issued an Exemption from Environmental Review which is attached as Exhibit C, under Exemption Classes 1 and 3.

Planning Commission
July 26, 2010
Page Two

After three years of discussions with neighbors, two objecting neighbors have withdrawn their objections due to concessions, but one family next door at 785 Foerster, Ed Kelly and Maida Taylor, has filed a Discretionary Review. (Letter of Support from one of the parties who withdrew is at Exhibit D). As further discussed below, the Miraloma Park Improvement Club (MPIC) has stated that the project meets all the technical aspects of the Miraloma Park Residential Design Guidelines (MPRDG), but that it feels that only two new buildings should be built. It asks that the Planning Commission initiate a change in the Planning Code so as to limit the new lot/buildings to only two, although it concurs that today's code contains no such limitation.

- I. Although This Project Complies With the Miraloma Park Residential Design Guidelines (MPRDG), the Miraloma Park Improvement Club (MPIC) Asks That You Assume A Change in the Planning Code It Wishes to See Enacted in the Future, So That the Project Will Consist of Only Two New Unit Lots and Not Three Unit Lots.

Property owners buy and invest money to improve projects based on the rules in effect at the time. All they ask is for clear rules, and they will invest and then design relying on the rules as they are. This neighborhood association requests that the Planning Code be amended to delete the rule that states that although minimum lot sizes are sometimes 2500 square feet, a lot can be 1750 square feet if it lies within a certain number of feet from a street corner. Not only is this not fair, but if such a change were to take place in the Code, the City will see a lot fewer new housing units built in the future (since extremely large corner parcels exist through the City).

In fact, the rule that lots within 125 feet of a street corner can be 1750 square feet (and not 2500) was created for circumstances (just like this one) where corners have huge lots with extra side or rear yards to spare. This 1750 allowance is to facilitate new lots created out of oversized side or rear yards of corner parcels. This proposed change in the law has tremendous implications, and this change should not be applied to this project on an *ad hoc* basis.

Moreover, as Exhibit E illustrates, the creation of only two lots where three are proposed will make the width of the new lots inconsistent with the width of existing uphill lots. This will lead to an inconsistent block-face, and larger homes which are less affordable to purchase.

Besides its concerns regarding the number of lots, MPIC also states (1) that it is concerned that the property value of 795 Foerster will go down and (2) that the view from the back of my clients' existing structure uphill toward the new lots will have blockage due to construction on the new lots. My clients believe that if they are not concerned that their new building could block their own views, it is strange that it is the concern of the neighborhood association.

The report from MPIC makes several positive conclusions about the project:

Planning Commission
July 26, 2010
Page Three

1. The projects sponsors have reduced the height to appropriate amounts.
2. The facades are well designed and meet the neighborhood's Design Guidelines.

II. The Association and DR Requestor Ask that the Buildings on the New Lots Have Side Yard Setbacks, Even Though Over 80 Percent of the Homes in Miraloma Park Have No Side Yard Setbacks.

Attached at Exhibit F is a map of homes within Miraloma Park which shows that the large majority of lots with side yards are those at corners, such as the existing lot today at 795 Foerster. Interior lots such as the three newly proposed lots rarely have side yards in this district.

III. DR Requestor Claims that the Corner Lot (795 Foerster) Should Have A Rear Yard Larger Than the Code Requires.

The rear yard of this lot lies adjacent to the newly created uphill lots. Although the 36.5 foot deep rear yard at 795 Foerster will be reduced by 21.5 feet to about 15 feet to create the three new uphill lots, the reduction does not make the rear yard non-complying, as it will remain at 30.6 percent (15.013 feet at the rear of a lot of 49.90 in lot depth). The requirement is only 25 percent of the lot. This reduction was necessary to create lots of adequate width uphill, those with the three Los Palmos addresses.

IV. DR Requestor Has Requested 10 Changes in the Project, and Although All Requests Have Been Accommodated, DR Requestor Still Seeks New Changes.

Attached as Exhibit H is a list of 10 project changes requested by DR Requestor in a meeting on November 30, 2009. *All these changes have been made.* One important change is shown at Exhibit G, which shows how our clients reduced the heights of each building after the neighbors complained about heights at the Pre-Application Meeting. A neighbor across the street at 256 Los Palmos decided not to file a DR Appeal as a result of these height changes. After all these changes were made and shown the DR Requestor, DR Requestor Maida Taylor changed her mind and asked for additional items, including additional monetary compensation. At that point, my clients decided that good faith negotiations had broken down and decided to allow the discretionary review hearing to go forward. DR Requestor continues to ask for the following new changes:

- (1) removal of the bay windows at the rear of the new homes;
- (2) Increased monetary compensation to remove the DR appeal.

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July 26, 2010
Page Four

V. DR Requestor's Concerns Regarding Lack of Privacy to Her New Rear Yard Addition Are Unfounded.

DR Requestor is now completing a new addition to her property. This rear and side yard addition will bring her new rooms closer to the joint property line than her existing structure. However, there will still be a distance of *more than 40 feet* from those new rooms to the closest buildings on the proposed new lots. In between these two structures, there exists a great deal of foliage which will be left in place (See Exhibit I). The existing six foot temporary fence recently built by my clients (at their expense), was built to provide this privacy for DR Requestor. However, DR Requestor later asked for 3 additional privacy changes: (1) replace this 6 foot fence with a new 10 foot fence; (2) an additional 1 foot six inches rear setback on the 2nd floor; and (3) a planter for box for privacy screening at the rear of the 2nd floor decks. These three very new requests have been accommodated. However, as stated above, DR Requestor continues to ask for the following additional and even newer changes: (1) removal of the bay windows at the rear of the new homes; and (2) increased monetary compensation to remove the DR appeal.

VI. DR Requestor Has Expressed Concerns Regarding Devaluation of Her Property, but Devaluation is Not an Issue That This Commission, the Code or the Design Guidelines Has Ever Taken Into Account.

Devaluation of property is not a consideration under the Planning Code, nor under the Miraloma Park Design Guidelines.

VII. DR Requestor Is Expected To Claim That the Less Than 1 Percent Deviation in the Minimum Lot Width Requirement Triggers A Variance, but Planning Code Interpretations Provide for a Margin of 1 Percent or Less in Deviation Without Triggering a Variance.

Planning Code Interpretation 121(d) (2) of January 1989 (attached as Exhibit J) allows for a minor deviation of 1 percent or less at the discretion of the Zoning Administrator without a variance hearing. However, in our case, the deviation from the required lot width is less than 1 percent, and thus it was appropriate for Planning Staff to waive this minimum 25 foot requirement pursuant to the Memorandum attached as Exhibit K. Originally, my client considered getting a variance to create a less than required rear yard at 795 Foerster. The rear yard would have been a couple of inches short of the required 15-foot open rear yard once new 25-foot wide lots were created. In order to keep the existing house rear yard to be exactly 15-foot, the width of all 3 new lots needed to be adjusted to be short of the 25 foot required width by 0.2 %.

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July 26, 2010
Page Five

VIII. The Property Owners Have Cured the Previous Owner's Demolition of a Rear Wall at 795 Foerster After the Previous Owner Did So Without Permits.

The rear portion of the existing building was taken down by the previous owner. When our clients purchased the building, they had no knowledge about what kind of work was done on the house before they owned it. Our clients did not know that portion was illegally removed until Planner Elizabeth Watty notified them.

Exhibit L contains an alteration permit and Certificate of Final Completion showing that the current owners corrected this work with permits and have placed the wall back.

IX. The Rear Yards of the New Buildings Contribute to the Mid Block Open Space in a Fashion Typical of Other Buildings on the Block.

As you can see from Exhibit M, the rear yards of the new lots contribute to the mid block open space in the same manner and proportions as other rear yards on the lot. DR Requestor is wrong in stating that the buildings will encroach too much into the mid block open space. In fact, Exhibit M shows that DR Requestor's building encroaches into the block's midblock open space more than our clients' building and more than the buildings of downhill neighbors of DR Requestor.

X. The Homes Will Be Built With New Retaining Walls Which Will Reduce Amount of Water Flowing Onto Downhill Neighbors, Including DR Requestor.

DR Requestor's claim that this site slid twice in 1942 is not accurate. According to mountdavidson.org, the problem was a mud flow caused by new roads which were poorly constructed way up the hill during the rainy season in 1942. Our site was merely in the area onto which a portion of the mud settled.

The project sponsor has responded to this by paying for an additional engineer's report, known as the "Supplemental Report," performed by Trans Pacific Geotechnical Consultants, Inc. It concludes that based on literature review of the 1942 mudslide, field exploration, laboratory testing, and engineering analyses, the project site shows no evidence of slip instability and is suitable for the proposed construction.

Moreover, these engineering issues are properly the subject of review by the Department of Building Inspection. DBI could choose to request additional reports or certain additional engineering in addition to that proposed. If the neighbors remain concerned that DBI will not do a proper review, the project sponsor will agree to a peer review of outside engineers.

GLADSTONE & ASSOCIATES
ATTORNEYS AT LAW

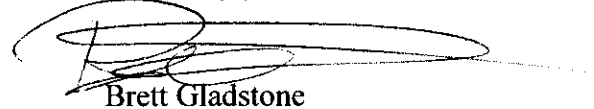
Planning Commission
July 26, 2010
Page Six

The project's engineers have advised in the Supplemental Report that the project includes putting new retaining walls at the rear of the lot with drainage pipes that will divert the water from the surface and into City sewers, something that has not occurred in the past. As a result, downhill neighbors including DR Requestor can anticipate less water drainage onto their property than at any time in the past.

XI. Conclusion.

For the reasons stated above, we respectfully request your approval of the lot/building that has been appealed to you, which is 203 Los Pamos (the downhill lot).

Very truly yours,



Brett Gladstone

cc: Gabriel Ng, architect
DR Requestor
Miraloma Park Improvement Club
Planner Elizabeth Watty
Client Xiang Si Lei
Tony Kim

ATTACHMENT A



DEPARTMENT OF BUILDING INSPECTION
City & County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414

REQUEST FOR APPROVAL OF LOCAL EQUIVALENCY FOR MODIFICATION
OR ALTERNATE MATERIALS, DESIGN OR METHODS OF CONSTRUCTION

DATE SUBMITTED: 5/1/08 [Note: This form shall be recorded as part of the permanent construction records of the property]

If no permit application has been filed, a Preapplication Review Fee is required for review of a request for local equivalency or modification, per SFBC Table 1-B, Item 8. Additional fees may be required by Fire Department and other City review agencies.

If a permit application has been filed, no additional fees are required for this review.

Permit Application #: _____

Property Address: 203 Los Palmos Drive

Block and Lot: 116 & 3027A/117 Occupancy Group: R-3 Type of Construction: V-N No. of Stories: 3

Describe Use of Building: Single Family House

Under the authority of the 2007 San Francisco Building Code, Sections 104A.2.7 and 104A.2.8; the 2007 San Francisco Mechanical Code, Section 108.7; the 2007 San Francisco Electrical Code, Section 089.16; and the 2007 San Francisco Plumbing Code, Section 108.7; the undersigned requests modifications of the provisions of these codes and/or approval of alternate materials, designs or methods of construction. Two copies of supporting documents, including plans showing the proposed modifications or alternate materials, design or methods of construction, are attached.

Regular Code Requirement (specify Code and Sections)

- 2007 SFBC Section 704.8, Allowable area of openings
- 2007 SFBC Table 704.8, Maximum Area of Exterior Wall Openings

Proposed Modification or Alternate

To allow opening of property line windows per AB-009

Case-by-Case Basis of Request: Describe the practical difficulties presented in meeting the specific conditions of the code and how the proposed modification or alternate meets the intent of the code. A separate form should be filed for each requested modification or alternate. Attach copies of any Administrative Bulletin, Code Ruling, reference, test reports, expert opinions, etc., which support this request. The Department may require that an approved consultant be hired by the applicant to perform tests or analysis and to submit an evaluation report to the Department for consideration.

- The use of property line windows conforms to the requirements as follows:
1. Required light and air are provided by windows that are not on property line walls.
 2. All proposed property line windows are non-operable and are 3/4-hour rated.
 3. All proposed property line windows are located more than 6 feet in any direction to any existing opening on the adjoining R occupancy building.
 7. A declaration of Use Limitation will be recorded on the subject which will require the windows to be closed or protected when the adjoining property is improved in a manner that the openings no longer comply with AB-009.

Requested by: PROJECT SPONSOR ARCHITECT/ENGINEER

Print Name: Xiang Si Lei Gabriel Y. Ng

Signature: *[Signatures]*

Telephone: (415) 585-9817 (415) 583-8555



REVISIONS	BY
7-8-08 Rev #1 per NPR#1	EC
11-20-08 Rev #2 P/L adjustment	JS
3-10-10 Rev #3 Per DR requestor	EC



GABRIEL Y. NG & ASSOCIATES
ARCHITECTURE + PLANNING + INTERIORS
1336 PINE AVENUE SUITE 210
SAN FRANCISCO, CA 94112
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NEW SINGLE FAMILY DWELLING
203 LOS PALMOS DRIVE
BLOCK 3027A / LOT 116 & 117
SAN FRANCISCO, CA 94127

LOCAL EQUIVALENCY

Date	5/1/08
Scale	AS NOTED
Drawn	EC
Job	070706
Sheet	A-0.1
Of 8	Sheets

REVISIONS	BY
7-8-08 Rev.#1 Per NPP#1	EC
11-20-09 Rev.#2 P/L adjustment	JS
3-10-10 Rev.#3 Per DR request	EC



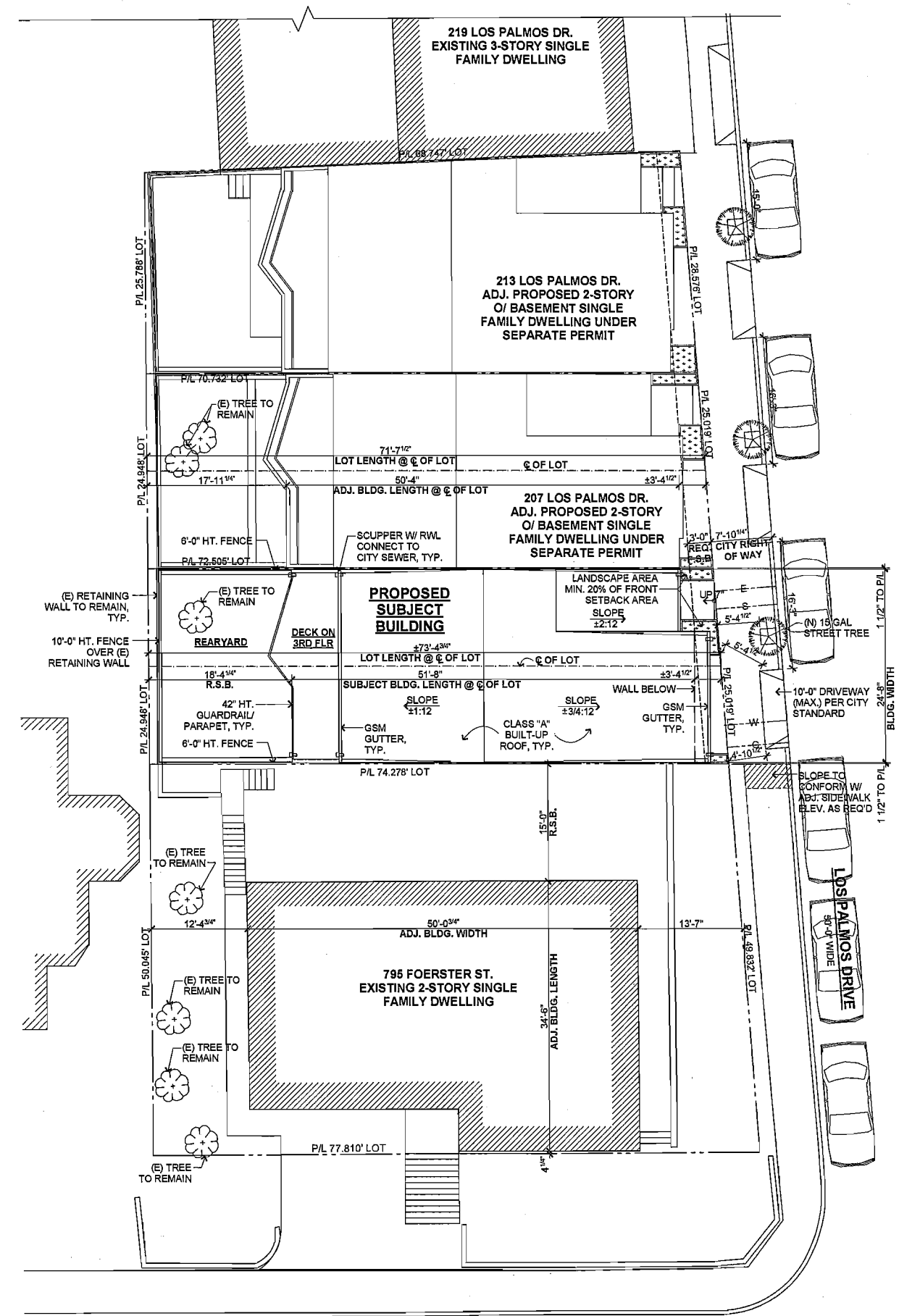
GABRIEL Y. NG & ASSOCIATES
 ARCHITECTURE + PLANNING + INTERIORS
 1360 9th AVENUE SUITE 210 415.485.9869
 SAN FRANCISCO CA 94122 FAX 415.650.7218
 www.gyn.com

NEW SINGLE FAMILY DWELLING
203 LOS PALMOS DRIVE
BLOCK 3027A / LOT 116 & 117
SAN FRANCISCO, CA 94127

SITE / ROOF PLAN

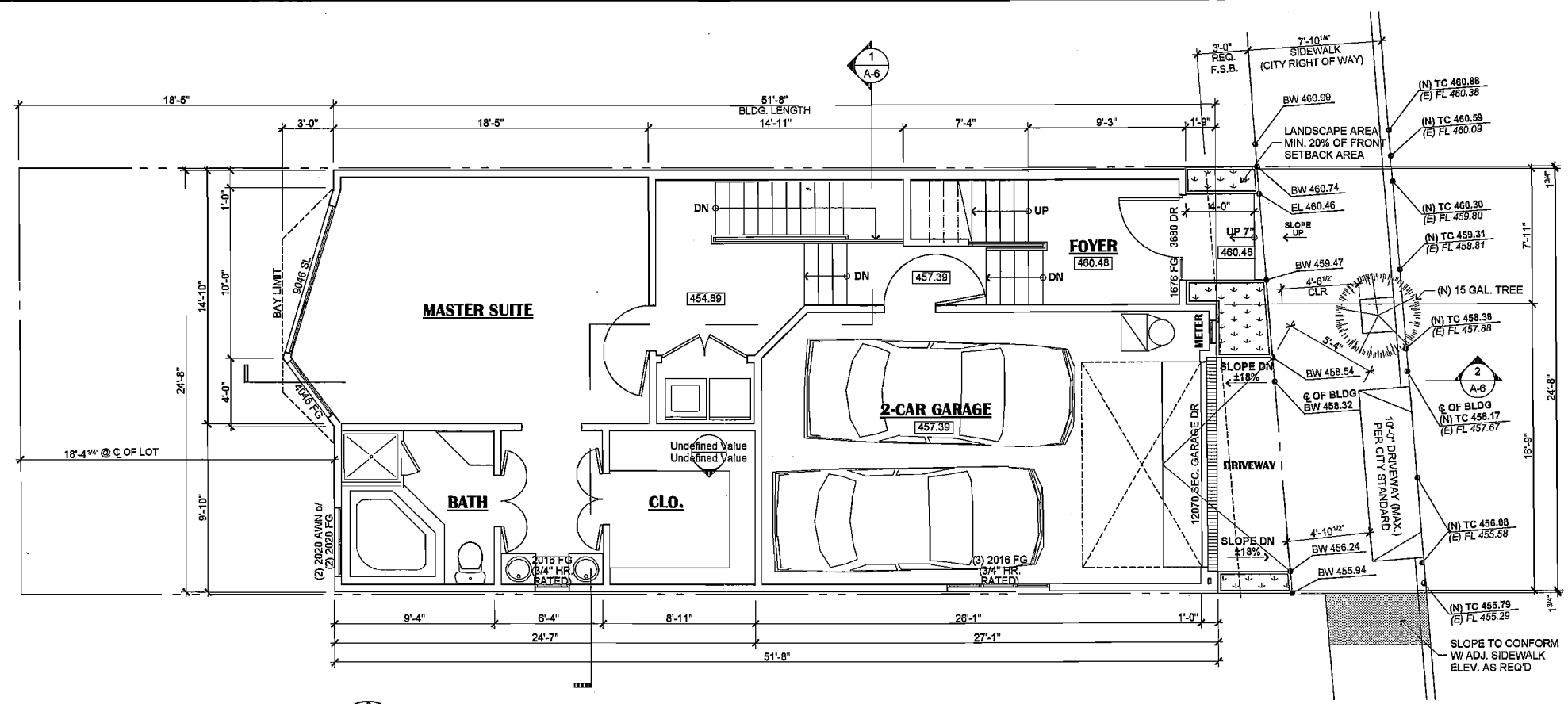
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 Scale AS NOTED
 Drawn EC
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 Sheet

A-1
 Of 8 Sheets

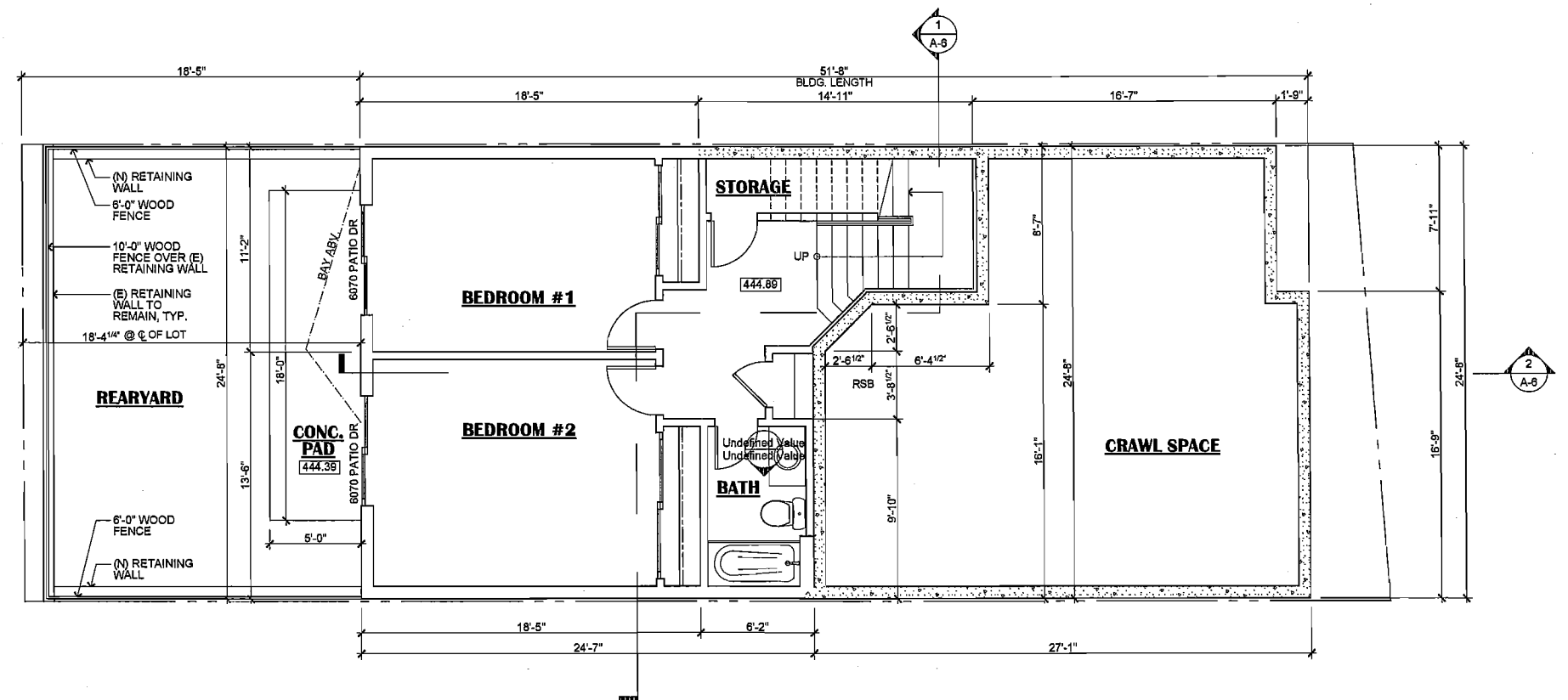


SITE / ROOF
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"

FOERSTER STREET



1ST FLOOR PLAN
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"



BASEMENT PLAN
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"

REVISIONS	BY
7-8-08 Rev #1 per NPR#1	EC
11-20-09 Rev #2 P/L adjustment	JS
3-10-10 Rev #3 Per DR requestor	EC

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NEW SINGLE FAMILY DWELLING
203 LOS PALMOS DRIVE
BLOCK 3027A / LOT 116 & 117
SAN FRANCISCO, CA 94127

BASEMENT & 1ST FLOOR PLANS

Date	5/1/08
Scale	AS NOTED
Drawn	EC
Job	070708
Sheet	

A-2
 Of 8 Sheets

REVISIONS	BY
7-8-08 Rev #1 per NPR#1	EC
11-20-09 Rev #2 P/L adjustment	JS
3-10-10 Rev #3 Per DR requestor	EC



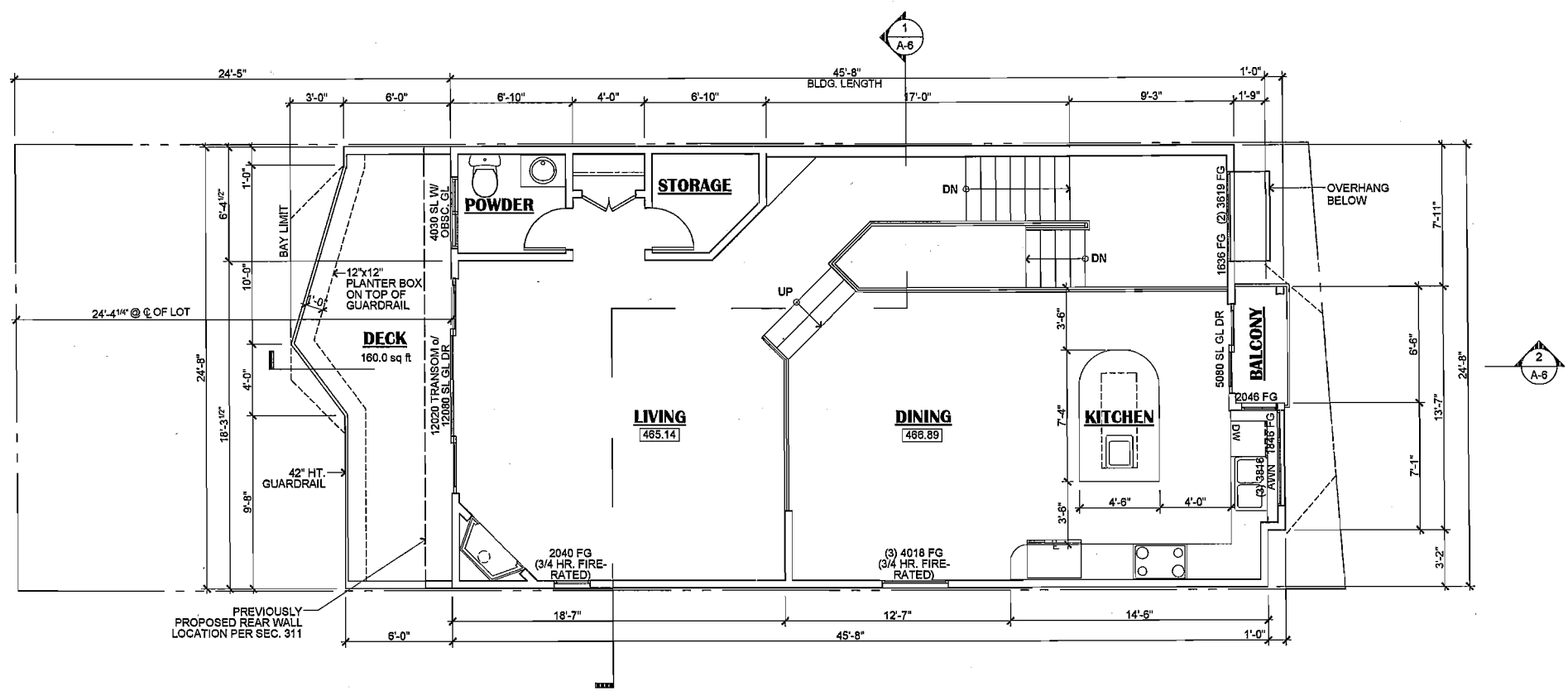
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 1309 7th Avenue Suite 210
 San Francisco, CA 94114
 www.gynab.com

NEW SINGLE FAMILY DWELLING
203 LOS PALMOS DRIVE
BLOCK 3027A / LOT 116 & 117
SAN FRANCISCO, CA 94127

2ND FLOOR PLAN

Date 5/1/08
 Scale AS NOTED
 Drawn EC
 Job 070706

Sheet
A-3
 Of 8 Sheets



2ND FLOOR PLAN
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"

REVISIONS	BY
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11-20-09 Rev.#2 P/L ADJUSTMENT	JS
3-10-10 Rev.#3 Per DR request	EC



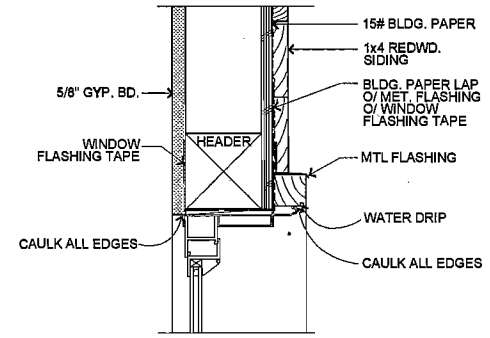
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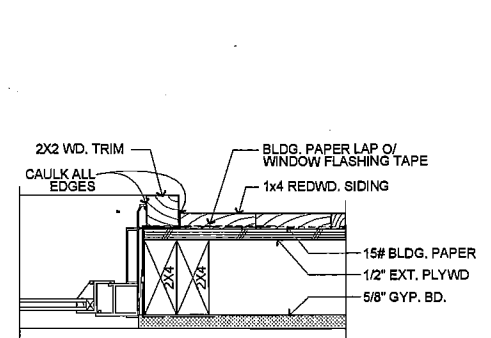
FRONT & RIGHT ELEVATIONS

Date 5/1/08
 Scale AS NOTED
 Drawn EC
 Job 070706

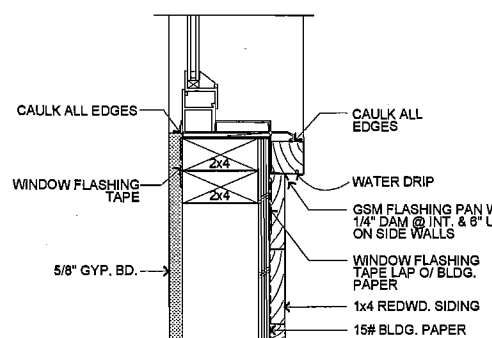
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 Of 8 Sheets



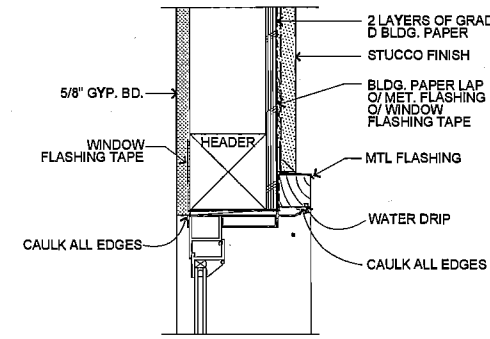
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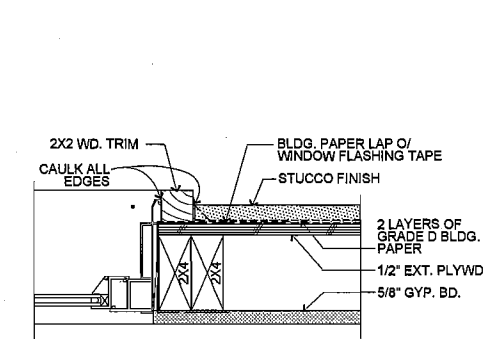
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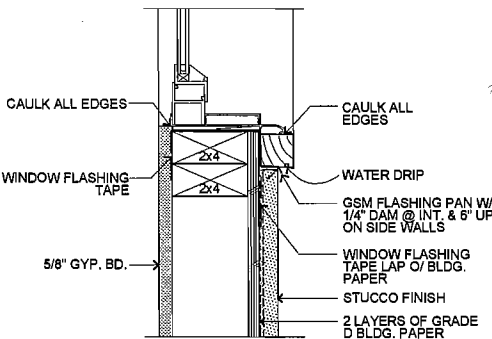
3 WINDOW DETAIL - SILL (SIDING)
 SCALE 3" = 1'-0"



4 WINDOW DETAIL - HEAD (STUCCO)
 SCALE 3" = 1'-0"

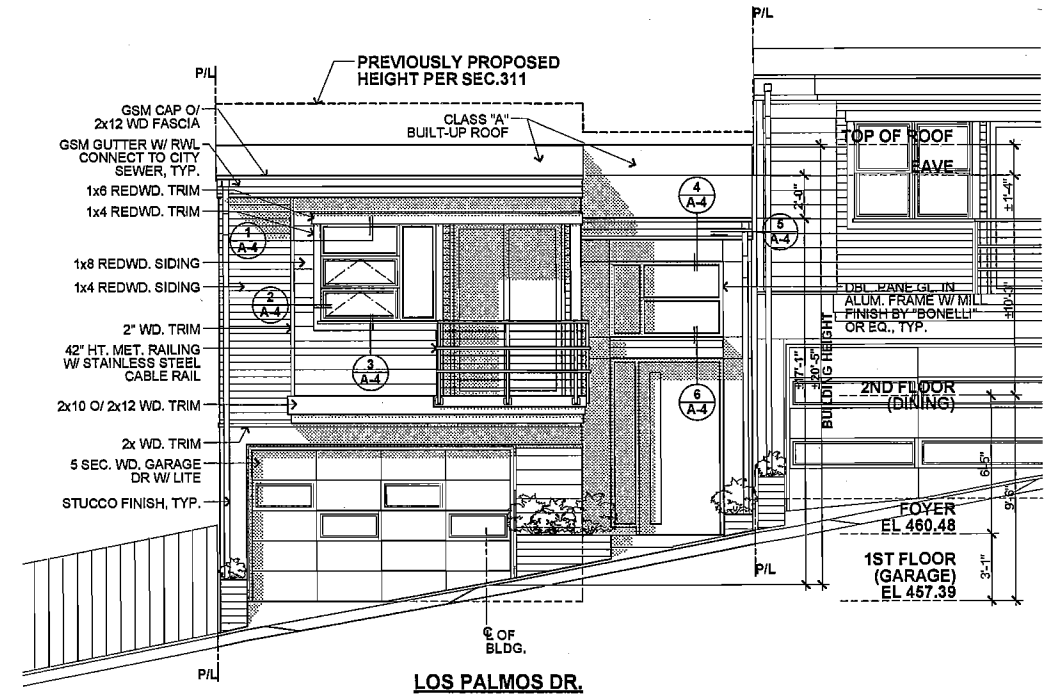


5 WINDOW DETAIL - JAMB (STUCCO)
 SCALE 3" = 1'-0"

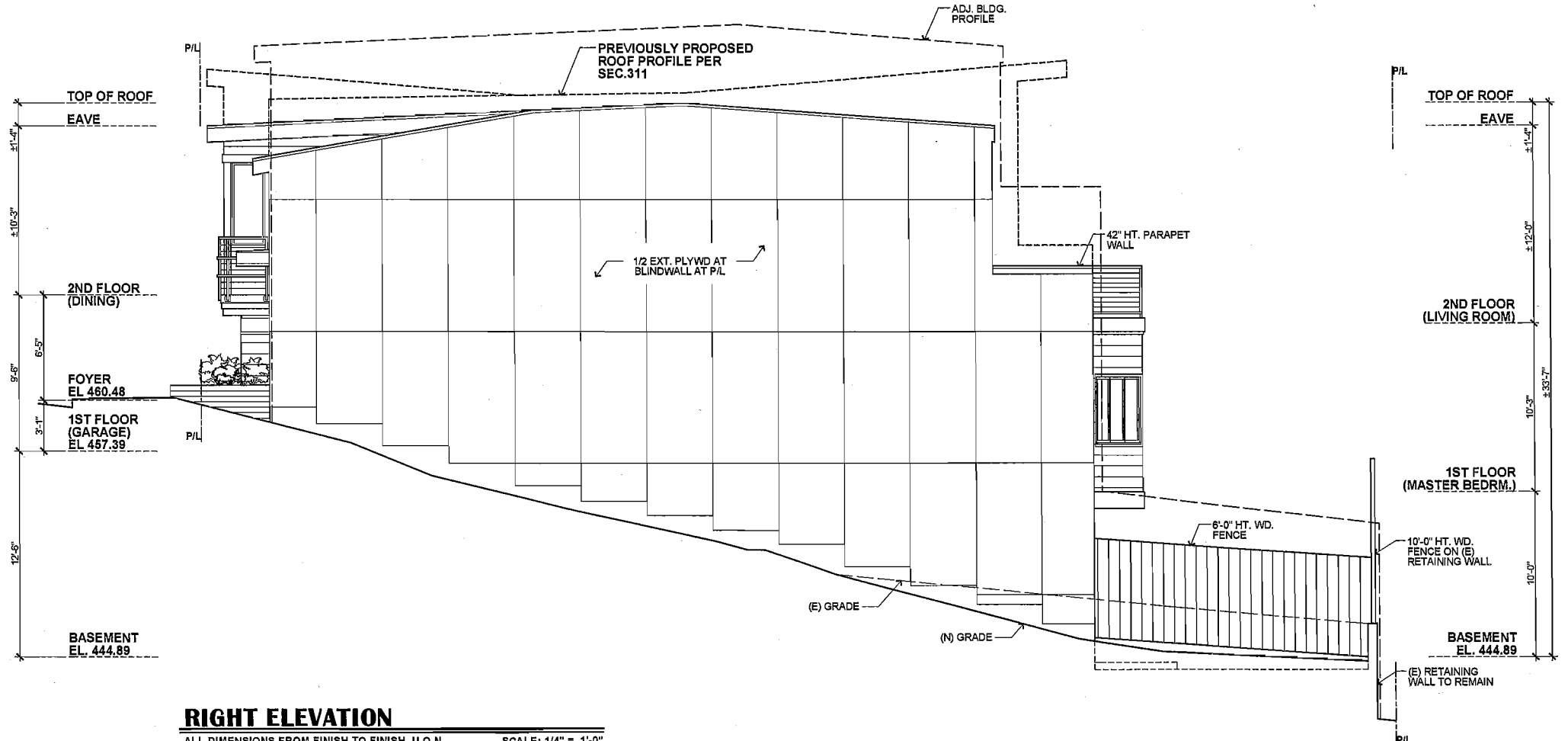


6 WINDOW DETAIL - SILL (STUCCO)
 SCALE 3" = 1'-0"

NOTE:
 1. PROVIDE FLASHING FOR ALL WINDOWS BY "TYVEK" FLEX WRAP OR EQ.
 2. ALL WINDOWS TO BE DLB. PANE LOW "E" GL. IN ALUM. FRAME W/ MILL FIN., BY "BONELLI" OR EQ.
 3. INSTALL ALL WINDOWS PER MFR. INSTRUCTIONS & RECOMMENDATIONS.



FRONT ELEVATION
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"

REVISIONS	BY
7-8-08 Rev #1 per NPR#1	EC
11-20-09 Rev #2 P/L adjustment	JS
3-10-10 Rev #3 Per DR requestor	EC

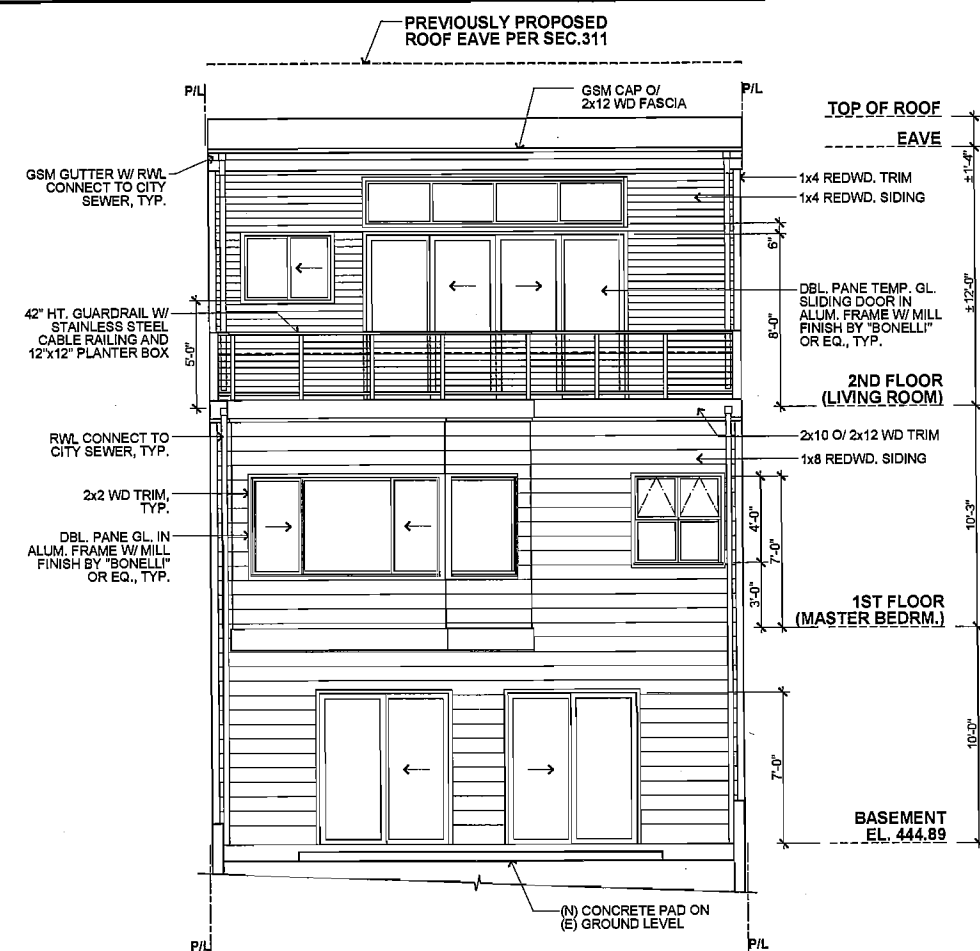


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NEW SINGLE FAMILY DWELLING
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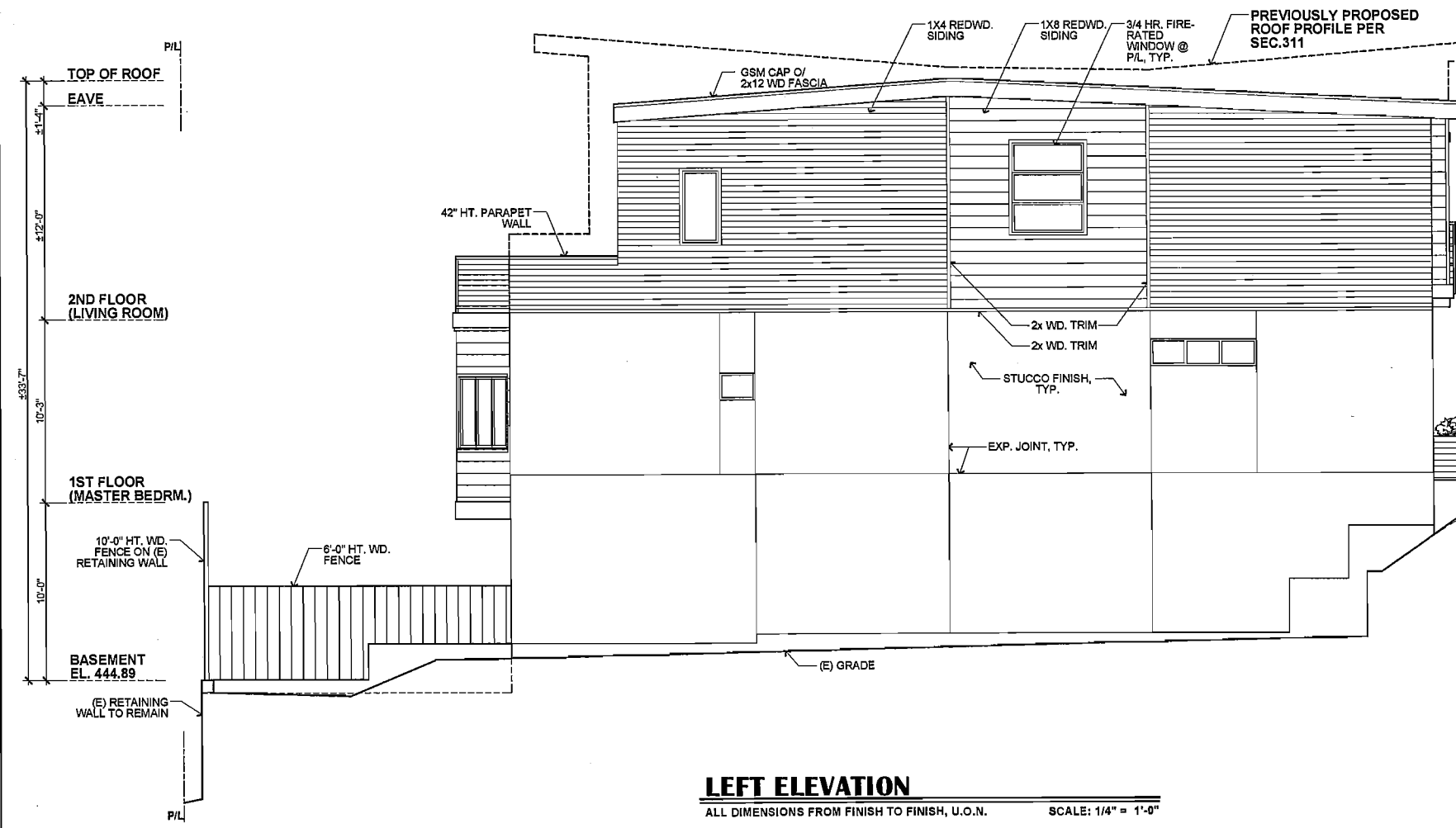
REAR & LEFT ELEVATIONS

Date 5/1/08
 Scale AS NOTED
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 Job 070706
 Sheet
A-5
 Of 8 Sheets



REAR ELEVATION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"



LEFT ELEVATION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"

REVISIONS	BY
7-8-08 Rev.#1 per NPP#1	EC
11-20-09 Rev.#2 P/L adjustment	JS
3-10-10 Rev.#3 Per DR requirement	EC



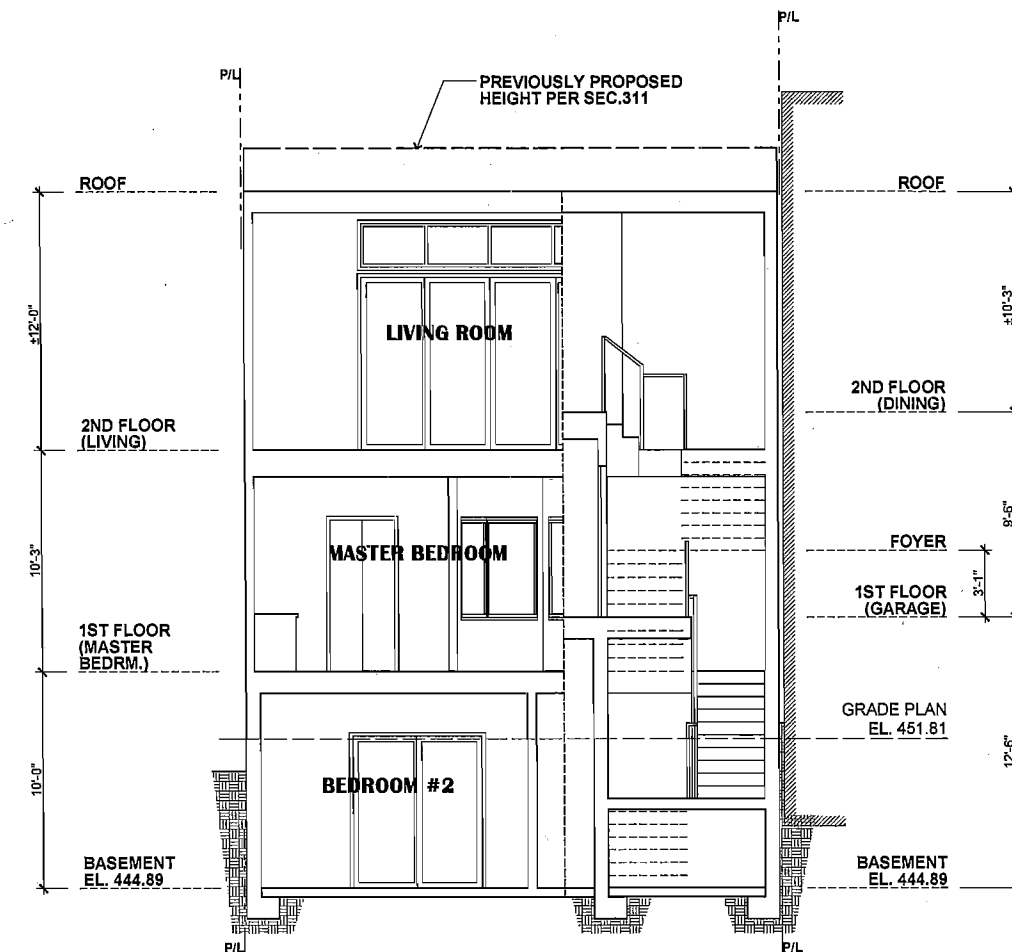
GABRIEL Y. NG & ASSOCIATES
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 1360 PAVENUE SUITE 210
 SAN FRANCISCO CA 94122
 415-462-0660
 FAX 415-682-3720
 www.gyni.com

NEW SINGLE FAMILY DWELLING
 203 LOS PALMOS DRIVE
 BLOCK 3027A / LOT 116 & 117
 SAN FRANCISCO, CA 94127

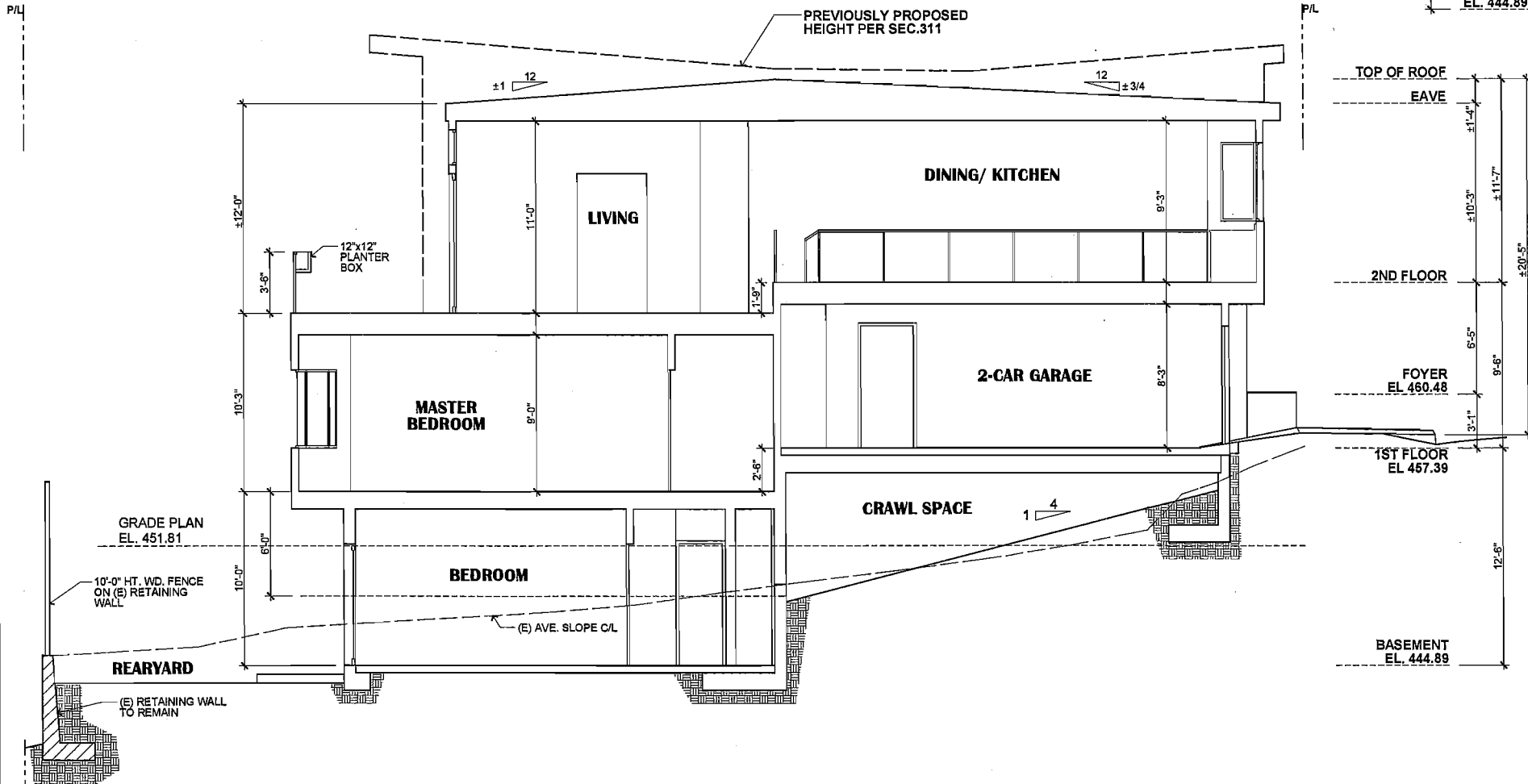
SECTIONS

Date 5/1/08
 Scale AS NOTED
 Drawn EC
 Job 070706
 Sheet

A-6
 Of 8 Sheets



1 TRANSVERSE SECTION
 ALL DIMENSION FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1' - 0"



2 LONGITUDINAL SECTION
 ALL DIMENSION FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1' - 0"

REVISIONS	BY
7-8-08 Rev.#1 per NPR#1	EC
11-20-09 Rev.#2 P/L adjustment	JS
3-10-10 Rev.#3 Per DR requestor	EC

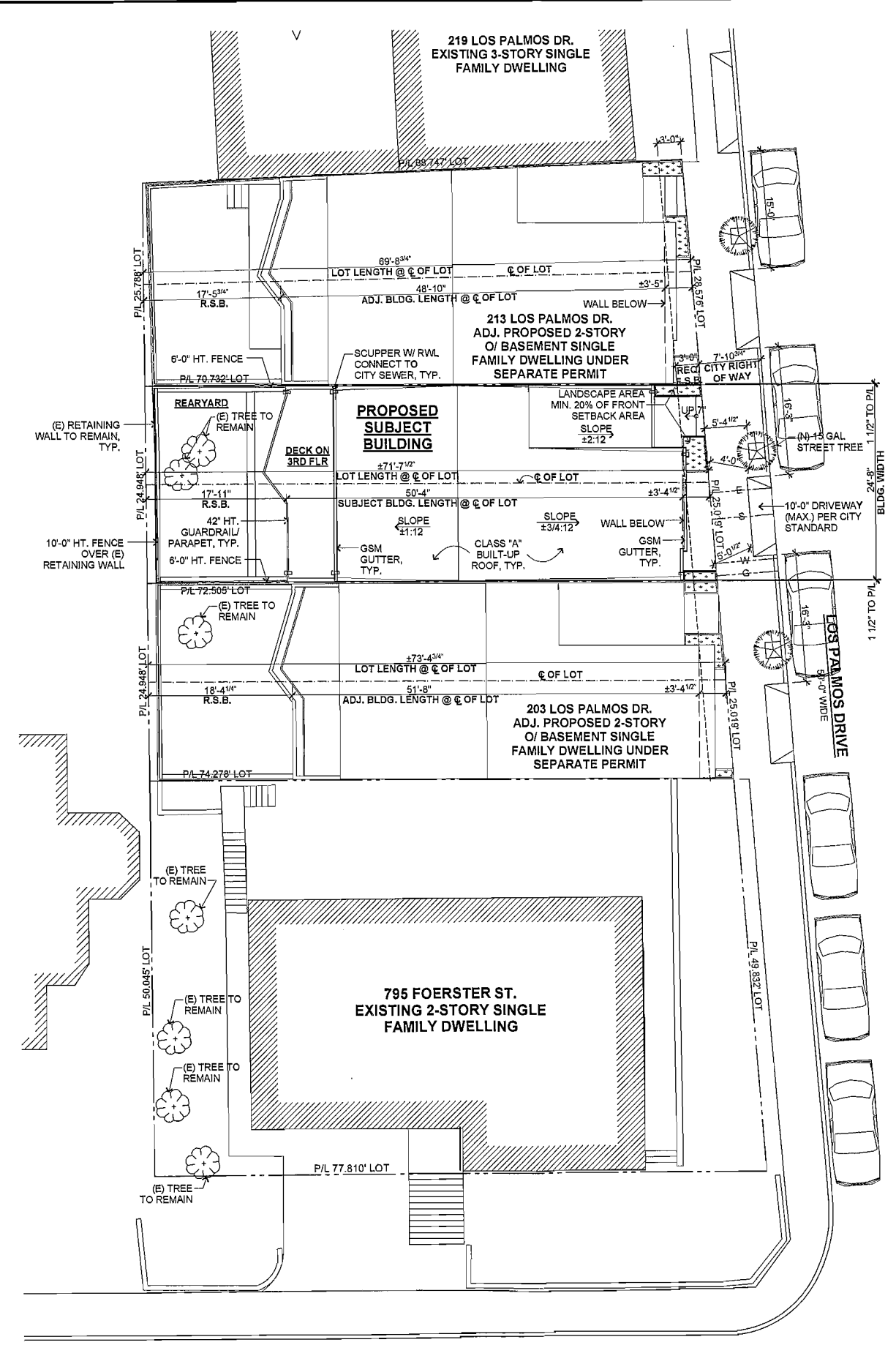


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 1360 9th Avenue, Suite 210
 San Francisco, CA 94122
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 FAX 415-695-0770
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NEW SINGLE FAMILY DWELLING
207 LOS PALMOS DRIVE
BLOCK 3027A / LOT 116
SAN FRANCISCO, CA 94127

SITE / ROOF PLAN

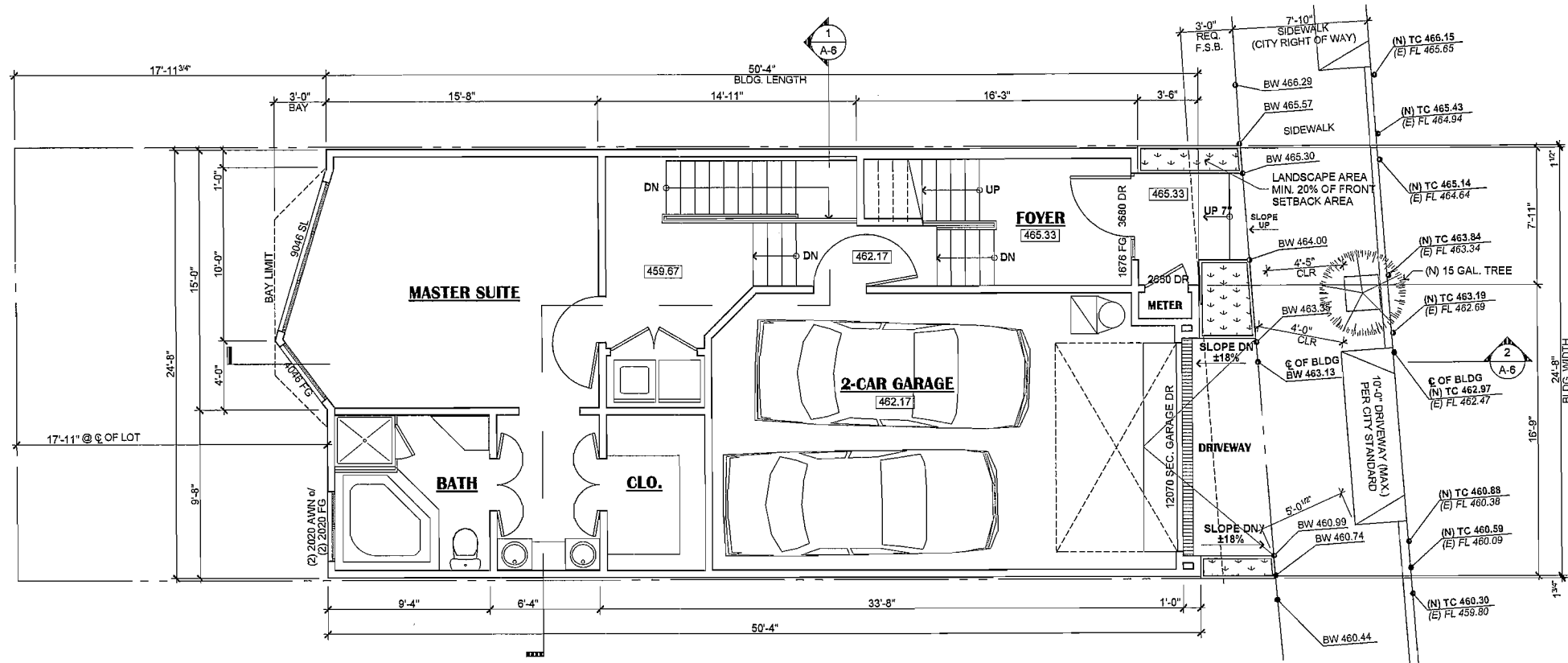
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Scale	AS NOTED
Drawn	EC
Job	070706
Sheet	A-1
Of 7	Sheets



SITE / ROOF

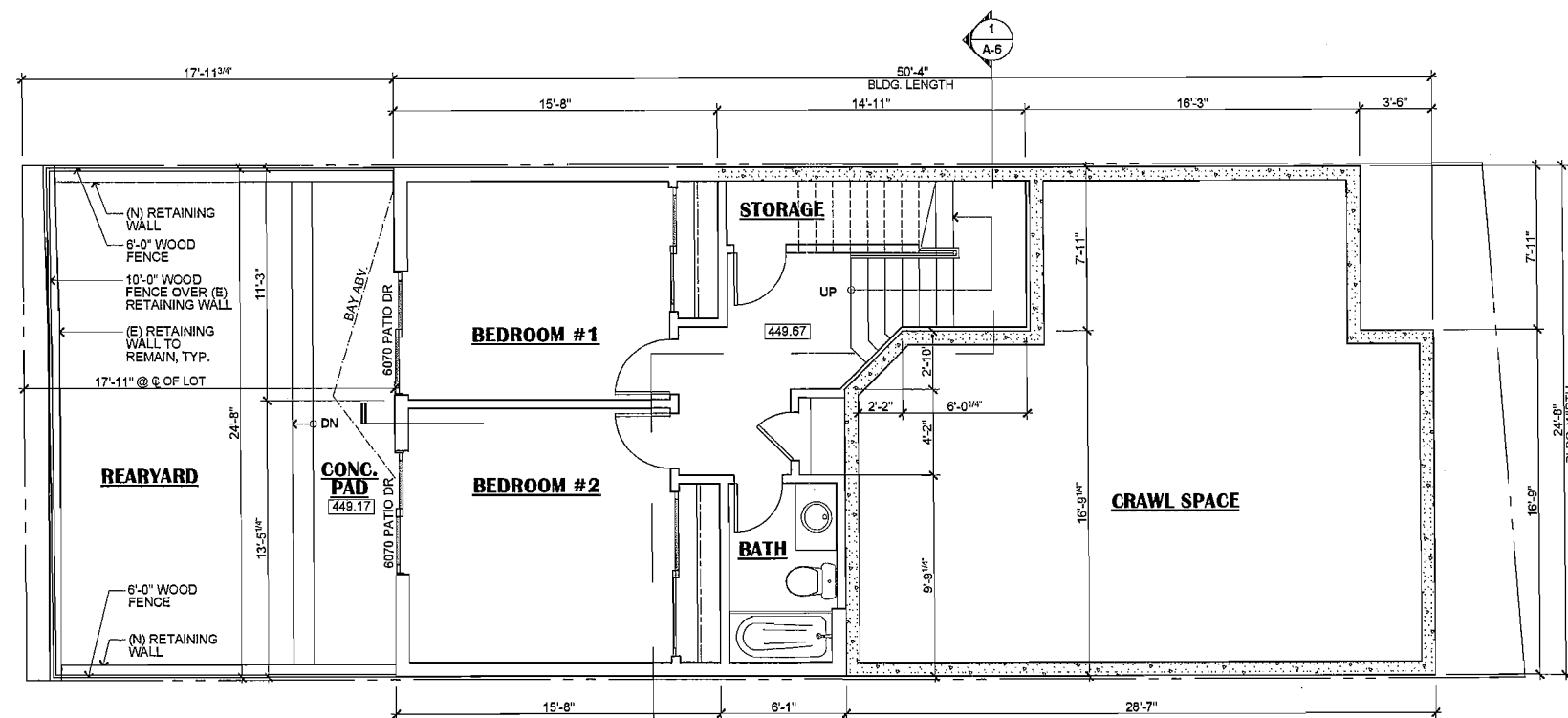
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FOERSTER STREET



1ST FLOOR PLAN

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"



BASEMENT PLAN

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"

REVISIONS	BY
7-8-08 Rev.#1 per NFR#1	EC
11-20-09 Rev.#2 P/L adjustment	JS
3-10-10 Rev.#3 Per DR request	EC



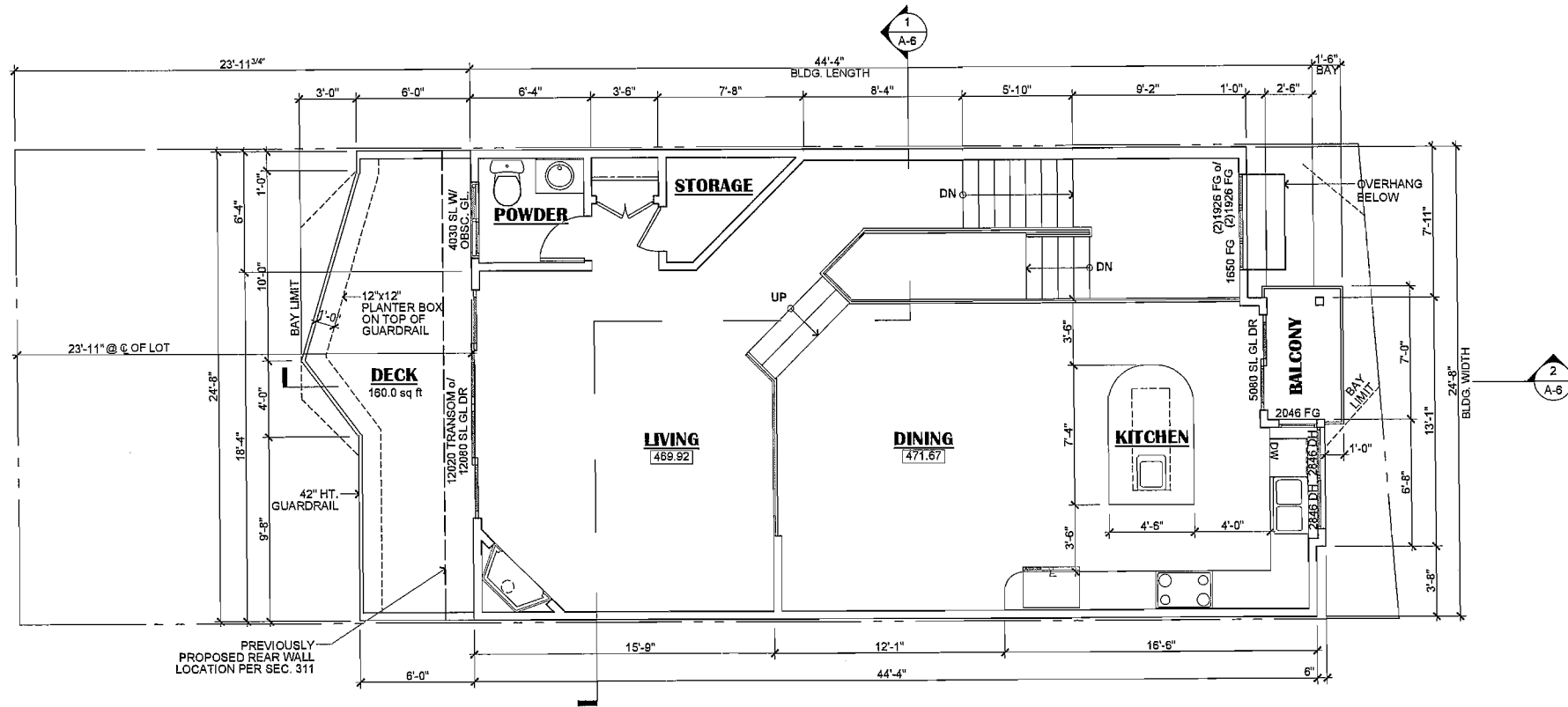
GABRIELY NG & ASSOCIATES
 ARCHITECTURE + PLANNING + INTERIORS
 1405 9th AVENUE, SUITE 210
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 FAX 415-462-8720
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BLOCK 3027A / LOT 116
SAN FRANCISCO, CA 94127

BASEMENT & 1ST FLOOR PLANS

Date 5/1/08
 Scale AS NOTED
 Drawn EC
 Job 070706

Sheet
A-2
 Of 7 Sheets



2ND FLOOR PLAN

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"

REVISIONS	BY
7-8-08 Rev #1 per NPR#1	EC
11-20-09 Rev #2 P/L adjustment	JS
3-10-10 Rev #3 Per DR requestor	EC



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BLOCK 3027A / LOT 116
SAN FRANCISCO, CA 94127

2ND FLOOR PLAN

Date 5/1/08
 Scale AS NOTED
 Drawn EC
 Job 070706

Sheet
A-3
 Of 7 Sheets

REVISIONS	BY
7-9-08 Rev #1 per NPR#1	EC
11-20-09 Rev #2 P/L adjustment	JS
3-10-10 Rev #3 Per DR requestor	EC

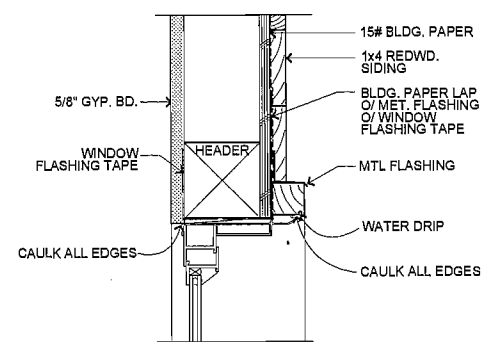


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 1300 PH AVENUE SUITE 210
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 www.gynas.com

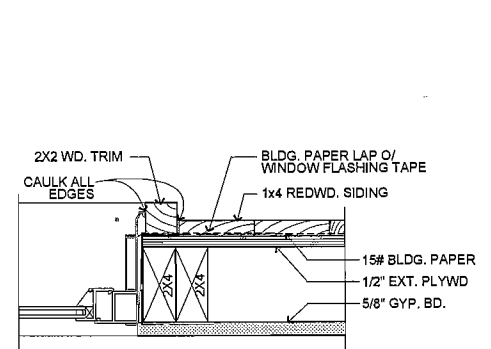
NEW SINGLE FAMILY DWELLING
 207 LOS PALMOS DRIVE
 BLOCK 3027A / LOT 116
 SAN FRANCISCO, CA 94127

FRONT & RIGHT ELEVATIONS

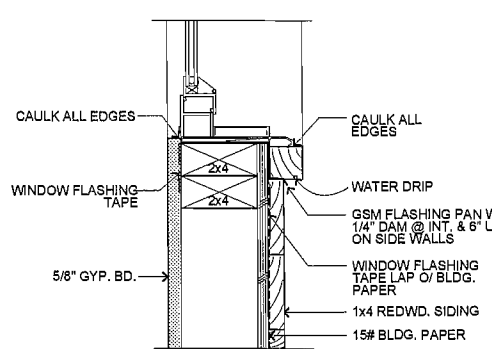
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Drawn	EC
Job	070706
Sheet	A-4
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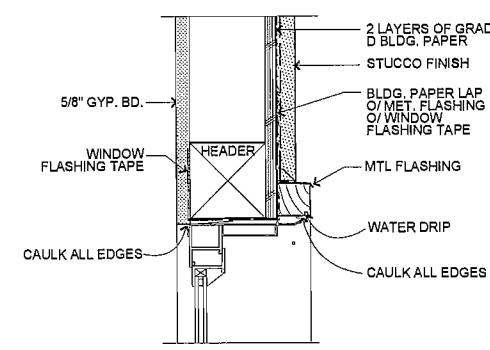
1 WINDOW DETAIL - HEAD (SIDING)
 SCALE 3" = 1'-0"



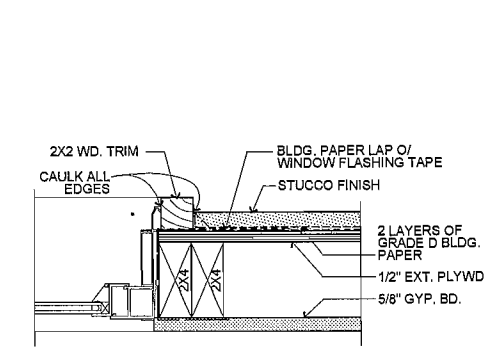
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 SCALE 3" = 1'-0"



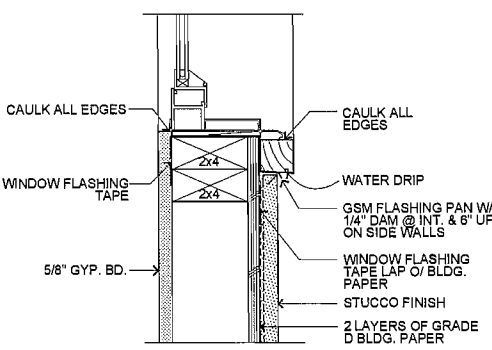
3 WINDOW DETAIL - SILL (SIDING)
 SCALE 3" = 1'-0"



4 WINDOW DETAIL - HEAD (STUCCO)
 SCALE 3" = 1'-0"

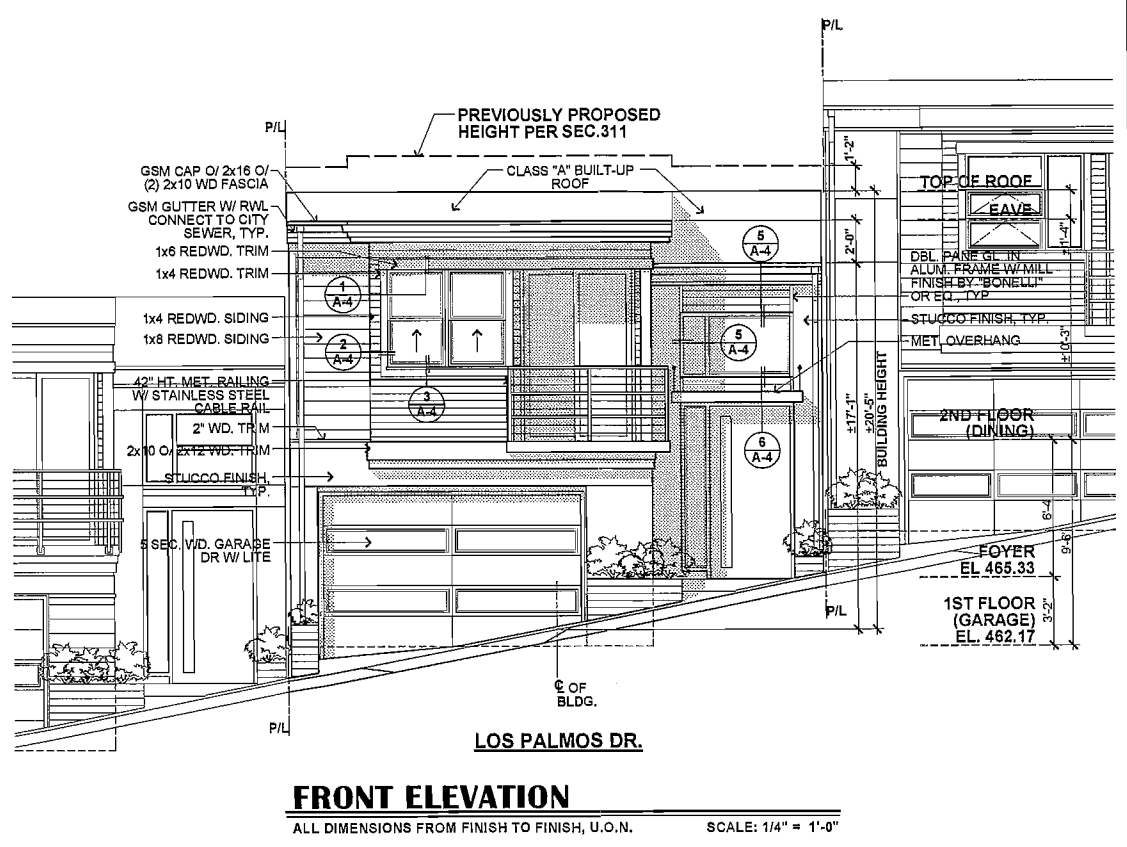


5 WINDOW DETAIL - JAMB (STUCCO)
 SCALE 3" = 1'-0"



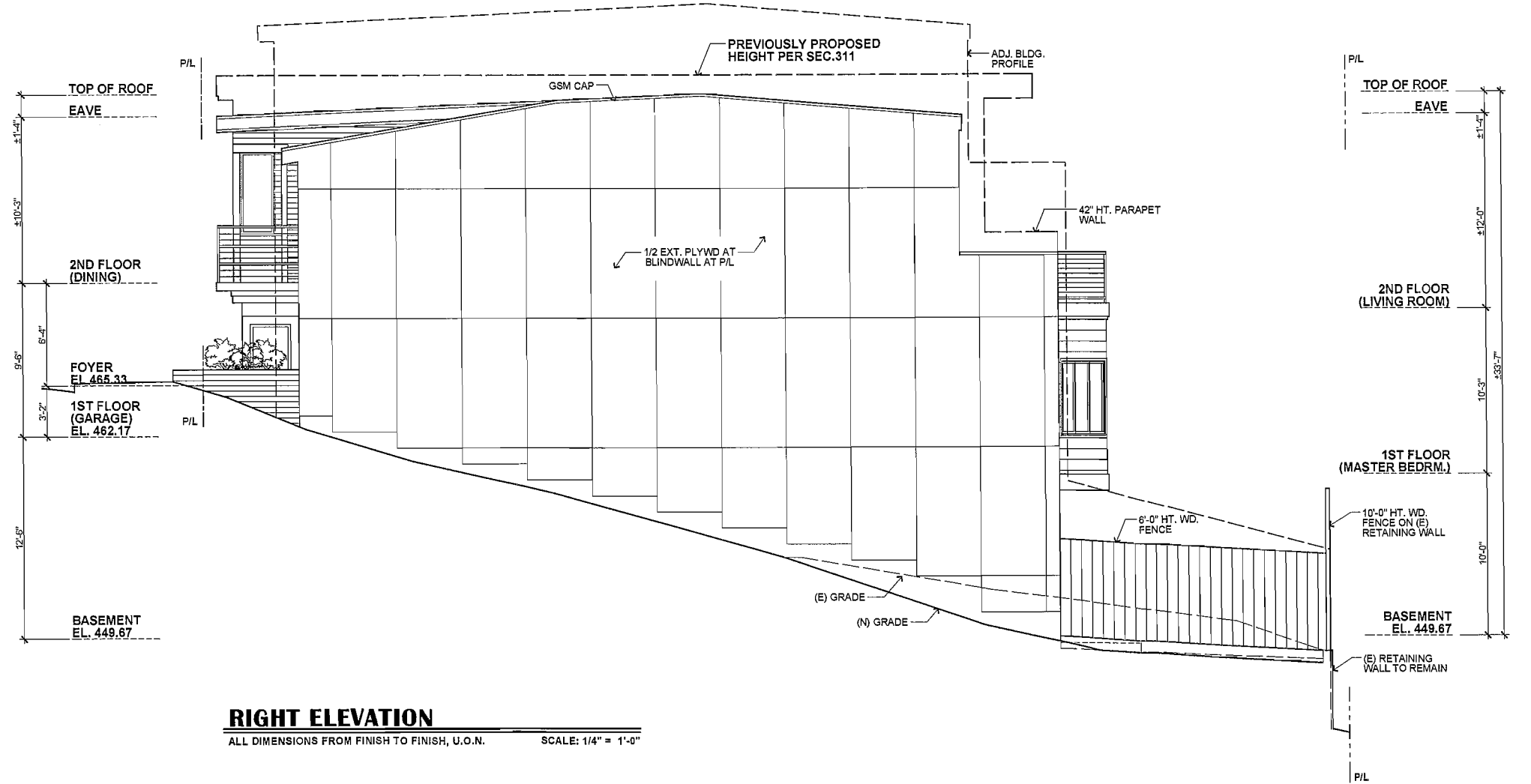
6 WINDOW DETAIL - SILL (STUCCO)
 SCALE 3" = 1'-0"

NOTE:
 1. PROVIDE FLASHING FOR ALL WINDOWS BY "TYVEK" FLEX WRAP OR EQ.
 2. ALL WINDOWS TO BE DLB. PANE LOW "E" GL. IN ALUM. FRAME W/ MILL FIN., BY "BONELLI" OR EQ.
 3. INSTALL ALL WINDOWS PER MFR. INSTRUCTIONS AND RECOMMENDATIONS.



FRONT ELEVATION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"

REVISIONS	BY
7-8-08 Rev.#1 per NPR#1	EC
11-20-09 Rev.#2 P/L adjustment	JS
3-10-10 Rev.#3 Per DR requestor	EC



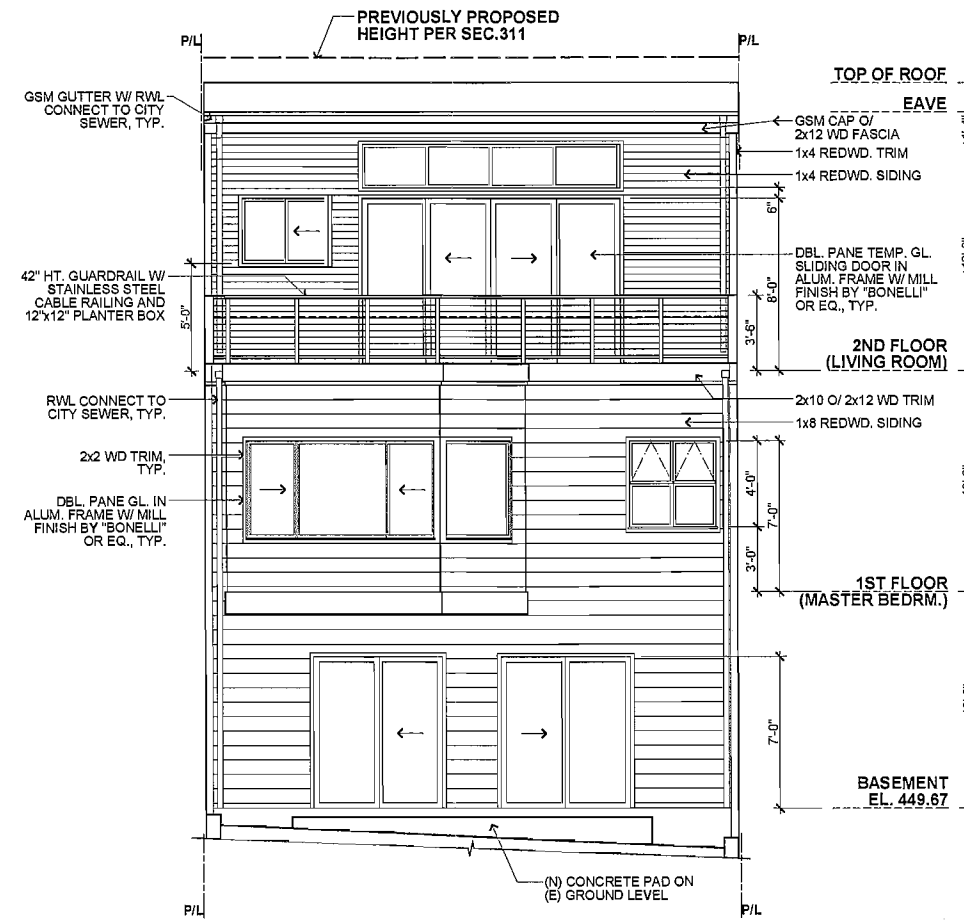
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NEW SINGLE FAMILY DWELLING
 207 LOS PALMOS DRIVE
 BLOCK 3027A / LOT 116
 SAN FRANCISCO, CA 94127

REAR & LEFT ELEVATIONS

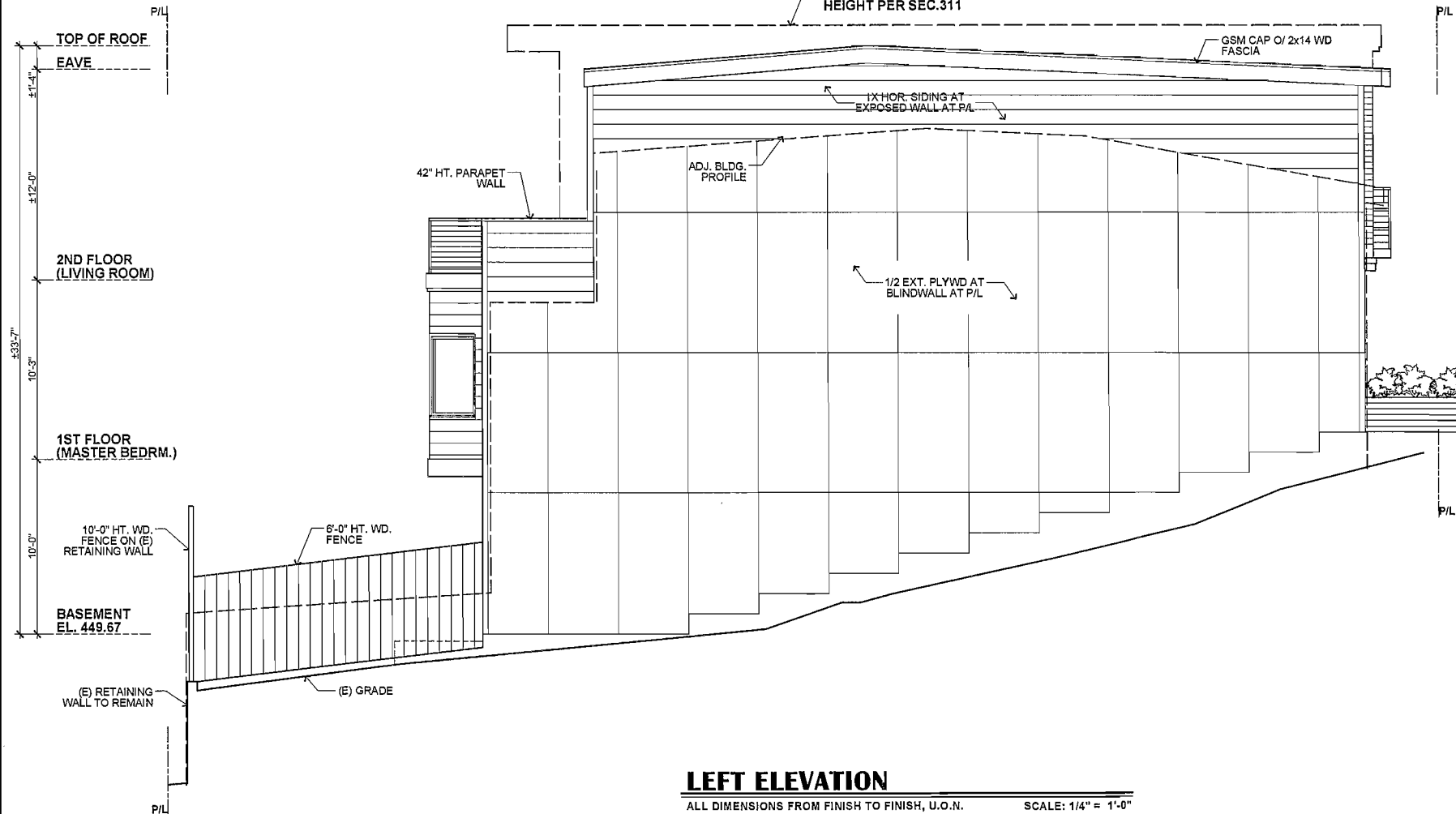
Date 5/1/08
 Scale AS NOTED
 Drawn EC
 Job 070706
 Sheet

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 Of 7 Sheets



REAR ELEVATION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"



LEFT ELEVATION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"

REVISIONS	BY
7-8-08 Rev.#1 per NPR#1	EC
11-20-09 Rev.#2 P/L adjustment	JS
3-10-10 Rev.#3 Per DR requestor	EC



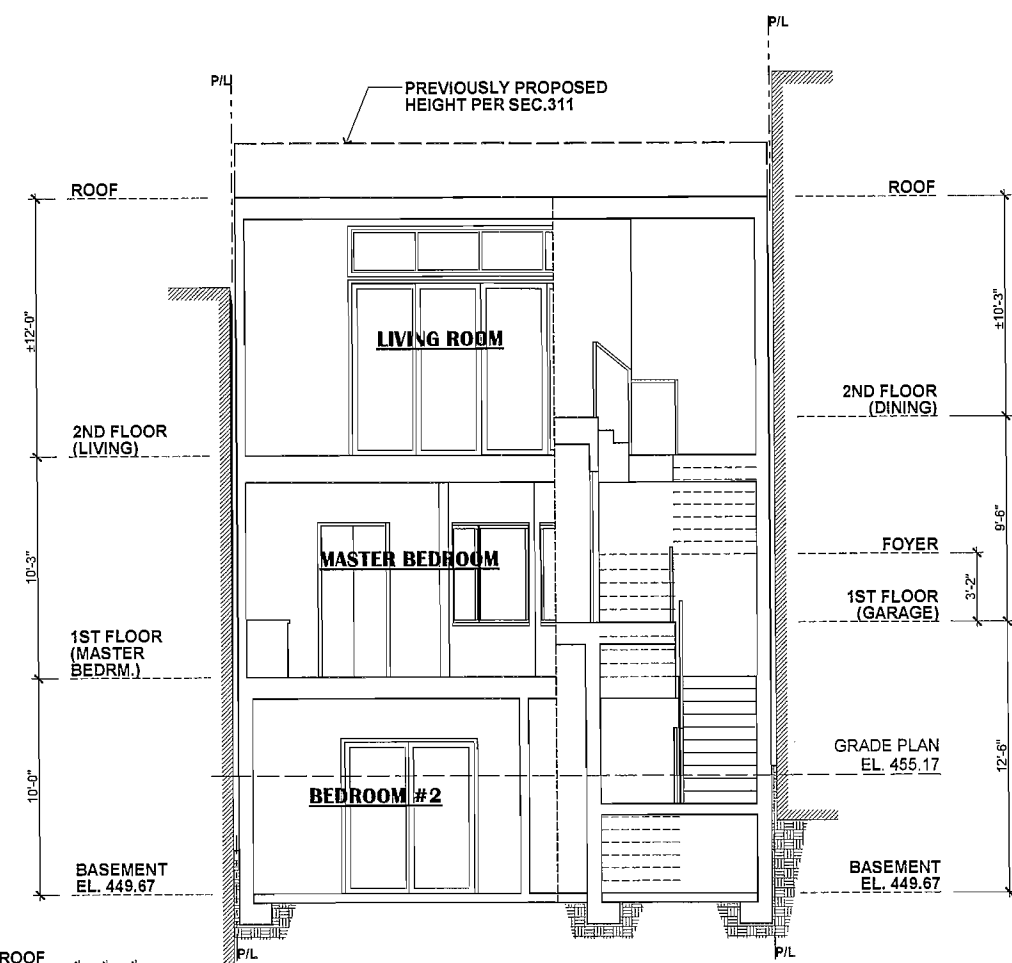
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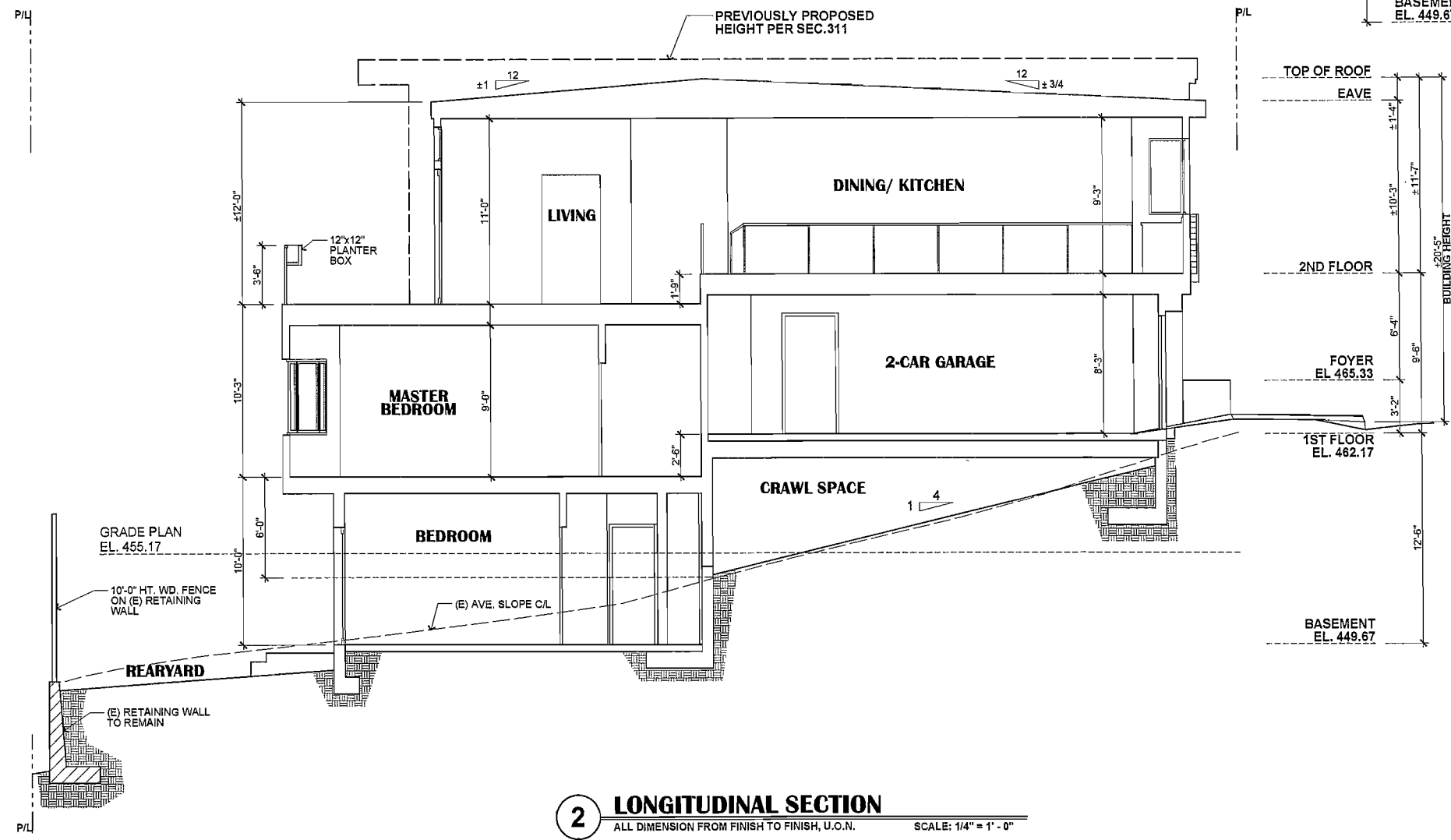
SECTIONS

Date 5/1/08
 Scale AS NOTED
 Drawn EC
 Job 070706
 Sheet

A-6
 Of 7 Sheets



1 TRANSVERSE SECTION
 ALL DIMENSION FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1' - 0"



2 LONGITUDINAL SECTION
 ALL DIMENSION FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1' - 0"

SYMBOLS table containing architectural symbols for columns, elevations, sections, rooms, doors, windows, walls, drains, detectors, registers, fans, outlets, receptacles, switches, and fixtures.

213 Los Palamos Drive



Area Calculation (In Square Feet) table showing Living, Garage, and Total areas for 3rd, 2nd, and Grd Floors.

Total Living Area = 2482.5 S.F. Total Garage Area = 495 S.F.

NOTE: Area Calculation as shown is intended for permit application purposes only and shall not be used for selling purpose.

Open Space (In Square Feet) table showing Type, Total, and Required area for 3rd, 2nd, and Ground Floors.

NOTES: UNDERPINNING & SHORING IF REQUIRED UNDER SEPARATE PERMIT. PROVIDE TEMPERED (SAFETY) GLASS WITH 1/8" OF FLOOR SEC. 2408.3. PROVIDE SMOKE DETECTOR PER SEC. 907.2.10.

APPLICABLE CODE AND ORDINANCES: 2007 CALIFORNIA BUILDING CODE (CBC), W/ SAN FRANCISCO AMENDMENTS. 2007 CALIFORNIA MECHANICAL, ELECTRICAL, AND PLUMBING CODES, W/ SAN FRANCISCO AMENDMENT.

ABBREVIATIONS

Large table of abbreviations for architectural terms such as AND ANGLE, CENTER LINE, DIAMETER, FLOOR DRAIN, ROOF DRAIN, SPRINKLER HEAD, SMOKE DETECTOR, etc.

DRAWING INDEX table listing sheets A-0 through A-6 and their corresponding titles like GENERAL NOTES & PROJECT DATA, SITE / ROOF PLAN, etc.

Blank drawing index table with columns for drawing index and sheet number.

PROJECT DATA table containing Building Permit Application #, Block/Lot, Occupancy, Zoning, Number of Units, Number of Stories, and Type of Construction.

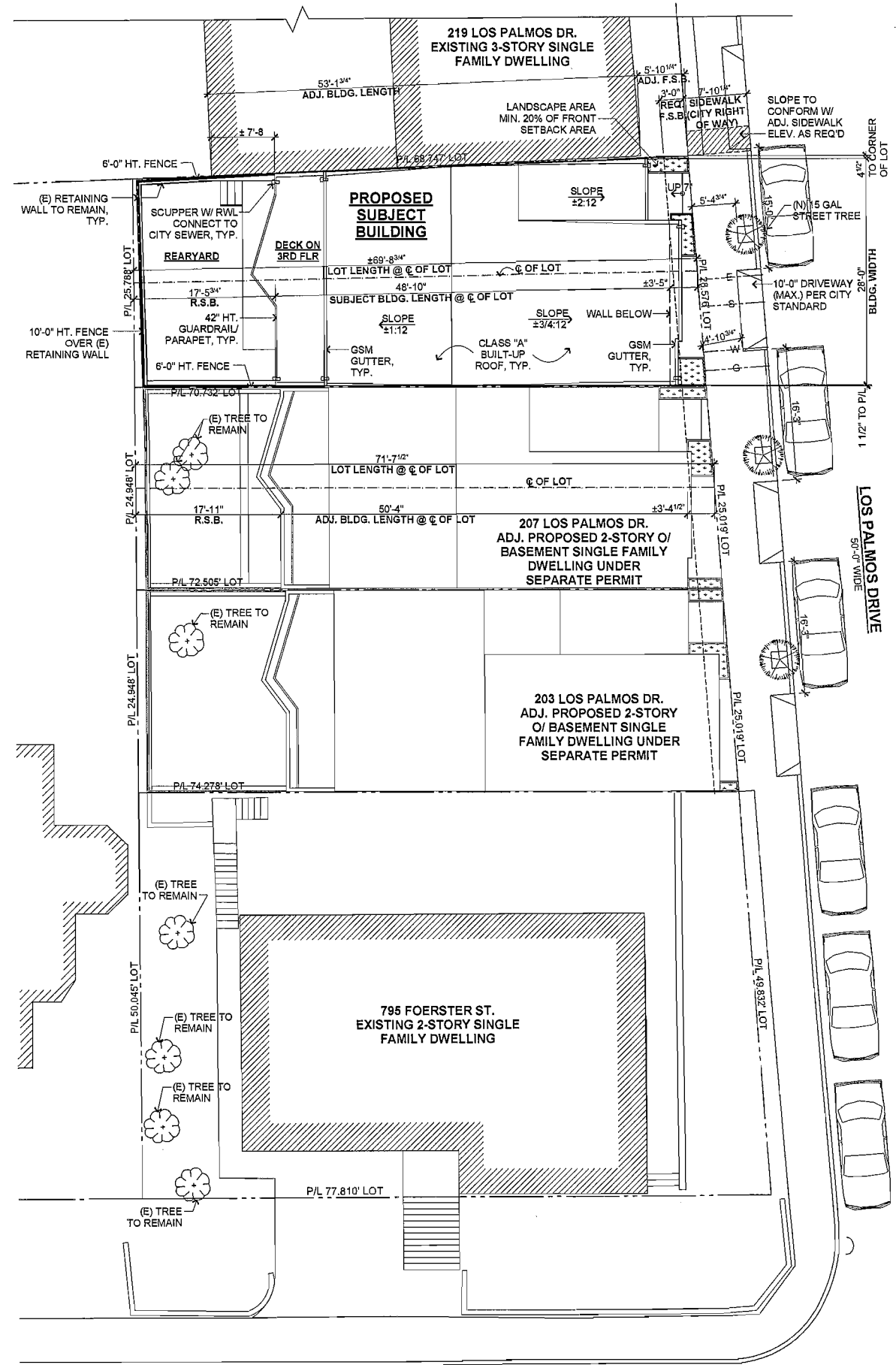
GENERAL NOTES: PLEASE TAKE NOTICE THAT THE DRAWINGS AS PREPARED BY GABRIEL Y. NG AND ASSOCIATES FOR THE PROJECT ARE LIMITED TO THE EXTENT AS REQUIRED FOR PLAN CHECK PURPOSES BY CITY AGENCIES HAVING JURISDICTION OVER THE PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DESIGN-BUILD (DESIGN AND INSTALL) ALL SYSTEMS AND ELEMENTS AS REQUIRED FOR THE CONSTRUCTION OF THE PROJECT...

REVISIONS table and company logo for Gabriel Y. Ng & Associates, Architecture - Planning - Interiors.

NEW SINGLE FAMILY DWELLING 213 LOS PALAMOS DRIVE BLOCK 3027A / LOT 116 SAN FRANCISCO, CA 94127

GENERAL NOTES & PROJECT DATA

Table with project details: Date (5/1/08), Scale (AS NOTED), Drawn (EC), Job (070706), Sheet (A-0 of 7 sheets).



REVISIONS	BY
7-8-08 Rev.#1 per NFR#1	EC
8-8-08 Rev.#2 per neighbor req.	EC
11-20-09 Rev.#3 P/L adjustment	JS
3-10-10 Rev.#4 Per DR requestor	EC



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NEW SINGLE FAMILY DWELLING
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SAN FRANCISCO, CA 94127

SITE / ROOF PLAN

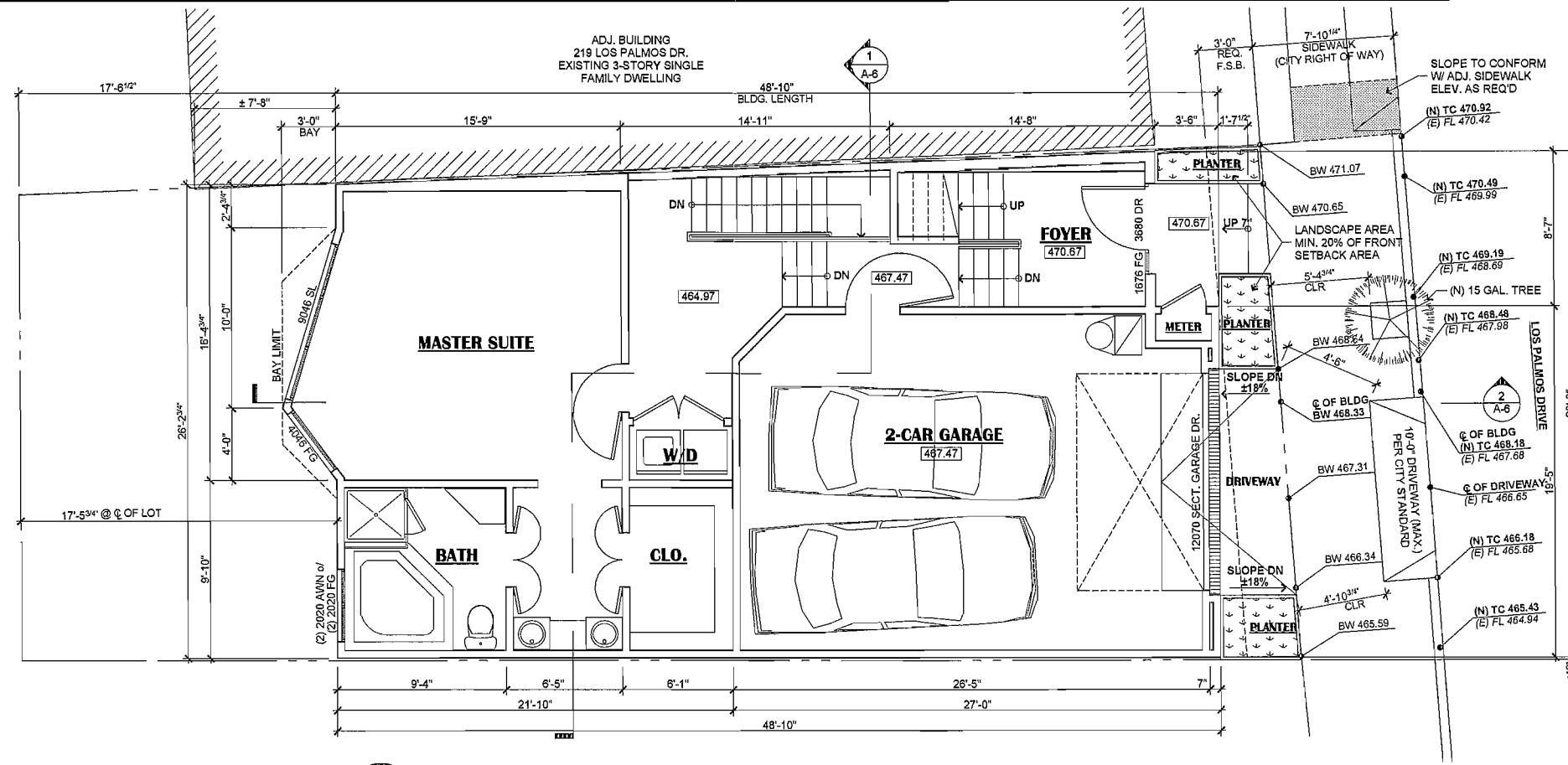
Date 5/1/08
 Scale AS NOTED
 Drawn EC
 Job 070706
 Sheet

A-1
 Of 7 Sheets

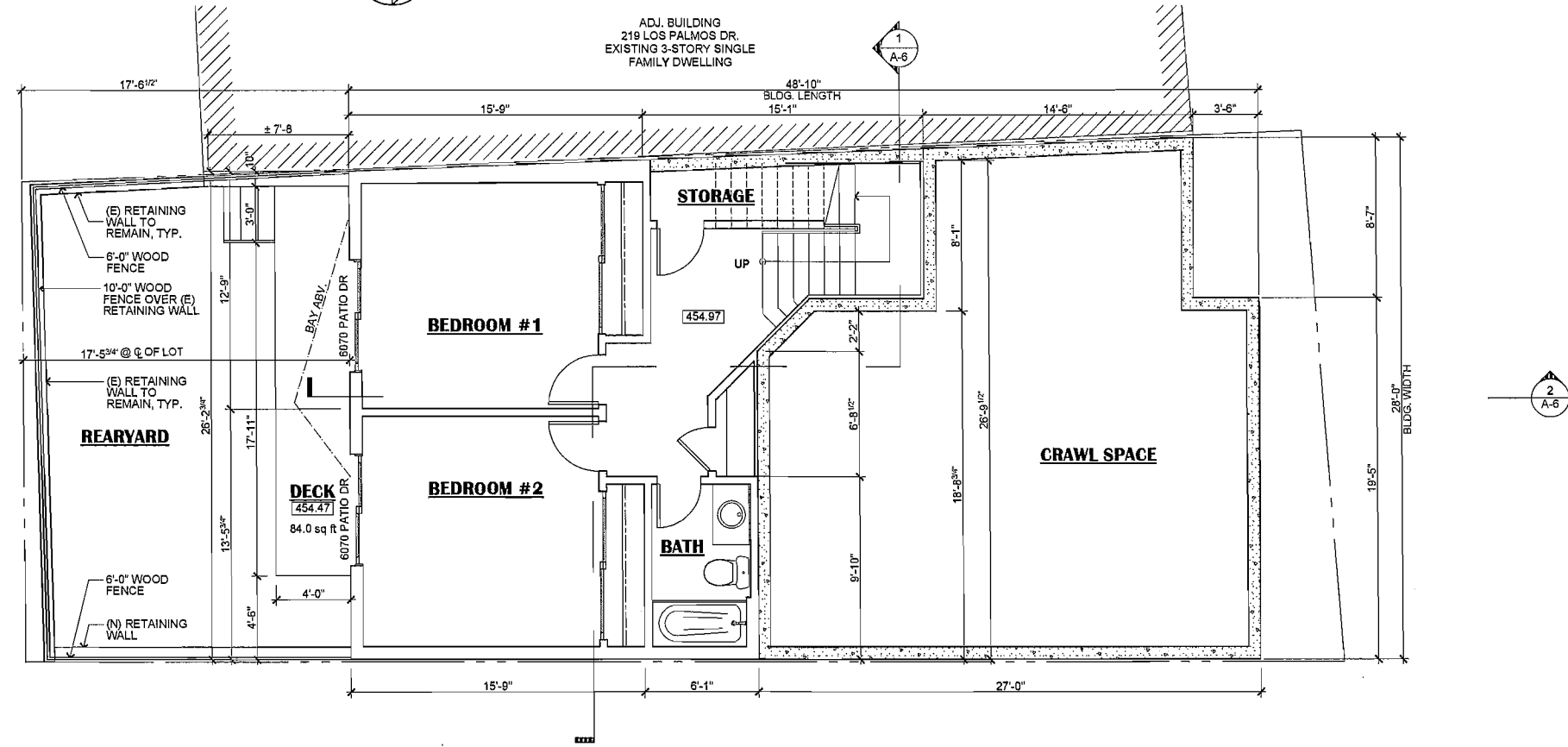


SITE / ROOF
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"

FOERSTER STREET



1ST FLOOR PLAN
ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"



BASEMENT PLAN
ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"

REVISIONS	BY
7-8-08 Rev #1 per NPR#1	EC
8-8-09 Rev #2 per neighbor req.	EC
11-20-09 Rev #3 P/L adjustment	JS
3-10-10 Rev #4 Per DR requestor	EC

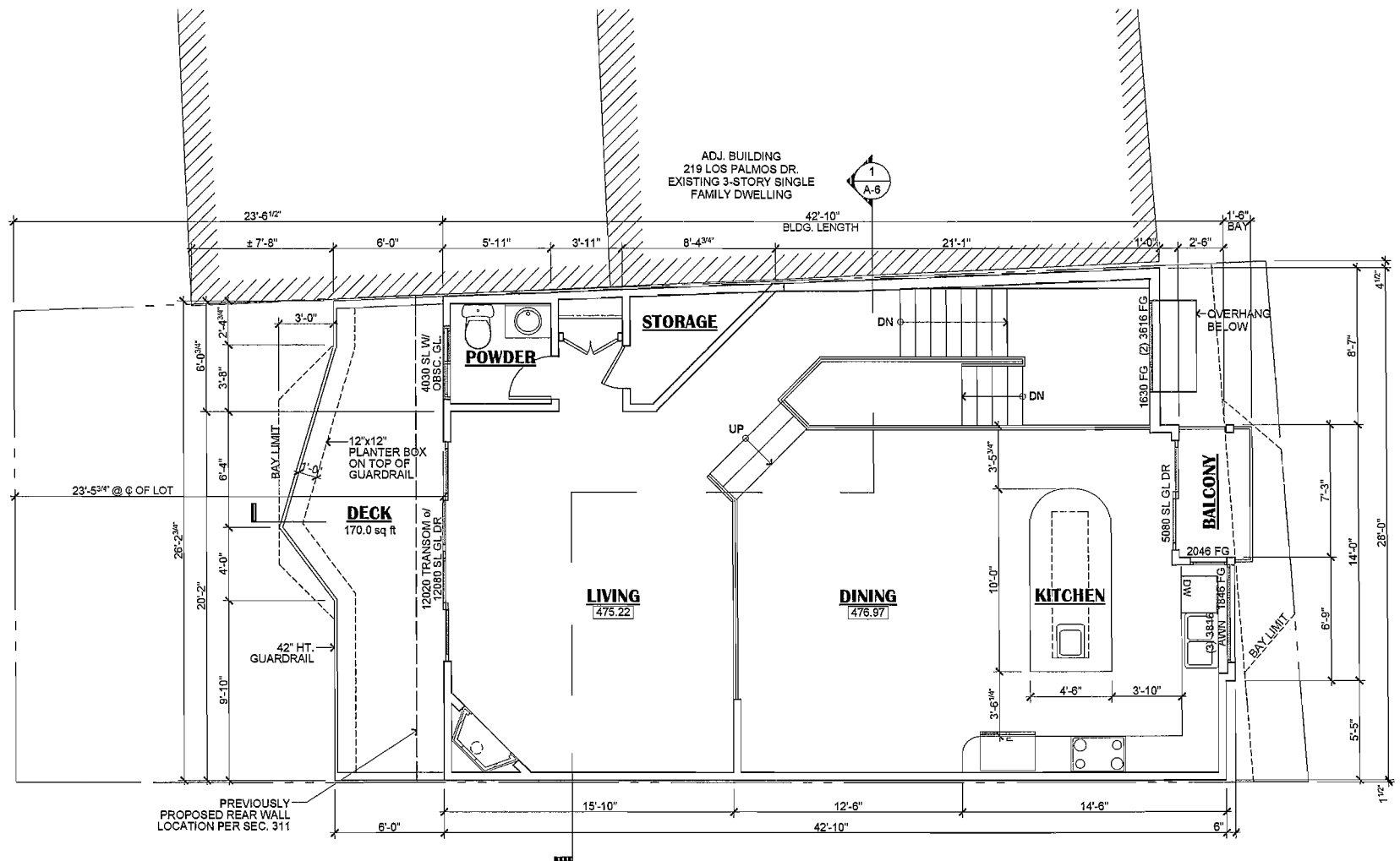


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FAX 415-685-8860

NEW SINGLE FAMILY DWELLING
213 LOS PALMOS DRIVE
BLOCK 3027A / LOT 116
SAN FRANCISCO, CA 94127

BASEMENT & 1ST FLOOR PLANS

Date	5/1/08
Scale	AS NOTED
Drawn	EC
Job	070706
Sheet	A-2
Of 7 Sheets	



2ND FLOOR PLAN

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"

REVISIONS	BY
7-9-08 Rev.#1 per NPR#1	EC
8-6-09 Rev.#2 per neighbor req.	EC
11-20-09 Rev.#3 P/L adjustment	JS
3-10-10 Rev.#4 Per DR requestor	EC



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NEW SINGLE FAMILY DWELLING
213 LOS PALMOS DRIVE
BLOCK 3027A / LOT 116
SAN FRANCISCO, CA 94127

2ND FLOOR PLAN

Date **5/1/08**
 Scale **AS NOTED**
 Drawn **EC**
 Job **070706**

Sheet
A-3
 Of 7 Sheets

REVISIONS	BY
7-8-08 Rev.#1 per N/P/R/H	EC
8-6-09 Rev.#2 per Neighbor req.	EC
11-20-09 Rev.#3 P/L adjustment	JS
3-10-10 Rev.#4 Per DR requestor	EC



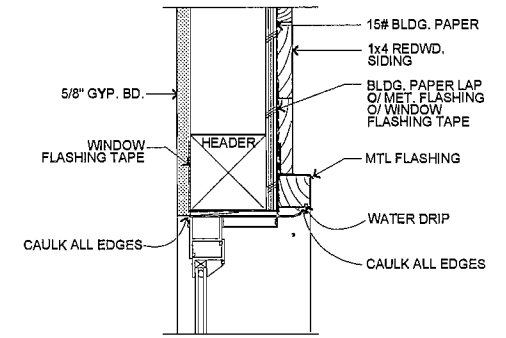
GABRIEL Y. NG & ASSOCIATES
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NEW SINGLE FAMILY DWELLING
 213 LOS PALMOS DRIVE
 BLOCK 3027A / LOT 116
 SAN FRANCISCO, CA 94127

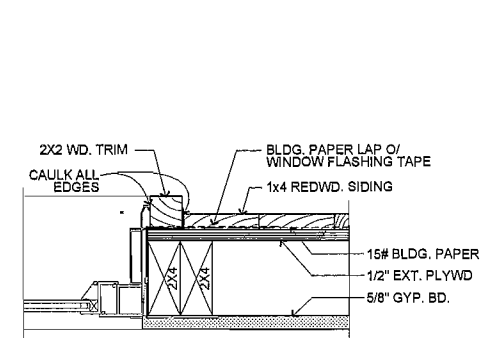
FRONT & RIGHT ELEVATIONS

Date 5/1/08
 Scale AS NOTED
 Drawn EC
 Job 070706
 Sheet

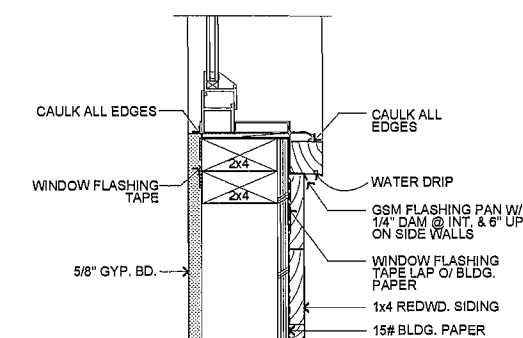
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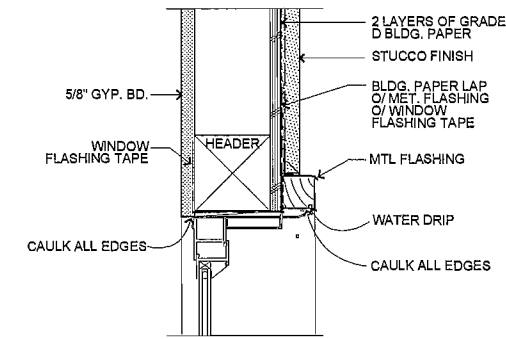
1 WINDOW DETAIL - HEAD (SIDING)
 SCALE 3" = 1'-0"



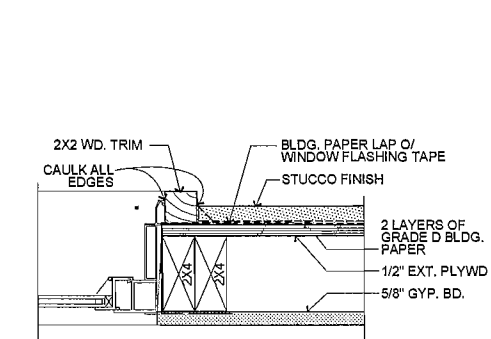
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 SCALE 3" = 1'-0"



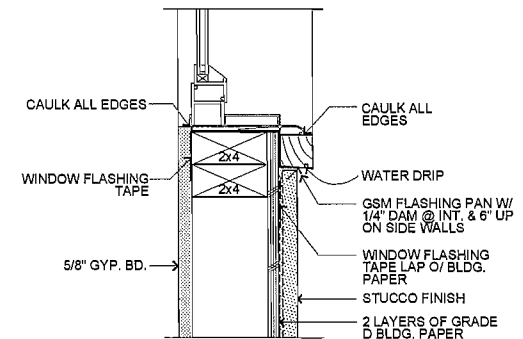
3 WINDOW DETAIL - SILL (SIDING)
 SCALE 3" = 1'-0"



4 WINDOW DETAIL - HEAD (STUCCO)
 SCALE 3" = 1'-0"

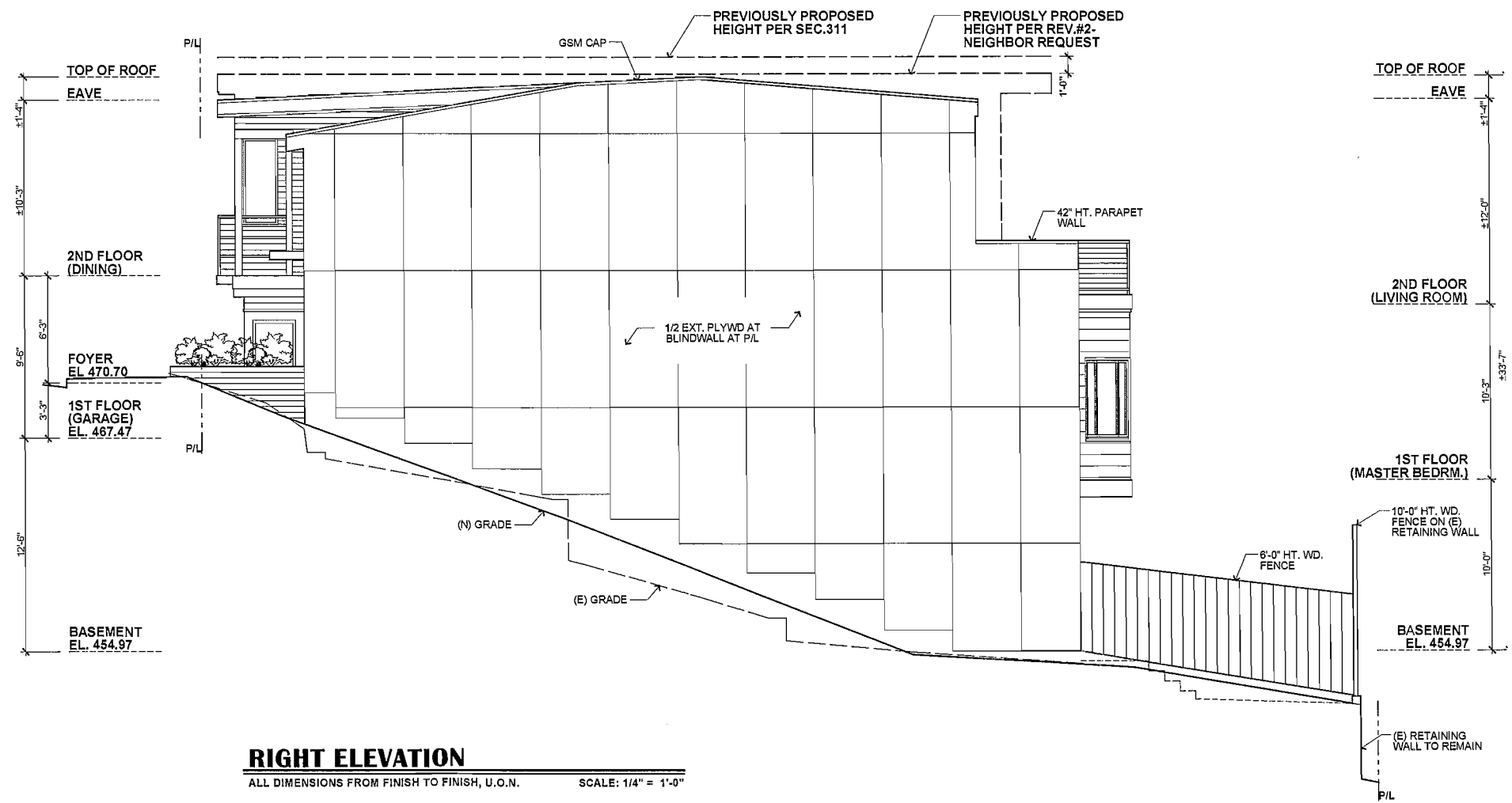
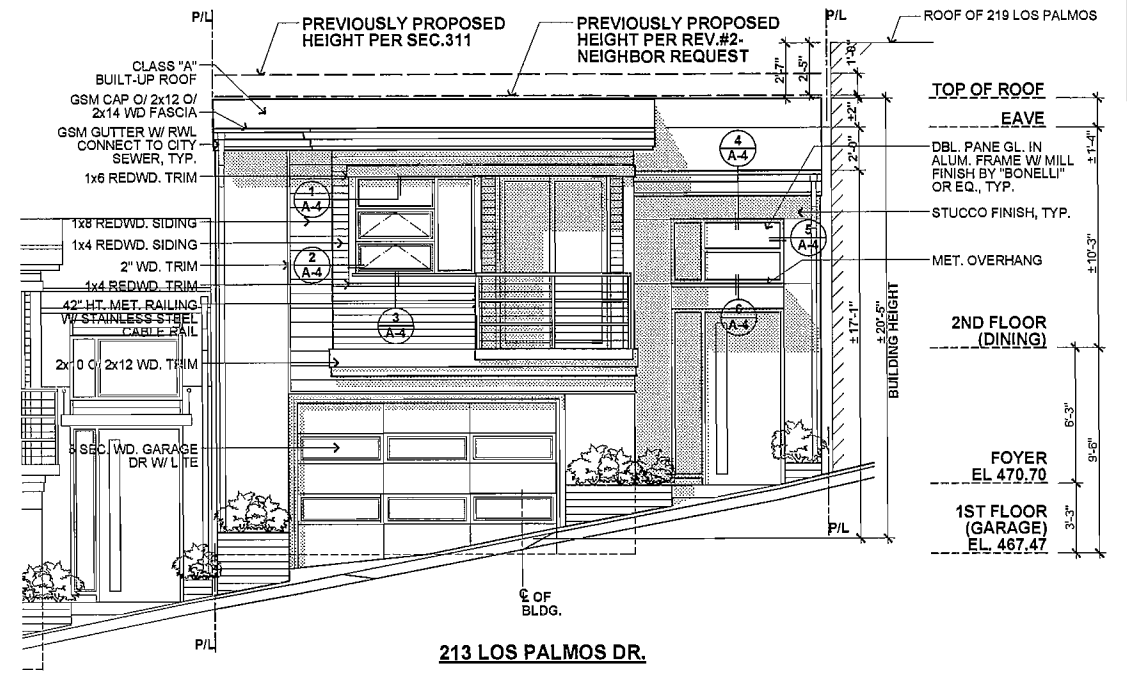


5 WINDOW DETAIL - JAMB (STUCCO)
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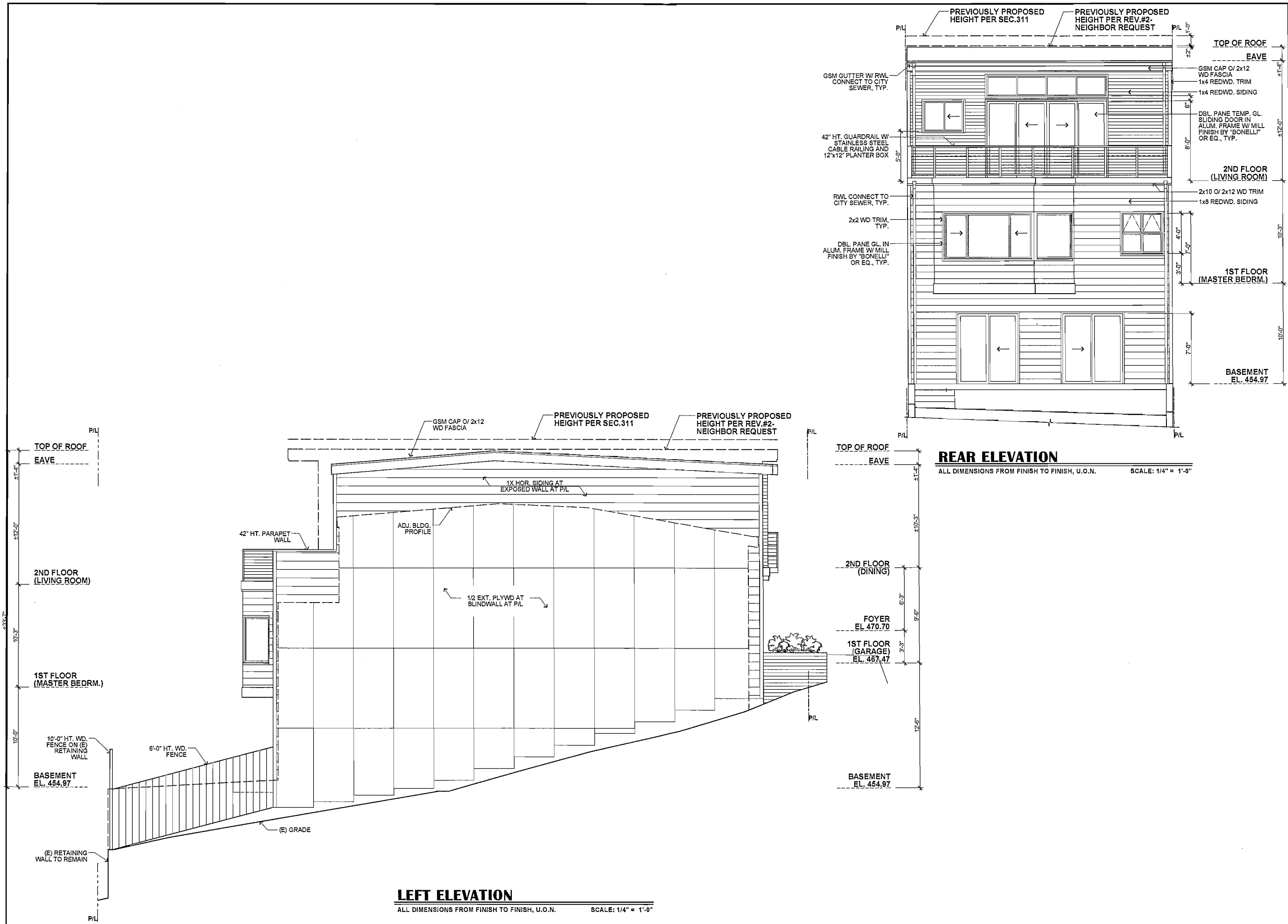


6 WINDOW DETAIL - SILL (STUCCO)
 SCALE 3" = 1'-0"

NOTE:
 1. PROVIDE FLASHING FOR ALL WINDOWS BY "TYVEK" FLEX WRAP OR EQ.
 2. ALL WINDOWS TO BE DLB. PANE LOW "E" GL. IN ALUM. FRAME W/ MILL FIN., BY "BONELLI" OR EQ.
 3. INSTALL ALL WINDOWS PER MFR. INSTRUCTIONS AND RECOMMENDATIONS.



RIGHT ELEVATION
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"



REVISIONS	BY
7-8-08 Rev.#1 per NDR#1	EC
8-6-09 Rev.#2 per neighbor req.	EC
11-20-09 Rev.#3 P/L adjustment	JS
3-10-10 Rev.#4 Per DR requestor	EC



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NEW SINGLE FAMILY DWELLING
 213 LOS PALMOS DRIVE
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 SAN FRANCISCO, CA 94127

REAR & LEFT ELEVATIONS

Date	5/1/08
Scale	AS NOTED
Drawn	EC
Job	070708
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REVISIONS	BY
7-8-08 Rev.#1 per NPR#1	EC
8-6-09 Rev.#2 per neighbor req.	EC
11-20-09 Rev.#3 P/L adjustment	JS
3-10-10 Rev.#4 Per DR requestor	EC



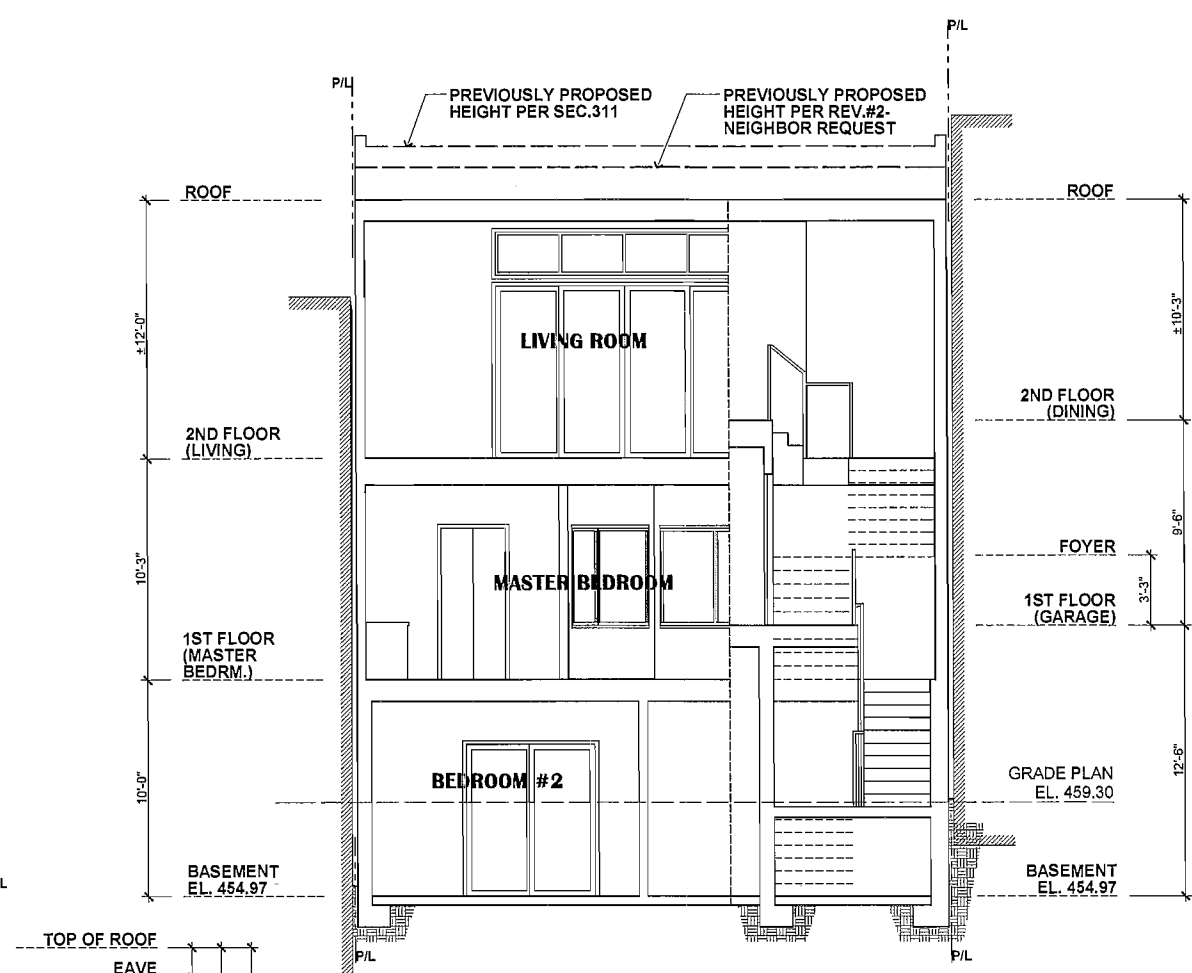
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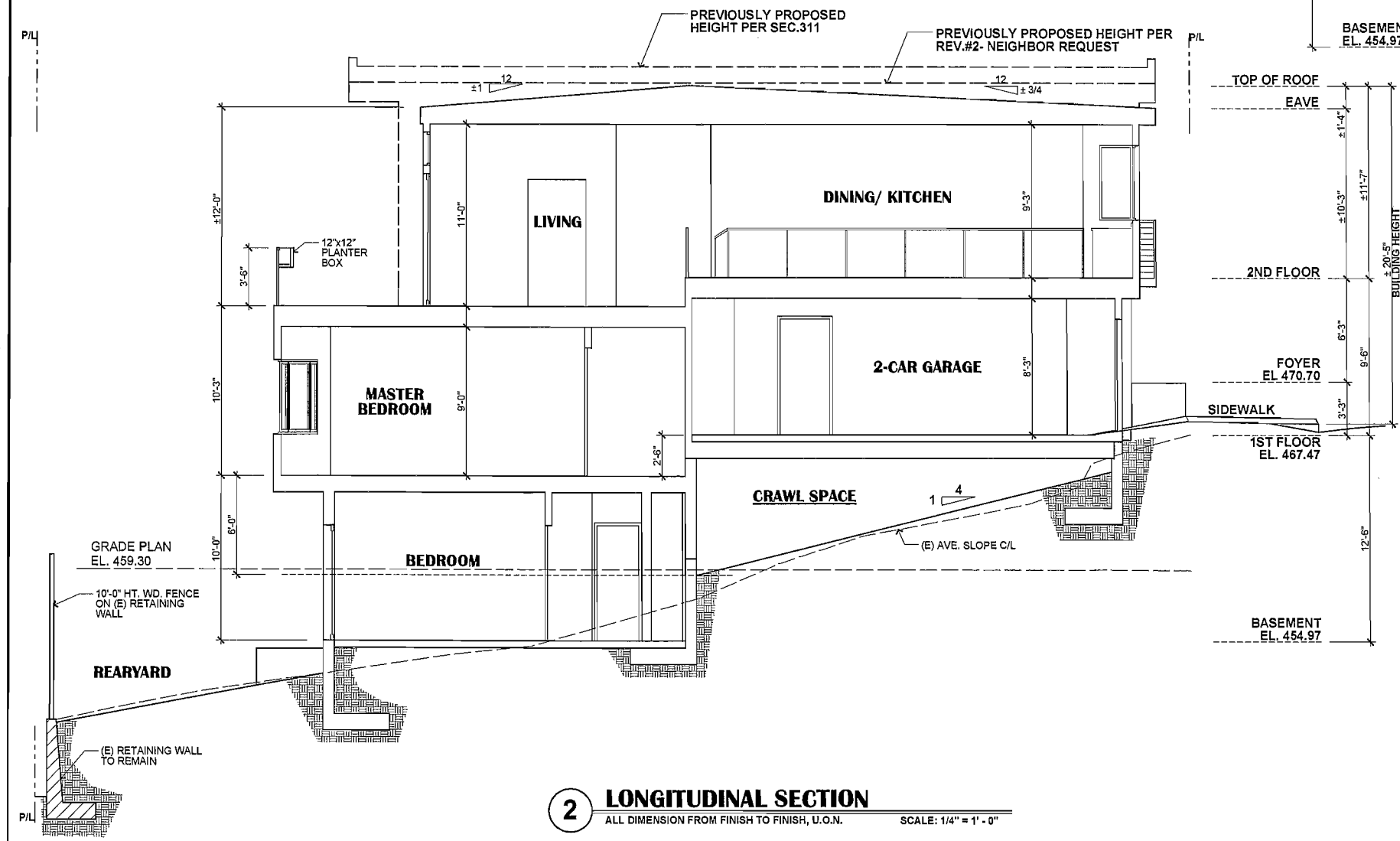
SECTIONS

Date 5/1/08
 Scale AS NOTED
 Drawn EC
 Job 070706
 Sheet

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 Of 7 Sheets



1 TRANSVERSE SECTION
 ALL DIMENSION FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1' - 0"



2 LONGITUDINAL SECTION
 ALL DIMENSION FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1' - 0"

203 Los Palmos

Per plans dated 3/10/10

Area Calculation (In Square Foot):

	Living	Garage	Total
2nd Floor	966		966
1st Floor	848.5	425	1273.5
Basement	702.5		702.5
Total	2517	425	2942

Total Living Area = 2517 S.F.

Total Garage Area= 425 S.F.

207 Los Palmos

Area Calculation (In Square Foot):

	Living	Garage	Total
3rd Floor	909		909
2nd Floor	777	444	1221
Grd Floor	633.5		633.5
Total	2319.5	444	2763.5

Total Living Area = 2319.5 S.F.

Total Garage Area= 444 S.F.

213 Los Palmos

Area Calculation (In Square Foot):

	Living	Garage	Total
3rd Floor	987		987
2nd Floor	815.5	495	1310.5
Grd Floor	680		680
Total	2482.5	495	2977.5

Total Living Area = 2482.5 S.F.

Total Garage Area= 495 S.F.



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2008.0558E
 Project Title: 795 Foerster Street, 203 Los Palmos Drive,
 207 Los Palmos Drive and 213 Los Palmos Drive
 Zoning: RH-1 (Residential, House Districts, One-Family) Use District
 40-X Height and Bulk District
 Block/Lot: 3027A/116 & 117
 Lot Size: Approximately 3,930 and 5,360 square feet (sq. ft.), respectively
 Project Sponsor: Tony Kim
 (415) 246-8855
 Staff Contact: Andrea Contreras – (415) 575-9044
 andrea.contreras@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
 Information:
415.558.6377

PROJECT DESCRIPTION:

The project site includes two lots on a block bounded by Los Palmos Drive, Foerster Street, Melrose Avenue and Stanford Heights in the West of Twin Peaks neighborhood. The project site is located on the southwestern corner of Los Palmos Drive and Foerster Street in a primarily residential area. Lot 117 is approximately 5,360 square feet (sf), and currently contains a two-story, 23-foot tall, single-family dwelling with 2 off-street parking spaces. Lot 116 is approximately 3,930 sf and is currently vacant.

(Continued on reverse side)

EXEMPT STATUS:

Categorical Exemption Classes 1 and 3 (State Guidelines, Sections 15301(l)(4) and 15303(a))

REMARKS:

Please see next page.

DETERMINATION:

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

June 2, 2009
 Date

[Signature]
 BILL WYCKO
 Environmental Review Officer

cc: Tony Kim, Project Sponsor
 M. Smith, E. Watty & A. Contreras, Planning Dept.
 D. Washington, SW Quadrant
 Supervisor Sean Elsbernd, District 7

V. Byrd, Bulletin Board and Master Decision File
 Exemption/Exclusion File
 Historic Preservation Distribution List
 Sue Hestor

PROJECT DESCRIPTION (CONTINUED):

The proposed project includes the subdivision of Lots 116 and 117 into four lots and construction of three single-family dwellings fronting on Los Palmos Drive. The first part of the proposal is to subdivide the two existing lots into four lots. The resulting four lots would meet the *Planning Code* requirements for minimum lot size for the RH-1 zoning use district.¹ The proposed subdivision would require a permit from the Department of Public Works. The existing single-family dwelling at 795 Foerster Street is not proposed for alteration and would be subject to a rear yard variance, as the subdivision of Lot 117 would result in a lot with a rear yard smaller than the 25 percent required by the *San Francisco Planning Code*. The proposed construction on the resulting three lots fronting Los Palmos Drive would be single-family dwellings. Each new single-family dwelling would be approximately 2,400 sf and 21 feet in height with 2 off-street parking spaces. In addition, the existing retaining wall along the southern property line of Lots 116 and 117 would be demolished and replaced with a concrete retaining wall that would provide back drainage. The proposed project would be consistent with the *General Plan* and with the zoning designation.

REMARKS (continued):

Archeological Resources: The proposed development includes construction of three single-family dwellings and replacement of the existing retaining wall along the southern edge of Lots 116 and 117. The construction of the new dwellings would require excavation to a depth of four to six feet to construct one two-car garage per unit. The proposed dwellings would be supported on a drilled pier and grade beam foundation. The piers would extend at least 10 feet below grade. The Department reviewed the project for impacts to archeological resources and determined that no CEQA significant archeological resources would be affected, specifically prehistoric and known archeological resources.² Therefore, the proposed project may be found to be exempt from environmental review if other criteria are satisfied.

Geotechnical: The project site has an average slope of approximately 19 percent.³ The San Francisco *General Plan* Community Safety Element contains maps that show areas of the City subject to geologic hazards. This map indicates areas in which one or more geologic hazards exist. The project site is located in an area subject to slight ground shaking from earthquakes along the San Andreas (Map 2) and Northern Hayward (Map 3) Faults and other faults in the San Francisco Bay Area. The project site is not located in an area of liquefaction potential (Map 4). However, the project site is located in an area subject to potential landslide hazard (Map 5), a Seismic Hazards Study Zone (SHSZ) designated by the California Division of Mines and Geology. Specifically, the southwest portion of the subject site lies

¹ *Planning Code* Section 121(e)(2) states that in RH-1 zoning use districts the minimum lot area shall be 2,500 square feet, except that the minimum lot area for any lot having its street frontage entirely within 125 feet of the intersection of two streets that intersect at an angle of not more than 135 degrees shall be 1,750 square feet.

² MEA Preliminary Archeological Review Checklist for 795 Foerster Street (aka 795 Foerster Street, 203 Los Palmos Drive, 207 Los Palmos Drive and 213 Los Palmos Drive), September 9, 2008. This document is on file and available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2008.0558E.

³ Pursuant to *Planning Code* Section 102.12(b) and (c), the average slope of a site is determined by measuring the rise of elevation divided by the distance or length of the lot, between the center of the front property line and the center of the rear property line of a legal lot of record or a proposed new lot.

within an area of potential earthquake-induced landsliding. The southwest portion of the project site and adjacent areas are included in the Seismic Hazard Zones map most likely because of the mapped landslide deposit and future potential for permanent ground displacements resulting from topographic features. However, the proposed project may reduce the potential for ground displacements by improving site drainage and adding rigidity within the slope with the proposed structural improvements, such as the retaining wall replacement.

The project sponsor has provided two geotechnical investigation reports prepared by California-licensed geotechnical engineers that are on file with the Department of City Planning and available for public review as part of the project file. The initial geotechnical investigation report⁴ found the project site suitable for development provided the recommendations included in the report are incorporated into the design and construction of the proposed development. In general, the recommendations contained in the report include but are not limited to: site preparation and grading; seismic design; appropriate foundation; retaining walls; slab-on-grade floors and exterior flatwork; site drainage; and maintenance. The sponsor has agreed to follow the recommendations of the report, specifically: drilled, cast-in-place, reinforced concrete piers of at least 14 inches in diameter extending 10 feet below grade to support proposed structures; removal of any groundwater encountered during pier shaft drilling; the use of fully backdrained retaining walls; drainage directed toward downspouts that discharge into closed conduits that drain into the site storm drain system; regular maintenance of drains and debris clearance; repair of sloughing or erosion before it can enlarge into landsliding; and planting of a dense growth of deep-rooted ground cover to minimize erosion.

A supplemental report⁵ was prepared in response to neighborhood concern regarding a mud flow that occurred in the project area in 1942. The mud flow is mapped on the Preliminary Geologic Map of the San Francisco South 7.5' Quadrangle and Hunters Point 7.5' Quadrangle. The supplemental report also cites a plan prepared by the San Francisco Department of Public Works (DPW) that documents the destruction of three houses on the project block caused by the mud flow. A drawing in the DPW plan indicates the path of the mud flow encompassed the southeast portion of the rear yard at 795 Foerster Street. Trans Pacific Geotechnical Consultants, Inc. has concluded that based on a literature review of the 1942 mud flow, field exploration, laboratory testing, and engineering analyses, the project site shows no evidence of slope instability and is suitable for the proposed lot subdivision and residential construction.

The final building plans would be reviewed by the Department of Building Inspection (DBI). In reviewing building plans, the DBI refers to a variety of information sources to determine existing hazards and assess requirements for mitigation. Sources reviewed include maps of Special Geologic Study Areas and known landslide areas in San Francisco as well as the building inspectors' working knowledge of areas of special geologic concern. The above-referenced geotechnical investigation would be available for use by the DBI during its review of building permits for the site. Also, DBI could require

⁴ Geotechnical Investigation Report for Planned Residential Development at 795 Foerster Street, San Francisco California, prepared by Earth Mechanics Consulting Engineers, May 26, 2008. A copy of this report is available for review at the San Francisco Planning Department as part of Case File No. 2008.0558E.

⁵ Supplementary Geotechnical Investigation Report for Proposed Housing Development at 795 Foerster Street, 203, 207, 213 Los Pamos Drive, San Francisco, California, prepared by Trans Pacific Geotechnical Consultants, Inc., April 7, 2009. A copy of this report is available for review at the San Francisco Planning Department as part of Case File No. 2008.0558E.

that additional site-specific soils report(s) be prepared in conjunction with permit applications, as needed. In light of the above, the project could not result in a significant environmental effect with respect to geotechnical matters. As such, the proposed project may be found to be exempt from environmental review if other criteria are satisfied.

Biological Resources: Although the site is vegetated, it is in an urban area covered with structures and other impermeable surfaces. A review of the California Natural Diversity Database indicates that no rare, threatened or endangered species are known to exist in the project vicinity, and the project site does not support or provide habitat for any rare or endangered plant or animal species. No riparian habitat, sensitive natural communities, or wetlands exist on or near the site. No other important biological resources exist on or near the site. Therefore, there would be no project-related impacts to sensitive habitat.

Article 16 of the *San Francisco Public Works Code*, the Urban Forestry Ordinance, provides for the protection of "landmark" trees, "significant" trees, and street trees. Landmark trees are formally designated by the Board of Supervisors upon recommendation of the Urban Forestry Council, which determines whether a nominated tree meets the qualifications for landmark designation by using established criteria (*San Francisco Public Works Code*, Section 810). Special permits are required to remove a landmark tree on private property or on City-owned property. A "significant tree" is a tree: (1) on property under the jurisdiction of DPW, or (2) on privately-owned property within 10 feet of the public right-of-way that meet certain size criteria. To be considered significant, a tree must have a diameter at breast height in excess of 12 inches, a height in excess of 20 feet, or a canopy in excess of 15 feet (Section 810A(a)). Street trees are trees within the public right-of-way or on DPW's property. Removal of protected trees requires a permit, and measures to prevent damage to those trees.

There are no landmark or significant trees on the property.⁶ The removal of four existing trees at the northwest corner of Lot 116 would not require a permit or preventative measures. The proposed project would remove vegetation on Lot 116 and the western half of Lot 117, including cacti. The project sponsor proposes to preserve and transplant large cacti from the project site to an off-site location.⁷ The project sponsor also proposes to plant three new street trees in front of 203, 207, and 213 Los Palmos Drive. The proposed project would not be subject to any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Given that no rare, threatened or endangered species are known to exist in the project vicinity, and the project site does not support or provide habitat for any rare or endangered plant or animal species, the project would not result in a significant environmental effect with respect to biological resources. As such, the proposed project may be found to be exempt from environmental review.

⁶Ted Kipping, Certified Arborist, Tree Disclosure Statement for 795 Foerster Street. A copy of this statement is available for review at the San Francisco Planning Department as part of Case File No. 2008.0558E.

⁷Personal communication between Andrea Contreras, Major Environmental Analysis, and Tony Kim, project sponsor, March 24, 2009.

Exempt Status:

CEQA State Guidelines Section 15301(1)(4), or Class 1, provides an exemption from environmental review for the demolition and removal individual small structures, including appurtenant structures. The proposed project would result in the demolition, removal and replacement of a retaining wall, resulting in no significant environmental effects. This demolition would therefore be exempt from environmental review under Class 1.

The proposed project includes construction of three new, single-family residences. CEQA State Guidelines Section 15303(a), or Class 3, provides an exemption from environmental review for the construction of up to three single-family residences in an urbanized area. Therefore, the proposed construction of three new single-family residences is exempt from environmental review under Class 3.

Conclusion:

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 have no significant environmental effects. Under the above-cited classifications, the proposed project is appropriately exempt from environmental review.

August 10, 2009

San Francisco Planning Commission
1650 Mission Street, 4th floor
San Francisco CA 94103

RE: 203, 207 & 213 Los Palmos Drive

Dear Commissioners:

I would like to inform you of my positive experience in working with the project sponsor's representatives for the proposed three single-family homes on Los Palmos Drive.

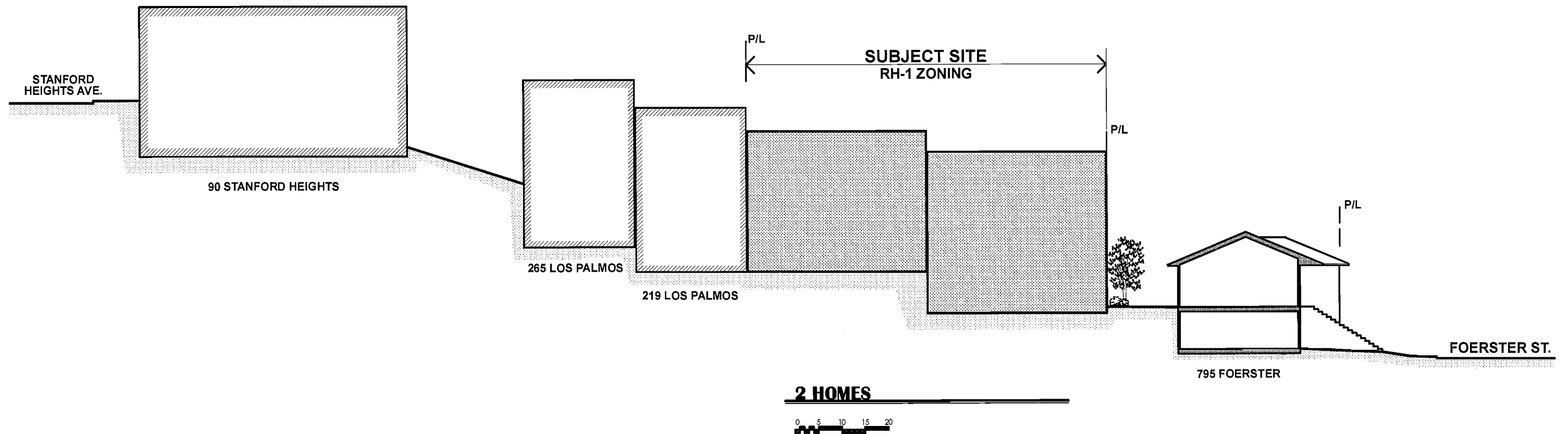
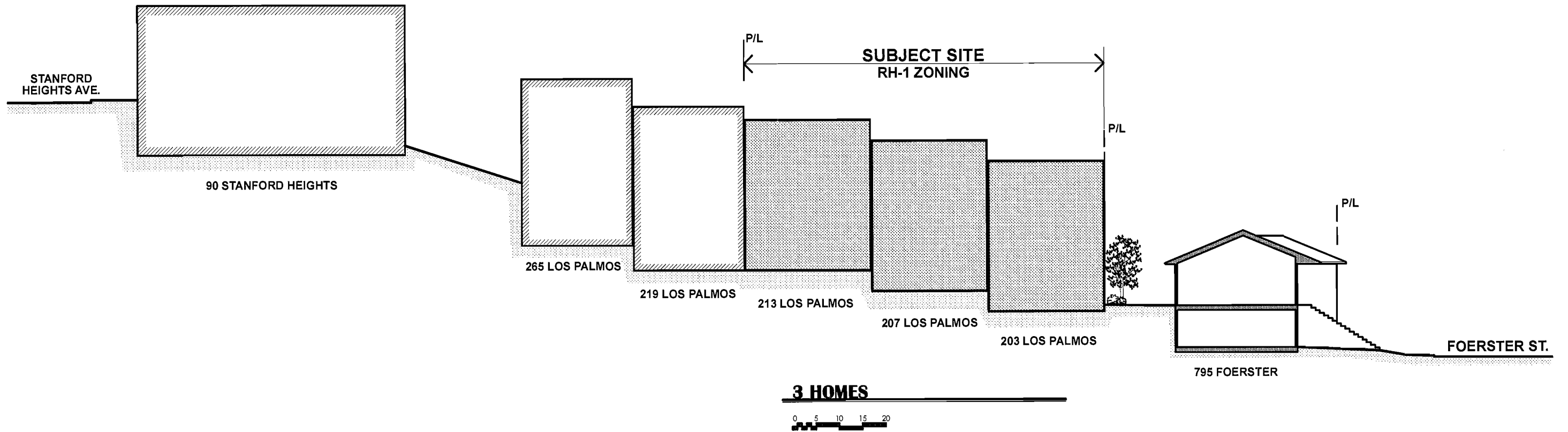
Our street has a very clearly defined visual character with buildings that respect the natural hillside. The existing homes follow the topography and step down in harmony with the slope.

At my request, the project sponsor's representatives, reduced the proposed building height for 213 Los Palmos Drive by 12 inches. The reduction in the overall building height will provide a more symmetrical balance of the stepping affect. I commend the project architect for responding to my site design concern. I truly believe that the proposal meets the intent and spirit of the Miraloma Park Residential Design Guidelines.

Regards,



Brad Witherspoon
256 Los Palmos Drive
San Francisco, CA 94127



GABRIEL Y. NG & ASSOCIATES
 ARCHITECTURE + PLANNING + INTERIORS
 1360 9TH AVENUE, SUITE 210
 SAN FRANCISCO CA 94122
 www.gngaia.com

2 NEW HOMES VS. 3 NEW HOMES IN RH-1 ZONING
203 LOS PALMOS DRIVE, SAN FRANCISCO, CA 94127

795 FOERSTER
 - CODE COMPLYING 25% REAR YARD
 + 17'-4" & 12'-5" SIDE YARDS
 + 14'-6" FRONT YARD

SUBJECT SITE
 CODE COMPLYING 25% REAR YARD

317 LOS PALMOS
 MINIMAL REAR YARD W/ SIDE YARDS

316 & 320 MELROSE
 MINIMAL REAR YARD W/ SIDE & FRONT YARDS

210 LOS PALMOS
 MINIMAL REAR YARD

195 LOS PALMOS
 MINIMAL REAR YARD W/ SIDE YARDS

175 LOS PALMOS
 MINIMAL REAR YARD

746 FOERSTER
 MINIMAL REAR YARD W/ SIDE YARD

101 LOS PALMOS
 NO REAR YARD W/ SIDE YARDS

40-64 VERNA
 NO REAR YARD W/ SIDE YARDS

1010 & 1020 TERESITA
 MINIMAL REAR YARD



NON-STANDARD YARDS IN THE VICINITY
203 LOS PALMOS DRIVE, SAN FRANCISCO, CA 94127



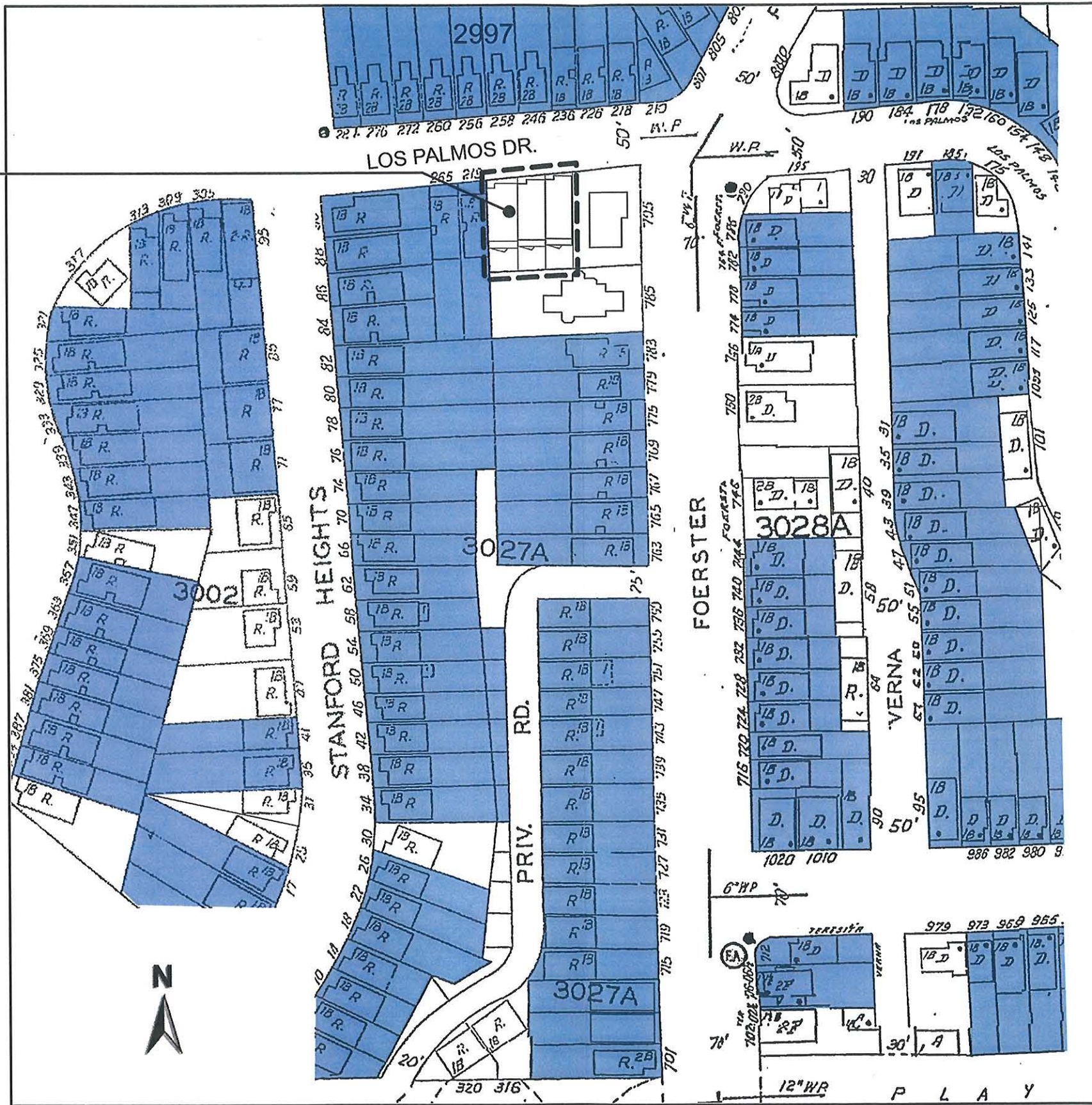
GABRIEL Y. NG & ASSOCIATES
 ARCHITECTURE + PLANNING + INTERIORS
 1360 9TH AVENUE, SUITE 210
 SAN FRANCISCO CA 94122
 www.gngala.com

415-682-8060
 FAX 682-8720

EXISTING ATTACHED HOMES

SUBJECT SITE
3 PROPOSED ATTACHED BUILDINGS

80%+ OF LOTS IN THE VICINITY
CONTAIN ATTACHED HOMES



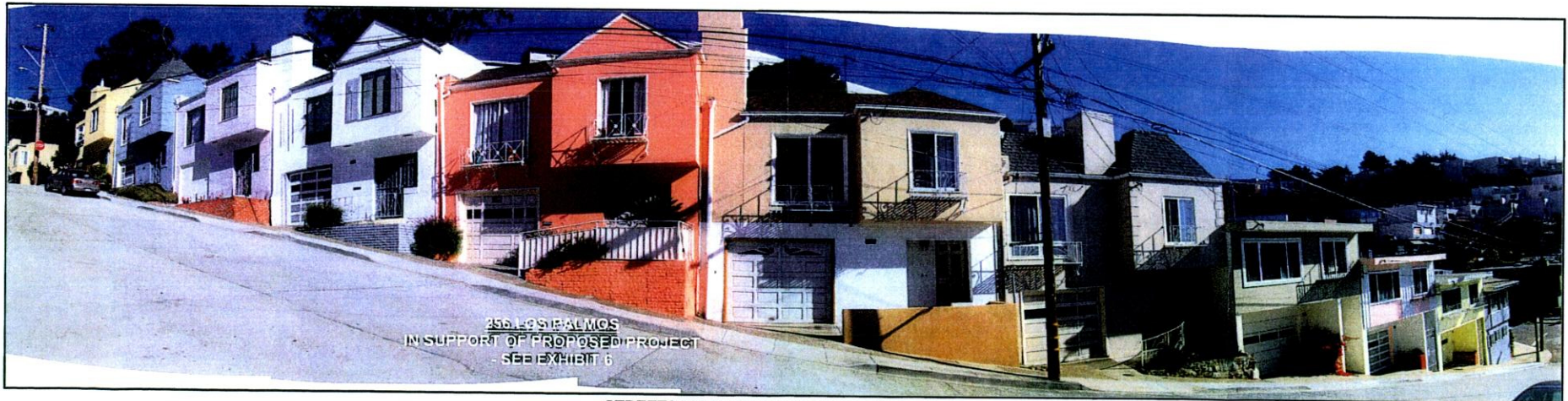
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415-682-8060
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ATTACHED HOMES IN THE VICINITY
203 LOS PALMOS DRIVE, SAN FRANCISCO, CA 94127



STREETSCAPE SHOWING THE CURRENT PROPOSAL FOLLOWING THE TOPOGRAPHY AND STEP DOWN IN HARMONY WITH THE SLOPE



STREETSCAPE ACROSS PROPOSED PROJECT



GABRIEL Y. NG & ASSOCIATES
ARCHITECTURE + PLANNING + INTERIORS
1340 9TH AVENUE, SUITE 210
SAN FRANCISCO, CA 94122
www.gngofa.com

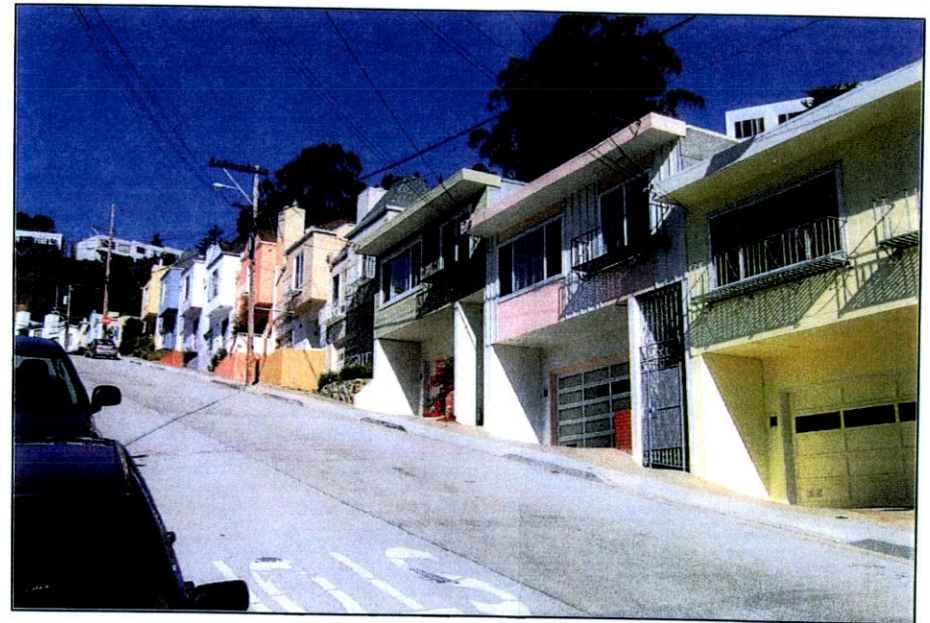
415-682-8060
FAX 682-8720

STREETSCAPE ALONG LOS PALMOS DRIVE

203 LOS PALMOS DRIVE, SAN FRANCISCO, CA 94127



SOUTH SIDE OF LOS PALMOS DRIVE WITH PROPOSED PROJECT

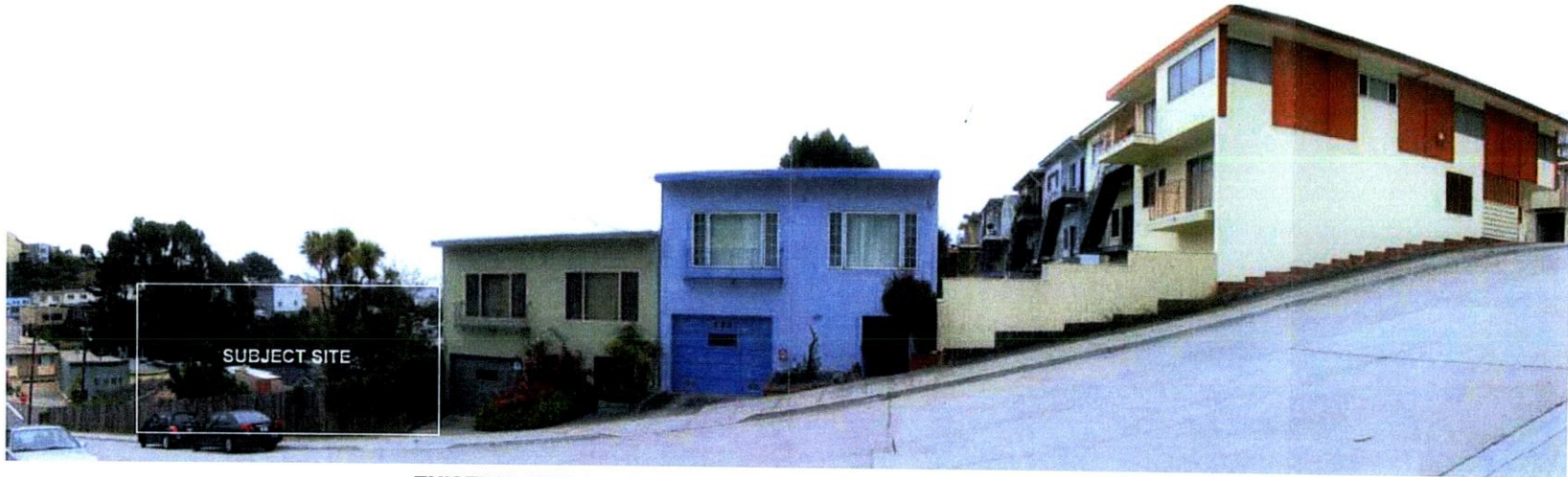


NORTH SIDE OF LOS PALMOS DRIVE



GABRIEL Y. NG & ASSOCIATES
 ARCHITECTURE + PLANNING + INTERIORS
 1360 9TH AVENUE, SUITE 210 415-682-8060
 SAN FRANCISCO, CA 94122 FAX 682-8720
 www.gngala.com

WEST VIEW OF LOS PALMOS DRIVE FROM CORNER OF FOERSTER STREET
203 LOS PALMOS DRIVE, SAN FRANCISCO, CA 94127



EXISTING SITE CONDITION - LOOKING FROM ACROSS LOS PALMOS



PROPOSED THREE SINGLE-FAMILY DWELLINGS ON LOS PALMOS



GABRIEL Y. NG & ASSOCIATES
 ARCHITECTURE + PLANNING + INTERIORS
 1340 9TH AVENUE, SUITE 210 415-682-8040
 SAN FRANCISCO CA 94122 FAX 682-8720
 www.gngala.com

PROPOSED PROJECT IN RELATION TO ADJACENT EXISTING BUILDINGS
203 LOS PALMOS DRIVE, SAN FRANCISCO, CA 94127

**Revisions Made at DR Requestor's Request After
November 30, 2009 Meeting with Project Architect Gabriel Ng**

These changes were first shown to DR Requestor on February 4, 2010

1. Lower all building heights:
 - a. By 3'11" for 203 Los Palmos
 - b. By 2'6" for 207 Los Palmos
 - c. By 2'6" for 213 Los Palmos
2. 2nd Floor set back by 1'6" at rear of all three new homes
3. Reduce entry stairwell height by 2 feet at all three new homes
4. Eliminate 2nd floor rear roof overhang at all three new homes
5. Place 12" wide x 12" high planter box at 3rd floor deck
6. Keep the existing property line retaining wall intact at 203, 207 and 213 Los Palmos (and 795 Foerster) so as not to disturb DR Requestor garden and landscaping
7. Construct a 10' solid fence over the existing retaining wall
8. Change rear concrete patios to small concrete stoop for patio doors so as to reduce the likelihood of use of rear yards by future owners
9. Provide color scheme of the rear
10. \$5,100 payable to DR Requestor for professional fees involved with designing the fence and landscaping and reviewing our proposed foundation plan

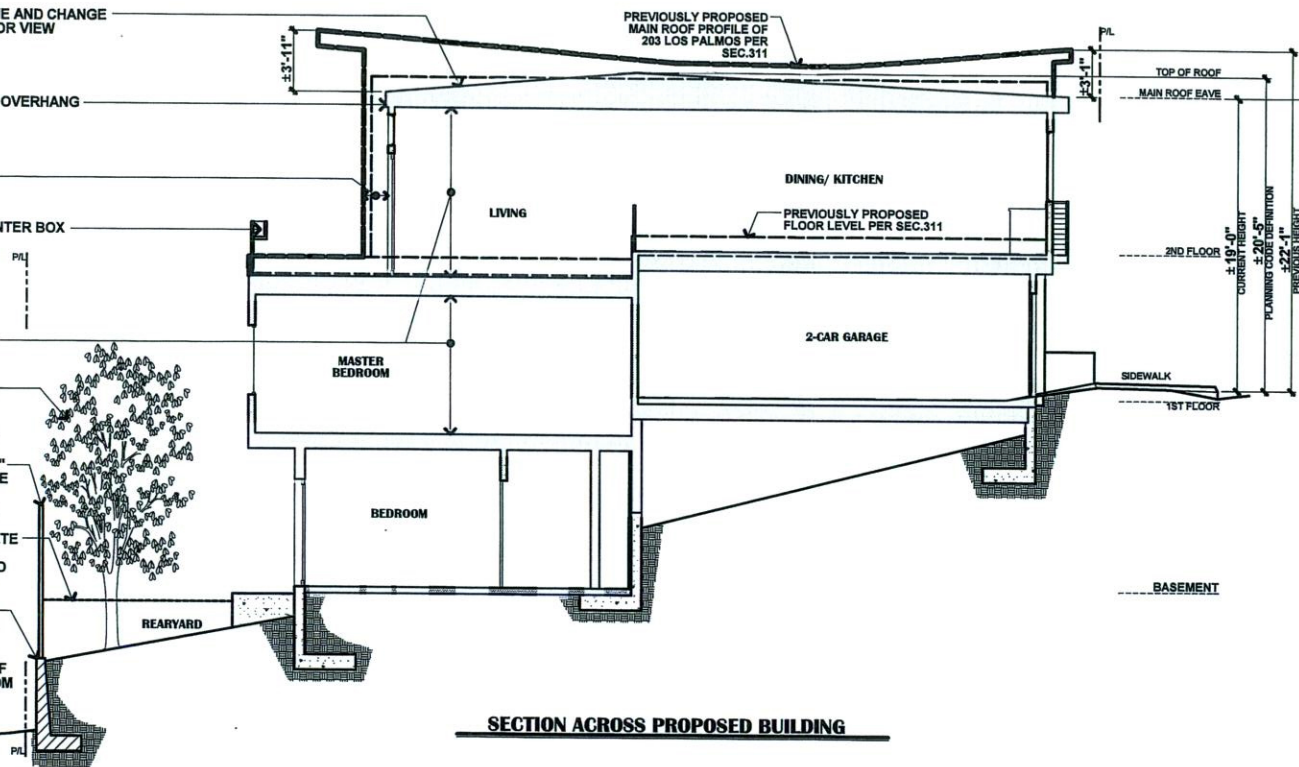
3/5/10 – Based on these changes, DR requested us to prepare a settlement agreement with those changes

3/10/10 – Settlement Agreement with NSR and all exhibits were sent to DR Requestor

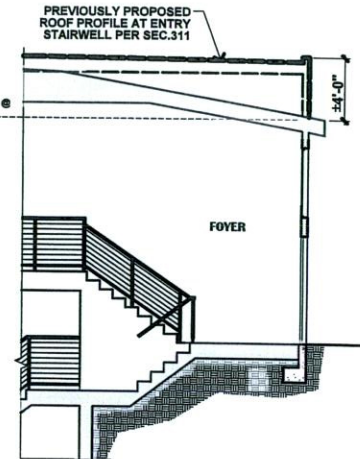
3/31/10 – DR Requestor informed us that in order for DR Requestor to withdraw the DR, project sponsor needs to eliminate the rear bays and offer an additional \$4,900, for a total of \$10,000 total in compensation.

11/30/09 REQUEST FROM D.R. REQUESTOR

1. LOWER ROOF LINE AND CHANGE ROOF PROFILE FOR VIEW
2. ELIMINATE ROOF OVERHANG
3. SET BACK 1'-6"
4. ADD 12"x12" PLANTER BOX
5. REDUCE CEILING HEIGHTS
6. KEEP EXISTING TREES ALONG EXISTING RETAINING WALL
7. CONSTRUCT 10'-0" HIGH SOLID FENCE OVER EXISTING RETAINING WALL
8. REMOVE CONCRETE PATIO AND KEEP EXISTING GROUND LEVEL
9. KEEP EXISTING RETAINING WALL
10. REDUCE ENTRY STAIRWELL ROOF HEIGHT 2'-0" FROM MAIN ROOF - SEE DETAIL SECTION



SECTION ACROSS PROPOSED BUILDING



DETAIL SECTION ACROSS ENTRY STAIRWELL ITEM #10

1/4/10 ADDITIONAL REQUEST FROM D.R. REQUESTOR:

11. REIMBURSEMENT FOR HIRING ENGINEER TO REVIEW FOUNDATION PLAN.
12. COMPENSATION OF \$5,100 FOR OTHER CONSULTANT COSTS AND PURCHASE OF NEW TREES IN HER PROPERTY.

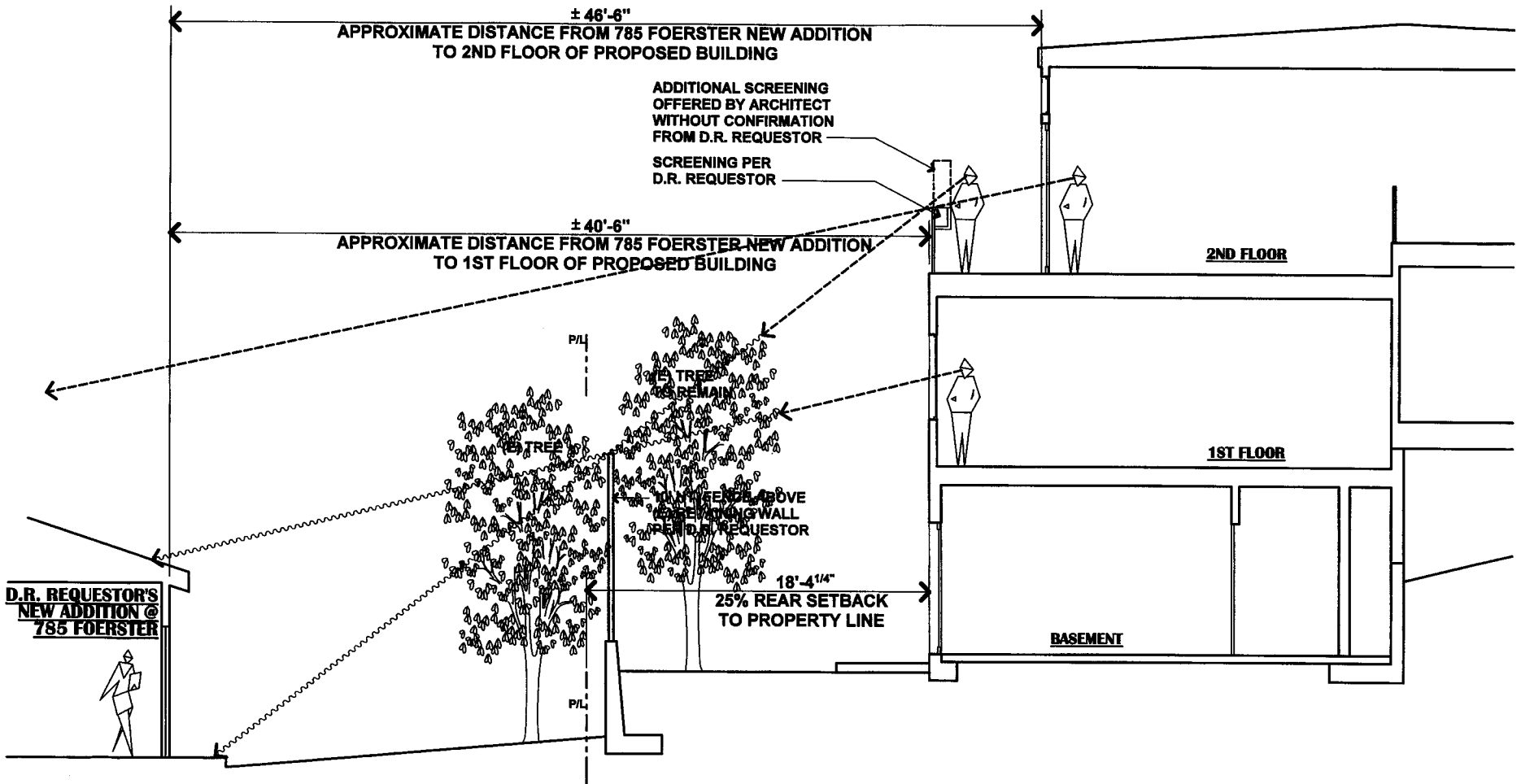
3/31/10 2ND ADDITIONAL REQUEST FROM D.R. REQUESTOR:

13. ELIMINATE BAY AT REAR
14. INCREASE COMPENSATION TO \$10,000



GABRIEL Y. NG & ASSOCIATES
 ARCHITECTURE + PLANNING + INTERIORS
 1360 9TH AVENUE, SUITE 210
 SAN FRANCISCO CA 94122
 www.gngpla.com

MULTIPLE REQUESTS FROM D.R. REQUESTOR
203 LOS PALMOS DRIVE, SAN FRANCISCO, CA 94127



SECTION ACROSS 203 LOS PALMOS

ALL DIMENSION FROM FINISH TO FINISH, U.O.N.



GABRIEL Y. NG & ASSOCIATES
 ARCHITECTURE + PLANNING + INTERIORS
 1340 9TH AVENUE, SUITE 210 415-682-8060
 SAN FRANCISCO CA 94122 415-682-8720
 www.gngala.com

BUILDING RELATIONSHIP BETWEEN 203 LOS PALMOS & 785 FOERSTER
203 LOS PALMOS DRIVE, SAN FRANCISCO, CA 94127



- INTERPRETATIONS BY CODE SECTION

Code Section: 121(d)(2)

Subject: Minimum lot width

Effective Date: 1/89

Interpretation:

A lot (7112/6B) which was deficient in width by **less than ¼ inch (1 percent)** will be considered to be **25 feet in width**. Such amount could be within the margin of measuring error. [The determination was not made solely on the basis of the percent of deviation from the standard (see Interpretation 121(e)(1) 1/89) but also on the absolute amount involved.]



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: December 14, 2009
TO: File for Case No.'s 2008.0871V & 2008.0558S
FROM: Elizabeth Watty, 558-6620
RE: Subdivision Application for 795 Foerster Street

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Based on the revised Tentative Parcel Map, dated November 19, 2009, the proposal to subdivide the existing property (Lot 001 in Assessor's Block 3027A) into four lots (noted as Parcels A, B, C, and D on the Tentative Parcel Map) no longer necessitates a rear yard variance for the corner parcel.

All four lots are located within 125-feet of the intersection of Los Paltos Drive and Foerster Street and each measure at least 1,750 square feet. Each lot is at least 25-feet wide for the portion of the lot measuring 1,750 square feet. An Interpretation of Planning Code Section 121(d)(2) from January 1989 states that if a lot is deficient by up to a ¼ inch (1 percent) of the required 25 foot lot width, it will still be considered 25-feet wide. Parcels B and C, shown on the Tentative Map for 795 Foerster Street, measure 24.948-feet wide each, which is less than a 1% deficiency of the required 25-foot wide lot measurement. Therefore, Parcels B and C are both considered "25-foot" wide lots.

This analysis and Tentative Parcel Map were presented to the Zoning Administrator on November 3, 2009, at which time he concurred with the application of this Interpretation to Case No.'s 2008.0871V and 2008.0558S, therefore eliminating the need for a rear yard variance in order to subdivide the subject property into four Code-compliant parcels (shown as Parcel's A, B, C, and D).

APPROVED
Dept. of Building Insp.

MAR 17 2010

Vivian L. Day
VIVIAN L. DAY
DIRECTOR/CHIEF BUILDING OFFICIAL
DEPT. OF BUILDING INSPECTION

APPROVED FOR ISSUANCE

L.D.G.
ORM
3X8

APPLICATION NUMBER
0010 02176700

OSHA APPROVAL REQ'D
APPROVAL NUMBER:

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

FORM 3 OTHER AGENCIES REVIEW REQUIRED
FORM 8 OVER-THE COUNTER ISSUANCE
3 NUMBER OF PLAN SETS

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

DO NOT WRITE ABOVE THIS LINE

DATE FILED	FILED FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB	BLOCK & LOT
		795 FOERSTER STREET	3027A/117
PERMIT NO. 1207235	ISSUED 3/17/10	(2A) ESTIMATED COST OF JOB \$5000	(2B) REVISED COST: BY: <i>RC</i> \$ 9000 DATE: 2/17/10

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR. V-B	(5A) NO. OF STORIES OF OCCUPANCY: 2	(6A) NO. OF BASEMENTS AND CELLARS: 0	(7A) PRESENT USE: SINGLE FAMILY DWELLING	(8A) OCCUP. CLASS R-3	(9A) NO. OF DWELLING UNITS: 1
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION					
(4) TYPE OF CONSTR. V-B	(5) NO. OF STORIES OF OCCUPANCY: 2	(6) NO. OF BASEMENTS AND CELLARS: 0	(7) PROPOSED USE (LEGAL USE) SINGLE FAMILY DWELLING	(8) OCCUP. CLASS R-3	(9) NO. OF DWELLING UNITS: 1
(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
(13) PLUMBING WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(14) GENERAL CONTRACTOR NOT SELECTED			
(15) OWNER - LESSEE (CROSS OUT ONE)	ADDRESS	ZIP	PHONE	CALIF. LIC. NO.	EXPIRATION DATE
OWNER	XIANG SI LEI	616 ROLPH ST.	94112		682-8060

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)
LEGALIZE REMOVAL OF EXISTING REAR PORTION OF THE BUILDING ON 1ST FLOOR DONE BY PREVIOUS OWNER:
1. REMOVAL OF PORTION OF EXISTING ROOF, WALLS AND FLOORING AT REAR.
2. NEW WALL WITH NEW WINDOW FOR THE REMOVED PORTION.

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	FT.	(19) DOES THIS ALTERATION CREATE DECK OR PORCH EXTENSION TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA	SQ. FT.
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG. ON LOT? IF YES, SHOW ON PLOT PLAN	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(25) ARCHITECT OR DESIGNER (DESIGN OR CONSTRUCTION)	ADDRESS	CALIF. CERTIFICATE NO.					
GABRIEL Y. NG	1360 9TH AVE. SUITE 210, S.F. 94122	C-19810					
(26) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN")							

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' 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.

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 or 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 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 _____



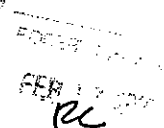
() III. The cost of the work to be done is \$100 or less.

() 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 _____

CONDITIONS AND STIPULATIONS

REFER TO:	APPROVED:  FEB 17 2010 RC BUILDING INSPECTOR, DEPT. OF BLDG. INSP.	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: <i>Signage removed of illegally installed & already removed</i> DEPARTMENT OF CITY PLANNING CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW CLASS <i>For</i> DEPARTMENT OF CITY PLANNING	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: N/A BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: By  JAMES ZHAN, DBI FEB 17 2010 MECHANICAL ENGINEER, DEPT OF BLDG. INSPECTION	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED:  CIVIL ENGINEER, DEPT. OF BLDG INSPECTION	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: N/A BUREAU OF ENGINEERING	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ DEPARTMENT OF PUBLIC HEALTH	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ REDEVELOPMENT AGENCY	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ HOUSING INSPECTION DIVISION	DATE: _____ REASON: _____ NOTIFIED MR. _____

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I agree to comply with all conditions or stipulations of the various bureaus or department noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments OWNER'S AUTHORIZED AGENT _____



City and County of San Francisco

Department of Building Inspection

CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY

LOCATION: 795 Folsom St (number) 3027A/117 (block and lot)

Permit Application No: 201002176700 Type of Construction: V-B Stories: 2 Dwelling Units: 1

Basements: 0 Occupancy Classification: R-3 No. of Guestrooms: 2 with cooking facilities: 0

Description of Construction: (Legalize) Removal of (E) rear portion of the building on 1st floor done by previous owner. Removal of portion of (E) Roof, walls & Flooring & Reno. (All) wall w/ window & Slanted portion.

To the best of our knowledge, the construction described above has been completed and, effective as of the date the building permit application was filed, conforms both to the Ordinances of the City and County of San Francisco and to the Laws of the State of California. The above referenced occupancy classification is approved pursuant to Section 109A of the San Francisco Building Code.

Any change in the use or occupancy of these premises--or any change to the building or premises--could cause the property to be in violation of the Municipal Codes of the City and County of San Francisco and, thereby, would invalidate this Certificate of Final Completion and Occupancy. A copy of this Certificate shall be maintained on the premises and shall be available at all times. Another copy of this Certificate should be kept with your important property documents.

Before making any changes to the structure in the future, please contact the Department of Building Inspection, which will provide advice regarding any change that you wish to make and will assist you in making the change in accordance with the Municipal Codes of the City and County of San Francisco.

This certificate issued on: 3/24/2010

Vivian L. Day

VIVIAN L. DAY, C.B.O., Director of Building Inspection

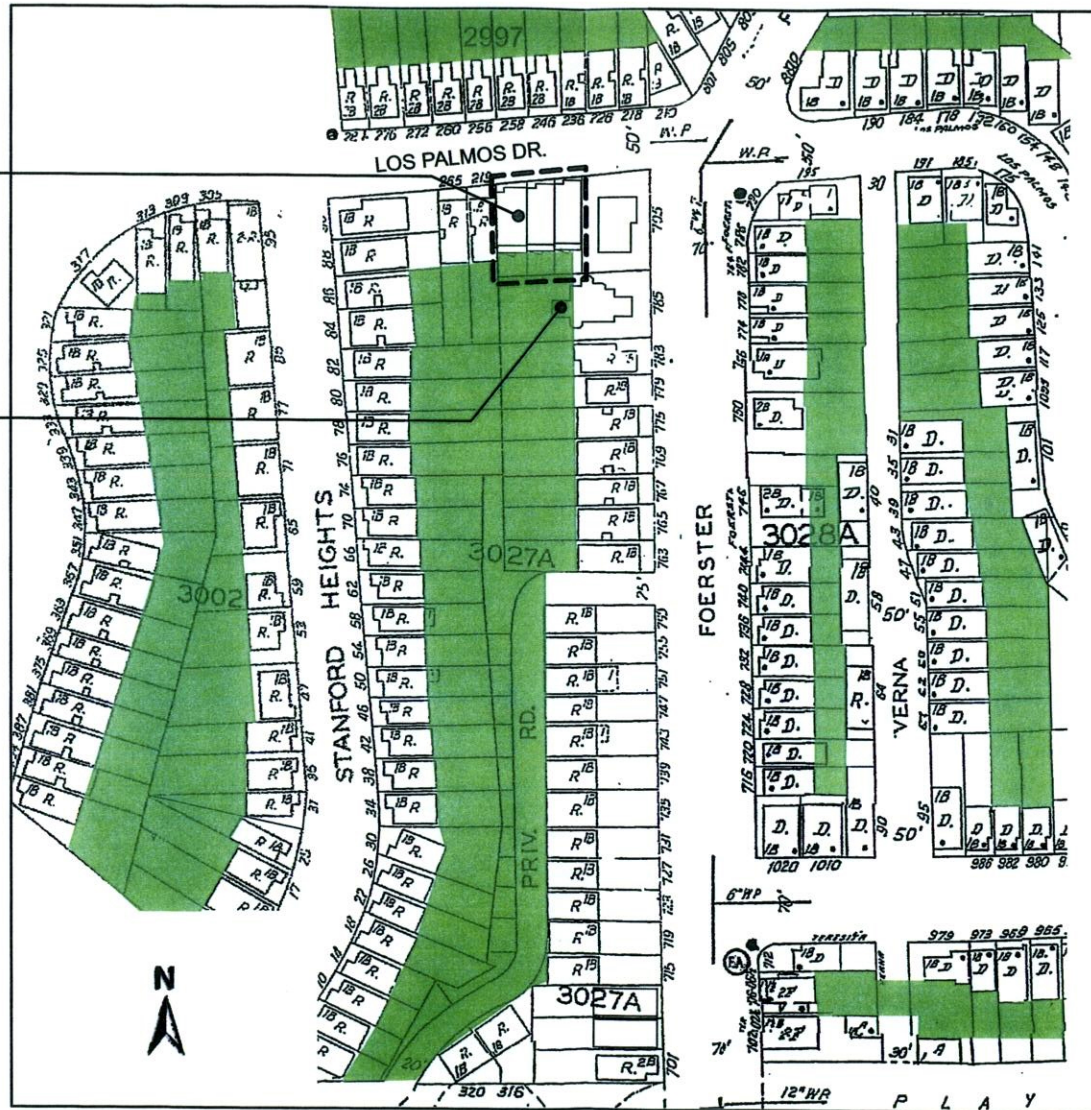
Copies: White (original to microfilm); Blue (to property owner); Yellow (to Building Inspector); Pink (to Housing Inspector)

by: [Signature] Building Inspector Printed Name: BEAR CURRY

MID-BLOCK OPEN SPACE

SUBJECT SITE
3 PROPOSED BUILDINGS

785 FOERSTER ST.
D.R. REQUESTOR'S RECENT
ADDITION



GABRIEL Y. NG & ASSOCIATES
ARCHITECTURE + PLANNING + INTERIORS
1360 9TH AVENUE, SUITE 210
SAN FRANCISCO CA 94122
www.gngca.com
415-682-8040
FAX 682-8720

MID-BLOCK OPEN SPACE IN THE VICINITY

203 LOS PALMOS DRIVE, SAN FRANCISCO, CA 94127



EXISTING SITE CONDITION - LOOKING FROM INTERSECTION OF FOERSTER & LOS PALMOS



PROPOSED THREE SINGLE-FAMILY DWELLINGS ON LOS PALMOS



GABRIEL Y. NG & ASSOCIATES
 ARCHITECTURE + PLANNING + INTERIORS
 1360 9TH AVENUE, SUITE 210 415-682-8060
 SAN FRANCISCO CA 94122 FAX 682-8720
 www.gngaia.com

EXISTING SITE CONDITION AND PROPOSED PROJECT ON LOS PALMOS
203 LOS PALMOS DRIVE, SAN FRANCISCO, CA 94127



EXISTING SITE CONDITION - LOOKING FROM ACROSS LOS PALMOS



PROPOSED THREE SINGLE-FAMILY DWELLINGS ON LOS PALMOS



GABRIEL Y. NG & ASSOCIATES
 ARCHITECTURE + PLANNING + INTERIORS
 1360 9TH AVENUE, SUITE 210 415-682-8060
 SAN FRANCISCO CA 94122 FAX 682-8720
 www.gngaia.com

PROPOSED PROJECT IN RELATION TO ADJACENT EXISTING BUILDINGS
203 LOS PALMOS DRIVE, SAN FRANCISCO, CA 94127

liberthson@comcast.net

07/20/2010 09:49 PM To

Elizabeth Watty <Elizabeth.Watty@sfgov.org>

cc

bcc

Subject

Re: MPIC Comments on 203 Los Palmos

History:

This message has been replied to.

Elizabeth,

With reference to our conversation today (Tuesday), please indicate that MPIC does not support the project and please asterisk this selection and add in a note that we support the design but do not support the scale (too large for the lot) or the proximity to 795 Foerster (too close because too large).

I'll get back to you re 1043 Portola on Wednesday.

Please confirm by return email that you got this communication.

Thank you!

Dan Liberthson, Corresponding Secretary, MPIC